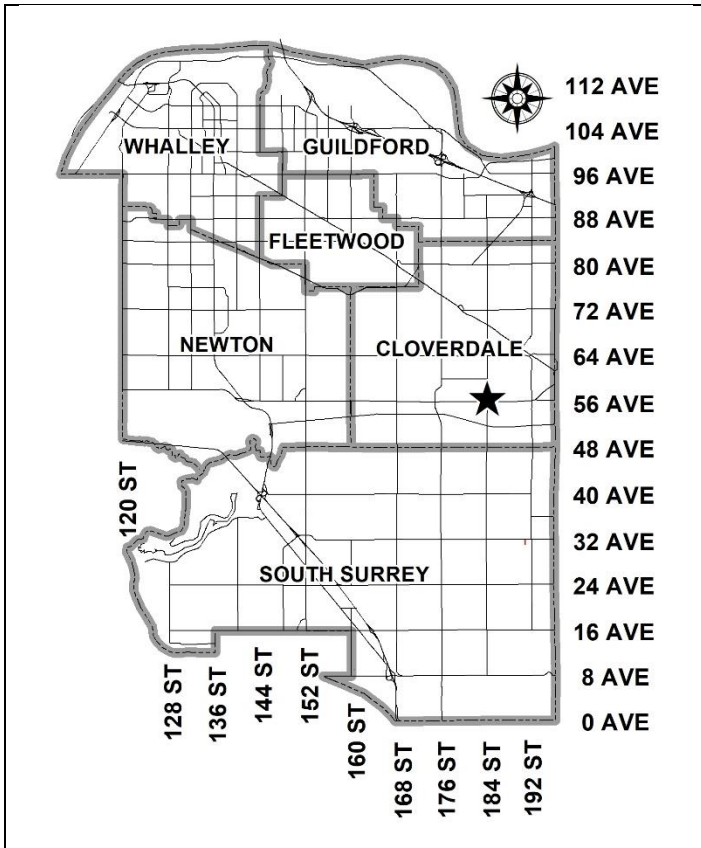


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0235-00

Planning Report Date: June 19, 2023



PROPOSAL:

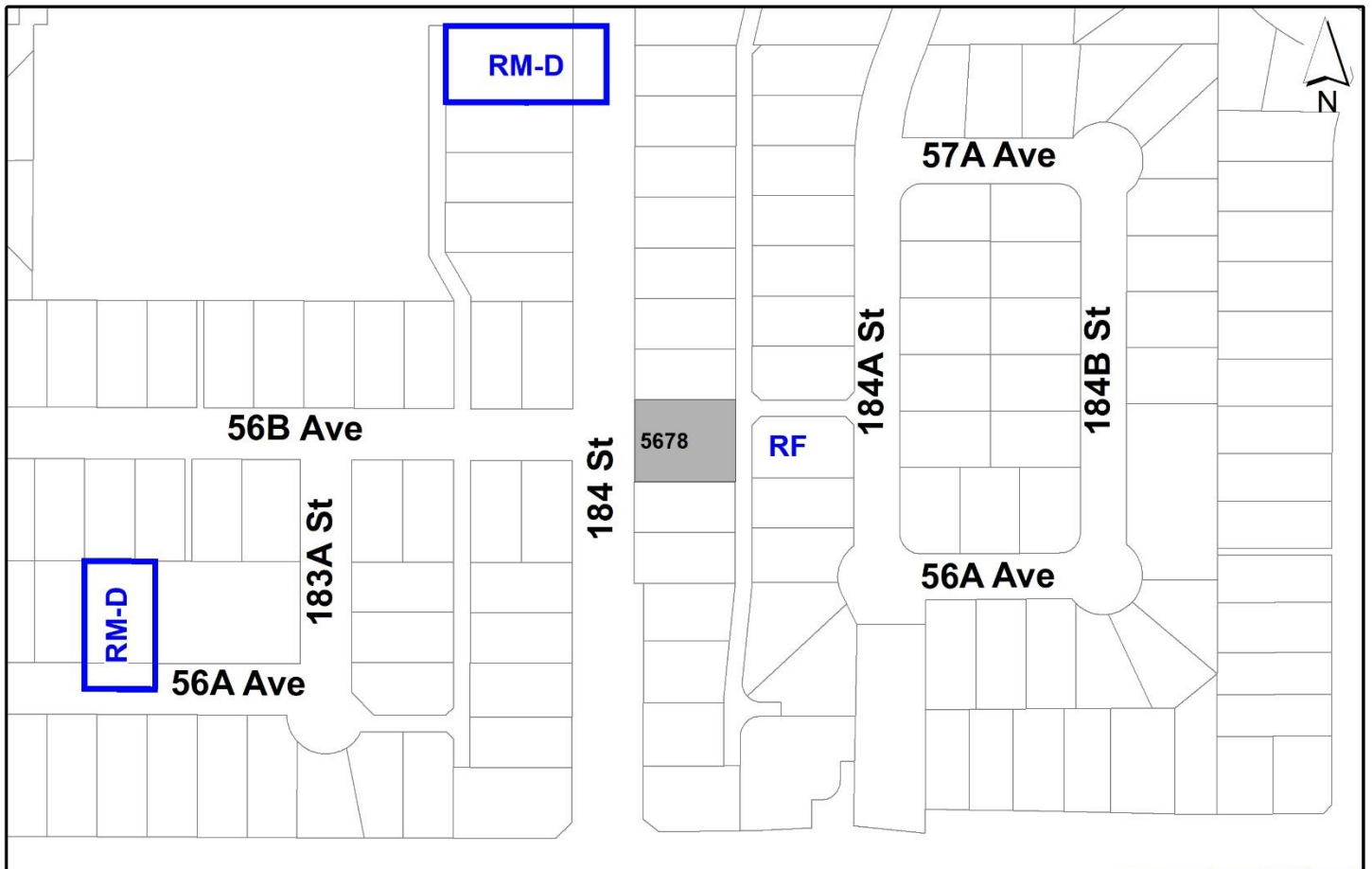
- **Rezoning** from RF to RF-13 to allow subdivision into two single family small lots.

LOCATION: 5678 - 184 Street

ZONING: RF

OCP DESIGNATION: Urban

NCP/TCP/LAP DESIGNATION: N/A



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.

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).
- The proposed development is consistent with City Policy 0-52 which provides guidelines for small lot residential zones. The subject application generally complies with the provisions of the RF-12 small lot policy. The RF-12 Zone has now been replaced by the RF-13 Zone. In practice, their zoning criteria is the same.
- The subject development proposal is to rezone an existing large “Single Family Residential Zone (RF)” lot to “Single Family Residential (13) Zone (RF-13)” in order to create two RF-13 Zoned lots (Appendix I). With proposed lot widths of 14 – 15.4 metres, lot depth of 31.3 metres and lot areas of 439 -483 sq. m., the proposed RF-13 lots are larger than the minimum lot size requirements of the RF-13 Zone. The two RF-13 lots will create a streetscape that is compatible with the existing RF-zoned pattern of development in the neighbourhood.
- The proposed development conforms to the goal of allowing sensitive urban infill in an existing neighbourhood.
- The proposed density and building form are appropriate for this part of Cloverdale where mostly RF-Zoned lots currently exist.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediate surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development).
- 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.

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 “Single Family Residential Zone (RF)” to “Single Family Residential (13) Zone (RF-13)”.
2. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) discharge of Statutory Building Scheme AA112374 that expired on August 29, 1989; and
 - (h) the applicant address any requirements from BC Hydro and Fortis BC with respect to statutory rights-of-way AA183622 (BC Hydro) and AE1779 (BC Gas).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North:	Single Family Dwelling	Urban	RF
East (Across laneway):	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West (Across 184 Street):	Single Family Dwellings	Urban	RF

Context & Background

- The subject property is located at 5678 - 184 Street in Cloverdale and is approximately 1,070 sq. m. in size. It is designated “Urban” in the Official Community Plan (OCP) and is currently zoned “Single Family Residential Zone (RF)”.
- The subject property (Lot 8) was created through subdivision under Development Application No. 7986-0442-00 (Appendix II). Most of the 43 residential lots created in this subdivision are 660 sq.m. in size. Lot 8 was created considerably larger than the other lots in the subdivision for the provision of temporary access from 56B Avenue into the subdivision. At the time Development Application No. 7986-0442-00 was in process, none of the properties north and south of it had developed. The temporary access from 56B Avenue through the subject site was eventually removed, once access from 58 Avenue opened up through Development Application No. 7988-0378-00 north of Development Application No. 7986-0442-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone from RF to RF-13 in order to permit the subdivision of the property from one to two lots.

	Proposed
Lot Area	
Gross Site Area:	1,070 sq.m. (0.11 ha)
Number of Lots:	2
Unit Density:	18 uph
Range of Lot Sizes	439 - 483 sq.m.
Range of Lot Widths	14 - 15.4 m.
Range of Lot Depths	31.3 m.

- The proposed lots will be larger than the minimum RF-13 standard lot requirements. The applicant is also proposing four parking spaces for each lot, an addition of two extra parking spaces.
- The development proposal meets City Policy 0-52 small lot guidelines. The proposed lots are sufficiently larger in size, therefore, providing adequate interface with the adjacent RF lots. The subject property is designated “Urban” in the Official Community Plan (OCP) and is 425 metres from the boundary of the Cloverdale Town Centre.
- The proposed larger RF-13 lots will maintain a consistent streetscape with the existing single family development pattern in the neighbourhood while allowing sensitive urban infill.
- The proposed development will add to the City’s housing supply. It also meets the City’s goal of providing a diversity of housing forms and tenures to support residents’ needs. The secondary suites proposed for this development increase the range and availability of other housing options.

- The site is walkable to the nearest bus stop along Highway 10 and 184 Street. It is approximately 200 metres (2 minutes' walk) from the subject site.

Referrals

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

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 Martha Currie Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer of 2025.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for 1 year.

Transportation Considerations

- As part of the development, the applicant will be required to provide a 4.942 metre road dedication along 184 Street for future road widening and a speed bump along the lane.
- Driveway access to both lots will be from the laneway at the rear of the property as 184 Street is classified as an arterial road according to Schedule D – Surrey Road Classification Map (R-91) of the Subdivision & Development Bylaw 8830.
- The subject site is approximately 200 metres (2 minutes' walk) from the nearest bus stop along Highway 10 and 184 Street. Bus number 342 serves the route westbound to Newton Exchange and eastbound to Langley Centre.
- There are no bicycle lanes along this stretch of 184 Street. There is a sidewalk west of 184 Street that extends to 64 Avenue. The sidewalk east of 184 Street starts at 58A Avenue.

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 site is designated "Urban" in the Official Community Plan.
- Densities within the "Urban" designation can support up to 37 units per hectare within established or existing neighbourhoods. The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with this designation and is consistent with the following OCP themes/policies:

Themes/Policies

- A1.1 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS)(2011).
- A1.2 – Ensure that urban development occurs within the Urban Containment Boundary shown in Figure 17 of the OCP.

(The proposed development is within the Urban Containment Boundary.)

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:

o A1.3c – Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(Council Policy No. O-52 provides general guidance for the application of small lot residential zones such as the RF-13 Zone. The proposed large RF-13 lots will maintain the streetscape consistent with the existing RF-Zoned single family residential development pattern in the neighbourhood while allowing sensitive urban infill.)

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character. Specifically, support including secondary suites into Single Family Zones where the

size, depth and width of a lot supports the additional parking requirements of a secondary suite.

(The development proposes two larger RF-13 lots with lane access that allows for four parking spaces for each lot, one more than required for single family dwellings with a secondary suite.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- 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 (13) Zone (RF-13)" and Part 5 parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	18 units per hectare
Yards and Setbacks		
Front Yard :	6.0 metres	6.0 metres
Side Yard :	1.2 metres	1.2 metres
Side Yard Flanking :	2.4 metres	2.4 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size (for RF-13 Type II interior lots)		
Lot Size:	336 sq.m.	439 – 483 sq.m.
Lot Width:	12.0 metres	14 - 15.4 m.
Lot Depth:	28.0 metres	31.3 m.
Parking (Part 5)	Required	Proposed
Number of Spaces	3 parking spaces	4 parking spaces

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Home Design 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 V).
- Styles recommended for this site include well-balanced, proportionally consistent massing designs. The new homes will have generous trim and detailing components and will be clad in high quality construction materials. Roofs will be surfaced with high quality roofing products. Noise mitigation measures were included in the building design guidelines as 184 Street is an arterial road.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated May 9, 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 2023, under Corporate Report No.R037;2023.
- 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 \$4,272 per new unit.

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 \$1,000 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were initially sent on October 31, 2022. The initial Development Proposal Sign was installed on November 14, 2022 and staff received 12 responses from neighbouring properties. The initial proposal was for one "Single Family Residential (13) Zone (RF-13)" lot and two "Semi-Detached Residential Zone (RF-SD)" lots.

All responses received in relation to the initial proposals were not supportive of the proposed RF-SD lots.

- A second round of pre-notification letters were sent on November 30, 2022 in response to the neighbourhood's opposition to the initial proposal and the applicant's decision to amend the proposal as a rezoning and subdivision into two RF-13 lots. An updated Development Proposal Sign was erected on February 16, 2023. Responses from neighbouring property owners totaled 11, and are summarized as follows (*staff comments in italics*):

Respondents raised concerns with respect to parking, densification, the proposed smaller lot sizes' incompatibility with the existing lot sizes, people driving too fast in the lane and two peregrine falcons perching on the Douglas Fir in front of the property.

(Staff outlined the land development process to several respondents and clarified that two new single family residential small lots are being proposed. A speed bump will be constructed along the lane. Request for further traffic calming along the lane can be pursued

independent of this development proposal through the Engineering Department's typical process. The applicant's project arborist has confirmed that no raptor nest nor remnants of former nests were present in the Douglas Fir tree on the property.)

- The subject development application was reviewed by the Cloverdale Community Association and the Cloverdale District Chamber of Commerce. No responses were received.

TREES

- Russ Vankoughnett and Derek Kost, ISA Certified Arborists of Woodridge Tree Consulting Arborists 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			
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees Proposed		5	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is one mature tree on the site. The applicant proposes to remove this existing Douglas Fir tree as part of this development proposal. The proposed tree removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 2 replacement trees on the site. The applicant is proposing 5 replacement trees, meeting City requirements.
- In summary, a total of five replacement trees are proposed to be planted on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

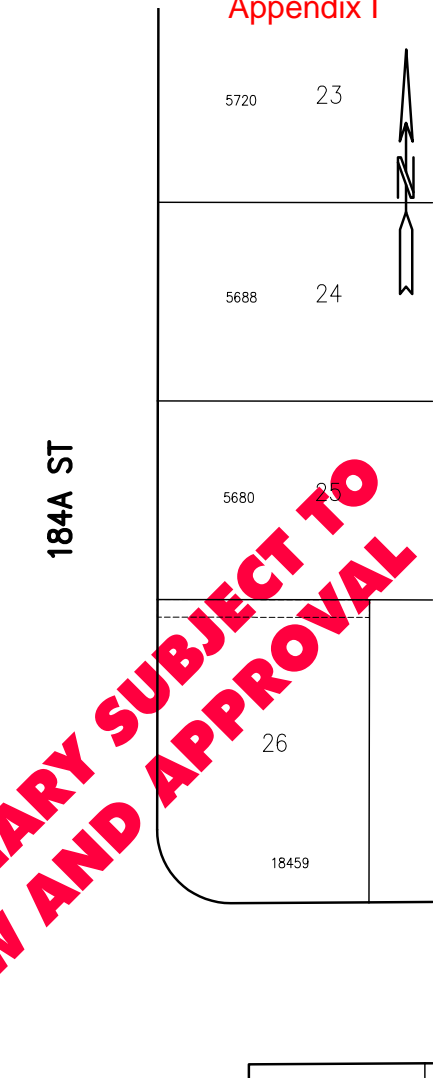
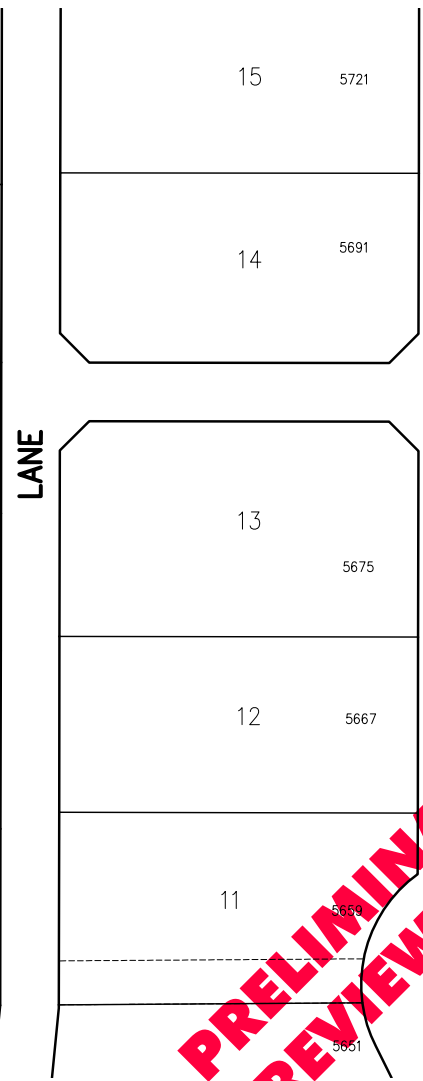
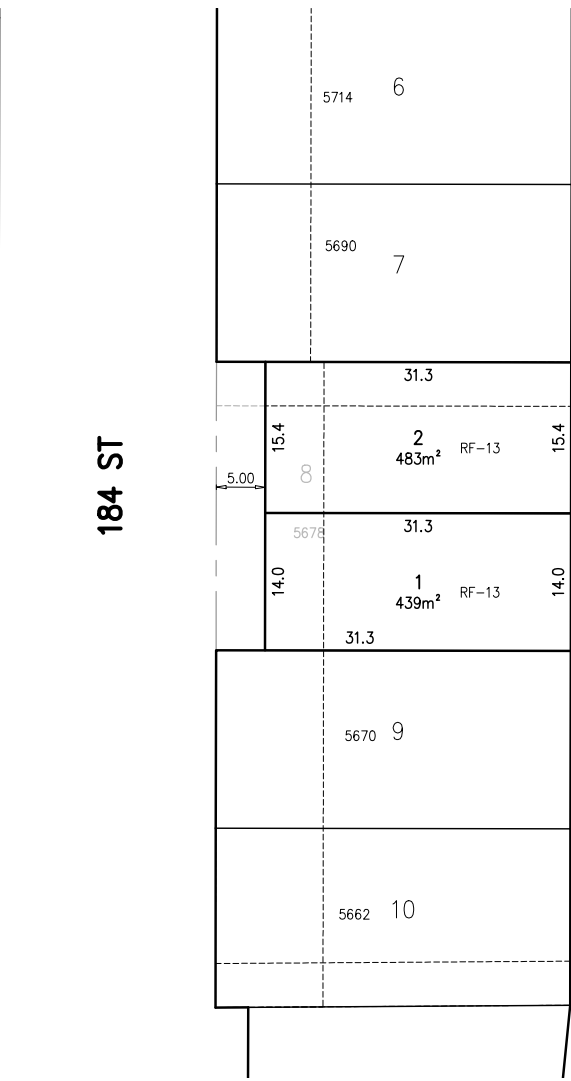
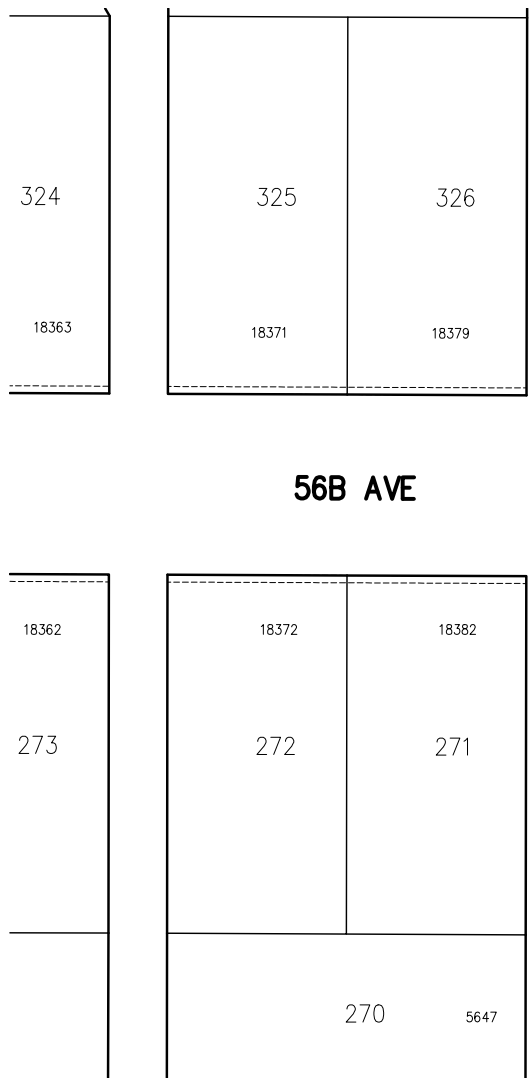
- Appendix I. Proposed Subdivision Layout
- Appendix II. Subdivision Plan under Development Application No. 7986-4420-00
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Scheme Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Append VII. Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar

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Appendix I



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 5678 184 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 22061	DATE: NOV 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

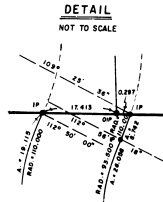
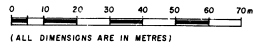


Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

14-326-M3

SUBDIVISION PLAN OF
BLOCK 6 AND LOT 7
OF THE S.W. 1/4 SECTION 9, TP. 8,
N.W.D., PLAN 4046.

SCALE, 1:750



INTEGRATED SURVEY AREA NO. 1 (SURREY)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION C. U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED FACTOR 0.9995970.

LEGEND

- GRID BEARINGS ARE DERIVED FROM OCM 5082 AND OCM 5820.
- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET
- OCM DENOTES OLD CONTROL MONUMENT FOUND
- WT. DENOTES WITNESS
- m² DENOTES SQUARE METRES.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR OF RICHMOND IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 29th DAY OF MAY 1987

Grant Butler
B.C.L.S.

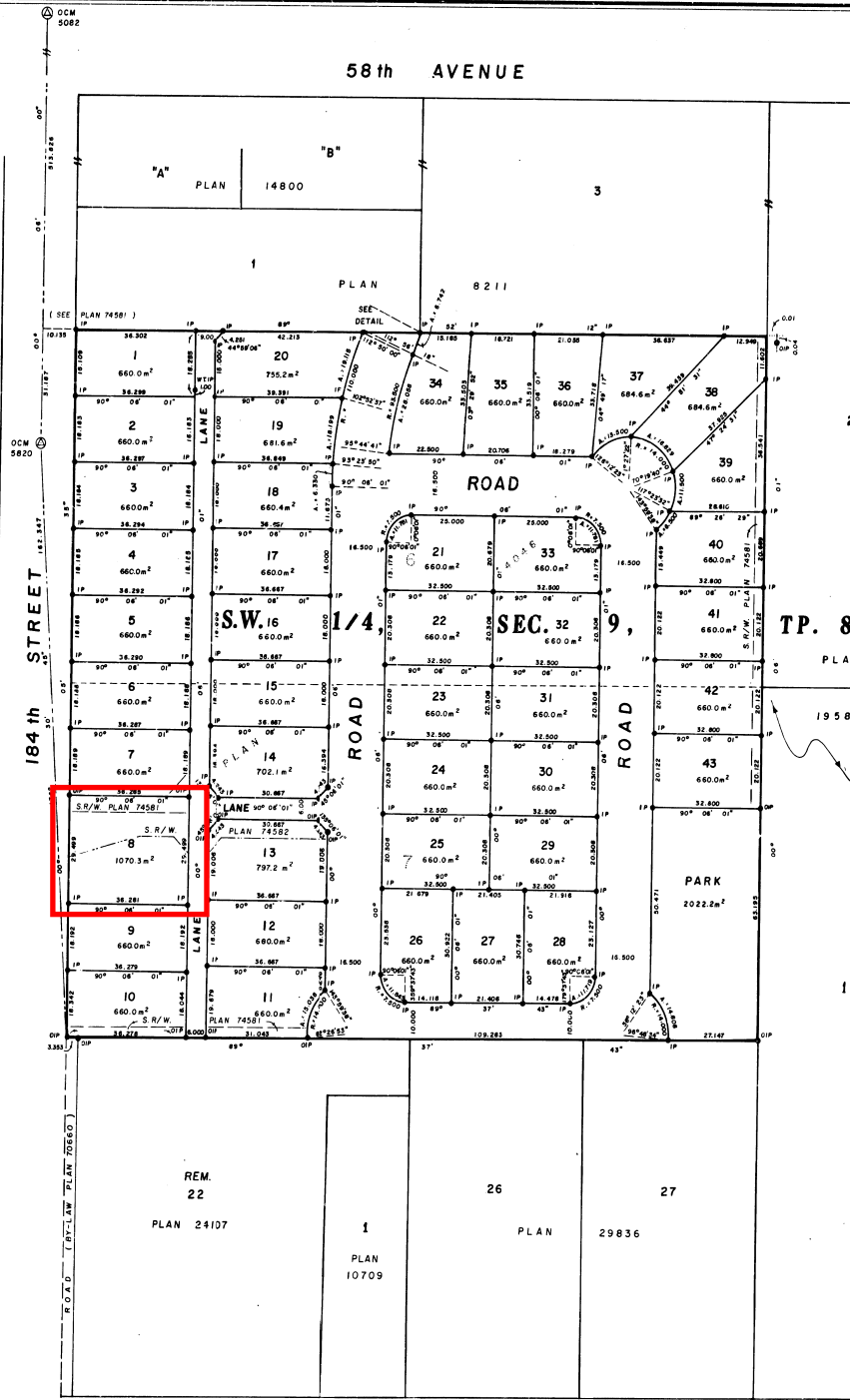
APPROVED UNDER THE LAND TITLE ACT.
THIS 10th DAY OF June 1987

Leo Jan
MUNICIPAL APPROVING OFFICER FOR
MUNICIPALITY OF SURREY

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Appendix II

PLAN 74868
Ref. # AA 112331 to AA 112373
DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 17 DAY OF June 1987
E. J. Rowley
REGISTRAR



THE REGISTERED OWNER DESIGNATED HEREON
DECLARES THAT HE HAS ENTERED INTO A
COVENANT IN FAVOUR OF THE MUNICIPALITY
OF SURREY UNDER SEC. 215 OF THE LAND
TITLE ACT.
THIS 29th DAY OF MAY, 1987.

OWNERS:
BRITISH SILBAK CONSTRUCTION LTD.
Silbak
AUTHORIZED SIGNATORY
John A. Powell
AUTHORIZED SIGNATORY

TO: **Director, Area Planning & Development
- North Surrey Division
Planning and Development Department**

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

DATE: **June 12, 2023** PROJECT FILE: **7822-0235-00**

RE: **Engineering Requirements
Location: 5678 184 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942m road width on 184 Street.
- Dedicate 0.5m wide statutory right of way along the 184 Street.

Works and Services

- Construct concrete sidewalk along 184 Street.
- Construct speed hump in lane.
- Upgrade storm main in lane.
- Abandon existing water service connection from side yard.
- Provide adequately sized storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

TH

Department: **Planning and Demographics**
Date: **May 5, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0235 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
---	---

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

Current Enrolment and Capacities:	
Martha Currie Elementary	
Enrolment	656
Operating Capacity	612
# of Portables	3
Lord Tweedsmuir Secondary	
Enrolment	1757
Operating Capacity	1400
# of Portables	10

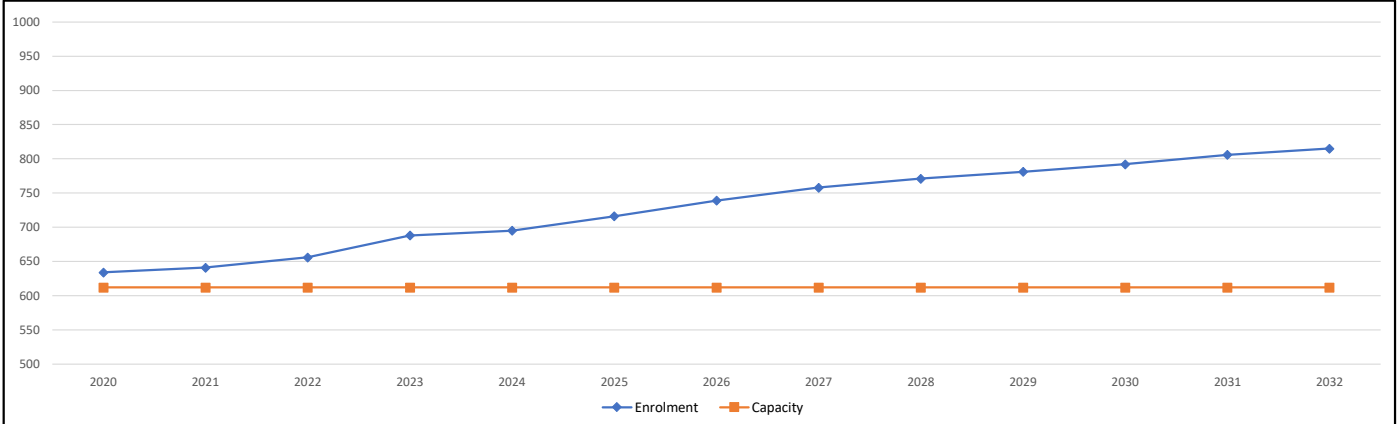
Summary of Impact and Commentary

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.

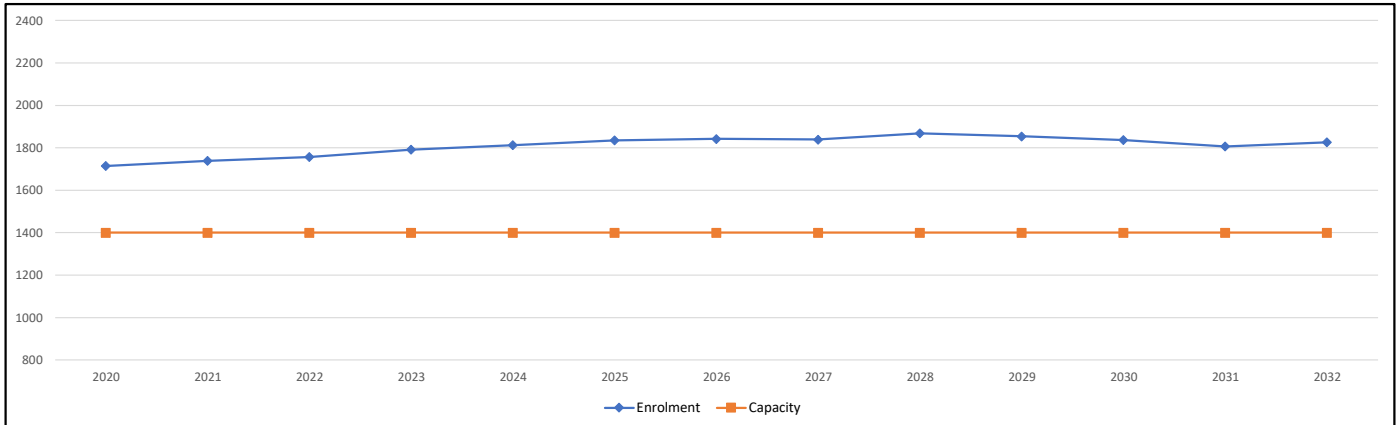
Martha Currie Elementary is in a maturing neighbourhood. As of September 2022, the school is operating over capacity and requires 3 portables to provide temporary classroom space. Over the next 10 years, enrolment can be characterised as a steady modest upward trend. The District requested a 6-classroom addition in their 2023/2024 Five Year Capital Plan. As of this report, the Ministry of Education has yet to approve funds for the project. Until the addition is built, growth will be managed by using portables.

Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. The school's capacity is 1400. As part of the District's 2023/2024 Capital Plan, the District is requesting a 600-capacity addition targeted to open in 2032. The project has not been approved by the Ministry.

Martha Currie Elementary



Lord Tweedsmuir Secondary



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 #: 7922-0235-00
 Project Location: 5678 184 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 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:

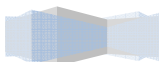
The area surrounding the subject property consists of a few homes built recently along with a majority of older homes built about 30-35 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The 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 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: 3 storey split levels.

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

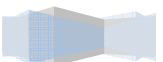
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

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.



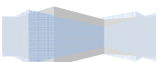
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped 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: August 22, 2022

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

Date: August 22, 2022



Tree Preservation Summary

Surrey Project No:

Address: 5678 184 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	1	Protected Trees Identified	0
Protected Trees to be Removed		Protected Trees to be Removed	-
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)		Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0		- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 1 X two (2) = 2		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed		Replacement Trees Proposed	-
Replacement Trees in Deficit		Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

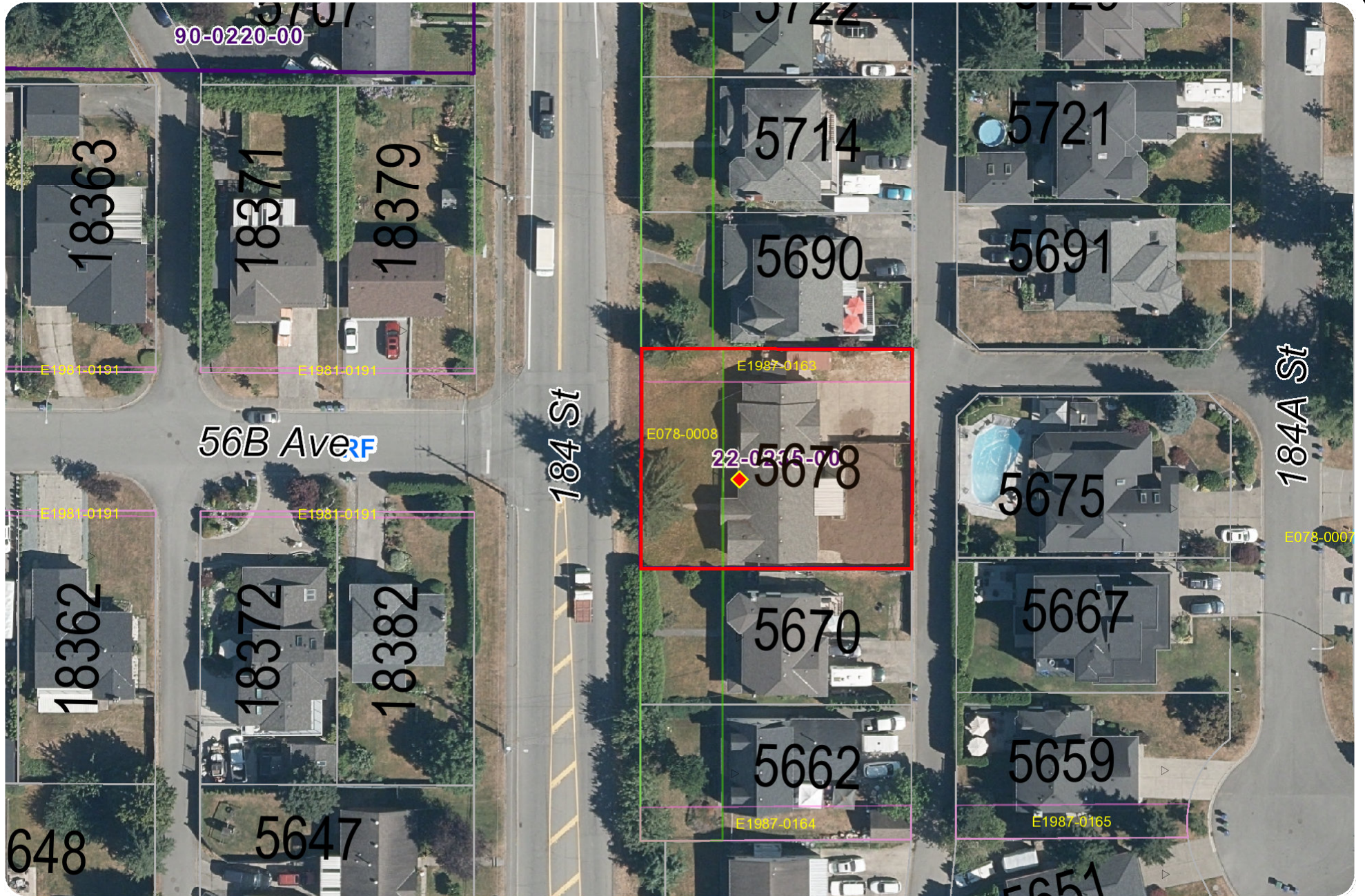
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

March 2, 2022

Date



Enter Map Description

Scale: 1:699

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