

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0169-00

Planning Report Date: June 11, 2018

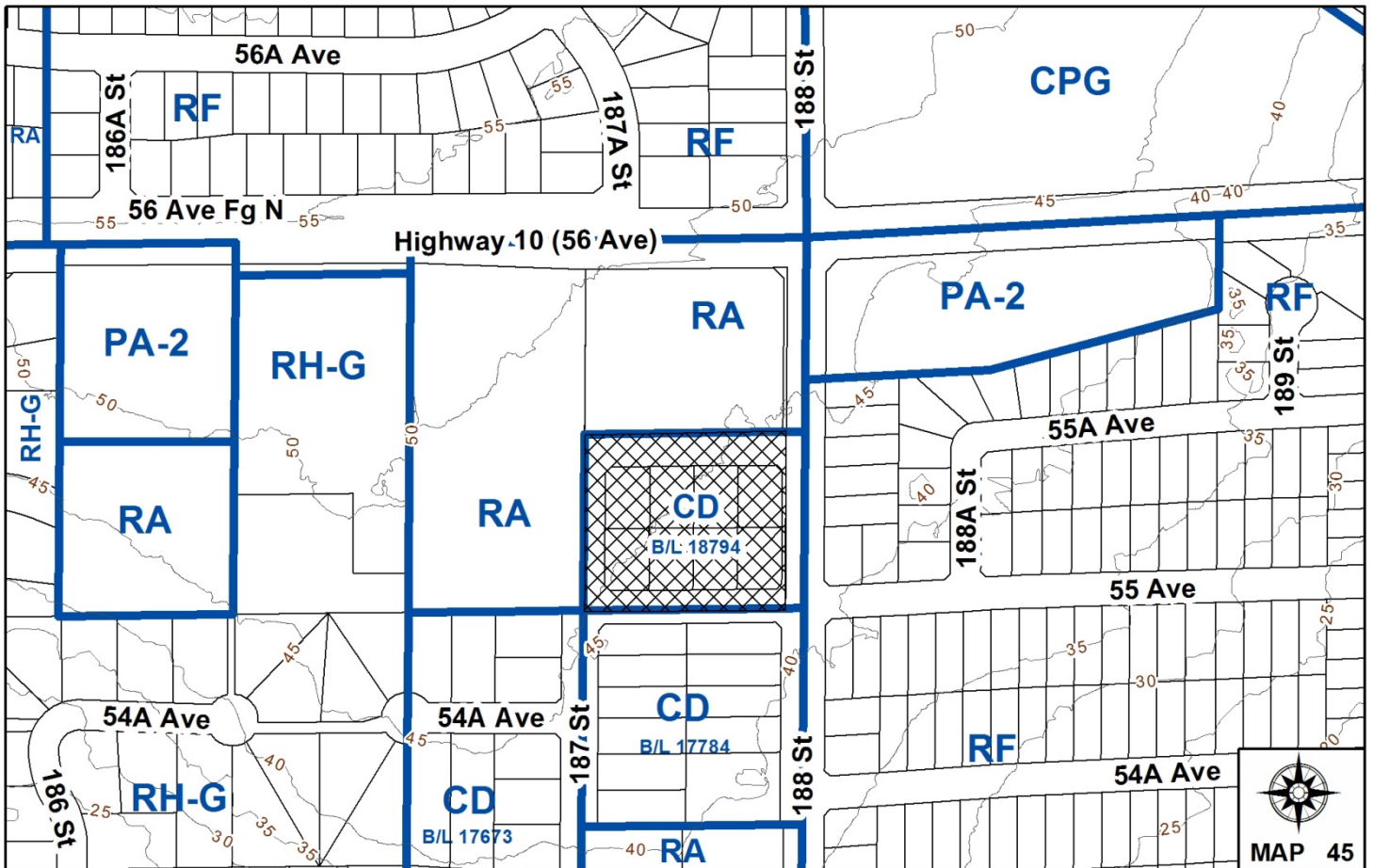
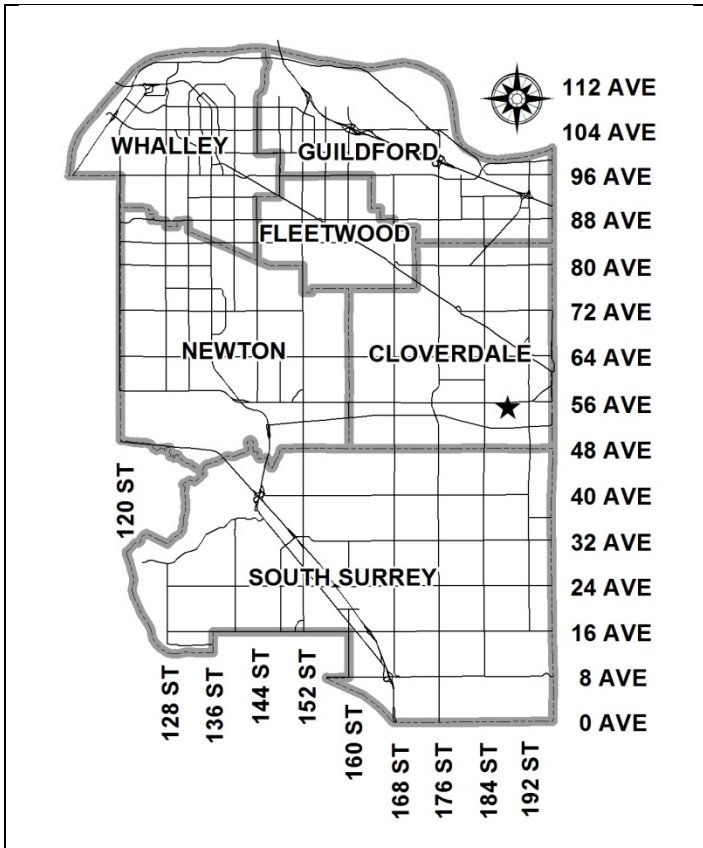
PROPOSAL:

- **Amend CD By-law No. 18794** (based on RH-G) to allow for an increased house size on eight (8) recently approved small suburban lots in Cloverdale.

LOCATION: 18721/39/63/87- 55 Avenue and 18720/38/62/88 - 55A Avenue

ZONING: CD (By-law No. 18794)

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 18794.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Under Development Application No. 7915-0041-00 a portion of the parent property (formerly 18782 No. 10 Highway (56 Avenue) was rezoned from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into eight (8) small suburban lots and one (1) remnant acreage lot. The rezoning By-law (CD By-law No. 18794) was granted final adoption by Council on March 12, 2018 and the subdivision plan was signed by the Approving Officer on May 17, 2018.
- 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 eight (8) subject small suburban lots range in lot area from 800 square metres (8,611 sq.ft.) to 804 square metres (8,654 sq.ft.).
- The application was in the process, and the rezoning By-law (CD By-law No. 18794, based on the RH-G Zone) received 3rd Reading on the same evening as the adoption of the amendments to the RH-G Zone of the Surrey Zoning By-law, 1993, No. 12000 and therefore these amendments to the RH-G Zone were not incorporated in the CD Zone.
- The surrounding neighbourhood is characterized predominantly by large single family homes on "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" lots, based on the Half-Acre Residential Gross Density Zone (RH-G) Zone. The proposed amendments to CD By-law No. 18794 would allow for homes to be constructed on the small suburban lots that would fit the character of the established neighbourhood and be consistent with 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. 18794, 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 including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from Ministry of Transportation and Infrastructure.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Eight (8) vacant small suburban lots, created in April 2018 under Development Application No. 7915-0041-00.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 55A Avenue):	Vacant lot.	Suburban	RA
East (Across 188 Street):	Single family dwellings.	Urban	RF
South (Across 55 Avenue):	Single family dwellings.	Suburban	CD (By-law No. 17784)
West:	Single family dwelling and hay sales on a 4.3-acre lot.	Suburban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 0.64-hectare (1.6-acre) subject site, comprised of eight (8) small suburban lots, (formerly 18782 No. 10 Highway (56 Avenue) is located in Cloverdale. The subject site is designated "Suburban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 18794, based on the "Half-Acre Residential Gross Density Zone (RH-G)").
- Under Development Application No. 7915-0041-00, a portion of the parent property was rezoned from "One Acre Residential (RA)" to "Comprehensive Development Zone (CD)", based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into eight (8) small suburban lots and one (1) remnant lot. Council granted Third Reading to CD By-law No. 18794 on July 25, 2016 and final adoption on March 12, 2018. The subdivision plan was signed by the Approving Officer on May 17, 2018.
- 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. 18794 requires all of the lots under Development Application No. 7915-0041-00, to be a minimum of 800 square metres (8,600 sq.ft.).
- CD By-law No. 18794 permits a maximum lot coverage of 32%, a floor area ratio (FAR) of 0.40 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 an area of 1,500 square metres (16,000 sq.ft.) or less.
- Prior to final adoption of CD By-law No. 18794, 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. The applicant declined to proceed with the zoning amendment.

Current Proposal

- The applicant proposes to amend CD By-law No. 18794 (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 area, the RF Zone provisions for FAR and lot coverage would apply to all eight (8) lots.
- The proposed amendment involves modifying the Density and Lot Coverage sections of the CD Zone (CD By-law No. 18794) and, therefore, requires a Public Hearing.
- A comparison between the existing CD By-law No. 18794, the RH-G Zone, and the proposed amendment to CD By-law No. 18794 is provided in the table below:

	CD By-law No. 18794	RH-G Zone	Proposed Amendment to CD By-law No. 18794
Floor Area Ratio (FAR)	0.40	For lots greater than 1,500 square metres (16,000 sq.ft.) in area, 0.32 FAR. For lots less than 1,500 square metres (16,000 sq.ft.) in area, 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.).	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.)
Maximum House Size	375 square metres (4,000 sq.ft.), inclusive of garage	465 square metres (5,000 sq.ft.) inclusive of garage.	421 square metres (4,535 sq.ft.) inclusive of garage.
Lot Coverage	32%	For lots greater than 1,500 square metres (16,000 sq.ft.) in area, 25% For lots less than 1,500 square metres (16,000 sq.ft.) in area, 40% for the first 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.	40% for the first 560 square metres (6,000 sq.ft.), decreasing at a rate of 2% for each 93 square metres (1,000 sq.ft.) of additional lot area until a lot coverage of 25% is reached.

- In reviewing the proposed CD By-law amendment, staff identified that an additional amendment to the Density section of the subject CD By-law is required to be consistent with the wording of the RH-G Zone. This is regarding 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. 18794 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 eight (8) lots, requiring the use of permeable paving for all impervious surfaces, such as driveways, walkways and patios prior to final adoption of the proposed Amendment By-law.
- The surrounding neighbourhood is characterized predominantly by large single family homes. The proposed amendments to CD By-law No. 18794 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

- Pre-notification letters were sent out on May 10, 2018 and the development proposal sign was installed on May 10, 2018. Staff received one letter from the Cloverdale Community Association, which is attached as Appendix V.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Subdivision Layout (Development Application No. 7915-0041-00)
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law Amendment
Appendix V.	Letter from Cloverdale Community Association

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

0915633 BC Ltd.
 Suburban Residential Development
 18782 56 Ave, Surrey, BC

CONCEPT



LEGAL DESCRIPTION
 LOT 6 SECTION 4 TOWNSHIP 8
 PLAN 1457 NWD PART NW 1/4,
 PORTION N 1/2, EXCEPT PLAN 87147.
 PID: 001-734-890

GROSS SITE AREA
 2.02 hectares / 4.99 acres

NET SITE AREA
 1.60 hectares / 3.95 acres
 LOT 1 - 8 ONLY:
 0.64 hectares / 1.59 acres

EXISTING DESIGNATIONS
 Zoning: RA
 NCP: N/A
 OCP: Suburban

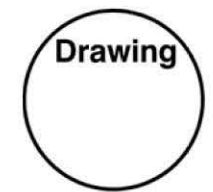
PROPOSED DESIGNATIONS
 Zoning: CD & RA
 NCP: N/A
 OCP: Suburban

LOT YIELD
 Existing Number of Lots: 1
 Proposed Number of Lots: 9

DENSITY (Lots 1 - 8 only)
 Gross: 8.5 uph / 3.4 upa
 Net: 13.1 uph / 5.0 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

APLIN MARTIN
 Project 14-090A
 21 December 2017



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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 04, 2018** PROJECT FILE: **7818-0169-00**

RE: **Engineering Requirements
Location: 18782 No 10 (56 Ave) Hwy**

REZONE

The site was originally rezoned under project 7915-0041-00 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 7815-0041-00 and confirm catchment capacity, as increase in lot coverage from 32% to 35%. Consultant to review and confirm impact, if any. Amend SWCP and submit revision as necessary.
- Register a restrictive covenant (RC) on all lots for sustainable drainage features per the Cloverdale-McLellan Creek ISMP including the following source controls for residential redevelopment:
 - Minimum 300 mm depth of absorbent topsoil on all pervious surfaces.
 - New paved areas must be pervious material or be directed to infiltration features such as an infiltration trench or soak-away pit.
 - Roof runoff must be directed to an infiltration swale, infiltration trench or soak-away pit.
 - On-site capture of the first 25 mm of rainfall per day and limiting only 10% of annual runoff volume to flow off-site in the form of runoff.
 - *The consultant is to review the previous RC registered as part of 7815-0041-00 and confirm that the features proposed as part of the RC are still sufficient with the rezoning, if not the RC and design drawings to be amended.*
- 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 7818-0169-00 as the servicing requirements for this site are being captured through servicing agreement 7815-0041-00. 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.



Tommy Buchmann, P.Eng.
Development Engineer

CE4

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2016, No. 18794"
.....

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. 18794" is hereby amended as follows:

a. Part 2, Section D. Density is amended by inserting new Sub-section D2.(c) immediately following Sub-section D2.(b) as follows:

"(c) Notwithstanding Sub-section D.2.(b), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements of Section D. Density of Part 16 Single Family Residential Zone RF of Surrey Zoning By-law, 1993, No. 12000, as amended, shall apply."

b. Section E. Lot Coverage is amended by inserting the following after "32%":

“, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone RF of Surrey Zoning By-law, 1993, No. 12000, as amended, shall apply.”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18794, 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



Cloverdale Community Association

Website: www.cloverdalecommunity.org

May 30, 2018

John Koch-Schulte
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0169-00 / 188 Street and 55 Avenue

Dear Mr. Koch-Schulte:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

After receiving clarification from you, we have no concerns with this development. Having said this, we will only support the lot dimensions as the minimum as stated in the preliminary notice.

Please note, the developer for this project has not consulted with the association like others have done so in the past and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors