

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0232-00

Planning Report Date: February 5, 2018

PROPOSAL:

- **LAP Amendment** for a portion of the site from Clustering at Suburban Single Family Density (2 u.p.a.) to Clustering at Urban Single Family Density (8 u.p.a.).
- **Rezoning** from RA to RF
- **Development Permit**

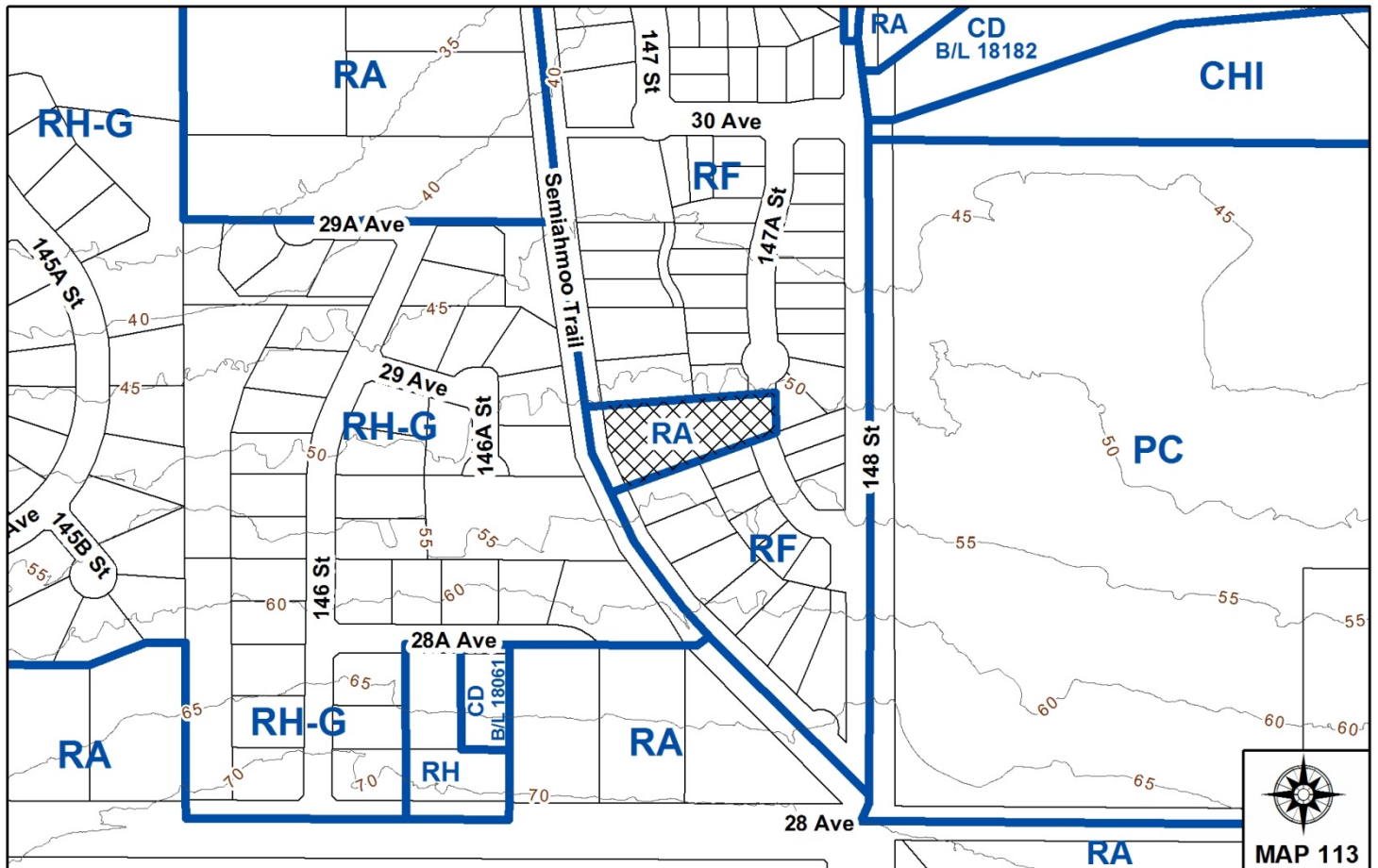
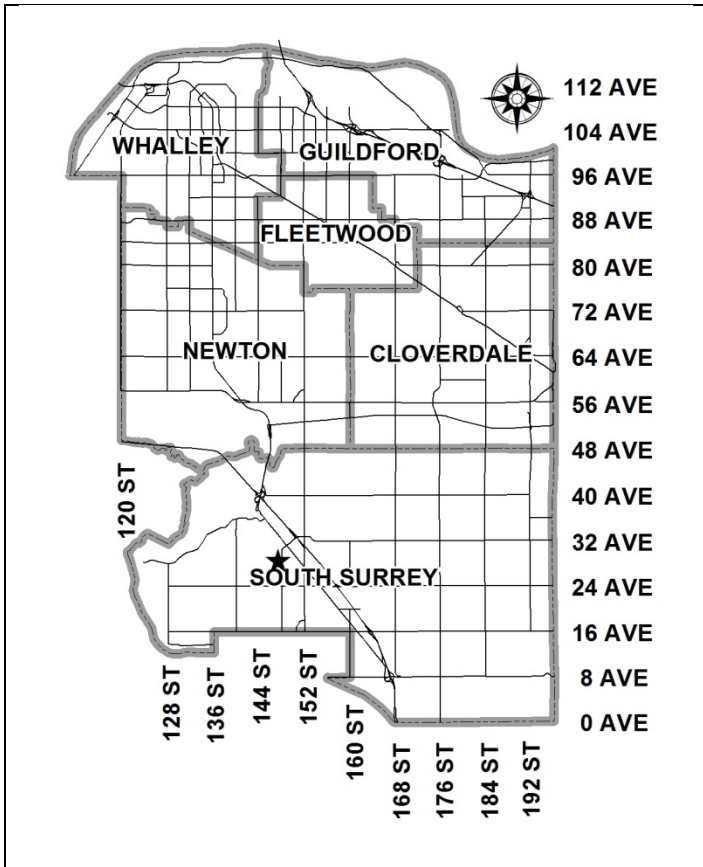
to allow subdivision into 4 single family residential lots.

LOCATION: 2918 - Semiahmoo Trail

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Clustering at Suburban Single Family Density (2 u.p.a.) / Clustering at Urban Single Family Density (8 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the King George Highway Corridor Local Area Plan is required on a portion of the site to permit an increase in the permitted density from 2 upa to 8 upa.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposed subdivision is consistent with the existing pattern of development established in the surrounding area and with the existing Single Family Residential (RF) zoned lots to the north, east, and south.
- The applicants propose to protect the Semiahmoo Trail and Green Infrastructure Network corridor that is located on the subject property in accordance with the Semiahmoo Trail Design Guidelines (2004), and the Sensitive Ecosystem Development Permit guidelines of the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0232-00 for Sensitive Ecosystems (Green Infrastructure Area), generally in accordance with the Ecosystem Development Plan prepared by Pinchin Ltd.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Covenant to establish a landscape buffer and prohibit construction within 10 metres (33 ft.) of Semiahmoo Trail.
4. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate a portion of the land from Clustering at Suburban Single Family Density (2 u.p.a.) to Clustering at Urban Single Family Density (8 u.p.a.) 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:**
 2 Elementary students at Semiahmoo Trail Elementary School
 1 Secondary students at Semiahmoo 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 Fall 2019.

Parks, Recreation & Culture: Parks recommends a Restrictive Covenant be registered against title to ensure the tree retention area is fenced and maintained in Summer 2018.

Heritage Advisory Commission (HAC): The application was referred to the Heritage Advisory Commission on January 24, 2018 and they had no objections to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Single family dwelling	Clustering at Suburban Single Family Residential (2 u.p.a)" & Clustering at Urban Single Family Residential (8 u.p.a)"	RF
East (Across 147A Street):	Single family dwelling	Clustering at Urban Single Family Residential (8 u.p.a)"	RF
South:	Single family dwelling	Clustering at Suburban Single Family Residential (2 u.p.a)" & Clustering at Urban Single Family Residential (8 u.p.a)"	RF
West (Across Semiahmoo Trail):	Single family dwelling	Suburban 1/2 Acre Residential (2 u.p.a.)	RH-G

PLAN AMENDMENT

- The applicant is proposing to amend the King George Highway Corridor Local Area Plan (LAP) designation for a portion of the site from Clustering at Suburban Single Family Density (2 u.p.a.) to Clustering at Suburban Single Family Density (8 u.p.a.).

- The subject property has two designations under the King George Highway Corridor Local Area Plan (LAP). The eastern portion of the site, along 147A Street, is designated Clustering at Suburban Single Family Density (8 u.p.a.) and the western portion, along Semiahmoo Trail, is designated Clustering at Suburban Single Family Density (2 u.p.a.).
- At a proposed density of 4.4 u.p.a, the subdivision complies with the site's existing designation of Urban in the OCP. Additionally, the proposed lots are in keeping with the existing single family residential lots to the north, east, and south of the site.

DEVELOPMENT CONSIDERATIONS

Context & Proposal:

- The subject site is designated "Urban" in the Official Community Plan (OCP). The property is split designated "Clustering at Suburban Single Family Residential (2 u.p.a)" and "Clustering at Urban Single Family Residential (8 u.p.a)" in the King George Highway Corridor Local Area Plan (LAP), and zoned "One-Acre Residential Zone (RA)".
- The gross density of the proposed subdivision is approximately 11 units per hectare (4.4 u.p.a.). An LAP Amendment is required on a portion of the site to allow an increase in the permitted density.
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into four (4) single family lots (Appendix II).
- The property is within the Sensitive Ecosystem Development Permit Area for the Green Infrastructure Network (GIN). To the west of the property is the Semiahmoo Trail which is identified as GIN Corridor with a 20 metre (67 ft.) target width. A Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) is proposed to facilitate the proposed subdivision.
- All of the proposed lots with the exception of Lot 4 comply with the minimum requirements for subdivision under the RF Zone for lot area, width, and depth. Proposed Lot 4 is 506 square metres (5,447 sq.ft.) which is slightly less than the RF Zone minimum of 560 square metres (6,000 sq.ft.). Part 4, Section 21. (h) of the City of Surrey Zoning By-law (No. 12000) allows for a lot area reduction of up to 10% for one lot within a subdivision. Proposed Lot 4 takes advantage of this provision of the By-law.

Semiahmoo Trail Design Guidelines

- The "Semiahmoo Trail Design Guidelines" were reviewed and accepted by the Surrey's Heritage Advisory Commission on March 9, 2004, and subsequently accepted by Council on March 22, 2004, and form the basis for assessing the impact and setting requirements to achieve a proper interface and future expansion of the historic Semiahmoo Trail.

- More specifically, the purpose of the Design Guidelines is to ensure coordinated development of the public Trail, and to provide guidelines for developments abutting the Trail in order to protect the heritage value and character of this important public amenity.
- The proposed development is consistent with the Guidelines in the following ways:
 - No vehicular access is proposed from the Semiahmoo Trail;
 - A 10 m wide landscape buffer is to be established along the west property line of the site, which will consist of existing trees and supplemental plantings;
 - A Section 219 covenant will be registered on title of proposed Lots 1 and 2 to establish the landscape buffer and to prohibit construction within this area; and
 - A 1.2 metre (4 ft.) high wooden split-rail fence on private property fronting the trail within the Landscape Buffer is to be installed by the applicant prior to the issuance of a building permit for construction of any buildings on the lots. Additional fencing on private property is permitted only if it is located outside of the 10 metre (33 ft.) landscape buffer, and provided that the fencing is transparent and no higher than 1.2 metres (4 ft.).
- The application was referred to Surrey's Heritage Advisory Commission on January 24, 2018 for information only. The HAC Committee members had no comments on the application.

Building Design and Lot Grading:

- The applicant has retained Gurmukh Singh of Pro Villa Designs as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings has proposed a set of Building Design Guidelines. A summary of the Building Design Guidelines is attached as Appendix V.
- "Traditional", "Neo-Traditional", and "Neo-Heritage" will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. The information has been reviewed by staff and found to be generally acceptable.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the South Surrey BCS management area, with a Low ecological value.
- The BCS recommends a target corridor width of 20 meters (66 ft.), with approximately 10 metres (33 ft.) of the corridor being on the western portion of the subject lot. A total of 356 square metres (3,832 sq.ft.) of the property is within the corridor, which accounts for approximately 10% of the lot.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub Sunnyside Acres Urban Forest Park, and is located south of the subject site.

Development Permit

- As noted above, a 10 metre wide portion of the site along the west property line is located within a corridor of the GIN putting the subject property within a Sensitive Ecosystem Development Permit Area under the OCP.
- The applicants have submitted an Ecosystem Development Plan prepared by Jeremy Nilson of Pinchin Ltd. to evaluate the impact of development on the GIN. The report provides recommendations for protection of the corridor in accordance with the Development Permit (DP) Guidelines.
- Conveyance of the BCS Corridor and Sensitive Ecosystem Development Permit Area is not proposed with this application, however, the applicants are required to register a Section 219 Restrictive Covenant for No Build on a portion of proposed Lot 1 and 2 covered by the GIN corridor. Landscape enhancement in accordance with the Semiahmoo Trail Guidelines and Sensitive Ecosystem Development Permit guidelines are proposed with this application. No trees will be removed from the Corridor area.
- The applicants are also proposing to retain most of the trees along the west property line to create a tree protection buffer for the GIN corridor. This additional buffer will be established and remain protected by permanent fencing on proposed Lot 1 and 2. Construction of the fence will be a requirement of the Development Permit and the Section 219 Restrictive Covenant.

PRE-NOTIFICATION

- 74 pre-notification letters were sent to surrounding property owners, including The Friends of Semiahmoo Heritage Trail and Semiahmoo Resident's Association on June 5, 2017 and a Development Proposal Sign was installed on November 23, 2017.
- To date, staff have received correspondences from The Friends of Semiahmoo Trail and one neighbouring residents regarding the proposal. The residents' concerns are summarized as follows:
 - The Friends of Semiahmoo Trail wanted to ensure the Semiahmoo Heritage Trail Guidelines are maintained along Semiahmoo Trail.

(The applicant is required to meet the Semiahmoo Trail Design Guideline, and the Sensitive Ecosystem Development Permit guidelines for Green Infrastructure Network.)

- One Resident expressed concerns that the proposed development would create more traffic in the laneway, and requested that transportation consider laneway parking restrictions.

(The existing driveway along Semiahmoo Trail will be decommissioned, adding two additional access points from the lane. The design guidelines propose single family homes with two enclosed parking spaces, and two additional parking spaces on the driveway. Furthermore, Surrey's Zoning By-law requires secondary suite parking to be provided on-site.)

- Resident and the Friends of Semiahmoo Trail preferred subdivision into two large lots instead of four lots.

(The proposed lots are in keeping with the existing lots adjacent to and in the neighbourhood.)

TREES

- Dan Brown, 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
Alder and Cottonwood Trees			
Alder	14	9	5
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Holly	1	1	0
Korean Dogwood	1	1	0
Magnolia	1	1	0
Norway Maple	1	0	1
Paper Birch	3	1	2
Purple Plum	2	2	0
Vine Maple	2	2	0
Coniferous Trees			
Douglas Fir	7	2	5
Eastern White Cedar	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	20	12	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$9,200	

- The Arborist Assessment states that there are a total of 20 protected trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 42 % of the total trees on the site, are Alder trees. It was determined that 13 trees, including 5 Alders, 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 a 2 to 1 replacement ratio for all other trees. This will require a total of 33 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of 23 replacement trees will require a cash-in-lieu payment of \$9,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$9,200 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Heritage Advisory Commission Minutes
Appendix VII.	Tree Preservation Summary

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

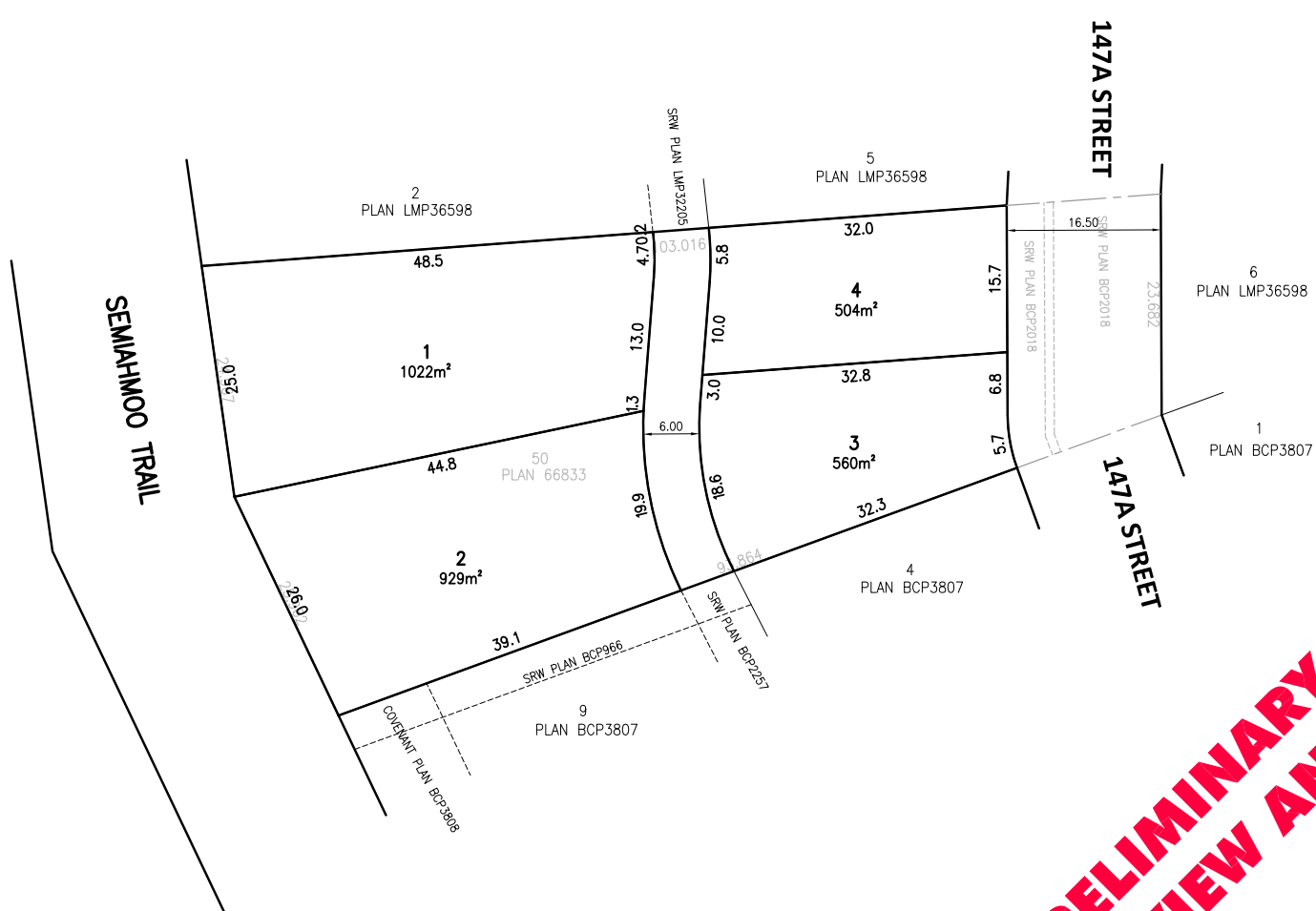
HS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.9 acres
Hectares	0.36 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15.0 – 19.9 m
Range of lot areas (square metres)	504 – 1022 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11 lots/hectare & 4.4 lots/acre
Lots/Hectare & Lots/Acre (Net)	13.3 lots/hectare & 5.4 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	35%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 2918 SEMIAHMOO TRAIL, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE	LEGAL	SCALE:	MUNICIPAL PROJECT No:	
16091	AUG 2017		1:500		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **Nov 27, 2017** PROJECT FILE: **7816-0232-00**

RE: **Engineering Requirements
Location: 2918 Semiahmoo Trail**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 16.5 m on 147A Street for the ultimate 16.5 m road allowance;
- Register 0.5 m statutory right-of-way (SRW) along 147A Street; and
- dedicate 6.0 m for ultimate 6.0 m road allowance for lane.

Works and Services

- construct west side of 147 A Street to Local Roads cross section (SSD-R.3);
- construct lane to residential lane standard (SSD-R.12);
- construct water, storm, and sanitary service connections, complete with inspection chambers/water meters, to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.,
Development Engineer

M51



Planning May-31-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0232-00

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 2018 Enrolment/School Capacity

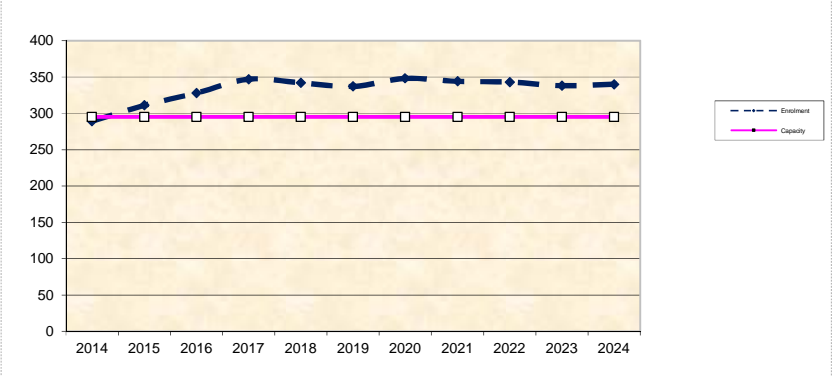
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	34 K + 294
Capacity (K/1-7):	20 K + 275
Semiahmoo Secondary	
Enrolment (8-12):	1623
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

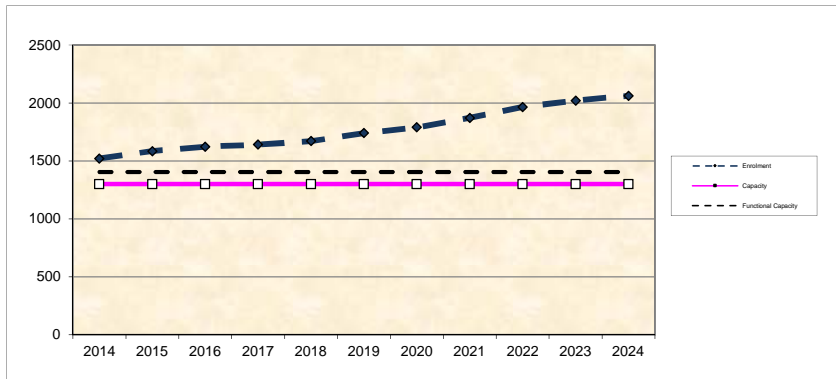
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. The school district has purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary school (likely opening 2020) which will relieve capacity pressures at area secondary schools.

Semiahmoo Trail Elementary



Semiahmoo 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 V.1.0

Surrey Project no.: 7916-0232-00
Property Location: 2918 Semiahmoo Trail, Surrey, B.C

Design Consultant: ProVilla Designs Ltd.
#108- 8299 -129 Street, Surrey, BC
Off: 604-593-7070

The draft Building Scheme proposed for this Project has been files 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 an old urban area built out in the 1990's and newer homes built in the 2000's. Most homes are simple "Neo-Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 90% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to the majority being medium pitch (7-10/12) common truss roofs with simple gables and common hips with Concrete roof tiles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco and Hardy with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 90% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area around 10 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: “Two-Storey” 98.0%
“Basement Entry/Cathedral Entry” 1.00%
“Rancher (Bungalow)” 1.0%
“Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 1.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 97.00% 2001 - 2500 sq.ft excl. garage
2.00% over 2501 sq.ft excl. garage

Exterior Treatment/Materials: Hardy: 4.0%
Stucco: 90.0%
Vinyl: 0.0%
Brick or stone accent on 6.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 99.00%
Cedar Shingles: 0.00%
Concrete Tiles: 0.0%
Tar & Gravel: 0.00%
70.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple 10-15 year old “Two Story”, “Neo Traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Roof Tiles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: Most of the newer homes located in the study area have covered front verandas.

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels.

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. White, Cream, "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:

 Mohinder Shergill, Design Consultant
 ProVilla Design Ltd.

November 25, 2017
 Date

(e) **Proposed Subdivision Adjacent to the Semiahmoo Trail**
File: 688o-6o

Staff summarized the report dated January 11, 2018, regarding a proposed subdivision application that has been received for 2918 Semiahmoo Trail.

The Commission noted that the application conforms to the Semiahmoo Guidelines. The Commission suggested that the portion of the trail running south from the subject property could be decommissioned for use as a walking trail.


It was
Commission (SHAC) receive the report dated January 11, 2018 for information.
Moved by Commissioner Tannen
Seconded by Commissioner Evans
That the Surrey Heritage Advisory
Carried

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	2918 Semiahmoo Trail, Surrey, BC
Registered Arborist:	Michael Harrhy, B.Sc., MSFM ISA Certified Arborist (PN-8025A) ISA Qualified Tree Risk Assessor (TRAQ) Forester in Training Biologist in Training
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)	33
Protected Trees to be Removed	21
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9	33
- All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24	
Replacement Trees Proposed	10
Replacement Trees in Deficit	23
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	
Protected Off-Site Trees to be Removed	
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	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



Jan 3,
2017

Date