

City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7906-0118-00

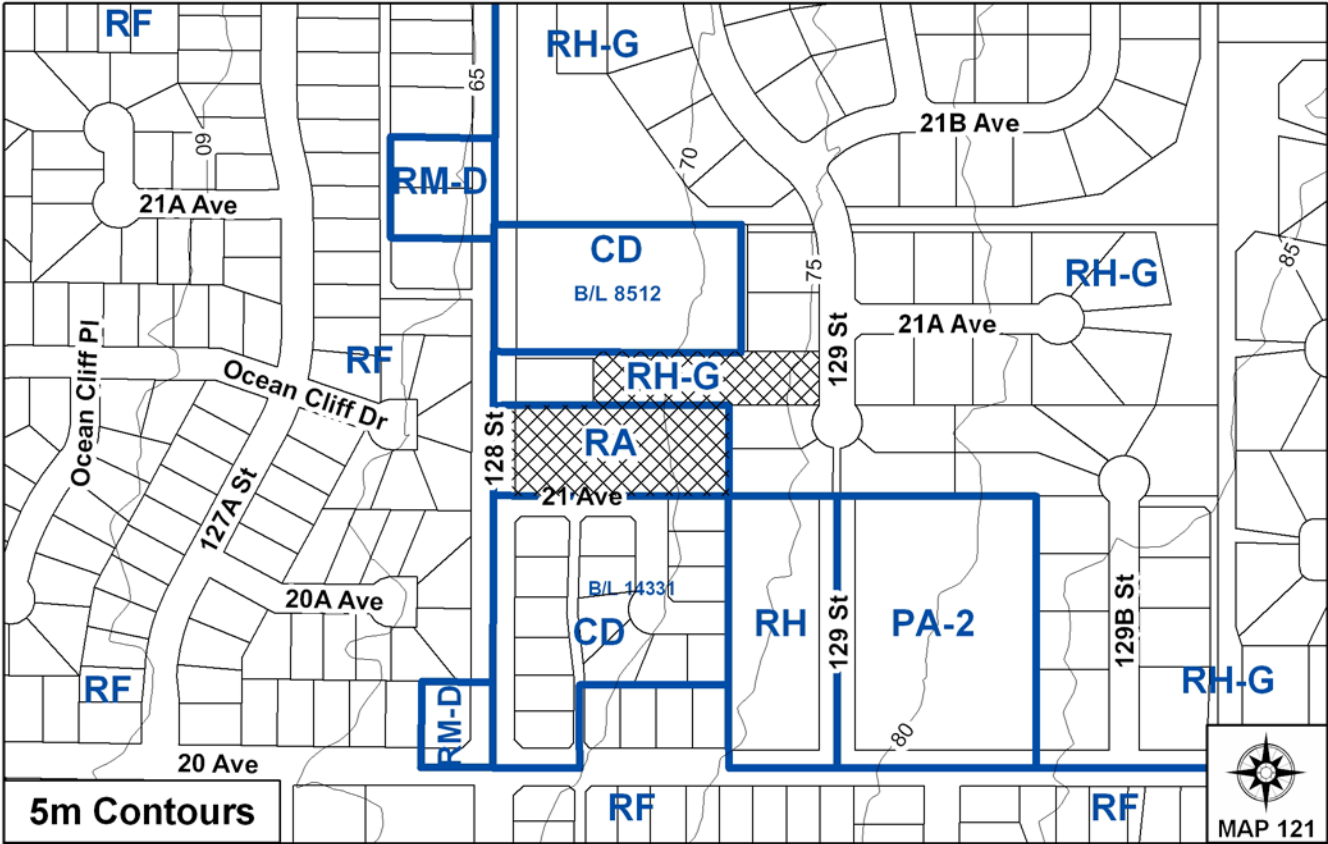
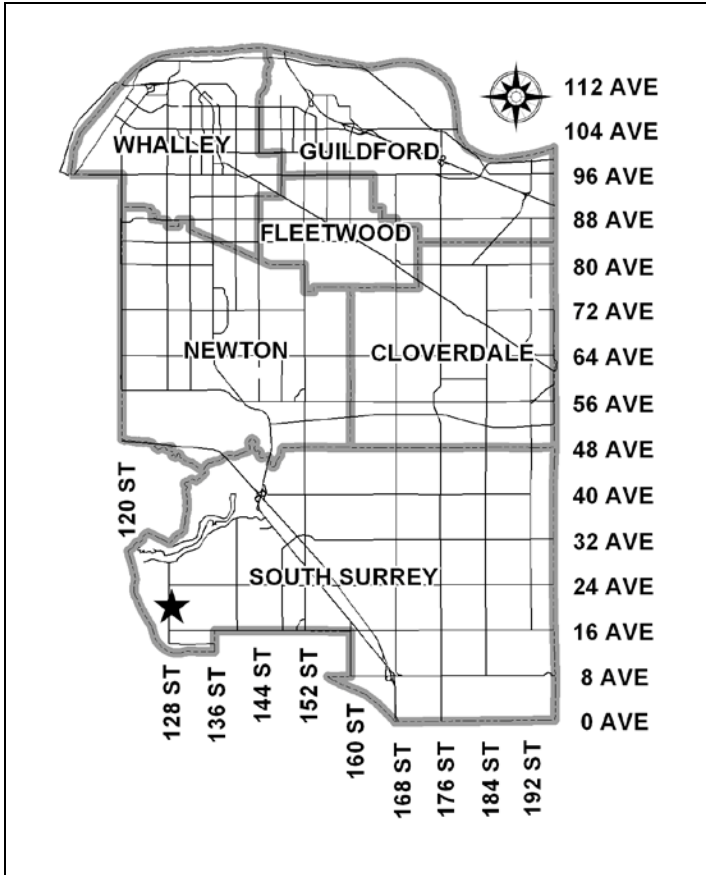
Planning Report Date: February 11, 2008

PROPOSAL:

- **Partial OCP Amendment** from Suburban to Urban
- **Rezoning** from RH-G and RA to CD

in the order to allow subdivision into 9 oversized urban lots and 1 remainder RH-G lot.

LOCATION: 2115 - 129 Street and 2092 - 128 Street
OWNER: Elsie Schussler and John Schussler
ZONING: RH-G/RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban ½ Acre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial OCP Amendment from "Suburban" to "Urban".
- Requires a partial LAP Amendment from Suburban ½ Acre to Urban Residential in the Semiahmoo Peninsula Plan.

RATIONALE OF RECOMMENDATION

- The proposed OCP/LAP amendments match the previous amendments approved on lands to the south and will complete this pocket in a consistent development form.
- The proposed larger urban lots, as well as additional lot restrictions and landscaping requirements, will ensure the establishment of an appropriate interface and transition between existing "Urban" and "Suburban" areas.
- Council passed a resolution at the January 28, 2008 Regular Council - Land Use Meeting, to refer the project back to staff to resolve interface issues for both the subject site and the project immediately north (No. 7906-0122-00) which were considered together. As a result of this resolution, both projects were reviewed. However, appropriate changes were made to improve the interface conditions for Project No. 7906-0122-00 only. The subject site did not have interface concerns expressed from any adjacent property owners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site, shown on the attached Survey Plan as Blocks 1 and 2, from "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).
4. 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;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of future Lot 1 until future consolidation with the adjacent property (2106 - 128 Street);
 - (f) registration of a Section 219 Restrictive Covenant for a 7.5 metre (25 ft.) "no build" along the rear property lines of Lots 6, 7 and 8;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the provision and maintenance of a 1.5 metre (5 ft.) landscaping buffer along the rear lot line of Lots 6, 7 and 8; and
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on Lots 7 and 8.
5. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

ADDITIONAL PLANNING COMMENTS

- At the Regular Council Land Use meeting held on January 28, 2008, Council passed a resolution to refer the application back to staff, in conjunction with the companion development application immediately north (7906-0122-00), to resolve the interface concerns for the northern project.
- Additional measures have been incorporated in the proposed development to the north (7906-0122-00) to improve the interface conditions with the existing RH-G properties. These measures and details are outlined in the Additional Planning Report to Council for project 7906-0122-00.
- As there were no immediate interface concerns associated with the subject site, no changes are proposed.
- Planning recommends that Council approve the recommendations outlined in the original Planning Report to Council (attached), give 1st and 2nd Reading of the By-laws and proceed to Public Hearing.

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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Map of Comments from Area Residents
Appendix IX.	Proposed CD By-law
Appendix X.	Land Use Concept
Appendix XI.	Original Planning Report Text

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: Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminister, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Addresses: 2115 - 129 Street and 2092 - 128 Street
- (b) Civic Address: 2115 - 129 Street
 Owner: John and Elsie Schussler
 PID: 000-586-862
 Lot 63 Except: Part Subdivided by Plan 71163
- (c) Civic Address: 2092 - 128 Street
 Owner: Elsie Schussler
 PID: 000-808-849
 The North Half of Lot 8 Except: Part Subdivided by Plan BCP16463 Section 17
 Township 1 New Westminister District Plan 2939

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.45 ac
Hectares	0.993 ha
NUMBER OF LOTS	
Existing	2
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	18.0 - 30.15 m
Range of lot areas (square metres)	660 m ² - 1,300 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10
Lots/Hectare & Lots/Acre (Net)	4
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	YES
BOUNDARY HEALTH Approval	
	YES
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO