

NO: R192

COUNCIL DATE: October 7, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 3, 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 – Fourth Batch**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and any associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”; and
3. Authorize the City Clerk to provide notification for replacement of 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 21, 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 will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with 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 coming months. This is the fourth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22, 2024
2	September 9, 2024
3	September 23, 2024

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits.

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 fourth batch of in-stream Zoning Bylaw amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by
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 “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw 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
20-0225	20761	RA	RF-13 RF-10	Yes	21415	RA	R4 R5	7920-0225-00	7920-0225-01 (See Attachment A)
21-0286	20792	RA	RH	Yes	21416	RA	R1	7921-0286-00	7921-0286-01 (See Attachment B)
23-0339	21296	RA	RF	Yes	21417	RA	R3	7923-0339-00	7923-0339-01 (See Attachment C)
16-0287	19314	RA	RF	No	21418	RA	R3	No	No
17-0194	19791	RA	RH	No	21419	RA	R1	No	No
22-0169	20921	RF	RF-SD	No	21420	R3	R6	No	No
22-0197	20904	RA	RF-13	No	21421	RA	R4	No	No

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0225-01

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: 001-319-477
Lot 4 Section 10 Township 2 New Westminster District Plan 17132

14634 – 60 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:

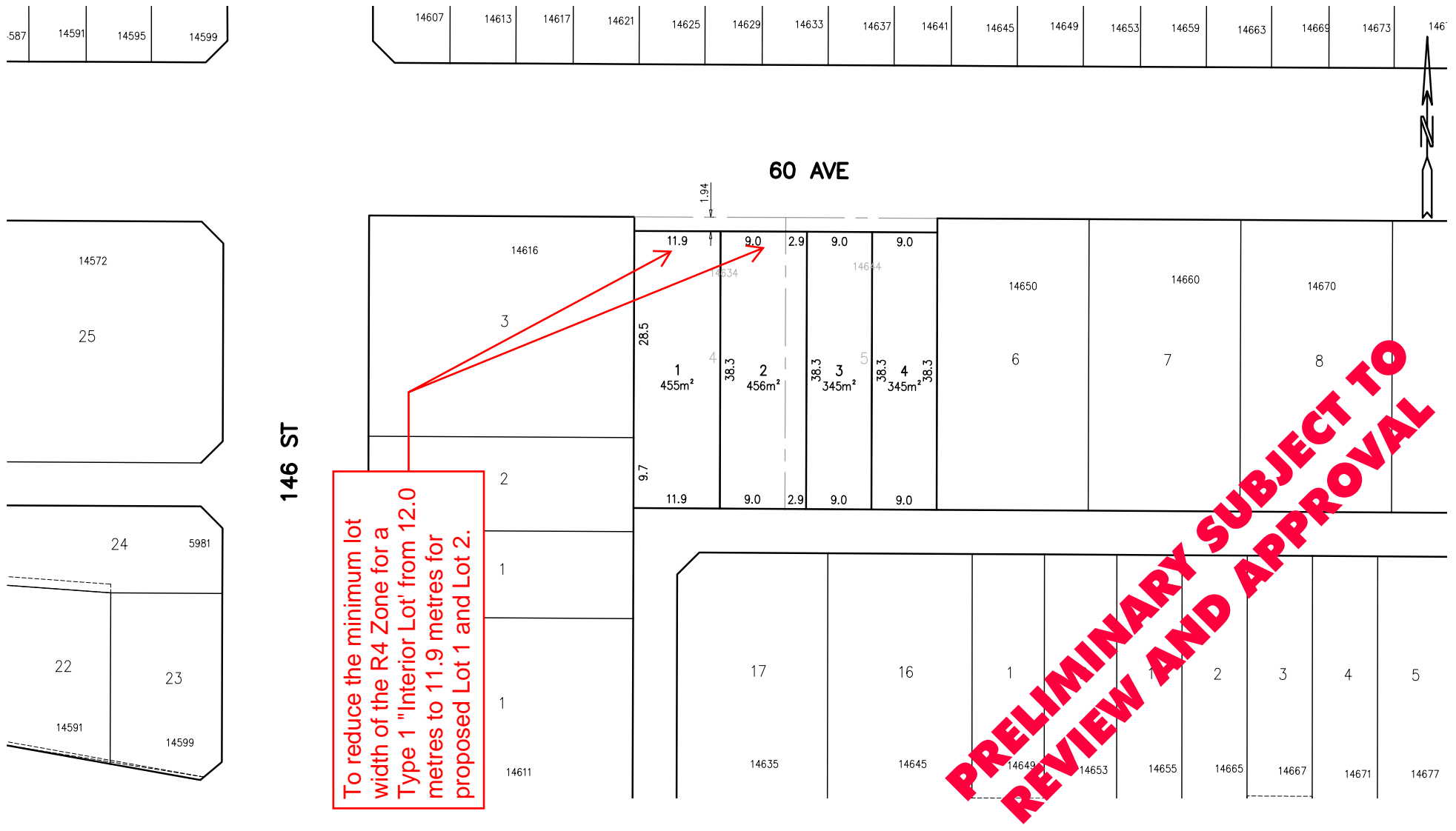
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection C. Subdivision of Part 16 Small Lot Residential Zone, the minimum lot width of the Type I Interior Lot is reduced from 12 metres to 11.9 metres for proposed Lot 1 and 2.

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 – Doug McCallum

City Clerk – Jennifer Ficocelli



To reduce the minimum lot width of the R4 Zone for a Type 1 "Interior Lot" from 12.0 metres to 11.9 metres for proposed Lot 1 and Lot 2.

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 14634 & 14644 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2021-032	DATE:	FEB 2021	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants
 Member PACIFIC LAND GROUP
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-01

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: 007-149-077
Lot 30 Section 21 Township 1 New Westminster District Plan 43853
13949 28 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 C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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



Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

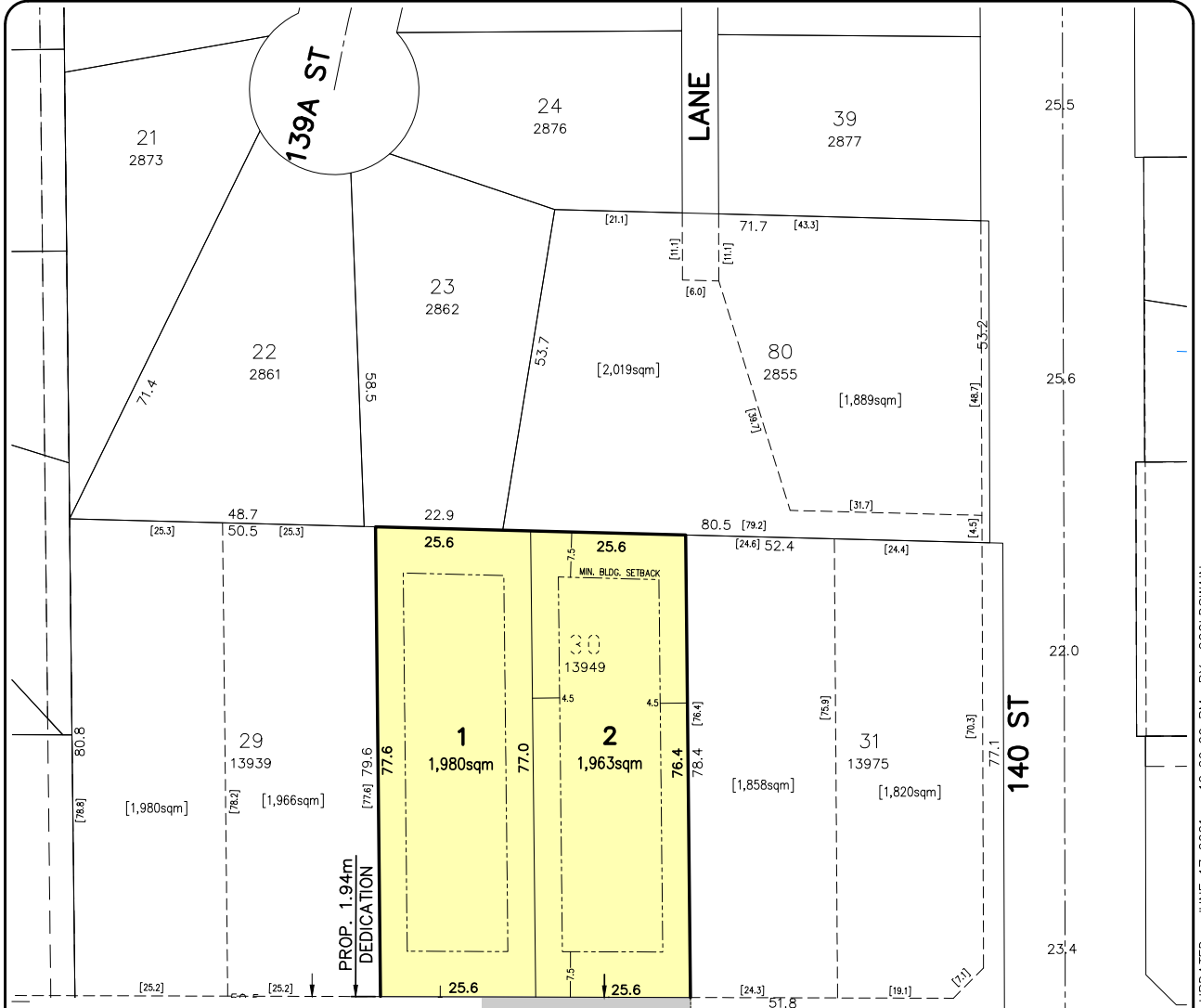
LAYOUT CONCEPT

Schedule A

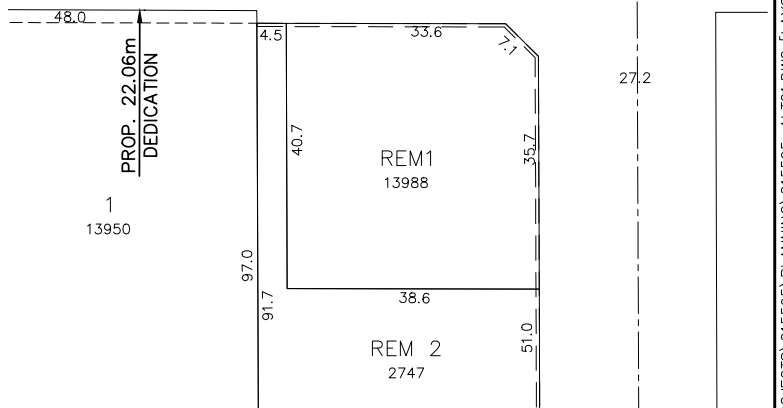
File No: 79-0-00
EXIST. ZONE: RA



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



Development Variance Permit
7921-0286-01:
to vary the minimum lot width
requirements under the R1 Zone from
30 metres to 25.6 metres.



GROSS SITE AREA: 4,043sqm (1.0ac)
ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:215595 ALTERNATIVE#: 01 DATE: 2021.06.09 SCALE: 1:750

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0339-01

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: 010-443-801

Lot 11 Except: Part Dedicated Road On Plan Lmp40356; Block 85 New Westminster District Plan 18802
14718 Wellington Drive

(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:

- (a) In Section F., Yards and Setbacks of Part 15 "Urban Residential Zone (R3)", the rear (east) yard setback of Lot 2 is reduced from 7.5m to 1.8m to the principal building face.

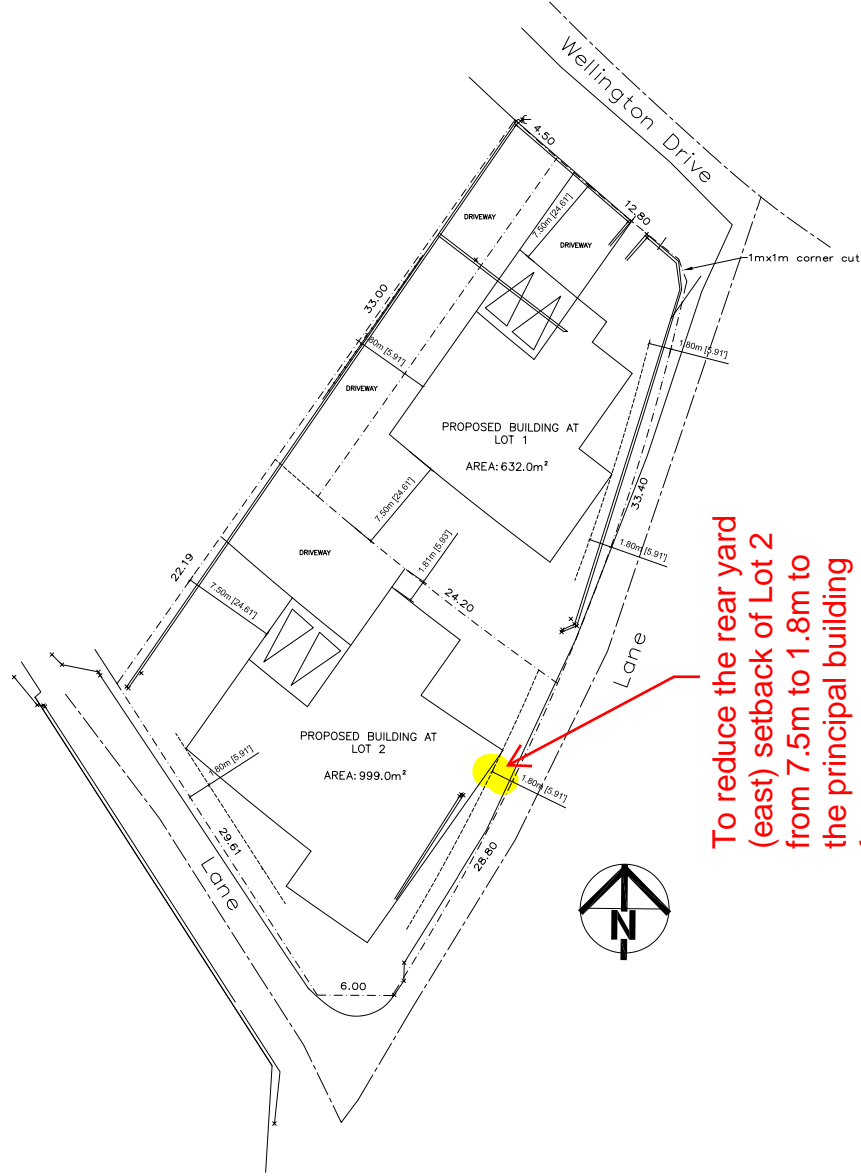
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 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. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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



To reduce the rear yard (east) setback of Lot 2 from 7.5m to 1.8m to the principal building face.

PROPOSED RESIDENCE for
 MR. AGAM PARMAR
 ON 14718 WELLINGTON DR, SURREY, BC

PLAN: 7923-000-00

DRAWN: MZ

SCALE:

DATE: AUG 30, 2023



this drawing/design is the exclusive property belongs to SIMPLEX HOME DESIGN, no body is authorized to use or reproduce without the written approval from SIMPLEX HOME DESIGN.

LOT 1	
MAX LOT COVERAGE PERMITTED (38.4%)	= 2611.00 SF
LOT COVERAGE PROPOSED	= 2610.00 SF
MAX FSR PERMITTED	= 3880.00 SF
FSR PROPOSED	= 3870.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (30.49%)	= 3278.00 SF
LOT COVERAGE PROPOSED	= 3270.00 SF
MAX FSR PERMITTED	= 5264.00 SF
FSR PROPOSED	= 5255.00 SF
PROPOSED GARAGE	= 420.00 SF