



# Corporate Report

NO: L003

COUNCIL DATE: Feb. 25/08

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## REGULAR COUNCIL - LAND USE

TO: Mayor & Council DATE: February 25, 2008  
FROM: General Manager, Planning and Development FILE: 7907-0048-00 and  
7907-0184-00  
SUBJECT: Crescent Park Annex - Proposed Subdivision

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## RECOMMENDATION

It is recommended that Council approve the exclusion of the property at 12467 - 22 Avenue from the area being considered for potential rezoning, as requested by the Crescent Park Annex Property Owners Association and which Council endorsed for consideration on June 26, 2007.

## BACKGROUND

On April 30, 2007, Council-in-Committee received a delegation from the Crescent Park Annex Property Owners Association. In their presentation to Council, the delegation expressed concern about the impact that the approval of a subdivision, as proposed under Application No. 7907-0048-00, currently under consideration by the Approving Officer, would have on the character of their area. The delegation submitted a 232-signature petition opposing the approval of this application and requested Council to consider an area-wide rezoning of their neighbourhood to preserve its existing character. The item was referred to staff for a report.

In response to Council's referral, Corporate Report No. L007 was submitted to Council on June 26, 2007. Council approved "Option B" outlined in the report. "Option B" states that *"Council could advise the Association to undertake a process to determine the preferred zoning regulations for the neighbourhood and the level of neighbourhood support for area-wide rezoning to the preferred zoning regulations, which would provide Council with more information upon which to base a decision regarding whether to proceed with such a rezoning"*.

During the deliberation of Corporate Report No. L007, Council's instructions exclude the area covered by Subdivision Application No. 7907-0048-00 (Appendix I). Since the land, which is the subject of the application is already zoned, the application did not need to be considered by Council.

## DISCUSSION

Subsequent to Council's decision on Corporate Report No. L007, the Approving Officer proceeded to consider Subdivision Application No. 7907-0048-00 under its current RF zoning. Adjoining property owners were consulted with a view to understanding their concerns and to discuss how to address the interface between the proposed subdivision and their properties. A satisfactory subdivision layout has finally been achieved, with a cul-de-sac extending north from 22 Avenue. This subdivision layout involves the inclusion of one of the adjoining neighbour's property (Neufeldt – 12467 - 22 Avenue) as well as a transfer of property to another adjoining neighbour (Drent – 12477 - 22 Avenue) (Appendix II).

In conjunction with this subdivision layout, specific landscape buffering, additional building setbacks, tree preservation and tree replanting will be required. Other issues, such as building design scheme, lot grading, site drainage and engineering will also be addressed before final approval is granted to the proposed subdivision. The Approving Officer will continue working with the applicant along with adjoining property owners to finalize details of these requirements.

To achieve the subdivision pattern and implement details of some of the arrangements and requirements, it is imperative that two of the adjoining properties be included in the subdivision process, as follows:

1. The Neufeldt property at 12467 - 22 Avenue will be subdivided to complete the proposed cul-de-sac; and
2. The Drent property at 12477 - 22 Avenue will have additional area added to the north end of the property.

This arrangement implies that the Neufeldt property will be subdivided under the current RF zoning and not be included in the area to be considered for possible rezoning, as stipulated by the Crescent Park Annex Property Owners Association. Based on discussions with the adjacent neighbours, this change is satisfactory.

As an update with respect to the possible rezoning of lots in the larger Crescent Park Annex area, staff continues to work with the Crescent Park Annex Property Owners Association to conduct a neighbourhood survey on the rezoning proposal. A Corporate Report will be submitted to Council in due course.

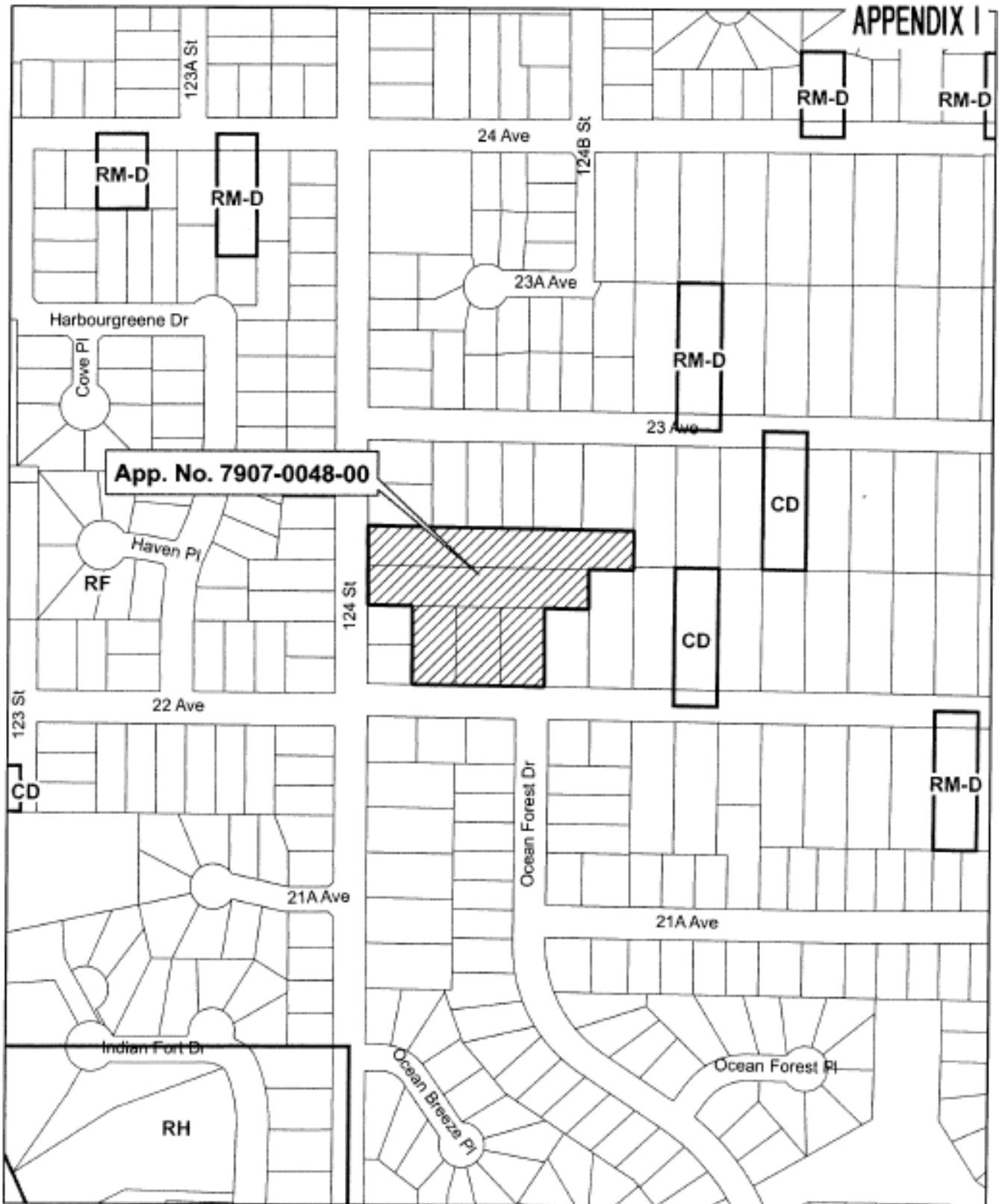
Jean Lamontagne  
General Manager  
Planning and Development

NL/kms/saw

### Attachments:

Appendix I - Crescent Park Annex and Subdivision Application No. 7907-0048-00

Appendix II - Proposed Subdivision Layout



Crescent Park Annex Area and Subdivision App. No. 7907-0048-00



