



Corporate

 NO: R043

Report

 COUNCIL DATE: March 11, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	March 7, 2002
FROM:	General Manager, Planning & Development	FILE:	6645-01
SUBJECT:	Maximum Dwelling Size in the RF-G Zone		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Approve the proposed change to the Single Family Residential Gross Density Zone (RF-G) of Surrey Zoning By-law, 1993, No. 12000, as described in this report and as outlined in the attached Appendix I; and
2. Instruct the Acting City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the Public Hearing.

INTENT

The intent of this report is to seek Council approval to increase the maximum dwelling size in the RF-G Zone to ensure consistency with the RF-12 Zone.

BACKGROUND

On October 1, 2001, City Council approved Corporate Report No. R210, which contained a number of amendments to Surrey Zoning By-law, 1993, No. 12000. The proposed amendments went forward under By-law No. 14519, which received final adoption on October 15, 2001.

Prior to the adoption of By-law No. 14519, the maximum size of the dwelling permitted on a lot in the RF-G Zone was restricted only by the floor area ratio (FAR), lot coverage and building height restrictions prescribed for the zone. The FAR for the RF-G Zone is 0.55. The lot coverage restriction is 45% and the building height restriction is 9.0 m (29.5 ft.). There was concern that the provisions to restrict the maximum house size in the

RF-G Zone without a maximum house size regulation could allow exceptionally large dwellings to be built on over-sized RF-G lots.

To address this concern, one of the amendments contained in By-law No. 14519 was to incorporate a maximum dwelling size in the RF-G Zone. The maximum dwelling size was set at 180 square metres (2,000 sq. ft.) for lots less than 370 square metres (4,000 sq. ft.) in size and 205 square metres (2,200 sq. ft.) for lots of 370 square metres (4,000 sq. ft.) or more in size. The maximum dwelling sizes were determined by the permitted FAR and the minimum lot sizes in the RF-G Zone.

DISCUSSION

When amendment By-law No. 14519, containing the changes to the RF-G Zone, was presented to Council, work was still underway on drafting the new Single Family Residential (12) Zone (RF-12), which in many respects is similar to the RF-G Zone. The RF-12 Zone was subsequently presented to Council on November 5, 2001 and, following the Public Hearing, received Third Reading on November 10, 2001 (By-law No. 14549).

The minimum lot sizes proposed for the new RF-12 Zone range from 320 square metres (3,445 sq. ft.) to 375 square metres (4,037 sq. ft), depending on various criteria. The minimum lots sizes in the RF-G Zone, 325 square metres (3,500 sq. ft.) and 370 square metres (4,000 sq. ft.), are similar to the minimum lots sizes in the proposed RF-12 Zone. However, in the RF-12 Zone, the maximum dwelling size is 260 square metres (2,800 sq. ft.), which is greater than the maximum dwelling size that was established for the RF-G Zone under By-law No. 14519.

Since the RF-G Zone and RF-12 Zone are similar in terms of minimum lot sizes, it would be appropriate for the maximum dwelling size to be consistent between the two zones as well. As a result, it is proposed that the RF-G Zone be amended to increase the maximum permitted dwelling size to 260 square metres (2,800 sq. ft.).

The proposed amendment has been reviewed by Legal Services.

SUMMARY

On December 1, 2001 City Council adopted a number changes to Surrey Zoning By-law, 1993, No. 12000. One of these changes involved the establishment of a maximum dwelling size in the RF-G Zone. After the introduction of the RF-G amendments, drafting of the new RF-12 Zone was completed and presented to Council. The minimum lots sizes in the RF-G Zone and the proposed RF-12 Zone are very similar, yet the maximum dwelling size in the RF-G Zone is substantially smaller than what is permitted in the RF-12 Zone, creating an unjustifiable imbalance.

To provide consistency between the RF-G Zone and the RF-12 Zone, it is recommended that Council amend Surrey Zoning By-law, 1993, No. 12000 by increasing the maximum dwelling size in the RF-G Zone as outlined in Appendix I. It is further recommended that the Acting City Clerk be instructed to bring forward the appropriate amendment by-law for the necessary readings and to set a date for the required Public Hearing.

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General Manager

Planning & Development Department

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Appendix I: Proposed Amendment to the RF-G Zone

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APPENDIX I

Proposed Amendment to the RF-G Zone

It is recommended that Surrey Zoning By-law, 199, No. 12000, as amended, be further amended as follows:

- That Sub-section D. 4(d) of Part 17 Single Family Gross Density Zone (RF-G) be deleted in its entirety and replaced with the following:

"(d) notwithstanding the above, the maximum allowable floor area shall be 260 square metres [2,800 sq. ft]."

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