



height than is permitted under the current RF Zone that covers the lots. The petition indicated that the owners of approximately 55% of the 148 lots were in favour of the requested rezoning.

At the June 29, 2015 Regular Council Meeting, Council approved the recommendations of Corporate Report No. R142;2015, thereby instructing staff to commence a neighbourhood consultation process to determine the level of support in the neighbourhood for the requested rezoning and to provide a report complete with recommendations for Council's consideration upon completion of the neighbourhood consultation process.

The neighbourhood consultation process was to consist of the following steps:

- City staff would work with the KPPN to develop the detailed zoning provisions of a proposed CD zone that meets the objectives of the KPPN in a format consistent with the Zoning By-law;
- The KPPN would hold an open house/meeting to gauge the level of support for the proposed zoning provisions. City staff would attend the meeting as a resource to answer any technical questions about the draft zoning provisions and respond to any questions about the rezoning process;
- On the basis of the comments received at the open house, the KPPN, in consultation with City staff, would revise or fine-tune the proposed zoning provisions. Staff would then work with the KPPN representatives to prepare a draft CD Zone;
- Staff would send a survey by registered mail to each lot owner whose property is proposed to be included in the rezoning. The mail out would contain detailed information on the provisions of the draft CD Zone and a questionnaire to which each owner will be requested to respond. This survey would be used to determine the extent of support or opposition on the part of the owners of lots that will be directly involved in the rezoning; and
- Staff would then provide a report to Council for consideration that includes the results of the consultation process and the related survey and provides recommendations in relation to whether or not the rezoning process should be formally commenced.

On July 27, 2015, Council received Corporate Report No. R171;2015 and authorized the extension of the period during which building permit application approvals that conflict with the rezoning proposal for the neighbourhood would be withheld for a further 60 days in accordance with Section 929 of the *Local Government Act*.

## **DISCUSSION**

### **The Proposed RF Zone**

The provisions of By-law No. 18513, a Zoning By-law Amendment By-law, were prepared on the basis of the zoning changes proposed by the representatives of the KPPN. By-law No. 18513, if adopted, would result in the following changes to the current RF zone as it applies to the lots in KPPN:

- Reduce the Floor Area Ratio (FAR) from 0.60 to 0.52 for the first 560 square metres (6000 square feet) of lot area, and increase the FAR from 0.35 to 0.48 for the remaining lot

area in excess of 560 square metres (6000 square feet), provided that 39 square metres (420 square feet) must be reserved for use only as a garage or carport.

- Reduce the maximum height of the house from 9 metres (30 feet) to 6.7 metres (22 feet) to halfway up a sloped roof; and to 8.07 metres (26.5 feet) to the peak of roof where the roof slope is greater than 4:12. Where the roof slope is less than 4:12, reduce the maximum height of the house from 7.3 metres (24 feet) to 7.1 metres (23.3 feet) to the top of roof.
- Reduce the maximum height of accessory buildings and structures from 4 metres (13 feet) and up to 5 metres (16.5 feet) where the roof slope and construction materials of the accessory building are the same as that of the principal building, to 3.6 metres (12 feet) where the slope is less than 4:12 and 5 metres (16.5 feet) where the roof slope is greater than 4:12.

A table detailing the regulations of both the current and the proposed zoning is contained in Appendix III to this report.

## **Neighbourhood Consultation Process**

### ***Neighbourhood Meeting and Comments on the Proposed CD Zone***

The Neighbourhood Group held a public information meeting on July 29, 2015 at Ocean Park Hall. A local resident presented a brief history of the neighbourhood. City staff attended this meeting and provided information regarding the proposed zoning changes and the rezoning process. Information comparing the proposed CD Zone regulations with the existing RF Zone regulations was also provided.

The Neighbourhood Group advised staff that invitations to this meeting had been sent to all owners of RF lots in the area (see map attached as Appendix II) and that over 60 people attended the meeting. City staff observed a strong neighbourhood desire to preserve the trees in the neighbourhood. Residents commented that the trees provide an "oasis" on individual lots, a sense of nature and privacy from surrounding homes. Residents suggested a stronger penalty for illegally cut trees, adjusting lot coverage and setbacks, downsizing houses, and replacing trees with trees that will retain the character of the neighbourhood. At the same time, owners were also concerned about property value and owner responsibility for tree maintenance. Generally, the neighbourhood accepts larger house sizes as long as the trees and the character of the neighbourhood are preserved.

Subsequent to this public information meeting, the Neighbourhood Group worked with City staff to revise the proposed zoning regulations based on the input received from the public information meeting. Appendix III documents the proposed CD Zone in comparison to the existing RF Zone.

### ***Neighbourhood Survey & Results***

On August 5, 2015, City staff forwarded a survey package by registered mail to the owners of each of the 148 RF lots in the KPPN. A copy of the materials contained in the survey package is attached to this report as Appendix V. The survey package included the following:

- A letter along with a map of the KPPN;

- A brief explanation of the reasons for the proposed rezoning and description of the neighbourhood consultation process;
- A table documenting how the regulations of the proposed CD Zone would differ from the regulations of the current RF Zone;
- An illustration to show the possible impact on the house massing under the proposed CD Zone compared to the current RF Zone; and
- A questionnaire for the lot owner to complete regarding the owner's position on the proposed rezoning and any additional comments. An addressed, pre-stamped return envelope was included.

The owners were requested to return their completed questionnaire by August 28, 2015, but late completed questionnaires have been received to date and are included in the results. Due to the low number of completed questionnaires received by the due date, the deadline was extended and the Neighbourhood Group self-published and delivered a notice to mailboxes throughout the neighbourhood reminding owners to complete and submit their questionnaires to the City.

### Survey Results

As of September 8, 2015, the City has received completed questionnaires from the owners of 107 lots, representing 72% of the 148 lots in the neighbourhood. 28% of the lots in the neighbourhood (41 lots) did not respond. Since the survey packages were sent by registered mail, City staff was able to track the mail and found that the survey packages were successfully delivered to the owners of 94% of the lots in the neighbourhood. The survey packages that were sent to 9 lots were unclaimed and returned to the City by Canada Post.

The following table summarizes the responses compiled from the returned questionnaires:

**Survey Results Based on All Lots within the Study Area**

	<b>Number of Responses Received (One response per Lot)</b>	<b>% of the Total Number of Responses Received (107 Lots)</b>	<b>% of the Total Number of RF Lots (Total 148)</b>
"Support" the rezoning (downzoning)	<b>84</b>	<b>79%</b>	<b>57%</b>
"Oppose" the rezoning (downzoning)	<b>22</b>	<b>21%</b>	<b>15%</b>
"Do Not Wish to Provide Any Response"	<b>1</b>	<b>1%</b>	<b>1%</b>
Survey not returned.	<b>41</b>	Not applicable	<b>28%</b>
<b>Total</b>	<b>148</b>	<b>100%</b>	<b>100%</b>

The survey results are illustrated on the map attached as Appendix V to this report.

Of the 148 lots in the neighbourhood:

- 57% (84 lots) and 79% of the 107 returned surveys indicated support for the rezoning;
- 15% (22 lots) and 21 % of the 107 returned surveys opposed the rezoning;
- 1% (1 lot) did not wish to provide any response to the rezoning; and
- 28% (41 lots) did not return a completed questionnaire.

To compare, of the 127 lots in the Royal Heights Park area, based on the total number of responses received, 80% (101 lots) were in support and 10% (13 lots) opposed. Of the 415 lots in the St. Helen's Park area, based on the total number of responses received, 63% (262 lots) were in support and 15% (62 lots) opposed. The results from the 2013 neighbourhood survey for the Al Cleaver Park and Tom Hopkins Ravine Park neighbourhood, which did not proceed to rezoning, indicated 48% (35 lots) support and 42% (31 lots) opposition.

Some of the questionnaires returned included comments. Preservation of trees, the natural setting, and neighbourhood character were noted as reasons for supporting the rezoning. Several property owners who reside in the neighbourhood noted their concern that the maximum building height is too low or unpractical/unfeasible. Some property owners who do not live in the neighbourhood noted that they did not support the rezoning because they had purposely bought their properties because of the RF Zoning, had the intention of building a future home to what the RF Zone permits, are concerned about their property value, and feel it is unfair that people who have already built larger houses support a downzoning.

## CONCLUSION

Based on the above discussion and the support for the proposed rezoning as indicated by the results of the City survey of the KPPN, it is recommended that Council instruct the City Clerk to bring forward Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2015, No. 18513, attached as Appendix I, for first and second reading and set a date for the related public hearing.

*Original signed by*  
Jean Lamontagne  
General Manager,  
Planning and Development

FW:DL:saw

### Attachments:

- Appendix I Proposed Comprehensive Development Zone (Zoning Bylaw Amendment Bylaw No. 18513)
- Appendix II Kwomais Point Park Neighbourhood Rezoning Area Boundaries
- Appendix III Summary of Proposed Zoning Changes from Existing RF Zone
- Appendix IV Survey Package Materials
- Appendix V Survey Results Map

CITY OF SURREY

BY-LAW NO. 18513

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the parcels of land, presently shown upon the map designated as the Zoning Map and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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All of the parcels of land identified on Schedule "A" attached hereto and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this by-law:

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to restrict the size and *building height* of single family dwellings.

**B. Permitted Uses**

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and

- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. For the purpose of subdivision, the maximum *unit density* shall be 15 *dwelling units* per hectare (6 *dwelling units* per acre) and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
- 2. For *building* construction within a *lot*:
  - i. The *floor area ratio* must not exceed 0.52 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.48 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport;
  - ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
  - iii. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
    - i. Covered area used for parking;
    - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
    - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the lot.

**E. Lot Coverage**

The maximum lot coverage is 40%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<i>Use</i>	<i>Setback</i>	<i>Front Yard<sup>1&amp;2</sup></i>	<i>Rear Yard<sup>3</sup></i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

<sup>1</sup> Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the *setback* to an attached garage may be relaxed to 6.7 metres [22 ft.].

- <sup>2</sup> With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.
- <sup>3</sup> 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face has a *setback* of at least 8.5 metres [28 ft.] from the *rear lot line*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*:
  - (a) The *building height* shall not exceed 6.7 metres [22 ft.];
  - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 4:12 shall not exceed 7.1 metres [23.3 ft.] to the top of roof; and
  - (c) The *building height* of any portion of a *principal building* with a roof slope greater than 4:12 shall not exceed 8.07 metres [26.5 ft.] to the peak of roof.
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.6 metres [12 ft.] where the roof slope is less than 4:12. The *building height* shall not exceed 5 m [16.5 ft.] where the roof slope is greater than 4:12.

## H. Off-Street Parking

1. Resident and visitor parking spaces shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
  - (a) A maximum of 2 cars or trucks;
  - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. Vehicle parking may be permitted in either the *front yard* or *side yard* subject to the following:
- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
  - (c) The total area surfaced or paved for a *driveway* shall be as follows:
    - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
    - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
    - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*; and
    - iv. Where the driveway is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
  - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking

requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
- (c) Adequate screening, as described in Section I.3 of this Zone is provided.

## I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. A minimum of 30% of the *lot* must be covered by porous surfaces.
- 3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
  - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
  - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
  - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

## J. Special Regulations

- 1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
- 2. A *secondary suite* shall:
  - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
  - (b) Occupy less than 40% of the habitable floor area of the *building*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
460 sq. m [5,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, of Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended, and in accordance with the servicing requirements for the RF Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Subdivisions shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
6. *Building* permits shall be subject to Surrey Building By-law, 1987, No. 9011, as amended.
7. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

9. Tree regulations are as set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2015, No. 18513."

READ A FIRST TIME on the \_\_\_ day of \_\_\_\_\_, 2015.

READ A SECOND TIME on the \_\_\_ day of \_\_\_\_\_, 2015.

PUBLIC HEARING HELD thereon on the \_\_\_ day of \_\_\_\_\_, 2015.

READ A THIRD TIME ON THE \_\_\_ day of \_\_\_\_\_, 2015.

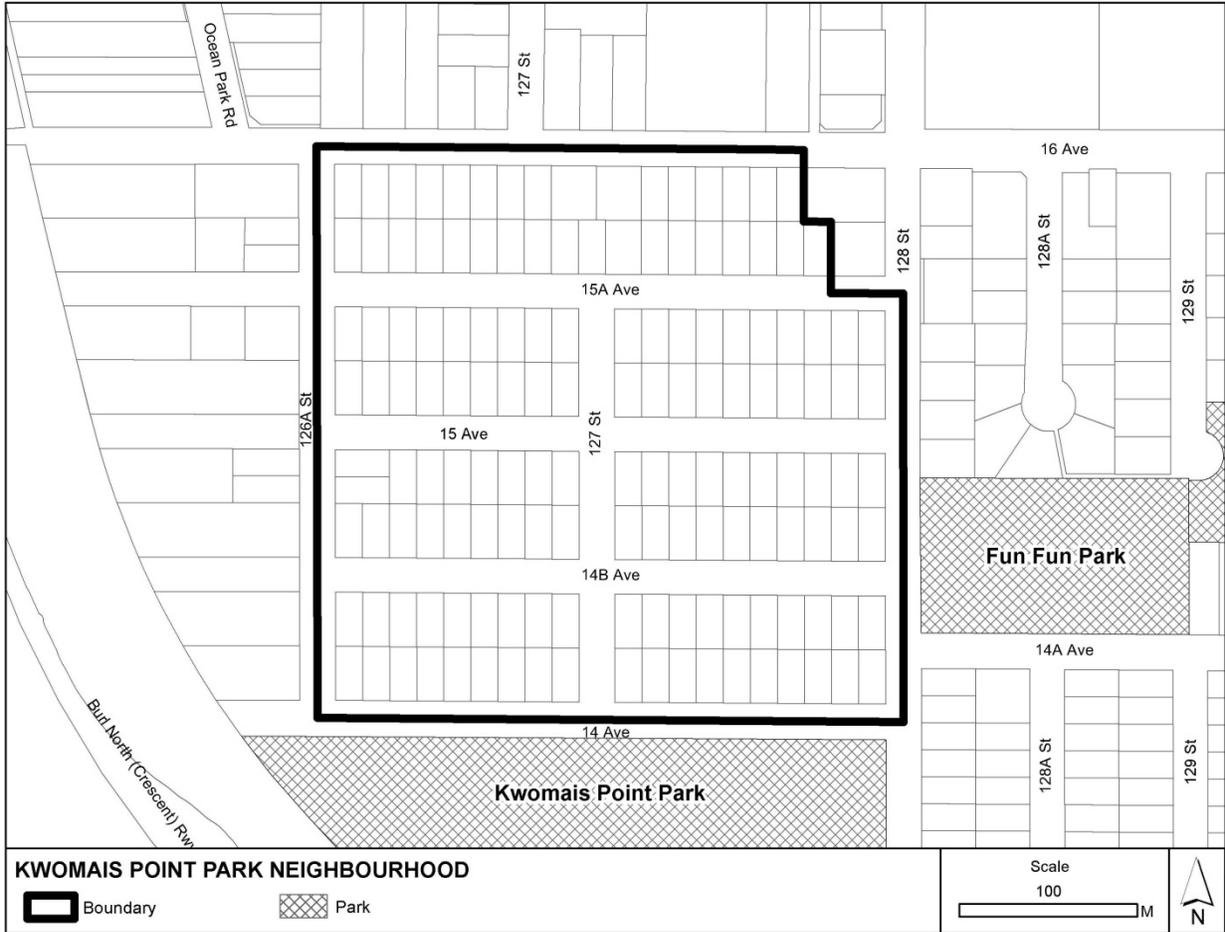
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_ day of \_\_\_\_\_, 2015.

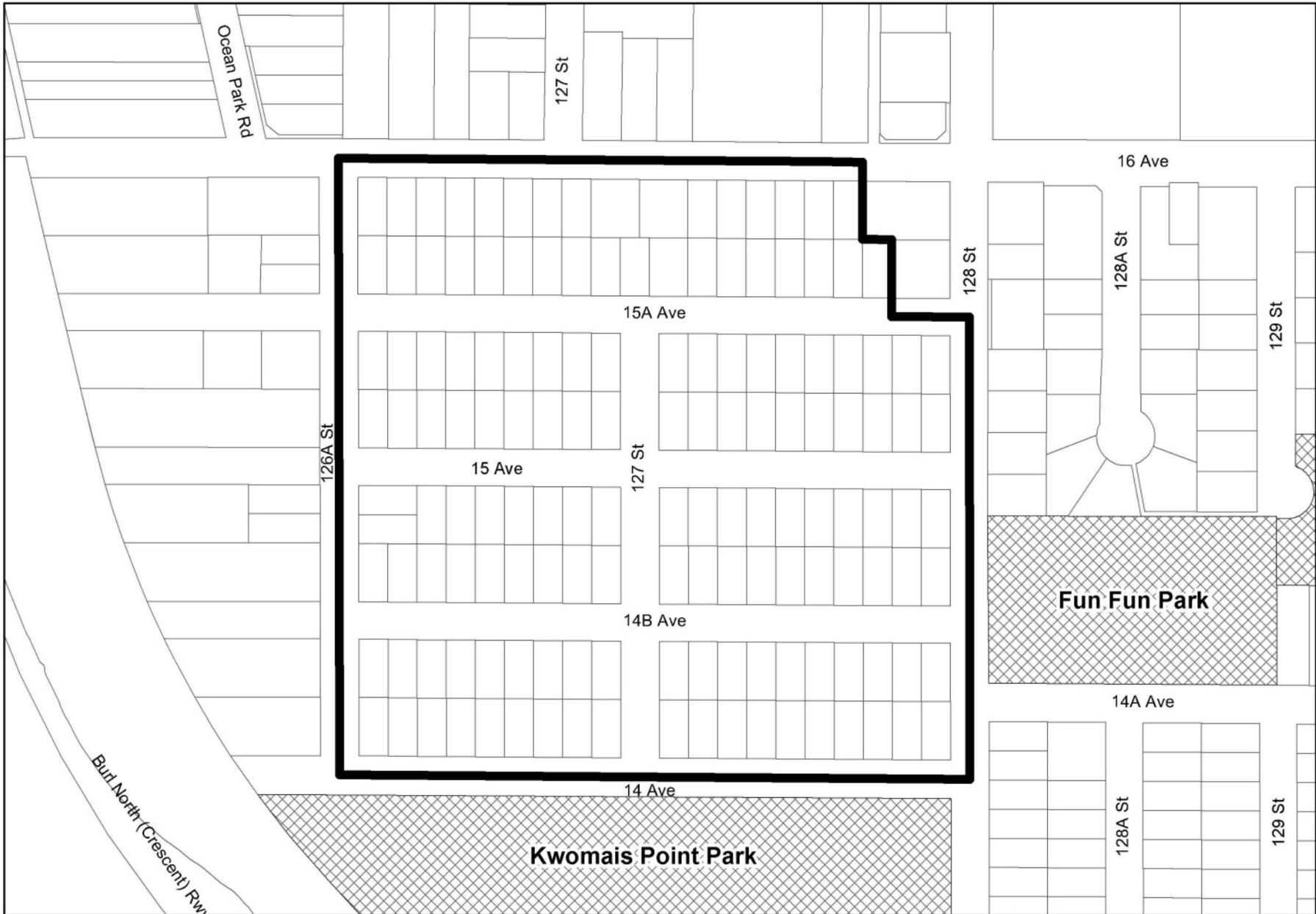
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



# Schedule "B"

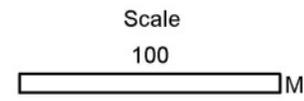




**KWOMAIS POINT PARK NEIGHBOURHOOD**

 Boundary

 Park





**KWOMAIS POINT PARK NEIGHBOURHOOD**

 Boundary

 Park

Scale  
100



## Kwomais Point Rezoning Proposal

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	Existing RF Zone	Proposed CD Zone
<b>Density</b>	0.60 FAR on first 6,000 sf 0.35 FAR on remaining lot area	0.52 FAR on lots less than 6,000 sf 0.48 FAR on lots larger than 6,000 sf
<b>Max House Size</b> (FAR density expressed on typical lots)		
• 5,000 sf lot	3,000 sf house	2,600 sf house
• 10,000 sf lot	5,000 sf house	3,550 sf house ( <b>2 lots are this large</b> )
<b>Basement</b>	<u>Not</u> included in density	Not included in density, <u>except</u> garage space (if appl)
<b>Accessory Buildings</b> Max Height	> 108 sf included 13 ft / 16.5 ft with conditions	>108 sf included 12 ft top of flat (<4:12) roof 16.5 ft peak of sloped (>4:12) roof
<b>Vaulted Ceilings</b> (>12 ft)	Included except for 200 sf	Included except for 200 sf
<b>Covered Decks</b>	Included except 10% of permitted floor area	Included except 10% of permitted floor area
<b>Maximum Lot coverage</b>	40% on 5,000 sf lot / 30% on 10,000 sf lot	Same as existing RF Zone
<b>Building Height</b>	30 ft to ½ way up sloped roofs  24 ft to top of flat roof	26'6" ft (8.07m) to peak of roof (> 4:12 slope) 22' (6.7m) to ½ way up sloped roof 23'4" (7.1m) to top of flat roof (< 4:12 slope)
<b>Min/Max Off-street Parking</b>	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	2 minimum (inside + outside) / 3 with suite 2 max on driveways + 1 boat or trailer
<b>All other Zoning provisions are the same as the existing RF Zone</b>		



**CITY OF SURREY**  
**Planning & Development Department**

14245 - 56th Avenue, Surrey  
 British Columbia, Canada V3X 3A2

**Telephone**  
**604-591-4441**

**Fax**  
**604-591-2507**

August 5, 2015

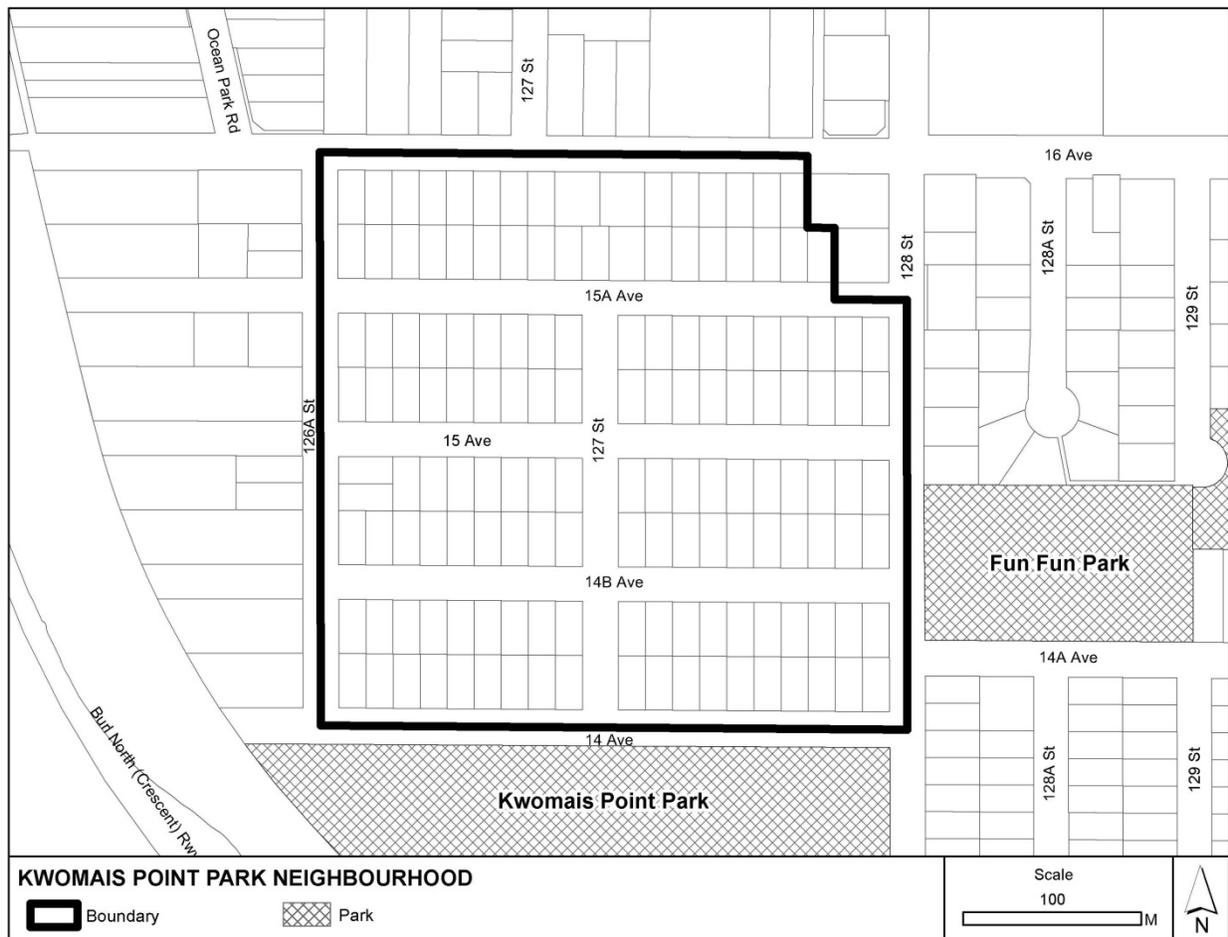
File: 6520-20 Kwomais Point Park

**REGISTERED**

**TO: OWNERS OF PROPERTIES ZONED SINGLE FAMILY RESIDENTIAL (RF) IN  
 THE KWOMAIS POINT PARK NEIGHBOURHOOD**

Dear Sir/Madam:

**This survey concerns the proposed rezoning of your lot(s) in the Kwomais Point Park  
 Neighbourhood shown in the map below.**



**Please review and read all of the information contained in the attached survey package,  
 and promptly complete and return the Questionnaire included in the package.**

**This package contains the following:**

**Attachment 1 - Questionnaire** on the proposed rezoning from RF to CD, and Return Envelope.

(The City requires the completed Questionnaire no later than August 28, 2015).

**Attachment 2 -** Description of the rezoning proposal and process.

**Attachment 3 -** A table comparing the current (RF) and proposed (CD) zone regulations.

**Attachment 4 -** An illustration of the proposed CD Zone.

If you have any questions or require clarification, please contact Fay Wong at 604-591-4496 or e-mail [fkwong@surrey.ca](mailto:fkwong@surrey.ca).

Yours truly,

Don Luymes  
Manager, Community Planning



QUESTIONNAIRE

**Kwomais Point Park Neighbourhood - Proposed Rezoning from RF to CD**

**Please FULLY complete and mail this Questionnaire  
no later than Friday, August 28<sup>th</sup>, 2015, in the attached Return Envelope.**

*Please circle the appropriate response(s) below.*

- I am / We are** the owner/owners of property/properties in the Kwomais Point Park Neighbourhood. **I am / We are** aware that Surrey City Council is considering a request to rezone all of the RF Zoned properties in this area from Single Family Residential Zone (RF) to Comprehensive Residential Zone (CD), including the property/properties that **I/we** own.
- I/We** have read the letter dated August 5, 2015 from the City of Surrey and accompanying information sheets ("survey package"), which explain the regulations of the proposed CD Zone compared to the existing RF Zone, and implications of the CD Zone on any new construction that may be permitted on the properties under the proposed CD Zone.
- I/We** fully understand the proposed CD Zone regulations and their implications. If Surrey City Council approves the proposed CD Zone, **I/we** recognize that the above-noted property/properties will be rezoned from RF to CD (downzoned), whether or not **I am / we are** in favour of the rezoning.

*Please provide address(es), in the space below, of the property/properties YOU OWN in the Kwomais Point Park Neighbourhood.*

\_\_\_\_\_  
\_\_\_\_\_

*Please check the appropriate answer below.*

- \_\_\_\_\_ I/We SUPPORT the proposed rezoning (downzoning) from RF to CD of my/our property/properties.
- \_\_\_\_\_ I/We OPPOSE the proposed rezoning (downzoning) from RF to CD of my/our property/properties.
- \_\_\_\_\_ I/We DO NOT wish to provide any response to the proposed rezoning (downzoning) from RF to CD of my/our property/properties.

*If you have any additional comments, please provide in the space below.*

\_\_\_\_\_  
\_\_\_\_\_

Owner's Name(s) (Please PRINT your name):

Owner's Signature(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Mailing Address:

Phone Number:

E-mail (optional):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Attachment #1

**BEFORE you complete and sign the Questionnaire please carefully read the following:**

- ONLY the registered property owner(s) should sign the completed questionnaire before it is returned to the City.
- **Please print your name and sign the Questionnaire before returning it to the City.** An unsigned Questionnaire will be reported to Council as a "Do Not Wish to Respond" response from you to the proposed rezoning of your lot(s).
- If a lot is owned by multiple owners, one or more owners of the lot may sign the questionnaire. If only one or more than one owner, but not all of the owners, signs and returns a single questionnaire, staff will assume that a consensus has been reached among all of the owners about their response to the rezoning. If, however, more than one questionnaire is returned from different owners of the same lot and each questionnaire contains a different response, staff will assume that no consensus has been reached by the owners and, therefore, will report the position of the lot owners on the rezoning as "Undecided".
- Only ONE response per lot/household will be reported to Council, regardless of the number of signatures on a questionnaire and number of questionnaires returned for each lot.

**Please return the questionnaire NO LATER THAN FRIDAY, AUGUST 28, 2015 by mailing it back to the City in the return envelope included in this survey package.** To allow you to promptly return the completed Questionnaire, this envelope is stamped and pre-addressed.

If you have any questions or require clarification, please contact Fay Wong, Planning Technician, by phone at 604-591-4496 or by e-mail at [fk Wong@surrey.ca](mailto:fk Wong@surrey.ca).

## Attachment #2

### **What is being proposed for the RF-Zoned Properties in the Kwomais Point Park Neighbourhood?**

In May 2015, the City of Surrey received a petition from some residents in the Kwomais Point Park Neighbourhood indicating support in the neighbourhood for rezoning by Council initiative from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone. The purpose of this neighbourhood rezoning would be to preserve the existing residential character of the neighbourhood, particularly the neighbourhood's existing treescape.

The proposed zoning is similar to the rezoning that is being proposed in the Bolivar Park Neighbourhood, and the rezonings that were approved in the St. Helen's Park Neighbourhood in 2006 and in the Royal Heights Park Neighbourhood in 2007 (amended by Council in 2011). The CD Zone, as proposed, would permit smaller houses with a lower building height than is permitted under the current RF Zone. In support of their request, the Kwomais Point Park Neighbourhood presented a petition from the owners of 134 lots, some of which lots are located outside of the defined neighbourhood boundary of Kwomais Point Park. Within the defined neighbourhood boundary of Kwomais Point Park, the owners of 81 lots of the 148 lots (55%) signed the petition.

On June 29, 2015, Council instructed City staff to commence a neighbourhood consultation process to determine the level of support for the requested rezoning. The purpose of this process is to give an opportunity to the owners of the RF lots to understand the implications of the proposed change in the zoning of their lots and to provide their comments.

Council will not make a final decision on the requested rezoning until they have considered the results of the consultation process. A comparison of the current zoning and proposed new zoning provisions is provided in this survey package.

### **Neighbourhood Consultation Process**

The neighbourhood consultation process mentioned above consists of the following steps:

#### **Step 1 – Public Meeting**

The Rezoning Proponents held a neighbourhood open house meeting on Wednesday, July 29, 2015 at 7 PM at Ocean Park Hall. The Rezoning Proponents advised that the invitations to this meeting had been sent to all of the owners of the RF lots in the area. According to the information provided by the Rezoning Proponents, over 60 people attended the meeting. City staff also attended this meeting and distributed copies of the consultation process and timeline, a comparison of the current RF Zone and the proposed new CD Zone, Corporate Report No. R142, Corporate Report No. R171, the RF Zone, and an example of what a Survey Package may look like. Residents of the neighbourhood who attended the meeting expressed the importance of tree preservation to retain the neighbourhood's character and to protect privacy and direct access to nature on individual lots. Other residents expressed concerns about reduced floor area for new houses, property value, and owner responsibility in maintaining trees.

## **Step 2 – Confirm or Revise Rezoning Proposal**

On the basis of the comments received, the Rezoning Proponents had the opportunity to suggest revisions, if required, to the proposed regulations of the CD Zone.

## **Step 3 – Survey by Registered Mail**

As part of the consultation process, City staff is sending a survey by registered mail to all of the RF lot owners in the proposed rezoning area, including information on the proposed CD zoning regulations and their implications, and containing a questionnaire to determine the level of support and opposition to the rezoning.

**This survey package contains a Questionnaire for you to complete and return to the City. Staff will report to Council about the level of support and opposition to the rezoning based on the responses to this Questionnaire by the owners of the 148 RF lots. Although you may have previously signed the petition distributed by the Rezoning Proponents, it is important that you review the attached information, complete the Questionnaire enclosed with this letter, and return it promptly to the City.**

## **Step 4 – Report to Council**

City staff will tabulate the results of this survey and report back to Council with recommendations on the requested rezoning from RF to CD for Council's consideration.

After considering the staff report, Council will decide whether to proceed with a rezoning by-law and hold a Public Hearing, or to deny the requested rezoning. If Council decides to proceed with the rezoning, a Public Hearing will be held on the by-law. After the Public Hearing, Council will decide whether to approve the by-law or to retain the current zoning.

**Attachment #3**

**Kwomais Point Rezoning Proposal**

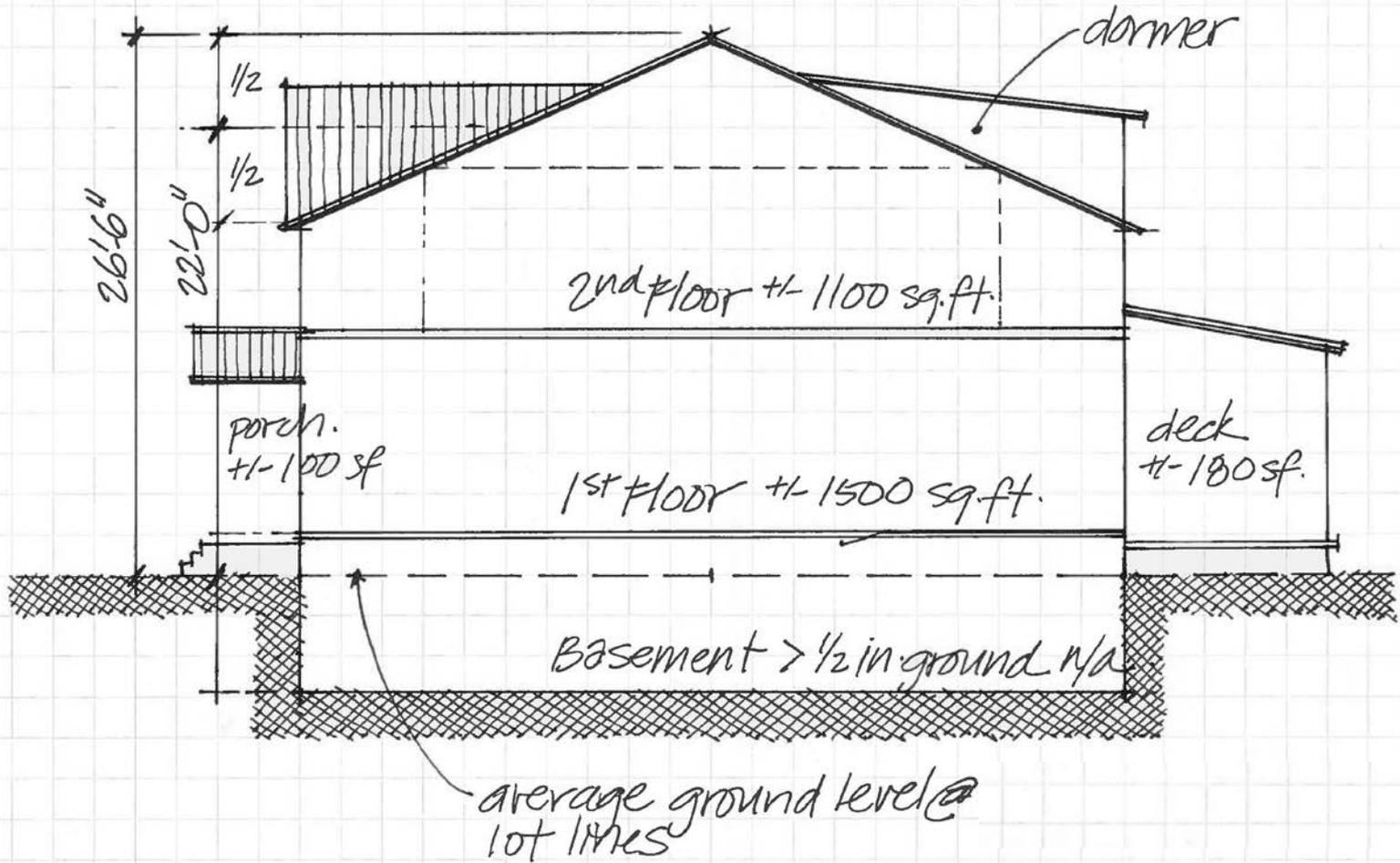
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	<b>Existing RF Zone</b>	<b>Proposed CD Zone</b>
<b>Density</b>	0.60 FAR on first 6,000 sf 0.35 FAR on remaining lot area	0.52 FAR on lots less than 6,000 sf 0.48 FAR on lots larger than 6,000 sf
<b>Max House Size</b> (FAR density expressed on typical lots)		
• 5,000 sf lot	3,000 sf house	2,600 sf house
• 10,000 sf lot	5,000 sf house	3,550 sf house ( <b>2 lots are this large</b> )
<b>Basement</b>	<u>Not</u> included in density	Not included in density, <u>except</u> garage space (if appl)
<b>Accessory Buildings</b> Max Height	> 108 sf included 13 ft / 16.5 ft with conditions	>108 sf included 12 ft top of flat (<4:12) roof 16.5 ft peak of sloped (>4:12) roof
<b>Vaulted Ceilings</b> (>12 ft)	Included except for 200 sf	Included except for 200 sf
<b>Covered Decks</b>	Included except 10% of permitted floor area	Included except 10% of permitted floor area
<b>Maximum Lot coverage</b>	40% on 5,000 sf lot / 30% on 10,000 sf lot	Same as existing RF Zone
<b>Building Height</b>	30 ft to ½ way up sloped roofs  24 ft to top of flat roof	26'6" ft (8.07m) to peak of roof (> 4:12 slope) 22' (6.7m) to ½ way up sloped roof 23'4" (7.1m) to top of flat roof (< 4:12 slope)
<b>Min/Max Off-street Parking</b>	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	2 minimum (inside + outside) / 3 with suite 2 max on driveways + 1 boat or trailer

**All other Zoning provisions are the same as the existing RF Zone**

Attachment #4

KWOMAI'S POINT REZONING PROPOSAL: ILLUSTRATION.



### Results of Survey of Property Owners

→  
s. 22

