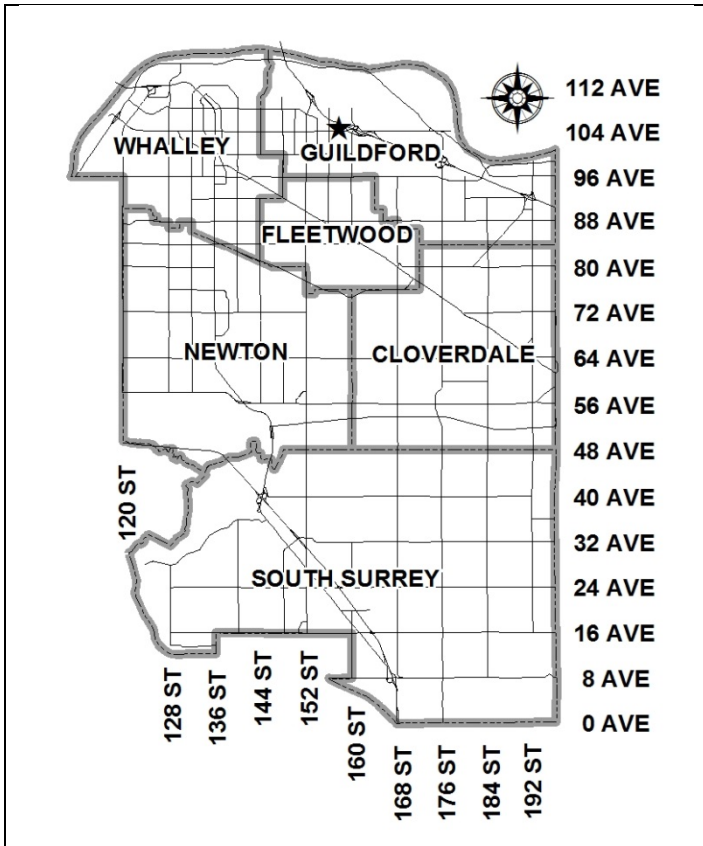


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0313-00

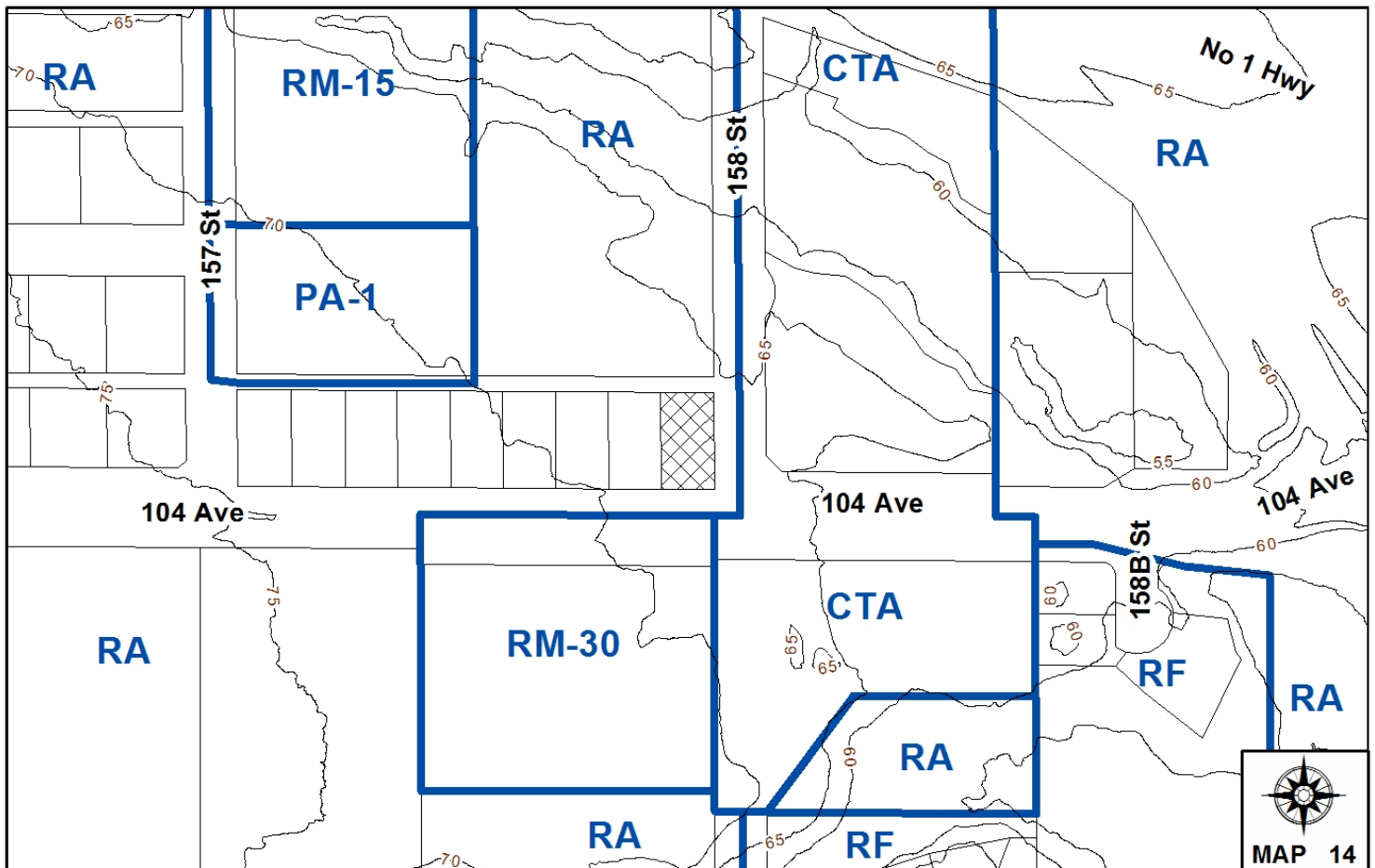
Planning Report Date: March 23, 2015



**PROPOSAL:**

- **Rezoning** from RA to RF-SD in order to allow subdivision into two lots accommodating one semi-detached dwelling unit on each lot.

**LOCATION:** 15791 - 104 Avenue  
**OWNER:** Barryman Enterprises Inc.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" Designation in the OCP.
- The proposed rezoning facilitates a significant amount of road dedication along 104 Avenue (south) for future LRT infrastructure and construction of the dedicated lane along the rear (north) of the subject site.
- The proposed fee-simple duplexes will provide another housing option in the Guildford area and will support City efforts to increase density along transit corridors. The increased density can help support transit ridership by locating increased population within walking distance to transit.

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 "Semi-Detached Residential Zone (RF-SD)" 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for structural independence;
  - (g) registration of a Section 219 Restrictive Covenant to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (h) registration of access easements for the maintenance of exterior finishes and drainage; and
  - (i) registration of an access easement for the maintenance and use of a party wall.

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 Harold Bishop School  
1 Secondary student at Johnston Heights School

(Appendix IV)

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

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns with the proposed rezoning and subdivision.

### SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Single family dwelling and accessory buildings under Application No. 7912-0265-00 to permit townhouses (Pre-Council).	Urban	RA
East (Across 158 Street):	The Coast Surrey Guildford Hotel.	Urban	CTA
South (Across 104 Avenue ):	Townhouse development and Holiday Inn Express and Suites.	Multiple Residential and Urban	RM-30 and CTA
West:	Single family dwellings.	Urban	RA

### DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 15791 – 104 Avenue, is located on the northwest corner of 104 Avenue and 158 Street in Guildford and is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" to allow for the development of two (2) semi-detached buildings on two lots.
- The proposed lots will front 104 Avenue but, as 104 Avenue is an arterial road, no driveway access will be permitted from 104 Avenue to the proposed lots. As a result, the applicant is proposing to construct a portion of the already dedicated but not constructed east-west lane along the northern property line of the subject property to provide vehicle access to the proposed lots.
- The proposed lots conform to the minimum requirements of the RF-SD Zone. Proposed Lot 1 is an interior lot that exceeds the minimum lot width [7.2 metres (24 ft.)], depth [28 metres (24 ft.)], and area [200 square metres (2,150 sq. ft.)] of the RF-SD Zone. Proposed Lot 2 is a corner lot that also exceeds the minimum lot width [8.7 metres (29 ft.)], depth [28 metres (90 ft.)] and area [226 square metres (2,430 sq. ft.)] of the RF-SD Zone.

- The proposed rezoning facilitates significant road widening to accommodate future LRT infrastructure.
- The proposed RF-SD lots will establish a pattern for future semi-detached or row housing development on this block of 104 Avenue between 158 Street and 157 Street.
- The proposed semi-detached housing type supports the City's objective to increase density along transit corridors and offers an alternative housing form in this area of Guildford.

#### Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, that the existing housing stock does not provide suitable architectural context and, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan, submitted by Able Municipal Engineering Ltd., has been reviewed by staff and generally found acceptable.
- The applicant proposes to have in-ground basements on both lots and is not proposing any fill. 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.

#### Parking

- The applicant is providing two off-street parking spaces per dwelling unit which conforms to the minimum requirements of the RF-SD Zone.
- As 104 Avenue is an arterial road, there is no on-street parking permitted. However, there may be potential to accommodate one or two on-street parking spaces on 158 Street subject to reviewing the proximity to the intersection.

#### TREES

- Peter Mennel, 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>Coniferous Trees</b>			
Douglas Fir	2	1	1*
Spruce, Sitka	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>3</b>	<b>1*</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>2</b>
<b>Total Retained and Replacement Trees</b>	<b>3</b>
<b>Contribution to the Green City Fund</b>	<b>\$900</b>

\* the tree within the 104 Avenue dedication will be retained until road works are undertaken

- The Arborist Assessment states that there are a total of 4 mature trees on the site. It was determined that 1 tree, located within the 104 Avenue road dedication, can be retained as part of this development proposal. Engineering has indicated that the widening of 104 Avenue is not within the 10-year servicing plan and as a result, upgrading of 104 Avenue will not occur for some time. In the interim, this tree will be retained until the future road works are undertaken.
- 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 at a 2:1 replacement ratio. This will require a total of 6 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on an average of 1 tree per RF-SD lot), the deficit of 3 replacement trees will require a cash-in-lieu payment of \$900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, two trees are proposed to be replaced on the site and one is to be retained within the 104 Avenue road right-of-way, with a contribution of \$900 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 9, 2014 and staff did not receive any comments.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 11, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site, located along 104 Avenue, is located within a Frequent Transit Area within Guildford.</li> <li>• The proposed development is consistent with the "Urban" designation of the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed gross density is 25 lots/hectare (10.5 lots/acre).</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

#### 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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/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:             Royan Barryman  
                  Address:         10463 - 158 Street  
                                      Surrey, BC V4N 2H9  
                  Tel:               604-588-7507

2.     Properties involved in the Application

(a)     Civic Address:         15791 - 104 Avenue

(b)     Civic Address:         15791 - 104 Avenue  
          Owner:                Barryman Enterprises Inc., Inc. No. 471113  
          PID:                  009-764-933  
          Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan 13084

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.

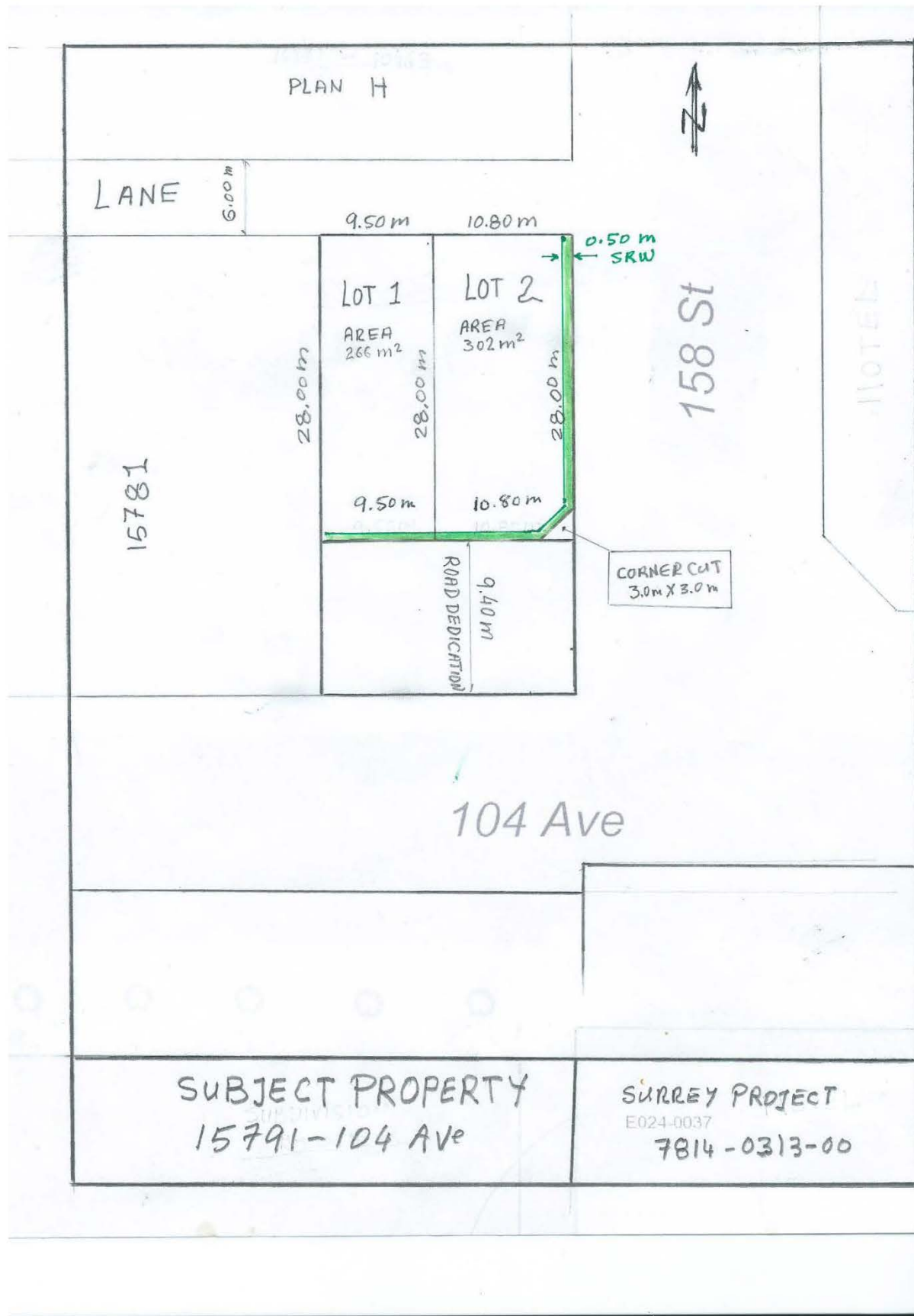
MOTI File No. 2014-06051



# SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.19
Hectares	0.08
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.5 m – 10.80 m
Range of lot areas (square metres)	266 m <sup>2</sup> – 302 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	25 lots/ha & 10.5 lots/acre
Lots/Hectare & Lots/Acre (Net)	35.1 lots/ha & 14.3 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39%
Estimated Road, Lane & Driveway Coverage	34%
Total Site Coverage	73%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



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

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

**DATE: March 13, 2015**                      **PROJECT FILE: 7814-0313-00**

---

**RE: Engineering Requirements  
Location: 15791 104 Avenue**

### REZONE/SUBDIVISION

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

- dedicate 9.442-metres along 104 Avenue for a special 39-metre arterial road section;
- dedicate 3.0-metre x 3.0-metre corner cut at 104 Avenue and 158 Street; and
- register 0.5-metre statutory right-of-way along 104 Avenue and 158 Street

#### *Works and Services*

- construct west side of 158 Street to the 20.0-metre through local road standard;
- construct 6.0-metre asphalt lane;
- construct storm and sanitary mains to service the development; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

sk



December-05-14  
 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.

New housing would help fill surplus capacity at Harold Bishop Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0313 00

**SUMMARY**

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

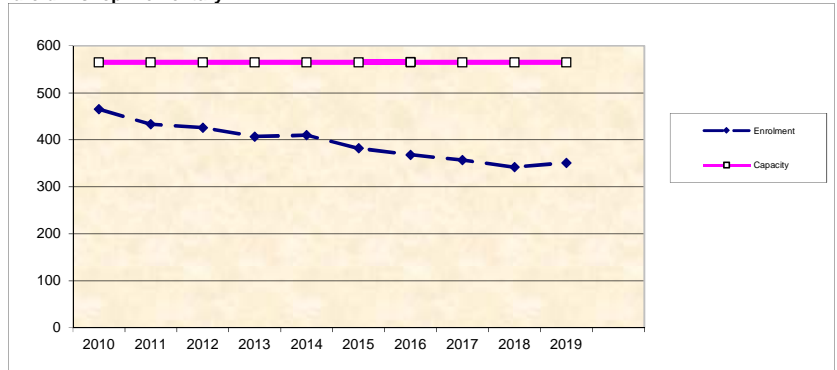
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

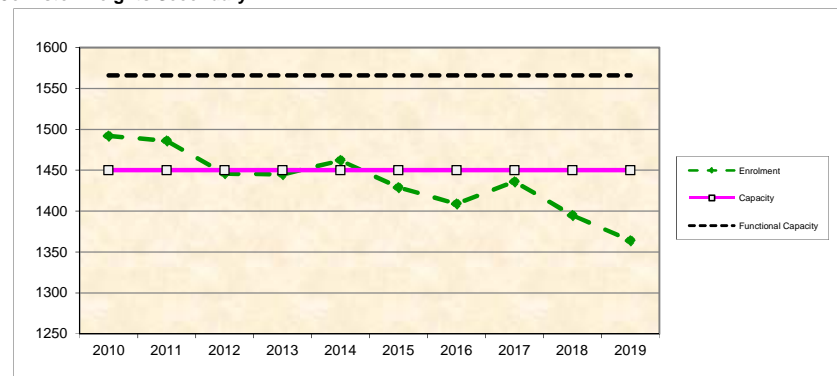
September 2014 Enrolment/School Capacity

<b>Harold Bishop Elementary</b>	
Enrolment (K/1-7):	45 K + 365
Capacity (K/1-7):	40 K + 525
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

**Harold Bishop Elementary**



**Johnston 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: 7914-0313-00  
 Project Location: 15791 - 104 Avenue Street, 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:**

Of all lots surveyed in the study area, 44 percent are either vacant or contain structures that are not suitable for use as architectural context for a single family site.

This area was built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is: 1950's (60%) and 1970's (40%). A majority of homes in this area have a floor area in the 1500 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (20%), 1501 - 2000 sq.ft. (40%), and 2001 - 2500 sq.ft. (40%). All homes in this neighbourhood are classified as "Old Urban". Home types include: Bungalow (20%), Bungalow with above-ground basement (20%), Basement Entry (20%), Cathedral Entry (20%), and Two-Storey (20%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structure (20%), mid-scale massing (40%), high scale, box-like massing (40%). The scale (height) range for front entrance structures include: one storey, understated front entrance (20%), and one storey front entrance (80%).

The range of roof slopes found in this area is: 4:12 (40%), 5:12 (40%), and 6:12 (20%). Main roof forms (largest upper floor truss spans) include: Main common gable roof (100%). Feature roof projection types include: None (60%), and Common Gable (40%). Roof surfaces include: Rectangular profile type asphalt shingles (80%), and Shake profile asphalt shingles (20%). Main wall cladding materials include: Horizontal cedar siding (20%), Vertical channel cedar siding (20%), Horizontal vinyl siding (20%), and Stucco cladding (40%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Horizontal cedar accent (33%), and Stucco feature accent (17%). Wall cladding and trim colours include: Neutral (57%), Natural (29%), and Warm (14%).

Covered parking configurations include: Single carport (40%), and Double garage (60%). All driveways are constructed from asphalt.

A variety of landscaping standards are evident, including: old suburban landscape standard with sod and modest plantings (20%), and old urban landscape standard featuring sod and only a few shrubs (80%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-SD zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** All neighbouring homes can be classified as "old urban" homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage". Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Although the most likely home type at the subject site is Two-Storey, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-SD zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, and stucco. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF-SD zone developments.
- 7) **Roof surface :** All homes in this area have an asphalt shingle roof. However, the roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** All neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

**Streetscape:** There are a wide variety of zonings in this area including RA, RF, RM15, RM30, PA1, and CTA. This is a mixed use area with numerous unrelated structures. There is no readily identifiable and consistent character. The single family homes are 40-60 year old "Old urban" style Bungalows, Bungalows with above-ground basements, Cathedral Entry and Basement Entry types. Massing designs range from small, simple low mass (Bungalows) to high mass box-like Basement Entry homes with floor above floor construction techniques. Roofs are simple gable forms at slopes ranging from 4:12 to 6:12. All homes have asphalt shingle roofs, many of them a result of re-roofing. Walls are clad in cedar or vinyl or stucco. Trim and detailing standards are low by modern standards. All homes have an asphalt driveway, and the landscaping standard on single family lots is considered modest, with sod and only a few shrubs.

## 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 one storey.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF-SD type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-SD developments constructed in Surrey subsequent to the year 2010.

**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 are not recommended for this development. “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 should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 22 shrubs of a minimum 3 gallon pot size, of which 8 or more shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Nov 28, 2014

**Reviewed and Approved by:**       **Date:** Nov 28, 2014



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	0	0	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
<b>Coniferous Trees</b>			
Douglas-fir	2	1	1
Spruce, Sitka	2	2	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	4	3	1
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	



## Tree Preservation Summary

**Surrey Project No: 14-0313-00**

**Address: 15791 - 104 Avenue**

**Registered Arborist: Peter Mennel ISA (PN-5611A)**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (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
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 _____</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 _____</li> </ul>	4
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

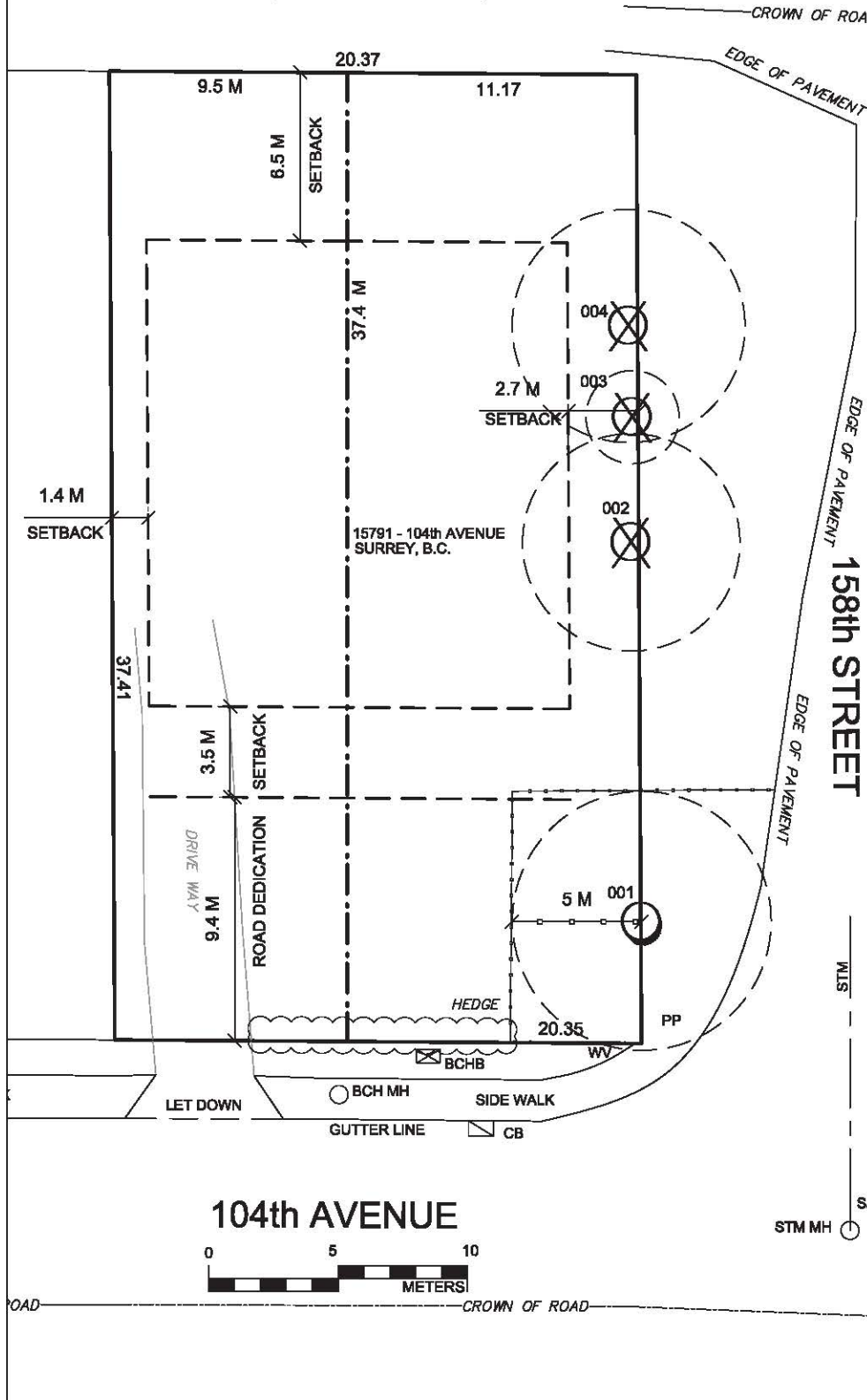
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: January 29, 2015



LANE  
(UNCONSTRUCTED)



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

CLIENT  
ROYAN BARRYMAN

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

15791 104 AVE.,  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE  
T1 - TREE PRESERVATION  
AND REMOVAL PLAN

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DRAWN  
SGL

SCALE  
AS SHOWN

DATE  
JANUARY 20, 2015

T-1  
SHEET 1 OF 1