

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0178-00

Planning Report Date: June 11, 2018

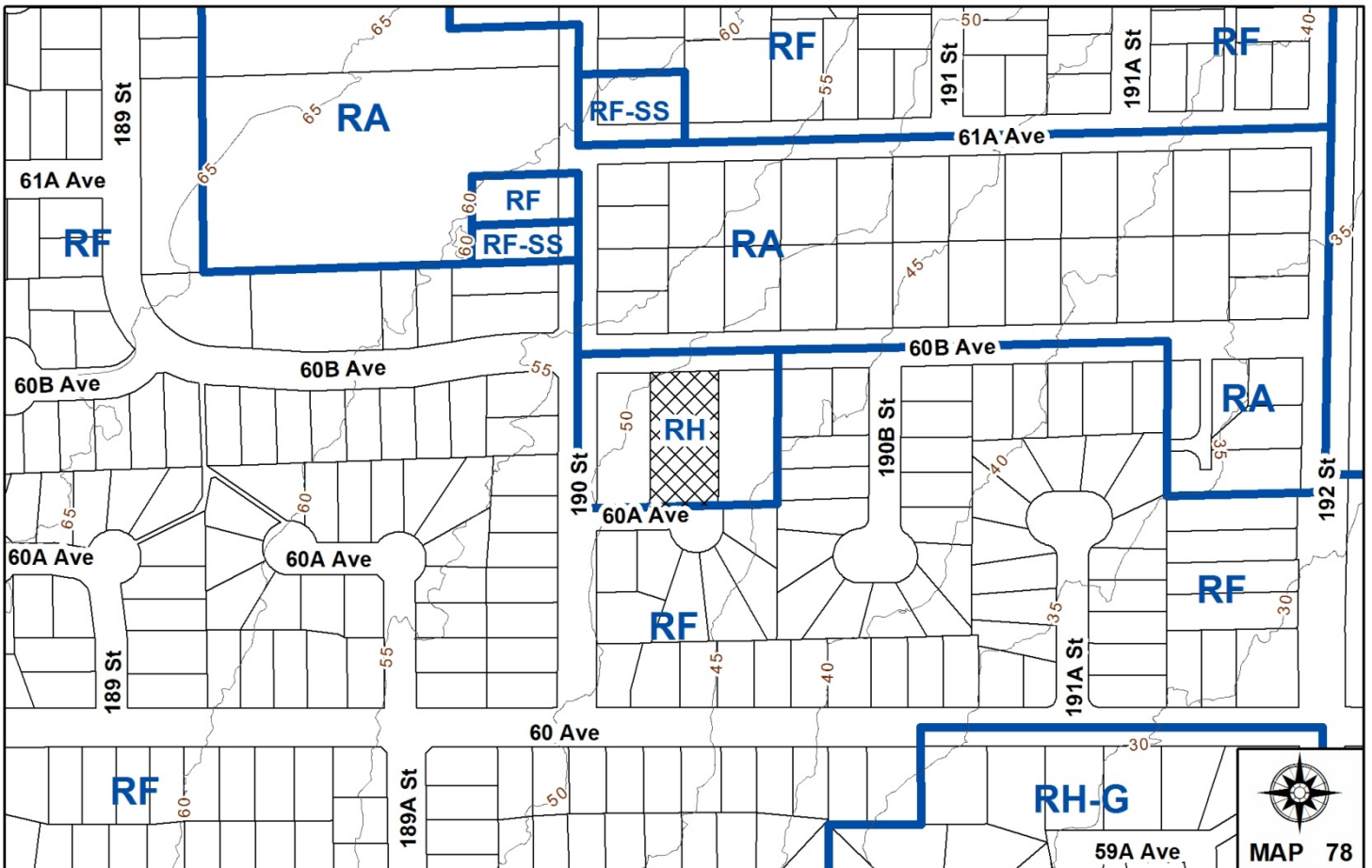
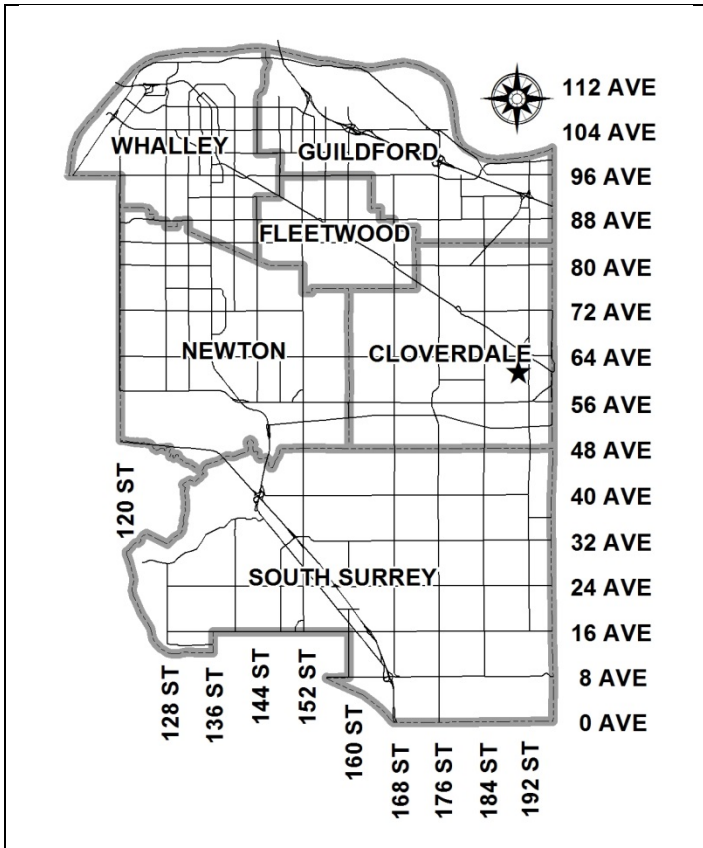
PROPOSAL:

- **Rezoning** from RH to RF to allow subdivision into 4 single family lots

LOCATION: 19026 - 60B Avenue

ZONING: RH

OCP DESIGNATION: Urban



MAP 78

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in the Official Community Plan (OCP).
- The proposed subdivision conforms to the City's infill policy.
- The proposal is consistent with the adjacent RF Zoned lot pattern in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future consolidation with the adjacent property to the east (19044 60B Avenue).

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: **Projected number of students from this development:**

2 Elementary students at Latimer Road School
1 Secondary students at Clayton Heights School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood.

The applicant has agreed to a contribution of \$1500 which represents a payment of \$500 per new lot being created. Parks is agreeable to this contribution to address their concerns.

SITE CHARACTERISTICS

Existing Land Use:

Vacant residential acreage parcel. (Previous dwelling destroyed by fire.)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60B Avenue):	Single family dwellings	Urban	RA
East:	Single family dwelling on a half-acre lot	Urban	RH
South (Across 60A Avenue):	Single family dwellings	Urban	RF
West:	Single family dwelling on a half-acre lot	Urban	RH

DEVELOPMENT CONSIDERATIONS

Background

- The 0.24-hectare (0.6-acre) subject site is located on the south side of 60B Avenue, just east of 190 Street in Cloverdale.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Half-Acre Residential Zone (RH)".

Current Proposal

- The proposal is to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" to permit four (4) single family residential lots (see Appendix II).
- All of the proposed lots conform to the requirements of the RF Zone, with lot areas ranging from 509 square metres (5,478 sq. ft.) to 563 square metres (6,060 sq. ft.) and lot widths ranging from 15 metres (50 ft.) to 17.5 metres (57.5 ft.).

- Proposed Lot 4 is smaller than the minimum lot size required under the RF Zone. However, under Part 4 (21)(h) of the Surrey Zoning Bylaw No. 12000, the Approving Officer, in a multiple lot subdivision, may reduce one lot's minimum area to not less than 90% of the minimum lot area requirement prescribed in the Zone. The area of proposed Lot 4 is in excess of 90% of the minimum lot area of the RF Zone.
- Proposed Lots 1 and 2 will have access from 60B Avenue and proposed Lots 3 and 4 will have access from 60A Avenue.
- A "no-build" Covenant is required over proposed Lot 3 until future consolidation with portions of the adjacent property to the east (19044 60B Avenue) to maximize the subdivision potential on the two sites. The neighbouring property is also under a rezoning and subdivision application (File No. 7918-0006-00) which is pre-Council.

Road Dedication Requirements

- The applicant proposes to provide access to Lots 3 and 4 via the existing cul-de-sac (60A Avenue) to the south. The applicant will be required to dedicate and construct a portion of the cul-de-sac through this application. When the property to the east (19044 -60A Avenue) is developed, the remainder of the cul-de-sac will be required to be constructed.
- The applicant is also required to upgrade the south side of 60B Avenue to the local road standard.

Neighbourhood Character Study and Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V).

Proposed Lots Grading

- Preliminary lot grading plans were prepared and submitted by Citiwest Consulting Ltd. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 22, 2017 to a total of 85 addresses and the development sign was installed on November 23, 2017. Staff received four responses from neighbouring residents (*staff comments in italics*):

- An adjacent property owner had concerns about their future development potential due to the proposed subdivision layout and noted that it may limit their future development opportunities.

(Staff worked with the applicant and the adjacent property owner to slightly reconfigure the subdivision layout to allow both property owners to maximize their development potential.)

- Concerns about the proposed lots not being suitable with the other property sizes on the street in terms of lot width and area.

(The RF zoning being proposed is consistent with the surrounding neighbourhood. The proposed lots meet the applicable provisions of the RF Zone.)

- Concerns about the potential impact of multiple secondary suites being constructed in each of the proposed new homes.

(The RF Zone allows for a single secondary suite to be developed in a single family dwelling. Each lot must provide a minimum of three parking spaces – 2 for the principle dwelling and 1 for the secondary suite. Multiple suites are not permitted under the Zoning Bylaw.)

- Concerns about the possible nuisance impacts caused by construction to redevelop the property.

(The developer's contractors will be required to adhere to all applicable construction related bylaws.)

- Concerns about the removal of mature trees on the property.

(The applicant's Arborist has evaluated the trees on the subject site and has determined that of the twelve bylaw sized trees, three can be retained. Trees that are removed must be replaced, typically at a 2 to 1 ratio, depending on tree species. For any trees that are not replaced, a contribution to the Green City Fund is required. The Green City Fund is used to plant trees in public spaces around the City.)

- Concerns about the added stress on parking in the area, noting the current situation in Clayton Heights.

(Each proposed lot will accommodate a minimum of four (4) off-street parking spaces, two in the garage and two on the driveway. This exceeds the parking requirements for a single-family dwelling with a secondary suite.)

TREES

- Joe Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	0	1
Dogwood, Eddie's White	2	2	0
Maple, Bigleaf	1	1	0
Maple, Japanese	1	1	0
Plum, sp.	2	1	1
Evergreen Trees			
Holly, English	1	0	1
Coniferous Trees			
Cedar, Western Red	4	4	0
Total (excluding Alder and Cottonwood Trees)	12	9	3
Additional Trees in the proposed Open Space / Riparian Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$1,600	

- The Arborist Assessment states that there are a total of twelve (12) protected trees on the site, and no Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention 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 for all trees. This will require a total of eighteen (18) replacement trees on the site. Since only fourteen (14) replacement trees can be accommodated on the site (based on an average of three (3) trees per lot), the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of fourteen (14) trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 13, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within an OCP “Urban” designated area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development will include the potential for Secondary Suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development proposes to incorporate Low Impact Development Standards. • The development contains provisions for composting, recycling, and organic waste pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The surrounding community was notified by a pre-notification letter and a Development Proposal Sign as required by the City. • A Public Hearing will be required as part of the rezoning process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Aerial View of Site

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.6024
Hectares	0.2438
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 17.53 m
Range of lot areas (square metres)	509 m ² – 563 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.4 lots/ha (6.64 lots/ac)
Lots/Hectare & Lots/Acre (Net)	19.08 lots/ha (7.72 lots/ac)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	14%
Total Site Coverage	54%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES – Proposed Lot 4 is undersized.

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

FROM: Development Engineer, Engineering Department

DATE: May 22, 2018 **PROJECT FILE: 7817-0178-00**

**RE: Engineering Requirements
Location: 19026 - 60B Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.750 m on 60A Avenue toward Local Road allowance.
- Register 0.5 m statutory right-of-way along 60A Avenue and 60B Avenue.

Works and Services

- Construct the south side of 60B Avenue to Local Road standard.
- Construct the north side of 60A Avenue to Local Road standard.
- Construct 250 mm drainage main along 60B Avenue.
- Upgrade 200 mm drainage main along 60A Avenue to 250 mm.
- Provide on-site stormwater management features to meet Cloverdale-McLellan Integrated Stormwater Management Plan requirements.
- Construct storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

MB

APPENDIX IV



Planning May 29, 2018

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which started to move new families in the area from Katzie elementary to Latimer Road. The effects of the boundary change have increased the upward growth curve in the 10 year projection trend from last years projection of 559 to this years 693 in 2027. Moreover, in 2013, a Montessori program was offered at the school which has also continued to increase projected future growth even higher.

In the fall of 2019, the District will be opening Madaugh Elementary, a new 655 capacity school; and then in September 2020, another new elementary school, Regent Road, will be opened, also a 655 capacity school. Prior to the opening of the schools, the District will do a public consultation to discuss boundary and program changes for the area. We anticipate that the opening of the new schools will relieve the enrolment pressure in the Clayton area.

École Salish Secondary will be open for September 2018/19 school year. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0178 00

SUMMARY

The proposed 4 Single family with suites are estimated to have th on the following schools:

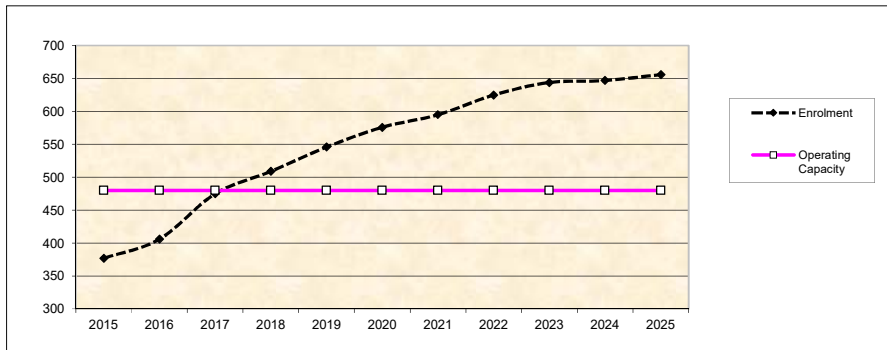
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

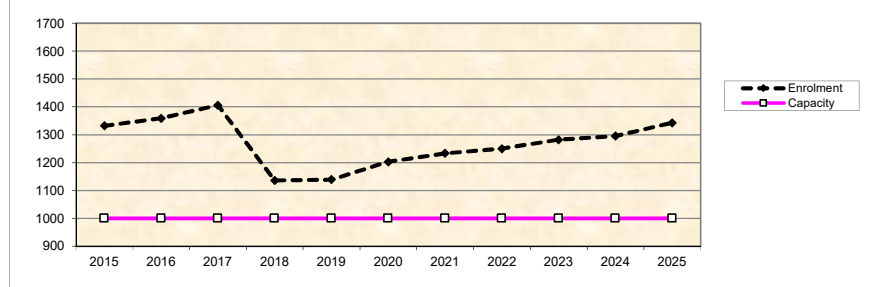
September 2017 Enrolment/School Capacity

Latimer Road Elementary	
Enrolment (K/1-7):	74 K + 401
Operating Capacity (K/1-7)	38 K + 442
Clayton Heights Secondary	
Enrolment (8-12):	1406
Capacity (8-12):	1000

Latimer Road Elementary



Clayton Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0178-00
 Project Location: 19026 - 60B Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form 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 subject site is located in an old growth area with a variety of mixed urban and suburban zonings including RA, RH, RF-SS and RF. The site is currently double-fronting, with 60B Avenue at the north side and 60A Avenue, a small cul-de-sac enclave, at the south side.

On the northern half of the 60A Avenue cul-de-sac at the south side, the lots are zoned RH (including the subject site), and the homes are oriented to face north (so the rear of the homes face the cul-de-sac). These homes are completely concealed by fencing and hedging, providing no architectural context. Homes on the south side of the 60A Avenue cul-de-sac were constructed in the early 1990's, and include:

- Low mass 3500 sq.ft. "Modern California Stucco" Two-Storey with triple garage
- Low mass 2000 sq.ft "Modern California Stucco" Bungalow w/ stucco pillar detailing
- Mid mass 3300 sq.ft. "Modern California Stucco" Two-Storey with double garage
- Low to mid scale 3000 sq.ft. "Neo-Traditional" Two-Storey. Vinyl siding and brick
- Mid to high scale 2800 sq.ft. "West Coast Traditional - Colonial" Basement Entry vinyl and brick
- Mid to high scale 2800 sq.ft. "West Coast Traditional" Basement Entry vinyl / brick

One of these homes has a cedar shingle roof, and the others have a shake profile asphalt shingle roof surface. Homes and yards are well kept.

Lots on the north side of 60B Avenue, opposite the subject site at the north side are zoned RA. Homes include:

- Low mass 1960's Bungalow with white aluminum siding
- High mass (box-like) 1960's Basement Entry dwelling with double carport, prominent street facing deck over full width of home. White aluminum siding, brick
- High mass, 1960's Bungalow with fully above ground basement. Triple garage. Cedar siding with brick feature.
- Low mass, 1950's 900 sq.ft. Bungalow with horizontal cedar siding
- High mass, 1960's, 3000 sq.ft. Basement Entry home.

Lots on the south side of 60B Avenue (same side as subject site) include:

- Late 1980's, 2400 sq.ft. "West Coast Traditional" Split level with desirable well balanced mid scale massing design. Vinyl siding with brick accent
- Early 1980's, 2400 sq.ft. "Rural Heritage" style Basement Entry home with mid scale massing. Covered entrance veranda. Vinyl siding. Brick. Shutters.

With the exception of one home with a tar and gravel roof, all homes on the north side of the subject site have an asphalt shingle roof.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate specific components of the context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible styles that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs on surrounding homes range from low mass low profile Bungalows to high mass box-like Basement Entry homes. There are numerous Two-Storey homes with low to mid-scale massing characteristics that can be considered to meet modern massing design standards. Massing designs for the subject site should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance are one storey in height on all homes. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, and to allow for modern emphasis on the entrance element, providing there is not over-emphasis.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2016 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that

lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: At the north side of the site, on the north side of 60B Avenue are small old urban Bungalows and box-like Basement Entry homes situated on large RA zoned lots. On the south side of 60B Avenue (also at the north side of the site) are two box-like Basement Entry homes and one Split Level home with desirable, well balanced mid-scale massing design. Homes at the south side range include two Basement Entry homes, one Bungalow, and three Two-Storey type, which range in size from 2000 - 3500 sq.ft.. Massing designs range from low to high, with numerous homes in the desirable "low to midscale" range. Roof slopes range from 5:12 to 12:12 and all have an asphalt shingle roof (except for one cedar shingle roof). Homes are either clad in stucco only (no masonry accent) or they are clad in vinyl with a brick accent. The colour range is neutral and natural only (no primary colours or derivatives). Homes and yards are well kept.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. If vinyl is used, 75% of the front wall face must be clad in materials other than vinyl (Hardiplank, Stucco, Cedar, and masonry accents).

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development, except on trim. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 1, 2017

Reviewed and Approved by:  **Date:** December 1, 2017

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry sp.	1	0	1
Dogwood, Eddie's White Wonder	2	2	0
Maple, Bigleaf	1	1	0
Maple, Japanese	1	1	0
Plum sp.	2	1	1
Evergreen Trees			
Holly, English	1	0	1
Coniferous Trees			
Cedar, Western Red	4	4	0
Total (Not including Alder and Cottonwood)	12	9	3
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		14	

***TOTALS DO NOT INCLUDE OFFSITE TREES**

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

19026 60B AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV04/17	MK	UPDATED SURVEY
2	NOV04/17	MK	REVISED LOT LAYOUT
3	NOV29/17	MK	REVISED GRADING PLAN
4	MAY24/18	MK	CITY COMMENTS

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT, BUILDING AND CONSTRUCTION PLANS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

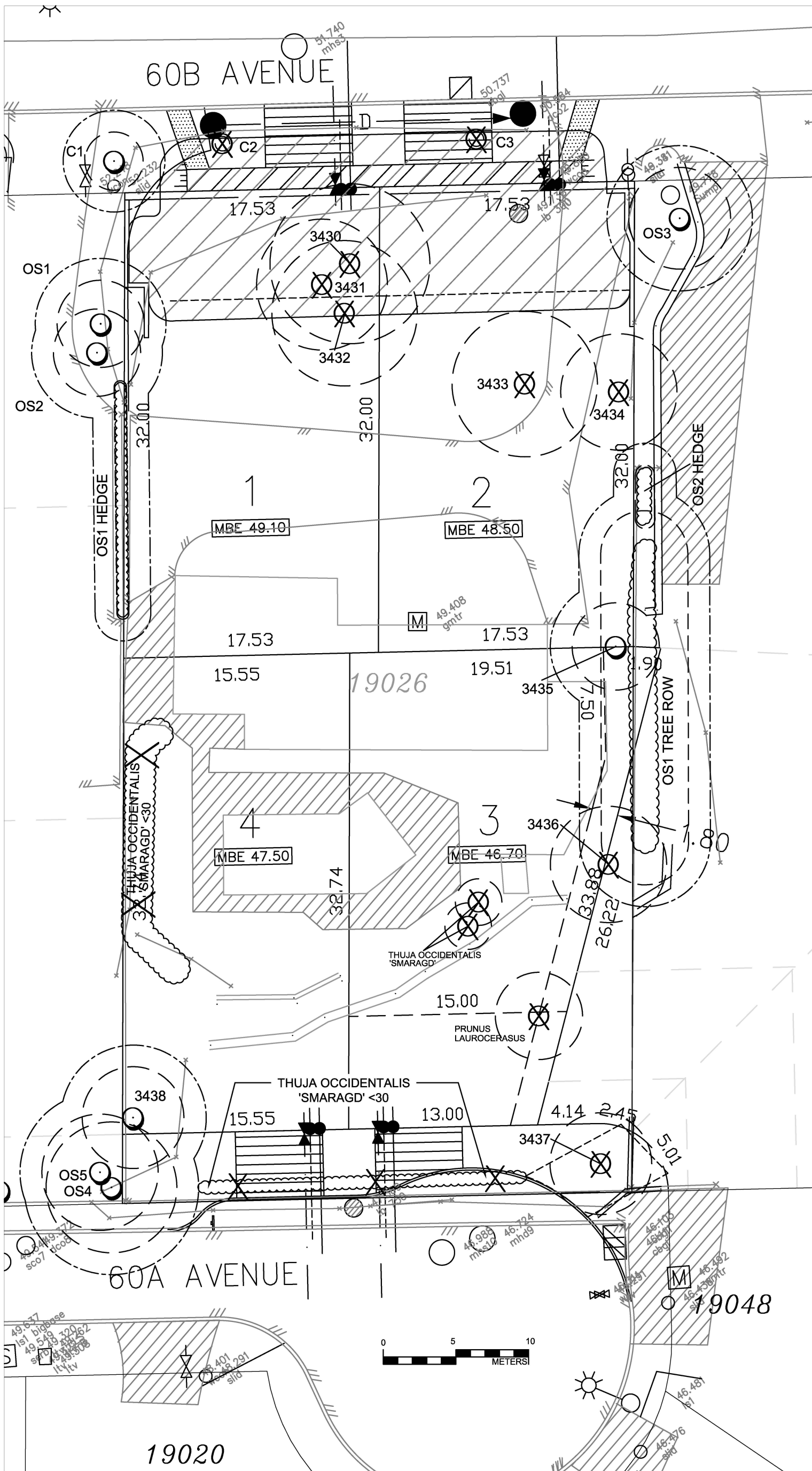
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DRAWN
MK

SCALE
AS SHOWN

DATE
MAY 12, 2017

T-1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET



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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

19026 60B AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV04/17	MK	UPDATED SURVEY
2	NOV04/17	MK	REVISED LOT LAYOUT
3	NOV29/17	MK	REVISED GRADING PLAN
4	MAY24/18	MK	CITY COMMENTS

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT, BUILDING AND CONSTRUCTION PLANS.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

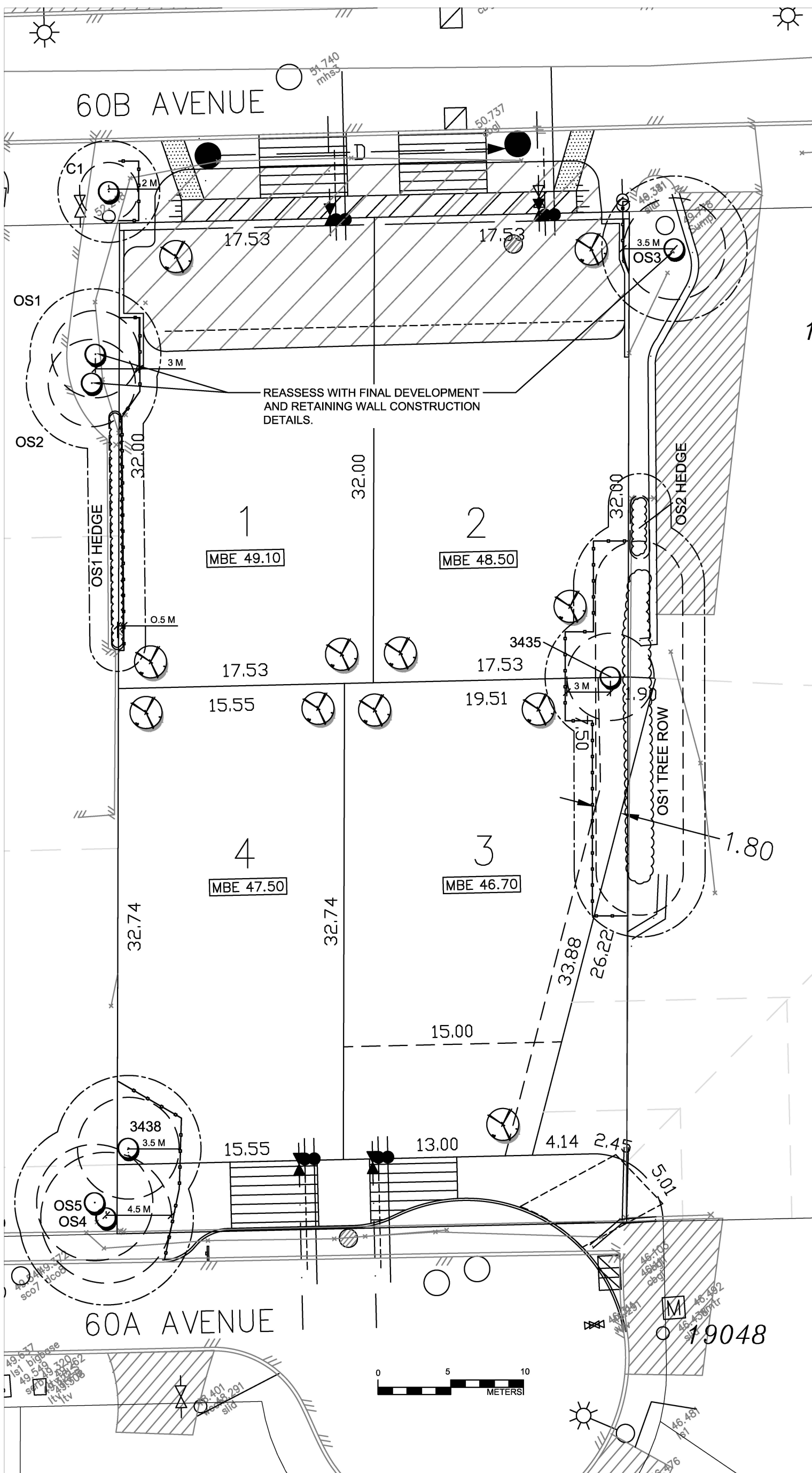
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DRAWN
MK

SCALE
AS SHOWN

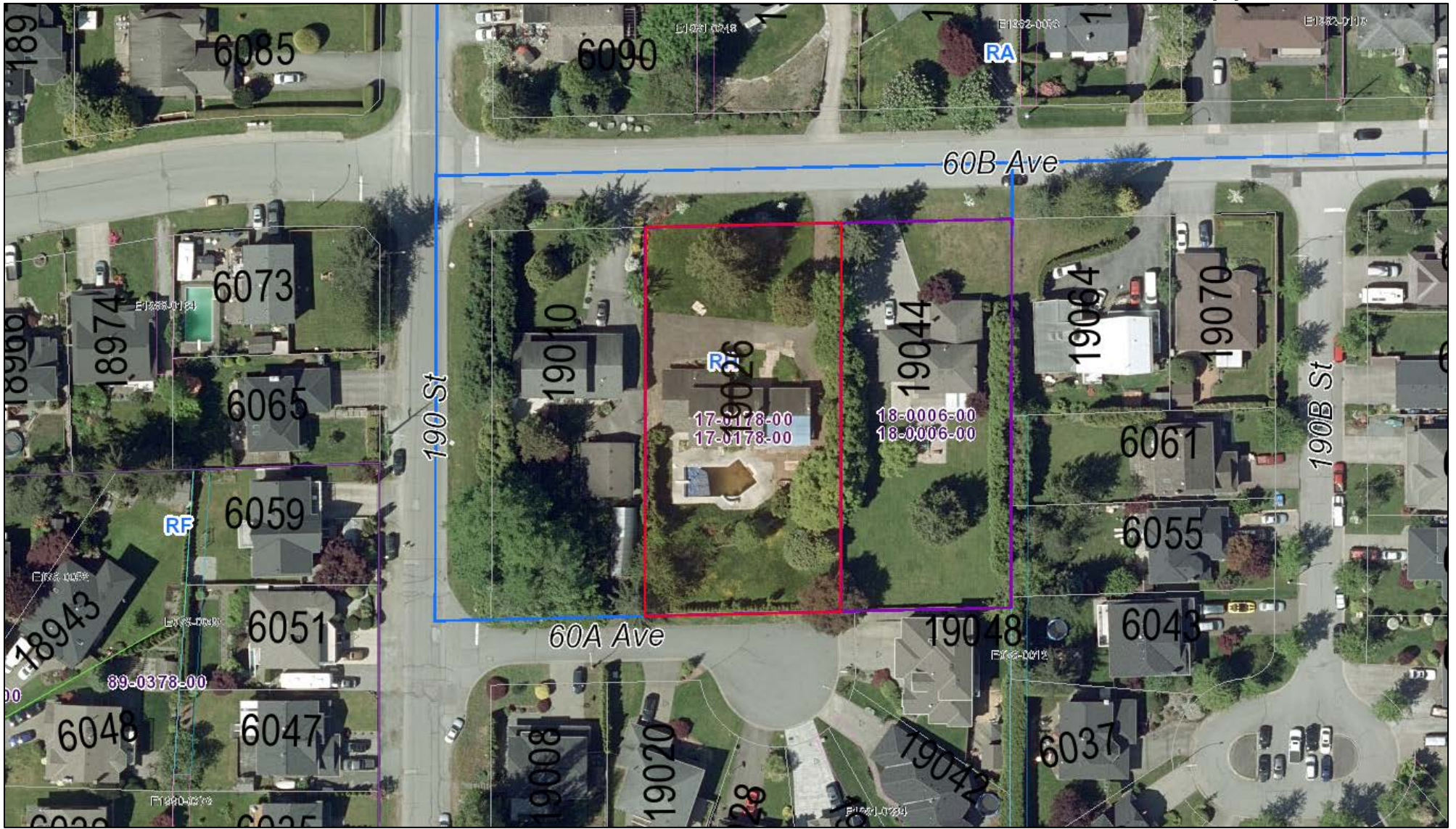
DATE
MAY 12, 2017

T-2
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET



7917-0178-00
19026 – 60B Avenue
Aerial View of Site

