



Corporate NO: R089

Report COUNCIL DATE: April 17, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: April 12, 2000**

FROM: General Manager, Planning & Development **FILE: 7997-0054-00**

SUBJECT: Status of Application 7997-0054-00 (By-law No. 13225) Rezoning from RA to RF - 11402 and 11410 - 142 Street - Resland Development Corporation, Applicant and Owner

RECOMMENDATION

The Planning & Development Department recommends that Council receive this Report as information.

BACKGROUND

The subject site at 11402 and 11410 - 142 Street is located in the Port Mann area. Application was made on March 6, 1997 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into approximately 14 single family lots. The site and surrounding area is designated Urban in the Official Community Plan and Urban Residential in the Port Mann Local Area Plan. The areas surrounding the site have been developed into single family lots with some lots still possessing subdivision potential.

Council gave first and second reading to the Zoning Amendment By-law No. 13225 on September 9, 1997. Public Hearing was held on October 6, 1997, at which time several residents expressed concerns about the proposed development.

After the October 6, 1997 Public Hearing for Zoning Amendment By-law No. 13225, Council postponed granting Third Reading until the concerns raised at the Public Hearing were adequately addressed. Corporate Report C401 (Appendix D) was written as a follow-up to the three subsequent meetings with the residents' committee (on November 26, 1997, January 20, 1998 and March 4, 1998). The Corporate Report, considered by Council on November 9, 1998, recommended that Council grant Third Reading to the rezoning based on the layout preferred by the residents' committee, attached as Appendix A to this report. Council approved the recommendation.

In December 1999, the Planning & Development Department received a letter from Resland Development Corporation requesting that rezoning application file (7997-0054-00) be closed because the applicant wished to pursue

a new application on the same site but with one adjoining lot added and with a new layout. On January 10, 2000, after considering the request to close the file, Council instructed staff to meet with the applicant to explain that Council was concerned about a new application and requesting that staff advise the applicant that the issues raised at the Public Hearing on By-law No. 13225 should be addressed. On January 17, 2000, Council was informed of the applicant's decision to withdraw the filing request. The applicant is now proceeding with the original application on the original site, but seeks changes to the proposed road layout and lot orientation.

On February 3, 2000, Resland Development sent a letter to the Residents' Neighbourhood Committee Chairperson requesting the neighbourhood be informed of a public information meeting scheduled for February 21, 2000. The applicant stated in the letter that should the proposed date and time not be convenient for members of the committee an alternative time could be accommodated. The applicant advised staff that no committee member responded, so the meeting went ahead as planned.

The applicant forwarded a letter only to the Chairperson in accordance with the Committee's previous request. However, staff were not informed about this approach until recently. The usual practice is for letters from applicants informing the public about development information meetings to be distributed to all property owners within 100 metres (325 ft.) of the subject site.

The public information meeting was held at 7:00 p.m. at the office of Coastland Engineering on February 21, 2000. The Coastland Engineering office is located in East Cloverdale. The applicant, their consultant and Planning & Development Department staff were present. However, no members of the public attended. Prior to this meeting, the Residents' Neighbourhood Committee sent a letter, dated February 11, 2000, to the applicant with copies to the Planning & Development Department. The letter stated that they would not discuss a new revised layout as they have agreed to the previous layout endorsed by Council in Corporate Report C401.

DISCUSSION

The applicant wishes to proceed with either of the revised layouts attached to this report as Appendices B and C. Although the revised layouts may have some merit from a technical point of view, they are different than the layout approved by Council and the proposed changes do not appear to have neighbourhood support. Staff have received comments from the Residents' Neighbourhood Committee to this effect. However, there is a concern that insufficient public notice was given in respect of the applicants most recent public information meeting and of the remote location of the meeting. Staff will, therefore, suggest to the applicant that a second, more in-depth, public information meeting be held and that it be widely advertised to all neighbourhood residents as well as the Residents' Neighbourhood Committee.

A public information meeting in the neighbourhood will allow the applicant to explain the changes proposed to the application in comparison to the previous layout, the reasons for the changes and how the proposed new layouts address neighbourhood concerns. The proposed Building Scheme can also be reviewed with the residents.

Following the public information meeting, at which staff will be in attendance, a report will be forwarded to Council indicating the public's response to the proposed options and recommended action.

Unless the revised plan has received clear support from the neighbourhood and Council's endorsement, an amendment to the Preliminary Layout Approval letter will not be issued.

CONCLUSION

This report is being forwarded to Council as information related to the process the applicant intends to follow to

advance the subject application.

Although the proposed alternative layouts depart from the layout endorsed by the neighbourhood and by Council, the alternatives generally have technical merit and the applicant is prepared to seek support from the neighbourhood on either of the alternative layouts through a public meeting to be held in the neighbourhood. Staff will prepare a report for Council's consideration following the public information meeting.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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Attach.

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