

City of Surrey
PLANNING & DEVELOPMENT REPORT
 File: 7908-0300-00

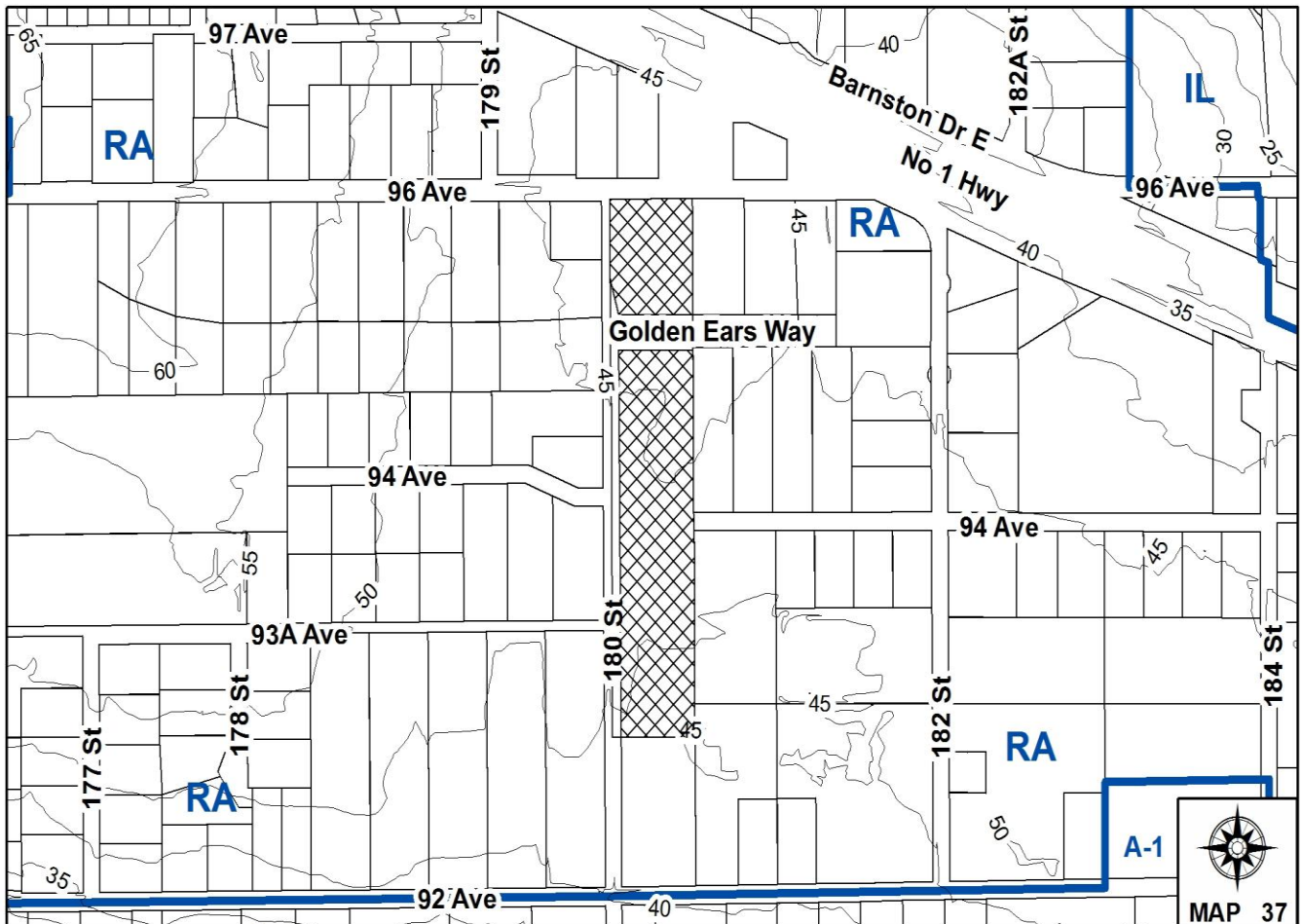
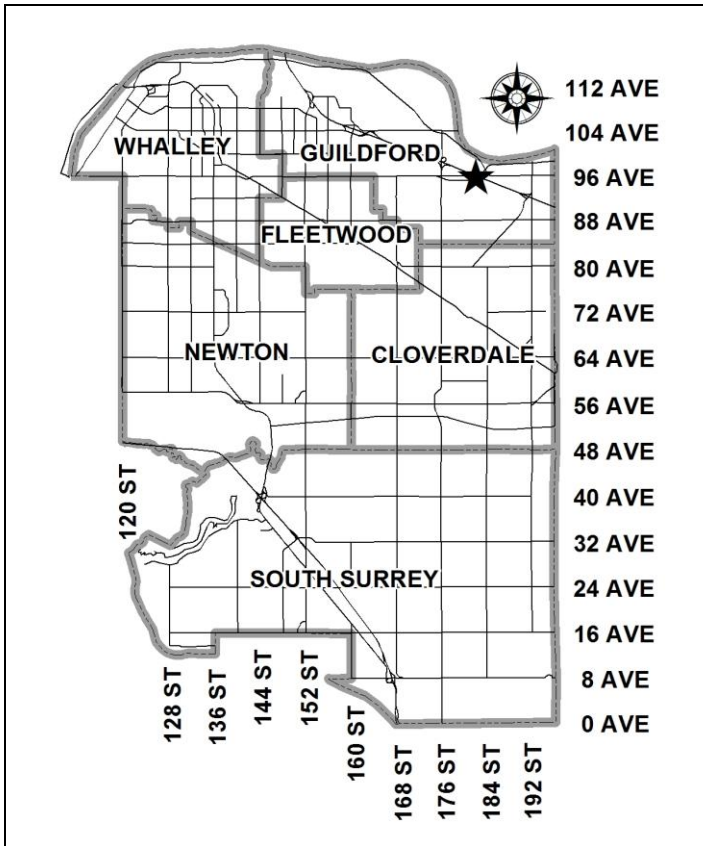
Planning Report Date: July 13, 2009

PROPOSAL:

- **Development Variance Permit**

in order to vary the works and services requirement of the Subdivision & Development By-law to facilitate a 2-lot subdivision.

LOCATION: 18044 - 96 Avenue
OWNERS: 0732402 BC Ltd. et al
ZONING: RA
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To defer works and services requirements and sewer/septic requirements of the Subdivision & Development By-law.

RATIONALE OF RECOMMENDATION

- As part of the negotiation process, the City is able to obtain road dedication along 180 Street, which is an important north-south transportation corridor for the Anniedale-Tynehead NCP area.
- The works and services are proposed to be deferred. At the time that proposed Lots 1 and 2 develop to their ultimate potential under the future NCP for the area, the engineering requirements can be achieved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0300-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Subdivision & Development By-law, 1986, No. 8830 as amended by deferring the works and services, service connections, and sewer/septic requirements, to proposed Lots 1 and 2 until rezoning of the subject site in accordance with the future NCP for the area.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant land bisected by recently opened Golden Ears Way.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Rural residential.	Suburban	RA
East:	Rural residential.	Suburban	RA
South:	Rural residential.	Suburban	RA
West (Across 180 Street):	Rural residential.	Suburban	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) area, at the corner of 96 Avenue and 180 Street. The site is designated Suburban in the Official Community Plan and is zoned One-Acre Residential (RA).
- In the South Port Kells General Land Use Plan, which was approved by Council on June 13, 2005, the subject site is designated Business Centre, Transitional Residential, Linear Park/Open Space, and Urban Residential.

- The subject site is currently hooked across the recently opened Golden Ears Way, and the owners are proposing to remove the hook to create two new parcels. A 'no-build' Restrictive Covenant will be registered over both proposed lots until such time that the Anniedale-Tynehead NCP is complete and the applicants are prepared to develop.
- As part of the associated subdivision application, the applicant will be dedicating 11 metres (36 ft.) for the widening of 180 Street north of Golden Ears Way, and 0.94 metre (3 ft.) for the widening of 180 Street south of Golden Ears Way, plus corner cuts. 180 Street provides an important north-south connection for the Anniedale-Tynehead Neighbourhood Concept Plan area.
- The applicant is requesting a Development Variance Permit to defer requirements of the Subdivision and Development By-law.

PRE-NOTIFICATION

Development Variance Permits do not require pre-notification, however a Development Proposal sign was installed on July 3, 2009 for the associated subdivision application. To date, there has been no public response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Subdivision and Development By-law, No. 8830, by deferring until rezoning stage:
 - Certain road works and services;
 - Servicing connections to proposed Lots 1 and 2;
 - Water supply;
 - Drainage works; and,
 - Sanitary sewer works

Applicant's Reasons:

- The proposed subdivision is to remove the hook over Golden Ears Way to create two new lots, which will facilitate development once the Anniedale-Tynehead NCP is complete.
- No development is planned for proposed Lots 1 or 2 at this time.

Staff Comments:

- As part of the associated subdivision application, the applicant will be dedicating 11 metres (36 ft.) for the widening of 180 Street north of Golden Ears Way, and 0.94 metre (3 ft.) for the widening of 180 Street south of Golden Ears Way, plus corner cuts. 180 Street provides an important north-south connection for the Anniedale-Tynehead Neighbourhood Concept Plan area.

- The road works and services and site servicing connections will be required at the time of rezoning, when the proposed lots can be developed under the Anniedale-Tynehead Neighbourhood Concept Plan.
- A 'no-build' Restrictive Covenant will be registered over both proposed lots until such time that the applicants are prepared to develop.
- Staff support this Development Variance Permit request.

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. | Proposed Subdivision Layout |
| Appendix III. | Development Variance Permit No. 7908-0300-00 |

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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 18044 - 96 Avenue
- (b) Civic Address: 18044 - 96 Avenue
 Owners: 0732402 B.C. Ltd., Inc. No. 0732402
 Director Information:
 Xian Pei Liu
 Xiaoqing Ouyang

No Officer Information Filed as at August 12, 2008

Man Deck Enterprises Inc., Inc. No. 0460097
DMS Holding Inc., Inc. No. 0469804

0732189 B.C. Ltd., Inc. No. 0732189
Director Information:
Susan Kim Shan Yeun

Officer Information: (as at August 10, 2008)
Susan Yeun (President)

Sunho Enterprises Ltd., Inc. No. 0409601
Kamsing Enterprises Ltd., Inc. No. 0638227

PID: 013-238-841
North West 15 Acres More or Les North East Quarter Section 32 Township 8
New Westminster District Except: Firstly: The North 33 Feet, Secondly; Parcel
A (Statutory Right of Way Plan BCP27280

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7908-0300-00.