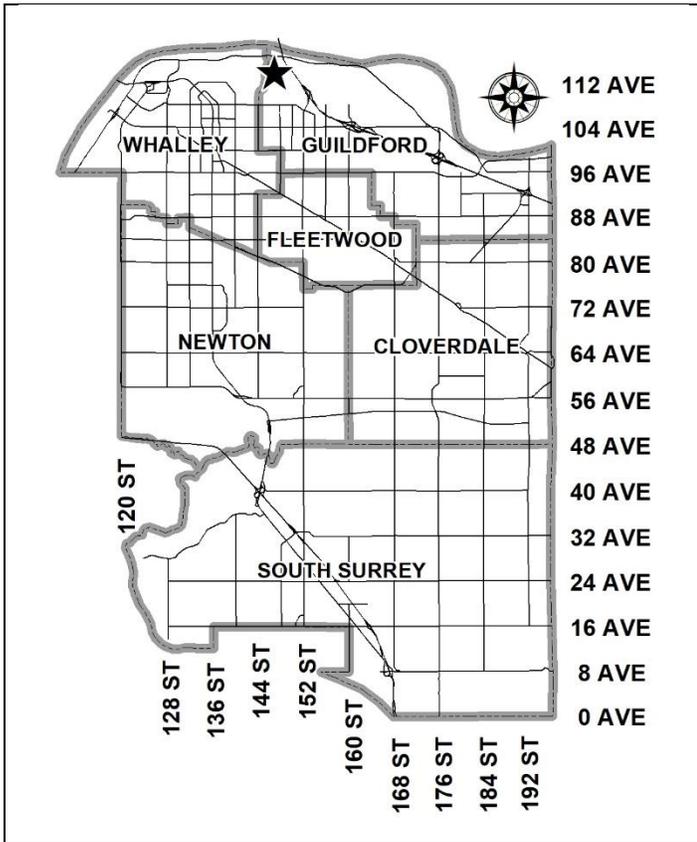


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0339-00

Planning Report Date: June 24, 2024



PROPOSAL:

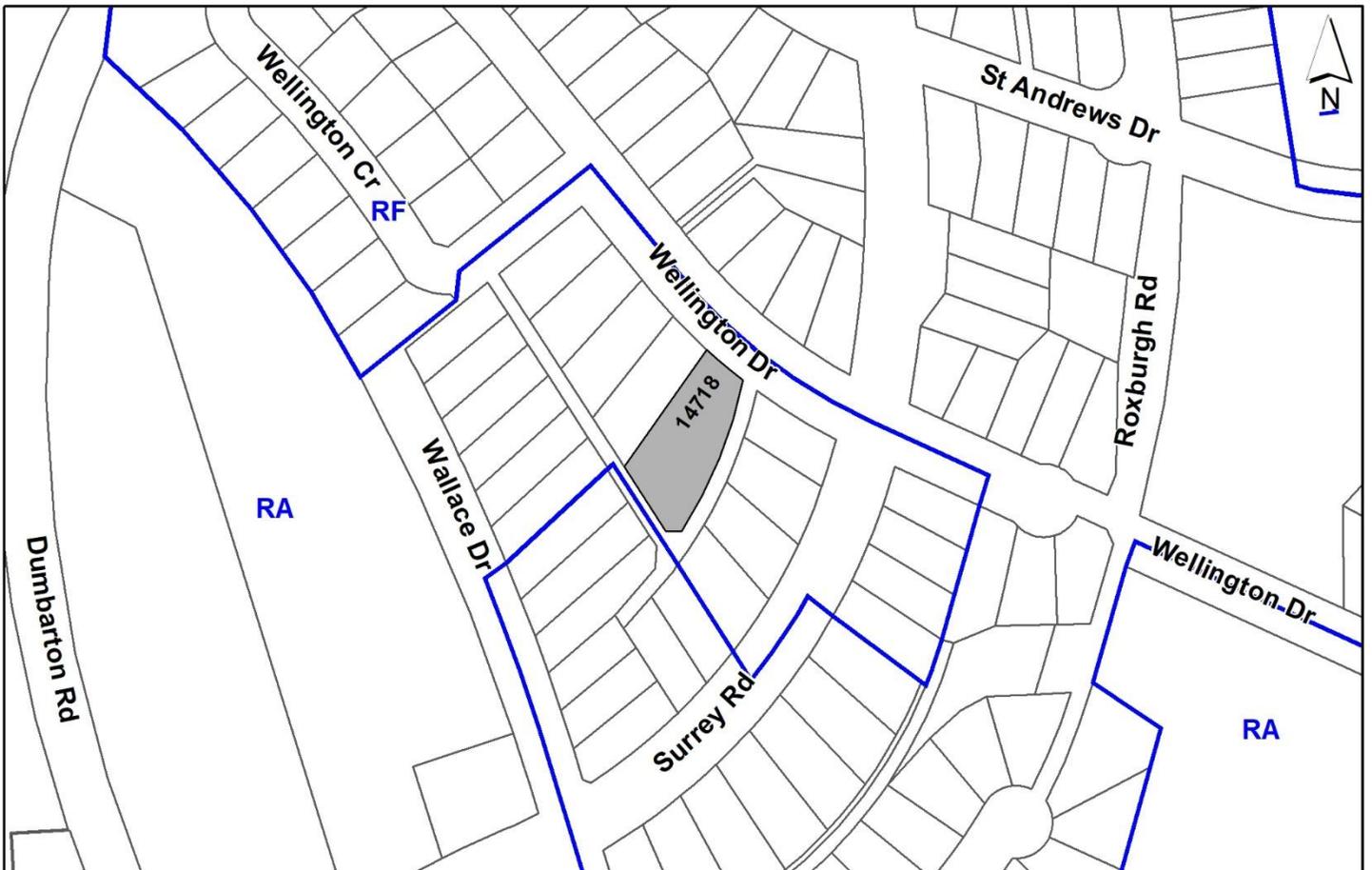
- **Rezoning from RA to RF
Development Variance Permit**

to allow subdivision into two lots including one panhandle lot.

LOCATION: 14718 Wellington Drive

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the Single Family Residential (RF) Zone for proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of Guildford.
- Area residents have raised objections to the proposal. The applicant has agreed to build single family dwellings with flat roofs on both Lots 1 and 2 in order for neighbours to maintain their sight lines to the Port Mann Bridge, Fraser and Pitt Rivers, Douglas Island and the North Shore mountains.
- There are no trees on the property, but the applicant is providing a total of seven replacement trees based on the proposed lot sizes.
- The physical constraints of the sloping 1,634 square metre lot support a panhandle lot configuration that provide both physical access and legal frontage. The proposed lots meet or exceed both lot area and dimensions of the RF Zone.
- The proposed development meets Policy O-15 for panhandle lots where the proposed buildable area of the lots in the urban residential subdivision are substantially larger than the required minimum.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)”.
2. Council approve Development Variance Permit No. 7923-0339-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for Building Scheme to specifically require the use of flat roofs for house construction on proposed Lots 1 and 2 in order to preserve view corridors.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RA
North (Across Wellington Drive):	Single Family Dwellings	Urban	RF
East (Across a laneway):	Single Family Dwellings	Urban	RA
South (Across a laneway):	Single Family Dwellings	Urban	RF
West:	Single Family Dwelling	Urban	RA

Context & Background

- The subject site is located at 14718 Wellington Drive in Guildford. The property is designated “Urban” in the Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)”.
- The subject property gently slopes to the north towards Wellington Drive and has great views of the Port Mann Bridge, Fraser and Pitt Rivers, Douglas Island and the North Shore mountains.
- A panhandle lot configuration for proposed Lot 2 was supported for this development proposal given that the lot is only 18.3 metres wide. This width is sufficient to support a full frontage for proposed Lot 1 but not for proposed Lot 2. Since the lot has a depth of 64.5 metres and a lot area of 1,624 square metres, the panhandle configuration is justified and meets Policy O-15 for panhandle lots proposed in urban residential subdivisions.
- The buildable area of the proposed lots are substantially larger than the required minimum in the RF Zone and the proposed buildings will have flat roofs, therefore mitigating negative impacts on adjacent lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” to allow subdivision into two lots including a panhandle lot.

	Proposed
Lot Area	
Gross Site Area:	1,624 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	N/A
Number of Lots:	2
Unit Density:	12.5 uph
Range of Lot Sizes	632 – 999 square metres
Range of Lot Widths	15 – 22 metres
Range of Lot Depths	30 – 33 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Ellendale Elementary School
1 Secondary student at Guildford Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall of 2026.

Transportation Considerations

- No further road dedication is required. Access to Lots 1 and 2 are from Wellington Drive.
- The subject property is a block away from Surrey Road which is a collector road and transit route. The site is approximately 95 metres (2 minutes' walk) from the nearest bus stops near the corner north of Wellington Drive and Surrey Road. Bus number 373 services the route northbound to Surrey Central Station and southbound to Guildford Exchange.
- There are no bike lanes or multi-use pathways in the area.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The development is proposing a density of 12.5 units per hectare which is consistent with low density residential neighborhoods.

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - A1.2 - Ensure that urban development occurs within the Urban Containment Boundary shown in Figure 17 of the OCP.

(The subject site is within the Urban Containment Boundary as shown in Figure 17.)

- A1.3.c. - Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.

(The subject site is in a neighbourhood where the area is serviced and a majority of homes are between 25-30 years old. There is a handful of homes built 2-5 years ago, which will be used as context homes in order achieve compatibility with similar massing design, character and materiality.)

- A3.9 - Conduct neighbourhood planning processes with local residents to determine the appropriate density, scale, transition design, transportation improvements, style and character of infill development within each neighbourhood.

(Significant opposition to the development proposal was received over two main issues - roof pitch and building height. Residents were concerned that they would lose access to their current view corridors. Staff facilitated meetings between the applicant and representative of the concerned residents. After numerous meetings, a resolution was reached to use flat roofs and a maximum building height limit of 7.3 metres on both proposed lots.)

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 uph	12.5 uph
Yards and Setbacks		
Front Yard:	7.5 metres	Lot 1 – 7.5 m Lot 2 – 7.5 m
Side Yard:	1.8 metres	Lot 1 – 1.8 m Lot 2 – 1.8 m
Side Yard Flanking:	3.6 metres	Lot 1 – not applicable** Lot 2 – not applicable**
Rear:	7.5 metres	Lot 1 – 7.5 m Lot 2 – 1.8 m*
Lot Size		
Lot Size:	Minimum 560 sq. metres	Lot 1 – 632 sq. metres Lot 2 – 999 sq. metres
Lot Width:	Minimum 15 metres	Lot 1 – 15 metres Lot 2 – 22 metres
Lot Depth:	Minimum 28 metres	Lot 1 – 33 metres Lot 2 – 32 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

* variance requested

** flanking from lane

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.
- According to Part 4 “General Provisions”, Section B.28. Subdivision (d) iv., in the case of a panhandle lot and for the purpose of determining the lot width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest lot line contiguous with the panhandle shall be considered as the frontage for the purpose of determining the lot width and the provisions set forth in Sections B.28(a) and (b) of this Part shall apply. Based on this provision, for the purpose of determining lot width, the west lot line is the frontage of Lot 2 and the east lot line is the rear lot line.
- Proposed Lot 2 will be 999 square metres in area. Without the panhandle, the resultant lot area will be 833 square metres, which exceeds the minimum requirement of the RF Zone.
- The maximum achievable floor area on proposed Lot 2 is 465 square metres. The west (front) setback is 7.5 metres. By varying the east (rear) yard setback, the applicant is able to maximize the achievable floor area for this specific lot in order to accommodate a house size appropriate for the lot.
- Despite the proposed variance, Lot 2 will still have a functional yard space at the west side of the proposed house, which is set back from the neighbouring property by 7.5 metres. All areas outside of the building footprint will be landscaped, except for the driveway.

- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- 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 IV).
- Styles recommended for this site emphasize a strong relationship with existing, neighbouring “context homes”, a handful of which surround the property. These context homes are two to five-years old and have similar massing and siding materials such as stucco, vinyl, hardiplank, brick and stone. The minimum roof pitch must be a flat roof for both lots, given concerns expressed by neighbours that pitched roofs would obstruct their views.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated November 16, 2023 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,455.70 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 14, 2024, and the Development Proposal Signs were installed on March 13, 2024. Staff received 16 responses from neighbouring properties, 3 in support and 13 opposing the application.

The main points of opposition were the obstruction of views, loss of enjoyment of landscape and scenery, diminishment of quality of life and property values, loss of privacy, and potential traffic/parking issues in the back lane. Some residents pointed out that they paid extra to acquire their view lots. They did not want to lose both the view and their investment.

Staff worked with the applicant and a representative of the local residents who opposed the development in order to come up with a resolution that is acceptable to both parties. After numerous in-person and onsite meetings among the parties, the applicant agreed to flat roofs for Lots 1 and 2 and a maximum building height of 7.3 metres for both lots.

After staff consultation with the City's Legal Department, it was recommended that the site and section drawings (Appendix I) for Lots 1 and 2 be included in the Sec. 219 Building Scheme restrictive covenant in order to register on title the flat roofs and maximum building height requirement in perpetuity.

- The subject development application was reviewed by the Surrey Board of Trade. No comments were received.

TREES

- Derick Hao Cheng Chiou, ISA Certified Arborist of RS Tree Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Coniferous Trees (offsite)			
Spruce	2	0	2
Total (excluding Alder and Cottonwood Trees)	2	0	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees Proposed		9	
Estimated Contribution to the Green City Program		0	

- The Arborist Assessment states that there are no mature Alder and Cottonwood, Deciduous or Coniferous trees on the site. Two offsite coniferous trees will not be removed.
- While there are no trees onsite, all subdivisions are required to plant replacement trees. All lots within a subdivision are required to plant trees based on lot size.

- Under Surrey Tree Protection Bylaw, 2006 No. 16100, 9 replacement trees are required for the proposed development (4 trees on Lot 1 and 5 trees on Lot 2). In consideration of the unique panhandle lot configuration, the applicant will be required to plant a total of 7 replacement trees, 3 on Lot 1 and 4 on Lot 2. Since the proposed 7 replacement trees can all be accommodated on the site, there will be no deficit and no cash-in-lieu payment to the Green City Program.
- In summary, a total of 7 replacement trees are proposed on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Section Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	Development Variance Permit No. 7923-0339-00
Appendix VII.	Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

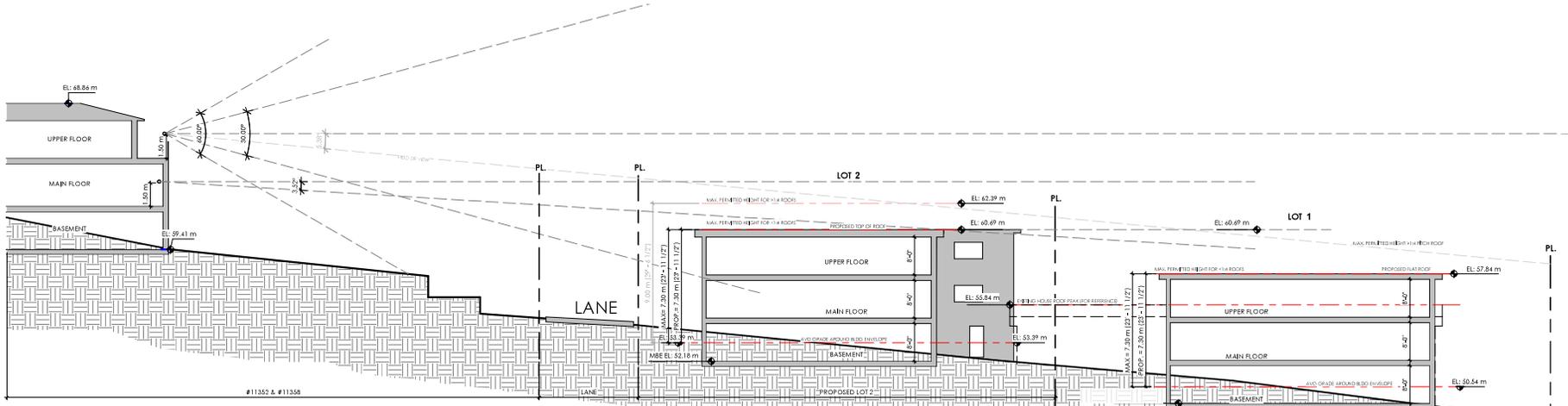
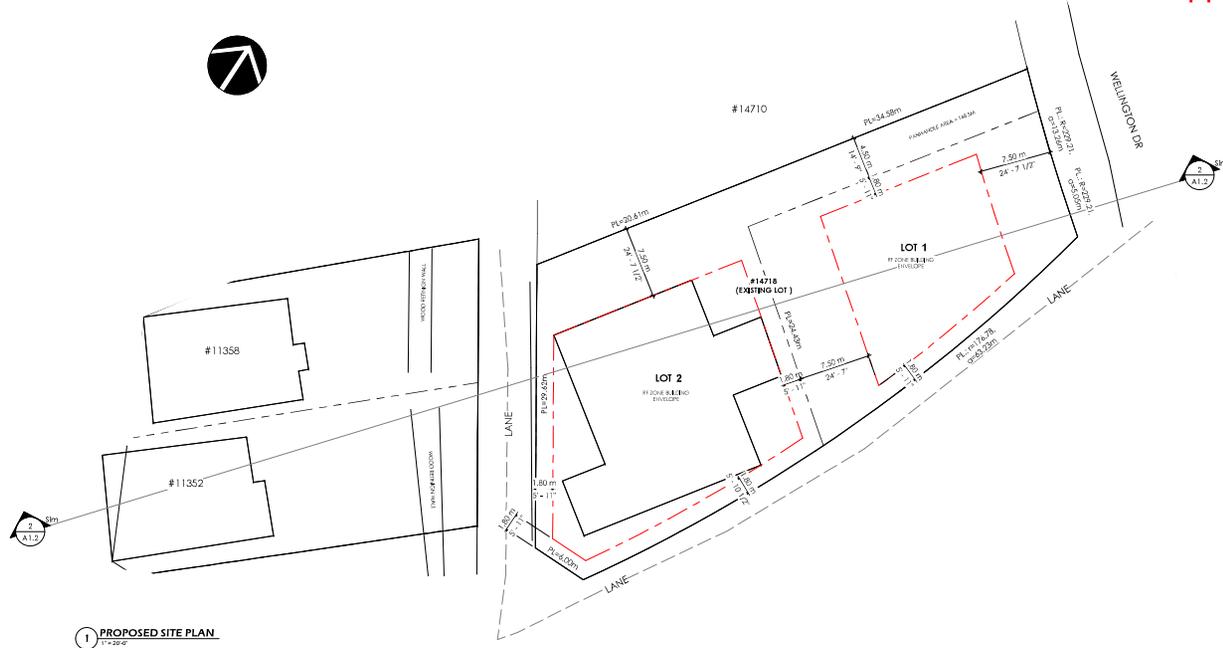
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REVISIONS
NO. DATE ISSUANCE BY

PROJECT SUMMARY	
PROPOSAL - SINGLE FAMILY DWELLING WITH SECONDARY SUITE	
PROPERTY LOCATION INFORMATION	
CIVIC ADDRESS	14718 WELLINGTON DR, SURREY
FID	D10445-001
LEGAL DESCRIPTION	PROP. SUBDIVISION OF LOT 11 EXCEPT PART DEDIC. ROAD ON PL LMP 40356, BLOCK 85, HWY PL 16802
PROPERTY ZONING AND DIMENSIONS	
ZONING DISTRICT: RF	
EXISTING LOT =	1631 SM
LOT 1 AREA =	832 SM
LOT 2 AREA =	969 SM



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PROJECT:
14718 WELLINGTON DR
SURREY

2 LOT SUBDIVISION

DRAWING TITLE:
SITE PLAN & SECTION
(PROPOSED)
DRAWING NO.

A1.2

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

FROM: **Development Process Manager, Engineering Department**

DATE: **June 17, 2024**

PROJECT FILE: **7823-0339-00**

RE: **Engineering Requirements**
Location: 14718 Wellington Dr

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.0 m x 1.0 m corner cut at Wellington Dr and Lane (east).
- Register 0.5 m SRW along Wellington Dr frontage.

Works and Services

- Construct south side of Wellington Dr.
- Construct the Lane (east).
- Construction upgrades to the Lane (south) as required.
- Construct adequately sized storm, sanitary and water service connection to each lot.
- Implement on-site storm mitigation features.
- Complete stormwater catchment analysis and address downstream constraints.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager

DYC

Department: **Planning and Demographics**
Date: **February 23, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0339 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	---

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

Current Enrolment and Capacities:	
Ellendale Elementary	
Enrolment	173
Operating Capacity	182
# of Portables	1
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

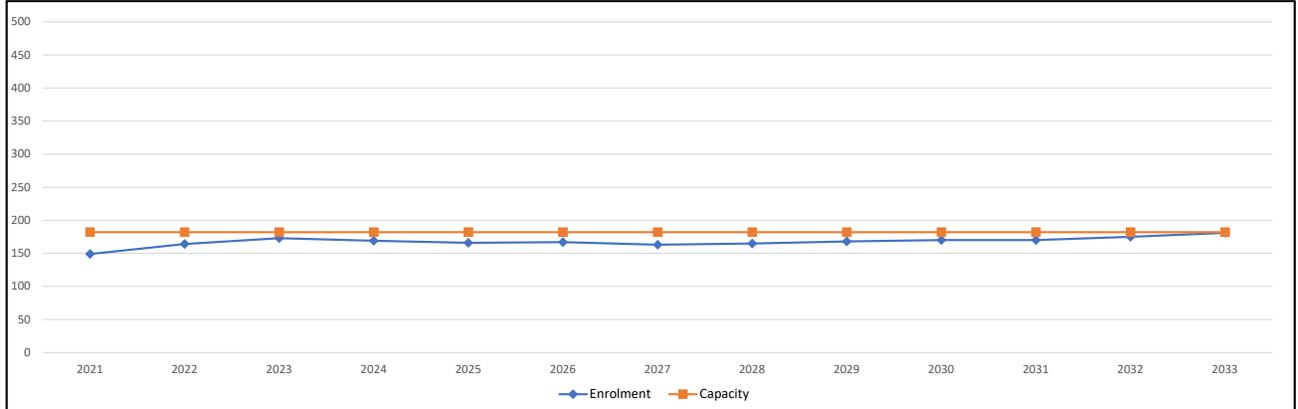
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Ellendale Elementary serves a maturing residential area. The catchment, however, does continue to have a strong average birthrate of 26 births per year; consequently, the 10 year projections indicated there will be a very gentle growth curve. Enrolment projections are showing the school only increasing by 39 students over the next 10 years.

The school is currently operating below capacity. It is anticipated that the enrolment will remain slightly below its existing capacity in the next 10 years. Any future unexpected growth can be accommodated in portables. There are no capital expansion requests for this school.

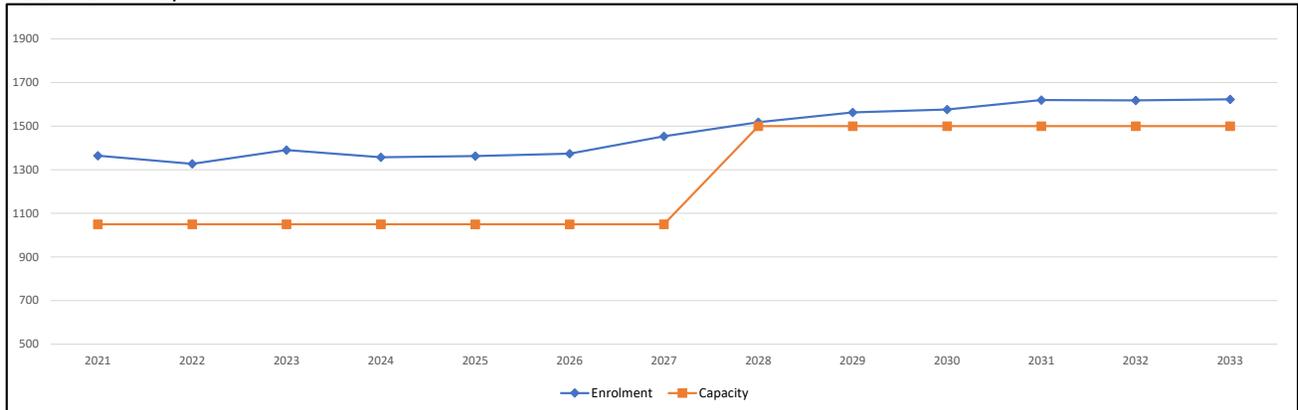
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Ellendale Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Guildford Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0339-00
 Project Location: 14718 Wellington Drive, Surrey, BC
 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 Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

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 majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 2-5 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 2-5 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 8:12 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 stucco or hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl 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 new 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:

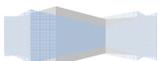
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings No basement entry homes permitted.

Exterior Materials: Stucco, Vinyl, 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 a flat roof.
- Roof Materials:** torch-on roll roofing.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: June 10, 2024

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: June 10, 2024



TREE PRESERVATION SUMMARY

Surrey Project No: 23-0339

Address: 14718 Wellington Dr

Registered Arborist: Derick Hao Cheng Chiou

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	0
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = 0	0
Replacement Trees Proposed (Lot 1 / Lot 2)	3 (Lot 1) 4 (Lot 2)
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Trees Identified	2
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = 0	0

Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



Derick Hao Cheng Chiou

Date: June 13th, 2024

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0339-00

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: 010-443-801

Lot 11 Except: Part Dedicated Road On Plan Lmp40356; Block 85 New Westminster District Plan
18802
14718 Wellington 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 titles have been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

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

(a) In Section F., Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the rear (east) yard setback of Lot 2 is reduced from 7.5m to 1.8m to the principal building face.

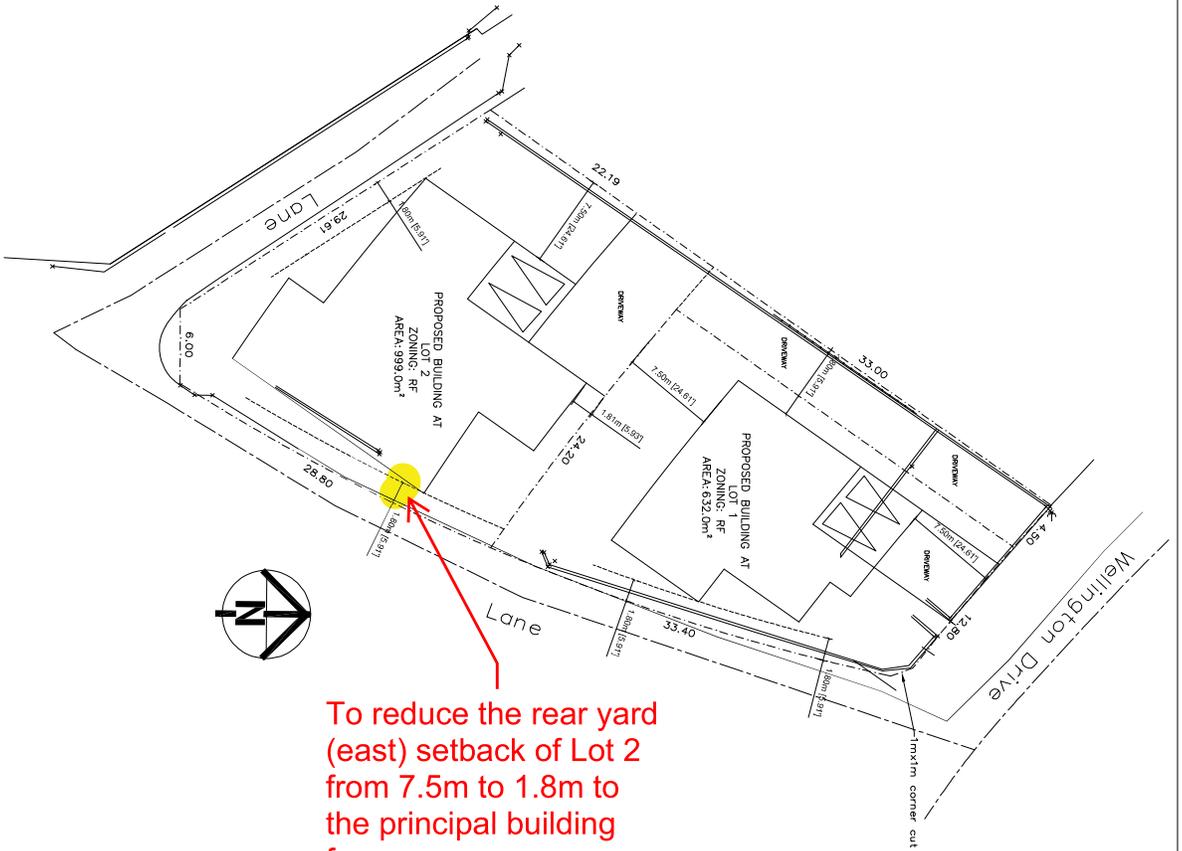
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
Jennifer Ficocelli



LOT 1	
MAX LOT COVERAGE PERMITTED (38.4%)	= 2611.00 SF
LOT COVERAGE PROPOSED	= 2610.00 SF
MAX FSR PERMITTED	= 3880.00 SF
FSR PROPOSED	= 3870.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (30.49%)	= 3278.00 SF
LOT COVERAGE PROPOSED	= 3270.00 SF
MAX FSR PERMITTED	= 5264.00 SF
FSR PROPOSED	= 5255.00 SF
PROPOSED GARAGE	= 420.00 SF

PROPOSED RESIDENCE for
MR. AGAM PARMAR
on 14718 WELLINGTON DR, SURREY, BC

PLAN: 7923-000-00

DRAWN: MZ

SCALE:

DATE: AUG 30, 2023



1101-12755 75th Avenue Unit 15, Surrey, BC
P: 604.577.5888 F: 604.577.5153

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