



Proposal: Rezone from CD to RF-12 to permit subdivision into 5 single family lots. NCP Amendment from Neighbourhood Commercial to Single Family Small Lots.

Recommendation: Approval to Proceed

Location: 15323 - 34 Avenue **Zoning:** CD (By-law No. 14386)

OCP Designation: Urban

LAP Designation: Neighbourhood Commercial **Owner:** Rosemary Developments Ltd.

PROJECT TIMELINE

Completed Application Submission Date:	September 24, 2003
Planning Report Date:	February 9, 2004

The applicant is proposing:

- an NCP amendment from Neighbourhood Commercial to Single Family Small Lot; and
- a rezoning from CD to RF-12

in order to allow subdivision into 5 single family lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 14386) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from Neighbourhood Commercial to Single Family Small Lot when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
Parks, Recreation & Culture:	No concerns about the applicant's cash-in-lieu of parkland proposal (Appendix IV).
School District:	The proposed development will add 2 students to Morgan Elementary and 1 student to Earl Marriott Secondary (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant undeveloped property.
- **Significant Site Attributes** Flat terrain, no significant vegetation.
- **East:** Linear park, zoned RF-G, designated Park.
- **South:** Neighbourhood commercial building under construction (File No. 7902-0220-00), zoned C-5, designated Neighbourhood Commercial.
- **West:** Newly constructed single family homes, zoned CD (By-law No. 14387), designated Single Family Small Lots.
- **North:** Newly constructed single family homes, zoned RF-G, designated Compact Single Family/Cluster.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Neighbourhood Commercial needs amendment to Single Family Small Lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is requesting to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) from Neighbourhood Commercial to Single Family Small Lot to permit the development of 5 single-family residential lots.
- According to the NCP, four sites clustered around 34 Avenue are intended to be developed as commercial space. Presently, two of the sites on the south side of 34 Avenue are under construction (File No. 7902-0220-00). In total, these two sites will provide 3,051 sq.m. (32,842 sq.ft.) of commercial space in two buildings to serve the neighbourhood's needs. Other than the subject site, one undeveloped commercial-designated site remains on the north side of 34 Avenue.
- The Rosemary Heights Central neighbourhood is almost entirely built out. Only a couple of sites designated for multi-family use have not been proposed for development yet. Even though the neighbourhood is nearing completion, the new commercial space has not been entirely leased out.
- The applicant contends that the amount of businesses that has been developed in the surrounding area has reduced the demand for retail space in the Rosemary neighbourhood. The Rosemary Heights Central neighbourhood is in close proximity to recently approved or developed commercial developments, namely South Point Exchange, which has built 25,686 sq.m. (221,367 sq.ft.) of floor area; and South Point Annex, which has 2,984 sq.m. (32,121 sq.ft.) of space. Due to the amount of shopping centres in the area, the proposed reduction in commercial space is reasonable.
- Furthermore, the subject site is only 2,319 sq.m. (24,962 sq.ft.) in area, which is the smallest of the four sites designated for commercial. Based on a maximum floor area ratio of 0.5, the applicant is proposing a minor reduction in the amount of commercial floor area that can be developed, which is 1,160 sq.m. (12,487 sq.ft.).

Public Consultation Process

- In compliance with Council approved policy for proposed NCP amendments, the applicant held a public information meeting on Dec. 18, 2003 from 6:30 – 8:00 pm at the new commercial building in Rosemary Heights Central called Rosemary Centre (15350-34 Avenue). The developers and planning consultant were in attendance to present a concept plan for the broader neighbourhood, the proposed subdivision plan, elevation drawings to illustrate housing styles, and the Rosemary Heights Central NCP map.
- Out of a mail-out to 85 households, only 6 people attended the meeting. Two comment sheets were returned, both of which support the proposed development.

DEVELOPMENT CONSIDERATION

- In addition to the proposed NCP amendment, the applicant is proposing to rezone the site from Comprehensive Development Zone (By-law No. 14386) to Single Family Residential 12 Zone (RF-12) to permit a subdivision into 5 single family small lots.
- The applicant has hired a design consultant to write design guidelines based on the character of the neighbourhood. The design consultant proposes to allow neo-heritage and neo-traditional housing styles that will be two-storeys with a minimum floor area of 185 sq.m. (2,000 sq.ft.). Building materials will include wood or cementitious siding, with limitations on stucco. Roofing materials will be limited to cedar shakes and concrete tiles, and rooflines will be varied and steeply pitched. In accordance with the Rosemary Heights Central NCP, the design guidelines will also restrict the use of vinyl siding, asphalt shingle roofs, the development of secondary suites, and basement-entry homes. The design guidelines will also be tied to the land through a

restrictive covenant.

- The lot does not contain much vegetation, and there are no significant trees on the site. However, the applicant will be planting three trees per lot.
- Since the applicant proposes to allow basements to be built, a lot grading plan was submitted to the City for review. The site is relatively flat, and is surrounded only on the north side by an existing home. Roads and the linear park are adjacent to the subject site on remaining three sides. The proposed lot grading plan has been reviewed and approved by the Building Division.

PRE-NOTIFICATION

Pre-notification letters were sent on November 21, 2003, and staff received the following comments:

- One resident wanted assurances that an easement along the subject site's northern property line is retained.

(The applicant is proposing a walkway along the easement to ensure that the easement is retained.)

- One resident wanted to know if the entire parcel could be dedicated as parkland.

(The applicant is providing 10% of the land as parkland in addition to the 5% parkland dedication requirement.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Parks, Recreation & Culture Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 2, 2003.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas and Associates and dated January 7, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Ankenman Associates and dated January 21, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Lisa Balsor and dated September 22, 2003.

Murray Dinwoodie

General Manager
Planning and Development

SL/kms/rdd

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APPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Lisa Balsor
 Address: 13484 - 13A Avenue
 Surrey, B.C. V4A 1C4
 Tel: 604-536-5639

2. Properties involved in the Application

- (a) Civic Address: 15323 - 34 Avenue
- (b) Civic Address: 15323 - 34 Avenue
Owner: Rosemary Developments Ltd., Inc. No. 410635
PID: 025-120-306
Lot 30 Section 26 Township 2 New Westminster District Plan LMP 51034

3.

- (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET**Proposed Zoning: RF-12**

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.573 ac
Hectares	0.2319 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 16.77 m
Range of lot areas (square metres)	413 - 480 m ²

DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.56 uph/8.72 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	45%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	50%
PARKLAND	
Area (square metres)	231.9 m ²
% of Gross Site	10%
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO