

NO: R162

COUNCIL DATE: November 9, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 5, 2020**

FROM: **General Manager, Planning & Development**

FILE: **3760-15
4815-05**

SUBJECT: **Secondary Suites in Comprehensive Development Zones**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Amend the Surrey Official Community Plan, Bylaw No. 18020 ("OCP") as described in this report and documented in Appendix "I";
3. Instruct the City Clerk to bring the OCP amending bylaw forward for the required readings and to set a date for the required public hearing;
4. Subject to the adoption of the above-mentioned OCP amendment, endorse the process, as outlined in this report, to permit one secondary suite in Comprehensive Development ("CD") Zones that permit a single family dwelling and have adequate lot size, lot width, and lot depth to allow for an additional (third) off-street parking space, for locations shown in Appendix II;
5. Subject to the adoption of the above-mentioned OCP amendment, approve the amendments to the qualifying CD Zones using the format generally illustrated in the samples shown in Appendix "III(a)" and "III(b)", which describe the changes proposed to the old CD Zone Bylaw and its conversion into the new CD Bylaw format;
6. Subject to the adoption of the above-mentioned OCP amendment, waive the public hearing requirement for amendment bylaws related to this project that are in compliance with the OCP; and
7. Subject to the adoption of the above-mentioned OCP amendment, instruct the City Clerk to bring forward the necessary amendment bylaws associated with the rezoning process, in the approved format for the required readings and Council actions.

INTENT

The intent of this report is to obtain Council's approval to amend a housekeeping text amendment to the OCP and to amend Surrey Zoning By-law, 1993, 12000 ("Zoning By-law") in order to permit one secondary suite in CD Zones that permit a single-family dwelling and have adequate lot size, lot width, and lot depth to allow for an additional (third) off-street parking space.

BACKGROUND

Affordable housing has become a significant challenge in municipalities across Metro Vancouver, including Surrey. The current housing supply system within the Metro Vancouver region is unable to respond effectively to existing and emerging rental and ownership housing demand, and the high and rising housing costs have made the region unaffordable for many low- and middle-income households.

In Surrey, secondary suites play an important role in meeting the rental housing demand and provide a key form of affordable housing. Over the past 25 years, several policy and bylaw changes have helped to respond to this need through regulation and legalization of secondary suites in Surrey.

On December 14, 2009, Council received Corporate Report No. R235; 2009 which provided an update on the process leading to a Housing Action Plan for the City. In consultation sessions conducted for the Housing Action Plan, stakeholders identified secondary suites as a key issue to be addressed.

On November 15, 2010, Council approved the recommendations of Corporate Report No. R240; 2010 to allow a secondary suite as a permitted use in zones that permit a single-family dwelling. As a result, one secondary suite is permitted in each single-family home in the A-1, RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-SS, RF-G, RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, and RF-9S Zones of the Zoning By-law, under the following conditions:

- only one secondary suite is permitted per single-family home;
- the owner must live on the property in either the main dwelling unit or the secondary suite;
- a requirement to provide one additional (third) off-street parking space;
- a prohibition on secondary suites on properties with a coach house; and
- a prohibition on secondary suites in semi-detached or duplex buildings.

CD Zones are "one of a kind" zones, usually created when land uses do not match up with existing zones but are based on a typical zone. As such, CD Zones based on Single-Family Zones did not include a secondary suite as a permitted use prior to 2010. The rezoning of these CD Zones to permit a secondary suite was not initiated with the above-mentioned process, because each individual CD Zone would need to be amended through a separate process.

This report proposes a process for bylaw amendments that will initiate the rezoning of appropriate CD Zones that allow a single-family dwelling unit to permit a secondary suite. This proposed amendment would align these CD Zones with other Single-Family Zones and will create greater consistency for regulating secondary suites across all residential zones in Surrey.

POLICY CONSIDERATIONS

The proposed rezoning of CD Zones to permit a secondary suite is aligned with the OCP. Policies within the OCP recognize secondary suites as a significant stock of rental housing and supports suite legalization as a mechanism to sensitively integrate affordable and diverse housing into neighbourhoods. Specific OCP excerpts that are consistent with the proposed rezoning are provided in Appendix “IV”.

The proposed rezoning process, described below, aligns with provisions in the *Local Government Act* (“LGA”) to waive a public hearing. Section 464(2) of the LGA states that “A local government may waive the holding of a public hearing on a proposed zoning bylaw if (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and (b) the bylaw is consistent with the official community plan.”

DISCUSSION

Criteria for Secondary Suite Consideration

Staff researched existing CD Zones in the Zoning By-law and found that 147 CD Zones have adequate lot size, lot width, and lot depth to allow for an additional (third) off-street parking space, which is necessary for a dwelling with a secondary suite. The location of these CD Zones is shown in Appendix “I”.

The criteria are based on the minimum lot requirements of the RF-12 Zone, which is a Single-Family Residential Zone that permits a secondary suite and a third off-street parking space comfortably. CD Zones that are currently being considered for amendment to allow a secondary suite as a permitted use generally have the following characteristics:

- lots are larger than 320 sq. m (3,445 sq. ft.);
- lots have a front yard setback of at least 6 m (20 ft.) (for front-loaded lots);
- lots have a minimum lot width of 12 m (40 ft.); and
- lots have a minimum lot depth of 26 m (85 ft.).

CD Zones in the former Zoning By-law No. 5942 are significantly different from the current Zoning By-law and will be addressed in a separate future process involving the conversion of all the remaining Zoning By-law No. 5942 by-laws. CD Zones in downzoned areas will not be considered as part of this process because a specific consultation process was undertaken to create unique zoning for those neighbourhoods.

Proposed OCP Amendment

While the OCP provides strong policy support for secondary suites, prior to initiating the rezoning process for these 147 CD Zones, staff recommend an OCP amendment that will clarify parking requirements for secondary suites. Specifically, the requirement for adequate lot size, lot depth, and lot width to support additional off-street parking for a secondary suite is proposed to be included in Policy A3.5 and F3.17 (Appendix “I”).

Proposed Rezoning Process

Should Council approve permitting secondary suites in the identified 147 CD Zones, the rezoning process is proposed to be carried out as follows:

1. Prepare Bylaws

Amending bylaw preparation will begin for each of the CD Bylaws. To streamline the process and reduce costs (such as grouping notifications for required newspaper advertisements), bylaws will be organized into batches of approximately 15 to 20.

2. Bylaw Introductions

Requests for separate Bylaw introductions will be made by memo to the City Clerk from the Planning and Development Department and will be introduced at Regular Council – Land Use Meetings. Introduction will include First and Second Readings and will seek Council approval to waive the public hearing for each bylaw pursuant to Section 464(2) of the LGA.

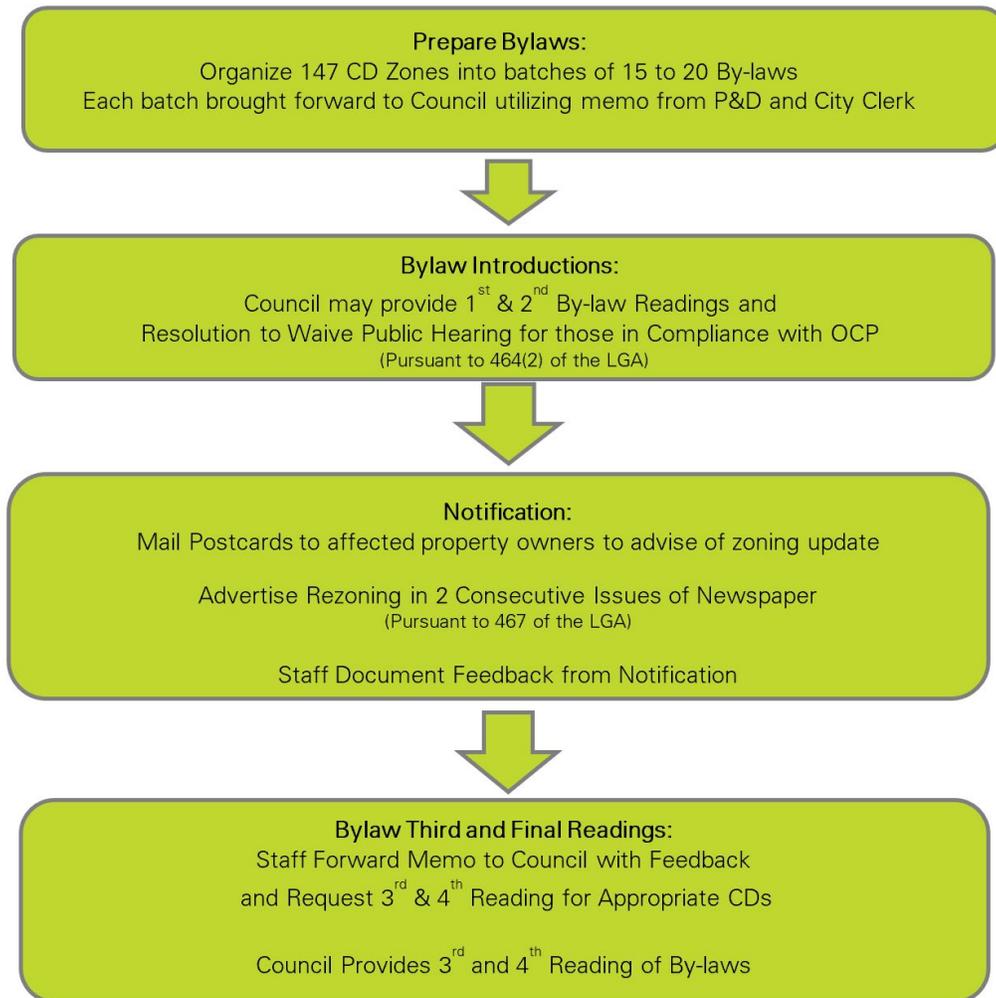
3. Notification

Affected property owners within the proposed CD Zone amendment areas will receive notification via mail out postcard (sample attached as Appendix “V”). A notice, as per Section 467 of the LGA, will also be published in at least two consecutive issues of a newspaper. The postcard mail out and newspaper notice will provide information about the proposed amendment and City contact information for questions and comments. This will provide owners and the general public with an opportunity to provide feedback.

4. Bylaw Third and Final Readings

If there are no significant concerns raised through the notification process, the City Clerk will be requested to bring the amendment bylaw for Third Reading and Final Adoption at a subsequent Regular Council – Land Use Meeting. A summary of comments received from owners will also be provided to Council at this time. As this rezoning process is consistent with the current OCP policies and is aligned with existing Single-Family Zones, the LGA allows this rezoning process to proceed without a public hearing, with Council approval.

Diagram of Proposed Rezoning Process



Timeline

Should Council approve the process described above, staff will begin preparation of the bylaws and bring forward the first batch for Council consideration in January 2021. It is anticipated that the process to rezone all 147 CD Zones will take approximately six-months to complete.

Legal Services Review

Legal Services has reviewed this report, the proposed OCP amendment, and the Zoning By-law amendment process and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The proposed rezoning process to permit one secondary suite in CD Zones that permit a single-family dwelling supports the objectives of the City’s Sustainability Charter 2.0. In particular, this process relates to the Sustainability Charter 2.0 themes of Inclusion and Built Environments and Neighbourhoods. Specifically, this process supports the following Desired Outcomes (“DO”) and Strategic Directions (“SD”):

- Housing DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey.
- Housing SD10: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey communities.
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife.
- Buildings and Sites DO12: Retrofits and renovations are prioritized over demolition.
- Buildings and Sites SD15: Provide greater multi-family housing choice, and options for affordability and accessibility.

CONCLUSION

The proposed bylaw amendment process will allow appropriate CD Zones that permit a single-family dwelling unit to also permit a secondary suite. This proposed amendment is supported by OCP policies and will align these CD Zones with other Single-Family Zones and create greater consistency for regulating secondary suites across all residential zones in Surrey.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

Appendix "I"	Proposed OCP Amendments
Appendix "II"	Map of Proposed CD Zones to be Amended
Appendix "III(a)" and "III(b)"	Sample By-law Amendment
Appendix "IV"	OCP Excerpts Consistent with CD Zone Rezoning
Appendix "V"	Sample Postcard Notice

Appendix “I”

Surrey Official Community Plan Bylaw, 2013, No. 18020

The following amendments to Plan Surrey 2013: Official Community Plan are presented and highlighted in the order the sections appear in the document:

Policies Section

1. Page 70, Theme A: Growth Management, A3 Sensitive Infill, General, by adding a new second sentence to the end of “Policy A3.5” as follows:

“Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.”

NOTE: This amendment pushes Policy A3.7 to page 71.

2. Page 201, Theme F: Society and Culture, F3 Affordable Housing, Affordable Market Rental, by deleting “Policy F3.17” and replacing it with a new policy, as follows:

“F3.17 Recognize secondary suites as a significant form of rental housing by supporting secondary suites in Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite and by encouraging homeowners to legalize their existing suites to sensitively integrate into the neighbourhood.”

A3 Sensitive Infill

Encourage infill development that is compatible with existing neighbourhoods

Infill development includes “filling in” vacant sites as well as replacing aging or under-utilized development within established neighbourhoods. Infill development, particularly in areas adjacent to urban centres or major transit corridors, is an important component of accommodating Surrey’s growth in a sustainable manner; however, the nature, scale and character of infill development must be carefully managed and designed so that it contributes positively to an established neighbourhood context.

In order to meet Objective A3, the following policies apply:

A3 POLICIES: General

- A3.1 Permit gradual and sensitive residential infill (see Figure 19) within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.
- A3.3 Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.
- A3.4 Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.
- A3.5 Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.
- A3.6 Encourage innovative housing and buildings including affordable units, energy-efficient and water-conserving designs and innovative waste reduction and sustainability features that are compatible with the scale and context of existing neighbourhoods.

A3 POLICIES:

General (cont.)

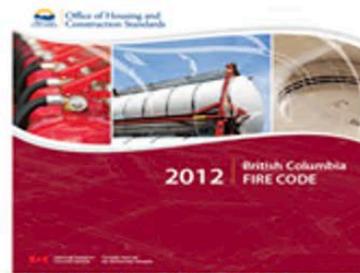
- A3.7 Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
- A3.8 Seek partnerships with other governments and public and non-profit agencies, including School District No. 36, to enhance community facilities and meeting places within existing neighbourhoods.
- A3.9 Conduct neighbourhood planning processes with local residents to determine the appropriate density, scale, transition design, transportation improvements, style and character of infill development within each neighbourhood.



Appropriate design materials selected toward build form, scale and all elements of good infill development.

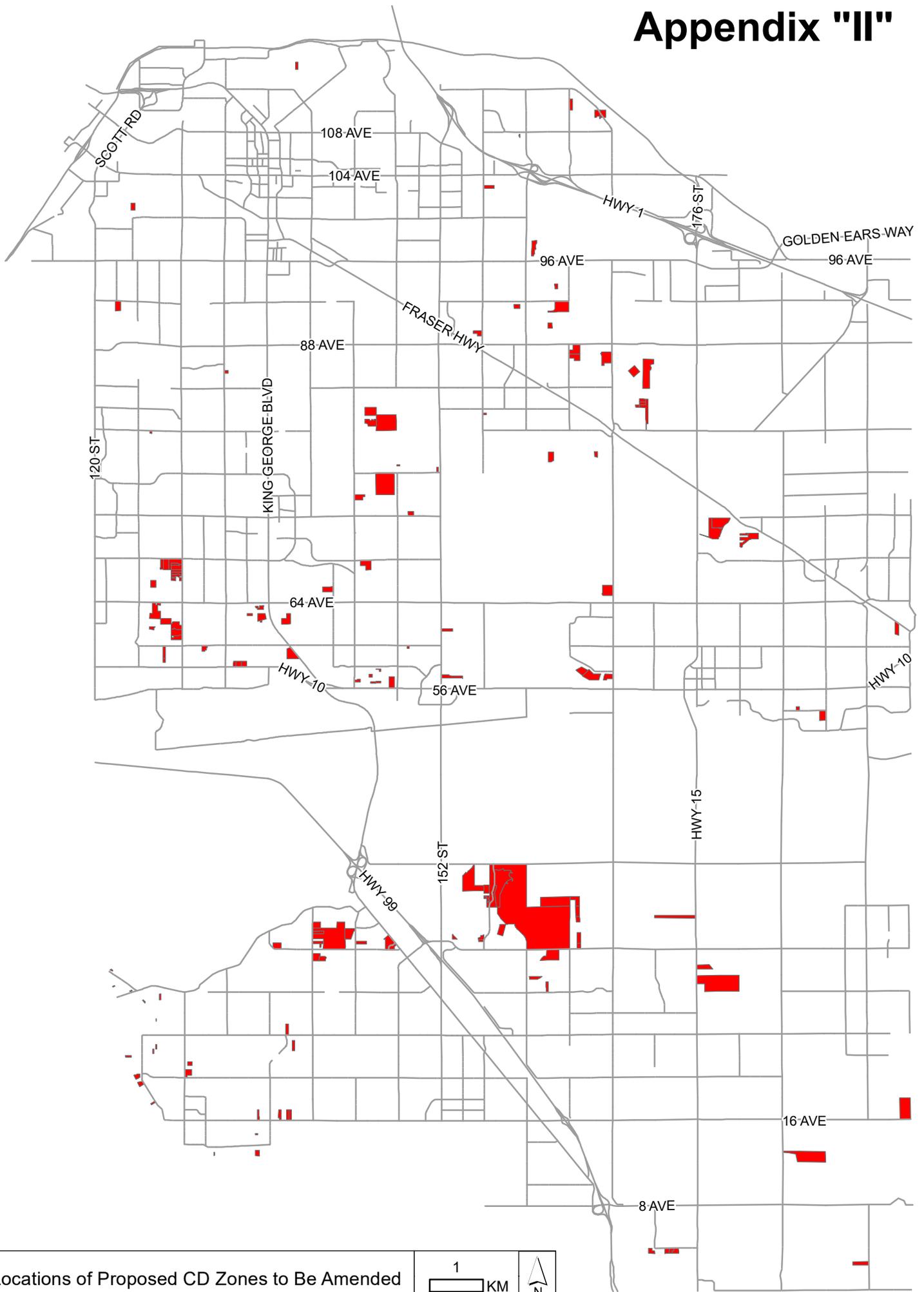
F3 POLICIES: Affordable Market Rental

- F3.12 Ensure an adequate supply of rental housing units in all areas of the city.
- F3.13 Restrict the demolition or strata conversion of existing rental units unless city-wide vacancy rates are higher than four percent (4%).
- F3.14 Encourage and support the development of new purpose-built rental apartments through such actions as expedited development applications and reduced parking requirements, where appropriate.
- F3.15 Advocate to senior governments for policy and taxation changes that will encourage the construction of purpose-built rental apartments.
- F3.16 Coordinate and partner with landlords and provincial agencies to ensure that adequate and appropriate rental housing is available throughout the city. Ensure adequate standards of building maintenance and management are followed.
- F3.17 Recognize secondary suites ~~and each~~ **houses** as a significant ~~form~~ **form** ~~stack~~ **stack** of rental housing by **supporting them in Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite and by encouraging homeowners to legalize their existing suites to sensitively integrate into the neighbourhoods.**
- F3.18 Encourage innovative zoning, design and development solutions for affordable housing units, particularly for infill development, that is sensitive to neighbourhood context (see Figure 19).
- F3.19 Where a density bonus is granted in exchange for community benefits or amenities, the first priority community benefit shall be to provide affordable housing (or cash-in-lieu), in conjunction with market housing residential units.
- F3.20 Where redevelopment of a Manufactured Home Park is proposed, ensure that adequate consultation and compensation for relocated residents is implemented as part of the development application.
- F3.21 Encourage the development of accessible and adaptable units using the *BC Building Code Adaptable Housing Standard* (as amended) for all new apartment housing, to allow for "Aging in Place" and to create greater housing options for persons with disabilities.
- F3.22 Promote affordable family housing in City Centre, Town Centres and other locations accessible to frequent transit service by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments.



Building Code play a key role in ensuring appropriate, safe and adequate housing is provided for all of BC's residents.

Appendix "I"



 Locations of Proposed CD Zones to Be Amended

1
KM



Appendix "III(a)"

CITY OF SURREY

BYLAW NO. _____

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

THE CITY 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, for the following properties:

Address: *****
 Legal: *****
 PID: ***_***_***

as follows:

- (a) by creating a new Comprehensive Development Zone 01 (CD.01), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule "A" Zoning Maps, as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 01, (CD.01), 2020, No. *****."

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

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 01 (CD.01)

In the Comprehensive Development Zone 01 (CD.01), Part 17, Single Family Residential Gross Density Zone, (RF-G) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, applies to the following lands:

Address: *****
 Legal: *****
 PID: ***_***_***

except as follows:

1. B. Permitted Uses

by deleting sub-section "2".

2. C. Lot Area

by deleting "Section C. Lot Area" and replacing it with a new Section C as follows:

"C. Lot Area
 Not applicable in this Zone."

3. D. Density

by deleting "Section D. Density" and replacing it with a new Section D as follows:

"D. Density

1. For the purpose of subdivision, the maximum *density* shall not exceed 22.5 *dwelling units* per hectare calculated on the basis of the entire *lot*.
2. (a) In this Zone, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
- (b) For *building* construction within a *lot*, *floor area ratio* shall not exceed 0.55 provided that, of the allowable floor area, 28 sq. m is used only as a garage or carport and 5 sq. m is used only as *accessory buildings* and *structures*."

4. F. Yards and Setbacks

by deleting "Section F. Yards and Setbacks" and replacing it with a new Section F as follows:

"F. Yards and Setbacks
Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building	7.5 m ¹	7.5 m	3.6 m	7.5 m
Accessory Buildings and Structures	7.5 m	1.8 m	1.0 m	7.5 m

¹ The minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 m as long as at least 50% of the *front yard setback* of the *principal building* remains 7.5 m or more.

5. G. Height of Buildings

by deleting "Section G. Height of Buildings" and replacing it with a new Section G as follows:

"G. Height of Buildings

1. *Principal Building*: The height shall not exceed 9 m.
2. *Accessory buildings* and *structures*: The height shall not exceed 4 m."

6. L. Landscaping

by deleting sub-sections "1" and "3".

7. K. Subdivision

by deleting sub-section "2" and replacing it with a new sub-section "2" as follows:

"2. Lots created through subdivision in accordance with Section D of this Zone, shall conform to the following standards:

- (a) Lot Size: minimum 270 sq. m
- (b) Lot Width: minimum 12.0 m
- (c) Lot Depth: minimum 28 m"

Appendix "III(b)" **CERTIFIED**

CITY OF SURREY

**CHANGE: Adopt a new Bylaw
Number; rescind old**

BY-LAW NO. *****

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

The Council of the City of Surrey, in open meeting assembled,
ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

**CHANGE: Update all legislation references;
legal description and addresses.**

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

**CHANGE: Adjust
Rezoning from CD to CD**

Legal Description:*****

Address:*****

2. The following regulations shall apply to the lands herein:

A. INTENT

This Zone is intended for single family housing on small urban lots.

B. PERMITTED USES

The land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) single family dwelling.

**CHANGE: Add secondary suite as a
permitted use.**

C. LOT AREA

Not applicable in this zone.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed 22.5 dwelling units per hectare [9 u.p.a.] calculated on the basis of the entire lot.
2. (a) For purposes of this Section and notwithstanding the definition of floor area ratio (FAR) in Part I Definitions of this By-law, all covered area used for parking shall be included in the calculation of FAR; and

(b) For building construction within a lot, the floor area ratio (FAR) shall not exceed 0.55 provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as garage or carport, and 5 square metres [50 sq. ft.] shall be reserved for use only as accessory buildings and structures.

E. LOT COVERAGE

The maximum lot coverage shall be 45%.

F. YARDS AND SETBACKS

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

Use	Setback	Front	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5m* [25 ft.]	7.5m. [25 ft.]	1.2m. [4 ft.]	3.6m. [12 ft.]
Accessory Buildings and Structures		7.5 m. [25 ft.]	1.8m. [6 ft.]	1.0m. [3 ft.]	7.5m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- * The minimum front yard setback of a garage or a carport which forms part of a principal building may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. OFF-STREET PARKING

CHANGE: Add parking requirements pertaining to secondary suites.

1. A minimum of 2 off-street parking spaces shall be provided.
2. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited as follows:
 - (a) A maximum of 2 cars or trucks;
 - (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 2.
3. 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 or within 1 metres [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 metres [3 ft.] to a side lot line nor within 1 metres [3 ft.] of the front lot line subject to the residential parking requirements stated in Section B.1 of Part 5 Parking, of this By-law;

- (b) Notwithstanding Sub-section H.3(a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersection 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 L.1 of this Zoning is provided.

I. LANDSCAPING

1. 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 lots 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 requirement may be provided by a 1.8 metres [6 ft.] high solid fence.

J. SPECIAL REGULATIONS

CHANGE: Add regulations pertaining to secondary suite size and basement well location.

Not applicable to this Zone.

K. SUBDIVISION

1. Lots created through subdivision in accordance with Section D.1 of this Zone, shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Regular	370 sq.m.	12.0 metres	28 metres
Standard Lots	[4,000 sq.ft.]	[40 ft.]	[90 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of this By-law.
 4. All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law 7996", and amendments thereto, based on R-F(G) Zone and the uses as permitted and listed under Section 2(B) of this Zone and as defined under Part I, Definition, of the Zoning By-law.
 5. All building construction and/or subdivision under this zone shall be subject to the "Tree Preservation By-law".
 6. Building permits shall be subject to the "Surrey Building By-law".
 7. Sign regulations are as set out in Part 6 Signs, of this By-law.
 8. Special Building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12065."

READ A FIRST AND SECOND TIME on the 26th day of October, 1993.

PUBLIC HEARING HELD thereon on the 8th day of December, 1993.

READ A THIRD TIME on the 20th day of December, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of September, 1994.


_____ MAYOR


_____ CLERK

CLKBLW2384

Appendix “IV”

Official Community Plan Excerpts Consistent with Proposed CD Rezoning:

- A3.5 “Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.”
- Figure 19.1. “Density Increases – tend to be small and not overly dramatic (e.g. allowing multiple secondary suites or small clustered townhouse developments in single family neighbourhoods rather than large mass, multi-storey buildings).”
- Figure 19.2 “Housing Forms – tend to be similar in style and form (e.g. developing larger family homes with multiple units in a single family neighbourhood rather than small apartment buildings).”
- B4 (Preamble) “... neighbourhoods... provide a mix of housing types for a range of incomes and households.”
- F3 (Preamble) “... affordable and appropriate housing is fundamental to building strong, healthy communities, allowing people to live with honour and dignity regardless of income level or abilities. A complete community enhances livability in neighbourhoods by providing a variety of housing choices in terms of cost and type. Appropriate housing meets the diverse needs of households in terms of size, location and design.”
- F3.12 “Ensure an adequate supply of rental housing units in all areas of the city.”
- F3.17 “Recognize secondary suites and coach houses as a significant stock of rental housing. Encourage homeowners to legalize their existing suites to sensitively integrate into neighbourhoods.”

Proposed Changes to Your Zone Allowing A Secondary Suite for Your Property

Since 2010, changes have been made to the Zoning By-law to allow secondary suites in most single family areas in Surrey. However, your property is located in an unique zone (CD Zone) that was not part of these initial changes. **Now, we are proposing changes to your Zone to allow you to have a secondary suite in your single family dwelling.** Please note that secondary suite registration and building permit would still be required.

Proposal

Proposing to convert By-law xxxxxx to CD By-law xxxxxxxx.
Will be considered by Council at <insert date> Council meeting.

Learn More and Provide Feedback

To ask questions, provide feedback, or to learn more about the proposed change to your zone, please visit the City website at surrey.ca/planning or contact us. Turn over the postcard for contact information.

Location: <insert address>





Office of the City Clerk
13450 – 104 Avenue
Surrey, BC V3T 1V8
Canada

Questions or Comments?

You can reach us by:

Email: clerks@surrey.ca

Mail: Office of the City Clerk,
13450 – 104 Avenue, Surrey, BC V3T 1V8

Fax: 604-501-7578

Phone: 604-591-4496

Deadline: Please provide feedback by <insert date>

<insert name(s)>
<insert address>
<insert city, province>
<insert postal code>

<insert date>

OWNER/OCCUPANT