



# Corporate Report

NO: L004

COUNCIL DATE: April 10, 2006

---

## REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: April 7, 2006  
FROM: Acting General Manager, Planning and Development FILE: 7902-0333-00  
SUBJECT: Proposed Road Closure (Park Drive) and Subdivision  
Application No. 7902-0333-00 at 14063 Grosvenor Road  
Road Closure By-law No. 15902

---

## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Give consideration to final adoption of Road Closure By-law No. 15902.

## INTENT

The purpose of this report is to respond to Council's request for additional information related to the development application associated with the proposed closure of a portion of Park Drive, adjacent to 14063 Grosvenor Road.

## BACKGROUND

The agenda for the Regular Council meeting on January 30, 2006, included Council consideration of final adoption of Road Closure By-law No. 15902 to close a portion of the Park Drive road dedication, immediately north of Grosvenor Road. This section of Park Drive is not constructed as a street. Council resolved to refer the matter to staff to provide clarification regarding the applicable rezoning application. At the same time, Council deferred consideration of final adoption of the subject road closure by-law, pending receipt of the information from staff.

## **DISCUSSION**

### **Current Subdivision Application**

The owner of the lot at 14063 Grosvenor Road has applied to subdivide the subject property, together with a portion of Park Drive, into three single family lots, as illustrated on Appendix "I". Park Drive, in this section, does not contain a road surface, but rather is currently tree-covered. The subject property is designated Urban in the Official Community Plan ("OCP") and is zoned Single Family Residential (RF), which permits the subject subdivision under the site's current zoning. As such, there is no related rezoning application. The attached Appendix II illustrates the lots and street system in the vicinity of the proposed subdivision.

Proposed Lot 1 and a portion of proposed Lot 2 are to be located on the closed portion of Park Drive. The remainder of the Park Drive road allowance, adjoining the subject property, is proposed to be constructed as a cul-de-sac bulb off Grosvenor Road to serve the new lots. The applicant has illustrated how the neighbouring property to the west at 14033 Grosvenor Road could be subdivided into two lots under the proposed development concept. The subdivision proposal conforms to both the existing OCP designation and RF zoning of the subject property.

A preliminary layout approval (PLA) for the proposed subdivision was issued on January 4, 2004. One of the conditions of the PLA is the closure and acquisition by the applicant of that portion of the Park Drive road allowance that is needed for the proposed subdivision. The PLA was extended to July 9, 2005, but has not been further extended. The applicant has requested a further extension of the PLA to allow time for the finalization of the road closure process, to complete the servicing agreement and to complete the submission of the documents required to finalize the conditions of subdivision. A further extension is being withheld at this time, pending Council's decision on the proposed road closure.

### **Proposed Road Closure**

On October 3, 2005, Council considered and approved Corporate Report No. R215 from the General Manager of Engineering, regarding the proposed closure and sale of the subject portion of Park Drive and authorized the City Clerk to bring forward a by-law for consideration by Council to close and remove the dedication as highway of a portion of Park Drive.

As a result of the public notice of the road closure by-law, Legislative Services received a 28-name petition opposing the proposed road closure. Although the petition did not list reasons related to the opposition, staff contacted the individual who submitted the petition and were advised that the petitioners had concerns with:

- the size of the proposed lots (i.e., smaller than existing lots in the area);
- the number of lots being created;
- the potential for additional traffic in the area resulting from the new lots; and
- the loss of trees on the subdivision site including the unopened Park Drive.

### **Comment on the Area of the Proposed Lot**

The proposed lots range in size from 578 square metres (6,221 square feet) to 1,142 square metres (12,292 square feet). The number and size of lots meet the subdivision requirements of the RF Zone. The existing lots, fronting Grosvenor Road to the east and west of the subject site, are over-sized RF lots, being approximately 1,100 square metres (11,840 square feet) in area and having widths ranging from approximately 20 to 22 metres (66 to 72 feet). The infill policy does not apply to this subdivision application because the new lots will be fronting a new cul-de-sac and will not front on Grosvenor Road. The attached Appendix II illustrates the lots in the immediate area of the proposed subdivision.

### **Comment on Loss of Trees**

With respect to concerns regarding the loss of trees, the unopened portion of Park Drive proposed to be closed is tree covered with a variety of coniferous and deciduous trees. The attached air photo gives an indication of the tree cover on the site (Appendix III).

The applicant's arborist has prepared a preliminary Arborist Report and Tree Preservation/Replacement Plan. The report and plan have been reviewed by the City's Landscape Architect, but revisions have been requested and the report and plan have not yet been finalized. A total of 22 mature trees have been identified on site (14 within the alignment of Park Drive and eight on 14063 Grosvenor Road). The initial Tree Preservation/Replacement Plan indicates eight mature trees on proposed Lot 1, one on proposed Lot 2, seven on proposed Lot 3 and six within the proposed cul-de-sac. These trees consist mainly of Cypress, Birch, Dogwoods, Cherry, Douglas Fir, Red Alder, Red Cedar and Big Leaf Maple. Based on the initial arborist report, five trees will be retained and 17 are to be removed if the subdivision is approved. Trees on proposed Lot 1 are to be removed because they will be located within (or within close proximity) of the building envelope. Trees on proposed Lot 2 are to be removed because they are in poor condition. Five of the seven surveyed trees on proposed Lot 3 are to be retained. Six trees within the proposed cul-de-sac are to be removed to facilitate the road works. The attached plan, labelled Appendix IV, illustrates the existing trees that are to be removed and those that are to be retained within the subdivision. In addition, four replacement trees are proposed, such that the subdivision will have a minimum of three trees per lot. An approved tree survey and tree preservation plan will be attached to and form part of the building scheme restrictive covenant for the proposed subdivision.

### **Comment on Traffic Impacts**

Grosvenor Road is a major collector road serving the neighbourhood. The additional traffic associated with three new single family lots is not expected to have a significant impact on traffic volumes on Grosvenor Road or on the area.

### **Approval Process**

The current development application does not involve a rezoning, as the site is already zoned Single Family Residential (RF), which allows for the proposed subdivision. However, approval of the proposed three-lot subdivision is contingent upon Council adoption of the road closure by-law.

### **Alternative Subdivision Layouts**

If Council decides not to close the portion of Park Drive, there may be at least three alternative subdivision layouts for the owner of 14063 Grosvenor Road to consider. One alternative (see Appendix V) is for the owner to subdivide the subject property into two lots fronting Grosvenor Road. However, this would require the removal or relocation of the existing house. The applicant has advised staff that they wish to retain the existing house. This option would result in lots similar in width, size and orientation to the existing lots to the northeast and southwest of the subject property.

A second alternative (see Appendix VI) could be to subdivide the property into two lots fronting Park Drive. While this option would allow for the retention of the existing house, it would require the applicant to construct Park Drive which would likely require the removal of all of the existing trees within the unconstructed road allowance. Also, the orientation of the proposed lots would be inconsistent with the existing lots on this block.

A third alternative (see Appendix VII) could be to subdivide the subject property into three lots fronting Park Drive. This option would likely require removal or relocation of the existing house and removal of all of the existing trees within the unconstructed road allowance. As well, the resultant lots would be smaller than the existing lots on the block and not oriented to Grosvenor Road. An existing BC Hydro right-of-way located along the northerly edge of the property may compromise the potential building envelope of the most northerly lot.

With the exception of Option 1 (Appendix V), the existing trees on the subject property and road allowance would probably be impacted to the same extent or more onerously than the original proposal as illustrated on Appendix I.

## CONCLUSION

Based on the above, it is recommended that Council give consideration to final adoption of Road Closure By-law No. 15902 that will act to close a portion of Park Drive, which, in conjunction with the property at 14063 Grosvenor Road, will facilitate the creation of three single family lots.

How Yin Leung  
Acting General Manager  
Planning and Development

GF:saw

### Attachments

Appendix I - Proposed Subdivision Layout

Appendix II - Map of Properties and Street System in the Area of the Subdivision

Appendix III - Context Air Photo

Appendix IV - Preliminary Tree Location and Retention Plan

Appendix V - Alternate Layout 1

Appendix VI – Alternate Layout 2

Appendix VII – Alternate Layout 3

















