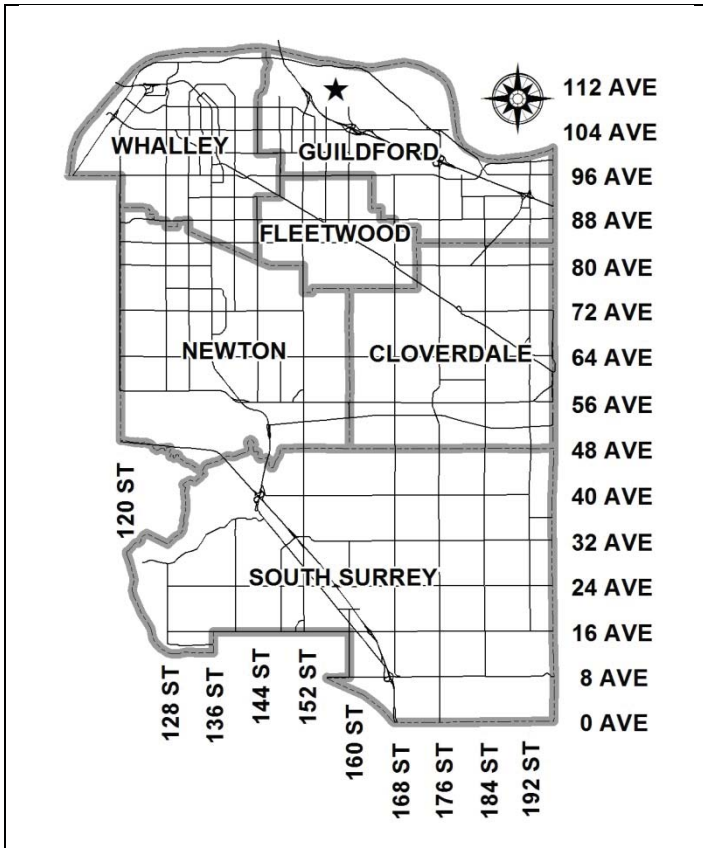


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0670-00

Planning Report Date: April 3, 2017



PROPOSAL:

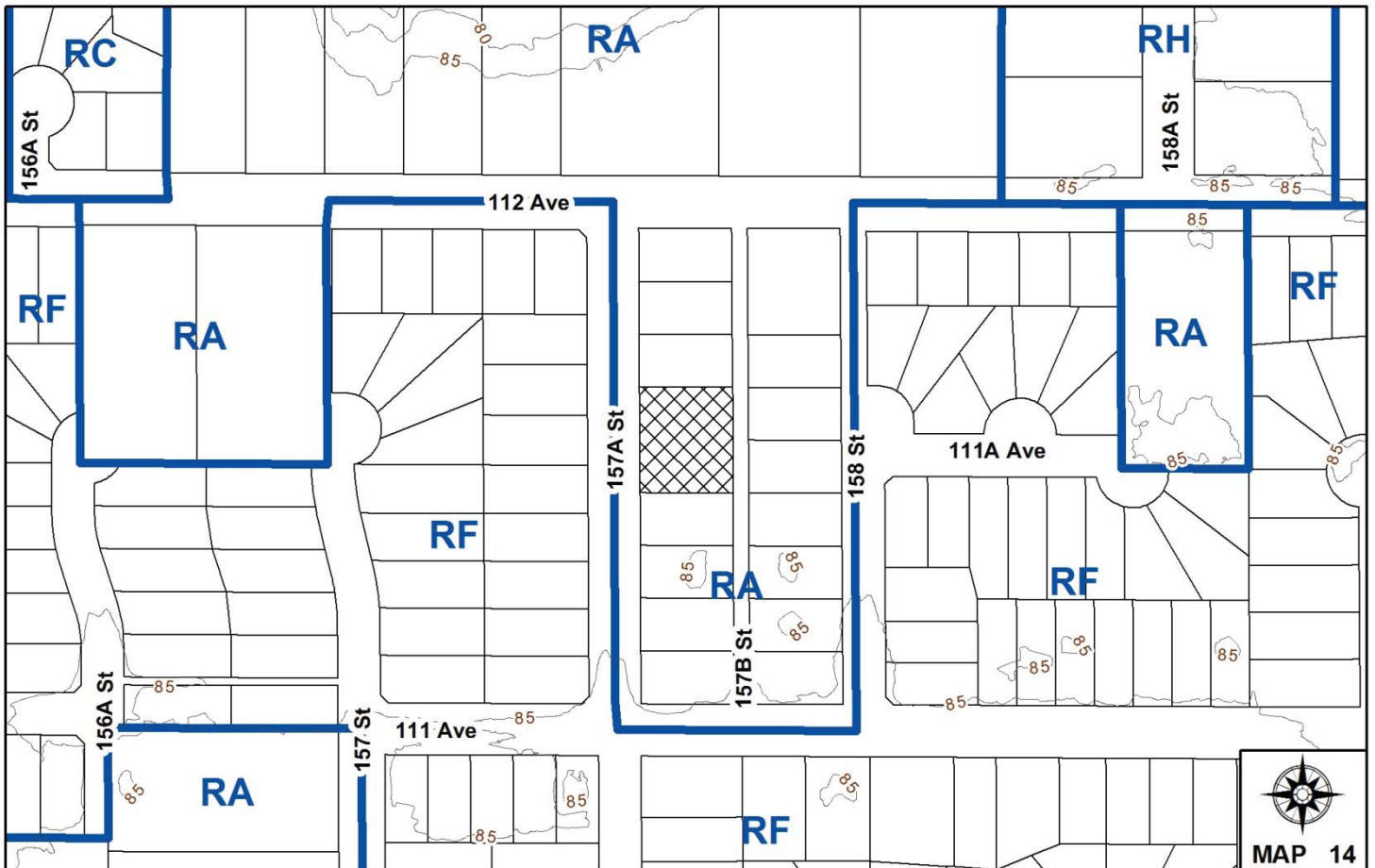
- **Rezoning** from RA to RF to allow subdivision into two (2) single family lots.

LOCATION: 11159 - 157B Street

OWNERS: Jagveer S Sandhu
 Lovepreet S Sandhu

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 OCP Designation.
- The proposed subdivision creates lots that are consistent with the pattern of development in the neighbourhood - the RF-zoned lots along the west side of 157A Street, and the undersized RA-zoned lots on the east side of 157A Street.
- Complies with City Infill Policy No. O-30
- Provisions will be incorporated into the associated Building Scheme to create a smooth transition between any future, two-storey with basement home on proposed Lot 1 and the existing adjacent home to the north. As the existing home to the south of the subject property is a two-storey basement home the transition related Building Scheme provisions will only apply to the northerly proposed Lot 1 and not the southerly proposed Lot 2.

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 "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (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 dwelling to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for a minimum north side yard setback of 2.4 metres (8 ft.) for the main floor and 3.6 metres (12 ft.) for the second floor on proposed Lot 1.

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 Dogwood Elementary School
0 Secondary students at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 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 and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing house oriented towards the named lane, which is to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on an undersized RA-zoned lot	Urban	RA
East (Across lane named 157B Street):	Single family dwelling on an undersized RA-zoned lot	Urban	RA
South:	Single family dwelling on an undersized RA-zoned lot	Urban	RA
West (Across 157A Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 0.15-hectare (0.36-acre) subject property is located at 11159 – 157B Street in Fraser Heights. The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the subject property to "Single Family Residential Zone (RF)" in order to subdivide into two (2) single family lots. Proposed Lots 1 and 2 are 733 square metres (7,890 sq.ft.) in lot area.
- The subject property fronts 157A Street, a Through Local road, with a rear lane access. The lane is currently named 157B Street and the existing single family dwelling is accessed and oriented towards this named lane. Proposed Lots 1 and 2 will front 157A Street and the new houses will be designed to face this street. Driveway access will be permitted from either the front or rear lane, or both.

- The subject property is within an established single family area. Infill Policy No. O-30 requires that the proposed lots reflect the average lot width of adjacent lots or be a minimum of 16.5 metres (54 ft.) wide. The lot width of proposed Lot 1 and 2 is 20.4 metres (67 ft.) while the existing RF-zoned lots across 157A Street range in width from 18.3 metres (60 ft.) to 19.4 metres (63.5 ft.). Existing lot widths for the undersized RA-zoned lots along the west side of 157A Street, adjacent to the subject property, range from 20.4 metres (67 ft.) to 20.7 metres (68 ft.).
- Proposed Lot 1 and 2 are consistent with the RF-zoned pattern of development in the neighbourhood along the western side of 157A Street as well as the undersized RA-zoned lots along the eastern side of 157A Street.

Neighbourhood Character Study and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain a consistency with the existing single family dwellings in the surrounding 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 the majority of the existing "Modern California Stucco" and "Neo-Traditional" style homes in the surrounding area do not provide an appropriate context for future redevelopment. As such, the Building Scheme for the subject property will contain updated design standards reflective of post-2015 RF-type lots.
- As the existing lot to the north of the subject property (11168 – 157A Street) contains a two-storey, slab-on-grade dwelling and the applicant is proposing basements for the subject lots, the Design Consultant was asked to provide provisions in the Building Design Guidelines that would help to improve the transition between the existing dwelling and any future, two-storey with basement home constructed on the northerly proposed Lot 1 of the subject development. The existing lot to the south of the subject property (11138 – 157A Street) contains a two-storey basement home therefore no unique provisions are required in order to facilitate a smooth transition between the existing dwelling and any future, two-storey with basement home constructed on the southerly proposed Lot 2.
- The Design Consultant has proposed several provisions within the Building Scheme for a dwelling on proposed Lot 1 including:
 - Reducing the maximum roof slope of the upper storey roof trusses and the maximum height of the highest roof ridge;
 - Increasing the minimum side yard (north) setback from 1.8 metres (6 ft.) to 2.4 metres (8 ft.), as measured to the north building face of the main floor and basement;
 - Increasing the minimum side yard (north) setback to 3.6 metres (12 ft.) as measured to the north building face of the second storey, in order to create a more staggered interface;

- Limiting the maximum ceiling heights of the basement, main and upper storeys to 2.4 metres (8 ft.), 3.0 metres (10 ft.) and 2.4 metres (8 ft.) respectively; and
 - Ensuring that the top side of the basement slab is set at the Minimum Basement Elevation (MBE) specified on the final lot grading plan accepted by the City.
- In addition to the Building Scheme provisions, a separate Section 219 Restrictive Covenant will be registered on proposed Lot 1 to require the increased north side yard setback.

Lot Grading

- A preliminary lot grading plan was prepared and submitted by Able Municipal Engineering Ltd. The plans were reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on both lots with less than 0.5 metre (1.6 ft.) of fill required. However, 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 mailed on February 16, 2017, to 68 properties and staff have received no responses.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Limited, 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			
Bigleaf Maple	1	1	0
Coniferous Trees			
Douglas Fir	4	3	1
Western Hemlock	1	1	0
Western Red Cedar	7	5	2
Total (excluding Alder and Cottonwood Trees)	13	10	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		9	

Contribution to the Green City Fund	\$5,600.00
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- The Arborist Assessment states that there are a total of 13 protected trees on the site. There are no Alder or Cottonwood trees. It was determined that three (3) 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 20 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of three (3) trees per RF lot), the deficit of 14 replacement trees will require a cash-in-lieu payment of \$5,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of nine (9) trees are proposed to be retained or replaced on the site with a contribution of \$5,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 15, 2016. 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 an urban infill lot. • The proposed 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 two (2) lots, subject to meeting the Planning and Building Division requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, sediment control devices and dry swales will be applied to this development in accordance with the Bon Accord Integrated Stormwater Management Plan (ISMP).
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness	<ul style="list-style-type: none"> • A Development Proposal Sign has been installed on-site to provide development and contact information to the public.

Sustainability Criteria	Sustainable Development Features Summary
(G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to area residents and a Public Hearing will be held.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary 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.	Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

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

2. Properties involved in the Application
 - (a) Civic Address: 11159 - 157B Street

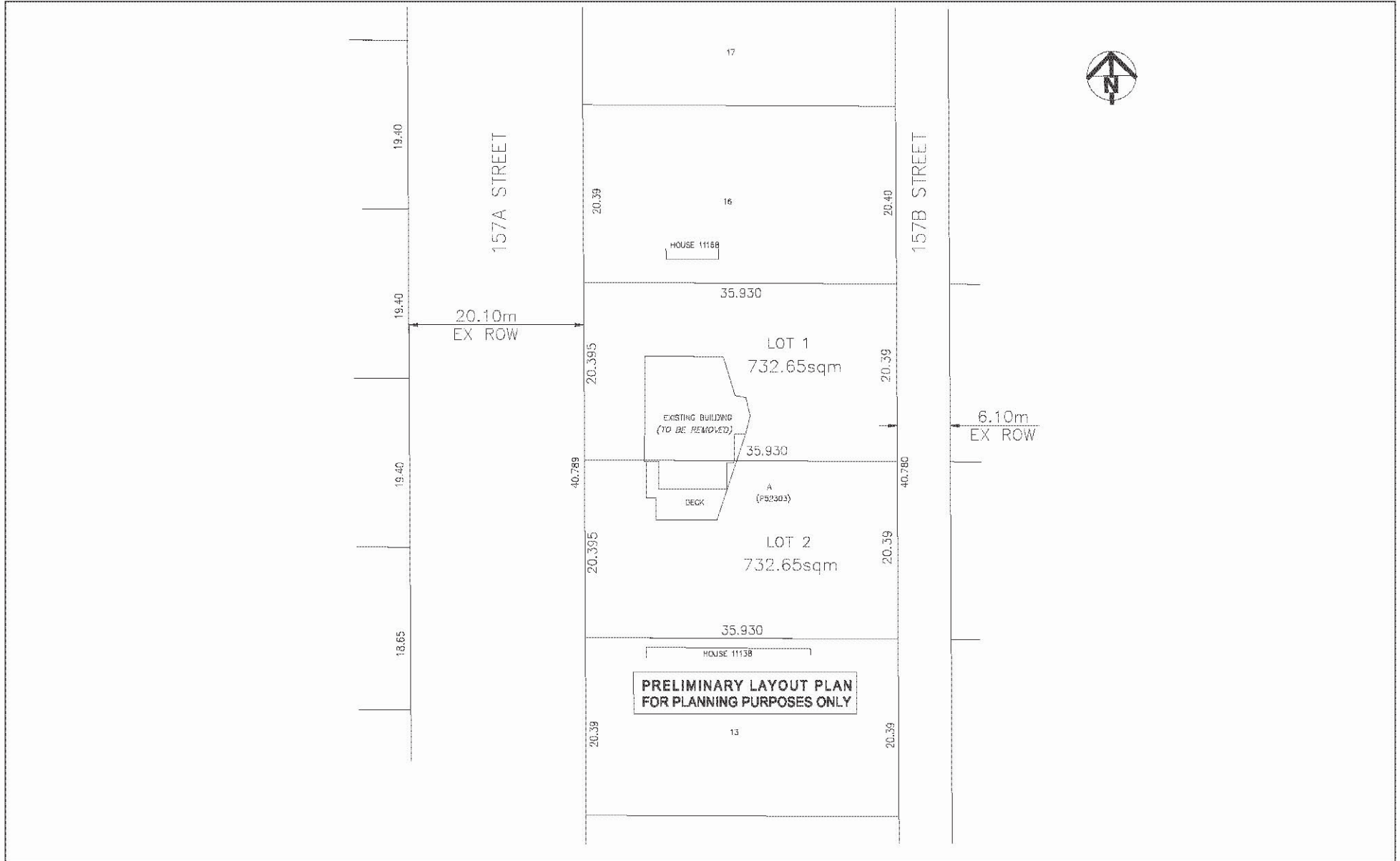
 - (b) Civic Address: 11159 - 157B Street
 Owners: Lovepreet S Sandhu
 Jagveer S Sandhu
 PID: 011-430-249
 Lot "A" (P52303) Section 15 Block 5 North Range 1 West New Westminster District Plan
 2009

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.3613 ac.
Hectares	0.1462 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.4 m.
Range of lot areas (square metres)	732.7 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.67 lots/ha. & 5.5 lots/ac.
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	70%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	76%
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



NOTES 1. ALL EXISTING DIMITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXIST LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR. SEE LAR 2009.	ZONING: EXISTING ZONING: RA PROPOSED ZONING: RP	10/11/16 ED / PS	ISSUED FOR APPROVAL	ABLE MUNICIPAL ENGINEERING LIMITED 15808 105A AVE, SURREY, BC - VAN 3J4 TEL: (904-588-7907) EMAIL: royanbernyman@gmail.com	BOUNDARIES ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF SURREY CONTROL POINTMENT No. 52000000 (BLOCK/LOT/RECORD NO.)	DEVELOPER/OOWNER: LAM SANDHU DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION #11159, 157B ST, SURREY, B.C. DWG. NAME: PRELIMINARY LAYOUT PLAN	SEAL:	RECEIVED: ED	SURVEY PROJECT NO.:	DRAWING NO.: 1
								DRAWN: ED	ABLE PROJECT NO.: 11159-11-2016	OF 1
GROSS SITE AREA: 0.1469ha	LEGAL DESCRIPTION: LOT A (PARCELS) SECTION 18 86N 81W NEW WESTMINSTER DISTRICT PLAN 2009	10/11/16 ED / PS	ISSUED FOR APPROVAL	EMAIL: royanbernyman@gmail.com	SURVEYOR: LAND SURVEYING INC. 214-2069 (210) Avenue Surrey, B.C. V3P 1E8 Phone: 604-501-6188	DWG. NAME: PRELIMINARY LAYOUT PLAN	APPROVED: RB	DATE: 10/11/16	REV: 0	



INTER-OFFICE MEMO

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

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

DATE: **March 21, 2017** PROJECT FILE: **7816-0670-00**

RE: **Engineering Requirements
Location: 11159 157B Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Works and Services

- Construct 157A Street boulevard with topsoil and sod to City Standards. The applicant is required to ensure the grading at the property line is within +/- 300 mm of the ultimate centreline elevation along 157A Street.
- Construct 157B Street to the lane City Standard SSD-R.12.
- Construct 6.0 metre concrete letdowns to each lot.
- Construct storm main along 157B Street to the extent of the development.
- Construct on-site stormwater mitigation features per the Bon Accord ISMP.
- Construct water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

Rémi Dubé, P.Eng.
Development Services Manager

CE4



Planning

January-03-17

THE IMPACT ON SCHOOLS

APPLICATION #: 7916 0670 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2016 Enrolment/School Capacity

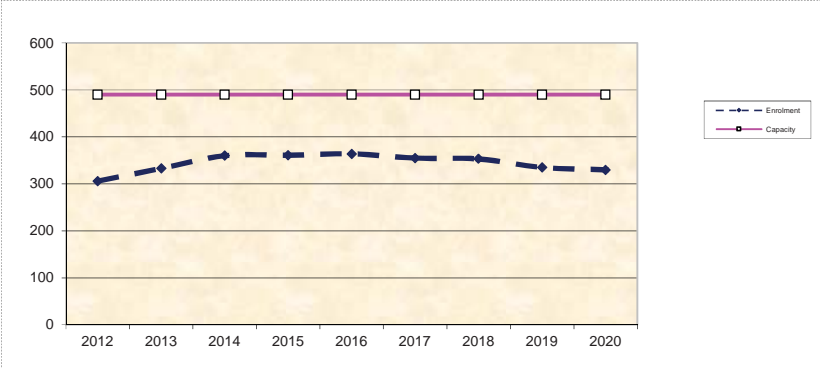
Dogwood Elementary	
Enrolment (K/1-7):	38 K + 326
Capacity (K/1-7):	40 K + 450
Fraser Heights Secondary	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

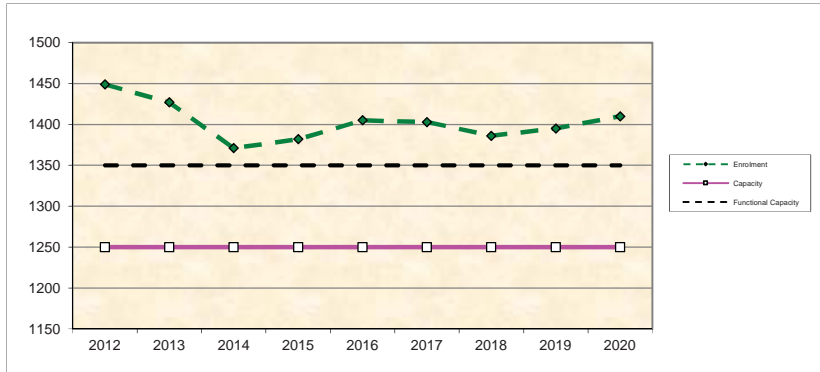
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Dogwood Elementary is below capacity and has room for enrolment growth. The addition to Fraser Heights Secondary, completed in April 2014, increased the school capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce overcrowding at the school. The proposed residential development will not have a significant impact on projections.

Dogwood Elementary



Fraser 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: 7916-0670-00
Project Location: 11159 - 157B 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:

The subject site is located within an area characterized by 25 year old modern urban homes situated on 700 square metre RF zone lots. All lots in the area surrounding the subject site (11100 block of 157A Street) are subdivided to their ultimate potential, with the exception of the subject lot. This is an infill situation in an area in which the character is set for the foreseeable future due to the long service life left in the surrounding homes and because nearly all the lots are built out.

There is significant variation in styles. The style range includes 3500 sq.ft. "Modern California Stucco" style homes with high mass front facades including dominant 1 ½ - 1 ¾ storey front entrance porticos, stucco only cladding, and 6:12 slope common hip roofs. There are also several 3500 sq.ft. "West Coast Modern" style homes with mid-scale massing characteristics, 1 ½ storey high front entrances, and vinyl only cladding. There is one 1970's "West Coast Traditional" Basement Entry home (the site home). There are several context quality "Neo-Traditional" Two Storey homes with multiple street facing 8:12 to 12:12 slope common gable or common hip projections, several of which have generous brick and stone detailing. There are a few homes with desirable low to mid-scale massing designs, with well balanced elements and a single storey front entrance.

Roofing materials include shake profile asphalt shingles, shake profile concrete roof tiles, and cedar shingles. Siding materials include stucco, vinyl, cedar, brick and stone. There are numerous stucco-only and vinyl-only homes (no brick or stone), and some homes with full height brick or stone covering 50% or more of the front. Landscapes range from "modest modern urban (12 shrubs and sod)" to "above-average" modern urban featuring 40 shrubs, trees, and raised beds. Driveways include exposed aggregate, stamped concrete, and masonry pavers.

Neo-Traditional" and "Neo-Heritage" are obvious style choices for this area, though due to there being substantial variation in the style range, other styles could be considered including a neighbourhood style compatible form of "West Coast Contemporary".

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

- 1) **Context Homes:** There are several homes that should be considered non-context homes, and there are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now routinely meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early to mid 1990's, consisting mainly of "Modern California Stucco" and "Neo-Traditional". Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible forms of the "West Coast Contemporary" style. Note that style range is not 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. 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 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 range from one to 1 ¾ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, brick, and stone. 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 2015 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. 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 :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw or to prevent overshadowing of neighbouring lots. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: The 11100 block of 157A Street is typical of many early to mid 1990's development areas. There are several 3500 sq.ft. high mass "Modern California Stucco" style Basement Entry and Two Storey type homes with exaggerated front entrance porticos, 5:12 pitch roofs, and stucco-only cladding. There are also several 3500 sq.ft. "West Coast Modern" style homes clad in vinyl only. Finally there are several "Neo-Traditional" style Two-Storey homes with mid scale and mid-to-high scale massing designs with steeply sloped roofs and generous brick and stone accents. Landscapes vary from average (12 shrubs) to above average (40 shrubs with raised beds in a manicured setting). The street is built out with the exception of the subject site.

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", "West Coast Contemporary" or compatible styles as determined by the design *consultant*. 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 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are several homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such

as navy blue, colonial red, or forest green can be considered on trim only. "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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 30, 2017

Reviewed and Approved by:  Date: January 30, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0670-00

Address: 11159 - 157B Street

Registered Arborist: Vanessa Melney

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)	13
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20 	20
Replacement Trees Proposed	6
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist:

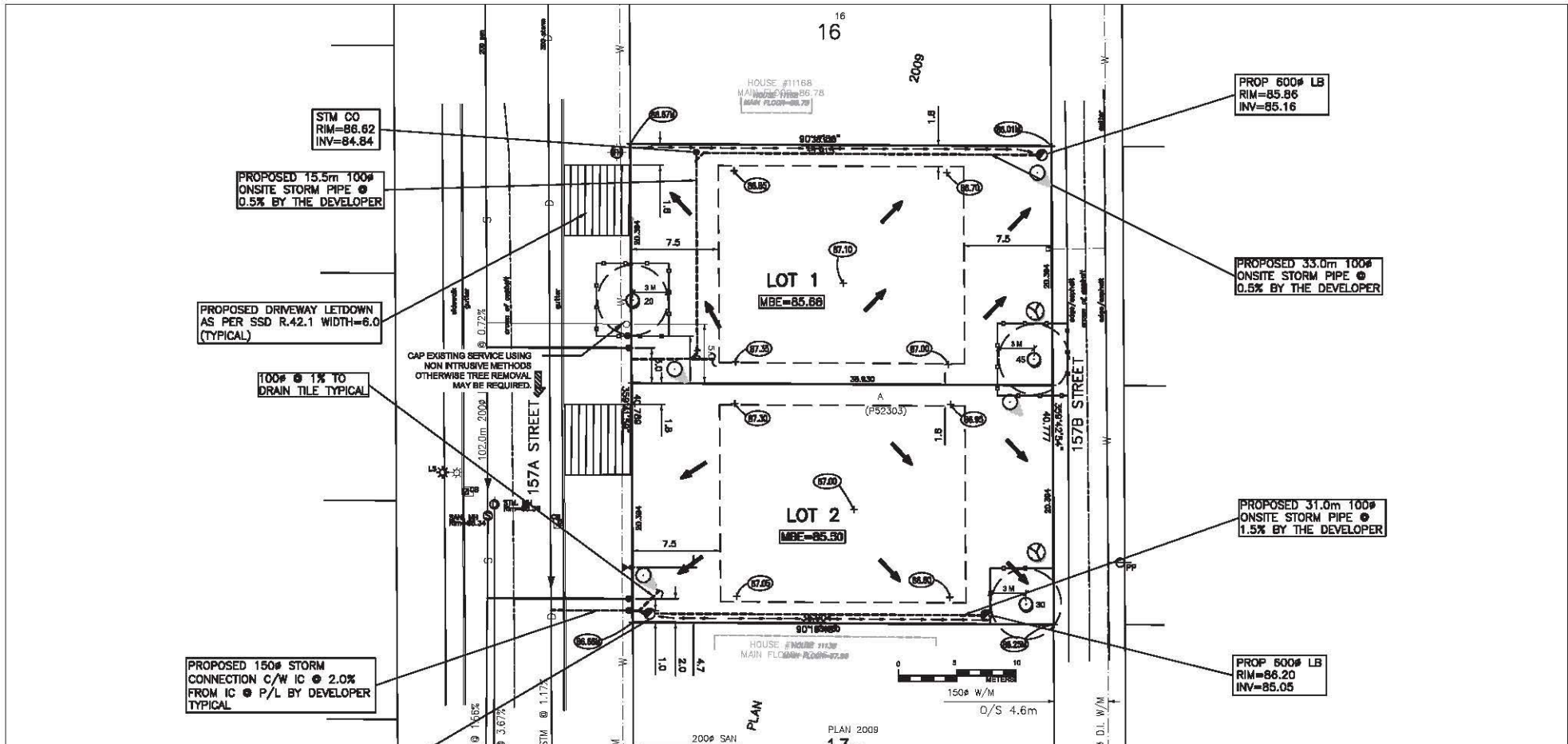


Date: February 2, 2017



Mike Fadum and Associates Ltd.
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LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSL/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION
	1	DEC08/18	MK	GRADING PLAN
	2	JAN11/17	MK	GRADING PLAN

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PROJECT TITLE
11159 157B STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PRESERVATION AND PROTECTION PLAN

CLIENT _____

DATE
 NOVEMBER 28, 2018

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 NOVEMBER 28, 2018

T-2
 SHEET 2 OF 2