



## EXPLANATORY MEMO PUBLIC HEARING FOLLOW-UP

**20214 & 20224 54A Avenue  
Development Permit 01-23  
Zoning Bylaw Amendment Bylaw No. 3250**

### Information Requested at Public Hearing

The purpose of this memo is to provide clarification on points and questions raised at the Public Hearing held on July 24, 2023 regarding the proposed redevelopment of 20214 & 20224 54A Avenue, and does not constitute new information after the Public Hearing.

#### 1. Removal of trees on neighbouring properties

Questions were raised at the public hearing on the removal of trees located on the development site's neighbouring properties to the east and west, which conflict with the proposed building due to their root systems crossing property lines into the development site, regarding the consent of the relevant property owners and the applicant's plans for replacing the trees proposed for removal.

The applicant is continuing to engage with the strata councils of both neighbouring properties and will be required to come to a resolution with them before the subject application will be permitted to return to Council for consideration of approval.

The applicant is also currently working with a landscape architect on a tree replacement plan for the neighbouring properties. While further study is required, a preliminary assessment predicts that up to 17 trees could potentially be planted on the neighbouring properties to replace the 9 trees proposed for removal.

#### 2. Traffic generation

A Transportation Impact Assessment (TIA) is in the process of being prepared by the applicant in compliance with the City's Design Criteria Manual. The finalized TIA will provide information on the expected new vehicle trips made by future residents of the new building, which will inform the need for any upgrades to road infrastructure in the area. A completed TIA will be a condition of the application returning to Council for consideration of approval.

At this time, preliminary analysis from the applicant's transportation consultant has found that, with the development, an additional 30 trips would be expected during the afternoon peak. The transportation consultant has also recommended that detailed

traffic observations should not be held until the second week of September, in order to be able to collect the most accurate and relevant data with children back in school.

3. Rear lane safety

The rear lane along the subject development's boundary will be widened by 0.952 metres and upgraded to meet the City's modern requirements, which will support traffic safety and flow. The TIA may inform additional upgrades needed to support the safety of the rear lane.

4. Rental tenant relocation

The applicant is continuing to communicate with the existing tenants and providing assistance in finding new homes for them to relocate to. Further updates on the progress of tenant relocation will be provided when the application returns to Council for consideration of final approval. The existing buildings cannot be demolished until the applicant provides evidence to staff showing that all tenants have been satisfactorily rehoused in compliance with the Tenant Relocation Plans Policy.

5. Replacement rental units

The applicant has updated the eight units identified for rental tenure to replace the existing rental units on-site to provide more diversity in rental unit stock. Specifically, where previously six studio units and two 1-bedroom units were proposed as rental, the applicant is now proposing four studio units, two 1-bedroom units, and two 2-bedroom units as rental. Updated floor plans identifying these eight units are attached.

6. Usability of combined bicycle and storage rooms

The applicant has provided a set of drawings illustrating potential layouts of how combined bicycle and storage rooms can accommodate both functions. These drawings are included as an attachment.