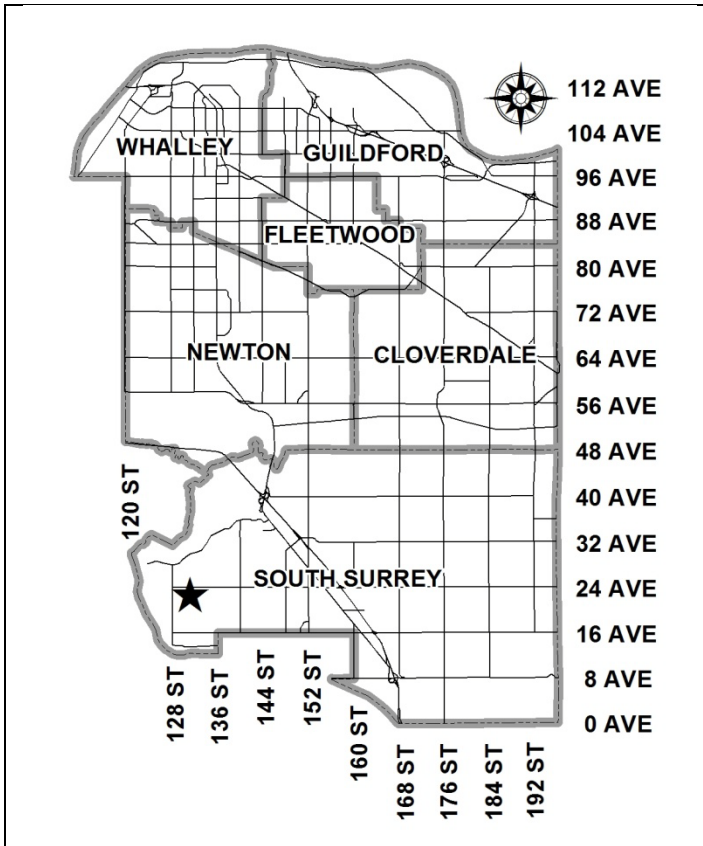


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0125-00

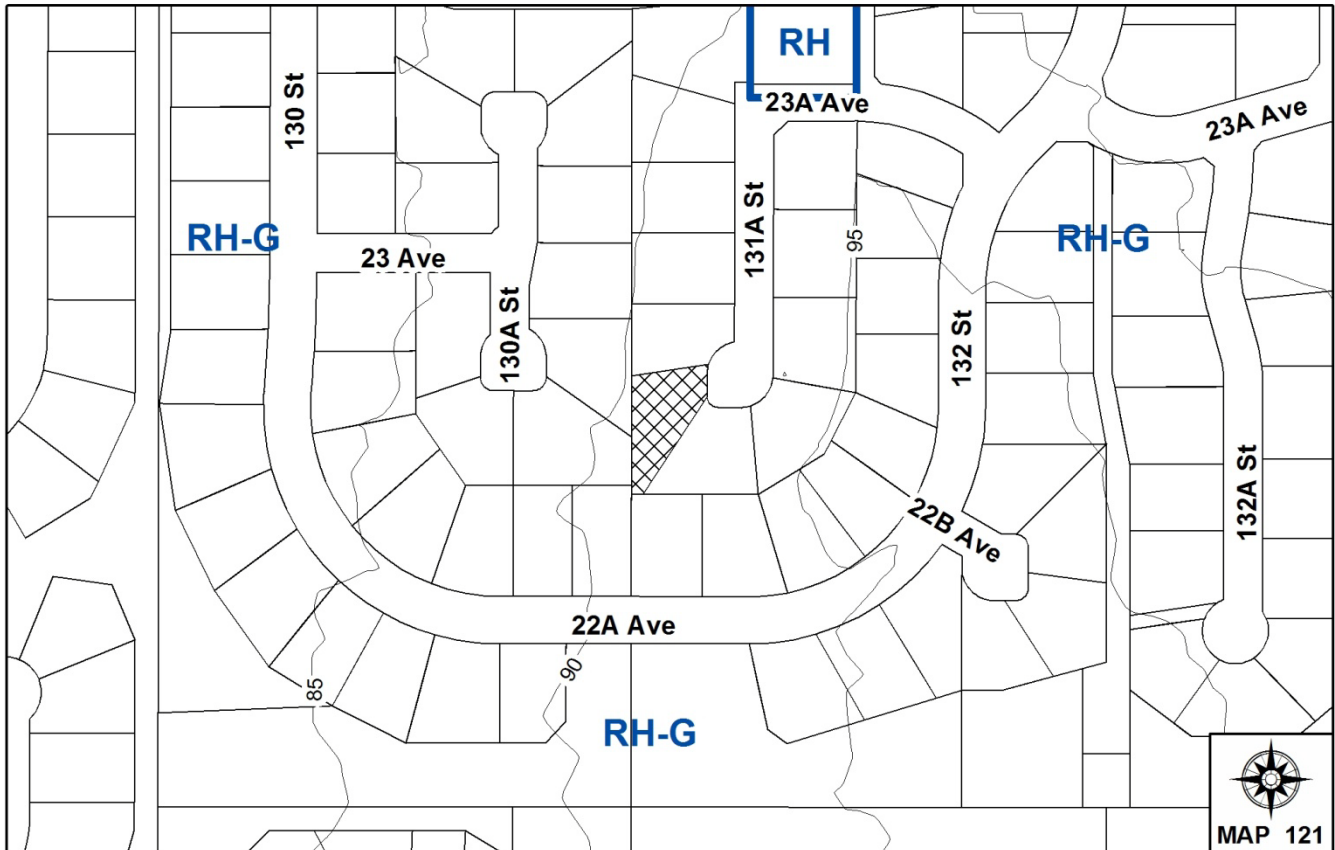
Planning Report Date: June 11, 2012



PROPOSAL:

- **Rezoning** from RH-G to CD (based on RH-G) in order to permit the construction of a secondary suite above the attached garage.

LOCATION: 2273 - 131A Street
OWNER: Ying Zhao and Bin Han
ZONING: RH-G
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential (Half-Acre)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Semiahmoo Peninsula Local Area Plan.
- The proposed addition is sensitively designed and the building form is appropriate for this part of South Surrey.
- Area residents have not raised objections to the proposal.
- The proposal does not result in an increase in building footprint or lot coverage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Half-Acre Residential Gross Density Zone (RH-G) (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on Half-Acre Residential Gross Density Zone (RH-G)) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant for Design Control to ensure that the addition is constructed according to the plans and elevations provided by the applicant.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RH-G
East (Across 131A Street):	Single family dwelling.	Suburban	RH-G
South:	Single family dwelling.	Suburban	RH-G
West:	Single family dwelling.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is currently zoned "Half-Acre Residential Gross Density Zone" (RH-G)". It is designated Suburban in the OCP and Suburban Residential Half-Acre in the Semiahmoo Peninsula LAP. The applicant proposes to rezone the subject site to CD (based on Half-Acre Residential Gross Density Zone (RH-G)) in order to permit the construction of a secondary suite above the existing attached garage.
- The age of the existing dwelling is estimated to be approximately 20 years.

Proposal

- The existing dwelling, including attached garage, is 218 sq.ft. below the maximum permitted floor area under the RH-G Zone. The applicant is proposing to construct a 778 sq.ft. secondary suite above the garage. The CD Zone is required in order to accommodate the 560 sq.ft. increase in floor area.
- The existing dwelling and proposed addition will result in:
 - Total square footage - 4,400 sq.ft.; and
 - FAR of 0.37 (a 5% increase in the maximum permitted FAR under the RH-G Zone).
- The proposed addition will be built on top of the existing garage and will therefore not result in an increase in building footprint or lot coverage, nor will it impact the existing grading or the existing trees.
- The proposed addition will be nicely integrated into the existing structure with a hip roof design and gable feature on the front elevation, and is in keeping with the form and character of the surrounding neighbourhood (Appendix III). A design control covenant is recommended to ensure that the addition is constructed in accordance with the attached plans.
- Additional vehicles as a result of the secondary suite use will be accommodated on the existing driveway.

PRE-NOTIFICATION

Pre-notification letters were sent on April 26, 2012 to 41 households within 100 metres (328 feet) of the subject site.

- Staff received one phone call in response to pre-notification. The caller enquired about the proposal and was provided with a copy of the building elevations.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan and Building Elevations
Appendix III.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Bin Han
 Address: 2273 - 131A Street
 Surrey BC V4A 9B1

 Tel: 604-657-0986

2. Properties involved in the Application
 - (a) Civic Address: 2273 - 131A Street

 - (b) Civic Address: 2273 - 131A Street
 Owners: Bin Han
 Ying Zhao
 PID: 008-769-401
 Lot 18 Section 17 Township 1 New Westminster District Plan 75852

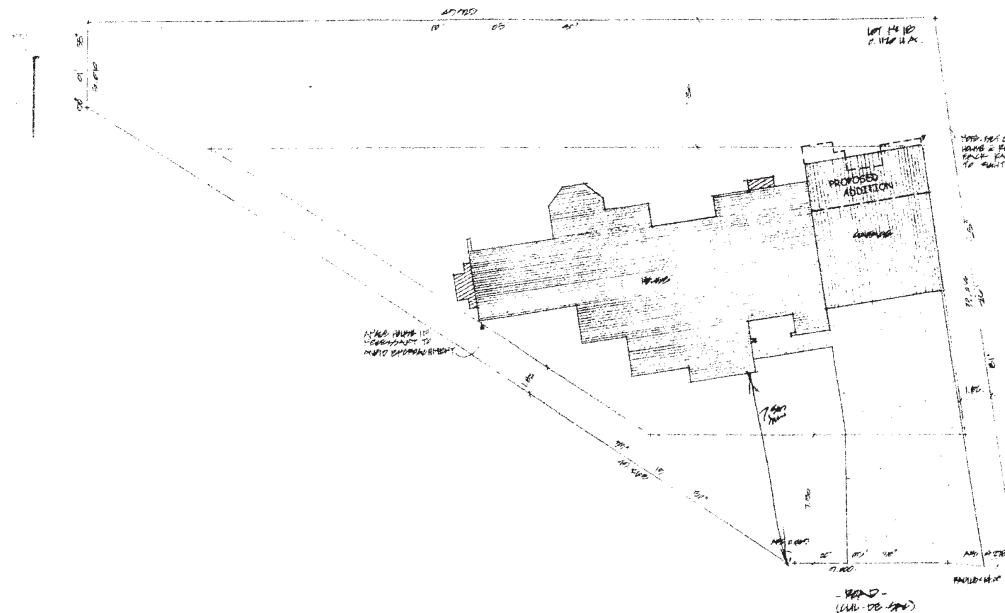
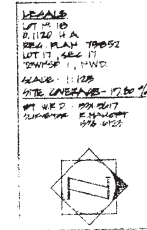
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RH-G)

Required Development Data	Existing	Proposed
LOT AREA	12,022 sq.ft. 1,119.77 m ²	
FLOOR AREA	3,523 sq.ft.	4,400 sq.ft.
FLOOR AREA RATIO (FAR)	0.32	0.37
LOT COVERAGE (in % of net lot area)	29%	36%

2273-131A STREET
 LOT 18 SEC 17 TWP 1 PL 75852 NWD
 PID 008-769-401
 12022 SQ.FT. 1119.75 M²

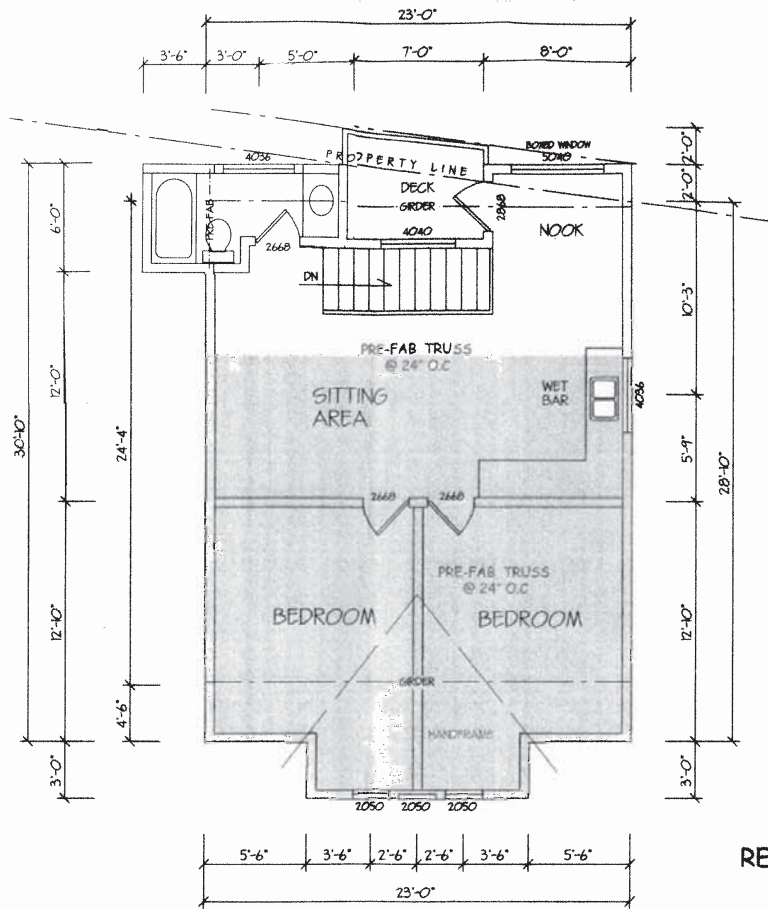


ZONING RH-6

FAR .32	3847.0 SQ.FT.
(3523 EXISTING + 218 SQ.FT. ADDITION)	
PROPOSED	3741.0 SQ.FT.
ACCESSORY	105.0 SQ.FT.
	<u>3846.0 SQ.FT.</u>

PROPOSED ADDITION
 FOR: 2273 - 131A AVENUE

PROPOSED ADDITION
 FOR: 2273 - 131A AVENUE



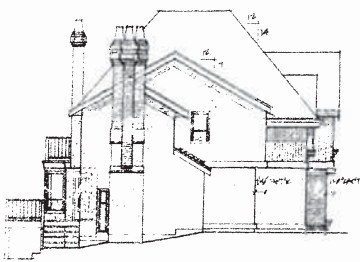
PROPOSED ADDITION
FOR: 2273 - 131A AVENUE

REZONING APPLICATION
TO ALLOW
SECONDARY SUITE

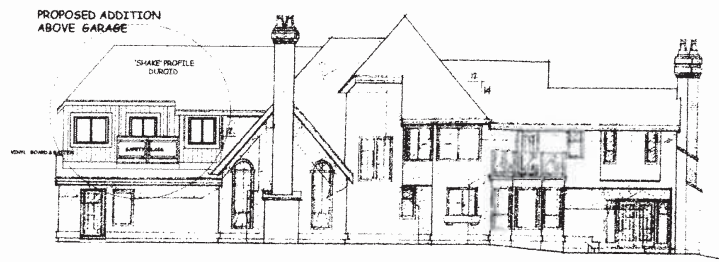
LAYOUT PENDING RE-ZONING APPROVAL

2273-131A STREET
LOT 18 SEC 17 TWP 1 PL 75852 NWD
PID 008-769-401
12022 SQ.FT. 1119.75 M²

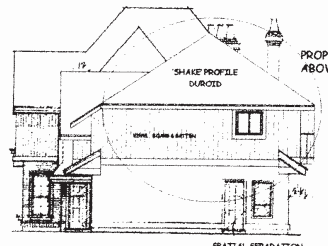
FAR .32	3847.0 SQ.FT.
PROPOSED	3741.0 SQ.FT. (3523 EXISTING+ 218 SQ.FT. ADDITION)
ACCESSORY	105.0 SQ.FT.
	<hr/>
REZONING APPLICATION	3846.0 SQ.FT.
(SHADED AREA)	560.0 SQ.FT.
	<hr/>
TOTAL	4400.0 SQ.FT = .37 FAR OR 5% INCREASE



WEST ELEVATION



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SPATIAL SEPARATION
115 SQFT @ 1.1 X 10 SQFT ALLOWED 125 SQFT PROPOSED



FRONT ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED ADDITION
FOR: 2273 - BIA AVENUE

CITY OF SURREYBY-LAW NO. _____

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

THE CITY 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 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-769-401
 Lot 18 NW Section 17 Township 1 Plan 75852 Part: NW1/4

2273 - 131A Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the construction of a *secondary suite* above the attached garage.

B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and

- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.37.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal building: The *building height* shall not exceed 9 metres [30 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking

1. *Parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (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 3.
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 metre [3 ft.] of the *side lot line*, except 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 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. 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) 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
- (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

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*.

K. Subdivision

Subdivision is not permitted.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
- 9. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
- 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME 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