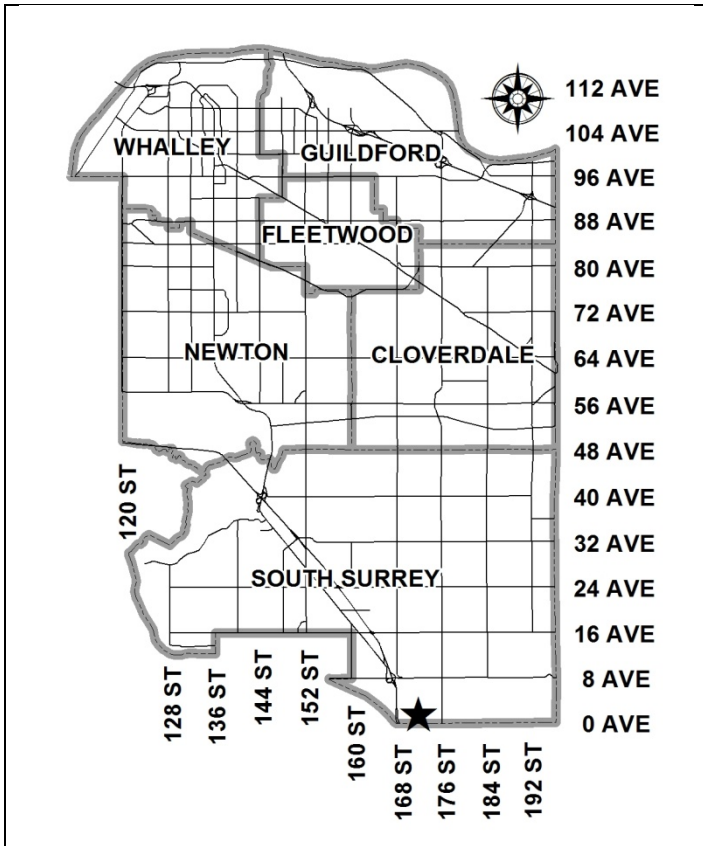


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0031-00

Planning Report Date: April 22, 2013



PROPOSAL:

- **Partial Rezoning** from RA to RF-12 in order to facilitate a lot line adjustment in order to increase the lot widths of two (2) adjacent RF-12 lots (99 and 105 – 170 Street).

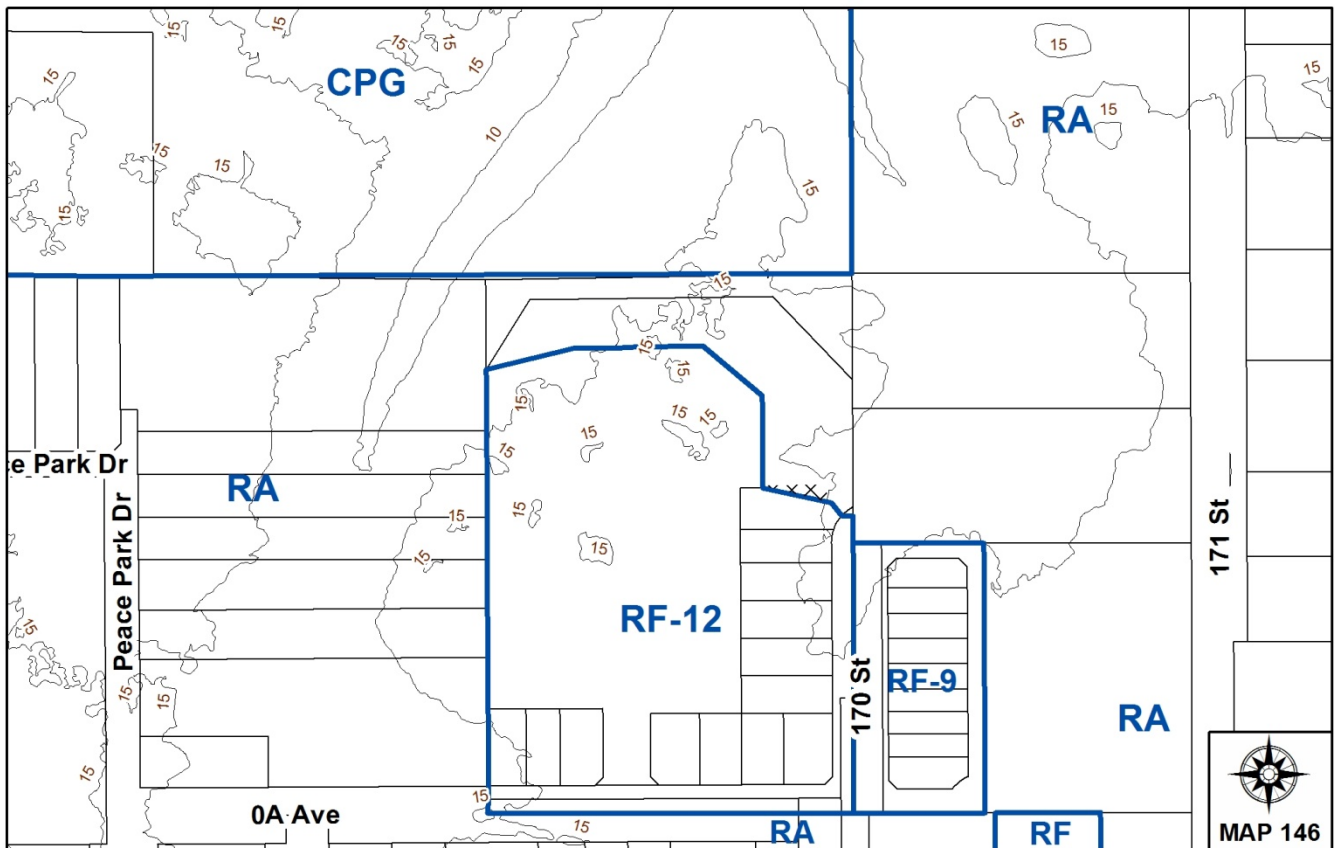
LOCATION: 17001 - 1 Avenue

OWNER: City of Surrey

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Open Space



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An NCP amendment is required to re-designate the 54 square metre (581 sq. ft.) area of land that is being rezoned from RA to RF-12 from "Open Space" to "Single Family Residential Flex (6-14.5 upa)".

RATIONALE OF RECOMMENDATION

- The purpose of the rezoning is to facilitate a lot line adjustment in order to increase the widths of two (2) adjacent RF-12 lots (99 and 105 – 170 Street) to 13.4 metres (44 ft.), so that double-car, side-by-side garages can be accommodated on these lots.
- The Parks, Recreation and Culture Department supports the sale of the 54 square metre (581 sq. ft.) area of land that is required to be purchased by the owner of the two (2) adjacent RF-12 lots in order to facilitate the lot line adjustment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of subject site shown as Block B on Appendix I attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 12 Zone (RF-12)" (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, dedications, 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) approval from the Ministry of Transportation & Infrastructure; and
 - (d) final sale of the 54 square metre (581 sq. ft.) area of City land to the owner of the properties located at 99 and 105 – 170 Street.
3. Council pass a resolution to amend the Douglas NCP to redesignate the land in Block A shown on Appendix I attached from "Open Space" to "Single Family Residential Flex (6-14.5 upa)" when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department supports the sale of the 54 square metre (581 sq. ft.) area of parkland through the application.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for one year pursuant to Section 53(3)(a) of the <i>Transportation Act</i> .

SITE CHARACTERISTICSExisting Land Use: Open SpaceAdjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Open Space	Urban/Open Space	RA
East:	Acreage single family residential, under Development Application No. 7911-0317-00 to permit an NCP amendment, rezoning and subdivision into small lots. The application is at a preliminary stage.	Urban/Open Space and Single Family Residential Flex (6-14.5 upa)	RA
South:	Vacant single family small lots	Urban/ Single Family Residential Flex (6-14.5 upa)	RF-12
West:	1.2 hectare (3 acre) property, proposed to be subdivided into 21 lots under Development Application No. 7911-0103-00	Urban/ Single Family Residential Flex (6-14.5 upa)	RF-12

DEVELOPMENT CONSIDERATIONS

- There are three (3) properties involved in the subject development application: 99 - 170 Street, 105 - 170 Street and 17001 - 1 Avenue. These properties were created under Development Application No. 7910-0003-00. The properties at 99 and 105 - 170 Street are zoned RF-12. The property at 17001 - 1 Avenue is City purchased parkland zoned RA. It was purchased in 2011 as part of Development Application No. 7910-0003-00.
- The owner of the two (2) RF-12 lots immediately south of the park lot proposes to purchase 54 square metres (581 sq. ft.) of the park property and to adjust the lot lines of all three (3) lots. The intent of this purchase of land and lot line adjustment is to increase the widths of the two (2) RF-12 lots from 12 metres (39 ft.) each to 13.4 metres (44 ft.) each.
- The RF-12 Zone does not allow a double-car, side-by-side garage on any lot less than 13.4 metres (44 ft.) which does not have rear lane access. The purpose of this restriction in the RF-12 Zone is to limit the dominance of the garage from the street, by ensuring that double-car garages do not take up more than 50 percent of the front of the home.

- The owner of 99 and 105 – 170 Street requires the additional 54 square metres (581 sq. ft.) of land which is proposed to be purchased, to facilitate the subdivision that would allow the lots to be adjusted to the minimum required 13.4 metres (44 ft.) width to support homes with double-car, side-by-side garages on these two (2) lots.
- In order to facilitate the purchase of this small area of land and lot line adjustment, the portion of the park lot to be purchased must be rezoned from RA to RF-12. The NCP amendment is simply to ensure that the land use designation corresponds with the new lot lines.
- The Parks, Recreation and Culture Department has reviewed the proposal and supports the sale of the 54 square metre (581 sq. ft.) area of land.

PRE-NOTIFICATION

- Pre-notification letters were sent out on February 18, 2013 and staff received one (1) telephone call and one (1) letter in response. No concerns were raised.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Survey Plan
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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DRV 4/18/13 8:54 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: #101 - 7485 - 130 Street
 Surrey, B.C. V3W 1H8
 Tel: 604-572-4328

2. Properties involved in the Application
 - (a) Civic Address: 17001 - 1 Avenue

 - (d) Civic Address: 17001 - 1 Avenue
 Owner: City Of Surrey
 PID: 028-516-362
 Lot 24 Section 6 Township 7 New Westminster District Plan BCP47591

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 MOTI.
 YES MOTI File No. 2013-00789

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOT 24 SECTION 6 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT PLAN BCP47591

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 24	SECTION 6 TOWNSHIP 7	BCP47591	0.369 ha	BLOCK "A"	RA
PART OF LOT 24	SECTION 6 TOWNSHIP 7	BCP47591	54.6 m2	BLOCK "B"	RF-12

CITY OF SURREY

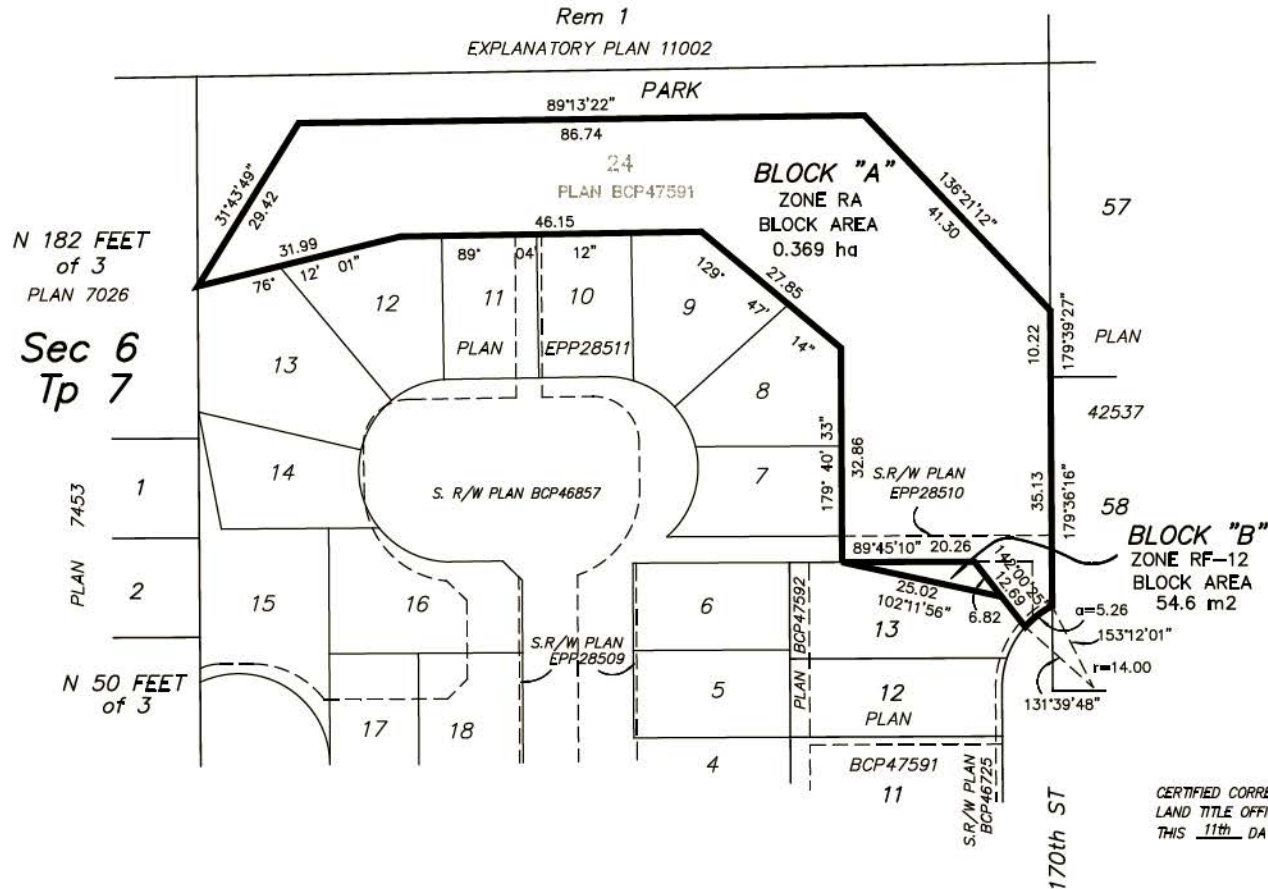
BCGS MAP SHEET 92G.007

SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

P.I.D. 028-516-362 (LOT 24)
 CIVIC ADDRESS: #17001 1st AVENUE



N 182 FEET
 of 3
 PLAN 7026

Sec 6
 Tp 7

PLAN 7453

N 50 FEET
 of 3



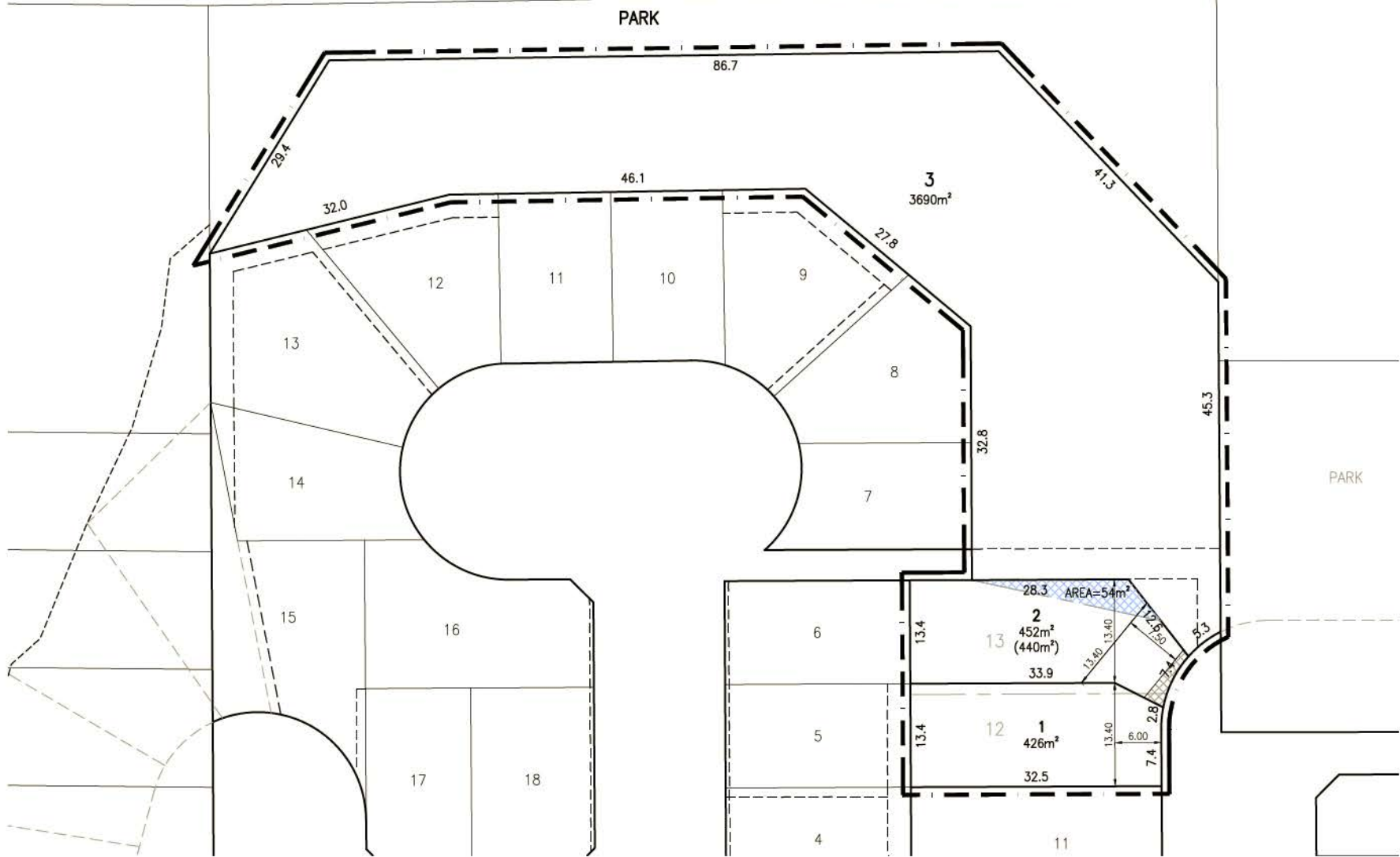
SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 13838-ZON-2

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 11th DAY OF APRIL, 2013

SIGNATURE OF B.C.L.S.

G:\Projects\13006.man\40 Drawings\Layout\Lot Layout - op 2 - Feb 25 2013.dwg [Lot Layout 11x17] 4/09/2013 3:09PM



CLIENT:	PROJECT: 99 & 105-170 STREET AND 17001-1 AVE SURREY		
DRAWING TITLE: 2 LOTS (RF-12)			
PROJECT NO: 13006	DATE: FEB 2013	LEGAL:	MUNICIPAL PROJECT NO:
		SCALE: 1:500	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

**TO: Manager, Area Planning & Development
 - South Surrey Division
 Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: April 16, 2013

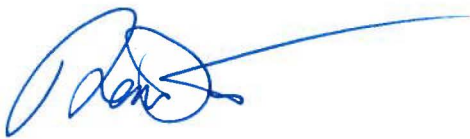
PROJECT FILE: 7813-0031-00

**RE: Engineering Requirements
 Location: 99 170 St
 105 170 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Maintain No-Build RC's on Lots 1 and 2 until works and services are completed as specified under project 7810-0003-00.



Rémi Dubé, P.Eng.
Development Services Manager

CE