



Item.....
Meeting..... 2008 July 7

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 July 2

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #07-42

**SUBJECT: REZONING REFERENCE #07-42
5172, 5182, 5194 VICTORY STREET
RESPONSE TO PUBLIC HEARING ISSUES**

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #07-42

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to area residents who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #07-42.

1.0 BACKGROUND

On 2008 June 24, a Public Hearing was held for Rezoning Reference #07-42. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 28-unit stacked townhouse development with underground parking at 5172, 5182 and 5194 Victory Street (Sketch #1 attached).

Of the seven delegations that spoke at, or submitted correspondence to the Public Hearing, six expressed concern about the application. One of these delegations presented a petition with the valid signatures of 44 local residents¹. Density, future lane re-configuration, parking, traffic, and loss of trees were the main concerns raised at the Public Hearing. At the Public Hearing, Council requested a staff report responding to the concerns raised.

2.0 ISSUES RAISED

Issue #1 – Density & Multi-Family Development West of Royal Oak Avenue

Concerns were raised regarding the development of multiple-family housing on the west side of Royal Oak Avenue, and the density associated with such development.

¹ It is noted that the submitted petition contained a total of 249 signatures. However, it is a policy of the City Clerk's Office that each sheet of a petition indicate the position of the petitioners (e.g. a header indicating support or opposition to the application). Only two of the nine sheets in the petition were considered valid, for a total of 44 valid signatures.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #07-42
5172, 5182, 5194 Victory Street
2008 July 2 Page 2

The subject site is located within the Council-adopted Royal Oak Community Plan (Sketch #2 ***attached***). It is designated for Comprehensive Development utilizing the RM2 District as a guideline, subject to a larger assembly including 5167, 5177, and 5191 Sidley Street and the existing east-west lane allowance, which would be closed. The CD(RM2) designation for the assembly allows for the development of low-density multiple-family housing, intended to serve as a transition to medium-density multiple-family residential redevelopment on the east side of Royal Oak Avenue as well as a transition edge condition to the R5 District neighbourhood to the west.

The age and improvement values of the three properties on Sidley Street preclude the development of the full, six-lot assembly at this time. The proposal to rezone the subject three-lot assembly from the R5 Residential District to the CD(RM2) District is considered supportable as it is consistent with the intent of the Council-adopted Community Plan. The development plans indicate the provision of full underground parking, thereby permitting a maximum development density of 0.9 FAR, in accordance with the RM2 District guidelines.

The Royal Oak Community Plan also recognizes the potential for the R5 residential neighbourhood to the west of the subject site to be the subject of a community initiated R12 District rezoning request. Such a request would be subject to consideration and review by the affected residents and approval of the City's Community Development Committee and Council.

Issue #2 – Future Lane Closure, Re-Configuration, and Effect on City Services

The issue of future lane closure and re-configuration and its effect on City services was raised by one resident.

Closure of the east-west lane to the south of the subject site and its consolidation with the subject site will not be pursued at this time, as the lane currently provides alternate access to several properties on Sidley Street, including the two-family dwelling at 5177 Sidley Street. The east-west lane is proposed for future closure and consolidation with a future three-lot assembly at 5167, 5177 and 5191 Sidley Street. This closure area would be exchanged for a north-south lane dedication along the westerly portion of that site. The future north-south lane would connect with an undeveloped lane allowance that extends to the west, which could, in the future, be improved to provide vehicular access to the abutting single-family dwellings.

The applicant will be required to design and construct all standard requirements to service the subject site, including water main, sanitary sewer, and storm sewer, to the approval of the Director Engineering as a condition of rezoning.

Issue #3 – Parking

Concerns were raised regarding the sufficiency of parking in the local area.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #07-42
5172, 5182, 5194 Victory Street

2008 July 2Page 3

The proposed townhouse project will be constructed with an underground parkade with 42 residential parking spaces (1.5 spaces per unit), seven visitor parking spaces (0.25 spaces per unit) including one handicapped accessible space, and one car wash space. Security gates are provided at the entrance to both the visitor and residential parking areas. An intercom, a hammerhead turnaround, and high-pressure sodium lighting are also provided. All parking provisions meet the Zoning Bylaw requirements for townhouse developments.

Though not required by the Zoning Bylaw, the applicant is providing one secure bicycle parking space for each residential unit within the underground parkade. One bicycle rack with six visitor spaces will also be provided at grade.

Issue #4 – Traffic

The issue of traffic was raised by area residents.

The adopted Burnaby Transportation Plan identifies Royal Oak Avenue adjacent the site as a Major Collector – Primary, which generally accommodates 5,000 to 20,000 vehicles per day. Current traffic volume is estimated to be 15,500 vehicles per day. Victory Street extends from Royal Oak Avenue west to Patterson Avenue and is identified as a Local Collector, which generally accommodates 1,000 to 5,000 vehicles per day. Though a specific traffic count is not available, it is generally characterized as a low-volume street. Victory Street's continuity and low traffic volume facilitated its designation as a bikeway. Bikeway medians at Royal Oak, Nelson, and Sussex Avenues and a roundabout at McKay Avenue provide a modest traffic calming effect.

The Engineering Department Traffic Division advises that the number of reported instances of speeding in the neighbourhood is typical, and the proposed development is not expected to contribute to traffic volumes exceeding the specified limits of a Major Collector – Primary or a Local Collector.

Issue #5 – Loss of Trees

Concerns were raised regarding the loss of existing trees on the subject site.

The existing trees on the subject site consist of a mixture of deciduous, coniferous and fruit bearing varieties. A tree survey was undertaken by the applicant and an inspection conducted by the City Landscape Technician. Eleven of the 12 trees surveyed were recommended for removal as they are in poor condition, with poor structure and evidence of internal decay and rot. The provision of underground parking for the proposed development does not make it possible to retain the remaining tree, which is located near the centre of the site. With the concurrence of the City Landscape Technician, it was decided to permit the removal of all existing trees on site and replace them with 38 new deciduous and coniferous trees, as indicated in the submitted landscape plan.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #07-42
5172, 5182, 5194 Victory Street
2008 July 2 Page 4

Issue #6 - Crime

The issue of crime was raised by several residents.

In general, the RCMP actively works with the community to undertake patrols and carry out strategies for addressing crime and vandalism in the Royal Oak SkyTrain station area. The project was also reviewed by the City’s Crime Prevention through Environmental Design (CPTED) committee, which includes members of the Burnaby RCMP. Specific strategies have been incorporated into the subject development to reduce opportunities for crime, including:

- Security gates for both the visitor and residential parking areas;
- High-pressure sodium lighting at the base of the parkade ramp;
- A secured hose bib in the car wash area;
- Keyed access to all perimeter gates; and
- Landscape design that allows for natural surveillance.

3.0 CONCLUSION

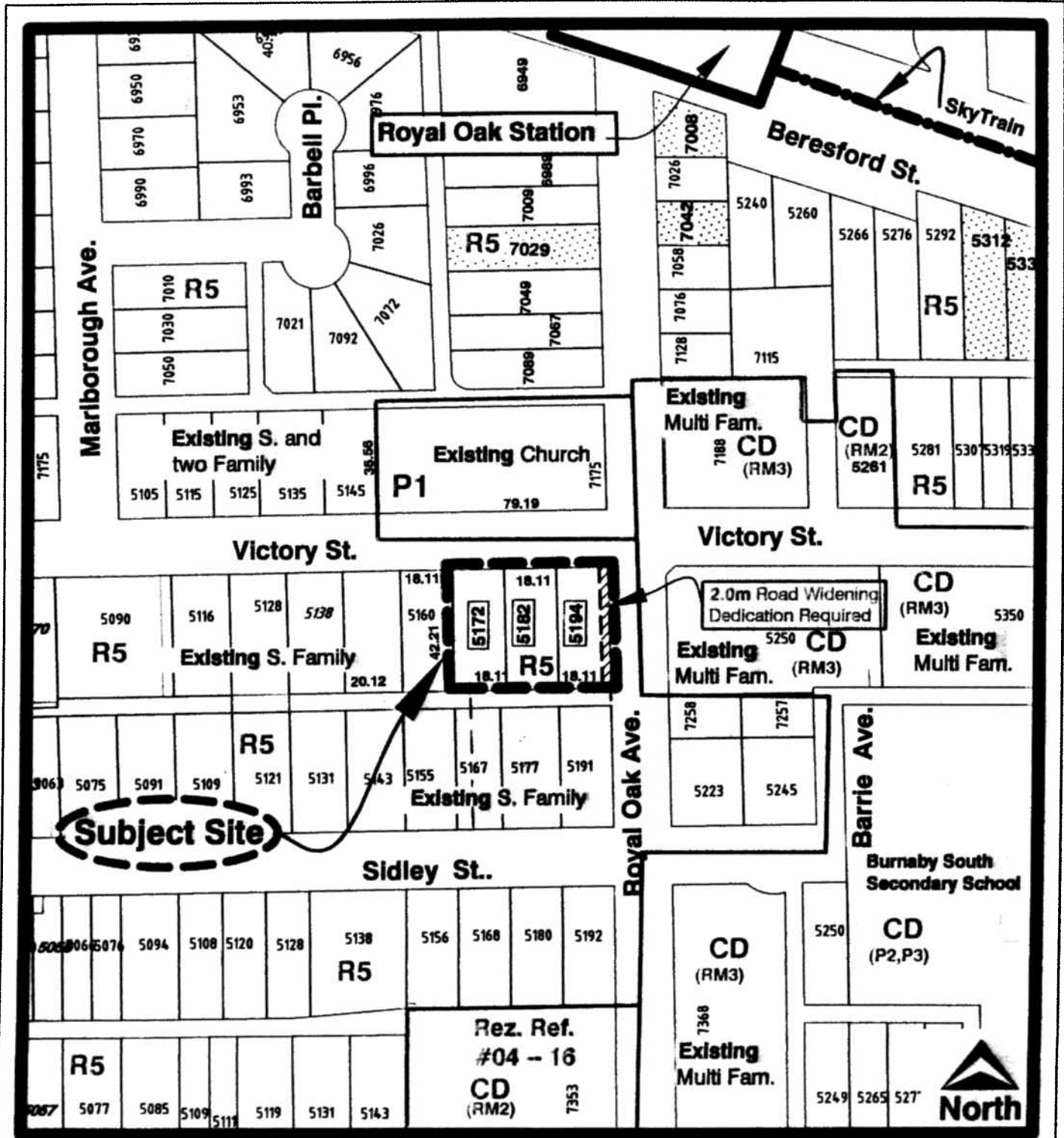
The Public Hearing held for Rezoning Reference #07-42 raised a number of issues among area residents. The proposed development is consistent with the intent of the Council-adopted Royal Oak Community Plan and meets the requirements of the Comprehensive Development District (based on RM2 Multiple-Family District and Royal Oak Community Plan guidelines) with respect to density and parking. The applicant has presented a suitable plan of development and has given appropriate consideration to parking provisions, landscaping, and crime prevention. Design and construction of all City services for the proposed development will be to the approval of the Director Engineering. It is therefore considered appropriate for this application proceed to Second Reading of the Bylaw.

This is for the information of Council.


B. Luksun
Director Planning & Building

KH:
Attach

cc: City Clerk
Director Engineering
OIC - RCMP



Planning and Building Department

Scale: 1 : 2000

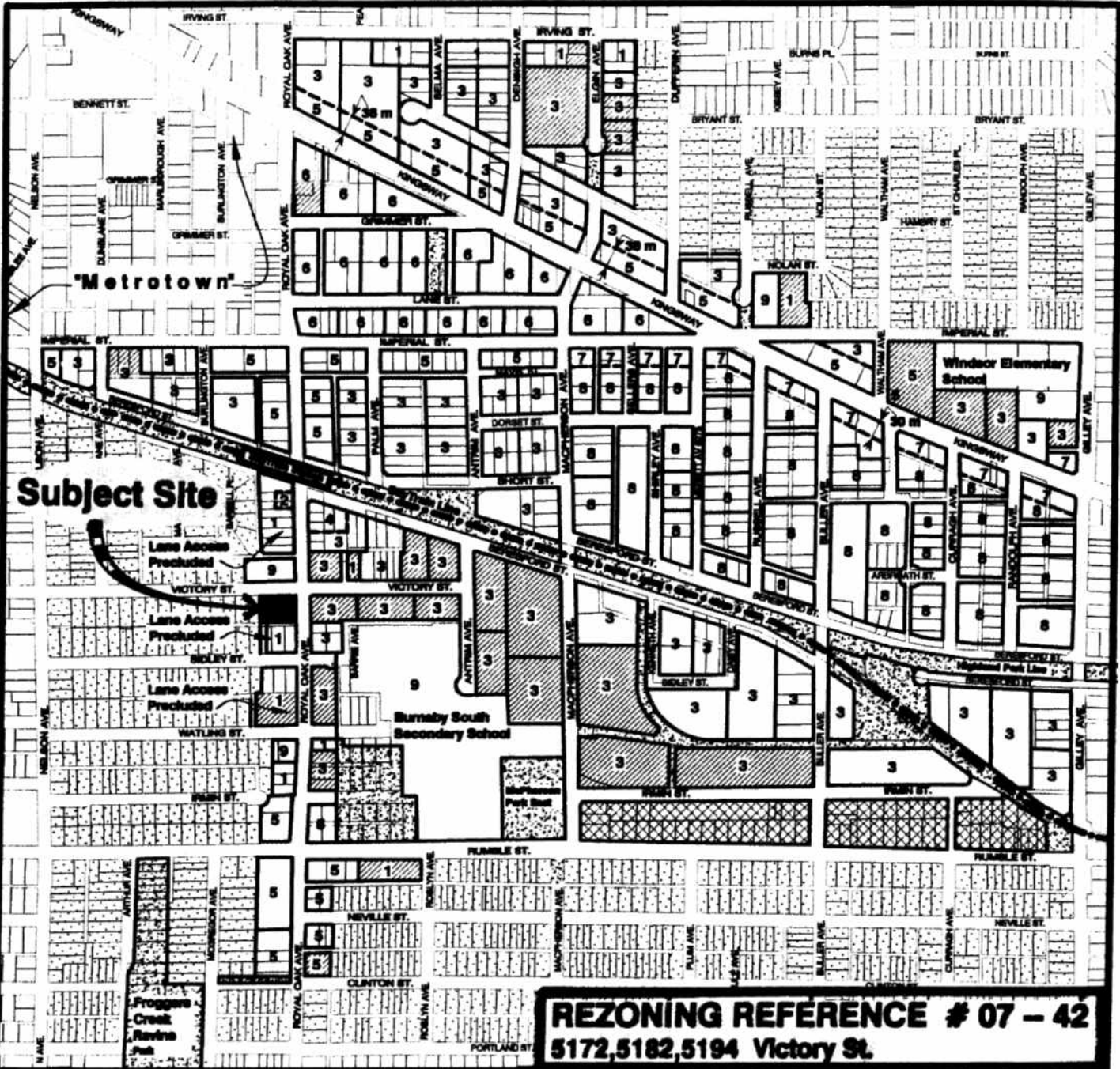
Drawn By: J.P.C.

Date: November 2007

REZONING REFERENCE # 07 -- 42
5172,5182,5194 Victory St.



Sketch # 1



REZONING REFERENCE # 07 - 42
5172, 5182, 5194 Victory St.

LEGEND:

- 1. CD (RM2 or Infill)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis. ****

Updated to: May 2008

