

TO: CITY MANAGER

2003 JULY 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: ISSUES RAISED AT THE PUBLIC HEARING
FOR REZONING APPLICATION #03-8
4438 TO 4464 ALBERT STREET-Hastings Street Area Plan

PURPOSE: To respond to issues raised at the Public Hearing on 03 May 27 for Rezoning Reference #03-8.

RECOMMENDATION:

1. **THAT** copies of this report be sent to Mr. Mark Wang, 4434 Albert Street, Burnaby, V5C and to Mr. Tom Bell, Architect 140-2034 West 11th Avenue, Vancouver V6J 2C9.

R E P O R T

1.0 Background:

On 2003 June 09 Council granted Second Reading to the subject rezoning application and requested that staff prepare a report on the questions at the Public Hearing on May 27. Two persons spoke at the Public Hearing, the project architect and the resident of the house situated immediately west of the proposed development site. The resident, Mr. Mark Wang, is at 4434 Albert Street. The property at 4434 Albert is developed with a fairly large house constructed in 1975 and would abut the proposed new two and one-half storey townhouse development site on the seven lots to the east. (Refer to **attached** Sketches #1, 2 and 3).

2.0 Comments by the resident at the Public Hearing;

There were three comments made about the impact of the proposed 32 unit townhouse development:

A. Views will be blocked.

This portion of the 4400 block Albert Street slopes gently to the east. Any potential views to the North Shore mountains are largely closed by the existence of an older three storey apartment building across the street on the north side of Albert Street. Looking east from the existing house at 4434 Albert Street, there may be some partial views across the sideyard towards Capitol Hill which could be

obstructed even if a new single-family house were to be constructed on the subject rezoning site to replace the small old home presently on the site. The lot to the west of 4434 Albert Street is developed with a five unit, 2 ½ storey townhouse project developed in 1994 (Rezoning Ref. #38-93).

B. Development will be close to the existing home at 4434 Albert.

Under the terms of the existing RM6 zoning, if a new dwelling were to be constructed on the neighbouring lot to the east of 4434 Albert Street, the zoning would permit a building height of two and a half storeys up to 29.5 ft. with a sideyard setback of 1.2m (4.92 feet).

The current CD/RM7 proposal that was considered at the Public Hearing, proposes a 2.4m (10 feet) sideyard setback. However, the partial third storey is set back approximately 23 feet from the common property line and is set in a slope within the roof that will come down to the second floor. At the 10 ft. setback line (2 storeys), the sloping roof is approximately 21 ft. above the grade on the adjacent lot. At the 23 ft. setback line (3 storeys), the sloping roof is approximately 30 ft. above the grade on the adjacent lot. In order to achieve these figures, the developer has agreed to further lower the main floor slab by about 2 ft. A graphic representation of this second floor edge condition is shown in the **attached** Sketch #3. The front yard setback proposed as part of this rezoning application is 16 feet which is slightly less than the 19.69 feet required for the RM6 zone.

C. The resident of 4434 Albert was not approached to be included in the redevelopment site.

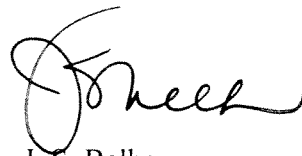
The existing home at 4434 Albert is quite large and was constructed in 1975. The current assessed value of the building is \$89,000 which is high for a redevelopment site. According to the 2003 Assessment records; the registered owner is Nan Dai. The developer advises that the owners were approached in writing to sell the property but no agreement was reached. One of the residents, at 4434 Albert Street did attend an information session sponsored by the developer prior to the Public Hearing.

The property at 4434 Albert Street appears to have higher value than most of the properties with smaller, older homes in this block that were included in the lot assembly for Rezoning Ref. #03-8.

In the future, if the lot at 4434 Albert, which has a lot width of 50 ft., were to be redeveloped, this department would support a multi-family infill development on this lot with a likely potential of four units.

3.0 Conclusions:

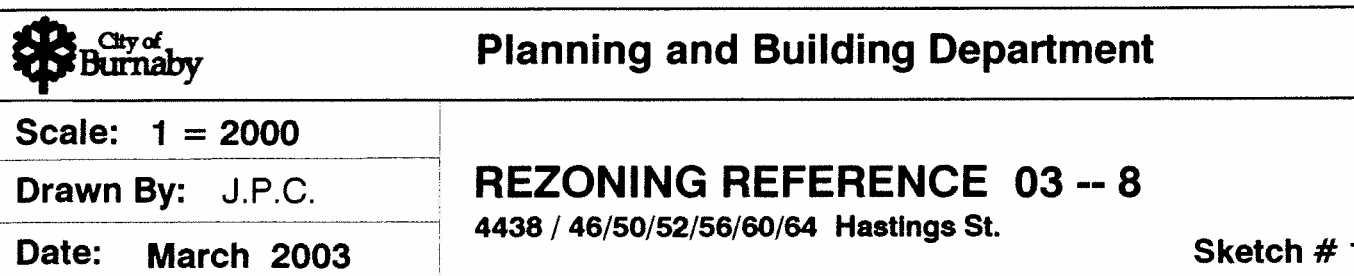
The proposed CD/RM7 development proposal is consistent with the overall objectives with the Hastings Street Area Plan. While it is to be recognized that there will be some impact upon the adjacent property to the west at 4434 Albert Street, the sideyard of the proposed new development is double that provided for under the existing RM6 District zoning and the partial third storey is set well back from the existing house. In the future, this Department would support the owner of the retained house having the opportunity to redevelop his site as a multi-family infill development.

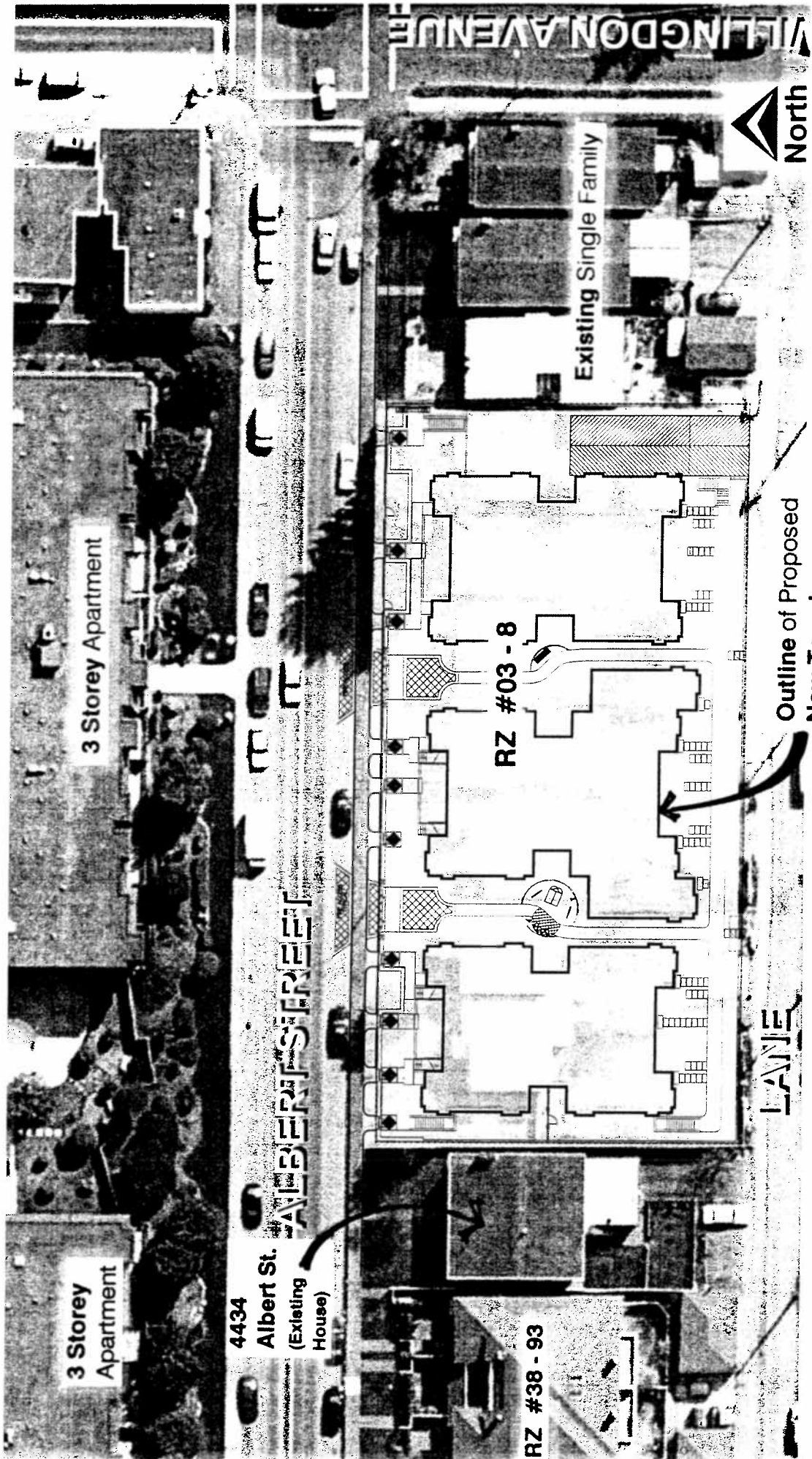


J. S. Belhouse
Director Planning and Building

BR/gk
Attach.

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Rezoning Reference # 03 -- 8

4438 - 4464 Albert St.

Sketch # 2





SKETCH#3

RZ#03-08
4400 ALBERT ST.
ILLUSTRATION OF
TOWNHOUSE BUILDING
ABUTTING WEST
PROPERTY LINE

113A

