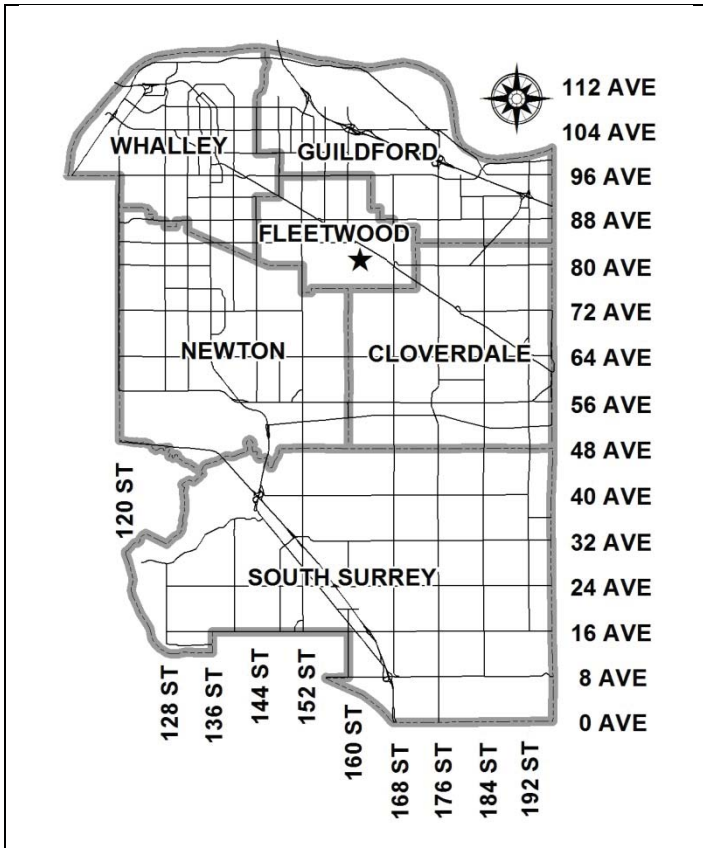


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0218-00

Planning Report Date: October 2, 2017



**PROPOSAL:**

- **Rezoning** from RA to RF

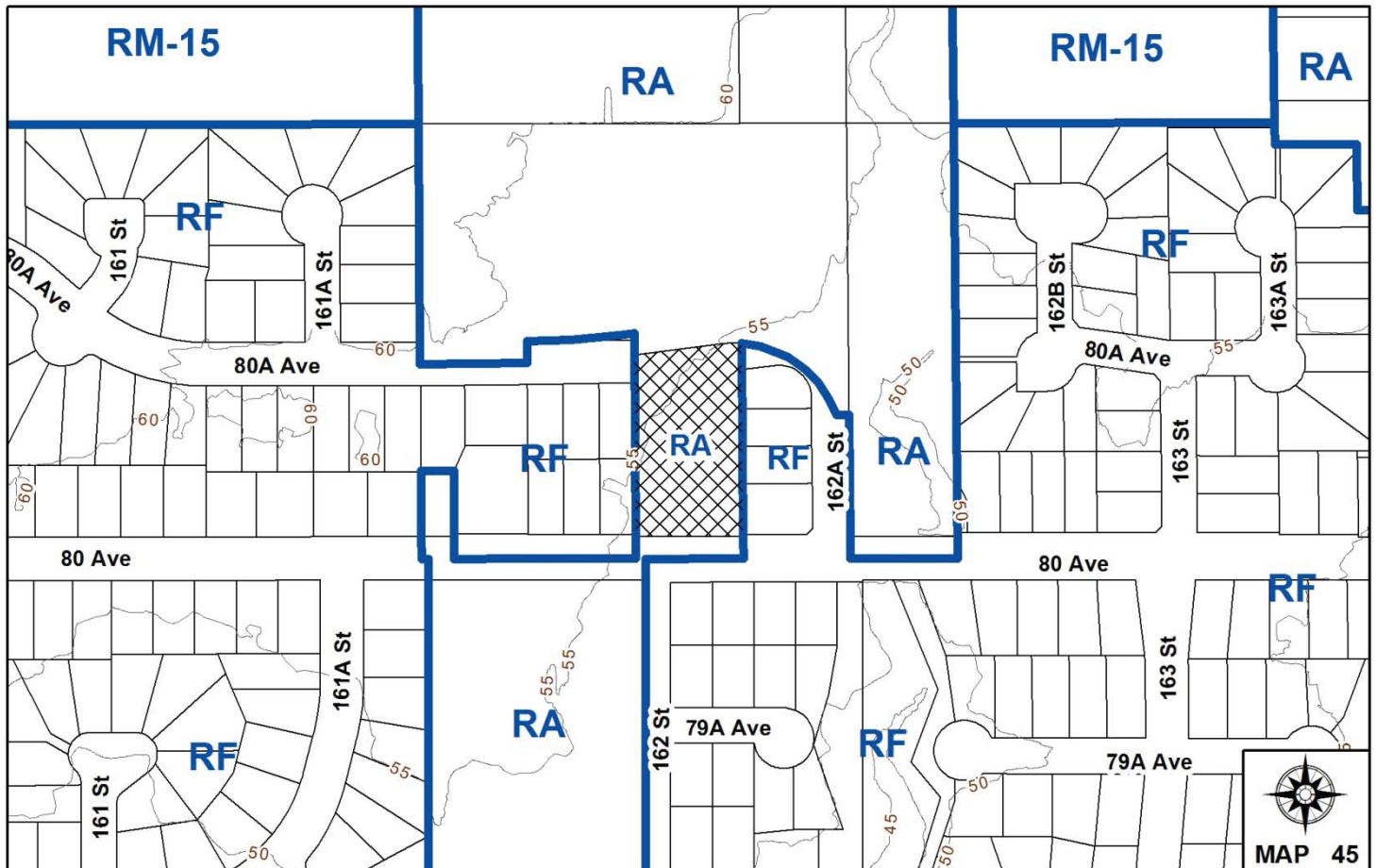
to allow subdivision into six (6) single family lots.

**LOCATION:** 16219 - 80 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Single Family Urban (Stage 1 Fleetwood Town Centre Plan Update)



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).
- Complies with the "Single Family Urban" designation in the Stage 1 Fleetwood Town Centre Plan Update.
- The proposal complies with City Infill Policy No. O-30.
- The proposed RF lots are consistent with the established residential development pattern along both sides of 80 Avenue and along the south side of 80A Avenue.
- The proposal is consistent with the concept plan provided as part of the subdivision of the adjacent properties to the west in 2009 under Development Application No. 7909-0201-00.

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 tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for tree preservation 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:**

3 Elementary students at William Watson Elementary School  
2 Secondary students at Fleetwood Park 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 Winter 2018.

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and detached accessory buildings (storage sheds), which are to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City-owned park (Walnut Park)	Urban in the OCP; Parks & Linear Corridors in the Stage 1 Fleetwood Town Centre Plan (TCP) Update	RA
East:	Single family dwellings	Urban in the OCP; Single Family Urban in the Stage 1 Fleetwood TCP Update	RF
South (Across 80 Avenue):	Single family dwellings	Urban in the OCP	RF
West:	Single family dwellings	Urban in the OCP; Single Family Urban in the Stage 1 Fleetwood TCP Update	RF

DEVELOPMENT CONSIDERATIONSContext and Proposal

- The 0.4339-hectare (1.07-acre) subject property is located at 16219 – 80 Avenue in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Single Family Urban" in the Stage 1 Fleetwood Town Centre Plan Update and zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to permit subdivision into six (6) single family lots.
- Proposed Lots 1 to 6 will range in size from 584 square metres (6,286 sq.ft.) to 646 square metres (6,953 sq.ft.) and in lot depth from 36.1 metres (118 ft.) to 38.8 metres (127 ft.).
- All of the proposed lots are 16.5 metres (54 ft.) in width, which is consistent with the existing RF lot widths in the neighbourhood.

- Proposed Lots 1 to 3 will be oriented towards and accessed from the new section of 80A Avenue, to be constructed as part of the subject application (see Road Dedication section), while proposed Lots 4 to 6 will be oriented towards and accessed from 80 Avenue.
- The proposal is consistent with the established residential development pattern along both sides of 80 Avenue and along the south side of 80A Avenue, as well as with the concept plan provided as part of the subdivision of the adjacent properties to the west in 2009 under Development Application No. 7909-0201-00.

### Road Dedication

- The subject property currently fronts and is accessed from 80 Avenue, a Collector Road with an ultimate road width of 24 metres (79 ft.).
- The applicant will be required to dedicate 0.942 metres (3 ft.) along 80 Avenue for road widening and reconstruct the existing 1.5-metre (5-foot) wide concrete sidewalk along the north edge of the 80 Avenue road allowance.
- 80 Avenue, which fronts the subject property, is classified as a collector road. Part 7 Special Building Setbacks of the Zoning By-law stipulates that the setback of the buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate road width shown in the Major Road Allowance Map, measured from the centreline of the ultimate road allowance, plus the required setback of the zone in which the lot is located.
- Since 80 Avenue is a collector road the ultimate road width is 24 metres (79 ft.). The existing road allowance for that portion of 80 Avenue south of the subject property is approximately 20 metres (65.6 ft.). Therefore, 1.942 metres (6.3 ft.) of additional widening from the subject property is required.
- The Engineering Department has determined that, for this portion of 80 Avenue, only 0.942 metres (3 ft.) will be necessary. However, as per the Part 7A requirements of the Zoning By-law, the resultant front yard setback for proposed Lots 3 to 6 is 1.942 metres (6.3 ft.), plus the required setback under the RF Zone. Staff recommended that the applicant consider a Development Variance Permit (DVP) to reduce the minimum front yard setback of the RF Zone, from 7.5 metres (25 ft.) to 6.5 metres (21 ft.), to compensate for this additional setback, however, the applicant declined to proceed with a concurrent DVP at this time.
- In order to complete 80A Avenue to the Through Local standard the applicant is proposing to dedicate 12.9 metres (42 ft.) tapering to 12.3 metres (40 ft.) from west to east along the north portion of the subject property.

### Neighbourhood Character Study and Design Guidelines

- Tejeshwar Singh, of Simplex Consultants Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. 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 Character Study found that a number of the newer, adjacent "Traditional West Coast" style homes provide a suitable context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose balanced and proportionally consistent massing of the front façade, modern design, high trim and construction material standards.

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering & Surveying Ltd. The plans were reviewed by staff and found to be generally acceptable.
- The applicant is proposing fill in excess of 0.5 metre (1.5-foot) in depth along the northern portion of proposed Lots 1 to 3 in order to achieve an acceptable interface with the future section of 80A Avenue.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

### PRE-NOTIFICATION

- Pre-notification letters were sent out on June 29, 2017 and Development Proposal Signs were installed by the applicant on the subject site, at both the 80 Avenue frontage and the terminus of 80A Avenue, on July 6, 2017, to which staff have received no telephone calls or letters of concern.

### TREES

- Cody Laschowski, 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
<b>Deciduous Trees</b>			
American Chestnut	2	2	0
Beaked Hazelnut	1	1	0
Cherry	1	1	0
Japanese Cherry	3	3	0
English Walnut	4	4	0
Mirabelle Plum	1	1	0
Mountain Ash	1	1	0
Norway Maple	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	36	36	0
<b>Total</b>	<b>51</b>	<b>51</b>	<b>0</b>

<b>City (Boulevard)</b>	<b>8</b>	<b>0</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>18</b>		
<b>Total Retained and Replacement Trees</b>	<b>26</b>		
<b>Contribution to the Green City Fund</b>	<b>\$33,600.00</b>		

- The Arborist Assessment states that there are a total of 59 mature trees on the site, comprised of 51 trees within the subject property and eight (8) adjacent City trees. There are no Alder or Cottonwood trees. It was determined that the eight (8) City 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.
- Of the 51 on-site trees identified in the Arborist Assessment, 36 are Western Red Cedars, previously topped and with poor structure, planted as hedge rows along the eastern and western edges of the subject property and therefore only suitable for retention as a group. Trees and Landscaping staff support the recommendations of the Arborist Assessment proposing their removal on the basis of existing condition and the proposed on-site development.
- 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 102 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of three (3) trees per RF-zoned lot), the deficit of 84 replacement trees will require a cash-in-lieu payment of \$33,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- All of the eight (8) City trees adjacent to the subject site along 80 Avenue and 80A Avenue will be retained. For that portion of 80 Avenue adjacent to the subject site the 1.5-metre (5-foot) wide sidewalk will be relocated to the north of its current location within the boulevard, outside of the Tree Protection Zone (TPZ) of the City trees.
- In addition to the replacement trees, boulevard street trees will be planted on 80A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The roots of a Katsura tree, located on the property to the west (16190 – 80A Avenue), extend onto the subject site near the northwest corner of proposed Lot 1. As the tree is proposed for retention the owner of the subject property will be required to register a No-Build Restrictive Covenant, identifying the off-site tree to be retained and the area of tree preservation on proposed Lot 1, as a condition of final adoption for the subject rezoning by-law.

- The new trees on the site will consist of a variety of species including Daybreak Cherry, Lilac, Red Flowering Dogwood, Western Hemlock and Western Red Cedar.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$33,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 15, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is an urban infill lot, and the proposed subdivision is consistent with both the OCP and the Stage 1 Fleetwood Town Centre Plan (NCP) Update.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted on all six (6) lots, subject to meeting the zoning and building requirements for a secondary suite.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The project incorporates Low Impact Development Standards as per the requirements of the Fleetwood Greenway – North Creek Integrated Storm Water Management Plan (ISMP). These requirements include the use of dry-swale and absorbent soils.</li> <li>• Garbage, Recycling and Organics pick-up will be available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Transit service runs along 80 Avenue at 160 Street, with a transit stop within walking distance of the subject site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Development proposal signs were installed on the subject property by the applicant, and pre-notification letters were mailed to area residents.</li> </ul>



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. Summary of Tree Survey and Tree Preservation
- Appendix VII. Stage 1 Fleetwood TCP Plan

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.072 acres
Hectares	0.434 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.57 metres - 16.68 metres
Range of lot areas (square metres)	584 - 646 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.8 lots/ha. and 5.6 lots/ac.
Lots/Hectare & Lots/Acre (Net)	16.5 lots/ha. and 6.6 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	32.1%
Estimated Road, Lane & Driveway Coverage	23.8%
Total Site Coverage	55.9%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF PARCEL "A" (K43470E) LOT 28  
EXCEPT: PART SUBDIVIDED BY PLAN NWP88031, SECTION 25 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 2425**

**PLAN EPP**

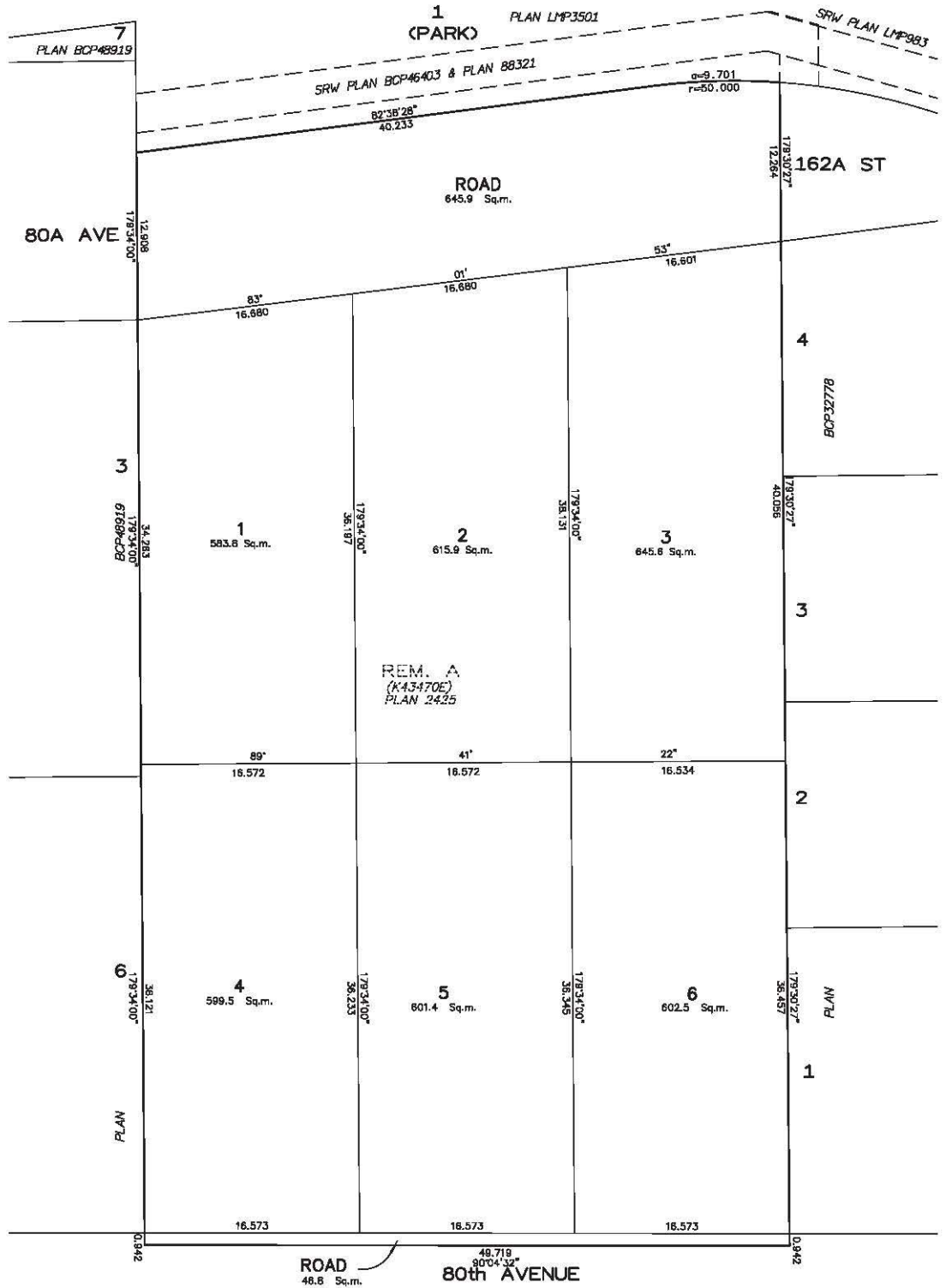
DRAFT: July 9, 2017



SCALE 1 : 250



The intended plot size of this plan is 432mm in width and 560mm in height (C size) when plotted at a scale of 1:250.



**INTEGRATED SURVEY AREA No. 1, SURREY**

NAD 83 (CSRS) 4D, B.C. LGVFD  
Grid bearings are derived from FIELD SURVEY and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from Geo BC Hascoot Published Information. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995976, which has been derived from control monument 5694.



---

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

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

**DATE:       September 20, 2017                           PROJECT FILE:   7817-0218-00**

---

**RE:         Engineering Requirements  
              Location: 16219 - 80 Avenue**

### REZONE/SUBDIVISION

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

- Dedicate 0.942m for a total of 22.0m on 80 Avenue for a collector road;
- Dedicate varying (unique) on-site width between 12.3m to 12.9m for 80A Avenue; and
- Provide a 0.5m wide statutory right-of-way (SROW) along 80 Avenue

#### *Works and Services*

- Re-construct sidewalk along 80 Avenue;
- Construct south side of 80A Avenue to Through Local standard;
- Subject to available funding, construct north side of 80A Avenue to Through Local standard under Development Coordinated Works (DCW);
- Construct water main and sanitary main on 80A Avenue;
- Register applicable restrictive covenants for on-site storm water management features.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB4



Planning July-13-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17-0218-00

**SUMMARY**

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	3
Secondary Students:	2

September 2018 Enrolment/School Capacity

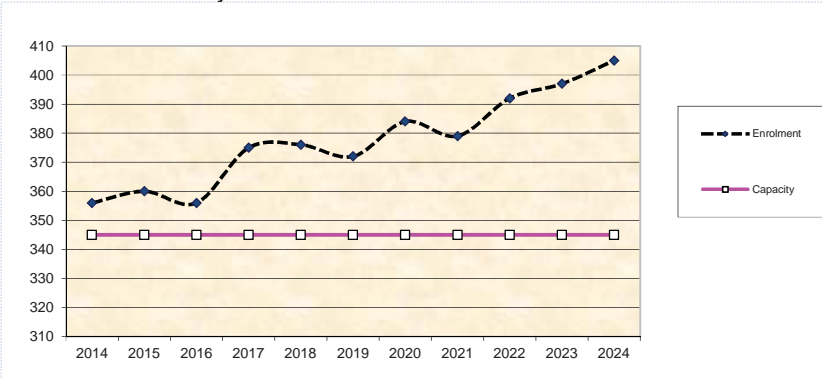
<b>William Watson Elementary</b>	
Enrolment (K/1-7):	40 K + 316
Capacity (K/1-7):	20 K + 325
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1465
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

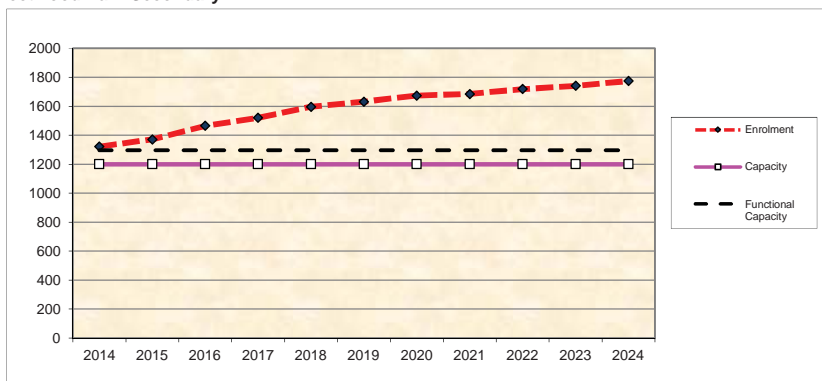
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Fleetwood Park Secondary is slightly over capacity and uses 3 portables to help accommodate the additional enrolment. William Watson is subject to enrolment pressures which will increase as development continues along Fraser Highway. The District's 2016/17 Five-Year Capital Plan includes a request for an addition to William Watson Elementary. Additional secondary school capacity will also be required in the future.

**William Watson Elementary**



**Fleetwood Park 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: #7917-0218-00  
 Project Location: 16219 80 Avenue, Surrey, B.C.  
 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 homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The 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 "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 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.
- 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: 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:** **\$12,500** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: June 26, 2017

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

\_\_\_\_\_  
Date: June 26, 2017



Arborist Report – 16219 80<sup>th</sup> Ave, Surrey.

Table 4. Tree Preservation Summary

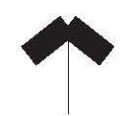
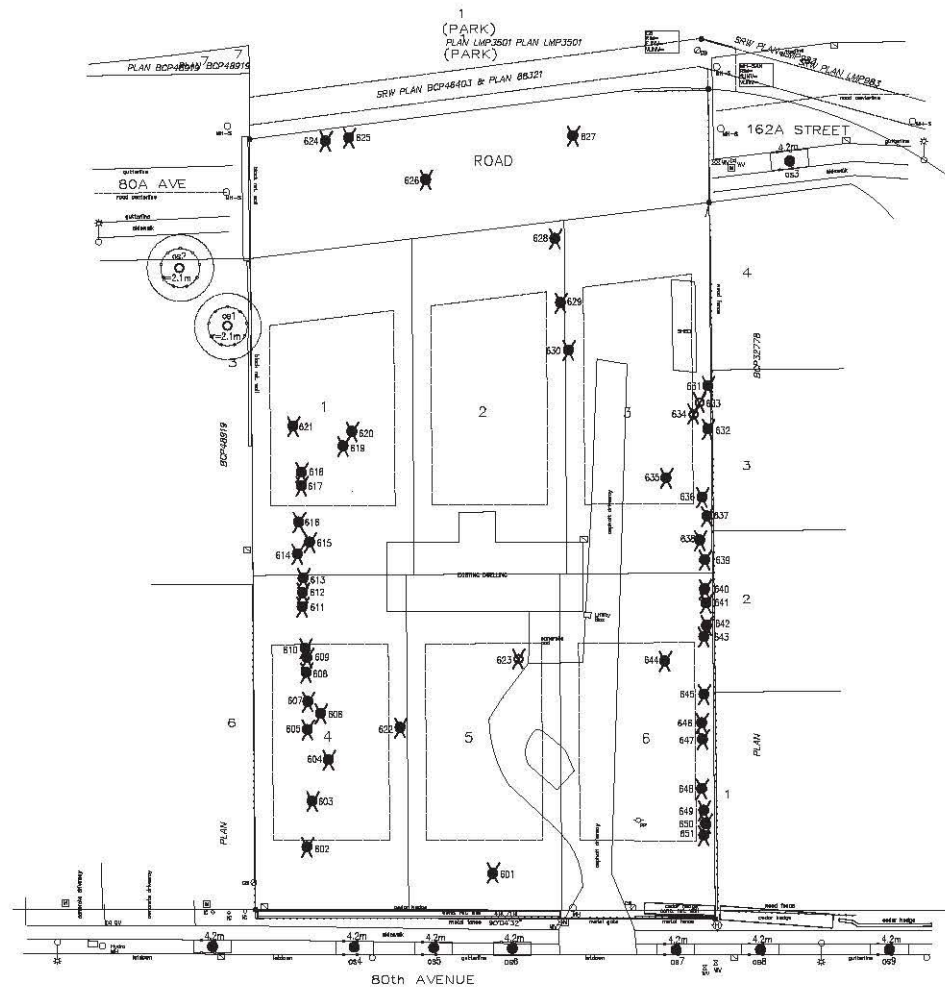
TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	16219 - 80th Avenue
Registered Arborist:	Cody Laschowski
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>59</b>
<b>Protected Trees to be Removed</b>	<b>51</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>8</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>102</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 51 X two (2) = 102	
<b>Replacement Trees Proposed</b>	<b>18</b>
<b>Replacement Trees in Deficit</b>	<b>84</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>18</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:


June 26,  
2017

Arborist

Date



- LEGEND**
- = TREES NOT SURVEYED
  - = TREES TO BE RETAINED
  - ⊗ = TREES TO BE REMOVED
  - ⊙ = PROTECTION BARRIER

DATE	ISSUES	BY

**S. KAVOLINAS & ASSOCIATES INC.**  
 2463 JEWELL COURT  
 ABBOTSFORD, B.C.  
 V3C 3K8  
 PHONE (604) 867-2376

**CLIENT**  
 MR. BOB THOMPSON  
 c/o COASTLAND ENGINEERING & SURVEYING LTD.  
 SUITE #101  
 18295 - 80th AVENUE  
 SURREY, B.C.  
 604-535-4700

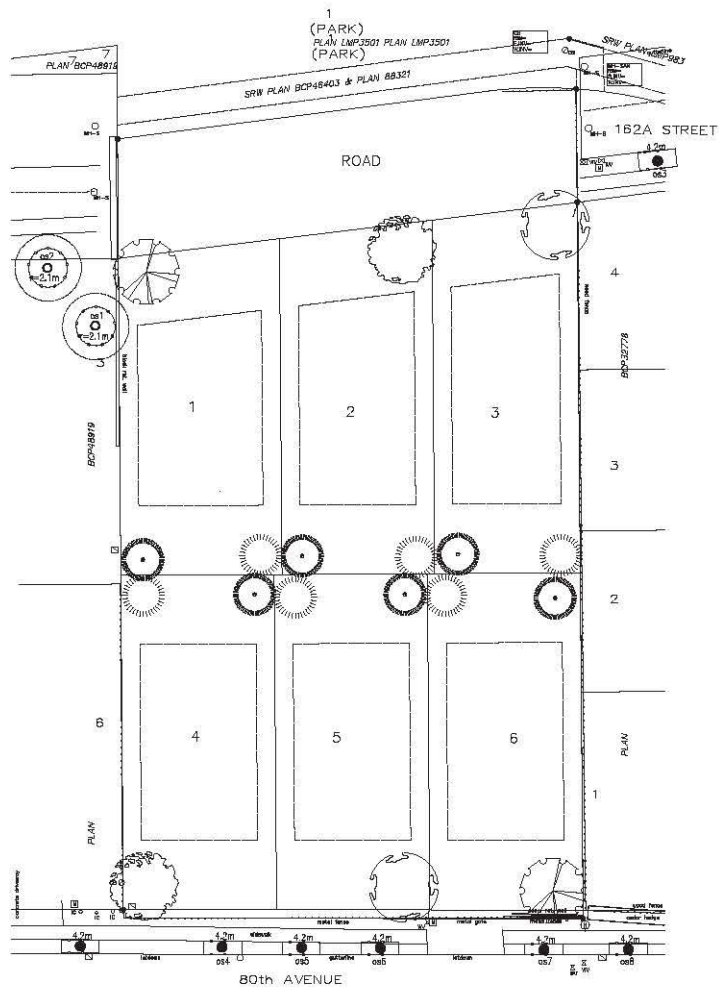
**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 6 LOT SUBDIVISION  
 16218 - 80th AVENUE  
 SURREY, B.C.

SCALE	1:250	DATE	JUN/17
DRAWN	DK'S	CHECKED	
DATE		DATE	
APPROVED		DATE	

PROJECT	JOB NO.

DRAWING NO. **TR-1**





KEY	BOTANICAL NAME	PLANT LIST			REMARKS	
		COMMON NAME	QTY.	SIZE		
	SYRINGA RETICULATA 'NORY SILK'	LLAC TREE	2	6 CM. CAL.	AS SHOWN	B & R
	PRUNUS YEDONENSIS 'AHERONI'	DAWBREAK CHERRY	2	6 CM. CAL.	AS SHOWN	B & R
	CORNUS FLORIDA 'TRUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B & R
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6	3.00 METERS	AS SHOWN	B & R
	TAXUS PLICATA	WESTERN RED CEDAR	6	3.00 METERS	AS SHOWN	B & R



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED	NO.
	REVISED	

SKAVOLINAS & ASSOCIATES INC.  
 802.A C.S.A.  
 2482 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3X 3J2  
 PHONE (604) 857-2376

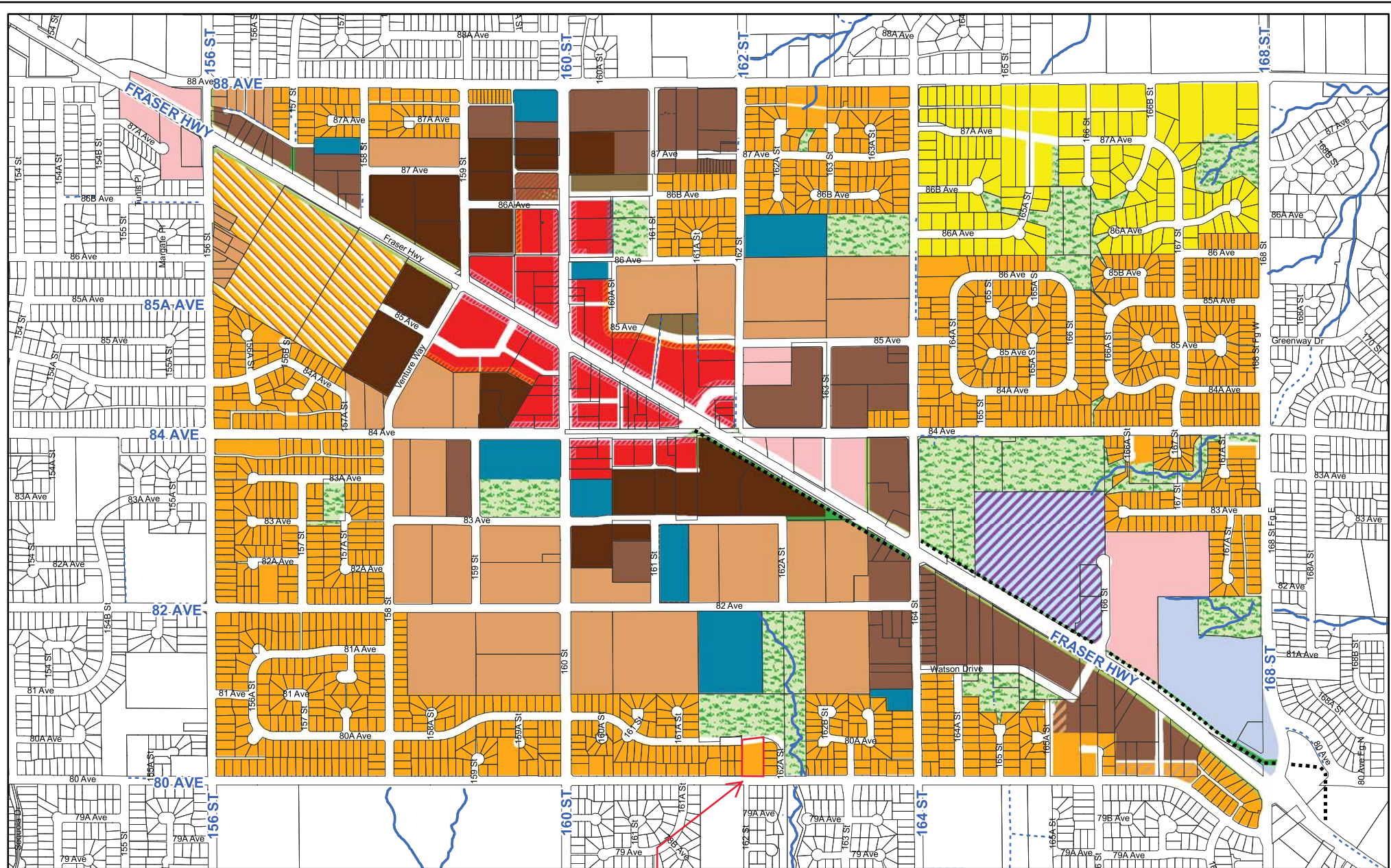
CLIENT  
 MR. ROB THOMPSON  
 c/o COASTLAND ENGINEERING & SURVEYING LTD.  
 SUITE #101  
 16216 - 162B AVENUE  
 SURREY, B.C.  
 104-532-8700

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 6 LOT SUBDIVISION  
 16216 - 162B AVENUE  
 SURREY, B.C.

SCALE	1:250	DATE	JUN/17
DRAWN	DWS	CHECKED	DWS
APPROVED	AS BUILT		

PROJECT	JOB NO.
	TR-2





**Legend**

- |  |   |   |   |                                    |
|--|---|---|---|------------------------------------|
| Mixed Use 2.5 FAR 6 Storey Maximum             | Apartment or Mixed Use 1.5 FAR 4 Storey Maximum | Low Density Townhouses In Duplex Form   | Commercial 1.5 FAR  | Parks & Linear Corridors           |
| Commercial Frontage Required                   | Apartment 1.5 FAR 4 Storey Maximum              | Low Density Townhouses or Single Family | Industrial  | Multiuse Corridor/Landscape Buffer |
| 4 Storey Maximum                               | Apartment and Medium Density Townhouses         | Single Family Urban                     | Institutional   | Buffer Within Private Land         |
| Residential Frontage Required 4 Storey Maximum | Medium Density Townhouses                       | Single Family Suburban                  | Institutional/Commercial  | 4m Wide Paved Path                 |
| Residential Frontage Required 4 Storey Maximum | Low Density Townhouses                          | Manufactured Homes                      | Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey |                                    |

Subject Property

**FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1**  
 City of Surrey Planning & Development Department

