

NO: R035

COUNCIL DATE: March 10, 2025

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 3, 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 – Twelfth Batch**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream Official Community Plan (“OCP”) and zoning bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing (“SSMUH”) zones, which reference original single-family or duplex zones, as provided in Appendix “I”; and
3. Authorize staff to close and file in-stream development variance permits without any associated OCP and rezoning, 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 “II”;
4. 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 April 14, 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 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 a number of months. This is the twelfth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7
5	October 21
6	November 4
7	November 18
8	January 13
9	January 27
10	February 10
11	February 24

The attached Appendix “I” lists the current batch of in-stream OCP and zoning bylaw amendment applications, including any associated development variance permits. While Appendix “II” lists the current batch of in-stream development variance permits without an OCP or rezoning.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for OCP and 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 twelfth batch of in-stream Zoning Bylaw amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Ron Gill, MA, MCIP, RPP
General Manager, Planning & Development

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

Appendix "II" Table of Original and Replacement DVPs without an OCP or Rezoning in compliance with SSMUH Zoning Bylaw Amendments

<https://surreybc.sharepoint.com/sites/PDCommunityPlanning/Zoning%20Bylaw/Forms/AllItems.aspx?ga=1&id=%2Fsites%2FPDCommunityPlanning%2FZoning%20Bylaw%2FZoning%20Bylaw%20Update%2FSSMUH%20%2D%20Phase%201%2FIn%2DStream%2F12%2E%20March%2010%20Council&viewid=0e82db0d%2D468e%2D80a0%2D2a25883affe4>

APPENDIX “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw Amendments with any associated DVPs

DEVELOPMENT APPLICATION AND PLANNING REPORT		ORIGINAL BYLAW (CLOSED & FILED)								
	OCP Amendment Bylaw (Final Adoption)	Original Rezoning Amendment Bylaw	From Zone	To Zone	Associated DVP	Replacement Rezoning Amendment Bylaw	From Zone	To Zone	Close DVP	Associated DVP
22-0041	N/A	20803	RF	RF-13	N/A	21579	R3	R4	N/A	N/A

APPENDIX “II”

Table of Original and Replacement DVPs without OCP or Rezoning in compliance with SSMUH Zoning Bylaw Amendments

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL DVP ZONE	ORIGINAL DVP	CURRENT DVP ZONE	Close DVP	REPLACEMENT DVP (NEW SSMUH ZONE)
18-0046	RF	7918-0046-00	R3	7918-0046-00	7918-0046-01 (See Attachment A)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0046-01

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: 002-126-052
Lot 217 Section 16 Township 2 New Westminster District Plan 67273 217

6921 144 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:
-

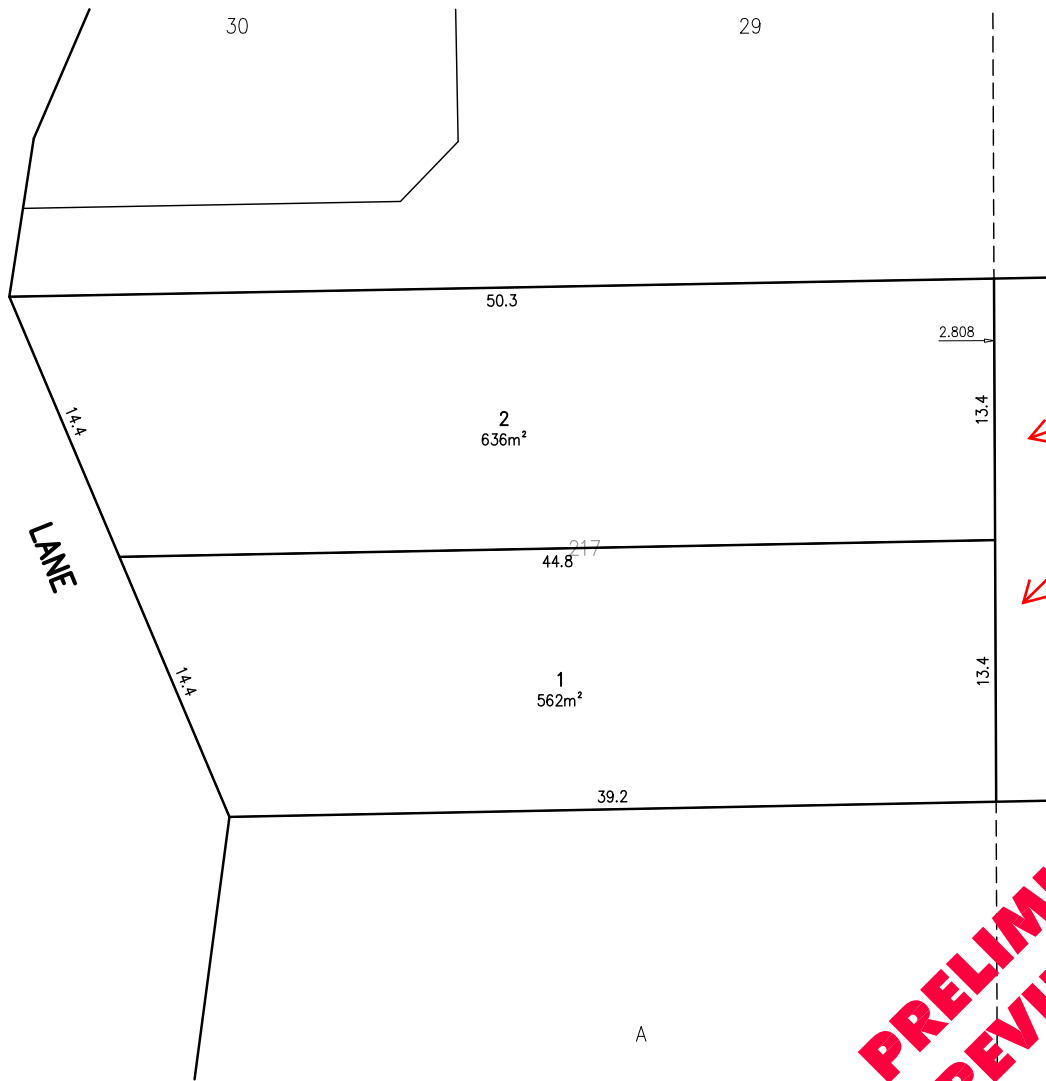
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section C Subdivision of Part 15 “Urban Residential Zone (R3)”, the minimum lot width is reduced from 15.0 metres to 13.4 metres for proposed Lots 1 and 2; and
- (b) In Section B.2 of Part 7A “Streamside Protection”, the minimum distance (streamside setback area) from top of bank for a “Natural Class B Stream” is reduced from 15 metres to 12.7 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. 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.
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__ .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



In Section C Subdivision of Part 15 "Urban Residential Zone (R3)", the minimum lot width is reduced from 15.0 meters to 13.4 meters for proposed Lots 1 & 2.



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

144 STREET

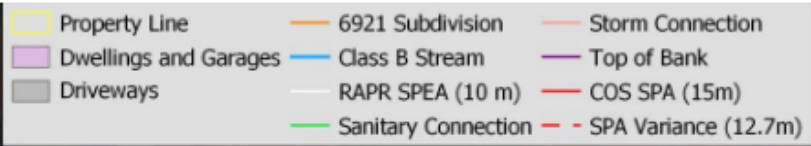
C:\Projects\20048\p1\A0_Drawings\Layouts\Lot_Layout - Op 4 - Sep 17, 2021.dwg [Lot_Layout - 11x17] 9/17/2021 12:25PM

CLIENT:	PROJECT: 6921 144 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	20048	DATE:	SEP 2021
LEGAL:		SCALE:	1:250
		MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
Engineering and Development Consultants



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In Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Natural Class B Stream" is reduced from 15 metres to 12.7 metres.

