



CORPORATE REPORT

NO: R210

COUNCIL DATE: November 4, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 29, 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 – Sixth 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 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";
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 original single-family or duplex zones, as provided in Appendix "II";
4. Authorize staff to close and file in-stream Comprehensive Development 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 original single-family or duplex zones, as provided in Appendix "III"; and
5. 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 November 18, 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 sixth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7
5	October 21

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning, and Appendix “III” lists the current batch of in-stream Comprehensive Development (CD) 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 sixth batch of in-stream Zoning By-law 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

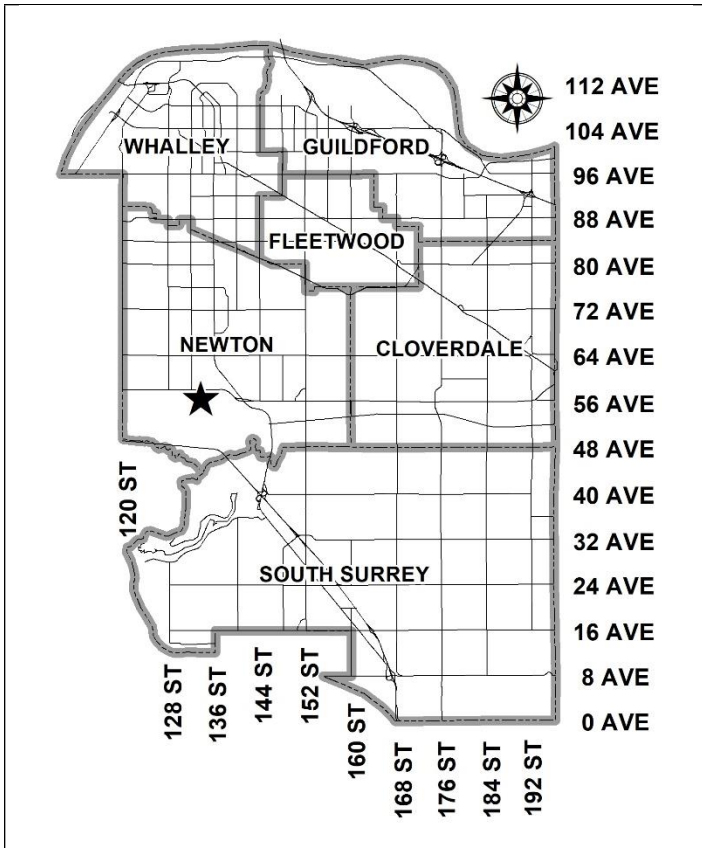
Acting General Manager, Planning & Development

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

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

Appendix "III" Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0224-00
Planning Report Date: June 5, 2023



PROPOSAL:

- **Development Variance Permit**

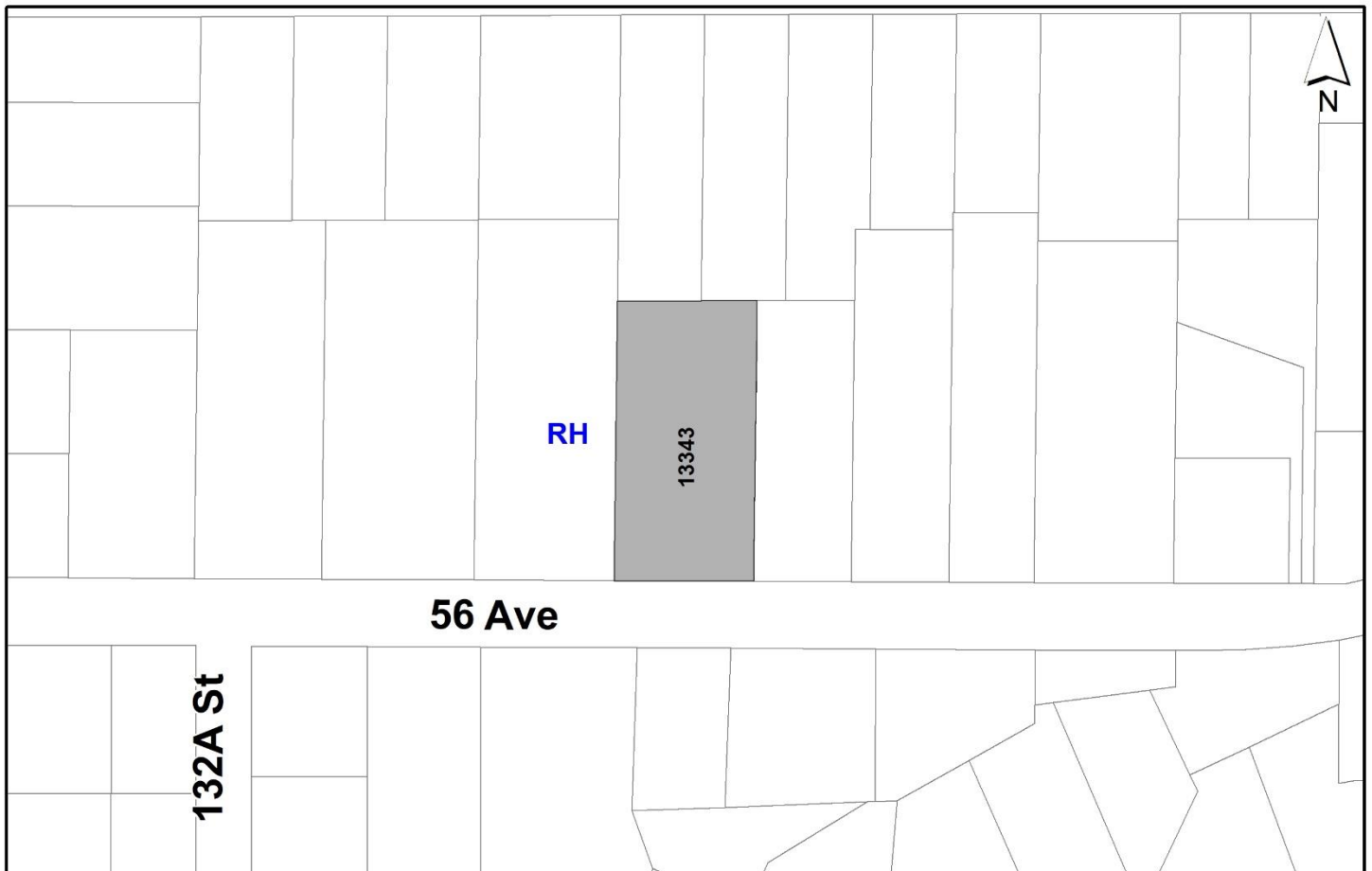
to reduce the minimum lot width of proposed Lots 1 and 2.

LOCATION: 13343 - 56 Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: West Panorama Ridge



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to reduce the minimum lot width of proposed Lots 1 and 2 to allow for subdivision into two (2) Half Acre Residential lots (RH).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the West Panorama Ridge Local Area Plan designation of Suburban Residential (1/2 Half Acre).
- The proposed variance is required to facilitate the retention of the existing dwelling on proposed Lot 2 and will have minimal impact on adjacent properties.
- With the exception of the reduced lot width for proposed Lots 1 and 2, the proposal meets all other building requirements of the RH Zone.
- Three Development Variance Permit applications were previously approved in the neighbourhood to allow the creation of lots with similar widths as the proposal. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7914-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484), respectively.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0224-00 (Appendix IV), to reduce the minimum lot width of the “Half-Acre Residential Zone (RH)” from 30 metres to 25.1 metres for proposed Lots 1 and 2, to proceed to public notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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 finalized spatial separation report to the satisfaction of the Planning & Development Department;
 - (c) submission of finalized building design guidelines and character study to the satisfaction of the Planning & Development department; and
 - (d) Submission of a watercourse determination report from a Qualified Environmental Professional (QEP) for the watercourse along 56 Avenue to the satisfaction of the Planning & Development Department and confirmation for whether the feature is considered a stream under the Water Sustainability Act (WSA).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban	RH
North:	Single Family Dwelling	Suburban	RH
East:	Single Family Dwelling	Suburban	RH
South (Across 56 Ave.):	Single Family Dwelling	Suburban	RH
West:	Single Family Dwelling	Suburban	RH

Context & Background

- The subject site is a 5,054 square metre property (1.25 Acre) located at 13343 56 Avenue in West Panorama Ridge.
- The subject property is designated “Suburban” in the Official Community Plan, Suburban Residential (1/2 Half Acre) in the West Panorama Ridge Local Area Plan and is zoned “Half-Acre Residential (RH) Zone”.

- The applicant is proposing to subdivide the existing property from one to two lots under the existing RH zone. Proposed Lots 1 and 2 will be 2213 square metres and 2842 square metres in area, respectively. Both proposed lots meet the minimum lot area required to subdivide under the RH Zone.
- An unnamed watercourse appears to front the property on 56 avenue. This feature is not marked in the City's mapping system. As a condition of approval, the applicant will be required to submit a watercourse determination report from a Qualified Environmental Professional (QEP) to confirm the classification of this feature and to confirm whether the feature is considered a stream under the Water Sustainability Act (WSA).

DEVELOPMENT PROPOSAL

Planning Considerations

- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the widths of proposed lots 1 and 2.
- Proposed Lot 1 (western lot) is to be 25.1 metres wide, 100.3 metres deep, with a total area of 2,213 square metres. Proposed Lot 2 (eastern lot) is to be 25.1 metres wide, 100.7 metres deep, with a total area of 2,842 square metres.
- The existing dwelling is to be retained on proposed Lot 2.
- The lot widths are less than the RH Zone minimum requirements of 30 metres. However, as noted above, the proposed lots meet or exceed the minimum RH Zone lot area of 1,858 square metres and minimum lot depth of 30 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.

POLICY & BY-LAW CONSIDERATIONS

Lot Width Variance

- The applicant is requesting the following variance:
 - To reduce the minimum lot width of the "Half Acre Residential Zone (RH)" from 30 metres to 25.1 metres for proposed lots 1 and 2.
- The lot widths are less than the RH Zone minimum requirements of 30 metres. However, the proposed lots meet or exceed the minimum RH Zone lot area of 1,858 square metres and minimum lot depth of 30 metres.

- Three Development Variance Permit applications were previously approved in the neighbourhood to allow the creation of lots with similar widths as the proposal. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7914-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484), respectively.
- Staff support the requested variance to proceed for consideration.

Official Community Plan

Land Use Designation

- The proposal complies with the “Suburban” designation within the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the Suburban Residential (1/2 Half Acre) designation in the West Panorama Ridge Local Area Plan.

Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated May 23, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not currently 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.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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 (excluding Alder and Cottonwood Trees)			
Magnolia	3	0	3
Dogwood	1	0	1
Smoke tree	1	1	0
Japanese maple	1	1	0
Honey locust	6	0	6
Vine maple	1	1	0
Common cherry	1	1	0
Norway maple	1	0	1

Coniferous Trees			
Deodar cedar	1	0	1
Mugo pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	17	4	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees Proposed		23	
Green City Program	N/A		

- The Arborist Assessment states that there are a total of 17 trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain 13 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 8 replacement trees on the site. The applicant is proposing 10 replacement trees, exceeding City requirements.
- Appendix III identifies that there are 30 on-site trees, inclusive of 13 “Portuguese Laurel” trees which are not included in the figures in the tree preservation summary shown above. These trees are not classified as By-law protected trees and are thus not included.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

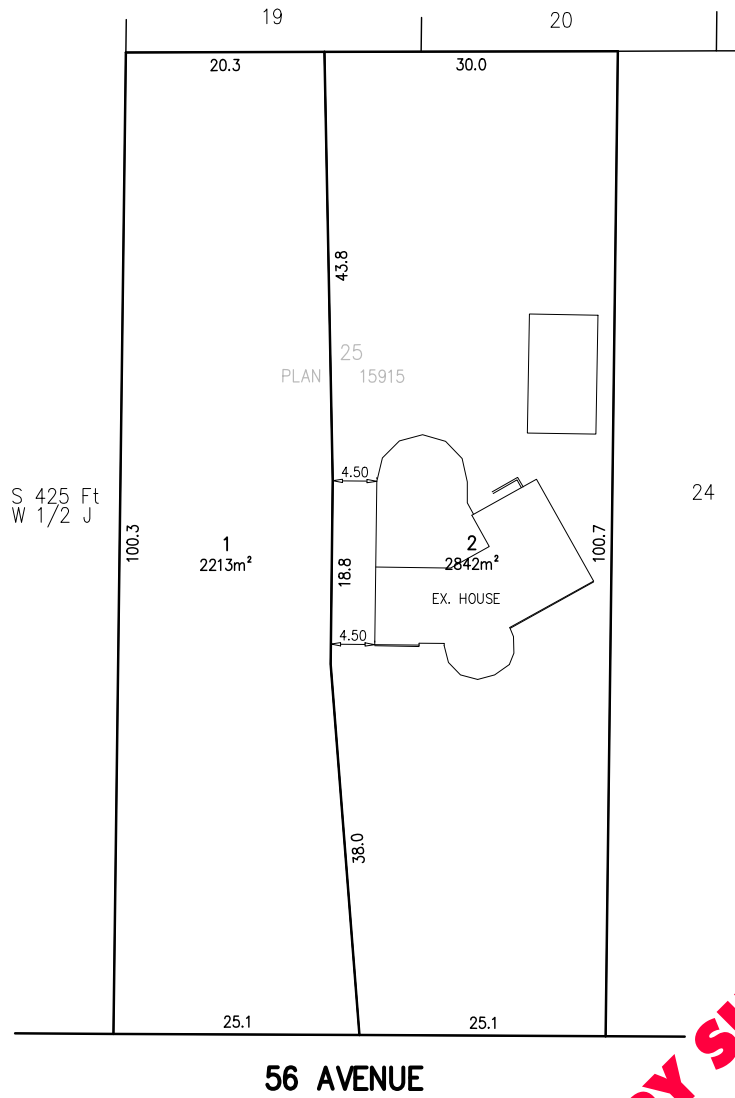
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7922-0224-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 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

CLIENT:		PROJECT: 13343 56 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2022-116	DATE: JUN 2022	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

G:\Projects\2022-116.ssm\A0 Drawings\Layouts\Lot Layout - Op. 1 - Jun. 28, 2022.dwg [Lot Portrait 11x17] 6/28/2022 4:03PM

LAND DEVELOPMENT ENGINEERING REVIEW

File: 7822-0224-00

Location: 13343 56 Ave

Applicant: Hub Engineering Inc.
Address: 12992 76 Ave Suite 212, Surrey, BC
Phone: 604-572-4328
Fax: 604-501-1625
Email: mgk@hub-inc.com
Owner: Peter S Ho

- | | | |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RH | | Existing Lots: 1 |
| Proposed Land Use: RH | | Proposed Lots: 2 |
| <input type="checkbox"/> DP | <input checked="" type="checkbox"/> DVP | |

Land Development Engineering Contacts:
 Richard Huynh, Development Services Project Supervisor
 778-861-6727, Richard.Huynh@surrey.ca
 Jeff Pang, P.Eng., Development Services Manager
 604-591-4690, jpang@surrey.ca

Attachments:
 Project Layout
 Road Right-of-Way Requirements Sketch

Distribution:
 Applicant
 Transportation Planning Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Development Services Project Supervisor
 Parks Planning Analyst

1	May 29, 2023	Original
No.	Date	Revision

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 13343 56 Ave, Surrey, B.C., V3X 2Z5

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	30
Protected Trees to be Removed	4
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	13
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	10
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Summary, report and plan prepared and submitted by:

Francis Klimo

May 29, 2023

(Signature of Arborist)

Date

Revisions	
No.	Date
	May 29, 2023

Project Title
TREE MANAGEMENT PLAN

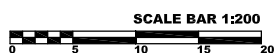
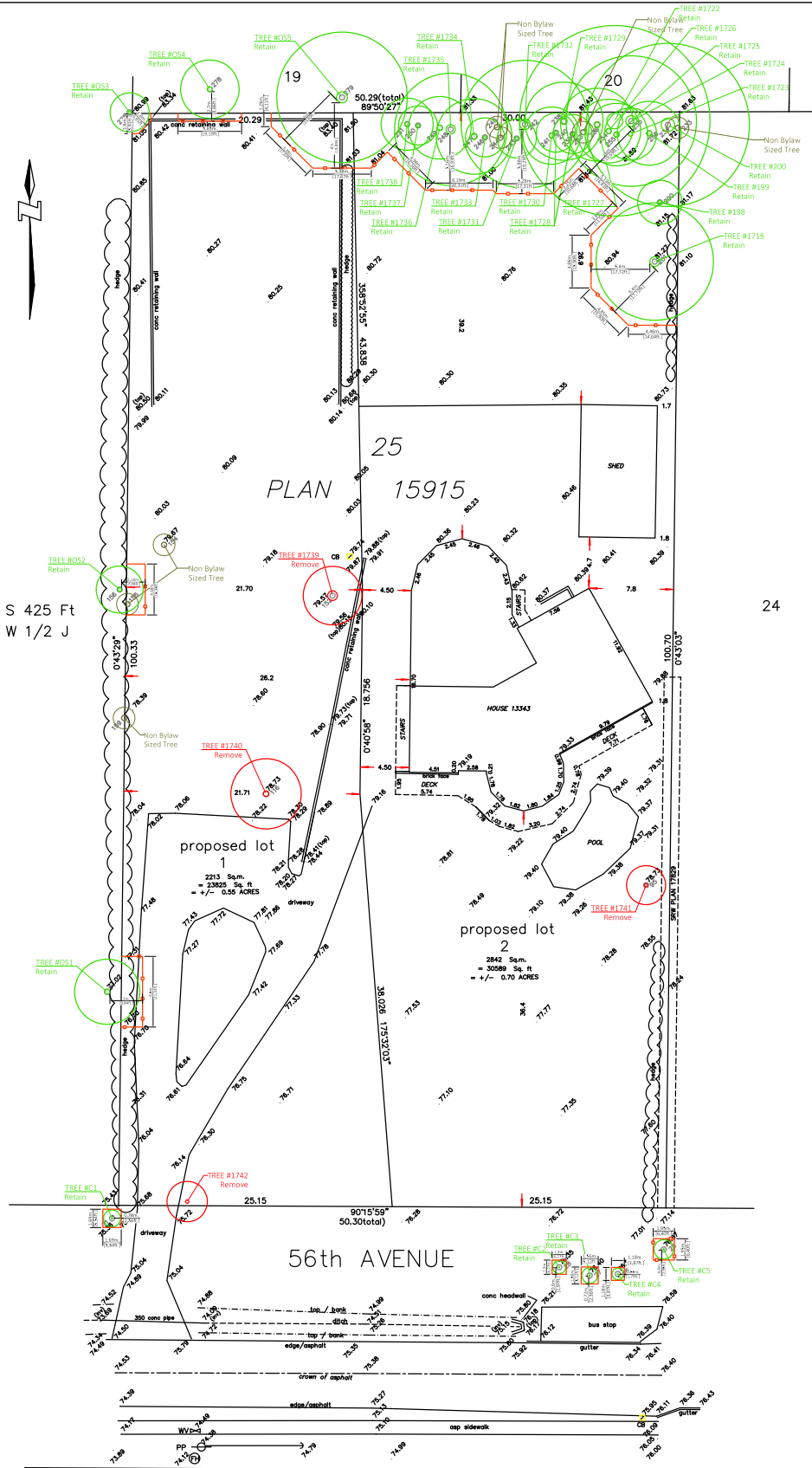
Project Number

13343 56 AVE, SURREY

Klimo & Associates

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Scale 1:400



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0224-00

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: 000-836-630

Lot 25 Section 8 Township 2 New Westminster District Plan 15915

13343 - 56 Ave

(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:

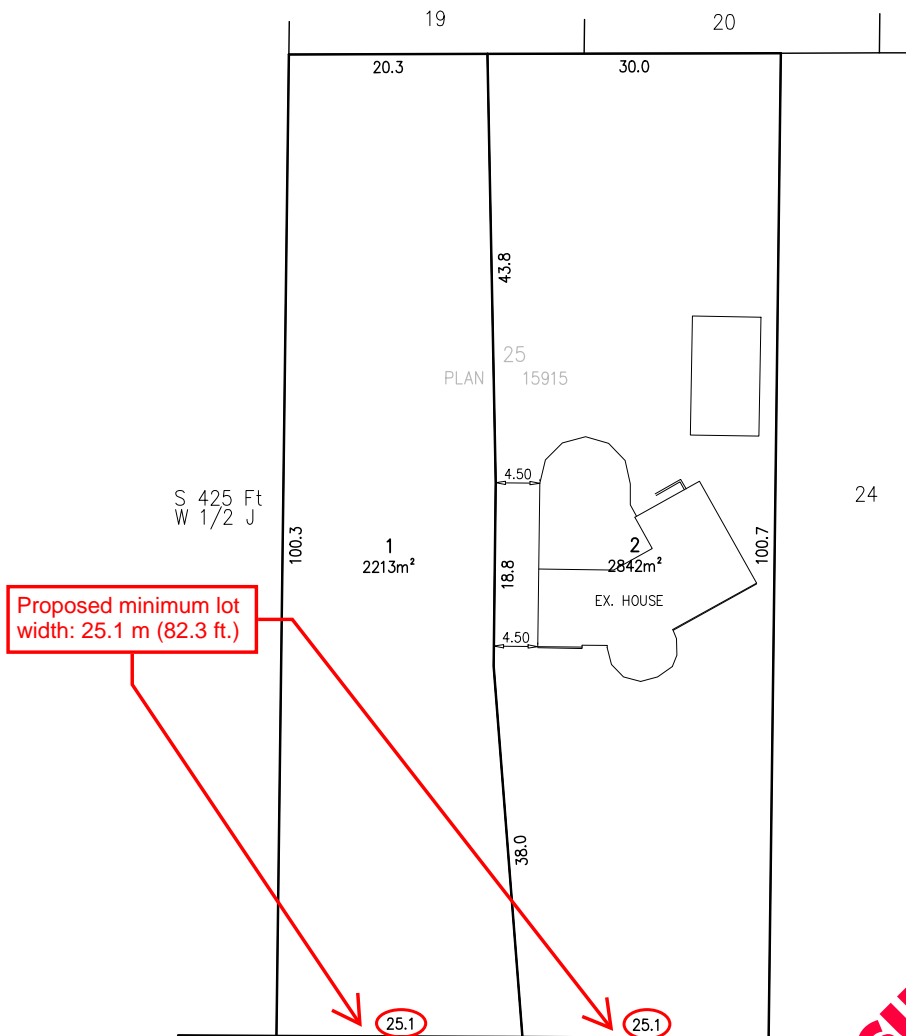
(a) In section K.3. of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30 metres (100 ft.) to 25.1 metres (82.3 ft.) for lots 1 and 2.

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

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



56 AVENUE

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc.
 Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 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

CLIENT:		PROJECT: 13343 56 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2022-116	DATE: JUN 2022	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

G:\Projects\2022-116.ssm\A0 Drawings\Layouts\Lot Layout - Op. 1 - Jun. 28, 2022.dwg [Lot Portrait 11x17] 6/28/2022 4:03PM