

NO: **L001**

COUNCIL DATE: **January 28, 2013**

REGULAR COUNCIL - LAND USE

TO: **Mayor & Council**

DATE: **January 28, 2013**

FROM: **General Manager, Planning and Development**

FILE: **7907-0167-00**

SUBJECT: **Development Application No. 7907-0167-00 in Northwest Whalley**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to process through to completion Development Application No. 7907-0167-00 related to the subdivision of the lot at 10672 - 127 Street in advance of the completion and approval by Council of the Infill Concept Plan for the surrounding Northwest Whalley neighbourhood as described in this report.

INTENT

This purpose of this report is to provide an update on the process of developing an Infill Concept Plan (the "Infill Plan") for the area of Northwest Whalley generally bounded by Old Yale Road, 128 Street, 104 Avenue and 125B Street (see Appendix I) in accordance with Council resolution no. R12-2453 that was adopted by Council on November 26, 2011 and to seek Council authorization to process through to completion Development Application No. 7907-0167-00 that contemplates a two lot subdivision of the property at 10672 - 127 Street (See Appendix II) in advance of Council approval of the Infill Concept Plan for the neighbourhood.

BACKGROUND

At its Regular Council Land Use Meeting on November 26, 2011, Council considered a Planning Report related to Development Application No. 7912-0192-00 for the rezoning of the lots at 10630 and 10628 - 127 Street from Single Family Residential (RF) Zone to Single Family Residential (12) (RF-12) Zone or Comprehensive Development (CD) Zone (based on RF-12), to allow subdivision of these lots into 15 small single family lots. Council adopted the following resolution:

"RES.R12-2453

That Council refer the application back to staff to develop an Infill Concept Plan for the neighbourhood bounded by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west and instruct staff to, in the interim, hold all land development applications in the neighbourhood in abeyance".

DISCUSSION

Between January, 2000 and November 26, 2012, eight land development applications in the subject area of Northwest Whalley (the “Infill Area”) have been submitted to the City, each requesting approval for the rezoning and subdivision of large lots into smaller residential lots. The lots that are the subject of these applications are illustrated in Appendix I. Development Application No. 7907-0167-00, related to property at 10672 - 127 Street (Appendix II), is the only one of these applications that is still active as of November 26, 2012, the date of the Council Resolution (RES. R12-2453). The subdivision proposal that is the subject of this application is generally consistent with other subdivisions in the area. It proposes a two-lot subdivision, which conforms to the existing RF zoning on the parent lot and provides for appropriate tree protection. It is in keeping with the existing character of the neighbourhood and proposes lot sizes that reflect the surrounding lots. Staff holds the view that the subdivision of the subject lot into two lots will not compromise the efficacy of the final Infill Concept Plan for the area.

Infill Concept Plan

The Infill Plan area includes approximately 30.8 hectares (76.2 acres) of land as illustrated on the map attached as Appendix I. The Infill Plan area is generally bounded by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west. The development of the Infill Concept Plan will include consultation with area residents, land owners, and the public, to address the following topics:

- **Road network connections** - to limit impact on steep slopes and respect treed areas, as well as provide reasonable access to the arterial road (128 Street) that borders the neighbourhood;
- **Walking and Cycling Plans** - to include a finer grid road network to encourage more active transportation and mobility options;
- **Preservation of important stands of trees** - to retain tree canopy coverage. Specifically, trees that are visible when entering Surrey via the Sky Train and the Pattullo Bridge, and other routes into Surrey and from the perspective of New Westminster;
- **Ecosystem management opportunities** - including enhancement, preservation and wildlife connections in the area;
- **Steep slopes** - including ridgeline assessment strategies based on geotechnical analysis along the north and western portion of the neighbourhood, which shows evidence of slips and slides in the past; and
- **Potential for residential densities** - including cluster housing for tree preservation and providing a public benefit, with lot consolidation strategies for encouraging development equity.

It is expected that the planning process related to this Infill Area will be completed in approximately seven months, following which a report and related Infill Plan will be forwarded to Council for consideration.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to process through to completion Development Application No. 7907-0167-00 related to the subdivision of the lot at 10672 - 127 Street in advance of the completion and approval by Council of the Infill Concept Plan for the surrounding Northwest Whalley neighbourhood as described in this report.

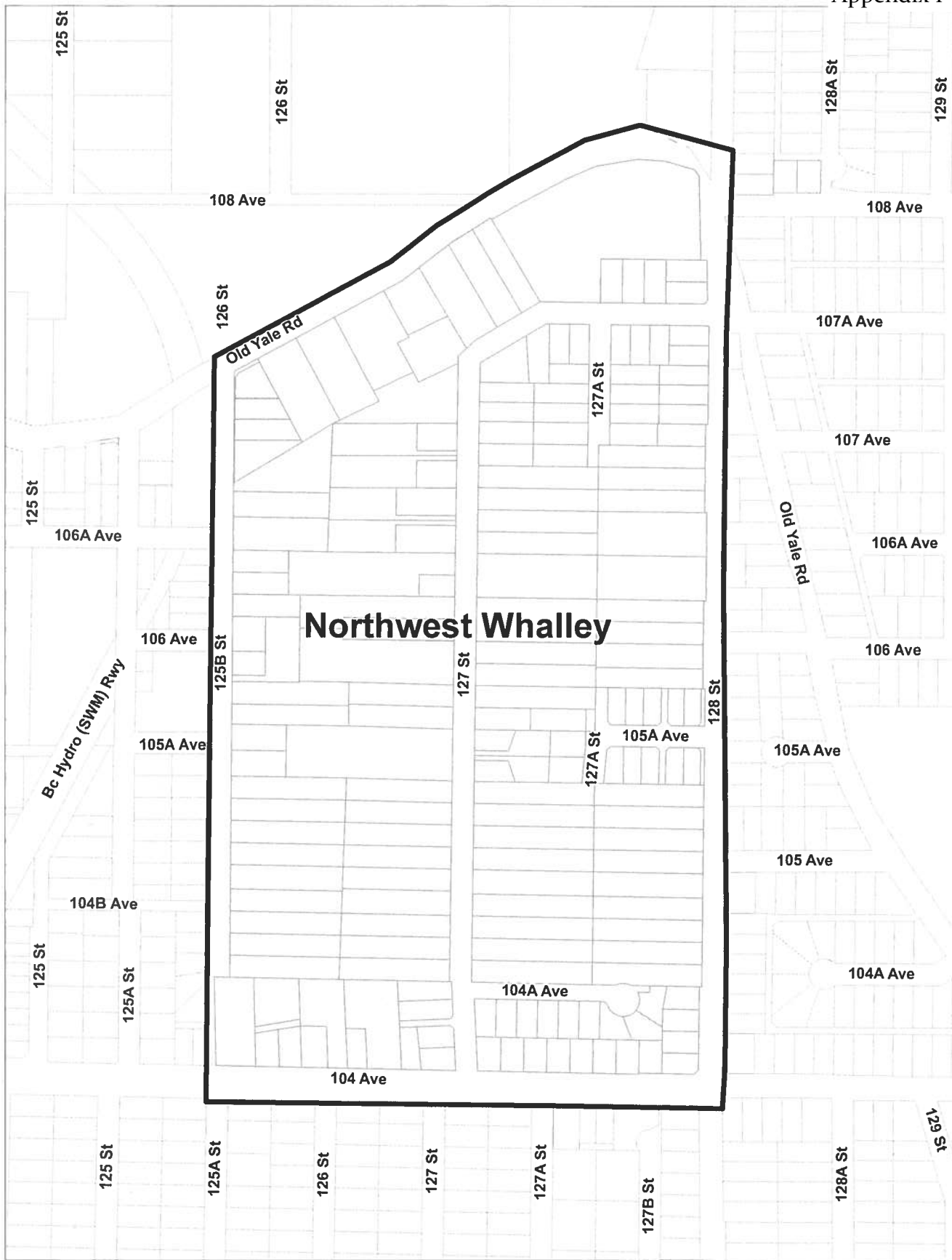
Original signed by
Jean Lamontagne
General Manager
Planning and Development

MK:saw

Attachments:

Appendix I Northwest Whalley Infill Concept Plan Area

Appendix II Recent Development Applications within the Infill Area



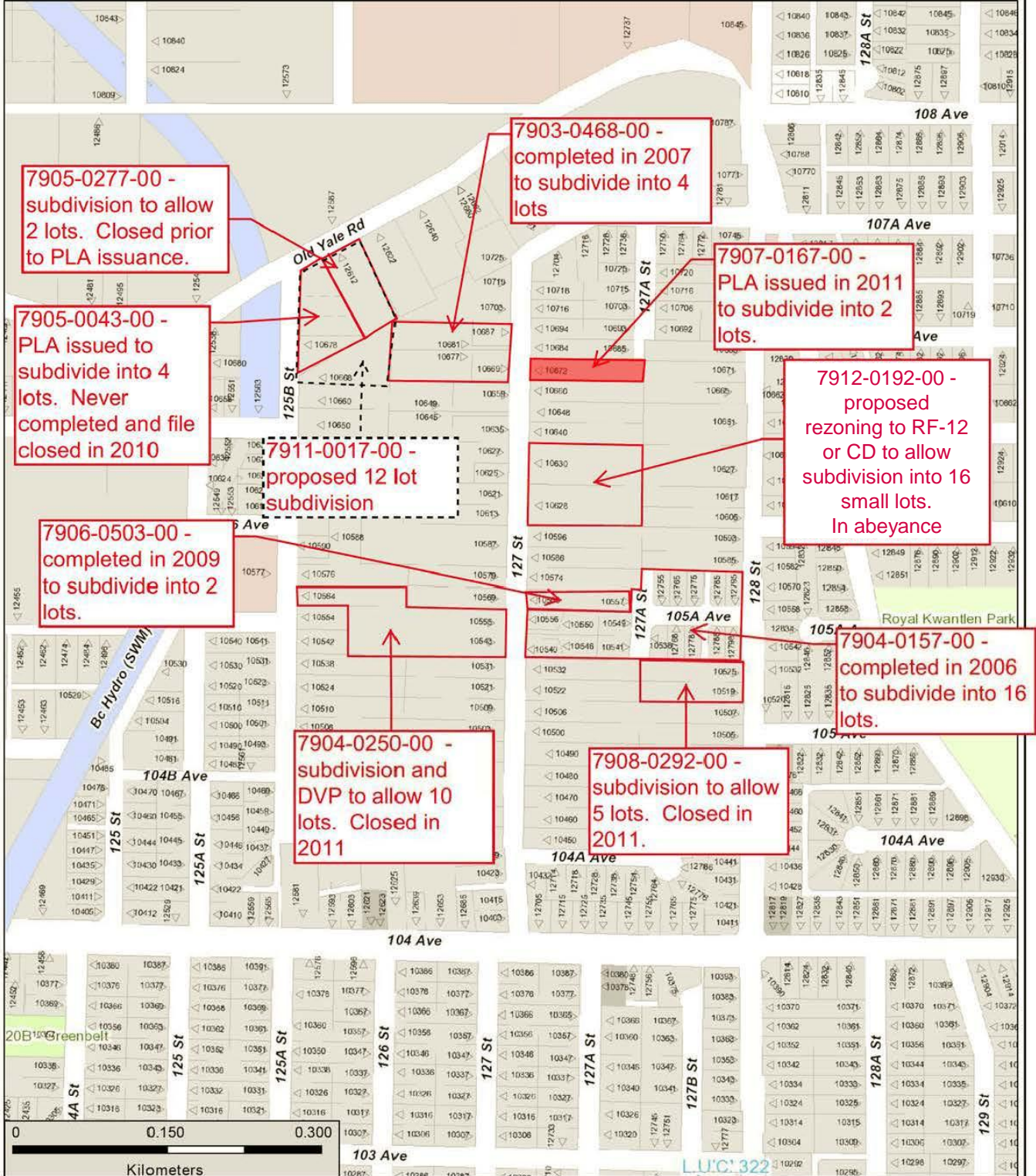
PLANNING AND DEVELOPMENT DEPARTMENT
NORTHWEST WHALLEY INFILL CONCEPT PLAN AREA

Legend
 NORTHWEST WHALLEY BOUNDARY

0 25 50 100 150 Meters



Recent Development Applications in the Neighbourhood



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Subject Property

Scale: 1:5,000

Map created on: November-15-12