

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0225-00

Planning Report Date: October 3, 2022

**PROPOSAL:**

- **Rezoning** from RA to RF-10 and RF-13
- **Development Variance Permit**

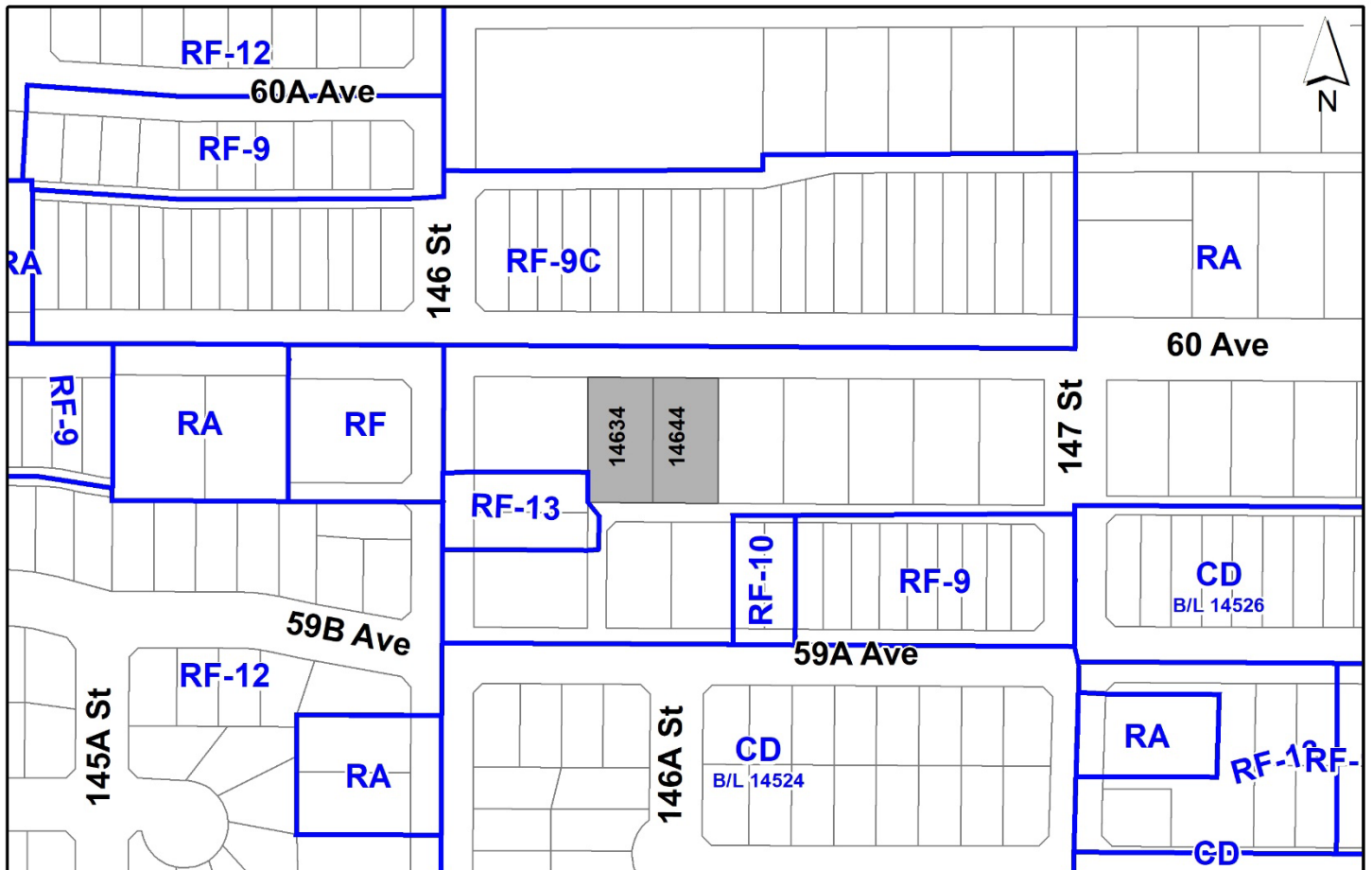
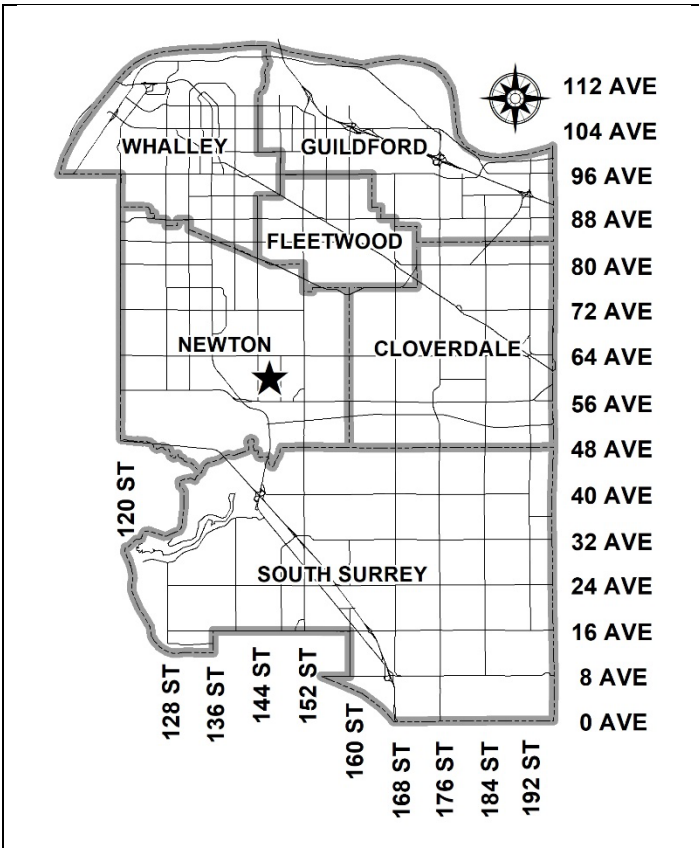
to permit subdivision into four (4) single family small lots.

**LOCATION:** 14634 – 60 Avenue  
 14644 – 60 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing to vary the minimum lot width in the RF-13 Zone for proposed Lots 1 and 2 from 12 metres to 11.9 metres.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Single Family Small Lots" designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed RF-10 and RF-13 lots are consistent with the established small lot development pattern along the north side of 60 Avenue and the north side of 59A Avenue.
- Development Application No. 7917-0328-00 immediately to the east of the subject site is proposing to rezone the property from RA to RF-10 in order to subdivide into two single family small lots. Council granted Third Reading to this application on November 6, 2017.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for the portion shown as Block A on the attached Survey Plan (Appendix II) and to "Single Family Residential (10) Zone (RF-10)" for the portion shown as Block B (Appendix II) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0225-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.9 metres for proposed Lots 1 and 2.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (g) Input from the Ministry of Transportation & Infrastructure.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Small Lots	RA
North (Across 60 Avenue):	Single Family Dwelling	Single Family Small Lots	RF-9C

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single Family Dwelling	Single Family Small Lots	RA  <i>(Development Application No. 7917-0328-00 received Conditional Approval on November 6, 2017 to rezone to RF-10)</i>
South (Across rear lane):	Single Family Dwelling	Single Family Small Lots	RA
West:	Single Family Dwelling	Single Family Small Lots	RA  RF-13

### Context & Background

- The subject property is approximately 1,682 square metres in area. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)" to permit subdivision from two (2) into four (4) single family small lots.
- Development Application No. 7917-0328-00, located immediately to the east of the subject site at 14650 – 60 Ave, is proposing to rezone the property from RA to RF-10 to permit subdivision into two single family small lots. Council granted Third Reading to this application on November 6, 2017.
- The proposed RF-10 and RF-13 lots are consistent with the established small lot development pattern along the north side of 60 Avenue and the north side of 59A Avenue.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- Proposed Lots 3 and 4 meet the minimum lot area, depth, and width requirements of the RF-13 Zone Type III "Interior" Lot type.
- Proposed Lots 1 and 2 meet the minimum lot area and depth requirements of the RF-13 Zone Type I "Interior Lot" type. However, these proposed lots do not meet the minimum lot width of 12 metres. The applicant is proposing a modest Development Variance Permit to reduce the lot width of proposed Lots 1 and 2 from 12 metres to 11.9 metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,682 square metres
Road Dedication:	81 square metres
Net Site Area:	1,601 square metres
<b>Number of Lots:</b>	4
<b>Unit Density:</b>	25.0 units per hectare
<b>Range of Lot Sizes</b>	345 - 456 square metres
<b>Range of Lot Widths</b>	9.0 - 11.0 metres
<b>Range of Lot Depths</b>	38.3 metres

## Referrals

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

School District: The School District has advised that there will be approximately four (4) school-age children generated by this development, of which the School District has provided the following expected student enrollment.

Three (3) Elementary students at Goldstone Elementary School  
One (1) Secondary students at Sullivan Heights Secondary School

(Appendix V)

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

## Transportation Considerations

- All proposed lots will take vehicular access from the existing rear lane.
- The applicant will be required to register a Section 219 Restrictive Covenant prohibiting access from 60 Avenue be registered on the title of the property.
- TransLink Bus Route No. 342 operates along 60 Avenue, travelling from Langley Centre to Newton Exchange. The closest stop is located approximately 40 metres west of the subject site at the corner of 60 Avenue and 146 Street.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan.

## Secondary Plans

### Land Use Designation

- The proposal complies with the "Single Family Small Lots" designation in the South Newton Neighbourhood Concept Plan.

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)".
- The tables below provide an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", the "Single Family Residential (13) Zone (RF-13)", and parking requirements.

<b>RF-10 Zone (Proposed Lot 1-2)</b>	<b>Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard (north):	4.0 metres	4.0 metres
Side Yard (east & west):	1.2 metres	1.2 metres
Rear (south):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	324 square metres	353 square metres
Lot Width:	9 metres	9 metres
Lot Depth:	36 metres	39.3 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3	3

<b>RF-13 Zone (Proposed Lot 3-4)</b>	<b>Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard (north):	6.0 metres	6.0 metres
Side Yard (east & west):	1.2 metres	1.2 metres
Rear (south):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	468 square metres
Lot Width:	12 metres	11.9 metres*
Lot Depth:	36 metres	39.3 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3	3

\* A variance is proposed for reduced lot width

### Lot Width Variance

- The applicant is requesting the following variances:
  - To reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.9 metres for proposed Lots 1 and 2.

- Proposed Lot 2 is only 0.1 metres short of meeting the minimum 12 metre lot width for RF-13 Tyle I Interior lots. The impact on the streetscape and the surrounding lots is considered to be negligible.
- The proposed lots will meet the minimum lot size and lot depth and requirements within the RF-13 Zone. The proposed lots are 468 square metres in area, which is significantly larger than the minimum lot size of 336 square metres required in the RF-13 zone.
- Staff support the requested variances 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 VI).
- Styles recommended for this site include Neo-Traditional, Traditional West Coast, and West Coast Modern based on the neighbourhood context.
- A preliminary lot grading plan, submitted by Central Engineering Ltd., and dated November 22, 2018, 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.
- 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 (\$2,000 per unit if completed after January 1, 2022).

#### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 \$1,000 per lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 10, 2020, and the Development Proposal Signs were installed on February 25, 2021. Staff received one response from neighbouring property owners in 2020 (*staff comments in italics*):

An area resident expressed concerns about parking issues with the proposed development, as there are already parking issues in the neighbourhood.

*(The proposed lots will meet the minimum parking requirements for their respective zones and will take access from the existing rear lane. Each lot will provide 3 parking spaces for residents. )*

- Updated pre-notification letters were sent on February 22, 2022, and Development Proposal Signs were installed on June 28, 2022. Staff received no response from neighbouring property owners to the updated pre-notifications

## TREES

- Tim Vandenberg, 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Magnolia	1	1	0
Mountain Ash	1	1	0
<b>Coniferous Trees</b>			
False Cypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 4 mature trees on the site and no Alder and Cottonwood trees. It was determined that no 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 . This will require a total of 8 replacement trees on the site. The applicant is proposing 8 replacement trees, meeting City requirements.
- In summary, a total of eight (8) trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Survey Plan
Appendix III.	Development Variance Permit No. 7920-0225-00
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SDC/cm



SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. \_\_\_\_\_  
 OF LOTS 4 AND 5, SECTION 10, TOWNSHIP 2,  
 NEW WESTMINSTER DISTRICT, PLAN 17132

"FOR REZONING PURPOSES"

14634 – 60th Avenue  
 14644 – 60th Avenue  
 Surrey, B.C.

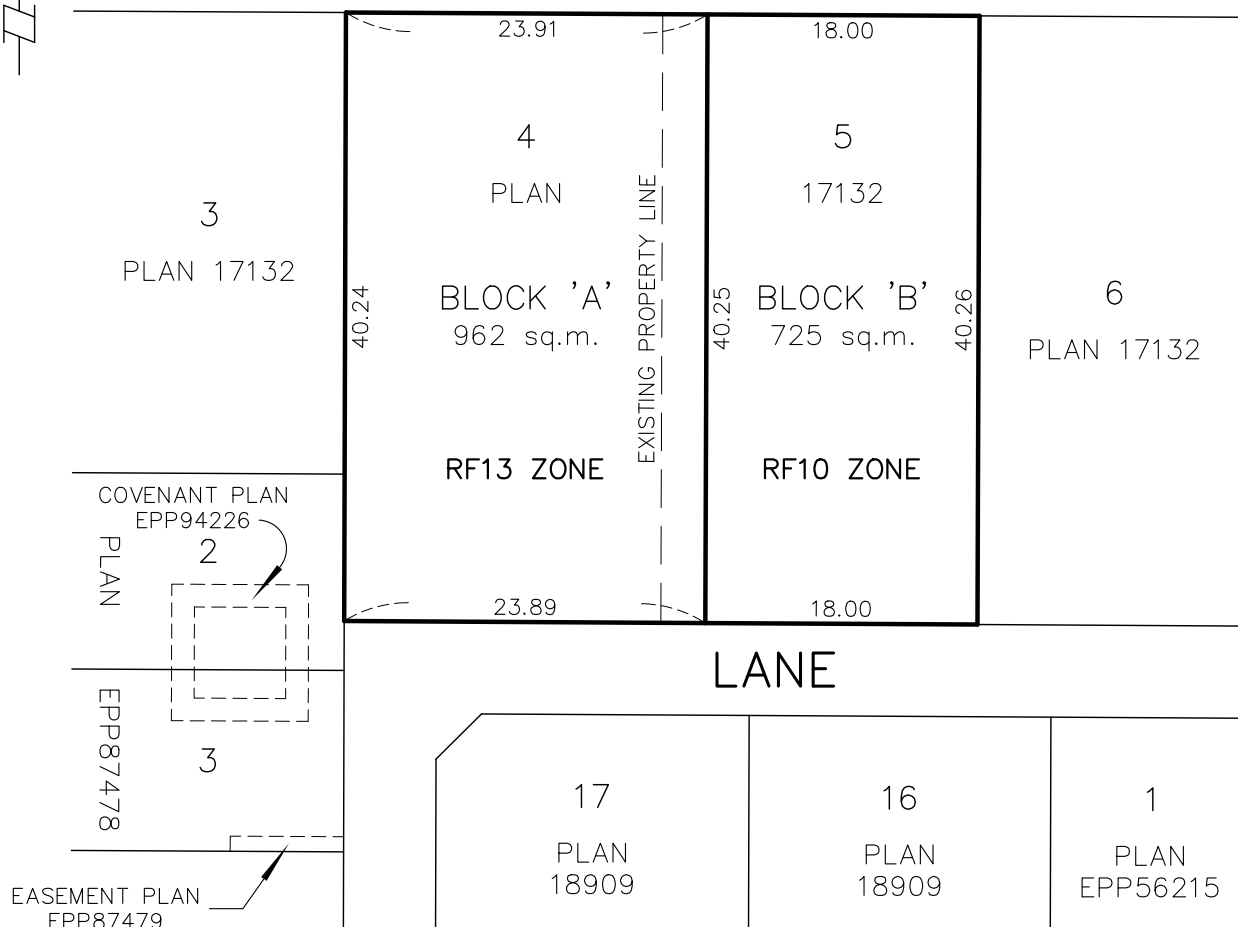
SCALE 1:500

NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Lot dimensions have been derived from Land Title Office records and are subject to change upon legal field survey.



60 AVENUE



DATE OF SURVEY:  
 31st DAY OF AUGUST, 2022.

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
 LAND SURVEYING INC.  
 #216 12899-76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 601-6188  
 email: info@dhaliwalsurvey.com  
 File: 2108003-Z01  
 Drawn by: MD

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

MARK J.R. DAILEY BCLS 867

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0225-00

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: 001-319-477  
 Lot 4 Section 10 Township 2 New Westminster District Plan 17132

14634 – 60 Avenue

Parcel Identifier: 007-535-902  
 Lot 5 Section 10 Township 2 New Westminster District Plan 17132

14644 – 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection K. Subdivision of Part 16B Single Family Residential (13) Zone, the minimum lot width of the Type I Interior Lot is reduced from 12 metres to 11.9 metres for proposed Lot 1 and 2.
  
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

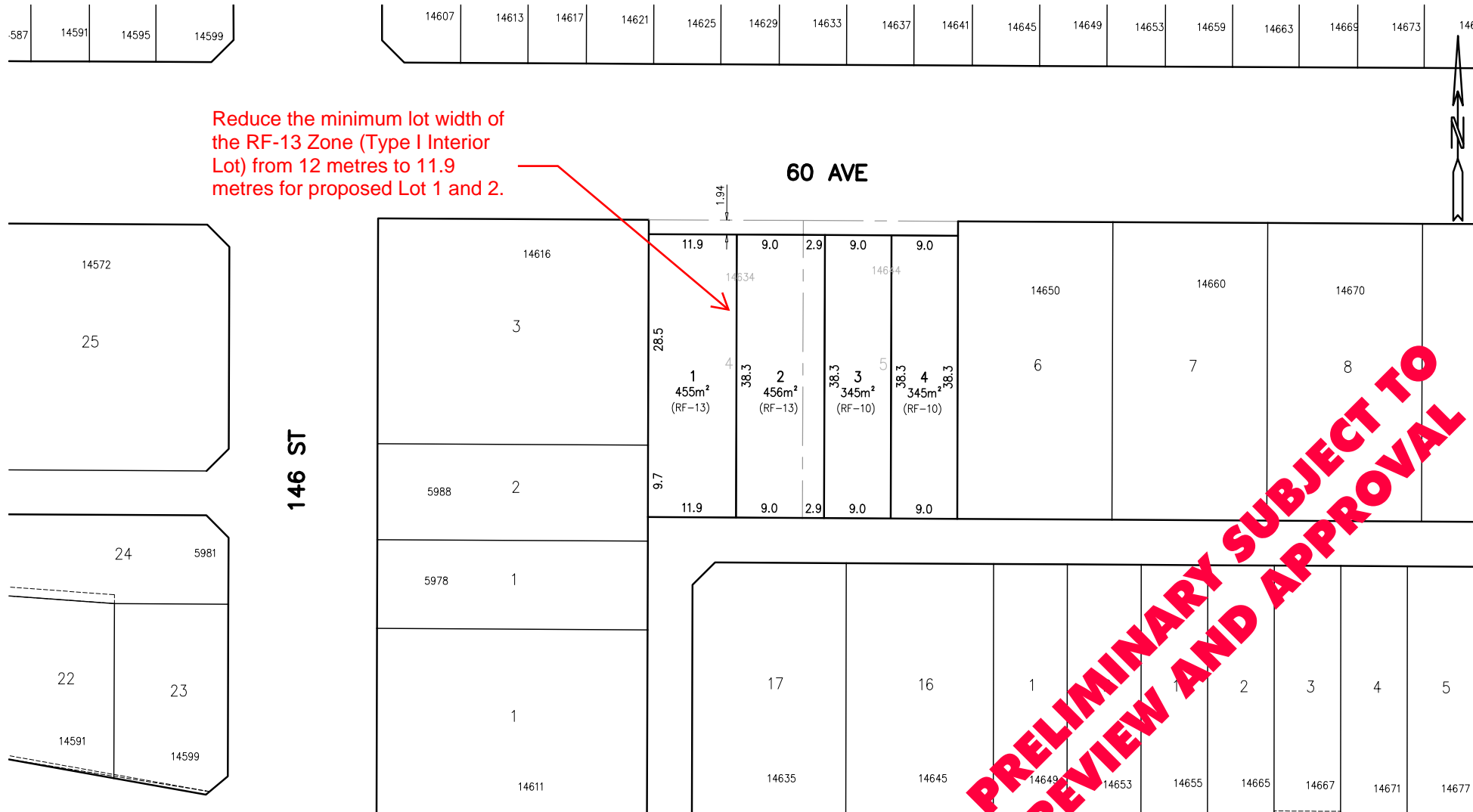
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

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**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

CLIENT:		PROJECT: 14634 & 14644 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:	
2021-032	FEB 2021		1:500		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

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

## INTER-OFFICE MEMO

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

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

DATE: **Revised Sept 22, 2022** PROJECT FILE: **7820-0225-00**  
**January 19, 2021**

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RE: **Engineering Requirements  
Location: 14634 & 14644 60 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.942 m on 60 Avenue for ultimate 24.0 m Collector Road allowance.
- Register 0.50 m Statutory Right-of-Way (SRW) along 60 Avenue frontage.

***Works and Services***

- Construct south side of 60 Avenue to Collector Road standard.
- Construct 6.0 m wide east/west Lane to the residential standard.
- Construct storm mains along site frontage to service the development.
- Construct storm, sanitary, and water services to each lot.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.
- Pay applicable Sanitary Developer Reimbursement connection fee charge against the lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager



July 8, 2022

Planning

**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.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2021, all three schools are severely overcrowded. To meet in-catchment demand, portables are in use as enrolling spaces.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the two neighbouring schools: Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is anticipated to be open for the 2022/2023 school year.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0225 00

**SUMMARY**

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

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	3
Secondary Students:	1

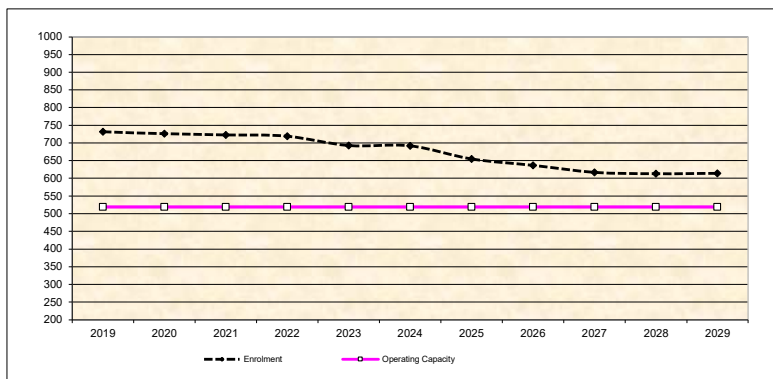
**September 2021 Enrolment/School Capacity**

<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	91 K + 632
Operating Capacity (K/1-7)	76 K + 443
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

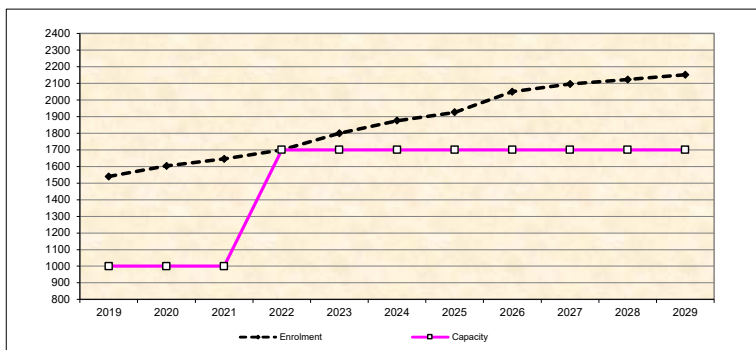
<b>Projected population of school-age children for this development:</b>	5
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**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Goldstone Park Elementary**



**Sullivan 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 #: 7920-0225-00  
 Project Location: 14634-14644 60 Avenue, 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:

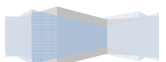
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. The subject property is located on a main 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 4:12 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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

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

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

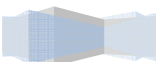
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**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.

**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.



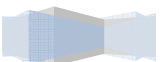
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 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: February 18, 2022

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

\_\_\_\_\_  
Date: February 18, 2022



## Tree Preservation Summary

Surrey Project No: 20-0225

Address: 14634 & 14644 60 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	4	<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	4	<b>Protected Trees to be Removed</b>	-
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0	<b>Protected Trees to be Retained</b>	-
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	8	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 4 X two (2) = 8		- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	8	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	0	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	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			

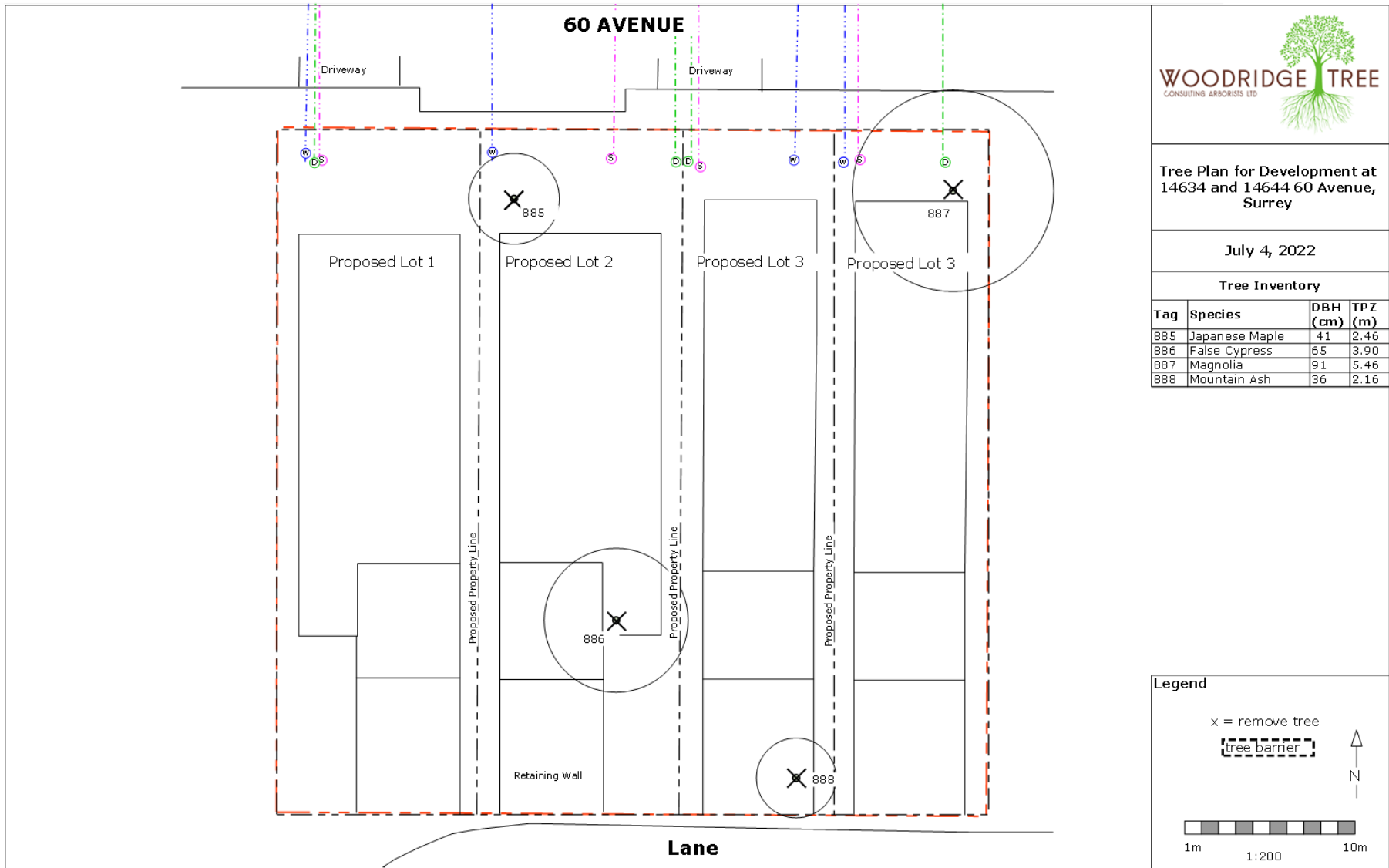
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

July 7 2022

Date



**Tree Plan for Development at  
14634 and 14644 60 Avenue,  
Surrey**

July 4, 2022

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
885	Japanese Maple	41	2.46
886	False Cypress	65	3.90
887	Magnolia	91	5.46
888	Mountain Ash	36	2.16

**Legend**

x = remove tree

tree barrier

1m 1:200 10m

N



**Replacement Tree Plan at  
14634 and 14644 60 Avenue,  
Surrey**



July 4, 2022

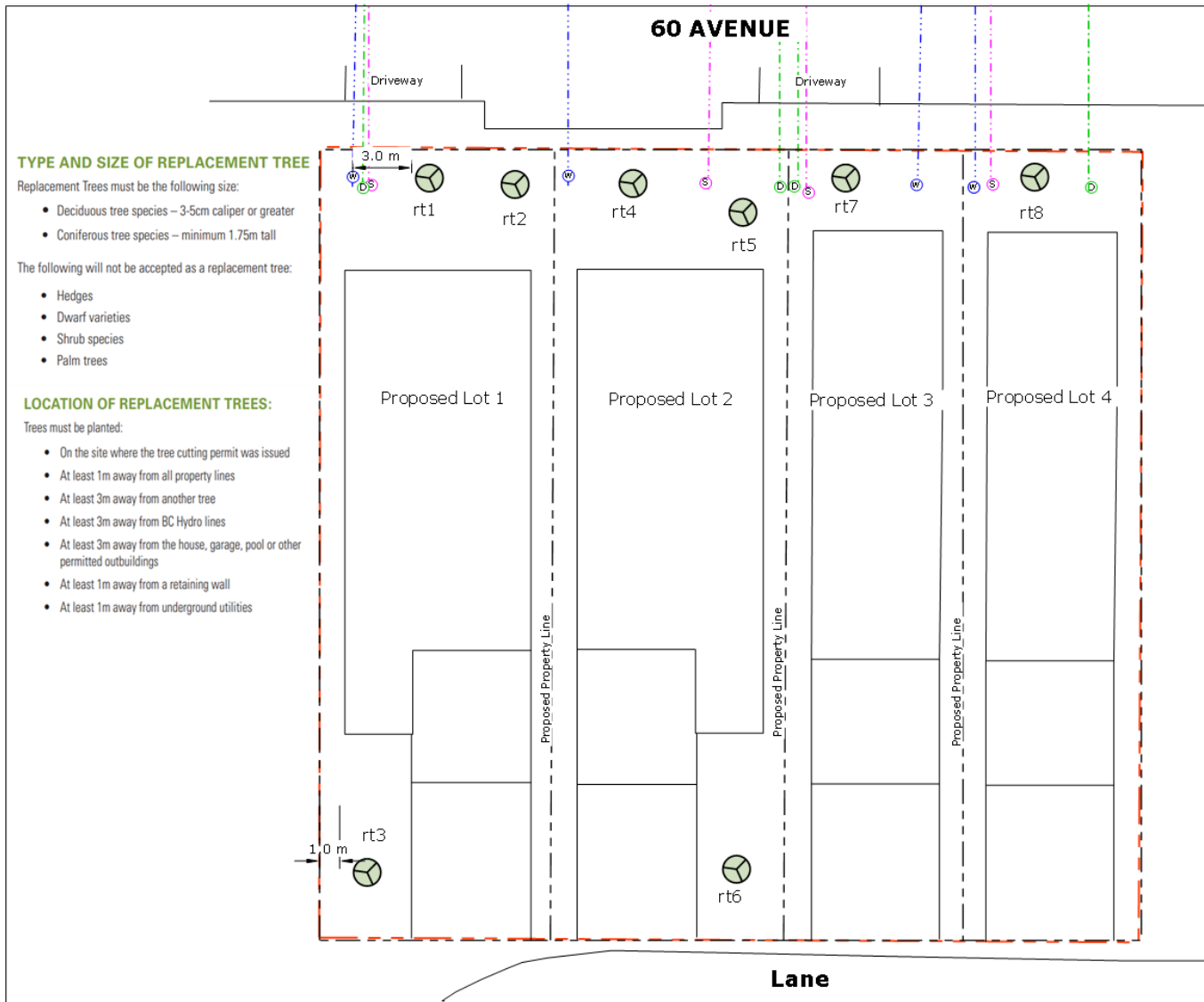
**Replacement Trees**

Tag	Species	Size
rt1	European Ash	3cm
rt2	Black Pine	1.75m
rt3	Serbian Spruce	
rt4	Black Pine	3cm
rt5	Honey Locust	
rt6	Serbian Spruce	1.75m
rt7	Saucer Magnolia	3cm
rt8	Saucer Magnolia	

**Notes:**  
Replacement tree selection,  
planting and maintenance to meet  
or exceed BCLNA/BSCLA  
Landscape Standards

**Legend**

-  = existing tree
-  = replacement tree



**TYPE AND SIZE OF REPLACEMENT TREE**

Replacement Trees must be the following size:

- Deciduous tree species – 3-5cm caliper or greater
- Coniferous tree species – minimum 1.75m tall

The following will not be accepted as a replacement tree:

- Hedges
- Dwarf varieties
- Shrub species
- Palm trees

**LOCATION OF REPLACEMENT TREES:**

Trees must be planted:

- On the site where the tree cutting permit was issued
- At least 1m away from all property lines
- At least 3m away from another tree
- At least 3m away from BC Hydro lines
- At least 3m away from the house, garage, pool or other permitted outbuildings
- At least 1m away from a retaining wall
- At least 1m away from underground utilities