



Item	
Meeting	2014 April 07

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2014 April 2

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #06-55

SUBJECT: REZONING REFERENCE #06-55
7485, 7495 SIXTH STREET AND 7873 SIXTEENTH AVENUE
RESPONSE TO PUBLIC HEARING ISSUES

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #06-55.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to the speaker at the 2014 March 25 Public Hearing for Rezoning Reference #06-55.

REPORT

1.0 BACKGROUND

On 2014 March 25, a Public Hearing was held for Rezoning Reference #06-55 (see Sketch #1 *attached*). The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 17 unit townhouse development with underground parking in accordance with the adopted Sixth Street Area Plan.

One speaker raised concerns at the Public Hearing with regard to the location of the entrance to the underground parkade from Sixteenth Avenue. A question was also raised regarding the location of the right-in and right-out delta island traffic diverter on Sixteenth Avenue at Sixth Street.

At the Public Hearing, Council requested that a report be submitted to respond to the issue and question raised. This report addresses Council's request.

2.0 ISSUES RAISED

Issue #1 – Vehicular Access

An issue was raised by the speaker relating to the potential to provide for vehicular access to the development from Sixth Street instead of Sixteenth Avenue.

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The subject property has been designed with access from Sixteenth Avenue to provide for improved traffic safety, and pedestrian safety and comfort, by removing the need for a driveway crossing on Sixth Street. Taking access to the underground parking facility from Sixth Street is also not recommended by the City's Engineering Department, as it would be expected to result in reduced traffic and pedestrian safety, given that Sixth Street is significantly busier than the proposed Sixteenth Avenue access point.

In addition to the above, in keeping with the goal of creating a revitalized and well-designed streetscape on Sixth Street, the Council adopted Sixth Street Area Plan indicates that vehicular access should not be provided directly from Sixth Street, but from the adjoining streets. This is to support the architectural and design goals of the adopted the Sixth Street Area Plan.

Eastward relocation of the driveway to a mid-point of the property along Sixteenth Avenue could also not be accommodated given the site's lot depth and the resultant significant design challenges such a change would impose. Relocation of the driveway eastward would also result in the driveway being much closer to the intersection, thereby creating traffic safety concerns.

Issue #2 - Location of Delta Island

A question was raised at the Public Hearing as to whether the delta island on Sixteenth Avenue at Sixth Street could be relocated further west on Sixteenth Avenue to address the concerns raised regarding the location of the access to underground parking to the development.

In regard to the delta island on Sixteenth Avenue at Sixth Street (see *attached* Sketch #1), the delta island is a part of traffic calming measures in the area to prevent short-cutting through the residential neighbourhood bounded by Edmonds Street, Sixth Street, Tenth Avenue and Canada Way. The delta island, which restricts Sixteenth Avenue at Sixth Street to right-in, right-out movements, and does not allow traffic to travel across Sixth Street westbound or eastbound on Sixteenth Avenue, was installed as a result of a request from the Sixteenth Avenue residents in 1993 to reduce traffic through the 7700 and 7800 Block of Sixteenth Avenue.

The Engineering Department - Traffic Division has indicated that a delta island must be located within one metre of an intersection to be an effective traffic control device. As such, relocating the delta island further west is not advised, as it would create a situation whereby traffic travelling east and west on Sixteenth Avenue would either be forced to turnaround, effectively resulting in a barricade on Sixteenth Avenue, or to illegally circumnavigate around the delta island.

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3.0 CONCLUSION

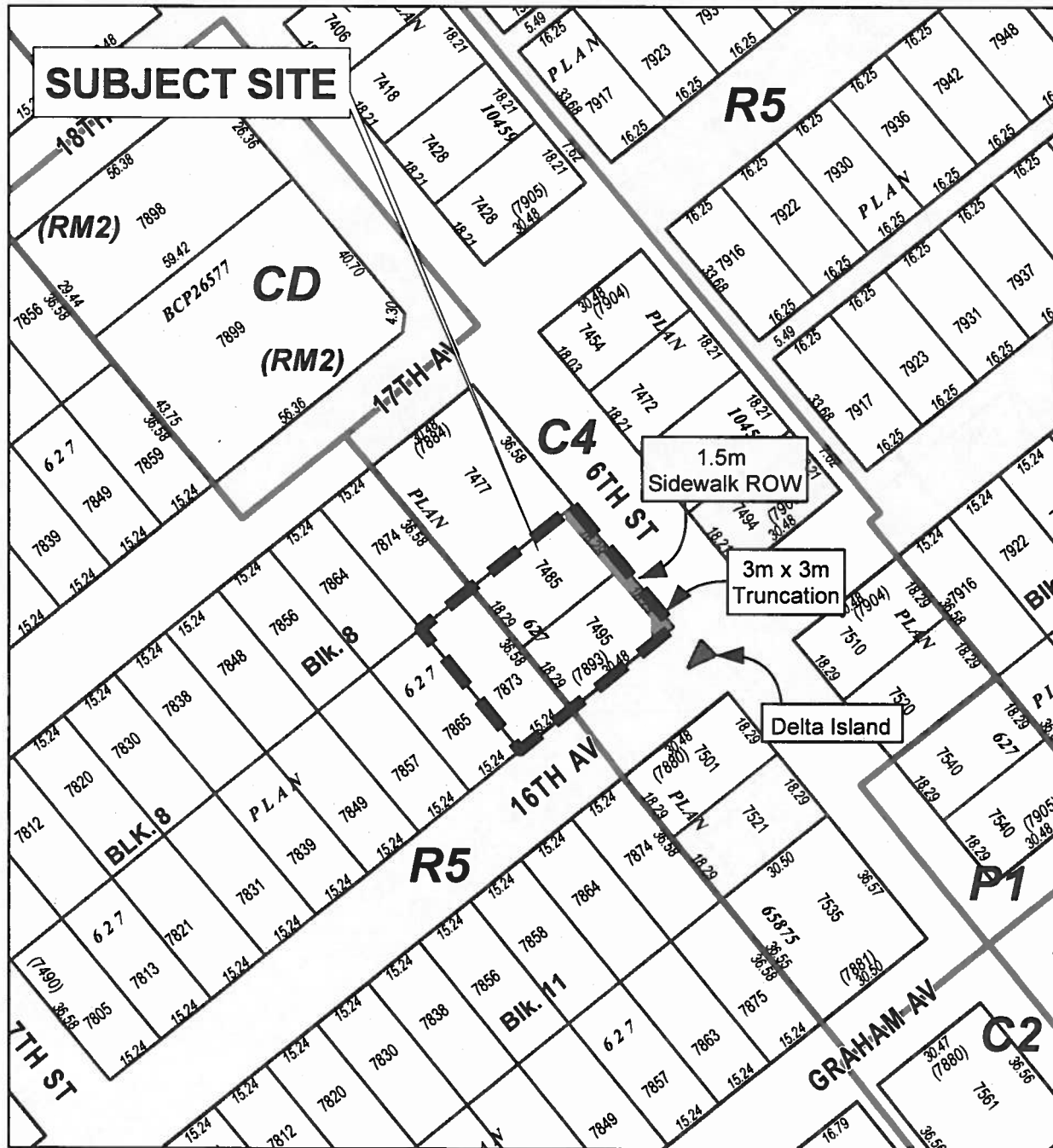
At the Public Hearing held for Rezoning Reference #06-55, an issue was raised by a local resident regarding the location of the driveway to the underground parking facility for the development. A question was also raised regarding the location of the existing delta island on Sixteenth. As requested by Council at the Public Hearing, this report provides the staff response to these matters.

It is recommended that a copy of this report be sent to the applicant and the resident who spoke at the Public Hearing for Rezoning Reference #06-55


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachment

cc: Director Engineering
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: APR 01 2014

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #06 - 55
 7485, 7495 6TH STREET
 7873 16TH AVENUE

 Subject Site