

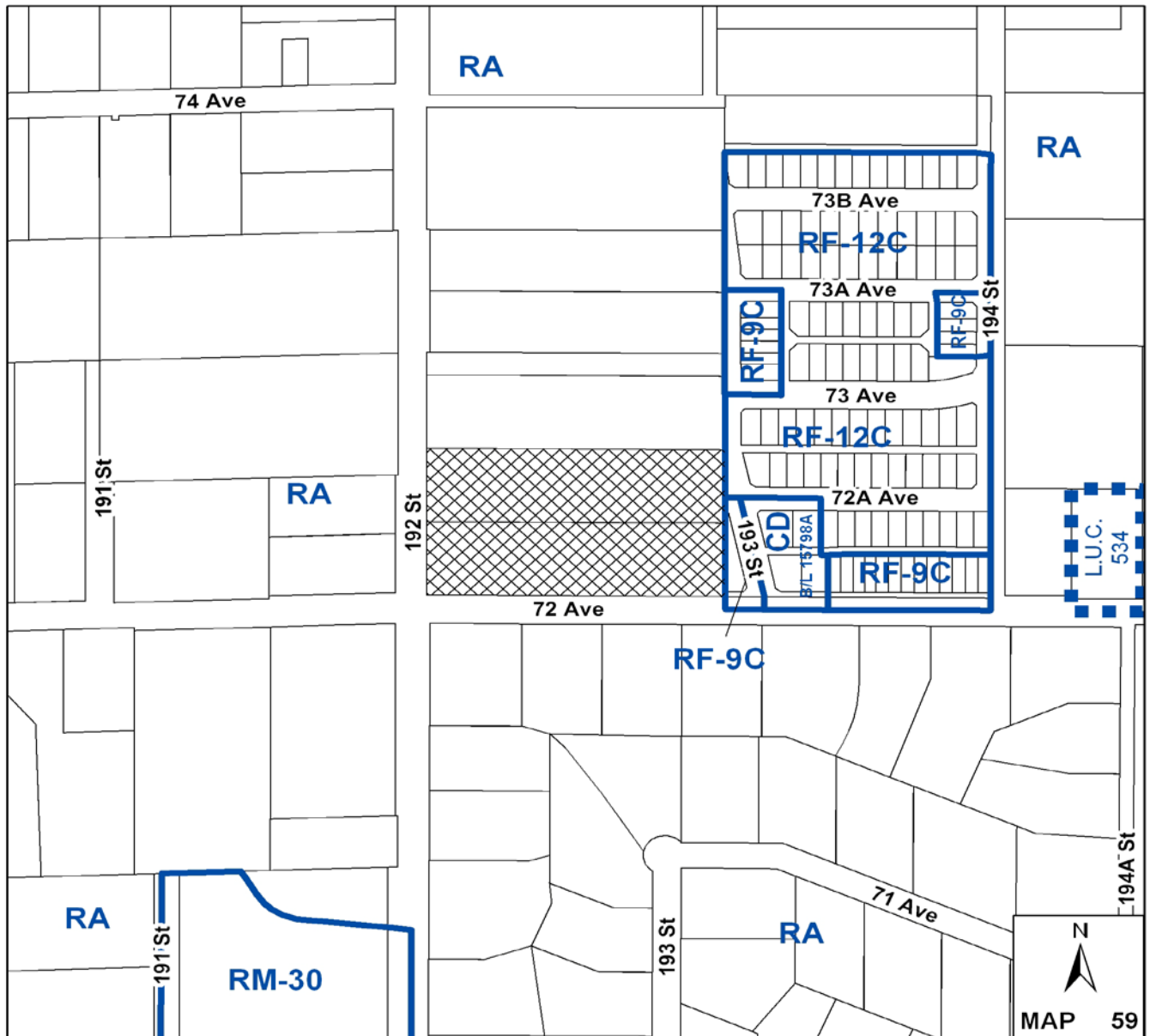
Proposal: Amend Rezoning By-law No. 16165A to facilitate a minor adjustment of the zoning boundary between proposed RF-12C and RF-9C lots.

Recommendation: Approval to Proceed

Location: 7210 & 7240 - 192 Street **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Low & Med. Density **Owner:** Cascade Creek Development Corp.



PROJECT TIMELINE

Original Application Submission Date:	July 22, 2005
Application Revision & Re-submission Date:	November 7, 2006
Original Planning Report Date:	November 20, 2006
Additional Revision Date:	January 11, 2007
Additional Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing to amend Rezoning By-law No. 16165A in order to facilitate a minor adjustment of the zoning boundary between the proposed RF-12C and RF-9C lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of Rezoning By-law No. 16165A, amend the by-law to incorporate a revised Survey Plan (Appendix I) and set a date 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 plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed remainder lots (proposed Lots 41 and 42);
 - (d) registration of a statutory right-of-way on proposed Lot 42 to protect road dedication requirements for 192 Street; and
 - (e) demolition of existing structures to the satisfaction of the Building Division.

DEVELOPMENT CONSIDERATIONS

Background

- At the November 20, 2006 Regular Council - Land Use Meeting, Council considered the Planning Report on the subject site (Appendix II), seeking the following:
 - an OCP amendment from Suburban to Urban;
 - a rezoning of portions of the subject site from RA to RF-12C, RF-9C and RF; and

- a Development Variance Permit to vary the lot width requirement of the RA Zone from 50 metres (164 ft.) to a minimum of 38 metres (124 ft.) for proposed Lot 42

in order to allow subdivision into approximately 40 small single family lots (19 RF-12C and 21 RF-9C) and 2 remainder lots in the East Clayton-North Extension plan area.

- A Public Hearing was held on December 4, 2006. There were no speakers at the Public Hearing. Consequently, Council gave Third Reading to the OCP Amendment By-law No. 16165 and the Rezoning By-law Nos. 16165A and 16165B.
- The Rezoning By-laws associated with the initial proposal include a Survey Plan (Appendix III) defining the boundaries of the lands as follows:

Rezoning By-law No.	Block Letter in the Survey Plan	Proposed Zoning
16165A	A	RF-12C and RF-9C
16165B	B	RF

- Based on the current Survey Plan, the zoning boundary between RF-12C and RF-9C is established along the southerly edge of a proposed 4.0-metre (13 ft.) wide east-west walkway running between proposed Lots 26 and 27 (see subdivision layout on Appendix IV).
- The proposed subdivision layout also reflects a proposed remainder lot (proposed Lot 42), which is subject of a separate application (File No. 7906-0415-00) for a proposed commercial and single family development. The application is currently under preliminary review.
- The layout for the proposed commercial and single family development (proposed Lot 42) shows a 10-metre (30-ft.) wide east-west walkway, which connects to the proposed walkway between proposed Lots 26 and 27.
- More recently, the applicant for File No. 7906-0415-00 has requested that the lot area for the proposed commercial component (the proposed land use complies with the NCP) be increased from its current estimated area of 2,011 sq. m. (0.49 acre) to accommodate the proposed building.
- However, to facilitate the requested expansion of the proposed commercial portion of proposed Lot 42, the proposed 10-metre (30-ft.) wide walkway has to be relocated to the north. This has necessitated a subsequent relocation of the proposed walkway between proposed Lots 26 and 27 to maintain the connectivity between the 2 walkways (Appendix V).
- While the proposed minor adjustment of the walkway locations does not negatively affect the overall subdivision layout, it affects the zoning boundary between RF-12C and RF-9C as shown on the current Survey Plan.

Proposed Amendment to the Survey Plan

- The amended Survey Plan for Rezoning By-law No. 16165A indicates a diagonal zoning boundary between the proposed RF-12C and RF-9C Zones (Appendix I).

- The amended Survey Plan will allow a minor adjustment of both walkways and ultimately, will add 281 sq. m. (3,025 sq. ft.) to the proposed commercial site, bringing its site area to 2,292 sq. m. (0.56 acre) (Appendix V).
- The proposed amendment to the Survey Plan will avoid the creation of split-zoned single family lots. It will have very minimal changes to the lot dimensions of the affected lots (proposed Lots 26 and 27). All the proposed small lots will still conform to the corresponding subdivision requirements of the RF-12C and RF-9C Zones.
- The proposed change does not affect Rezoning By-law No. 16165B or the related OCP Amendment By-law No. 16165.
- The proposed tree preservation and replacement plan, lot grading plan and building design guidelines that have been established in the original Planning Report are also not affected by the proposed amendment to the Survey Plan.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Amended Survey Plan
Appendix II.	Original Planning Report Dated November 20, 2006
Appendix III	Survey Plan Attached to Rezoning By-law Nos. 16165A and 16165B
Appendix IV.	Current Subdivision Layout
Appendix V.	Amended Subdivision Layout

How Yin Leung
Acting General Manager
Planning and Development

JDM/kms

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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: Genevieve Bucher, McElhanney Consulting Services Ltd.
 Address: 13160 – 88 Avenue
 Surrey, BC V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

- (a) Civic Address: 7210 and 7240 – 192 Street

- (b) Civic Address: 7210 - 192 Street
 Owner: Cascade Creek Development Corporation
 PID: 002-344-998
 Lot 1 Section 22 Township 8 New Westminster District Plan 8812

- (c) Civic Address: 7240 - 192 Street
 Owner: Cascade Creek Development Corporation
 PID: 002-153-891
 Lot 2 Section 22 Township 8 New Westminster District Plan 8812

3. Summary of Actions for City Clerks Office

- (a) Rescind Third Reading of Rezoning By-law No. 16165A, amend the By-law based on the amended Survey Plan and set a date for Public Hearing.

CONTOUR MAP FOR SUBJECT SITE

