

TO: CITY MANAGER

2003 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #02-40
Townhouse Development
17th Avenue at 18th Street (see Sketch #1)

PURPOSE: To respond to points raised at the 2003 May 27 Public Hearing for Rezoning Reference #02-40.

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 #02-40.

R E P O R T

1.0 BACKGROUND INFORMATION

At the 2003 May 27 Public Hearing for Rezoning Reference #02-40, points were raised and questions asked about a number of issues including stormwater management, tree retention, parking issues, and impact on a neighbouring property.

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 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, stormwater infiltration will be encouraged through landscaping, tree retention areas, and the use of pervious pavers, although it is acknowledged that the opportunity for ground water recharge is limited due to the site soil profile and the underground parking proposed.

2.2 **Tree Retention**

Based on the arborist's review as well as site planning constraints and opportunities, a significant grouping of cedar trees along the southeast boundary of the site, as well as one fir tree on its southwest boundary, are being retained. These trees will be protected by registration of a Section 219 Covenant, by chain link (or other approved) fencing during the whole course of site and construction work, and by the deposit of monies to be refunded a year after release of occupancy permits upon satisfactory inspection.

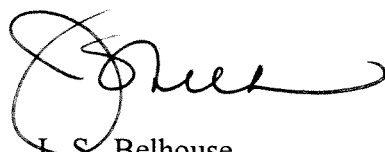
2.3 **Parking Issues**

A concern was expressed about parking problems in the area, especially because of the proximity of the SkyTrain station. The proposed 92 townhouse development provides 163 on-site underground parking spaces including 25 visitor spaces. This slightly exceeds the parking provision (161 spaces including 23 visitor) required by the Zoning Bylaw. It is not anticipated that this development will have a material impact on parking issues in the neighbourhood. In fact, multi-family developments like this one, in pedestrian-oriented neighbourhoods in close proximity to SkyTrain stations, provide an opportunity for residents to reduce their dependency on private automobiles.

2.4 **Impact on a Neighbouring Property**

Concern was expressed about the potential impact (loss of privacy and light) which the proposed development could have on a property, 7106 - 17th Avenue, located across 18th Street. The nearest proposed buildings are only two to three stories high and approximately 27m (90 ft) distant from that property. As such, it is considered that they will not have a negative impact on the subject property.

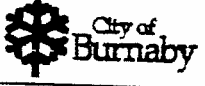
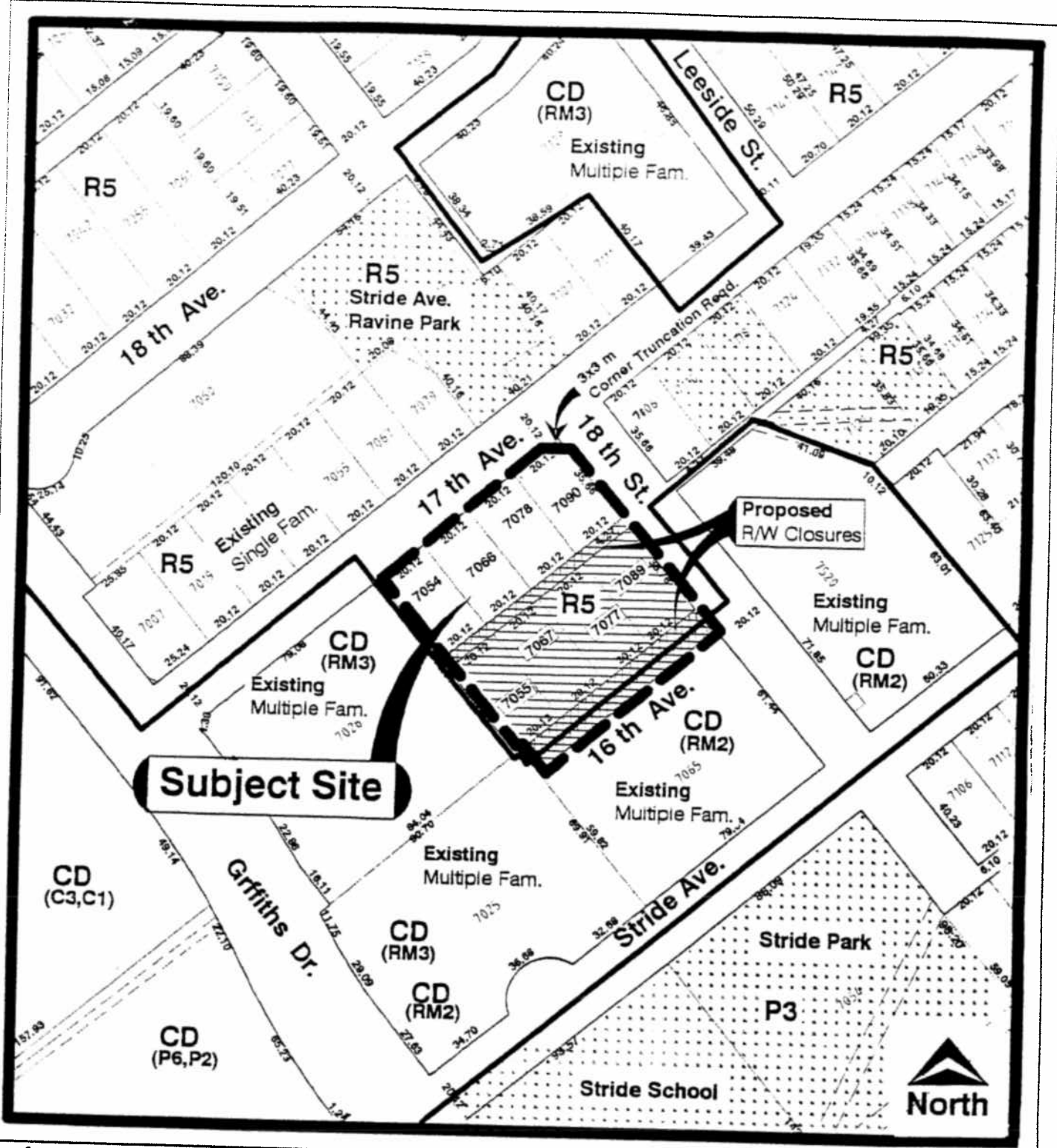
This is for the information of Council.



J. S. Belhouse
Director Planning and Building

RR:gk

cc: Director Engineering
City Clerk



City of Burnaby
Planning and Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: November 2002

REZONING REFERENCE 02 -- 40
 17 th Ave. / 18 th St.



City Property
 Sketch # 1

