

DISCUSSION

New homes that have been or are being constructed in the St. Helen's Park neighbourhood since the adoption of By-law No. 16156 have raised concerns with the residents of the neighbourhood due to their scale in relation to the general character of the houses in the neighbourhood. These new houses go beyond the scale that residents understood would be permitted under the Zoning Bylaw that was adopted for the neighbourhood. As such, the South Westminster Ratepayers Association, which represents the neighbourhood, has requested that staff review the provisions of Bylaw No. 16156 with a view to making appropriate amendments to address the above-referenced concerns. The Association wants to ensure that new buildings in the neighbourhood adhere to the intentions that the neighbourhood had when the "down-zoning" By-law was developed in 2006. More specifically, the Association is concerned that the By-law does not currently address the impacts of covered deck areas and "double height" floor area in new dwellings, which is resulting in new dwellings being constructed to a physical scale that is larger than was anticipated and are not in character with the neighbourhood.

With a view to addressing the concerns of the St. Helen's Park neighbourhood, staff is recommending that a process be initiated where staff would work with the owners of property in the neighbourhood and the South Westminster Ratepayers Association to develop appropriate amendments to Bylaw No. 16156 that have the support of the neighbourhood and would then bring such amendments before Council for consideration in due course.

CONCLUSION

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

- Authorize staff to work with the South Westminster Ratepayers Association and the owners of property in the St. Helen's Park neighbourhood to determine what amendments to Surrey Zoning By-law 1993, No. 12000, Amendment Bylaw, 2006, No. 16156 are necessary to ensure that new homes constructed in the St. Helen's Park neighbourhood reflect the intent of the By-law and the character of the neighbourhood;
- Authorize staff to prepare and bring forward text amendment(s) to Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2006, No. 16156 that have the support of the St. Helen's Park neighbourhood and are consistent with the development objectives for this neighbourhood; and
- Instruct the City Clerk to forward a copy of this report and the related Council resolution to the South Westminster Ratepayers Association.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

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Attachment:

Appendix I Map of St. Helen's Park Neighbourhood

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