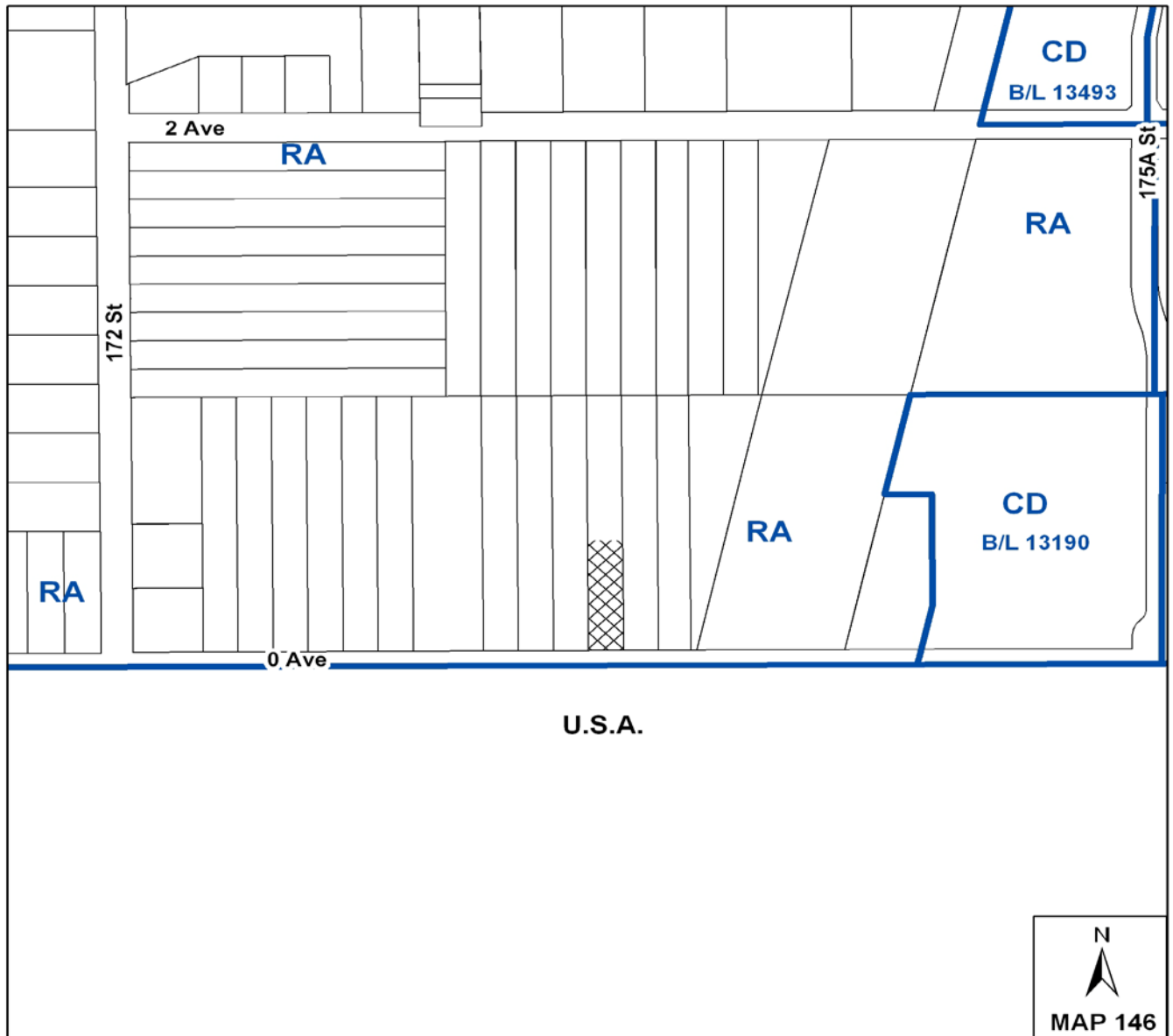


**Proposal:** Rezone a portion of 17351 - 0 Avenue from RA to RF in order to allow subdivision of the site to facilitate processing of a phased development.

**Recommendation:** Approval to Proceed

<b>Location:</b> 17351 - 0 Ave	<b>Zoning:</b> RA
<b>OCP Designation:</b> Urban	
<b>NCP Designation:</b> Urban Single Fam. (6 upa)	<b>Owners:</b> Antonio and Monserrat Madrid et al



## PROJECT TIMELINE

Completed Application Submission Date: December 15, 2006  
Planning Report Date: January 22, 2007

## PROPOSAL

The applicant is proposing:

- a partial rezoning of 17351 - 0 Avenue from RA to RF

in order to create an urban single family lot and consolidate the remainder of 17351 - 0 Avenue with 17341 - 0 Avenue to allow for future phased development and subdivision.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block "A" shown on Appendix V from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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;
  - (c) register a Section 219 "No Build" Restrictive Covenant for future requirements pertaining to arborists report, landscaping plan, lot grading plan, development concept and conformity to RF Zone; and
  - (d) security for road works and service/utility connections.

## 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 IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **East, West and North:** Single family residential, zoned RA, designated Urban in the OCP.
- **South:** Across 0 Avenue lies the Canada-U.S. border and the USA.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: Urban Single Family 6 upa. Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 0.40 ha (1 acre) in size and is located in the Douglas area. The site is designated Urban in the Official Community Plan (the "OCP") and designated Single Family Residential 6 upa in the Douglas Neighbourhood Concept Plan (the "NCP").
- The subject site forms part of a large development application in the Douglas NCP area (7904-0411-00) by Cressey Developments, which is presently under review by City staff. The application is at pre-Council, pending the finalization of studies that support the Cressey proposal to amend the Douglas NCP to increase densities. The Cressey development application is likely to be forwarded to Council for consideration in the near future.
- The intent of the subject application is to allow this property to be subdivided to create a single-family lot containing the existing dwelling for the existing owner in the interim, while retaining the remnant lot at the rear to be rezoned and subdivided later as part of the Cressey application.
- To achieve this the applicant proposes to rezone the front portion of the site along 0 Avenue containing the existing dwelling to Single Family Residential Zone (RF) to create an RF lot (Lot 1). The remainder of the lot at the rear of the subject site would be consolidated with adjacent parcel (creating Lot 2) and would remain Zoned One-Acre Residential Zone (RA).
- The proposed Lot 1 to be rezoned and subdivided complies the intent of the Douglas NCP designation (Urban Single Family 6 upa).
- The subject rezoning and lot line adjustment can be dealt with at this time to expedite the interim subdivision for the parties involved, while establishing controls to ensure that future rezoning and subdivision of the remnant portion can be achieved. These controls will include registration of rights-of-way for future roads and utilities, as well as Restrictive Covenants on both Lot 1 and 2 to ensure that any further subdivision is to be in conformance with an approved plan for the area.

### Tree Preservation

- No trees are proposed to be removed as part of this application. A Section 219 'no-build' Restrictive Covenant will be placed on both titles to require an arborist report/tree retention plan prior to further development of either lot.

### Lot Grading

- No lot grading plan has been submitted for the area as no development will take place as a result of this rezoning and subdivision. The subsequent development (the Cressey application) will have an associated lot grading plan. A Section 219 'no-build' Restrictive Covenant will be placed on both titles to ensure that this takes place prior to further development.

### Existing Homes

- The existing home on Lot 1 will be retained by the owner. The house on Lot 2 will be within the Cressey development area and is proposed to be removed as part of the Cressey application.
- The required 3.3 m (11 ft.) road dedication along 0 Avenue renders the existing dwelling on Lot 1 to be in compliance with the front yard setback requirement of the RF Zone. To address this issue, a Section 219 Restrictive Covenant will be registered on Lot 1 requiring that any further development on this lot will provide the minimum front yard setback of the RF Zone measuring from the new property line after road dedication.

### Design Guidelines

- The Design Guidelines describe a unique type of housing that will be required for the Douglas area. The Design Guidelines will be placed on Lot 1 and will be consistent with the remainder of the Cressey development.

### Restrictive Covenants

Several Restrictive Covenants will be required to be registered on Lots 1 and 2, as follows:

- "No-build" Restrictive Covenants will be placed on Lot 1 and Lot 2 to ensure that future subdivision is in accordance with the concept for the area.
- "No-build" Restrictive Covenants will be placed on Lot 1 and Lot 2 to ensure that no further development takes place without technical information being provided, including an arborist report/tree retention plan and lot grading plan.
- "No-build" restrictive covenant will be placed on Lot 1 to ensure that future development is in compliance with the City of Surrey Zoning Bylaw generally, and the RF Zone specifically.
- Engineering will be requiring road dedication from Lot 1, bonding for services, a restrictive covenant for the Lots to be tied into services when available, and rights of way for roads that are consistent with the overall development plan.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2006, and staff received no comments.

### 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.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Rezoning Block Plan

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 15, 2007.
- Soil Contamination Review Questionnaire prepared by Bob Ambardar dated December 15, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/TW/kms

v:\planning\plncom07\01021322.kb.doc  
SEH 7/7/10 12:11 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Bob Ambardar, Cressey Developments  
                         Address:                      #800 - 925 W. Georgia Street  
                                                              Vancouver, B.C.  
                                                              V6C 3L2  
                         Tel:                                      604-895-0431

2.      Properties involved in the Application

- (a)      Civic Addresses:      17351 - 0 Avenue
  
- (c)      Civic Address:      17351 - 0 Avenue  
            Owners:                      Antonio and Montserrat Madrid  
            PID:                              002-190-621  
            Lot 4 Section 32 Block 1 North Range 1 East New Westminster District Plan  
            6323

3.      Summary of Actions for City Clerks Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RA/RF**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	2 ac	
Hectares	.8096 ha	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	2	
<b>SIZE OF LOTS</b>	RF	RA
Range of lot widths (metres)	22.25 m	22.25 m
Range of lot areas (square metres)	1,661 sq.m.	6,170 sq.m.
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	2 upa	
Lots/Hectare & Lots/Acre (Net)	2 upa	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building		
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>	NO	
<b>MODEL BUILDING SCHEME</b>	NO	
<b>HERITAGE SITE Retention</b>	NO	
<b>BOUNDARY HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

### CONTOUR MAP FOR SUBJECT SITE

