

TO: CITY MANAGER 2003 AUGUST 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #02-44
Stacked Townhouse Development
7356-76 Stride Avenue and 7340-68 15th Avenue (see Sketch #1)

PURPOSE: To respond to points raised at the 2003 May 27 Public Hearing for Rezoning Reference #02-44.

RECOMMENDATION:

1. **THAT** copies of this report be sent to all those who submitted correspondence and made a submission at the 2003 May 27 Public Hearing for Rezoning Reference #02-44.

R E P O R T

1.0 BACKGROUND INFORMATION

At the 2003 May 27 Public Hearing for Rezoning Reference #02-44, points were raised and questions asked about a number of issues including impact on a neighbouring property, stormwater management, and traffic.

On 2003 June 09, Council gave Second Reading to the Bylaw amendment and directed staff to respond to the points raised at the Public Hearing. This report is in response to that request.

2.0 GENERAL DISCUSSION

The following discussion responds to the points raised at the Public Hearing.

2.1 Impact on the Neighbouring Property at 7350 Stride Avenue

The owner of the neighbouring property at 7350 Stride Avenue raised a number of concerns regarding the impact of the proposed development. The developer and architect have made significant changes to their proposal to respond to these concerns as outlined below. Staff have met and discussed the revisions with this neighbour, who has expressed appreciation for the changes.

Driveway Ramp Location

Vehicular access to the proposed development is located on Stride Avenue, as recommended by Engineering and Planning staff in order to minimize traffic circulation on minor streets through the neighbourhood. In order to facilitate the lowering of the underground parking and the buildings above it, and to minimize the slope and length of the ramp, the optimum location for the ramp into the underground parking is at the lowest point on the site's Stride Avenue frontage. Due to the direction in which Stride Avenue slopes this low point is adjacent to 7350 Stride Avenue. The development plans presented to the Public Hearing (see Sketch #2 **attached**) had the ramp offset 2.1 m (6.9 ft) from that property, which is slightly greater than the 1.8m (5.9 ft) generally considered a desirable minimum. To respond to the neighbour's concerns, the revised plans (see Sketches #3 and #4 **attached**) increase the separation between the ramp and neighbouring property to 5.2 m (17.1 ft). Because this places the driveway at a higher point along Stride Avenue, the parking slab and building above have been raised 0.3 m (1.0 ft) and the ramp slope increased in order to provide required headroom clearance. The architect also explored locating the underground ramp towards the middle of the site's Stride Avenue frontage. This proved unfeasible as it would have necessitated raising the buildings significantly and would also have had a negative impact on the development's main pedestrian access.

Interface Issues

The architect has made significant changes to respond to the neighbour's concerns regarding the side yard interface between the proposed development and the neighbouring property at 7350 Stride Avenue.

- The width of the landscaped area on the development site directly adjacent to the neighbouring property's front yard has been increased from 0.9 m (3 ft) to 2.7 m (9 ft).
- Previously proposed openings in the parking wall have been replaced by a solid wall (with metal lattice and climbing landscaping) to address the neighbour's concern regarding potential noise from the residents' parking security gate. The setback of this wall from the neighbouring property line has also been increased from 2.1 m (7 ft) to 4.2 m (14 ft).
- The building nearest to the neighbouring property has been moved back. The building setback has been increased from 4.5 m (15 ft) to 5.4 m (18 ft) while its verandah setback has been increased from 3.3 m (11 ft) to 4.2 m (14 ft).
- The walkway on the development site and associated retaining wall adjacent to the neighbour's rear yard has been lowered and moved further from the property line.
- At the neighbour's request, the developer has agreed to construct a new fence to replace the existing fence between the sideyards of the two properties.

Rear Access for 7348 and 7350 Stride Avenue

In accordance with the adopted Community Plan, the proposed development includes the closure of 15th Avenue northeast of 13th Street and its inclusion in the development site.

Although the properties at 7348 and 7350 Stride Avenue currently have driveway access from Stride Avenue, they have expressed the desire to maintain the potential for additional vehicular access to the rear of the properties. To accommodate this request, the developer has agreed to grant a 3.0 m (10 ft) wide driveway easement across the development site at the rear of the two properties (see Sketch #3).

2.2 Stormwater Management

The developer will be required to submit a suitable engineered on-site stormwater management system to the approval of the Director Engineering, and to register a 219 Covenant to guarantee its provision and continued operation. The developer's consultant advises that an underground stormwater detention tank will be provided to attenuate post development runoff. In addition a greenroof system incorporating biofiltration is proposed for the parking structure.

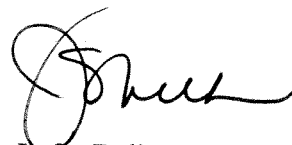
2.3 Traffic Issues

A concern was expressed about increased traffic in the area, and the safety of children in the neighbourhood. As noted above, vehicular access to the development is located on Stride Avenue in order to minimize traffic circulation on minor streets through the neighbourhood. In addition, pedestrian safety and comfort in the neighbourhood will be improved by the developer's upgrading of Stride Avenue to include a separated sidewalk abutting the development site.

3.0 CONCLUSION

This report responds to the various points raised at the Public Hearing. In particular it is noted that the architect and developer have made changes to the proposed development which respond very positively to the concerns expressed by the immediately adjacent neighbour.

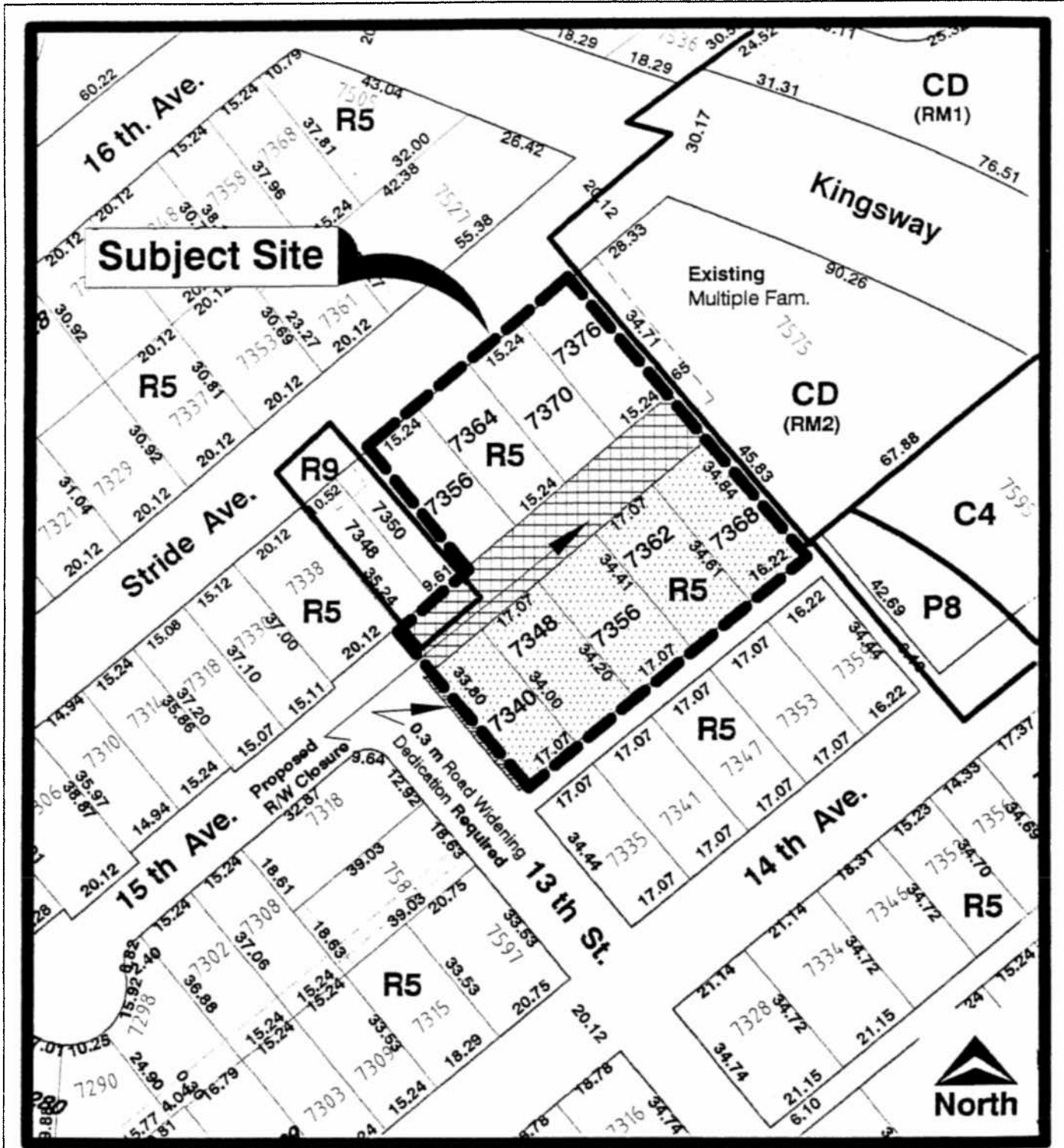
This is for the information of Council.



J. S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: Director Engineering
City Clerk



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: November 2002

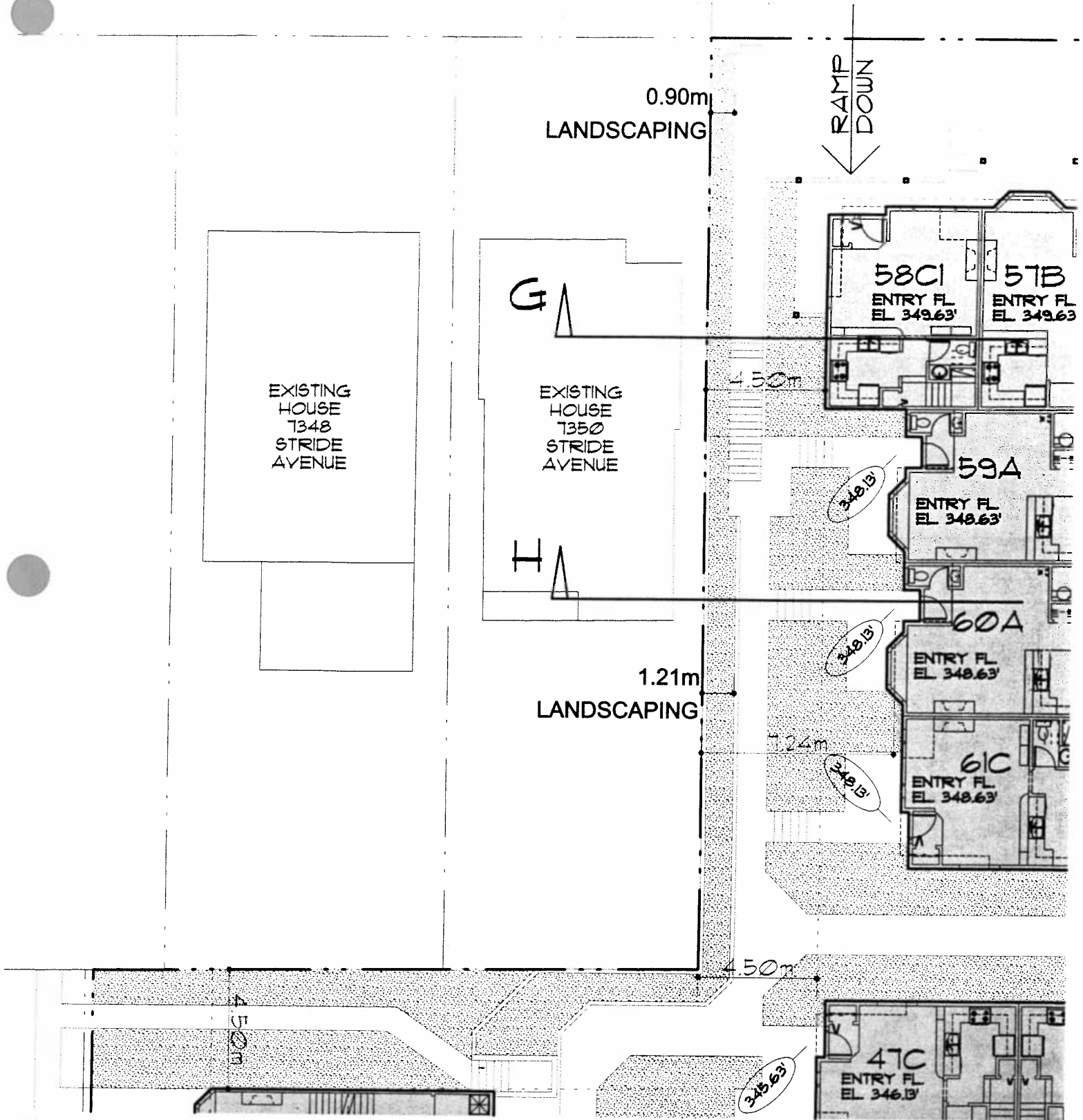
REZONING REFERENCE 02 -- 44



Sketch # 1

STRIDE AVENUE

2.10m



**STRIDE AVENUE SITE PLAN
PUBLIC HEARING PROPOSAL**

SCALE : 1/16" = 1'-0"

SKETCH #2

**STACKED
TOWNHOUSES**
for
WANSON UNITED
ENTREPRISES LTD

AUGUST 13, 2003



STRIDE AVENUE

5.20m

2.70m
LANDSCAPING

RAMP
DOWN

EXISTING
HOUSE
7348
STRIDE
AVENUE

EXISTING
HOUSE
7350
STRIDE
AVENUE

1.81m
LANDSCAPING

58C2
ENTRY FL
EL 350.63'

57B
ENTRY FL
EL 350.63'

59A

ENTRY FL
EL 348.63'

BLDG 8

60A

ENTRY FL
EL 348.63'

61C

ENTRY FL
EL 348.63'

DRIVEWAY EASEMENT

46G

47C
ENTRY FL
EL 346.13'

54C
ENTRY FL
EL 346.13'

AUGUST 15,

**STRIDE AVENUE SITE PLAN
REVISED PROPOSAL**

SCALE : 1/16" = 1'-0"

**STACKED
TOWNHOUSES**

for
WANSON UNITED
ENTRERPRISES LTD

**FOUGERE
ARCHITECTURE
INC.**

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**STRIDE AVENUE STREETSCAPE
PUBLIC HEARING PROPOSAL**

2.10m
TD

EXISTING HOUSE
1350
STRIDE AVENUE



**STRIDE AVENUE STREETSCAPE
REVISED PROPOSAL**

5.20m
TD

EXISTING HOUSE
1350
STRIDE AVENUE

SKETCH #4

**STRIDE
AVENUE**

**STACKED
TOWNHOUSES**
for
WANSON UNITED
ENTRERPRISES LTD

AUGUST 15, 2003



