

“The Laurel” – Proposed townhouse development

A Local Resident Perspective July 23, 2020 - Public Hearing

Public Hearing – Thursday July 23, 2020

809 – 889 West 33rd Avenue, Vancouver, B.C.

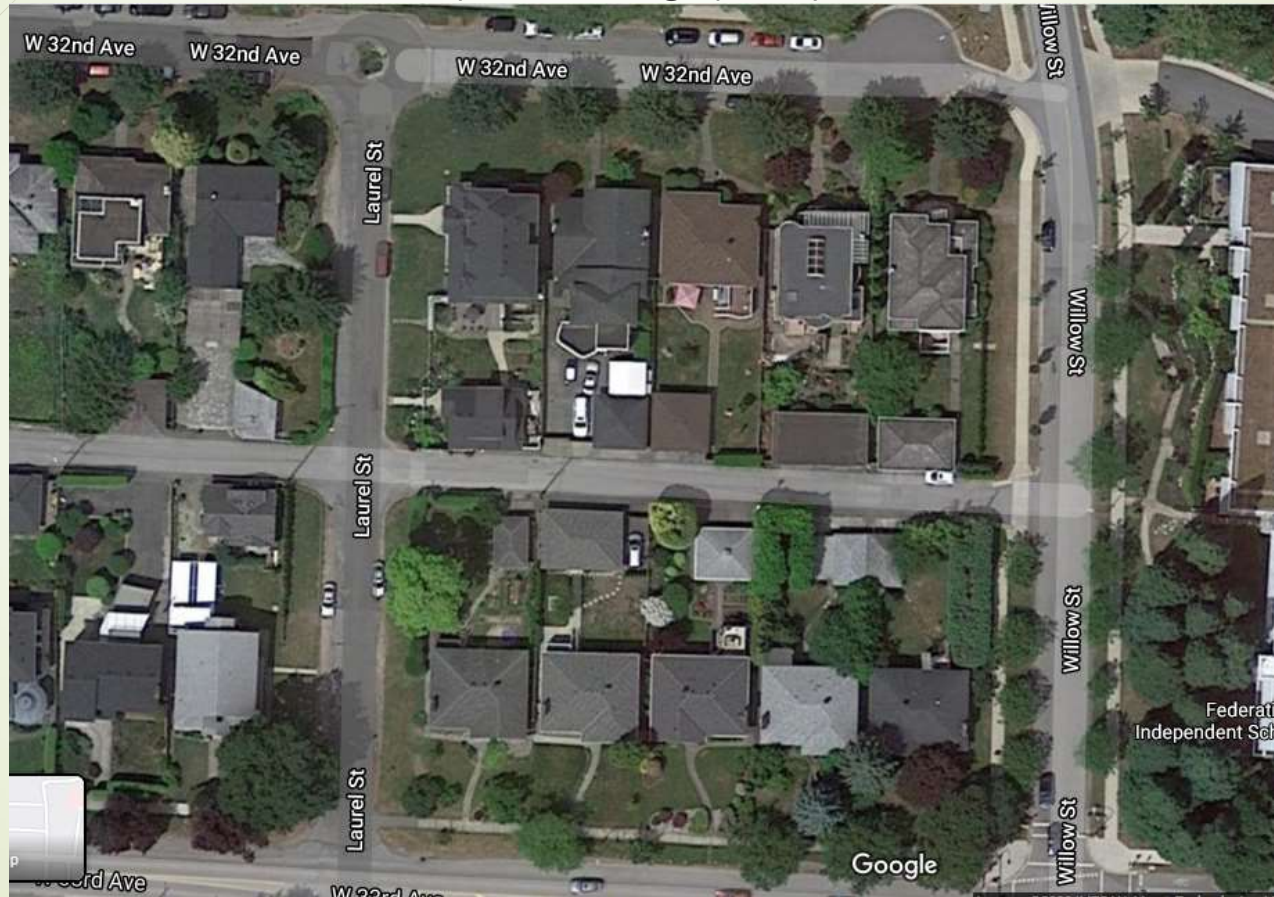


Overview

- Context
- Issues/ Concerns
- Additional Recommendations

Context

- Currently a Single Family area, located between 32nd Ave and 33rd Avenue..
- Plan amendments are proceeding quickly



Existing Homes looking north from 33rd Avenue and Willow Street



Existing Homes looking north from 33rd Avenue and Willow Street



33rd Avenue Rear Lane looking west from Willow St.



33rd Avenue Rear Lane looking east from Laurel St.





Local Area Issues / Concerns

- Why are the residents applying and not Vertex developments?
- Lack of information with respect to design and number of units on the site
- Lack of information on the building heights
- Servicing will be very disruptive in the lane and on Laurel St.
 - Sanitary sewer
 - Drainage (surface drainage and storm sewer)
- Long term Lane way use (short cutting traffic, larger delivery trucks)
- Parking Impacts compounded
- Tree retention / replacement
- Impact on adjacent private landscaping
- Possible interruption of hydro, phone, internet service (problematic when working from home)



Additional Recommendations

- Maximum number of units on the site not exceed 25;
- Maximum height of any buildings adjacent the rear lane not exceed 6.1 m (20 ft) and that the maximum height for units fronting 33rd Street not exceed 7.6m (25ft) and that shading effects be evaluated;
- Roadway drainage improvements required to prevent runoff water entering the properties to the north if the catch basins become blocked;
- That the sanitary, drainage and overland systems reduce the risk of flooding on adjacent private properties both during and after construction;
- That tree retention plan and proposed planting plans be circulated to the affected neighbours. (The proposal will impact the current mature urban forest and many local birds);



Additional Recommendations

- Retain landscape at 4838 Laurel St., not be impacted by the proposed construction;
- That after the development is completed laneway traffic be limited to light vehicles (i.e. a GVW less than 4500 kg (10,000lbs));
- That adequate parking be provided on the development site along with an appropriate driveway access location to the parking;
- Adjacent residents be provided with the detailed onsite and offsite plans for review and comment prior to plans being approved by staff and permits issued;
- The proposed development should not affect or interrupt electric or phone service to the adjacent properties during and after the construction.