

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0314-00

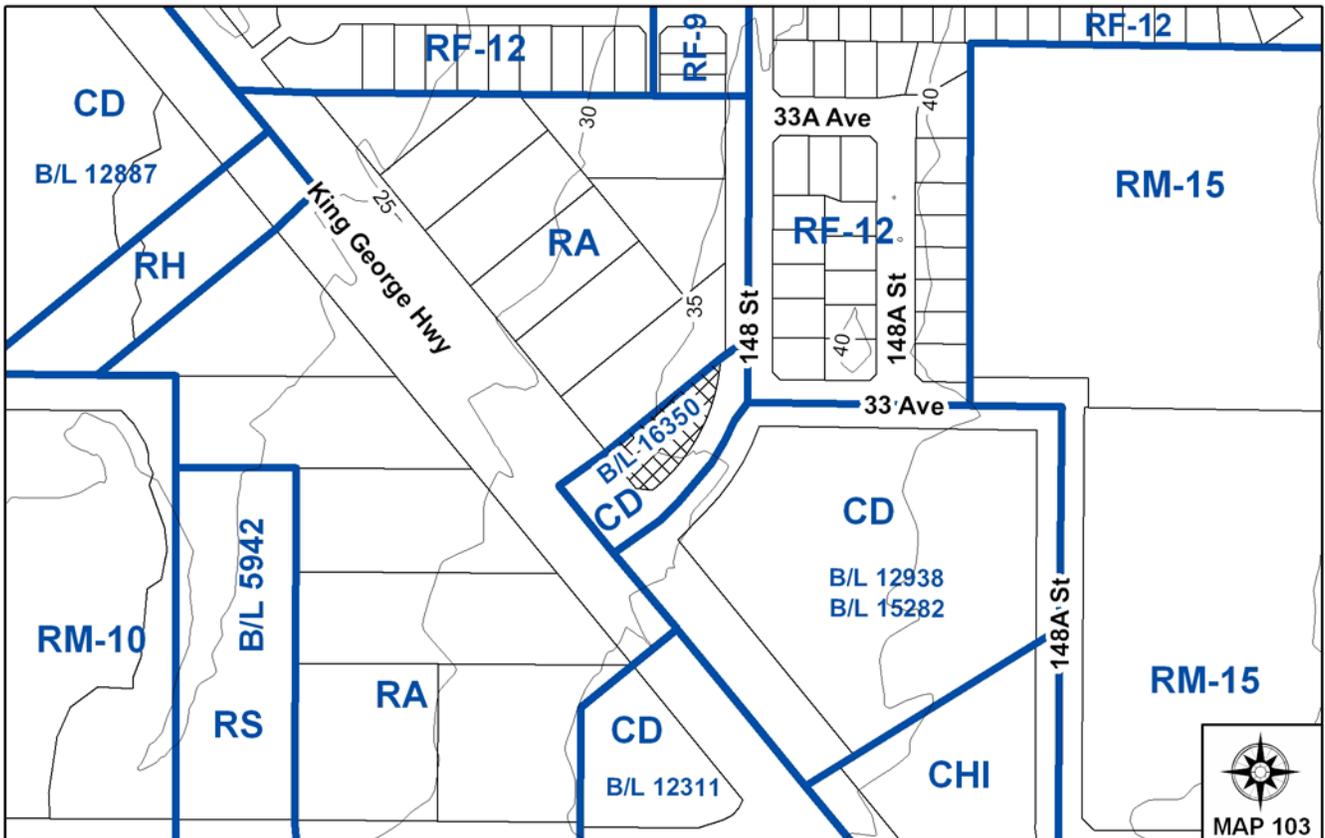
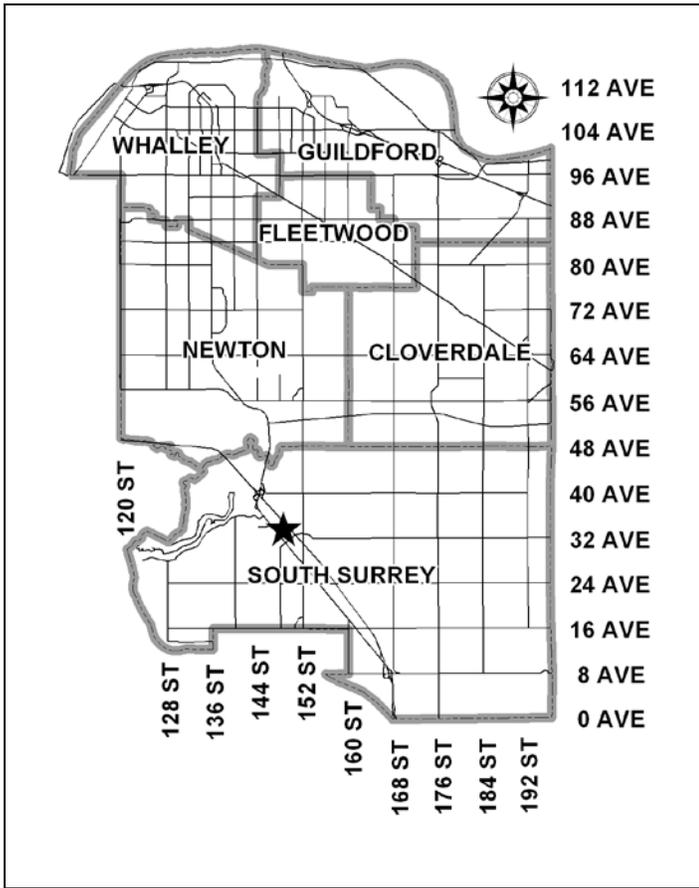
Planning Report Date: January 14, 2008

PROPOSAL:

- Rezoning from CD (By-law No. 16350) to RF
- Rescind Development Permit No. 7906-0316-00

in order to position this site for future development.

LOCATION: 3313 - 148 Street
OWNER: 0778312 B.C. Ltd., Inc. No. BC0778312
ZONING: CD (By-law No. 16350)
OCP DESIGNATION: Urban
LAP DESIGNATION: Townhouses (15 upa max.)



RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None. The proposed rezoning is to position the site for future townhouse development stipulated in the King George Highway Corridor Plan.

RATIONALE OF RECOMMENDATION

- The applicant has chosen not to proceed with development of 4 townhouse units approved by Council under application No. 7906-0316-00, and instead has completed the sale of the property in order to facilitate consolidation of the site with adjacent properties to the northwest for future residential development.
- Accordingly, the applicant is seeking to rescind the previous approvals in order to position this site for future development. The application to rezone to a holding zone (RF) and formally seek rescission of the approved Development Permit will enable the applicant to recover engineering and landscaping securities associated with the original approvals.
- In order to ensure the site is maintained as a holding property for future development in conjunction with adjacent lands, a Section 219 Restrictive Covenant will be registered on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind the resolution (No. R07-1702) granting Final Approval of Development Permit No. 7906-0316-00.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 16350) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant for "no build" on the site until it is consolidated with adjacent properties and rezoned and redeveloped in accordance with the King George Corridor Land Use Plan.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Ministry of Transportation: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban/Clustering at Urban Single Family Density	RA
East (Across 148 Street):	Single family dwellings and retail shopping centre.	Urban and Commercial/ Clustering at Urban Single Family Density (8 upa) and Neighbourhood Commercial	RF-12 and CD
South (Across King George Highway):	Single family dwellings.	Urban/Clustering at Urban Single Family Density (8 upa)	RA
West:	Single family dwelling.	Urban/Clustering at Urban Single Family Density (8 upa)	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northwest corner of King George Highway, an arterial road, and 148 Street, a major collector road, at the entrance to an emerging residential neighbourhood. To the north and north-east, several new single family small lot developments have been approved and are under construction. Across 148 Street is a retail shopping centre and further to the east on 148A Street are two large RM-15 Zoned townhouse complexes.
- The subject property is a remnant lot created as part of the 148 Street realignment. The site has a total area of only 1,120 square metres (12,056 sq.ft. /0.28 ac). In recognition of its size limitations, a Restrictive Covenant was originally registered on the subject property to ensure no building would occur until it was consolidated with adjacent lands.
- In 2006, the owner of the subject property, 388 Construction Ltd., submitted a Rezoning and Development Permit application (File No. 7906-0316-00), to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and to permit development of a 4 unit townhouse project. The proposal also included a proposed amendment to the King George Corridor Local Area Plan from "Clustering at Urban Single Family Density (8 u.p.a)" to "Townhouses (15 upa max)".
- Staff recommended to Council that the proposal be supported for a number of reasons including the following:
 - The owner contended that he had made several attempts to acquire the adjacent properties over the previous few years, to fulfill the conditions of the Restrictive Covenant, but was unsuccessful;
 - The properties at this corner are impacted by this busy location at King George Highway, and are not considered suitable for single family development due to access limitations and an awkward lot configuration. Redesignation of this site to "Townhouses (15 upa max)" and eventually to the adjacent properties was therefore supportable;
 - Substantial efforts were made, both by City staff, and the project architect, to design a small townhouse project that could be accommodated on the site by itself without consolidation with the adjacent properties, and still achieve a viable and attractive addition to the area which could be integrated well with future redevelopment of the adjacent lands to the north; and
 - Only minor variations to the standard RM-15 Zone were required to accommodate the proposed townhouse project on the subject site, and any impacts that could be anticipated from the proposed variations were to be mitigated through sensitive building design and a reduced building footprint which allowed for greater landscaping on the site.
- Council granted final adoption of the rezoning By-law (No. 16350), and final approval of the Development Permit (No. 7906-0316-00), on June 11, 2007. The associated amendment to the King George Corridor Local Area Plan was also approved on that date. The original "no-build" Restrictive Covenant, prohibiting any construction on the subject site, was also later discharged.

Proposal

- In September 2007, the owner advised City staff that he no longer wished to proceed with the approved 4 unit townhouse project and has since sold the property. Accordingly, the original owner has requested rezoning back to a holding zone and rescission of the approved Development Permit to allow engineering and landscaping securities that were collected as a condition of the approved rezoning and development permit application to be refunded. The new owner of the property (0778312 B.C. Ltd.) has authorized the application to proceed and has also formally authorized the City to refund any monies associated with the previous development application on the site to the previous owner.
- It is noted that although the previous zoning of the property was the "One-Acre Residential Zone (RA)" the proposal is to rezone the site to the "Single Family Residential Zone (RF)" as the subject property is too small to meet the minimum lot size provisions of the RA Zone, and was originally an existing non-conforming lot. As such, the closest holding single family zone, under which the subject lot would comply, is the RF Zone.
- The applicant has agreed to register a Section 219 Restrictive Covenant for "no-build" on the site prior to final adoption of the Rezoning By-law. The RC will prohibit the construction of any buildings and/or structures on the site until it is consolidated with the neighbouring properties to the north and rezoned and redeveloped in accordance with the King George Corridor Land Use Plan.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 3, 2007, and staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II. | Engineering Summary |

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: Ranjit Aadmi
 Address: 388 Construction Ltd.
 2450 East 51st Avenue
 Vancouver, B.C. V5S 1P4
 Tel: 604-767-2445

2. Properties involved in the Application

(a) Civic Address: 3313 - 148 Street

(b) Civic Address: 3313 - 148 Street
 Owner: 0778312 B.C. Ltd., Inc. No. BC0778312
 Director Information:
 Dean Hamilton

No Officer Information Filed

PID: 027-105-741
Lot 1 District Lot 155 and 165 Group 2 New Westminster District Plan
BCP30714

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24957
- (c) Remove Notice of Development Permit No. 7906-0316-00 from title.

DEVELOPMENT DATA SHEET

Proposed Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,120 m ²
Road Widening area		
Undevelopable area		
Net Total		1,120 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	n/a
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	n/a
Rear	7.5 m	n/a
Side #1 (North)	1.8 m	n/a
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	n/a
Accessory	4 m	n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		n/a

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.52	n/a
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		n/a
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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