

NO: R047

COUNCIL DATE: April 9, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 5, 2018**

FROM: **General Manager, Planning & Development** FILE: **6520-20**
(Cloverdale Slope)

SUBJECT: **Cloverdale Slope - Request for Zoning Changes Update**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Authorize staff to inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood from Single Family Residential Zone to Comprehensive Development Zone, as illustrated on the map attached as Appendix "I," due to insufficient support from the property owners in the neighbourhood for such a rezoning based on the results of a neighbourhood survey that was undertaken and the City's Downzoning Process Guidelines;
2. If Council wishes to allow the proposal to proceed to a Public Hearing, then instruct the City Clerk to bring forward *Surrey Zoning By-law, 1993, No. 12000*, Amendment By-law, 2007, No. 19528 ("By-law No. 19528" attached as Appendix "II") for First and Second Reading and set a date for the related Public Hearing; and
3. If Council wishes, staff will proceed with a re-survey of the owners within the existing defined area and report back to Council with the results and appropriate recommendation.

INTENT

The intent of this report is to conclude the downzoning process initiated for the Cloverdale Slope Neighbourhood in Corporate Report No. R175; 2017 (Appendix "III"), which was referred back to staff on July 24, 2017.

BACKGROUND

On September 20, 2016, the Planning & Development Department received a petition from residents in the Cloverdale Slope 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 was to preserve the existing residential character of the neighbourhood by limiting the size and height of houses. Appendix "I" illustrates the location of the Cloverdale Slope Neighbourhood in relation to the defined neighbourhood area.

At the April 24, 2017 Regular Council – Public Hearing Meeting, Council approved the recommendations of Corporate Report No. R081; 2017, thereby instructing staff to commence a neighbourhood consultation process to determine the level of support in the Cloverdale Slope Neighbourhood for the requested rezoning and, upon completion of the process, to provide a report complete with recommendations for Council’s consideration.

On July 24, 2017, Council received Corporate Report No. R175; 2017 which summarized the survey results of the neighbourhood consultation process that took place. The survey results indicated that 54% of total lots were in support of a downzoning, 37% of total lots were opposed to a downzoning, and 9% of total lots did not return a completed questionnaire. After considering Corporate Report No. R175; 2017, Council directed staff to provide a summary of neighbourhood downzoning proposals and to provide a draft neighbourhood downzoning process and policy guidelines for Council’s consideration.

At the December 4, 2017, Regular Council – Public Hearing Meeting, Council approved Downzoning Process Guidelines. The Downzoning Process Guidelines is generally comprised of three phases (detailed in Appendix “IV”), and a summary is provided below:

- **Phase 1: Pre-Screening.**
The City receives a petition from neighbourhood proponents wishing to initiate a downzoning process, staff works with the proponent to ensure that there are sufficient number of lots, reasonable boundaries, and sufficient support to initiate a downzoning process for Council consideration. Staff verifies the petition, and at the discretion of staff, a Corporate Report is brought to Council recommending the initiation of a neighbourhood consultation process for the proposed downzoning area.
- **Phase 2: Neighbourhood Consultation.**
If Council endorses a neighbourhood consultation process, staff works with the proponents to develop the detailed zoning provisions of a proposed CD Zone that meets the objectives of the neighbourhood. The proponents hold an open house/meeting to gauge the level of support for the proposed zoning provisions and make revisions or fine tune proposed rezoning based on feedback. Staff sends a survey by registered mail to each lot owner whose property is proposed to be included in the rezoning. This survey is used to determine the extent of support or opposition on the part of the owners of lots that are directly involved in the rezoning.
- **Phase 3: Council Consideration of a Proposed Rezoning.**
Staff provides a Corporate Report for Council consideration that includes the results of the consultation process and survey, and recommendations as to whether or not the rezoning process should be formally commenced. If Council approves staff recommendation to proceed with the proposed rezoning, a CD Bylaw is introduced. A Public Hearing is later held, where proponents and opponents may address Council related to the rezoning proposal. Final approval of the CD Bylaw may be granted.

The Cloverdale Slope Neighbourhood downzoning proposal is currently in Phase 3.

DISCUSSION

The Downzoning Guidelines include recommendations for boundary criteria, minimum number of lots, and optimal thresholds for neighbourhood support of a downzoning in order to recommend proceeding to a downzoning. Staff have reviewed the Cloverdale Downzoning proposal in accordance with the Downzoning Guidelines and analysis is provided in the following section of the report.

Boundary

Guidelines for establishing a boundary for an area-wide rezoning indicate that the area should be contiguous, the lots should face internally onto the same street and all lots should have the same zoning. Criteria to help define the edges of a boundary include major roads, changes in elevation and natural features such as ravines, parks or schools.

The boundary for the Cloverdale Slope proposal largely complies with the criteria outlined in the Downzoning Guidelines with the exception of some lots included along 180 Street and 182 Street. Since the completed Cloverdale Slope proposal had come forward to Council in April 24, 2017 (Corporate Report R081; 2017) and July 24, 2017 (Corporate Report R175; 2017), prior to the approval of the Downzoning Guidelines, the boundary that was originally established was not changed.

Minimum Number of Lots

The Downzoning Process Guidelines include a guideline to consider including a minimum of 100 lots for a downzoning area. Previous downzoning areas have mostly ranged between 100 and 200 lots. Cloverdale Slope Neighbourhood's proposal consists of 95 lots, making it relatively close to the minimum guideline of 100 lots.

Neighbourhood Support

The Downzoning Process Guidelines outline three threshold categories for level of neighbourhood support.

- **Insufficient Neighbourhood Support (less than 50%).**
If the level of support from the Phase 2 survey results is less than 50% of the total lots, then the proposal will not proceed to Phase 3 of the Downzoning Process.
- **Moderate Neighbourhood Support (between 50-64%).**
If the level of support from the Phase 2 survey results is between 50-64% of the total lots, then staff will work with the proponents on further neighbourhood consultation before proceeding to Phase 3 of the Downzoning Process.
- **Sufficient Neighbourhood Support (65% or more).**
If the level of support from the Phase 2 survey results is 65% or more of the total lots, then the proposal will proceed directly to Phase 3 of the Downzoning Process.

The Cloverdale Slope survey results indicate that there is a moderate support for the rezoning. As of July 17, 2017, the survey results showed a 54% level of support of total lots, and the downzoning request was placed in the Moderate Neighbourhood Support category. As a result, on

December 12, 2017, staff met with the proponents to discuss how they would like to proceed regarding further neighbourhood consultation. The proponents commented that amending the proposal, such as increasing allowable building height or floor area, would not address the objectives of preserving views, existing neighbourhood character, privacy, and sense of spaciousness. The proponents also expressed that slightly amending the proposal may not increase the overall level of support in the neighbourhood.

Instead of amending the proposal, the proponents decided to request more time for owners of lots in the neighbourhood who did not yet respond to the survey to complete and submit their surveys to the City.

As of January 24, 2018, the City has received completed questionnaires from the owners of five additional lots. Of the 95 lots in the neighbourhood, 59% (56 lots) of the surveys indicated support for the rezoning. Although the updated survey results indicated increased level of support from 54% to 59%, as shown in Appendix “V,” this figure still falls into the Moderate Neighbourhood Support category of the Downzoning Guidelines. Since Moderate Neighbourhood Support thresholds do not clearly show strong support for rezoning, other factors, such as response rate and level of opposition, need to be considered when evaluating the proposal.

Response Rate

The response rate is very high for the Cloverdale Slope rezoning proposal. Of the 95 lots, 91 survey responses (96% of the total lots) responded to the survey. Only 4 lots did not respond, and no one chose the “do not wish to respond” response. Historic downzoning process in other parts of the City have response rates that range from 73% to 91%. The relatively high response rate for Cloverdale Slope proposal shows that the neighbourhood is highly engaged in the process.

Opposition Levels

The survey responses show a significant amount of opposition for the Cloverdale Slope downzoning (37%). A comparison of the Cloverdale Slope opposition levels with previous downzoning processes shows that proposals which advanced to rezoning had very low levels of opposition: ranging between 10% and 17%. The significantly higher opposition level for the Cloverdale Slope downzoning is an important consideration because it shows a high degree of community polarization compared to other downzoning processes.

Summary of Survey Results

A summary of the survey responses with regard to support, opposition and response rate is provided in the table below. Of the 95 lots in the neighbourhood:

- 59% (56 lots), or 62% of the 91 returned surveys, indicated support for the rezoning;
- 37% (35 lots), or 38% of the 91 returned surveys, opposed the rezoning;
- 0% (0 lots), or 0% of the 91 returned surveys, did not wish to provide any response to the rezoning; and
- 4% (4 lots) did not return a completed questionnaire.

The survey results are summarized in the table below.

Survey Results Based on All Lots within the Study Area (January 2018)

	Number of Responses Received (One response per Lot)	% of the Total Number of Responses Received (91 Lots)	% of the Total Number of RF Lots (Total 95)
“Support” the rezoning (downzoning)	56	62%	59%
“Oppose’ the rezoning (downzoning)	35	38%	37%
“Do Not Wish to Provide Any Response”	0	0%	0%
Survey not returned.	4	Not applicable	4%
Total	95	100%	100%

Staff Recommendation

It is recommended that the City inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood from Single Family Residential Zone to Comprehensive Development Zone, as illustrated on the map attached as Appendix “I,” due to insufficient support from the property owners in the neighbourhood for such a rezoning based on the results of a neighbourhood survey that was undertaken and the City’s Downzoning Process Guidelines.

Conversely, if Council wishes to allow the proposal to proceed to a Public Hearing, it is recommended that the City Clerk bring forward *Surrey Zoning By-law, 1993, No. 12000*, Amendment By-law, 2007, No. 19528 (“By-law No. 19528” attached as Appendix “II”) for First and Second Reading and set a date for the related Public Hearing.

As a further alternative, if Council wishes, staff will proceed with a re-survey of the owners within the existing defined area and report back to Council with the results and appropriate recommendation. Given that the previous survey took place in the late spring of 2017, the benefit of engaging a re-survey at this time would be to effectively gauge if public support has increased, decreased or remained the same. Conversely, a re-survey may escalate public debate on this issue and will take approximately two months to complete.

SUSTAINABILITY CONSIDERATIONS

The Downzoning Process Guidelines assist both residents and staff with processing such requests with clarity and consistency. This report relates to the following Sustainability Charter 2.0’s Desired Outcomes (DO) and Strategic Directions (SD).

Inclusion

- DO20:** Surrey residents are proud of their community.
- DO21:** All residents have opportunities to be meaningfully engaged in civic issues and to contribute to community life.
- SD16:** Enhance the opportunities available for residents to be meaningfully engaged in civic issues.

Built Environment and Neighbourhoods

DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.

DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

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

- Authorize staff to inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood from Single Family Residential Zone to Comprehensive Development Zone, as illustrated on the map attached as Appendix “I,” due to insufficient support from the property owners in the neighbourhood for such a rezoning based on the results of a neighbourhood survey that was undertaken and the City’s Downzoning Process Guidelines;
- If Council wishes to allow the proposal to proceed to a Public Hearing, then instruct the City Clerk to bring forward Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 19528 (“By-law No. 19528” attached as Appendix “II”) for First and Second Reading and set a date for the related Public Hearing; and
- If Council wishes, staff will proceed with a re-survey of the owners within the existing defined area and report back to Council with the results and appropriate recommendation.

Original signed by

Jean Lamontagne

General Manager, Planning & Development

Appendix “I” Map of the Cloverdale Slope Neighbourhood

Appendix “II” Proposed Comprehensive Development Zone (*Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw No. 19528*)

Appendix “III” Corporate Report No. R175; 2017

Appendix “IV” Corporate Report No. R240; 2017

Appendix “V” Updated Map of Survey Results (January 2018)

Lord Tweedsmuir
Secondary School

Greenaway
Park

Zion
Lutheran
Church
&
School

60 Ave

59A Ave

59A Ave

181 St

182A St

182 St

59 Ave

181A St

59 Ave

58B Ave

179A St

180 St

58A Ave

58A Ave

58 Ave

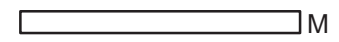
Claude Harvie Park

CLOVERDALE SLOPE NEIGHBOURHOOD

 Boundary

 Park

Scale
100



CITY OF SURREY

BY-LAW NO. 19528

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

The Council of the City of Surrey, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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)

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

Lands 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 u.p.a.] 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*:
 - (a) 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 and 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda;
 - (b) 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
 - (c) 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. *Basement*;
 - ii. Covered area used for parking;
 - iii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iv. 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

- v. Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (i.) 19 square metres [200 sq. ft.] and
 - (ii.) 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.

E. Lot Coverage

The maximum *lot coverage* is 33%.

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</i> ^{1,2,3}	<i>Rear Yard</i> ⁴	<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.] ⁵	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.

¹ 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.].

- 2 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 garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the 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 garage.
- 3 The required *front yard setback* is increased to 11.0 metres [36 ft.] to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a frontage of less than 8.0 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the *lot*.
- 4 50% of the length of the rear *building* face may be set back 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*.
- 5 The *side yard setback* may be reduced to 1.2 metres [4 ft.] along the *side lot line* that is at a higher elevation than the opposite side of the *lot*, provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 metres [8 ft.].

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 *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident *parking spaces* shall be provided as stated in Table C.1 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 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (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, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
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 carport, 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 8 metres [26 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. Notwithstanding Sub-section H.3.(c) (i) 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 8 metres [26 ft.] at the *front lot line*;

- iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; 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*.
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 *single family dwelling*, 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.1 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 *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the *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 *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>
560 sq. m [6,000 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, 2012, No. 17850, 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, 2018, No. 19528.”

READ A FIRST TIME on the ___ day of _____, 2018.

READ A SECOND TIME on the ___ day of _____, 2018.

PUBLIC HEARING HELD thereon on the ___ day of _____, 2018.

READ A THIRD TIME ON THE ___ day of _____, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ___ day of _____, 2018.

_____ MAYOR

_____ CLERK

SCHEDULE "A"

Civic Address	Parcel Identifier	Legal Description
18049 58A Ave	010-235-396	LOT 1 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18076 58A Ave	009-848-916	LOT "A" SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18101 59A Ave	028-051-319	LOT 4 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42483
18138 59A Ave	002-137-925	LOT 54 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18157 59 Ave	005-245-761	LOT 133 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5864 181A St	007-095-805	LOT 73 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5874 181A St	007-095-848	LOT 74 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5805 182 St	007-095-996	LOT 86 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5835 182 St	007-095-961	LOT 84 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
5855 182 St	007-095-945	LOT 82 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
18040 58A Ave	009-848-860	LOT 8 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18049 59 Ave	008-690-839	LOT 21 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18090 58A Ave	001-720-392	LOT 13 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18135 59A Ave	004-715-543	LOT 42 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5939 181A St	007-159-536	LOT 55 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5899 181A St	002-242-753	LOT 59 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18150 58A Ave	005-706-980	LOT 70 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5894 181A St	007-095-864	LOT 76 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5952 181A St	001-899-996	LOT 129 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5962 181A St	000-446-238	LOT 128 SOUTH EAST QUARTER SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5825 182 St	004-631-064	LOT 85 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5896 180 St	010-235-469	LOT 7 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651

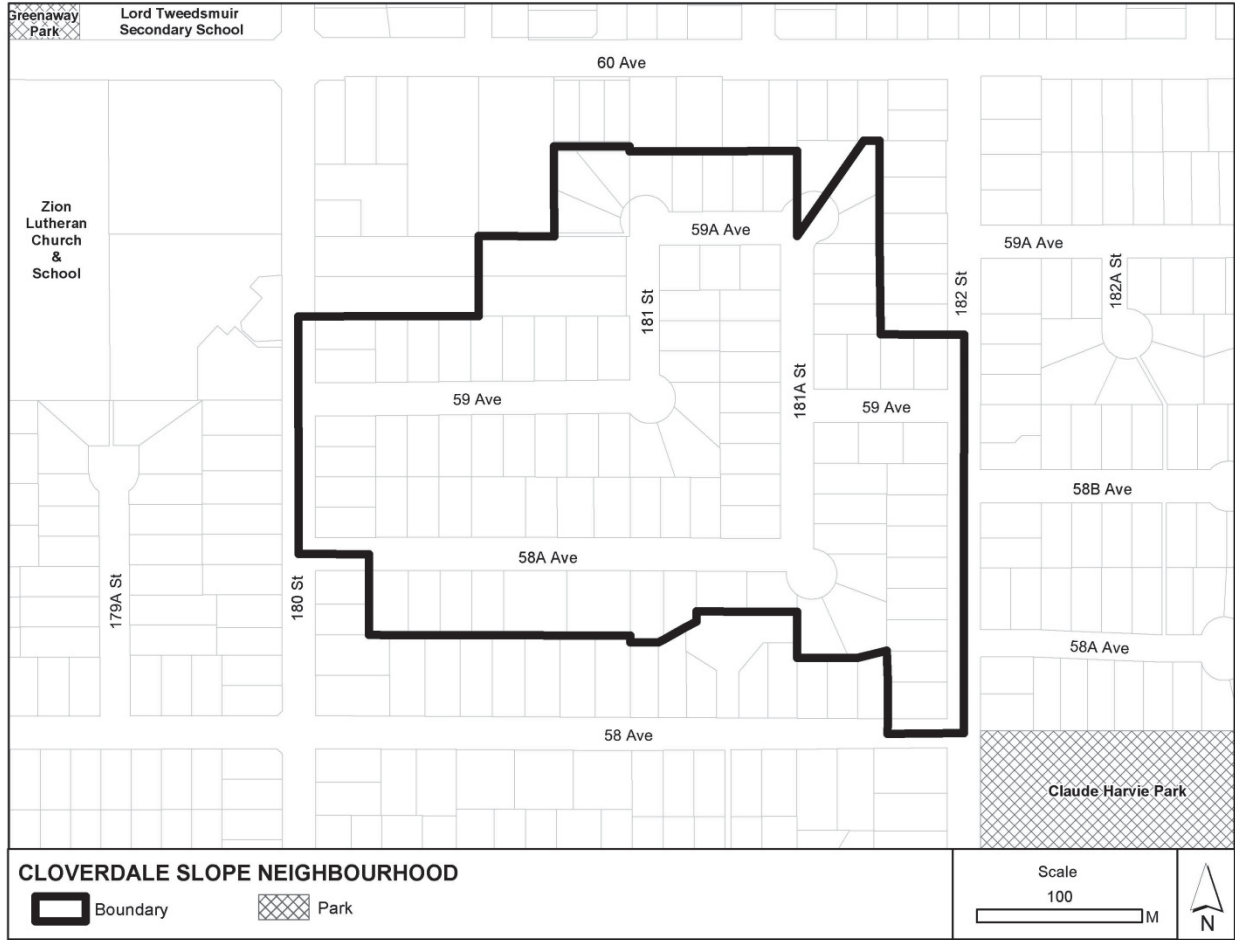
Civic Address	Parcel Identifier	Legal Description
18039 58A Ave	010-235-418	LOT 2 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18039 59 Ave	010-235-671	LOT 22 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
18046 59 Ave	001-300-458	LOT 10 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18073 58A Ave	007-579-250	LOT 91 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 44612
5955 181 St	012-518-191	NORTH HALF OF PARCEL "B" (EXPLANATORY PLAN 16309) LOT 2 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2144
18106 59 Ave	007-159-358	LOT 46 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18119 58A Ave	007-159-803	LOT 64 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5910 181 St	007-159-382	LOT 48 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18145 59A Ave	002-357-054	LOT 41 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5942 181A St	005-245-257	LOT 130 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
18177 59 Ave	005-245-303	LOT 135 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5885 182 St	007-095-899	LOT 79 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
5895 182 St	000-787-078	LOT 78 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
18056 59 Ave	008-120-285	LOT 11 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
5961 181 St	028-051-335	LOT 6 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42483
5930 181 St	007-159-480	LOT 50 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18124 59A Ave	001-161-741	LOT 53 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18130 58A Ave	007-159-897	LOT 68 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
5889 181A St	007-159-641	LOT 60 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5879 181A St	007-159-676	LOT 61 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18167 59 Ave	005-245-788	LOT 134 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5875 182 St	007-095-911	LOT 80 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763

5886 180 St	010-235-451	LOT 6 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18026 59 Ave	010-235-485	LOT 8 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18029 59 Ave	003-272-451	LOT 23 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18030 58A Ave	009-848-819	PARCEL "A" (EXPLANATORY PLAN 29469) LOTS 6 AND 7 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18059 59 Ave	010-235-655	LOT 20 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18069 59 Ave	010-235-639	LOT 19 SECTION 8 TOWNSHIP 8 PLAN NWP16651 NWD
18076 59 Ave	010-235-523	LOT 13 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
5933 181 St	012-518-204	SOUTH HALF OF PARCEL "B" (EXPLANATORY PLAN 16309) LOT 2 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2144
18116 59 Ave	002-231-301	LOT 47 OF SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18140 58A Ave	007-159-927	LOT 69 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5922 181A St	002-326-361	LOT 132 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
18160 58A Ave	007-095-741	LOT 71 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
18170 58A Ave	007-095-775	LOT 72 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5884 181A St	001-722-255	LOT 75 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
18017 58A Ave	010-235-442	LOT 4 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18095 58A Ave	028-927-257	LOT 2 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP19413
18109 58A Ave	007-159-811	LOT 65 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18110 58A Ave	007-159-846	LOT 66 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18115 59A Ave	007-159-285	LOT 44 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5920 181 St	007-159-439	LOT 49 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18125 59A Ave	007-159-196	LOT 43 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5929 181A St	000-760-501	LOT 56 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994

5909 181A St	007-159-617	LOT 58 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18145 58A Ave	007-159-722	LOT 62 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18189 59 Ave	002-298-716	LOT 136 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
5924 180 St	010-235-701	LOT 25 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18036 59 Ave	010-235-493	LOT 9 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18057 58A Ave	010-235-728	LOT 26 EXCEPT: EAST 60 FEET, SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18066 59 Ave	010-235-515	LOT 12 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18079 59 Ave	010-235-612	LOT 18 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18089 59 Ave	010-235-591	LOT 17 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18110 59A Ave	007-159-498	LOT 52 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18129 58A Ave	007-159-757	LOT 63 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5845 182 St	007-095-953	LOT 83 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5865 182 St	002-317-192	LOT 81 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763
5914 180 St	010-235-680	LOT 24 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
5876 180 St	010-036-334	LOT 5 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18029 58A Ave	010-235-434	LOT 3 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18048 58A Ave	009-848-878	LOT 9 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18056 58A Ave	009-848-886	LOT 9 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 13654
18081 58A Ave	028-927-249	LOT 1 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP19413
18086 59 Ave	010-235-531	LOT 14 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
5977 181 St	028-051-327	LOT 5 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP42483
18097 59 Ave	002-241-650	LOT 16 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651
18096 59 Ave	010-235-540	LOT 15 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 16651

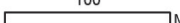

18105 59A Ave	007-159-307	LOT 45 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
18120 58A Ave	007-159-854	LOT 67 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5940 181 St	000-535-877	LOT 51 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5919 181A St	007-159-595	LOT 57 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43994
5932 181A St	005-245-281	LOT 131 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54388
18176 59 Ave	007-095-881	LOT 77 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 43763

SCHEDULE "B"



CLOVERDALE SLOPE NEIGHBOURHOOD

 Boundary  Park

Scale
100
 M
 N

CORPORATE REPORT

NO: R175

COUNCIL DATE: July 24, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 20, 2017**

FROM: **General Manager, Planning & Development** FILE: **6520-20**
(Cloverdale Slope)

SUBJECT: **Cloverdale Slope - Request for Zoning Changes**

RECOMMENDATION

The Planning & Development Department recommend that Council:

1. Receive this report as information; and
2. Authorize staff to inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood as illustrated on the map attached as Appendix "I" from Single Family Residential Zone to Comprehensive Development Zone due to insufficient support from the property owners in the neighbourhood for such a rezoning, based on the results of a neighbourhood survey that was undertaken.

INTENT

The purpose of this report is to inform Council of the results of the consultation process that was undertaken to determine the support of owners of 95 RF lots in the Cloverdale Slope Neighbourhood, with regard to a neighbourhood initiated proposal to rezone the subject lots from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone. This rezoning would have the effect of reducing the maximum size and height of houses and lot coverage permitted on these lots in comparison to the provisions of the current RF Zone that covers these lots.

BACKGROUND

On September 20, 2016, the Planning & Development Department received a petition from residents in the Cloverdale Slope Neighbourhood indicating support in the neighbourhood for rezoning by Council initiative from RF Zone to CD Zone. The purpose of this neighbourhood rezoning would be to preserve the existing residential character of the neighbourhood by limiting the size and height of houses. Appendix "I" illustrates the location of the Cloverdale Slope Neighbourhood in relation to the defined neighbourhood area.

At the April 24, 2017 Regular Council – Public Hearing Meeting, Council approved the recommendations of Corporate Report No. Ro81; 2017, thereby instructing staff to commence a neighbourhood consultation process to determine the level of support in the Cloverdale Slope

Neighbourhood for the requested rezoning and, upon completion of the process, to provide a report complete with recommendations for Council's consideration.

The neighbourhood consultation process consisted of the following steps:

1. City staff worked with the representatives of the Cloverdale Slope Neighbourhood to develop the detailed zoning provisions of a proposed CD Zone that met the objectives of the Cloverdale Slope Neighbourhood while remaining in a format consistent with *Surrey Zoning By-law, 1993, No. 12000*.
2. The representatives of the Cloverdale Slope Neighbourhood held a neighbourhood meeting at the Cloverdale Library on May 16, 2017 to gauge the level of support for the proposed zoning provisions. The representatives advised City staff that invitations to this meeting had been sent to all owners of RF lots in the area (see map attached as Appendix "I") and that approximately 55 people attended the meeting. City staff attended the meeting as a resource to answer any technical questions about the draft zoning provisions and to respond to any questions about the rezoning process. City staff also distributed copies of a chart and illustrations comparing the current RF Zone with the proposed new CD Zone, and copies of Corporate Report No. Ro81; 2017.
3. On the basis of the comments received at the neighbourhood meeting, the representatives of the Cloverdale Slope Neighbourhood, in consultation with City staff, confirmed the proposed zoning provisions and staff then prepared a draft CD Zone.
4. Staff sent a survey by registered mail to each lot owner whose property was proposed to be included in the rezoning. The mail out contained detailed information on the provisions of the draft CD Zone and a questionnaire to which each owner was requested to respond. This survey was used to determine the extent of support or opposition on the part of the owners of lots that would be directly impacted by the rezoning.
5. Staff received and analyzed the responses to the survey, as summarized and documented in this Corporate Report.

DISCUSSION

Neighbourhood Consultation Process

Neighbourhood Meeting and Comments on the Proposed CD Zone

At the May 16, 2017 neighbourhood meeting, City staff observed a divergence of opinion regarding the proposed rezoning among those who attended. Residents of the neighbourhood who attended the meeting were concerned about the potential impact of building height in new construction on existing views, gardens, privacy, and sense of spaciousness on individual lots. Residents were also concerned that the square footage of basements is not included in the total floor area count. Residents expressed that basements are now fully used living spaces, often serving as secondary suites, which impacts off-street parking and some of which have nuisance tenants. Other residents expressed concerns related to reduced floor area, which would impact homes with extended and multi-generational families, affordable housing options for young adults and seniors, rental income as mortgage helpers, and property value.

Subsequent to this public information meeting, the representatives of the Cloverdale Slope Neighbourhood confirmed with City staff the details of the proposed zoning regulations, which would form the basis for a neighbourhood survey. Appendix “II” documents the key differences between the proposed CD Zone and the existing RF Zone.

Neighbourhood Survey and Results

On May 30, 2017, City staff sent a survey package by registered mail to the owners of each of the 95 RF lots in the Cloverdale Slope Neighbourhood. A copy of the materials contained in the survey package is attached to this report as Appendix “III.” The survey package included the following:

- A letter, along with a map of the study area;
- A brief explanation of the reasons for the proposed rezoning and a 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;
- Illustrations to show the possible impact on the massing of houses 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 June 22, 2017. On June 29, 2017, survey packages were sent for a second time to the owners of lots that did not respond after the first mail-out. The deadline for the return of these questionnaires was July 14, 2017.

Survey Results

As of July 17, 2017, the City has received completed questionnaires from the owners of 86 lots, representing 91% of the 95 lots in the neighbourhood. 9% of the lots in the neighbourhood (9 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 99% of the lots in the neighbourhood. The survey package that was sent to one lot was 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

	Number of Responses Received (One response per Lot)	% of the Total Number of Responses Received (86 Lots)	% of the Total Number of RF Lots (Total 95)
“Support” the rezoning (downzoning)	51	59%	54%
“Oppose” the rezoning (downzoning)	35	41%	37%
“Do Not Wish to Provide Any Response”	0	0%	0%
Survey not returned.	9	Not applicable	9%
Total	95	100%	100%

Of the 95 lots in the neighbourhood:

- 54% (51 lots), or 59% of the 86 returned surveys, indicated support for the rezoning;
- 37% (35 lots), or 41% of the 86 returned surveys, opposed the rezoning;
- 0% (0 lots), or 0% of the 81 returned surveys, did not wish to provide any response to the rezoning; and
- 9% (9 lots) did not return a completed questionnaire.

One third (27) of the completed questionnaires for the Cloverdale Slope Neighbourhood included comments. Comments in support of the rezoning expressed concerns about the potential impact of building height and size currently permitted under the RF Zone, including impact on:

- Views;
- Neighbourhood character;
- Parking, traffic, and safety associated with larger homes that have secondary suites;
- Privacy; and
- Sense of spaciousness.

More than half of the 27 completed questionnaires with comments were in opposition to the rezoning, expressing the following concerns:

- The exclusion of large family households (multi-generational families and young families) from the neighbourhood.

- Limiting affordable housing options for young adults, families, and seniors.
- Limiting the ability for residents to build their “dream home” when the time is right.
- Current owners bought their property under the assumption that they could build according to the existing RF Zone.
- Potential reduced property values relative to the existing RF zoning.
- Impeding neighbourhood improvement through the replacement of smaller and older homes in need of repair with new and higher-value replacement homes.

In addition to the survey responses, to date, the Planning & Development Department has received correspondence and communication in opposition to the proposed rezoning from the owners of 16 lots of the 95 lots (17%) within the Cloverdale Slope Neighbourhood and from the Cloverdale Community Association.

Analysis of Survey Results

Based on the results, the level of support is lower than that for several previous neighbourhood rezoning proposals that were approved by Council, as follows:

- 121 lots in Bolivar Park Neighbourhood and Extension Area
 - Based on the total number of responses received, 63% (76 lots) were in support, 17% (20 lots) opposed, 10% (12 lots) did not wish to provide any response, and 11% (13 lots) did not return a completed questionnaire.
- 148 lots in Kwomais Point Park Neighbourhood Area 1
 - Based on the total number of responses received, 57% (84 lots) were in support, 15% (22 lots) opposed, 1% (1 lot) did not wish to provide any response, and 28% (41 lots) did not return a completed questionnaire.
- 127 lots in the Royal Heights Park Area
 - Based on the total number of responses received, 80% (101 lots) were in support, 10% (13 lots) opposed, 1% (1 lot) did not wish to provide any response, and 9% (11 lots) did not return a completed questionnaire.
- 415 lots in the St. Helen's Park Area
 - Based on the total number of responses received, 63% (262 lots) were in support, 15% (62 lots) opposed, 2% (10 lots) did not wish to provide any response, and 19% (78 lots) did not return a completed questionnaire.

The levels of support in neighbourhoods that did not proceed to rezoning are as follows:

- 184 lots in Kwomais Point Park Neighbourhood Area 2
 - Based on the total number of responses received, 26% (48 lots) were in support, 50% (92 lots) opposed, 2% (4 lots) did not wish to provide any response, and 22% (40 lots) did not return a completed questionnaire.

- 73 lots in Al Cleaver Park and Tom Hopkins Ravine Park Neighbourhood
 - Based on the total number of responses received, 48% (35 lots) were in support, 42% (31 lots) opposed, and 10% (7 lots) did not return a completed questionnaire.

Although the level of support for the rezoning in the Cloverdale Slope Neighbourhood (54% of the lots) is slightly less than the level of support in rezoning areas that were approved by Council, including Kwomais Point Park Neighbourhood Area 1 (57%), Bolivar Park Neighbourhood and Extension Area (63%), and St. Helen's Park Area (63%), the level of opposition in the Cloverdale Slope Neighbourhood (37%) is more than double the level of opposition in the Kwomais Point Park Neighbourhood Area 1 (15%), Bolivar Park Neighbourhood and Extension Area (17%), and St. Helen's Park Area (15%). While there is no defined threshold for a level of support to justify a recommendation to rezone, staff is of the opinion that the level of opposition in this case is significantly higher than in other neighbourhoods where the rezoning was approved by Council.

Staff considered whether a portion of the neighbourhood could be recommended for rezoning based on the distribution of results. However, in staff's opinion, the distribution of the support and opposition as shown in Appendix "III" does not indicate that the boundary should be modified to achieve the goals of the proposed rezoning.

CONCLUSION

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

- Receive this report as information; and
- Authorize staff to inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood as illustrated on the map attached as Appendix "I" from Single Family Residential Zone to Comprehensive Development Zone due to insufficient support from the property owners in the neighbourhood for such a rezoning, based on the results of a neighbourhood survey that was undertaken.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

FW/ss

Appendix "I" - Map of the Cloverdale Slope Neighbourhood

Appendix "II" - Summary of Key Differences Between the Proposed CD Zone and the Existing RF Zone

Appendix "III" - Map of Survey Results and Survey Package Mailed to Property Owners

Greenaway Park

Lord Tweedsmuir Secondary School

Zion Lutheran Church & School

Claude Harvie Park

60 Ave

59A Ave

59A Ave

181 St

182A St

182 St

59 Ave

181A St

59 Ave

58B Ave

179A St

180 St

58A Ave

58A Ave

58 Ave

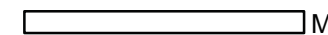
CLOVERDALE SLOPE NEIGHBOURHOOD

Boundary

Park

Scale

100



Cloverdale Slope Rezoning Proposal

	Existing RF Zone	Proposed CD Zone
Density	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
Max House Size Including Garage (FAR density expressed on typical lots) on a:		
• 6,500 sf lot	3,775 sf house	3,360 sf house
• 7,200 sf lot	4,020 sf house	3,696 sf house
• 7,700 sf lot	4,195 sf house	3,936 sf house
• 16,000 sf lot	5,000 sf house	5,000 sf house
Basement	<u>Not</u> included in density	Included in density
Accessory Buildings	> 108 sf included	Same as existing RF Zone
Max Height	13 ft / 16.5 ft with conditions	Same as existing RF Zone
Vaulted Ceilings (>12 ft)	Included except for 200 sf	Same as existing RF Zone
Covered Decks	Included except 10% of permitted floor area	Same as existing RF Zone
Maximum Lot coverage	38% on 6,500 sf lot / 36% on 7,500 sf lot	33%
Building Height	30 ft to ½ way up sloped roofs 24 ft to top of flat roof	26'6" ft (8.07 m) to peak of roof (> 4:12 slope) 22' (6.7 m) to ½ way up sloped roof 23'4" (7.1 m) to top of flat roof (< 4:12 slope)
Min/Max Off-street Parking	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	Same as existing RF Zone Same as existing RF Zone
Setbacks	25 ft (7.5 m) front yard 25 ft (7.5 m) rear yard 6 ft (1.8 m) side yard	Same as existing RF Zone Same as existing RF Zone 6 ft (1.8 m), which may be reduced to 4 ft (1.2 m) on the side sloping up provided that the opposite side yard is a minimum of 8 ft (2.4 m)
All other Zoning provisions are the same as the existing RF Zone		

Greenaway Park

Lord Tweedsmuir Secondary School

Zion Lutheran Church & School

60 Ave

59A Ave

59A Ave

181 St

182A St

182 St

59 Ave

59 Ave

58B Ave

179A St

180 St

58A Ave

58A Ave

58 Ave

Claude Harvie Park

CLOVERDALE SLOPE NEIGHBOURHOOD

QUESTIONNAIRE RESPONSES



Support



Oppose



Do Not Wish to Respond



Survey Not Returned



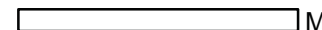
Boundary



Park

Scale

100



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May 30, 2017

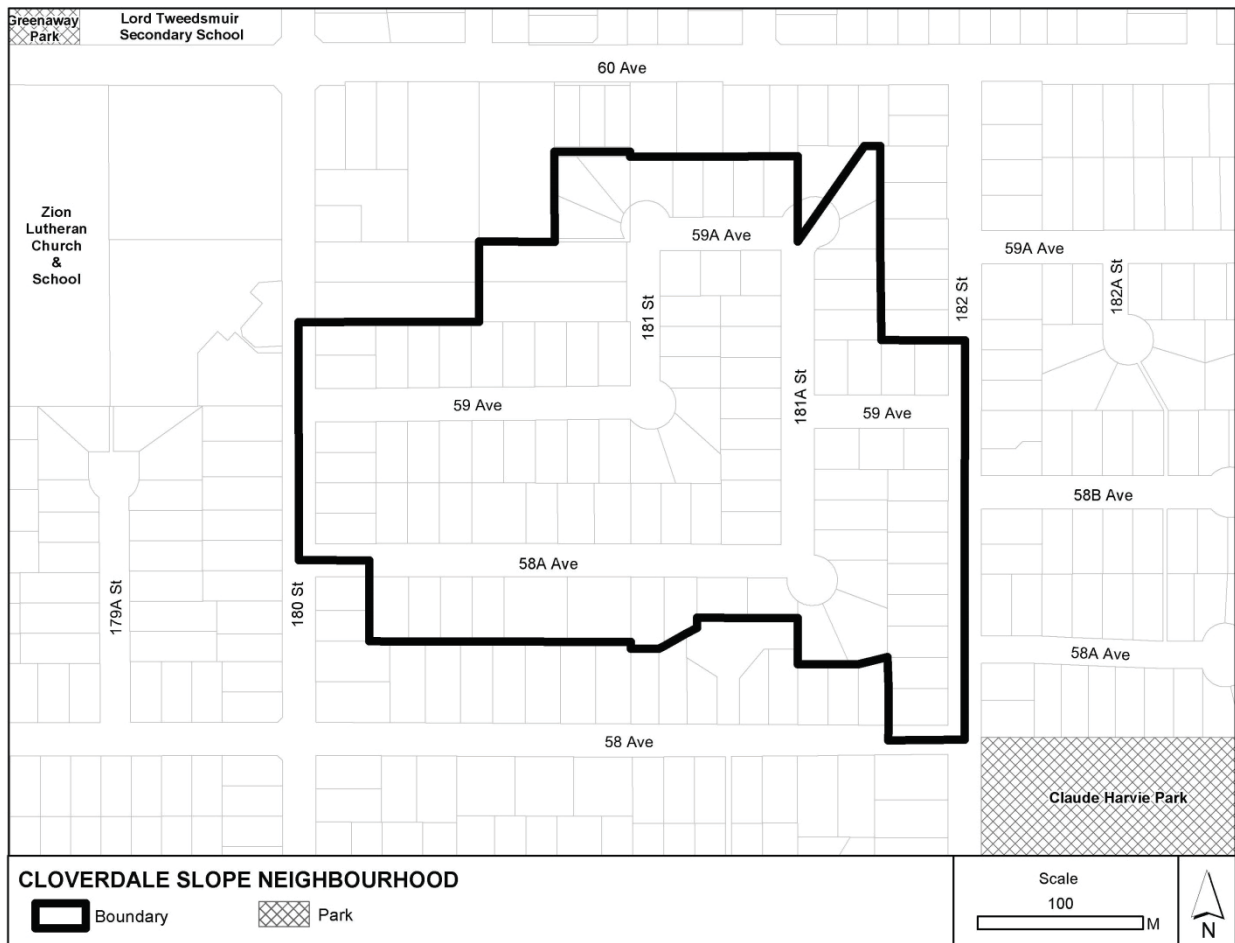
File: 6520-20 Cloverdale Slope

REGISTERED

TO: OWNERS OF PROPERTIES ZONED SINGLE FAMILY RESIDENTIAL (RF) IN THE CLOVERDALE SLOPE NEIGHBOURHOOD

Dear Sir/Madam:

This survey concerns the proposed rezoning of your lot(s) in the Cloverdale Slope 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 June 22, 2017).

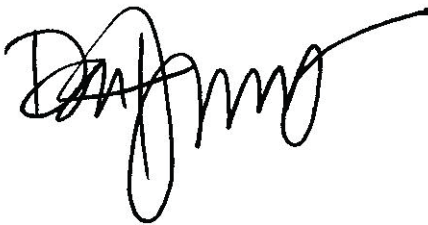
Attachment 2 - Description of the rezoning proposal and process.

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

Attachment 4 - Illustrations 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.

Yours truly,

A handwritten signature in black ink, appearing to read 'Don Luymes', with a long horizontal stroke extending to the right.

Don Luymes
Manager, Community Planning



QUESTIONNAIRE

Cloverdale Slope Neighbourhood - Proposed Rezoning from RF to CD

Please FULLY complete and mail this Questionnaire in the attached Return Envelope before Thursday, June 22nd, 2017.

Please read the statements below.

- I am / We are the owner/owners** of property/properties in the Cloverdale Slope 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 May 30, 2017 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 Cloverdale Slope 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 “Survey Not Returned” 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, sign(s) and return(s) 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 report the position of the majority of the owners of the lot or will report the position of the owners of the lot 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 BEFORE THURSDAY, JUNE 22, 2017 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 fkwong@surrey.ca.

Attachment #2

What is being proposed for the RF-Zoned Properties in the Cloverdale Slope Neighbourhood?

On September 20, 2016, the City of Surrey received a petition from some residents in the Cloverdale Slope 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 by limiting the size and height of houses.

The proposed zoning is similar to the rezonings that were approved in the Bolivar Park Neighbourhood and Extension Area in 2016, the Kwomais Point Park Neighbourhood Area 1 in 2015, the Royal Heights Park Neighbourhood in 2007 (amended by Council in 2011), and the St. Helen's Park Neighbourhood in 2006. 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, residents in the Cloverdale Slope Neighbourhood presented a petition from the owners of 62 lots. One of these lots is located in a Duplex Residential (RM-D) Zone, outside of the neighbourhood boundary. Within the defined neighbourhood boundary of the Cloverdale Slope Neighbourhood, the owners of 61 lots of the 95 lots (64%) signed the petition.

On April 24, 2017, 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 – Neighbourhood Meeting

The Rezoning Proponents held a neighbourhood open house meeting on Tuesday, May 16, 2017 at 7:00 p.m. at the Cloverdale Library. 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, approximately 55 people attended the meeting. City staff also attended this meeting and distributed copies of a chart and illustrations comparing the current RF Zone and the proposed new CD Zone, and copies of Corporate Report No. R081 (2017). Residents of the neighbourhood who attended the meeting were concerned about the potential impact of building height in new construction on existing views, gardens, privacy, and sense of spaciousness on individual lots. Residents were also concerned that the square footage of basements is not included in the total floor area count. Residents expressed that basements are now fully used living spaces often serving as secondary suites, which impact off-street parking and some of which have nuisance tenants.

Other residents expressed concerns related to reduced floor area, which would impact homes with extended and multi-generational families, affordable housing options for young adults and seniors, rental income as mortgage helpers, and property value.

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 95 RF lots. Although you may have previously signed a petition, 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, deny the requested rezoning, or direct staff to further work with the neighbourhood. 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

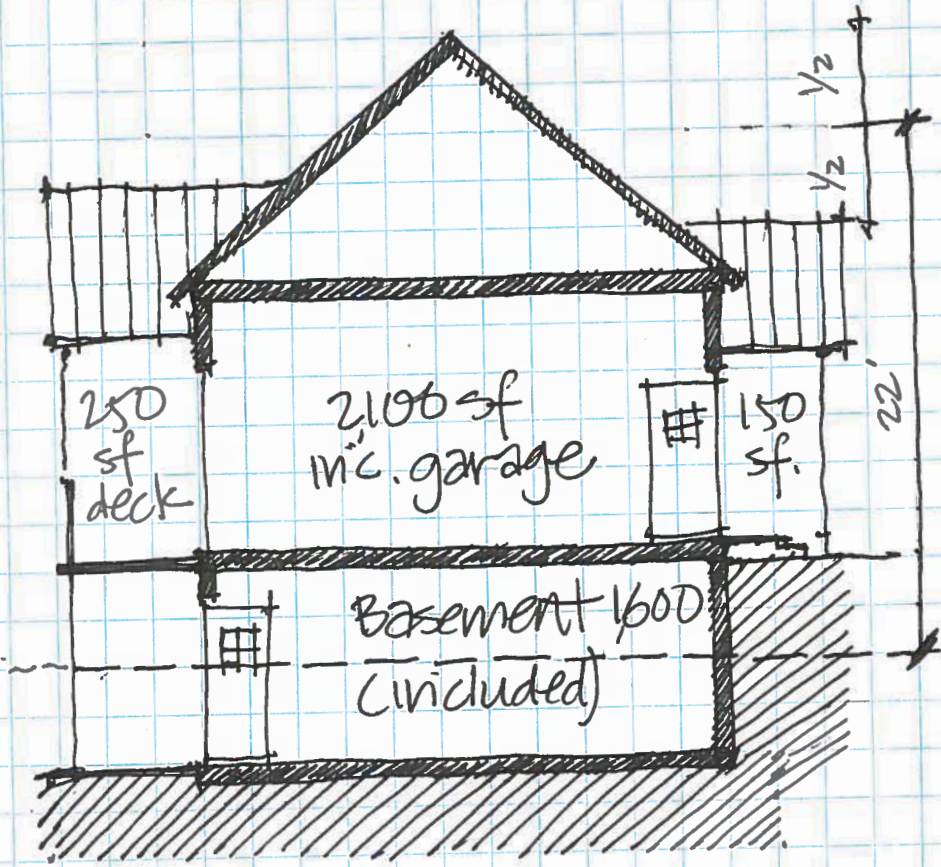
Cloverdale Slope Rezoning Proposal

	Existing RF Zone	Proposed CD Zone
Density	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
Max House Size Including Garage (FAR density expressed on typical lots) on a:		
• 6,500 sf lot	3,775 sf house	3,360 sf house
• 7,200 sf lot	4,020 sf house	3,696 sf house
• 7,700 sf lot	4,195 sf house	3,936 sf house
• 16,000 sf lot	5,000 sf house	5,000 sf house
Basement	<u>Not</u> included in density	Included in density
Accessory Buildings Max Height	> 108 sf included 13 ft / 16.5 ft with conditions	Same as existing RF Zone Same as existing RF Zone
Vaulted Ceilings (>12 ft)	Included except for 200 sf	Same as existing RF Zone
Covered Decks	Included except 10% of permitted floor area	Same as existing RF Zone
Maximum Lot coverage	38% on 6,500 sf lot / 36% on 7,500 sf lot	33%
Building Height	30 ft to ½ way up sloped roofs 24 ft to top of flat roof	26'6" ft (8.07 m) to peak of roof (> 4:12 slope) 22' (6.7 m) to ½ way up sloped roof 23'4" (7.1 m) to top of flat roof (< 4:12 slope)
Min/Max Off-street Parking	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	Same as existing RF Zone Same as existing RF Zone
Setbacks	25 ft (7.5 m) front yard 25 ft (7.5 m) rear yard 6 ft (1.8 m) side yard	Same as existing RF Zone Same as existing RF Zone 6 ft (1.8 m), which may be reduced to 4 ft (1.2 m) on the side sloping up provided that the opposite side yard is a minimum of 8 ft (2.4 m)

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

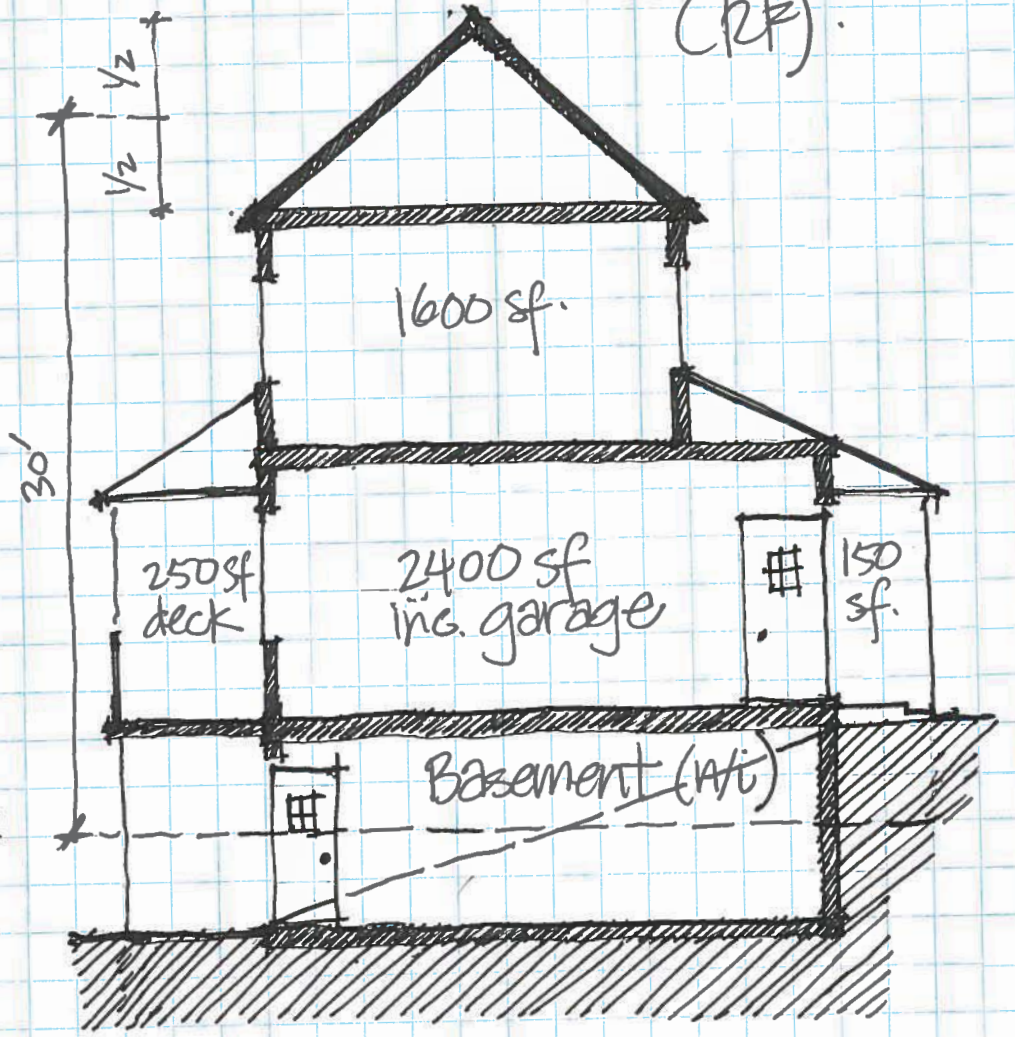
7,200 sf. Sloped Lot.

PROPOSED ZONE (CD)



3,700 sf house
(inc. garage & basement)

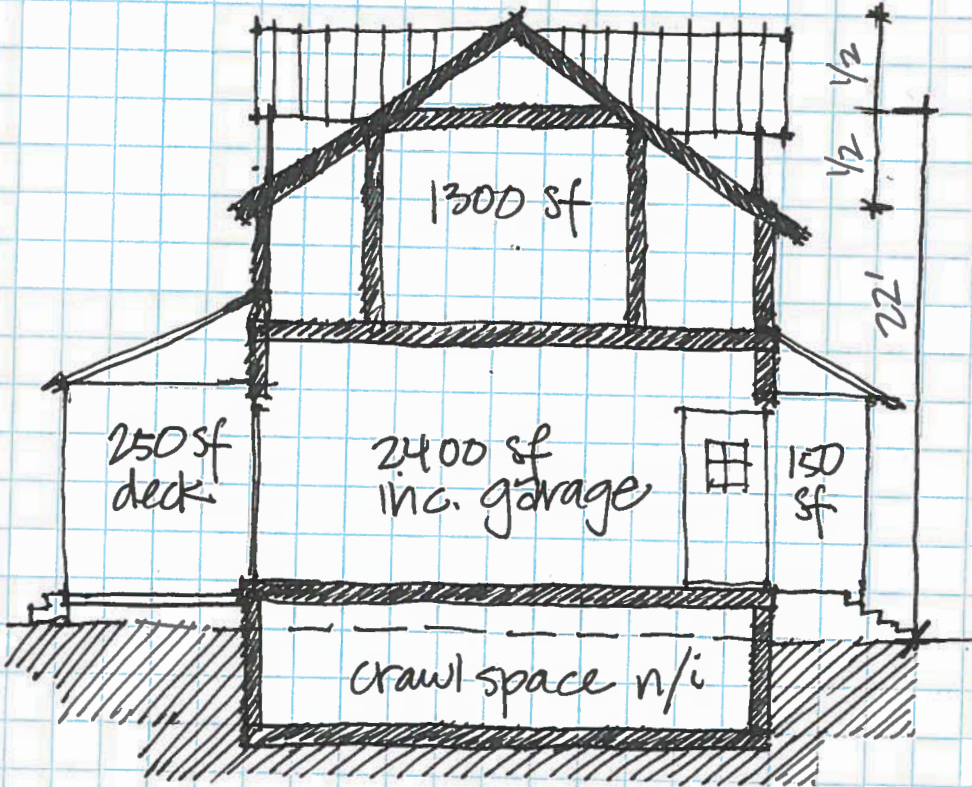
EXISTING ZONE (RF)



4,000 sf house
(inc. garage, not inc. basement)

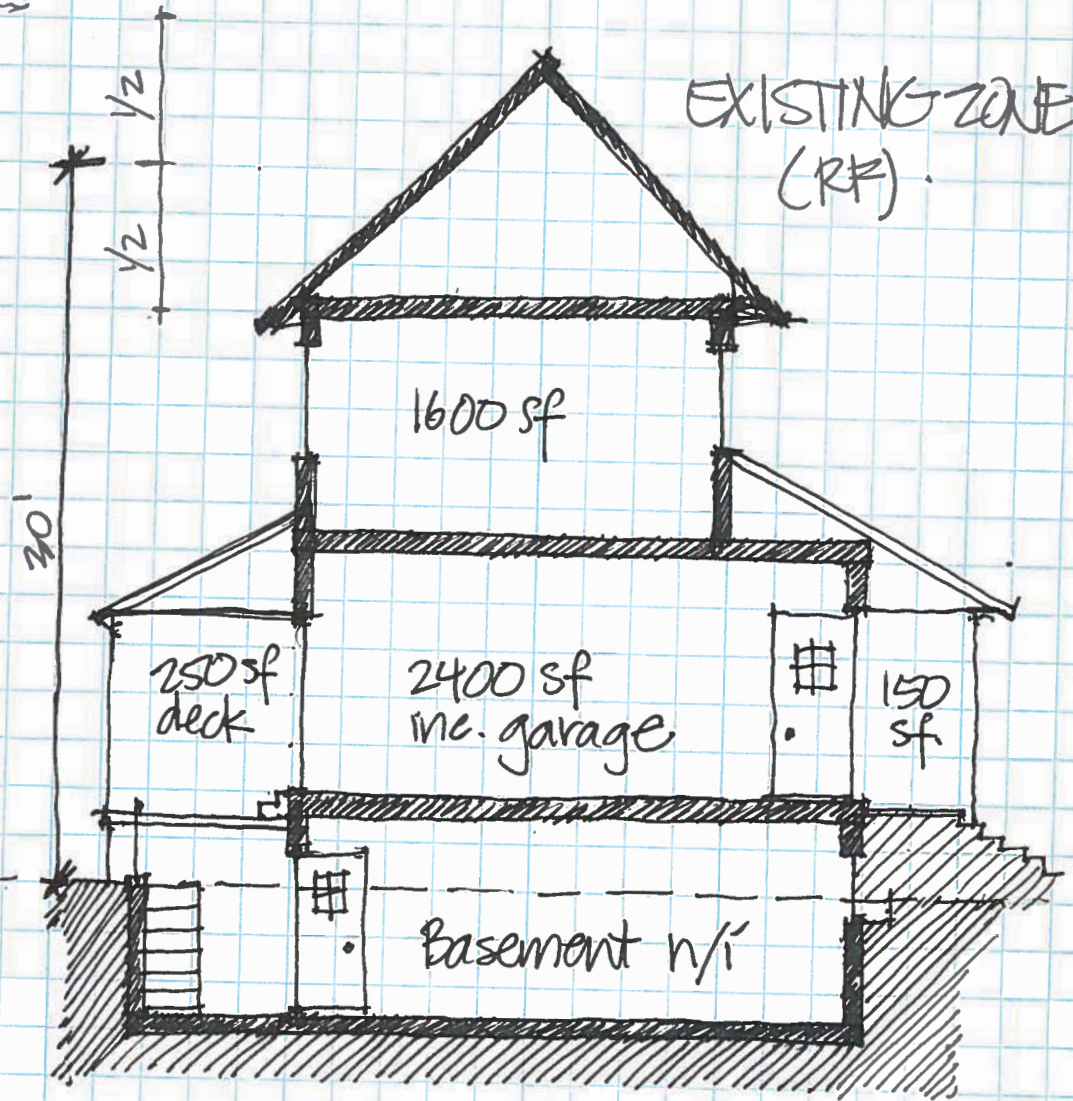
7,200 sf. flat lot.

PROPOSED ZONE (CD)



3,700 sf house
(inc. garage)

EXISTING ZONE (RF)



4,000 sf house
(inc. garage; not inc. basement)



CORPORATE REPORT

NO: R240

COUNCIL DATE: December 4, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 30, 2017**

FROM: **General Manager, Planning & Development** FILE: **6520-20**
(Downzoning – General)

SUBJECT: **Downzoning Process Guidelines**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information; and
2. Endorse the downzoning process guidelines as set out in this Corporate Report.

INTENT

The intent of this report is to seek Council approval to implement a formal set of downzoning guidelines in order to assist residents who wish to move forward with a downzoning request.

BACKGROUND

Trends in new single family house construction in the Single Family Residential (RF) Zone have changed significantly in recent decades in terms of building size and height. During the housing boom that occurred from the 1950s to 1970s, many of the neighbourhoods built under the RF Zone regulations consisted of modest-sized houses: typically, single storey ranchers and bungalows, some with basements, and two storey houses of moderate size (larger bungalows, split-level houses, and “BC Box” houses). Houses constructed during this period were typically between 1,200 sq. ft. and 2,500 sq. ft. and were not built to the maximum floor area and height permitted in the RF Zone.

Since the 2000s, newer houses are being constructed in older established neighbourhoods, which previously had remained relatively unchanged for a period of 30 to 50 years. These newer homes are generally larger than those built earlier. Many houses are built to the maximum floor area and height permitted in the RF Zone, resulting in two storey to three storey semicustom or custom house size ranges between 3,000 sq. ft. and 5,000 sq. ft. in size and up to 9 m. (30 ft.) in height.

Since 2005, the City has received requests for a neighbourhood downzoning, to change the zoning of a neighbourhood from Single Family Residential (RF) to a Comprehensive Development (CD) Zone which would limit the size, height, and lot coverage of houses in order to preserve the existing residential character of their neighbourhood. Nine requests for downzoning have come forward to Council to date: five of these received approval for the downzoning, two did not receive approval, and two are currently in process. Appendix “I” illustrates the locations of each

downzoning request, and the following table provides a summary and status of each downzoning request area.

NEIGHBOURHOOD	Status
2006: St. Helen's Park Neighbourhood	Approved
2008: Crescent Park Annex Area	Approved
2008: Royal Heights Park Neighbourhood	Approved
2013: Al Cleaver Park and Tom Hopkins Ravine Park	Not Approved
2015: Kwomais Point Park Neighbourhood Area 1	Approved
2016: Bolivar Park Neighbourhood and Extension Area	Approved
2016: Kwomais Point Park Neighbourhood Area 2	Not Approved
2017: Cloverdale Slope	In Process
2017: Birdland Area	In Process

There are mixed levels of support for these downzoning processes; residents have expressed support as well as concerns about downzoning requests. Reasons for support expressed by proponents of downzoning petitions include:

- Preservation of existing residential character of the neighbourhood and mature tree cover, including impact of neighbouring areas under development application on the neighbourhood.
- Protection of existing views, a sense of privacy on private yards and gardens, and sense of spaciousness on individual lots.
- Exclusion of basement floor area in total floor area count. It is perceived that basements have an effect on building mass.
- Addition of secondary suites, and associated on-street parking shortage, and, at times, neighbourhood instability (nuisance tenants).

Those who have expressed opposition to proposed downzoning are concerned about:

- Exclusion of large family households (multi-generational families and young families) from the neighbourhood.
- Limiting affordable housing options for young adults, families, and seniors.
- Limiting the ability for residents to build their “dream home” when the time is right.
- Impeding neighbourhood improvement through the replacement of smaller and older homes in need of repair with new and higher-value replacement homes.
- Building according to the RF Zone, because current owners bought their property under the assumption that they could build according to the existing RF Zone.
- Reducing potential property values relative to the existing RF Zoning.

Currently, there are no formal guidelines for downzoning petitions. Although an informal process has been developed over time, since the first downzoning petition was received in 2005, the threshold as to whether or not a petition is accepted by Council to proceed to a downzoning process has been processed on a case-by-case basis, and staff recommendations have likewise been made on a case-by-case basis.

On July 24, 2017, Council received Corporate Report No. R175; 2017 and directed staff to provide a summary of neighbourhood downzoning proposals and to provide draft neighbourhood downzoning guidelines for Council's consideration. This report outlines the current downzoning process, and proposes draft guidelines to assist residents wishing to move forward with a downzoning request.

Typical Downzoning Process

Downzoning requests are typically processed through a three-phase process:

1. Pre-screening to initiate the process;
2. Neighbourhood consultation; and
3. Council consideration of a proposed rezoning.

Although each request is handled on a case-by-case basis, the typical downzoning process is described below, and illustrated in Appendix "II."

Phase 1: Pre-Screening

1. The City receives a petition from neighbourhood proponents wishing to initiate a downzoning process. Staff works with the proponent to ensure that there are sufficient number of lots, reasonable boundaries, and sufficient support to initiate a downzoning process for Council consideration.
2. Staff verifies that the petition was signed by actual property owners in the neighbourhood.
3. At the discretion of staff, a Corporate Report is brought to Council recommending the initiation of a neighbourhood consultation process for the proposed downzoning area.

Phase 2: Neighbourhood Consultation

- If Council endorses a neighbourhood consultation process, the downzoning process is "Council initiated;" therefore, there is no application fee. Staff works with the proponents to develop the detailed zoning provisions of a proposed CD Zone that meets the objectives of the neighbourhood, while remaining in a format consistent with the *Surrey Zoning By-law, 1993, No. 12000* ("Zoning By-law").

Building permits are placed on hold for a period of 30 to 90 days in accordance with provisions in the *Local Government Act [RSBC 2015] Chapter 1* (Section 463) while the downzoning process is in progress. A 30 day period commences from the date that a building permit application is received, and during this period, Council may pass an additional resolution extending the period of withholding permit issuance for a further 60 days, allowing time for Council to make a decision on the proposed bylaw.

- The proponents hold an open house/meeting to gauge the level of support for the proposed zoning provisions. Staff attends the meeting as a resource to answer any technical questions about the draft zoning provisions, and to respond to any questions about the rezoning process.
- On the basis of the comments received at the open house, the proponents, in consultation with staff, revise or fine tune the proposed zoning provisions. Staff works with the proponents to prepare a draft CD Zone.
- Staff sends a survey by registered mail to each lot owner whose property is proposed to be included in the rezoning. The mail out contains detailed information on the provisions of the draft CD Zone, and a questionnaire to which each owner is requested to respond. This survey is used to determine the extent of support or opposition on the part of the owners of lots that are directly involved in the rezoning.

Phase 3: Council Consideration of a Proposed Rezoning

- Staff provides a report for Council consideration that includes the results of the consultation process and the related survey, as well as provides recommendations in relation to whether or not the rezoning process should be formally commenced.
- If Council approves the staff recommendation(s), a CD Bylaw is introduced.
- A Public Hearing is held, where proponents and opponents may address Council related to the rezoning proposal.
- Final approval of the CD Bylaw may be granted.

DISCUSSION

Proposed Downzoning Guidelines

Established guidelines would help to create downzoning boundaries, the number of lots required, and thresholds for neighbourhood support. Staff proposes the following guidelines to assist residents wishing to move forward with a downzoning request. The proposed guidelines are shown in Appendix "III."

Boundary Guidelines

Several elements should be considered when proponents establish a boundary for a downzoning proposal. These elements are illustrated in Appendix "IV."

- **Specifically Defined Area**
The petition area should have a contiguous and logically consistent boundary.
- **Same Zoning**
Lots in the petition area should all have the same existing and proposed zoning.
- **Facing Lots**
Lots that face each other along the same street should be included within the boundary area.
- **Major Roads**

Major roads delineating neighbourhoods could be considered as boundary edges.

- **Topography**
Changes in slope could be considered as natural boundary edges.
- **Parkland and Schools**
Parkland and schools could define boundary edges.

Minimum Number of Lots

Most of the neighbourhoods that have submitted downzoning petitions include between 100 and 200 lots. The majority of these were successful in downzoning from RF to CD. There have been two downzoning areas under 100 lots (one did not proceed to downzoning, and the decision on the other is currently pending). In addition, one neighbourhood proposal had over 400 lots, and proceeded to downzoning.

Based on these past and current downzoning petitions, it is recommended that downzoning proposals aim to include a minimum of 100 lots.

- **Consider including a minimum of 100 lots for a downzoning petition.**

Threshold for Neighbourhood Support

Currently, there is no formal threshold number to guide whether or not a downzoning petition/proposal has sufficient neighbourhood support. Appendix “V” illustrates the levels of support in response to the formal surveys for each downzoning petition that has been received by the City to-date. In neighbourhoods that were approved for a downzoning, the level of support ranged from 57% to 80%, with an average of 68.2% (or median of 63%).

Other petition processes were examined in order to evaluate a suitable support threshold for downzonings. These include Neighbourhood Concept Plan (NCP) initiations, which consider land use review to consider transit-supportive densities, and Local Area Service (LAS) petitions, which propose a surcharge to share up-front servicing infrastructure costs for a defined area. The initiation of an NCP requires demonstrated support from 50% or more of the landowners, or owners of 70% of the land within the proposed land area. Approval of a LAS petition requires support from 50% of all properties, as well as demonstration that the lots represent 50% or more of the total assessed value of all properties.

Impact of the above-described processes is an important consideration when determining optimal support levels for downzonings. While the NCP and LAS processes generally require 50% level of support, these changes typically result in increased density, expanded permitted uses, and higher infrastructure capacity. Historically, these density changes associated with NCPs increase property values significantly, and the introduction of servicing infrastructure can support additional density, it may also facilitate addition of new neighbourhood amenities.

Downzoning processes typically seek to limit the size, height, and lot coverage of houses in order to preserve views and existing residential character of the neighbourhood. While these changes in zoning allowances have a positive effect by protecting important features of a neighbourhood, there also needs to be recognition that downzoning changes are also more restrictive in nature. Downzoning involves implementation of a more restrictive zone for the area, and changes the ability of home owners to build in accordance with the zoning that the lot was originally purchased under.

After consideration of other city petition processes, as well as the complex nature of downzoning requests, staff recommends the following guidelines for neighbourhood support threshold categories:

1. Insufficient Neighbourhood Support (less than 50%)
 - If the level of support from the Phase 2 survey results is less than 50% of the total lots, then the proposal will not proceed to Phase 3 of the Downzoning Process.
2. Moderate Neighbourhood Support (between 50-64%)
 - If the level of support from the Phase 2 survey results is between 50-64% of the total lots, then staff will work with the proponents on further neighbourhood consultation before proceeding to Phase 3 of the Downzoning Process.
3. Sufficient Neighbourhood Support (65% or more)
 - If the level of support from the Phase 2 survey results is 65% or more of the total lots, then the proposal will proceed to Phase 3 of the Downzoning Process.

SUSTAINABILITY CONSIDERATIONS

Establishing guidelines for downzoning will assist both residents and staff with processing such requests, and relates to the following Sustainability Charter's Desired Outcomes (DO) and Strategic Directions (SD).

Inclusion

DO20: Surrey residents are proud of their community.

DO21: All residents have opportunities to be meaningfully engaged in civic issues and to contribute to community life.

SD16: Enhance the opportunities available for residents to be meaningfully engaged in civic issues.

Built Environment and Neighbourhoods

DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife.

DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

The downzoning guidelines described above (boundary guidelines, minimum number of lots required, and threshold for neighbourhood support) and set out in Appendix "III" will provide a consistent approach to the downzoning process.

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

- Receive this report as information; and

- Endorse the downzoning process guidelines as set out in this Corporate Report.

Original signed by

Jean Lamontagne

General Manager, Planning & Development

Appendix "I" Locations of Downzoning Petitions

Appendix "II" Typical Downzoning Process Diagram

Appendix "III" Proposed Downzoning Guidelines

Appendix "IV" Boundary Guidelines

Appendix "V" Neighbourhood Support Levels for Downzoning Proposals

FW/PH/ss

Birdland Area
(In Process)

Bolivar Park
Neighbourhood and
Extension Area
(2016)

St. Helen's Park
Neighbourhood
(2006)

Al Cleaver
Park and
Tom Hopkins
Ravine Park
Neighbourhood
(2013)

Royal Heights
Park
Neighbourhood
(2008)

Cloverdale Slope
(In Process)

Crescent Park
Annex Area
(2008)

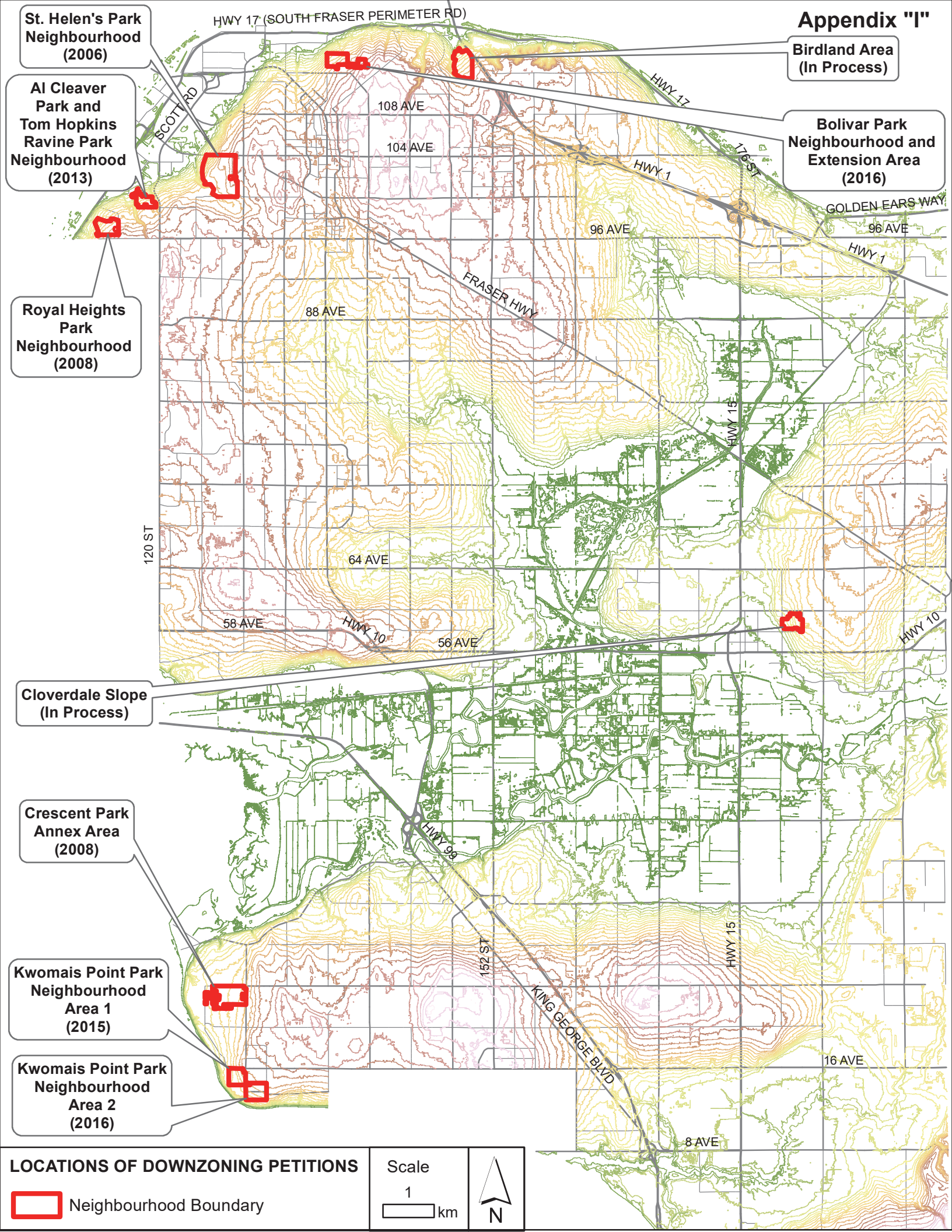
Kwomais Point Park
Neighbourhood
Area 1
(2015)

Kwomais Point Park
Neighbourhood
Area 2
(2016)

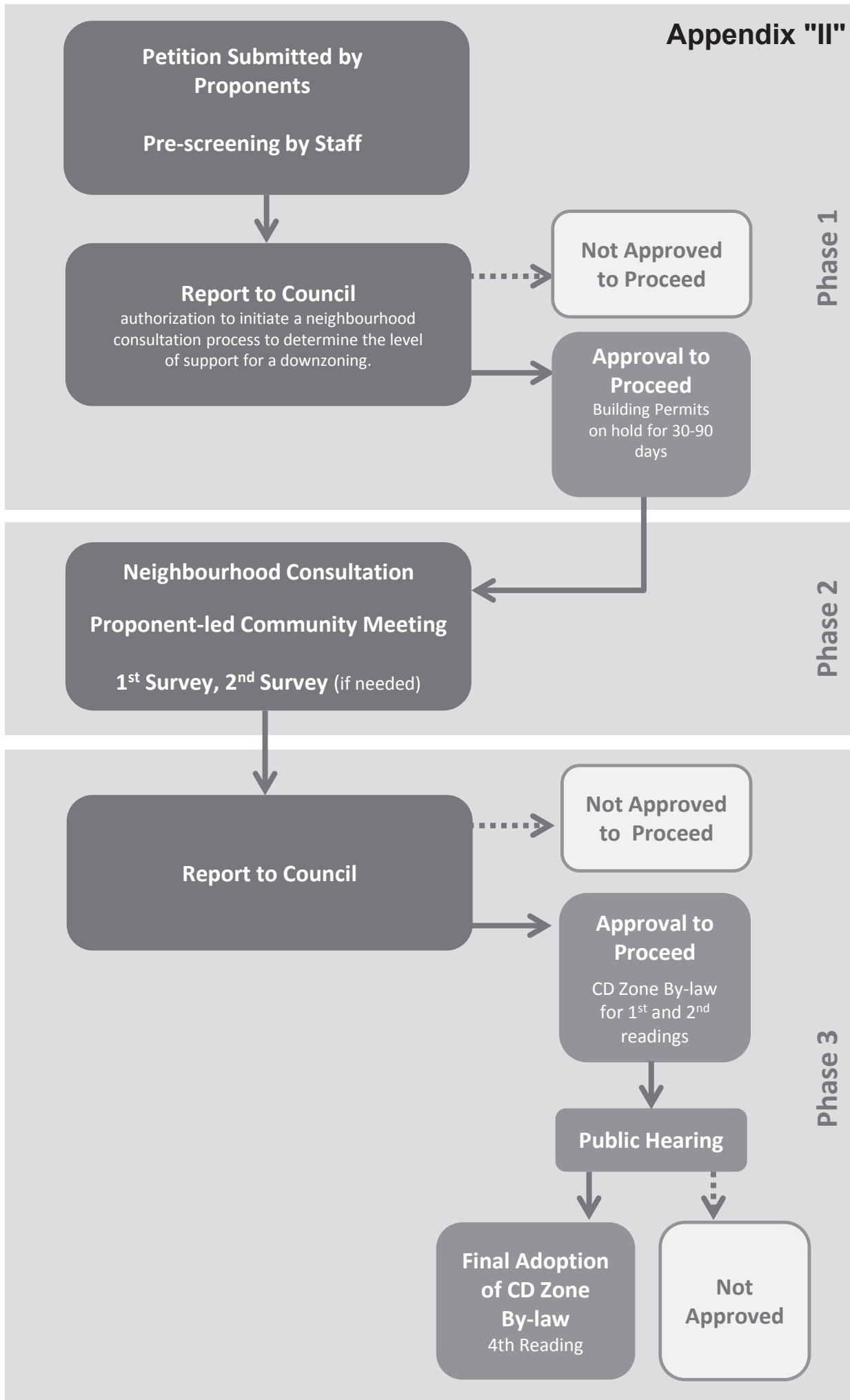
LOCATIONS OF DOWNZONING PETITIONS

Neighbourhood Boundary

Scale
1
km



Appendix "II"



Proposed Downzoning Guidelines

Boundary Guidelines

- **Specifically Defined Area**
The petition area should have a contiguous and logically consistent boundary.
- **Same Zoning**
Lots in the petition area should all have the same existing and proposed zoning.
- **Facing Lots**
Lots that face each other along the same street should be included within the boundary area.
- **Major Roads**
Major roads delineating neighbourhoods could be considered as boundary edges.
- **Topography**
Changes in slope could be considered as natural boundary edges.
- **Parkland and Schools**
Parkland and schools could define boundary edges.

Minimum Number of Lots

- **Consider including a minimum of 100 lots for a downzoning petition.**

Threshold for Neighbourhood Support

1. Insufficient Neighbourhood Support (less than 50%)

- If the level of support from the Phase 2 survey results is less than 50% of the total lots, then the proposal will not proceed to Phase 3 of the Downzoning Process.


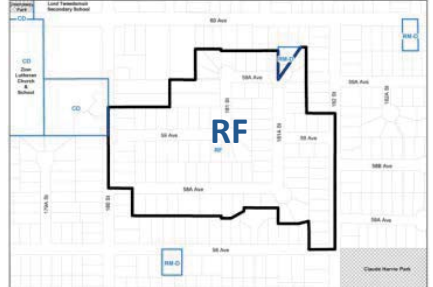
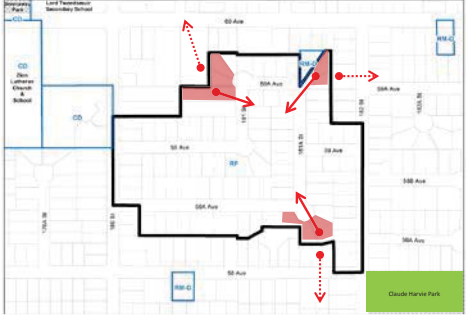

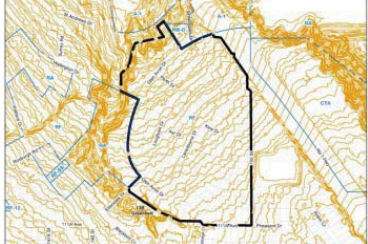

2. Moderate Neighbourhood Support (between 50-64%)

- If the level of support from the Phase 2 survey results is between 50-64% of the total lots, then staff will work with the proponents on further neighbourhood consultation before proceeding to Phase 3 of the Downzoning Process.








3. Sufficient Neighbourhood Support (65% or more)

- If the level of support from the Phase 2 survey results is 65% or more of the total lots, then the proposal will proceed to Phase 3 of the Downzoning Process.

Boundary Guidelines

Boundary Guideline	Illustrative Example
<p>Specifically Defined Area</p> <ul style="list-style-type: none"> The petition area should have a contiguous boundary. 	
<p>Same Zoning</p> <ul style="list-style-type: none"> Lots in the petition area should all have the same existing and proposed zoning. 	
<p>Facing Lots</p> <ul style="list-style-type: none"> Lots that face each other along the same street should be included within the boundary area. 	
<p>Major Roads</p> <ul style="list-style-type: none"> Major roads delineating neighbourhoods could be considered as boundary edges. 	
<p>Topography</p> <ul style="list-style-type: none"> Changes in slope could be considered as natural boundary edges. 	
<p>Parkland and Schools</p> <ul style="list-style-type: none"> Parkland and schools could define boundary edges. 	

Neighbourhood Support Levels for Downzoning Proposals

NEIGHBOURHOOD	# OF LOTS	SUPPORT	DECISION
St. Helen's Park Neighbourhood (415 lots)	over 200	63%	
Kwomais Point Park Neighbourhood Area 2 (184 lots)	100-200	26%	
Birdland Area (166 lots)		in process	in process
Kwomais Point Park Neighbourhood Area 1 (148 lots)			
Crescent Park Annex Area (147 lots)			
Royal Heights Park Neighbourhood (126 lots)			
Bolivar Park Neighbourhood and Extension Area (121 lots)			
Cloverdale Slope (95 lots)	less than 100	54%	pending
Al Cleaver Park and Tom Hopkins Ravine Park (73 lots)		48%	



Approved by Council



Not Approved by Council

Greenaway Park

Lord Tweedsmuir Secondary School

Zion Lutheran Church & School

60 Ave

59A Ave

59A Ave

182A St

182 St

181 St

59 Ave

181A St

59 Ave

58B Ave

58A Ave

179A St

180 St

58A Ave



58 Ave

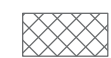
Claude Harvie Park

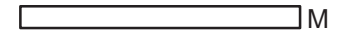
CLOVERDALE SLOPE NEIGHBOURHOOD

QUESTIONNAIRE RESPONSES

 Support
 Oppose

 Do Not Wish to Respond
 Survey Not Returned

 Boundary
 Park

Scale
100
 M

