

NO: R246

COUNCIL DATE: December 2, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 28, 2024**

FROM: **Acting General Manager, Planning & Development**

FILE: **6520-20
(Fleetwood)
(King George
Corridor)
(South Newton)**

SUBJECT: **Updates to Land Use Designations for South Newton, King George Corridor, and Fleetwood Town Centre Plans**

RECOMMENDATION

The Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Approve the revised King George Corridor and South Newton Neighbourhood Concept Plans, as outlined in Appendix “I” and Appendix “II” respectively; and
3. Approve the proposed Stage 1 Fleetwood Plan text amendment for Urban Residential, as outlined in Appendix “III”.

INTENT

The intent of this report is to propose updated land use plan designations for three plan areas that will better reflect current market conditions and reduce the need for reoccurring plan amendments. Updates to the South Newton and King George Corridor Plans would respond to initiatives identified in the City’s Housing Accelerator Fund Action Plan. Proposed text amendments to the Fleetwood Town Centre Plan would align the Urban Residential designation with recent provincial housing legislation.

BACKGROUND

Housing Accelerator Fund Action Plan

On December 4, 2023, the City received approval for \$95.6 million from the Canada Mortgage and Housing Corporation (“CMHC”) to provide financial incentives to remove barriers to housing supply, accelerate growth, and support community development over the next three years.

On January 29, 2024, Council considered Corporate Report No. R016; 2024, outlining the City’s Housing Accelerator Fund (“HAF”) Action Plan (“Action Plan”), a series of eight initiatives intended to increase Surrey’s housing supply in both the short-term and long-term.

Provincial Housing Legislation

On November 30, 2024, the Provincial Government enacted a suite of housing legislation, including Bills 44 and 47. Bill 44 mandated updates to municipal zoning bylaws to allow Small-Scale Multi-Unit Housing (“SSMUH”). Bill 47 required municipalities to designate Transit-Oriented Areas (“TOAs”), within which minimum densities and building heights apply, and to eliminate residential off-street parking requirements in TOAs.

DISCUSSION

King George Corridor and South Newton Neighbourhood Concept Plans Updates

The City’s HAF Action Plan contains eight initiatives. This report addresses the initiative “Increase the supply of multi-unit housing near transit” with two policy amendment deliverables:

- Neighbourhood Concept Plan (“NCP”) review and update of South Newton and King George Corridor (update old designations); and
- Review land use designations in *Surrey Official Community Plan, No. 18020, 2013* (the “OCP”) to permit higher density along rapid transit without the need for undertaking an NCP amendment.

The King George Corridor and South Newton NCPs were endorsed by Council in 1995 and 1999, respectively. The land use designations outlined in the plans no longer respond to present-day market conditions; as such, plan amendments have been consistently necessary to facilitate development of contemporary building forms. A plan amendment adds time, administration, and uncertainty to the approvals process.

The following land use designation updates are proposed:

King George Corridor	
<i>Existing Designation</i>	<i>Proposed Designation</i>
Townhouse (15 units per acre*)	Townhouse (up to 25 UPA)
Townhouse (22 UPA)	
Townhouse (23.5 UPA)	
Townhouse (25 UPA)	
Low Density Multiple Residential (10 UPA)	
Garden Apartments (30 UPA)	Townhouse (up to 25 UPA) and Low-Rise Residential (1.5 FAR**)
Townhouse and Apartments	
Apartment (45 UPA)	Low-Rise Residential (1.5 FAR**)
Apartment	
Apartment (55 UPA)	

*Units per acre (“UPA”)

**Up to 2.0 floor area ratio (“FAR”) in Frequent Transit Network areas as described in the OCP

South Newton	
<i>Existing Designation</i>	<i>Proposed Designation</i>
Townhouse 15 UPA max	Townhouse (up to 25 UPA)
Townhouse 20 UPA max	
Townhouse 25 UPA max	
Apartment 45 UPA max	Low-Rise Residential (1.5 FAR*)
Apartment 65 UPA max	
Mixed Commercial Residential (Townhouses)	Low-Rise Mixed-Use (2.0 FAR)
Mixed Commercial Residential (Apartment)	Low-Rise Mixed-Use (2.0 FAR)

*Up to 2.0 FAR in Frequent Transit Network areas as described in the OCP

The proposed changes are shown in Appendices “IV” and “V”.

Stage 1 Fleetwood Plan Text Amendment

Council approved Stage 1 of the Fleetwood Plan on October 16, 2023. By December 2023, new provincial legislation came into effect with three key impacts on the Fleetwood Plan:

1. Increased residential unit maximums in existing single-family zones (Bill 44).
2. Minimum density requirements within 800m of SkyTrain stations (Bill 47).
3. Removal of minimum residential parking requirements within 800m of SkyTrain stations (Bill 47).

These legislation changes require an update to the Fleetwood Plan, which is currently underway and has resulted in a delay for Stage 2 completion. The plan update will ultimately create alignment with new provincial legislation by reflecting the densities directed by Bills 44 and 47.

In effort to support in-stream applications nearing completion, and in advance of a full plan update anticipated in Q1 2025, a text amendment to the Urban Residential land use designation is being brought forward for consideration. The existing Urban Residential land use density of 24-37 units per hectare is proposed to increase up to a maximum of 55 units per hectare. Applicants could continue to seek additional density through Community Amenity Contributions (“CACs”).

This Stage 1 text amendment will better reflect the range of densities now supportable for Urban Residential through Bill 44 legislation, including typical townhomes currently under construction in Surrey’s urban areas. The amendment will minimize delays for in-stream applications that may proceed prior to Stage 2 plan approval.

The proposed changes are shown in Appendix “VI”.

CONCLUSION

Updated land use designations will simplify and streamline the application process and support contemporary forms of housing and development more efficiently. The amendments in these three plan areas also support commitments made under HAF and align land use designations with provincial housing legislation changes.

Original signed by

Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

Appendix "I" Revised King George Corridor NCP

Appendix "II" Revised South Newton NCP

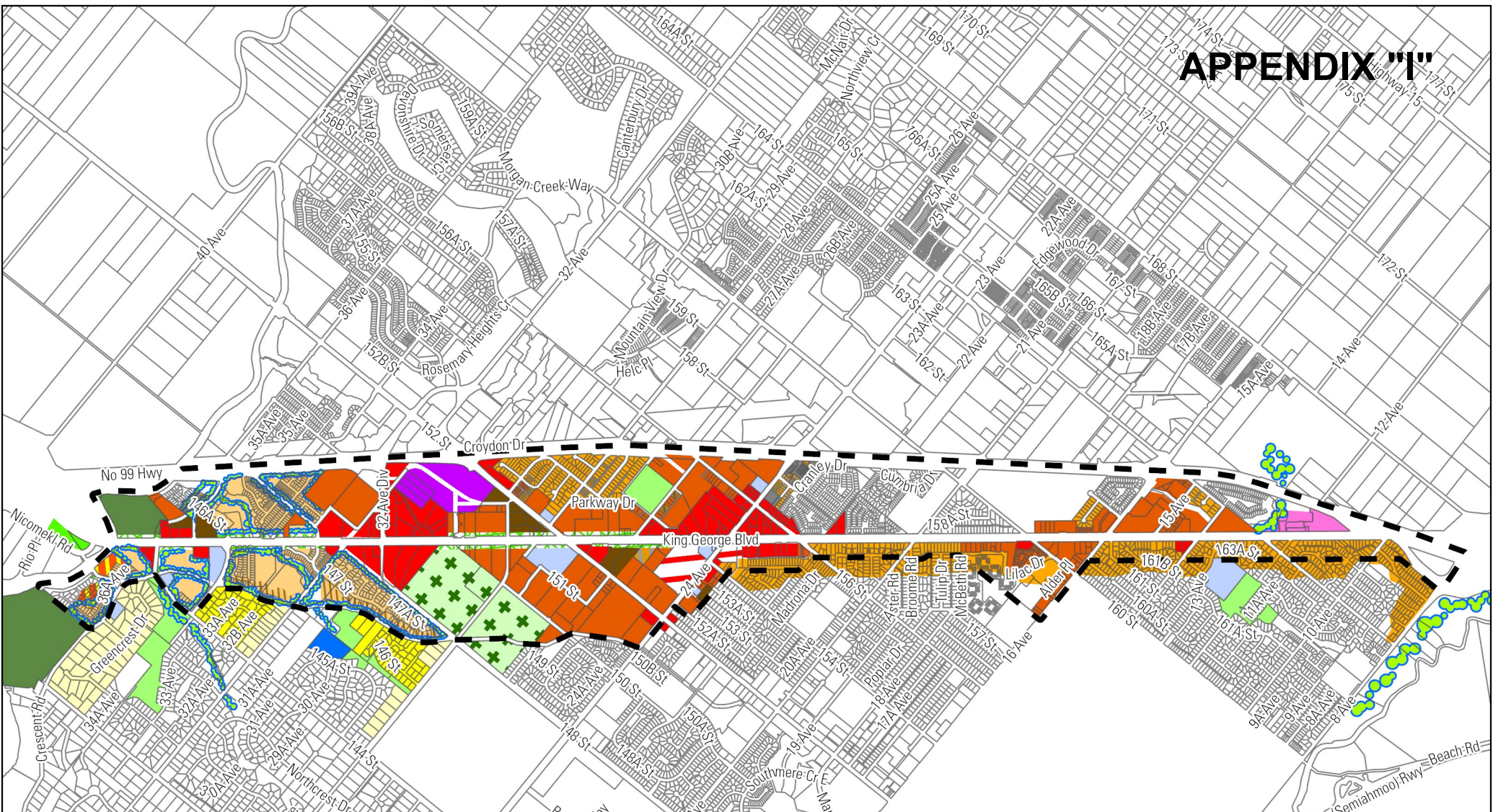
Appendix "III" Revised Page 5 of the Stage 1 Fleetwood Plan

Appendix "IV" Proposed Amendments to the King George Corridor NCP

Appendix "V" Proposed Amendments to the South Newton NCP

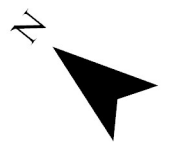
Appendix "VI" Proposed Text Amendments to Page 5 of the Stage 1 Fleetwood Plan

APPENDIX "I"

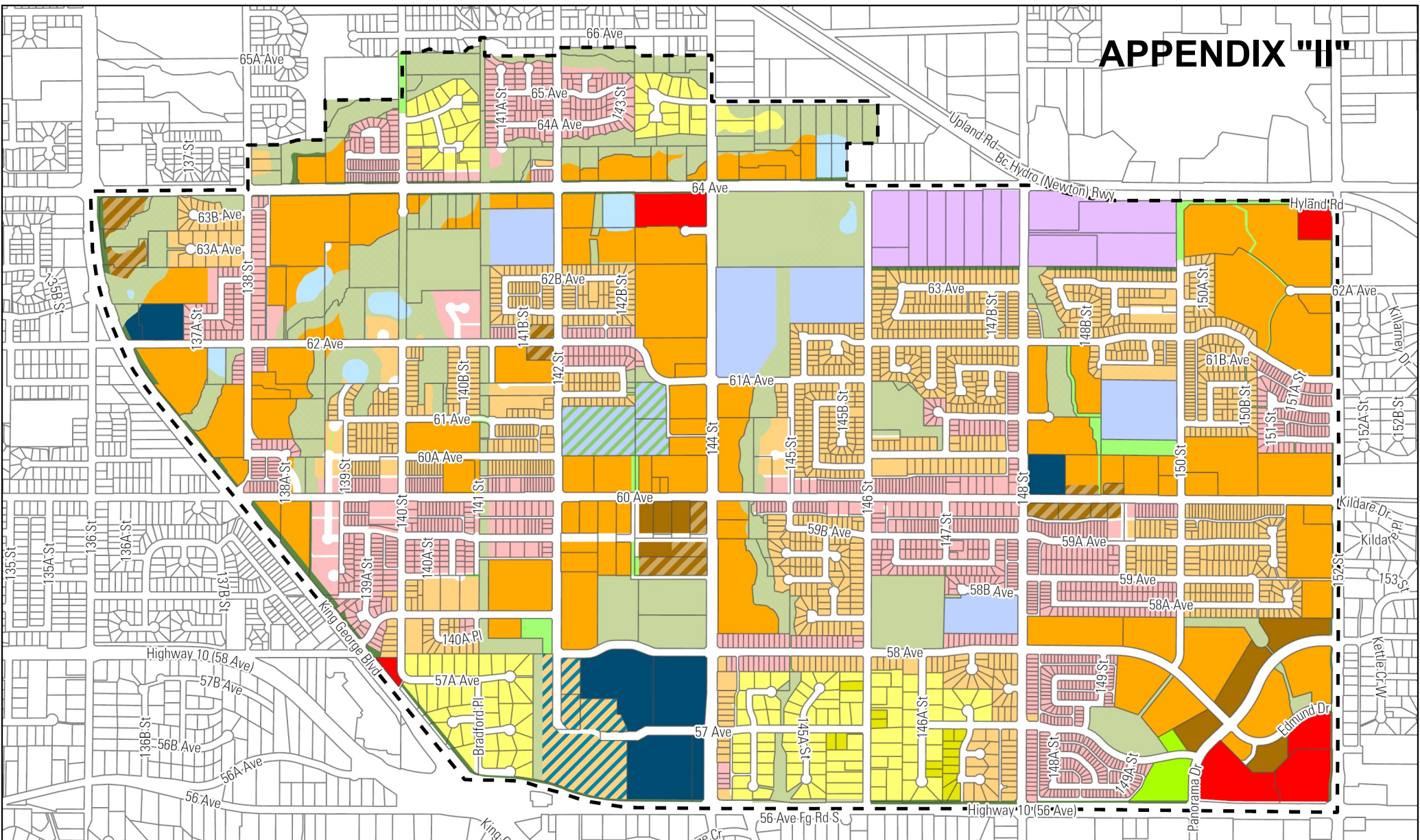


Townhouse (up to 25 u.p.a.)	Clustering At Urban Single Family Density (8 u.p.a.)	Commercial
Low-Rise Residential (1.5 FAR)*	Urban Residential	Commercial Residential
Bubble Buffer	Institutional	Mixed-Use Commercial-Residential
Suburban 1-Acre Residential (1 u.p.a.)	Senior Multiple Residential	Shopping Centre
Suburban 1/2 - Acre Residential (2 u.p.a.)	Proposed Public Park	School
Clustering At Suburban Single Density (2 u.p.a.)	Industrial/Business Park	Cemetery
Single Family Residential (6 u.p.a.)	Park	Proposed Landscape Buffer (15 m. Wide)
Single Family Small Lots	Golf Course	
Mobile Home Park	Tourist Commercial	

*Up to 2.0 FAR in Frequent Transit Network areas as described in the OCP



APPENDIX "H"



- | | | | |
|---------------------------------|--|-------------------------------|-------------------------------|
| Townhouse (up to 25 u.p.a) | Single Family Residential Flex 6-14.5 u.p.a. | Institutional | Buffers |
| Low-Rise Residential (1.5 FAR)* | Single Family Small Lots | Existing and Future School | Industrial |
| Low-Rise Mixed-Use (2 FAR) | Row Housing | Proposed School and Parks | Mixed Commercial-Recreational |
| Suburban Residential 1/2 Acre | Commercial | Creeks and Riparian Set Backs | Detention Ponds |
| Suburban Residential 1/4 Acre | Office Park | Existing and Future Parks | Utility R/W / Greenway |
| Single Family Residential | | Proposed Parks and Walkways | |

*Up to 2.0 FAR in Frequent Transit Network areas as described in the OCP

Stage 1 Fleetwood Plan | Summary

Commercial



Active retail, service, commercial uses at grade with opportunity for local office above. Potential for some residential above ground floor in key areas.

Building Height
1-4 Storeys

Density
Up to 1.5 FAR*, inclusive of a minimum of 0.25 FAR commercial.

Townhouse



Ground-oriented townhouse buildings (row or stacked) and related amenity spaces.

Building Height
*Up to 3 storeys (May consider 4 storeys for stacked townhouse with underground parking in key locations)

Density
Up to 1.0 FAR Ground Oriented and Up to 1.2 FAR for Stacked Townhouse with underground Parking*.

Urban Residential



Detached and attached urban residential units. Opportunity for small-scale multi-unit housing including duplexes, row housing and townhouses.

Building Height
11 metres (36 feet)

Density
up to 55 UPH*

Civic/ Institutional



Public facilities such as education, recreation and culture. Secondary and supportive uses are permitted including affordable housing and rental housing, and Mixed Employment. Potential for Urban integrated schools, and mixed Employment in coordination with civic uses in coordination with Provincial Agencies.

Parks & Open Space



Public open space that encourages social interaction and reinforces the public realm, supporting activities such as socializing, resting, and eating, and adding to the quality of urban living, and may include neighbourhood and urban parks.

Riparian



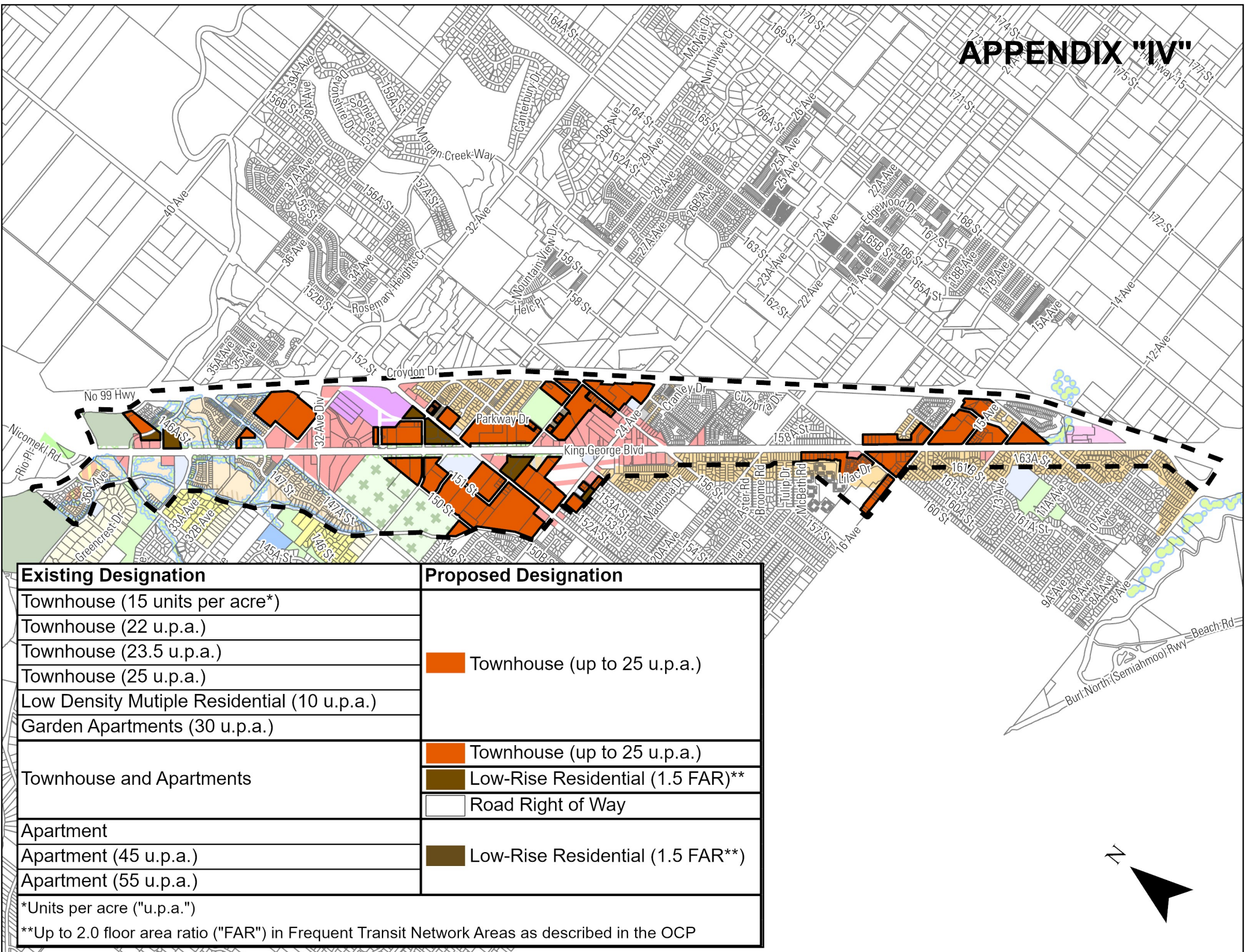
Riparian areas are important habitat for fish and wildlife, and support biodiversity. They are key to protecting water quality and reducing stormwater run-off impacts as they absorb and store rainwater. All streams and riparian areas should be conveyed to the City to be protected and maintained as natural area.

Notes:

* Additional bonus densities may be considered in select areas in exchange for the provision of sufficient community amenities in accordance with approved City Council and Development policies, to be determined as part of future planning. Can only be applied where noted minimum base commercial and employment FAR is first provided. Densities expressed as a Floor Area Ratio (FAR) are calculated based on the gross site area prior to dedications for road or other public purposes.

A land Amendment (Change in Land Use Designations) will be required when bonus density increases the density of the project into next Land Use Designation Category. A Plan Amendment is not required where there is a supported increase to the height of a building, with densities remaining in-keeping with the intent and form of the existing land use designation.

APPENDIX "IV"



Existing Designation

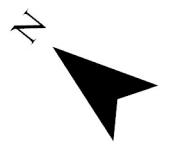
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- Townhouse (25 u.p.a.)
- Low Density Multiple Residential (10 u.p.a.)
- Garden Apartments (30 u.p.a.)
- Townhouse and Apartments
- Apartment
- Apartment (45 u.p.a.)
- Apartment (55 u.p.a.)

Proposed Designation

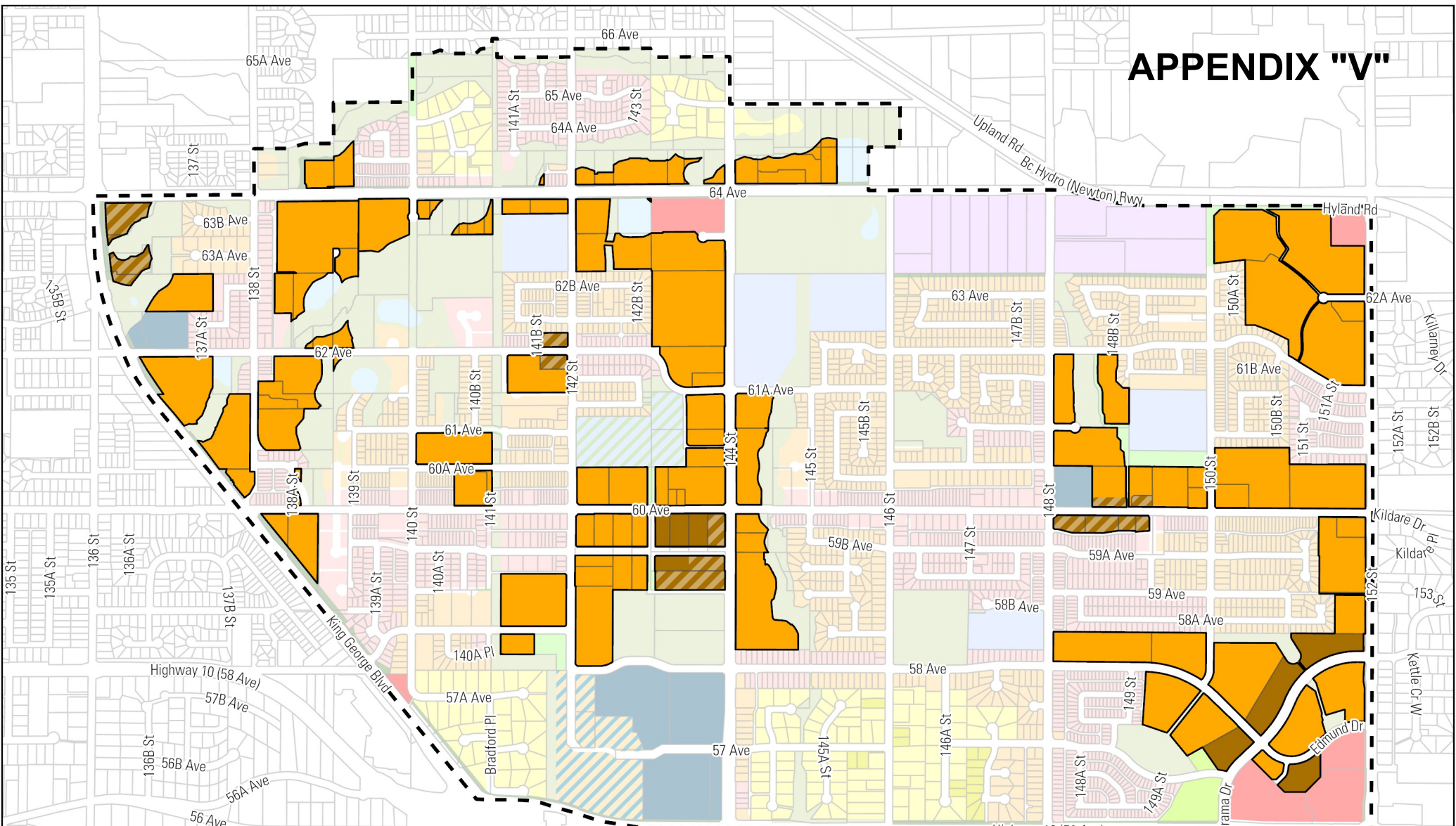
- Townhouse (up to 25 u.p.a.)
- Townhouse (up to 25 u.p.a.)
- Low-Rise Residential (1.5 FAR)**
- Road Right of Way
- Low-Rise Residential (1.5 FAR)**




*Units per acre ("u.p.a.")

**Up to 2.0 floor area ratio ("FAR") in Frequent Transit Network Areas as described in the OCP



APPENDIX "V"



Existing Designation	Proposed Designation
Townhouse 15 u.p.a. max	 Townhouse (up to 25 u.p.a.)
Townhouse 20 u.p.a. max	
Townhouse 25 u.p.a. max	
Apartment 45 u.p.a. max	 Low-Rise Residential (1.5 FAR*)
Apartment 65 u.p.a. max	
Mixed Commercial Residential (Townhouses)	 Low-Rise Mixed-Use (2.0 FAR)
Mixed Commercial Residential (Apartment)	
*Up to 2.0 FAR in Frequent Transit Network areas as described in the OCP	

Commercial



Active retail, service, commercial uses at grade with opportunity for local office above. Potential for some residential above ground floor in key areas.

Building Height
1-4 Storeys

Density
Up to 1.5 FAR*, inclusive of a minimum of 0.25 FAR commercial.

Townhouse



Ground-oriented townhouse buildings (row or stacked) and related amenity spaces.

Building Height
* Up to 3 storeys (May consider 4 storeys for stacked townhouse with underground parking in key locations)

Density
Up to 1.0 FAR Ground Oriented and Up to 1.2 FAR for Stacked Townhouse with underground Parking*.

Urban Residential



Urban single family housing. Opportunity for laneway, semi-detached, attached, row housing along major arterials and lower density townhouse, subject to neighbourhood compatibility within 800 m of Rapid Transit Areas.

Building Height
9.0-9.5 metres (~30 feet)

Density
24 UPH* (Detached), 35 UPH* (Duplex), and 37 UPH* (Row House or Townhouse)

Proposed text amendment

Urban Residential



Detached and attached urban residential units. Opportunity for small-scale multi-unit housing including duplexes, row housing and townhouses.

Building Height
11 metres (36 feet)

Density
up to 55 UPH*

Riparian



Riparian areas are important habitat for fish and wildlife, and support biodiversity. They are key to protecting water quality and reducing stormwater run-off impacts as they absorb and store rainwater. All streams and riparian areas should be conveyed to the City to be protected and maintained as natural area.

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