

NO: **R019**

COUNCIL DATE: **FEBRUARY 3, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 3, 2014**

FROM: **General Manager, Planning and Development
Acting General Manager, Engineering**

FILE: **7912-0216-00**

SUBJECT: **By-law No. 17981 and By-law No. 17982 – Concerns Raised at the Public Hearing
Related to Traffic Safety and Access – Application No. 7912-0216-00**

RECOMMENDATION

The Planning and Development Department and the Engineering Department recommend that Council receive this report as information.

INTENT

The purpose of this report is to provide information about driveway access issues and traffic safety concerns that were raised during the Public Hearing on July 8, 2013 regarding Official Community Plan ("OCP") Amendment By-law No. 17982 and Rezoning By-law No. 17981 (both related to development application No. 7912-0216-00) which, if adopted, will allow a proposed subdivision of the property at 13467 – 16 Avenue (the "Property"). The Property is illustrated in Appendix "A".

BACKGROUND

The Property is a double fronting lot between 16 and 16A Avenues, as illustrated in Appendix "A". It is currently split-zoned "Single Family Residential Zone (RF)" and "One-Acre Residential Zone (RA)" and is designated "Suburban" in the OCP. The Property currently has vehicular access via a driveway directly onto 16 Avenue.

At the June 17, 2013 Regular Council – Land Use Meeting, Council considered a Planning Report for the proposed development application. The applicant is proposing to amend the designation of the Property in the OCP from Suburban to Urban and to rezone the Property from "Single Family Residential Zone (RF)" and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", all to permit subdivision of the Property into three residential lots. The proposed subdivision is illustrated in Appendix "B". Vehicular access for each of Lots 1 and 2 was originally proposed directly off 16A Avenue while vehicular access for Lot 3 was proposed via a laneway.

A Public Hearing related to the application was held on July 8, 2013 (for Rezoning By-law No. 17981 and OCP Amendment Bylaw 17982). Four delegates appeared before Council during the Public Hearing and raised the following concerns:

1. Increased vehicle trips and resulting traffic safety concerns at the corner intersection of 16A Avenue and 134B Street;
2. The impact of secondary suites on the neighbourhood;

3. Vehicle congestion and increased on-street parking in the vicinity of the Property (both during and after construction);
4. Tree retention; and
5. Impacts to the character of the neighbourhood.

The delegates spoke directly to the issue of vehicular access to the proposed lots and requested that Council require that all three proposed lots take vehicular access from the proposed laneway only. Subsequent to the Public Hearing, Council granted Third Reading to each of Bylaw No. 17980 and By-law No. 17981, respectively, and further resolved that staff consider the issues related to traffic safety and driveway access raised during the Public Hearing and provide a report to Council on these issues prior to consideration of final adoption of the subject By-laws [RES.R13-1419].

DISCUSSION

Direct access to 16A Avenue would normally be permitted for all lots that front on 16A Avenue, including the proposed lots, since 16A Avenue is classified as a local road. The City's By-laws allow access from local roads to fronting lots. Staff has reviewed the subject subdivision and has determined that it would be preferable if proposed Lot 2 were to be served with vehicular access from the proposed laneway only (see Appendix "B"). This will result in only one additional driveway off 16A Avenue (i.e., a driveway that will serve the proposed Lot 1). The proposed Lot 3, which fronts 16 Avenue, will also be required to take access from the proposed laneway due to the fact that access from arterial roads, such as 16 Avenue, is not permitted by By-law. Staff is satisfied that this access arrangement for the subject subdivision will provide both reasonable traffic safety and satisfactory access in support of development on the proposed lots.

It is noted that the applicant will be responsible for widening the pavement on 16A Avenue by an additional two metres along the frontage of the subdivision. This will result in increased visibility for motorists on 16A Avenue and provide additional on-street parking in the neighbourhood, which will assist in mitigating the neighbourhood concerns related to traffic safety and on-street parking.

Construction-related traffic will access the proposed subdivision off 16 Avenue by way of the laneway. This restriction will be included in the related Servicing Agreement and Highway Use Permit.

CONCLUSION

It is recommended that Council receive this report as information.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

Original signed by
Gerry McKinnon
Acting General Manager, Engineering

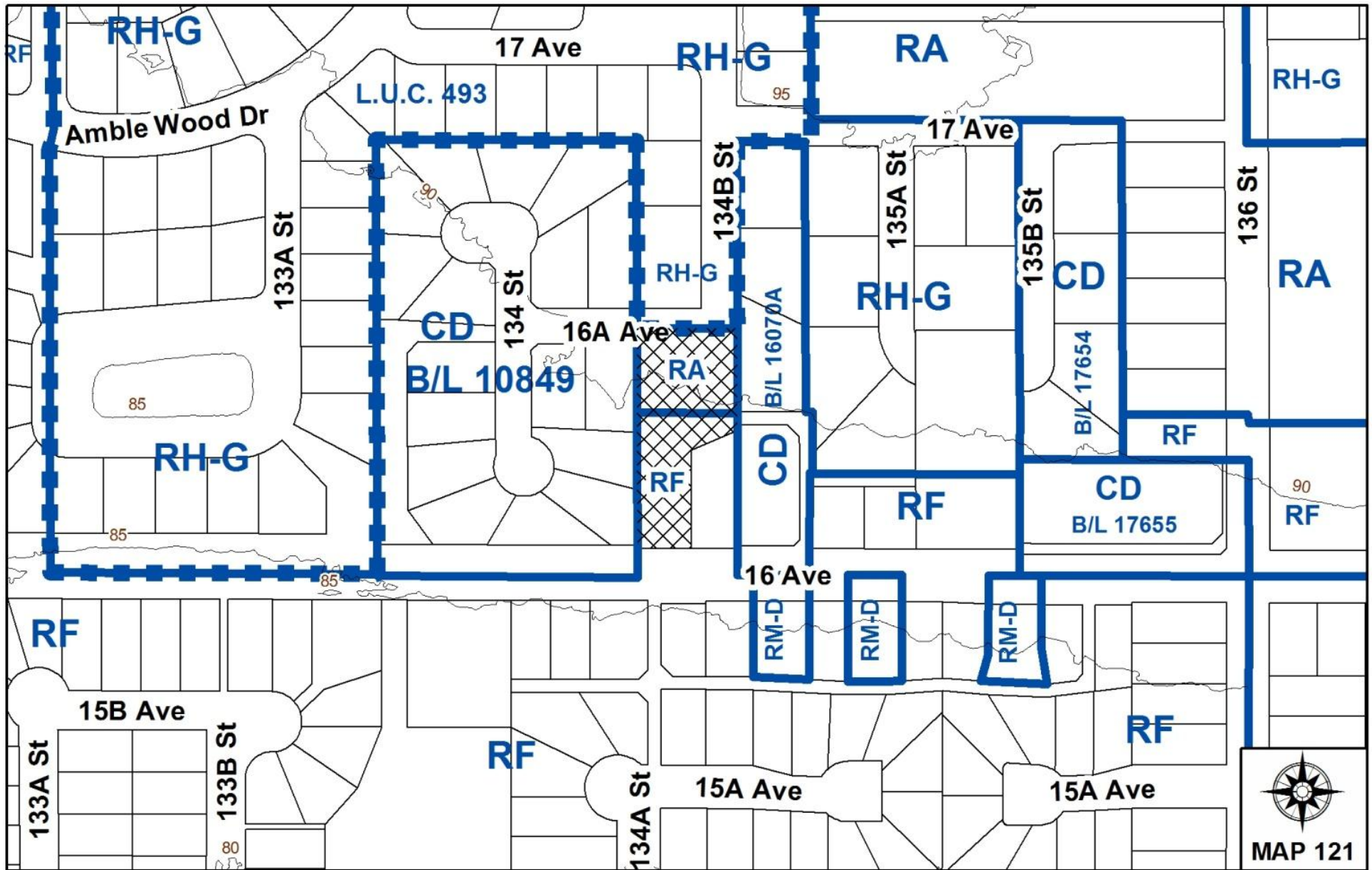
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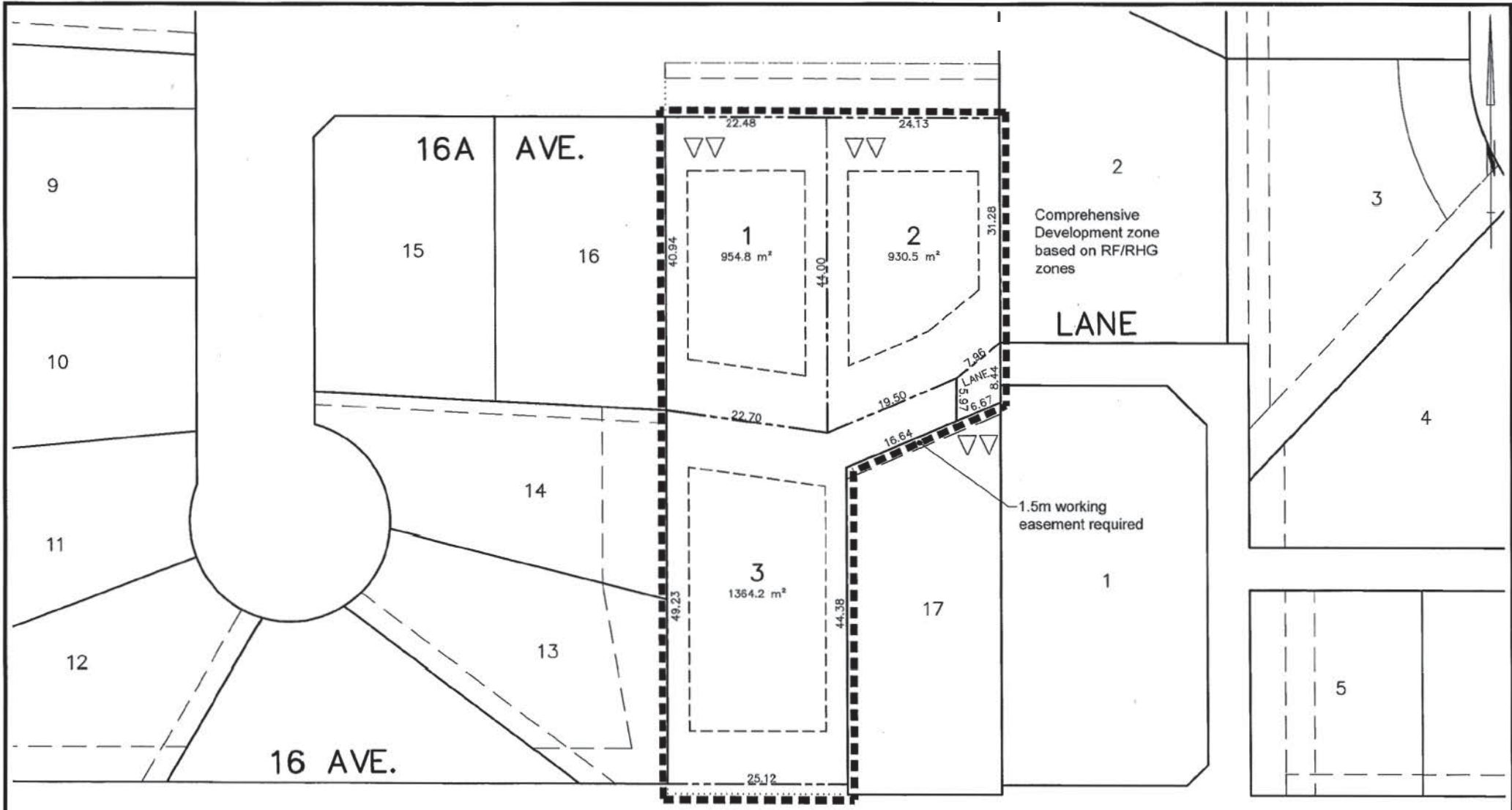
Attachments:

Appendix "A" Location Map

Appendix "B" Proposed Layout

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Subdivision Sketch
 7912-0216-00
 13467 - 16 Avenue
 Mohinder Samra

Scale 1:500

