



Corporate

NO: R143

Report

COUNCIL DATE: July 8, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	July 5, 2002
FROM:	General Manager, Planning & Development	FILE:	6645-01
SUBJECT:	Proposed Zoning By-law Housekeeping Amendments		

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Approve amendments to the One Acre Residential Zone (RA), Cluster Residential Zone (RC), the Single Family Residential 12 Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) as described in this report and outlined in the attached Appendix I; and
2. Instruct the Acting City Clerk to bring forward the necessary amendment by-law to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") for the required readings and to set a date for the Public Hearing.

INTENT

The purpose of this report is to obtain Council approval of several housekeeping amendments to the RA, RC, RF-12 and RF-12C Zones as contained in the Zoning By-law.

BACKGROUND

The Planning and Development Department has received a request from a local builder that the RC Zone be amended to reduce the amount of floor area reserved for garages and to eliminate the requirement that some floor area be reserved for accessory buildings in the floor area ratio ("FAR") calculation for lots in this zone. This builder will be constructing houses on the suburban clustered single-family subdivision recently registered in Fraser Heights near 112A Avenue and 156 Street. Similarly, the developer of the first RF-12C zoned single family subdivision in East Clayton, has requested that the RF-12C Zone (and, by implication, the RF-12 Zone as well) be amended to provide for wider garages on lots that have a width of between 14.0 metres [46 ft.] and

14.4 metres [47 ft.]. In addition, concerns have been raised recently regarding setbacks and density for Suburban designated lots that are located in the RA Residential Acre zone and that are 900 square metres [9,685 sq. ft.] or less in area.

DISCUSSION

Proposed RA Zone Amendments

In 2001 Council adopted a number of amendments to the RA "One Acre Residential" Zone. The result of these amendments is that RA-zoned lots less than 1,858 square metres (0.5 acre) in area and designated Urban or Multiple Residential in the Official Community Plan ("OCP"), are subject to the density, lot coverage and setbacks regulations of the RF Zone. Another result of these amendments is that all RA-zoned lots designated Suburban in the OCP, irrespective of size, are subject to the density, lot coverage and setbacks of the RA Zone. Prior to the 2001 amendments, RA-zoned lots less than 900 square metres [9,685 sq. ft.] in area designated Suburban were subject to the density, lot coverage and setbacks of the RF Zone.

It has now become apparent that this latter Zoning By-law change has had a negative impact on a number of RA zoned lots that are less than 900 square metres [9,685 sq. ft.] in area and designated Suburban. The amendment precludes the construction of dwellings on RA-zoned lots less than 900 square metres [9,685 sq. ft.] in area that are designated Suburban, despite the fact that such dwellings would be compatible with dwellings on similar adjacent lots that were constructed prior to 2001. It is, therefore, recommended that Council amend the RA Zone to reinstate the provision that RA-zoned lots less than 900 square metres [9,685 sq. ft.] in area and designated Suburban, be subject to the density, lot coverage and setback regulations of the RF Zone.

Proposed RC Zone Amendments

The Cluster Residential Zone (RC) is intended to regulate single-family development on large Suburban sites that contain substantial areas worthy of preservation such as mature vegetation, ravines or other natural features. In such cases, large portions of the site are set aside as open space and development is restricted to a minimum of 50% of the original site. The minimum lot size for "Type II single family lots" as allowed in the RC Zone is 372 square metres [4,000 sq. ft.]. The maximum FAR allowed on Type II lots is 0.50. Within this FAR allowance, however, 45 square metres [480 sq. ft.] must be reserved for a garage or carport and 10 square metres [105 sq. ft.] is to be reserved for accessory buildings and structures.

The amount of the FAR that must be reserved in the RC Zone for garages and accessory buildings is the same as the amount that must be reserved for garages and accessory buildings in the RH-G Half Acre Residential Gross Density Zone. The minimum lot size in the RH-G Zone, however, is 1,120 square metres [12,000 sq. ft.].

The maximum size of the dwelling that could be built on a 372-square metre [4,000 sq.ft.] RC zoned lot is 131 square metres [1,400 sq. ft.] plus a garage of 45 square metres [480 sq. ft.]. On this lot, the garage would constitute 25.5% of the dwelling. On a 1,120 square metre [12,000 sq. ft.] lot in the RH-G Zone, the maximum size of dwelling that could be constructed is 361 square metres [3,900 sq. ft.] plus a 45 square metre [480 sq. ft.] garage. On the RH-G zoned lot, the garage would constitute only 12% of the dwelling.

The developer has expressed concern that, given the regulations of the RC zone, the garage forms an overly large proportion of the overall size of the dwelling. To address this concern, the developer has requested that the regulations of the RC Zone be amended to reduce the amount of space reserved for a garage from 45 square

metres [480 sq. ft.] to 35 square metres [380 sq. ft.] (which would still allow a double garage measuring 19 feet by 20 feet) and that the requirement to reserve 10 square metres [105 sq. ft.] for an accessory building be eliminated. Staff are recommending that Council approve such a change. It is noted that, even though the requirement to reserve 10 square metres [105 sq. ft.] for an accessory building is proposed to be eliminated, accessory buildings greater than 10 square metres [105 sq. ft.] in size would still need to be included in the calculation of the floor area on the lot.

Implementation of the recommended amendments will result in an increase in the maximum size of the dwelling on a Type II RC lot from 131 square metres [1400 sq. ft.] to 151 square metres [1,600 sq. ft.] plus a 35-square metre [380 sq.ft.] garage on a 372 square metre [4,000 sq.ft.] RC-zoned lot. The garage would be reduced from 25.5% to 18.8% of the maximum floor area on the lot.

By comparison, the minimum lot size in other small lot zones, such as the RF-12 and RF-12C Zones is 320 [3,400 sq. ft.] square metres to 375 square metres [4,000 sq. ft.] which is similar to the 370 square metre [4,000 sq. ft.] minimum lot size in the RC Zone. In the RF-12 and RF-12C Zones, the amount of area reserved for a garage on each lot is set at 35 square metres [380 sq. ft.] and there is no requirement to reserve floor area for accessory buildings and structures.

Implementing the proposed Zoning By-law amendments will make the regulations with respect to house and garage sizes in the RC Zone consistent with the regulations in other small lot zones such as the RF-12 and RF-12C Zones.

It is also recommended that minor wording changes be made throughout the Density section of the RC Zone to help clarify the intent, interpretation and application of this section. These changes are documented in Appendix I.

Proposed RF-12 Zone and RF-12C Zone Amendments

On May 13, 2002, Council adopted amendments to the Zoning By-law to incorporate two new small lot zones: RF-12 and RF-12C. Under the RF-12 and RF-12C Zones, double garages with front access are permitted only on lots with a minimum width of 13.4 metres [44 ft.]. Further, the width of a double garage with front access is restricted to a maximum of 5.5 metres [18 ft.] on a 13.4-metre [44 ft.] wide lot. A wider garage of up to 6.0 metres [20 ft.] in width is permitted if the lot width is a minimum of 14.4 metres [47 ft.]. The intent behind these requirements for front-accessed double garages is to minimize the dominance of garage doors on the streetscape, by limiting the width of a front-accessed double garage to no more than half of the width of the associated house.

The current by-law regulations do not allow intermediate garage widths between 5.5 metres [18 ft.] and 6.0 metres [20 ft.] without a greater increase in lot width. To provide a garage wider than 5.5 metres [18 ft.], the minimum lot width must increase from 13.4 metres [44 ft.] to 14.4 metres [47 ft.].

The 5.5-metres [18 ft.] maximum width for a double garage is considered to be the absolute minimum reasonable width for double garage. However, staff agree with the concerns raised by the development community and recommend that the RF-12 and RF-12C Zones be amended to permit a front-accessed double garage of an intermediate width between 5.5 metres [18 ft.] and 6.0 metres [20 ft.], provided that the corresponding minimum lot width is increased by the same absolute amount. This will satisfy the objective of minimizing the dominance of double garages on the streetscape by limiting the garage width to a maximum of half (50%) of the associated house width. The developer of the East Clayton subdivision has indicated that this amendment would satisfy their needs.

CONCLUSION

The above-described recommended amendments to the Zoning By-law are documented in Appendix I. These amendments have been reviewed by the Assistant City Solicitor and are acceptable from a legal perspective. It is recommended that Council approve the proposed amendments and instruct the Acting City Clerk to bring forward the necessary amendment by-law for the required readings and set a date for the related Public Hearing.

Murray D. Dinwoodie
General Manager
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GAG/kms/saw

Appendix I: Proposed Amendments to Zoning By-law No. 12000.

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APPENDIX I

Proposed Zoning By-law Amendments

It is recommended that Surrey Zoning By-law 1993, No. 12000, as amended, be further amended as follows:

1. That Part 12 One-Acre Residential Zone (RA) be amended as follows:
 - Delete Section D and replace with the following:
 1. For the purpose of subdivision:
 - (a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum *unit density* shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* shall be increased to 2.5 *dwelling units* per hectare [1.0 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law; and
 - (a) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1.0 u.p.a.].
 2. For the purpose of *building* construction:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, the

requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;

(a) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;

(a) Where the *lot* is greater than 900 square metres [9,685 sq. ft.] in area for any *suburban lot*, *floor area ratio* is not applicable; and

(d) Where the *lot* is greater than 1,858 square metres [0.5 acre] in area for any *urban* or *multiple residential lot*, *floor area ratio* is not applicable.

- Delete Section E and replace with the following:

1. The maximum *lot coverage* shall be 20%.

2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:

(a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*; and

(b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*.

- Delete the second footnote ** in Section F and replace with the following:

** Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, or where the *lot* is 1,858 square metres [0.5 acres] in area or less for any *urban* or *multiple residential lot*, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) shall apply.

2. That the first footnote * in Sub-section D.3(b) of Part 15A Cluster Residential Zone (RC) be deleted and replaced with the following:

* For Type I and Type II, the maximum *floor area ratio* is based on the *lot* area on which the *single family dwelling* is constructed, provided that, of the resulting allowable floor area, 35 square metres [380 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*.

3. That Sub-section H.5 of Part 17A Single Family Residential (12) Zone (RF-12) be deleted and replaced with the following:

5. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

(a) Single garage that accommodates one *vehicle* only: The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.

(b) Double garage that accommodates two *vehicles* parked side by side: The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be:

- i. 6.0 metres [20 ft.] for *lots* greater than 14.4 metres [47 ft.] in width;
- ii. 5.8 metres [19 ft.] for *lots* between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or
- iii. 5.5 metres [18 ft.] for *lots* less than 14.0 metres [46 ft.] in width;

provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

4. That Sub-section H.7 Part 17Ai Single Family Residential Coach House Zone (RF-12C) be deleted in its entirety and replaced with the following.

7. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

(a) Single garage that accommodates one *vehicle* only: The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.

(b) Double garage that accommodates two *vehicles* parked side by side: The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be:

- i. 6.0 metres [20 ft.] for *lots* greater than 14.4 metres [47 ft.] in width;
- ii. 5.8 metres [19 ft.] for *lots* between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or
- iii. 5.5 metres [18 ft.] for *lots* less than 14.0 metres [46 ft.] in width;

provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

