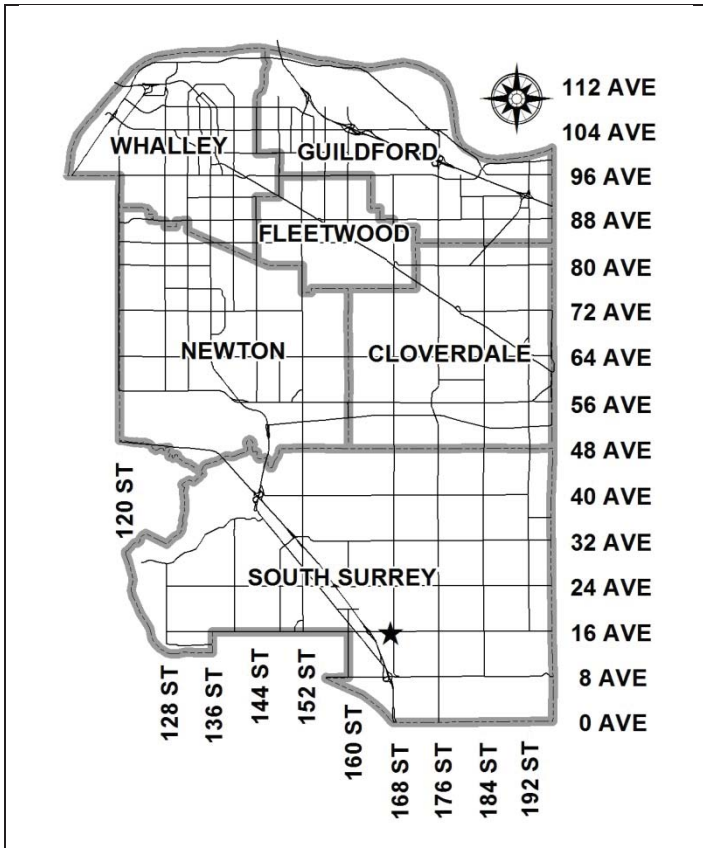


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0353-00

Planning Report Date: December 4, 2017



PROPOSAL:

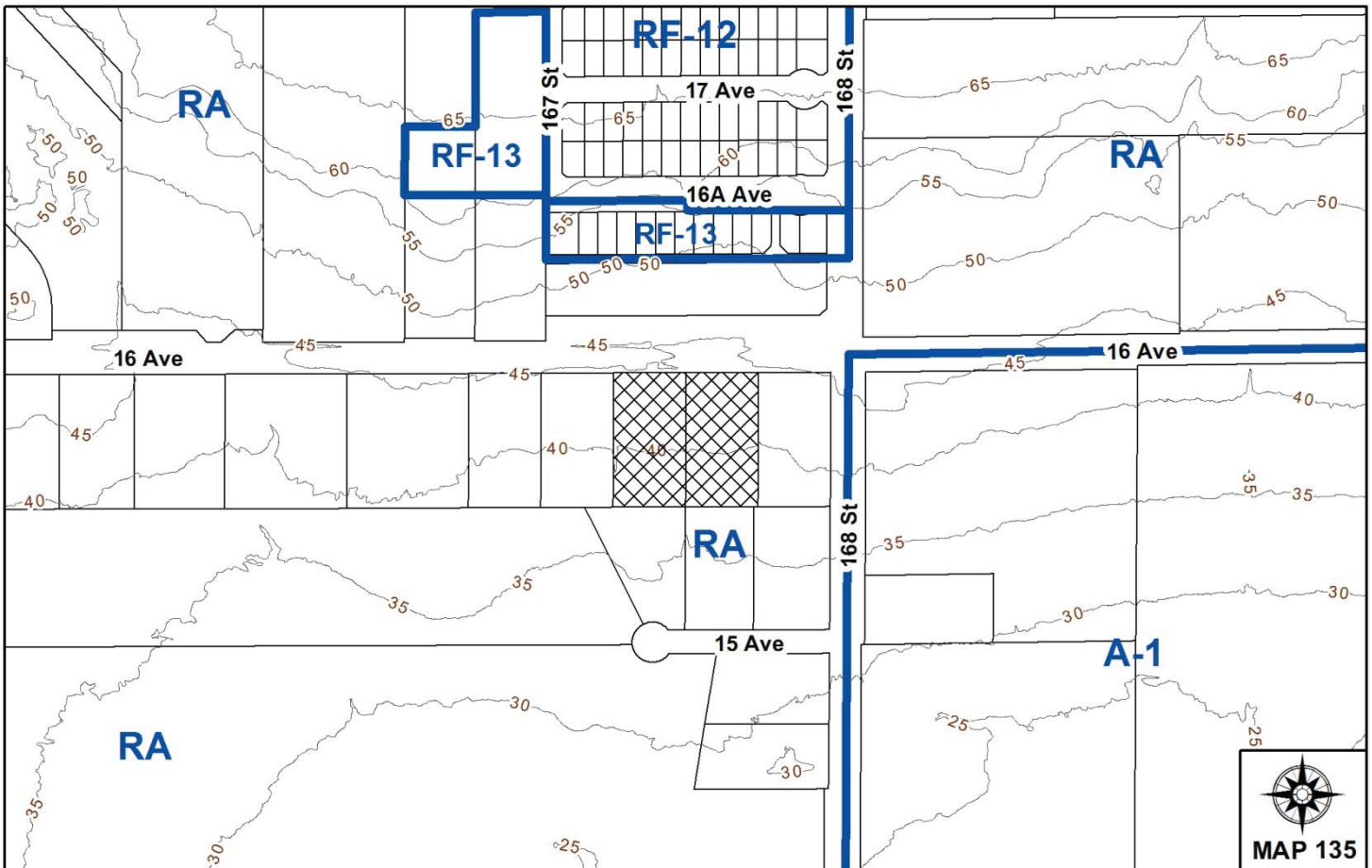
- **Rezoning** of a portion from RA to RH to allow subdivision into 2 reconfigured suburban residential lots.

LOCATION: 16736 and 16766 - 16 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban Residential 1-2 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with site's Official Community Plan (OCP) Designation.
- The proposal complies with site's land use designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal will allow the existing dwelling to be retained on a separate half-acre lot while facilitating the creation of a second larger lot that will be preserved for future development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, shown as Block A on the attached Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", 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) registration of a Section 219 Restrictive Covenant to prohibit building construction on Proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|---------------------------|---|---|---------------|
| North (Across 16 Avenue): | Vacant land under Development Application No. 7917-0284-00. | Suburban / Suburban Residential 1-2 upa and Grandview Ridge Trail | RA |
| East: | Single family dwelling. | Suburban / Suburban Residential 1-2 upa and Buffers | RA |
| South: | Single family dwellings. | Suburban / Suburban Residential 1-2 upa | RA |
| West: | Single family dwellings. | Suburban / Suburban Residential 1-2 upa | RA |

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Suburban in the Official Community Plan (OCP), Suburban Residential 1-2 upa in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and is zoned "One-Acre Residential Zone (RA)".
- At the June 12, 2017 Regular Council – Land Use meeting, Council supported Corporate Report No. R129 which recommended withholding consideration of development applications that require an amendment of the Sunnyside Heights Neighbourhood Concept Plan (NCP) for a period of up to six months while a preferred location for an additional elementary school in the NCP area is identified.
- The subject properties, along with an additional 7 properties, are part of a Development Application (No. 7916-0376-00) which proposes an amendment to the Sunnyside Heights NCP. Consideration of Development Application No. 7916-0376-00 is currently being withheld in accordance with Council's approval of the recommendations in Corporate Report No. R129.
- Development Application No. 7916-0376-00 proposes to retain the dwelling located at 16736 - 16 Avenue on one of the two proposed lots. Proposed Lot 1 (Appendix II) does not form part of the development lands under Development Application No. 7916-0376-00 as the existing dwelling is proposed to be retained on that lot.
- The subject application was submitted to facilitate the subdivision of proposed Lot 1 from the portion of 16736 - 16 Avenue that is intended to form part of Development Application No. 7916-0376-00.
- The applicant proposes to rezone a portion of the subject site from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to allow subdivision of the site into 2 reconfigured lots, and to allow the existing dwelling located at 16736 - 16 Avenue to be retained on a 1,679 square metre (18,073 square foot) lot (Lot 1). A 6 metre wide portion of the south remainder of the property at 16736 - 16 Avenue is proposed to be dedicated as lane in accordance with the Sunnyside Heights NCP and the remainder is proposed to be consolidated with 16766 - 16 Avenue to facilitate future development under Development Application No. 7916-0376-00 (Lot 2). Lot 2 is proposed to be hooked across the lane.
- A Section 219 restrictive Covenant is proposed to be registered on proposed Lot 2 until such time as conditional approval of Development Application No. 7916-0376-00 is granted.
- Proposed Lot 1 meets the minimum requirements of the RH Zone for lot width and lot depth.
- At 1,679 square metres (18,073 sq. ft.), proposed Lot 1 does not meet the minimum area requirements of the RH Zone. However, under the General Provisions of Surrey Zoning By-law 1993, No. 12000, as amended, the Approving Officer may approve the subdivision provided that the area of this last lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. Proposed Lot 1 is 90% of the minimum lot area required by the RH Zone.
- Proposed Lot 2 exceeds the minimum requirements of the RA Zone for lot width, lot depth and lot area.

TREES

- As the proposed rezoning and subdivision is intended to facilitate retention of the existing dwelling while facilitating future development under Development Application No. 7916-0376-00, no trees are proposed to be impacted through the subject application.

PRE-NOTIFICATION

Pre-notification letters were sent on September 20, 2017 to 26 households within 100 metres (328 ft.) of the subject site. Staff have not received any comments in response to the pre-notification letters.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary (Confidential) |
| Appendix II. | Survey Plan and Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

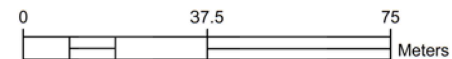
TH/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

Seiba Properties & Investments Ltd.
 Residential Development
 16736, 16766 16th Ave, Surrey

SUBDIVISION CONCEPT

 RA
 RH



LEGAL DESCRIPTION

PID: 001-811-312 16736 16th Avenue
 Lot 11, Section 12, Township 1,
 Plan 46910, NWD Part NE 1/4

PID: 006-145-264 16766 16th Avenue
 Lot 12, Section 12, Township 1,
 Plan 46910, NWD Part NE 1/4

GROSS SITE AREA

0.94 hectares / 2.3 acres (approx.)

NET SITE AREA

0.82 hectares / 2.0 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA
 NCP: Suburban Residential
 OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: RA, RH
 NCP: Suburban Residential
 OCP: Suburban

LOT YIELD

Existing Number of Lots: 2
 Proposed Number of Lots: 2

DENSITY

Gross: 2.13 uph / 0.87 upa
 Net: 2.44 uph / 1.0 upa



Scale: 1:1000



Project No.: 16-423
 Date: 28 / 11 / 2017

Drawing
2

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
 M:\2017\17-443\PLANNING\DWG\17-443 - Subdivision of Conveyance (No Context - Dedication) - 2017-09-20.dwg

**SURVEY PLAN TO ACCOMPANY CITY OF
SURREY REZONING BYLAW# _____ OF
LOT 11 AND 12 SECTION 12 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 46910**

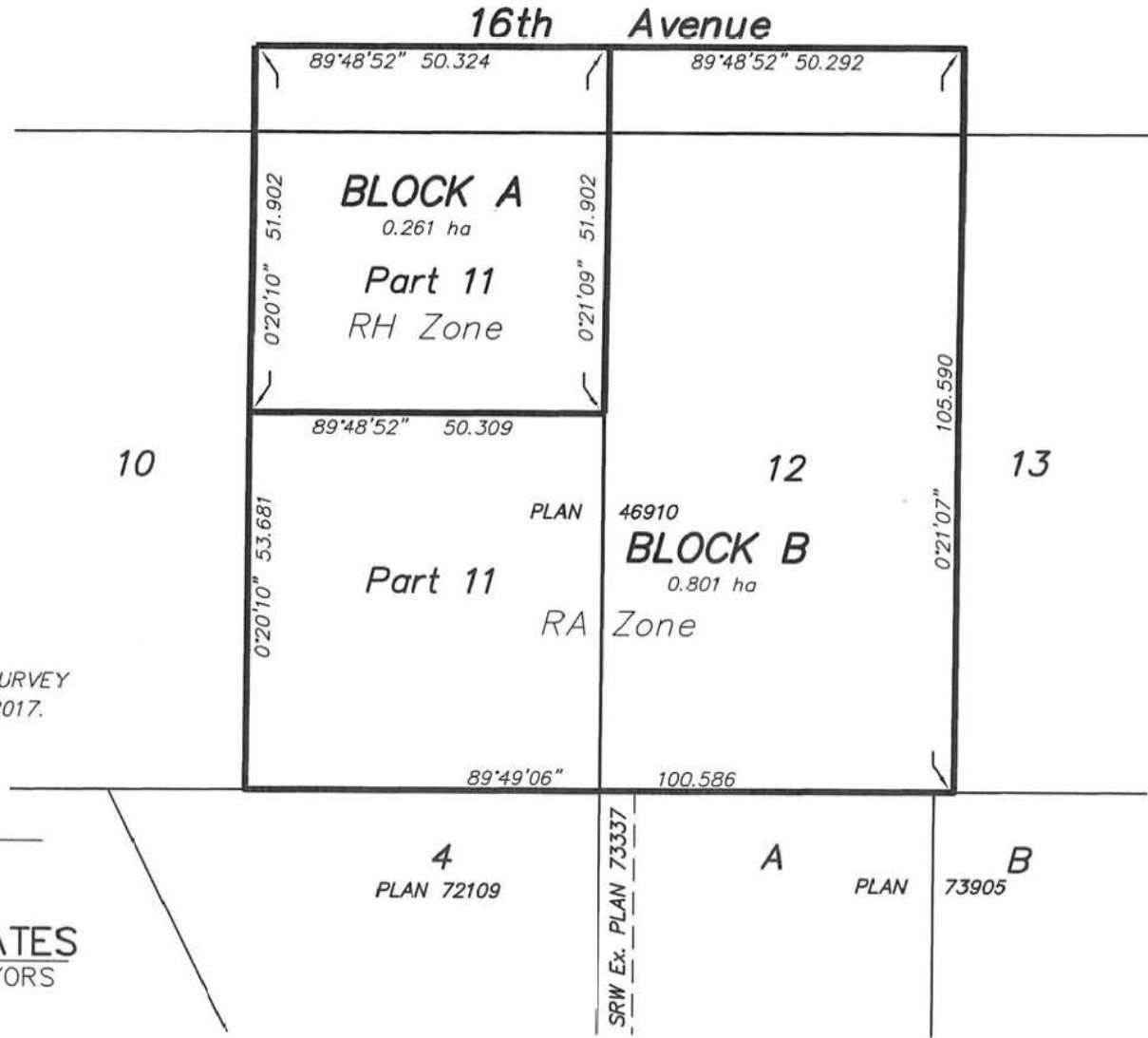


CERTIFIED CORRECT ACCORDING TO SURVEY
DATED THIS 17th DAY OF NOVEMBER, 2017.

JRE
JAMES R. ENDERS, BCLS 659

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



10295base C3D - BLOCK1



INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **November 29, 2017** PROJECT FILE: **7817-0353-00**

RE: **Engineering Requirements
Location: 16736/16766 - 16 Avenue**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 6.308 m on 16 Avenue toward Arterial Road (ultimate 18.5 m from center line) allowance.
- Dedicate 6.0 m Lane allowance and register SRW to provide access.
- Register 0.5 m SRW along 16 Avenue.

Works and Services

- Ensure 16 Avenue property line is graded to +/- 300 mm of centerline road elevation.
- Construct the Lane to City standard.
- Register a Restrictive Covenant (RC) on Lot 1 for right-in right-out; ultimate access to be relocated to Lane as per NCP.
- Register RC for no-build on Lot 2 until Lane requirements are met.
- Register RC for on-site sustainable drainage works to meet the Sunnyside Heights Neighbourhood Concept Plan and Fergus Creek Integrated Stormwater Management Plan requirements.
- Construct sanitary system along 16 Avenue to service the development.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

Tommy Buchmann, P.Eng.
Development Engineer
MB

NOTE: Detailed Land Development Engineering Review available on file