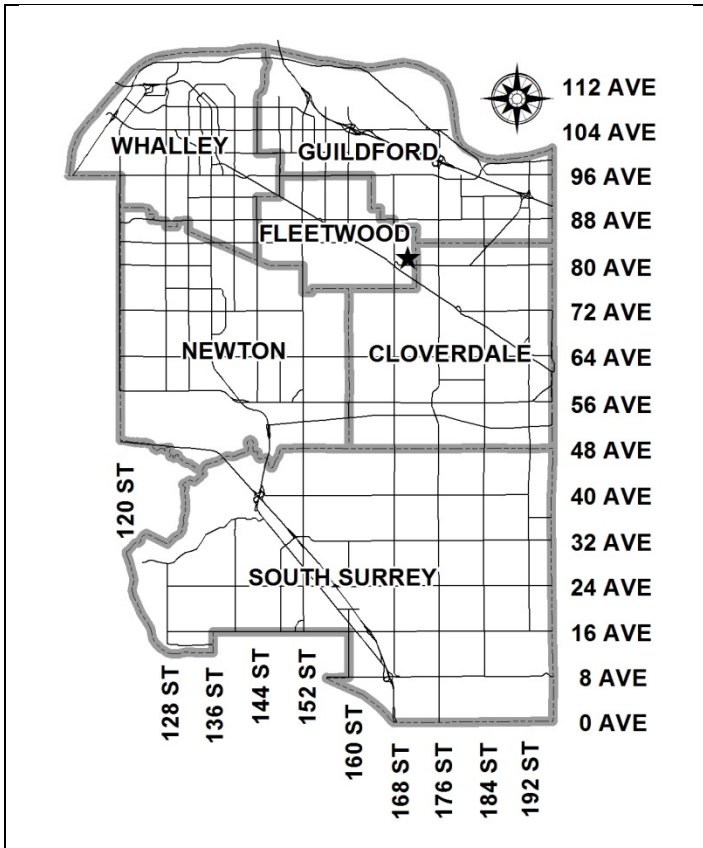


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0493-00

Planning Report Date: February 5, 2018



**PROPOSAL:**

- Amend CD By-law No. 18654 (based on RH-G) to allow for an increased house size on three (3) recently approved small suburban lots in Fleetwood.

**LOCATION:**

8210 - 170A Street

17077 - 82 Avenue

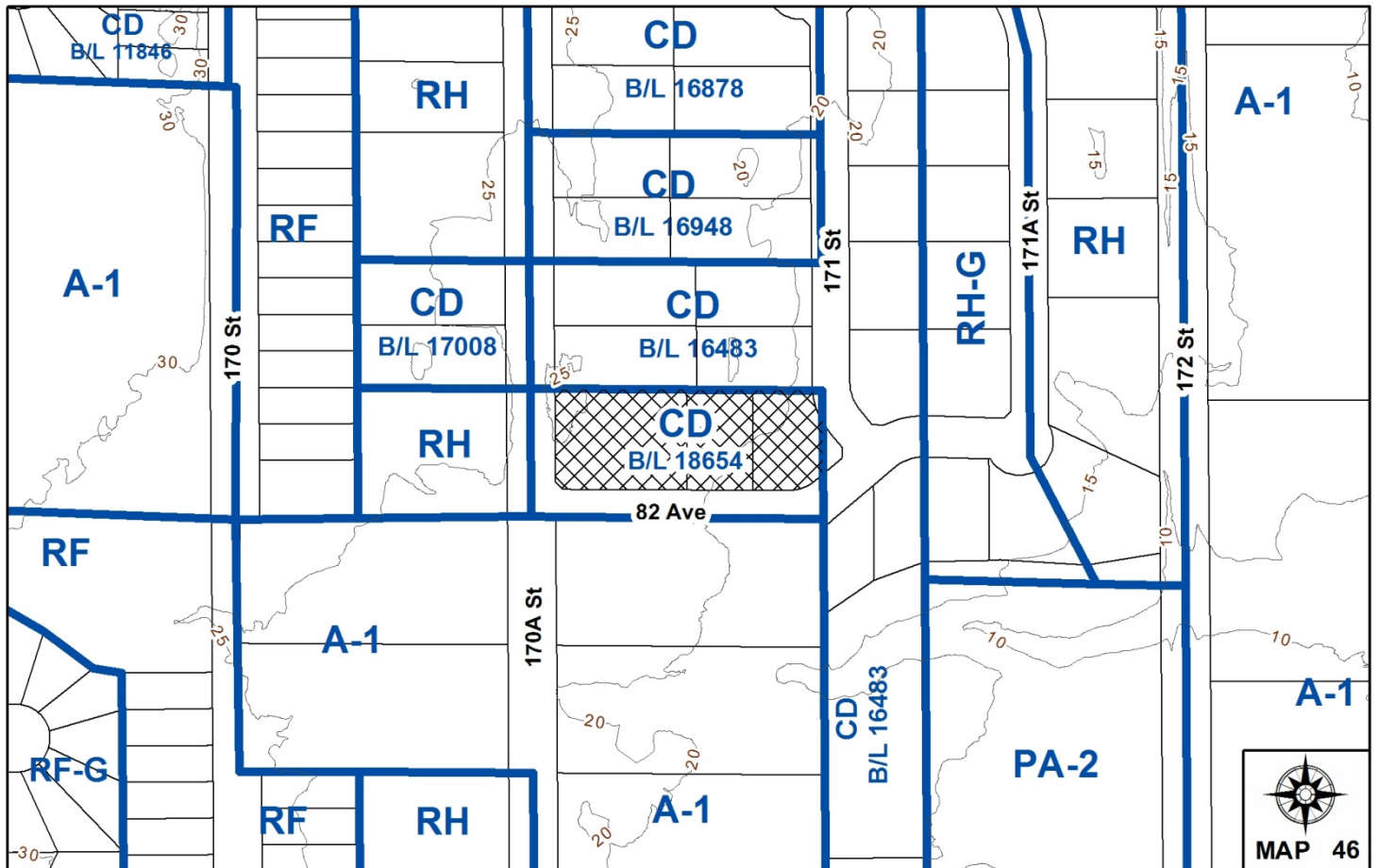
17099 - 82 Avenue

**ZONING:**

CD By-law No. 18654

**OCP DESIGNATION:**

Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 18654.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Under Development Application No. 7915-0065-00 the parent 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 the three (3) subject small suburban lots. The rezoning By-law (CD By-law No. 18654) was granted final adoption by Council on May 29, 2017 and the subdivision plan was signed by the Approving Officer on July 15, 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 three (3) subject small suburban lots range in lot area from 1,120 square metres (12,000 sq.ft.) to 2,230 square metres (24,000 sq.ft.). The largest lot has future subdivision potential to create 2 lots at approximately 1,120 square metres (12,000 sq.ft.) in size.
- The rezoning and subdivision application that created the three subject lots (File No. 7915-0065-00) was in process prior to the adoption of the amendments to the RH-G Zone in the Surrey Zoning By-law, 1993, No. 12000.
- 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. 18654 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 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues 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 Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling fronting 170A Street and two vacant lots fronting 82 Avenue.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Suburban single family dwellings	Suburban	CD (By-law No. 16483)
East (Across 171 Street and 82 Avenue):	Suburban single family dwellings	Suburban	CD (By-law No. 16483)
South (Across 82 Avenue):	Single family dwelling on acreage parcel	Suburban	A-1
West (Across 170A Street):	Oversized half acre lot	Suburban	RH

DEVELOPMENT CONSIDERATIONS

- The subject site consists of 3 lots located at the northeast corner of 170A Street and 82 Avenue in Fleetwood. The subject site is designated "Suburban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 18654), based on the "Half-Acre Residential Gross Density Zone (RH-G)".

- Under Development Application No. 7915-0065-00 the parent 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 three (3) small suburban lots. The rezoning By-law (CD By-law No. 18654) was granted final adoption by Council on May 29, 2017 and the subdivision plan was signed by the Approving Officer on July 15, 2017.
- 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.
- CD By-law No. 18654 permits all of the lots to be a minimum of 1,120 square metres (12,000 sq.ft.) in size.
- CD By-law No. 18654 permits a maximum lot coverage of 25%, a floor area ratio (FAR) of 0.32 and a maximum house size of 375 square metres (4,000 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.

#### Current Proposal

- The applicant proposes to amend CD By-law No. 18654 (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 two of the subject lots are already less than 1,500 square metres (16,000 sq.ft.) in lot area, and the remaining lot has future subdivision potential into 2 lots that would both be less than 1,500 square metres (16,000 sq.ft.) in lot area, the RF Zone provisions for FAR and lot coverage would ultimately apply to all of the lots.
- The proposed amendment involves modifying the Density and Lot Coverage sections of the CD Zone (CD By-law No. 18654) and, therefore, requires a Public Hearing.
- A comparison between the existing CD By-law No. 18654, the RH-G Zone, and the proposed amendment to CD By-law No. 18654 is provided in the table below:

	CD By-law No. 18654	RH-G Zone	Proposed Amendment to CD By-law No. 18654
<b>Floor Area Ratio (FAR)</b>	0.32	0.32 for lots greater than 1,500 square metres (16,000 sq.ft) in area; or 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.) 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 on the remaining lot area.
<b>Maximum House Size</b>	375 square metres (4,000 sq.ft.)	465 square metres (5,000 sq.ft.)	465 square metres (5,000 sq.ft.)

<b>Lot Coverage</b>	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.	28% for lots 1,200 square metres (13,000 sq.ft.) in area or less, and 25% for lots greater than 1,200 square metres (13,000 sq.ft.) in area.
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- 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. 18654 will remain unchanged.
- 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. 18654 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.
- It is noted that that similar CD By-law amendment requests have been received and approved by Council 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 the subject site on November 24, 2017 and pre-notification letters were sent on December 5, 2017 and January 31, 2018, advising property owners in the area of the proposed rezoning. Staff received no inquiries or concerns from area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II Existing Lot Layout
- Appendix III. Engineering Summary
- Appendix IV. Proposed CD By-law Amendment

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

KL/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION





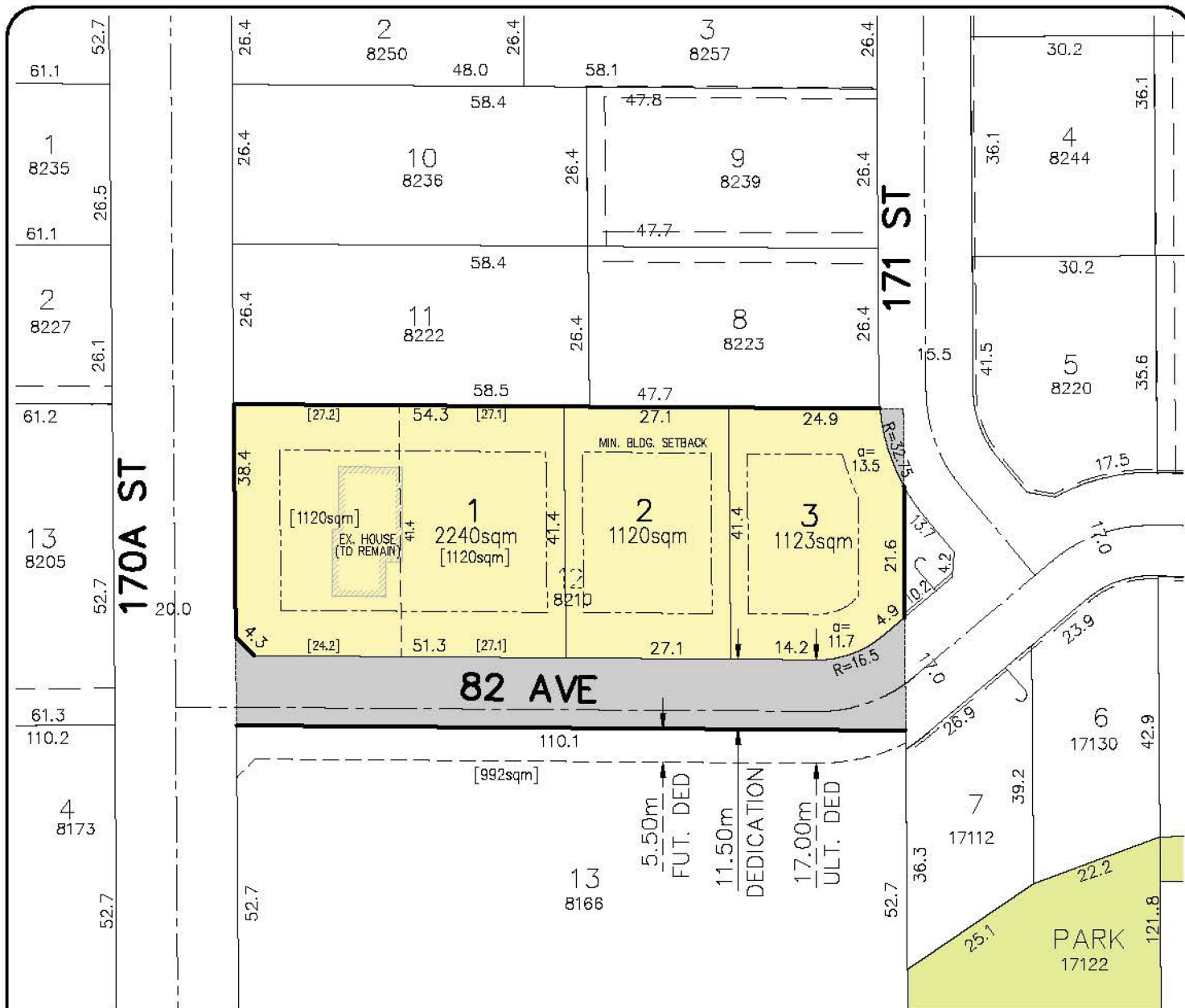
# PROPOSED SUBDIVISION LAYOUT

Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7915-0065-00  
 MAP #: 046  
 EXIST. ZONE: A-1  
 PROP. ZONE: CD (RH-G)



CIVIC ADDRESS: 8210 - 170A ST., SURREY, BC  
 LEGAL: LOT 12, SECTION 30, TOWNSHIP 8, N.W.D., PLAN 17602



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 5,820sqm (1.44ac)  
 PARK DEDICATION: 291sqm (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:103166A

ALTERNATIVE#02

DATE: 26 JAN/15

SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\103166A\PLANNING\103166AALT02.DWG



INTER-OFFICE MEMO

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

**FROM: Development Project Engineer, Engineering Department**

**DATE: January 10, 2018**

**PROJECT FILE: 7817-0493-00  
XR: 7815-0065-00**

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**RE: Engineering Requirements  
Location: 8210 170A Street, 17077/17099 82 Avenue**

**REZONE AMENDMENT**

Construction of offsite works to service the lands are in process through Project 7815-0065-00.

Design drawings indicate installation of service connections for a lot through future subdivision of 8210-170A Street. The applicant will be required to confirm if the future subdivision is achievable considering the plan for larger homes with the rezone amendment, and verify abandonment of the service connections.

The change in density with larger homes will increase the imperviousness of the site. Installation of onsite mitigation measures will be required including 450mm topsoil on all pervious areas, as recommended in the Fleetwood Greenway North Creek Integrated Storm Water Management Plan (ISMP). A Restrictive Covenant is to be registered on each lot detailing the onsite mitigation measures utilized. A Storm Water Control Plan (SWCP) is to be submitted confirming available downstream capacity using the 2016 Design Criteria Manual and updated rainfall values. The SWCP for Project 7815-0065-00 indicates drainage conveyance from the site to the nearby watercourse at 8243-171A Street.

The fronting City utilities have been installed, with final construction inspection for the works not completed. Abandonment of the service connections can be addressed through issuance of a City Road and Right-of-Way Permit (CRRP) at the Engineering front counter, upon payment of securities and permit fees. Alternatively and if appropriate, the abandonment works can be coordinated through Project 7815-0065-00, prior to City acceptance of the works for that project.

An Engineering processing fee of \$1,580.25 (GST included) is required to administer the storm water management and service connection review, and Restrictive Covenant completion.



Tommy Buchmann, P.Eng.  
Development Project Engineer

KMH

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18654"

.....

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. 18654" is hereby amended as follows:
  - a. Part 2, Section D. Density is amended by deleting Section D.2 and replacing with the following:
    - "2. (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.2(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 "The *lot coverage* shall not exceed 25%" and replacing with the following:

"The *lot coverage* shall not exceed 28% for *lots* 1,200 square metres [13,000 sq.ft.] in area or less, and 25% 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. 18654, Amendment By-law, 2018, 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