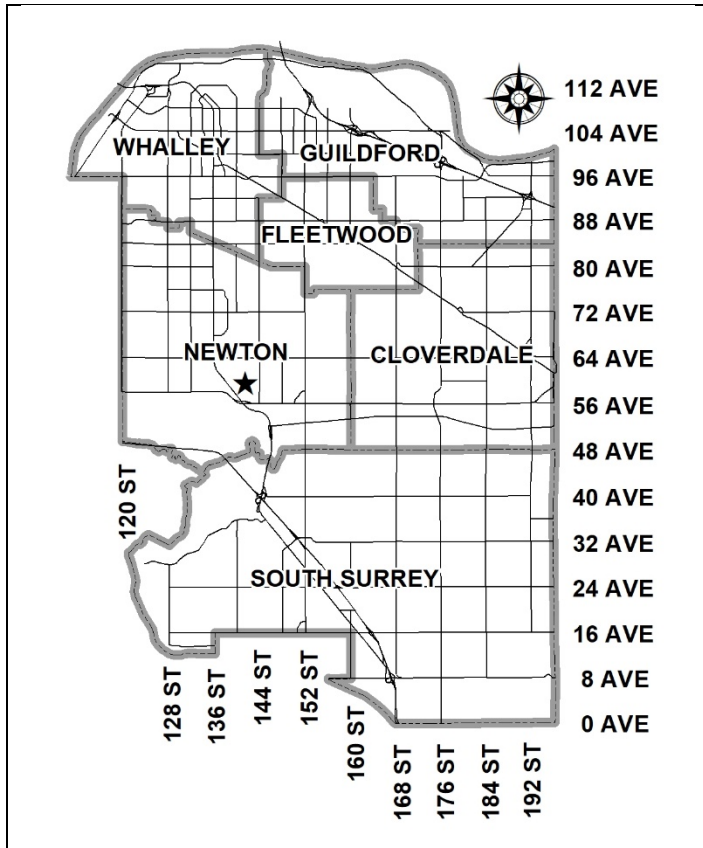


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0168-00

Planning Report Date: April 1, 2019



PROPOSAL:

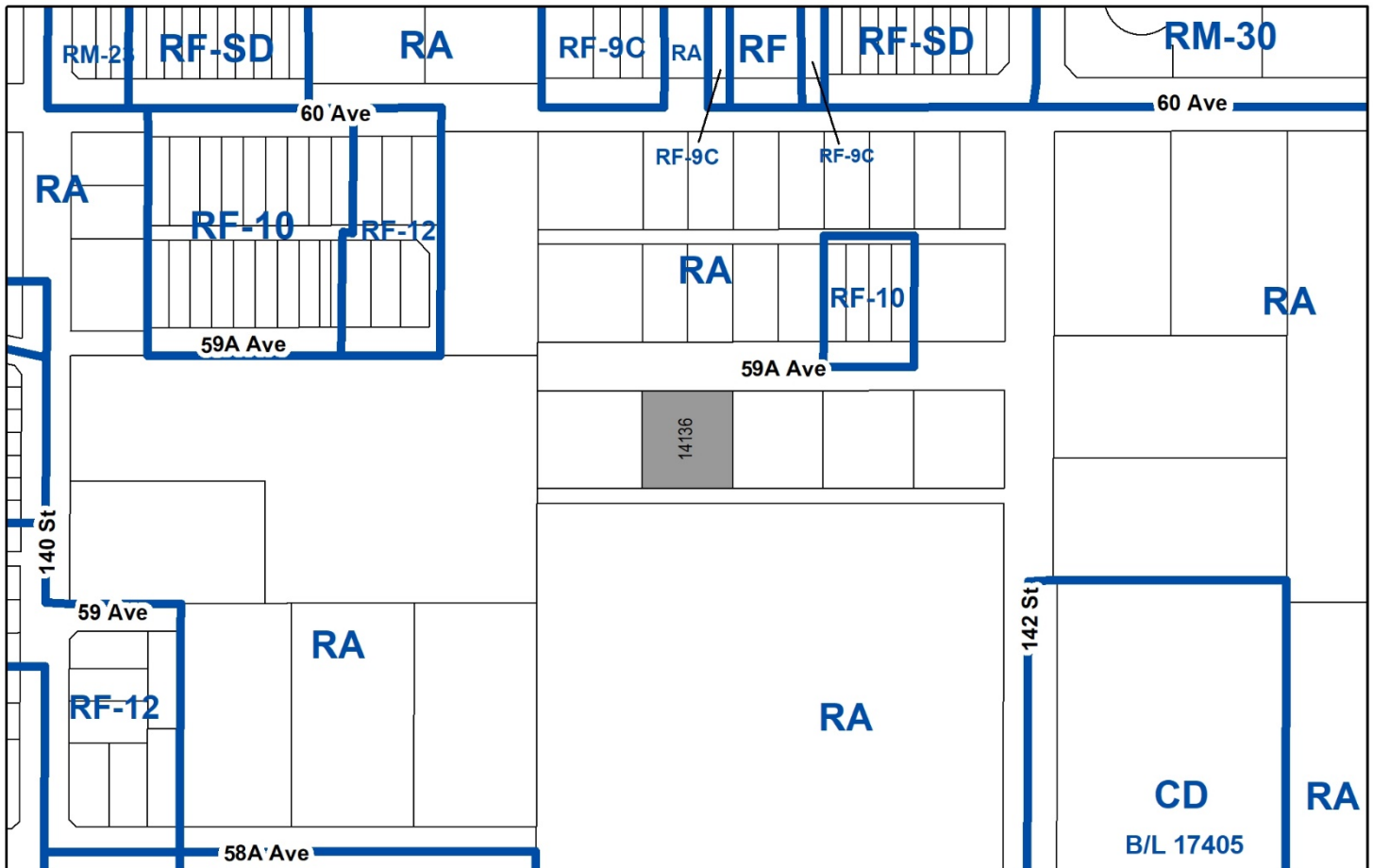
- **Rezoning** from RA to RF-10 to allow subdivision into four single family small lots.

LOCATION: 14136 – 59A Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) designation for the property.
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton and with the established pattern of development in the area.

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 (10) Zone (RF-10)" 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;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Services; and
 - (g) 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:

2 Elementary students at Woodward Hill Elementary School
1 Secondary students at Sullivan 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 2020.

Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for 1 year.
Surrey Fire Department:	A referral to the Surrey Fire Department is not required for single family projects.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 59A Avenue):	Single family dwellings.	Single Family Small Lots	RA
East:	Single family dwelling.	Single Family Small Lots	RA
South (Across lane):	Vacant property owned by the Surrey School District.	Office Park	RA
West:	Single family dwelling.	Single Family Small Lots and Utility Right-of-Way/Greenway	RA

DEVELOPMENT CONSIDERATIONS

Site Context

- The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is located on the south side of 59A Avenue and is 1,501 square metres (16,161 sq. ft.) in area, 37.3 metres (122 ft.) wide, and 40.2 metres (132 ft.) deep.
- The property is one of six properties within this block of 59A Avenue to propose development into single family small lots.
- The adjacent properties both east and west of the subject property are of an appropriate size to continue with similar RF-10 redevelopment in the future.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into four (4) single family residential lots (Appendix II).
- The four proposed single family lots are 375 square metres (4,036 sq. ft.) in area, 9.3 metres (30 ft.) wide, and 40.2 metres (132 ft.) deep. The lots exceed the minimum dimensional requirements of the RF-10 Zone.
- There is an existing 6 metre (20 ft.) wide lane allowance located to the south of the subject property. Under Development Application No. 7913-0176-00 to the east of the subject application, the applicant is required to construct the rear lane to the western boundary of that property (5945 – 142 Street). The applicant under the subject application will be required to construct the lane from the western boundary of 5945 – 142 Street to the western boundary of the subject property (14136 – 59A Avenue) to provide access for all four lots.
- Lots 1 through 4 will be accessed via the rear lane that is to be constructed as part of this application.

Building Design and Lot Grading

- Ran Chahal of Apex Design Group Inc. conducted a character study of the surrounding homes and prepared Building Design Guidelines for the subject property. A summary of the Building Design Guidelines is attached as Appendix V.
- The Character Study found that most homes in the study area were built-out in the pre-1950's to 1980's and are simple "West Coast Traditional" style structures that do not reflect modern standards or provide architectural context for the proposed development. The Design Guidelines recommend a compatible character of homes identifiable as "Neo-Heritage", "Rural-Heritage", "West Coast Modern", or "West Coast Contemporary". The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan submitted by CitiWest Consulting Ltd. was reviewed by staff and found to be generally acceptable. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

- Pre-notification letters were mailed on May 29, 2018 to the owners of 57 properties within 100 metres (300 ft.) of the subject property and to the Newton Community Association, Panorama Neighbourhood Association, Sullivan Amateur Athletic and Community Association and the East Panorama Ridge Community Association. A development proposal sign was installed on the property on May 25, 2018.
- To date, staff have not received any phone calls or emails about the proposed development.

TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc. 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
Alder and Cottonwood Trees			
Red Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf maple	1	1	0
Norway maple	2	2	0
Common hazel	1	1	0
Saucer magnolia	2	2	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	2	2	0
Japanese Cedar	1	1	0
Western Red Cedar	21	21	0
Western Hemlock	5	2	3
Total (excluding Alder and Cottonwood Trees)	36	33	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$26,800	

- The Arborist Assessment states that there is a total of thirty-six (36) protected trees on the site, excluding Alder and Cottonwood trees. There is one (1) Alder tree on the subject site. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- An additional six (6) protected off-site trees are proposed to be removed as part of the proposed development.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of seventy-five (75) replacement trees on the site, including the six (6) off-site trees required to be replaced (based on a 1 to 1 replacement ratio for Alder trees and a 2 to 1 replacement ratio for all other trees). Since only eight (8) replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of sixty-seven (67) replacement trees will require a cash-in-lieu payment of \$26,800 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of eleven (11) trees are proposed to be retained or replaced on the site with a contribution of \$26,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 25, 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 located within the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP. • Basement suites provide housing option for renters. • Smaller housing options and basement suites provide affordability for home ownership and rental income.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, on-lot infiltration/subsurface chambers, roof downspout disconnection, sediment control devices, and perforated pipe systems are proposed for rain water management. • Efforts made to retain existing trees and replacement trees will be planted. • Composting, recycling, and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sidewalks are to be installed and the rear lane constructed. • Close proximity to bicycle and public transit routes on 142 Street and 60 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Increased opportunity for surveillance due to more residents living in the area. • Single family homes with basement suites provide space for grandparents, adult children or relatives.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public Notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

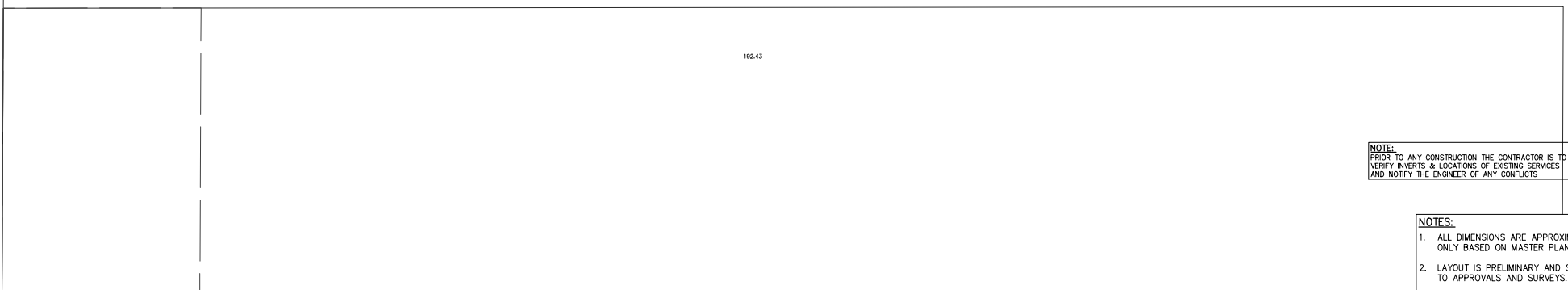
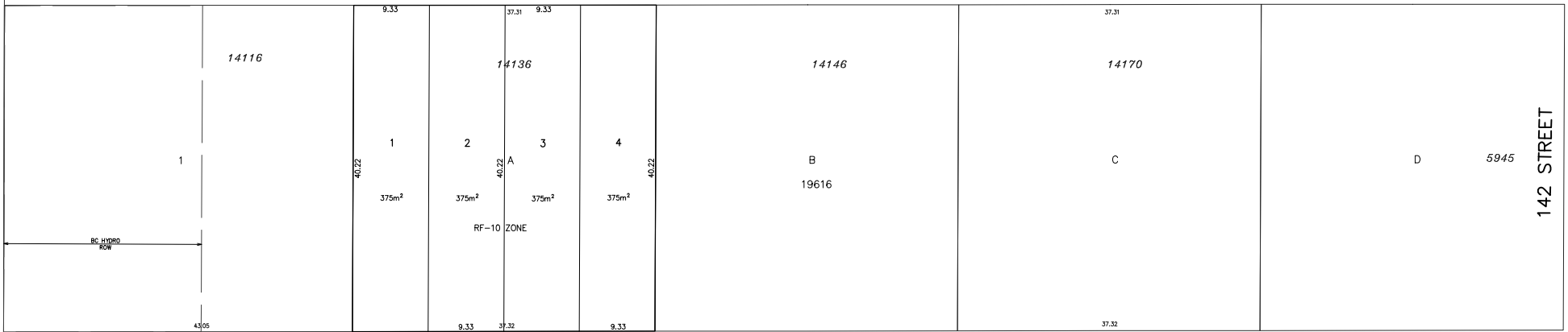
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.37
Hectares	0.15
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9.33
Range of lot areas (square metres)	375 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	26.6 lots/ha & 10.7 lots/ac
Lots/Hectare & Lots/Acre (Net)	26.6 lots/ha & 10.7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	9.5%
Total Site Coverage	61.5%
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	YNO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.
ELEV.
LEGAL DESCRIPTION OF PROPERTY



NOTE:
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO
VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES
AND NOTIFY THE ENGINEER OF ANY CONFLICTS

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com



KARAMJIT SINGH SALL
11788 - 73A STREET, DELTA, BC V4C 1C8 PH: 604-594-3145 CEL: 604-365-4177

PRELIMINARY LAYOUT PLAN
SUBDIVISION AT 14136 - 59A AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: RJ	Job No. 18-3631	
P.W. P.U.	Date APR /18	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

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INTER-OFFICE MEMO

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

FROM: Development Engineer, Engineering Department

DATE: Feb 04, 2019 PROJECT FILE: **7818-0168-00**

**RE: Engineering Requirements
Location: 14136 59A Ave**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Register 0.5 m statutory right-of-way (SRW) along 59 A Ave. for inspection chambers and sidewalk maintenance.

Works and Services

- This application is subject to completion and acceptance by the City of infrastructure proposed under Surrey Project 7816-0365-00. Should the subject development elect to proceed ahead of completion and acceptance of the above project, the applicant of this development will be required to construct and/or double bond for the downstream works required to service the proposed development;
- construct south side of 59A Avenue to City of Surrey standards;
- construct lane as per City standards (SSD-R.12); and
- construct water, storm, and sanitary servicing mains and service connections required to service the site, including along all frontage roads.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

M51



Planning

January 7, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0168 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	82 K + 589
Operating Capacity (K/1-7)	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

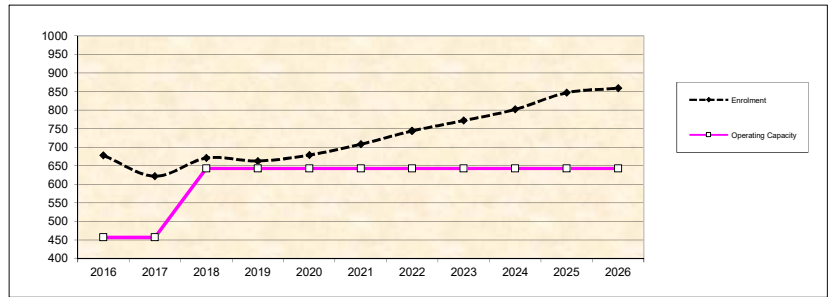
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still higher than the "new" capacity and therefore, 2 portables were required to remain on site to accommodate. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, starting September 2017. This will make available more regular stream space to meet in-catchment demand.

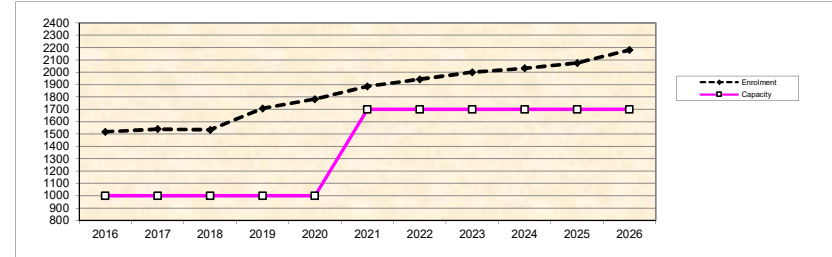
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2019/20 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition is targeted to open September 2021.

Woodward Hill Elementary



Sullivan 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

V.1.0

Surrey Project no.: 18-0168 (K.Sall)
Property Location: 14136-59A Avenue, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.
#157- 8120 -128 Street, Surrey, BC V3W 1R1
Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the Pre-1950's-1980's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid-to-high massing characteristics with 83.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 3-5/12 to a medium pitch of 6-9/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant), Vinyl and Stucco. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of moderate planting standard with 75.00% of the homes having Asphalt and Exposed Aggregate driveways.

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

The result is that many of these homes do not reflect characteristics we would be in favor of today. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy will be to employ modern design, massing and finishing standards. Trim and detailing standards and construction materials standards will meet 2000's levels.

Dwelling Types/Locations: "Two-Storey" 75.00%
 "Basement /Cathedral Entry" 0.00%
 "Rancher (Bungalow)" 25.00%
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:
 (Floor Area and Volume)** Size range: 25.00% under 2000 sq.ft excl. garage
 34.00% 2001 - 2500 sq.ft excl. garage
 41.00% over 2501 sq.ft excl. garage

**Exterior Treatment
 /Materials:** Cedar: 50.00% Vinyl: 34.00% Stucco: 16.00%
 Brick or stone accent on 67.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 66.00% Cedar Shingles: 0.00%
 Concrete Tiles: 17.00% Tar & Gravel: 0.00%
 42.00% of homes have a roof pitch of 4/5:12 and lower
 58.00% have a roof pitch of 6:12 to 9:12 and greater.

Window/Door Details: 92.00% of all homes have rectangular windows

Streetscape: A variety of simple "Two Story", 20-60 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt shingled roofs being the used on most of the homes. Most homes are clad in Cedar.

**Other Dominant
 Elements:** Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage”, “West Coast Modern” or “West Coast Contemporary” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, brown or black tones only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



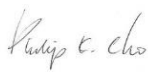
Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

July 16, 2018
Date

Surrey Project No: 7918-0168-00
Registered Arborist: Philip Kin Cho - ISA Certified Arborist #HK-1086A

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)	37
Protected Trees to be Removed	34
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. <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 33 </u> X two (2) = 66	67
Replacement Trees Proposed	8
Replacement Trees in Deficit	59
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	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 4 </u> X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	8
Replacement Trees Proposed	0
Replacement Trees in Deficit	8

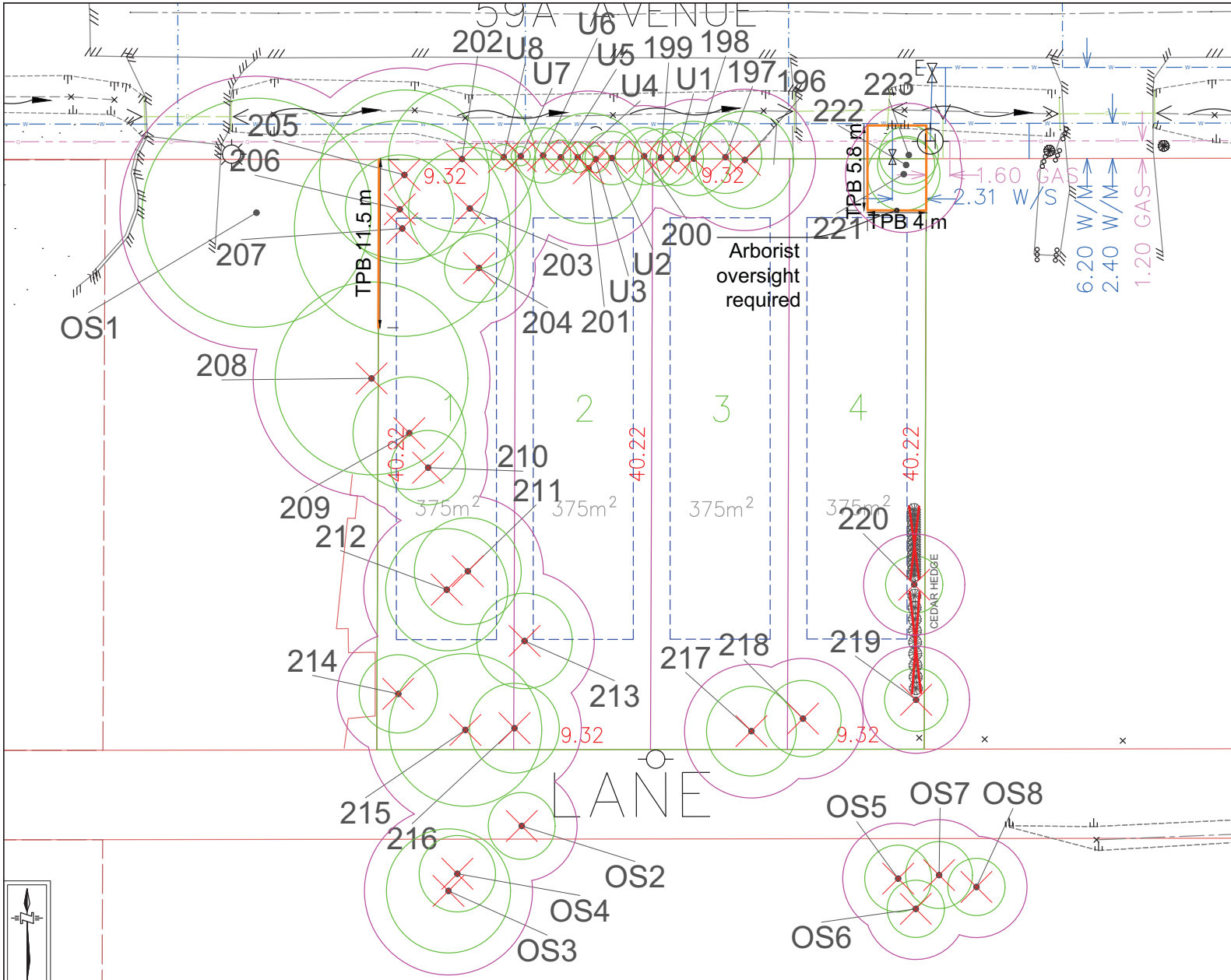
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

January 16th, 2019

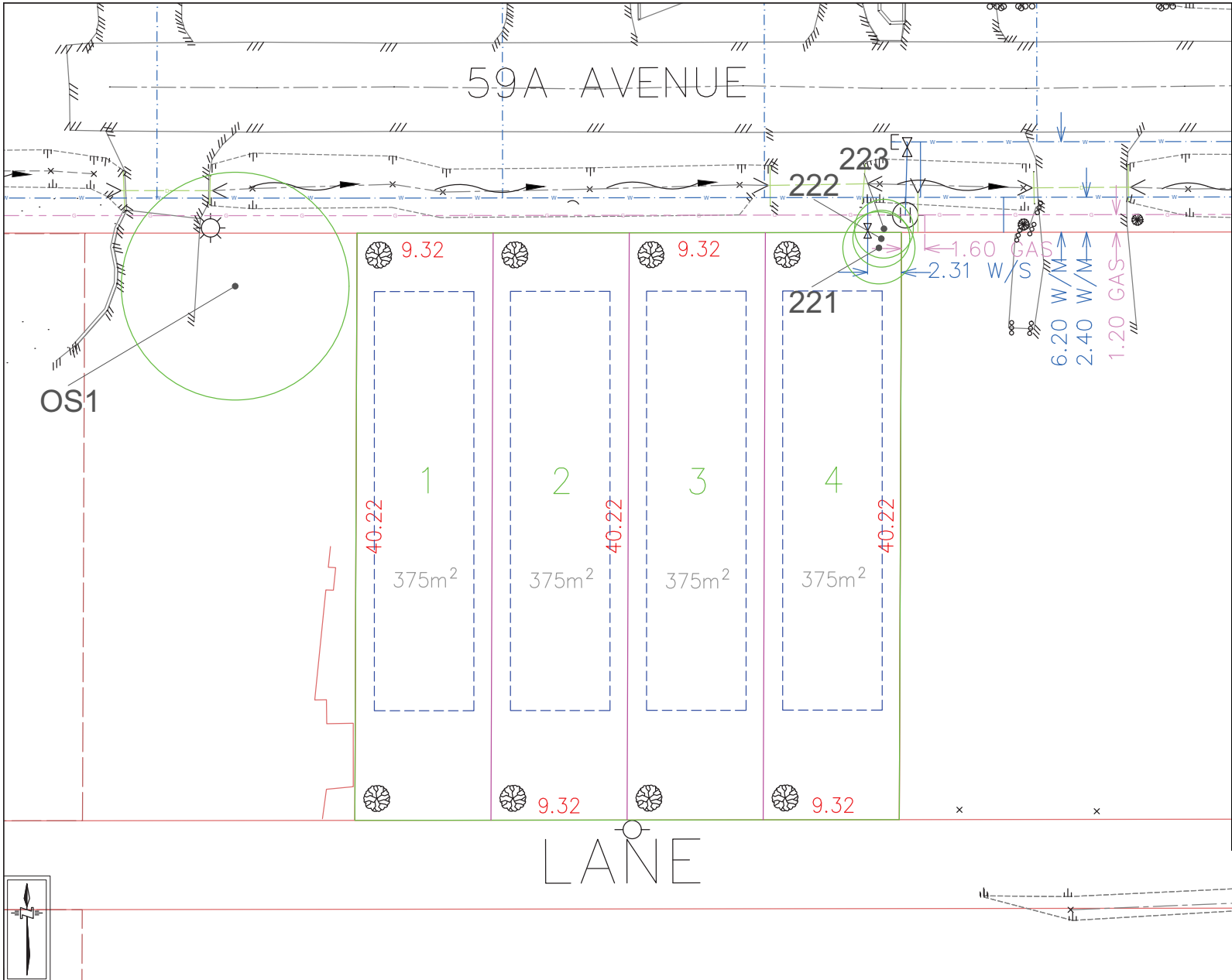
Date



ID #	Common Name	DBH (cm)	CRZ Diameter (m)	Retention Suitability	Retain/ Remove
196	Western redcedar	51	6.63	Moderate	Remove
197	Western redcedar	38	4.94	Moderate	Remove
198	Western redcedar	39	5.07	Moderate	Remove
199	Western redcedar	30	3.90	Moderate	Remove
200	Western redcedar	30	3.90	Moderate	Remove
201	Norway maple	58	7.54	Moderate	Remove
202	Western hemlock	77	10.01	Moderate	Remove
203	Douglas-fir	64	8.32	Moderate	Remove
204	Western hemlock	36	4.68	Moderate	Remove
205	Western redcedar	89	11.57	Moderate	Remove
206	Western redcedar	57	7.41	Moderate	Remove
207	Western redcedar	113	14.69	Moderate	Remove
208	Douglas-fir	101	13.13	Moderate	Remove
209	Western redcedar	59	7.67	Moderate	Remove
210	Norway maple	39	5.07	Moderate	Remove
211	Japanese cedar	56	7.28	Moderate	Remove
212	Deodar cedar	64	8.32	Moderate	Remove
213	Common hazel	50	6.50	Poor	Remove
214	Western redcedar	41	5.33	Moderate	Remove
215	Western redcedar	80	10.40	Poor	Remove
216	Western redcedar	47	6.11	Poor	Remove
217	Saucer magnolia	47	6.11	Moderate	Remove
218	Saucer magnolia	40	5.20	Moderate	Remove
219	Western redcedar	33	4.29	Poor	Remove
220	Bigleaf maple	30	3.90	Moderate	Remove
221	Western hemlock	38	4.94	Moderate	Retain; Pruning
222	Western hemlock	30	3.90	Moderate	Retain; Pruning
U1	Western redcedar	28	3.64	Moderate	Remove
U2	Western redcedar	28	3.64	Moderate	Remove
U3	Western redcedar	14	1.82	Moderate	Remove
U4	Western redcedar	16	2.08	Moderate	Remove
U5	Western redcedar	18	2.34	Moderate	Remove
U6	Western redcedar	29	3.77	Moderate	Remove
U7	Western redcedar	10	1.30	Moderate	Remove
U8	Western redcedar	13	1.69	Moderate	Remove
OS1	Deodar cedar	120	15.60	Moderate	Retain
OS2	Red alder	35	4.55	Poor	Remove
OS3	Scouler's willow	65	8.45	Poor	Remove
OS4	Scouler's willow	40	5.20	Poor	Remove
OS5	Red alder	35	4.55	Poor	Remove
OS6	Red alder	30	3.90	Poor	Remove
OS7	Red alder	35	4.55	Poor	Remove
OS8	Red alder	30	3.90	Poor	Remove

Drawing No. 4 of 5	Sheet Title Development Site Plan	Surrey Project No. 7918-0168-00	Project Address 14136 59A Avenue, Surrey, BC V3X 1C6	Production Date: August 20 th , 2018	Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 53 rd Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616
Page 26 of 32	Revision No. 2	Project Title Arborist Report for Development Purposes	Client Name Karamjit Sall	Revision Date: October 1 st , 2018 January 16 th , 2019		

LEGEND		Proposed Removal
1	Tree Reference	✗
○	Critical Root Zone (CRZ)	○
○	Impact Zone (CRZ 1.5 m Buffer)	○



ID #	Common Name	DBH (cm)	CRZ Diameter (m)	Retention Suitability	Retain/ Remove
196	Western redcedar	51	6.63	Moderate	Remove
197	Western redcedar	38	4.94	Moderate	Remove
198	Western redcedar	39	5.07	Moderate	Remove
199	Western redcedar	30	3.90	Moderate	Remove
200	Western redcedar	30	3.90	Moderate	Remove
201	Norway maple	58	7.54	Moderate	Remove
202	Western hemlock	77	10.01	Moderate	Remove
203	Douglas-fir	64	8.32	Moderate	Remove
204	Western hemlock	36	4.68	Moderate	Remove
205	Western redcedar	89	11.57	Moderate	Remove
206	Western redcedar	57	7.41	Moderate	Remove
207	Western redcedar	113	14.69	Moderate	Remove
208	Douglas-fir	101	13.13	Moderate	Remove
209	Western redcedar	59	7.67	Moderate	Remove
210	Norway maple	39	5.07	Moderate	Remove
211	Japanese cedar	56	7.28	Moderate	Remove
212	Deodar cedar	64	8.32	Moderate	Remove
213	Common hazel	50	6.50	Poor	Remove
214	Western redcedar	41	5.33	Moderate	Remove
215	Western redcedar	80	10.40	Poor	Remove
216	Western redcedar	47	6.11	Poor	Remove
217	Saucer magnolia	47	6.11	Moderate	Remove
218	Saucer magnolia	40	5.20	Moderate	Remove
219	Western redcedar	33	4.29	Poor	Remove
220	Bigleaf maple	30	3.90	Moderate	Remove
221	Western hemlock	38	4.94	Moderate	Retain; Pruning
222	Western hemlock	30	3.90	Moderate	Retain; Pruning
223	Western hemlock	31	4.03	Moderate	Retain; Pruning
U1	Western redcedar	28	3.64	Moderate	Remove
U2	Western redcedar	28	3.64	Moderate	Remove
U3	Western redcedar	14	1.82	Moderate	Remove
U4	Western redcedar	16	2.08	Moderate	Remove
U5	Western redcedar	18	2.34	Moderate	Remove
U6	Western redcedar	29	3.77	Moderate	Remove
U7	Western redcedar	10	1.30	Moderate	Remove
U8	Western redcedar	13	1.69	Moderate	Remove
OS1	Deodar cedar	120	15.60	Moderate	Retain
OS2	Red alder	35	4.55	Poor	Remove
OS3	Scouler's willow	65	8.45	Poor	Remove
OS4	Scouler's willow	40	5.20	Poor	Remove
OS5	Red alder	35	4.55	Poor	Remove
OS6	Red alder	30	3.90	Poor	Remove
OS7	Red alder	35	4.55	Poor	Remove
OS8	Red alder	30	3.90	Poor	Remove

Drawing No. 5 of 5	Sheet Title Tree Replacement Plan	Surrey Project No. 7918-0168-00	Project Address 14136 59A Avenue, Surrey, BC V3X 1C6	Production Date: August 20 th , 2018	Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 55 th Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616
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LEGEND	
	Tree Reference
	Critical Root Zone (CRZ)
	Replacement Tree