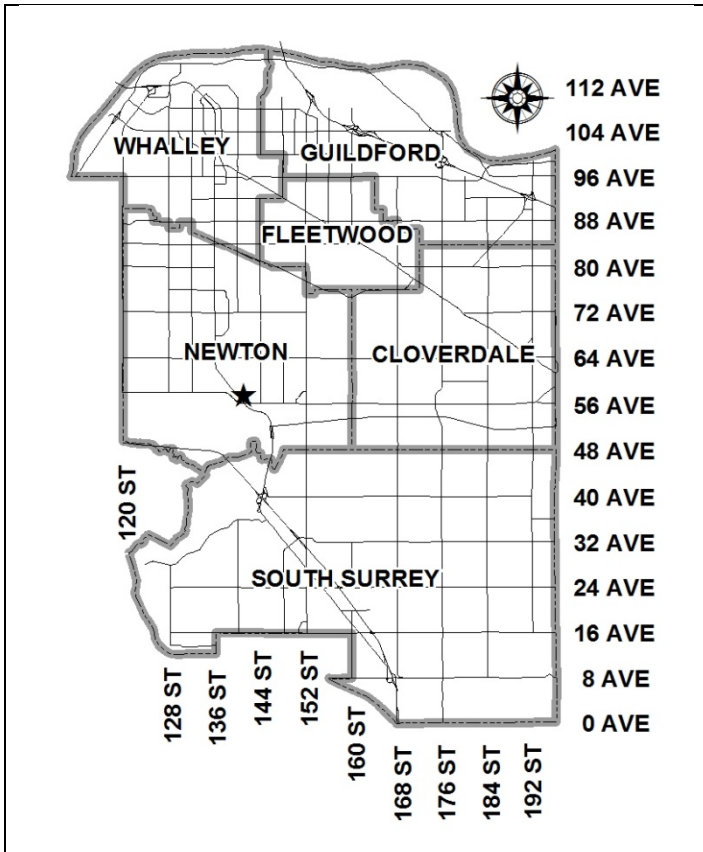


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0200-00

Planning Report Date: June 15, 2014



PROPOSAL:

- **Rezoning** from RA to RF-12
- **NCP Amendment** from "Single Family Residential" to "Single Family Small Lots"

in order to allow subdivision into two (2) single family RF-12 lots.

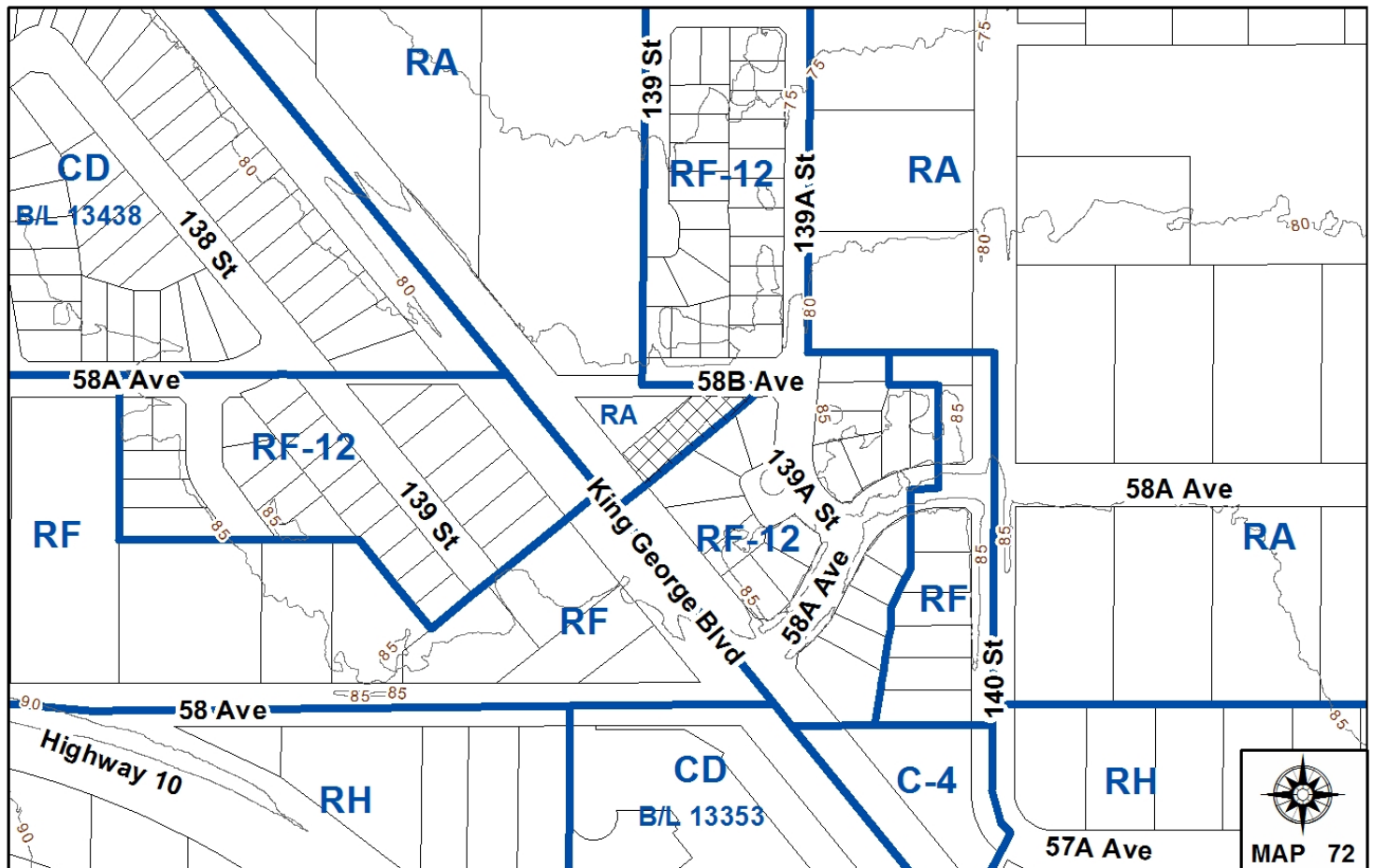
LOCATION: 5846 - King George Boulevard

OWNER: 1004673 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential and Buffer (along King George Boulevard)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton Neighbourhood Concept Plan (NCP) is required to re-designate the site from "Single Family Residential" to "Single Family Small Lots" to allow for the development of RF-12 lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposal for RF-12 zoned small lots will complement the character and pattern of residential development already established in the local neighbourhood.
- The proposed land use, density and building form is appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" within the 3 metre (10 ft.) landscape buffer along King George Boulevard.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

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:

1 Elementary student at Woodward Hill Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2016.

Parks, Recreation & Culture: No objections.

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 58B Avenue):	Single family dwelling	Urban / Single Family Small Lots and Single Family Residential	RF-12 and RA
East:	Single family dwelling	Urban / Single Family Small Lots	RF-12
South:	Single family dwelling	Urban / Single Family Small Lots	RF-12
West (Across King George Boulevard):	Single family dwelling	Urban	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The NCP amendment is necessary to extend the small lot designation to accommodate the proposed RF-12 lots. The proposed NCP amendment is consistent with the development concept for subdivision of the subject property, which was established under Development Application 7910-0175-00.

DEVELOPMENT CONSIDERATIONS

- The subject 982 square metre (10,566 sq. ft.) site is a through-lot between King George Boulevard and 58B Avenue. It is designated "Urban" in the Official Community Plan (OCP), zoned "One-Acre Residential" (RA) and designated "Single Family Residential" in the South Newton Neighbourhood Concept Plan (NCP).

Proposal

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Residential" to "Single Family Small Lots" and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential 12 Zone (RF-12)" to allow subdivision into 2 single family small lots.

- The lots will range in size from 419.85 square metres (4,520 sq. ft.) (Lot 2) to 505.74 square metres (5,444 sq. ft.) (Lot 1) and meet all RF-12 requirements for lot area, width and depth.
- Proposed Lot 1 will front King George Boulevard and have driveway access to 58B Avenue via a panhandle. Lot 2 will be oriented to and have driveway access from 58B Avenue (Appendix II).
- The applicant is required to dedicate 2.712 m (9 ft.) of road dedication and a 0.5 m (1.6 ft.) statutory right-of-way for the future widening of King George Boulevard for an ultimate 42.0 m (138 ft.) wide road right-of-way.
- While typically a minimum 15.0 meter (50 ft.) wide landscape buffer is required along King George Boulevard, the applicant is proposing a 3.0 m (10 ft.) wide buffer be provided instead, which is necessitated by current road dedication requirements along King George Boulevard for future transit expansion and lot depth limitations.
- Taken together, the required road dedication and landscape buffer area necessitate approximately 6.0 m (20 ft.) of undevelopable land on the subject property as measured from the existing property line. This is consistent with the 6.0 m (20 ft.) buffer required previously for application no. 7910-0175-00 to the east of the subject site. No additional road dedication was required along King George Boulevard as part of application no. 7910-0175-00.
- A no build restrictive covenant will be required over the landscape buffer area to ensure its future retention.

Lot Grading & Building Scheme

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development. The proposed Building Design Guidelines are attached as Appendix V.
- The proposed Design Guidelines will not emulate the existing older dwellings and instead proposes a new character in which two-storey homes (with basements) are constructed to a high modern standard commonly found in recent RF-12 zoned developments in the area.
- For neighbourhood continuity, the building scheme for the subject site will be similar with respect to the quality and quantity of exterior wall cladding and trim and detailing materials of recent local development sites (e.g. 7911-0268-00 and 7912-0266-00), with some adjustments to massing design regulations.
- A preliminary lot grading plan, submitted by Mainland Engineering Consultants Corporation, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on both lots. 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.

TREES

- Scott Lee, 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Coniferous Trees			
Douglas Fir	2	1	1
Total (excluding Alder and Cottonwood Trees)	2	1	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		5	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 2 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 33 % of the total trees on the site, is an Alder or Cottonwood tree. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints 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 4 replacement trees on the site. The applicant is proposing 4 replacement trees, meeting City requirements.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were originally sent on August 1, 2014 and a Development Proposal Sign was erected.

The Development Proposal sign was recently updated and amended Pre-Notification letters were sent to include notice of the proposed NCP amendment. To date, no comments have been received in response to the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary 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. NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

EM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

- 1. (a) Agent: Name: Avnash Banwait
 Address: Mainland Eng(2007) Corp.
 Unit 206, 8363 - 128 Street
 Surrey, BC V3W 4G1

 Tel: 604-543-8044 - Work
 604-543-8044 - Cellular

2. Properties involved in the Application

(a) Civic Address: 5846 - King George Blvd

(b) Civic Address: 5846 - King George Blvd
 Owner: 1004673 BC Ltd
 Director Information:
 Rupinder Bhinder

No Officer Information Filed
 PID: 009-577-271
 Parcel "One" (Explanatory Plan 13435) Lot "B" Section 9 Township 2 New Westminster
 District Plan 11655

3. Summary of Actions for City Clerk's Office

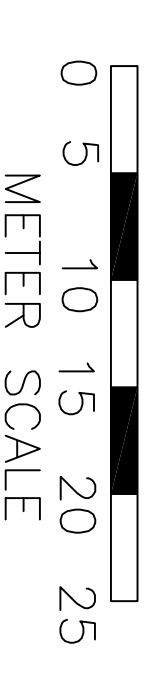
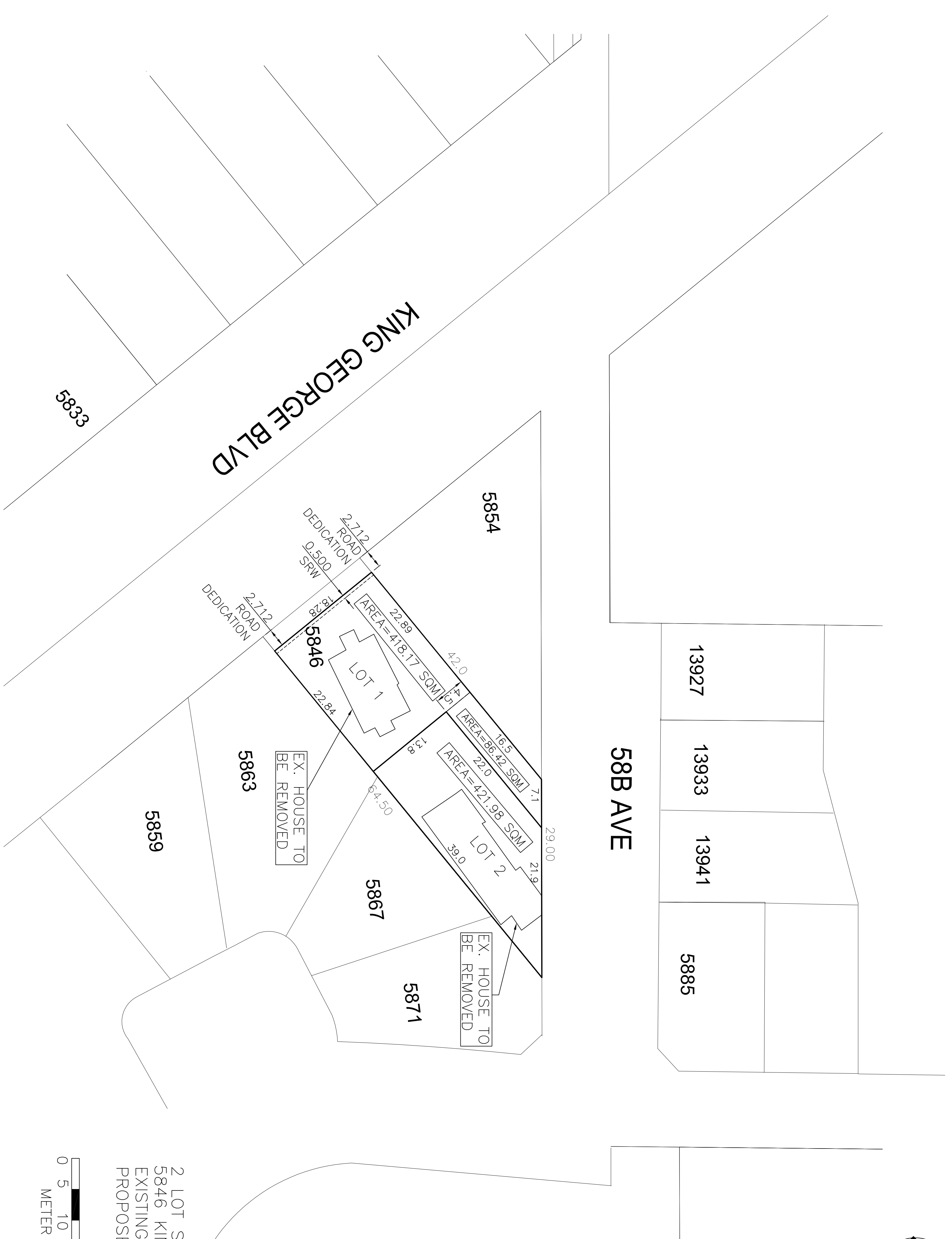
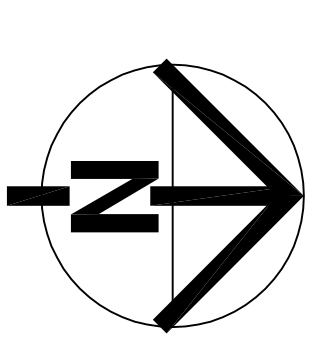
- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI. **YES**

MOTI File No. 2014-05715

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.2406
Hectares	0.0974
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13.8 m to 21.9 m
Range of lot areas (square metres)	417 m ² to 422 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.5 uph / 8.3 upa
Lots/Hectare & Lots/Acre (Net)	21.6 uph / 8.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	48.74%
Estimated Road, Lane & Driveway Coverage	301.6 m ²
Total Site Coverage	150 m ²
	451.6 m ²
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	NO
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	NO



NO.	15/06/11	BD	RM	ISSUED FOR PRELIMINARY LAYOUT APPROVAL
	17/MM/DD	DRN	CH	REVISION

MAINLAND ENGINEERING CONSULTANTS CORPORATION
 SURREY, B.C.
 SUITE 206 8363 128TH STREET
 V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

OWNER/DEVELOPER: AMAR BAIWA
 PH: 250-888-6993
 DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION
 5846, KING GEORGE BLVD
 DWG. NAME: PRELIMINARY LAYOUT PLAN

SCALE	NTS	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	BD		
DRAWN	BD	SURREY DRAWING NO.	1
CHECKED	RM	MAINLAND PROJECT NO.	0F 1
APPROVED	AB	DATE	15/06/11
		REV.	0

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

FROM: Development Services Manager, Engineering Department

DATE: June 10, 2015 **PROJECT FILE: 7814-0200-00**

**RE: Engineering Requirements
Location: 5846 King George Blvd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.712 metres along King George Boulevard (KGB) for an ultimate 42.0 metre Arterial Road;
- provide a 0.500 metre Statutory Right-of-Way (SRW) along KGB frontage; and
- provide a 0.500 metre SRW along 58B Avenue frontage.

Works and Services

- re-construct sidewalk as necessary along 58B Ave to address driveway locations, third party utility conflicts and current meandering; and
- provide adequate service connections for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Planning November-19-14

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.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity. The capacity in the table below does not include a modular classroom that was added to accommodate growth (as this is considered temporary space). Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. Recently a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd). Also, a recent addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortage in the Newton area. The school district is currently considering various measures to address existing and projected overcrowding at Sullivan Heights Secondary.

In recent years, amendments to the South Newton NCP have resulted in a larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in a significant increase to enrolment projections. The School District is preparing a long range facility plan (which will inform the 5-Year Capital Plan) to help accommodate projected changes in student demographics in South Newton.

Surrey School District expresses its concern about development consistently occurring at densities higher than outlined in the NCP given the flow on implications to educational facility planning.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0200 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

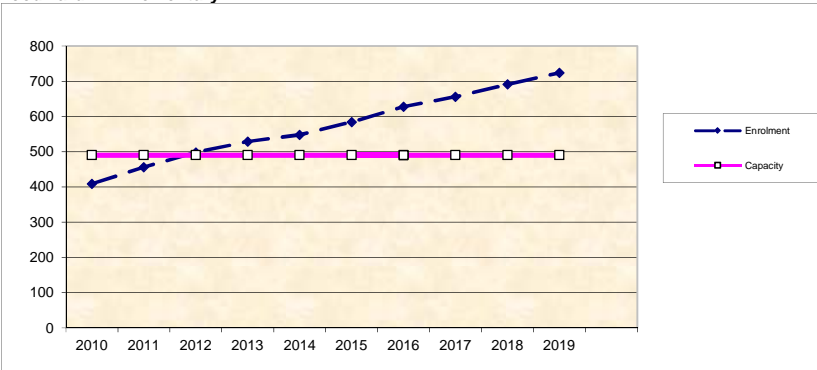
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

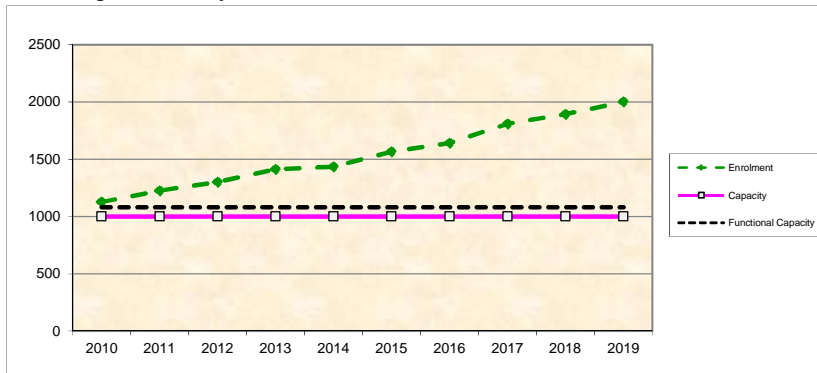
September 2014 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	67 K + 481
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1434
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0200-00
Project Location: 5846 King George Boulevard, 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 area surrounding the subject site is predominantly comprised of old, small homes from the 1950s and 1960s, constructed on large suburban lots. Just under half of the houses (46%) within the character study area are simple, low mass, rectangular Bungalows, most of which are less than 1000 square feet. These homes have simple, low slope (2:12 – 5:12) common gable or common hip roofs with either an interlocking tab type asphalt shingle surface, or tar and gravel / roll roofing. These dwellings are clad in cedar, and most have no masonry accent veneer.

Twenty seven percent of homes are larger (2000-2500 sq.ft.) Basement Entry or Cathedral Entry type homes constructed in the 1970's – 1980's. The homes have high mass characteristics due to the economical practice of placing the upper floor directly above the floor below, thus exposing the entire upper floor wall mass to street views. These homes have low slope (4:12 – 5:12) common gable or common hip roofs with an asphalt shingle surface. These homes are clad in vinyl or in stucco, and have a modest brick accent,

The remaining 27 percent of homes, constructed either in the 1980s or 2000s, are Two-Storey type structures. These homes have desirable mid-scale massing designs in which a substantial portion of the upper floor is concealed behind the roof system extending up from the floor below. Roof slopes vary between 7:12 and 12:12. Roof surfaces include cedar shingles or asphalt shingles. A variety of main wall cladding materials have been utilized including cedar siding, stucco, vinyl siding, and brick or masonry.

Most lots are landscaped to an old urban standard, characterized by mature trees and shrubs, most of which are native to this area. Most lots have driveway materials that are considered substandard in comparison to materials used in most modern urban subdivisions (27% asphalt, 46% gravel, 18% broom finished concrete and only 9% exposed aggregate).

Neither the dwellings nor the landscaping provide suitable context for a year 2014 RF-12, zoned development in Surrey. Therefore, the existing homes will not be emulated. A new character area is proposed in which low to mid-scale Two-Storey type homes (with basements) are constructed to a high modern standard (commonly found in post 2010 RF-12 developments in this general area).

There are however, four new applications in the immediate area; a 16 lot RF and RF-12 development at 14034 and 14056 - 58A Avenue (7913-0175-00), an 8 lot development at 5877 - 140 Street (7912-0266-00) comprised of seven RF12 lots and one RF lot, a 10 lot development at 5925 - 140 Street (7911-0268-00) comprised of nine RF9 lots and one RF-12 lot, and a 6 lot RF zone development at 14013 - 58A Avenue (7912-0118-00). For neighbourhood continuity, the building scheme for the subject site should be similar with respect to the quality and quantity of exterior wall cladding and trim and detailing materials to those of the three nearby sites, with some adjustments to massing design regulations reflecting any differences in zoning and landscaping requirements.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme

- 1) **Context Homes**: Most homes in the surrounding area do not provide acceptable residential design context for a post year 2010 development. Therefore, the strategy will be to create a desirable new character area, in which homes are consistent in quality with most RF-12 zone subdivisions created subsequent to 2010, and are also consistent with building scheme regulations for the adjacent new sites to the southeast, east and north identified as Surrey Projects 7913-0175-00, 7912-0266-00, 7911-0268-00, and 7912-0118-00.
- 2) **Style Character**: Existing homes are Old Urban, Traditional, or Heritage styles. The old urban homes do not meet modern design standards and are not recommended. Traditional and Heritage styles are recommended. "Neo-Traditional" and "Neo-Heritage" styles are compatible with the existing styles and are also recommended.
- 3) **Home Types**: There are Bungalows, Basement Entry homes, Cathedral Entry homes, and Two Storey homes type homes within the character area. It is expected that new homes at the subject site will be Two-Storey type. However, a variety of home types should be permitted, and home type will not be regulated in the building scheme.
- 4) **Massing Designs**: The old urban homes do not provide desirable massing context. Massing designs should be consistent with those used in most post year 2010 RF-12 zone developments.
- 5) **Front Entrance Design**: Front entrance porticos are not an architecturally significant feature on most homes in this area. The entrance height ranges from one storey to 1½ storeys, which is an appropriate scale for RF-12 zone subdivisions.
- 6) **Exterior Wall Cladding**: A variety of wall claddings have been used, including cedar, stucco, vinyl, brick, and stone, and a similar variety should therefore be permitted, except that feature veneers should be required to meet post 2010's standards.
- 7) **Roof surface**: Roof surfaces on existing homes are predominantly asphalt shingles. Cedar shingles, tar and gravel, and roll roofing have also been used. Building schemes for the proposed new developments (7913-0175-00, 7912-0266-00, 7911-0268-00, and 7912-0118-00) located west of the subject site permits the use of cedar shingles, shake profile asphalt shingles, shake profile concrete roof tiles, and environmentally sustainable roof materials in a shake profile. A similar range of roofing materials is recommended for the subject site.
- 8) **Roof Slope**: Roof pitch 2:12 to 12:12 on existing homes. Min 7:12 slope is recommended, which is a common minimum roof slope used on many new RF-12 zone subdivisions.

Streetscape: Fifty to sixty year old, small, low-impact “old urban” Bungalows and high impact Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

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: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. 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 2000'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 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF-12 zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent in theme, representation, and character with proposed homes in the adjacent new developments to the north, east, and southeast including Surrey projects 7913-0175-00, 7912-0266-00, 7911-0268-00, and 7912-0118-00), and should meet common new post year 2010 standards for RF-12 zone subdivisions.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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 7:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, 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. Grey, black, or brown only
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** No corner lots. Therefore this section is not applicable.
- Landscaping:** *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs a minimum 3 gallon pot size will be required in the front yard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. On *lot 2*, along the full length of the rear (southwest) *lot* line having a length of 13.8 metres, a continuous hedge consisting of 1.8 metre high columnar hedge cedars shall be planted, with individual cedars spaced not more than 0.75 metres centre to centre, concurrent with *construction* of the principal dwelling. On *lot 2*, along the full length of the rear (southwest) *lot* line having a length of 13.8 metres, a 1.8 metre high solid cedar fence of a design approved by the consultant shall be installed concurrent with *construction* of the principal dwelling;
- Additional setbacks:** On *lot 2*, the principal dwelling, including rear deck shall be set not less than 8.0 metres from the southwest *lot* line having a length of 13.8 metres, except that roof overhangs, one window projection of a maximum 2.4 metre width per floor, and cantilevered decks are permitted to encroach to a maximum 0.6 metres into said 8.0 metre setback.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: October 9, 2014

Reviewed and Approved by:



Date: October 9, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0141-00

Address: 5846 King George Boulevard

Registered Arborist: Scott Lee

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> 	3
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

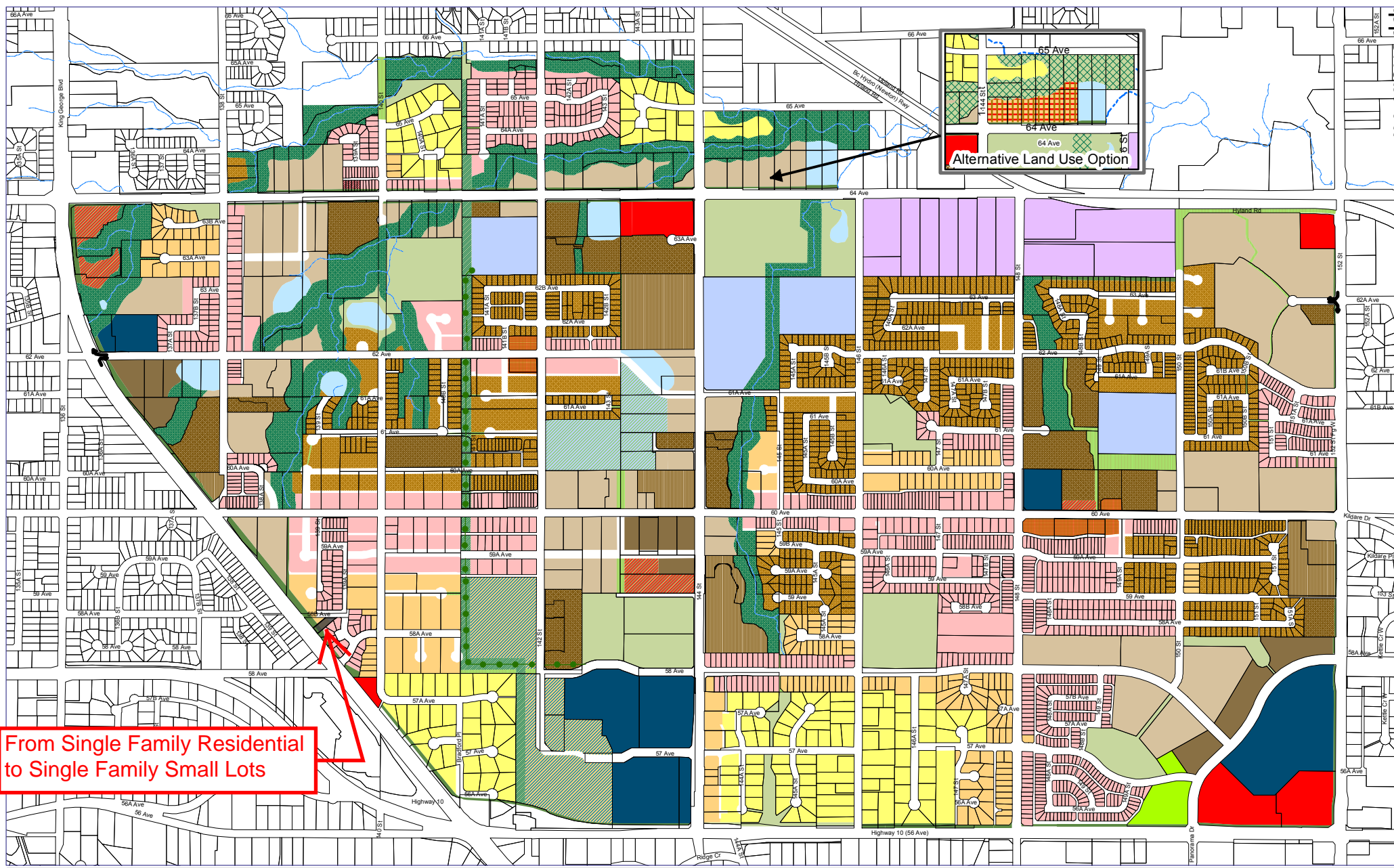
Signature of Arborist:

Date: April 23, 2015



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

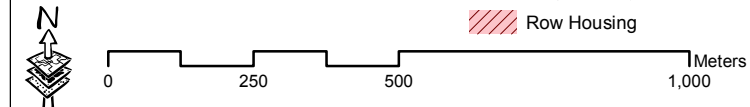




From Single Family Residential to Single Family Small Lots

SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



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