



Corporate Report

NO: R206

COUNCIL DATE: September 29,

2003

REGULAR COUNCIL

TO: Mayor & Council DATE: September 24, 2003

FROM: General Manager, Planning and Development FILE: 6520-20 (SCC)

SUBJECT: Single Family Lots in Surrey City Centre

RECOMMENDATION

It is recommend that City Council authorize City staff to:

1. Review the status of vacant and under-utilized single family lots in the Surrey City Centre with a view to ensuring such lots are appropriately zoned to achieve the development vision for the City Centre; and
2. Prepare and bring forward the necessary amendment(s) to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") to rezone properties within the City Centre from RF – Single Family Residential to a zone consistent with the long term development objectives for the City Centre.

INTENT

The purpose of this report is to seek Council authorization to immediately conduct a zoning review of single-family lots within the City Centre area as defined in the Official Community Plan ("OCP") and to bring forward, for Council consideration, necessary Zoning By-law amendments to ensure that development in the City Centre area is consistent with the OCP and the development vision for City Centre.

BACKGROUND

City staff has become aware of the potential for at least 14 vacant single-family lots in the City Centre area to be developed with single-family homes. Of particular note, is a full block of vacant lots located at 105A Avenue and 134A Street, just east of City Parkway (see attached map). These lots are zoned RF – Single Family Residential and designated "City Centre" in Surrey's OCP. The development of new single-family homes at this pivotal location in City Centre would be significantly inconsistent with the City's vision for development/redevelopment of this area. There is also the need to examine the existence of other under-utilized lots that may be inappropriately zoned "RF" in the City Centre.

DISCUSSION

Section 3.3 of Surrey's OCP indicates that the City Centre designation is intended to focus the development of a mixed use and high density downtown. This designation allows for a wide range of retail and office uses, employment, entertainment, cultural and educational services and facilities, government services and multiple

residential housing, serving the needs of business and residents throughout the City and the region. Further, Section C-3 of the OCP states that housing in the City Centre should be high density, in the form of apartments, as part of mixed use development or as principle uses in the area surrounding the City Centre. While it is recognized that historically, there are a number of existing single family homes in the City Centre, the creation of new single family housing is not appropriate. The intent is that eventually, these lots will be developed for higher density "downtown-related" uses.

In view of this potential conflict, City staff should undertake a review of the status of single-family lots in the City Centre area with a view to rezoning these lots where appropriate in support of the vision for City Centre. It is anticipated that this review will take approximately one month, after which any recommended by-law amendments will be brought forward to Council for consideration.

In the interim and in accordance with Section 929 of the *Local Government Act*, any building permit applications for single dwelling units on single family lots in the City Centre may be withheld for up to 60 days to allow completion of this zoning review, subject to a separate resolution of Council for each such application.

CONCLUSION

The development of single-family homes in Surrey's City Centre is inconsistent with the OCP and with the City's vision for a vibrant successful economic commercial core. It is recommended that City staff conduct an immediate zoning review of single-family lots in the City Centre and bring forward appropriate by-law amendments to Council for consideration. During the term of the recommended study, staff will forward a separate report to Council on each building permit application that is received for the construction of a single family home on a lot in City Centre.

Murray Dinwoodie
General Manager
Planning and Development

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Attachment – Map

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