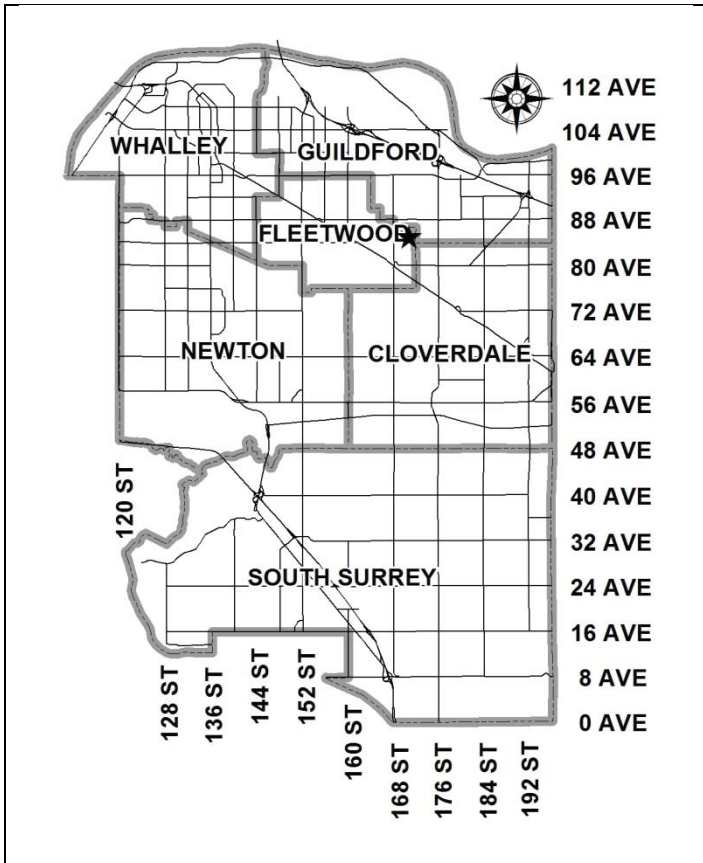


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0297-00

Planning Report Date: September 11, 2017



PROPOSAL:

- Amend **CD By-law No. 18795** (based on RH-G) to allow for an increased house size on thirteen (13) recently approved small suburban lots in Fleetwood.

LOCATION:

17058, 17078, 17102, 17112, 17118 and 17124 - Greenway Drive
 8507, 8508, 8515, 8518, 8523, 8528, 8531, 8536, 8539 - Richardson Drive

OWNER:

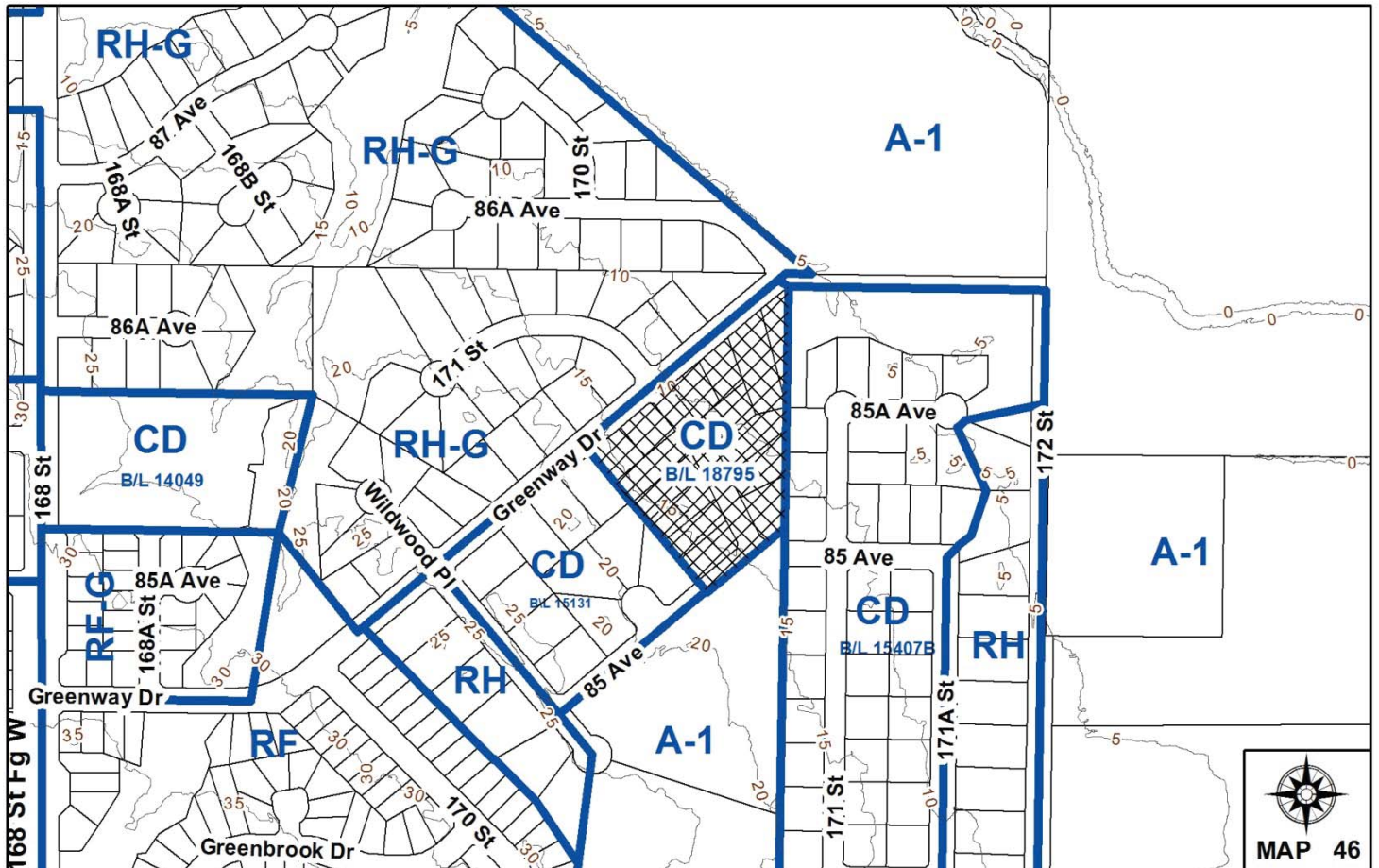
Greenway Drive Developments Ltd.
 City of Surrey

ZONING:

CD (By-law No. 18795)

OCP DESIGNATION:

Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 18795.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Under Development Application No. 7915-0405-00 the subject property (formerly 17056 - Greenway Drive) was rezoned from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into thirteen (13) small suburban lots, one (1) lot to be conveyed to the City for parks purposes and one "Park" lot. The rezoning By-law (CD By-law No. 18795) was granted final adoption by Council on February 20, 2017 and the subdivision plan was signed by the Approving Officer on March 25, 2017.
- On July 25, 2016, Council gave final adoption to Text Amendment By-law No. 18771 (Corporate Report No. R158; 2016) which included amendments to the "Half-Acre Residential Gross Density Zone (RH-G)" that allows the density (floor area ratio) and lot coverage provisions of the "Single Family Residential Zone (RF)" to be utilized on RH-G-zoned lots with a lot area of 1,500 square metres (16,000 sq.ft.) or less.
- The thirteen (13) subject small suburban lots range in lot area from 930 square metres (10,010 sq.ft.) to 1,330 square metres (14,316 sq.ft.).
- The application was in the process, and the rezoning By-law (CD By-law No. 18795, based on the RH-G Zone) had received 3rd Reading prior to the adoption of the amendments to the RH-G Zone of the Surrey Zoning By-law, 1993, No. 12000.
- The existing City owned park lots created under Development Application No. 7915-0405-00, and regulated by CD By-law No. 18795, will remain as City-owned parkland.
- The surrounding neighbourhood is characterized predominantly by large single family homes on "Half-Acre Residential Gross Density Zone (RH-G)" and "Comprehensive Development Zone CD)", based on the RH-G Zone, lots. The proposed amendments to CD By-law No. 18795 would allow for homes to be constructed on the subject small suburban lots that would fit the character of the established neighbourhood and be consistent with respect to the size of houses achievable on similarly sized RH-G-zoned lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18795, as described in Appendix IV, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of the drainage requirements as outlined in Appendix III.

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Thirteen (13) small suburban lots, and two (2) City-owned park lots, created in 2017 under Development Application No. 7915-0405-00, which are to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Greenway Drive):	Single family dwellings on half-acre gross density type lots.	Suburban	RH-G
East:	Single family dwellings on half-acre gross density type lots.	Suburban	CD (By-law No. 15407B)
South (Across 86 Avenue half-road allowance):	Single family dwelling on a 5-acre lot.	Suburban	A-1
South-west:	Single family dwellings on half-acre gross density type lots.	Suburban	CD (By-law No. 15131)

DEVELOPMENT CONSIDERATIONS

Background

- The 2-hectare (5-acre) subject property (formerly 17056 - Greenway Drive) is located in Fleetwood. The subject site is designated "Suburban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 18795, based on the "Half-Acre Residential Gross Density Zone (RH-G)").
- Under Development Application No. 7915-0405-00, the subject property was rezoned from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into thirteen (13) small suburban lots, one (1) lot to be conveyed to the City for parks purposes and one (1) "Park" lot. Council granted Third Reading to CD By-law No. 18795 on July 25, 2016 and final adoption on February 20, 2017. The subdivision plan was signed by the Approving Officer on March 25, 2017 and the lots were created by Subdivision Plan No. EPP48458.
- The RH-G Zone requires a minimum lot area of 1,300 square metres (14,000 sq.ft.), with a permissible reduction to 1,120 square metres (12,000 sq.ft.) for a maximum of 50% of the lots within the subdivision, provided that 15% of the land is set aside as open space.
- Under Development Application No. 7915-0405-00 the applicant dedicated approximately 15% of the subject property as open space, creating two (2) City-owned park lots, which are to remain in a naturalized state and act as a buffer between the residential lots and the Agricultural Land Reserve (ALR) / Charles Richardson Nature Reserve Park to the east.
- CD By-law No. 18795 permits six of the lots, approximately 46% of the residential lots created under Development Application No. 7915-0405-00, to be a minimum of 930 square metres (10,010 sq.ft.) while the remaining seven (7) lots meet the minimum reduced RH-G lot size of 1,120 square metres (12,000 sq.ft.).
- CD By-law No. 18795 permits a maximum lot coverage of 28%, a floor area ratio (FAR) of 0.38 and a maximum house size of 358 square metres (3,853 sq.ft.) for those lots with a minimum lot area of 930 square metres (10,010 sq.ft.), and a maximum lot coverage of 25% and FAR of 0.32, with no proscribed maximum house size, for those lots with a minimum lot area of 1,120 square metres (12,000 sq.ft.).
- On July 25, 2016, Council gave final adoption to Text Amendment By-law No. 18771 (Corporate Report No. R158; 2016) which includes amendments to the RH-G Zone to allow the density (floor area ratio) and lot coverage provisions of the "Single Family Residential Zone (RF)" to apply to RH-G-zoned lots with a lot area of 1,500 square metres (16,000 sq.ft.) or less.
- In November 2016, prior to final adoption of CD By-law No. 18795, staff requested that the applicant consider rescinding Third Reading and undertake a CD By-law amendment to ensure that the up-to-date RH-G provisions were included in the subject CD By-law, however, the applicant declined to proceed with the zoning amendment at that time.

Current Proposal

- The applicant proposes to amend CD By-law No. 18795 (Appendix IV) to allow for the density (floor area ratio) and lot coverage provisions of the RF Zone to be applied for lots 1,500 square metres (16,000 sq.ft.) in area or less, consistent with the current RH-G Zone. As all of the subject lots are less than 1,500 square metres (16,000 sq.ft.) in lot area, the RF Zone provisions for FAR and lot coverage would thereby apply to all thirteen (13) lots.
- The proposed amendment involves modifying the Density and Lot Coverage sections of the CD Zone (CD By-law No. 18795) and, therefore, requires a Public Hearing.
- A comparison between the existing CD By-law No. 18795, the RH-G Zone, and the proposed amendment to CD By-law No. 18795 is provided in the table below:

	CD By-law No. 18795	RH-G Zone	Proposed Amendment to CD By-law No. 18795
Floor Area Ratio (FAR)	<u>Block A and C:</u> 0.38 <u>Block B and B1:</u> 0.32	0.32 for lots greater than 1,500 square metres (16,000 sq.ft) in area; or 0.6 for the first 560 square metres (6,000 sq.ft.) of lot area and 0.35 for the remaining lot area in excess of 560 square metres (6,000 sq.ft.) for lots less than 1,500 square metres (16,000 sq.ft.) in area.	0.60 for the first 560 square metres (6,000 sq.ft.) of lot area and 0.35 for the remaining lot area in excess of 560 square metres (16,000 sq.ft.)
Maximum House Size	<u>Block A and C:</u> 358 square metres (3,853 sq.ft.), inclusive of garage <u>Block B and B1:</u> N/A	465 square metres (5,000 sq.ft.)	465 square metres (5,000 sq.ft.)
Lot Coverage	<u>Block A and C:</u> 28% <u>Block B and B1:</u> 25%	25% for lots greater than 1,500 square metres (16,000 sq.ft.) in area; or, for lots less than 1,500 square metres (16,000 sq.ft.) in area, 40% for lots greater than 560 square metres (6,000 sq.ft.) in area, decreasing at a rate of 2% for each 93 square metres (1,000 sq.ft.) of additional lot area until a coverage of 25% is reached	The lot coverage shall not exceed 32% for lots less than 1,025 square metres (11,000 sq.ft.) in area, 28% for lots 1,025 square metres (11,000 sq.ft.) to 1,200 square metres (13,000 sq.ft.) in area, and 26% for lots greater than 1,200 square metres (13,000 sq.ft.) in area.

- In reviewing the proposed CD By-law amendment, staff identified that a minor housekeeping amendment to the Density section of the subject CD By-law is required to be consistent with the wording of the RH-G Zone with respect to the inclusion of covered parking areas, the area of accessory buildings in excess of 10 square metres (108 sq.ft.), covered outdoor space with a height of 1.8 metres (6 ft.) or greater, and floor area with extended height in the calculation of the floor area ratio for each lot. This change has been incorporated into the proposed amendment.
- Aside from the aforementioned changes to the Density and Lot Coverage sections all other aspects of CD By-law No. 18795 will remain unchanged.
- In order to address staff concerns relating to storm water discharge associated with the increased house sizes the applicant will be required to register an additional Section 219 Restrictive Covenant on the thirteen (13) lots requiring the use of permeable paving for all impervious surfaces, such as driveways, walkways and patio prior to final adoption of the proposed Amendment By-law.
- The surrounding neighbourhood is characterized predominantly by large single family homes on "Half-Acre Residential Gross Density Zone (RH-G)" and "Comprehensive Development Zone CD)", based on the RH-G Zone, lots. The proposed amendments to CD By-law No. 18795 would allow for homes to be constructed on the subject small suburban lots that would fit the character of the established neighbourhood and be consistent with respect to the size of houses achievable on similarly sized RH-G-zoned lots.
- Staff anticipate that similar CD By-law amendment requests will be received on other similar CD By-laws that were recently approved or were in process at the time of the amendments to the RH-G Zone.

PRE-NOTIFICATION

Development Proposal Signs were installed on-site on July 17, 2017 and pre-notification letters were sent out on July 21, 2017. Staff received one (1) response as summarized below (*staff comments in italics*):

- One (1) resident expressed concern that the proposed development would result in the loss of existing parkland (a portion of Charles Robinson Nature Reserve) created under Development Application No. 7915-0405-00.

(There are no changes proposed to the number or size of the existing small suburban lots created under Development Application No. 7915-0405-00. The two (2) City-owned park lots, approximately 3,031 square metres (3/4-acre) in area, will remain as City-owned park.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owner and Action Summary
- Appendix II. Subdivision Layout (Development Application No. 7915-0405-00)
- Appendix III. Engineering Summary
- Appendix IV. Proposed CD By-law Amendment

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

- (f) Civic Address: 8523 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-252
Lot 5 Section 30 Township 8 New Westminster District Plan EPP48458
- (g) Civic Address: 8515 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-261
Lot 6 Section 30 Township 8 New Westminster District Plan EPP48458
- (h) Civic Address: 8507 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-279
Lot 7 Section 30 Township 8 New Westminster District Plan EPP48458
- (i) Civic Address: 8508 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-287
Lot 8 Section 30 Township 8 New Westminster District Plan EPP48458
- (j) Civic Address: 8518 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-295
Lot 9 Section 30 Township 8 New Westminster District Plan EPP48458
- (k) Civic Address: 8528 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-309
Lot 10 Section 30 Township 8 New Westminster District Plan EPP48458
- (l) Civic Address: 8536 - Richardson Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-317
Lot 11 Section 30 Township 8 New Westminster District Plan EPP48458
- (m) Civic Address: 17102 - Greenway Drive
Owner: Greenway Drive Developments Ltd.
PID: 030-116-325
Lot 12 Section 30 Township 8 New Westminster District Plan EPP48458
- (n) Civic Address: 17112 - Greenway Drive
Owner: Greenway Drive Developments Ltd
PID: 030-116-333
Lot 13 Section 30 Township 8 New Westminster District Plan EPP48458
- (o) Civic Address: 17118 - Greenway Drive
Owner: City of Surrey
PID: 030-116-341
Lot 14 Section 30 Township 8 New Westminster District Plan EPP48458

- (p) Civic Address: 17124 - Greenway Drive
Owner: City of Surrey
Park Section 30 Township 8 New Westminster District Plan EPP48458

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18795 and a date to be set for Public Hearing.

**SUBDIVISION PLAN OF LOT 11 SECTION 30 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 32014**

PLAN EPP48458

BCGS 92G.017

The intended plot size of this plan is 860mm in width by 864mm in height (D size) when printed at a scale of 1:500.

All distances are in metres and decimals thereof.

Integrated Survey Area No. 1, SURREY, NAD83 (CSRS) 4.0103014 (0.0002).

Grid bearings are derived from observations between geodetic control monuments GCM 658421 and GCM 800540.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MASCOOT published coordinates and standard deviations for geodetic control monuments GCM 658421 and GCM 800540.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999026, which has been derived from geodetic control monument GCM 658421.

Note: Some lines and symbols may be exaggerated for clarity.

LEGEND

- denotes control monument found
 - denotes standard iron pipe found
 - denotes standard iron post found
 - denotes standard iron post placed
 - denotes meters squared
 - GRW denotes statutory right of way
- Note: This plan shows one or more witness poles which are not set out on the true conveyance.

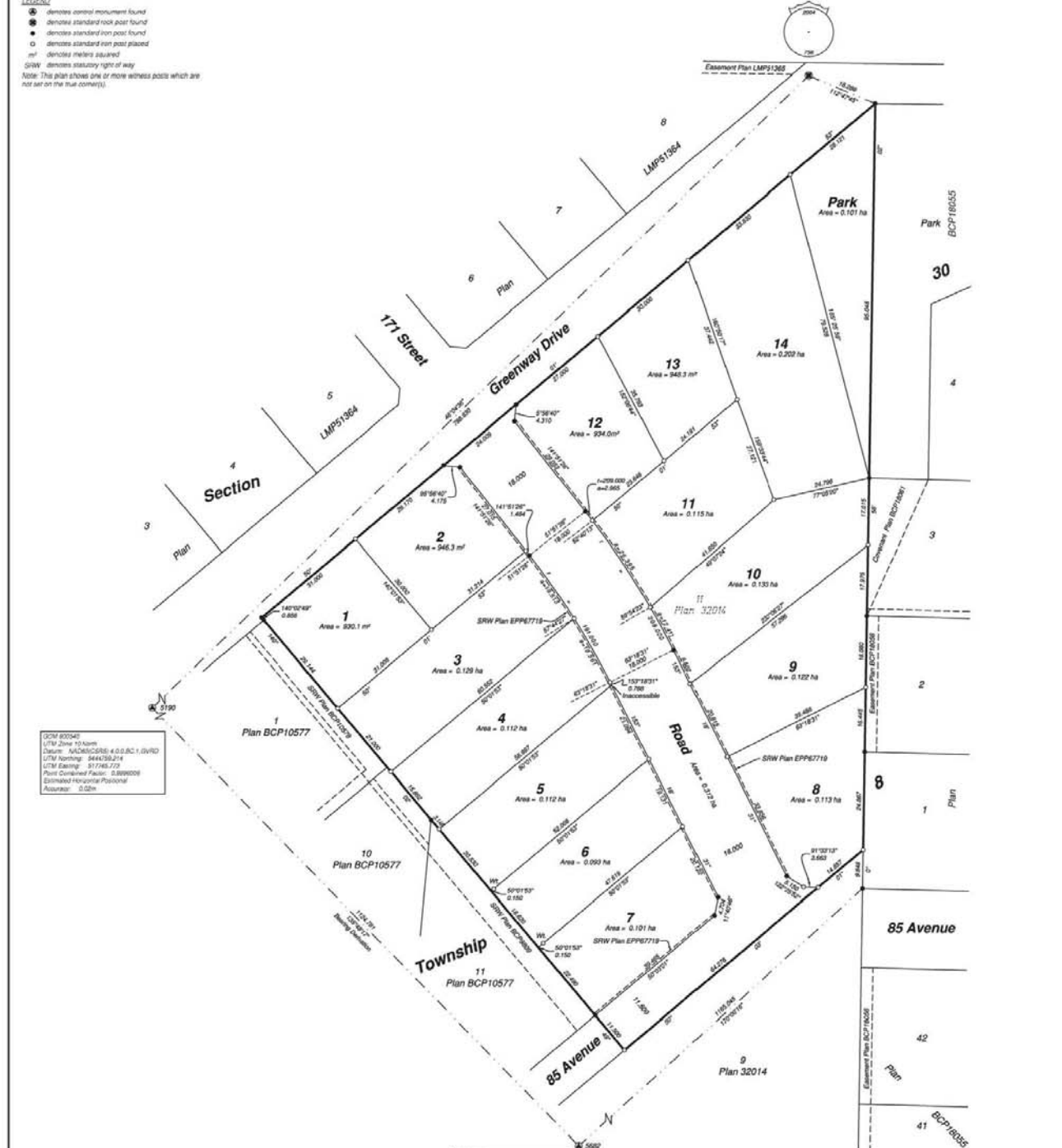


GCM 800540
UTM Zone 18 N
Datum: NAD83(CSRS) 4.0103014 (0.0002)
UTM Northing: 5442803.214
UTM Easting: 317463.723
Point Combined Factor: 0.9999026
Estimated Horizontal Positional Accuracy: 0.02m

GCM 658421
UTM Zone 18 N
Datum: NAD83(CSRS) 4.0103014 (0.0002)
UTM Northing: 5442803.12
UTM Easting: 31829.540
Point Combined Factor: 0.9999026
Estimated Horizontal Positional Accuracy: 0.02m

WSP
WSP Survey (BC) Limited Partnership
301-68 Burnside St. New Westminster, BC
PH: 604-271-2288 FAX: 604-271-2287

This plan lies within the jurisdiction of the Approving Officer for the City of Langley.
This plan lies within the Greater Vancouver Regional District.
The first survey represented by this plan was completed on the 25th day of January, 2017.
Sandra A. Ward, D.C.S. 634
ECS# 198327



TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 1, 2017** PROJECT FILE: **7817-0297-00**

RE: **Engineering Requirements
Location: 17058 Greenway Drive**

REZONE

The site was originally rezoned under project 7915-0405-00 for which a servicing agreement has been executed.

The following drainage requirements are to be addressed as a condition for proposed rezone CD (based on RH-G) to allow for the use of RF zone density and lot coverage provisions:

- Review storm water control plan (SWCP) submitted under project 7815-0405-00 and confirm catchment capacity, as increase in lot coverage and pervious area is proposed for all lots ranging from 0% to 4%. The Serpentine River floodplain is located at about 172 Street. Backwater from the floodplain may impact the 100 year hydraulic grade line (HGL). Consultant to review and confirm impact, if any. Amend SWCP and submit revision as necessary.
- Register restrictive covenant on all lots for sustainable drainage features. All lots to have pervious pavement for all on-site hard surfaces such as walkways, patios and driveways. The Fleetwood – North Creek ISMP study is nearing completion and its recommendations regarding on-lot infiltration measures must be incorporated, if different from current measures.
- Submit revised lot grading plan showing design details of sustainable drainage features and any additional features, as noted above.

A Servicing Agreement is not required prior to rezone under 7817-0297-00 as the servicing requirements for this site are being captured through servicing agreement 7815-0405-00. However, administrative processing fee in the amount of \$1,522.50 is required to process legal documents. Minor changes to the accepted design drawings are required to address the above comments.



Rémi Dubé, P.Eng.
Development Services Manager

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18795"

.....

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18795" is hereby amended as follows:

a. Part 2, Section D. Density is amended by deleting Section D.4 and replacing with the following:

"4. (a) For *building* construction within a *lot*:

- i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;
- ii. Notwithstanding Sub-section D.4(a) i. of this Zone, the maximum allowable floor area shall be 465 square metres [5,000 sq.ft.];
- iii. 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
- iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - (a) Covered area used for parking unless the covered parking is located within the *basement*;
 - (b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];

- (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
- (d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.] , except for a maximum of 19 square metres [200 sq.ft.] on the lot.”

b. Part 2, Section E. Lot Coverage is amended by deleting Section E.1 and E.2 and replacing with the following:

“The lot coverage shall not exceed 32% for lots less than 1,025 square metres [11,000 sq.ft.] in area, 28% for lots 1,025 square metres [11,000 sq.ft.] to 1,200 square metres [13,000 sq.ft.] in area, and 26% for lots greater than 1,200 square metres [13,000 sq.ft.] in area.”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18795, Amendment By-law, 2017, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK