

- including “extended height” space (space under high vaulted ceilings or double-height ceilings) in calculations of floor area to a number of single-family zones, including the RF-12 and proposed new RF-13 Zones.

DISCUSSION

Along with the changes to existing single family zones, a new single-family residential zone, RF-13, was introduced through Corporate Report No. R158 considered by Council on June 27, 2016, and was approved in principle as a replacement for the existing RF-12 Zone. The main difference between the existing RF-12 and the proposed RF-13 is the minimum size and dimension of lots.

The RF-13 lots are somewhat larger, in order to accommodate required off-street parking more comfortably. The RF-13 zone also permits somewhat larger homes than the RF-12 (265 square metres instead of 260 square metres) and a slightly higher floor area ratio (FAR) of 0.72 instead of 0.70, to compensate for the larger garage requirement. This density adjustment was not made in the existing RF-12 zone as part of the package of amendments approved on July 11, 2016.

A new zone only becomes “activated” by being attached to a specific parcel of land; thus, the RF-13 Zone will not take effect and is not part of the Zoning By-law until the amending by-law No. 18772 receives Final Adoption along with a related development application. Staff has begun to process new development applications under the provisions of the RF-13 Zone, which will come to Council for approval in due course.

In the meantime, there are a number of subdivisions that have been created and approved under the existing RF-12 Zone but which do not yet have houses constructed. The zoning changes approved on July 11, 2016 have inadvertently resulted in a reduction to the permitted living area in new homes constructed on these newly-created and vacant RF-12 lots by:

- requiring a larger garage, but not adjusting the overall permitted floor area; and
- by counting “extended height” space twice, whereas it was previously not counted towards floor area.

Staff is proposing to address this disparity between homes constructed under the “old” (pre-July 2016) and “new” (post-July 2016) RF-12 rules by making minor adjustments to the permitted floor area and to the method of calculating floor area in “extended ceiling” spaces as set out below and in Appendix “I”. Staff is further proposing to extend this method of calculating floor area to other small lot single family zones, including the RF-10 and RF-10S Zones, and the proposed new RF-13 Zone, for the purpose of consistency.

These proposed changes will make the living spaces of homes constructed on existing and approved RF-12 lots more functional and will avoid “mid-stream”, inadvertent changes to permitted house designs. As the setbacks, lot coverage, parking, and house massing rules have not changed, staff is confident that the proposed amendments will not have the effect of increasing the apparent mass and scale of houses in the RF-12 Zone. Over time, the RF-13 Zone with its slightly larger lots will replace the RF-12 Zone for new developments.

In addition to the changes proposed above, staff is also proposing to amend the existing provisions that allow the subdivision approving officer to reduce the minimum lot width and/or

the minimum lot area by up to 10%, by adding small lot single family zones (RF-9, RF-9C, RF-10, RF-10S, RF-12, RF-12C, RF-13) to the list of zones to which this provision does not apply. This provision would remain in place for larger lot single family zones. The reason for removing this provision in relation to small lot zones is that these lots are by their nature constrained in their size and dimensions. Further reducing the width and/or area of lots below the minimum set in the zone could create lots that do not provide sufficient off-street parking or accommodate a permitted house with appropriate setbacks and yard space.

Summary of Proposed By-law Amendments

The intent of the proposed Zoning By-law amendment is to slightly adjust the permitted floor area and building density in the RF-12 Zone in order to accommodate a larger garage without reducing the permitted floor area of new houses built on previously approved RF-12 lots, and to clarify the calculation of floor area in small lot zones (RF-12, RF-10, RF-10S, and the proposed RF-13) in relation to “open-to-below” (vaulted ceiling) area.

Below is a summary of the proposed Zoning By-law amendments:

1. The maximum permitted floor area in the RF-12 Zone is increased from 260 square metres (2,800 sq. ft.) to 265 square metres (2,860 sq. ft.) and the maximum floor area ratio is increased from 0.70 to 0.72 to accommodate the requirement for a larger garage, without reducing the permitted house size on previously approved RF-12 lots, compared with houses built in this zone prior to the requirement for the larger garage;
2. The method for calculating floor area related to “extended height” space (under vaulted ceilings) in the RF-12, RF-10, and RF-10S Zones, as well as the proposed new RF-13 Zone, is adjusted by excluding the space occupied by staircases from being counted twice, along with space under a sloping ceiling less than 4.6 metres (15 ft.) in height, as long as the outside walls of this space are less than 3.7 metres (12 ft.) in height; and
3. The amount of extended height (vaulted ceiling) space that is excluded from floor area calculation is increased from 14 square metres (150 sq. ft.) to 19 square metres (200 sq. ft.) in the RF-12 Zone and the proposed new RF-13 Zone.
4. Small lot single-family zones (RF-13, RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, and RF-9S) are added to the list of zones to which General Provisions 21(g) and 21(h) do not apply. These provisions allow for lots that are reduced by up to 10% in width and/or area at the discretion of the Approving Officer, below the minimum width and/or area specified in the zone.

SUSTAINABILITY CONSIDERATIONS

The changes recommended in this report respond to the following Desired Outcomes for the **Built Environment and Neighbourhoods** in the Sustainability Charter 2.0:

- Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.

- The built environment enhances quality of life, happiness and well-being.

CONCLUSION

Staff is recommending that minor amendments are made to the permitted floor area in the Single Family Residential (12) Zone, and to the method for calculating floor area in areas of “extended height” (under vaulted ceilings) in the RF-12, RF-10, and RF-10S Zones, as well as in the proposed new RF-13 Zone. Staff is further recommending that reductions of up to 10% below the minimum lot width and/or area are not applicable to small-lot single family zones.

These proposed changes are intended to correct inadvertent reductions in the permitted floor area of new homes built subsequent to changes in these single-family residential zones that were adopted July 11, 2016, and to remove ambiguity in small-lot regulations.

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

- Approve proposed changes to the RF-12, RF-10, and RF-10S Zones and to the General Provisions as described in this report and as documented in Appendix “I”;
- Approve proposed amendments to the new Single Family Residential (13) Zone Bylaw No. 18772 prior to final adoption; and
- Instruct the City Clerk to bring forward the required readings and to set a date for the related public hearing.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

DL/ss

Attachments:

Appendix “I” - Proposed Zoning By-law Amendments for Single Family Residential Zones

Appendix “II” - Proposed Amendments to the New Single Family Residential (13) Zone

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Appendix “I”

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 SINGLE FAMILY RESIDENTIAL ZONES

Part 4 General Provisions

Amend Section 21. Subdivision, Sub-section (g) as follows:

- Delete the word “or” following the text “. . . RA-G, RH-G.”
- Insert the text “RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, or RF-9S” following the word “RF-G and before the word “Zones.”

Amend Section 21. Subdivision, Sub-section (h) as follows:

- Delete the word “or” following the text “. . . RA-G, RH-G.”
- Insert the text “RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, or RF-9S” following the word “RF-G” and before the word “Zones.”

Part 17A RF-12 Zone

Amend Section D. Density, as follows:

- Delete Sub-sections D.2.(a) to D.2.(b)iii. and insert the following in their place:

“(a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
- ii. 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 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq.ft.] and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

(b) For *building* construction within a *lot*:

- i. The *floor area ratio* shall not exceed 0.72, provided that:
 - (a) of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport that meets the dimensional requirements of Section H.5 of this Zone; and

- (b) the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.];
- ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof.”

Part 17C RF-10 Zone

Amend Section D. Density, as follows:

- Delete Sub-sections D.2.(b) and insert the following in its place:
- “(b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
- i. staircases;
 - ii. 10 square metres [108 sq.ft.]; and
 - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.”

Amend Section H. Off-Street Parking, as follows:

- Delete Sub-section 6. and insert the following in its place:
- “6. An attached garage or carport is permitted only where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone.”

Part 17D RF-10S Zone

Amend Section D. Density, as follows:

- Delete Sub-sections D.2.(b) and insert the following in its place:
- “(b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
- i. staircases;
 - ii. 10 square metres [108 sq.ft.]; and
 - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.”

Appendix “II”

Proposed Amendments to New Single Family Residential (13) Zone

The following amendments are proposed to the proposed new Single Family Residential (13) Zone, to be incorporated into the Surrey Zoning By-law, 1993, No. 12000, as amended:

Part 16B RF-13 Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(a)iii. and insert the following in its place:
 - “iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) Staircases;
 - (b) 19 square metres [200 sq.ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.”