

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7921-0175-00

Planning Report Date: May 30, 2022

**PROPOSAL:**

- Amend CD By-law No. 20479
- Development Variance Permit

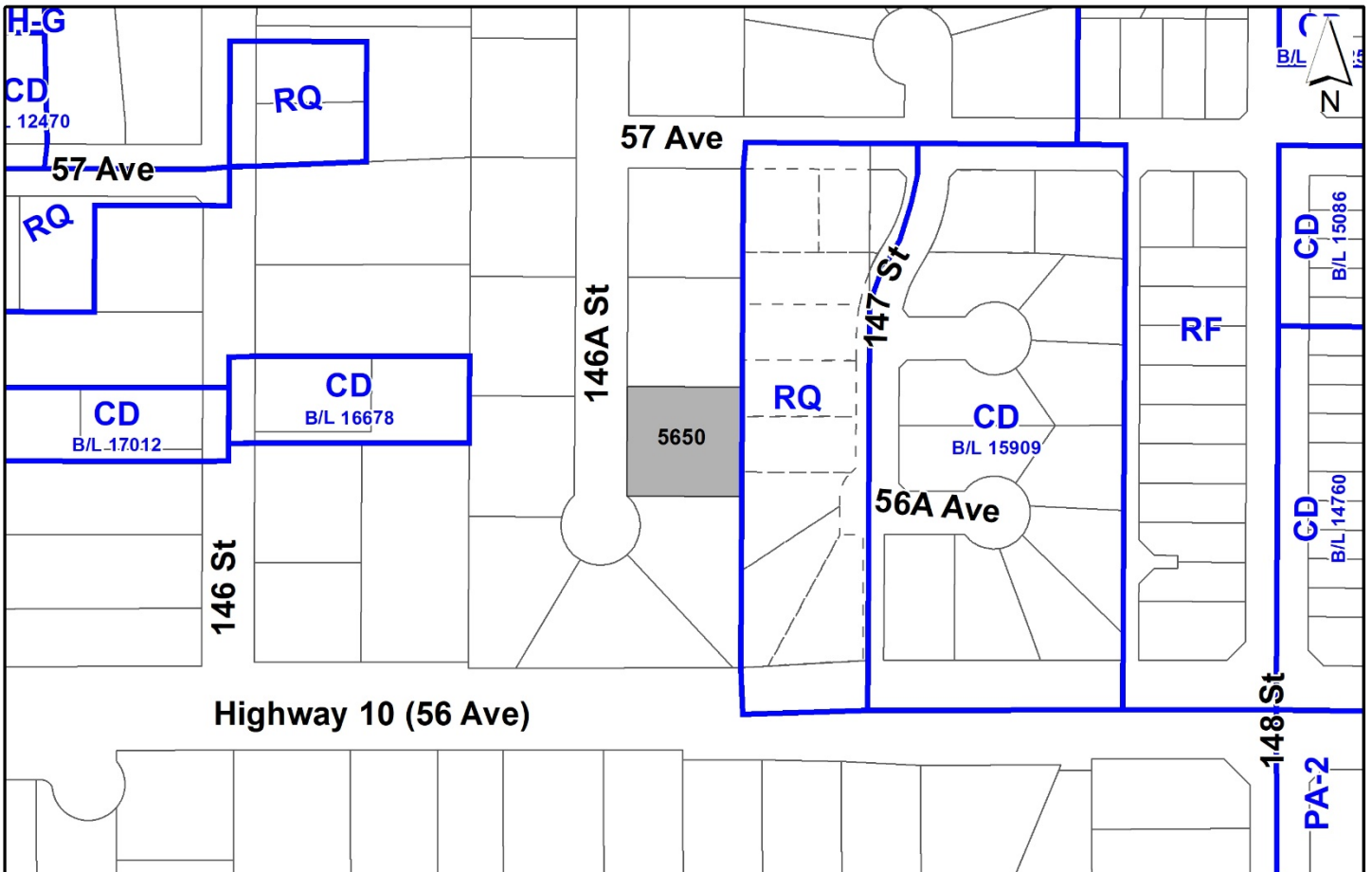
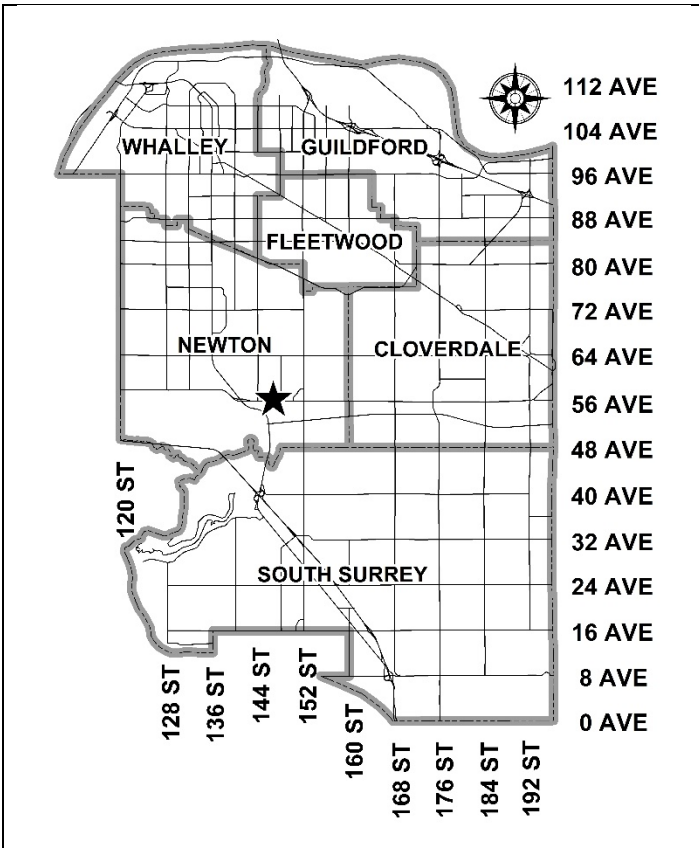
to reduce the minimum side yard setback and allow subdivision into 2 single family lots.

LOCATION: 5650 - 146A Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential 1/2 Acre



## RECOMMENDATION SUMMARY

- Council rescind Resolution No. R21-2283 giving Third Reading to Rezoning Bylaw No. 20479 at the December 6, 2021, Regular Council – Public Hearing meeting.
- Council rescind Resolution No. R21-2126 giving Second Reading to Rezoning Bylaw No. 20479 at the November 22, 2021, Regular Council – Land Use meeting.
- Council consider Second Reading of Rezoning Bylaw No. 20479, as amended.
- Council consider Third Reading of Rezoning Bylaw No. 20479, as amended.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum side yard setbacks for a principal building of Comprehensive Development (CD) Bylaw No. 20479 for proposed Lots 1 and 2.

## RATIONALE OF RECOMMENDATION

- The Planning & Development Report for Application No. 7921-0175-00 was considered by Council on November 22, 2021, and the Rezoning Bylaw subsequently received Third Reading by Council after the Public Hearing on December 6, 2021.
- The development application is proposing an NCP Amendment and Rezoning in order to permit subdivision into 2 single family lots.
- The originally drafted CD Bylaw No. 20479 includes an unintentional modification to the lot coverage regulation from the “Quarter Acre Residential Zone (RQ)” that was present in the Zoning Bylaw at the time the CD Bylaw was prepared and presented to Council.
- The CD Bylaw is required to be amended to reflect the lot coverage regulation intended for lots less than 1,500 square metres in size.
- Corporate Report No. R245, Zoning Bylaw Update – Omission Corrections, supported by Council, outlines the proposed amendments to the Zoning Bylaw in order to restore previous zoning regulations unintentionally modified as part of a previous housekeeping amendment.
- At this time, the applicant is also proposing a Development Variance Permit to reduce the minimum required side yard setback for a shared internal lot line from 2.4 metres to 2.0 metres. The proposed reduced setbacks will help ensure that the applicant will be able to construct homes with functional floorplans on both lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R21-2283 giving Third Reading to Rezoning Bylaw No. 20479 at the December 6, 2021, Regular Council – Public Hearing meeting.
2. Council rescind Resolution No. R21-2126 giving Second Reading to Rezoning Bylaw No. 20479 at the November 22, 2021, Regular Council – Land Use meeting.
3. CD Bylaw No. 20479 is amended to comply with the base “Quarter Acre Residential Zone (RQ)” from the Zoning Bylaw. No Public Hearing is required as the amendment does not result in a change to use or density.
4. Council consider Second Reading of Rezoning Bylaw No. 20479, as amended.
5. Council consider Third Reading of Rezoning Bylaw No. 20479, as amended.
6. Council approve Development Variance Permit No. 7921-0175-00 (Appendix III), to reduce the minimum south side yard setback for proposed Lot 1 and the minimum north side yard setback for proposed Lot 2 for a principal building of CD Bylaw No. 20479 from 2.4 metres to 2.0 metres, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

### Context & Background

- The Planning & Development Report for Application No. 7921-0175-00 was considered by Council on November 22, 2021. The application is proposing an NCP amendment and Rezoning in order to permit subdivision into two single family lots.
- The Rezoning Bylaw subsequently received Third Reading by Council after the Public Hearing on December 6, 2021.
- At the Regular Council – Public Hearing meeting on September 27, 2021, Council adopted Bylaw No. 20300 as part of Phase 1 of the Zoning Bylaw Major Update Project. While the amendments to the Zoning Bylaw in this update were intended as administrative and housekeeping in nature and not meant to affect existing regulations, following adoption, several unintentional zone changes were discovered by staff.
- Zone changes identified included swapping the lot coverage standards for lots greater than or less than 1,500 square metres in the "Quarter Acre Residential Zone (RQ)". The originally drafted CD Bylaw No. 20479 included this unintentional modification to the lot coverage regulation from the RQ Zone that was present in the Zoning Bylaw at the time the CD Bylaw was prepared and presented to Council.
- As a result, while the proposed lot sizes to be created under this application are 929 square metres (less than 1,500 m<sup>2</sup>) the CD Bylaw was drafted with lot coverage provisions from the RQ Zone intended for lots greater than 1,500 square metres in size. Therefore, the CD Bylaw is

required to be amended to reflect the lot coverage regulation intended for lots less than 1,500 square metres in size.

- At the Regular Council – Public Hearing meeting on December 20, 2021, Corporate Report No. R245 was brought forward to Council to introduce an Amendment Bylaw to restore the previous zoning regulations unintentionally modified in the Zoning Bylaw (Appendix IV). At the Regular Council – Public Hearing meeting on January 17, 2021, Council adopted the Amendment Bylaw No. 20551.
- At this time, the applicant is also proposing a Development Variance Permit to reduce the minimum required side yard setback under CD Bylaw No. 20479 for a shared internal lot line from 2.4 metres to 2.0 metres.

**POLICY AND BYLAW CONSIDERATIONS**

**CD By-law**

- The applicant proposes to rezone the subject site from "Half Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", with CD Bylaw No. 20479 currently at Third Reading to permit subdivision into two single family lots. The CD Bylaw will have provisions based on the "Quarter Acre Residential Zone (RQ)".
- The CD Bylaw is proposed to remain the same as that which received Third Reading on December 6, 2021, except for the updated lot coverage.
- A summary of the proposed changes in the revised CD Bylaw are included in the table below:

Zoning	CD Zone (Bylaw No. 20479)	Proposed Amendment to CD Zone (Bylaw No. 20479)
<b>Lot Coverage:</b>	25%	From Section E Lot Coverage of Part 15C "Quarter Acre Residential Zone (RQ)" of the Zoning Bylaw: For lots > 560 m <sup>2</sup> but ≤ 1,262 m <sup>2</sup> in area, the maximum lot coverage for all buildings and structures shall be 40% reduced at a rate of 2% for each 93 m <sup>2</sup> of additional lot area until a lot coverage of 25% is reached. (34%)

Lot Coverage

- The lot coverage provision for CD By-law No. 20479 is proposed to be amended to the following regulation from Section E Lot Coverage of Part 15C "Quarter Acre Residential Zone (RQ)" of the Zoning Bylaw:

- For lots > 560 m<sup>2</sup> but ≤ 1,262 m<sup>2</sup> in area, the maximum lot coverage for all buildings and structures shall be 40% reduced at a rate of 2% for each 93 m<sup>2</sup> of additional lot area until a lot coverage of 25% is reached.
- As such, for a lot size of 929 square metres, the lot coverage for proposed Lots 1 and 2 is proposed to be amended to 34% from 25%.

#### Side Yard Building Setback Variance

- The applicant is also proposing a Development Variance Permit to reduce the minimum required side yard setbacks under CD Bylaw No. 20479 for a shared internal lot line from 2.4 metres to 2.0 metres.
- Under the CD Bylaw, the minimum lot width permitted is 20 metres, 4 metres less than the minimum lot width permitted under the RQ Zone. Reducing the side yard setback for the shared internal property line from 2.4 metres to 2.0 metres will help accommodate a more functional home floor plan on both proposed lots. Additionally, accommodating the reduced setback along the shared lot line will help to ensure a suburban neighbourhood character for future development and limit the impact on neighbouring property owners.
- As the proposed reduced setback are internal to the lots that are to be created as part of the subject application, the impact on adjacent properties to the north and south should be minimal given the setbacks that would be proposed adjacent these lots would comply with the minimum 2.4 metres required under the Zoning By-law.

#### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Initial Planning Report No. 7921-0175-00, dated November 22, 2021
Appendix II.	CD Bylaw No. 20479, as amended.
Appendix III.	Development Variance Permit No. 7921-0175-00
Appendix IV.	Corporate Report No. R245

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm

# Appendix I

## City of Surrey PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0175-00

Planning Report Date: November 22, 2021

### PROPOSAL:

- **NCP Amendment** from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre"
- **Rezoning** from RH to CD

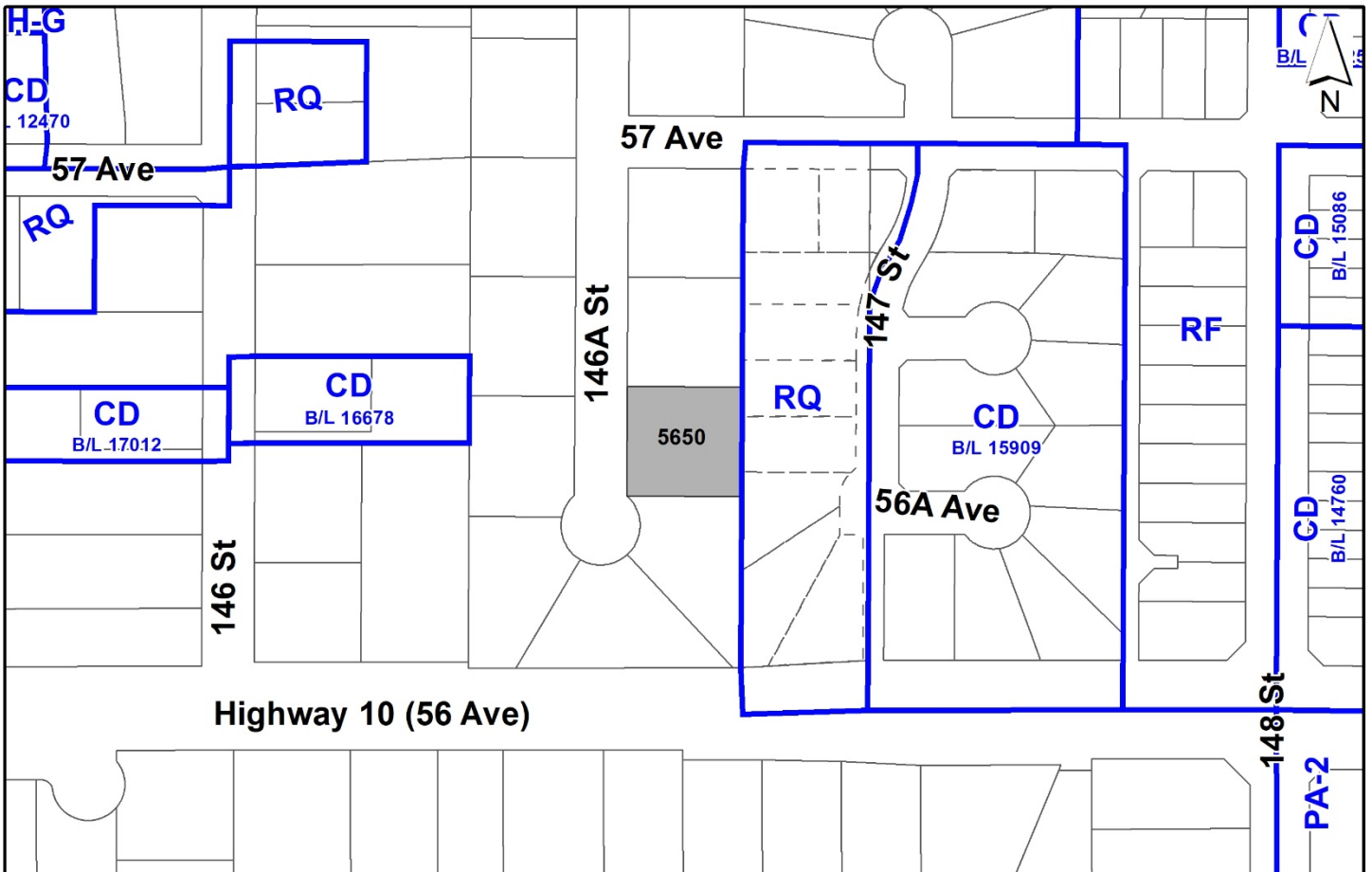
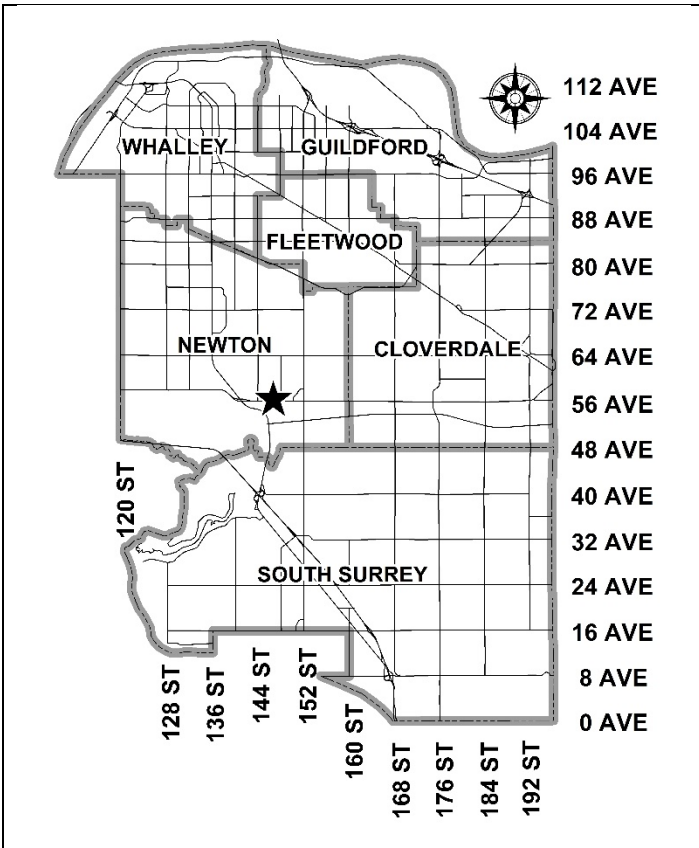
to allow subdivision into 2 single family lots.

LOCATION: 5650 - 146A Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential ½ Acre



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre".

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGC) and the "Urban" designation in the Official Community Plan (OCP).
- The proposal includes an amendment to the South Newton Neighbourhood Concept Plan (NCP).
- The proposed "Suburban Residential ¼ Acre" land use designation and proposed Comprehensive Development Zone (CD) (based on Quarter Acre Residential Zone (RQ)) lots are representative of a suburban type of lot that are appropriate for suburban infill development in this neighbourhood. The proposal will follow the pattern of redevelopment in this neighbourhood, providing an appropriate lot size transition between land designated "Single Family Residential" to the east and land designated "Suburban Residential ½ Acre" to the west.
- The applicant has engaged with their neighbours and have received letters of support for their proposal.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) 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; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	South Newton NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Residential ½ Acre	RH
North:	Single Family Residential	Suburban Residential ½ Acre	RH



Direction	Existing Use	South Newton NCP Designation	Existing Zone
East:	Single Family Residential	Suburban Residential ¼ Acre	RQ
South:	Single Family Residential	Suburban Residential ½ Acre	RH
West (Across 146A Street):	Single Family Residential	Suburban Residential ½ Acre	RH

### Context & Background

- The subject 0.19 hectare site is located south of 57 Avenue on the east side of 146A Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Suburban Residential ½ Acre" in the South Newton Neighbourhood Concept Plan (NCP) and is zoned "Half-Acre Residential Zone (RH)".
- Suburban Residential ¼ Acre lots have recently been introduced into this neighbourhood as a compatible type of suburban infill development. To the west of the subject site, Development Application No. 7918-0167-00 (5710 & 5716 – 146 Street) and Development Application No. 7919-0174-00 (5677 – 146 Street) rezoned land from RH Zone to RQ Zone on July 22, 2019, and November 9, 2020, respectively, both to allow subdivision into two lots. To the east of the subject site Development Application No. 7920-0145-00 (14705 – No. 10 (56 Avenue) & 5698 - 147 Street) rezoned land from RH Zone to RQ Zone on July 29, 2021, to allow subdivision into 10 lots.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to rezone the site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" based on "Quarter Acre Residential Zone (RQ)" and to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre", to facilitate subdivision into 2 single family lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,856 square metres
Net Site Area:	1,856 square metres

	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	11 units per hectare
<b>Range of Lot Sizes</b>	929 square metres
<b>Range of Lot Widths</b>	21 metres
<b>Range of Lot Depths</b>	44 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.

**School District:** The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Cambridge Elementary School  
1 Secondary student at Sullivan Heights Secondary School

(Appendix III)

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 Fall 2022.

**Parks, Recreation & Culture:** Parks has no objection to this project. No works, including vegetation or tree removal, is permitted within the adjacent boulevard without approval from Parks. All efforts to retain City trees must be exhausted before removal will be considered. The applicant should seek to maximize the number of boulevard trees than can be planted on the new boulevard.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval granted for 1 year.

## Transportation Considerations

- Vehicle access is proposed from 146A Street for proposed Lots 1 and 2.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

#### Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing infrastructure and implement improvements to the public realm.

*(The proposal continues the pattern of redevelopment in this neighbourhood to Suburban Residential ¼ Acre development and is representative of a suburban type of lot that will provide an appropriate transition between higher-density Single Family Residential designated land to the east and lower-density Suburban Residential ½ Acre pocket to the west.)*

- A3.5: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating the form and character of the neighbourhood.)*

### Secondary Plans

#### Land Use Designation

- The subject site is designated "Suburban Residential ½ Acre" in the South Newton NCP.

#### Amendment Rationale

- The applicant proposes an NCP amendment to redesignate the subject site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre".

- The South Newton NCP was first approved by Council in May 1999. Under Development Application No. 7918-0167-00, Council passed a resolution to introduce the "Suburban Residential ¼ Acre" land use designation to the South Newton NCP on July 22, 2019. Subsequently, another infill proposal, Development Application No. 7919-0174-00, was approved for rezoning to RQ Zone and an amendment to the "Suburban Residential ¼ Acre" designation on November 9, 2020. More recently, Development Application No. 7920-0145-00, located immediately east of the subject site, was approved for rezoning to RQ Zone and an amendment to the "Suburban Residential ¼ Acre" designation on July 29, 2021.
- The proposed NCP amendment will continue the gradual pattern of redevelopment in the neighbourhood and continue the appropriate lot size transition between "Suburban Residential ¼ Acre" designated land to the east and "Suburban Residential ½ Acre" land to the west of the subject site.
- The proposed new lots would be slightly smaller in both area and width than typical RQ lots within the "Suburban Residential ¼ Acre" designation but are still representative of a compatible suburban lot in this area.
- As mentioned above, recent applications have received support for amendments from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" within this neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed between January 1, 2021, and December 31, 2021; and \$15,000 per unit if completed after January 1, 2022).

### Themes/Objectives

- The proposal is consistent with the following NCP goals and objectives:
  - Protecting development patterns and character of existing single family urban and suburban subdivision in planning for future land uses; and
  - Providing a mix of housing densities and types of accommodate a range of needs.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the development of single-family housing on the subject site. The proposed CD By-law for the site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Quarter Acre Residential Zone (RQ)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RQ Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RQ Zone (Part 15C)	Proposed CD Zone
<b>Unit Density:</b>	10 uph	11 uph
<b>Floor Area Ratio:</b>	0.6 for the first 560 square metres of lot area and 0.35 for the remaining lot area in excess of 560 square metres, provided 39 square metres of the total floor area is only used as a garage or carport.	0.6 for the first 560 square metres of lot area and 0.35 for the remaining lot area in excess of 560 square metres, provided 39 square metres of the total floor area is only used as a garage or carport.
<b>Lot Coverage:</b>	25%	25%
<b>Yards and Setbacks</b>		
Front Yard (west):	7.5 metres	7.5 metres
Side Yard (north):	2.4 metres	2.4 metres
Side Yard (north):	2.4 metres	2.4 metres
Rear (east):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	930 square metres	929 square metres
Lot Width:	24 metres	20 metres
Lot Depth:	30 metres	44 metres
<b>Principal Building Height:</b>	9 metres	9 metres
<b>Permitted Uses:</b>	One single family dwelling which may contain 1 secondary suite	One single family dwelling which may contain 1 secondary suite
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	Minimum of 3 parking spaces	Minimum of 3 parking spaces

### Unit Density

- The unit density of the proposed subdivision is 11 units per hectare, which exceeds the 10 units per hectare permitted by the RQ Zone. The Local Government Act does not permit density to be increased through a Development Variance Permit. As the proposed unit density slightly exceeds that of the RQ Zone, a CD Zone is required to permit subdivision of the site into two quarter-acre style suburban single family residential lots.

### Lot Size

- The proposed lots size and width do not meet the minimum standards required for subdivision under the RQ Zone.
- The proposed CD Zone minimum lot area is 929 square metres, which is only 1 square metre less than the minimum lot size required under the RQ Zone.
- The proposed CD Zone minimum lot width is 20 metres, which is 4 metres less than the minimum lot width under the RQ Zone. The proposed lot width is consistent with the lot width of newly created interior lots to the east of the subject application. Development Application No. 7920-0145-00 included a Development Variance Permit to reduce the lot width of the RQ Zone from 24 metres to 20 metres for proposed Lot 3, and to 21.5 metres for proposed Lots 4 to 6.

- The proposed CD Zone minimum lot depth exceeds the minimum of the RQ Zone.
- All other aspects of the RQ Zone will remain unchanged in the proposed CD Zone.

#### Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage, Rural-Heritage and West Coast Modern.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated November 5, 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 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed between January 1, 2021, and December 31, 2021; and \$15,000 per unit if completed after January 1, 2022).

#### **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 new 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 new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 11, 2021, and the Development Proposal Signs were installed on August 20, 2021. Staff received two responses from neighbouring residents. One resident requested information on impacts to an off-site hedge. Another resident requested general information only about the proposed development.
- 12 residents signed letters of support for the proposed development. These letters were submitted by the applicant and collected as part of their consultation with the neighbourhood.

## TREES

- Rhythm Batra, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
European Beech	2	2	0
Red Maple	1	0	1
Purple Leaf Plum	3	0	3
<b>Coniferous Trees</b>			
Western Redcedar	15	4	11
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>21</b>	<b>6</b>	<b>15</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>21</b>	
<b>Contribution to the Green City Program</b>		<b>\$3,300</b>	

- The Arborist Assessment states that there is a total of 21 mature trees on the site, with no Alder and Cottonwood trees. The 15 Western Redcedar trees are located in a hedge along the northern property line. It was determined that 15 trees can be retained 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 total of 12 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of six replacement trees will require a cash-in-lieu payment of \$3,300, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$3,300 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Building Scheme and Design Guidelines Summary

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

SR/cm



**BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 53 SECTION 10 TOWNSHIP 2 NWD PLAN 50725**

PID : 004-146-123

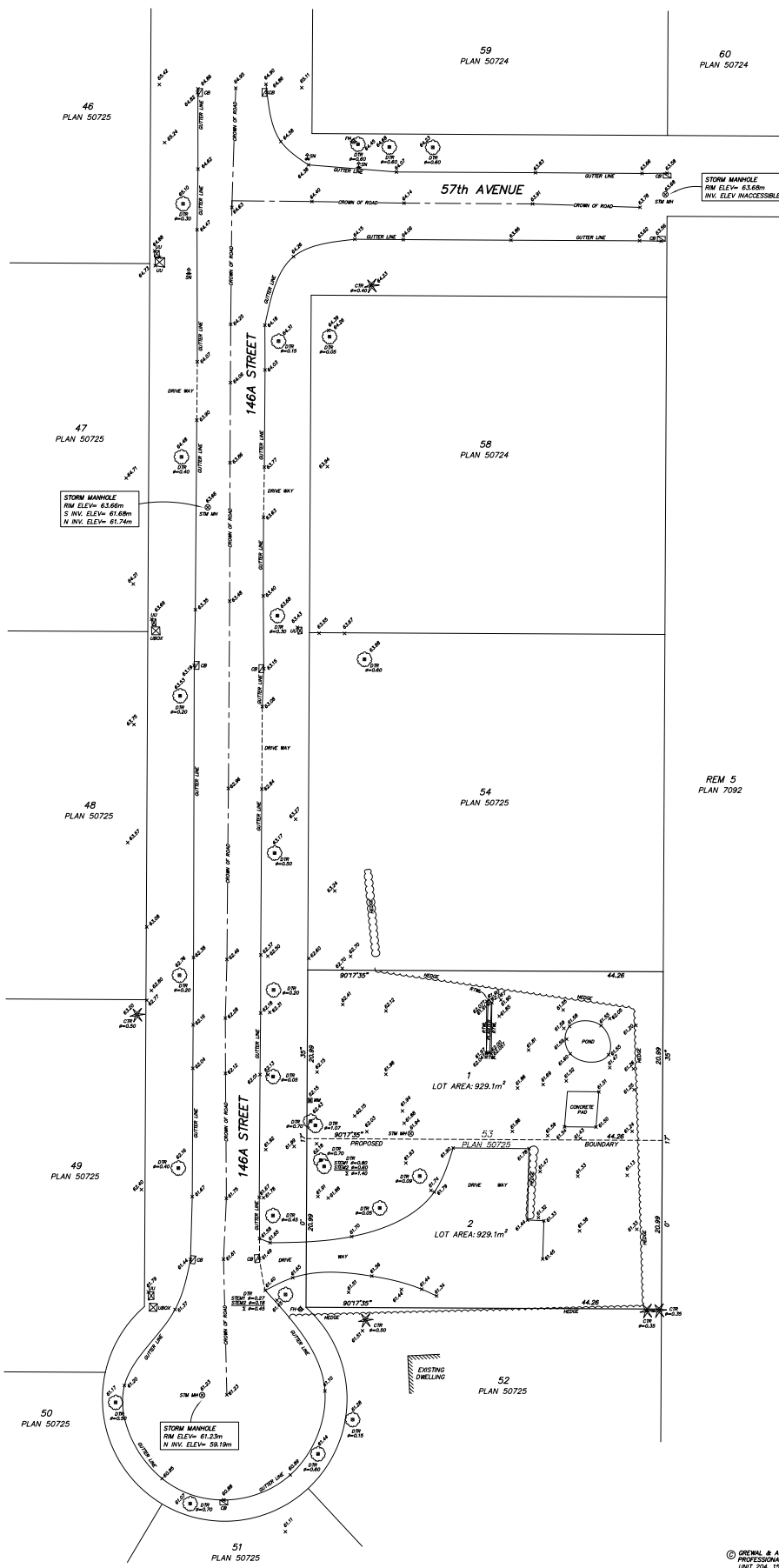
0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METERS

**CIVIC ADDRESS :**  
5650 - 146A STREET  
SURREY, B.C.

**ELEVATION DERIVATION**  
ELEVATIONS ARE GEODETIC DERIVED FROM  
CITY OF SURREY CONTROL MONUMENT  
NO. 5609 ELEVATION=74.403m  
DATUM CV2020/IRD 2018

**NOTE :**  
Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

- LEGEND :**
- CR □ DENOTES RECTANGULAR CATCH BASIN
  - WM □ DENOTES WATER METER
  - PH ⊕ DENOTES FIRE HYDRANT
  - STM MH ⊕ DENOTES STORM MANHOLE
  - RTW ⊕ DENOTES RETAINING WALL
  - CTW ⊕ DENOTES CONIFEROUS TREE
  - DTW ⊕ DENOTES DECIDUOUS TREE
  - LU ⊕ DENOTES UNDERGROUND UTILITY
  - UMBX □ DENOTES UTILITY BOX
  - SN ⊕ DENOTES SIGN



Lot dimensions and clearances according to  
Field Survey.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any actions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 26th DAY OF MAY, 2021.

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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **November 10, 2021** PROJECT FILE: **7821-0175-00**

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RE: **Engineering Requirements  
Location: 5650 146A Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment, other those stated below.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Register 0.5 m Statutory Right-of-Way (SRW) along 146A Street frontage.

***Works and Services***

- Construct east side of 146A Street.
- Construct sanitary main along 146A Street to service the site.
- Provide storm, sanitary and water service connections to each lot.
- Construct and register a Restrictive Covenant on title for on-site stormwater mitigation features as determined through detailed design.
- Register a Restrictive Covenant on title for pump sanitary service connection.
- Secure MOTI permits for works along Highway 10.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Acting Development Services Manager

AY

**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.

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2021, Cambridge elementary was operating 156%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double the capacity of the existing school. The neighbouring schools are in a similar situation.

To manage this long term demand, the District has purchased a fifth elementary school adjacent to the existing Goldstone Park. The new school is currently in design and is targeted to open spring of 2025.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. The opening of the addition is targeted for March 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0175

**SUMMARY**

The proposed 2 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:	1

**September 2021 Enrolment/School Capacity**

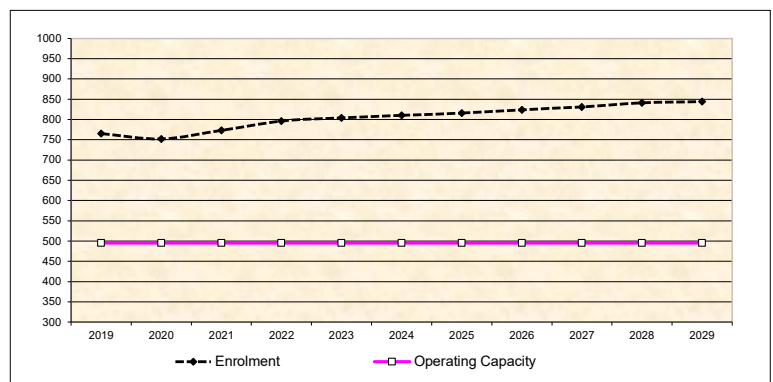
<b>Cambridge Elementary</b>	
Enrolment (K/1-7):	104 K + 669
Operating Capacity (K/1-7)	76 K + 419
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	4
--	---

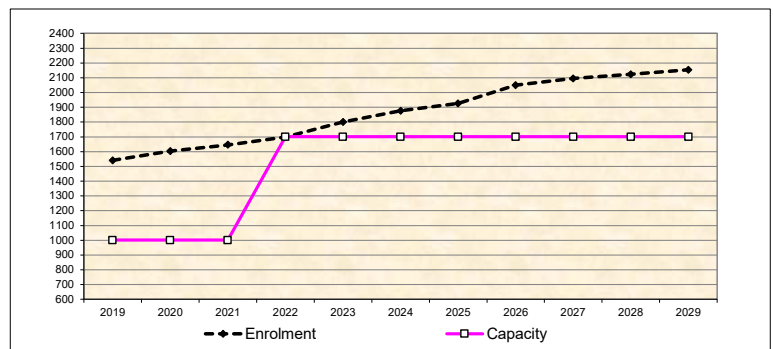
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Cambridge 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 7921-0175-00

Address: 5650 146A Street, Surrey, BC

Registered Arborist: Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	21
<b>Protected Trees to be Removed</b>	6
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	15
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12</li> </ul>	12
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	6
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

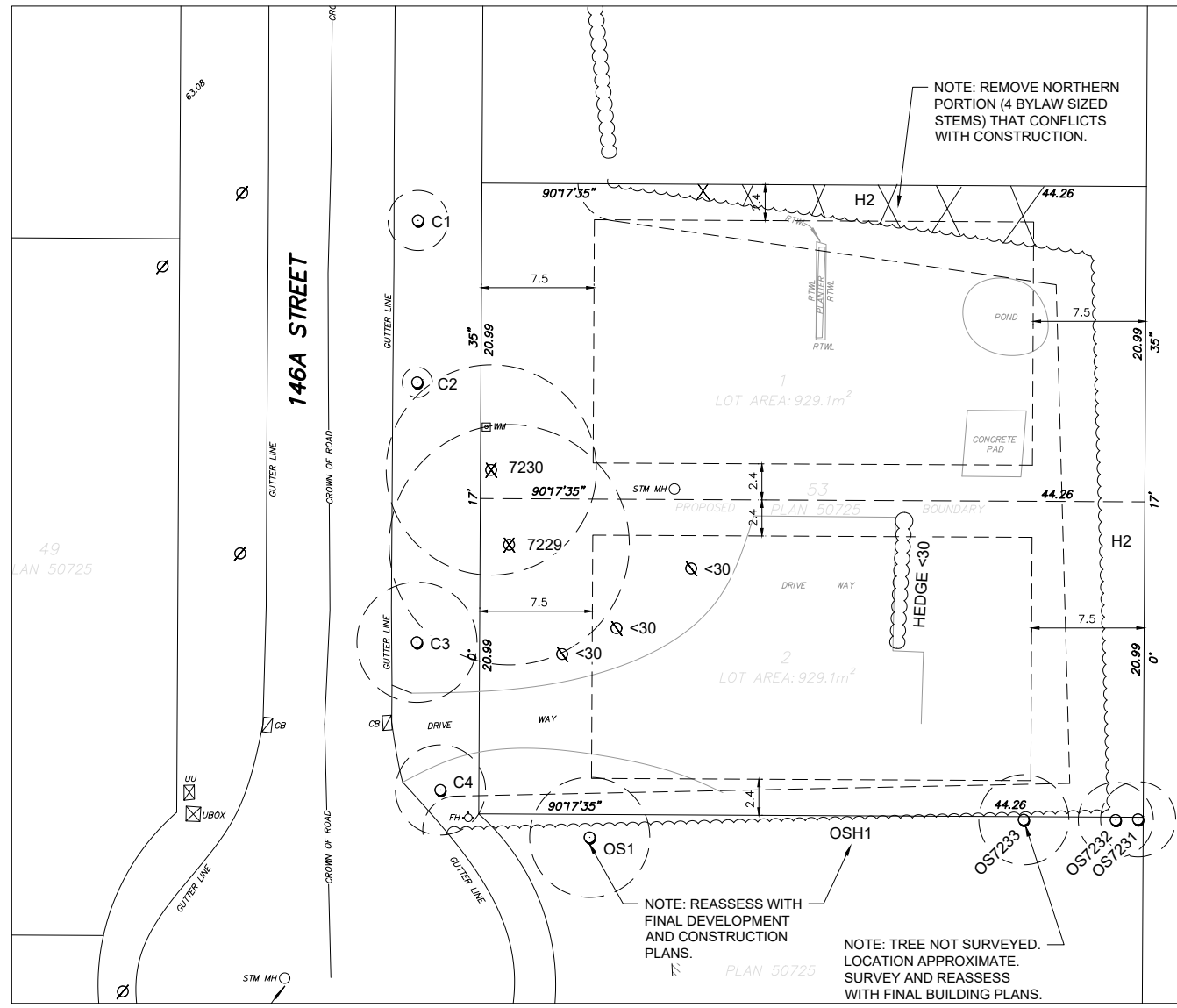
Signature of Arborist:

Date: June 29, 2021



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



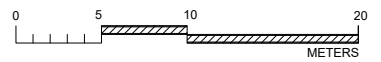


NOTE: REMOVE NORTHERN PORTION (4 BYLAW SIZED STEMS) THAT CONFLICTS WITH CONSTRUCTION.

NOTE: REASSESS WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.  
PLAN 50725

NOTE: TREE NOT SURVEYED. LOCATION APPROXIMATE. SURVEY AND REASSESS WITH FINAL BUILDING PLANS.

**GENERAL NOTES:**  
 • REASSESS ALL RETAINED TREES WITH FINAL CONSTRUCTION AND GRADING/SERVICING PLANS.



**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE NOT ASSESSED
	NON BY-LAW TREE		

NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

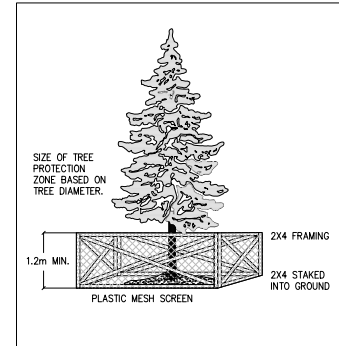
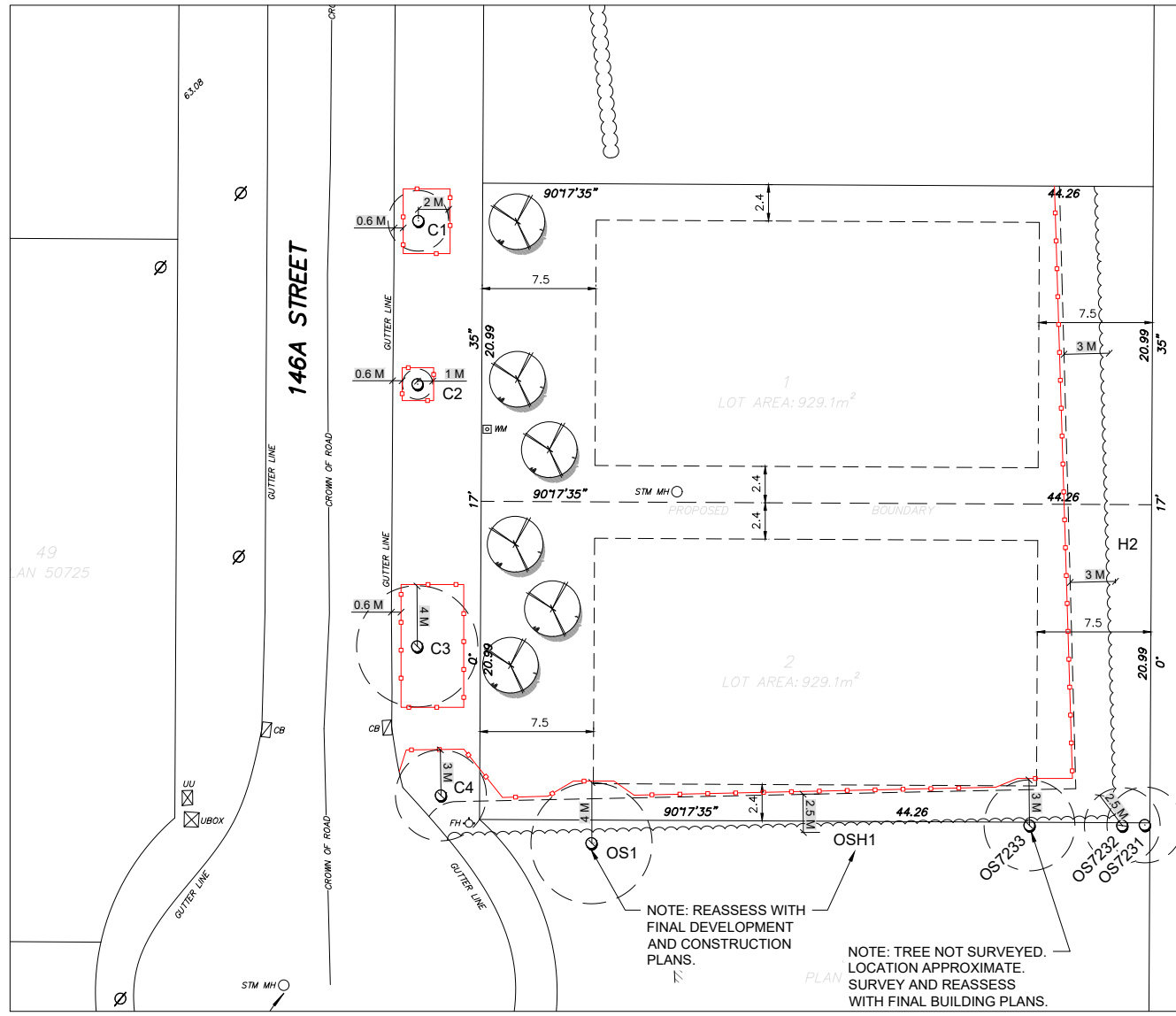
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PROJECT TITLE  
**5650 - 146A STREET**  
 SURREY, B.C.

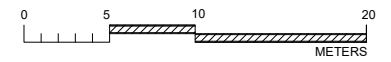
SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT \_\_\_\_\_  
 DATE \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE JUNE 29, 2021

**T-1**  
 SHEET 1 OF 2



- GENERAL NOTES:
- REASSESS ALL RETAINED TREES WITH FINAL CONSTRUCTION AND GRADING/SERVICING PLANS.
  - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



**LEGEND**

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- TREE NOT ASSESSED
- DECIDUOUS REPLACEMENT TREE (5CM CALIPER MINIMUM)

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

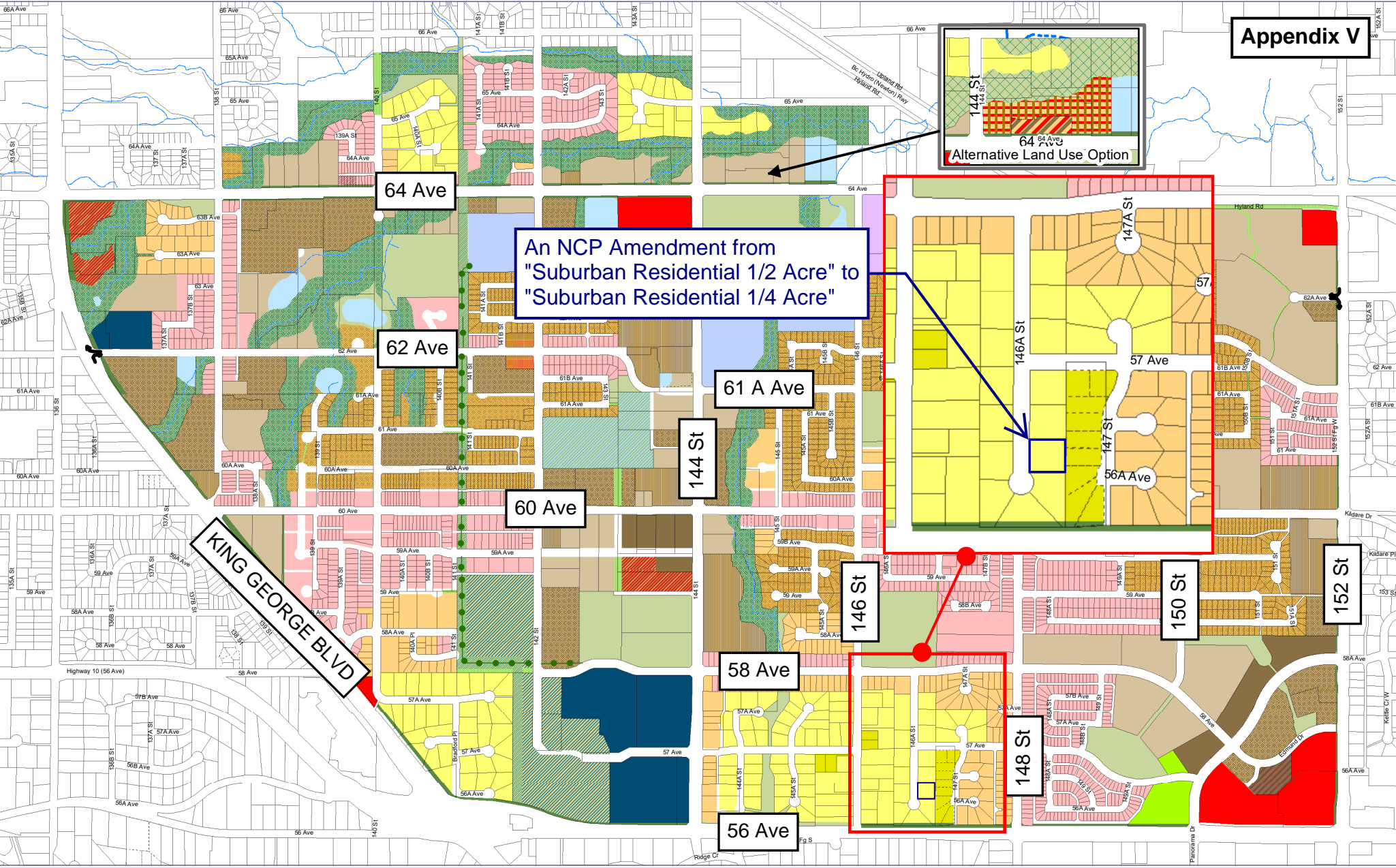
#105, 8277 129 St.  
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PROJECT TITLE  
**5650 - 146A STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**  
 CLIENT \_\_\_\_\_  
 DATE  
 JUNE 29, 2021

DRAWN MK  
 SCALE AS SHOWN  
 SHEET 2 OF 2



# SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

- |                          |  |                 |                              |                      |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 65 upa max    | Row Housing                              | Commercial      | Proposed School and Park     | Buffers              |
| Apartments 45 upa max    | Single Family Residential Flex 6 to 14.5 | Institutional   | Parks                        | Detention Ponds      |
| Townhouses 25 upa max    | Single Family Residential                | Office Park     | Proposed Park and Walkway    | Utility R/W Greenway |
| Townhouses 20 upa max    | Suburban Residential 1/2 Acre            | Industrial      | Recreational                 | WALKWAY              |
| Townhouses 15 upa max    | Suburban Residential 1/4 Acre            | Schools         | Creeks and Riparian Set-back |                      |
| Single Family Small Lots | Mixed Com/Res Apartments                 | Proposed School |                              |                      |
|                          | Mixed Com/Res Townhouse                  |                 |                              |                      |



Adopted by Council Resolution December 6, 2004 Amended 27 Sept. 2021

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

**BUILDING GUIDELINES SUMMARY**

V.1.0

**Surrey Project no.:** 21-0175  
**Property Location:** 5650-146A Street, Surrey, B.C

**Design Consultant:** Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC  
 Apex Design Group Inc.  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

## **1. Residential Character**

### **1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an urban area built out in the Pre-1970's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf and over.

Most of the existing homes have low to mid massing characteristics with 86.00% of the homes having a one storey front entry and 14% having one and one half storey front entry.

Most of the homes have 3/12 to 6/12 pitched roofs with simple gables and common hips and the remainder of the homes being 7/12 or higher with asphalt shingles being the most common roofing material.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant) and Vinyl. Brick or Stone is used as an accent material on 36% of the homes. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with driveway surface material being 43% asphalt , 43% concrete and 14% exposed aggregate.

### **1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

The majority of the existing homes in the study area 50+ years old and do not reflect characteristics we would be in favor of today. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.



<b>Dwelling Types/Locations:</b>	“Two-Storey”	0.00%
	“Basement /Cathedral Entry”	7.00%
	“Rancher (Bungalow)”	79.00%
	“Split Levels”	14.00%
<b>Dwelling Sizes: (Floor Area/Volume)</b>	Size range:	21.00% under 2000 sq.ft excl. garage
		43.00% 2000 - 2500 sq.ft excl. garage
		36.00% over 2500 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar: 93.00% Vinyl: 7.00% Stucco: 0.00% Hardi: 0.00%	
	Brick or Stone accent on 43.00% of homes	
<b>Roof Pitch/ Materials:</b>	Asphalt Shingles: 93.00% Cedar Shingles: 7.00%	
	Concrete Tiles: 0.00% Clay Tiles: 0.00%	
	86.00% of homes have a roof pitch of 6:12 and lower	
	14.00% have a roof pitch of 7:12 and greater.	
<b>Window/Door Details:</b>	100.00% of all homes have rectangular windows	
<b>Streetscape:</b>	A variety of simple rancher and two storey, 50-60 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are low-to-medium pitched hip or gable forms with asphalt roof shingles being the most common.. Most homes are clad in Cedar and Vinyl.	
<b>Other Dominant Elements:</b>	Most of the existing homes located in the immediate study area have covered front verandas.	

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).	
<b>Dwelling Sizes:</b>	Two-Storey or Split Levels -	2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	Basement Entry -	2000 sq.ft. minimum
	Rancher or Bungalow -	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)	

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum roof pitch is 3:12, with some exceptions, including the possibility of flat or near flat feature roofs over the front veranda and/or windows or other main floor spaces to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, Black or Brown tones only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus a minimum of 20 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00 (Minimum)

**Summary prepared and submitted by:**

  
 Ran Chahal, Design Consultant  
 Architectural Technologist AIBC, CRD.ASTTBC  
 Apex Design Group Inc.

October 8, 2021  
 Date

CITY OF SURREY

BYLAW NO. 20479

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

.....

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, for the following lands:

Address: As described in Appendix "A".

Legal: As described in Appendix "A".

PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 25 (CD 25), attached as Appendix "A" and forming part of this bylaw;
(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 25" as follows:

Table with 5 columns: CD Zone ID, Civic Address, Legal Descriptions, CD Bylaw No., Replaces Bylaw No. Row 1: "CD 25, 5650 146A Street, Lot 53, Plan NWP 50725, 20479, N/A"

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479".

PASSED FIRST READING on the 22nd day of November, 2021.

PASSED SECOND READING on the 22nd day of November, 2021.

PUBLIC HEARING HELD thereon on the 6th day of December, 2021.

PASSED THIRD READING on the 6th day of December, 2021.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 14th day of December, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 25 (CD 25)

In this Comprehensive Development Zone 25 (CD 25), **Part 15C, Quarter Acre Residential (RQ) Zone** as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following the lands:

Address	Legal Descriptions	PID
5650 146A St	Lot 53, Section 10, Township 2, NWD, Plan NWP50725	004-146-123

(collectively the "Lands")

**except as follows:**

**A. Intent**

This Zone is intended for *single family dwellings on small suburban lots.*

**B. Permitted Uses**

*Lands, buildings and structures shall only be used for the following uses, or a combination thereof:*

*Principal Uses:*

1. *One single family dwelling which may contain 1 secondary suite.*

*Accessory Uses:*

1. *Bed and breakfast use, in accordance with Section B.7. of Part 4 General Provisions.*

2. *The keeping of boarders or lodgers in accordance with Section B.7. of Part 4 General Provisions.*

**C. Lot Area**

Not applicable to this Zone.

**1. Density**

Delete sub-section D.1(b) in Section D. Density and replace it with a new sub-section D.1(b) as follows:

**D. Density**

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *unit density* shall be 2.5 *dwelling units per gross ha*; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 11 *dwelling units per ha.*

2. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

For any *lot* regardless of size or location, *single family dwellings* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;

(b) Floor Area and Floor Area Ratio:

The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot area* and 0.35 for the remaining *lot area* in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport;

(c) Floor Area Ratio Calculation:

In this Zone, the following must be included in the calculation of *floor area ratio*:

(Blue strikeouts where the RQ base zone will apply)

- i. ~~Covered area used for parking unless the covered parking is located within the *basement*;~~
- ii. ~~The area of an *accessory building* in excess of 10 sq. m;~~
- iii. ~~Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and~~
- iv. ~~Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 
  - a. ~~Staircases;~~
  - b. ~~18.6 sq. m; and~~
  - c. ~~Floor area directly below a sloped ceiling less than 4.58 m in height, provided the area has at least one wall 3.66 m or less in height.~~~~

**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:		
	Front Yard	Rear Yard	Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	2.4 m
<i>Accessory Buildings and Structures Greater than 10 sq. m in Size</i>	18.0m	1.8 m	1.0 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0.0 m	0.0 m

**G. Height of Buildings**

- 1. ~~Principal Buildings:
 
  - (a) ~~*Principal building height* shall not exceed 9 m; and~~
  - (b) ~~*Principal building height* shall not exceed 7.3 m where any portion of the roof has a slope less than 1:4.~~~~
- 2. ~~Accessory Buildings:
 
  - (a) ~~*Accessory building height* shall not exceed 4 m; and~~
  - (b) ~~*Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.~~~~
- 3. ~~Structures:
 
  - ~~*Structure height* shall not exceed 4 m.~~~~

**H. Off Street Parking and Loading/Unloading**

- 1. ~~Parking Calculations:
 
  - (a) ~~Refer to Table D.1. of Part 5 Off Street Parking and Loading/Unloading; and~~
  - (b) ~~In this Zone, where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required:
 
    - i. ~~*Bed and Breakfast* – 1 parking space per bedroom available; and~~
    - ii. ~~*Boarders and Lodgers* – 1 parking space per boarder or lodger.~~~~~~
- 2. ~~Outdoor Parking and Storage:
 
  - ~~Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers*, *campers* or *boats* ancillary to a residential use shall be limited as follows:~~~~

(Blue strikeouts where the RQ base zone will apply)

- (a) ~~Maximum of 3 vehicles;~~
- (b) ~~Combined maximum of 1 house trailer, utility trailer, camper or boat;~~
- (c) ~~Outside parking or storage of a house trailer or boat is not permitted within the front yard setback, or within the required side yards adjacent to the dwelling unit, or within 1 m of the side lot line; and~~
- (d) ~~Notwithstanding Section H.2.(c) of this Zone, 1 house trailer or 1 boat may be parked a minimum of 1 m from the front lot line and/or side lot line in the front driveway, to the side of the front driveway or in the side yard, on lots that have no vehicular access to the rear yard or where access is not feasible through landscaping or fencing modifications.~~

#### **I. Landscaping and Screening**

##### **1. General Landscaping:**

All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

##### **2. Outdoor Parking and Storage:**

For outdoor parking or storage:

- (a) ~~House trailers or boats parked or stored in any area of a lot other than a driveway or parking pad shall be adequately screened as follows:~~
  - i. ~~All Yards: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:~~
  - ii. ~~Rear Yard: A solid fence a minimum of 1.8 m high may be used in place of trees or shrubs;~~
- (b) ~~Screening required in Section I.2.(a) of this Zone shall be located between the house trailer or boat and any portion of the lot line within 7.5 m of the house trailer or boat in order to obscure the view from the abutting lot or street; and~~
- (c) ~~Notwithstanding Section I.2.(b) of this Zone, screening of a house trailer or boat on a corner lot shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 m along the said lot lines from the point of intersection of the two lot lines.~~

##### **3. Open Space:**

The open space set aside pursuant to Section K.2. of this Zone, shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

#### **J. Special Regulations**

##### **1. Secondary Suites:**

A secondary suite shall:

- (a) ~~Not exceed 90 sq. m in floor area; and~~
- (b) ~~Occupy less than 40% of the habitable floor area of the building.~~

##### **2. Basement Access:**

~~Basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 28 sq. m; including the stairs.~~

## **2. Subdivision**

Delete subsection K.2 in Section K. Subdivision and replace it with a new sub-section K.2 as follows:

#### **K. Subdivision**

##### **1. Minimum Lot Sizes:**

~~Lots created through subdivision shall conform to the following minimum standards:~~

- (a) ~~Lot Area: Minimum 8,094 sq. m;~~
- (b) ~~Lot Width: Minimum 50 m; and~~
- (c) ~~Lot Depth: Minimum 60 m.~~

##### **"2. Permitted Lot Size Reductions:**

(Blue strikeouts where the RQ base zone will apply)

In accordance with the permitted *unit density* increases in Section D. of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:

- (a) *Lot Area*: Minimum 929 sq. m;
- (b) *Lot Width*: Minimum 20 m; and
- (c) *Lot Depth*: Minimum 44 m."

#### **~~L. Other Regulations~~**

~~Additional land use regulations may apply as follows:~~

- ~~1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RQ Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.~~
- ~~2. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RQ Zone.~~
- ~~3. Development permits, pursuant to the OCP.~~
- ~~4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.~~
- ~~5. Sign regulations, pursuant to Surrey Sign By-law, as amended.~~

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0175-00

Issued To:

("the Owner")

Address of Owner:

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: 004-146-123  
Lot 53 Section 10 Township 2 New Westminster District Plan 50725  
5650 - 146A Street

(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 F Yards and Setbacks of Comprehensive Development (CD) Bylaw No. 20479, the minimum south side yard setback of proposed Lot 1 and minimum north side yard setback of proposed Lot 2 is reduced from 2.4 meters to 2.0 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.
  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

BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 53 SECTION 10 TOWNSHIP 2 NWD PLAN 50725

PID : 004-146-123

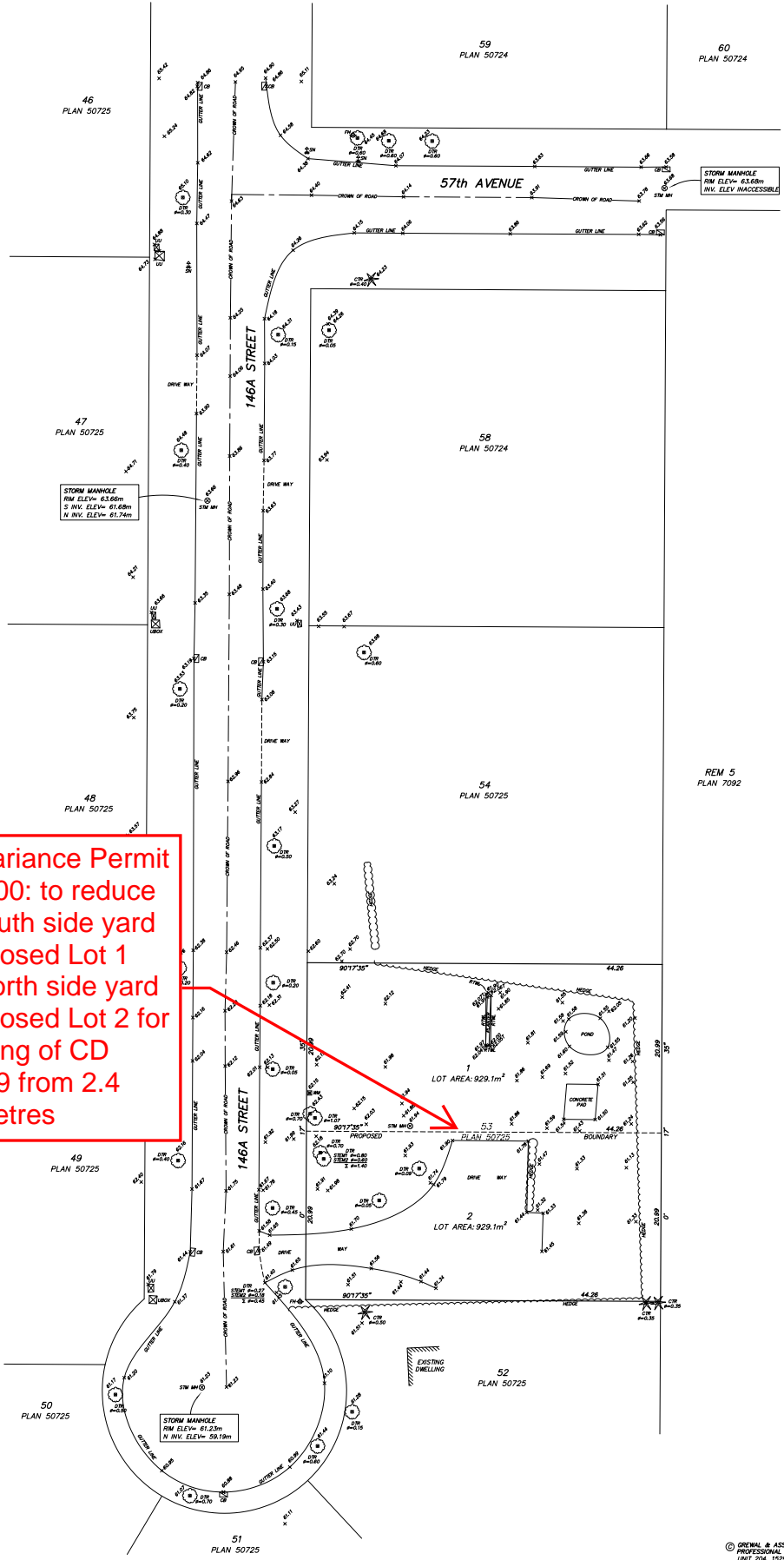
0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METERS

CIVIC ADDRESS :  
5650 - 146A STREET  
SURREY, B.C.

ELEVATION DERIVATION  
ELEVATIONS ARE GEODETIC DERIVED FROM  
CITY OF SURREY CONTROL MONUMENT  
No. 5609 ELEVATION=74.403m  
DATUM CV0280RD 2018

NOTE :  
Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

- LEGEND :
- CR □ DENOTES RECTANGULAR CATCH BASIN
  - WM □ DENOTES WATER METER
  - FW ○ DENOTES FIRE HYDRANT
  - STM MH ○ DENOTES STORM MANHOLE
  - RTW □ DENOTES RETAINING WALL
  - CTW ○ DENOTES CONIFEROUS TREE
  - DTW ○ DENOTES DECIDUOUS TREE
  - UU □ DENOTES UNDERGROUND UTILITY
  - UBOX □ DENOTES UTILITY BOX
  - SM ○ DENOTES SIGN



Development Variance Permit No. 7921-0175-00: to reduce the minimum south side yard setback for proposed Lot 1 and minimum north side yard setback for proposed Lot 2 for a principal building of CD Bylaw No. 20479 from 2.4 metres to 2.0 metres

Lot dimensions and clearances according to Field Survey.  
This plan does not show non-plan charges, liens or interests.  
This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any actions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.  
THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 26th DAY OF MAY, 2021.

# CORPORATE REPORT

NO: R245

COUNCIL DATE: December 20, 2021

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 16, 2021**

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

FILE: **3900-20**

SUBJECT: **Zoning Bylaw Update - Omission Corrections**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information; and
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, as documented in Appendix "I", and authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for the related Public Hearing.

## INTENT

The intent of this report is for Council to approve an Amendment Bylaw to restore previous zoning regulations unintentionally modified as part of prior housekeeping amendment *Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20300* ("Bylaw No. 20300").

## DISCUSSION

On Monday, September 27, 2021 at the Regular Council – Public Hearing meeting, Council adopted Bylaw No. 20300 as part of Phase 1 of the review of *Surrey Zoning By-law, 1993, No. 12000, as amended* (the "Zoning Bylaw"). Recommendations were based on Corporate Report No. R166; 2021, which detailed the amendments (attached as Appendix "II"). The amendments were intended as administrative and housekeeping in nature, and not meant to affect existing regulation; however, upon adoption of the Zoning Bylaw amendments, several unintentional zone changes were discovered by staff. These amendments require immediate attention to ensure former regulatory requirements can be adhered to by in-stream development.

## Summary of Propose Zoning Bylaw Corrections

Omissions discovered from Bylaw No. 20300 are related to density related regulations in nine zones, including the RH, RH-G, RQ, RF-O, RF, RF-SS, RF-12, RF-12C, and RF-13 Zones. A Bylaw amendment is proposed in order to correct the following (Appendix "I"):

- The deletion of the existing 465 m<sup>2</sup> maximum floor area cap in the RH, RH-G, RQ, RF-O, RF, and RF-SS Zones;
- The removal of the 6.1 m long garage parking dimensional requirements in the RF-12, RF-12C and RF-13 zones;
- The exclusion of staircase from Floor Area Ratio calculations in the RH-Zone; and
- Swapped lot coverage standards for lots greater than or less than 1,500 m<sup>2</sup> in the RQ Zone.

To correct the above noted omissions, the Zoning Bylaw is proposed for amendment to return original regulations in the above-noted zones. Urgency is required so that any related building applications in these zones have the appropriate regulatory framework.

Typical housekeeping amendments to the Zoning Bylaw are expected to be brought forward in a future report in 2022.

## CONCLUSION

Based on the above discussion, it is recommended that Council approve proposed Bylaw amendments to the Zoning Bylaw and authorize the City Clerk to introduce the necessary Amendment Bylaw for the required readings and to set a date for the related Public Hearing.

Ron Gill  
Acting General Manager,  
Planning & Development

Rob Costanzo  
General Manager,  
Corporate Services

PH/MK/cc

Appendix "I" - Proposed Zoning Bylaw Amendment Corrections  
Appendix "II" - Corporate Report No. R166; 2021

**Proposed Amendments to  
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following proposed amendments to the Zoning Bylaw, as amended, are presented and highlighted in the order the sections appear in the bylaw, as follows:

1. Part 14, RH, Half-Acre Residential Zone Section D.2, by deleting sub-section “(c)” and replacing with new sub-section “(c)” as follows:

“(c) Floor Area and Floor Area Ratio Lots  $\leq$  1,500 sq. m

Where a *lot* is  $\leq$  1,500 sq. m in area, the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.2(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and
- iv. Principal Building Second Storey Floor Area:  
The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.”

2. Part 14, RH, Half-Acre Residential Zone Section D.3, by deleting sub-section “(iv)” and replacing with new sub-section “(iv)” as follows:

- “iv. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
- a) staircases;
  - b) 18.6 sq. m; and
  - c) Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.”

3. Part 15, RH-G, Half-Acre Residential Gross Density Zone Section D.4, by deleting sub-section “(c)” and replacing with new sub-section “(c)” as follows:

“(c) Floor Area and Floor Area Ratio Lots  $\leq$  1,500 sq. m:

Where a *lot* is  $\leq$  1,500 sq. m in area the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.4(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and
- iv. Principal Building Second Storey Floor Area:  
The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and”

4. Part 15B, RF-O, Single Family Residential Oceanfront Zone Section D.1, by deleting sub-section “(c)” and replacing with new sub-section “(c)” as follows:

“(c) Floor Area and Floor Area Ratio  $\leq$  1,500 sq. m:

Where a *lot* is  $\leq$  1,500 sq. m in area, the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.1 (c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and”

5. Part 15C, RQ, Quarter Acre Residential Zone Section D.2, by deleting sub-section “(c)” and replacing with new sub-section “(c)” as follows:

“(c) Floor Area and Floor Area Ratio Lots  $\leq$  1,500 sq. m:

Where a *lot* is  $\leq$  1,500 sq. m in area, the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.2(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), floor area is a maximum of 84 sq. m and *basements* are not permitted; and
- iv. Principal Building Second Storey Floor Area:  
The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and”

6. Part 15C, RQ, Quarter Acre Residential Zone Section E, as follows:

- a) Sub-section “1.”, by deleting the “<” symbols and replacing with the “>” symbol.
- b) Sub-section “2.”, by deleting the “>” symbol and replacing with the “<” symbol.

7. Part 16, RF, Single Family Residential Zone Section D.2, by deleting sub-section “(b)” and replacing with new sub-section “(b)” as follows:

“(b) Floor Area and Floor Area Ratio:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is used only as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.2(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and”

8. Part 16A, RF-SS, Single Family Residential Secondary Suite Zone Section D.2, by deleting sub-section “(b)” and replacing with new sub-section “(b)” as follows:

“(b) Floor Area and Floor Area Ratio:

- i. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.1(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and”

9. Part 16B, RF-13, Single Family Residential (13) Zone Section H.3(c), as follows:

- a) sub-section “i”, by deleting the words “and 6.1 m long”;
- b) sub-section “ii”, by deleting the words “and 6.1 m long”;

10. Part 17A, RF-12, Single Family Residential (12) Zone Section H.3(c), as follows:

- a) sub-section “i”, by deleting the words “and 6.1 m long”;
- b) sub-section “ii”, by deleting the words “and 6.1 m long”;

11. Part 17B, RF-12C, Single Family Residential (12) Coach House Zone Section H.3(c), as follows:

- a) sub-section “(a)”, by deleting the words “by 6.1 m long”;
- b) sub-section “(b)”, by deleting all the occurrences of the words “by 6.1 m long”;



NO: *R166*

COUNCIL DATE: *September 13, 2021*

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 9, 2021**

FROM: **Acting General Manager, Planning & Development** FILE: **3900-20**  
**General Manager, Corporate Services** XC: **3900-30**  
**3900-50**

SUBJECT: **Zoning By-law Major Update Project - Phase One**

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## RECOMMENDATION

The Planning & Development Department and the Corporate Services Department recommend that Council:

1. Receive this report for information;
2. Amend *Surrey Zoning By-law, 1993, No. 12000, as amended* (the "Zoning By-law"), as documented in Appendix "I" of this report, to facilitate administrative and housekeeping updates to the Zoning By-law;
3. Approve amendments to the *Surrey Municipal Ticket Utilization Bylaw, 1994, No. 12508* (the "MTI Bylaw"), as documented in Appendix "II";
4. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing; and
5. Approve initiation of Phase Two of the Major Zoning By-law update, as described in this report to allow staff to explore more substantive changes to the Zoning By-law.

## INTENT

The intent of this report is to provide Council with an overview of the proposed administrative and housekeeping amendments to the Zoning By-law in a first phase and to seek approval to initiate work on more substantive changes which will allow the Zoning By-law to be more responsive to development and construction industry needs in a second phase.

## BACKGROUND

The first phase of the project, detailed in this report, requests Council approval of Zoning By-law amendments that are largely administrative and increase clarity and transparency of zoning information.

The second phase of the update will be more substantive than the first phase and will be described generally in this report and subsequently detailed in future reports to Council.

To support development and market responsiveness, the Zoning By-law is regularly monitored and updated through:

- Introduction of new residential base zones to accommodate and respond to changing market and construction industry needs;
- Greater utilization of Comprehensive Development (“CD”) Zones to provide flexibility and accommodate a mix of different uses; and
- Ongoing incremental bylaw changes in the form of annual housekeeping amendments to accommodate implementation of new policies and the *Surrey Official Community Plan Bylaw, 2013, No.18020* (the “OCP”) updates.

The first phase of Zoning By-law amendments is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency. In the spirit of continuous improvement, a major review and update of the Zoning By-law, which includes an evaluation of all three Zoning By-law components as noted above, has been initiated.

## POLICY CONSIDERATIONS

A local government’s zoning authority is set out in the *Local Government Act* (“LGA”) under Section 479. The LGA allows municipalities to divide the city into zones and regulate the use of land. Zoning By-laws regulate how a property can be used and regulate characteristics, such as lot size, building setbacks, siting, density, and height of structures.

Every property in Surrey has a legal zoning classification, as described in the Zoning By-law, specifying how a property can be used. These uses are typically divided into various categories such as residential, commercial, agricultural, industrial, or institutional.

Surrey’s current Zoning By-law is divided into three main components:

1. General regulations that apply City-wide;
2. Separate zones (or base zones) that apply to individual properties that are typically grouped into residential, commercial, industrial, and institutional land uses; and
3. Zoning maps that visually illustrate where all zones are located, as well as sub-areas with fee schedules.

## DISCUSSION

### Zoning By-law Major Update – Project Objectives and Process

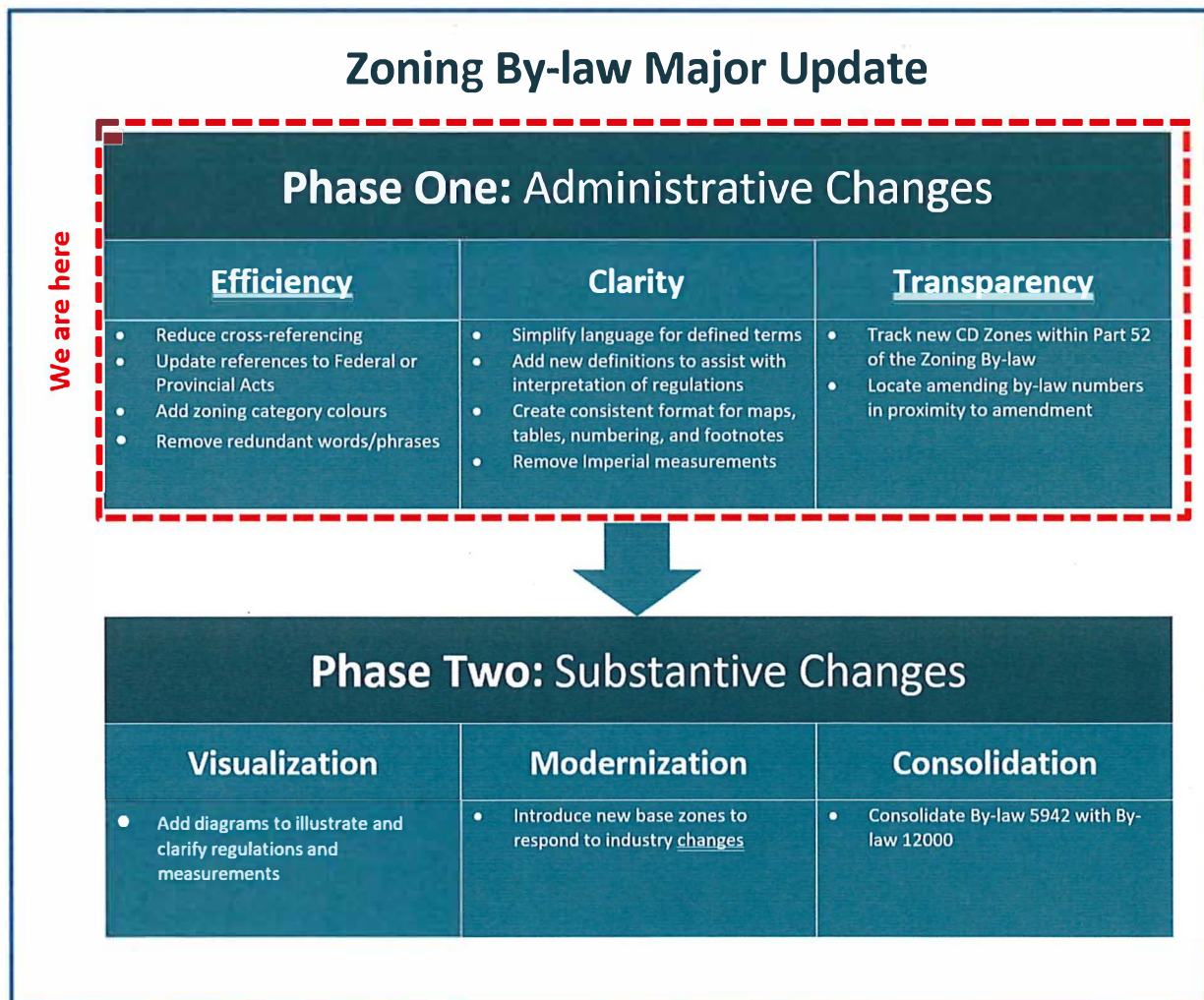
The project objectives are to:

- Optimize functionality between all three Zoning By-law components;
- Remove redundancies and inefficiencies;
- Increase accuracy of the information;
- Update existing base zones, where appropriate;
- Introduce new base zones to increase responsiveness to industry needs; and
- Improve the overall user experience.

The Zoning By-law update is proposed to be undertaken in two phases. The first phase, the subject of this report, is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency of the Zoning By-law. It can stand alone without moving forward to the second phase. Major changes to content and regulations are not part of this initial phase.

The second phase of the project will be initiated after approval of phase one and endorsement by Council and will be described in detail through future reports to Council. Generally, phase two will introduce improvements that will include increasing comprehensibility through use of diagrams, modernizing the Zoning By-law with introduction of new base zones, and further improving efficiency through consolidation of an earlier, but still active, version of the Zoning By-law (No. 5942) with the current Zoning By-law (No. 12000).

The two phases of the Zoning By-law update process are shown in the diagram below:



## **Consultation with Development Industry**

Development industry feedback has been key to inform on-going improvements to the Zoning By-law; industry input has guided the annual housekeeping and minor amendments throughout the years. Specific consultation with building designers and developers that regularly use the Zoning By-law was also conducted. This included ongoing discussions with the City's Development Advisory Committee. Themes that emerged from this feedback included the need to update out-of-date base zones, clarification and simplification of language to improve understandability, and reduction of redundancies and cross-referencing within the document.

The feedback from the development industry has been incorporated into Phase 1- the administrative update, and staff will continue to engage with developers, designers and other industry stakeholders in Phase 2, with the under-taking of more substantive changes, such as the development of new base zones. This will include continued consultation with the City's Development Advisory Committee.

### **Phase One – Administrative Changes**

The phase one administrative changes to the Zoning By-law require text amendments throughout the Zoning By-law document. As such, Appendix "I" describes each text amendment in detail.

Other proposed changes, such as a change in font type or colour, are not shown in Appendix "I" because these types of changes are only visual in nature and do not require a bylaw amendment.

The general changes proposed are summarized in Appendix "III".

### **Related Municipal Ticket Utilization Bylaw Amendment**

A minor housekeeping amendment is required to Schedule 2 of Surrey's *Municipal Ticket Information Utilization By-law, 1994, No. 12508* (the "MTI Bylaw"), in order to align with proposed re-numbering changes in this Phase of the Zoning By-law update. The MTI Bylaw amendment will ensure that the issuance of MTI tickets reflect the correct section and fine amount referenced in the Zoning By-law and allow Bylaw Enforcement Officers to continue to use Municipal Ticket Information tickets to enforce bylaws in Surrey. The changes proposed are not seeking to change the fine amount for any MTI ticket. The changes proposed to Schedule 2 of the MTI Bylaw are shown in Appendix "II".

### **Phase 2 – Substantive Changes**

If approved by Council, phase two of the Zoning By-law major update can commence immediately after the administrative changes proposed in phase one (as described in this report) are approved. While staff regularly consult with the industry and bring forward minor Zoning By-law amendments and housekeeping changes, this second phase of work will involve more substantive changes and require focussed engagement with industry professionals to ensure updates are responsive to emerging market needs. The City's Development Advisory Committee will be engaged throughout the process.

Three streams of work are planned to be undertaken in Phase Two, and each of these areas of work can proceed concurrently. The three streams of work are as follows:

### ***Visualize***

This part of the update will be largely associated with the addition of diagrams to clarify regulations and measurements where appropriate. The addition of diagrams will help clarify the applicability of regulations more clearly than by only using words.

### ***Modernize***

As the construction industry changes, new base zones are needed to respond to market needs and address base zone gaps for new housing types. This work will involve consultation with the development industry to create new base zones so that the Zoning By-law is better able to respond to the current market conditions and create more efficiency for the development industry.

### ***Consolidate***

Components of a previous Zoning By-law, known as No. 5942, are still active and apply to properties in Surrey, including as a base zone for properties in Bridgeview and CD Zones for properties in all areas of the City. This work will involve integrating approximately 150 of these zones into the current Zoning By-law, No. 12000.

### ***On-going Housekeeping***

While the Zoning By-law major update project will address administrative and substantive changes, it is expected that annual Zoning By-law housekeeping amendments will continue to in order to assist with ongoing monitoring and improvements to the Zoning By-law.

## **SUSTAINABILITY CONSIDERATIONS**

This work supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, they support the following Strategic Directions ("SD") and Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Buildings and Sites SD15: Provide greater multi-family housing choice and options for affordability and accessibility;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health, and educational facilities in each Town Centre; and
- All Infrastructure DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system.

## CONCLUSION

The Zoning By-law major update project will optimize functionality, remove redundancy, and increase clarity throughout the document. The update will be undertaken in two phases. The first phase, the subject of this report, is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency of the Zoning By-law.

The second phase will include more substantive changes to better respond to market needs and improve the visual representation of regulations. Should Council approve initiation of the second phase, staff will initiate review of Zoning By-law improvements in the three theme areas: Visualize, Modernize, and Consolidate, as described in this report. This phase of the work will also include further engagement with the development and construction industry.

The Zoning By-law is a key tool to facilitate and regulate development in Surrey. As the City continues to grow, the proposed changes associated with both phases of the project will introduce improvements that will ensure the Zoning By-law effectively and efficiently responds to the development and construction industry needs.



Rémi Dubé, P.Eng.  
Acting General Manager,  
Planning & Development



Rob Costanzo  
General Manager,  
Corporate Services

Appendix "I" – Proposed Zoning By-law Amendments  
Appendix "II" – Proposed MTI Bylaw Amendments  
Appendix "III" – Summary of Zoning By-law Amendments

PH/ss/cc

**Note: Appendices available upon request**