



# Corporate *NO: R250*

# Report *COUNCIL DATE: December 3, 2001*

<b>REGULAR COUNCIL</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>November 28, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development</b>	<b>FILE:</b>	<b>2126-001</b>
<b>SUBJECT:</b>	<b>Development Concept Plan - Area East of 164 Street and North of 36 Avenue, Rosemary Heights Local Area Plan</b>		

## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information; and
2. Endorse the revised concept plan as illustrated in Appendix III as the basis for the review of future applications in the area.

## BACKGROUND

The Rosemary Heights Local Area Plan designates a strip of land between 164 Street and the Agricultural Land Reserve (ALR) boundary and 36 Avenue and the ALR boundary as One-Acre Residential (See Appendix I). However, in the past 3 years, the City has received a number of development applications for the subject lands that proposed a combination of full half-acre and one-acre gross density types of lots as a transitional interface with the ALR.

The first application (No. 7995-0164-00) at 3512 - 164 Street, proposed a row of One-Acre Gross Density-type lots immediately adjacent to the ALR lands, and Half-Acre lots between the one-acre gross density lots and 160 Street to the west. This application received final approval on December 11, 2000. As part of this application, a general concept plan was developed that illustrated how the lands identified above could be developed. This concept plan is illustrated in Appendix II. The concept plan proposes one row of One-Acre Gross Density (RA-G) type of lots immediately adjacent to the ALR boundary and half-acre (RH) lots on the

remainder of the land.

After the development of the concept plan two more development applications have been received by the City in the area covered by the plan: one on 36 Avenue (File No. 7900-0347) and another on 164 Street (File No. 7900-0265). Both applications are consistent with the concept plan. The rezoning by-laws related to each of these applications received third reading on June 18, 2001 and July 23, 2001, respectively.

At the June 18, 2001 Council meeting, Council requested that staff review the concept plan for the area with a view to determining whether the plan needed to be adjusted to better respond to the natural topography of the area.

## **DISCUSSION**

The lands to the east of 164 Street are relatively flat with no significant vegetation. However, the land on the north side of 36 Avenue slopes northwards towards the ALR. In general, the grade rises eastward from 160 Street along 36 Avenue and reaches its highest elevation at a point approximately coincident with the existing farm buildings inside the ALR boundary at 16420 - 40 Avenue (See Appendix III). Immediately to the north of the farm buildings, the land falls fairly sharply to the north. Since sloping lands are generally not suitable for farming, it may seem reasonable to exclude them from the ALR for future suburban or urban development. However, the existing farm buildings situated at the brow of the slope and on the sloping lands serve as an appropriate transitional use between the agricultural use to the north and the proposed residential development to the south. Adjustments to the ALR boundary are, therefore, not recommended.

With regard to opportunities to address other natural features in this area, there is an existing "red coded" creek that runs in a north-south direction approximately 250 metres (800 feet) east of 160 Street north of 36 Avenue. This creek requires protection under environmental regulations. The protection of the riparian area along this creek will allow the creation of an open space area where a cluster of mature trees is located. The concept plan has been modified to accommodate the riparian protection area. The revised concept plan is illustrated in Appendix III.

The lands along the east side of 164 Street in the concept plan lack any significant elevation changes and natural vegetation. There are some man-made ditches and other small watercourses along 164 Street. However, the applicants for File No. 7900-0265-00 and 7995-0164-00 have addressed the Engineering Department's and the Ministry of Water, Land and Air Protection's concerns regarding drainage and stream preservation. No changes to the concept plan are recommended in this area.

## **CONCLUSION**

At the request of Council, staff reviewed the concept plan developed for the area east of 164 Street and north of 36 Avenue in the Rosemary Heights/Morgan Creek area. As a result of the review, modifications to the concept plan are suggested to protect the existing watercourse that is located to the east of 160 Street and north of 36 Avenue.

This will result in the retention of a grove of trees that are contained within the riparian area along the watercourse. Appendix III illustrates the revised concept plan and is recommended to Council as the basis for the review of future development applications in the area.

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General Manager

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Appendix I - Study Area

Appendix II - Original Concept Plan

Appendix III - Modified Concept Plan

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