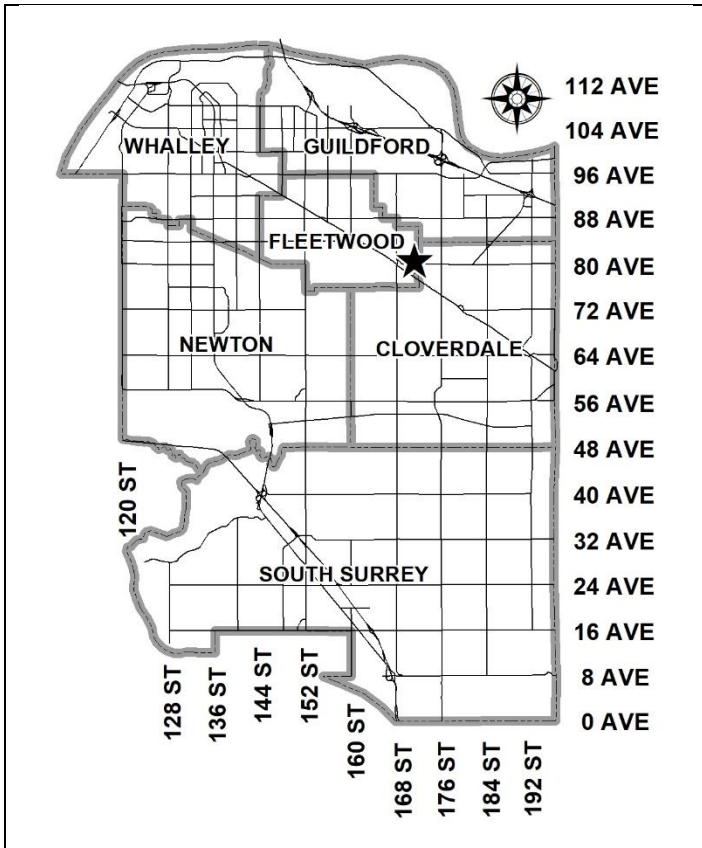


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0228-00

Planning Report Date: September 23, 2024



PROPOSAL:

- **Rezoning** from R3 to CD (based on R3) and from R4 to CD (based on R4).

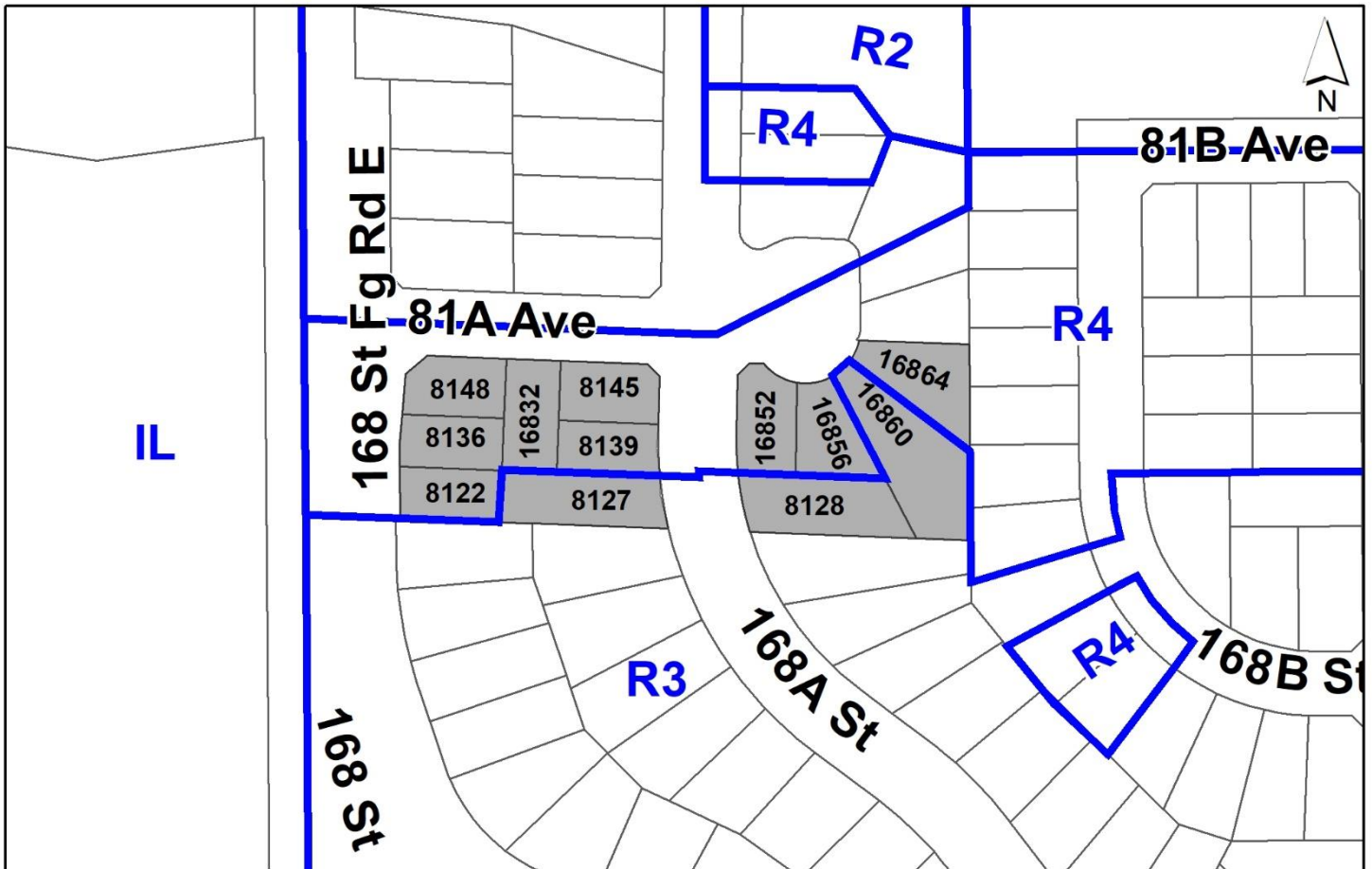
to permit the construction of SMMUH-related housing options on existing residential lots located within a Transit Oriented Area.

LOCATION: 8122, 8136 and 8148 – 168 Street
 8127, 8128, 8139 and 8145 – 168A Street
 16832, 16852, 16856, 16860 and
 16864 – 81A Avenue

ZONING: R3 and R4

OCP Urban

DESIGNATION:



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 – 168A Street) from the Urban Residential (R3) Zone to a Comprehensive Development (CD) Zone (based on R3). If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Rezoning By-law to proceed to Public Notification to rezone a portion of the subject site (16832, 16852, 16856 and 16864– 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 - 168A Street) from the Small Lot Residential (R4) Zone to a Comprehensive Development (CD) Zone (based on R4). If supported the By-law will be brought forward for consideration of First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to rezone the subject properties from R3 Zone to CD (based on R3 Zone) and from R4 Zone to CD Zone (based R4 Zone)) in order to permit the construction SMMUH-related housing options on twelve (12) existing residential lots within a Transit Oriented Area (TOA).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- On June 13, 2022, Council granted Final Adoption to Rezoning By-law No. 20185, which rezoned the subject site from One-Acre Residential (RA) Zone to Single Family Residential (RF-13) Zone and Single Family Residential (RF) Zone for the purpose of subdividing the subject site from one (1) lot to 12 (3 RF and 9 RF-13) single family residential lots.
- Subsequently, on July 8, 2024, Council granted Final Adoption to amendments to Surrey Zoning Bylaw, 1993, No. 12000, as outlined in Corporate Report No. R109 (2024), to comply with changes to the Local Government Act under Bill 44 (2023) to allow more Small-Scale, Multi-Unit Housing (SSMUH) in land use zones that were otherwise restricted to either single-family or duplex dwellings. This amendment included the introduction of new consolidated SSMUH zones by replacing Parts 12 to 18 "Residential Zones" that previously regulated single-family and duplexes.

- As part of a City-wide initiative to transition from original to replacement zones the three (3) existing "Single Family Residential (RF) Zone" lots are now regulated under the "Urban Residential (R3) Zone" while the nine (9) "Single Family Residential 13 (RF-13) Zone" lots are now regulated under the "Small Lot Residential (R4) Zone".
- Both the Urban Residential (R3) Zone and Small Lot Residential (R4) Zone are SSMUH zones created for the purpose of allowing more SSMUH-related housing options on existing single-family or duplex lots, provided the lots meet certain locational and lot size requirements. Based on the minimum size of existing lots within the subject site, which are all in excess of 280 square metres, as well as their location within 400 metres of an identified Frequent Bus Stop Area, the maximum number of dwelling units permitted on each lot would be approximately six (6) dwelling units.
- As the subject site is located within a TOA associated with the future Bakerview-166 Street SkyTrain Station along the Surrey-Langley SkyTrain corridor per Sub-Section B.1.(b)i of both the R3 and R4 Zones, the maximum number of dwelling units permitted on each of the subject lots would be two (2), with the principal use limited to a single family dwelling with one additional accessory dwelling such as secondary suite, garden suite or coach house uses.
- The applicant has requested to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 – 168A Street) from R3 to CD (based on R3) and the remaining portion of the subject site (16832, 16852, 16856 and 16864– 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 – 168A Street) from R4 to CD (based on R4). in order to permit the construction of SSMUH-related housing options on each of the twelve (12) existing lots of record. According to the applicant, the proposed rezoning has been requested in order to improve the marketability of the existing residential lots while maintaining a ground-oriented, lower-density form that complements the existing neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 – 168A Street) from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)" based on the R3 Zone.
2. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site (16832, 16852, 16856 and 16864– 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 – 168A Street) from "Small Lot Residential Zone (R4)" to "Comprehensive Development Zone (CD)" based on the R4 Zone.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Twelve (12) vacant urban and small urban residential lots approved under Surrey Application No. 7920-0087-00.	Urban in OCP; Urban Residential in the Fleetwood Plan (Stage 1).	R3 and R4
North:	Existing dwellings on urban and small urban residential lots.	Urban in OCP; Urban Residential in the Fleetwood Plan.	R3 and R4
East:	Existing dwellings on urban residential lots.	Urban in OCP; Urban Residential in the Fleetwood Plan.	R4
South:	Existing dwellings on urban residential lots.	Urban in OCP; Urban Residential in the Fleetwood Plan.	R3
West (Across 168 Street):	FortisBC Corporate Office.	Mixed Employment in OCP and Fleetwood Plan	IL

Context & Background

- On June 13, 2022, Council granted Final Adoption to Rezoning Bylaw No. 20185, which rezoned the subject site from One-Acre Residential (RA) Zone to Single Family Residential 13 (RF-13) Zone and Single Family Residential (RF) Zone for the purpose of subdividing the subject site from one (1) lot to 12 (3 RF and 9 RF-13) single family residential lots.
- Subsequently, on July 8, 2024, Council granted Final Adoption to amendments to Surrey Zoning Bylaw, 1993, No. 12000, as outlined in Corporate Report No. R109 (2024), to comply with changes to the Local Government Act under Bill 44 (2023) to allow more Small-Scale, Multi-Unit Housing (SSMUH) in land use zones that were otherwise restricted to either single-family or duplex dwellings. This amendment included the introduction of new consolidated SSMUH zones by replacing Parts 12 to 18 "Residential Zones" that previously regulated single-family and duplexes.

- As part of a City-wide initiative to transition from original to replacement zones the three (3) existing "Single Family Residential (RF) Zone" lots are now regulated under the "Urban Residential (R3) Zone" while the nine (9) "Single Family Residential 13 (RF-13) Zone" lots are now regulated under the "Small Lot Residential (R4) Zone".
- Both the Urban Residential (R3) Zone and Small Lot Residential (R4) Zone are SSMUH zones created for the purpose of allowing more SSMUH-related housing options on existing single-family or duplex lots, provided the lots meet certain locational and lot size requirements. Based on the minimum size of existing lots within the subject site, which are all in excess of 280 square metres, as well as their location within 400 metres of an identified Frequent Bus Stop Area, the maximum number of dwelling units permitted on each lot would be approximately six (6) dwelling units.
- The subject site is located within a Tier 3 TOA associated with the future Bakerview-166 Street SkyTrain Station along the Surrey-Langley SkyTrain corridor, which permits a minimum allowable density of 3.0 FAR. As per Sub-Section B.1.(b)i of both the R3 and R4 Zones, the maximum number of dwelling units permitted on each of the subject lots would be two (2), with the principal use limited to a single family dwelling with one additional accessory dwelling such as secondary suite, garden suite or coach house uses.
- The applicant has requested to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 – 168A Street) from R3 to CD (based on R3) and the remaining portion of the subject site (16832, 16852, 16856 and 16864– 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 – 168A Street) from R4 to CD (based on R4) in order to permit the construction of SSMUH-related housing options on each of the twelve (12) existing lots of record.

	Existing	
Lot Area		
Gross Site Area:	5,485 square metres	
Road Dedication:	N/A	
Undevelopable Area:	N/A	
Net Site Area:	5,485 square metres	
	R3 Zone	R4 Zone
Number of Lots:	3	9
Unit Density:	15.2 lots per hectare	25.6 lots per hectare
Range of Lot Sizes	560 – 798 sq.m.	347 – 498 sq.m.
Range of Lot Widths	13.4 – 15.1 m.	13.4 – 15.4 m.
Range of Lot Depths	41 – 48.5 m.	25.5 – 31 m.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the construction of SSMUH-related housing options on twelve (12) existing SSMUH residential lots located within a Transit Oriented Area, the applicant has requested the following:

- **Rezoning** of a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 - 168A Street) from R3 to CD (based on R3) and the remaining portion of the subject site (16832, 16852, 16856 and 16864- 81A Avenue; 8122, 8136 and 8148 - 168 Street; 8139 and 8145 – 168A Street) from R4 to CD (based on R4).

Referrals

Engineering: The Engineering Department has no objection to the project as the existing residential lots were serviced under Development Application No. 7820-0087-00. While additional service connections may be required these will be determined on a lot-by-lot basis through the subsequent Building Permit applications.

School District: The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

6 Elementary students at Coast Meridian Elementary School
4 Secondary students at North Surrey Secondary School

(Appendix I)

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.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the existing "General Urban" designation of the subject site under the Metro Vancouver *Regional Growth Strategy*.

Official Community Plan

Land Use Designation

- The proposed development complies with the existing "Urban" designation of the subject site under the Official Community Plan (OCP).

Secondary Plan Area

- The proposed development complies with the existing "Urban Residential" designation of the subject site under the Fleetwood Plan (Stage 1).

CD By-law

- The applicant has requested to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 – 168A Street) from R3 to CD (based on R3 Zone) and the remaining portion of the subject site (16832, 16852, 16856 and 16864– 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 – 168A Street) from R4 to CD (based on R4 Zone) in order to permit the construction of SSMUH-related housing options on each of the twelve (12) existing lots of record.
- To accommodate this request the proposed CD By-laws will amend Section B. Permitted Uses in both the R3 and R4 Zones to permit a wider variety of SSMUH-related housing options on each of the subject lots within a Transit-Oriented Area (TOA) though a combination of principal and accessory residential uses. All other requirements within the original R3 and R4 Zones will remain the same.
- According to the applicant, the proposed rezoning has been requested in order to improve the marketability of the existing residential lots while maintaining a ground-oriented, lower-density form that complements the existing neighbourhood.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent out and the Development Proposal Signs were installed on September 9, 2024. To date, Staff received three (3) responses from neighbouring residents asking for clarification on the intent of the subject proposal.

(Staff confirmed with the residents that the proposed rezoning was in response to Provincial legislation relating to both Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOAs) and was to accommodate the potential construction of a maximum of four (4) dwelling units, achieved through a combination of principal (single family and duplex dwelling) and accessory (secondary suite, coach house or garden suite) uses.

Following this discussion the neighbouring residents confirmed that they had no further questions).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. School District Comments

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CRL/cm

Department: **Planning and Demographics**
Date: **September 10, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0228**

The proposed development of **12** 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	12
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Projected Number of Students From This Development In:	
Elementary School =	6
Secondary School =	4
Total Students =	10

Current Enrolment and Capacities:	
Coast Meridian Elementary	
Enrolment	275
Operating Capacity	309
# of Portables	0
North Surrey Secondary	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

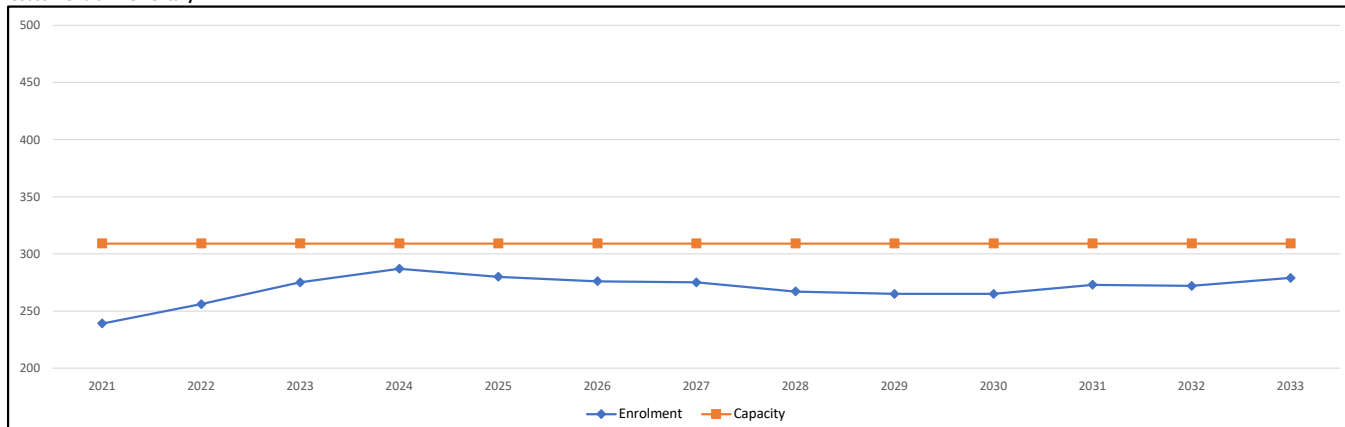
Summary of Impact and Commentary

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.

As of September 2023, Coast Meridian is operating at 89% capacity. With the pending Fleetwood Plan the District will provide updated enrolment projections for this school as they are expected to increase significantly.

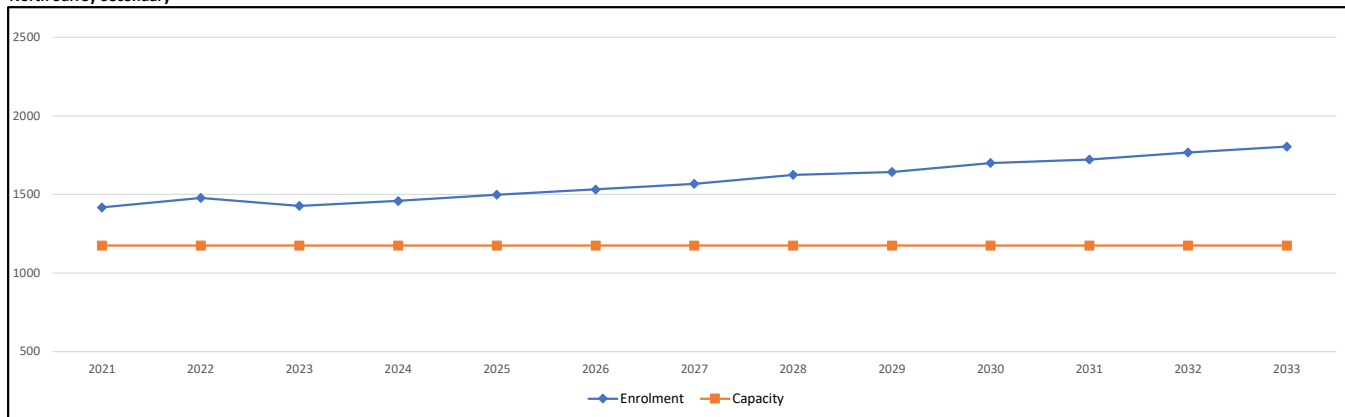
As of September 2023, North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Coast Meridian 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.

North Surrey 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.