

NO: **R208**

COUNCIL DATE: **November 7, 2011**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 7, 2011**
FROM: **General Manager, Planning and Development** FILE: **6520-20 (Royal Heights)**
SUBJECT: **Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16419 Related to the Royal Heights Park Neighbourhood**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Authorize the City Clerk to bring forward Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16149, Amendment By-law 2011, No. 17487 ("By-law No. 17487"), a copy of which is attached as Appendix I, for first and second readings and set a date for the related public hearing; and
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to representatives of the Royal Heights Park Group.

BACKGROUND

At its Regular Council Land Use meeting on February 25, 2008, Council considered Corporate Report No. Loo2 entitled "Proposed Area-wide Rezoning from RF to CD in the Royal Heights Park Area" and gave first and second reading to By-law No. 16419 to amend Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") to restrict the size and building height of single-family dwellings in the Royal Heights Park neighbourhood. On March 31, 2008 Council adopted the amendment By-law.

The Comprehensive Development (CD) Zone for the Royal Heights Park neighbourhood was modelled closely on the CD Zone that was adopted by Council in 2006 for the St. Helen's Park neighbourhood. On September 12, 2011, Council adopted amendments to the St. Helen's Park CD Zone to address ambiguities in the existing Zoning By-law. The amending By-law No. 17461 made text changes to the CD Zone to include double height floor areas and covered decks in the calculation of floor area within the St. Helen's Park neighbourhood with a view to ensuring that the development objectives for the neighbourhood are met.

The Royal Heights Park neighbourhood is illustrated on the map attached as Appendix II to this report.

DISCUSSION

New homes that have been or are being constructed in the Royal Heights Park neighbourhood since the adoption of By-law No. 16419 have raised concerns with residents of the neighbourhood because of their scale in relation to the general character of houses in the neighbourhood. These new homes are larger than what residents understood would be permitted under the CD Zone by-law that was adopted for the neighbourhood in 2008.

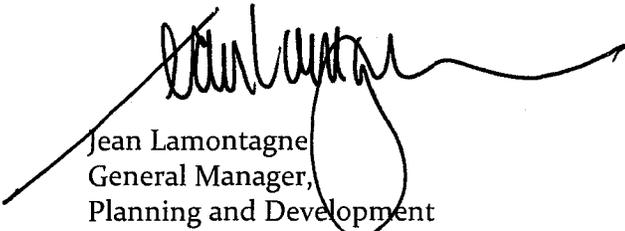
Members of the Royal Heights Park Group, which represents the neighbourhood, met with staff to express concern that double height floor areas and covered deck areas are not addressed in the current Zoning By-law and are resulting in large homes. The Royal Heights residents expressed a desire to have similar text amendments made to the by-law for the Royal Heights Park neighbourhood as were made to the CD Zone covering the St. Helen's Park neighbourhood.

The text amendments in proposed By-law No. 17487, a copy of which is attached as Appendix I, are identical to the amendments adopted by Council for the St. Helen's Park neighbourhood (By-law No. 17461) and are acceptable to the Royal Heights Park Group.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Authorize the City Clerk to bring forward By-law No. 17487, a copy of which is attached as Appendix I, for first and second readings and to set a date for the related public hearing; and
- Instruct the City Clerk to forward a copy of this report and the related Council resolution to representatives of the Royal Heights Park Group.



Jean Lamontagne
General Manager,
Planning and Development

HC/kms/saw

Attachments:

Appendix I Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16149,
Amendment By-law 2011, No. 17487

Appendix II Map of Royal Heights Park Neighbourhood

CITY OF SURREYBY-LAW NO. 17487

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16419"

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16419" is hereby amended as follows:
 - (a) Delete Sub-section 2.D.2(a) and replace it with the following:
 - "(a) For the purpose of this Section and notwithstanding the definition of *Density – Floor Area Ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following shall be included in the calculation of *floor area ratio*:
 - i. A *basement*;
 - ii. All covered areas used for parking, including a garage or carport;
 - iii. All *accessory buildings*;
 - iv. All covered areas including covered decks, covered patios, porches and verandas, whether or not enclosed; and
 - v. All floor area with extended height shall be multiplied by 2, where the extended height, as measured to the wall top plate is 3.7 metres [12 ft.] or more above the floor, excluding a maximum of 10 square metres [107 sq. ft.] for foyer and staircase purposes; and".
 - (b) Delete Sub-section 2.D.2(b)i. and replace it with the following:
 - "i. Subject to Sub-section D.2(a) of this Zone, the *floor area ratio* shall not exceed 0.48 provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport;"
 - (c) In Sub-section 2.D.2(b)ii., after the word "garage" and before the comma (", "), insert "and that portion of any porch or veranda at the front that is covered by a sloped roof".
 - (d) In Sub-section 2.D.2(b)iii., after the words "inclusive of", delete the phrase "a garage or carport, *basement* and all *accessory buildings* and *structures*" and replace it with "all floor area included in the calculation of *floor area ratio* as described in Sub-section D.2(a) of this Zone".

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16419, Amendment By-law, 2011, No. 17487."

READ A FIRST AND SECOND TIME on the _____ day of _____, 2011.

PUBLIC HEARING HELD thereon on the _____ day of _____, 2011.

READ A THIRD TIME ON THE _____ day of _____, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2011.

MAYOR

CLERK



Location Map

Royal Heights Park Neighbourhood

