

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0276-00

Planning Report Date: February 10, 2020

PROPOSAL:

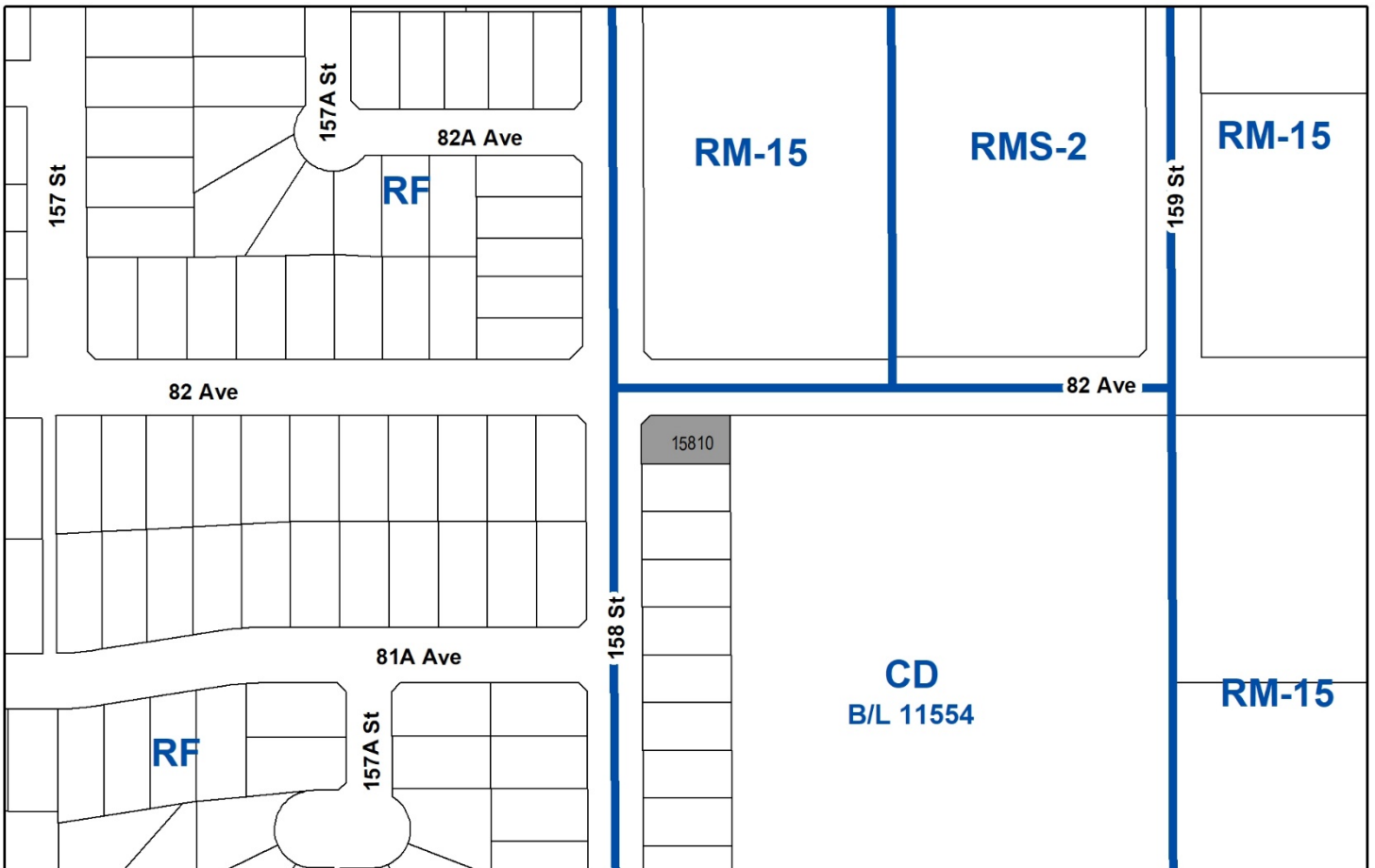
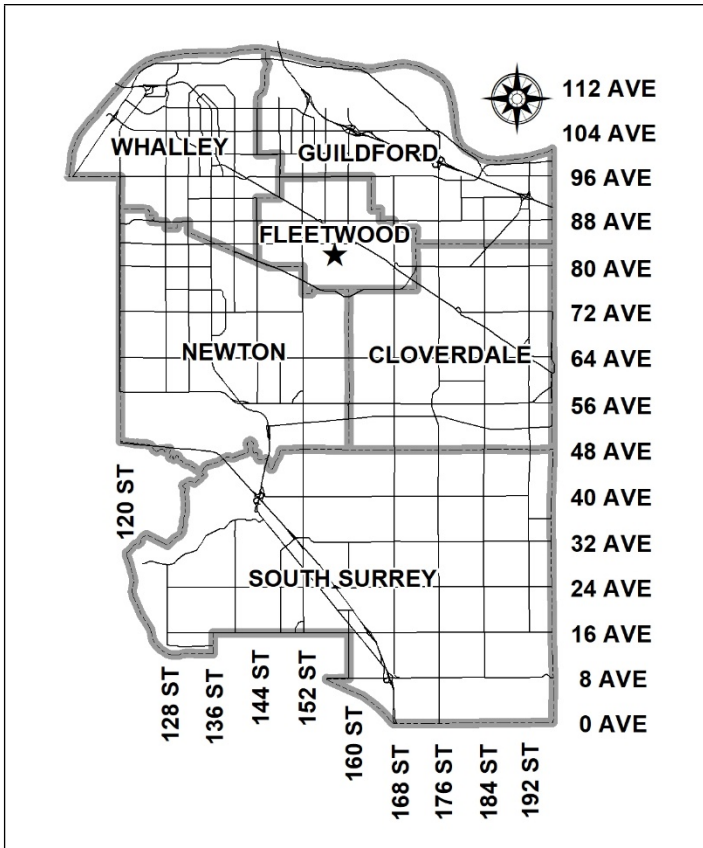
- Rezoning from CD (By-law No. 11554) to CD to accommodate an addition to an existing single family dwelling.

LOCATION: 15810 - 82 Avenue

ZONING: CD (By-law No. 11554)

OCP DESIGNATION: Urban

TCP DESIGNATION: Single Family Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Urban designation in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The proposed CD Zone is identical to the Single Family Residential (RF) Zone, which is prominent in the surrounding neighbourhood, but accommodates the existing lot area of 550 square metres which does not meet the minimum lot area requirement of 560 square metres of the RF Zone.
- Rezoning to CD (based on RF) will allow for the construction of a proposed 42 square metre addition to the main floor of the existing single family dwelling for a family member with mobility challenges.
- Construction of the proposed addition will result in an overall house size that is consistent with the RF-zoned houses in the neighbourhood.
- The applicant has agreed to register design guidelines on the lot to ensure any future new house construction on the lot will be compatible with the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from CD (By-law No. 11554) to "Comprehensive Development Zone (CD)" 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; and
 - (b) registration of a Section 219 Restrictive Covenant for a building scheme (design guidelines) to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	CD (By-law No. 11554)
North (Across 82 Avenue):	Multi-residential	Urban	RM-15
East:	Multi-residential	Urban	CD (By-law No. 11554)
South:	Single Family Dwelling	Urban	RF
West (Across 158 Street):	Single Family Dwelling	Urban	RF

Context & Background

- The 550 square metre subject property is located at 15810 82 Avenue in Fleetwood. It is designated "Urban" in the Official Community Plan (OCP), "Single Family Urban" in the Stage 1 Fleetwood Town Centre Plan, and zoned "Comprehensive Development Zone (CD)" (By-law No. 11554). The lot was created under Development Application No. 7989-0287-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application proposes to rezone the property to CD "Comprehensive Development Zone" in order to accommodate a 42 square metre addition to the existing house on the lot. The proposed addition will be constructed on the south side of the house and will not be visible from the adjacent streets.

- Under CD By-law No. 11554, the maximum allowable floor area ratio is 0.48, which results in a maximum floor area of approximately 264 square metres on the lot, including the garage and accessory building. With the proposed CD (based on RF) Zone, the maximum floor area ratio proposed is 0.60, which increases the maximum allowable floor area on the lot to approximately 330 square metres, including the garage and accessory building.
- The existing single family dwelling is 242 square metres. With the proposed 42 square metre addition, the resultant floor area of the house will be 284 square metres, which is over what the current CD By-law No. 11554 allows. The proposed CD (based on RF) Zone will accommodate the proposed addition.
- The lot coverage allowed under CD By-law No. 11554 is 33 percent. With the proposed CD (based on RF) Zone, the lot coverage proposed is 40 percent. The resulting lot coverage with the additional 42 square metre addition on the main floor is 32 percent, which is less than 40 percent lot coverage permitted under the proposed CD (based on RF) Zone.
- The proposed house addition will not alter the form and character of the neighbourhood or streetscape.

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix I.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). Rezoning the property to accommodate a proposed addition to the existing single family dwelling complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). Rezoning the property to accommodate a proposed addition to the existing single family dwelling complies with the Urban designation.

Themes/Policies

- The application supports infill development that is appropriate in scale and density to its surrounding RF-zoned neighbourhood context and compatible design will be reinforced through design guidelines to be registered on title.

Secondary Plans

Land Use Designation

- The subject property is designated Single Family Urban in the Stage 1 Fleetwood Town Centre Plan. Rezoning the property to accommodate a proposed addition to the existing single family dwelling complies with the Single Family Urban designation.

Themes/Objectives

- The application supports the retention of an existing single family residential dwelling in the Fleetwood Town Centre Plan.

Zoning Bylaw

- The applicant proposes to rezone the subject site from CD (By-law No. 11554) to "Comprehensive Development Zone (CD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including parking requirements.

	Existing CD Zone (By-law No. 11554)	Proposed CD By-law
Density:	0.48	0.60
Yards and Setbacks		
Front Yard (west):	7.5 m.	7.5 m.
Side Yard (south):	1.8 m.	1.8 m.
Side Yard Flanking (north):	3.6 m.	3.6 m.
Rear (east):	7.5 m.	7.5 m.
Lot Size		
Lot Size:	550 sq. m.	550 sq. m.
Lot Width:	17.27 m.	15 m.
Lot Depth:	31.97 m.	28 m.
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3
Lot Coverage	33%	40%

The proposed CD Zone is identical to the RF Zone, which is prominent in this neighbourhood, with the exception that it accommodates the existing lot at 550 square metres, which is slightly less than the 560 square metre minimum lot size of the RF Zone.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 23, 2019, and the Development Proposal Signs were installed on October 25, 2019. Staff has not received responses from either the neighbouring properties or The Fleetwood Community Association.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Engineering Summary
- Appendix II. Site Plan
- Appendix III. Proposed CD By-law

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm



INTER-OFFICE MEMO

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

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

DATE: **Dec 3, 2019 - Revised Dec 4, 2019** PROJECT FILE: **7819-0276-00**

RE: **Engineering Requirements
Location: 15810 82 Ave**

REZONE

There are no engineering requirements as a condition of rezoning from CD (Comprehensive Development By-law No. 11554) to RF (Single Family Residential Zone).

When this lot redevelops in the future, this lot will be subject to an additional Special Building Setback of 1.942 m along 82 Avenue (per "Surrey Zoning By-law, 1993, No. 12000", as amended).

BUILDING PERMIT

The following requirements are conditions of issuing the Building Permit:

- Confirm existing storm and sanitary service connections meet City standards; upgrade the service connections if required.
- Disconnect existing roof leaders (downspouts) and direct stormwater to on-site landscaped areas.

Tommy Buchmann, P.Eng.
Development Services Manager

DS

Appendix II

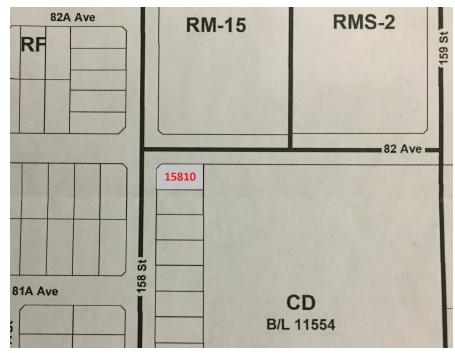
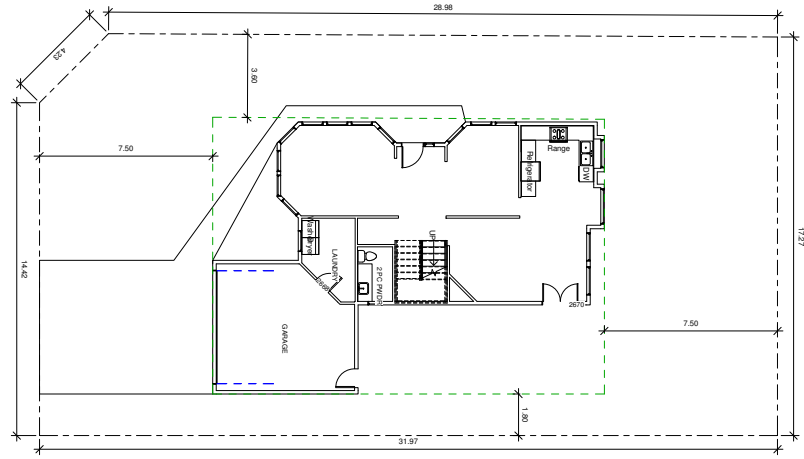
E5HOME DESIGN INC.
www.e5design.ca

THESE PLANS CONFORM TO BCBC2018. DESIGNER ASSUMES NO LIABILITY FOR ERRORS & OMISSIONS. BUILDER/OWNER MUST REVIEW WHOLE PLAN FOR ALL DIMENSIONS PRIOR TO CONSTRUCTION. WINDOWS (HAIL RESISTANT) & DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 9.36.2.7.A (BCBC LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE DAY CATEGORY CLIMATE ZONE 4 & 5 MAXIMUM U-VALUE TO BE 1.80.

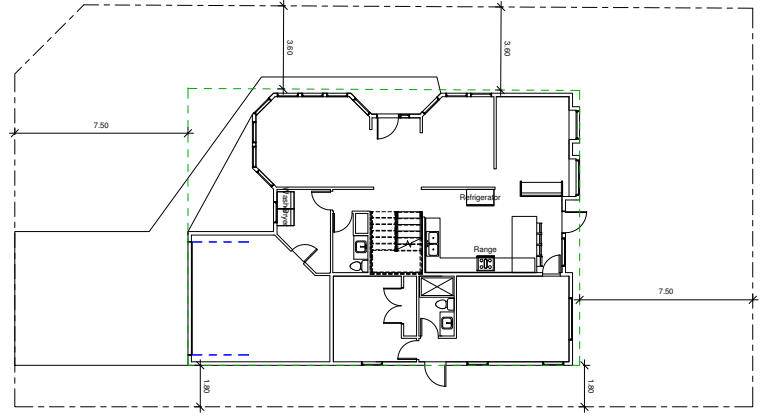
DOORS TO UNCONDITIONED GARAGE FROM DWELLING UGI 12.6 (U-0.46)
 ATTIC ACCESS HATCH RGI 12.6 (R-14.8)
 FRONT DOORS UGI 12.6 (U-0.46)
 GLASS BLOCK UGI 12.9 (U-0.51)
 OVERHEAD GARAGE DOOR WHEN GARAGE CONDITIONED RGI 1.1 (R-6.245)

Level 1, Copy 1
1:100

EXISTING



PROPOSED



E5 HOME DESIGN INC.
13255 62 AVE SURREY B.C.
PHONE: 604-512-9527
e5design@outlook.com

PROPOSED HOUSE FOR SATWINDER SINGH
15810 62 AVENUE SURREY, B.C.
PH 6047878817

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A104	
Scale	1 : 100

BYLAW NO. 20021

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

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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 following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 11554

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-375-456
 Lot 1 Section 26 Township 2 New Westminster District Plan LMP11406
 (15810 - 82 Avenue)

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended for a *single family dwelling*.

B. Permitted Uses

The *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. (a) For *building* construction within a *lot*:
 - i. The *floor area ratio* must not exceed 0.60 provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
 - ii. 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
 - iii. 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*:
 - (a) Covered areas 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 including staircases, garages and covered parking with extended *height* exceeding 3.7 metres [12 ft.] 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 *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i> ^{1,2}	<i>Rear Yard</i> ³	<i>Side Yard</i>	<i>Side yard on Flanking Street</i>
<i>Principal buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m ⁴ [6 ft.]	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 said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said 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 said garage.

3. 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
4. The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) 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 9 metres [30 ft.]
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
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 car port, 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 8.0 metres [26 ft.] extending from the *lot line* to the garage, car port, 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*; and
 - 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;
 - 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*; and
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 *dwelling unit*, 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 said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *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 said *driveway*; and
 - (c) in the case of *rear yards*, this screening 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:

Lot Size	Lot Width	Lot Depth
550 sq. m. [5,900 sq. ft.]	15.0 metres [50 ft.]	28.0 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, bylaws, 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, the *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 the "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 the applicable "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
6. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
9. Special *building setbacks* are as set out in Part 7 Special *Building Setbacks*, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

10. Floodproofing shall be as set out in Part 8 Floodproofing, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20021"

PASSED FIRST READING on the th day of , 20 .

PASSED 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