

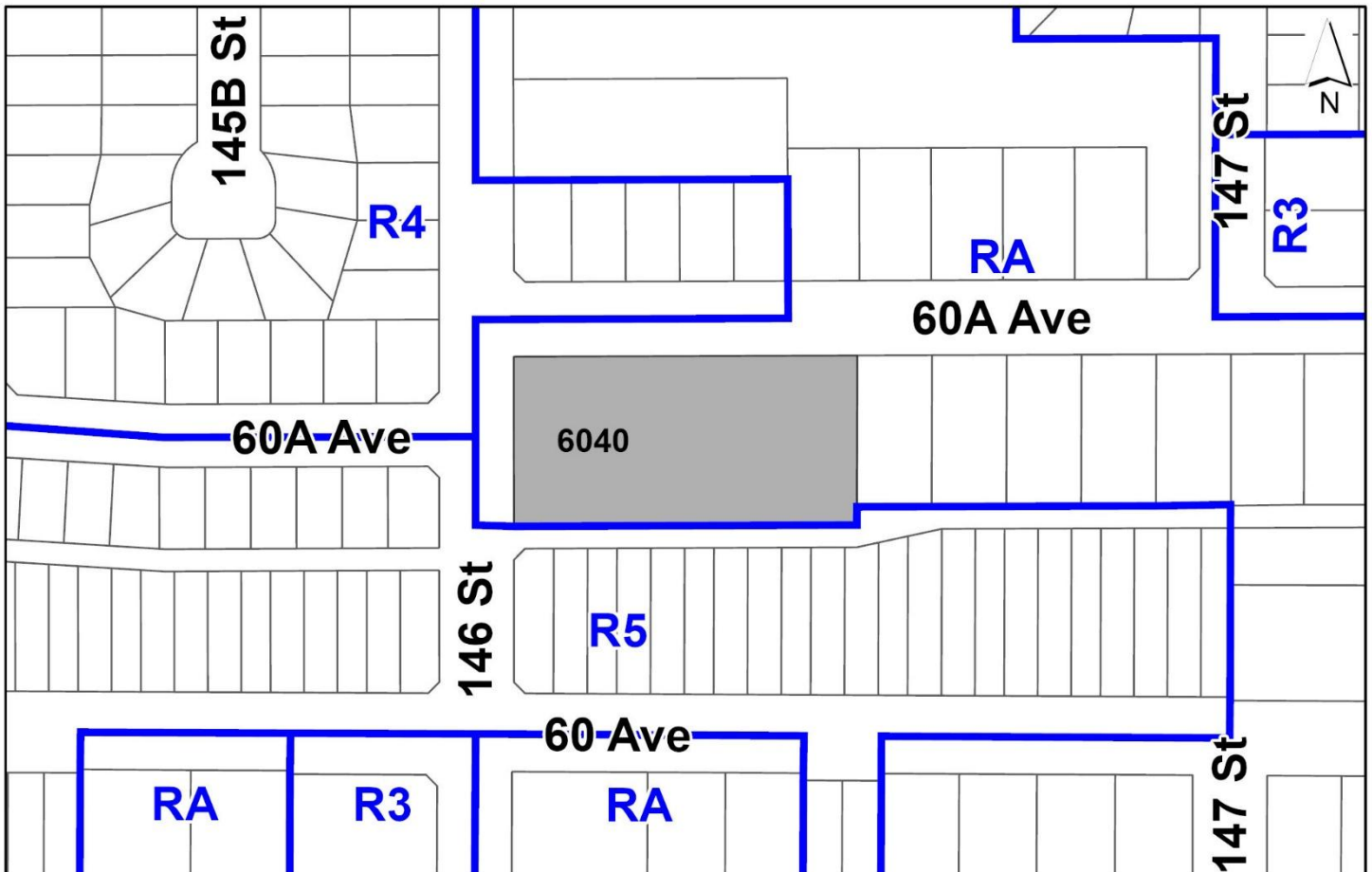
PROPOSAL:

Subdivision into 10 residential lots.

- **NCP Amendment** from Single Family Residential to Single Family Small Lots
- **Rezoning** from RA to R4 and R5

LOCATION: 6040 - 146 Street

SECONDARY LAND USE PLAN: South Newton Neighbourhood Concept Plan (NCP)



RATIONALE SUMMARY

The proposed development complies with the Official Community Plan (OCP), particularly in relation to infill development, and the proposed lots are compatible with the surrounding neighbourhood. Staff support the proposed development as it is consistent with applicable planning policies and contributes to housing supply.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council support amending the South Newton Neighbourhood Concept Plan to redesignate the land from Single Family Residential to Single Family Small Lots and consider passing a resolution when the project is considered for final adoption (Appendix A).
2. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4) (Block A) and Compact Residential Zone (R5) (Block B) as shown on the Block Plan (Appendix B). If supported the Bylaw will be brought forward for First, Second and Third Readings.
3. 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 C);
 - (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 NCP Amendment to accommodate a subdivision from one to 10 lots (Appendix D). Three R4 lots are proposed on the west side of the site oriented to face 146 Street, and seven R5 lots are proposed on the eastern portion of the site fronting 60A Avenue. The proposal complies with the OCP and associated policies, and staff support the application proceeding.

- The application includes the following:
 - **Neighbourhood Concept Plan Amendment** from Single Family Residential to Single Family Small Lots
 - **Rezoning** from RA to R4 and R5
 - **Subdivision** from one to 10 lots
- The table below provides a summary of the proposed development.

	Proposal
Lot Area	
Gross Site Area:	4,219 sq. m.
Road Dedication:	5 sq. m.
Net Site Area:	4,214 sq. m.
Density (net)	23.7 LPH / 9.6 UPA
Number of Lots	10
Lot Sizes	
Range of Lot Sizes:	355.0 - 446.0 sq. m
Range of Lot Widths:	9.7 - 16.0 m
Range of Lot Depths:	24.0 - 45.6m

SITE CONTEXT & BACKGROUND

- The subject site is rectangular, approximately 4,219 square metres in area and is located at the southeast corner of the intersection of 146 Street and 60A Avenue.
- The subject site is designated Urban in the OCP and Single Family Residential in the South Newton Neighbourhood Concept Plan (NCP), and is zoned Acreage Residential Zone (RA).
- The site currently contains a single family dwelling in the southwest corner of the lot that will be removed upon redevelopment, with the remainder of the lot covered with mature trees.

Direction	Existing Use	OCP and NCP Designations	Existing Zone
North (Across 60A Avenue):	Low Density Residential	<u>OCP</u> : Urban <u>NCP</u> : Single Family Residential Flex 6 – 14.5 UPA	R4

Direction	Existing Use	OCP and NCP Designations	Existing Zone
East:	Low Density Residential	<u>OCP</u> : Urban <u>NCP</u> : Single Family Residential	RA
South (Across lane):	Low Density Residential	<u>OCP</u> : Urban <u>NCP</u> : Single Family Small Lots	R5
West (Across 146 Street):	Low Density Residential	<u>OCP</u> : Urban <u>NCP</u> : Single Family Residential Flex 6 - 14.5 UPA	R4

POLICY & BYLAW CONSIDERATIONS

Secondary Land Use Plan Amendment

- The subject site is designated Single Family Residential in the South Newton NCP and the applicant proposes an amendment to redesignate the lands to Single Family Small Lots.
- The proposed lot sizes are compatible with lots in the vicinity and represent sensitive intensification within the established neighbourhood.

DEVELOPMENT CONSIDERATIONS

Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix C.
- Dedicate 3.0 x 3.0 metre corner cut on 60A Avenue at 146 Street and a 1.0 x 1.0 metre corner cut at the lane and 146 Street.
- Vehicle access for the three R4 lots will be from the west on 146 Street and for the seven R5 lots from the rear lane.

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 included in Appendix E.
- There are 72 trees on the subject site, all 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.

- Staff will work with the applicant to identify opportunities for tree retention through the subdivision and building permit process.
- The City has reviewed the arborist report and supports the Arborist's findings.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Parks Considerations

- In accordance with the Local Government Act, a 5% unencumbered parkland dedication is required, given the creation of three or more additional lots, which will be accepted as cash-in-lieu for this development application. The land valuation is to be based on the most recent Preliminary Layout Approval (PLA) or PLA extension date.
- Goldstone Park is the closest active park with amenities including pathways, water playground, soccer fields, tennis courts, and a playground and is 300 metres walking distance from the development. Owl Park is the closest natural area and is 150 metres walking distance from the proposed development.

School Capacity Considerations

- The School District has advised that there will be approximately 10 school-age children generated by this development (Appendix F). The School District has provided the following expected student enrollment:
 - Five Elementary students at Goldstone Park Elementary School; and
 - Three Secondary students at Sullivan Heights Secondary School.

The number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Additional Considerations

- The applicant retained Angus Muir from AJ Muir Designs 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.
- 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

- Pre-notification letters were sent on January 12, 2025, and the development proposal signs were installed on January 21, 2026. Staff received two responses from neighbouring residents. A summary of the feedback received is listed below (*staff comments in italics*)

- Opposition to rezoning and subdivision because of loss of mature trees and wildlife habitat, reduced privacy and air quality, increased density and traffic, strain on infrastructure, and the potential for the site to remain cleared but undeveloped as seen with other nearby projects.

As noted above, staff will work with the applicant to identify opportunities for tree retention. Servicing upgrades associated with the project will be the responsibility of the applicant and secured through the subdivision process.

- Concerns about lane access during construction.

The project will not require lane closures.

COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the following Community Amenity Contributions:

Contribution Type	Current Rate
Capital Projects Contributions (Tier 1 CAC)	\$2,227.85 per unit
Community Specific Capital Projects Contributions (Tier 2 CAC)	\$16,708.86 per unit
Affordable Housing Contribution	\$1,113.92 per unit
Secondary Plan & Infill Area Contributions	\$1,709.21 per unit

All rates are current as of this date and are subject to change.

CONCLUSION

The proposed 10-lot subdivision demonstrates sound planning and aligns with the sensitive densification objectives of the Official Community Plan. Staff recommend approval based on the analysis and considerations outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

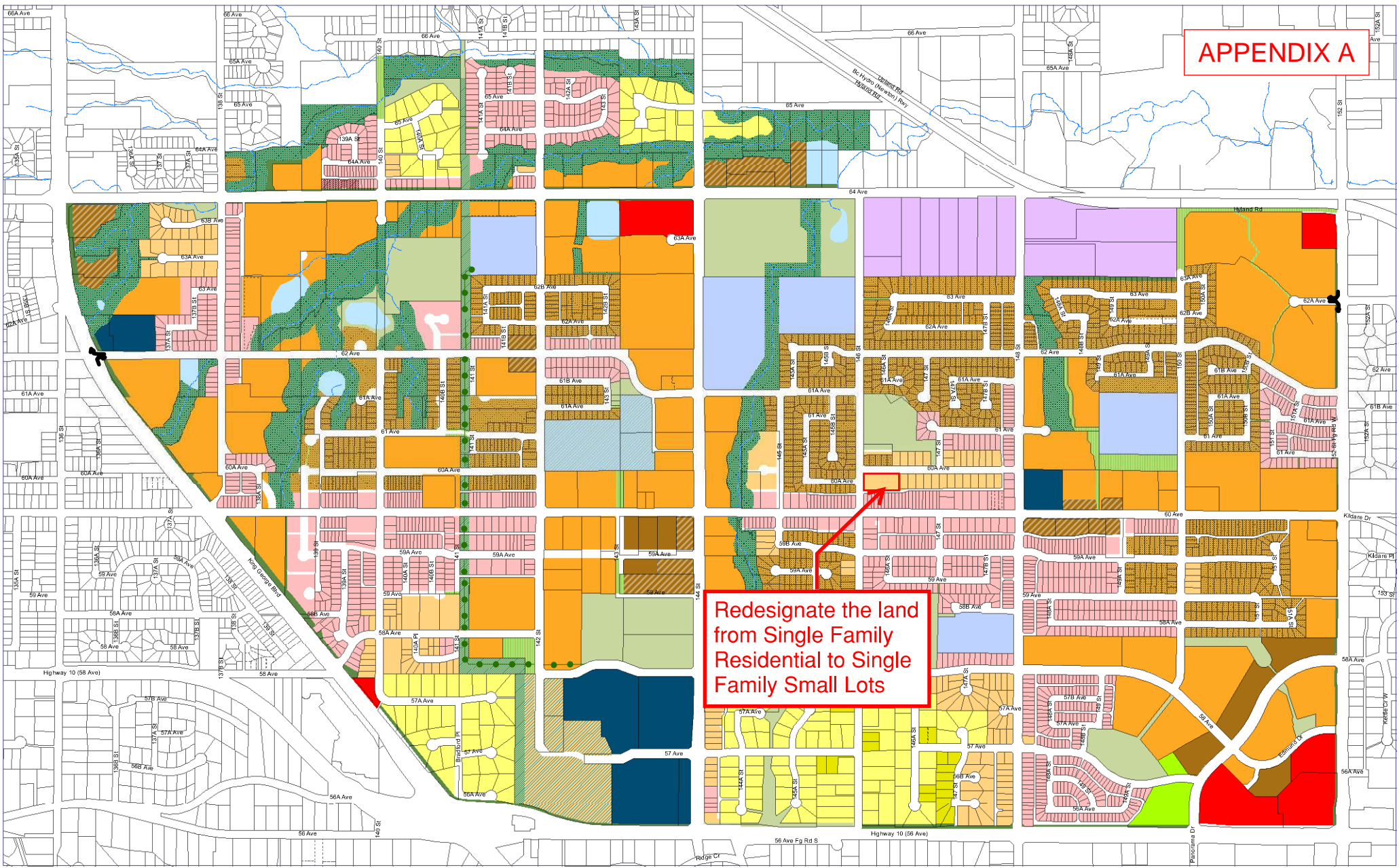
The following information is attached to this Report:

- Appendix A: Secondary Land Use Plan Amendment Map
- Appendix B: Block Plan
- Appendix C: Engineering Summary
- Appendix D: Proposed Subdivision Plan
- Appendix E: Summary of Tree Preservation, Removal and Replacement
- Appendix F: School District Comments

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

SN/ar



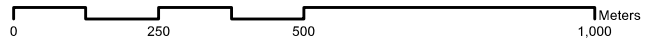
Redesignate the land from Single Family Residential to Single Family Small Lots

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

Legend

- | | | | | |
|-------------------------------|--------------------------------|----------------------------------------------|-------------------------------|-------------------------------|
| Townhouse (up to 25 u.p.a) | Low-Rise Residential (1.5 FAR) | Single Family Residential Flex 6-14.5 u.p.a. | Institutional | Buffers |
| Low-Rise Mixed-Use (2 FAR) | Single Family Small Lots | Row Housing | Existing and Future School | Industrial |
| Suburban Residential 1/2 Acre | Commercial | Office Park | Proposed School and Parks | Mixed Commercial-Recreational |
| Suburban Residential 1/4 Acre | | | Creeks and Riparian Set Backs | Detention Ponds |
| Single Family Residential | | | Existing and Future Parks | Utility R/W / Greenway |
| | | | Proposed Parks and Walkways | WALKWAY |

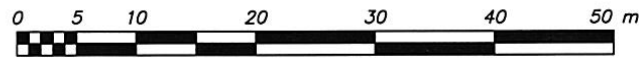


Adopted by Council Resolution December 6, 2004 Amended 24 Oct 2025

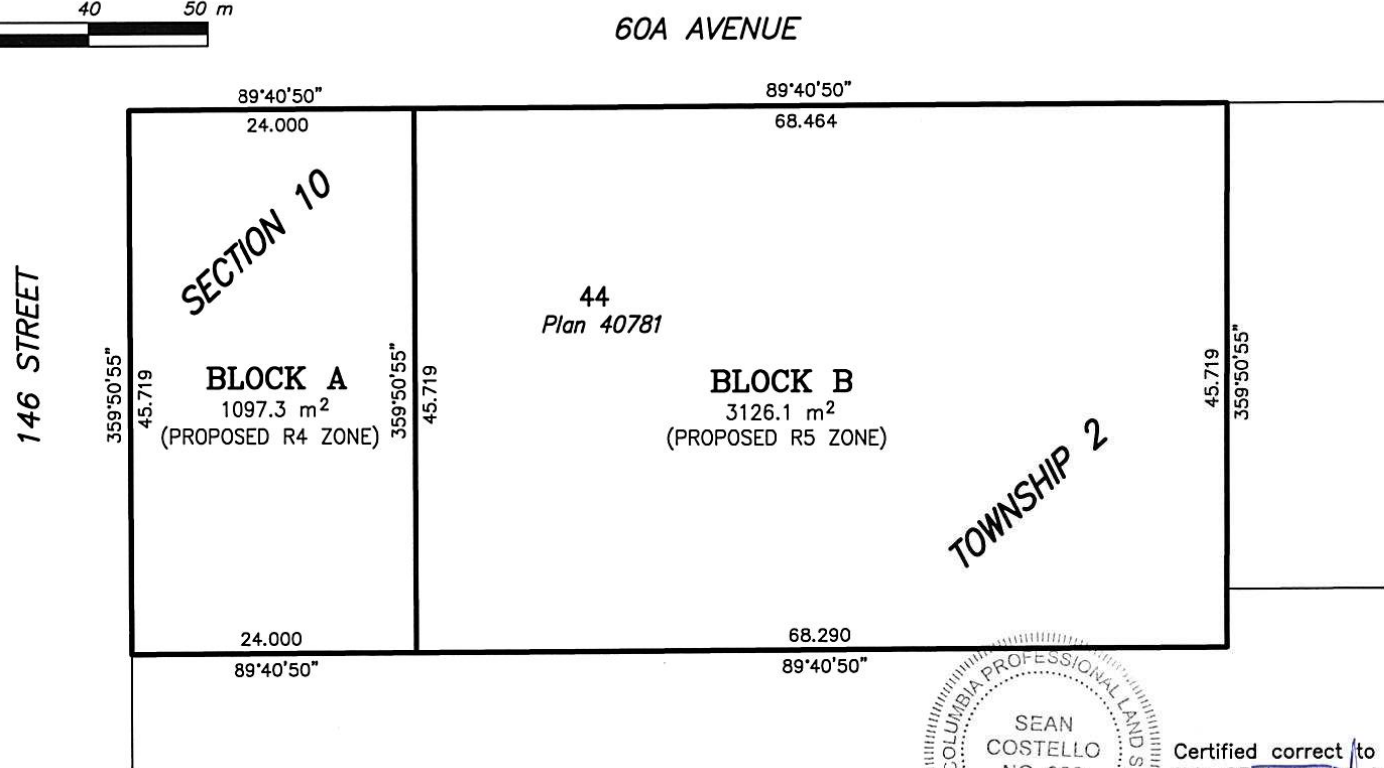
This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOT 44
SECTION 10 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 40781**

City of Surrey B.C.G.S. 92G.026



SCALE - 1 : 500
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 9729-ZONING



Certified correct to survey dated
this 23rd day of January, 2026

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

INTER-OFFICE MEMO

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

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

DATE: **January 21, 2026** PROJECT FILE: **7825-0411-00**

RE: **Engineering Requirements**
Location: 6040 146 Street

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 3.0 by 3.0 metre corner cut on 60A Avenue at 146 Street
- Dedicate 1.0 by 1.0 metre corner cut at the lane and 146 Street

Works and Services

- Construct 60A Avenue and 146 Street
- Extend storm and sanitary sewers on 60A Avenue
- Implement onsite low impact development drainage features
- Install water, drainage and sanitary sewer service connections

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.



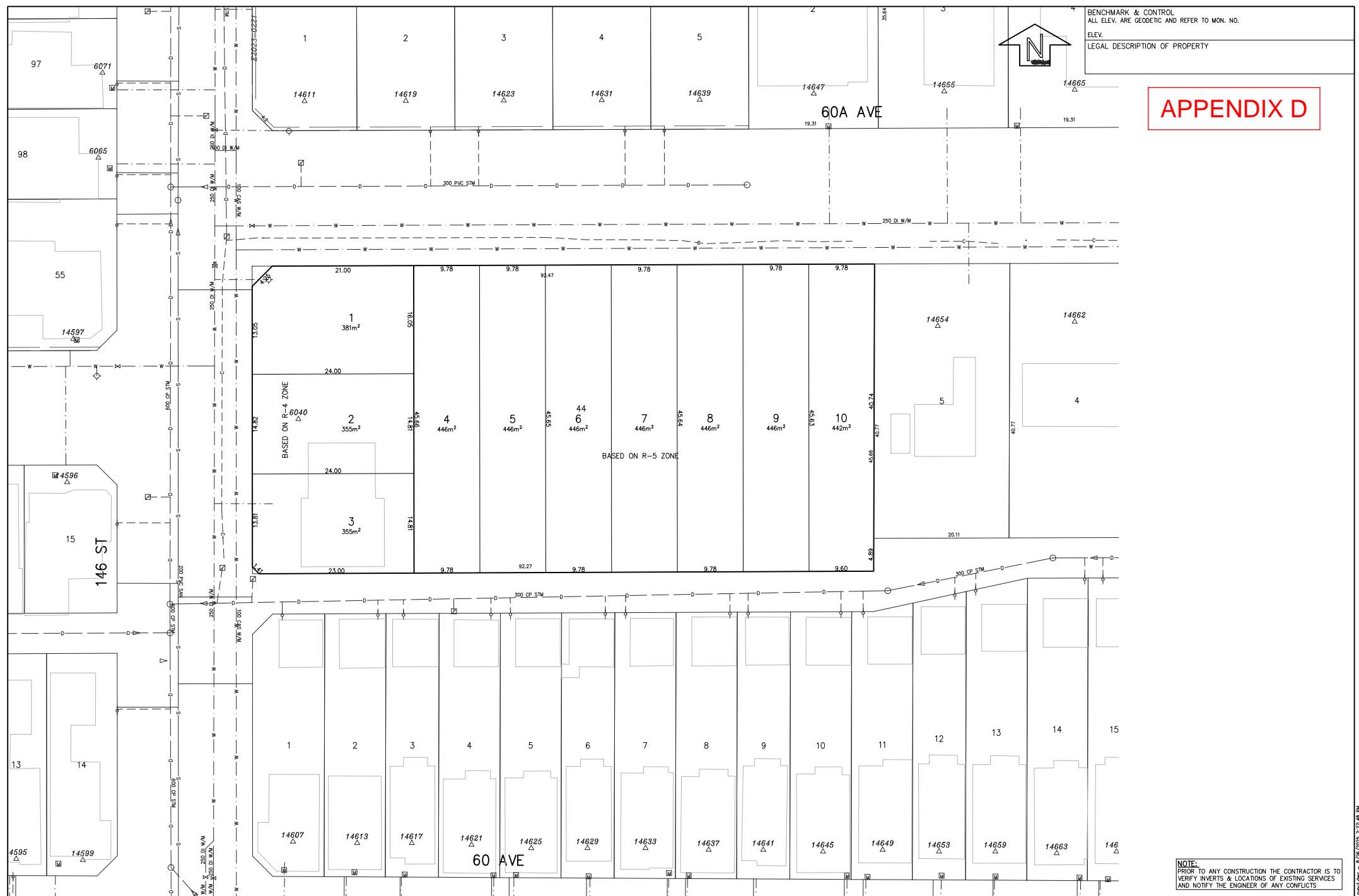
Jeff Pang, P.Eng.
Director, Land Development

KMH

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.
 ELEV.
 LEGAL DESCRIPTION OF PROPERTY



APPENDIX D



NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO
 VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES
 AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 Unit 1690-13450 102 AVENUE, SURREY, BC, V3T 5X3
 TELEPHONE 604-591-2213
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6040 - 146 STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: RJ	Job No. 25-5286	Of
P.W. P.U.	Date JULY /2025	Revision
Approved:	Date	Revision

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destroy all prints bearing previous number

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7.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 6040 146 St, Surrey, B.C., V3S 3A2

Registered Arborist: Francis Klimo

Date of Report/Revision: October 28, 2025

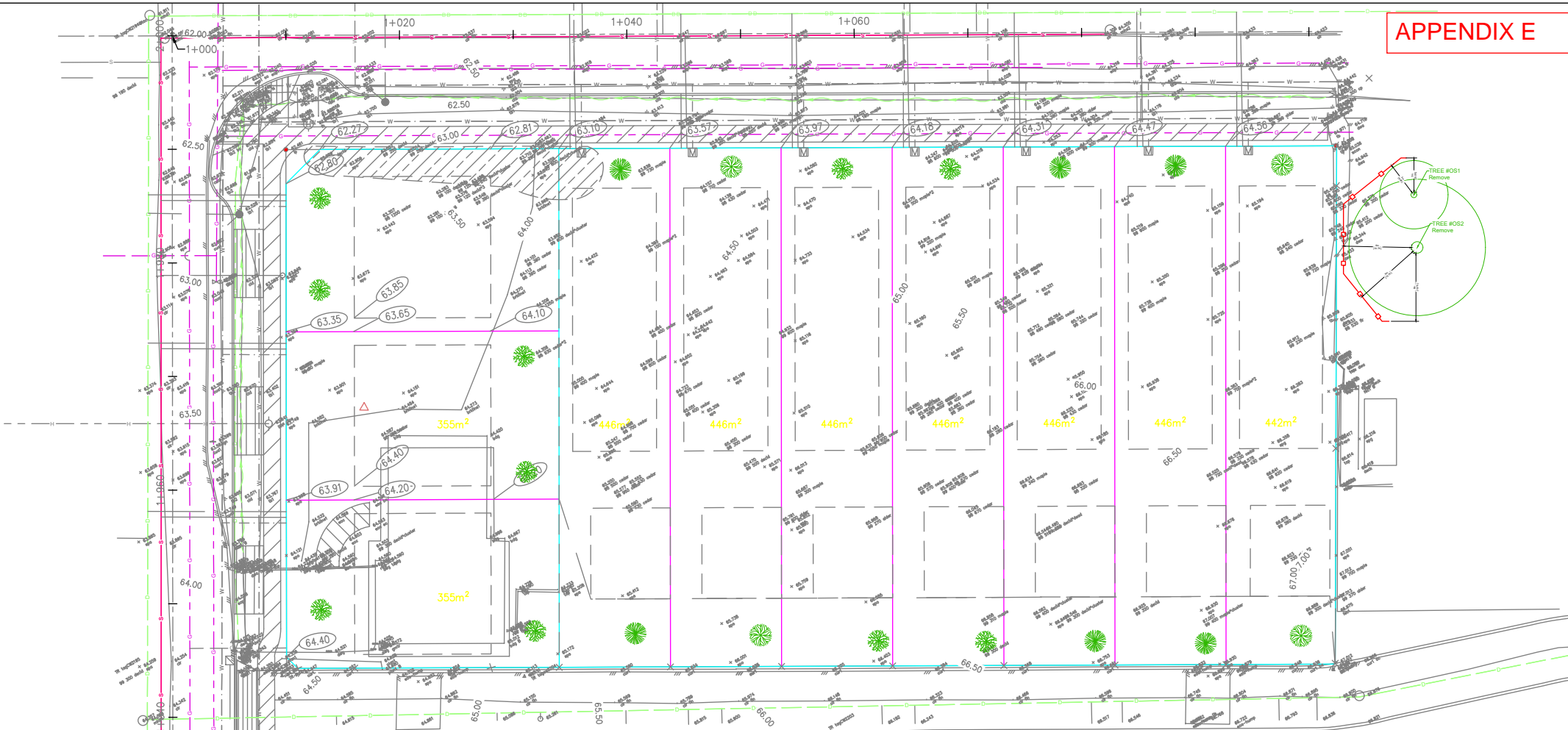
Arborist signature: *Francis Klimo*

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




On-Site Trees	Number of Trees
Existing Bylaw Sized Trees	72
Proposed Removed Bylaw Trees	72
Proposed Retained Bylaw Trees	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
13 X 1 =	13
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
59 X 2 =	118
Required Replacement Trees	131
Proposed Replacement Trees	20
Deficit of Replacement Trees	111
Total On-site Retained and Replacement Trees	20

Off-Site Trees	Number of Trees
Existing Bylaw Sized Trees	5
Proposed Removed Bylaw Trees	3
Proposed Retained Bylaw Trees	2
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
3 X 2 =	6
Required Replacement Trees (to be taken as Cash in Leu)	6
Total Off-site Retained Trees	2

City Trees	Existing	Removed	Retained
Park/City Lot Trees	0	0	0
Boulevard Trees	15	15	0
Total	15	15	0



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	10	(Acer griseum)	Paperback maple	3cm.
	6	(Carpinus betulus)	Common hornbeam	3cm.
	4	(Persian ironwood)	Persian ironwood	3cm.

TREE MANAGEMENT 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

Consultants

6040-146 ST. SURREY

Klimo & Associates

Department: **Planning and Demographics**
Date: **January 15, 2026**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **25 0411 00**

The proposed development of 10 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	10
---------------------------------------------------	----

Projected Number of Students From This Development In:	
Elementary School =	5
Secondary School =	3
Total Students =	8

Current Enrolment and Capacities:	
Goldstone Park Elem	
Enrolment	557
Operating Capacity	519
# of Portables	8
Sullivan Heights Sec	
Enrolment	2093
Operating Capacity	1700
# of Portables	9

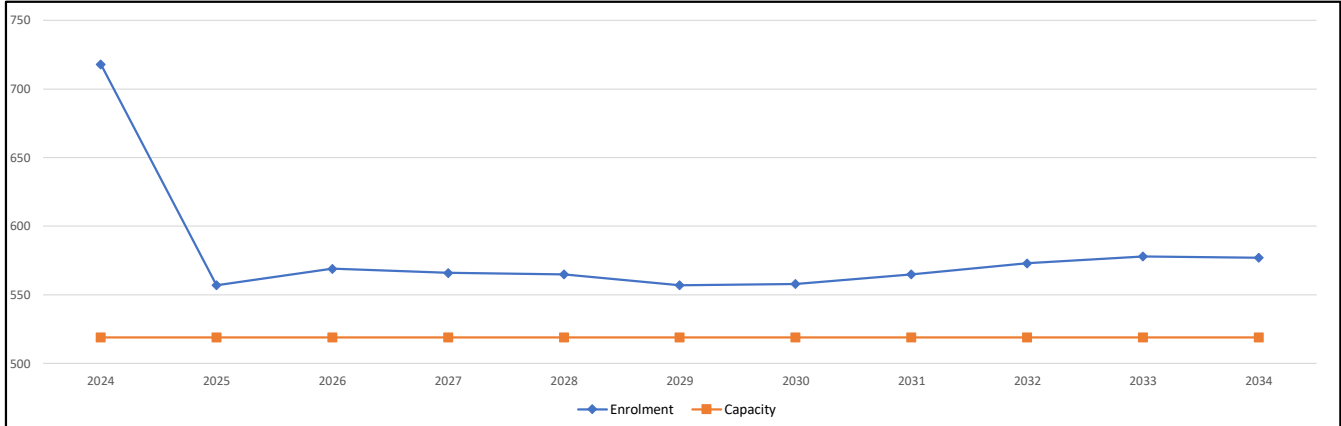
Summary of Impact and Commentary

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.

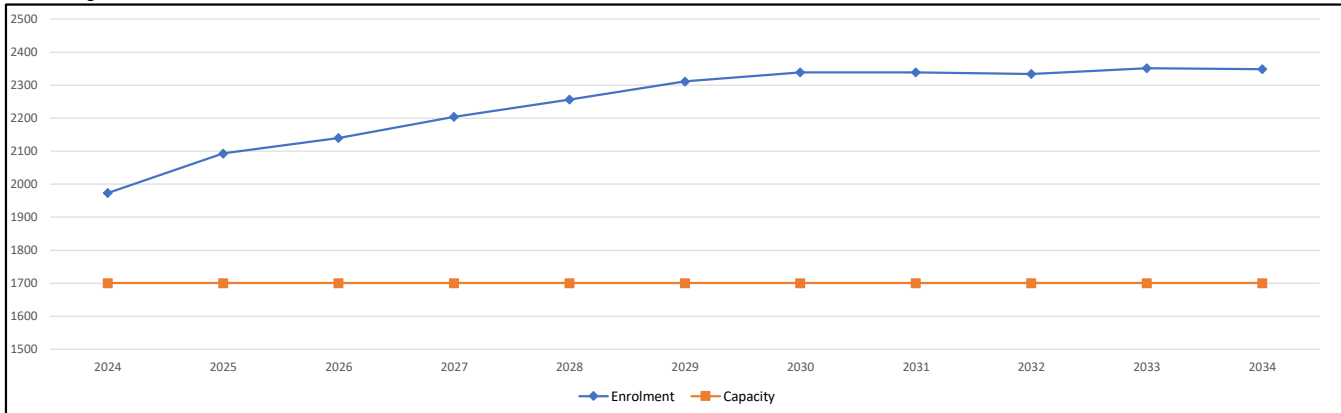
As of September 2025, Goldstone is at 107% capacity. To meet the increasing demand for enrolling space in this area, Snokomish Elementary was opened in the beginning of 2026 to relieve pressure at Goldstone, Cambridge, Woodward Hill and Sullivan Elementary.

As of September 2025, Sullivan Heights is operating at 123% capacity. Despite a 700-capacity addition that opened in September 2022 the school continues to be over capacity and projected enrolment continues to increase. A new high school is on the capital plan for the Newton area.

Goldstone Park Elem



Sullivan Heights 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.