

NO: R009

COUNCIL DATE: January 27, 2025

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 23, 2025**

FROM: **General Manager, Planning & Development** FILE: **6745-20 (SSMUH)**

SUBJECT: **Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Ninth Batch**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”; and
3. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for February 10, 2025, and approval as to form for associated development variance permits after final adoption.

## INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024, to allow in-stream application processes to proceed under the zoning currently in effect.

## BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

## DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024, impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the ninth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22, 2024
2	September 9, 2024
3	September 23, 2024
4	October 7, 2024
5	October 21, 2024
6	November 4, 2024
7	November 18, 2024
8	January 13, 2025

The attached Appendix “I” lists the current batch of in-stream Zoning By-law amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning.

## Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

## Legal Services Review

Legal Services has reviewed this report.

## CONCLUSION

This report provides for a ninth batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

*Original signed by*

Ron Gill, MA, MCIP, RPP

General Manager, Planning & Development

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

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

**APPENDIX “I”**

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

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
<a href="#">22-0034</a>	20893	RA	RQ	Yes	21515	RA	R2	7922-0034-00	Yes 7922-0034-01 (See Attachment A)
<a href="#">22-0060</a>	21016	RA	RF/RF-10	Yes	21516	RA	R3/R5	7922-0060-00	Yes 7922-0060-01 (See Attachment B)
<a href="#">21-0058</a>	20690	RA	RH	Yes	21517	RA	R1	7921-0058-00	Yes 7921-0058-01 (See Attachment C)
<a href="#">21-0170</a>	21207	RA	RF	Yes	21518	RA	R3	7921-0170-00	Yes 7921-0170-01 (See Attachment D)

**APPENDIX “II”**

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

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
<a href="#">22-0040</a>	20744	RH	CD	No	21519	R1	R2	No	No

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0034-01

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: 003-665-771  
Lot 78 Section 6 Township 9 New Westminster District Plan 65757  
17356 101 Avenue

(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 C.2 of Part 14 Quarter Acre Residential Zone (R2) the minimum lot width for lots created through subdivision is reduced from 24 metres to 20 metres for proposed Lots 1 and 2 (see Schedule A).

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

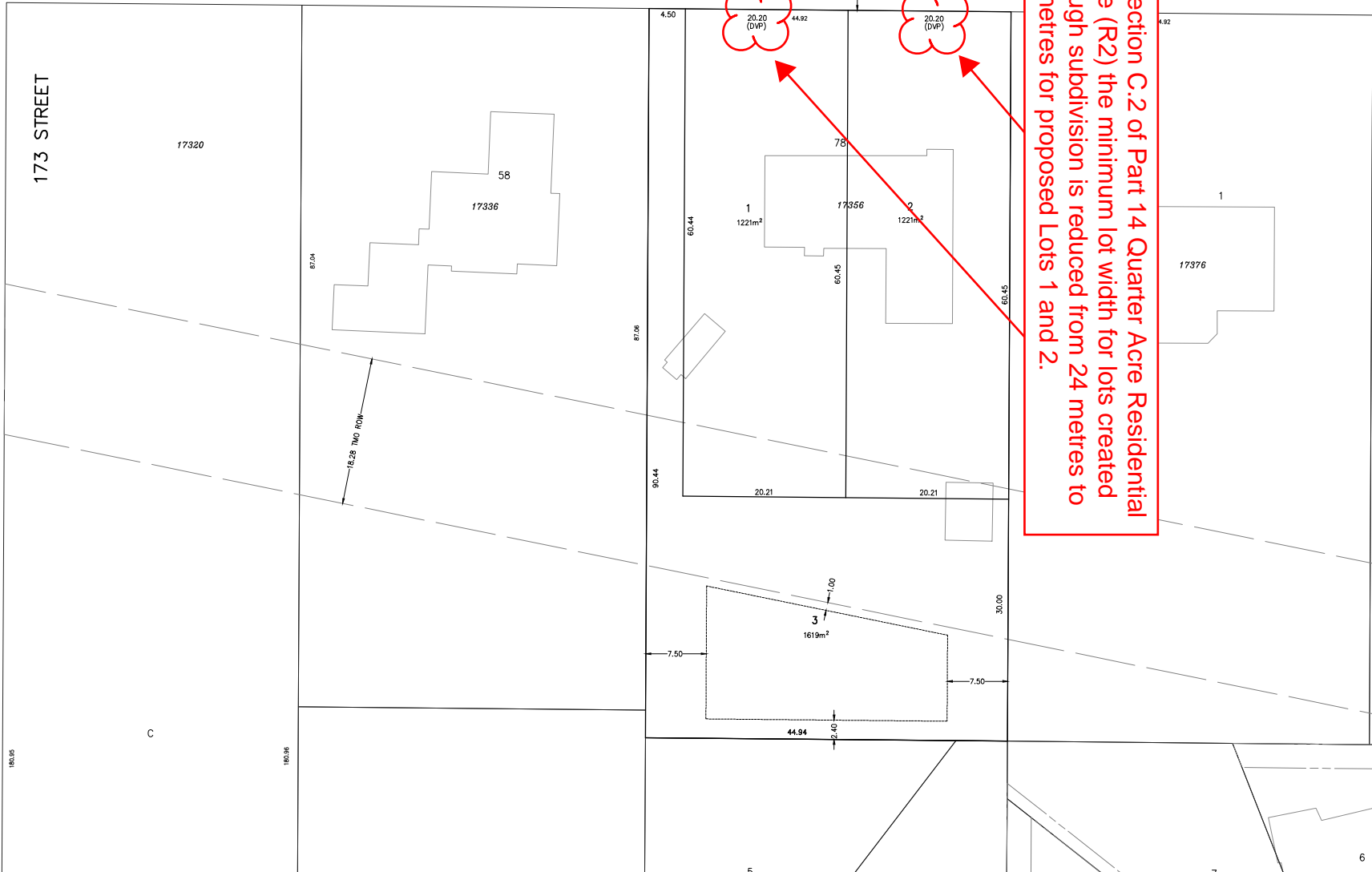
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



In Section C.2 of Part 14 Quarter Acre Residential Zone (R2) the minimum lot width for lots created through subdivision is reduced from 24 metres to 20 metres for proposed Lots 1 and 2.

- NOTES:**
1. ALL DIMENSIONS ARE APPROPRIATELY CHECKED AND ONLY BASED ON MASTER PLAN.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEY.
  3. EXISTING HOUSE TO BE REMOVED.
  4. DVP TO REDUCE THE LOT WIDTH FROM 24.0m TO 20.0m.

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824



1161645 BC LTD.  
 8272 - 170A STREET, SURREY, BC V4N 6J4, CELL: 604-996-4929, EMAIL: nahalfamily@shaw.ca

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 17356 - 101 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	
Designed: JK	Job No. 21-4410	Of
D.W. P.U.	Date DEC./2021	Revised
Approved:		

**Schedule A**



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0060-01

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: 010-382-062  
Lot 2 Section 13 Township 1 New Westminster District Plan 18260  
2216 - 164 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) Section C.2 of Part 15, Urban Residential Zone (R3) – to reduce the minimum lot width from 15.0 metres to 14.0 metres for proposed Lot 5; and
  - (b) Section C.2 of Part 17, Compact Residential Zone (R5) – to reduce the minimum lot depths for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1, 2, 3, and 4.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 .

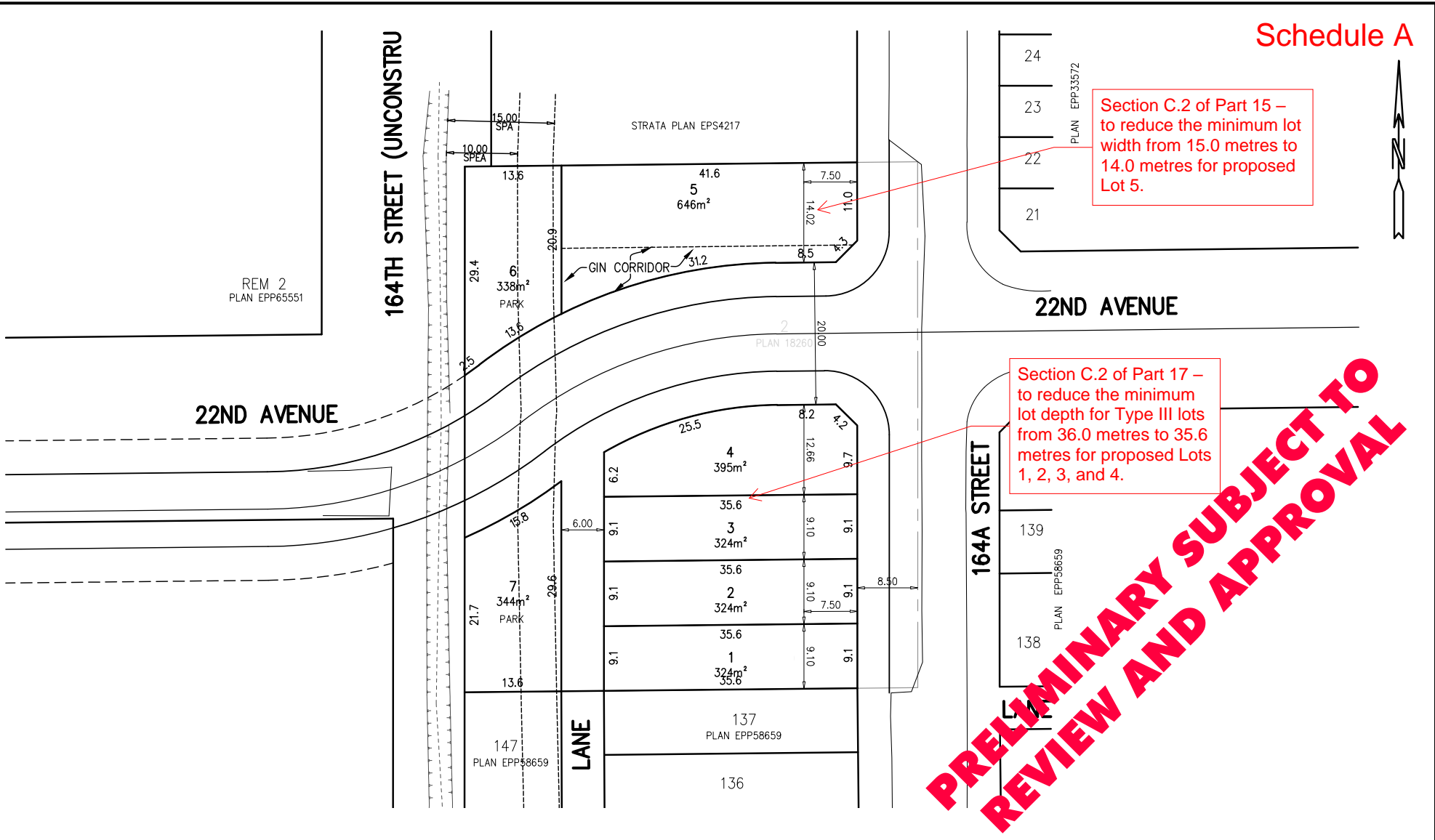
ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 .

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Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



Section C.2 of Part 15 – to reduce the minimum lot width from 15.0 metres to 14.0 metres for proposed Lot 5.

Section C.2 of Part 17 – to reduce the minimum lot depth for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1, 2, 3, and 4.

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

G:\Projects\21010\_ips\40\_Drawings\Layouts\Lot\_Layout - Op 11 - June 28, 2023.dwg [Lot\_Layout 11x17] 7/19/2023 4:35PM

CLIENT:		PROJECT: 2216 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	21010	DATE:	JUN 2022	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0058-01

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: 008-961-760

Lot 20 Section 36 Township 2 New Westminster District Plan 27187

9039 - 164 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 C of Part 13 "Suburban Residential Zone (R1)" the minimum lot width is reduced from 30.0 metres to 24.2 metres for Lots 1 and 2.
  - (b) In Section F of Part 13 " Suburban Residential Zone (R1)" the minimum north side yard setback is reduced from 4.5 metres to 3.0 metres to the principle building face for Lot 1.
  - (c) In Section F of Part 13 " Suburban Residential Zone (R1)" the minimum south side yard setback is reduced from 4.5 metres to 3.0 metres to the principle building face for Lot 2.
  
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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    .

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Mayor – Brenda Locke

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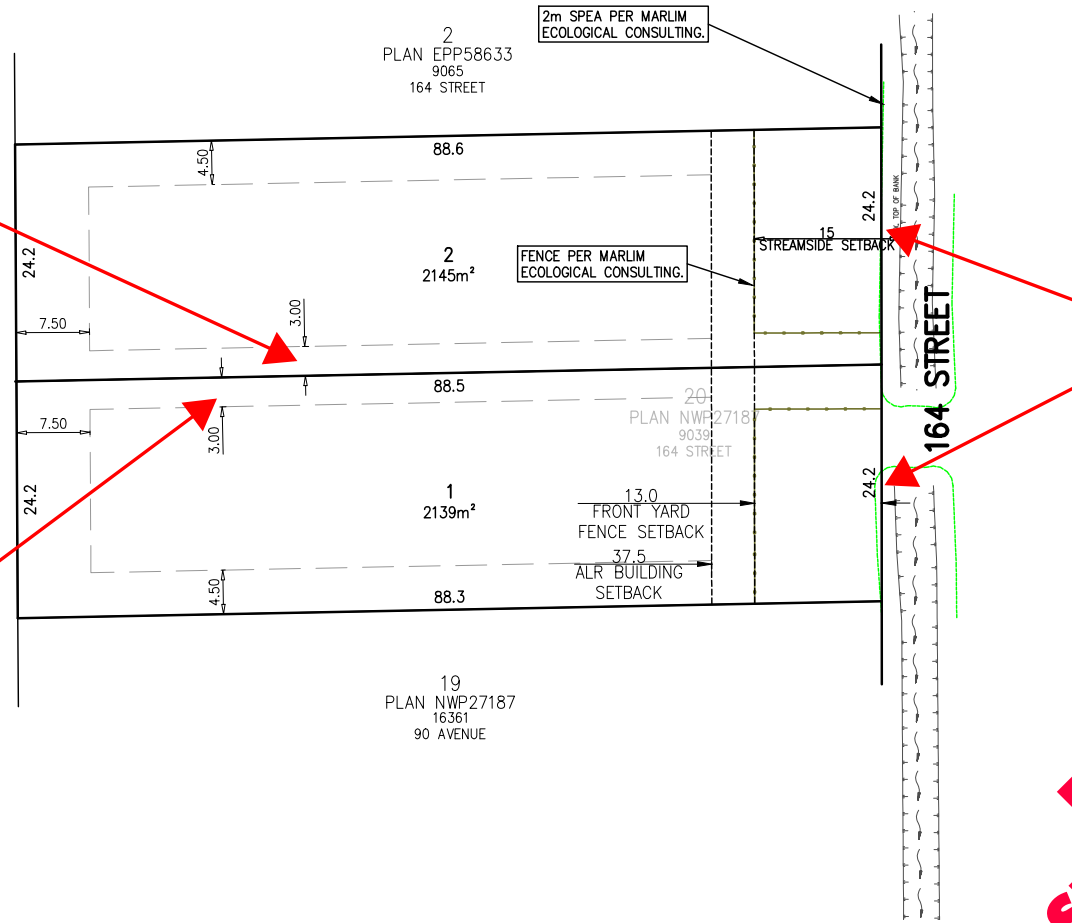
City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



DVP to reduce the minimum side yard (south) principal building setback requirements of the R1 Zone from 4.5 metres to 3.0 metres for proposed Lot 2.

DVP to reduce the minimum side yard (north) principal building setback requirements of the R1 Zone from 4.5 metres to 3.0 metres for proposed Lot 1.

DVP to reduce the minimum lot width requirements from 30.0 metres to 24.2 metres for Lot 1 and Lot 2 under the R1 Zone.



**PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL**

CLIENT:		PROJECT: 9039 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 20056	DATE: DEC 2020	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0170-01

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: 005-257-239

Lot 47 Section 6 Township 9 New Westminster District Plan 54648  
10188 - 172 Street

Parcel Identifier: 005-257-255

Lot 48 Section 6 Township 9 New Westminster District Plan 54648  
10162 - 172 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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) Section C.2 of Part 15, Urban Residential Zone (R3) to reduce the minimum lot width of the R3 Zone from 15 metres to 14.5 metres for proposed Lots 2 – 4 and 10 – 12.

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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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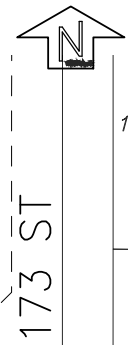
Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

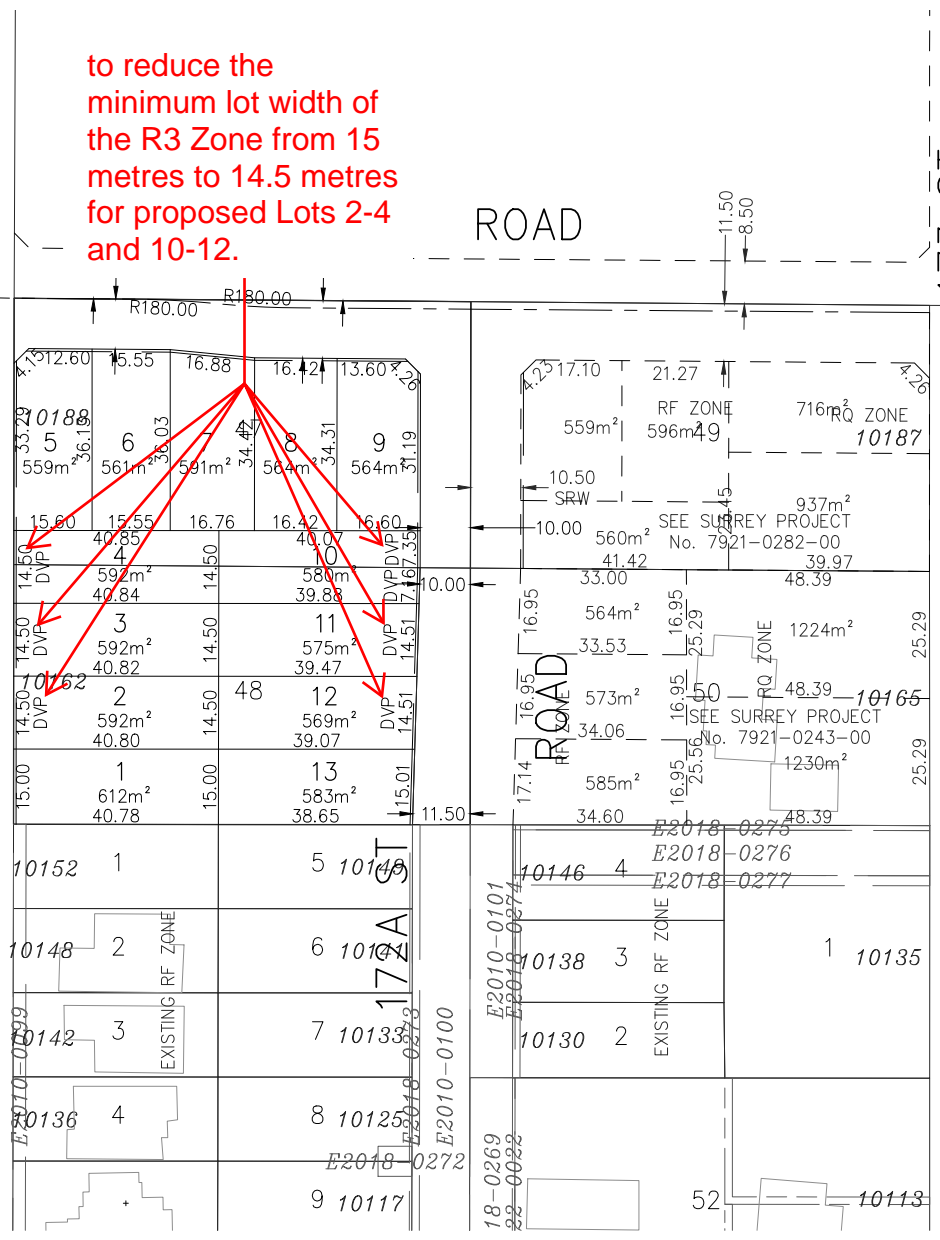
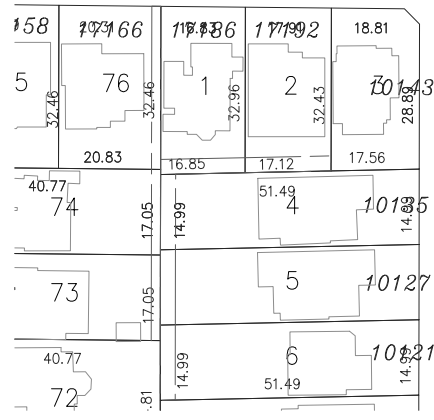
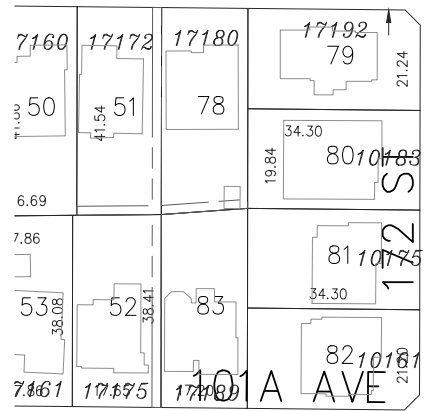
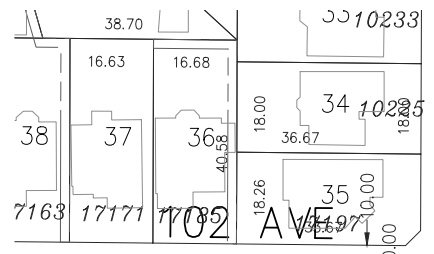


BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.  
 ELEV.  
 LEGAL DESCRIPTION OF PROPERTY  
 LOTS 47 & 48, SEC 6, TWP 9, NWD, PLAN 54648



# Schedule A

to reduce the  
 minimum lot width of  
 the R3 Zone from 15  
 metres to 14.5 metres  
 for proposed Lots 2-4  
 and 10-12.



- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  - LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  - EXISTING HOUSES TO BE REMOVED.
  - DEVELOPMENT VARIANCE PERMIT REQUIRED ON LOTS 2, 3, 4, 10, 11 AND 12 FOR LOT WIDTH FROM 15.0m TO 14.5m.
  - DENSITY CALCULATION:  
 PROPOSED = 13 LOTS = 13.678 LOTS/ha  
 0.9504 ha  
 PERMITTED = 14.0 LOTS/ha

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC. V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824



1334718 BC LTD.  
 9028 ROBERTSON DRIVE, SURREY, BC V3V 6E5 PH: 604-657-7270

**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 10162/10188 - 172 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj No. 7921-0170-00	Dwg. No. A
Drawn: TWD	Mun. Dwg. No.	
Designed: RJ	Job No. 22-4748	Of
P.L.	Date JAN /23	Revision
Approved:		destroy all prints bearing previous number

No.	Date	Revision	Dr.	Ch.

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