

PROPOSAL:

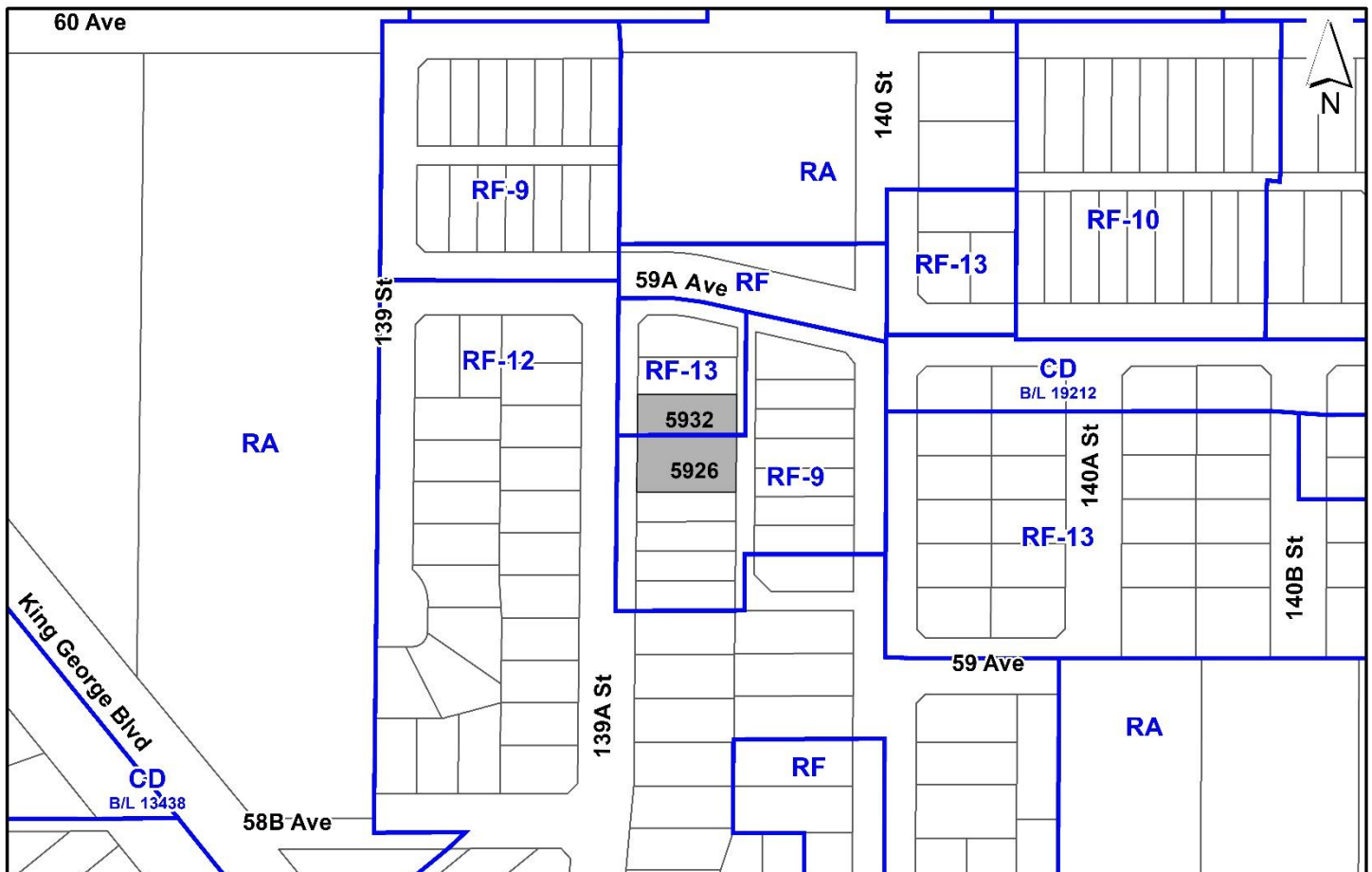
- **Rezoning** a portion of the site from RF-13 to RF-9 to allow subdivision from two lots into three lots.

LOCATION: 5926 - 139A Street
 5932 - 139A Street

ZONING: RF-13 & RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- Council rescind Third Reading of Rezoning Bylaw No. 20344 granted at the May 31, 2021 Council Meeting.
- Council rescind Second Reading of Rezoning Bylaw No. 20344 granted at the May 10, 2021 Council Meeting.
- Council amend Rezoning Bylaw No. 20344 by Rezoning 31.8 square metres of land shown as Block B on the Survey Plan attached as Appendix II from Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" and to include the legal description for the land associated with this.
- Council consider Second Reading of Rezoning Bylaw No. 20344, as amended, and set a date for Public Hearing.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use meeting on May 10, 2021, where First and Second readings were granted to Rezoning Bylaw No. 20344. At the May 31, 2021, Regular Council – Public Hearing meeting, Council granted Third Reading to Rezoning Bylaw No. 20344 (Res. R21-963).
- A portion of the subject site (Block B in Appendix II) is proposed to be rezoned from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" to facilitate subdivision of the two (2) subject lots into three (3) lots. The proposed lots comply with the provisions of the RF-9 zone.
- Following the granting of Third Reading to Rezoning Bylaw No. 20344 staff identified there was an error in the map of the public hearing notification postcard. The map mistakenly highlighted the entire subject property instead of only the small portion of the site proposed to be rezoned.
- Given this was incorrectly advertised, it was determined that a new public hearing is required for Council's consideration of Third Reading as the public hearing notification did not clearly identify the portion of the site that was proposed to be rezoned.
- There is no change to the scope of the proposed rezoning that was previously supported by Council.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of Rezoning Bylaw No. 20344, granted by Resolution RES. R21-963 at the May 31, 2021 Regular Council – Public Hearing meeting;
2. Council rescind Second Reading of Rezoning Bylaw No. 20344, granted by Resolution RES. R21-718 at the May 10, 2021 Regular Council – Land Use meeting;
3. Council amend Rezoning Bylaw No. 20344 by rezoning 31.8 square metres of land shown as Block B on the Survey Plan attached as Appendix II from Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" and to include the legal description for the land associated with this;
4. Council consider Second Reading of Rezoning Bylaw No. 20344, as amended, and set a date for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) resolution of all conditions of approval identified in the initial Planning Report for Development Application No. 7919-0280-00, attached as Appendix III and dated May 10, 2021.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwellings	Single Family Small Lots	RF-13 & RF-9
North:	Single Family Dwellings	Single Family Small Lots	RF-13
East and South:	Single Family Dwellings	Single Family Small Lots	RF-9
West (Across 139A Street):	Single Family Dwellings	Single Family Small Lots	RF-12

Context & Background

- The subject site consists of two abutting properties located at 5932 and 5926 – 139A Street, with a combined site area of 992 square metres, a width of 31.2 and a depth of 31.8 metres.
- The applicant proposes to rezone a narrow strip of 5932 – 139A street, from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" to facilitate subdivision of the two (2) subject lots into three (3) lots. The portion of the site is approximately 31.8 square metres, with a width of 1 metre and a depth of 31.8 metres.

- The properties are designated Urban in the Official Community Plan (OCP) and designated Single Family Small Lots in the South Newton Neighbourhood Concept Plan (NCP).
- The subject development application was considered by Council at the Regular Council – Land Use meeting on May 10, 2021, where First and Second readings were granted to Rezoning Bylaw No. 20344. At the May 31, 2021, Regular Council – Public Hearing meeting, Council granted Third Reading to Rezoning Bylaw No. 20344 (Res. R21-963).
- A portion of the subject site (Block B in Appendix II) is proposed to be rezoned from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" to facilitate subdivision of the two (2) subject lots into three (3) lots. The proposed lots comply with the provisions of the RF-9 zone.
- Following the granting of Third Reading to Rezoning Bylaw No. 20344 staff identified there was an error in the map of the public hearing notification postcard. The map mistakenly highlighted the entire subject property instead of only the small portion of the site proposed to be rezoned. The subject amendment will also allow for the Legal Description of the lands in question to be identified in the By-law.
- Given this was incorrectly advertised, it was determined that a new public hearing is required for Council's consideration of Third Reading as the public hearing notification did not clearly identify the portion of the site that was proposed to be rezoned.
- There is no change to the scope of the proposed rezoning that was previously supported by Council.
- As part of previous Development Application No. 7911-0268-00, a section 219 no-build Restrictive Covenant was registered against a portion measuring 8.7 metres wide and 276.7 square metres in area on 5926 - 139A Street, zoned "Single Family Residential (9) Zone (RF-9)", to ensure future subdivision and consolidation with the lot to the north.
- As part of Development Application No. 7917-0107-00, a Section 219 no-build Restrictive Covenant was registered against a portion measuring 1 metre wide, 31.8 square metres in area on 5932 – 139A Street, zoned "Single Family Residential (13) Zone (RF-13), to ensure future subdivision and consolidation with the lot to the south.
- The proposal is to subdivide and consolidate the two no-build areas created through the aforementioned development applications to create one additional "Single Family Residential (9) Zone (RF-9)" lot. The proposed new lot is approximately 308.5 square meters in area, with a width of 9.7 metres and a depth of 31.8 metres. No variances are proposed to create the new lot as it complies with the regulations associated with the "Single Family Residential (9) Zone (RF-9)" zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone a portion of 5932 – 139A street, from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" to facilitate subdivision of the two (2) subject lots into three (3) lots.

- The portion of 5932-139A Street proposed to be rezoned (Block B) will be 31.8 square meters in area and 1 metre wide as shown on Appendix II (Survey Plan).
- There is no change to the scope of the proposed rezoning that was previously supported by Council.
- Conditions for Final Adoption that were listed in the initial planning report (7919-0280-00) dated May 10, 2021 (attached as Appendix III), remain applicable under the subject application.

	Proposed
Lot Area	
Gross Site Area:	992 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	992 square metres
Number of Lots:	3
Unit Density:	30 units per hectare
Range of Lot Sizes	302 square metres – 382 square metres
Range of Lot Widths	9.5 metres – 12 metres
Range of Lot Depths	31.8 metres

PUBLIC ENGAGEMENT

- No additional public engagement has taken place as there have been no changes to the original proposal and the need to hold another public hearing was due to an administrative error as detailed in this report.

INFORMATION ATTACHED TO THIS REPORT

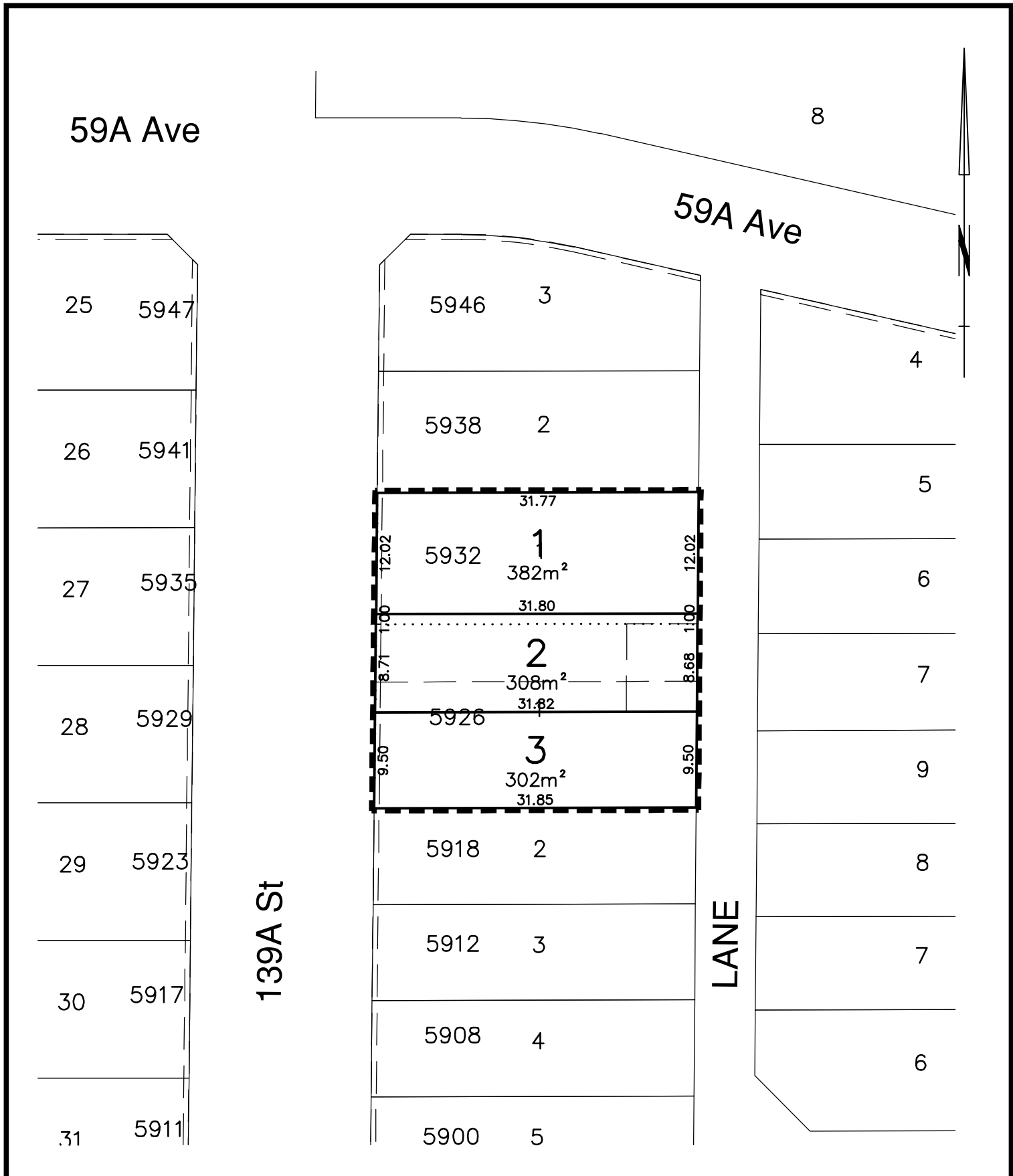
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Block Plan
- Appendix III. Initial Planning & Development Report No. 7919-0280-00, dated May 10, 2021.
- Appendix IV. Proposed Rezoning Bylaw No. 20344 (Redline Version Showing Change)

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

MWC/ar

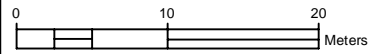


SUBDIVISION CONCEPT PLAN

GURMEET S. PANNU
5926 & 5932 139A STREET



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
www.wsp.com



SEPTEMBER 2019

191-11364-00

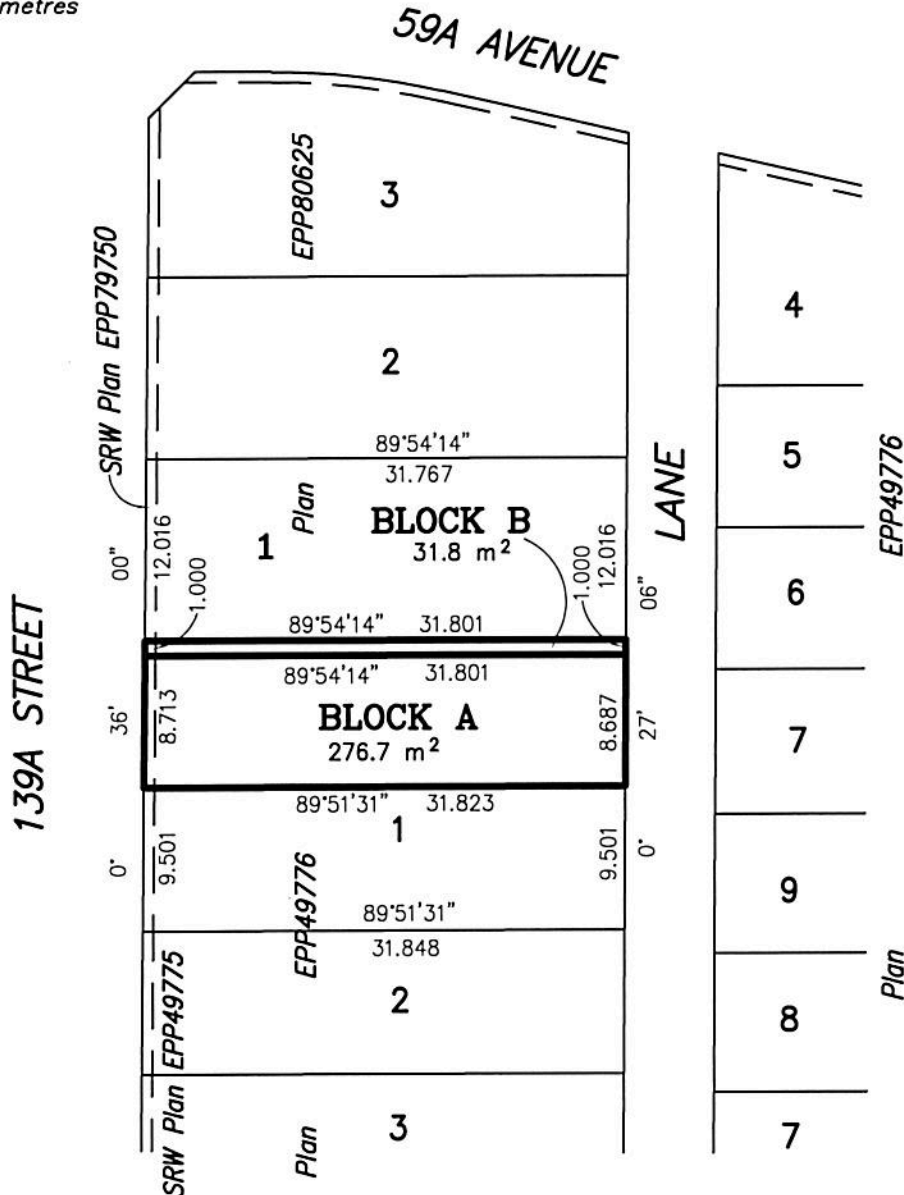
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 1, PLAN EPP49776 AND
LOT 1, PLAN 80625; BOTH OF SECTION 9,
TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234-18525-53rd Street
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7261 ZONING



Certified correct to survey dated
this 6th day of July, 2023.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0280-00

Planning Report Date: May 10, 2021

PROPOSAL:

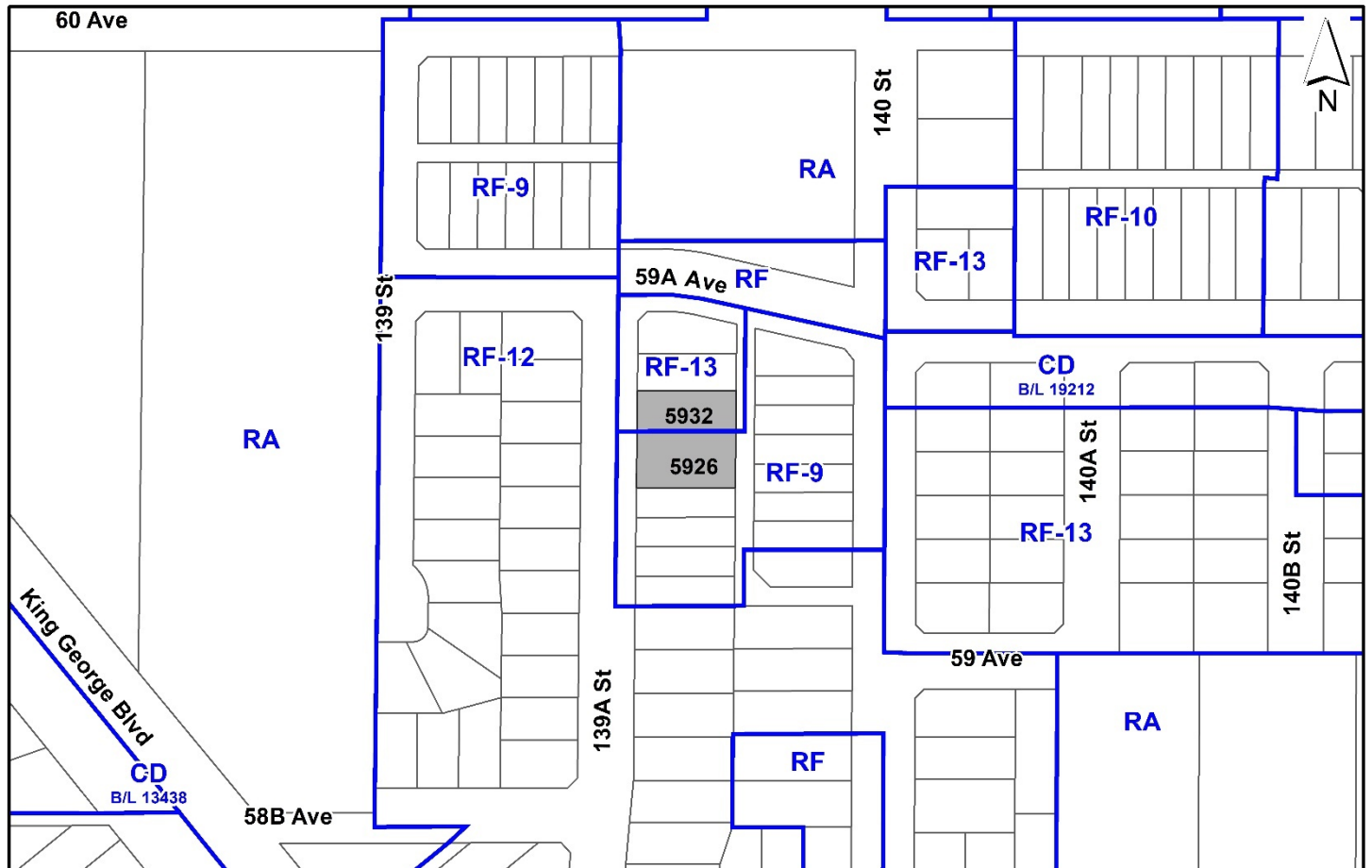
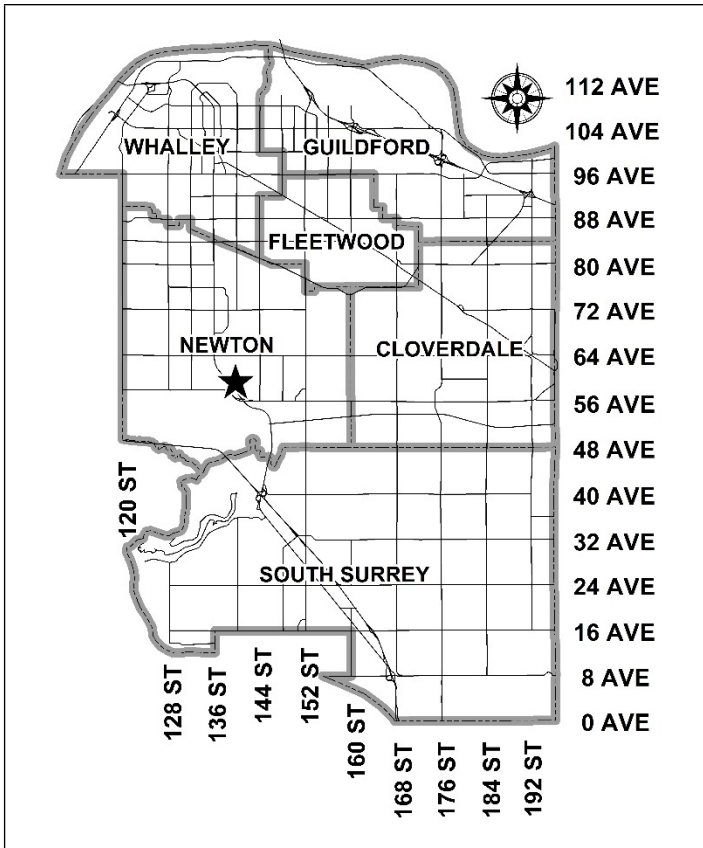
- **Rezoning** a portion of the site from RF-13 to RF-9 to allow subdivision from two lots into three lots.

LOCATION: 5926 - 139A Street
 5932 - 139A Street

ZONING: RF-13 & RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Small Lot designation in the South Newton Neighbourhood Concept Plan (NCP)
- The proposed density and building form are appropriate for this part of the South Newton NCP area.
- The proposal will complete the block as conceptualized through Development Application Nos. 7911-0280-00 and 7917-0107-00 which provided no-build areas to create a future lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" shown as Block B on the attached Survey Plan (Appendix II) and a date be set for Public Hearing.
2. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) submission of a limiting distance report for all retained buildings to the satisfaction of the Planning and Development Department;
 - (g) approval from the Ministry of Transportation and Infrastructure; and
 - (h) discharge of existing Section 219 Restrictive Covenants for "no build" until future development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwellings	Single Family Small Lots	RF-13 & RF-9
North:	Single Family Dwellings	Single Family Small Lots	RF-13
East and South:	Single Family Dwellings	Single Family Small Lots	RF-9
West (Across 139A Street):	Single Family Dwellings	Single Family Small Lots	RF-12

Context & Background

- The site is comprised of two abutting properties, 5932 and 5926 – 139A Street.
- The properties are designated Urban in the Official Community Plan (OCP) and designated Single Family Small Lots in the South Newton Neighbourhood Concept Plan (NCP).
- 5932 – 139A Street is zoned "Single Family Residential (13) Zone (RF-13)" and was created through Development Application No. 7917-0107-00, which was granted Final Adoption of the associated rezoning By-law at the July 9, 2018 Regular Council – Land Use Meeting.
- 5926 – 139A Street is zoned "Single Family Residential (9) Zone (RF-9)" and was created through Development Application No. 7911-0268-00, which was granted Final Adoption of the associated rezoning By-law at the May 25, 2015 Regular Council – Land Use Meeting.
- As part of Development Application No. 7911-0268-00, a section 219 no-build Restrictive Covenant was registered against an 8.7 metre wide, 276.6 square metres area on 5926 - 139A Street to ensure future subdivision and consolidation with the lot to the north.
- As part of Development Application No. 7917-0107-00, a Section 219 no-build Restrictive Covenant was registered against a 1 metre wide, 31.8 square metre area on 5932 – 139A Street to ensure future subdivision and consolidation with the lot to the south.
- Single family dwellings have been constructed on both 5932 and 5926 – 139A Street. The single family dwellings were sited to respect the two no-build areas.
- The proposal is to subdivide and consolidate the two no-build areas created through the previous development applications to create one RF-9 lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of 5932 – 139A street, from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9) to facilitate subdivision of the two subject lots into three lots.

	Proposed
Lot Area	
Gross Site Area:	992 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	992 square metres
Number of Lots:	3
Unit Density:	30 units per hectare
Range of Lot Sizes	302 square metres – 382 square metres
Range of Lot Widths	9.5 metres – 12 metres
Range of Lot Depths	31.8 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at Woodward Hill School
0 Secondary students at Sullivan Heights School

(Appendix IV)

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 Spring 2022.

Ministry of Transportation & Infrastructure (MOTI): *MOTI has no objection to the project.*

Transportation Considerations

- The site will be accessed via an existing rear lane.
- The site is pre-serviced and road dedication was taken under Development Application Nos. 7917-0107-00 and 7911-0268-00. No further dedication is required.
- The site is approximately a 300 metre walk to a bus stop located at the northeast corner of the King George Boulevard and 58 Avenue/58A Avenue intersection, which is serviced by the 321 northbound. The site is approximately a 500 metre walk to a bus stop at the southwest corner of the King George Boulevard and 60 Avenue intersection, which provides service for route 321 southbound. Route 321 provides service from Surrey Central Station to White Rock via Newton Town Centre.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the site's "General Urban" Regional Growth Strategy land use designation.

Official Community Plan

Land Use Designation

- The proposal complies with the site's "Urban" Official Community Plan (OCP) land use designation.

Themes/Policies

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The proposal will result in the creation of one additional lot from no-build portions of two existing lots. The proposed lot will complete the conceptual lot pattern of the block and is pre-serviced, so no new infrastructure is required to support the proposal).

- 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 lot sizes are consistent with those found in the immediate neighbourhood and will utilize the same building scheme as those used for the adjacent developments to the north and south, ensuring an appropriately designed home).

Secondary Plans

Land Use Designation

- The proposal complies with Single Family Small Lot designation of the South Newton Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposal is consistent with the following Goals and Objectives of the South Newton NCP:
 - Recognize and protect development patterns and character of existing single family urban and suburban subdivision in planning for future land uses;
 - Provide a mix of housing densities and types to accommodate a range of needs;
 - Create pedestrian-friendly, walkable neighbourhoods; and
 - Ensure the provision of cost-efficient and effective engineering services.

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)".

- 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 (9) Zone (RF-9)", "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-9 Zone (Part 17E)	Permitted and/or Required	Proposed
Unit Density:	36 units per hectare	32 units per hectare
Lot Size		
Lot Size:	25 square metres	302 square metres & 308 square metres
Lot Width:	9 metres	9.5 – 9.7 metres
Lot Depth:	28 metres	31.8 metres
RF-13 Zone (Part 17E)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	26 units per hectare
Lot Size		
Lot Size:	336 square metres	382 square metres
Lot Width:	12 metres	12 metres
Lot Depth:	28 metres	31.8 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

- The "Single Family Residential (10) Zone (RF-10)" was introduced through Corporate Report No. R119; 2013 and adopted at the July 22, 2013 Regular Council – Public Hearing meeting. The RF-10 Zone was intended to replace the RF-9 zone.
- Since the adoption of the RF-10 Zone, the City has typically not supported rezoning applications proposing the RF-9 Zone except where completion of an existing development pattern was being proposed.
- Staff find that the proposal to rezone a portion of 5932 – 139A Street from RF-13 to RF-9 is appropriate as it completes the block pattern that was conceptualized under Development Application Nos. 7917-0107-00 and 7911-0268-00.

Lot Grading and Building Scheme

- The proposed lot will utilize an existing building scheme registered on title that was implemented through Development Application Nos. 7917-0107-00 and 7911-0268-00. The design guidelines were prepared by Mike Tynan of Tynan Design Consultants.
- A preliminary lot grading plan, submitted by WSP Canada, and dated February 4, 2021, 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.
- 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 (\$1,500 per lot if completed by December 31, 2021; and \$2,000 per lot if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the South Newton NCP 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 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.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 22, 2021, and the Development Proposal Signs were installed on February 2, 2021. Staff have received one response from a neighbouring resident who expressed concern that there was not enough room to create a new single family lot on the proposed site (*staff comments in italics*):

Approximately 308 square metres of land was set aside through Development Application Nos. 7917-0107-00 and 7911-0268-00, which created the current land use pattern on the block. The area left aside for future development is 9.5 metres in width and 308 metres in area which is sufficient to create one new dwelling under the RF-9 Zone.

- A pre notification letter was sent to the Panorama Neighbourhood Association who did not provide any comments on the application.

TREES

- All protected trees were removed from the site under Development Application Nos. 7917-0107-00 and 7911-0268-00. 2 replacement trees were required to be planted at 5932 – 139A Street and one replacement tree was required at 5926 – 139A Street.

- As no By-law protected trees are located within the area that was reserved for future consolidation and subdivision to create one additional single family dwelling, an Arborist Assessment was not prepared for the subject application.
- The applicant has agreed to plant 1 tree on the new RF-9 lot. An Arborist Assessment regarding the proposed tree planting will be provided prior to final adoption of the Rezoning Bylaw, should Council support the proposed rezoning.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

BD/cm



SUBDIVISION CONCEPT PLAN

GURMEET S. PANNU

5926 & 5932 139A STREET



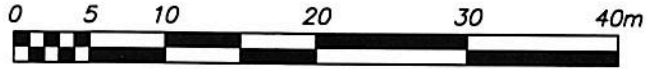
WSP CANADA INC.
 #300 - 65 RICHMOND STREET
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 www.wsp.com

SEPTEMBER 2019

191-11364-00

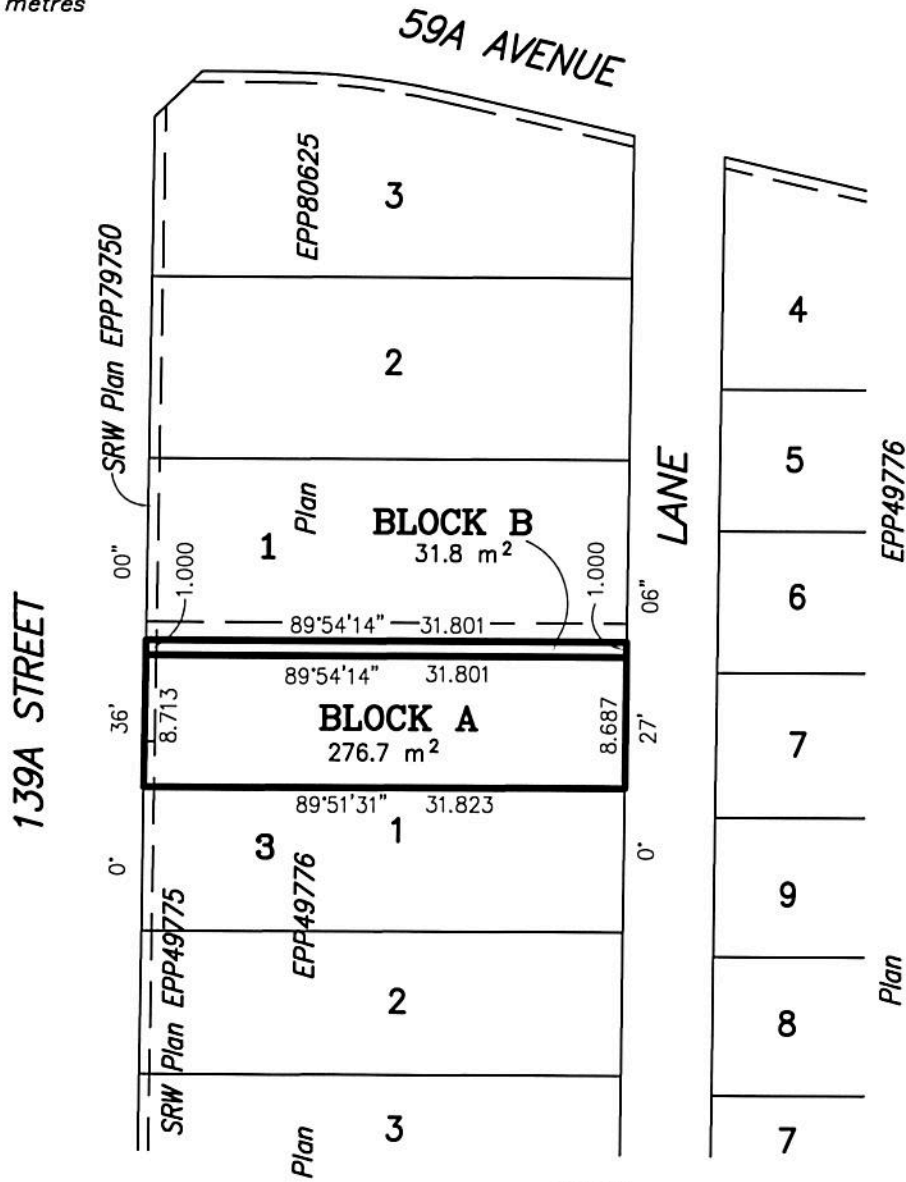
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW NO. _____ OF LOT 1, PLAN EPP49776 AND LOT 1, PLAN 80625; BOTH OF SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT APPENDIX II

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234-18525-53rd Street
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7261 ZONING



Certified correct to survey dated this 23rd day of November, 2020.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **April 28, 2021** PROJECT FILE: **7819-0280-00**

RE: **Engineering Requirements
Location: 5926 139A Street**

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

- Confirm that any legal encumbrances on the parent parcels that are no longer required have been fully released.

Works and Services

- There are no additional road works required on existing roads fronting the site; and
- Confirm adequate service connections, complete with inspection chambers/water meters, have been provided under Surrey Projects 7811-0268-00 and 7817-0107-00); video inspection may be required for confirmation that existing services meet City standards.

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$3,890.25 is required.



Jeff Pang, P.Eng.
Development Engineer

M51



May 3, 2021

Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the “new” capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, which started September 2017. This will make more regular stream space available to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2021/22 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 250 capacity addition to McLeod Road School and run a dual stream program.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition will be open September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0280 00

SUMMARY

The proposed 1 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	0

September 2020 Enrolment/School Capacity

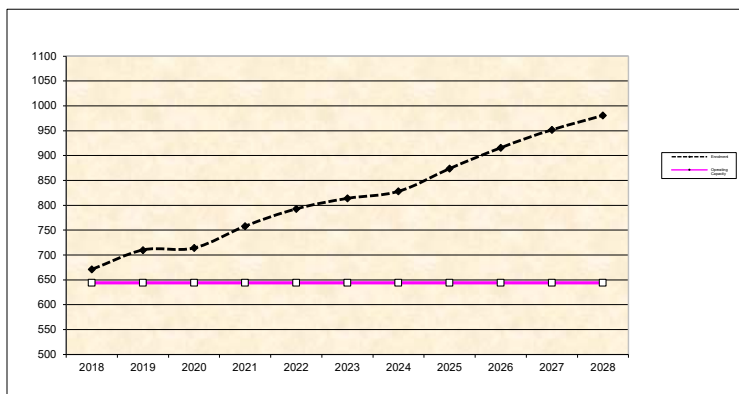
Woodward Hill Elementary	
Enrolment (K/1-7):	85 K + 629
Operating Capacity (K/1-7)	38 K + 606
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development:	2
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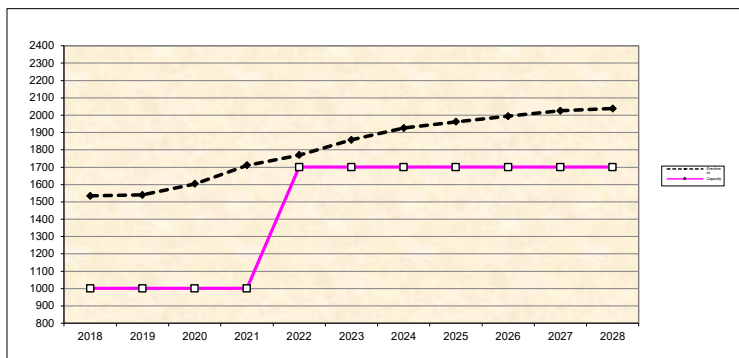
Population : The projected population of children aged 0-19 Impacted by the development.

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

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

CITY OF SURREY

BYLAW NO. 20344

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

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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: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)
 TO: SINGLE FAMILY RESIDENTIAL (9) ZONE (RF-9)

Portion of PID: 030-588-111
 Lot 1 Section 9 Township 2 New Westminster District Plan EPP80625 containing 31.8 square metres labeled Block B

(Portion of 5932 - 139A Street)

Shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 6th day of July, 2023.

- 2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344".

PASSED FIRST READING on the 10th day of May, 2021.

PASSED SECOND READING on the 10th day of May, 2021.

PUBLIC HEARING HELD thereon on the 31st day of May, 2021.

PASSED THIRD READING on the 31st day of May, 2021.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 9th day of June, 2021.

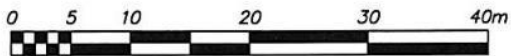
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

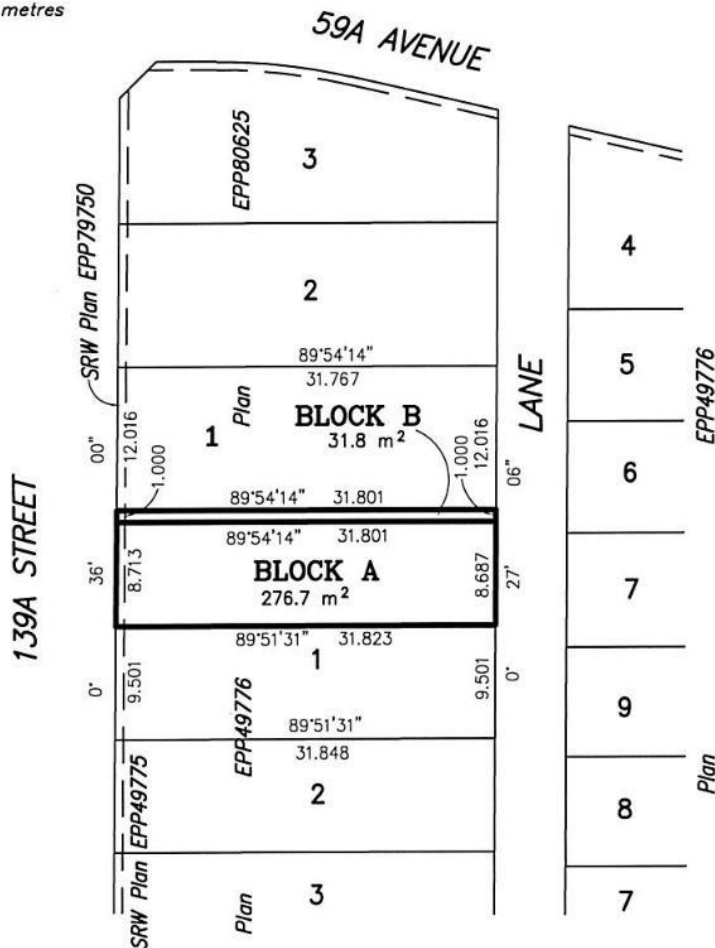
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 1, PLAN EPP49776 AND
LOT 1, PLAN 80625; BOTH OF SECTION 9,
TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234-18525-53rd Street
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7261 ZONING



Certified correct to survey dated
this 6th day of July, 2023.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District