



# Corporate *NO: R158*

# Report *COUNCIL DATE: July 9, 2001*

<b>REGULAR COUNCIL</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>July 9, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development</b>	<b>FILE:</b>	<b>7900-0221-00</b>
<b>SUBJECT:</b>	<b>One Acre Subdivision in Grandview Heights - Tree Cutting and Modified Open Space Configuration</b>		

## RECOMMENDATION

It is recommended that Council receive this report as information.

## BACKGROUND

The City has recently received a number of inquiries from concerned citizens in the North Grandview Heights area regarding tree cutting activities taking place in the vicinity of 162 Street and 30 Avenue and the location of an open space area as indicated in the North Grandview Heights Neighbourhood Concept Plan. The intent of this report is to apprise Council of the history and recent circumstances related to this matter. A tree cutting permit was issued to allow removal of trees in a proposed "one acre" subdivision. The developer has commenced the tree removal operation which has prompted concerns by the local residents. As a result of the concerns, tree removal on the lots that were originally shown as open space in the NCP has been temporarily suspended by the developer to allow staff an opportunity to forward this report to Council on the matter.

## DISCUSSION

In August 2000, a subdivision application (Application No. 7900-0221-00) was submitted to allow one acre subdivision of a site located at 2987 - 164 Street. The site is approximately 18.8 acres in size and was zoned RA (One-Acre Residential Zone). The RA zoning and the subdivision are generally in conformance with the North Grandview Neighbourhood Concept Plan approved by Council in January 1999. Since the proposed development only involves the subdivision of an appropriately zoned parcel, the application is not required to be presented to Council and the decision rests with the Approving Officer.

The North Grandview Heights Neighbourhood Concept Plan includes a linear walkway running across the subdivision site in an east/west direction. In addition, the NCP also illustrates a larger open space area in the northwest corner of the site connected to the linear walkway (see Appendix I). During the process of reviewing the proposed subdivision application the design of the proposed linear walkway through the site along with the open space at the northwest corner of the subdivision was given careful consideration. A decision was made to widen the proposed linear walkway through the site in the form of a linear parkway and to relocate the larger open space area to the north and west on an adjacent property that is also under application for subdivision. The attached (Appendix II) illustrates the plan of subdivision that has been given preliminary approval for the subject one acre subdivision.

The other application for subdivision referenced above (Application No. 7999-0179-00) for the property immediately to the west of the subject site is known as the Wills Brook Farm development (See Appendix III). According to the North Grandview Heights Neighbourhood Concept Plan, the southeast portion of the Wills Brook Farm site was to be allocated as open space. However, as a result of servicing constraints and the inability of the applicant to secure a right-of-way from the adjacent property owner to the north for storm water detention, the Wills Brook Farm applicant requested a modification to the NCP to relocate the open space from the south east corner of the site to the northwest corner of the site to accommodate a detention pond in the short term and to create a larger open space in the longer term as further development in the area takes place. This larger open space was considered to be more desirable from the perspective of the amenity that it would provide to the overall community. On this basis the open space that was shown in the NCP in the southeast corner of the Wills Brook Farm site and in northwest corner of the subject one-acre subdivision was relocated to the northwest corner of the Wills Brook Farm subdivision site (See Appendix III). The east west linear walkway shown on the Neighbourhood Concept Plan through the subject one-acre subdivision has been widened significantly (from 4m to 13/15m) to provide a more substantial linear parkway/linkage through the subdivision. Additional open space was also acquired along this linkage near an existing house on a smaller parcel on 164 Street (See Appendix II).

The above modifications to the open space allocation were considered appropriate because they will result in the consolidation of substantial open space at one location and the strengthening of the linear park/walkway linkage between open space areas. There is no net loss of open space in the area.

Questions have been raised regarding the process that was followed in modifying the location of the open space areas in the North Grandview NCP through the recent subdivision approval process. The modifications were considered to be minor amendments to the Neighbourhood Concept Plan and, as such, were approved by staff without input from the community. Minor amendments are described as changes that basically conform to the land use and density intent of the NCP. Typical examples of minor amendments involve relocation of local roads, changes in the lot layout or servicing requirements. The subdivision applicant was required to demonstrate that the proposed changes will not impact the subdivision potential of the adjoining properties. This was demonstrated to the satisfaction of the Approving Officer.

The property owners to the immediate north of the one-acre subdivision are concerned that the open space shown in the NCP was located to protect some large old trees that are considered to be an

amenity to the community. The lots (i.e., Lots 9, 10, 11, and 12 on Appendix II) that have been approved in place of the open space will result in the loss of some of these trees. However, some of the trees will still be retained on the lots. Most of these trees are native species such as Western Red Cedar approximately 60 years old that represent a typical forest regrowth that is not uncommon in the area.

The subdivision plan for the one-acre subdivision has not been signed by the Approving Officer at this time. However, the Servicing Agreement has been executed and a preliminary Tree Cutting Permit has been issued. The Tree Cutting Permit allows for the removal of 839 protected trees. These trees are either located within the building envelopes of the proposed lots or are in poor/hazardous condition. The attached (Appendix IV) illustrates the trees that are to be removed. The Permit requires 140 Replacement Trees to be planted back onto the proposed 15 one-acre lots. The attached also illustrates the location of the replacement trees.

## CONCLUSION

The modifications to the open space areas and linear walkway in the North Grandview Heights NCP were made after careful consideration of the location where such open space will provide the best amenity to the community. The linear walkway has been expanded in width through the subject subdivision to be configured more in the form of a linear parkway, which enhances its value as a park amenity while still performing the linkage function. Therefore, on balance, even though some large older trees will be lost in some areas as a result of the reconfiguration of the walkway/open space areas, the resulting plan is considered to be a reasonable plan for the long-term development of the North Grandview Heights area. In view of the above, staff will advise the developer of the one acre subdivision that tree removal may continue in accordance with the tree cutting permit that was issued by the City.

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General Manager  
Planning & Development Department

Appendix I North Grandview Heights NCP  
Appendix II Proposed One Acre Subdivision at 2987-164 Street  
Appendix III Proposed Wills Brook Farm Development  
Appendix IV Tree Removal/Replacement Plan

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