

Regular Council - Land use  
B.6 7922-0084-00  
Monday December 12, 2022  
Supplemental Information

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TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development –South Division  
Planning & Development Department

DATE: December 12, 2022 FILE: 7922-0084-00

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RE: Agenda Item B.6., December 12, 2022 Regular Council – Land Use Meeting  
Development Application No. 7922-0084-00  
Replacement Page for the Planning Report

ADDRESS: 3250 144 Street

AGENT: CitiWest Consulting Ltd. (Jasleen Kaur)  
9030 King George Blvd Unit 101  
Surrey BC

PROPOSAL: To amend the NCP designation from “One Acre” to “Half Acre Gross Residential”  
and rezone from RA to RH to permit subdivision into two single-family lots.

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Development Application No. 7922-0084-00 is on the agenda for consideration by Council at the December 12, 2022 Regular Council – Land Use Meeting under Item B.6.

After finalizing the Planning Report for the December 12, 2022 Regular Council – Land Use Agenda, Land Development Engineering identified an incorrect requirement for payment of a latecomer charge in the Engineering requirements attached as Appendix II of the Planning Report.

Appendix II of the Planning Report has been updated to reflect this change.

A revised copy of Appendix II is attached to this memo in addition to a red line version of the document identifying the change.



Shawn Low  
Acting Manager  
Area Planning & Development – South Division

Attachment  
7922-0084-00 – Appendix II Replacement Page  
7922-0084-00 – Appendix II Redline

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

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

DATE: ~~November 22, 2022~~ **December 12, 2022** PROJECT FILE: **7822-0084-00**

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RE: **Engineering Requirements  
Location: 3250 144 Street**

### LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment except for the requirements listed below.

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 1.942 m on 144 Street, including 5 m x 5 m corner cut at 32 Ave/144 Street.
- Dedicate Gazetted Roads on 144 Street and 32 Avenue.
- Register 2.7 meter wide statutory right of way along the east side of 144 Street.
- Register 0.5 meter wide statutory right of way along the north side of 32 Avenue.

#### *Works and Services*

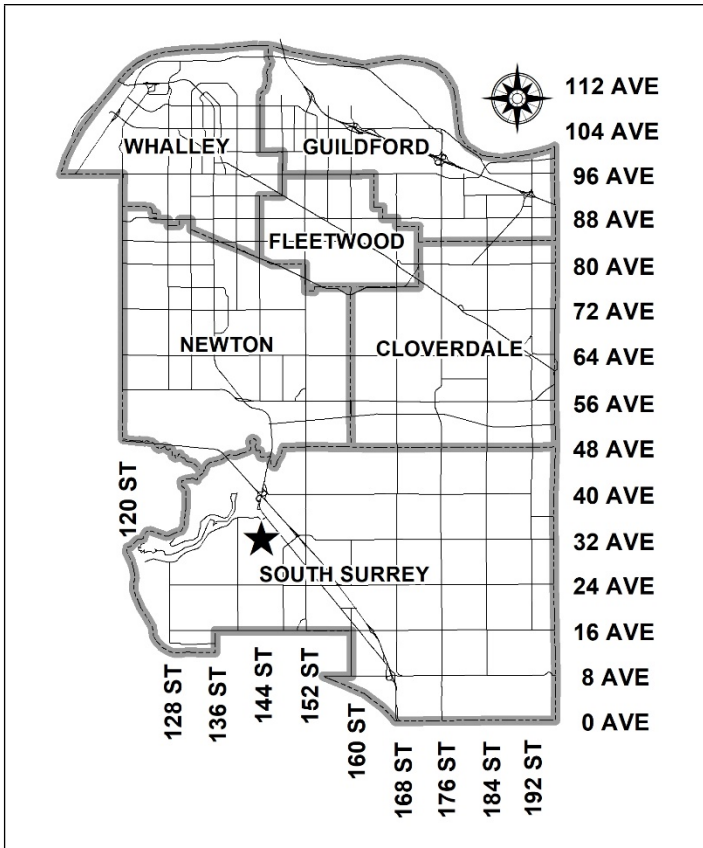
- Construct east side of 144 Street.
- Construct north side of 32 Avenue.
- Confirm downstream storm system capacity, upgrade if required.
- Construct storm sewers on 144 Street and 32 Avenue.
- Provide on-lot mitigation as per the Elgin Anderson and Barbara Creeks ISMP.
- Provide sanitary sewer analysis to confirm downstream capacity.
- Construct sanitary sewer on 32 Avenue, if required.
- ~~Pay \$270.46 for BUK latecomer charge for sanitary sewer (5885-0376-01).~~
- Construct storm, water and sanitary service connections for proposed each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0084-00  
 Planning Report Date: December 12, 2022



**PROPOSAL:**

- **LAP Amendment** from One Acre to Half-Acre Gross Density
- **Rezoning** from RA to RH

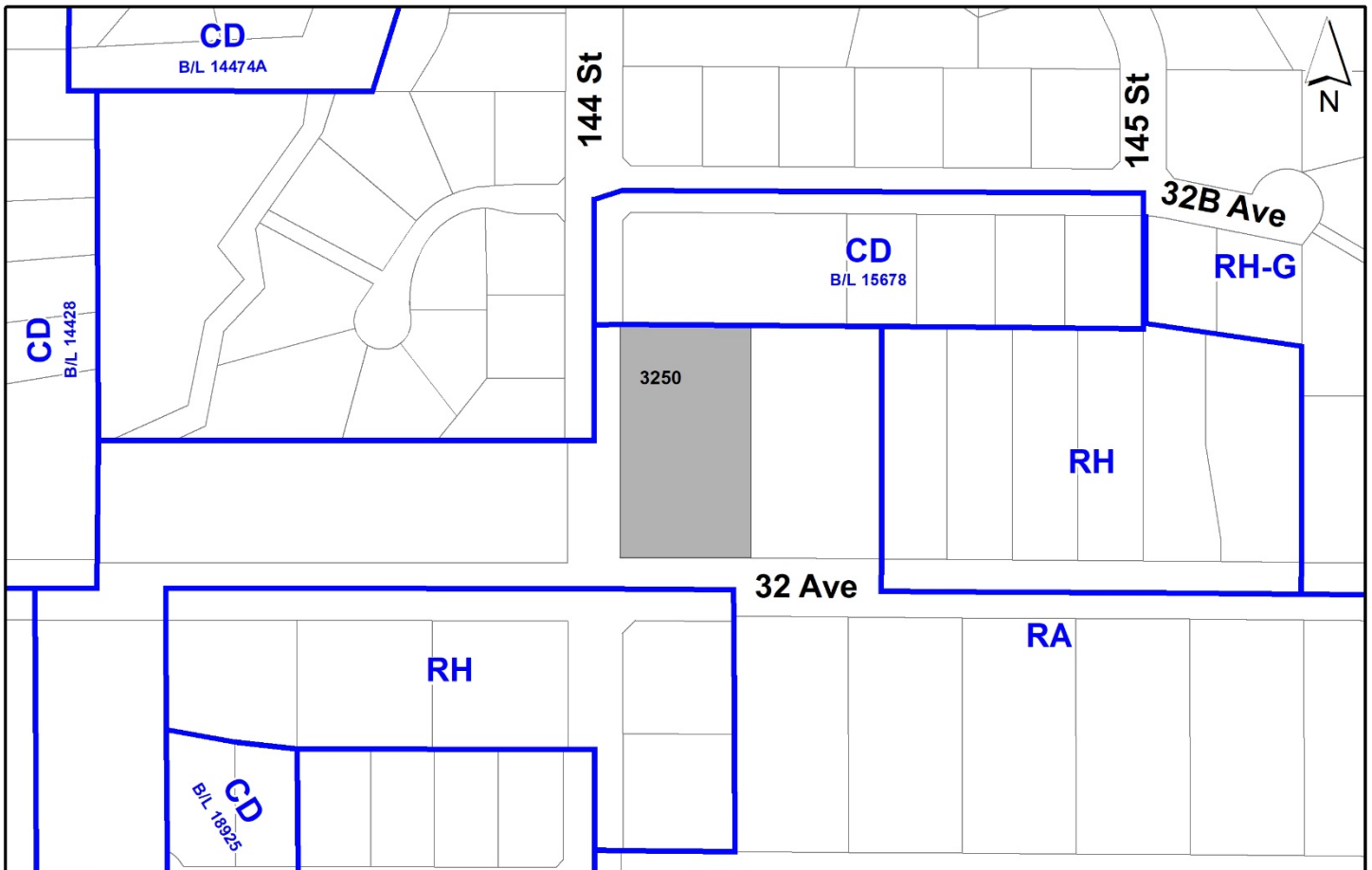
to allow subdivision into two single-family residential lots.

**LOCATION:** 3250 - 144 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** One Acre



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from “One Acre” to “Half-Acre Gross Density”.

**RATIONALE OF RECOMMENDATION**

- The proposed subdivision from one lot into two single-family residential lots complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP) and would result in a density of 1.87 units per acre.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Local Area Plan (LAP) area.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the proposed LAP amendment for the requested increased density.
- The applicant conducted a survey that demonstrated support for the proposal.

## 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 "Half-Acre Residential Zone (RH)" 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; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Suburban Residential	One Acre	RA
North:	Suburban Residential	Half-Acre Gross Density	CD Bylaw 15678
East:	Suburban Residential	One Acre	RA
South (Across 32 Avenue):	Suburban Residential	One Acre, Half-Acre Gross Density	RA, RH
West (Across 144 Street):	Suburban Residential	Half-Acre Gross Density	RH

### Context & Background

- The subject site, located at 3250 144 Street, is approximately 4,498 square metres in area.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is located within the "Suburban Density Exception Area" (max. 2 upa).

- The subject site is designated “One-Acre” in the Central Semiahmoo Peninsula Local Area Plan (LAP) and is zoned “One-Acre Residential (RA) Zone”.
- An unnamed ditch fronts the property on the west and south sides. This feature is shown as a Class C (green-coded) watercourse in the City’s mapping system. A Qualified Environmental Professional (QEP) was required to determine the current classification of the watercourse and whether the feature would fall under the jurisdiction of a stream under the Water Sustainability Act (WSA).
- The applicant’s QEP advised that the existing adjacent ditch is not a stream under WSA jurisdiction. A WSA stream determination letter was submitted to the Ministry of Forests. Confirmation that the ditch was not a WSA stream was received from the Ministry of Forests on November 16, 2022. As such, the proposed development is not subject to a Sensitive Environment (Streamside Ecosystems) Development Permit requirement.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing an Amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the subject site from “One-Acre” to “Half-Acre Gross Density”, and to rezone the site from “One-Acre Residential (RA) Zone” to “Half-Acre Residential (RH) Zone” in order to facilitate subdivision of the property into two (2) half-acre residential lots.
- The applicant proposes retention of all existing buildings on the subject site. This includes an existing single-family dwelling and shed on proposed Lot 1 and an existing accessory building on proposed Lot 2. The buildings will not require a variance for retention based on conformance with the setbacks under the RH zone.
- The proposed lots will be oriented east-west and have access to 144 Street.
- The proposed subdivision would create an additional property with a rear yard abutting 14449 32 Avenue (proposed Lot 2). 14449 32 Avenue has a west property line abutting the subject site that is landscaped with mature trees. Proposed Lot 2 will retain a large accessory garage, which will add to the buffering between each lot. These factors should help to minimize the extent of overview from the proposed lots into 14449 32 Avenue.
- The applicant proposes retention of the existing single-family dwelling and shed on proposed Lot 1 (northern) and an accessory garage on proposed Lot 2 (southern). These buildings would conform with the RH zone’s provisions under the proposed lot layout.

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	4,498.00 square metres
Road Dedication:	189 square metres
Net Site Area:	4309 square metres

	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	4.63 lots per hectare or 1.87 lots per acre
<b>Range of Lot Sizes</b>	2156 - 2161 square metres
<b>Range of Lot Widths</b>	44.66 - 44.70 metres
<b>Range of Lot Depths</b>	48.35 metres

### Referrals

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

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

1 Elementary students at Semiahmoo Trail School  
1 Secondary students at Elgin Park Secondary School

(Appendix III)

**Parks, Recreation & Culture:** Parks accept the removal of two City trees as recommended in the project arborist report dated March 21, 2022. Tree compensation at a 2 to 1 ratio will be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and a cash-in-lieu payment of \$2,200.00, representing \$550 per tree, collected into the Green City Program.

Sunnyside Acres Urban Forest Park is the closest active park, which contains a recreational trail network, and is a natural area. The park is 835 metres walking distance from the development.

### Transportation Considerations

- The applicant is required to provide a 1.942 metre wide road dedication for 144 Street (collector road), a 25 square metre corner cut at 32 Avenue and 144 Street, a 2.7 metre statutory right-of-way along the east side of 144 Street, and a 0.5 metre statutory right-of-way along the north side of 32 Avenue as noted in the Engineering Requirements (Appendix II).

## POLICY & BY-LAW CONSIDERATIONS

### Land Use Designation

- The property is designated Suburban and located within the Suburban Density Exception Area (maximum 2 upa) in the Official Community Plan (OCP), which limits density to 5 units per hectare (u.p.h.). The proposal has a unit density of 4.63 units per hectare (or 1.87 units per acre), and therefore complies with the property's OCP designation.

### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
  - o A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. Half-acre residential lots will result in similar sized homes, streetscape and yard space that fits the suburban character of the existing neighbourhood.*

*The applicant completed design guidelines for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.*

## Secondary Plans

### Land Use Designation

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). Subdivision of the lot into two half-acre sized lots would not comply with the existing LAP designation.
- The applicant is proposing an LAP Amendment to redesignate the site from "One Acre" to "Half-Acre Gross Density" and to rezone the site from "One Acre Residential Zone (RA) to "Half-Acre Residential Zone (RH)", to allow subdivision into two (2) half acre residential lots.
- Proposed Lot 1 has a width of 44.73 metres and proposed Lot 2 has a width of 44.66 metres. The proposal achieves lot widths that are larger than those of other RH lots in the immediate vicinity. The subdivision would maintain the streetscape appearance of this area. The applicant proposes retention of trees buffering this property from abutting lots on the north and east side, which will maintain privacy between the proposed lots and existing properties.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".



- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)" and parking requirements.

<b>RH Zone (Part 14)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	5.0 units per hectare	4.20 units per hectare
<b>Yards and Principal Building Setbacks</b>		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	4.5 metres	4.5 metres
Side Yard Flanking (direction):	7.5 metres	7.5 metres
Rear (direction):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	1,858 square metres	2156 – 2161 square metres
Lot Width:	30 metres	44.66 – 44.73 metres
Lot Depth:	30 metres	48.35 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Design Consultant proposes that the buildings maintain a relationship with neighbouring context homes, which are all "West Coast Modern" style.
- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd., and dated January 2022, 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. The current rate is \$2,000 per new unit.

## 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 new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 1, 2022 and the Development Proposal Signs were installed on April 4, 2022. Staff received 2 responses from neighbouring residents. Both responses were for general information about the application and neither indicated support or opposition to the proposal.
- The applicant has demonstrated general community support for the proposal. The applicant has conducted a survey on the proposal, gathering 21 signatures in South Surrey.
- Of these 21 signatures, 20 residents located in the Central Semiahmoo Peninsula LAP area were supportive. Six (6) signatures were provided from residents on the same block or within 100 metres distance of the subject property. Eight (8) signatures were provided from residents between 100 and 200 metres distance of the subject property.

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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>Alder and Cottonwood Trees</b>			
Alder	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	1	1	0
Japanese Maple	1	0	1
Bigleaf Maple	3	3	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Western Red Cedar	7	2	5
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>7</b>	<b>6</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>8</b>
<b>Total Retained and Replacement Trees</b>	<b>14</b>
<b>Contribution to the Green City Program</b>	<b>\$4,400.00</b>

- The Arborist Assessment states that there are a total of 15 mature trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 12% of the total trees on the site, are Alders. It was determined that 6 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 16 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of 4 trees per lot), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$4,400.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$4,400.00 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JK/ar



*E2016-009#*

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



EXCLUSIVE PROPERTIES LTD.  
 206 - 6846 KING GEORGE BLVD, SURREY, V3W 4Z9 PH: 604-780-6061 EMAIL: man11919@yahoo.ca  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 3250 144 STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: JK	Job No. 21-4442	
P.W.	Date NOV/2021	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

## 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: **November 22, 2022** PROJECT FILE: **7822-0084-00**

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RE: **Engineering Requirements  
Location: 3250 144 Street**

**LAP AMENDMENT**

There are no engineering requirements relative to the LAP Amendment except for the requirements listed below.

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

- Dedicate 1.942 m on 144 Street, including 5 m x 5 m corner cut at 32 Ave/144 Street.
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***Works and Services***

- Construct east side of 144 Street.
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- Pay \$270.46 for BUK latecomer charge for sanitary sewer (5885-0376-01).
- Construct storm, water and sanitary service connections for proposed each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager



August 16, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0084 00

**SUMMARY**

The proposed 2 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:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

<b>Semiahmo Trail Elementary</b>	
Enrolment (K/1-7):	43 K + 362
Operating Capacity (K/1-7)	19 K + 256
Addition Operating Capacity (K/1-7) 2024	38 K + 419
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1301
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	4
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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.

**School Enrolment Projections and Planning Update:**

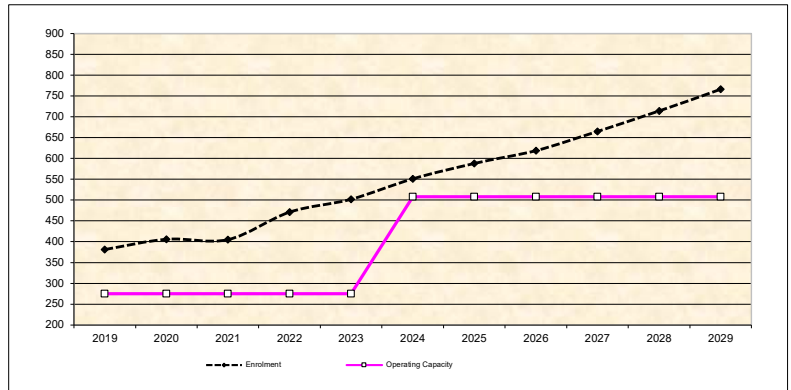
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

As of September 2021, Semiahmo Trail Elementary is operating at 146% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

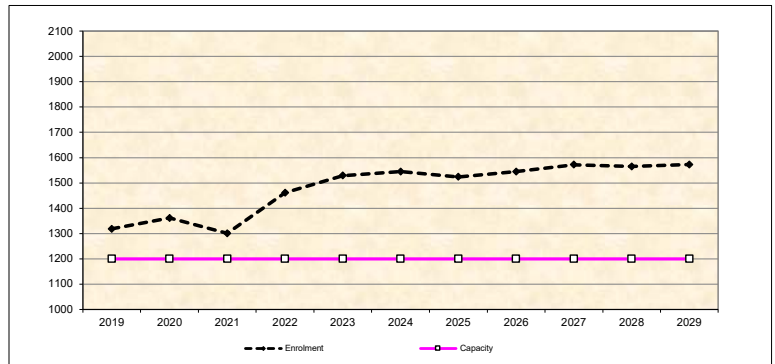
As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project in March 2020 to move forward to have a feasibility study prepared. Until the addition is open, the district can manage future growth with portables on site.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**Semiahmo Trail Elementary**



**Elgin Park 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 #: 7922-0084-00  
 Project Location: 3250 144 Street, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

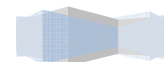
The area surrounding the subject property consists of a mixture of homes, some that are built approximately 8-10 years ago and some that are built approximately 15-20 years ago. The style of the newer homes in the area "traditional west coast" and "west coast modern" which range from 7000sf up to 8,000 sf.

Homes in the neighborhood include the following:

- The majority of homes are large estates which are approximately 8-10 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or cedar shingles and the cladding is primarily stucco or hardi with stone or brick accents.

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

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



7) The minimum roof can be 4:12 and maximum pitch 12:12.

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

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

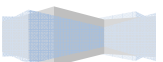
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, 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 can be 4:12 and maximum 12:12.





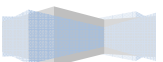
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 5 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:** **\$5,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$20,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: April 2, 2022

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

\_\_\_\_\_  
Date: April 2, 2022



**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 3250 144 St, Surrey, B.C., V4P 2A5

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	15
Protected Trees to be Removed	9
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  2 X one (1) = 2	2
All other Trees Requiring 2 to 1 Replacement Ratio  7 X two (2) = 14	14
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>8</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



March 21, 2022

(Signature of Arborist)

Date



