

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0345-00

Planning Report Date: October 1, 2018

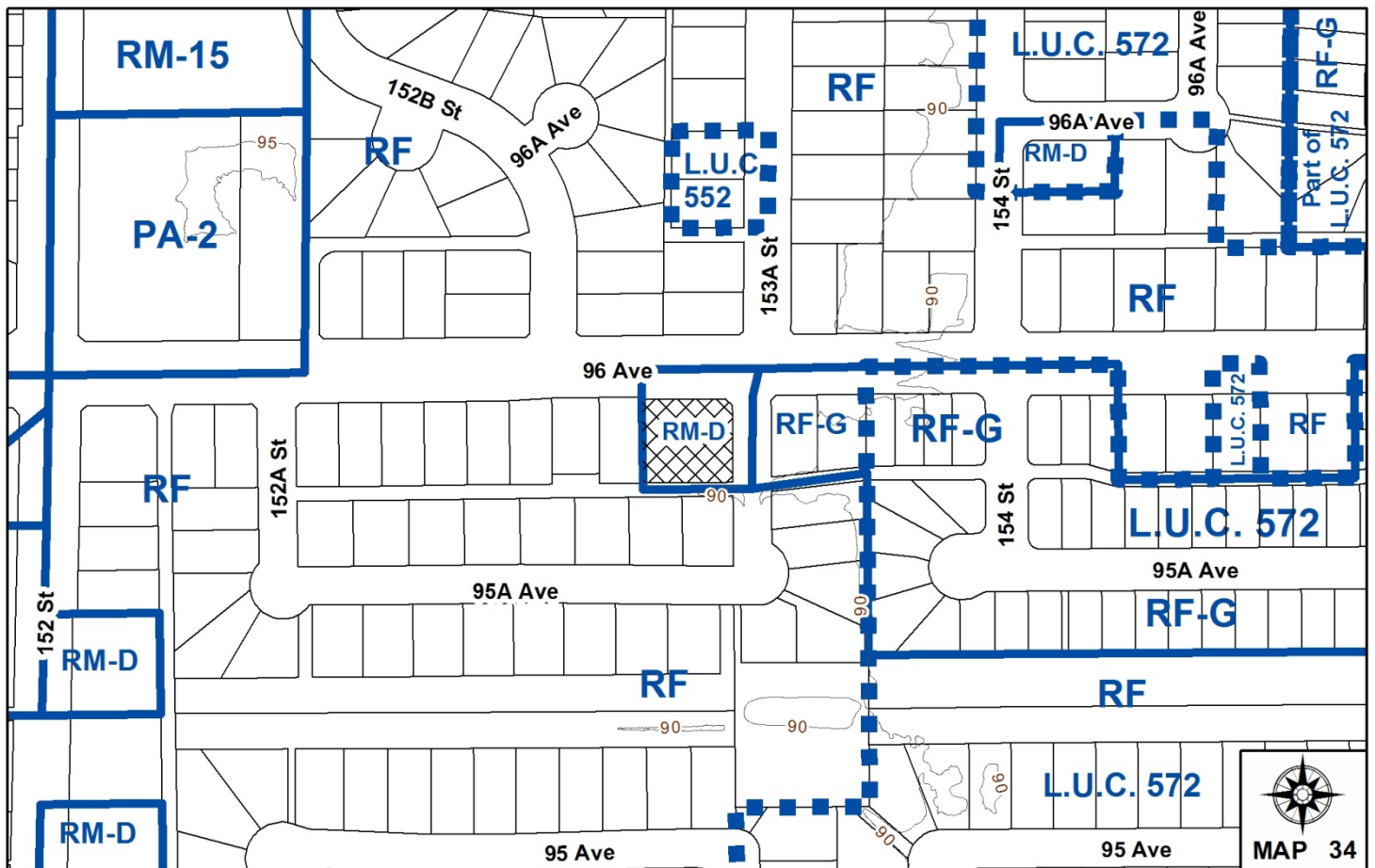
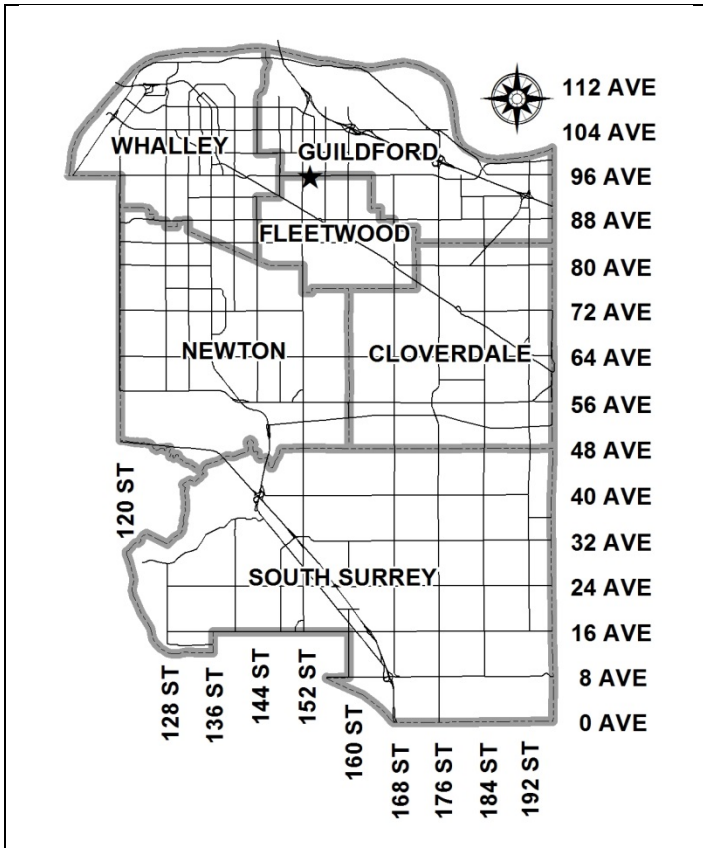
PROPOSAL:

- **Rezoning** from RM-D to RF-13 to allow subdivision into 3 single family small lots.

LOCATION: 15342 - 96 Avenue

ZONING: RM-D

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).
- Generally complies with Policy O-52 – Small Lot Residential Zones.
- The proposed rezoning and subdivision, to create three (3) RF-13-zoned lots with proposed lot widths of 12.2 to 14 metres (40 to 46 ft.), will create a streetscape that is consistent with the existing RF-G zoned single family built form to the east of the subject site, along the south side of 96 Avenue. The subject site abuts the 96 Avenue east/west bike route and is within walking distance of a bus-serviced frequent transit network (152 Street).
- The applicant has demonstrated community support for the proposal in the form of a signed petition from neighbouring residents, including the property to the immediate west (15318 – 96 Avenue).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) submission of an acoustical report for the units adjacent to 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to require driveway access to the rear lane only for proposed Lots 1-3;
 - (h) registration of a Section 219 Restrictive Covenant for a minimum side (west) yard setback of 2.2 metres (7.4 ft.) for the main floor and 3.2 metres (10.5 ft.) for the second floor on proposed Lot 1; and
 - (i) registration of a Section 219 Restrictive Covenant for a separation of 0.88 metres (2.9 ft.) between the proposed retaining wall and west face of the principal building 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:

2 Elementary students at Berkshire Park Elementary School
 1 Secondary student at Johnston 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 Fall 2019.

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex dwelling, to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Single family dwellings	Urban	RF
East (Across 153A Street):	Single family dwelling	Urban	RF-G
South (Across lane):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 0.136-hectare (0.33-acre) subject property is located at 15340/15342 – 96 Avenue, at the southwest corner of 96 Avenue and 153A Street, in Fleetwood.
- The subject property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Duplex Residential Zone (RM-D)". The subject site currently contains a duplex dwelling, which is to be removed as part of the subject development application.

Current Proposal

- The applicant is proposing to rezone from "Duplex Residential Zone (RM-D)" to "Single Family Residential (13) Zone (RF-13)", to allow for subdivision into three (3) single family small lots.

- Proposed Lots 1 and 2 are proposed to be 411 square metres (4,423 sq.ft.) in area and 12.2 metres (40 ft.) in width, while proposed Lot 3 is proposed to be 460 square metres (4,951 sq.ft.) in area with a width of 14 metres (45.9 ft.). Proposed Lots 1-3 will all have a depth of 33.7 metres (110.5 ft.).
- All of the proposed lots meet the minimum area and dimensional requirements of the RF-13 Zone (Type I lots). Proposed Lots 1 and 2 are Interior Lots and proposed Lot 3 is a Corner Lot.
- The proposed rezoning and subdivision will create a streetscape that is consistent with the existing RF-G zoned single family built form to the east of the subject site, along the south side of 96 Avenue at 154 Street. The existing RF-G-zoned lots fronting 96 Avenue range in lot width from 12.1 to 15.8 metres (40 to 51.8 ft.), in lot area from 360 to 426 square metres (3,875 to 4,585 sq.ft.) and are 30.5 metres (100 ft.) in depth.
- The proposed RF-13-zoned houses will be comparable in size to the existing RF-zoned and RF-G-zoned houses in the neighbourhood. The maximum house size for the proposed RF-13-zoned lots compared to the RF-13, RF Zone and RF-G Zone regulations is provided in the following table:

	Proposed RF-13 Lots (Type I)		RF-13 (Type I)		RF Zone	RF-G Zone	
	Interior	Corner	Interior	Corner		Standard	Permissible Reduction (50% of lots)
Lot Size	411 m ² (4,423 ft ²)	460 m ² (4,951 ft ²)	336 m ² (3,595 ft ²)	380 m ² (4,066 ft ²)	560 m ² (6,000 ft ²)	370 m ² (4,000 ft ²)	325 m ² (3,500 m ²)
Floor Area Ratio (FAR)	0.72		0.72		0.60	0.60	
House Size (based on Lot Size X FAR)	265 m ² (2,860 ft ²)	265 m ² (2,860 ft ²)	242 m ² (2,604 ft ²)	265 m ² (2,860 ft ²)	336 m ² (3,617 ft ²)	222 m ² (2,390 ft ²)	195 m ² (2,100 ft ²)
Maximum House Size	265 m ² (2,860 ft ²)		265 m ² (2,860 ft ²)		465 m ² (5,000 ft ²)	260 m ² (2,800 ft ²)	

Policy Considerations

- The proposed development is supported by the following policies of the Official Community Plan (OCP):
 - A1.1. – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (2011).

(The proposed development will introduce a more compact and efficient built form into this area of Fleetwood.)
 - A3.1. – Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.

(The proposed development will introduce a moderate increase in density by allowing small-lot residential development adjacent to traditional sized RF lots and smaller RF-G lots.)

- Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The proposed RF-13-zoned houses will be compatible in size to existing RF-zoned houses in the neighbourhood, ensuring an appropriate scale and density is developed on the subject site. A Character Study and Building Design Guidelines have been submitted by the applicant to ensure that the design and massing of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)

- The proposed development complies with Policy O-52 – Small Lot Residential Zones which identifies guidelines for the location of small lots.
 - While the subject site is located outside of a Town Centre Plan area, the proposal is generally consistent with the guidelines of Policy O-52 as it is designated "Urban" in the Official Community Plan (OCP), and is located near the following amenities:
 - Berkshire Park Elementary School (330 metres / 1,082 ft.);
 - Berkshire Park (330 metres / 1,082 ft.);
 - Johnston Heights Secondary School (400 metres / 1,312 ft.);
 - Lionel Courchene Park (520 metres / 1,700 ft.);
 - William F. Davidson Elementary School (600 metres / 1,970 ft.); and
 - North Surrey Community Park (900 metres / 2,950 ft.); and
 - Appropriate interfaces with the adjacent single family residential dwellings will be ensured through the registration of a Building Scheme on title, and through the regulations of the RF-13 Zone.

Road Dedication and Transportation Considerations

- The subject property currently fronts 96 Avenue, an Arterial Road with an ultimate road width of 30 metres (100 ft.), with a rear lane access.
- The applicant will be required to dedicate 1.808 metres (5.9 ft.) along 96 Avenue to achieve the 15-metre (49.2 ft.) from the ultimate centreline road right-of-way, as well as provide a 5 metre by 5 metre (16.5 ft. x 16.5 ft.) and 1 metre by 1 metre (3.3 ft. by 3.3 ft.) corner cut at the northeast and southeast corner of the subject site respectively. No dedication will be required along 153A Street; however, the applicant will be required to construct a new 1.5-metre (5-ft.) wide concrete sidewalk along the west edge of the 153A Street road allowance.
- Proposed Lots 1-3 will have vehicular access from the existing rear lane only, which will be enforced through the registration of a Restrictive Covenant on title.
- The proposed development is adjacent to the 96 Avenue east/west bike route and approximately 500 metres (1,640 ft.) from the 156 Street north/south bike route. Furthermore, the subject site is approximately 250 metres (820 ft.) from the nearest bus stop located on 96 Avenue, which is serviced by TransLink's Route 375.

Neighbourhood Character Study and Building Scheme

- 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 few homes in the immediate neighbourhood can be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), recommend updated design standards.
- In order to improve the transition between the existing dwelling to the immediate west (15318 – 96 Avenue) the Design Consultant has incorporated several provisions within the Building Scheme for proposed Lot 1, including:
 - Ensuring that the top side of the basement slab is set at the Minimum Building Elevation (MBE) specified on the final lot grading plan accepted by the City;
 - Increasing the minimum side (west) yard from 1.2 metres (4 ft.) to 2.2 metres (7.4 ft.), as measured to the west building face of the basement and main floor;
 - Increasing the minimum side (west) yard setback from 1.2 metres (4 ft.) to 3.2 metres (10.5 ft.) for 50% of the width of the west second storey building face;
 - Limiting the maximum ceiling heights of the basement, main and upper storeys to 2.4 metres (8 ft.), 3.0 metres (9 ft.) and 2.4 metres (8 ft.) respectively; and
 - Reducing the maximum roof slope of the upper storey roof trusses and the maximum height of the highest roof ridge.

Lot Grading Plan

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering & Surveying Ltd. The plans have been reviewed by staff and found to be acceptable.
- Due to existing on-site grades and shallow storm servicing, the applicant is proposing fill over 0.5-metre (1.5-ft.) in depth for the northern half of proposed Lots 1-3, ranging in depth from approximately 0.7 to 1.7 metres (2.3 to 5.5 ft.). A 1.2-metre (4 ft.) high, 25-metre (82-ft.) long retaining wall is proposed approximately 1.4 metres (4.5 ft.) from the western property line of proposed Lot 1.
- The applicant has submitted a letter of support from the owner of the property to the immediate west (15318 – 96 Avenue), indicating that they have reviewed the proposed lot grading plan and have no objections. In addition, the applicant has proposed the retention of the existing 3-metre (10-ft.) high cedar hedge running along the western edge of proposed Lot 1, and will include provisions in the Building Scheme for proposed Lot 1 to improve the transition between the existing home to the west (see Neighbourhood Character Study and Building Scheme section).

- 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 accepted by the City's Engineering Department.

PRE-NOTIFICATION

- Pre-notification letters were sent out on September 13, 2017 and the Development Proposal Sign was installed on August 15, 2018. To date, staff have received no telephone calls or letters of concern from area residents.

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
Deciduous Trees			
Hawthorn	1	1	0
Total	1	1	0
City (Boulevard)	6	3	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$800.00	

- The Arborist Assessment states that there is one (1) mature tree on the site. It was determined that no 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.
- Three (3) City trees adjacent to the subject site along 153A Street will be removed to accommodate the construction of a new 1.5-metre (5-ft.) wide concrete sidewalk adjacent to the east property. The three (3) City trees along the 96 Avenue frontage are proposed to be retained.

- The existing 3-metre (10-ft.) high Cedar hedge between the subject site and the property to the immediate west (15318 – 96 Avenue) will be retained and protected during construction via the installation of tree protection fencing.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees, other than Alder or Cottonwood trees. This will require a total of eight (8) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of two (2) trees per RF-13 lot), the deficit of two (2) replacement trees will require a cash-in-lieu payment of \$800, 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 \$800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 12, 2018. 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 site is an infill urban lot and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted in 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"> • The project will incorporate Low Impact Development Standards (LIDS), including absorbent soils, dry-swales and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site is directly abutting the east/west 96 Avenue bike route and is within biking distance of the north/south 156 Street bike route. • Rapid transit service runs along 152 Street, with a transit stop within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates Crime Prevention Through Environmental Design (CPTED) principles, such as providing "eyes on the street" through the interior arrangement of 'active rooms'.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green certification rating is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed on the subject property and surrounding residents within 100 metres (333 ft.) were notified via a Pre-Notification Letter.

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.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.33 acre
Hectares	0.136 hectare
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	12.2 – 14.0 m.
Range of lot areas (square metres)	411 – 460 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9 lots/acre & 22 lots/hectare
Lots/Hectare & Lots/Acre (Net)	9.5 lots/acre & 23.4 lots/hectare
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	60%
PARKLAND	N/A
Area (square metres)	
% 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

**PROPOSED SUBDIVISION PLAN OF LOT 20
SECTION 35 TOWNSHIP 2 NWD PLAN 61762
EXCEPT PLAN BCP45503**

Sept 18, 2018

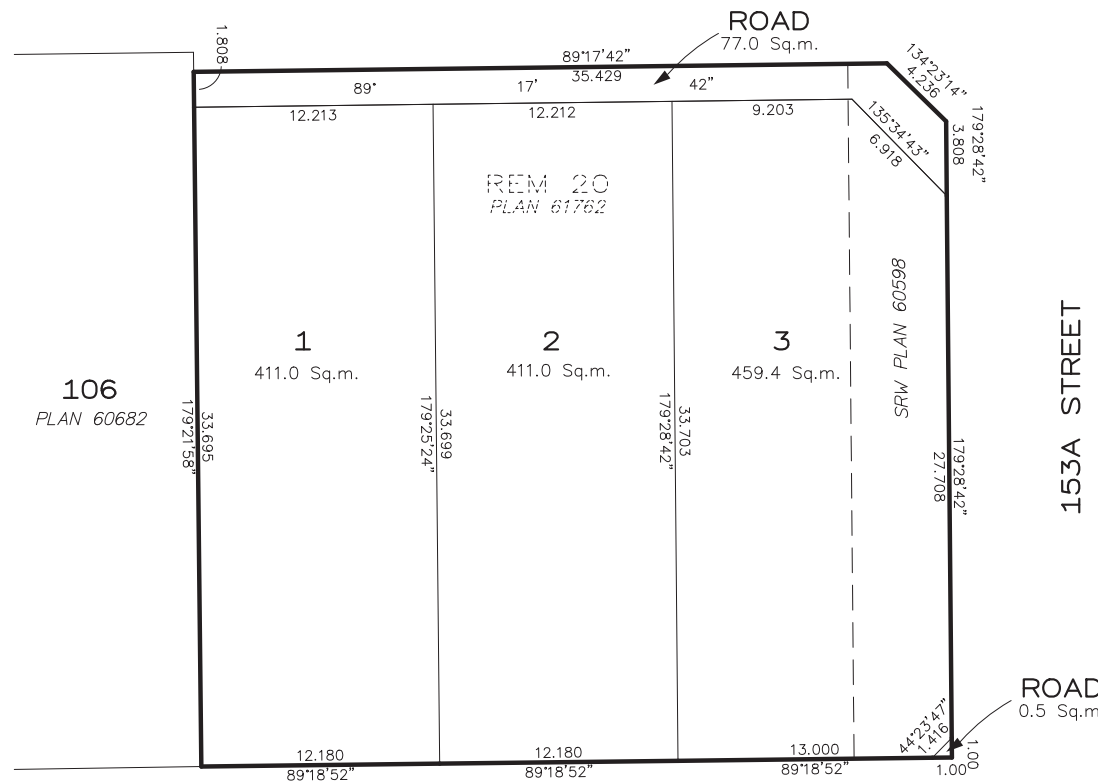
CIVIC ADDRESS:

15340 & 15342 - 96 Avenue, Surrey B.C.
P.I.D. 000-520-390

96 AVENUE



SCALE 1 : 250



Lot dimensions are derived from FIELD SURVEY.

This Plan was prepared for informational purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.



FILE: 8868-sub

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 26, 2018** PROJECT FILE: **7817-0345-00**

RE: **Engineering Requirements
Location: 15342 96 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.808 m for an ultimate 30.0 m toward Arterial Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at 96 Avenue and 153A Street.
- Dedicate 1.0 m x 1.0 m corner cut at 153A Street and Lane.
- Register 0.5 m Statutory Right-of-Way (SRW) along 96 Avenue and 153A Street frontages.

Works and Services

- Ensure 96 Avenue property line is graded to +/- 300 mm of centerline road elevation.
- Construct west side of 153A Street toward Local Road standard.
- Applicant to ensure lane width is to current City design standards, upgrade if required.
- Construct sanitary main along 153A Street to service the site.
- Decommission existing SRW and sanitary main.
- Construct storm mains to current standards along the Lane and 153A Street to service all lots and for road drainage. Confirm downstream storm system capacity and upgrade existing 200 mm storm main along 153A Street, if necessary.
- Construct on-site mitigation features in accordance to Upper Serpentine ISMP.
- Provide sanitary and storm service connections, complete with inspection chambers, to each lot.
- Provide an adequately-sized metered service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning

August 16, 2018

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.

Berkshire Park Elementary is in a maturing neighbourhood. With only 5 current development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as the Berkshire Park; stable and level. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0345 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

3 Single family with suites

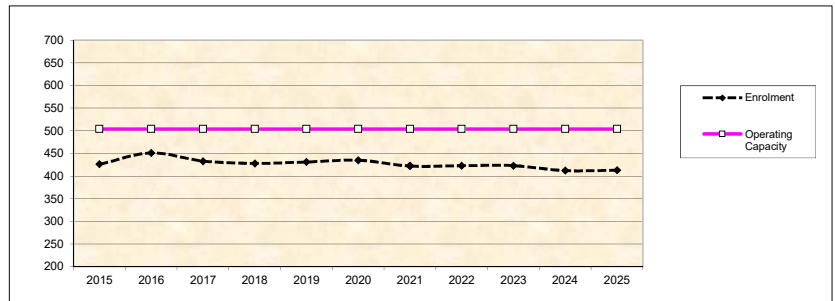
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

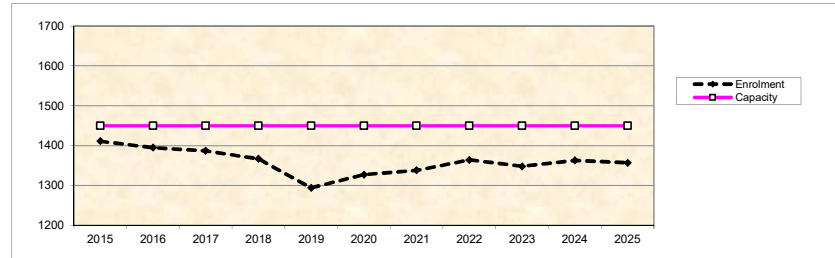
September 2017 Enrolment/School Capacity

Berkshire Park Elementary	
Enrolment (K/1-7):	44 K + 389
Operating Capacity (K/1-7)	38 K + 466
Johnston Heights Secondary	
Enrolment (8-12):	1387
Capacity (8-12):	1450

Berkshire Park Elementary



Johnston Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7817-0345-00
 Project Location: 15340-15342 96 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:

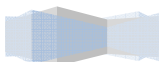
The area surrounding the subject property consists of older homes built about 25-30 years ago with only a handful of homes built recently. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2000sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 9:12. Roof surfaces are asphalt shingles along with concrete tiles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- The older "neo-traditional" style homes that are approximately 25-30 years old have roof pitches of 4:12 up to 6:12. 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 with brick accents.

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 and 3 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 and 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:

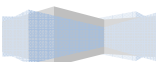
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.



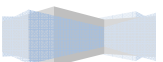
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: May 29, 2018

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

Date: May 29, 2018



4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Site Address 15340 15342 96th Ave, Surrey

Registered Arborist Cody Laschowski

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)	7
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	8
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
Replacement Trees Proposed	6
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

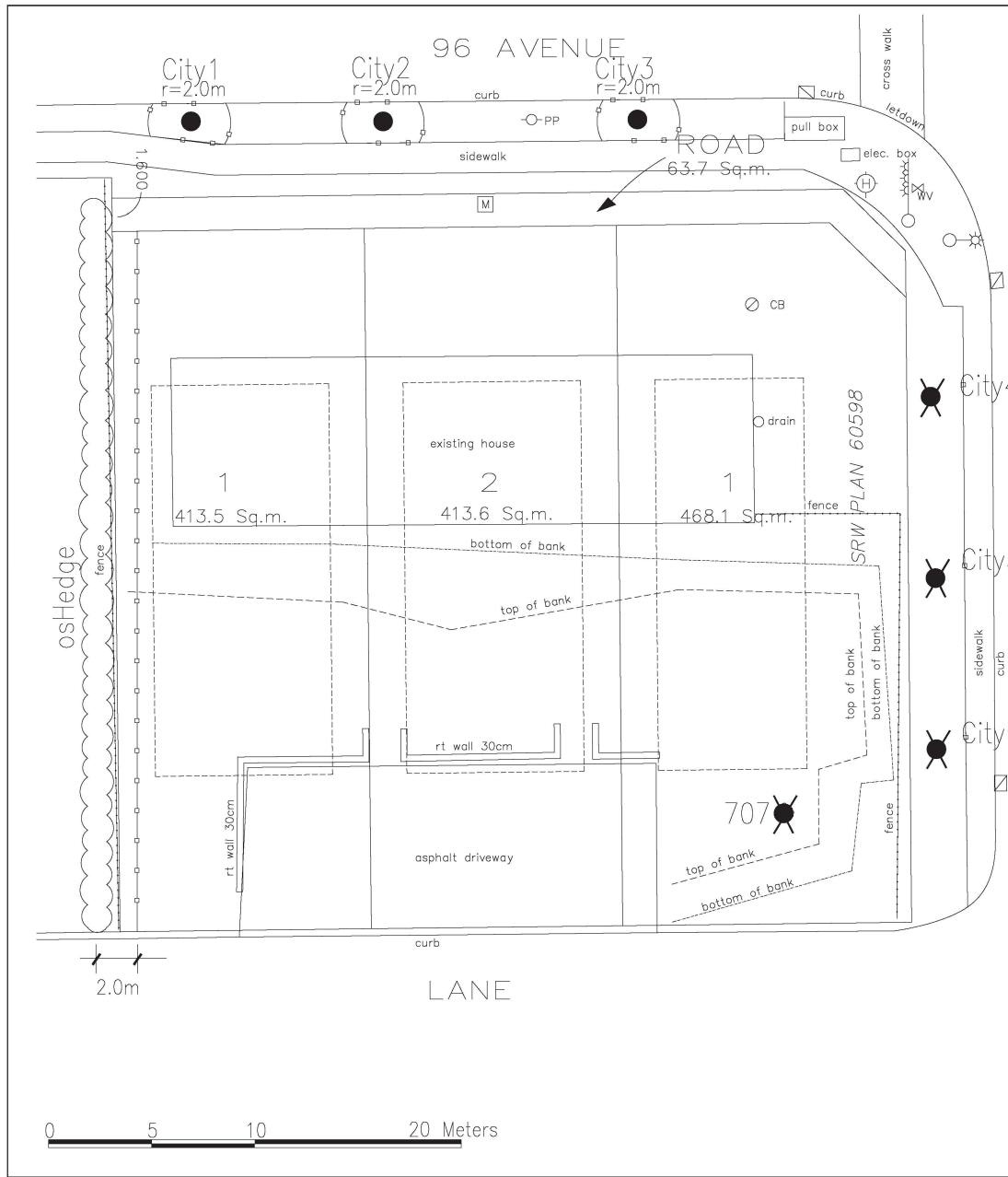
Summary, report and plan prepared and submitted by



Signature of Arborist

April 19, 2017

Date



- LEGEND**
- = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - = PROTECTION BARRIER

Aug/18	City Request	1
DATE	REVISED	NO.
	REVISIONS	

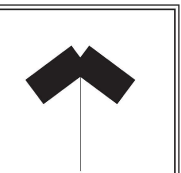
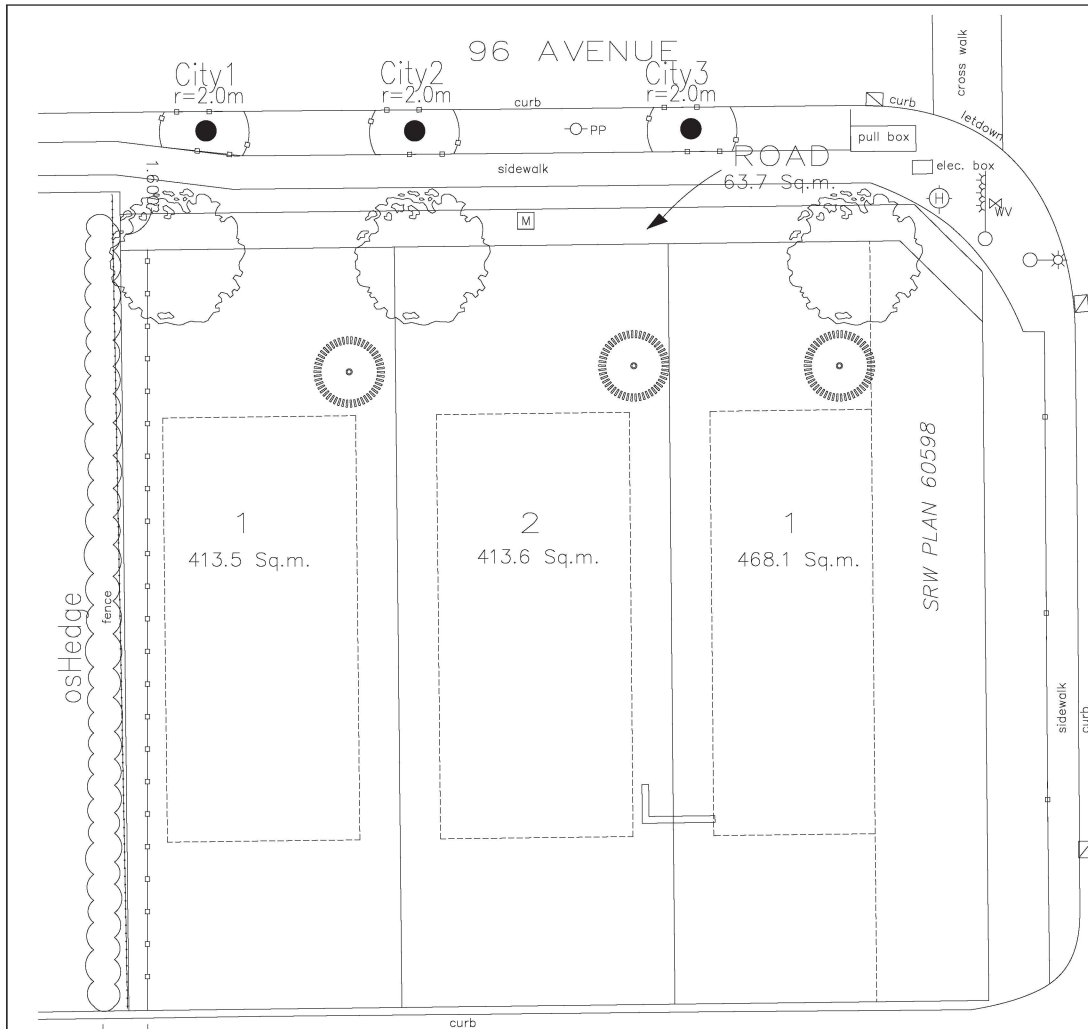
C.KAVOLINAS & ASSOCIATES INC.
 BCSA CSA
 2462 JONHILL COURT
 ABERTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19292 - 60th AVENUE
 SURREY, B.C.
 V3S 3M2
 604-032-9700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 3 LOT SUBDIVISION
 15340 15342 - 96 AVENUE
 SURREY, B.C.

SCALE	1:100	DATE	APR/18
DWMT		CHK'D	
ENL		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.	
	DRAWING No.	△
		TR-1



153A STREET

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTARIO STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMAL ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/ALBERTA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PREPARED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SURFICIAL WOOD WEEVIL, WOODY PLANT PARTS, WEEVIL OR REPRODUCTIVE PARTS OF WEEVILS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF THE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLANTED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

LEGEND

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

Aug/18	City Request	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONGJAIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. MIKE HELLE
CONSTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 - 60th AVENUE
SURREY, B.C.
V3S 2M2
604-532-9700

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
3 LOT SUBDIVISION
15340 15342 - 86 AVENUE
SURREY, B.C.

SCALE 1:100	DATE APR/18
DRAWN DWTS	
ENG. DWTS	
APPROV. AS PLANT	
PRINTED	JOB NO.
	DRAWING NO.
	TR-1

LANE PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3	3.00 METERS	AS SHOWN	B. & B.

