



Item.....
Meeting..... 2008 January 18

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2010 January 12
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #08-20
SUBJECT: REZONING REFERENCE #08-20
7176 BARNET ROAD
RESPONSE TO PUBLIC HEARING ISSUES
PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #08-20

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the December 2009 Public Hearing for Rezoning Reference #08-20.

REPORT

1.0 BACKGROUND

On 2009 December 15, a Public Hearing was held for Rezoning Reference #08-20 (see Sketch #1 *attached*). The purpose of the proposed rezoning bylaw amendment is to permit the development of a three-storey townhouse development with a minor commercial component.

Four submissions were made to the Public Hearing. The submissions raised matters regarding the Public Hearing notification; the proposed density, setbacks, and open space provisions for the project; and the proposed configuration of Barnet Road adjacent the subject property, its proposed 8.5 m width, and neighbourhood parking. At the Public Hearing, Council requested a staff report responding to issues raised.

This report responds to Council's request.

2.0 ISSUES RAISED

Issue #1 – Public Hearing Notification: An area resident expressed concern that the requisite Public Hearing notification signs may have fallen to the ground shortly after being posted on the project site. An area resident also expressed concern that the notification area for the Public Hearing should be expanded.

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While not a Provincial legislative requirement or a requirement of the Burnaby Zoning Bylaw, established City policy requires all rezoning applicants to post a sign on each principal street frontage of a rezoning site in order to inform the public about the nature and purpose of the rezoning application and the Public Hearing date. Signs are to be posted on the site not less than ten working days prior to the Public Hearing. All rezoning applications advancing to a Public Hearing are also advertised in two consecutive issues of the Burnaby Now, a legislative measure to ensure the public is advised of the application and the Public Hearing date. For the subject site, advertisements were published on December 9 and December 12. Further, the City mails a notice of the Public Hearing to all owners and occupiers of real property within 30 m (98.4 ft.) of the rezoning site, in accordance with the Burnaby Zoning Bylaw.

With regard to the posting of the signs on the property, the applicant for the development indicated that signs were posted on the Barnet, Duthie, and Pandora road frontages on Tuesday, 2009 December 01 and provided the Planning Department with photographs confirming the installation. A site visit conducted by Planning Department staff on Wednesday, 2009 December 02 confirmed that the requisite signs were installed as required. Prior to the Public Hearing, staff were not aware that the signs had fallen as indicated by the resident at the Public Hearing. When staff do become aware that Public Hearing signs require repair or have been removed prior to Public Hearing, the Department routinely takes steps to have signs re-installed as soon as possible.

With regard to the 30 m (98.4 ft.) Public Hearing notification area, this is the standard applicable to and followed for all rezoning applications in Burnaby, in accordance with the Burnaby Zoning Bylaw. This notification area, together with the posting of signs on the property and the public notices in the local paper, has been established to ensure that, in combination, appropriate public notice is given of a Public Hearing for rezoning.

Issue #2 – Density, Setbacks, Open Space: A resident expressed concern that the project density is too great, and that proposed setbacks and the amount of open space are insufficient.

The subject site is proposed for zoning to the CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and C1 Neighbourhood Commercial District guidelines). The overall project density is 0.97 FAR (2,287.4m²/24,621 sq.ft.), with the residential component of the project totalling 0.9 FAR (2,108.6 m²/22,698 sq.ft.), and a minor commercial component of 0.07 FAR (178.8 m²/1,925 sq.ft.). Proposed densities are considered supportable as they are consistent with the Council-endorsed area plan for public consultation for the subject site, and the densities permitted by the *Burnaby Zoning Bylaw*. It is also noted that the proposed RM2 component of the project is consistent with the existing zoning designation for the two multiple-family dwellings on the west side of Barnet Road (7175 Pandora Street and 7191 Barnet Road).

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Proposed setbacks are typical of urban townhouse frontages with commercial components. The proposed 4.57m (15 ft.) front yard setback on Pandora Street balances the need for prominent entries to the commercial retail units, usable front yards for residential units, and an appropriate separation between the building and Pandora Street and the Mountain Shadow Pub on the south side of Pandora. The building fronting Pandora Street is noted to be of quality design, with bay features and commercial and residential entry spacing that relates to pedestrians and the street scale. Hard and soft landscaping is also proposed within the front yard setback area to create a high quality, pedestrian friendly environment. The proposed varying 3.38m (11.1 ft.) to 6m (19.7 ft.) side yard setback on Barnet Road, and the proposed 3.96m (12 ft.) side yard setback on Duthie Avenue provide for appropriate screening and setbacks to the building ends facades.

The plan of development also uses the available site area to provide for a range of open space and landscape features, including a public plaza with a raised planter, feature tree, and seating at the corner of Barnet Road and Pandora Street; two common outdoor spaces near the apex of Barnet Road and Duthie Avenue; landscaping along the entire Duthie Avenue frontage; landscaped walkways between the townhouse buildings; and patios and/or decks for all residential units. The applicant will also be providing new street trees on all road frontages. The resulting total building site coverage is proposed to be 37.2%, with the balance of the site contributing to landscaping and outdoor space for the development.

Issue #3 – Proposed configuration of Barnet Road, proposed road width, and parking: Three submissions raised concerns related to the proposed configuration of Barnet Road adjacent the development site, the proposed width of Barnet Road, and the availability of on-street parking.

A portion of Barnet Road adjacent to the subject site is proposed for closure, sale, and consolidation with the subject site. The proposed closure area measures 623.0 m² (6,705 sq.ft.), with a maximum width of 8.8 m (29 ft.). Barnet Road adjacent the subject site is currently constructed to an interim standard with gravel parking shoulders and is proposed for reconstruction to an 8.5 m standard with curb and gutter on both sides of the street, and a separated sidewalk on the east side of the street abutting the development site. The reduction in road right-of-way width and the proposed 8.5m local road width is considered appropriate given current and expected low traffic volumes on Barnet Road, and the availability of excess road right-of-way width. The proposed 8.5 m road width will accommodate two vehicle travel lanes, and also allows for a new front boulevard, grass, and street trees abutting the subject site, with on-street parking on the west side of Barnet Road only. The proposed road configuration and closure area does not impact vehicular access to the existing apartment buildings on the west side of Barnet Road. The apartment building at 7191 Barnet Road has frontages on Barnet Road and Ridge Drive, with vehicular access from a rear lane off Ridge Drive, while the apartment building at 7175 Pandora Street has frontages on Barnet Road and Pandora Street, with vehicular access from Pandora Street.

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With respect to concerns about parking, the proposed development meets the Zoning Bylaw requirements for off-street parking. Forty-one parking spaces will be provided in an underground parking garage, including 31 resident spaces and 6 residential visitor spaces (based on the Bylaw standard ratio of 1.75 spaces per townhouse unit, of which 0.25 spaces per unit are designated for visitor use), and 4 commercial spaces (1 space per 46 m²/495.16 sq.ft. of commercial gross floor area). A separate carwash space is also proposed. The neighbourhood currently has formal on-street parking on Ridge Drive, Pandora Street, Duthie Avenue, and Barnet Road. It is noted that on-street parking was not available on the east side of Barnet Road when the site was previously occupied by a local commercial development.

Notwithstanding, it is acknowledged that on-street parking is a convenience for area residents and visitors. In response to the issue raised regarding the availability of on-street parking on Barnet Road, it is proposed that the design of Barnet Road be slightly modified to also incorporate on-street parking on the east side of the street abutting the project site. In relation to the design of the development, a total of four new on-street parking spaces would be created adjacent the development site on Barnet Road.

3.0 CONCLUSION

At the Public Hearing held for Rezoning Reference #08-20, issues were raised regarding the Public Hearing notification; the proposed density, setbacks, and open space provisions for the project; and the proposed partial closure of Barnet Road, its proposed 8.5 m width, and neighbourhood parking. As requested by Council at the Public Hearing, this report provides the staff response to these matters. Further, staff are proposing to incorporate a change to the design of Barnet Road to provide four additional on-street parking spaces on the east side of the street adjacent the development site to improve on-street parking availability.

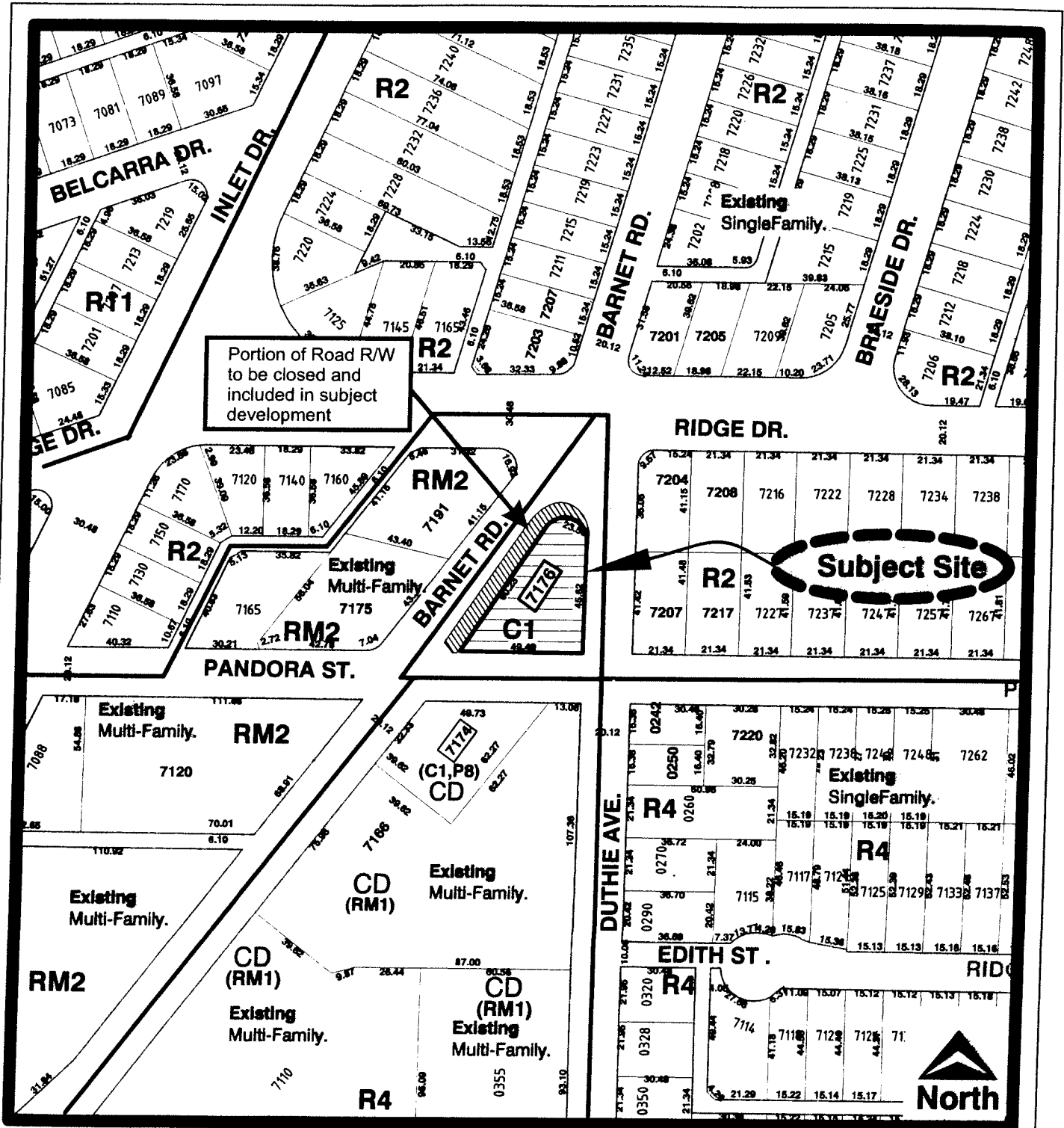
This is for the information of Council.



B. Luksun
DIRECTOR PLANNING AND BUILDING

KH:gk
Attach

cc: City Clerk
Director Engineering



Planning and Building Department

Scale: 1 : 2500

Drawn By: J.P.C.

Date: November 2009

REZONING REFERENCE #08 -- 20
7176 Barnet Rd.

Sketch # 1