



# Corporate Report

NO: L011

COUNCIL DATE: July 7, 2003

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## REGULAR COUNCIL - LAND USE

TO: Mayor & Council                      DATE: July 3, 2003  
FROM: General Manager, Planning and Development      FILE: 7902-0370-00  
SUBJECT: Proposed Rezoning to Allow Subdivision into 19 Single Family Lots  
Glenwood Crescent South, East of 164 Street, Fraser Heights

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## RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

## INTENT

This report responds to Council's resolution of April 28, 2003 regarding development application No. 7902-0370-00:

"That staff address the issues raised by the delegations at the Public Hearing regarding traffic, retention of significant trees and placement of a walkway and report back to Council prior to final adoption".

## BACKGROUND

The subject application involves the rezoning of a site at 10585 Sumac Place and 16457 104 Avenue from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow the subdivision of these sites into approximately 19 single family residential lots. At the Regular Council-Land Use meeting on April 14, 2003, Council gave first and second readings to Rezoning By-law No. 14986 and set the related Public Hearing for April 28, 2003.

At the Public Hearing held on April 28, 2003, three area residents made presentations to Council expressing several concerns pertaining to the proposed development. Correspondence was also received from several area residents that were not able to attend the Public Hearing. Following Public Hearing, Council gave the By-law third reading and passed a resolution referring the proposal back to staff to address several of the concerns raised by the residents and report back to Council prior to final adoption of the related Rezoning By-law.

## DISCUSSION

As directed by Council, staff has reviewed the concerns related to traffic, tree preservation and the placement of a walkway. The following is a summary of the results of that review.

### Traffic

Several residents expressed concern regarding the potential increase in traffic and vehicular speed throughout the neighbourhood that could result from the completion of the Glenwood Crescent South ring road through the proposed development. Currently, Glenwood Crescent South terminates on the east and west sides of the subject property. The residents advised that if Glenwood Crescent South becomes a through road, it would be used by motorists shortcutting through the neighbourhood to avoid traffic congestion along 104 Avenue and other major roads in the area. One of the area residents suggested that a walkway be provided in lieu of this connection.

Engineering staff has reviewed the possibility of eliminating the connection of Glenwood Crescent South across this site and conclude that this connection is necessary to facilitate a balanced distribution of traffic throughout the neighbourhood and for providing reasonable connections to the main access roads, such as 164 Street and 168 Street, serving this neighbourhood. With a view to mitigating the area residents' concerns, Engineering staff has investigated the possibility of installing traffic calming measures in the area. Based on this investigation, the developer will be required to construct a traffic circle at the intersection of Glenwood Crescent South and Sumac Place North to mitigate the potential for traffic speeding on these residential streets. The developer will also be required to construct a sidewalk on the north and south sides of Glenwood Crescent South (Appendix I).

### **Tree Preservation**

The City Landscape Architect has reviewed the arborist report submitted by the applicant and the related tree preservation/replacement plan for this subdivision proposal. The City Landscape Architect has confirmed that the documents submitted by the arborist are acceptable. The arborist report states that all 115 protected trees on site cannot be retained due to poor health, resulting from structural impairments, shallow roots and various other defects. The applicant is proposing to plant 3 replacement trees per lot for a total of 54 replacement trees in the subdivision. In consideration of the residents concerns regarding tree preservation/removal, the applicant has volunteered to increase the minimum size of the replacement trees as follows:

- Deciduous trees: 10 trees are being increased in size from a 5 cm calliper to 8 cm calliper; and
- Coniferous trees: 2 trees are being increased in size from 3 metres in height to 4 metres in height.

### **Installation of a Walkway**

In the initial review of the subject application, staff advised the applicant that a walkway connection was required between the south end of Sumac Place and the linear park to the south, as indicated on the area concept plan. In response to this request the applicant provided a subdivision layout identifying a 4.0-metre (13 ft.) wide walkway located at the south end of the Sumac Place cul-de-sac bulb (See Appendix II). Staff then received a petition signed by fourteen area residents, representing twelve properties located on Sumac Place, opposing the walkway connection due to safety and privacy concerns. The Planning Report to Council and the Preliminary Layout Approval (PLA) letter issued to the applicant was based on a proposed subdivision layout without the walkway.

Following the Public Hearing, the Planning and Development Department received a letter from several area residents who had signed the original petition opposing the walkway connection. These residents advised that they had signed the petition without the knowledge that the walkway would connect to a linear park. The residents requested that their names be struck from the petition and that the walkway be reinstated. In response, Planning staff requested that those residents wanting the walkway reinstated determine the level of support for a walkway connection from the other property owners on Sumac Place. In response to this request, a petition in support of the walkway from nine property owners was submitted on May 20, 2003. The Approving Officer has since requested that the applicant provide a walkway as part of the proposed subdivision to satisfy the concerns of the residents of the immediate neighbourhood. The applicant has agreed to this request and submitted a revised subdivision layout re-incorporating a walkway

connection between the south end of Sumac Place and the linear park (see Appendix II).

## CONCLUSION

The concerns voiced during the Public Hearing for development application No. 7902 0370-00 related to traffic, tree preservation and the installation of a walkway have been satisfactorily addressed by the applicant. Although Glenwood Crescent South must be continuous across the subject property, traffic concerns can be mitigated by implementing traffic calming measures (traffic circle), which have proven to be effective in reducing speeds on residential streets in other areas of the City. With respect to tree preservation, staff has confirmed that the existing trees on the site cannot be retained, but the applicant has volunteered to increase the size of some of the replacement trees to mitigate the area residents' concerns related to the removal of the large existing trees from

the subject site. The applicant has also revised the subdivision layout to include a walkway connection between the south end of Sumac Place and the linear park to the south. This modification was made to satisfy the wishes of the existing residents on Sumac Place.

### *Original signed by*

Murray Dinwoodie  
General Manager  
Planning and Development

VM/kms/saw

### Attachments

Appendix I - Traffic Comments

Appendix II - Proposed Subdivision Layout

c.c. - General Manager, Engineering Department

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