

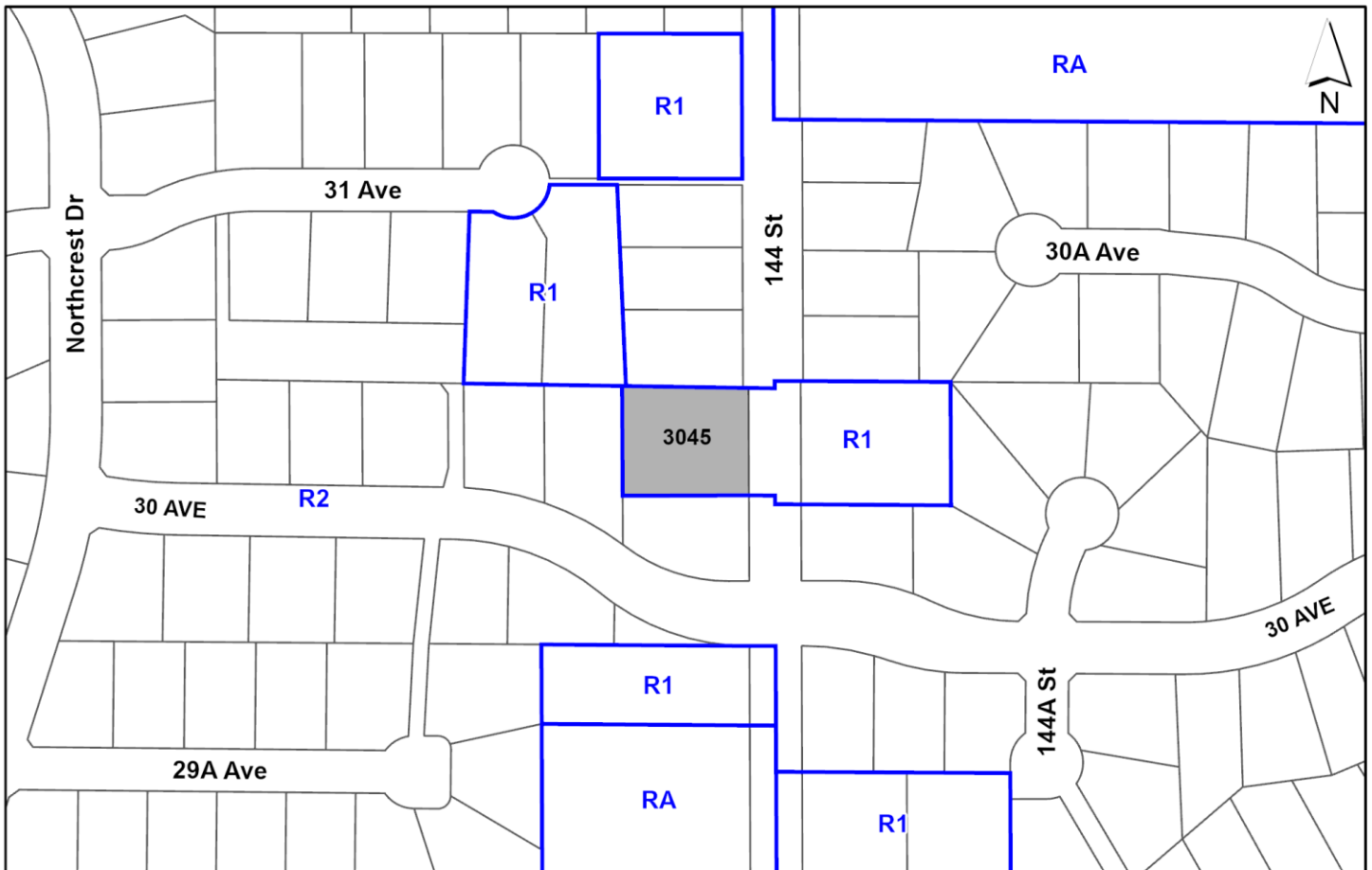
PROPOSAL:

Subdivision into two residential lots.

- **OCP Amendment** to remove the property from the Suburban Density Exception Area
- **Rezoning** from R1 to R2
- **Development Variance Permit**

LOCATION:

3045 - 144 Street



RATIONALE SUMMARY

The proposed development complies with the Official Community Plan (OCP) but does not comply with the density limitations (5 units per hectare) associated with the Suburban Density Exception Area. Despite the increase in unit density to 10.3 units per hectare (uph), the proposal is compatible with the suburban character of the neighbourhood and aligns with the OCP policies for sensitive infill housing within established neighbourhoods. As such, staff support the proposed OCP amendment and rezoning to facilitate the two-lot subdivision (Appendix A).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 5: Suburban Density Exception Areas to remove the subject site from the Suburban Density Exception Area (Appendix B), and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from Suburban Residential Zone (R₁) to Quarter Acre Residential Zone (R₂) and a date be set for Public Hearing.
4. Council endorse Development Variance Permit No. 7925-0342-00 (Appendix C), varying the following in the Zoning Bylaw, to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council:
 - (a) in Section C. Subdivision of Part 14 Quarter Acre Residential Zone (R₂), reduce the minimum lot width from 24.0 metres to 20.7 metres for proposed Lots 1 and 2.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaws.

5. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix D);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
 - (d) 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;

- (e) 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
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

DEVELOPMENT PROPOSAL

- The applicant is proposing a rezoning and subdivision from one to two residential lots. The proposal includes a unit density of 10.3 uph which exceeds the 5 uph permitted in the Suburban Density Exception Area and therefore requires an OCP amendment.
- The application includes the following:
 - **Official Community Plan Amendment** to remove the subject site from the Suburban Density Exception Area
 - **Rezoning** from R₁ to R₂
 - **Subdivision** into two lots
 - **Development Variance Permit** to reduce the minimum lot width from 24.0 metres to 20.7 metres for proposed Lots 1 and 2
- The table below provides a summary of the proposed development.

	Proposal
Lot Area	
Net Site Area:	1,949.8 square metres
Density (net/gross)	10.3 uph
Number of Lots	2
Lot Sizes	
Range of Lot Sizes:	971.9 – 977.8 square metres
Range of Lot Widths:	20.7 metres*
Range of Lot Depths:	46.6 metres
Yards and Setbacks:	
Front (East):	7.5 metres
Side (North and South):	2.4 metres
Rear (West):	7.5 metres

*Development Variance Permit required

SITE CONTEXT & BACKGROUND

- The subject site is located on the west side of 144 Street and is approximately 0.19 hectares in size.
- The subject site is designated Suburban and located in the Suburban Density Exception Area in the OCP, and is zoned Suburban Residential Zone (R₁).

- There is currently a single-family dwelling on the west portion of the property which is proposed to be demolished.

Direction	Existing Use	OCP / Secondary Plan Designation	Existing Zone
North:	Single family residential	OCP: Suburban (Density Exception Area - max 5 uph)	R2
East (Across 144 Street):	Single family residential	OCP: Suburban (Density Exception Area - max 5 uph) LAP (Central Semiahmoo Peninsula): Half-Acre Gross Density	R1
South:	Single family residential	OCP: Suburban (Density Exception Area - max 5 uph)	R2
West:	Single family residential	OCP: Suburban (Density Exception Area - max 5 uph)	R2

POLICY & BYLAW CONSIDERATIONS

Official Community Plan Amendment

- The subject site is designated Suburban and falls within the Suburban Density Exception Area. The proposal does not comply with the 5 uph maximum density of the Suburban Density Exception Area but does comply with the base Suburban designation.
- The proposal will create a unit density of 10.3 uph, as such an OCP Amendment is proposed to remove the site from the Suburban Density Exception Area.
- The subject site is adjacent to other R2 zoned lots. Given this context, the proposed R2 lots are generally in keeping with the suburban character of the area.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Zoning Bylaw Proposed Variances

- The applicant is requesting variances to reduce the minimum lot width in the Zoning Bylaw as described in the Recommendation section.
- The proposed variances to reduce the minimum lot width for Lots 1 and 2 will allow for a subdivision consistent with established residential lot sizes and patterns of the surrounding area.
- The proposed lot depth of 46.7 metres and lot sizes of between 971-977 square metres both exceed the minimum requirements of the R2 Zone.

DEVELOPMENT CONSIDERATIONS

Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix D.
- Vehicle access for proposed Lots 1 and 2 is from 144 Street, along the east property line.

Tree Considerations

- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix E.
- There are 22 trees on the subject property, 16 of which are proposed to be removed. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.
- The City has reviewed the arborist report and generally support the Arborist's findings. Submission and acceptance of a finalized arborist report is required prior to final approval.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Parks Considerations

- The closest active and natural park is Elgin Estates Park with amenities including pathways and trails which is 360 metres walking distance from the subject site.

School Capacity Considerations

- The School District has advised that there will be approximately two school-age children generated by this development (Appendix F). The School District has provided the following expected student enrollment:
 - One Elementary student at Semiahmoo Trail Elementary School; and
 - One Secondary student at Elgin Park Secondary School.

Additional Considerations

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. 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 G).
- A preliminary lot grading plan has been reviewed by staff and found to be generally acceptable. 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.

PUBLIC ENGAGEMENT

- The development proposal sign was installed on January 22, 2026 and pre-notification letters were sent on January 27, 2026. Staff received two responses from neighbouring residents, which primarily raised concerns about the impact to the existing trees on the subject site. Staff has indicated an Arborist Report was provided that proposes replacement trees to mitigate the anticipated tree loss.

COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the Community Amenity Contributions listed in the table below. All rates are current as of this date and are subject to change:

Contribution Type	Current Rate
Community Specific Capital Projects Contributions (Tier 2 CAC)	\$22,278.48 per lot
Affordable Housing Contribution	\$1,113.92 per lot

CONCLUSION

The proposal aligns with the objectives of the Official Community Plan Sensitive Infill policies. Staff recommend approval based on the analysis and considerations outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

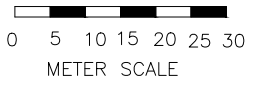
The following information is attached to this Report:

- Appendix A: Subdivision Layout
- Appendix B: Official Community Plan Amendment Map
- Appendix C: Development Variance Permit No. 7925-0342-00
- Appendix D: Engineering Summary
- Appendix E: Summary of Tree Preservation, Removal and Replacement
- Appendix F: School District Comments
- Appendix G: Design Guidelines Summary

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

AB/ar



NOTE:
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
EXISTING ZONING: R1
PROPOSED ZONING: R2

SITE AREA
GROSS SITE AREA: 2030sqm.

0	25/09/26	AS	RM	ISSUED FOR APPROVAL	
NO.	YY/MM/DD	DRN	CH	REVISION	

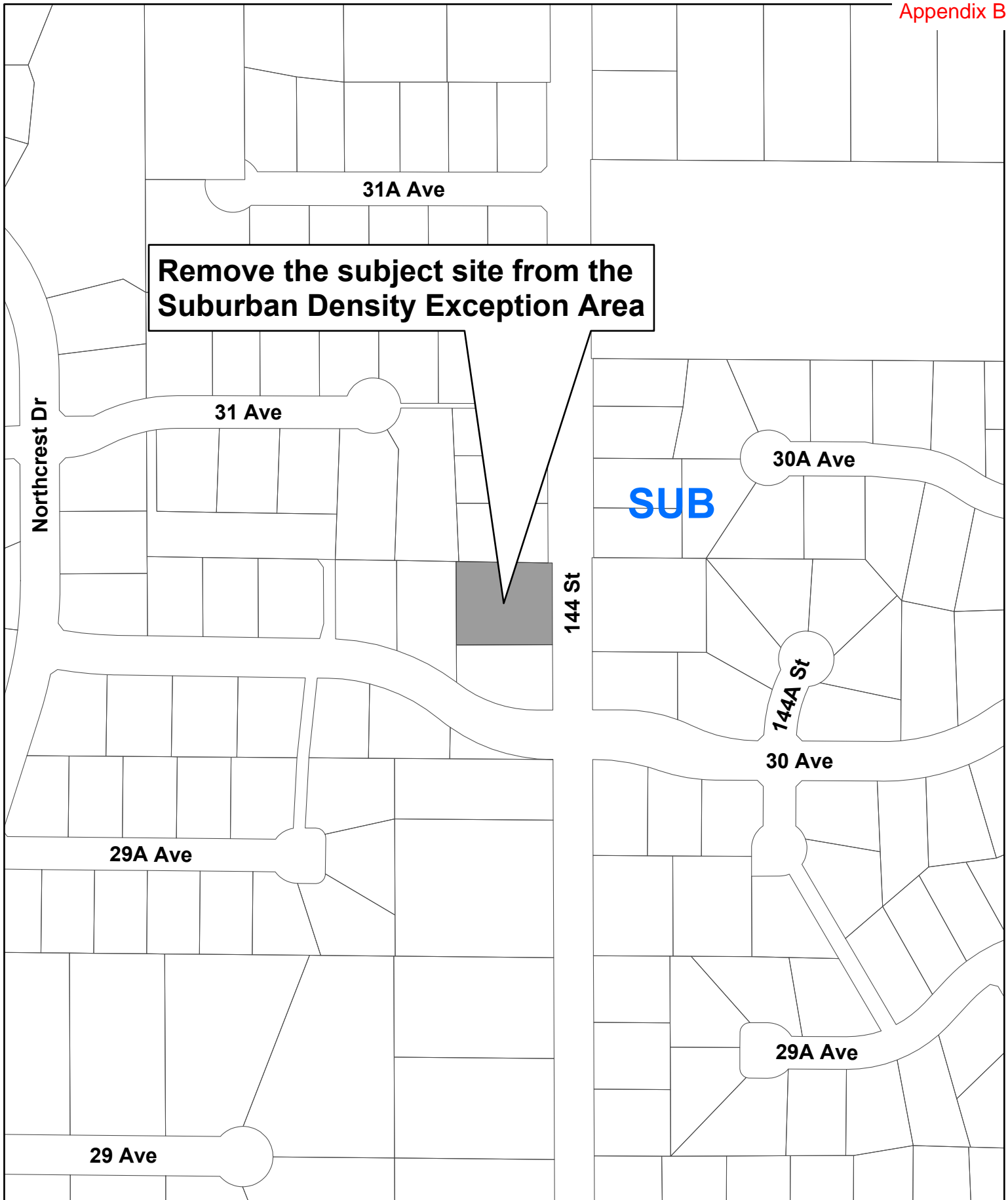
MAINLAND ENGINEERING DESIGN CORPORATION
UNIT 206 8363 128TH STREET
SURREY, B.C. V3W 4G1
TEL: (604) 543 8044 FAX: (604) 543 8104
EMAIL: CIVIL@MAINLANDENG.COM
PRACTICE PERMIT NUMBER: 1003021

DEVELOPMENT/SITE LOCATION
2 LOT SUBDIVISION
#3045 144 STREET, SURREY, B.C.

DWG. NAME
PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2584	OF 1
APPROVED	AB	DATE 25/09/26	REV. 0



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7925-0342-00

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: 012-010-022
Lot 14 Section 21 Township 1 New Westminster District Plan 79034
3045 - 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 14 Quarter Acre Residential Zone (R2), reduce the minimum lot widths from 24.0 metres to 20.7 metres for proposed Lots 1 and 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.
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, Brenda Locke

City Clerk and Director Legislative Services,
Jennifer Ficocelli

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **February 18, 2026**

PROJECT FILE: **7825-0342-00**

RE: **Engineering Requirements**

Location: 3045 144 St

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 144 St frontage to achieve ultimate 24.0 m Collector road allowance

Works and Services

- Construct the west side of 144 St;
- Construct driveway access to each lot;
- Provide service connections (water, sanitary, storm) for each lot, complete with meters and inspection chambers. Abandon surplus connections, if any;
- Provide on-lot stormwater mitigation as per Elgin, Anderson, & Barbara Creeks ISMP; and
- Submit a SWCP to assess minor and major post-development flows within the catchment.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.

Director, Land Development

JH

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 3045 144 St, Surrey, B.C., V4P 1R2

Registered Arborist: Francis Klimo

Date of Report/Revision: July 24, 2025

Arborist signature: *Francis Klimo*

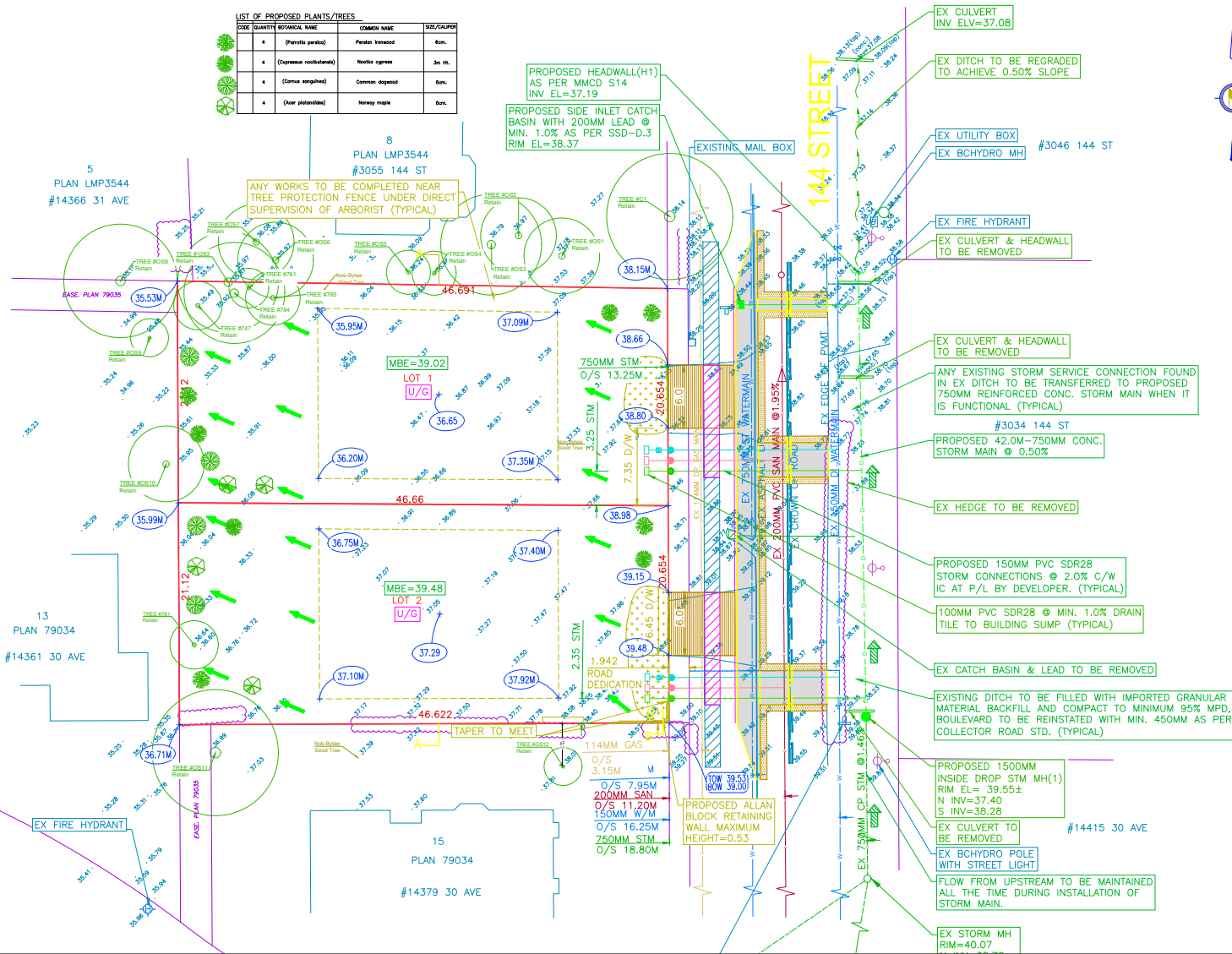
All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the Arborist report

On-Site/Shared Trees	Number of Trees
Existing Bylaw Sized Trees	22
Proposed Removed Bylaw Trees	16
Proposed Retained Bylaw Trees	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
0 X 1 =	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
16 X 2 =	32
Required Replacement Trees	32
Proposed Replacement Trees	16
Deficit of Replacement Trees	16
Total On-site Retained and Replacement Trees	22

Off-Site Trees	Number of Trees
Existing Bylaw Sized Trees	12
Proposed Removed Bylaw Trees	0
Proposed Retained Bylaw Trees	12
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
0 X 1 =	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 =	0
Required Replacement Trees (to be taken as Cash in Leu)	0
Total Off-site Retained Trees	0

City Trees	Existing	Removed	Retained
Park/City Lot Trees	1	0	1
Boulevard Trees	0	0	0
Total	1	0	1

SIZE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/CALIPER
4"	4	(<i>Parrotia persica</i>)	Parrotia tree	6cm.
4"	4	(<i>Corylus rostrata</i>)	Hicoria cypress	3m ht.
4"	4	(<i>Quercus macrocarpa</i>)	Common dogwood	6cm.
4"	4	(<i>Acer platanoides</i>)	Honey maple	6cm.



TREE REPLACEMENT PLAN	
Project Number	
Date	Sheet #
Scale	
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions	
No.	Date
	August 13, 2025
	September 4, 2025
	January 28, 2026
	February 11, 2026
Consultants	

3045 144 ST, SURREY

**Klimo &
 Associates**

Department: **Planning and Demographics**
Date: **December 16, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **25 0342 00**

The proposed development of **2** 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	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Semiahmoo Trail Elem	
Enrolment	415
Operating Capacity	508
# of Portables	0
Elgin Park Sec	
Enrolment	1429
Operating Capacity	1200
# of Portables	4

Summary of Impact and Commentary

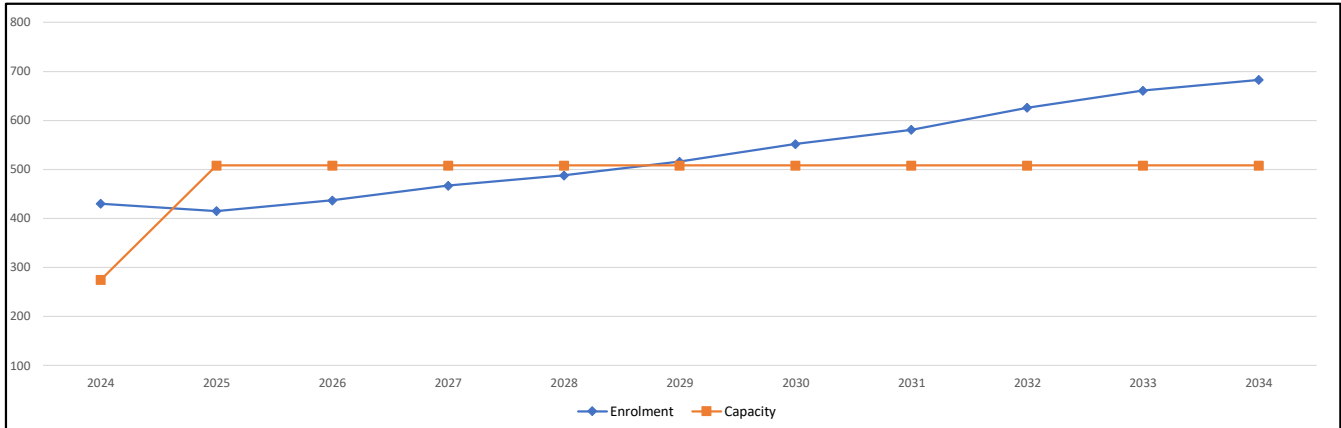
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2025, Semiahmoo Trail Elementary is operating at 82% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

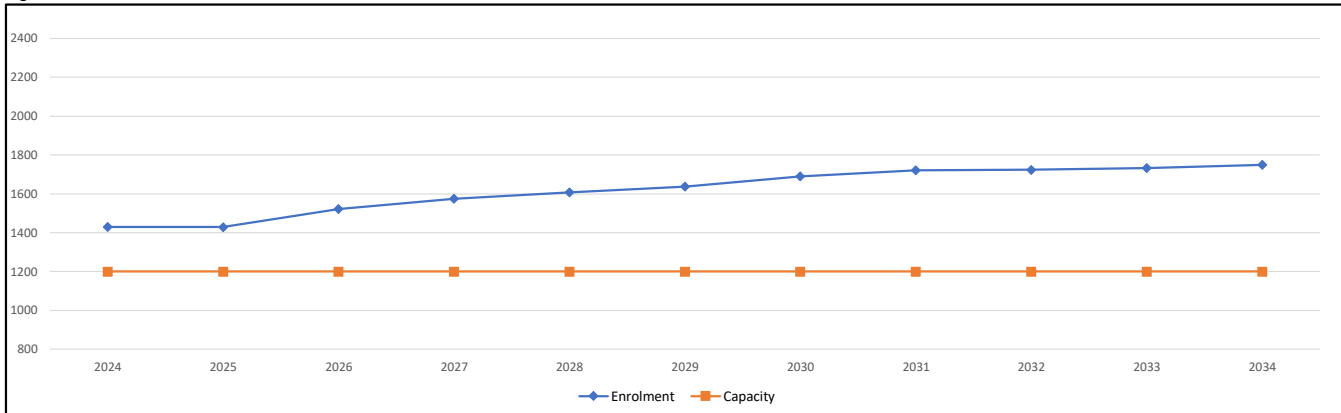
A new 10-classroom addition opened Spring of 2025.

As of September 2025, Elgin Park is at 119% capacity. Elgin Park Secondary enrolment is expected to grow over the next 10 years. As part of the District's 2026/2027 Capital Plan, there is a request for a 800-capacity addition to address continued growth. No funding has been approved to date.

Semiahmoo Trail Elem



Elgin Park Sec



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.

DESIGN GUIDELINES SUMMARY

Surrey Project #: 7925-0xxx-00
 Project Location: 3045 144 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Design Guidelines summary which highlights the important features and forms the basis of the draft Guidelines.

1. Residential Character

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

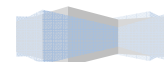
The area surrounding the subject property consists of a few homes built approximately 20-25 years ago along with a majority of newer homes built about 3-8 years ago. The style of the newer homes in the area are more modern traditional that range from 6000sf up to 7000sf.

Homes in the neighborhood include the following:

- There are quite a few homes and newer developments surrounding the property which are approximately 3-8 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 8:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed guidelines are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly old with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Building Types: 2 storey or 3 storey based on the SSMUH regulations.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new buildings will be of a similar character. Similar roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Buildings None.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

