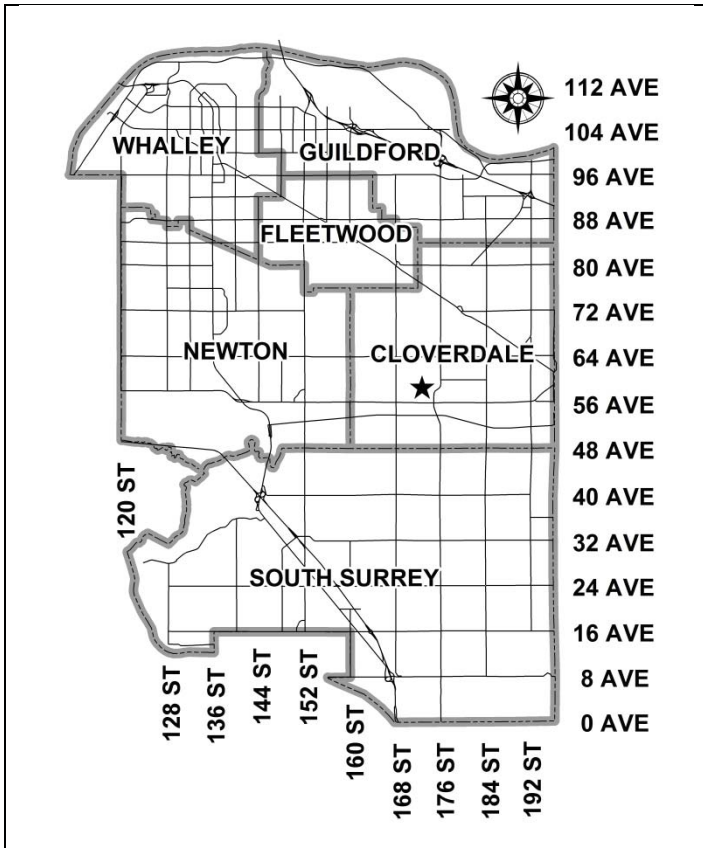


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0494-00

Planning Report Date: May 8, 2017



PROPOSAL:

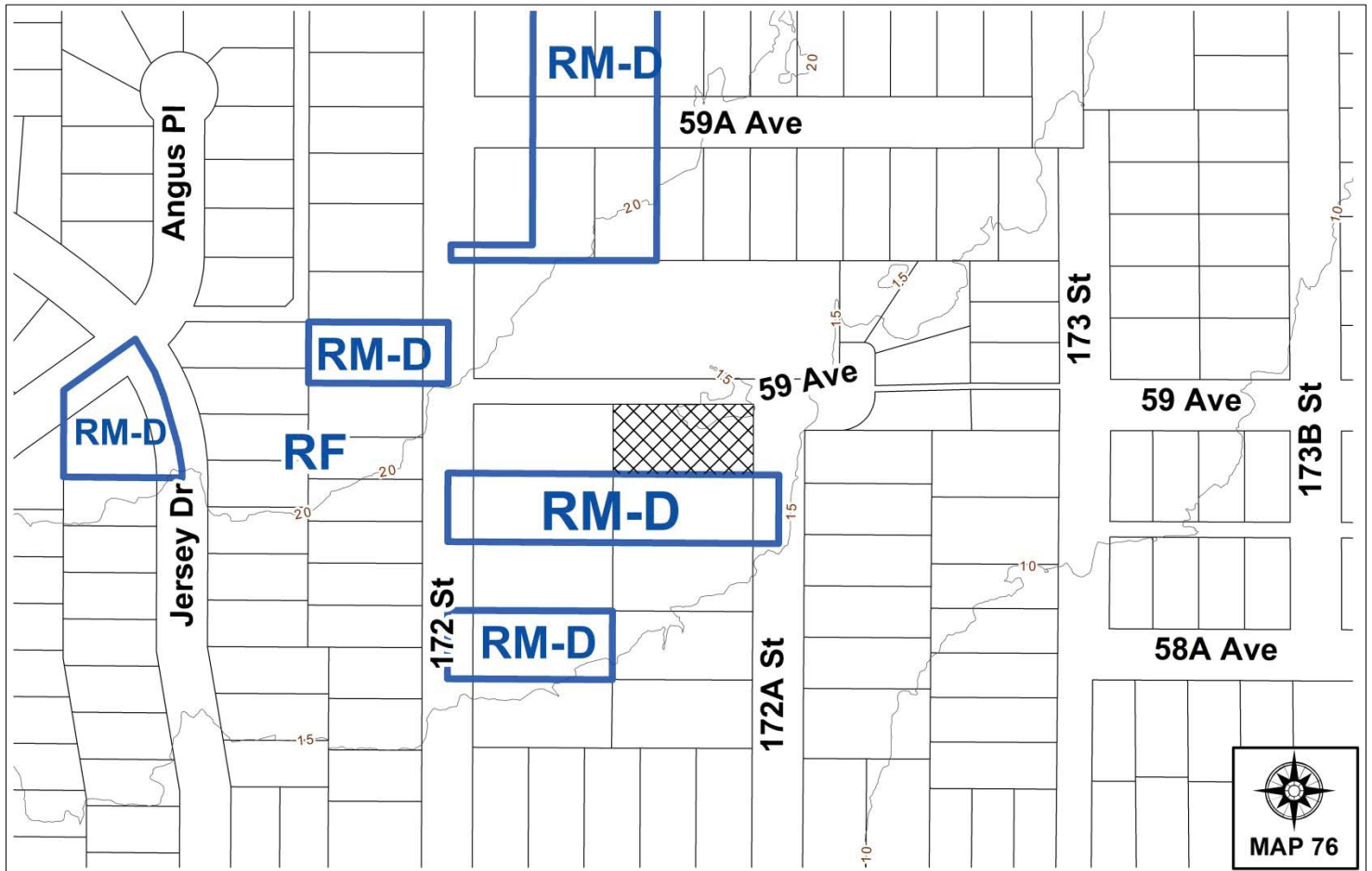
- **Rezoning** from RF to RF-13 to allow subdivision into three (3) small, single family lots.

LOCATION: 5891- 172A Street

OWNER: Piara Homes Ltd.

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

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed rezoning and subdivision, to create three (3) RF-13-zoned lots with proposed lot widths of 18.3 metres (60 ft.), will create a streetscape that is consistent with the existing RF-zoned pattern of development in the neighbourhood.
- The three (3) RF-13-zoned lots are proposed to front 59 Avenue and will provide an appropriate interface with the nine (9) RF-zoned lots, with proposed lot widths of 15.7 metres (51.5 ft.), proposed on the property (5916 - 172 Street) to the north, across 59 Avenue, under Development Application No. 7916-0331-00 (PLA issued on February 23, 2017).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" 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) 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; and
 - (g) demolition of existing buildings and structures 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 III.

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

2 Elementary students at George Greenaway Elementary School
1 Secondary student at Lord Tweedsmuir 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 2018.

Parks, Recreation & Culture:

Parks supports the application, but has some concerns about the pressure the project will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$1,000 for the two (2) newly created lots, and Parks has accepted this amount to address these concerns.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Existing house and accessory building, oriented towards 172A Street, which are to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across unopened 59 Avenue half-road):	Vacant lot under Application No. 7916-0331-00 to subdivide into 9 single family lots (PLA issued on February 23, 2017)	Urban	RF
East (Across 172A Street):	Single family dwellings	Urban	RF
South:	Duplex	Urban	RM-D
West (Across):	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS**Proposal and Context**

- The 1,512-square metre (0.37-acre) subject property is located at 5891 – 172A Street in Cloverdale. The site is designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The applicant proposes to rezone the subject property to "Single Family Residential (13) Zone" in order to subdivide into three (3) small single family lots.
- All of the proposed lots exceed the minimum requirements of the RF-13 Zone for Type II lots. Proposed Lots 1 and 2 are Interior Lots and proposed Lot 3 is a Corner Lot.

- The surrounding neighbourhood is characterized predominantly by single family, RF-zoned lots. The proposed RF-13 lots will be the first small lot zoning in this neighbourhood. However, the proposed lots are considerably larger in area and width than the minimum RF-13 requirements. The proposed lots are close to the minimum lot area (560 square metres / 6,000 sq.ft.) and lot width (15 metres / 50 ft.) of the RF-Zone and as such will fit the character of the established area.
- A comparison of the proposed lots to the RF-13 Zone and the RF Zone is provided in the following table:

	RF-13 Zone		Proposed Type II RF-13 Lots	RF Zone
	Type I	Type II		
Interior Lot				
Lot Area	336 sq.m. (3,595 sq.ft.)	336 sq.m. (3,595 sq.ft.)	502.5 sq.m. (5,409 sq.ft.)	560 sq.m. (6,000 sq.ft.)
Lot Width	12 m. (40 ft.)	13.4 m. (44 ft.)	18.3 m. (60 ft.)	15 m. (50 ft.)
Lot Depth	28 m. (92 ft.)	24 m. (79 ft.)	27.3 m. (90 ft.)	28 m. (92 ft.)
Corner Lot				
Lot Area	380 sq.m. (4,066 sq.ft.)	380 sq.m. (4,066 sq.ft.)	502.5 sq.m. (5,409 sq.ft.)	560 sq.m. (6,000 sq.ft.)
Lot Width	14 m. (46 ft.)	15.4 m. (51 ft.)	18.3 m. (60 ft.)	15 m. (50 ft.)
Lot Depth	28 m. (92 ft.)	24 m. (79 ft.)	27.5 m. (90 ft.)	28 m. (92 ft.)

- The property to the immediate north of the unopened 59 Avenue road allowance (5916 - 172 Street) is currently under application (Development Application No. 7916-0331-00) to subdivide into nine (9) RF-zoned single family lots. This subdivision-only application received Preliminary Layout Approval (PLA) on February 23, 2017 and is currently in the detailed engineering design phase.
- The proposed RF-13-zoned houses will be comparable to the existing RF-zoned houses in the neighbourhood. The maximum house size for the proposed RF-13-zoned lots compared to the RF-13 Zone and RF Zone regulations is provided in the following table:

	RF-13	Proposed RF-13 Lots	RF Zone
Lot Size	336 sq.m. (3,595 sq.ft.)	502.5 sq.m. (5,409 sq.ft.)	560 sq.m. (6,000 sq.ft.)
Floor Area Ratio (FAR)	0.72	0.72	0.60
House Size (based on Lot Size X FAR)	242 sq.m. (2,604 sq.f.)	265 sq.m. (2,860 sq.ft.)	336 sq.m. (3,617 sq.ft.)
Maximum House Size	265 sq.m. (2,860 sq.ft.)	265 sq.m. (2,860 sq.ft.)	465 sq.m. (5,000 sq.ft.)

- On April 24, 2017, Council approved the recommendations in Corporate Report No. Ro81 regarding a request for zoning changes in the Cloverdale Slope single family neighbourhood, which is located between 180 and 182 Streets and 58 and 60 Avenues to the east to the Cloverdale Town Centre. The subject site is located west of the Cloverdale Town Centre.

- The site is in close proximity of amenities in the Cloverdale Town Centre.

Road Dedication

- The subject property currently fronts 172A Street, a Limited Local road which terminates at the partial cul-de-sac bulb of 59 Avenue directly to the northwest of the site.
- A 10-metre (33 ft.) wide unopened road allowance flanks the north side of the subject property.
- The applicant proposes to provide access to all proposed lots via a new Through Local road (59 Avenue).
- The applicant has indicated that due to works and services requirements they do not intend to finalize the subject application until after the finalization of Development Application No. 7916-0331-00, directly north across the unopened road allowance. The adjacent application will be required to dedicate an additional 8 metres (26 ft.) of road widening and construct the 11.5-metre (38 ft.) required for the half road of the ultimate 18-metre (59-foot) through local standard, including the north portion of the 172A Street cul-de-sac. The remainder of the through local road (59 Avenue) flanking the north side of the subject property will be constructed as part of the subject application.
- The applicant has been informed by staff that should the subject application precede Development Application No. 7916-0331-00, they will be required to dedicate an additional 1.5 metres (5 ft.), as measured from the north property line, or alternatively, obtain a 1.5-metre (5 ft.) wide statutory right-of-way on the property to the north (5916 - 172 Street), to construct the 11.5-metre (38-foot) half road of the ultimate 18-metre (59-foot) through local standard.
- If additional dedication is required from the subject property, the proposed lots will still meet the minimum lot area and dimensional requirements of the RF-13 Zone (Type II lots).
- The applicant will also be required to construct the west side of 172A Street to the Through Local road standard and register a 0.5-metre (1.5 foot) wide statutory right-of-way for utility access.

Neighbourhood Character Study and Building Scheme

- The applicant retained Tejeshwar Singh, of Simplex Consultants Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain consistency with the existing single family dwellings in the adjacent neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that while the majority of the older, existing "Rancher" style homes do not provide a suitable context for future redevelopment, the existing "West Coast Modern" style homes provide suitable architectural context. The Design Consultant has proposed a set of building design guidelines that recommend updated design standards while maintaining a strong relationship with the context homes (Appendix VI).

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and found to be acceptable.
- As 59 Avenue will slope upwards from 172A Street to 172 Street the applicant is proposing fill over 0.5-metre (1.5-foot) in depth for the northern half of proposed Lots 1 and 2 and a small portion in the northeast of proposed Lot 3 to ensure a smooth future road interface.
- A 0.7-metre (2.5 ft.) high, 7.50-metre (25-foot) long retaining wall is proposed approximately 0.5 metres (2 ft.) from the western property line of proposed Lot 1. To accommodate overland water flows from the existing lot to the east (5893 – 172 Street) a French drain, containing gravel and a perforated pipe, is proposed for the western edge of proposed Lot 1, between the property line and the proposed retaining wall.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 20, 2016 to 77 properties and the development proposal sign was installed on December 16, 2016. Staff have received a response in support of the proposed development from the Cloverdale Community Association (CCA) (Appendix V) and the following response from one (1) respondent:

- One resident expressed concern that the construction of 59 Avenue, turning 172A Street from a Limited Local road terminating in a cul-de-sac into a Through Local road with access to 172 Street via 59 Avenue, would significantly increase traffic volumes and change the character of the existing neighbourhood.

(The applicant will be required to undertake the partial construction of 59 Avenue within the existing, unopened road allowance. Transportation Engineering has confirmed that, in conjunction with adjacent development, a through road was always intended for this location to facilitate through traffic and the connection between 172 Street and 172A Street.)

All of the lots proposed under Development Application No. 7916-0494-00 and Development Application No. 7916-0331-00, to the north of the unopened road allowance, will be able to accommodate the minimum number of off-street parking spaces and are not expected to generate significant pressures on future, on-street parking along 59 Avenue.)

TREES

- Dan Brown, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The following table 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			
Black Cottonwood	3	3	0
Deciduous Trees			
Apple	1	1	0
English Oak	1	0	1
Norway Maple	1	0	1
Purple Plum	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Sawara Cypress	3	3	0
Total (excluding Alder and Cottonwood Trees)	9	7	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$3,200.00	

- The Arborist Assessment states that there are a total of 9 mature trees on the site, excluding Cottonwood trees. Three (3) existing trees, approximately 25% of the total trees on the site, are Cottonwood trees. It was determined that two (2) 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.
- The proposed alignment of the sidewalk on 172A Street was altered in order to maximize tree preservation on the site. This will require suspended slab for the sidewalk and supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 17 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 59 Avenue and 172A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Blue Spruce and Daybreak Cherry.

- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$3,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 25, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is within an established neighbourhood. • The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all three (3) lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards as per the requirements of the Cloverdale-McLellan Integrated Stormwater Management Plan (ISMP).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates Crime Prevention Through Enhanced Design (CPTED) principles, such as providing "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notifications letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Subdivision Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Letter from Cloverdale Community Association (CCA)
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.37 ac.
Hectares	0.1512 ha.
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	18.3 metres
Range of lot areas (square metres)	502.5 sq.m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.8 u.p.h. & 8 u.p.a.
Lots/Hectare & Lots/Acre (Net)	19.8 u.p.h. & 8 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	49.9%
Estimated Road, Lane & Driveway Coverage	8.8%
Total Site Coverage	58.7%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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

**PROPOSED SUBDIVISION PLAN OF LOT 10
SECTION 7 TOWNSHIP 8 NWD PLAN 8584**

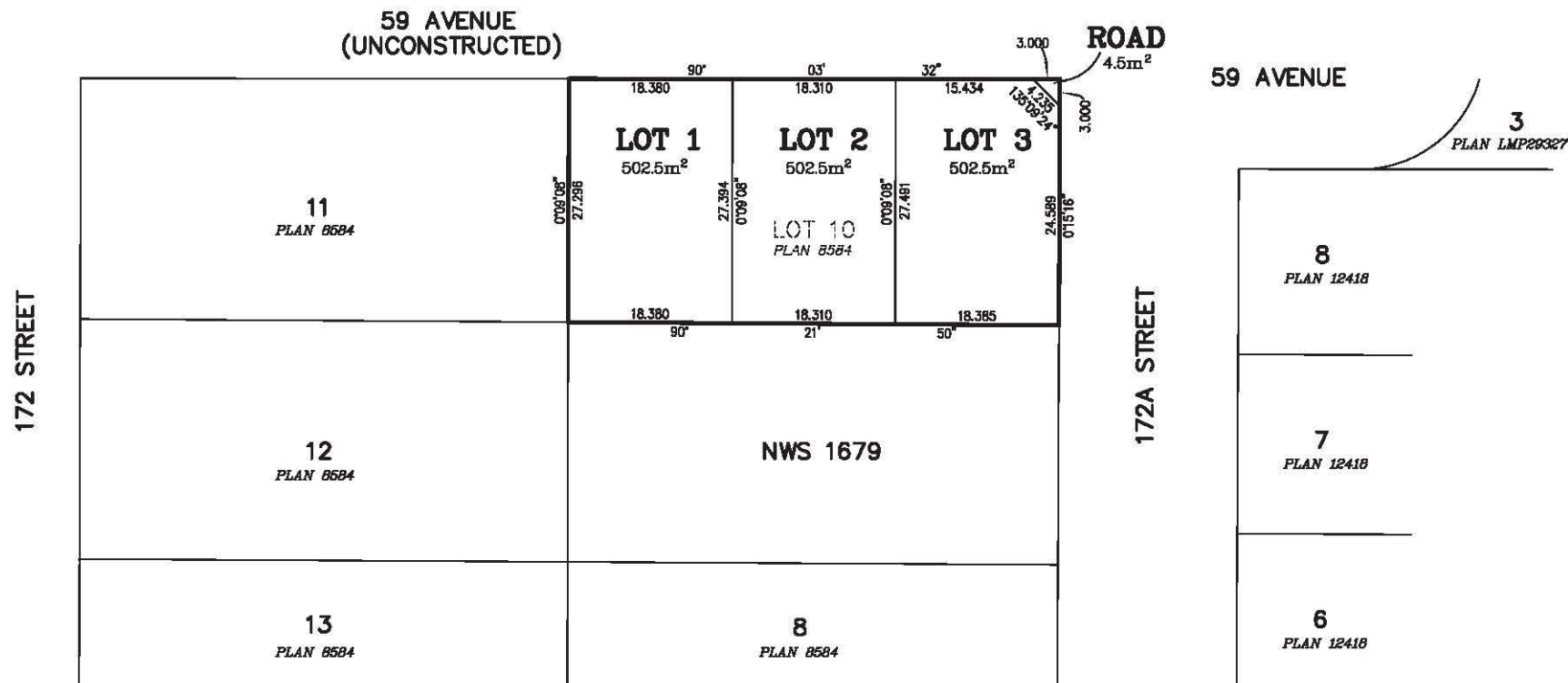


All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

CIVIC ADDRESS:
5891 172A STREET
SURREY, B.C.
P.I.D.: 011-363-487

PARCEL "A"
(REF. PLAN 11976)
PLAN 1088



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JS16-170_PSI SEPTEMBER 20/2016

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

FROM: Development Services Manager, Engineering Department

DATE: April 26, 2017 **PROJECT FILE: 7816-0494-00**

**RE: Engineering Requirements
Location: 5891 172A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 metres along 59 Avenue for the 11.5 metre Half Road Standard towards the ultimate 18.0 metre Through Local Road Standard. Alternatively the applicant is required to secure a 1.5 metre offsite dedication from 5916 172 Street (under development application 7816-0331-00).
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 59 Avenue and 172A Street.
- Provide a 0.5 metre Statutory Right-of-Way along the frontages of 172A Street and 59 Avenue.

Works and Services

- Construct the south side of 59 Avenue to Half Road Standard.
- Construct the west side of 172A Street to the Through Local Road Standard.
- Construct a 6.0 metre concrete driveway letdowns to each lot.
- Construct storm, water, and sanitary mains along 59 Avenue to the extent of the development.
- Construct storm, water, and sanitary service connections to each lot.
- Construct on-site stormwater mitigation features per the Cloverdale-McLellan Creek ISMP including registration of a restrictive covenant, as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE4



Planning March-15-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0494-00

SUMMARY

The proposed 3 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

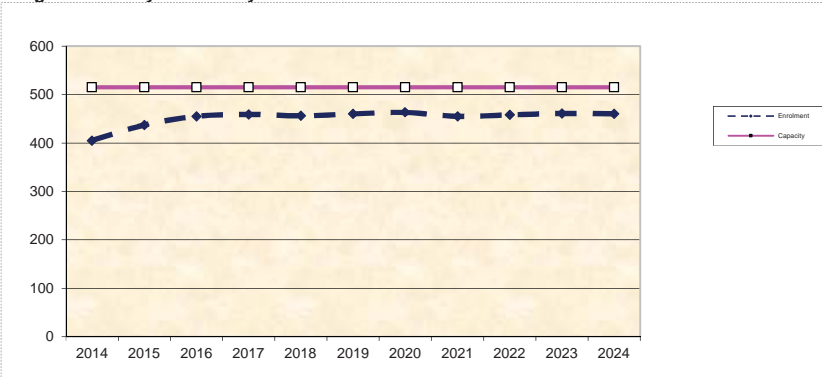
George Greenaway Elementary	
Enrolment (K/1-7):	57 K + 398
Capacity (K/1-7):	40 K + 475
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2055
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

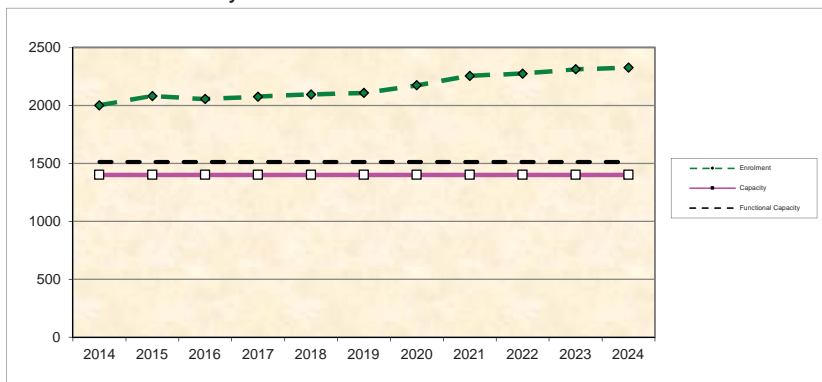
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Georges Greenaway Elementary catchment was expanded in 2013 to include some of the Surrey Centre Elementary catchment. The school is not expected to exceed capacity in the near future. The school district is currently constructing a new 1,500 capacity secondary school, Salish Secondary, in the West Clayton area which will help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application will not have an impact on these projections.

George Greenaway Elementary



Lord Tweedsmuir 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.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

March 13, 2017

Leita Martin
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7916-0494-00 / 5891-172A Street

Dear Ms. Martin:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

We have no concerns with this development.

Please note, the developer for this project has not consulted with the association like others have done so in the past and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors

BUILDING GUIDELINES SUMMARY

Surrey Project #:
 Project Location: 5891 172A Street, Surrey, BC
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with the cul-d-sac across from the property consists of homes built about 10-15 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 10-15 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 9:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can



be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 6:12 and maximum of 9:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: February 2, 2017

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

Date: February 2, 2017



Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	5891 172A Street, Surrey, BC
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
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) <i>(does not include below bylaw sized trees growing in the 59 Ave right-of-way)</i>	12
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	17
- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	
Replacement Trees Proposed	9
Replacement Trees in Deficit	8
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	1
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



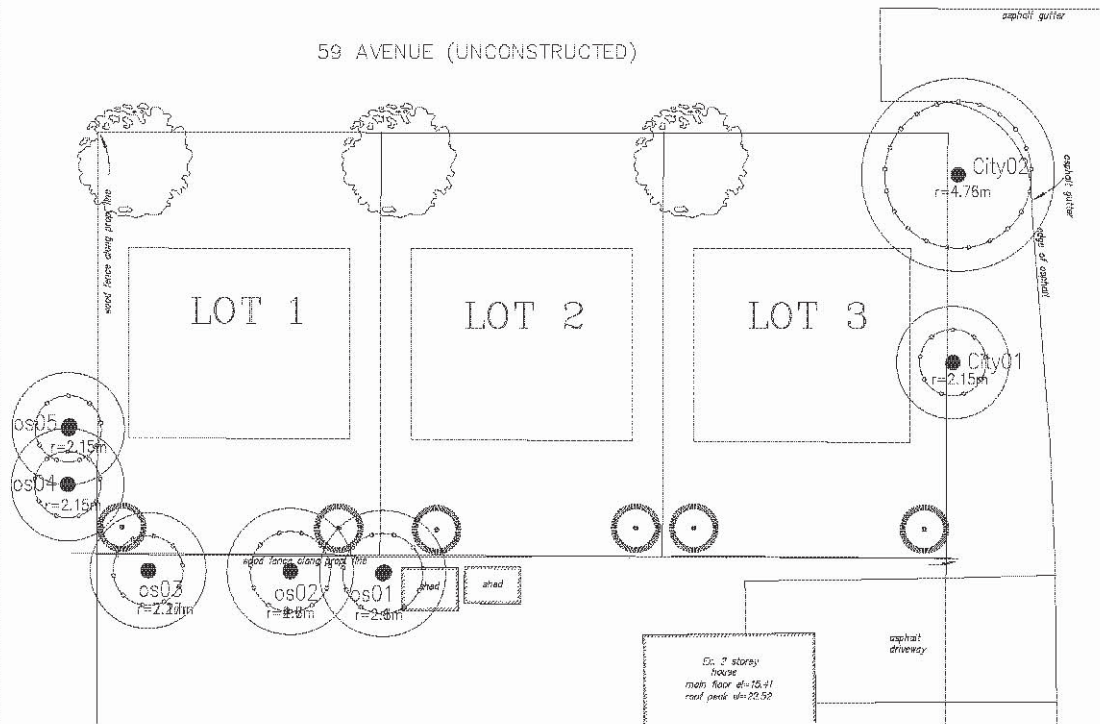
October 4, 2016

Date

OS 856

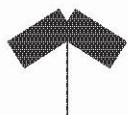
OS-Stand

59 AVENUE (UNCONSTRUCTED)



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE	8	3.00 METERS	AS SHOWN	B. & B.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	ADDRESS	SIT.

G. KAVELINAS & ASSOCIATES INC.
 SIDA SIDA
 2402 JENNIFER COURT
 ARLINGTON, B.C.
 V3R 1K8
 PHONE (604) 867-2316

CLIENT:
 MR. MIKE WELLS
 CONSULTING ENGINEERING & SURVEYING LTD.
 SUITE #101
 18855 - 16th AVENUE
 SURREY, B.C.
 V3R 1E8
 604-522-6700

SCALE:
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 3 LOT SUBDIVISION
 3861 - 17th STREET
 SURREY, B.C.
 CESL 2555

SCALE	1:150	DATE	OCT/16
UPPER			
DATE			

PROJECT: 3861 - 17th Street

DATE: 10/16/16

PROJECT NO.: TR-2

