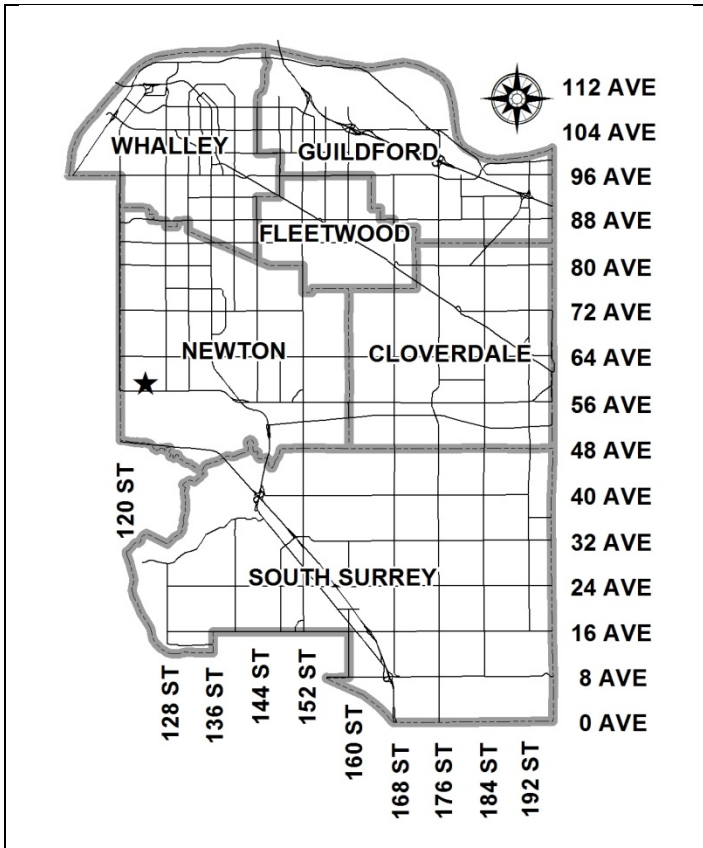


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0590-00

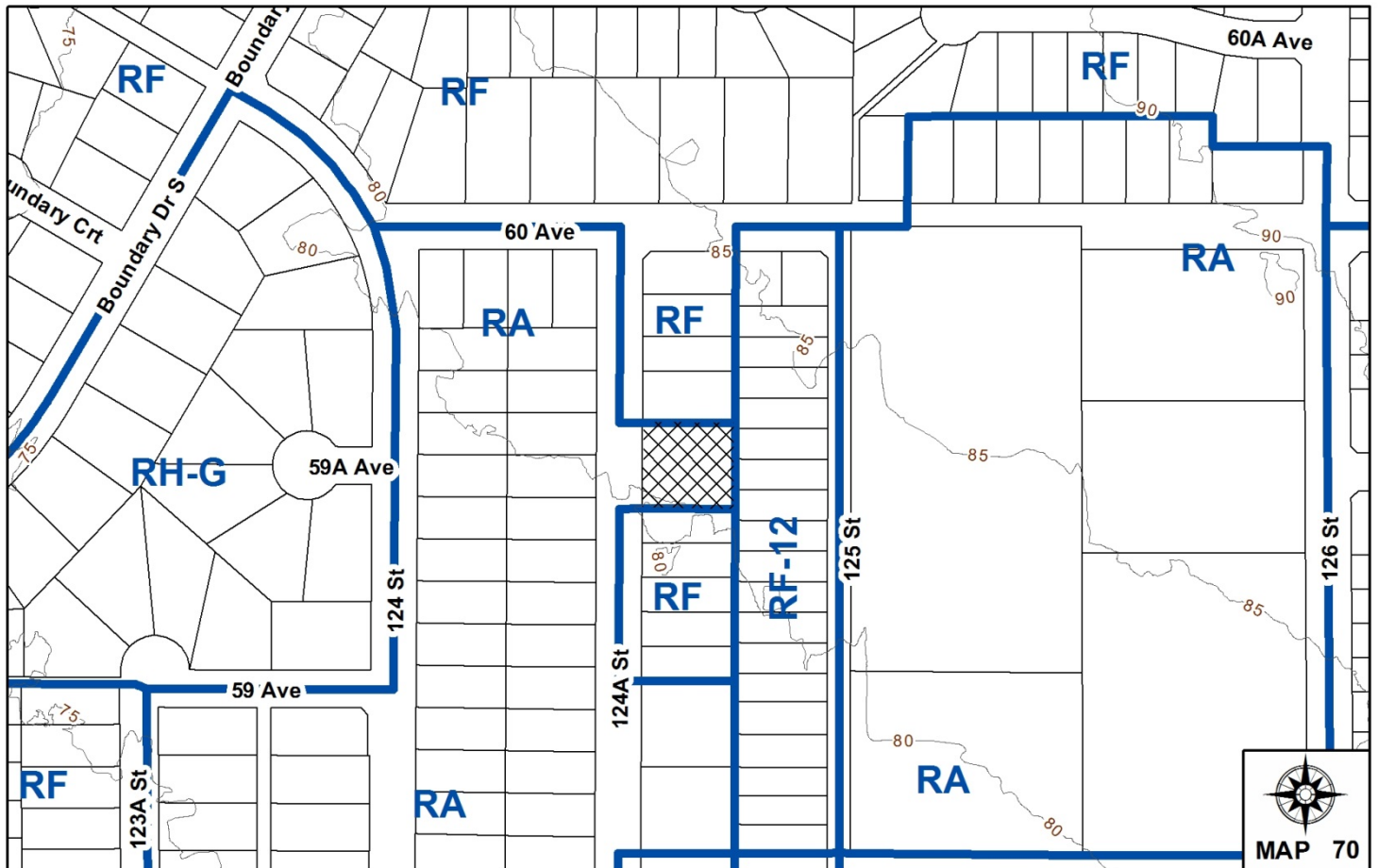
Planning Report Date: April 23, 2018



**PROPOSAL:**

- **Rezoning** from RA to RF to allow subdivision into 3 single family lots.

**LOCATION:** 5958 - 124A Street  
**ZONING:** RA and RF  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Proposed Single Family (6 upa)



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 site's "Urban" designation under the Official Community Plan (OCP).
- Complies with the "Proposed Single Family (6 upa)" designation under the West Newton Highway 10 Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of West Newton.

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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**  
 1 Elementary student at J.T. Brown Elementary School  
 (Appendix IV)

Ministry of Transportation & Infrastructure (MOTI): Approval granted for one year effective January 26, 2018.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Proposed Single Family (6 upa)	RF
East:	Single family dwelling.	Small Lot 10 upa	RF-12
South:	Single family dwelling.	Proposed Single Family (6 upa)	RF
West (Across 124A Street):	Single family dwelling.	Existing Single Family	RA

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The site is located on the east side of 124A Street in West Newton. The site is designated "Urban" in the Official Community Plan (OCP) and "Proposed Single Family (6 upa)" in the West Newton Highway 10 Neighbourhood Concept Plan (NCP).
- The site is currently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into three (3) single family lots. The proposed northerly lot (Lot 3) is to be created in conjunction with a portion of the property to the north at 5970 - 124A Street (Appendix II).
- This northerly property at 5970 - 124A Street was created as part of Development Application No. 7906-0400-00 in October, 2011 and a No-Build Restrictive Covenant was registered on the southern 305 square metre (3,282 sq. ft.) portion of the property until future consolidation with the adjacent property (5959 - 124A Street).
- All three (3) proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. The lots are all proposed to be 611 square metres (6,576 sq. ft.) in area, 15.1 metres (49 ft.) wide, and 40.5 metres (131 ft.) deep.
- No existing structures are proposed to be retained.
- The proposed lots will front onto and take access from 124A Street.

### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, confirmed that newer homes in the immediate area provide an acceptable architectural context for the subject site.
- The design of the proposed homes will maintain the existing character of the neighbourhood and will be designed in a compatible style range, as determined by the design consultant. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". Style range is not restricted in the building scheme but should be reasonably compatible with other homes in the immediate area.
- The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix V).

### Proposed Lot Grading

- A preliminary lot grading plan was submitted by WSP Canada Inc., and reviewed by staff and found to be generally acceptable. The applicant proposes basements on all lots. Basements will be achieved with minimal cut or fill. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### PRE-NOTIFICATION

- Pre-notification letters were sent to the owners of 72 houses within 100 metres (330 ft.) of the subject site on January 29, 2018 and Development Proposal Sign was installed on February 19, 2018. To date staff have received 3 phone calls on this proposal. A summary is provided below with staff comments provided in italics:
  - Two (2) residents were concerned with the increased parking demand this development will create in the neighbourhood.

*(The proposed lots are larger RF lots which will be able to accommodate a minimum of three (3) on-site parking spaces per lot which meets the City's parking requirements for single family dwellings. The applicant is also required to upgrade the 124A Street frontage to provide a curb and sidewalk. The upgrading of 124A Street will also improve street parking opportunities).*
  - One (1) resident requested more information about the proposed subdivision.

*(Staff responded by providing a more detailed description of the proposed development, including lot dimensions, lot areas and tree preservation).*

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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> (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
European Beech	1	1	0
Pacific Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
Douglas Fir	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,000</b>	

- The Arborist Assessment states that there are a total of seven (7) protected trees on the site, excluding Alder and Cottonwood trees. 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.
- The applicant has agreed to work with staff to alter servicing and design concepts in an effort to retain two trees (#4949 and #4487).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fourteen (14) replacement trees on the site. Since only nine (9) replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of five (5) replacement trees will require a cash-in-lieu payment of \$2,000, 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 \$2,000 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on December 20, 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 proposal is consistent with the Official Community Plan (OCP) and the West Newton Highway 10 Neighbourhood Concept Plan (NCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the "Proposed Single Family (6 upa)" designation of the West Newton Highway 10 NCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates rain water management design considerations, including roof leaders discharging onto splash pads and bio-swales.</li> <li>• The applicant proposes to plant 9 replacement trees</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• All proposed houses will be oriented to face the street.</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>• N/A</li> </ul>

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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. Tree Preservation Plan
- Appendix VIII. Tree Replacement Plan

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/da

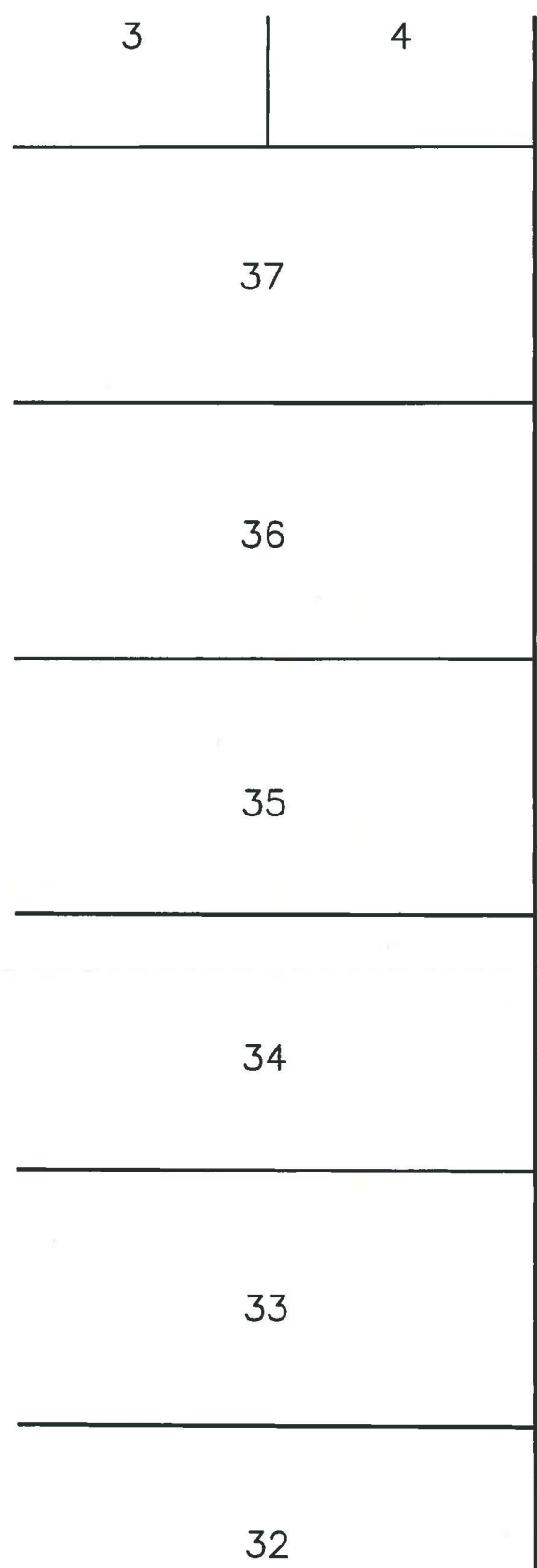


APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

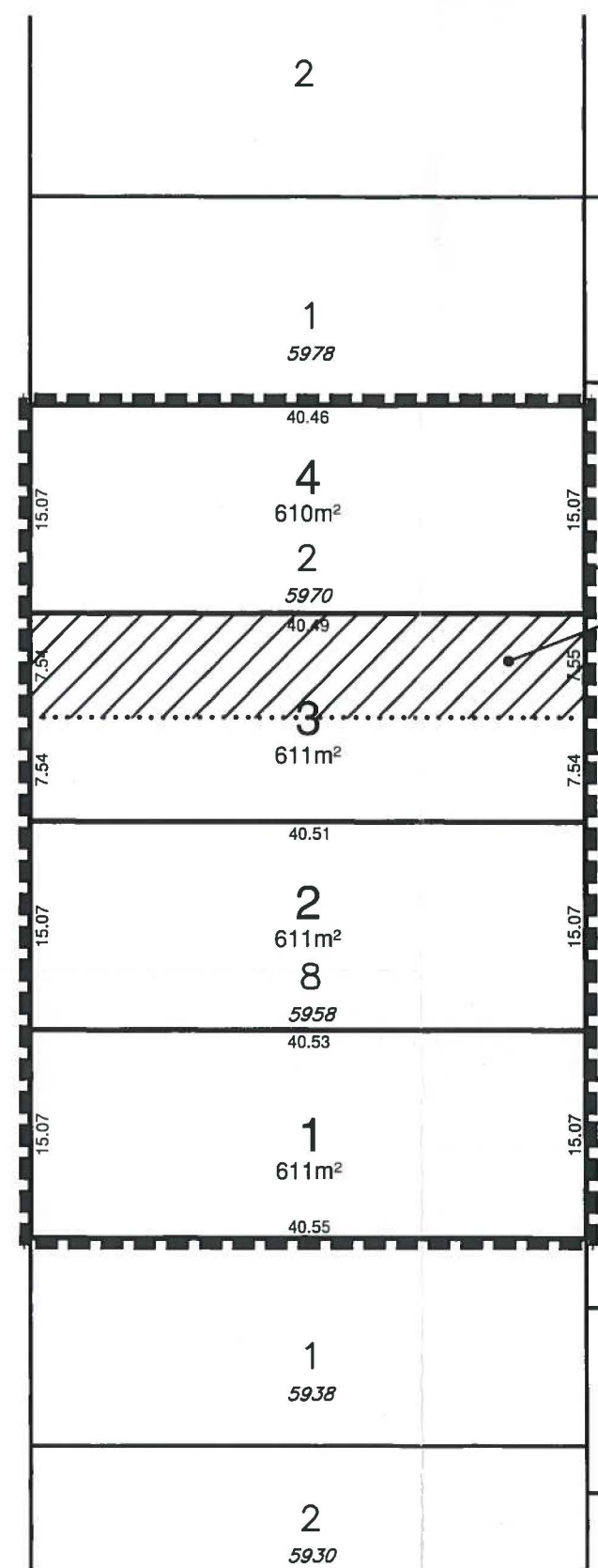
## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.37
Hectares	0.15
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 metres
Range of lot areas (square metres)	611 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16.3 uph / 6.6 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	2%
Total Site Coverage	40%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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

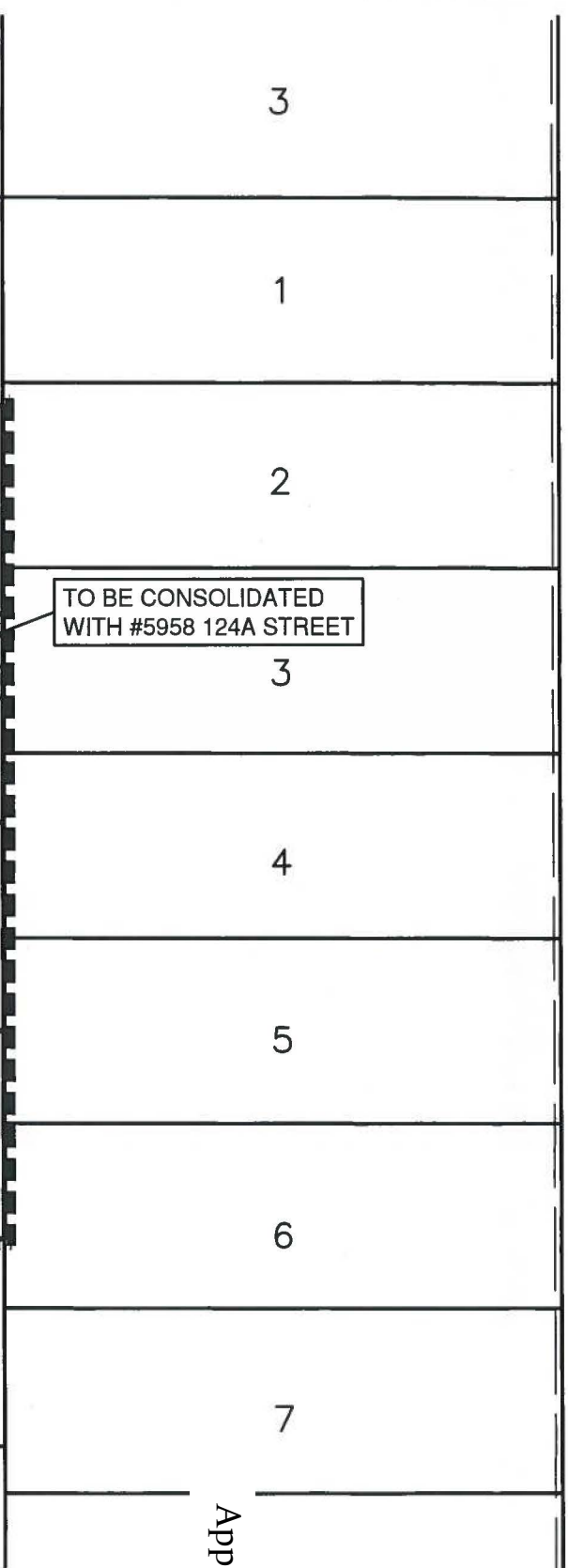


124A St



TO BE CONSOLIDATED WITH #5958 124A STREET

Appendix II



125 St

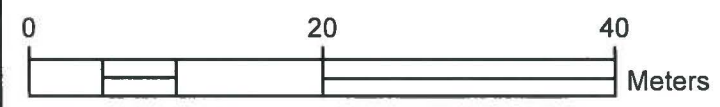
REM 14



### PRELIMINARY SUBDIVISION PLAN

5958 & 5970 124A AVENUE

SCALE 1:500



**WSP CANADA INC.**  
 #300 - 65 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 CANADA V3L 5P5  
 TEL 604 525-4651 | FAX 604-525-5715  
 www.wsp.com

OCTOBER 23, 2017

171-10763-00

## INTER-OFFICE MEMO

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

**FROM:**       **Development Project Engineer, Engineering Department**

**DATE:**       **Mar 16, 2018**                      **PROJECT FILE:**     **7817-0590-00**

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**RE:**           **Engineering Requirements  
Location: 5958 124A Street**

### REZONE/SUBDIVISION

#### *Works and Services*

- Construct east side of 124A Street to Through Local Road standard.
- Construct 6.0 m concrete letdowns for each lot.
- Provide water, storm, and sanitary service connections to each lot.
- Sustainable drainage features for on-site as required by West Newton Hwy 10 NCP.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.  
Development Engineer

AY



Planning January-23-18

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0590 00

**SUMMARY**

The proposed 3 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 2017 Enrolment/School Capacity

<b>J.T. Brown Elementary</b>	
Enrolment (K/1-7):	37 K + 255
Operating Capacity (K/1-7)	19 K + 256
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1421
Capacity (8-12):	1125
Maximum Operating Capacity*(8-12);	1215

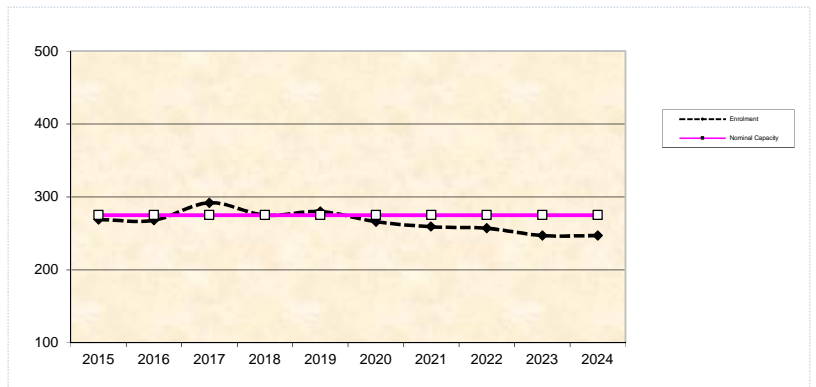
**School Enrolment Projections and Planning Update:**

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

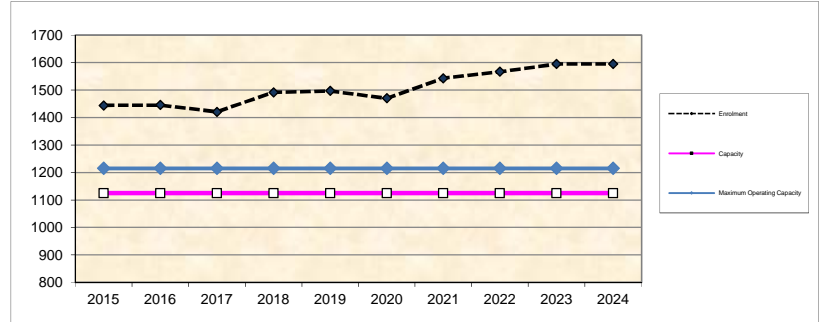
According to the District's enrolment projections, JT Brown peaked this year with an actual enrolment of 292. Over the next 10 years, enrolment is projected to decline over 50 students because the residential neighbourhoods are maturing in the area. Therefore, there are no current plans to expand the school.

Tamanawis Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 187 students. As part of the District's 2018/19 Capital Plan submission, there is a request 375 capacity addition targeted to open September 2021.

**J.T. Brown Elementary**



**Tamanawis 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 no: 17-0590-00  
 Project Location: 5958 and 5970 - 124A 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 old growth area in recent transition to a modern urban character. Nine of sixteen homes surveyed were constructed subsequent to the year 2000, and the remaining seven were constructed between the early 1960's and the mid 1980's. Most of the new homes are located in RF lots on the east side 124A Street. All lots on the west side of 124A Street are zoned RA though the lots are all 700m<sup>2</sup> to 750m<sup>2</sup> in size, a common size for RF zone lots.

The older homes, comprising 44% of the housing stock, include the following :

- 1960's Bungalow with above ground basement - the site home to be demolished
- 1980's peach coloured "Modern California Stucco" style Two-Storey
- 1970's, 1800 sq.ft. Split Level with single carport
- 1970's, 2000 sq.ft. Two-Storey. No garage
- 1970's "West Coast Traditional" (Bavarian emulation) Cathedral Entry
- Two 1960's 1000 sq.ft. old urban Bungalows

The newer homes, comprising the remaining 56% of the housing stock, are modern urban Two Storey homes, all less than 15 years old, and of a 3500 sq.ft size. All can be classified as "Neo-Traditional" style. All are designed to a high modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 8:12 - 12:12 main common hip or common gable roofs with either a shake profile concrete tile roof surface or a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank and a significant stone accent. All of these newer homes can be considered suitable "context homes".

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

- 1) **Context Homes:** 56% of homes in this area could be considered to provide excellent architectural context for the subject site. These homes include 12468 - 60 Ave., 5988, 5978, 5970, 5938, 5930, 5922, and 5957 - 124A Street. These homes meet new

massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above, or should meet high compatibility standards as determined by the consultant.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible styles, as determined by the consultant. 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 ½ storeys in height. The recommendation 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** : This is a South Surrey small-estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : Roof surfacing materials used in this area include concrete roof tiles, and asphalt shingles. Some 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted. Small decorative metal roofs should also be permitted.
- 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. 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 upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** This is an old growth area in transition to a modern urban character. Just under half the homes are a mix of "West Coast Traditional" and "Modern California Stucco" Bungalows, Two-Storey, Split Level, and Cathedral Entry homes constructed in the 1960's - 1980's. The newer homes, comprising the remaining 56% of the housing stock, are modern urban Two Storey homes, all less than 15 years old, and of a 3500 sq.ft size. All can be classified as "Neo-Traditional" style. All are designed to a high modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 8:12 - 12:12 main common hip or common gable roofs with either a shake profile concrete tile roof surface or a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank and a significant stone accent. All of these newer homes can be considered suitable "context homes".

## 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", or other compatible styles with appropriate transitions in massing and character, 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 2016'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)**

Strong relationship with neighbouring "context homes" including 12468 - 60 Ave., 5988, 5978, 5970, 5938, 5930, 5922, and 5957 - 124A Street. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.



**Exterior Materials/Colours:** Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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, and small metal feature roofs also permitted.

**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 25 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:** March 24, 2018

**Reviewed and Approved by:**       **Date:** March 24, 2018

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 17-0590-00


Address: 5958 - 124A Street

Registered Arborist: Jeff Ross #PN-7991A

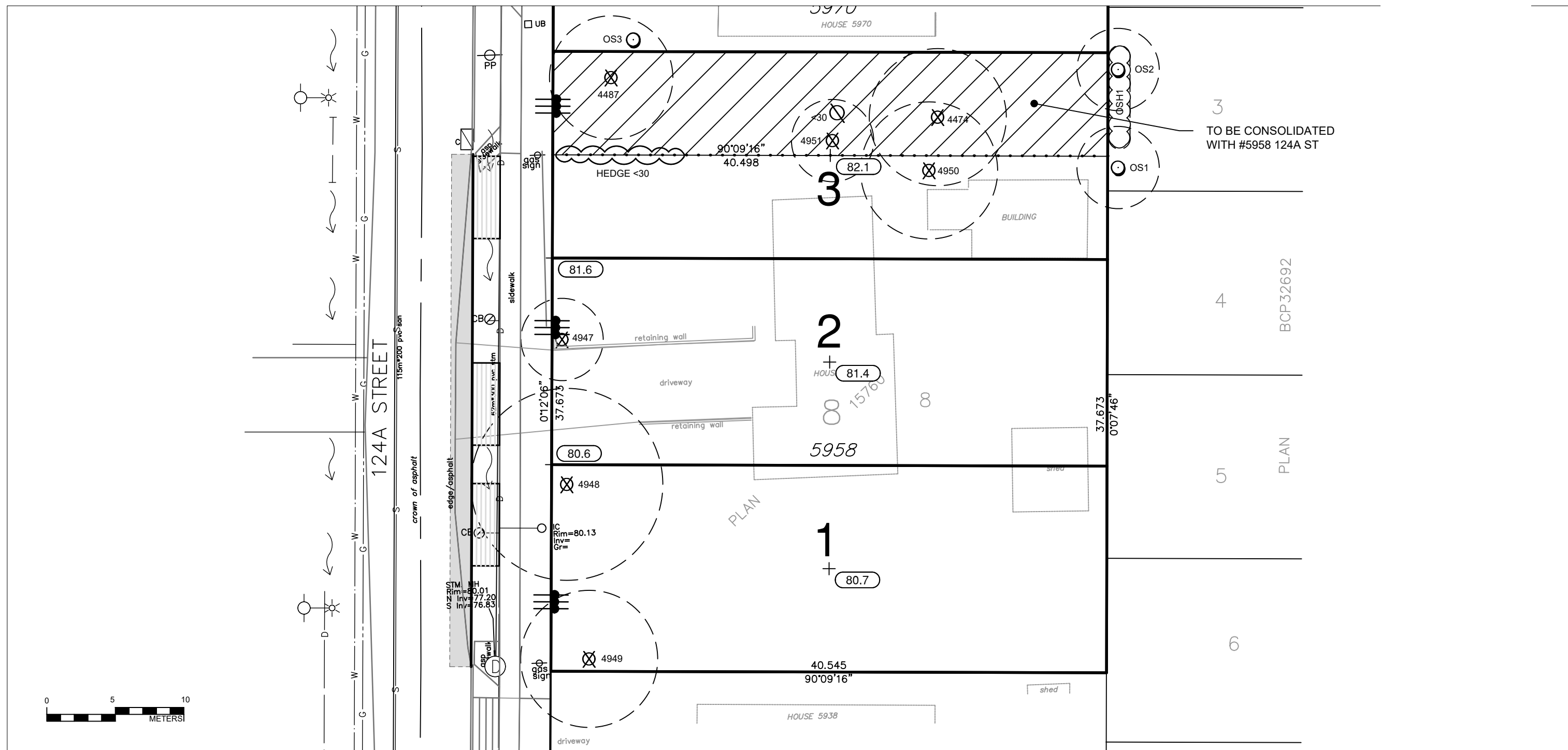
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14</li> </ul>	14
<b>Replacement Trees Proposed</b>	9
<b>Replacement Trees in Deficit</b>	5
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist: 	Date: February 21, 2018
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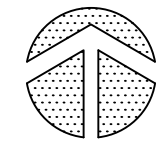


3  
TO BE CONSOLIDATED  
WITH #5958 124A ST

BCP32692  
PLAN

**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION
	1	FEB16/18	MK	SERVICES AND DRIVEWAYS

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

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PROJECT TITLE  
**5958 - 124A STREET**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

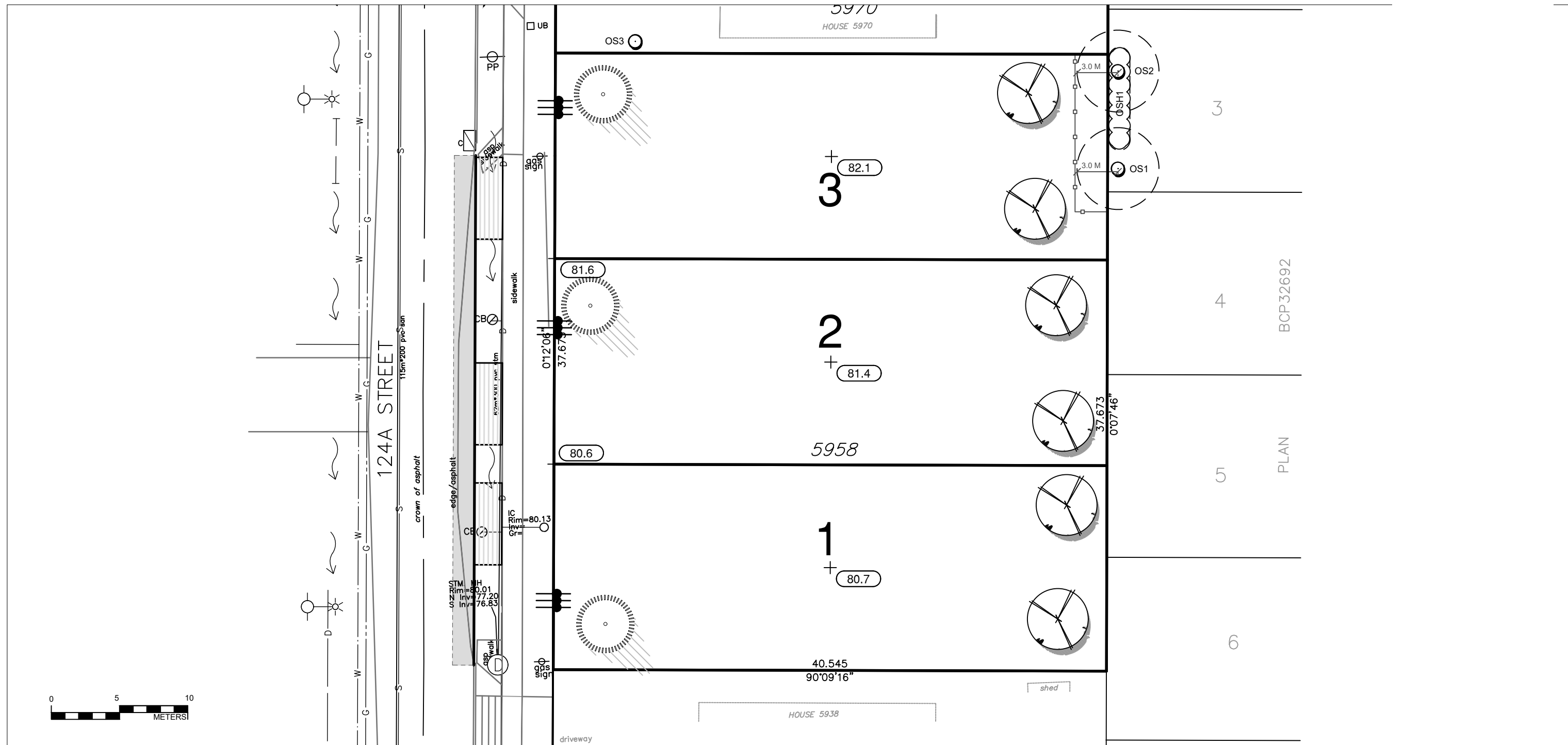
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DRAWN  
MK






SCALE  
AS SHOWN

DATE  
JANUARY 31, 2018

**T-1**  
SHEET 1 OF 2



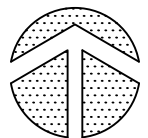
**LEGEND**

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

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 BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



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PROJECT TITLE  
**5958 - 124A STREET**  
 SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION AND REPLACEMENT PLAN**

CLIENT  
 \_\_\_\_\_

DRAWN  
 MK

SCALE  
 AS SHOWN

DATE  
 JANUARY 31, 2018

**T-2**  
 SHEET 2 OF 2