

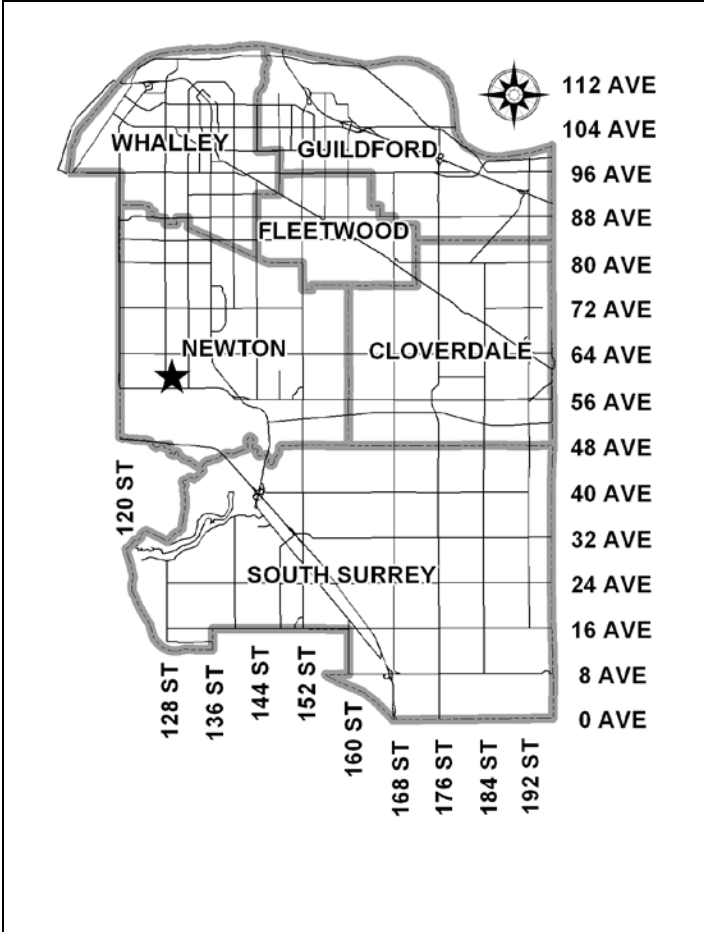
City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7904-0329-00

Planning Report Date: May 12, 2008

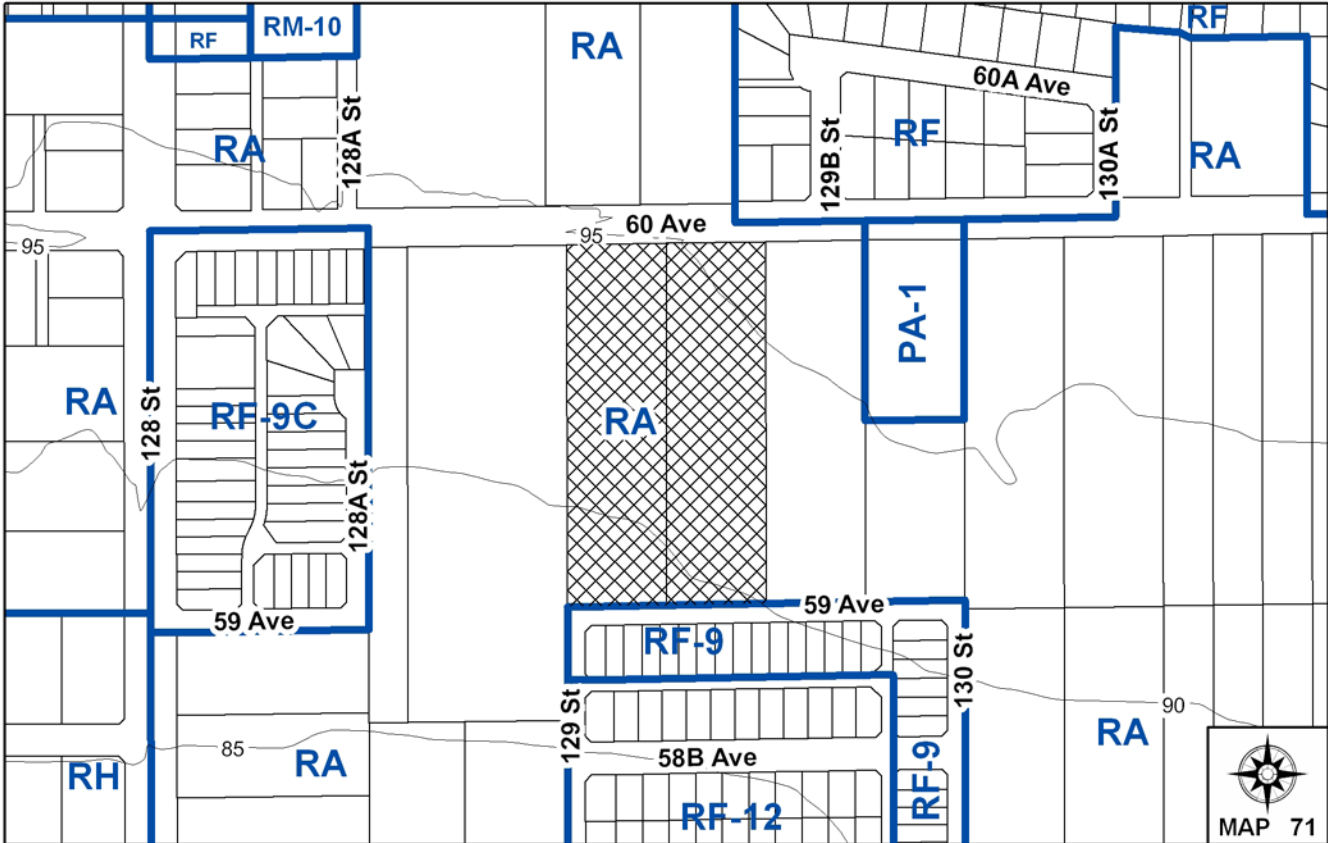
PROPOSAL:

- **Rezoning**

to amend Zoning By-law No. 15719, currently at Third Reading, to facilitate a minor adjustment of the zoning boundary between proposed RF-12 and RF-9 lots.



LOCATION: 12916 and 12940 - 60 Avenue
OWNER: 0704615 B.C. Ltd., Inc. No. BC0704615
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Small Lot and Small Lot with Lane



RECOMMENDATION SUMMARY

- Rescind Third Reading of By-law No. 15719, amend the By-law in accordance with Appendix IV and set date for Public Hearing for Amended By-law.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The subject application, which is at Third Reading, is being coordinated with the adjacent application to the east (No. 7905-0207-00). In response to discussions with adjoining properties, a revised layout has been developed with an adjusted road and lot plan, resulting in additional single family lots. Third Reading of Rezoning By-law (No. 15719) should be rescinded and amended accordingly. A new public hearing is required to facilitate this amendment.
- The by-law amendment and adjusted subdivision layout results in maintaining the same tree retention as the existing layout. All other conditions of this project remain unchanged.
- No concerns have been expressed by neighbouring residents resulting from the proposed By-law Amendment.

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Rescind Resolution R05-1213 granting Third Reading to By-law No. 15719.
2. Amend Section 1 of By-law No. 15719 by deleting the attached Survey Plan and replacing it with the revised Survey Plan attached (Appendix IV) and set a date for Public Hearing.
3. 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 revised subdivision layout as per the amended by-law to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of Section 219 "no build" Restrictive Covenant for tree preservation on proposed Lots 45, 49 and 52.

BACKGROUND

- Development Application No. 7904-0329-00 (12916 and 12940 – 60 Avenue), currently at 3rd Reading, proposes an Official Community Plan Amendment from “Suburban” to “Urban”, and Rezoning from RA to RF-12 and RF-9 in order to create 41 single family small lots. This application is adjacent to Development Application No. 7905-0207-00, (12964 – 60 Avenue) also at 3rd Reading, which proposes 19 single family small lots. The total number of proposed lots is 60 (Appendix III).
- Both applications are now being coordinated as a single project. A revised subdivision layout is proposed that applies to both projects. Due to the increased efficiency of joint development, the total number of proposed lots for both projects has increased from 60 to 66. Development Application No. 7904-0329-00 requires Council approval in order to amend the subdivision layout, as the zoning boundaries are being adjusted. Project 7905-0207-00 does not require Council approval, as there are no changes to the zoning boundaries (Appendix II).
- A revised subdivision plan is anticipated to be submitted for review and approval by the Approving Officer in accordance with this amendment.
- The revised proposal is consistent with the OCP Amendment from Suburban to Urban, and the Rezoning from RA to RF-12 and RF-9. The zoning survey plan requires amending, as the boundaries between the RF-9 and the RF-12 lots has been adjusted (Appendix IV).

DEVELOPMENT CONSIDERATIONS

- The revised subdivision layout is generally consistent with the original proposal, and generally consistent with the West Newton Highway 10 Neighbourhood Concept Land Use Plan (NCP). The proposed road layout is different than outlined in the NCP, however the road pattern aligns with the proposed roads in the NCP and other development applications. The cul-de-sac bulb is in closer proximity to the adjacent property, the church, to the east and provides access to a potential future lot. The owner of this property is in support of the amended layout. A pedestrian walkway connection is provided through to 60th Avenue.
- The subdivision pattern is supportable and is a more efficient use of land, resulting in the creation of 6 additional lots.
- The proposed land uses are consistent with the NCP and the proposal approved by Council, with the smaller RF-9 lots located along 129 Street and 60 Avenue and the RF-12 lots situated in the centre of the site. A total of 42 RF-9 lots and 24 RF-12 lots are proposed. The density has increased slightly with the creation of 6 additional lots and complies with permitted densities outlined in the NCP.
- The revised proposal was referred to Engineering and no concerns were expressed. Revised Engineering comments have been prepared (Appendix III).

Tree Preservation

- A revised arborist report and tree preservation and replacement plan have been prepared and stamped acceptable. The total number of trees proposed for retention is 9, which is consistent with the number of trees proposed for retention in original project. Five (5) of the trees proposed for retention are located within the north/south walkway that connects the cul-de-sac bulb to 60th Avenue. A water main is required to run through this walkway. Specific installation measures are proposed and the arborist will be on-site to ensure the retention of these trees. The arborist has provided a comfort letter to the City to ensure this occurs. This information has been reviewed by the City Landscape Architect and found acceptable.

PUBLIC NOTIFICATION

- Given the minor nature of this change, a revised pre-notification or new development proposal sign was not requested. The proposed amendment is consistent with the zoning and lot types proposed for the site, therefore additional public consultation is not deemed necessary.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Revised Proposed Subdivision Layout
- Appendix III. Original Subdivision Layout
- Appendix IV. Revised Survey Plan
- Appendix V. Original Planning Report

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Hub Engineering
 Address: #101 - 7485 - 130 Street
 Surrey, BC
 Tel: 604-

2. Properties involved in the Application

- (a) Civic Address: 12916 and 12940 - 60 Avenue

- (b) Civic Address: 12916 - 60 Avenue
 Owner: 0704615 B.C. Ltd., Inc. No. BC0704615
 Director Information:
 Harvinder Singh Deol

Officer Information: (as at September 21, 2006)
Harvinder Singh Deol (President,Secretary)

PID: 008-364-401
Lot 33 Section 8 Township 2 New Westminster District Plan 37207

- (c) Civic Address: 12940 - 60 Avenue
 Owner: 0704615 B.C. Ltd., Inc. No. BC0704615
 Director Information:
 Harvinder Singh Deol

Officer Information: (as at September 21, 2006)
Harvinder Singh Deol (President,Secretary)

PID: 001-972-499
Lot 34 Section 8 Township 2 New Westminster District Plan 37207

3. Summary of Actions for City Clerk's Office

- (a) Rescind resolution R05-1213 granting Third Reading to By-law No. 15719.
- (b) Amend Section 1 of By-law No. 15719, delete attached survey plan and replace with revised survey plan (Appendix IV), and set a new date for Public Hearing for amended By-law No. 15719.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12/RF-8

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.72 ac
Hectares	1.91 ha
NUMBER OF LOTS	
Existing	3
Proposed	44
SIZE OF LOTS	
Range of lot widths (metres)	7.9 m to 15.13 m
Range of lot areas (square metres)	221 m ² to 435 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.3/ac 23.0/ha
Lots/Hectare & Lots/Acre (Net)	9.6/ac 23.8/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	51
Estimated Road, Lane & Driveway Coverage	24
Total Site Coverage	75
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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