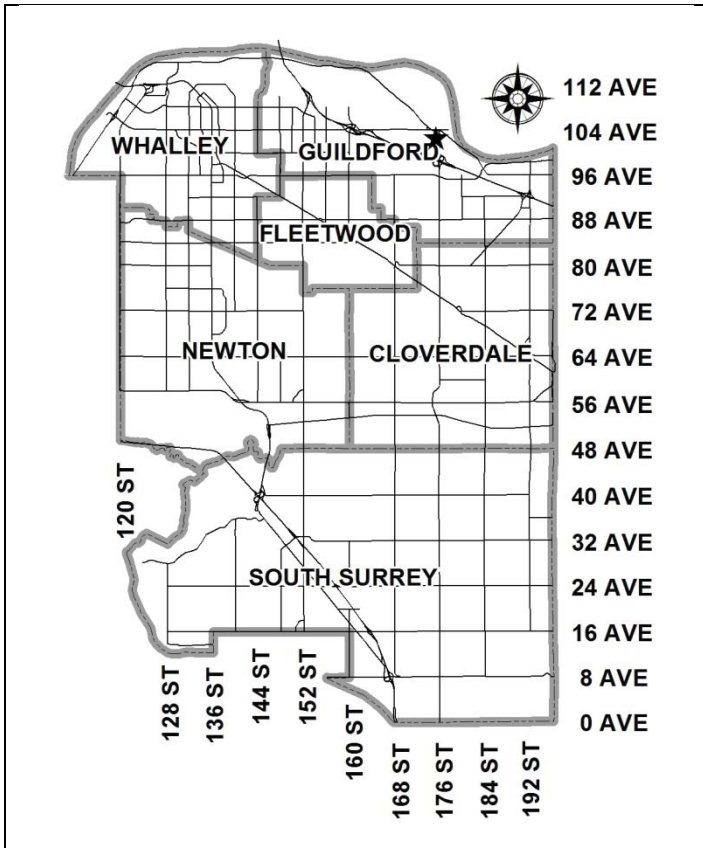


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0234-00

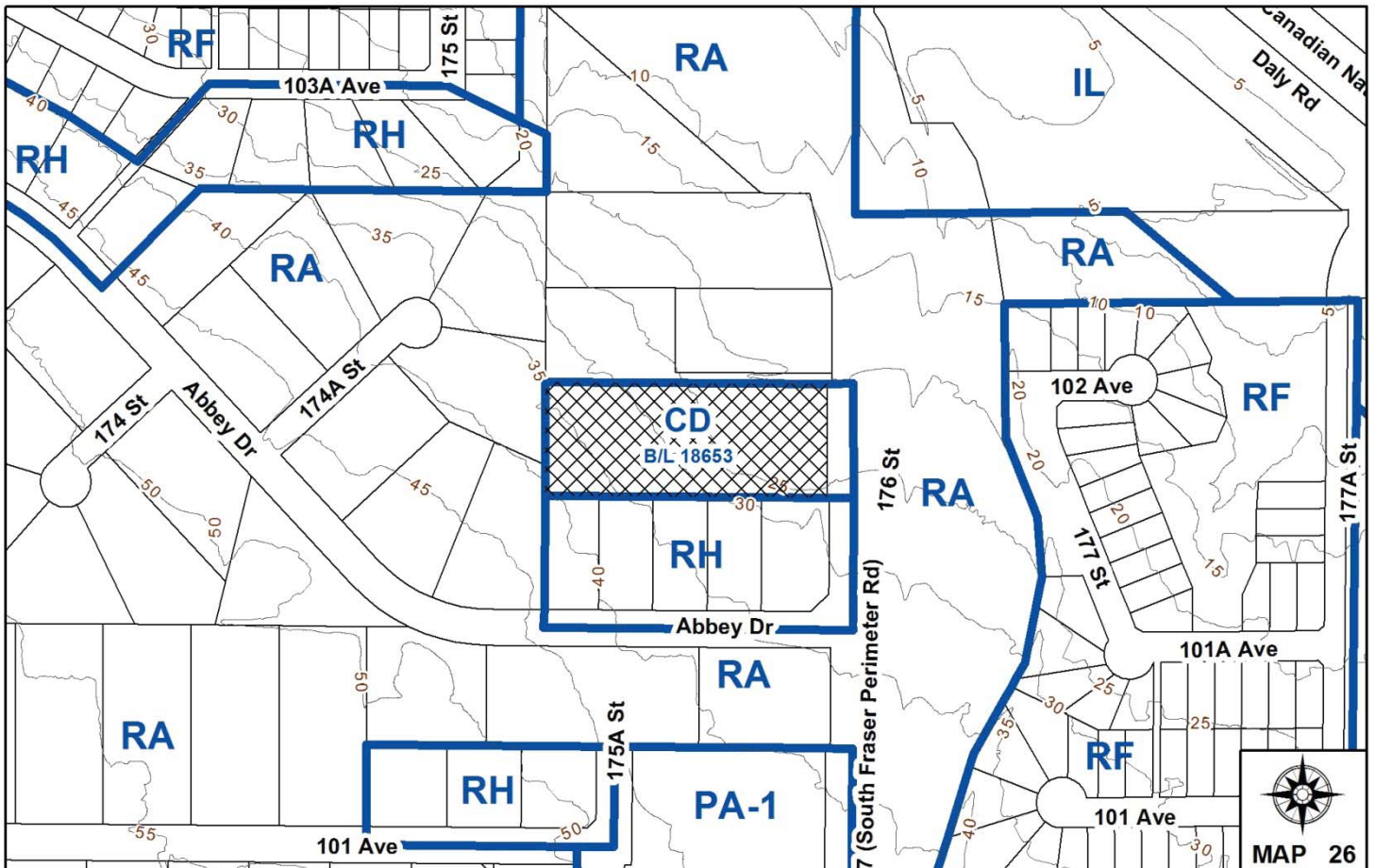
Planning Report Date: June 12, 2017



PROPOSAL:

- Amend CD By-law No. 18653 (based on RH-G) to allow for an increased house size on five (5) recently approved small suburban lots in Abbey Ridge.

LOCATION: 10219 - 176 Street
OWNER: His Grace Holdings Inc.
ZONING: CD (By-law No. 18653)
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential 2-4 UPA Gross (Abbey Ridge Local Area Plan)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 18653.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Under Development Application No. 7915-0141-00 the subject property (10219 – 176 Street) 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 five (5) small suburban lots, one "Park" lot, and one (1) lot to be transferred to the City for parks purposes. The rezoning By-law (CD By-law No. 18653) was granted final adoption by Council on May 8, 2017 and the subdivision plan was signed by the Approving Officer on May 15, 2017. However, at the time of this report, the plan has yet to be registered with the Land Title Office (LTO).
- 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)" which allows the density (floor area ratio) and lot coverage regulations 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 five (5) subject small suburban lots range in lot area, from 1,120 square metres (12,000 sq.ft.) to 1,236 square metres (13,305 sq.ft.).
- The application was in process, and the rezoning by-law (CD By-law No. 18653, 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, No. 12000.
- The surrounding neighbourhood is characterized predominantly by large, single family homes on "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" lots. The proposed amendments to CD By-law No. 18653 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 house 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. 18653, as described in Appendix IV, 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 drainage requirement as outlined in Appendix III.

Parks, Recreation & Culture: No objection.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the CD By-law Amendment is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: A 0.984-hectre (2.43-acre) vacant lot with approval to subdivide into five (5) small suburban lots, one "Park" lot, and one (1) City-owned park lot under Development Application No. 7915-0141-00 (post-Council).

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Single family dwellings on 1-acre lots (Development Application No. 7915-0442-00 for an Urban single family subdivision, Pre-Council)	Suburban Residential 2-4 UPA Gross; Low Density Cluster 4-6 UPA Gross and Buffer Fishclass B (15m	RA

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 176 Street / Highway No. 15 and landscape buffer):	Single family dwellings	Single Family Residential 4-6 UPA	RF
South:	Single family dwellings on half-acre lots	Suburban Residential 2-4 UPA Gross	RH
West:	Single family dwellings on 1-acre lots	Acreage Residential 1-2 UPA	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 0.984-hectare (2.43-acre) subject property is located at 10219 – 176 Street in Abbey Ridge. The subject site is designated "Suburban" in the Official Community Plan (OCP), and "Suburban Residential 2-4 UPA Gross" in the Abbey Ridge Local Area Plan, which was approved by Council on February 6, 2017 (Corporate Report No. R032; 2017).
- Under Development Application No. 7915-0141-00, the subject property was rezoned from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into five (5) small suburban lots and one (1) lot to be conveyed to the City for parks purposes. Council granted Third Reading to CD By-law No. 18653 on February 22, 2016 and final adoption on May 8, 2017. The subdivision plan was signed by the Approving Officer on May 15, 2017, however, at the time of this report the plan has yet to be registered with the Land Title Office (LTO).
- 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. 7915-0141-00 the applicant dedicated approximately 15% of the subject property as open space, creating one (1) City-owned park lot for the protection of an unnamed watercourse along the north portion of the subject site.
- CD By-law No. 18653 permits 100% of the lots to be smaller than 1,300 square metres (14,000 sq.ft.). However, all of the lots created under Development Application No. 7915-0141-00 meet the minimum lot size of 1,120 square metres (12,000 sq.ft.). The five (5) subject small suburban lots range in size from 1,120 square metres (12,000 sq.ft.) to 1,236 square metres (13,304 sq.ft.).
- CD By-law No. 18653 permits a maximum lot coverage of 25% and floor area ratio (FAR) of 0.32, regardless of the size of the lot.

- Subsequent to Third Reading of CD By-law No. 18653, on July 25, 2016, Council gave final adoption to Text Amendment By-law No. 18871 (Corporate Report No. R158; 2016) which included amendments to the RH-G Zone to allow the density (floor area ratio) and lot coverage regulations 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. 18653 (Appendix IV) to allow for the density (floor area ratio) and lot coverage provisions of the RF Zone to apply for lots 1,500 square metres (16,000 sq.ft.) in area or less, consistent with the current RH-G Zone. Since 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 five (5) lots.
- The proposed amendment involves modifying the Density and Lot Coverage sections of the CD Zone (CD By-law No. 18653) and, therefore, requires a Public Hearing.
- A comparison between the existing CD By-law No. 18653, the RH-G Zone and the proposed amendment to CD By-law No. 18653 is provided in the table below:

	CD By-law No. 18653	RH-G Zone	Proposed Amendment to CD By-law No. 18653
Floor Area Ratio (FAR)	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.)	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.)
Maximum House Size	N/A	465 square metres (5,000 sq.ft.)	465 square metres (5,000 sq.ft.)
Lot Coverage	25%	25% for lots greater than 1,500 square metres (16,000 sq.ft.) in area; or 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 lot coverage of 25% is reached	40% for lots with a lot area greater than 560 square metres (6,000 sq.ft.), decreasing at a rate of 2% for each 92 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 a minor housekeeping amendment to the Off-Street Parking and Loading/Unloading section of the subject CD By-law is required to be consistent with the wording of the RH-G Zone with respect to the outside storage or parking of campers, boats and vehicles. This change has been incorporated in the proposed amendment and all other aspects of CD By-law No. 18653, aside from the aforementioned changes to the Density and Lot Coverage sections, will remain unchanged.

- The surrounding neighbourhood is characterized predominantly by large, single family homes on "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" lots. The proposed amendments to CD By-law No. 18653 would allow for homes to be constructed on the subject lots that would fit the character of the established neighbourhood and be consistent with respect to the size of house 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 in process at the time of the amendments to the RH-G Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent out on May 29, 2017 to 60 properties and the development proposal sign was installed on May 24, 2017 and staff have received no responses.

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. 7915-0141-00)
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law Amendment

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Anya Paskovic
 Aplin & Martin Consultants Ltd.
 Address: #1680, 13450 - 102 Avenue
 Surrey, BC V3T 5X3

2. Properties involved in the Application
 - (a) Civic Address: 10219 - 176 Street

 - (b) Civic Address: 10219 - 176 Street
 Owner: His Grace Holdings Inc
 PID: 009-966-943
 Lot 2 Except: Part Road on Plan LMP9457, Section 6 Township 9 New Westminster
 District Plan 14637

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. 18653 and a date be set for Public Hearing.

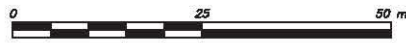
 - (b) Application is under the jurisdiction of MOTI

 MOTI File No. 2017 - 03817

SUBDIVISION PLAN OF LOT 2 SECTION 6 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN 14637 EXCEPT PLAN LMP9457

Plan EPP68949

BCGS 92G.017



The intended plot size of this plan is 580 mm in width by 432 mm in height (C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 1, Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

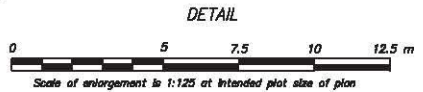
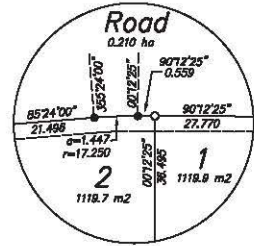
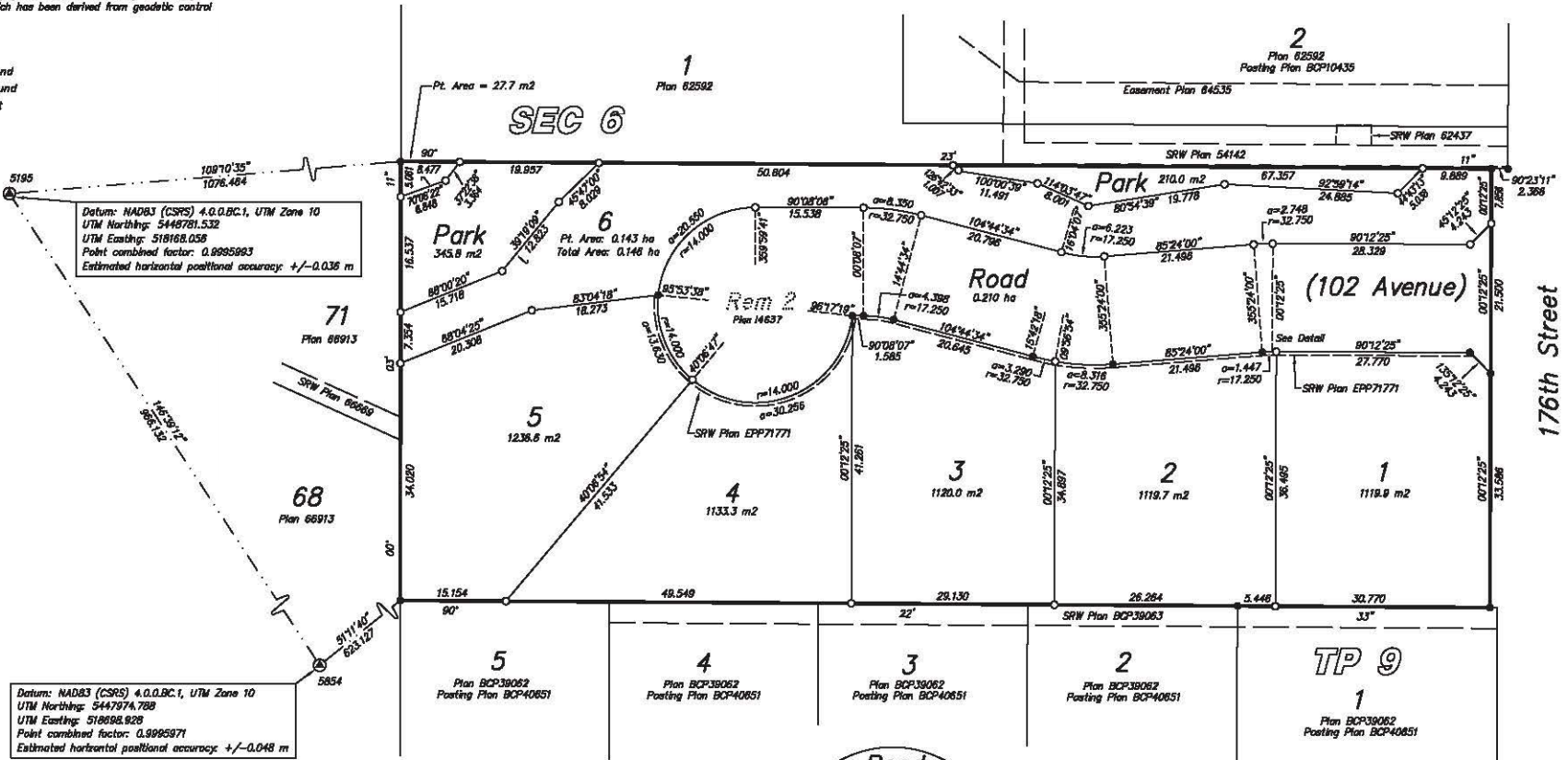
Grid bearings are derived from observations between geodetic control monuments 5195 and 5854 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 5195 and 5854.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995082 which has been derived from geodetic control monuments 5195 and 5854.

LEGEND:

- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set



This plan lies within the Greater Vancouver Regional District

This plan lies within the Jurisdiction of the Approving Officer for Surrey.

The field survey represented by this plan was completed on the 13th day of March, 2017
Mike Berneman, BCLS 793.

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

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

DATE: **June 6, 2017** PROJECT FILE: **7817-0234-00**

RE: **Engineering Requirements
Location: 10219 - 176 Street**

REZONE

The site was originally rezoned under project 7915-0141-00 for which a servicing agreement has been executed.

The following drainage requirement is 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:

- Amend existing restrictive covenant for sustainable drainage registered under project 7815-0141-00 to include having pervious pavement for all on-site hard surfaces such as walkways, patios and driveways.

A Servicing Agreement is not required prior to rezone under 7817-0234-00 as the servicing requirements for this site are being captured through servicing agreement 7815-0141-00. Minor changes to the accepted design drawings are required to address the above comments.



Rémi Dubé, P.Eng.
Development Services Manager

HB4

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18653"

.....

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. 18653" is hereby amended as follows:

a. Part 2, Section D. Density is amended by inserting new Sub-section D4.(c) immediately following Sub-section D4.(b) as follows:

"(c) Notwithstanding Sub-section D.4.(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 "25%":

" , 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."

c. In Section H.1. delete "Table C.6" and replace with "Table C.1".

d. In Sub-section H.2.(a), delete the number "2" and replace with the number "3".

e. In Sub-section H.2.(c), delete the number "3" and replace with the number "4".

f. In Section H.3 delete the "Table C.6" and replace with "Table C.1".

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18653, 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