

CORPORATE REPORT

NO: R172

COUNCIL DATE: September 23, 2024

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**

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

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/corporate reports/future/sf to ssmuh third batch/cr sf to ssmuh third batch.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/corporate%20reports/future/sf%20to%20ssmuh%20third%20batch/cr%20sf%20to%20ssmuh%20third%20batch.docx)

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

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL DVP ZONE	ORIGINAL DVP	CURRENT DVP ZONE	Close DVP	REPLACEMENT DVP (NEW SSMUH ZONE)
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 .

Mayor – Brenda Locke

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

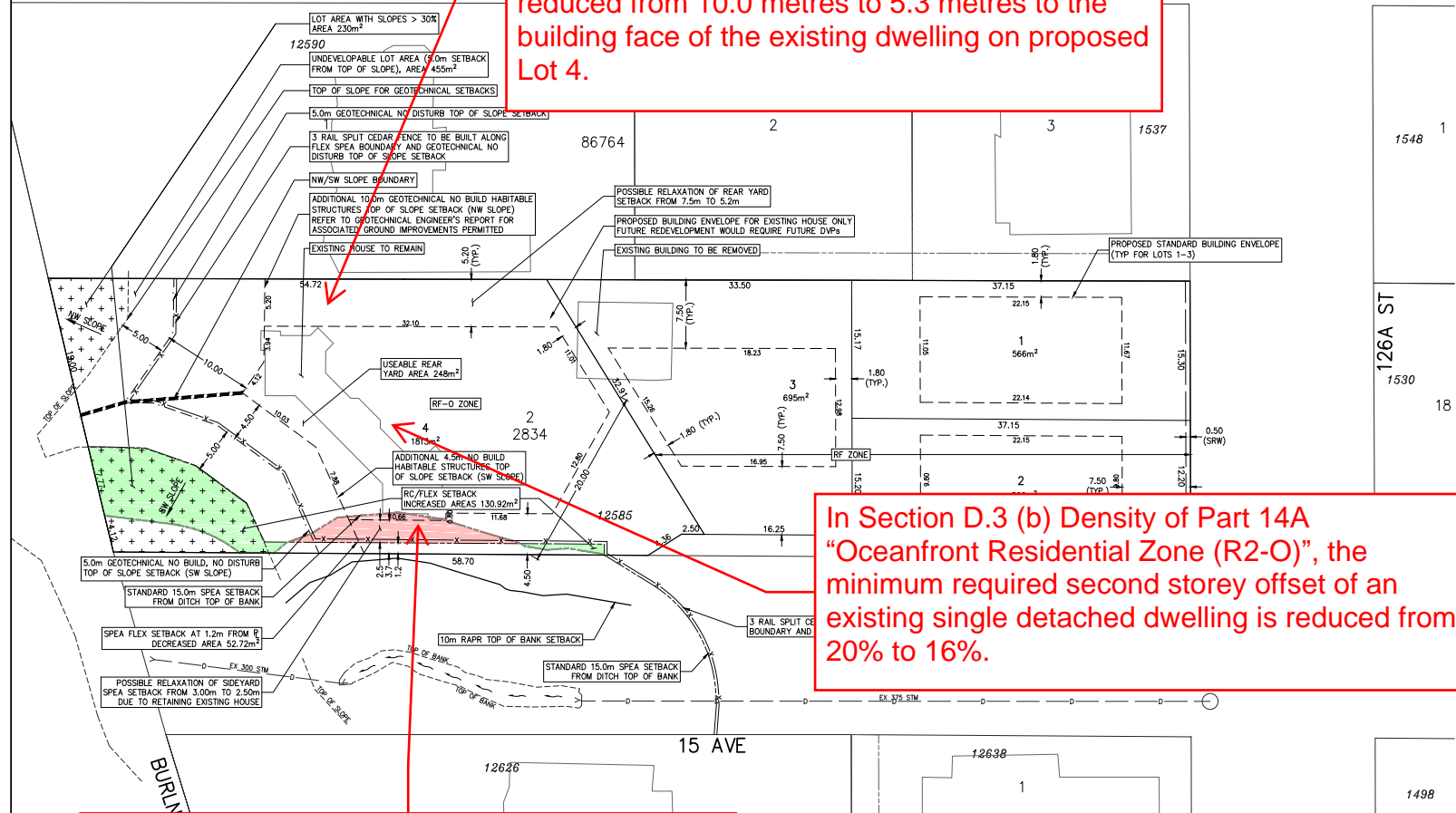


SCHEDULE A

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: 1813m²
 UNDEVELOPABLE AREA: 455m²
 NET AREA: 1358m²
 USEABLE REAR YARD AREA: 248m²
 SLOPES > 30%: 230m²

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**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
 - LOTS 1, 2 & 3 TO REMAIN R3 ZONE LOT 4 TO BE REZONED TO R2-O ZONE.
 - EXISTING HOUSE AND DRIVEWAY ON LOT 4 TO REMAIN. ALL OTHER EXISTING BUILDINGS TO BE REMOVED.
 - 0.50m SRW REQUIRED FOR LOTS 1 & 2 FOR MUNICIPAL SERVICES AND MAINTENANCE.
 - HAZARD SLOPES DP AND NO-BUILD RC FOR PORTION OF LOT 4 REQUIRED. (TOP OF SLOPE)
 - SENSITIVE ECOSYSTEM DP REQUIRED FOR PORTION OF LOT 4.
 - 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	MM	PM
2	03/01/23	EXISTING HOUSE RETAINED	MM	PM
1	14/07/22	INITIAL REVIEW	MM	PM
		Revision	Dr	Ch

TELEPHONE 604-591-2213
 E-MAIL: office@citwest.com
 EGBC Permit to Practice #1001824

CITWEST CONSULTING LTD.
 108 AVENUE, SURREY, BC V3V 7Y3

LETROY HOLDINGS LTD.
 201-14727 108 AVENUE, SURREY, BC V3R 1V9 Ph: 604-760-5281

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

Scale: 1:500	Mun. Proj. No: 7818-0345-00	Dwg. No.
Drawn: WM/ET	Mun. Dwg. No.	C
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:

- (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:
 - 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__ .

Mayor – Brenda Locke

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

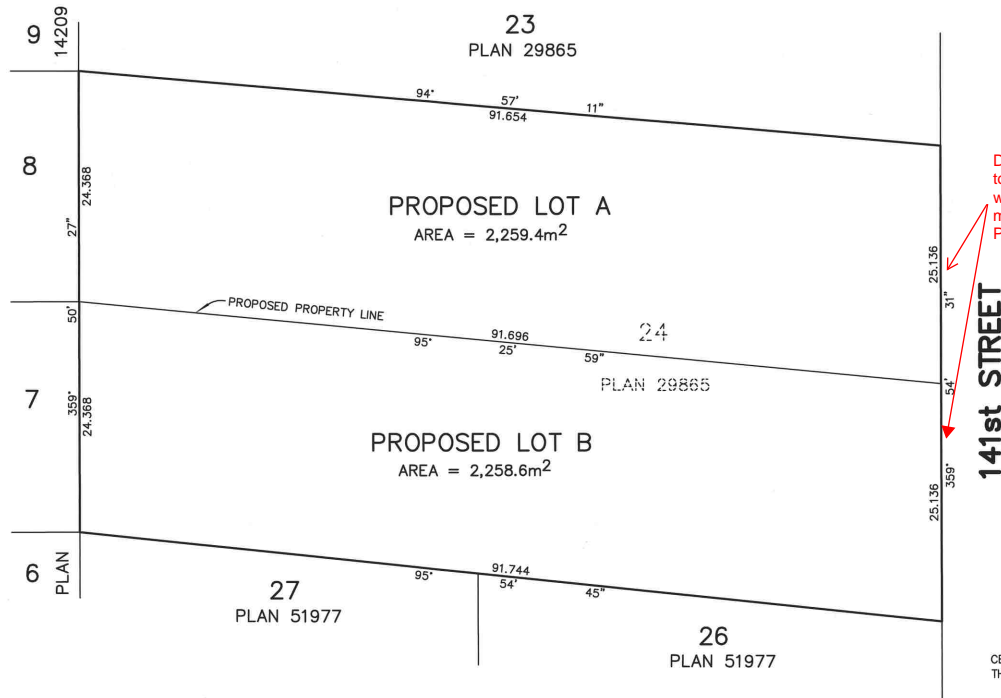
#2451 - 141st STREET
SURREY, B.C.

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:

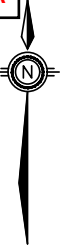
- (a) In Section C.2. of Part 15 "Urban Residential Zone (R3)" the minimum required lot width is reduced from 15.0 metres to 14.0 metres for proposed Lots 1 - 6.

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 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.

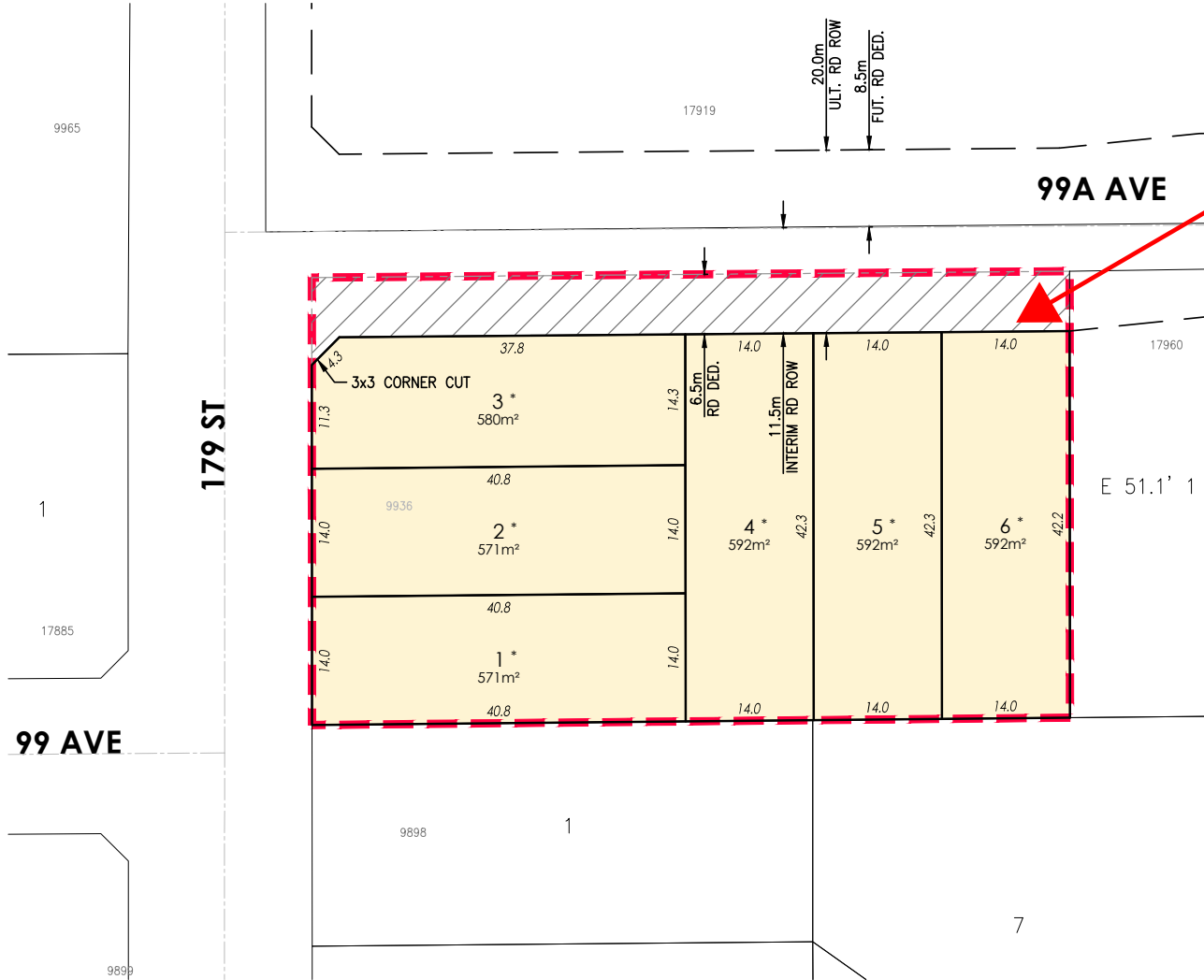
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk 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.

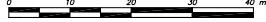
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

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.

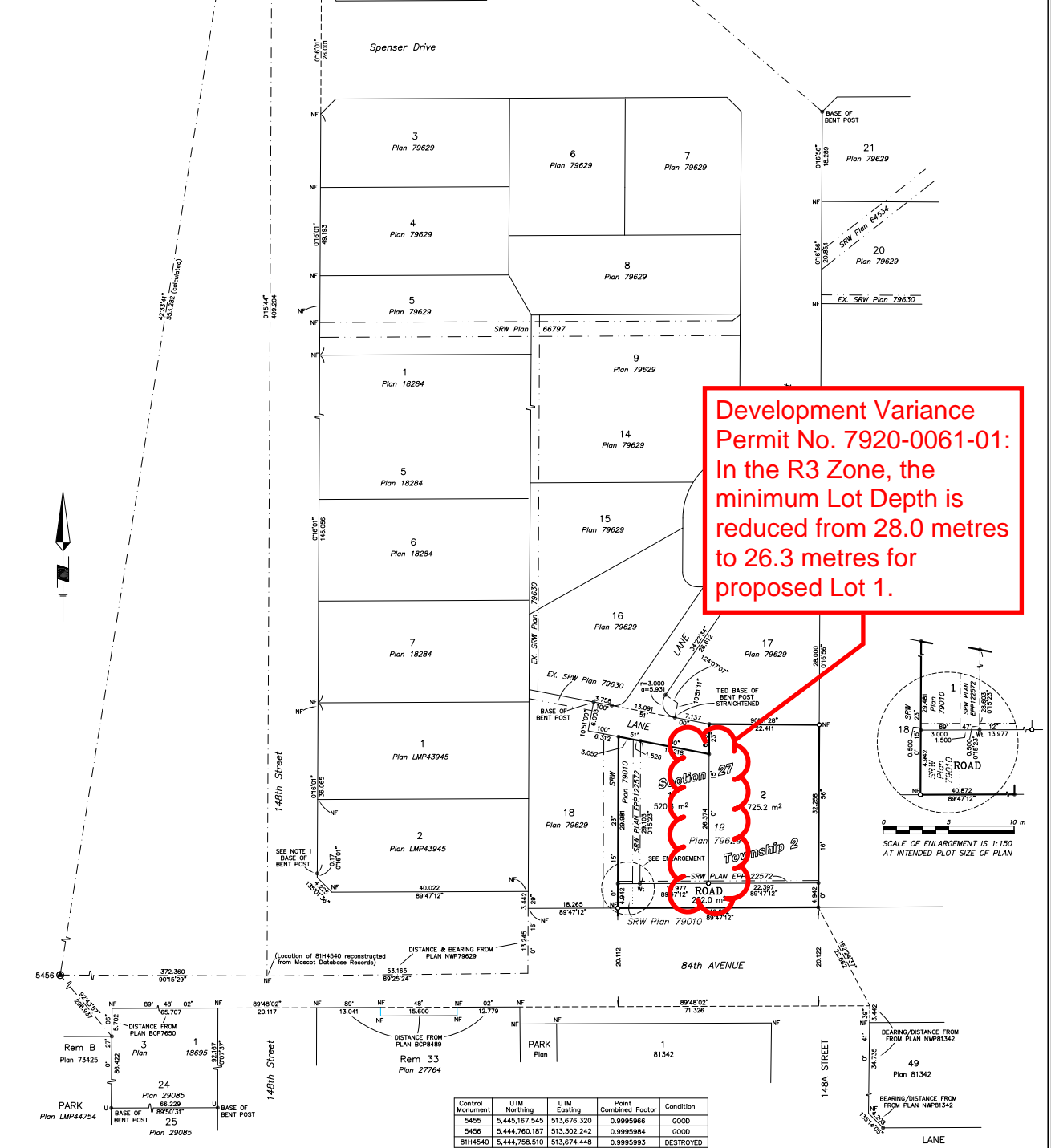
The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5455 and 5456.

Legend:

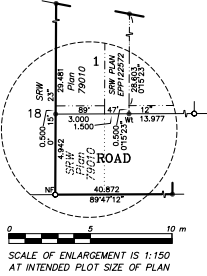
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- EX Denotes Explanatory
- NF Denotes nothing found
- WT Denotes Witness
- U Denotes Unknown origin

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:

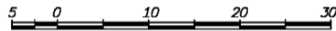
12585 15th Avenue, Surrey, BC
P.L.D. 002-480-468

FOR RE-ZONING PURPOSES

LEGEND

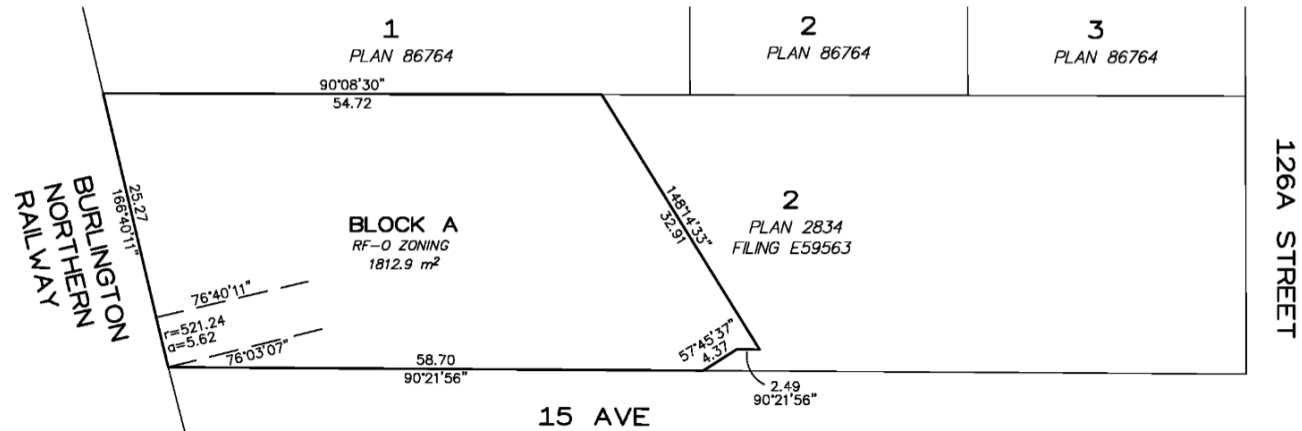
m² DENOTES SQUARE METRES

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

All rights reserved . No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

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 6o 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 .

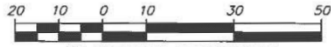
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

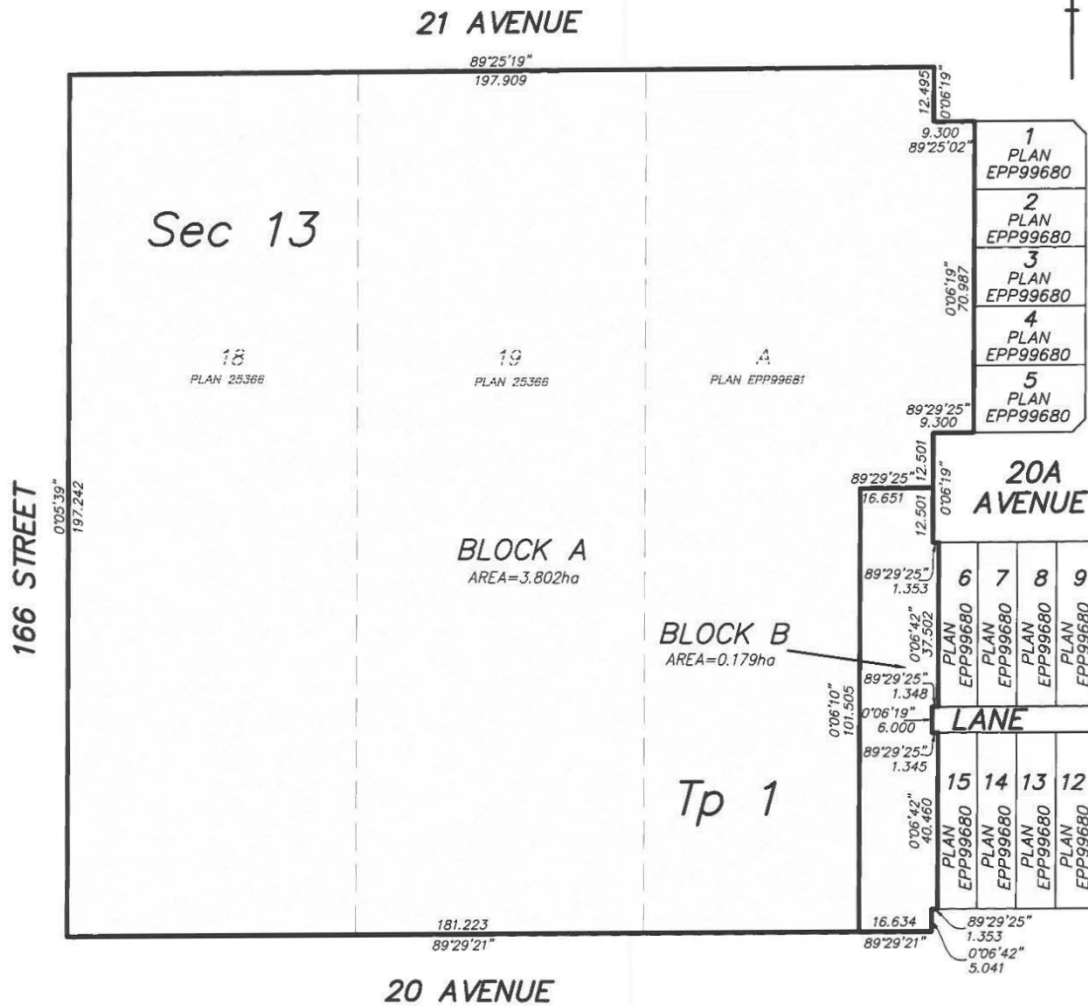
_____CLERK

**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



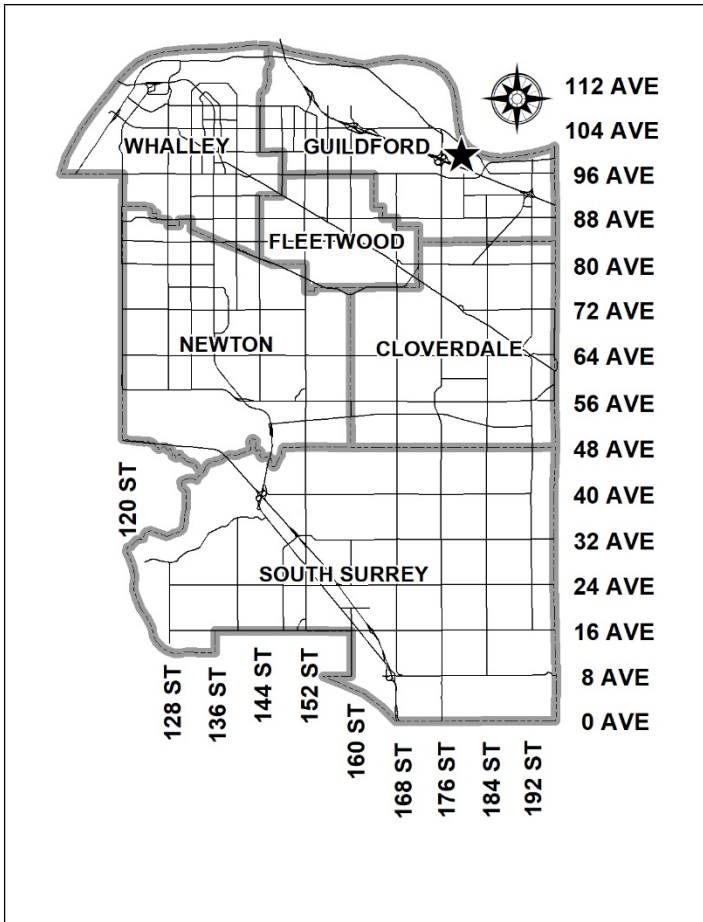
CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 6TH DAY OF MARCH, 2024

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

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0314-00

Planning Report Date: June 10, 2024



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF
- **Development Variance Permit**

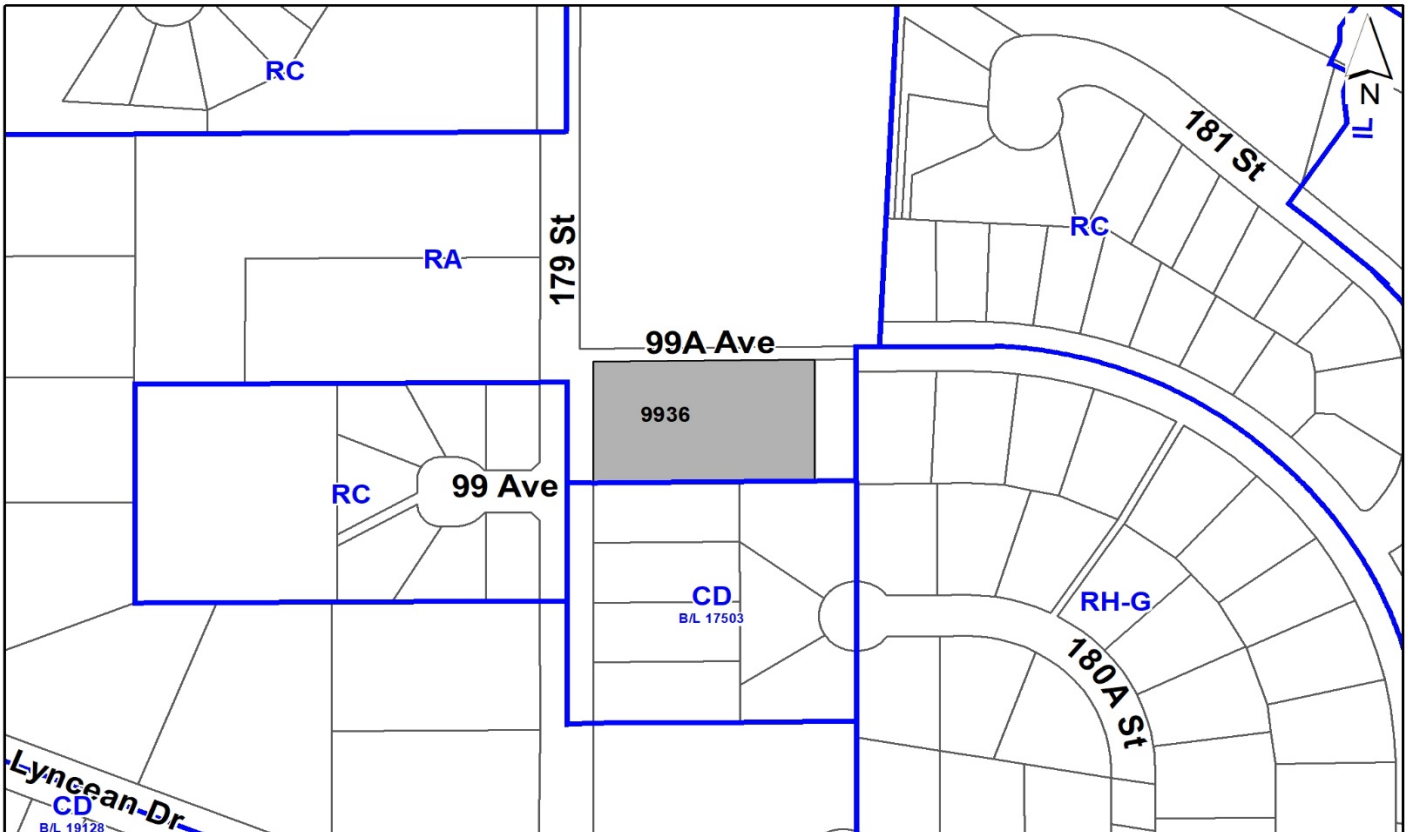
to allow subdivision into six (6) single-family residential lots with reduced lot width.

LOCATION: 9936 - 179 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Single Family 4 - 6 UPA



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing to reduce the minimum lot width requirements of the RF Zone from 15.0 metres to 14.0 metres for proposed Lots 1 – 6.

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the Suburban designation in the Official Community Plan (OCP), however when the Abbey Ridge Local Area Plan (LAP) was endorsed by Council on February 6, 2017, it was acknowledged that OCP amendments would be required through individual land development applications to achieve the land uses and densities in the LAP.
- The proposal complies with the Single Family (4 – 6 UPA) designation in the Abbey Ridge Local Area Plan (LAP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal will assist in creating a diversity of lot sizes and housing types in this area of Abbey Ridge.
- The proposed lots will be of similar size and widths to other RF lots in the neighbourhood
- The proposed lots exceed both the minimum lot depth and lot area requirements of the RF Zone. The requested lot width variances will have minimal impact on the streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7923-0314-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required lot width of the RF Zone from 15.0 metres to 14.0 metres for proposed Lots 1 – 6.
5. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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 Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwelling on acreage lot (to be demolished)	Single Family Residential 4 – 6 UPA	RA
North (Across 99A Avenue):	Single family dwelling and natural area	Future Natural Area, , Low Density Cluster 4 – 6 UPA Gross, and Single Family Residential 4 – 6 UPA	RA
East:	Single family lots	Single Family Residential 4 – 6 UPA and Suburban Residential 2-4 UPA Gross	RA and RH-G
South:	Single family lots	Single Family Residential 4 – 6 UPA	CD (Bylaw No. 17503)
West (Across 179 Street):	Single family lots	Single Family Residential 4 – 6 UPA	RC and RA

Context & Background

- The 0.40-hectare subject site is located at 9936 – 179 Street in the East Fraser Heights area.
- The subject site is designated “Suburban” in the Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone” (RA).
- The subject site is located within the Abbey Ridge Local Area Plan (LAP) and is designated as “Single Family Residential 4 – 6 UPA”.
- There is an existing single family dwelling on the site that will be demolished as part of the development.
- There is an identified Class B watercourse north of the subject site, across 99A Avenue, which will require a setback per Part 7A of the Zoning Bylaw. Existing 99A Avenue bisects the setback area from the subject site. As such, setbacks and protection measures will be confirmed and addressed as part of any redevelopment application on the property to the north, and not as part of the subject application.
- An unmapped watercourse feature along 179 Street was identified by the project Qualified Environmental Professional (QEP). The QEP has provided an assessment of the watercourse and determined it to be a Class C ditch and not a stream. The ditch will be infilled and culverted as part of proposed road frontage upgrades.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to amend the Official Community Plan (OCP) from “Suburban” to “Urban” and rezone the subject property from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RA)” in order to subdivide the property into six (6) lots.
- Proposed Lots 1 - 6 will require a Development Variance Permit to reduce the minimum required lot width in the RF zone from 15 metres to 14 metres.
- The proposal complies with the Abbey Ridge Local Area Plan.
- The following table provides development details for the proposal.

	Proposed
Lot Area	
Gross Site Area:	4,044 square metres
Road Dedication:	540.5 square metres
Net Site Area:	3,503.5 square metres
Number of Lots:	6 lots
Unit Density:	Gross: 14.8 UPH (6 UPA) Net: 17.1 UPH (6.6 UPA)
Range of Lot Sizes	571 – 592 square metres
Range of Lot Widths	14 – 14.3 metres
Range of Lot Depths	40.8 – 42.3 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 6 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at Bothwell Elementary School
2 Secondary students at Fraser Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2025.

Parks, Recreation & Culture:

Parks has no concerns with the proposal.

Barnston Park is the closest passive park and contains amenities including a picnic area and open grass field, and natural area. The park is 250 metres walking distance from the development.

Future active parkland is proposed within 350 metres walking distance of the development as part of the Abbey Ridge Local Area Plan (LAP).

Ministry of Transportation & Infrastructure (MOTI)

Preliminary approval of the rezoning is granted by MOTI for one (1) year.

Transportation Considerations

- As part of the subject development application the applicant will be required to provide approximately 540.5 square metres of road dedication and road improvements.
 - 4.97 metres of dedication is required for 99A Avenue for an ultimate road dedication of 20 metres.
 - A 3x3 metre corner cut at the intersection of 99A Avenue and 179 Street is also required to be dedicated.
- Access to the proposed lots will be via the frontage roads, 179 Street and 99A Avenue.
- The Abbey Ridge Greenway/multi-use pathway is located within 160 metres of the subject site.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal does not comply with the current "Suburban" designation of the subject site in the Official Community Plan (OCP).

Amendment Rationale

- The proposed "Urban" designation is consistent with the intended land uses in the Abbey Ridge LAP. The necessary OCP Amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual land development applications.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Abbey Ridge LAP.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed single-family residential subdivision is supported by the following OCP policy:
 - 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 proposed RF lots are compatible with the surrounding context. The design guidelines to be registered on title will ensure the proposed residential lots will feature homes that are compatible with the character of the existing neighbourhood.

Secondary Plans

Land Use Designation

- The proposal complies with the Single Family Residential 4 – 6 UPA designation in the Abbey Ridge Local Area Plan.

Zoning By-law

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

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 UPH	17.1 UPH
Yards and Setbacks		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	1.8 metres	1.8 metres
Side Yard Flanking (direction):	3.6 metres	3.6 metres
Rear (direction):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	571 – 592 square metres
Lot Width:	15 metres	14 – 14.3 metres
Lot Depth:	28 metres	40.8 – 42.3 metres

Lot Width

- The applicant is requesting the following variances:
 - to reduce the minimum required lot width of the RF Zone from 15.0 metres to 14.0 metres for proposed Lots 1 – 6.
- The proposed lots will be of similar size and widths to other RF lots in the area.
- The proposed lots exceed both the minimum lot depth and lot area requirements of the RF Zone. The requested lot width variances will have minimal impact on the streetscape.
- Staff support the requested variances 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).
- Styles recommended for this site includes Neo-Traditional homes that are 2 or 3 storeys given the neighbourhood context. Roof slope is to be a minimum of 4:12 roof slope using a wide range of roofing materials including concrete roof tiles or asphalt shingles in grey, brown or black. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated November 23, 2023, 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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- 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 \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 1, 2024, and the Development Proposal Signs were installed on March 8, 2024. Staff received 7 responses from neighbouring residents with the following comments:
 - The proposed lot sizes, particularly the proposed frontages, do not fit the neighbourhood context and are too small.
 - The increased density will bring congestion and traffic to the neighbourhood. As a result, there are concerns of on-street parking due to secondary suites.
- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association (FHCA) provided the following comments:
 - The proposed lots are smaller & out of context for this neighbourhood. The neighbouring lots are wider in frontage and larger in area. The FHCA believes this is a very stark difference & not good planning practices. These lots should be of comparative size to surrounding lots.

- Staff provided the residents and the Fraser Heights Community Association with the following comments:
 - *The proposed development is consistent with the Abbey Ridge Local Area Plan. The Plan was approved in 2017, following a planning process which included community consultation, engineering and servicing studies, and other technical work.*
 - *The subject site (9936 99A St) is designated “Single Family (4-6 UPA)” in the Plan and is envisioned to act as a transition between the lower density homes designated “suburban residential 2-4 UPA” to the east and medium density housing to the west.*
 - *The proposed lots will be of similar size and widths to those further south on 179 Street, closer to 98 Ave (also RF zoned lots) and are larger than the lots to the southwest on Huckleberry Drive (which are zoned RF-13 and are 336 sqm min. in lot size).*

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Ash	2	2	0
Bigleaf Maple	5	5	0
Cascara	2	2	0
Cherry	1	1	0
Dogwood	1	1	0
Holly	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	15	15	0
Western hemlock	1	1	0
Total	29	29	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		21	
Total Retained and Replacement Trees Proposed		21	
Estimated Contribution to the Green City Program		\$20,350	

- The Arborist Assessment states that there are a total of 29 mature trees on the site. There are no Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal. The proposed tree removal and replacement was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 58 replacement trees on the site. Since the proposed 21 replacement trees can be accommodated on the site, the proposed deficit of 37 replacement trees will require an estimated cash-in-lieu payment of \$20,350, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 99A Avenue and 179 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 21 trees are proposed to be replaced on the site with an estimated contribution of \$20,350 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

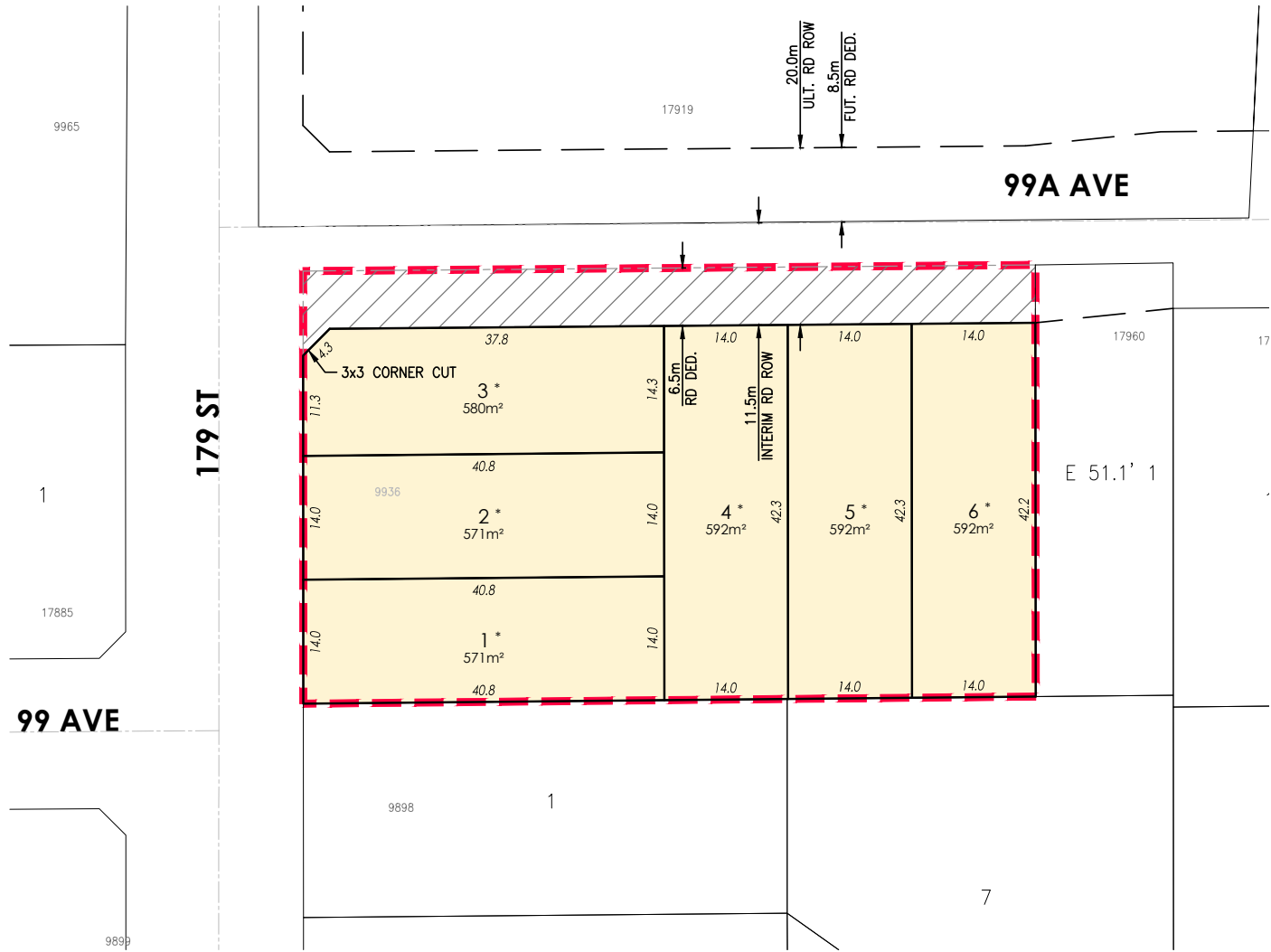
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7923-0314-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SJ/kd



STATISTICS

Gross Site Area: 4,044 sq.m (1.0 Acres)
Proposed Zoning: RF
 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



INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 04, 2024**

PROJECT FILE: **7823-0314-00**

RE: **Engineering Requirements**
Location: 9936 179 St

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 6.471m to achieve 11.5m half-road dedication along 99A Avenue.
- Dedicate 3.0 x 3.0m corner cut at 179 Street and 99A Avenue.
- Register 0.5m SRW along all development frontages.

Works and Services

- Construct south side of 99A Avenue.
- Construct east side of 179 Street.
- Install new fronting water, sanitary and drainage mains as required.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Provide downstream catchment analyses for drainage and sanitary to confirm capacities, and address any constraints as required.
- Register RC for on-site sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT/DEVELOPMENT VARIANCE PERMIT

There are no additional engineering requirements relative to issuance of the proposed OCP Amendment and Development Variance Permit.

Jeff Pang, P.Eng.
Manager, Development Services

DYC

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **April 15, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0314 00**

The proposed development of **6** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	6
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Projected Number of Students From This Development In:	
Elementary School =	3
Secondary School =	2
Total Students =	5

Current Enrolment and Capacities:	
Bothwell Elementary	
Enrolment	308
Operating Capacity	294
# of Portables	2
Fraser Heights Secondary	
Enrolment	1597
Operating Capacity	1200
# of Portables	12

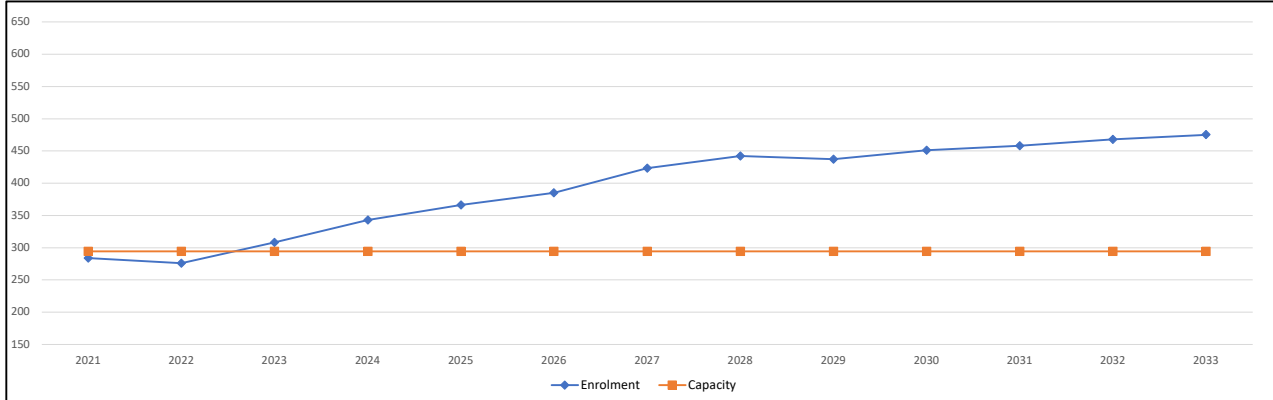
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry of Education and Child Care, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years; followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

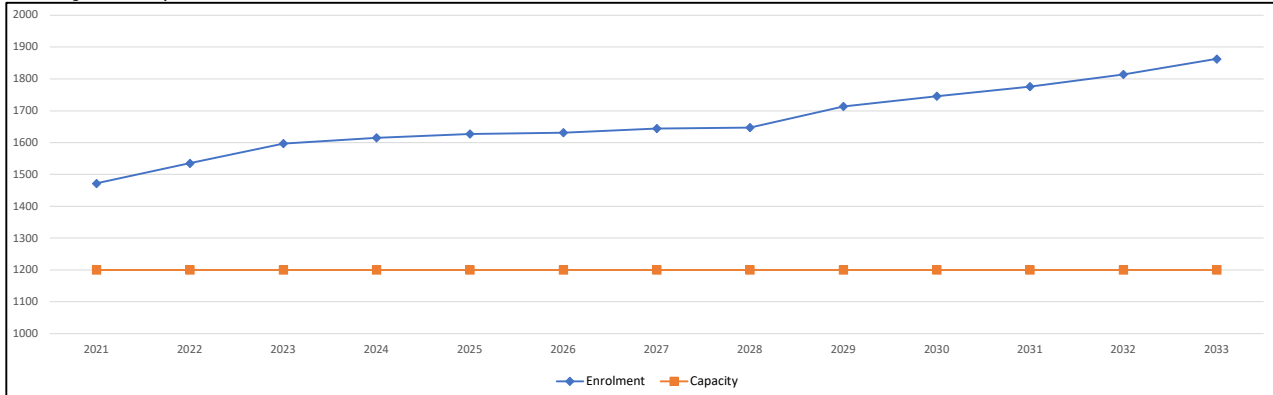
Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 133% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry of Education and Child Care a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Bothwell Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Fraser Heights Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-00XX-00
 Project Location: 9936 179 Street, Surrey, B.C.
 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:

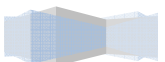
The area surrounding the subject property consists of homes built recently. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 4500sf up to 5000 sf. The subject property is located one street in from the main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12; along with various roof forms such as: gables, hip roofs, and monolith roof slopes. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, 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.

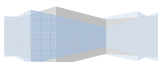
Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

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 pitch must be 4:12.

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: minimum 15 shrubs of a minimum 3 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

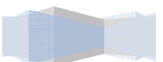
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: December 8, 2023

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: December 8, 2023



Tree Preservation Summary

Surrey Project No:

Address: 9936 179 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale PN 6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	29	Protected Trees Identified	0
Protected Trees to be Removed	29	Protected Trees to be Removed	-
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 29 X two (2) = 58	58	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	-
Replacement Trees Proposed	21	Replacement Trees Proposed	-
Replacement Trees in Deficit	37	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

June 3, 2024

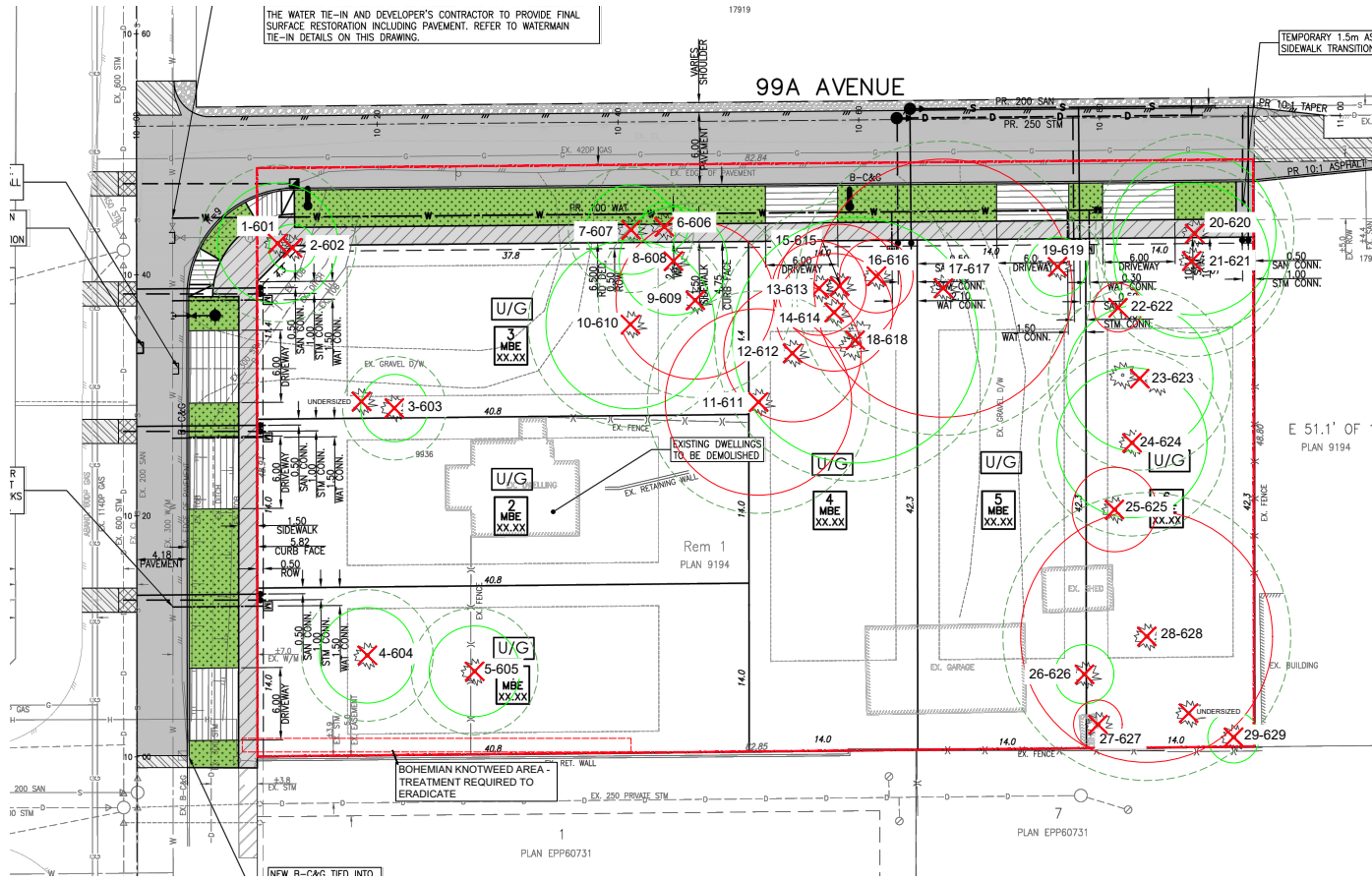
Date

THE WATER TIE-IN AND DEVELOPER'S CONTRACTOR TO PROVIDE FINAL SURFACE RESTORATION INCLUDING PAVEMENT. REFER TO WATERMAIN TIE-IN DETAILS ON THIS DRAWING.

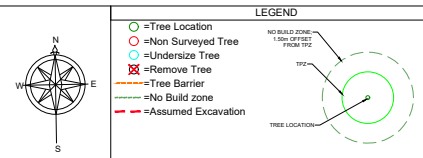
17919

99A AVENUE

TEMPORARY 1.5m AT SIDEWALK TRANSITION



TREE INVENTORY				
TREE #	TAG #	SPECIES	DBH (cm)	TPZ (m)
1	601	ASH	77	4.62
2	602	ASH	30	1.80
3	603	HOLLY	43	2.58
4	604	CHERRY TREE	61	3.66
5	605	DOUGLAS FIR	58	3.48
6	606	WESTERN RED CEDAR	31	1.86
7	607	WESTERN RED CEDAR	57	3.42
8	608	WESTERN RED CEDAR	69	4.14
9	609	WESTERN RED CEDAR	101	6.06
10	610	WESTERN RED CEDAR	108	6.48
11	611	BIGLEAF MAPLE	119	7.14
12	612	WESTERN RED CEDAR	88	5.28
13	613	HEMLOCK	60	3.60
14	614	WESTERN RED CEDAR	75	4.50
15	615	WESTERN RED CEDAR	79	4.74
16	616	WESTERN RED CEDAR	47	2.82
17	617	WESTERN RED CEDAR	165	9.90
18	618	WESTERN RED CEDAR	157	9.42
19	619	BIGLEAF MAPLE	38	2.28
20	620	WESTERN RED CEDAR	104	6.24
21	621	WESTERN RED CEDAR	99	5.94
22	622	BIGLEAF MAPLE	31	1.86
23	623	WESTERN RED CEDAR	94	5.64
24	624	WESTERN RED CEDAR	96	5.76
25	625	CASCARA	54	3.24
26	626	DOGWOOD	38	2.28
27	627	CASCARA	31	1.86
28	628	BIGLEAF MAPLE	161	9.66
29	629	BIGLEAF MAPLE	33	1.98



LEGEND

- = Tree Location
- = Non Surveyed Tree
- = Undersize Tree
- ✗ = Remove Tree
- = Tree Barrier
- - - = No Build zone
- - - = Assumed Excavation

NO BUILD ZONE 15m OFFSET FROM TREE LOCATION

NOTES:

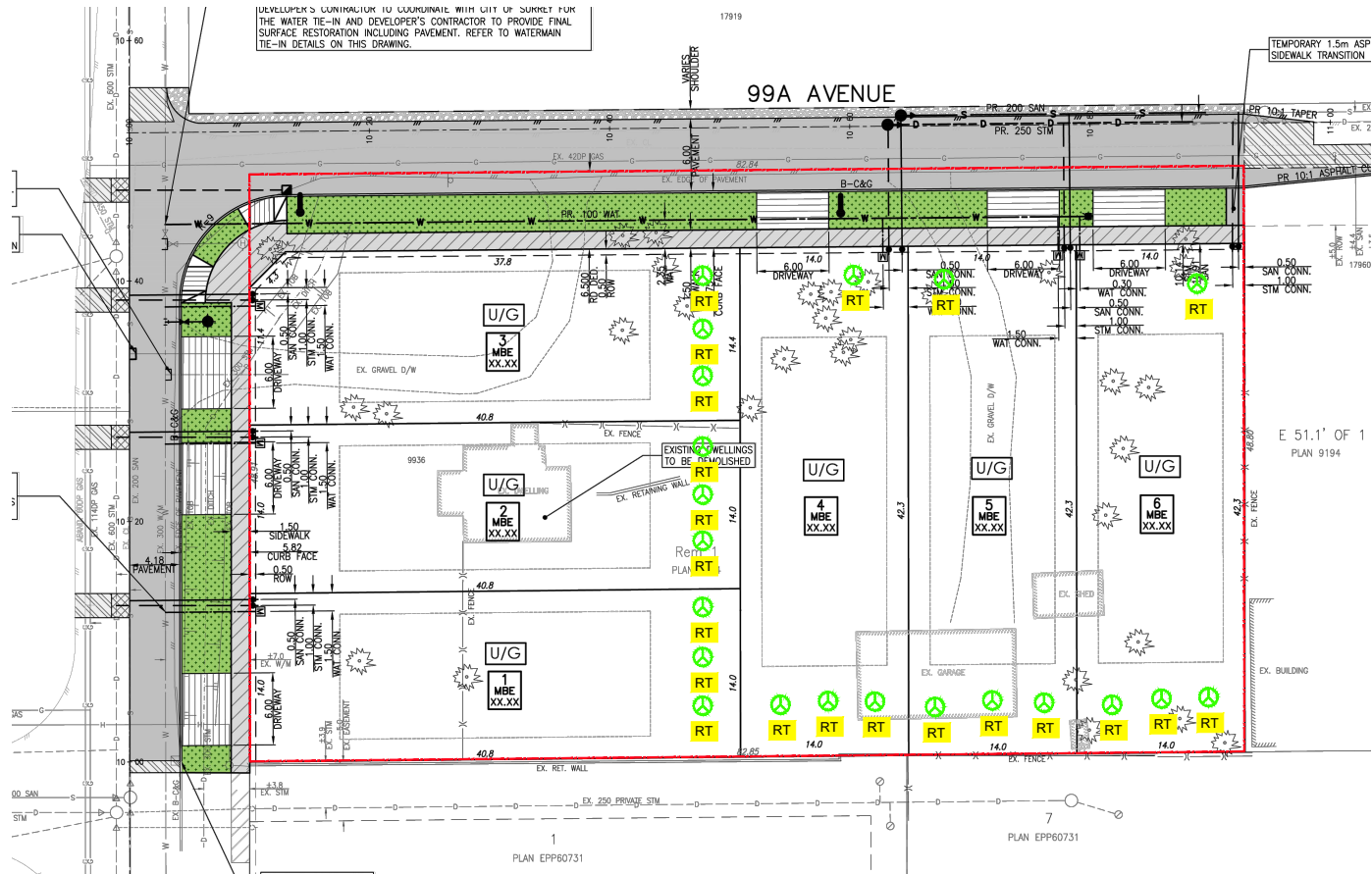
- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE
- UNDERSIZED TREES ARE LESS THAN 30cm DBH
- RED TPZ INDICATES POOR RETENTION SUITABILITY. ALL OTHER ARE GOOD OR MODERATE

TREE PLAN FOR CONSTRUCTION AT

9936 179 STREET, SURREY

SCALE: 1:400
DATE: JUNE 3, 2024
TREE PLAN BY: AS



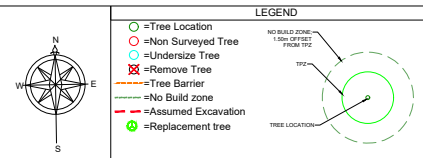


DEVELOPER'S CONTRACTOR TO COORDINATE WITH CITY OF SURREY FOR THE WATER TIE-IN AND DEVELOPER'S CONTRACTOR TO PROVIDE FINAL SURFACE RESTORATION INCLUDING PAVEMENT. REFER TO WATERMAIN TIE-IN DETAILS ON THIS DRAWING.

TEMPORARY 1.5m ASP SIDEWALK TRANSITION

EXISTING DWELLINGS TO BE DEMOLISHED

Rent 1 PLAN



NOTES:

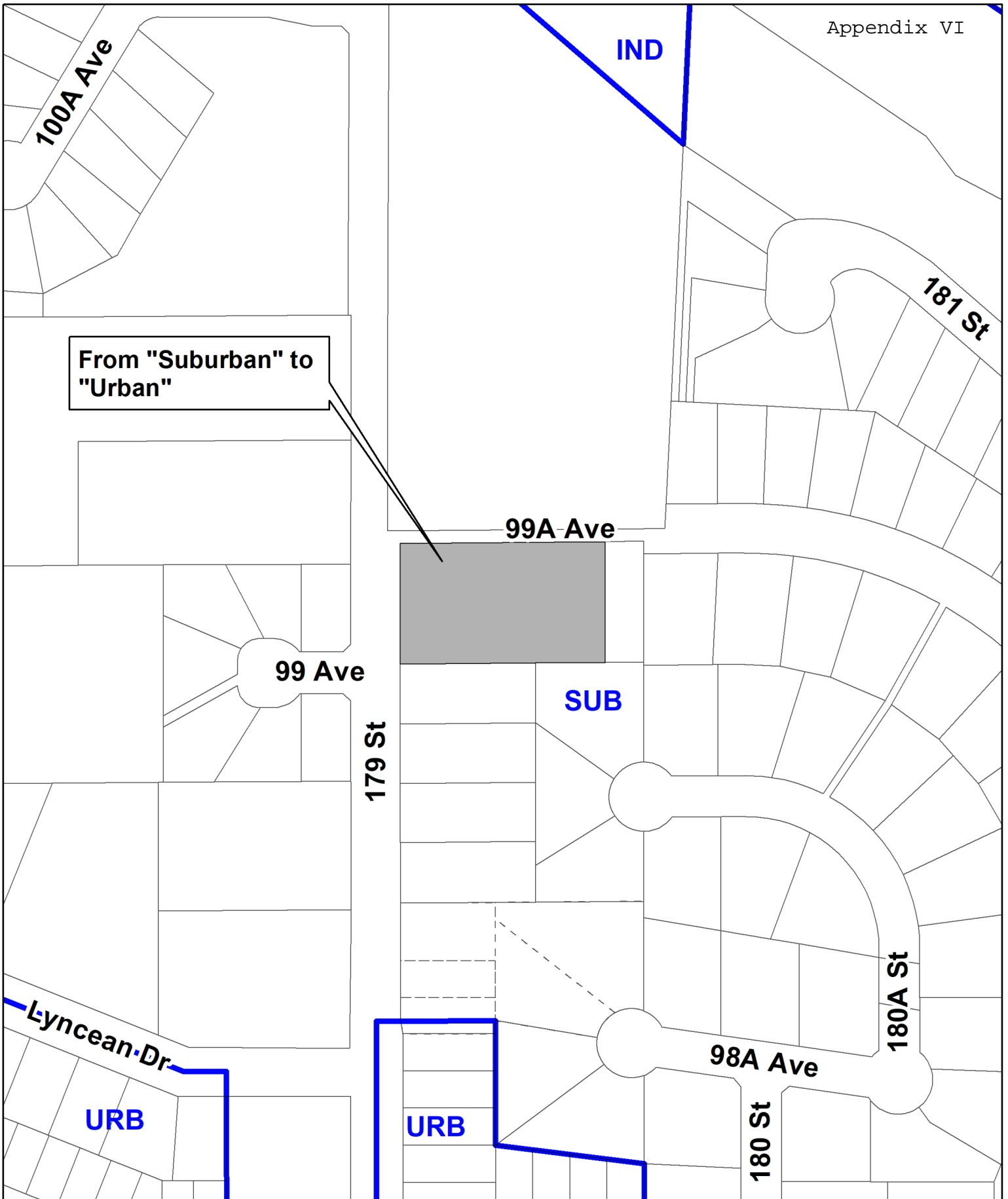
- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE
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TREE RETENTION AND REPLACEMENT PLAN FOR CONSTRUCTION STREET

9936 179 STREET,
SURREY

SCALE: 1:400
DATE: JUNE 3, 2024
TREE PLAN BY: AS





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0314-00

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 K of Part 16 "Single Family Residential Zone (RF)" 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 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

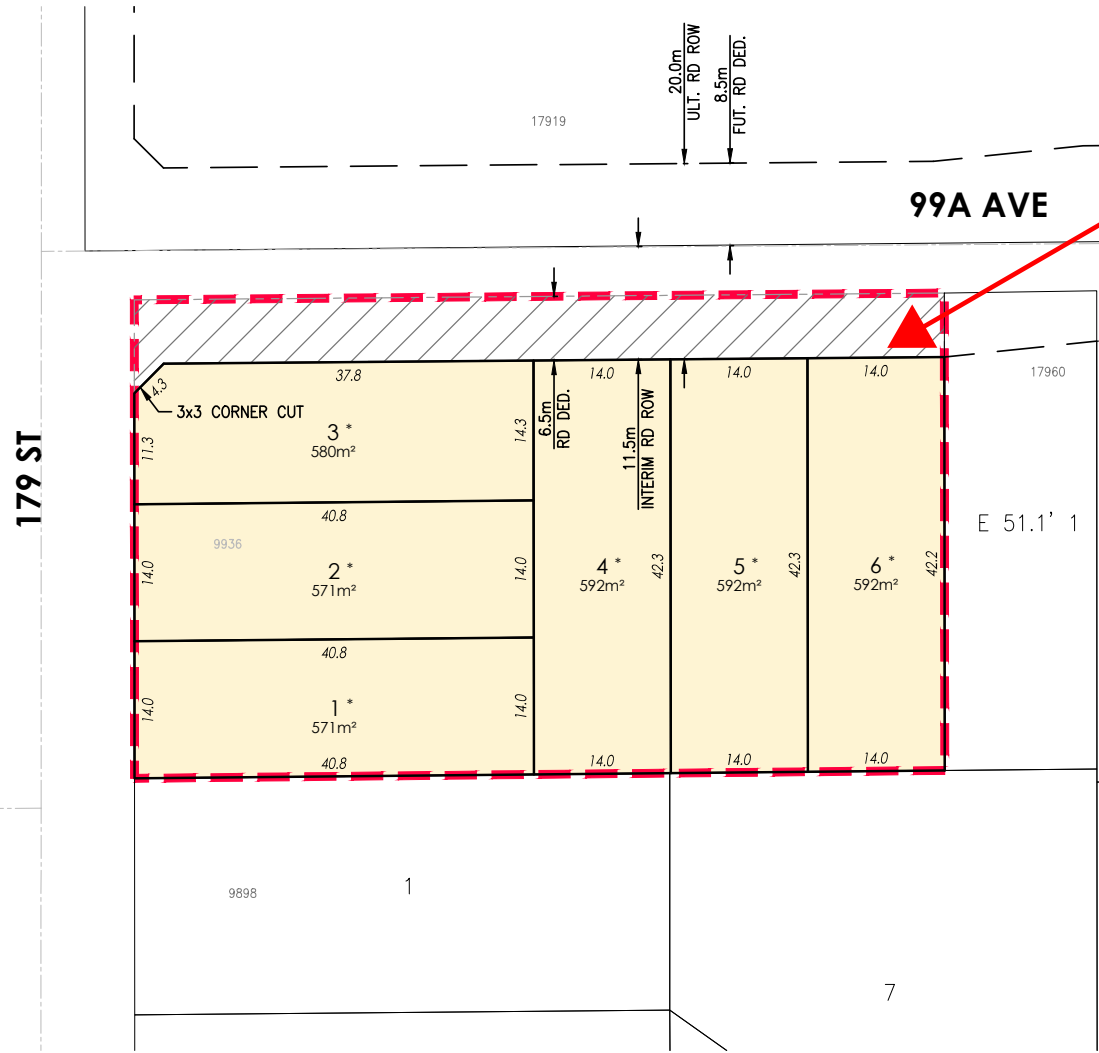
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director of Legislative
Services – Jennifer Ficocelli



Development Variance Permit 7923-0314-00: to reduce the minimum required lot width of the RF 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: RF
 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