

TO: CITY MANAGER 2003 October 29

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: REZ#01-38

SUBJECT: **REZONING REFERENCE #01-38**
Townhouse Development
Griffiths Drive / Twenty-First (21st) Avenue / Edmonds Street (see Sketch #1)

PURPOSE: To respond to points raised at the 2003 May 27 Public Hearing for Rezoning Reference #01-38.

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 #01-38.

REPORT

1.0 BACKGROUND INFORMATION

At the 2003 May 27 Public Hearing for Rezoning Reference #01-38, points were raised and questions asked about a number of issues including stormwater management, tree retention, and traffic issues.

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 Section 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. A sediment control plan will be a requirement of a Preliminary Plan Approval (PPA).

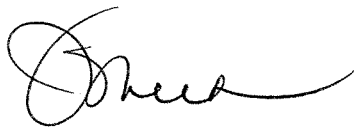
2.2 Tree Retention

Based on the arborist's review and taking into account the extent of the underground parking garage, it has been concluded that no existing trees should be retained on site. The existing trees in the buffer area on City right-of-way along Griffiths Drive are primarily Cottonwood and Alder. Parks staff agree with the arborist's assessment that their retention could represent a significant hazard to the new development due to the likelihood of large branch and tree failure. The landscaping of the buffer area will to be undertaken by the developer to provide new low maintenance planting of native trees and shrubs to the approval of Parks.

2.3 Traffic Issues

A resident of Twenty-First (21st) Avenue expressed concerns that traffic on this street would be increased by the proposed development. In fact, there is unlikely to be any significant impact as the parking access for the development is from Edmonds Street only. The location of the Edmonds Street driveway, in relation to the intersection of Griffiths and Edmonds and traffic safety concerns, has been reviewed and accepted by the Engineering Department.

This is for the information of Council.

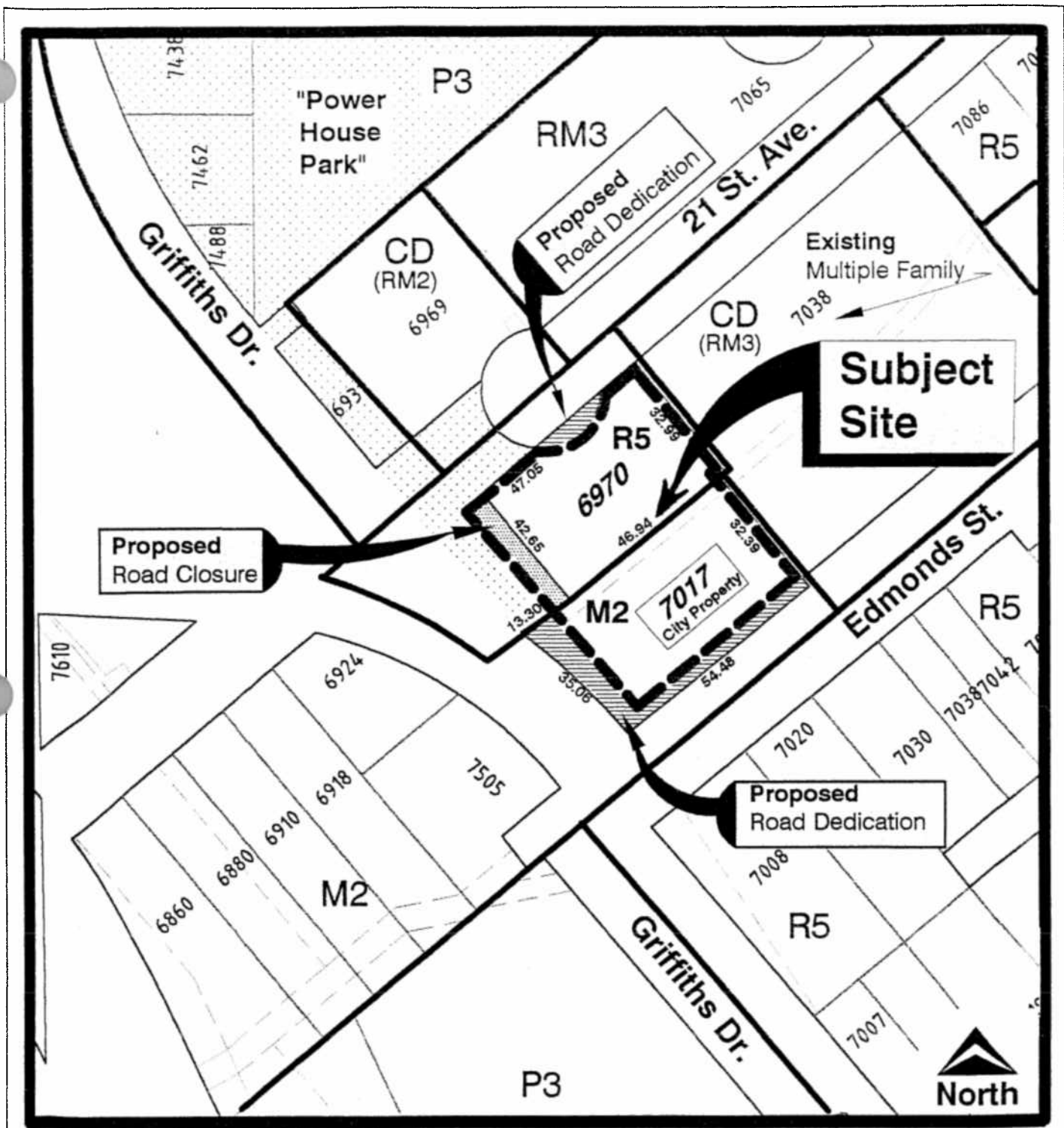


J.S. Belhouse, Director
PLANNING AND BUILDING

RR:tn

cc: Director Parks, Recreation and Cultural Services
Director Engineering
City Clerk

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Planning And Building Department

Scale: 1:1500

Drawn By: J.P.C.

Date: January 2002

REZONING REFERENCE 01 -- 38

Sketch # 1

