

# CORPORATE REPORT

NO: R172

COUNCIL DATE: September 23, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 17, 2024**

FROM: **Acting General Manager, Planning & Development** FILE: **6745-20 (SSMUH)**

SUBJECT: **Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Third Batch**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “I”;
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “II”; and
4. Authorize the City Clerk to provide notification for replacement of the new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 7, 2024, and approval as to form for associated development variance permits after final adoption.

## INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

## **BACKGROUND**

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

## **DISCUSSION**

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone, are not impacted. The impacted in-stream bylaws, however, will need to be filed and closed and new bylaw replacements and associated development variance permits introduced to align to with the new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the next few months. The first and second batches were forwarded to Council on July 22 and September 9 respectively, and this report is for the third batch.

Appendix “I” lists the current batch of in-stream Zoning By-law amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning.

## **Notification**

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing) and, therefore, no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

## **Legal Services Review**

Legal Services has reviewed this report.

## CONCLUSION

This report provides for a third batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with the updated zones and regulations.

Ron Gill, MA, MCIP, RPP  
Acting General Manager, Planning & Development

- Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs
- Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning Bylaw Amendments

**APPENDIX “I”**

**Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
18-0345	21062	RF	RF-O	Yes	21397	R3	R2-O	7918-0345-00	7918-0345-01 (Attachment A)
21-0333	20900	RA	RH	Yes	21398	RA	R1	7921-0333-00	7921-0333-01 (Attachment B)
23-0314	21284	RA	RF	Yes	21399	RA	R3	7923-0314-00	7923-0314-01 (Attachment C)
17-0328	19395	RA	RF-10	No	21400	RA	R5	No	No
23-0070	21164	RA	RQ	No	21401	RA	R2	No	No
23-0235	21299	RA	RF	No	21402	RA	R3	No	No
23-0252	21265	RA	RF-10	No	21403	RA	R5	No	No
24-0032	21202	RA RF-12	RF-10	No	21404	RA R4	R5	No	No

**APPENDIX “II”**

**Table of Original and Replacement DVPs (without Rezoning) in compliance with SSMUH Zoning By-law Amendments**

<b>DEVELOPMENT APPLICATION AND PLANNING REPORT</b>	<b>ORIGINAL DVP ZONE</b>	<b>ORIGINAL DVP</b>	<b>CURRENT DVP ZONE</b>	<b>Close DVP</b>	<b>REPLACEMENT DVP (NEW SSMUH ZONE)</b>
20-0061	RF	7920-0061-00	R3	7920-0061-00	7920-0061-01 (Attachment D)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0345-01

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-480-468  
 Lot 2 Block 21 Section 7 Township 1 New Westminster District Plan 2834  
 12585 – 15 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;
  - (b) In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
  - (c) In Section D.3 (a) Density of Part 14A "Oceanfront Residential Zone (RF-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5489  
 LOCATED AT THE INTERSECTION OF 128 ST. AND 18 AVE.  
 ELEV. 72.161m (CVD28 CVD-2005)  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834

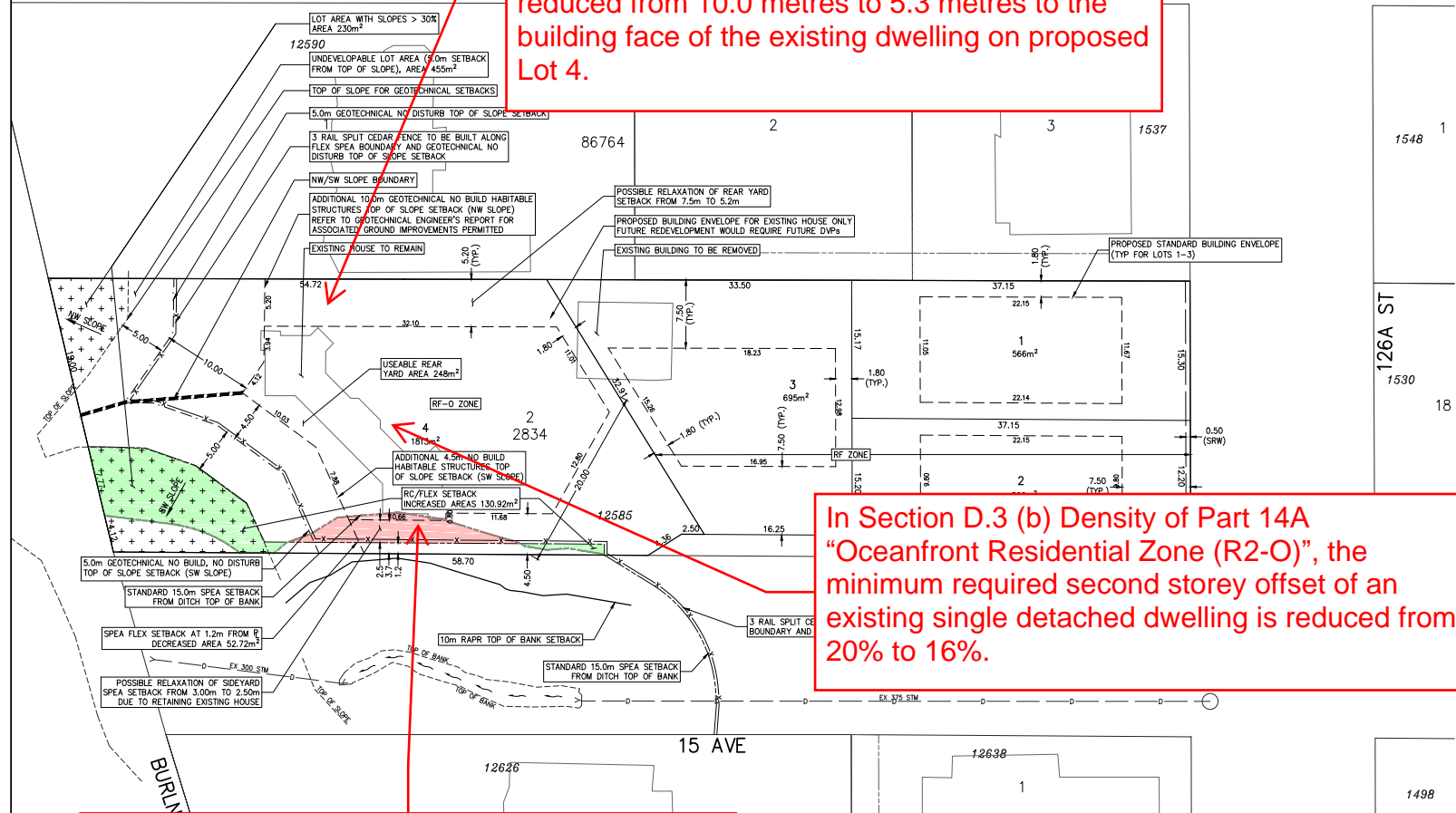


**SCHEDULE A**

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4.

In Section D.3 (b) Density of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4.



LOT4:  
 GROSS AREA: 1813m<sup>2</sup>  
 UNDEVELOPABLE AREA: 455m<sup>2</sup>  
 NET AREA: 1358m<sup>2</sup>  
 USEABLE REAR YARD AREA: 248m<sup>2</sup>  
 SLOPES > 30%: 230m<sup>2</sup>


**FOR APPROVAL**

NOTE:  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

- NOTES**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
  2. LOTS 1, 2 & 3 TO REMAIN R3 ZONE LOT 4 TO BE REZONED TO R2-O ZONE.
  3. EXISTING HOUSE AND DRIVEWAY ON LOT 4 TO REMAIN. ALL OTHER EXISTING BUILDINGS TO BE REMOVED.
  4. 0.50m SRW REQUIRED FOR LOTS 1 & 2 FOR MUNICIPAL SERVICES AND MAINTENANCE.
  5. HAZARD SLOPES DP AND NO-BUILD RC FOR PORTION OF LOT 4 REQUIRED. (TOP OF SLOPE)
  6. SENSITIVE ECOSYSTEM DP REQUIRED FOR PORTION OF LOT 4.
  7. DVP REQUIRED FOR LOT 4 SETBACKS TO RETAIN THE EXISTING HOUSE. REDUCE FLANKING STREET SIDE YARD (15 AVENUE) SETBACK FROM 7.50m TO 3.70m. REDUCE REAR YARD SETBACK FROM 10.00m TO 5.20m. INCREASE THE ALLOWABLE SECOND FLOOR AREA FROM 80% TO 90% OF THE FIRST FLOOR AREA.

4	15/08/23			
3	24/03/23	LOT 4 TO RF-O ZONE	WM	PM
2	03/01/23	EXISTING HOUSE RETAINED	WM	PM
1	14/07/22	INITIAL REVIEW	WM	PM
No	Date	Revision	Dr	Ch

CITWEST CONSULTING LTD. TELEPHONE 604-591-2213  
 E-MAIL: office@citwest.com  
 EGCBC Permit to Practice #1001824


**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 12585 - 15 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No: 7818-0345-00	Dwg. No. C
Drawn: WM/ET	Mun. Dwg. No.	
Designed: PM	Job No. 19-3907	Of
P.W. P.U.	Date JUL/2022	Revision 4
Approved:	Date	Revision

destroy all prints bearing previous number

This drawing and design is the property of CITWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0333-01

Issued To:

(the "Owner")

Address of Owner:

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-137-891  
Lot 24 Section 21 Township 1 New Westminster District Plan 29865  
2451 141 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - o In Part 13 Section C.2, to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF \_\_\_\_\_, 20\_\_ .

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 24 SECTION 21 TOWNSHIP 1 NWD PLAN 29865

PARCEL IDENTIFIER (PID): 009-137-891

## CIVIC ADDRESS

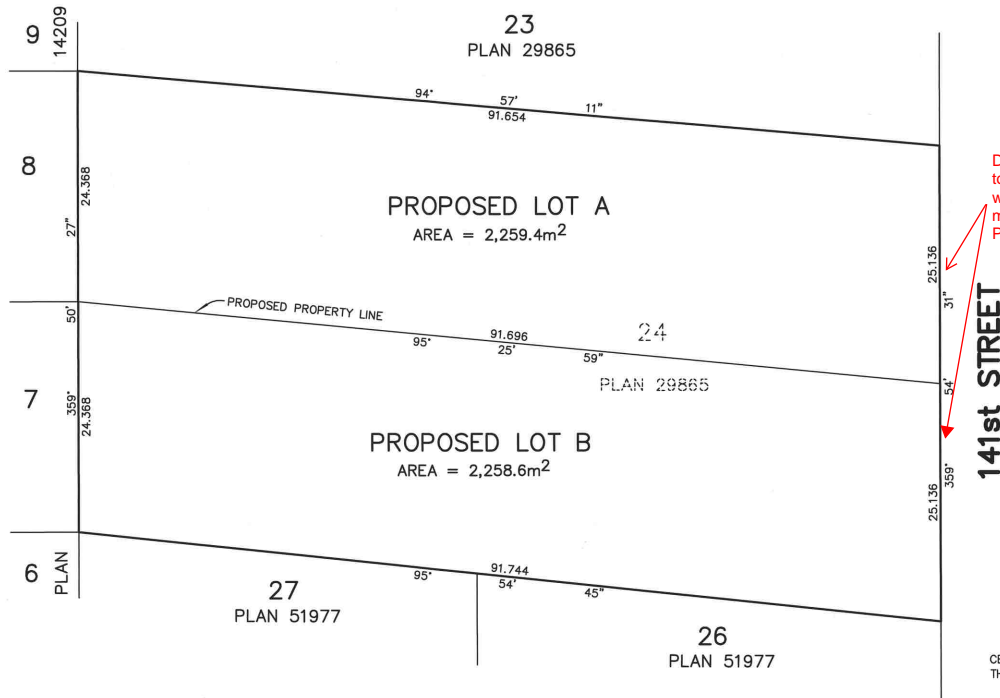
#2451 - 141st STREET  
SURREY, B.C.

## LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES



Development Variance Permit to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.

© COPYRIGHT

**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19472-002-PRO-SUB-000.DWG

## NOTE:

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE PRELIMINARY ONLY  
AND SUBJECT TO REVISION FOLLOW LEGAL BOUNDARY SURVEY.

CERTIFIED CORRECT  
THIS 24TH DAY OF AUGUST, 2021

*J. Stephen Campbell*

J. STEPHEN CAMPBELL  
B.C. LAND SURVEYOR (#712)

S-21-19472-PRO-SUB

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7923-0314-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-381-884

Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 New Westminster District Plan 9194

9936 - 179 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section C.2. of Part 15 "Urban Residential Zone (R3)" the minimum required lot width is reduced from 15.0 metres to 14.0 metres for proposed Lots 1 - 6.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminister Land Title Office within three (3) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE        DAY OF        , 20    .  
ISSUED THIS        DAY OF        , 20    .

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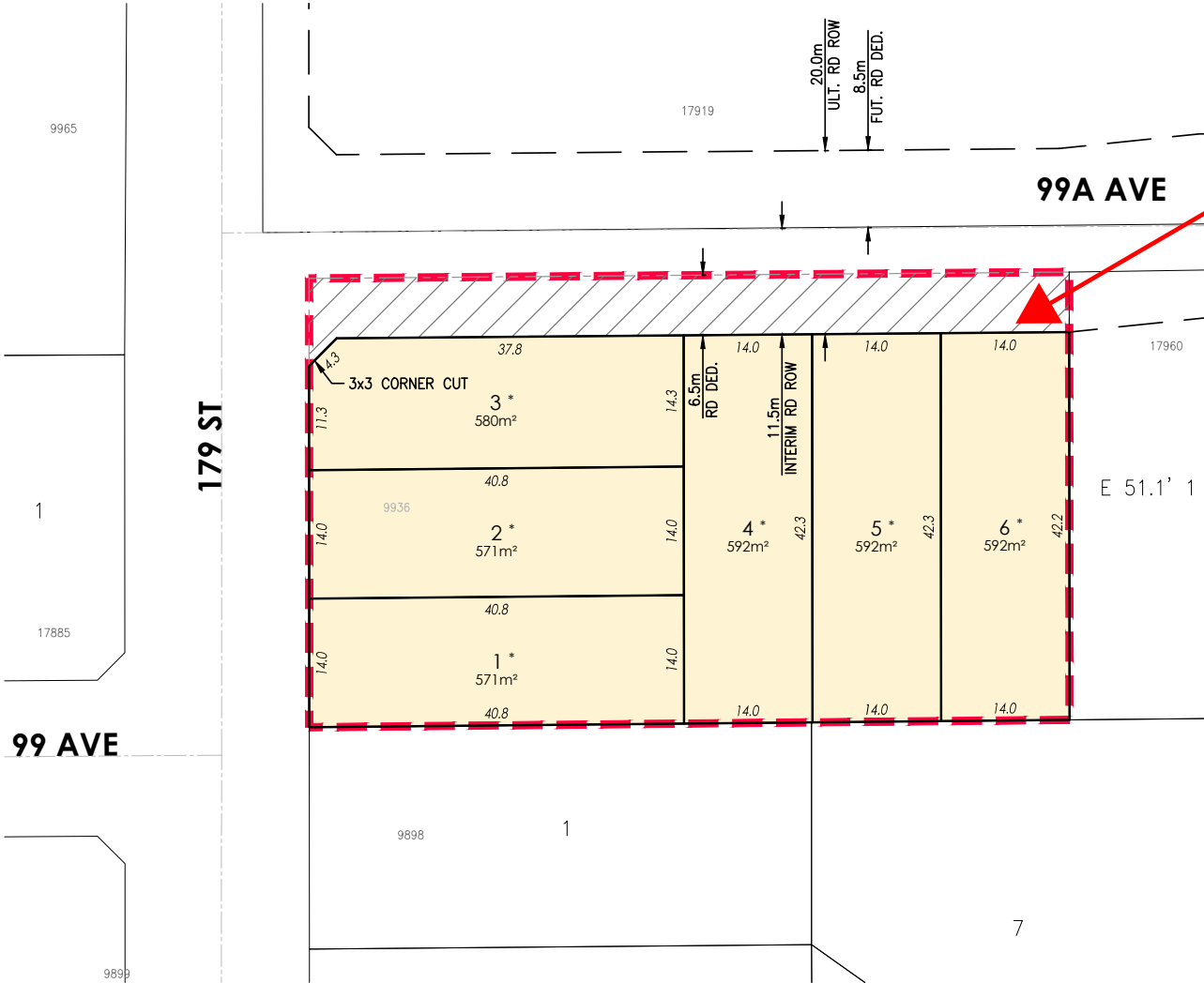
Mayor – Brenda Locke

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City Clerk and Director of Legislative  
Services – Jennifer Ficocelli



Development  
Variance Permit  
7923-0314-01: to  
reduce the minimum  
required lot width of  
the R3 Zone from  
15.0 metres to 14.0  
metres for proposed  
Lots 1 – 6.



**STATISTICS**

**Gross Site Area:** 4,044 sq.m (1.0 Acres)  
**Proposed Zoning:** R3  
 Min. Lot Area: 560 sq.m (6,000 sq.ft)  
 Min. Lot Width: 15 m (50 ft)  
 Min. Lot Depth: 28 m (90 ft)  
**Proposed # of Lots:** 6  
 \* Lot Width Variance

**PRELIMINARY**  
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE  
#218-2630 CROYDON DRIVE,  
SURREY, BC V3S 6T3  
PHONE: 604-283-2240  
EMAIL: info@centras.ca

PROJECT TITLE	RESIDENTIAL SUBDIVISION (OP-2)			PROJECT ADDRESS	9936 179 STREET, SURREY BC		
CLIENT	-			LEGAL	-		
PROJECT No.	2023-037	MUNICIPAL PROJECT No.	-	DATE	APR 2023	SCALE	1:500

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0061-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 012-427-594  
Lot 19 Section 27 Township 2 New Westminster District Plan 79629  
  
14853 - 84 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 15, "Urban Residential Zone (R3)", the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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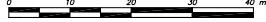
Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



B.C.G.S. 92G.016



All distances are in metres

The intended plot size of this plan is 560mm in width by 854mm in height (D Size) when plotted at a scale of 1:400

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CGRS) 4.0.0.BC.1.MVRO

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995975. The average combined factor has been determined based on geodetic control monument 5455 and 5456.

Grid Bearings are derived from geodetic control monuments 5455 and 5456 and are referred to the central meridian of UTM zone 10.

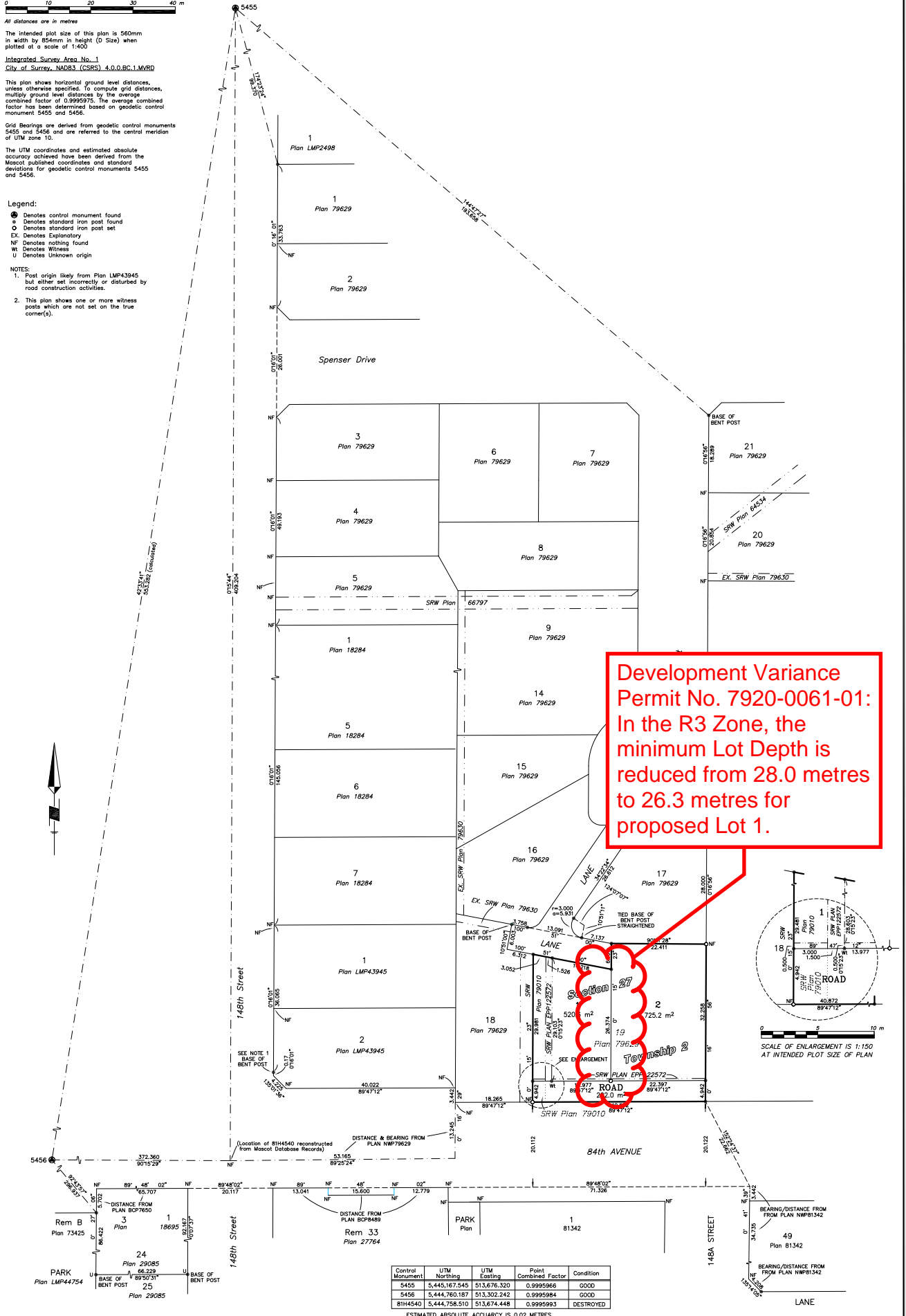
The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5455 and 5456.

Legend:

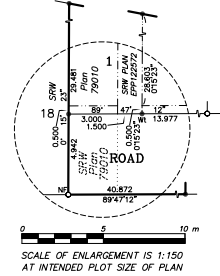
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- EX Denotes Explanatory
- NF Denotes nothing found
- WT Denotes Witness
- U Denotes Unknown origin

NOTES:

1. Post origin likely from Plan LMP43945 but either set incorrectly or disturbed by road construction activities.
2. This plan shows one or more witness posts which are not set on the true corner(s).



Development Variance Permit No. 7920-0061-01:  
In the R3 Zone, the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.



Control Monument	UTM Northing	UTM Easting	Point Combined Factor	Condition
5455	5,445,167.845	513,676.320	0.9995966	GOOD
5456	5,444,760.187	513,302.242	0.9995984	GOOD
81H4540	5,444,758.510	513,674.448	0.9995993	DESTROYED

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

CITY OF SURREY

BYLAW NO. 21397

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R3)  
TO: OCEANFRONT RESIDENTIAL ZONE (R2-O)

Portion of PID: 002-480-468  
Lot 2 Block 21 Section 7 Township 1 NWD Plan 2834  
containing 1812.9 square metres, labeled Block A

(Portion of 12585 – 15 Avenue)

Shown on a Survey Plan attached as Schedule A to this Bylaw,  
certified correct by M. Adam Fulkerson B.C.L.S. on the  
18th day of September, 2023.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21397".

PASSED FIRST READING on the th day of, 20 .

PASSED SECOND READING 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21397  
OF PART OF LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NWD PLAN 2834**

CIVIC ADDRESS:

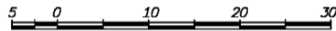
12585 15th Avenue, Surrey, BC  
P.L.D. 002-480-468

FOR RE-ZONING PURPOSES

LEGEND

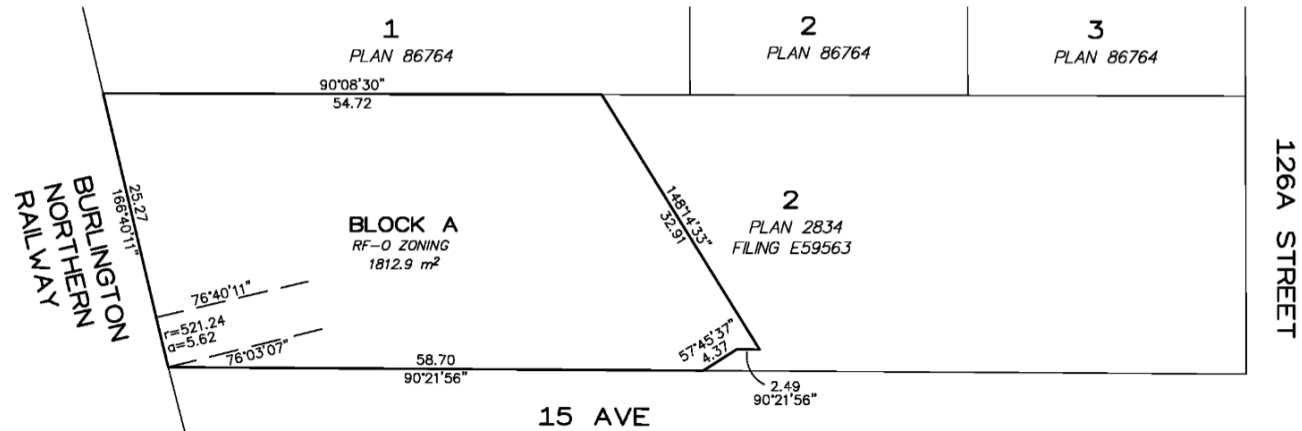
m<sup>2</sup> DENOTES SQUARE METRES

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



Notes:

PERMETER Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

Proposed lot lines derived from CitWest Consulting draft plan dated March 3rd 2023

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CERTIFIED CORRECT  
DATED THIS 18TH DAY OF SEPTEMBER, 2023.



*M. Adam Fulkerson*

B.C.L.S.

M. Adam Fulkerson

**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

FILE: 8886-BLOCK-PLAN

CITY OF SURREY

BYLAW NO. 21398

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: SUBURBAN RESIDENTIAL ZONE (R1)

PID: 009-137-891  
Lot 24 Section 21 Township 1 NWD Plan 29865

(2451 – 141 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21398".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING 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

CITY OF SURREY

BYLAW NO. 21399

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 011-381-884  
Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 NWD Plan 9194  
(9936 – 179 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21399".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the    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

CITY OF SURREY

BYLAW NO. 21400

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Parcel Identifier: 000-750-182  
Lot 6 Section 10 Township 2 New Westminster District Plan 17132  
(14650 – 60 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21400".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the 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

CITY OF SURREY

BYLAW NO. 21401

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: QUARTER ACRE RESIDENTIAL ZONE (R2)

Parcel Identifier: 000-699-322  
Lot 60 Section 7 Township 9 New Westminster District Plan 46835

(10610 Salisbury Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21401".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING 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

CITY OF SURREY

BYLAW NO. 21402

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 000-513-610  
Lot 4 Section 7 Township 2 New Westminster District Plan 15760  
(5866 – 124A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21402".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the 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



CITY OF SURREY

BYLAW NO. 21403

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

PID: 010-102-272  
Lot 8 Section 9 Township 2 New Westminster District Plan 19603  
(6358 - 138 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21403".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING 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

CITY OF SURREY

BYLAW NO. 21404

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

The 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, 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 under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA) AND  
SMALL LOT RESIDENTIAL ZONE (R4)  
TO: MULTIPLE RESIDENTIAL ZONE (RM-30)

PID: 000-447-951  
Lot 18 North East Quarter Section 13 Township 1 NWD Plan 25366

(16611 – 20 Avenue)

PID: 008-790-418  
Lot 19 Section 13 Township 1 NWD Plan 25366

(16651 – 20 Avenue)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block A, containing 3.802 ha,  
attached as Schedule A

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block B, containing 0.179 ha, attached as Schedule A,  
certified correct by Xunchen Bao, B.C.L.S. on the 6th day of March, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21404".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING 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 .

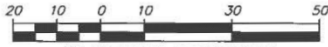
\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

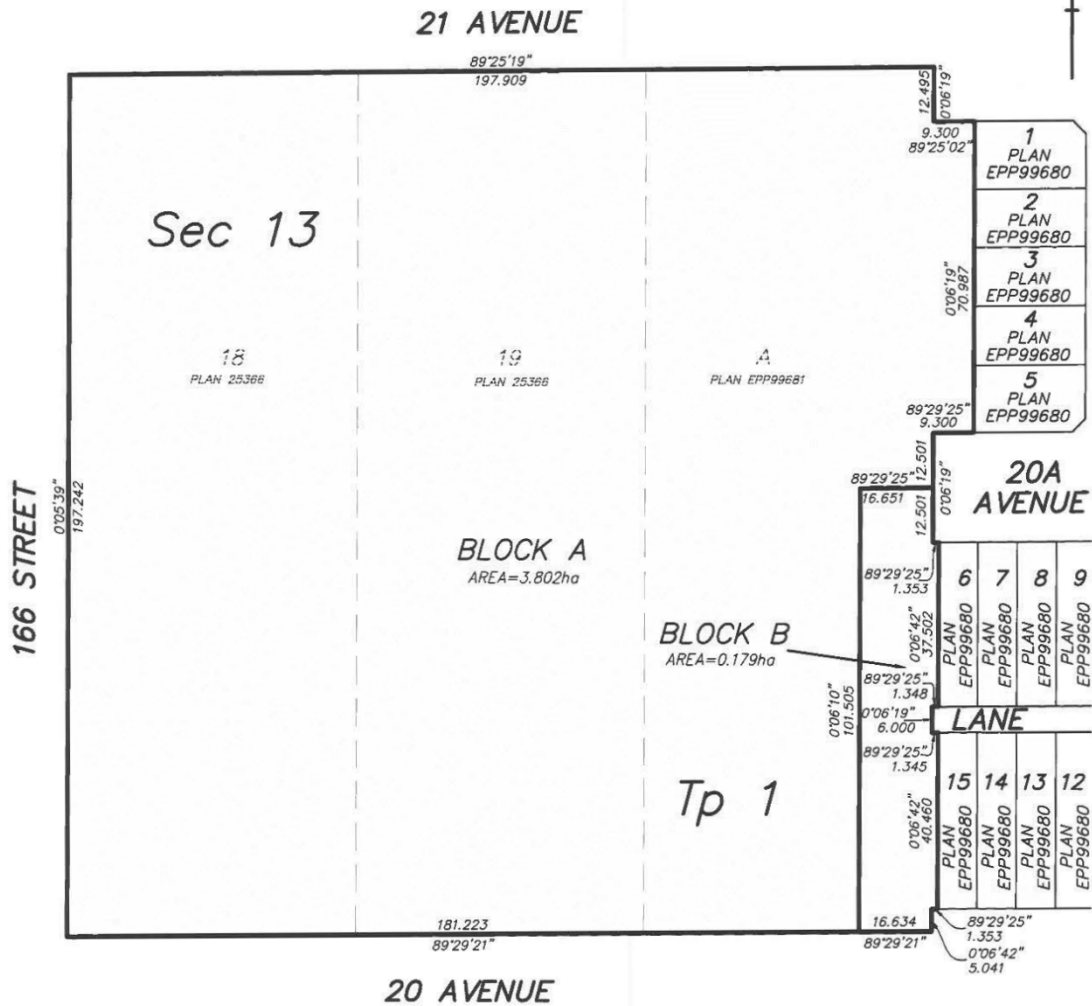
**SCHEDULE A**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21404  
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366,  
LOT A PLAN EPP99681,  
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

BCGS 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT  
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



**NOTE:**

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS  
AND FIELD SURVEY, AND SUBJECT TO CHANGE.

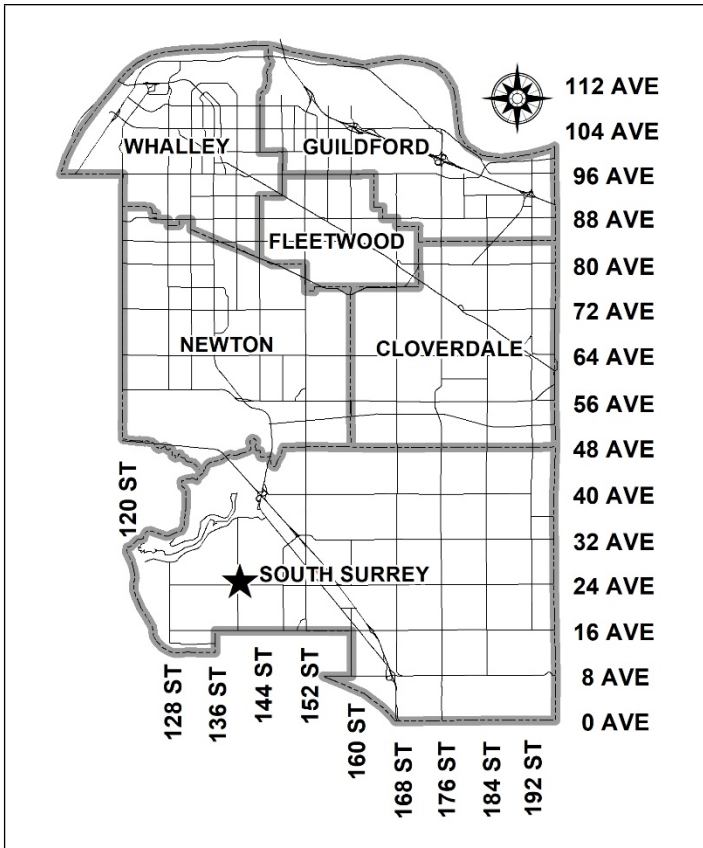
**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT ACCORDING TO SURVEY  
DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037  
FILE 19-1084 Zoning-1

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7921-0333-00  
 Planning Report Date: March 6<sup>th</sup>, 2023



**PROPOSAL:**

- **LAP Amendment** from One Acre to Half Acre  
Gross Density
- **Rezoning** from RA to RH
- **Development Variance Permit**

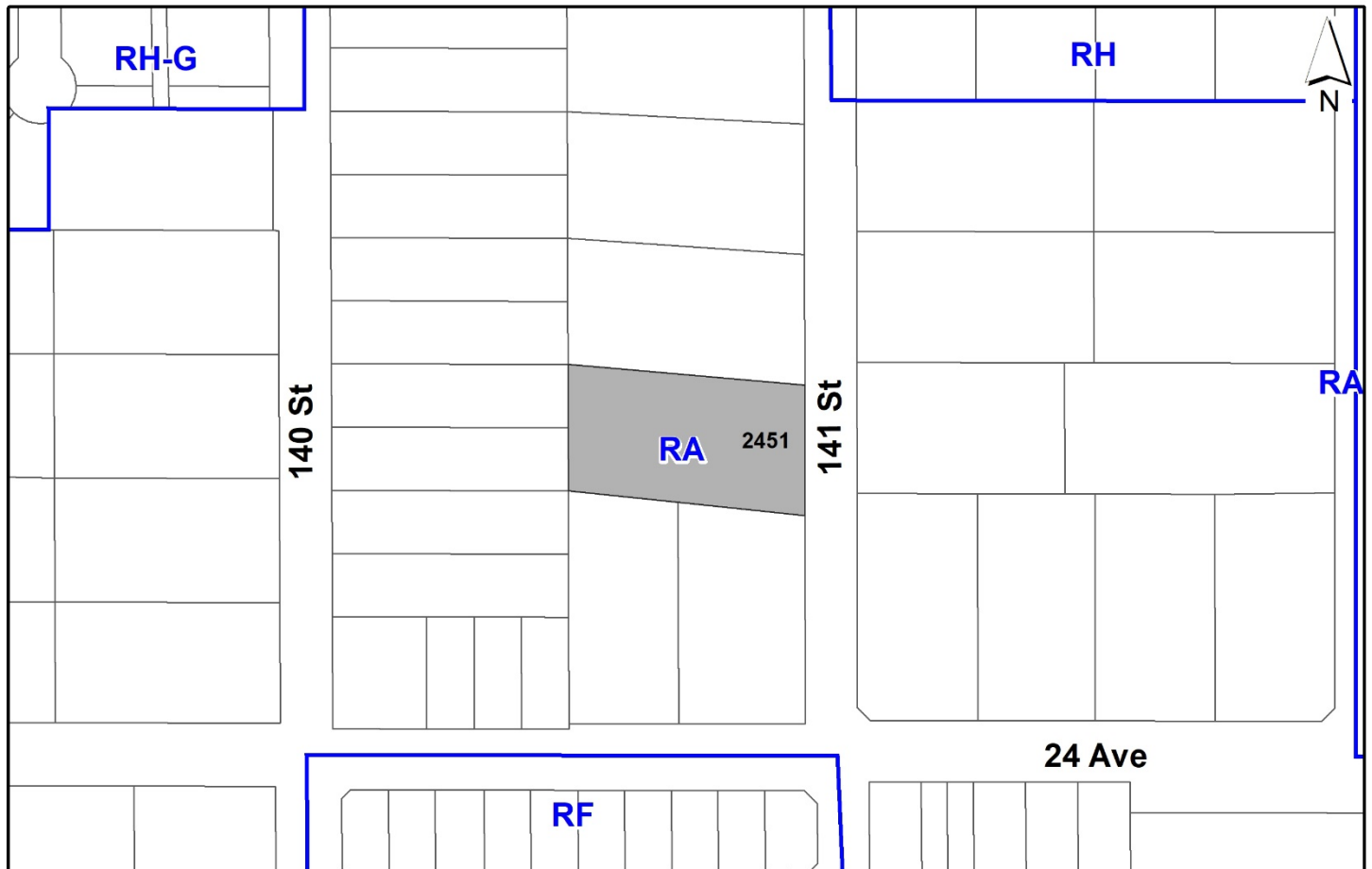
to allow subdivision into two single-family residential lots.

**LOCATION:** 2451 - 141 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban Density Exception Area

**LAP DESIGNATION:** One Acre



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from “One Acre” to “Half-Acre Gross Density”.
- The applicant proposes to reduce the minimum lot width requirements of the “Half-Acre Residential Zone (RH)”.

**RATIONALE OF RECOMMENDATION**

- The proposed subdivision from one to two single-family residential lots complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP) and would result in a density of 1.8 units per acre.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Local Area Plan (LAP) area.
- The proposed subdivision aligns with the established development pattern abutting the property on the east side of 140 Street and mirrors the subdivision abutting the property on the north side, which received final approval on July 25th, 2022. The proposed lot sizes will be larger than some other lots in the immediate area, including the nearest lots on 24 Avenue and 25A Avenue.
- The proposed lot width variance from 30 metres to 25.1 metres will result in wider lots than the directly adjacent and established lot pattern along 140 Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0333-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH Zone from 30 metres to 25.1 metres for proposed Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General manager, Planning & Development Department; and
  - (e) that the classification of the watercourse located along the 141 Street frontage be confirmed to the satisfaction of the General Manager, Planning & Development Department.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Suburban Residential	One Acre	RA
North:	Suburban Residential	Half Acre Gross Residential	RH

Direction	Existing Use	LAP Designation	Existing Zone
East (Across: 141 Street)	Suburban Residential	One Acre	RA
South:	Suburban Residential	One Acre	RA
West:	Suburban Residential	Half Acre Gross Residential	RA

### Context & Background

- The subject site, located at 2451 141 Street, is approximately 4,516 square metres in area.
- The subject site is designated “Suburban” in the Official Community Plan (OCP) and is located within the “Suburban Density Exception Area” (max. 2 upa).
- The property is zoned “One-Acre Residential (RA) Zone”.
- The subject site is designated “One-Acre” in the Central Semiahmoo Peninsula Local Area Plan (LAP). Most of the southeast portion of this LAP falls under the “Half-Acre Gross Density” designation except the subject property and 14 other lots.
- The property’s frontage is on 141 Street and is located within a block of properties with lots facing 140 Street to the west and 141 Street to the east. Although the properties facing 140 Street fall under the RA Zone, they are designated as “Half-Acre Gross Density” under the LAP and were developed as half-acre sized lots.
- Multiple development applications have proposed to continue this half-acre development pattern for lots on the east side of this block facing 141 Street. The subject property abuts an application to the north (Application No. 7917-0419-00) which received Final Adoption at the Regular Council – Land Use Meeting on July 25<sup>th</sup>, 2022.
- Other applications on this block facing 141 Street that propose rezoning to RH and an LAP amendment to “Half-Acre Gross Density” to permit subdivision have received Final Adoption include: Application Nos. 7919-0107-00 and 7916-0329-00.
- An unnamed watercourse fronts the property on the west side of 141 Street. This feature is not marked in the City’s mapping system and appears to be a segment of a Class C (green-coded) watercourse which was classified as such to the north. Other branches of this watercourse were infilled under Application Nos. 7916-0329 and 7919-0107.
- A Qualified Environmental Professional (QEP) was required to determine the current classification of the watercourse and whether the feature would fall under the jurisdiction of a stream under the Water Sustainability Act (WSA).
- The applicant’s QEP advised that the existing adjacent ditch is not a stream under WSA jurisdiction. A WSA stream determination letter was submitted to the Ministry of Forests but



has not been approved at this time pending submittal of further information. Confirmation of the watercourse classification would be required as a condition of approval for development of the site.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing an Amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the subject site from “One-Acre” to “Half-Acre Gross Density”, and to rezone the site from “One-Acre Residential (RA) Zone” to “Half-Acre Residential (RH) Zone” in order to facilitate subdivision of the property into two (2) half-acre residential lots.
- The Proposed lots will be oriented east-west. Driveways from 141 Street will provide access for each Proposed lot.

	Proposed
<b>Lot Area</b>	
Gross/Net Site Area:	4500 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	1.8 units per acre
<b>Range of Lot Sizes</b>	2,258.6 – 2,259.4 square metres
<b>Range of Lot Widths</b>	25.1 metres
<b>Range of Lot Depths</b>	91.6 metres

**Referrals**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 1 Elementary student at Chantrell Creek Elementary School
- 1 Secondary student at Elgin Park Secondary School

(Appendix III)

Parks, Recreation & Culture:

A City Magnolia tree is proposed for removal due to driveway construction. Parks supports the applicant's proposal to retain all other City trees along 141 Street under the proposed development. The project arborist will be required to provide clarification on the use of clear crush and other protective measures to confirm that there are no impacts to City trees.

Sunnyside Acres Urban Forest is the closest active park with amenities including a skate park, sports courts, a bike park, playgrounds, and is 1,475 metres walking distance from the development. Sunnyside Acres Urban Forest is the closest park with natural area and is 350 metres walking distance from the development.

### Transportation Considerations

- The applicant will be required to construct the west side of 141 Street along the property frontage at this location.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The property is designated Suburban and located within the Suburban Density Exception Area (maximum 2 upa) in the Official Community Plan (OCP), which limits density to 5 units per hectare (u.p.h.). The proposal has a unit density of 4.4 units per hectare (or 1.8 units per acre), and therefore complies with the property's OCP designation.

#### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
  - o A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. Half-acre residential lots will result in similar sized homes, streetscape and yard space that fits the suburban character of the existing neighbourhood.*

*The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.*

## Secondary Plans

### Land Use Designation

- The site is designated “One Acre” in the Central Semiahmoo Peninsula Local Area Plan (LAP). Subdivision of the property into two half-acre sized lots would not comply with the existing LAP designation.

### Amendment Rationale

- The applicant is proposing an LAP Amendment to redesignate the site from “One Acre” to “Half-Acre Gross Density” and to rezone the site from “One Acre Residential Zone (RA) to “Half-Acre Residential Zone (RH)”, to allow subdivision into two (2) half acre residential lots.

### Amendment Rationale

- The Proposed lot sizes are 2,258.6 – 2,259.4 square metres. These lots would be larger than other RH and quarter-acre sized lots in the immediate vicinity.
- There are precedents for the proposed LAP Amendment, including Application Nos. 7917-0419-00, 7919-0107-00, and 7916-0329-00. These applications neighbour the subject property on 141 Street, starting from 2479 141 Street and extending up to 2589 141 Street.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs, as described in the Community Amenity Contribution section of this report.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)", setbacks and parking requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	5.0 units per hectare	4.4 units per hectare
<b>Yards and Principal Building Setbacks</b>		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	4.5 metres	4.5 metres
Side Yard Flanking (direction):	7.5 metres	7.5 metres
Rear (direction):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	1,858 square metres	2,258.6 – 2,259.4 square metres
Lot Width:	30 metres	25.1 metres*
Lot Depth:	30 metres	91.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5.0 units per hectare	4.4 units per hectare
Number of Spaces	3	3

\*Requires Variance

#### Lot Width Variance

- The applicant is requesting the following variance:
  - To reduce the minimum lot width of the RH Zone from 30 metres to 25.1 metres for Proposed lots 1 and 2.
- The proposed subdivision is not possible without a lot width variance, which will result in lots well above the minimum area and lot depth of the “Half Acre Residential Zone (RH)” and continues the development pattern established for this block between 24 Avenue and 26 Avenue.
- There is similar precedent for the proposed variance under multiple adjacent and abutting properties on 141 Street.
- The applicant’s arborist report demonstrates that a reduction in lot width will not result in any additional tree removal on the frontage.
- Staff support the requested variance to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Based on the neighbourhood, the West Coast Modern style is recommended for this site. Proposed design restrictions include no basement entry homes and use of stucco, hard plank, brick, and stone as the exterior materials.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated January 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide

additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new lot created.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 6, 2021, and the Development Proposal Sign was installed on June 14, 2022. Staff received no responses from neighbouring residents.
- The applicant has demonstrated support for the proposal from some residents in the Central Semiahmoo area. The applicant has conducted a survey on the proposal, gathering 16 signatures in South Surrey.
- Of these 16 signatures, 15 supportive residents were located in the Central Semiahmoo Peninsula LAP. Six (6) signatures were provided from residents on the same block or within a 220 metres distance from the subject property.

### TREES

- Morgan Sullivan, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Crabapple	1	1	0
Mountain Ash	2	1	1
Bigleaf Maple	2	2	0
Cherry Tree	2	1	1
Magnolia Tree	1	1	0
<b>Coniferous Trees</b>			
True Fir	1	0	1
Douglas Fir	51	21	30

<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>60</b>	<b>27</b>	<b>33</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>TBD</b>		
<b>Total Retained and Replacement Trees</b>	<b>33</b>		
<b>Contribution to the Green City Program</b>	<b>\$29,700.00</b>		

- The Arborist Assessment states that there are a total of 60 mature trees on the site and no Alder and Cottonwood trees. 12 of the trees are City trees within the boulevard, comprised on 10 Douglas Firs, one True Fir, and one Magnolia Tree.
- It was determined that 33 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The majority of the trees proposed for removal are in conflict with the building envelope for Proposed lot 1.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. Parks will require 2 to 1 replacement ratio compensation for the removal of a City Magnolia Tree. This will require a total of 54 replacement trees.
- If no replacement trees can be accommodated on the site, the deficit of 54 replacement trees would require a cash-in-lieu payment of \$29,700.00, representing \$550 per tree for applications received 2021 and after, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 33 trees are proposed to be retained or replaced on the site with a contribution of \$29,700.00 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit 7921-0333-00
- Appendix VII. LAP Plan Amendment Proposal

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

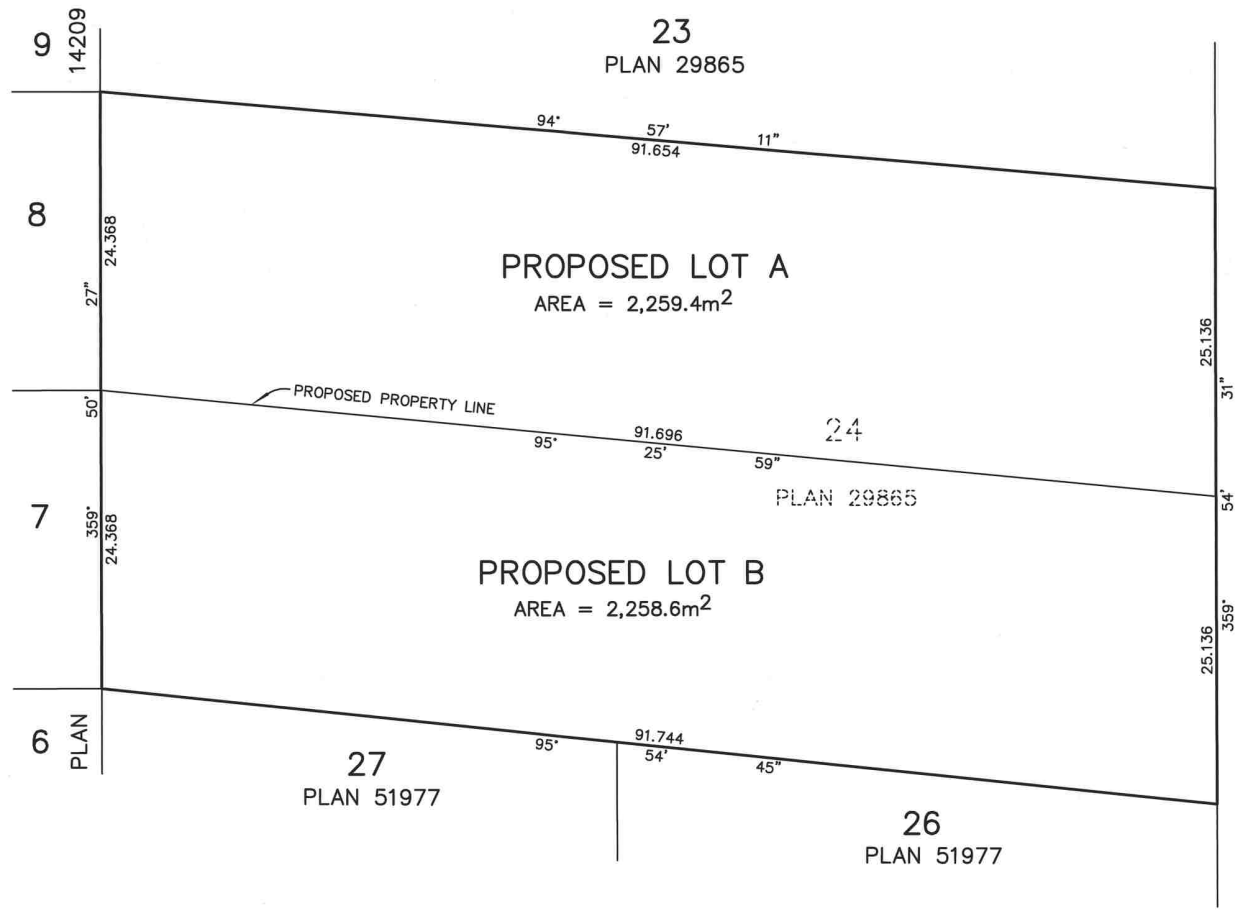
JK/ar

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 24 SECTION 21 TOWNSHIP 1 NWD PLAN 29865

PARCEL IDENTIFIER (PID): 009-137-891

CIVIC ADDRESS  
#2451 - 141st STREET  
SURREY, B.C.

LEGEND  
SCALE 1:400



141st STREET

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**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137  
CADFILE: 19472-002-PRO-SUB-000.DWG

NOTE:  
ALL DIMENSIONS AND AREAS ON THIS PLAN ARE PRELIMINARY ONLY  
AND SUBJECT TO REVISION FOLLOW LEGAL BOUNDARY SURVEY.

CERTIFIED CORRECT  
THIS 24TH DAY OF AUGUST, 2021

J. STEPHEN CAMPBELL  
B.C. LAND SURVEYOR (#712)



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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **January 27, 2022** PROJECT FILE: **7821-0333-00**

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RE: **Engineering Requirements  
Location: 2451 141 St**

### REZONE/SUBDIVISION

#### Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way (SRW) along 141 Street.

#### Works and Services

- Construct west side of 141 Street.
- Construct fronting storm sewer to service the proposed development.
- Construct storm, sanitary, and water services to service each lot.
- Construct 6.0m concrete driveway for each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.  
Development Services Manager

BD



June 21, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Chantrell Creek Elementary enrollment projections are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0333 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

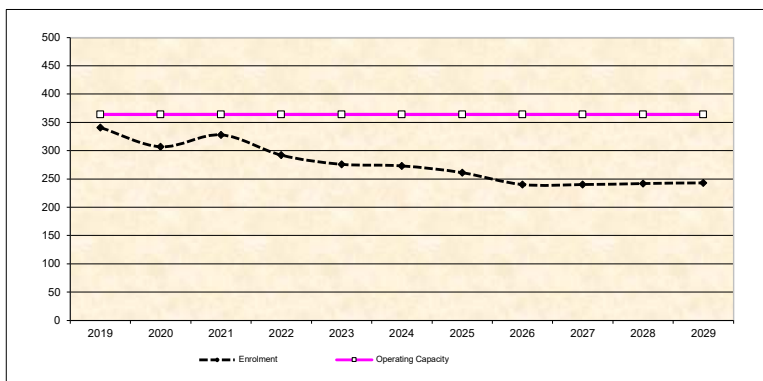
September 2021 Enrolment/School Capacity

<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	36 K + 292
Operating Capacity (K/1-7)	38 K + 326
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1301
Capacity (8-12):	1200

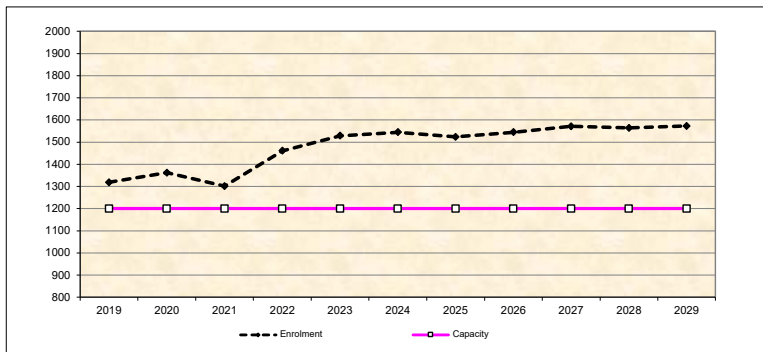
<b>Projected population of school-age children for this development:</b>	4
--	---

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Chantrell Creek Elementary**



**Elgin Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0333-00  
 Project Location: 2451 141 Street, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

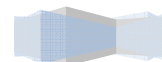
The area surrounding the subject property consists of a mixture of large estates, some that are approximately 10-15 years ago along with some that are newly constructed. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 8000sf up to 10,000 sf.

Homes in the neighborhood include the following:

- The majority of homes are large estates which are approximately 1-15 years old "west coast modern" and "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 roofs up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



7) The minimum roof can be 4:12 and maximum pitch 12:12.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

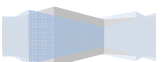
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

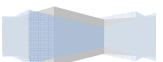
**Roof Pitch:** Minimum roof can be 4:12 and maximum 12:12.



- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.  
Date: February 26, 2022

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc  
\_\_\_\_\_  
Date: February 26, 2022



## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 2451 141 Street

Registered Arborist Morgan Sullivan

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>60</b>
<b>Protected Trees to be Removed</b>	<b>27</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>33</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54	<b>54</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>To be determined</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>1</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	<b>2</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>To be determined</b>

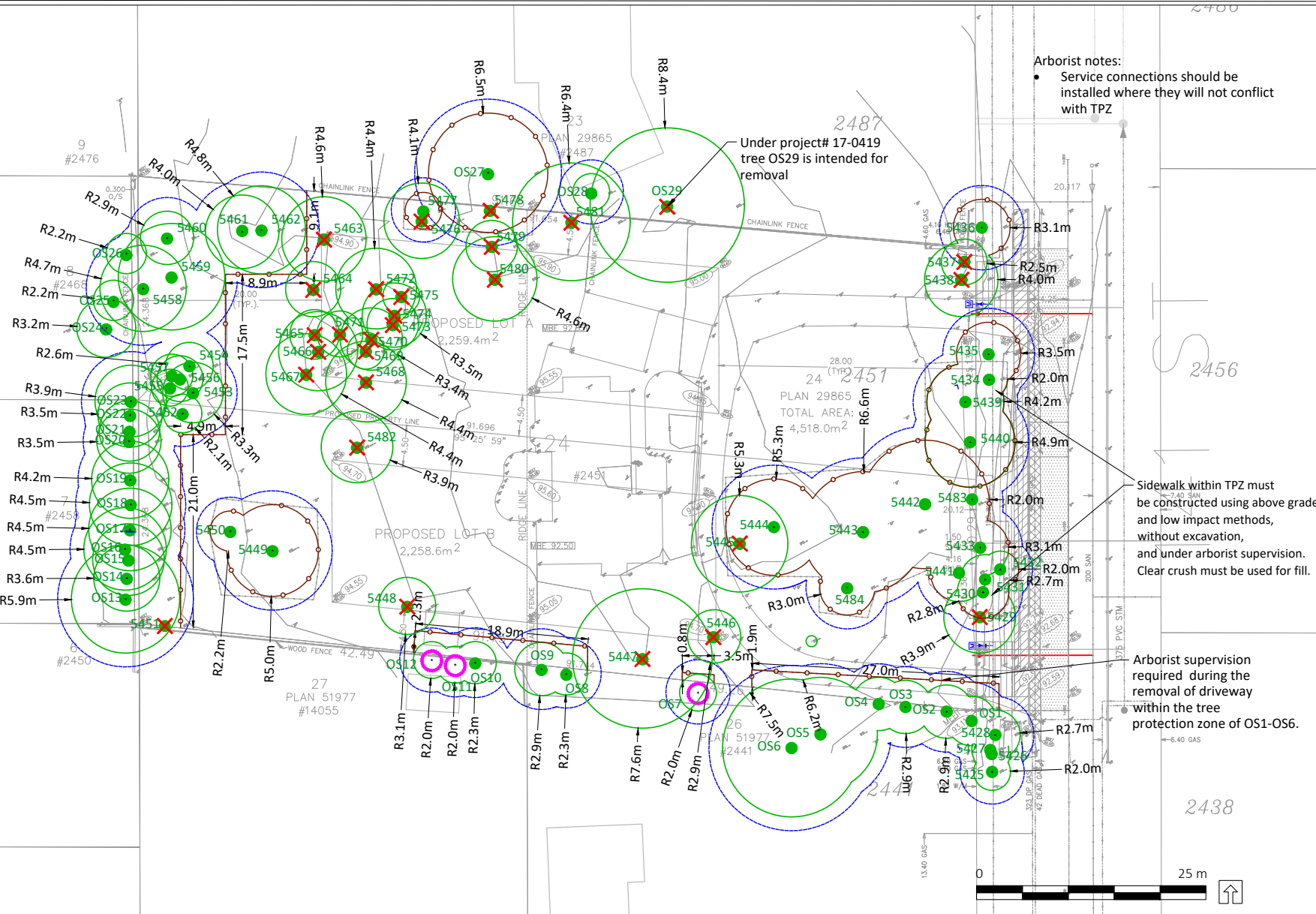
Summary, report and plan prepared and submitted by



Signature of Arborist

November 15, 2022

Date



**LEGEND**

	CRITICAL ROOT ZONE
	NO-BUILD ZONE
	TREE PROTECTION ZONE AND FENCING
	SURVEYED TREE TO BE RETAINED
	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
	TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

- Base Survey by: Matson Peck & Topless

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0333-00

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-137-891  
 LOT 24 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29865  
 2451 141 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - o to reduce the minimum lot width of the RH Zone from 30 metres to 25.1 metres for Proposed lots 1 and 2.



5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 24 SECTION 21 TOWNSHIP 1 NWD PLAN 29865

PARCEL IDENTIFIER (PID): 009-137-891

CIVIC ADDRESS

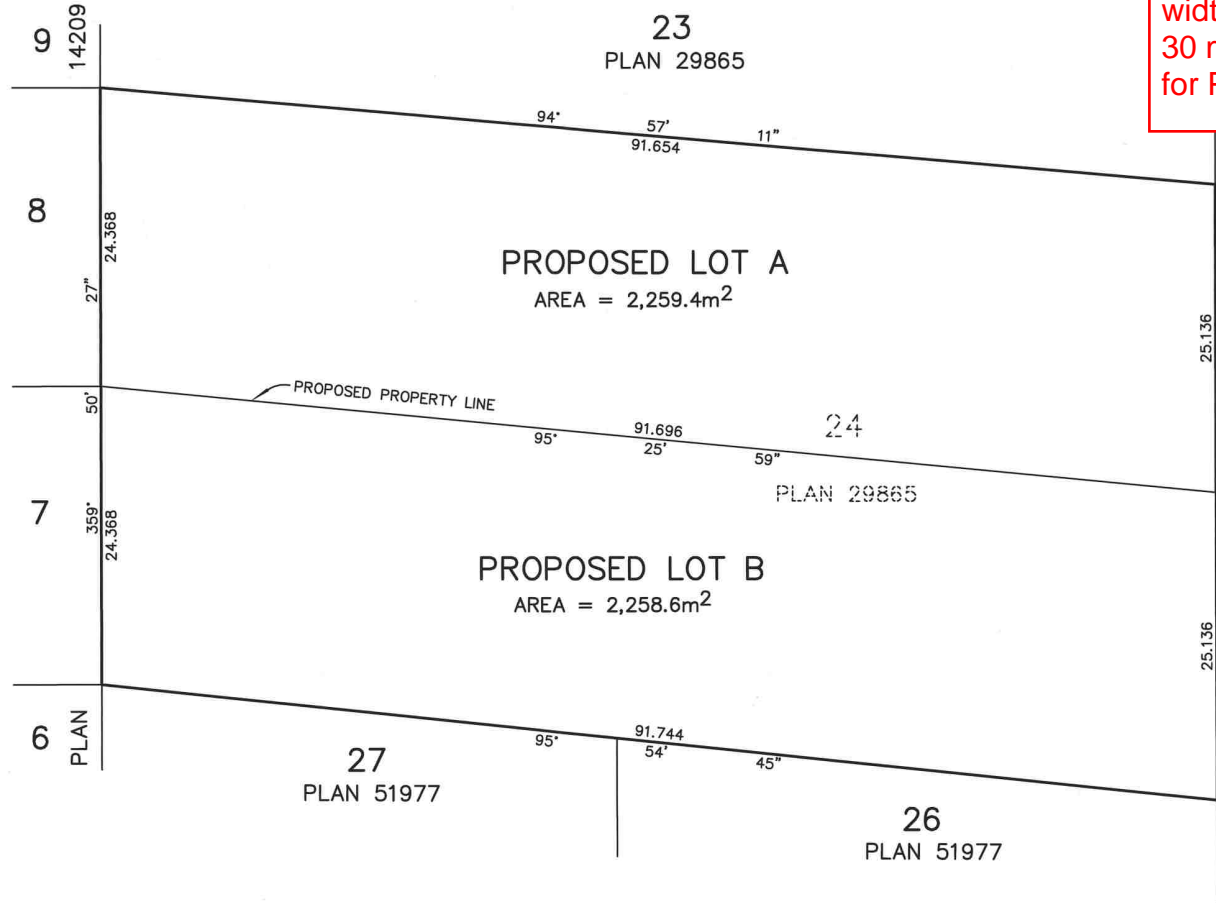
#2451 - 141st STREET  
SURREY, B.C.

LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES



DVP 7921-0333-00: to reduce the minimum lot width of the RH Zone from 30 metres to 25.1 metres for Proposed lots 1 and 2.

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**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19472-002-PRO-SUB-000.DWG

NOTE:

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CERTIFIED CORRECT  
THIS 24TH DAY OF AUGUST, 2021

J. STEPHEN CAMPBELL  
B.C. LAND SURVEYOR (#712)



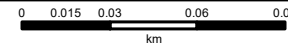
### Legend

- Road Surface
- Address Points
- Zoning Boundaries
- Central Semiahmoo Peninsula**
- Half-acre gross density
- One acre
- Secondary Plan Boundaries

Enter Map Description

Scale: 1:2,586

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2023-02-28