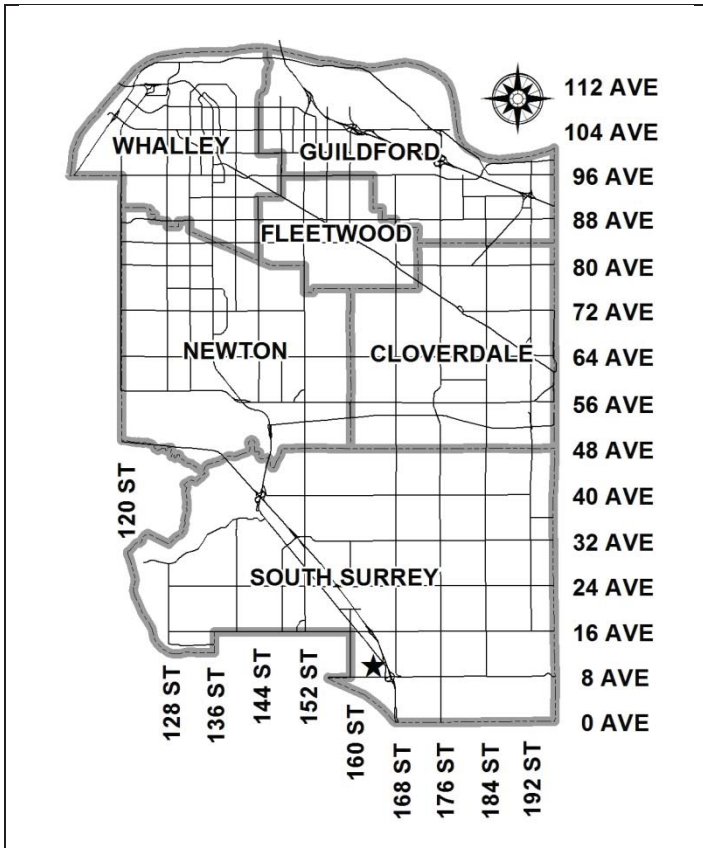


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0091-00

Planning Report Date: July 11, 2016



PROPOSAL:

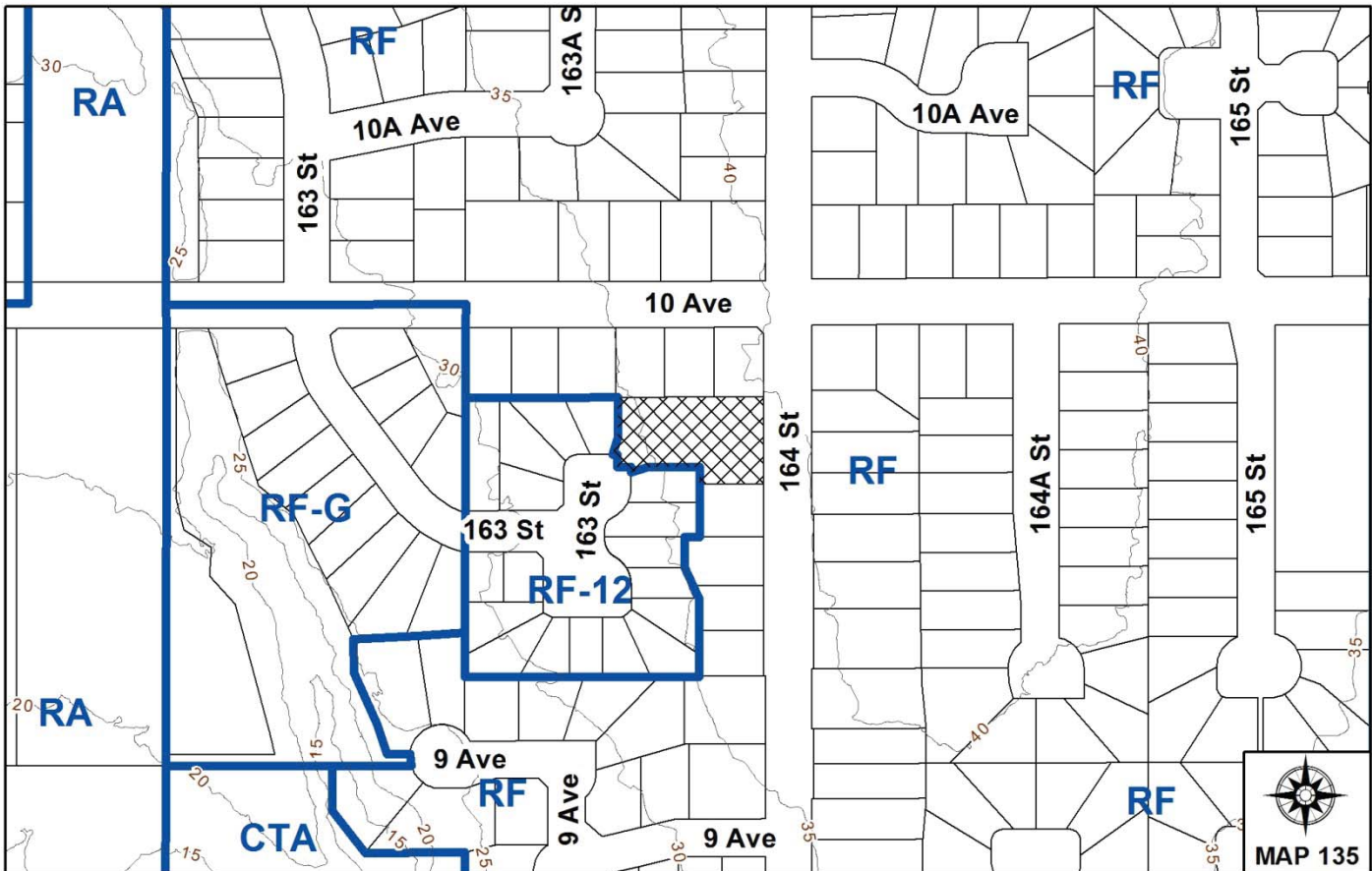
- **Rezoning** a portion from RF to RF-12 to allow subdivision into 4 single family lots

LOCATION: 971 - 164 Street

OWNER: Brian S. Udal

ZONING: RF

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

- The proposed development complies with the land use designation of the Official Community Plan.
- The proposed subdivision conforms to the City's infill policy.
- The proposed RF lots are consistent with the established residential development pattern along both sides of 164 Street.
- The proposed RF-12 lots front onto 163 Street and complete the established RF-12 development pattern in the existing cul-de-sac.
- The proposal is consistent with the concept plan provided as part of the subdivision of the adjacent properties to the south and east in 2002 under Development Application No. 7901-0258-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site from “Single Family Residential Zone” (RF) to “Single Family Residential (12) Zone” (RF-12) for Block A on the Survey Plan (attached as Appendix I), 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

2 Elementary students at South Meridian Elementary School
1 Secondary students at Earl Marriott Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by spring 2017.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|-------------------------|-----------------|---------------|
| North: | Single family dwellings | Urban | RF |
| East (Across 164 Street): | Single family dwellings | Urban | RF |
| South: | Single family dwellings | Urban | RF and RF-12 |
| West: | Single family dwelling | Urban | RF-12 |

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property is approximately 2,167 square metres (0.54 acres) in size. The property is designated “Urban in the Official Community Plan (OCP) and zoned “Single Family Residential Zone” (RF).
- The existing single family house on the property will be removed.

Current Proposal:

- The applicant is proposing to subdivide the existing RF-zoned property into a total of 4 lots.
- The applicant is proposing to rezone the western portion of the site from “Single Family Residential Zone” (RF) to “Single Family Residential (12) Zone” (RF-12) to allow for subdivision into 2 new single family small lots.
- The proposed RF-12 lots will be 443 square metres (4,790 ft.) and 410 square metres (4,413 ft.) in area, which exceeds the minimum lot area requirements of the RF-12 Zone. The RF-12 lots front onto 163 Street and complete the established RF-12 development pattern in the cul-de-sac.
- The eastern portion of the site will remain zoned RF and the existing house is proposed to be demolished to permit subdivision into two lots. The two proposed RF lots will be 642 square metres (6,910 sq. ft.) in area. The proposed RF lots front onto 164 Street and

maintain the established RF-zoned development pattern on both the east and west sides of 164 Street.

- The proposed rezoning and subdivision is consistent with the concept plan provided when the adjacent properties to the south and east were subdivided in 2002 under Development Application No. 7901-0258-00 (Appendix III).

PRE-NOTIFICATION

- Pre-notification letters were sent on May 17, 2016 to 90 households within 100 metres (328 ft.) of the site, as well as the Little Campbell Watershed Society. The development proposal sign was erected on May 11, 2016. To date staff have received 3 phone calls and 2 letters in response to the public notification expressing the following concerns:

Requests for more information:

Staff received three phone calls requesting more information on the proposed development.

(Staff provided details of the proposal over the phone and sent preliminary site plans via email).

Driveway access onto 163 Street:

Several respondents expressed concern regarding the two additional driveways that are proposed for the 163 Street cul-de-sac. These residents felt that there is not sufficient space for two additional driveway letdowns and that the proposed driveways and removal of existing landscaping will impact their property values.

(The proposed driveway letdowns meet City standards. The proposed subdivision and orientation of the lots on the cul-de-sac is consistent with the concept plan provided as part of the subdivision of the adjacent properties to the south and east in 2002 under Development Application No. 7901-0258-00 (Appendix III)).

Parking in the 163 Street cul-de-sac:

Several residents expressed concerns regarding additional parking in the 163 Street cul-de-sac. These residents did not want to see the triangular parking island seen in the cul-de-sac to the south replicated in the north cul-de-sac.

(Staff confirmed that no such parking island is proposed, nor would it be required. Street parking within the cul-de-sac is currently not permitted, and this is not proposed to change.).

Additional Traffic:

There were concerns raised about the increased traffic flow and associated safety concerns that could result from two additional houses in the cul-de-sac and from construction vehicles when the homes are under construction.

(The two additional homes proposed on the 163 Street cul-de-sac are not expected to have a significant impact on traffic flows in the area.)

Drainage and tree retention:

Nearby residents noted some existing drainage issues on their properties and expressed concerns that the proposed development and tree removal could result in additional overland flow and drainage issues on their properties.

(The applicant has provided a preliminary servicing concept plan and lot grading plan that were reviewed by staff and found to be acceptable. The applicant has also provided a tree survey and arborist report that identifies the protected trees on the property and which trees are proposed to be removed. Of the 16 protected trees identified on the site, the applicant proposes to retain 4 and provide an additional 12 replacement trees as well as a \$3,600 contribution to the Green City Fund to compensate for the deficit in tree replacement.)

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting 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 |
|---|-----------|-------------------|----------|
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Arbutus | 2 | 1 | 1 |
| Corkscrew Willow | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Grand Fir | 4 | 4 | 0 |
| Lawson Cypress | 1 | 1 | 0 |
| Western Red Cedar | 8 | 5 | 3 |
| Total (excluding Alder and Cottonwood Trees) | 16 | 12 | 4 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 12 | |
| Total Retained and Replacement Trees | | 16 | |
| Contribution to the Green City Fund | | \$3,600.00 | |

- The Arborist Assessment states that there are a total of 16 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees on the site. It was determined that 4 trees can be retained as part of this development proposal. The

proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 24 replacement trees on the site. Since only 12 replacement trees are proposed on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|--------------|--|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheets, and Survey Plan |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III | Concept Plan from 7901-0258-00 |
| Appendix IV. | Engineering Summary |
| Appendix V | School District Comments |
| Appendix VI | Building Design Guidelines Summary |
| Appendix VII | Summary of Tree Survey and Tree Preservation |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
Coastland Engineering & Surveying Ltd.
Address: #101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

Tel: 604-532-9700 - Work
604-532-9700 - Fax

2. Properties involved in the Application

- (a) Civic Address: 971 - 164 Street
- (b) Civic Address: 971 - 164 Street
Owner: Brian S. Udal
PID: 025-455-630
Lot 9 Section 12 Township 1 Plan Bcp430 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

| Requires Project Data | Proposed | | |
|--|--------------------|---|-----------|
| GROSS SITE AREA | | | |
| Acres | 0.54 | | |
| Hectares | 0.22 | | |
| NUMBER OF LOTS | | | |
| Existing | 1 | | |
| Proposed | 2 | | |
| SIZE OF LOTS | | | |
| | RF | RF-12 | |
| Range of lot widths (metres) | 16.5 m -21.3 m | 13.4 m | |
| Range of lot areas (square metres) | 642 m ² | 410 m ² – 445 m ² | |
| DENSITY | | | |
| | RF | RF-12 | Site |
| Lots/Hectare & Lots/Acre (Gross) | 15.6/ 6.3 | 22.7/ 9.2 | 18.5/ 7.5 |
| Lots/Hectare & Lots/Acre (Net) | | | |
| SITE COVERAGE (in % of gross site area) | | | |
| | RF | RF-12 | Site |
| Maximum Coverage of Principal & Accessory Building | 38.0 | 48.6 | 42.2 |
| Estimated Road, Lane & Driveway Coverage | 7.0 | 13.4 | 9.6 |
| Total Site Coverage | 45.0 | 62.0 | 51.8 |
| PARKLAND | | | |
| Area (square metres) | n/a | | |
| % 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 | | |

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 9, SECTION 12, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP430**

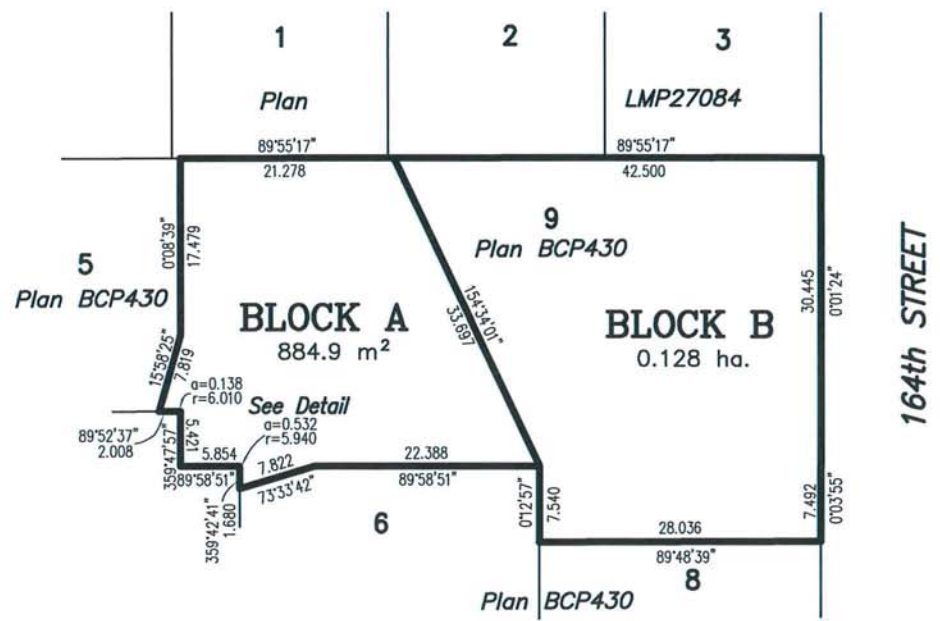
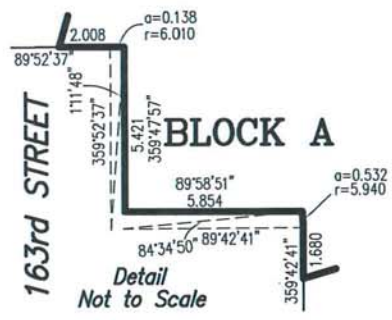
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

City of Surrey
B.C.G.S. 92G.007



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783
 File: 5973-ZONING



Certified correct this 13th day of June, 2016.

Sean Costello
 Sean Costello, B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District

**SUBDIVISION PLAN OF LOT 9
SECTION 12 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN BCP430**

PLAN EPP_____

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 250
All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

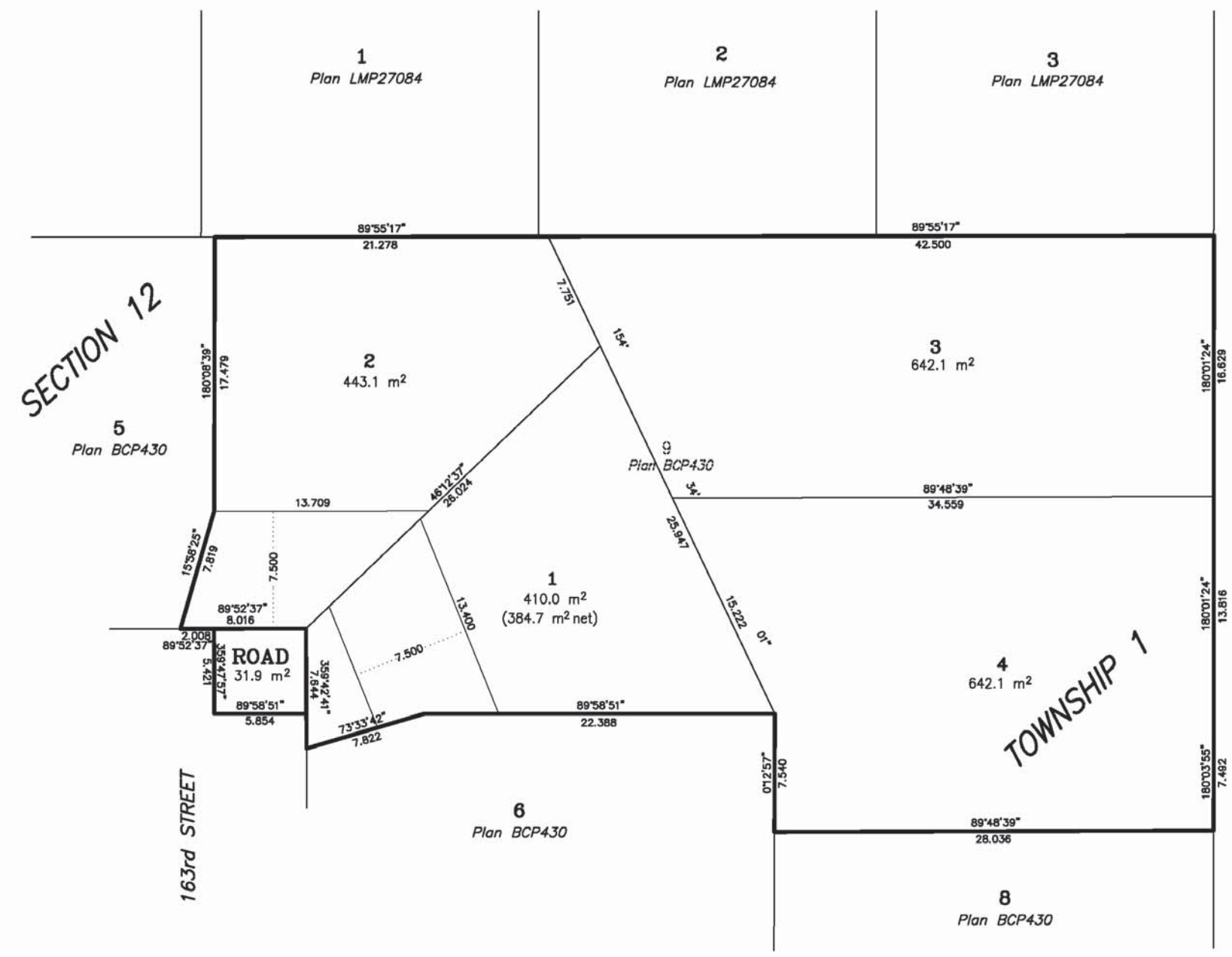
Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from differential dual frequency GNSS observations and are referred to the Central Meridian of UTM Zone 10 (123° W). The horizontal accuracy of GPS baseline measurements is 2 centimetres.

The UTM co-ordinates and estimated horizontal positional accuracy indicated are derived from dual frequency GNSS observations to geodetic control monument 5745.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999222 which has been derived from geodetic control monument 5745. The average combined factor has been determined based on a mean ellipsoidal elevation of 88.1 metres.

- Legend:**
- Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set
 - △ Denotes survey control point



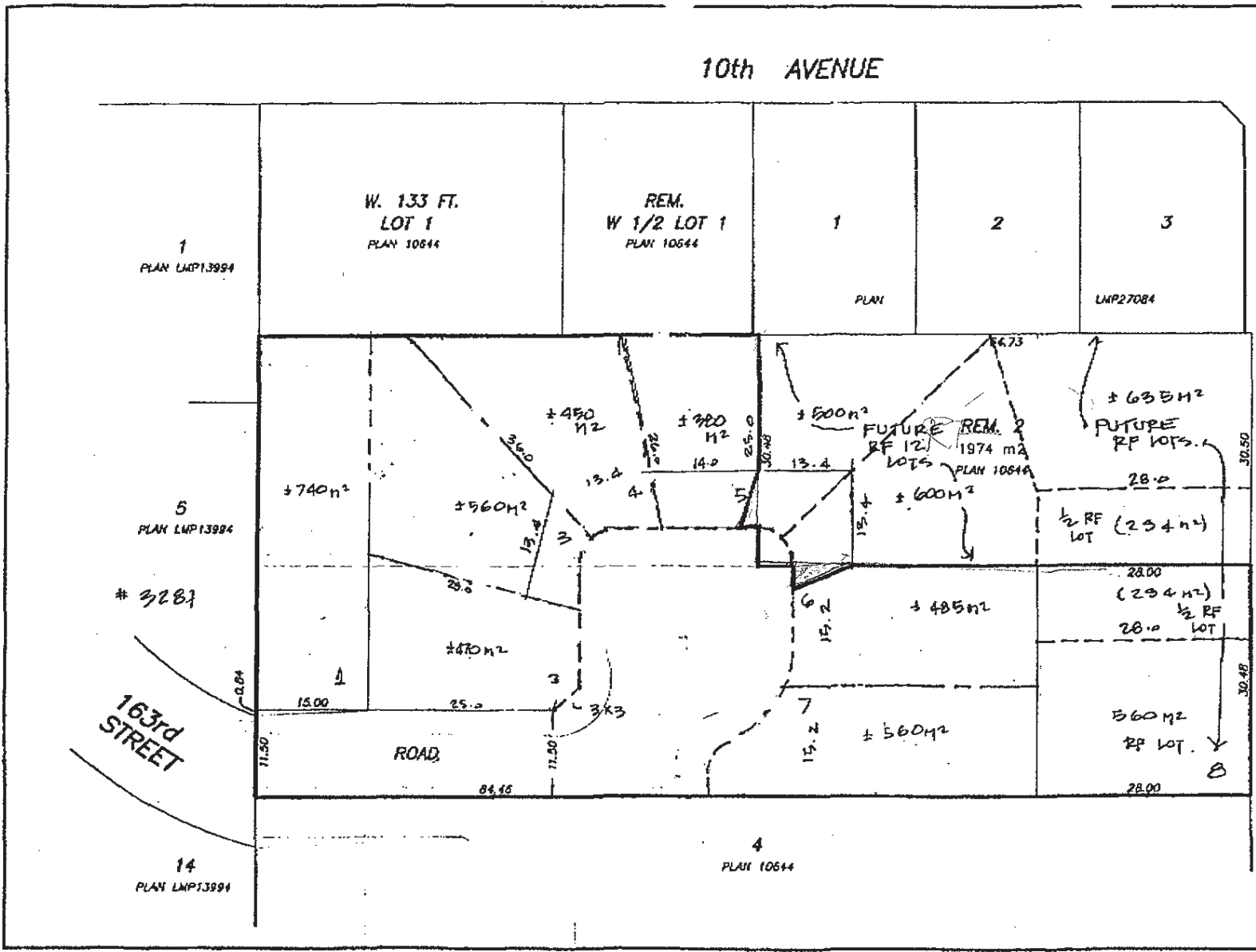
PRELIMINARY

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 5973-SUB

This plan lies within the jurisdiction of the
Approving Officer for the City of Surrey.
This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was
completed on the _____ day of _____, 2016.
Sean Costello, BCLS 900

10th AVENUE



164th STREET

163rd STREET

DEC. 5, 2001 REV.1
SCALE 1:500
NOVEMBER 16, 2001
DYCK & ASSOCIATES
PROFESSIONAL LAND S
102 - 10277 154th S.
SURREY, B.C. V3R 4
TEL: 581-8700 FAX:
FRL: 2708
DWG: 2708-1 REV.1

134

TOTAL P. 02

APPENDIX II

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 29, 2016** PROJECT FILE: **7816-0091-00**

RE: **Engineering Requirements
Location: 971 164 Street**

REZONING AND SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate for completion of 163 Street cul-de-sac bulb.

Works and Services

- Construct the west side of 164 Street to Local Road standard;
- Extend the 100 mm water main to loop 163 Street and 164 Street; and
- Provide a sanitary, storm, and metered water service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

MB



Tuesday, June 07, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0091 00

SUMMARY

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

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 2 |
| Secondary Students: | 1 |

September 2015 Enrolment/School Capacity

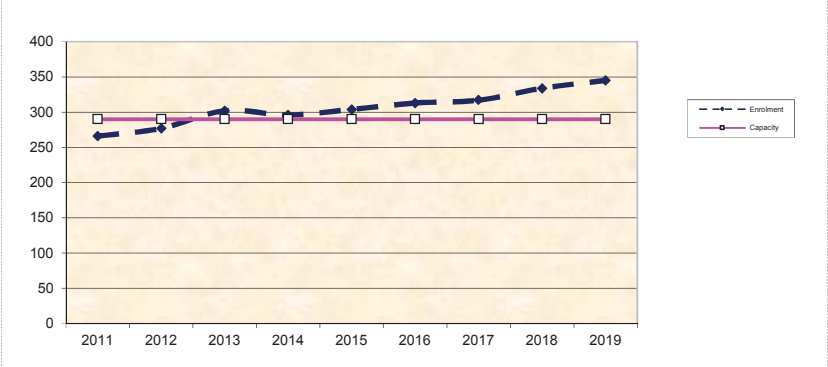
| | |
|----------------------------------|------------|
| South Meridian Elementary | |
| Enrolment (K/1-7): | 39 K + 265 |
| Capacity (K/1-7): | 40 K + 250 |
| Earl Marriott Secondary | |
| Enrolment (8-12): | 1912 |
| Nominal Capacity (8-12): | 1500 |
| Functional Capacity*(8-12): | 1620 |

School Enrolment Projections and Planning Update:

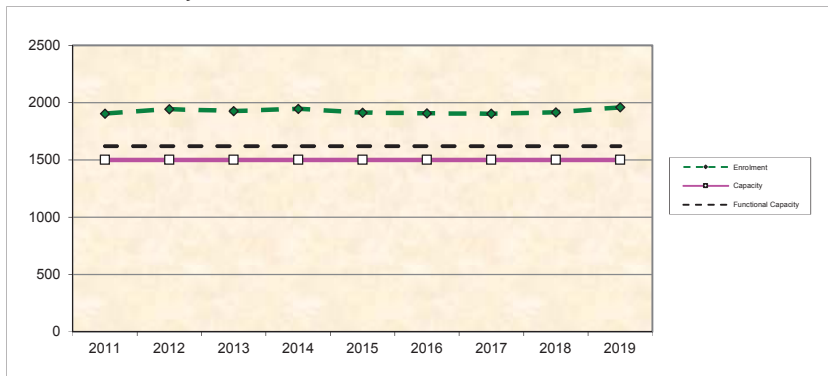
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified at South Meridian in the District's 5-Year Capital Plan. Some of the existing enrolment pressures at South Meridian are from students who reside in the Douglas area where a new school is requested as a part of the District's 5-Year Capital Plan (approval timelines are unknown). A new secondary school in the Grandview Heights area has just received capital project approval and will help alleviate enrolment pressure at Earl Marriott and Semiahmoo (likely open 2020).

South Meridian Elementary



Earl Marriott 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: 7901-0258-00
 Project Location: 951, 971 - 164th 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:

There are two street areas relevant to the subject site; the 900 block of 164th Street and the 900 block 163rd Street. The first character area, the 900 block of 164th Street, has to be classified as a "varied" character area. Homes, which range in age from approximately 5 years to 50 years, include Two-Storeys, Bungalows, and Basement Entry types ranging in size from under 1000 square feet to over 3000 square feet. The style range includes four "West Coast Traditional" forms from the 1950's-1970's, two "Rural Heritage", two "West Coast Contemporary", two "West Coast Modern", and one "Modern California Stucco". Massing characteristics range from "low profile Bungalows" to "high mass, box-like Two-Storey" homes. Most homes have a common hip or common gable roof at slopes ranging from 4:12 to 8:12. Roofing materials include cedar shingles, asphalt shingles, concrete roof tiles, and metal channel. Wall cladding materials are also varied, including cedar, stucco, vinyl, brick, and stone. There is some consistency in colours which are concentrated in neutral and natural palettes. Overall however, the streetscape has little continuity of character, an attribute that cannot be changed with the addition of a single home on 164th Street (lot 8)

The second character area, the 900 block of 163rd Street has a more readily identifiable character. All homes constructed in this area are late 1980's / early 1990's Two-Storey type in the 2500 - 3150 square foot size range (excluding garage). Home styles are limited to the "modern genre / neo-classical" range, including only "West Coast Modern", "Modern California Stucco", and "Neo-Heritage". Most homes have well balanced, mid-range massing characteristics, in which the 1 ½ storey front entrance portico is a key architectural element. The common hip roof form is clearly dominant. Roof slope ranges from 6:12 to 12:12, with the mode at 8:12. All homes in the second zone have a cedar shingle roof surface. All zone 2 homes have concealed gutters. Cedar, stucco, and vinyl are evident in natural hues only (with the exception of a single "Neutral main / complementary trim" home). Trim and detailing standards are high. Landscaping standards range from a moderate to a high modern urban standard. All homes have an exposed aggregate driveway. Homes in this second area can be considered to be "executive quality".

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

- 1) Executive quality RF lot homes at west side. Wide variety of structures at east side of site.
- 2) "Two-Storey" single family residential structure types are dominant.
- 3) Moderate to Large home size. Most homes 2400-2800 square feet excluding garage, bsmnt.
- 4) One to 1 ½ storey entrance porticos.
- 5) Exterior cladding: Cedar, stucco, vinyl, brick, stone.
- 6) Roof surface: West side: cedar shingles. East side: asphalt shingles, cedar shakes, Metal channel, and concrete tiles.

- 7) Roof pitch: 7:12 or higher on 74 % of all homes.
- 8) Concealed gutters on west side homes.
- 9) High landscape standards on west side homes.

| | | |
|----------------------------------|----------------------------------|------|
| Dwelling Types/Locations: | "Two-Storey"..... | 73 % |
| | "Basement Entry/Cathedral Entry" | 5% |
| | "Rancher (bungalow) :..... | 21% |
| | "Split Levels:..... | 0% |

Dwelling Sizes/Locations: Size range: 16% under 1500 square feet. 26% 2000-2500 sq. ft. excl. gar., 58% 2500-3150 sq. ft. excl. garage.
(Floor Area and Volume)

Exterior Treatment /Materials: Cedar : 47%, Stucco : 37%, Vinyl : 16%.
 Brick or stone on 37 percent of all homes

Roof Pitch and Materials: Cedar shingles: 79%, Asphalt shingles:11 %, Concrete tiles: 5%
 Metal : 5%. 74 % of all homes have a roof pitch of 7:12 or higher.

Window/Door Details: Rectangular dominant (89% of existing homes).

Streetscape: West side of site (900 block of 163rd Street) : Executive quality 2500-2800 square foot, 10 - 14 year old "West Coast Modern", "Modern California Stucco", and "Neo-Heritage" Two-Storey type homes with cedar shingle roofs, concealed gutters, a variety of good quality cladding materials are situated in a common modern urban setting on lots landscaped to a high modern urban standard.
East side of site (900 block of 164th Street) : Moderate quality old urban RF lot homes of a 1000 - 3000 square foot size in a wide range of styles including "West Coast Contemporary", "West Coast Traditional", "West Coast Modern", "Rural Heritage", and "Modern California Stucco". A wide variety of cladding and roofing materials have been used. The homes are situated on lots of varying sizes with landscape standards ranging from "primarily native growth" to "high modern urban". Large conifers are a common strong influence on the streetscape.

2. Proposed Design Guidelines

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

Guidelines will preserve the "emerging character" of the homes on the west side through restrictions requiring new homes on proposed lots 1-7 to be compatible with existing homes in the 900 block of 163rd Street. A new home on lot 8 on the east side will be reasonably compatible with homes in the 900 block of 164th Street, with the requirement that design and detailing standards be raised to year 2000's levels. The existing style range will be preserved and will include "West Coast Modern", conservative forms of "Modern California Stucco", "Neo-Traditional", "Neo-Heritage", and "Rural Heritage" (164th Street only). Two-Storey and Bungalow single family residential home types will be preserved. Split Level homes will be introduced, if desired by new home purchasers. Basement Entry homes will not be permitted. The dominant cedar shingle roofing material will be preserved and the modestly characteristic concrete roof tile material will be permitted. Asphalt shingles will not be permitted. Concealed gutters will be required. A variety of wall cladding materials will be permitted, consistent with those found on neighbouring homes. The existing Natural/Neutral colour scheme will be preserved. The high landscape standard will be preserved.

2.2 Proposed Design Solutions:

- Dwelling Types/Location:** Two Storey, Split Levels, and Bungalows (Ranchers) only. No Basement Entry, or other types. No restriction on location.
- Dwelling Size Restrictions:** Two Storey or Split Level : 2000 sq. ft. minimum, Bungalows: 1400 sq. ft. minimum (exclusive of garage or in-ground basement).
(if appropriate)
- Interfacing Treatment with existing dwellings)** Similar styles: Compatible massing. Similar home type and size. Similar roof surface and wall cladding materials to those of the new context homes.
- Restrictions on Dwellings (Suites, Basement Entry)**
- Basement Entry not permitted.
 - No second kitchen or food preparation area;
 - Not more than one bedroom on the main floor of a *two-storey single family dwelling*
 - No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor.
 - No access to the basement from outside other than from the rear of the single family dwelling.
 - Not more than one bathroom in the basement;
- Exterior Materials/Colours** Stucco, Cedar, Hardiplank, Vinyl, Brick, and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast
- Roof Pitch:** Minimum 7:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles. Grey or brown only. No asphalt shingles.
- Window/Door Details:** Dominant: rectangular.
- In-ground basements:** Permitted. Should appear fully underground from front
- Treatment of Corner Lots:** One-storey elements on the new home shall comprise a minimum of 50 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 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 20 shrubs min 5 gallon pot size.
- Compliance Deposit:** \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 17, 2002

Reviewed and Approved by:  Date: Jan 17/02

Table 3. Tree Preservation Summary.

| TREE PRESERVATION SUMMARY | |
|---|--|
| Surrey Project No: | Unknown |
| Address: | 971 164 th Street, Surrey, BC |
| Registered Arborist: | Andrew Connell B.Sc. ISA Certified Arborist (PN6991A) ISA Qualified Tree Risk Assessor BC Parks Wildlife and Danger Tree Assessor Certified Landscape Technician |
| 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) | 16 |
| Protected Trees to be Removed | 12 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 4 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 | 24 |
| Replacement Trees Proposed | 12 |
| Replacement Trees in Deficit | 12 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | 1 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 | 4 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 4 |

Summary prepared and
submitted by:



May 31, 2016

Arborist

Date