

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0114-00

Planning Report Date: June 11, 2012

PROPOSAL:

- Amend CD By-law No. 16327A

in order to permit one secondary suite within a single family dwelling.

LOCATION:

17200 Block of 4 Avenue

OWNERS:

Portal Village Management Ltd., et al

ZONING:

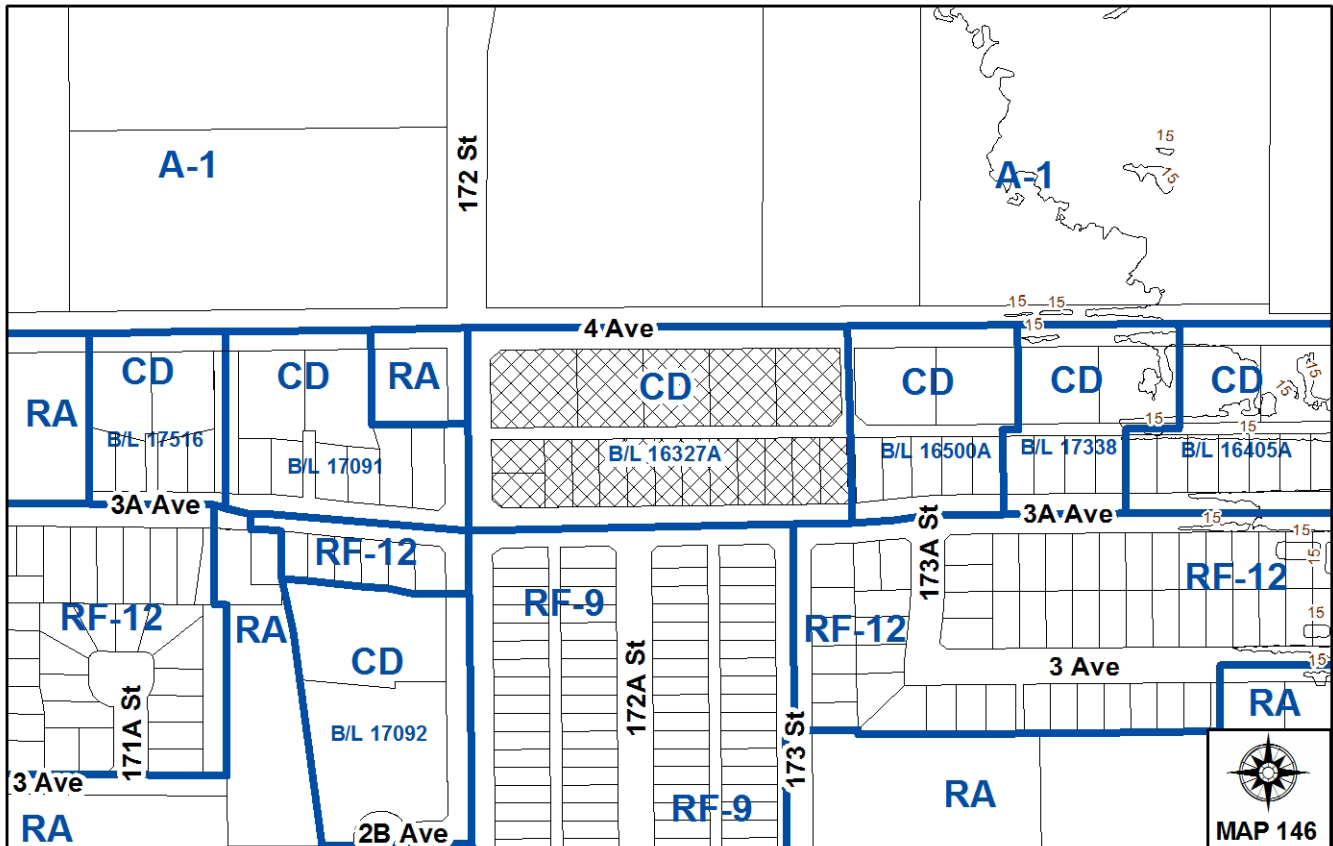
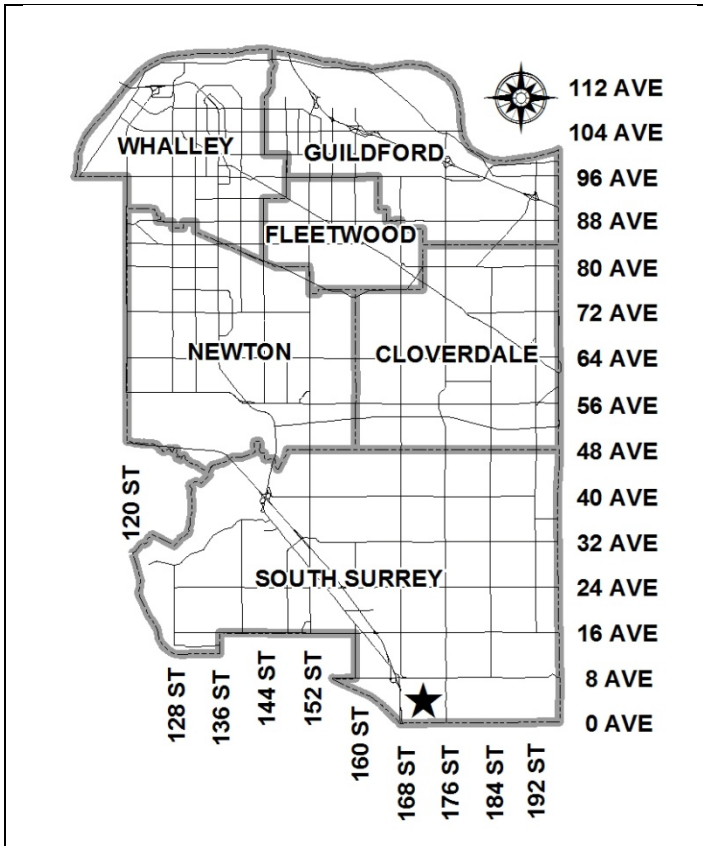
CD By-law No. 16327A

OCP DESIGNATION:

Suburban/Urban

NCP DESIGNATION:

Urban Single Family 6 u.p.a



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 16327A.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposal to allow a secondary suite within a single family dwelling is in conformance with the Council approved by-law amendment which allowed a secondary suite within a single family dwelling as a permitted use in all single family zones in Surrey's Zoning By-law, 1993, No. 12000.
- Staff has not received any concerns from residents related to the proposal to allow for a secondary suite.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16327A and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department does not have requirements related to the rezoning. Drainage works may be required for additional on-site parking resulting from secondary suites during the Building Permit review (Appendix II).

SITE CHARACTERISTICS

Existing Land Use: Suburban and Urban designated single family lots, most of which are currently under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 4 Avenue):	Agricultural land.	ALR	A-1
East:	Single family homes.	Urban/Urban Single Family	CD
South (Across 3A Avenue):	Single family homes.	Urban/Urban Single Family	RF-9
West (Across 172 Street):	Single family homes.	Urban/Urban Single Family	CD

DEVELOPMENT CONSIDERATIONSBackground and Proposal:

- The subject properties are comprised of 18 single family lots and are located within the Douglas Neighbourhood Concept Plan (NCP).
- Five (5) of the properties front 4 Avenue and are designated Suburban in both the Official Community Plan (OCP) and Douglas NCP.
- The remaining 13 properties front 3A Avenue and 172 Street and are designated Urban in the OCP and Urban Single Family (6 u.p.a) in the Douglas NCP.
- The properties were rezoned to CD By-law No. 16327A and subdivided under Development Application No. 7906-0098-00.

- The existing CD Zone was adopted in June 2007, at which time the single family zones in Surrey did not include secondary suites as a permitted use within a single family dwelling.
- The proposed amendment to the CD zone is to include the provision for one secondary suite within a single family dwelling as a permitted use.
- This amendment is in conformance with Council's approval, in December 2010, to amend Surrey Zoning By-law, 1993, No. 12000, in order to permit one secondary suite within a single family dwelling in the single family zones.
- The developer was unaware that the 2010 amendment to the Zoning By-law did not apply to the single family CD Zones and would like to include the provision for a secondary suite in order to provide the option to future home owners.
- As the site is CD zoned, the amendment to Surrey Zoning By-law, 2992, No. 12000, does not apply. Any property currently CD zoned, that has a single family dwelling as a permitted use, will need to apply for an amendment to the zone in order to allow for a legal secondary suite.
- The Community Planning Division will be reviewing all the single family CD zones in Surrey in order to bring forward amendments to include suites for Council's consideration later in 2012. This review process has not yet been initiated.

CD By-law Amendment

- The proposed amendments to the CD zone include:
 - updated legal descriptions and civic addresses;
 - a change in Part 2 Section B, Permitted Uses, to allow a single family dwelling to contain one secondary suite;
 - Section J, Special Regulations, has been inserted to restrict the floor area of the secondary suite to a maximum of 90 sq. m (968 sq. ft.) and to 40% of the total floor area of the dwelling.
- The proposed CD zone amendment is attached (Appendix III).

PRE-NOTIFICATION

Pre-notification letters were mailed on April 26, 2012 and staff received the following comments. A total of 97 pre-notification letters were mailed. Staff received one (1) phone call as a result of pre-notification. The neighbourhood resident call to inquire and provide comments related to park and amenity area in the Douglas area. She requested an update as to when a park space would be built, as the kids in the neighbourhood had no safe place to play.

(In response to the question, staff provided an estimated timeframe for completion of the park being in 2014).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II Engineering Comments
- Appendix III. Proposed CD By-law Amendment

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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- (g) Civic Address: 368 - 172 Street
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-122
 Lot 6 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (h) Civic Address: 356 - 172 Street
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-131
 Lot 7 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (i) Civic Address: 17237 - 3A Avenue
 Owners: Christina A Anderson
 David Anderson
 PID: 027-241-149
 Lot 8 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (j) Civic Address: 17245 - 3A Avenue
 Owners: Christine Bruneau
 Benjamin Bruneau
 PID: 027-241-157
 Lot 9 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (k) Civic Address: 17253 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-165
 Lot 10 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (l) Civic Address: 17261 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-173
 Lot 11 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (m) Civic Address: 17269 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-181
 Lot 12 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (n) Civic Address: 17277 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-190
 Lot 13 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (o) Civic Address: 17285 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-203
 Lot 14 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (p) Civic Address: 17293 - 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-211
 Lot 15 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

- (q) Civic Address: 17299 - 3A Avenue
Owner: Portal Village Management Ltd., Inc. No. 763500
PID: 027-241-220
Lot 16 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (m) Civic Address: 17309 - 3A Avenue
Owner: Portal Village Management Ltd., Inc. No. 763500
PID: 027-241-238
Lot 17 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
- (n) Civic Address: 17315 - 3A Avenue
Owner: Portal Village Management Ltd., Inc. No. 763500
PID: 027-241-246
Lot 18 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend CD By-law No. 16327A.



INTER-OFFICE MEMO

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

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

DATE: **June 5, 2012** PROJECT FILE: **7812-0114-00**

RE: **Engineering Requirements**
Location: 356 172 St

17237 3A Ave.	17245 3A Ave.
17253 3A Ave.	17261 3A Ave.
17269 3A Ave.	17277 3A Ave.
17285 3A Ave.	17293 3A Ave.
17299 3A Ave.	17309 3A Ave.
17315 3A Ave.	17222 4 Ave.
17246 4 Ave.	17268 4 Ave.
17268 4 Ave.	17290 4 Ave.
17312 4 Ave.	

REZONE

There are no engineering requirements relative to the proposed rezoning. If subsequent Building Permit applications are received which include additional onsite parking for secondary suites then additional drainage works may be required as part of the Building Department referral to Engineering.

Bob Ambardar, P.Eng.
Development Project Engineer

BA

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16327A"

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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 2077, No. 16327A" is hereby amended as follows:

(a) In Part 1, delete the following:

"Portion of Parcel Identifier: 002-308-525
Portion of Parcel "M" (Reference Plan with Fee Deposited 22097E) Section 32 Block 1 North Range 1 East; Except: Firstly: Parcel "One" (Explanatory Plan 11760) and secondly; Part Now Road on Highway Plan 57177 New Westminster District shown in heavy outline on Schedule "A" attached, certified correct by G.A. Rowbotham B.C.L.S on the 24th day of January, 2007 containing **9,174 square metres**, and called Block A and 8,768 square metres, called Block B.

Portion of 17262 – 4 Avenue"

and replace with the following:

"Parcel Identifier: 027-241-076
Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
17222 – 4 Avenue

Parcel Identifier: 027-241-084
Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
17246 – 4 Avenue

Parcel Identifier: 027-241-092
Lot 3 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
17268 – 4 Avenue

Parcel Identifier: 027-241-106
Lot 4 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630
17290 – 4 Avenue

Parcel Identifier: 027-241-114
Lot 5 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17312 - 4 Avenue

shown in heavy outline on Schedule "A" attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S on the 24th day of January, 2007 containing 9,174 square metres and called Block A

Parcel Identifier: 027-241-122
Lot 6 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

368 - 172 Street

Parcel Identifier: 027-241-131
Lot 7 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

356 - 172 Street

Parcel Identifier: 027-241-149
Lot 8 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17237 - 3A Avenue

Parcel Identifier: 027-241-157
Lot 9 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17245 - 3A Avenue

Parcel Identifier: 027-241-165
Lot 10 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17253 - 3A Avenue

Parcel Identifier: 027-241-173
Lot 11 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17261 - 3A Avenue

Parcel Identifier: 027-241-181
Lot 12 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17269 - 3A Avenue

Parcel Identifier: 027-241-190
Lot 13 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17277 - 3A Avenue

Parcel Identifier: 027-241-203

Lot 14 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17285 – 3A Avenue

Parcel Identifier: 027-241-211

Lot 15 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17293 – 3A Avenue

Parcel Identifier: 027-241-220

Lot 16 Section 32 Block 1 North Range 1 East new Westminster District Plan BCP32630

17299 – 3A Avenue

Parcel Identifier: 027-241-238

Lot 17 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17309 – 3A Avenue

Parcel Identifier: 027-241-246

Lot 18 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP32630

17315 – 3A Avenue

shown in heavy outline on Schedule "A" attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S on the 24th day of January, 2007 containing 8,768 square metres and called Block B”

(b) Delete Section 2.B.1 and replace with the following:

1. "One *single family dwelling* which may contain one *secondary suite*."

(c) Following Section 2.I, insert a new Section 2.J. Special Regulations as follows:

J. Special Regulations

1. 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*.

(d) Renumber the remaining Sections as 2.K and 2.L

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2007, No. 16327A, Amendment By-law, 2012, 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 _____, .

_____ MAYOR

_____ CLERK

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SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 16327A, OF PARCEL 'M'
 (REFERENCE PLAN WITH FEE DEPOSITED 22097E) SECTION 32, BLOCK 1 NORTH,
 RANGE 1 EAST EXCEPT: FIRSTLY: PARCEL 'ONE' (EXPLANATORY PLAN 11760),
 AND SECONDLY: PART NOW ROAD ON HIGHWAY PLAN 57177
 NEW WESTMINSTER DISTRICT

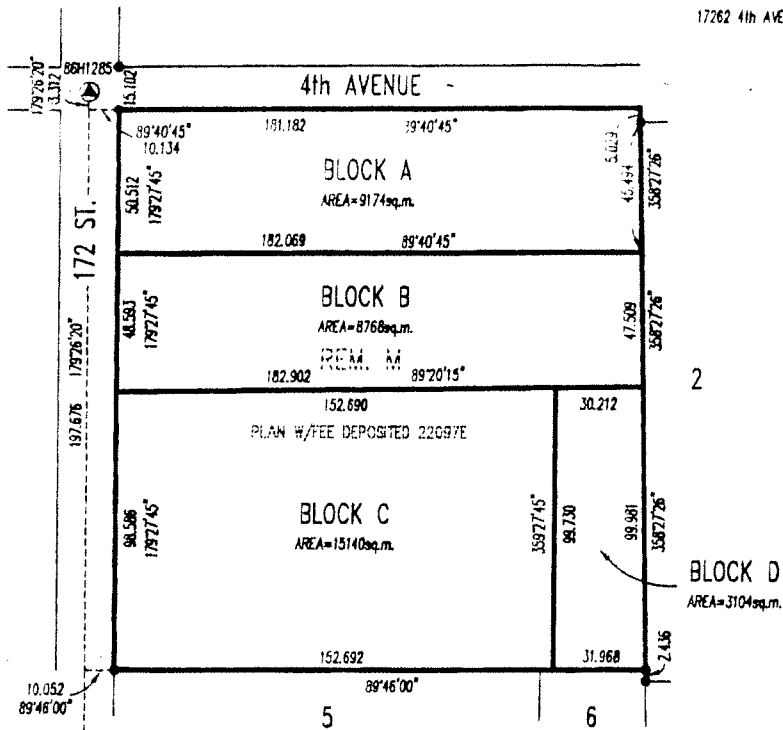
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LEGEND

- INDICATES OLD IRON POST FOUND
- ⊙ OLD CONTROL MONUMENT FOUND
- sq. m. SQUARE METRES

SURREY FILE No. 7906-0098
 17262 4th AVENUE



OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS
 204-15585 24th AVE.,
 SURREY, B.C. V4A 2J4
 Phone: 531-4067
 Fax: 531-5811

GRID BEARINGS ARE DERIVED FROM OLD
 CONTROL MONUMENTS 79H0034 AND 88H1285

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES
 PRIOR TO COMPUTATION OF UTM COORDINATES MULTIPLY
 BY THE COMBINED FACTOR 0.9996046

G. Rowbotham
 B.C.L.S. CERTIFIED CORRECT

Dated this 24th day of JANUARY, 2007

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

Our File -- 168408YLAW