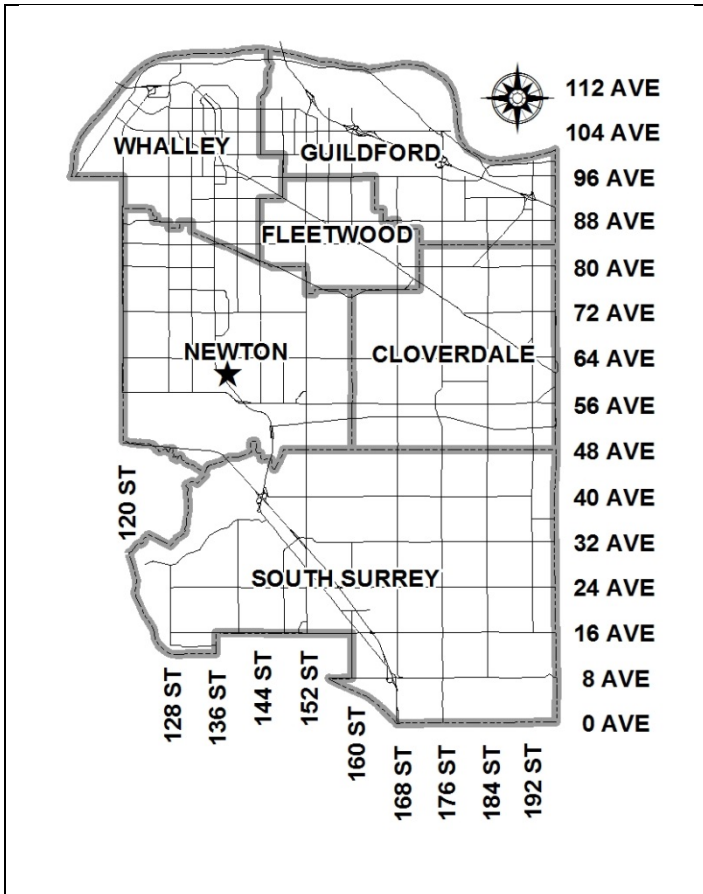


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0081-00

Planning Report Date: May 26, 2014



PROPOSAL:

- **Rezoning** from RF-9 to RF-10 in order to permit the development of 9 single family residential lots

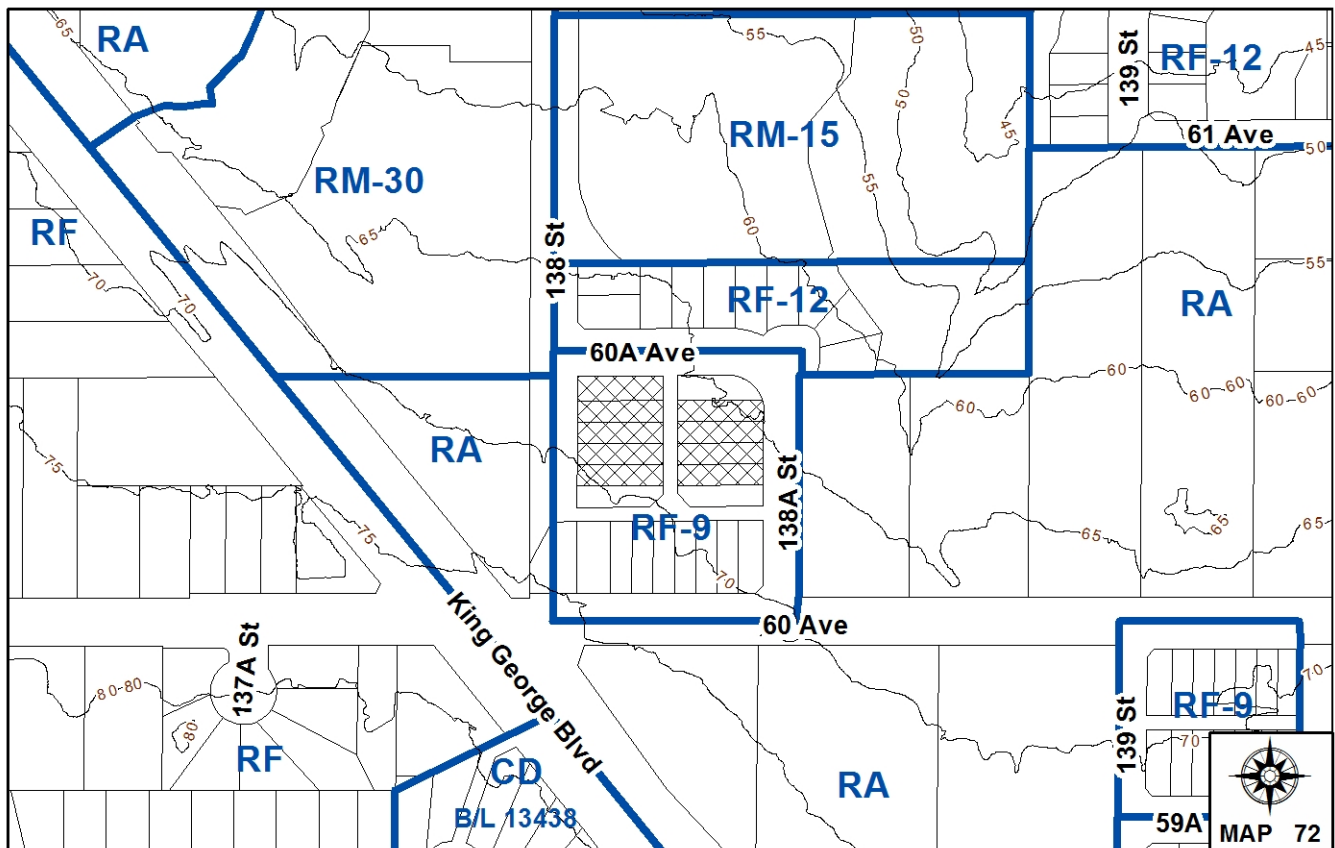
LOCATION: 6041, 6035, 6029 and 6021 - 138A Street
 6022, 6030, 6036, 6042 and 6048 - 138 Street

OWNER: North 60 Development Inc.

ZONING: RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- Complies with the South Newton LAP.
- The lots involved in this application were originally created under Application No. 7912-0037-00 and meet the dimensional requirements of the proposed RF-10 Zone.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to rezone the subject properties from "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Completion of Engineering servicing requirements were completed under Application No. 7912-0037-00).

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential (Vacant)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60A Street):	Single family residential	Urban/ Single Family Small Lots	RF-12
East (Across 138A Street):	Single Family Residential	Urban/ Townhouses (15 u.p.a max) and Creeks & Riparian Set Backs	RA
South (Across Lane):	Single Family Residential	Urban/ Single Family Small Lots	RF-9
West (Across 138 Street):	Single Family Residential currently under application to develop (No. 7912-0119-00)	Urban/ Townhouses (15 u.p.a max)	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the east side of 138 Street, north of 60 Avenue. The property is designate "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP).
- The existing lots were created September 2013 under Application No. 7912-0037-00 and are currently zoned "Single Family Residential (9) Zone (RF-9)".

- The nine RF-9 lots are situated within two 6-lot blocks serviced by a shared rear lane. The lots range from 327 – 382 square metres (3,520 – 4,112 square feet) in area and have a minimum lot depth of 36 metres (119 feet) to accommodate double car garages and parking pads. The two 6-lot blocks are situated with one block facing 138 Street and the other block facing 138A Street.

Current Proposal

- The applicant is proposing to rezone the subject nine (9) lots from "Single Family Residential (9) Zone (RF-9)" to "Single Family Residential (10) Zone (RF-10)". Under Application No. 7912-0037-00, the subject lots were rezoned as oversized RF-9 lots when the RF-10 Zone did not exist yet. The subject lots meet the minimum depth, width, and area requirements of the RF-10 Zone. The rezoning will allow for additional parking spaces on the driveway between the garage and rear lane that provides access to the lot.
- The remaining three lots (i.e. 6015 – 138 Street, 6016 and 6047 – 138A Street) located within the two 6-lot blocks are not included in this rezoning application as they do not meet the minimum lot dimension requirements of the RF-10 Zone.
- All aspects and conditions of Application No. 7912-0037-00 remain the same.

PRE-NOTIFICATION

The pre-notification letters were mailed on May 5, 2014 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. Site Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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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: Clarence Arychuk
 Hunter Laird Engineering Ltd.
 Address: 65 - Richmond Street, Unit 300
 New Westminster, BC V3L 5P5
 Tel: 604-525-4651 - Work
 604-525-4651 - Fax

2. Properties involved in the Application

- (a) Civic Address: 6041 - 138A Street
 6035 -138A Street
 6029 -138A Street
 6021 - 138A Street
 6022 - 138 Street
 6030 - 138 Street
 6036 - 138 Street
 6042 - 138 Street
 6048 - 138 Street

- (b) Civic Address: 6041 - 138A Street
 Owner: North 60 Development Inc.
 PID: 029-154-961
 Lot 12 Section 9 Township 2 New Westminister District Plan EPP32015

- (c) Civic Address: 6035 - 138A Street
 Owner: North 60 Development Inc.
 PID: 029-154-979
 Lot 13 Section 9 Township 2 New Westminister District Plan EPP32015

- (d) Civic Address: 6029 - 138A Street
 Owner: North 60 Development Inc.
 PID: 029-154-987
 Lot 14 Section 9 Township 2 New Westminister District Plan EPP32015

- (e) Civic Address: 6021 - 138A Street
 Owner: North 60 Development Inc.
 PID: 029-154-995
 Lot 15 Section 9 Township 2 New Westminister District Plan EPP32015

- (f) Civic Address: 6022 - 138 Street
 Owner: North 60 Development Inc.
 PID: 029-155-100
 Lot 26 Section 9 Township 2 New Westminister District Plan EPP32015

- (g) Civic Address: 6030 - 138 Street
Owner: North 60 Development Inc.
PID: 029-155-118
Lot 27 Section 9 Township 2 New Westminster District Plan EPP32015
- (h) Civic Address: 6036 - 138 Street
Owner: North 60 Development Inc.
PID: 029-155-126
Lot 28 Section 9 Township 2 New Westminster District Plan EPP32015
- (i) Civic Address: 6042 - 138 Street
Owner: North 60 Development Inc.
PID: 029-155-134
Lot 29 Section 9 Township 2 New Westminster District Plan EPP32015
- (j) Civic Address: 6048 - 138 Street
Owner: North 60 Development Inc.
PID: 029-155-142
Lot 30 Section 9 Township 2 New Westminster District Plan EPP32015

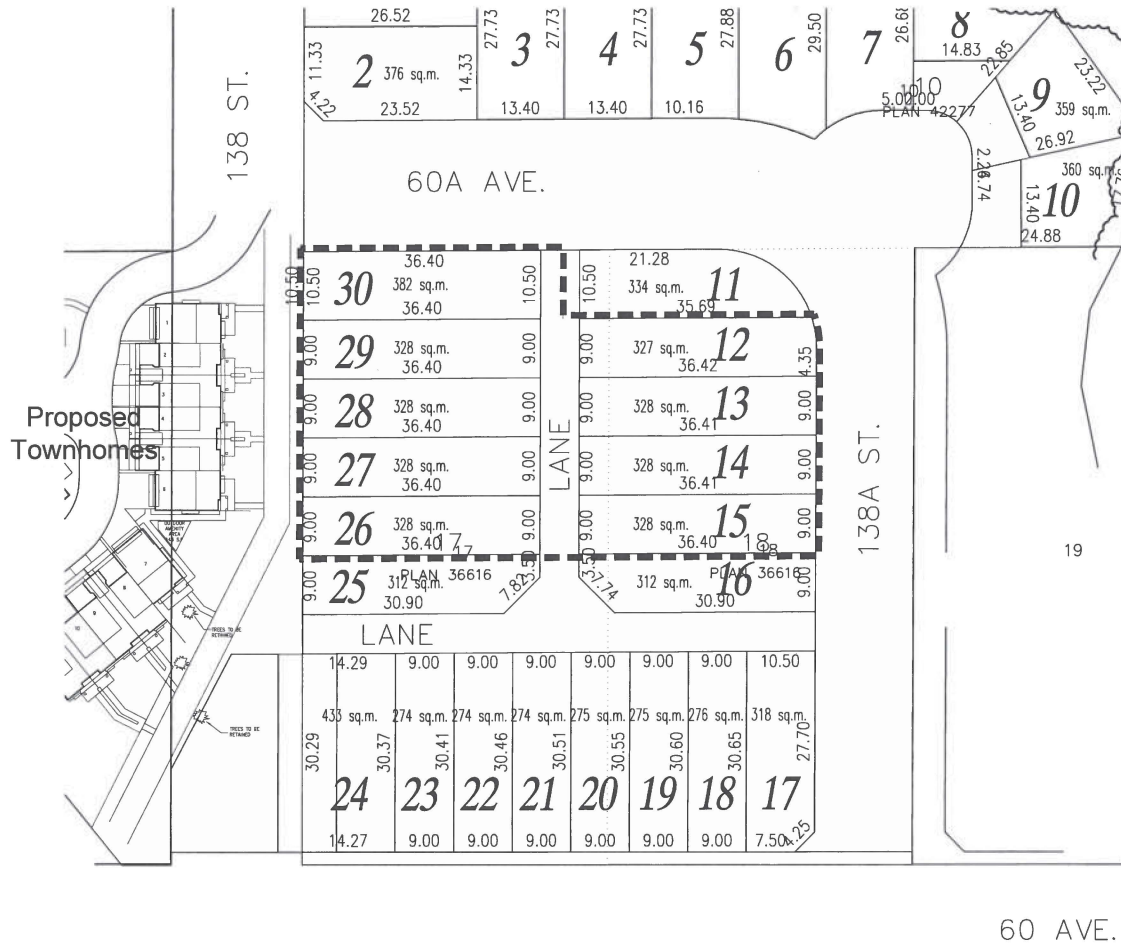
3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.74
Hectares	0.30
NUMBER OF LOTS	
Existing	9
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	9.0 – 10.5
Range of lot areas (square metres)	326.7 – 382.3
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	30.0 uph & 12.16 upa
Lots/Hectare & Lots/Acre (Net)	30.0 uph & 12.16 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	50%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Proposed Rezoning to RF10

North 60 Development Inc. #6018 - 138 Street
7914-0081-00

