

NO: **R170**

COUNCIL DATE: **SEPTEMBER 9, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 9, 2013**

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

FILE: **3900-30**

SUBJECT: **Proposed Housekeeping Amendments to Surrey Zoning By-law, 1993, No. 12000**

RECOMMENDATION

The Planning and Development recommends that Council:

1. Receive this report as information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000 as documented in Appendix I of this report; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related public hearing.

INTENT

This report seeks approval for housekeeping amendments to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), which will act to clarify and make consistent zoning regulations in single family residential zones related to covered outdoor areas, basement access and utility rooms.

DISCUSSION

The following sections discuss the amendments to the Zoning By-law as recommended in this report.

Covered Outdoor Areas

By-law No. 17989 acted to amend the approach to calculating the floor area ratio (FAR) in single family residential zones to include the area of covered outdoor space excepting an area of up to the equivalent to 10% of the maximum allowable floor area on the lot. A portion of the exempted covered outdoor space is to be reserved for a front porch.

The Zoning By-law text amendments documented in Appendix I to this report clarify the intent of the regulations; specifically, any amount of the covered outdoor space excluded from the calculation of FAR may be used for a front porch or veranda, but in any case, a minimum of 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda.

The RF-10 Zone and the RF-10S Zone that were added to the Zoning By-law under By-law No. 17986 allow for a reduction in the separation space at the main floor level between the principal building and a detached garage on the same lot for stairs and outdoor space, which may be covered. The text amendments documented in Appendix I to this report introduce a similar reduction in the separation space in the other "small lot" single family residential Zones contained in the Zoning By-law. The proposed reductions and resulting deck or patio depth for the Single Family Residential RF-12, RF-12C, RF-9, RF-9C and RF-9S are documented in Table 1.

Table 1 – Existing and Proposed Separation Reduction

Zone	Separation	Reduced Separation at Main Floor Level	Resulting Depth of Deck or Patio on a Minimum Sized Lot	Maximum Area of Deck or Patio in Reduced Separation
RF-10, RF-10S	6.5 m. [21 ft.] existing	4.0 m. [13 ft.] existing	2.5 m. [8 ft.] existing	10 sq. m. [108 sq.ft.] existing
RF-9, RF-9C, RF-9S	6.0 m. [20 ft.] existing	3.5 m. [11 ft.] proposed	2.5 m. [8 ft.] proposed	10 sq. m. [108 sq.ft.] proposed
RF-12, RF-12C	5.0 m. [16 ft.] existing	3.0 m. [10 ft.] proposed	2.0 m. [7 ft.] proposed	14 sq. m. [150 sq.ft.] proposed

Basement Access to the Principal Building

By-law Nos. 17989 and 17986 introduced limits on the size of landings and sunken patios that can be constructed that provide access to the basement area of a single family home. Such landings and sunken patios are limited to a maximum area of 13 square metres [140 sq. ft.] in the RF Zone and 5 square metres [54 sq. ft.] in the RF-10 and RF-10S Zones excluding the area of the stairs.

The proposed amendments as documented in Appendix I allow for greater flexibility in building design on RF lots and introduce limits on the area of a landing and/or sunken patio in other existing "small lot" single family residential Zones. The existing and proposed regulations on the area of such landing and/or sunken patio are documented in Table 2.

Table 2 – Maximum Area of Landing and/or Sunken Patio Providing Access to a Basement

Zone	Existing Regulation	Proposed Regulation
RF	13 sq. m. [140 sq.ft.] excluding stairs	28 sq. m. [300 sq. ft.] including stairs
RF-10, RF-10S	5 sq. m. [50 sq.ft.] excluding stairs	no change
RF-9, RF-9C, RF-9S	none	5 sq. m. [50 sq.ft.] excluding stairs
RF-12, RF-12C	none	7 sq. m. [75 sq.ft.] excluding stairs

Utility Rooms

A utility room that attaches a principal building to a garage or carport is currently permitted in the RF-9 and RF-9C Zones but not in the RF-10 and other single family residential zones.

The proposed amendments as documented in Appendix I remove the special regulations and relaxation of separation requirements that currently allow construction of a utility room in the RF-9 and RF-9C Zones because of impacts on natural drainage and the usability of yard space. The proposed amendments also reduce the maximum permitted floor area in each of the RF-9 and RF-9C Zones by the area currently reserved for a utility room.

Legal Services Review

Legal Services has reviewed the proposed amendments to the Zoning By-law as documented in Appendix I and has no concerns.

CONCLUSION

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

- approve amendments to Surrey Zoning By-law 1993, No. 12000 as documented in Appendix I of this report; and
- authorize the City Clerk to bring forward the necessary amendment by-law for required readings and to set a date for the related public hearing.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

HC:saw

Attachments:

Appendix I Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000

**Proposed Amendments to
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO RESIDENTIAL ZONES

1. Part 16 RF Zone

- Amend Section D.2 by deleting Section D.2(a)i. in its entirety and replacing it with the following:
 - "i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 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."
- Amend Section D.2 by deleting Section D.2(a)iv.(c) in its entirety and replacing it with the following:
 - "(c) 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"
- Amend Section J.2 by deleting the words "must not exceed a maximum area of 13 square metres [140 sq.ft.], in addition to the stairs" and replacing them with "must not exceed a maximum area of 28 square metres [300 sq.ft.], including the stairs".

2. Part 17A RF-12 Zone

- Amend Section F by adding the following sentence to the end of Footnote 4:
 - "The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof."
- Amend Section J by inserting a new Section J.1 as follows and renumbering accordingly:
 - "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 7 square metres [75 sq.ft.], in addition to the stairs."

3. **Part 17B RF-12C Zone**

- Amend Section F by adding the following sentence to the end of Footnote 5:

"The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof."

- Amend Section J by inserting a new Section J.1 as follows and renumbering accordingly:

"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 7 square metres [75 sq.ft.], in addition to the stairs."

4. **Part 17C RF-10 Zone**

- Correct Section J.1 by replacing the words "5 square metres [140 sq.ft.]" with "5 square metres [50 sq.ft.]".

5. **Part 17D RF-10S Zone**

- Correct Section J.1 by replacing the words "5 square metres [140 sq.ft.]" with "5 square metres [50 sq.ft.]".

6. **Part 17E RF-9 Zone**

- Amend Section D.2 by deleting Section D.2(a)i. in its entirety and replacing it with the following:

"i. Where the *lot* is a Type I *lot* or Type III *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* is 158 sq. m. [1,700 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*; and"

- Amend Section F.1 by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- Amend Section F.1 by deleting the remainder of the sentence in Footnote 4 after the words "on the opposite side of the *lot*".

- Amend Section F.1 by deleting the remainder of the sentence in Footnote 6 after the words "may be reduced to a minimum of 0.5 m. [1 ft. 6 in.]".

- Amend Section F.2 by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- Amend Section J by deleting Section J.2 in its entirety and replacing it with the following:

"2. 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 5 square metres [50 sq.ft.], in addition to the stairs."

7. Part 17F RF-9C Zone

- Amend Section D.2 by deleting Section D.2(a)i. in its entirety and replacing it with the following:

"i. Where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* is 158 sq. m. [1,700 sq. ft.], excluding any *coach house*, garage, carport, and *accessory buildings* and *structures*;"

- Amend Section F.1 by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- Amend Section F.1 by deleting the remainder of the sentence in Footnote 6 after the words "on the opposite side of the *lot*".

- Amend Section F.1 by deleting the remainder of the sentence in Footnote 8 after the words "may be reduced to a minimum of 0.5 m. [1 ft. 6 in.]".

- Amend Section J by deleting Section J.2 in its entirety and replacing it with the following:

"2. 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 5 square metres [50 sq.ft.], in addition to the stairs."

8. Part 17G RF-9S Zone

- Amend Section F by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- Amend Section J by deleting Section J.1 in its entirety and replacing it with the following:

"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 5 square metres [50 sq.ft.], in addition to the stairs."