

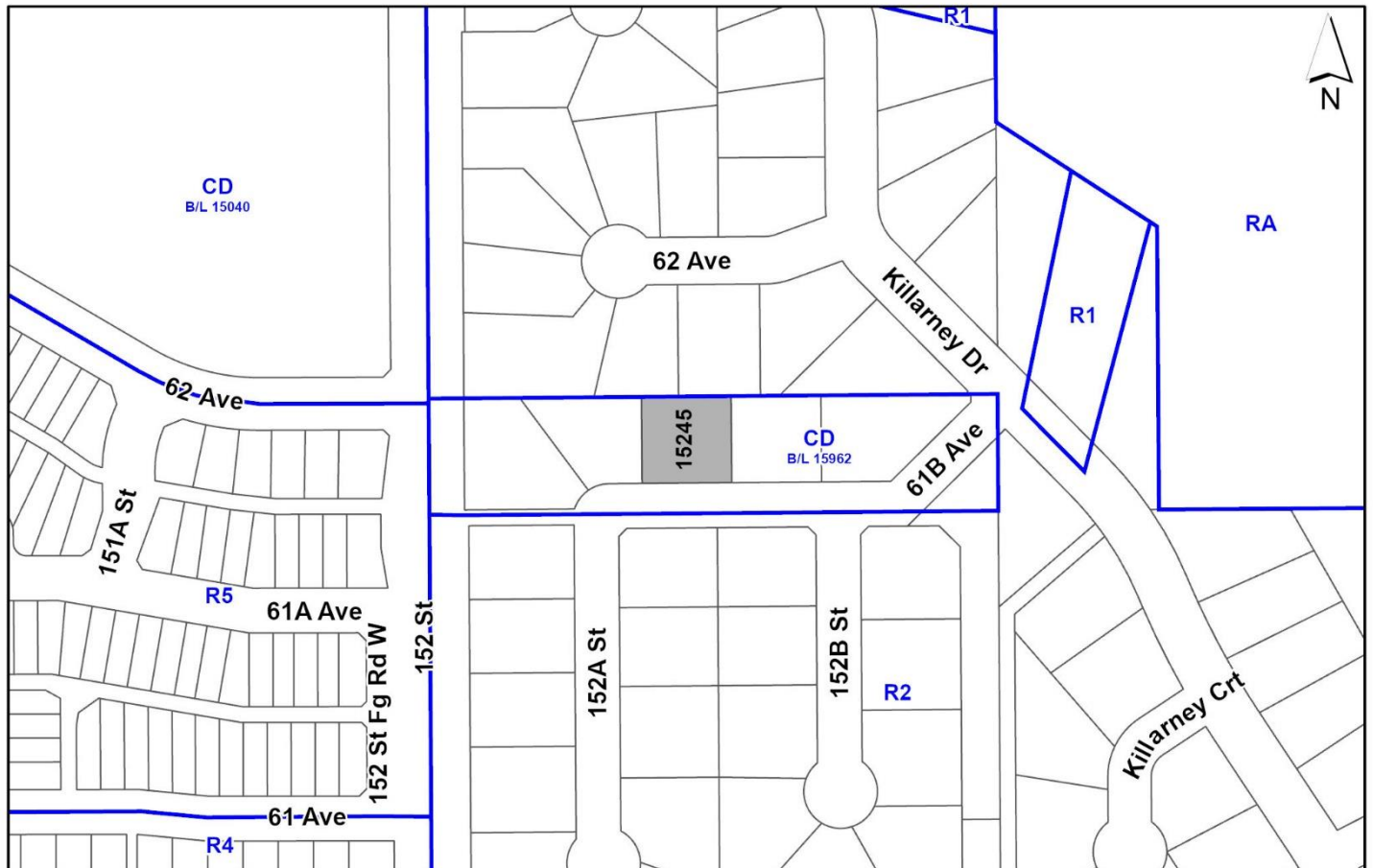
PROPOSAL:

- **Rezoning** from CD (Bylaw 15962) to R2 to permit the construction of a new single-family dwelling in accordance with the Quarter Acre Residential (R2) Zone

LOCATION: 15245 61B Avenue

ZONING: CD Bylaw 15962

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported, the Bylaw will be brought forward for consideration of First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed rezoning from Comprehensive Development (CD) to Quarter Acre Residential Zone (R2) aims to permit a new single-family home to be constructed in accordance with the Quarter Acre Residential Zone (R2).
- Furthermore, the current CD zone and the Building Scheme registered on title precludes the development of Small Scale Multi Unit Housing (SSMUH) and limits the size of a single-family dwelling. The rezoning would thus enable the potential for SSMUH in the future, in alignment with the R2 zone, subsequent to the expiry of the existing building scheme on March 23, 2027.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (R2)".

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant lot	Suburban	CD BL 15962
North	Single family dwelling	Suburban	R2
East	Single family dwelling	Suburban	CD BL 15962
South (Across 61B Avenue):	Single family dwelling	Suburban	R2
West	Single family dwelling	Suburban	CD BL 15962

Context & Background

- The 1,120 square metre subject property is located at 15245 61B Avenue in Newton. The lot is approximately 34 metres wide and 32 metres deep, zoned "Comprehensive Development Zone (CD)" and designated "Suburban" in the Official Community Plan (OCP).
- The adjacent neighbourhood is characterized by predominantly Quarter Acre Residential (R2) zoned lots, and the lot is situated amongst a pocket of five properties in the Comprehensive Development Zone (By-law No. 5962).
- Sullivan Elementary School is located along 60th Avenue to the south and Sullivan Park is located between Killarney Drive and 62 Avenue to the northeast.
- The lot is currently vacant. Upon rezoning to R2, the applicant plans to build a new single-family dwelling that would be about 5% larger than what is permitted under CD Bylaw 15962.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (R2)" in order to construct a new single-family dwelling approximately 5% larger than what the current CD zone permits.
- The proposed rezoning will enable a slightly larger home to be constructed on the lot and would permit SSMUH housing to be constructed in the future.

Referrals

Engineering: The Engineering Department has no objection to the project.

School District: **The School District has advised that there will be approximately no school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

- o Elementary students at Sullivan Elementary School
- o Secondary students at Sullivan Heights Secondary School

(Appendix I)

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the “Suburban” designation in the Official Community Plan (OCP) with a maximum density of up to 5 units per hectare. The Suburban designation is intended to support low density residential uses, in keeping with a suburban neighbourhood character.

Zoning By-law

- The applicant proposes to rezone the subject site from Comprehensive Development Zone (CD) to Quarter Acre Residential Zone (R2).
- The table below provides a comparison of the current Comprehensive Development (CD) Zone and the proposed rezoning to Quarter Acre Residential (R2) Zone based on the lot size of 1,120 square metres.

	R2 Zone	Current CD Zone
Max. Lot Coverage	For lots > 560 square metres and ≤ 1,262 square metres, max lot coverage must be 40% reduced at a rate of 2% for each 93 sq.m of additional lot area until 25% is reached. (Achievable lot coverage: 40%)	25%
Yards and Setbacks		
<ul style="list-style-type: none"> • Front yard • Rear yard • Side yard 	7.5 metres 7.5 metres 2.4 metres	7.5 metres 7.5 metres 3.0 metres

Max. FAR	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 a minimum of 39 sq. m. of the total floor area is used only as a garage or carport (Achievable FAR: 0.475)	Must not exceed 0.32 provided that, of the resulting allowable floor area, 45 square metres shall be reserved for use only as a garage or carport, and 10 square metres shall be reserved for use only as accessory buildings and structures (Achievable FAR: 0.37)
Max. Dwelling Units	4 dwelling units according to Part 14. B.1 (e) (SSMUH)	2 u.p.a (Single-family)

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 20th, 2025, and the Development Proposal Sign was installed on February 12th, 2025. To date, Staff received two (2) responses from neighbouring residents asking for clarification and expressing concerns about the intent of the subject proposal.

(Staff confirmed with the residents that the intent of the proposed rezoning was to bring the lot into alignment with the neighbouring Sullivan Station neighbourhood homes and is intended to help accommodate a larger home on the lot than what the current CD zone permits. Staff also confirmed that the rezoning would enable Small Scale Multi Unit Housing (SSMUH) to be constructed on the lot in the future.

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. School District Comments

approved by Shawn Low

Ron Gill
 General Manager
 Planning and Development

NH/ar

Department: **Planning and Demographics**
Date: **March 7, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **25-0008-00**

The proposed development of **1** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	0
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Projected Number of Students From This Development In:	
Elementary School =	0
Secondary School =	0
Total Students =	0

Current Enrolment and Capacities:	
Sullivan Elementary	
Enrolment	355
Operating Capacity	387
# of Portables	0
Sullivan Heights Secondary	
Enrolment	1973
Operating Capacity	1700
# of Portables	9

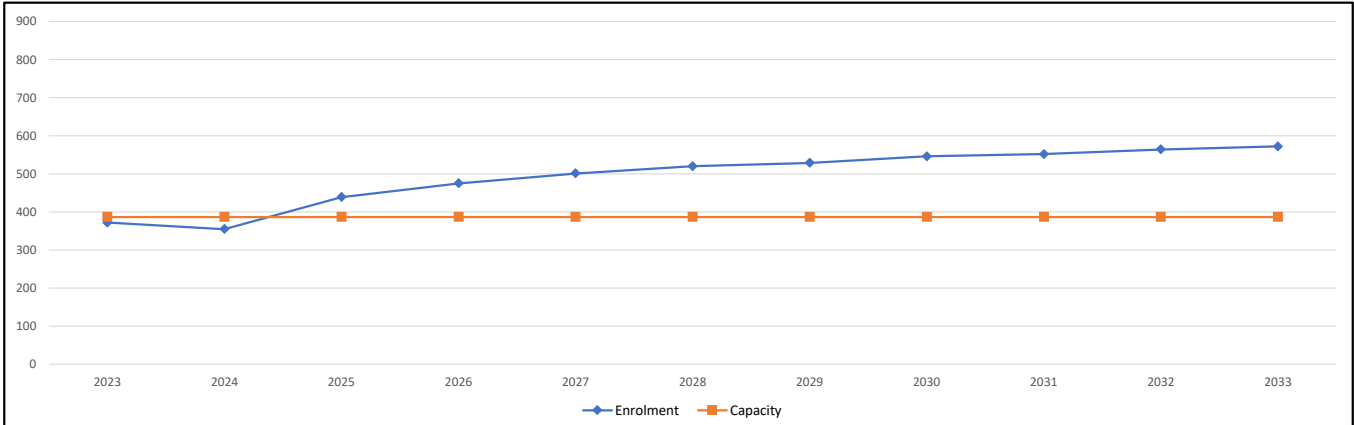
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

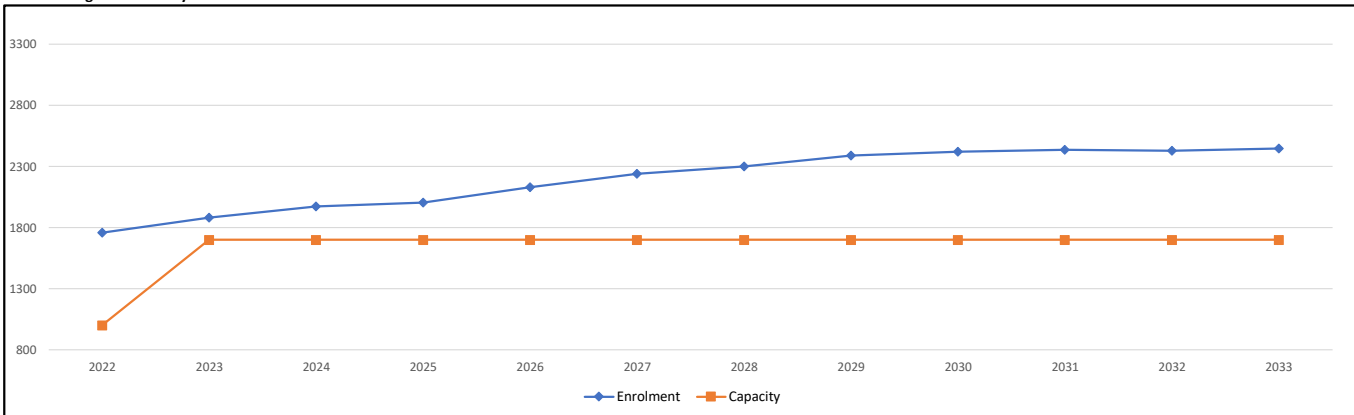
As of September 2024, Sullivan is at 94% capacity. The District opened an eight-classroom addition at Sullivan Elementary in September 2021. This provided the space required to meet future space needs over the next 10 years. Additionally, to accommodate growth in South Newton, Snokomish Elementary is scheduled to open Spring 2026. This will provide relief to the South Newton family of schools.

As of September 2024, Sullivan Heights is operating at 116% capacity. Despite a 700 capacity addition that opened in September 2022 the school continues to grow and projected enrolment continues to increase. No further capital requests are currently planned.

Sullivan Elementary



Sullivan Heights Secondary



Population: The projected population of children aged 0-17 impacted by the development.

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