

NO: R013

COUNCIL DATE: January 26, 2026

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 20, 2026**

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 – Eighteenth 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”;
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 9, 2026, 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 eighteenth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date	Batch Number	Council Date
1	July 22, 2024	11	February 24, 2025
2	September 9, 2024	12	March 10, 2025
3	September 23, 2024	13	April 14, 2025
4	October 7, 2024	14	April 28, 2025
5	October 21, 2024	15	June 23, 2025
6	November 4, 2024	16	July 28, 2025
7	November 18, 2024	17	November 17, 2025
8	January 13, 2025		
9	January 27, 2025		
10	February 10, 2025		

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits.

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 an eighteenth 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 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)
<u>21-0334</u>	RF	7921-0334-00	R3	7921-0334-00	7921-0334-01 (See Attachment A)

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0334-01

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: 010-332-715
Lot 8 Block 117 New Westminster District Plan 18087

11169 - Wallace Drive

(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 of Part 15 "Urban Residential Zone (R3)", the minimum south front yard setback is reduced from 7.5 metres to 6.0 metres for principal buildings on proposed Lots 1 and 2;
 - (b) In Section F of Part 15 "Urban Residential Zone (R3)", the minimum northeast front yard setback is reduced from 7.5 metres to 2.4 metres for principal buildings on proposed Lot 2;
 - (c) In Section F of Part 15 "Urban Residential Zone (R3)", the west side yard setback is reduced from 1.8 metres to 1.2 metres for principal buildings on proposed Lot 2;
 - (d) In Section C of Part 15 "Urban Residential Zone (R3)", the minimum lot depth is reduced from 28 metres to 16.9 metres for proposed Lot 2; and
 - (e) In Subsection J.2. of Part 15 "Urban Residential Zone (R3)", a basement access and basement well with staircase is permitted to be located between the principal building and the front (north) lot line on proposed Lots 1 and 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Jennifer Ficocelli

Schedule A

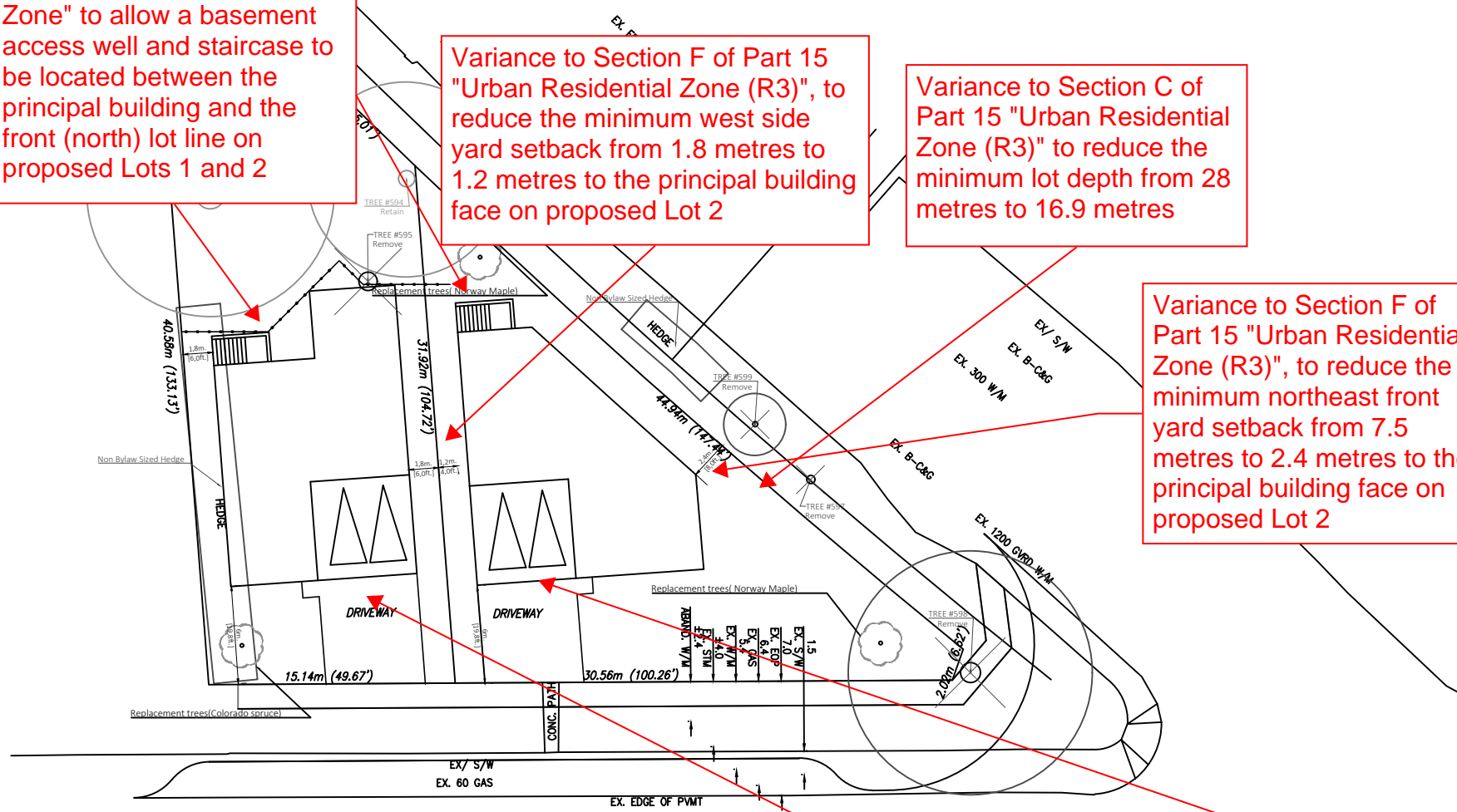
Variance to Subsection J.2. of Part 15 "Urban Residential Zone" to allow a basement access well and staircase to be located between the principal building and the front (north) lot line on proposed Lots 1 and 2

Variance to Section F of Part 15 "Urban Residential Zone (R3)", to reduce the minimum west side yard setback from 1.8 metres to 1.2 metres to the principal building face on proposed Lot 2

Variance to Section C of Part 15 "Urban Residential Zone (R3)" to reduce the minimum lot depth from 28 metres to 16.9 metres

Variance to Section F of Part 15 "Urban Residential Zone (R3)", to reduce the minimum northeast front yard setback from 7.5 metres to 2.4 metres to the principal building face on proposed Lot 2

Variance to Section F of Part 15 "Urban Residential Zone (R3)" to reduce the minimum south front yard setback from 7.5 metres to 6.0 metres to the principal building face on proposed Lots 1 and 2.



LOT 1	
MAX LOT COVERAGE PERMITTED (38%)	= 2376.00 SF
LOT COVERAGE PROPOSED	= 2037.60 SF
MAX FSR PERMITTED	= 3688.00 SF
FSR PROPOSED	= 3667.08 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (38%)	= 2110.00 SF
LOT COVERAGE PROPOSED	= 1840.63 SF
MAX FSR PERMITTED	= 3332.00 SF
FSR PROPOSED	= 3313.13 SF
PROPOSED GARAGE	= 420.00 SF

DVP REQUIRED FOR SETBACK		
	PERMITTED	PROPOSED
FRONT	7.6m	6.0m
SIDE	1.8m	1.8m
FLANK	3.5m	2.4m

PROPOSED RESIDENCE for ASH TRIPATHI on
11169 WALLACE Dr, SURREY, BC

PLAN: 13B-7921-0334-00
DRAWN: JL
SCALE:
DATE: JANUARY 4, 2022



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