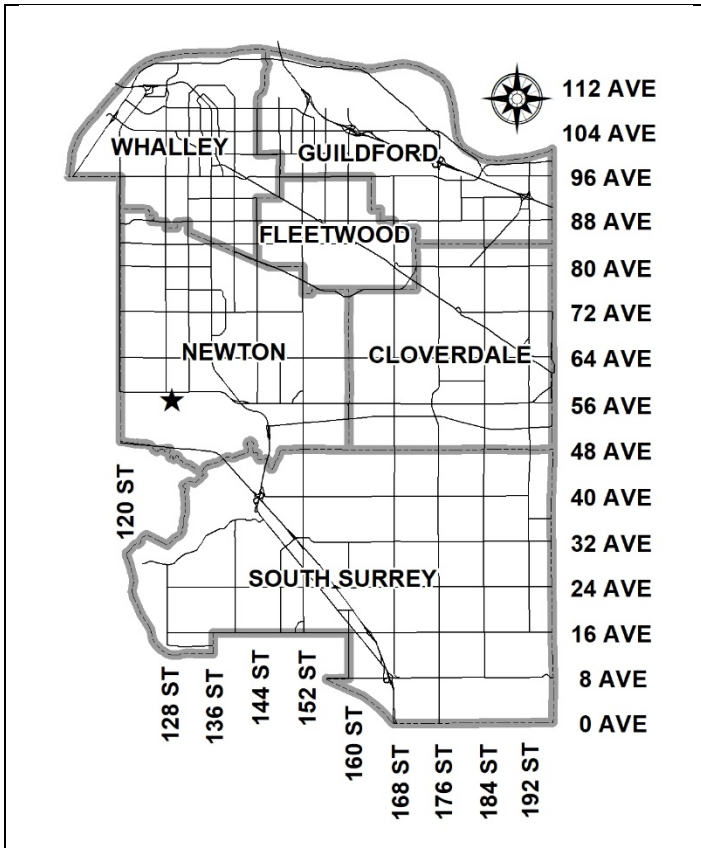


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0308-00

Planning Report Date: July 8, 2019



PROPOSAL:

- **Rezoning** from RA and RH to RH
- **LAP Amendment** for a portion from Suburban Residential (1 acre) to Suburban Residential (1/2 acre)

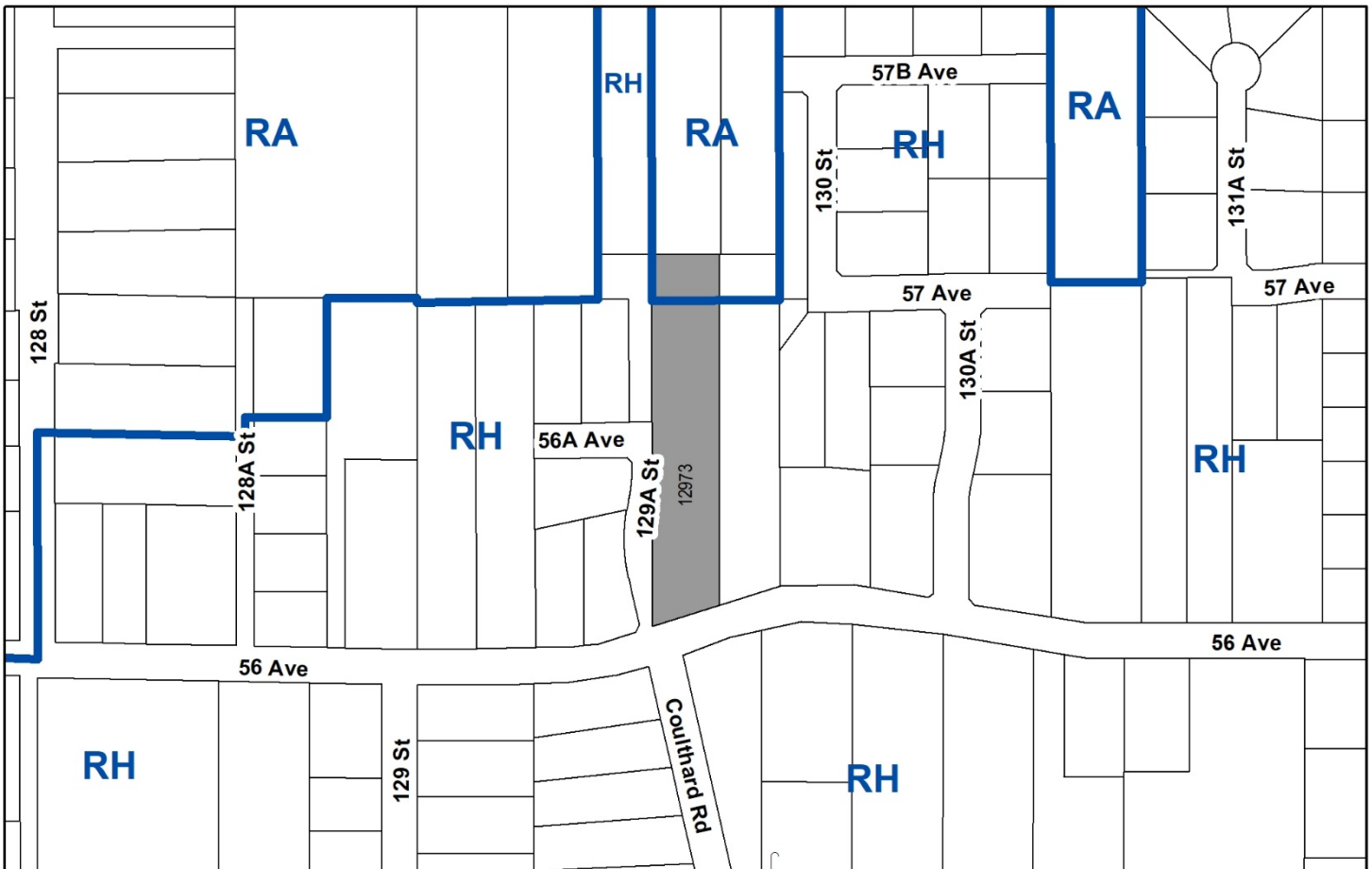
to allow subdivision into three (3) half-acre single family residential lots and one park lot.

LOCATION: 12973 - 56 Avenue

ZONING: RA & RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1 acre)
 Suburban Residential (1/2 acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLAN, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the West Panorama Ridge Local Area Plan (LAP) on the northern portion of the site to facilitate subdivision of the property into half-acre single family lots.

RATIONALE OF RECOMMENDATION

- The subject lot is currently split-zoned (RA and RH) and split designated (One-Acre and ½ Acre) in the West Panorama Ridge LAP.
- The applicant is proposing an amendment to the West Panorama Ridge Local Area Plan (LAP) on the northern portion of the site to remove the split designation and to facilitate subdivision of the property into half-acre single family lots.
- The proposal complies with the sites Suburban designation in the Official Community Plan (OCP) and with the Suburban Residential (½ Acre) designation of the majority of the site in the West Panorama Ridge Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of West Panorama Ridge and with the established pattern of development in the area. A number of surrounding sites in the general area have been redesignated from Suburban Residential (1 Acre) to Suburban Residential ½ Acre.
- The proposed ½ acre lots are consistent with the surrounding developed lands in West Panorama Ridge. The layout will maintain the existing suburban character of the neighbourhood through tree preservation and the maintenance of large front yard setbacks on 56 Avenue in addition to enhanced landscaping and building treatment requirements.
- The proposed subdivision pattern is also generally consistent with the road pattern established under Development Application No. 7910-0048-00, which created seven (7) half-acre lots to the immediate west of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One Acre Residential (RA)" Zone and "Half-Acre Residential (RH)" Zone to "Half-Acre Residential (RH)" Zone and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree replacement;
 - (e) registration of a Section 219 Restrictive Covenant to increase the minimum building setback along 56 Avenue for proposed Lots 1 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping and building enhancements to create an estate character;
 - (f) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lots 1 and 2;
 - (g) registration of a Section 219 "no-build" Restrictive Covenant on Lot 2 to facilitate future consolidation with the lands to the east at 12991 56 Avenue for a period not to exceed 5 years;
 - (h) City purchase of proposed Lot 4 for future Park purposes; and
 - (i) 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 & Development Services
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate a portion of the property at 12973 – 56 Avenue from Suburban Residential (1 Acre) to Suburban Residential (½ acre) when the project is considered for final adoption.

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 Colebrook Elementary School
 1 Secondary students at Panorama Ridge Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks to acquire lot 4 shown as park on the subdivision plan

SITE CHARACTERISTICS

Existing Land Use Large single family residential lots.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Large single family residential lots.	Suburban Residential (1 Acre)	One Acre Residential (RA)
East:	Large single family residential lots.	Suburban Residential (1 Acre)	One Acre Residential (RA) (Northern portion)
			Half-Acre Residential (RH) (Southern Portion)
South (Across 56 Avenue):	Suburban single family residential lots.	Suburban Residential (1/2 Acre)	Half-Acre Residential (RH)
West (Across 129A Street):	Suburban single family residential lots and Parks Greenbelt.	Suburban residential (1/2 Acre)	Half-Acre Residential (RH)

JUSTIFICATION FOR PLAN AMENDMENT

- The property is located at 12973 – 56 Avenue and is approximately 0.8 hectares (1.9 acres) in area. The property is designated "Suburban" in the Official Community Plan (OCP) and is located within a Density Exception Area. The Suburban Density Exception area allows a maximum density of 5 units per hectare (2 u.p.a).
- The property is currently split-zoned and split-designated. The northern portion of the property is zoned One Acre Residential Zone (RA) and is designated Suburban Residential (1 Acre) in the West Panorama Ridge Local Area Plan (LAP). The southern portion of the property is zoned Half Acre Residential Zone (RH) and is designated Suburban Residential (1/2 Acre) in the West Panorama Ridge LAP.

- The applicant proposes an amendment to the West Panorama Ridge Local Area Plan (LAP) from Suburban Residential (1 Acre) to Suburban Residential (½ Acre) for the northern portion of the property and to rezone the northern portion of the property from "One Acre Residential Zone" (RA) to "Half Acre Residential Zone" (RH) to facilitate subdivision of the property into three residential lots and one lot to be acquired by the City for park purposes.
- The proposed LAP amendment can be supported for the following reasons:
 - A number of sites in the West Panorama Ridge area have been redesignated in the past from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre" such as Development Application No. 7906-0051-00 subdivision to the east at 13063 56 Avenue.
 - Half-acre sized lots are common in the surrounding area and are in keeping with the character of the neighborhood;
 - The proposal is generally consistent with the development pattern and road layout established by Development application No. 7910-0048-00, located to the west of the site as well as Development application No. 7910-0234-00 to the east of the site.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The 3 proposed residential lots will range in size from 1,693 square metres (18,223 sq. ft.) to 2,782 square metres (29,945 sq. ft.). The proposed lots meet the minimum lot size requirements of the RH zone with the exception of Lot 2 as discussed below.
- The applicant is proposing a 10% reduction of the minimum lot area of the RH zone for proposed lot 2 which has an area of 1,693 square metres (0.4 acres). The Zoning By-law allows that the Approving Officer may approve one lot that is only 90% of the minimum lot area of the zone. The Approving Officer has confirmed support for utilizing this provision to complete the subdivision.
- When complete, the development will have a density of 4.0 units per hectare (1.5 upa), which complies with maximum 5 units per hectare (2 upa) that is permitted in the "Suburban" designation in the OCP.
- Proposed Lot 4 is intended to be acquired by the City for park purposes as part of the greenbelt network in this area.

No Build RC for Future Development

- Upon review of the development proposal, a no build RC will be required on lot 2. It is understood that the adjacent property owner to the east at 12991 56 Avenue does not wish to develop at this time. In order to provide a lot layout that has more efficient use of the land between 12973 and 12991 56 Ave a 5 year no build RC over a portion of proposed lot 2 will be required. This will provide 12991 56 Avenue an opportunity for additional lot yield if they intend to develop within the next 5 years.

Building Scheme and Lot Grading

- The applicant has retained Simplex Consultants Ltd. as the design consultant. The consultant has produced a neighborhood character study based on the findings, a series of building design guidelines have been proposed to ensure that the dwellings will be complementary to other new homes in the area and also will recognize the estate character of the properties fronting 56 Avenue.
- The applicant is proposing in-ground basements on all three (3) lots. A preliminary lot grading plan has been accepted by staff.

PRE-NOTIFICATION

- On May 6, 2019 pre-notification letters were mailed to 95 property owners within 100 metres (328 ft.) of the subject property to advise local residents of the proposal. Similarly, a Development Proposal Sign was installed on the property in August 2018.
- In response staff received comments from the West Panorama Ridge Ratepayers Association which expressed concerned with tree retention, preservation of the estate character along 56 Avenue, and preservation of RH-type lots as the minimum lot size in this quadrant (a response was sent to the WPRRA on May 14th, 2019).
 - The proposed lots meet the minimum lot area requirement of the RH Zone of the Zoning Bylaw. An RC will be registered to increase the minimum building setback from 7.5m to 15.0m along 56 Avenue.

TREES

- Aelicia Otto, ISA Certified Arborist of Abrotech Consulting prepared an Arborist Assessment for the subject property. The arborist has identified 63 trees on Lots 1-3. 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			
Alder	4	4	0
Cottonwood	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	0	1
Paper Birch	1	1	0
Pacific Dogwood	1	1	0
Bitter Cherry	2	2	0
Coniferous Trees			
Sawara Cypress	1	1	0
Western Larch	1	1	0
Scots Pine	1	1	0

Austrian Pine	1	1	0
Douglas-Fir	38	32	6
Western Red Cedar	1	0	1
Monkey Puzzle	1	1	0
Total (excluding Alder and Cottonwood Trees)	49	41	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		12	
Total Retained and Replacement Trees			
		20	
Contribution to the Green City Fund			
		\$33,600.00	

- The Arborist Assessment states that there is a total of 49 protected trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 22% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 96 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of approximately 84 replacement trees will require a cash-in-lieu payment of \$33,600.00 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$33,600.00 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 10th, 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 proposal is consistent with a secondary plan and the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed gross density: 2.57 units per hectare (2.1 units per acre).

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<p>The following services will be made available:</p> <ul style="list-style-type: none"> • Composting pickup made available • Recycling pickup made available • Organic Waste pickup made available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sidewalks on site • Connected to off-site pedestrian and multiuse paths • Covered outdoor waiting areas
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Increased opportunity for surveillance due to more residents living in the area • Sidewalk, fencing and streetlighting to direct access • Single family homes with basement suites provide space for grandparents, adult children or relatives
6. Green Certification (F1)	<ul style="list-style-type: none"> • No
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • No

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$3,000 for 3 proposed lots.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan
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	West Panorama Ridge LAP Amendment

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LDS/cm

SUBDIVISION DATA SHEET

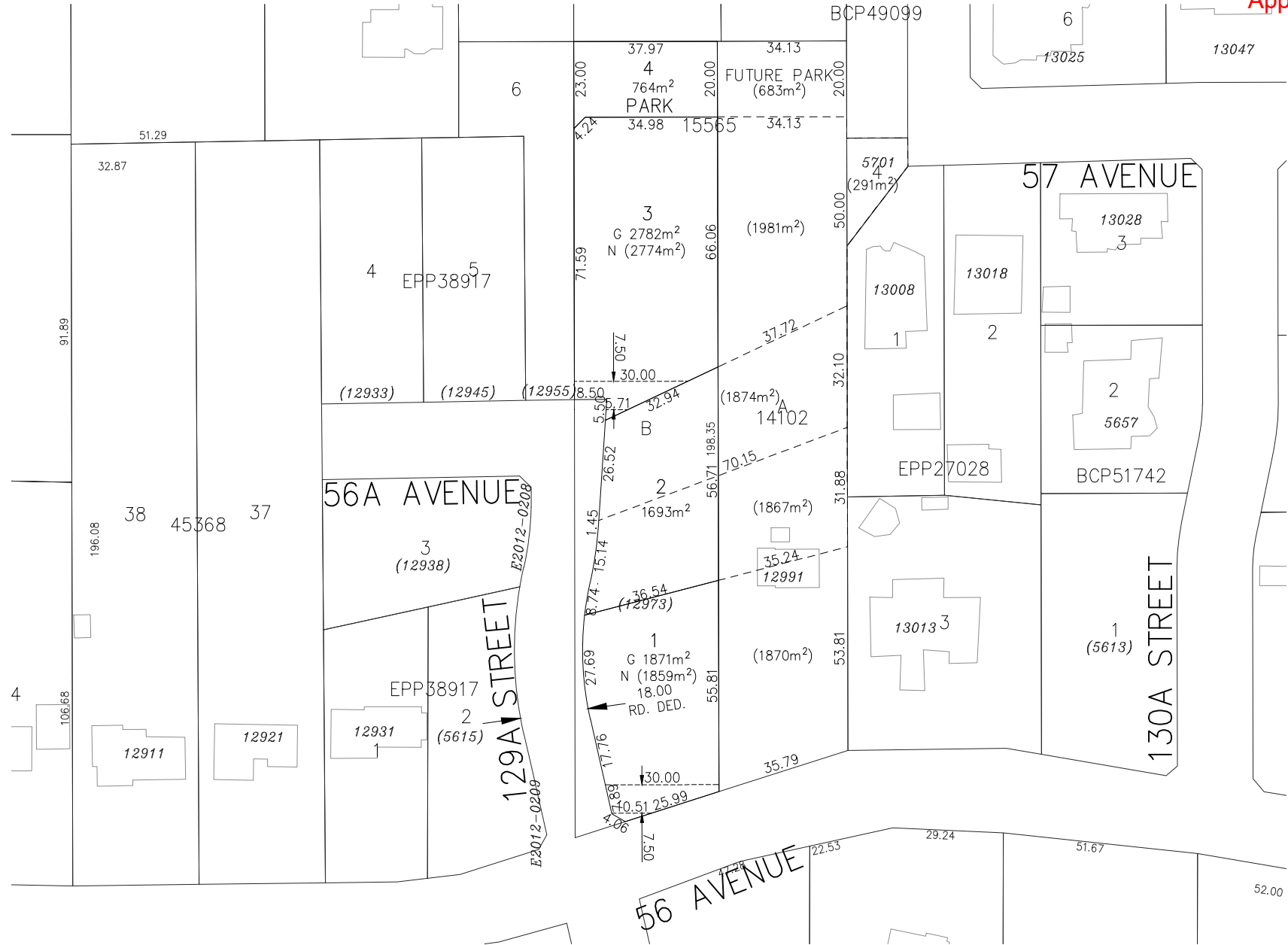
Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.9197
Hectares	0.7769
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	23.98m-48.96m
Range of lot areas (square metres)	1693m ² – 2782 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.57 lots/ha & 1.04 lots/AC
Lots/Hectare & Lots/Acre (Net)	2.93 lots/ha & 1.18 lots/AC
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	12.5%
Total Site Coverage	37.5%
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES/NO
TREE SURVEY/ASSESSMENT	YES/NO
MODEL BUILDING SCHEME	YES/NO
HERITAGE SITE Retention	YES/NO
FRASER HEALTH Approval	YES/NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.9197
Hectares	0.7769
NUMBER OF LOTS	
Existing	1
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Lots/Hectare & Lots/Acre (Net)	2.93 lots/ha & 1.18 lots/AC
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	12.5%
Total Site Coverage	37.5%
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES/NO
TREE SURVEY/ASSESSMENT	YES/NO
MODEL BUILDING SCHEME	YES/NO
HERITAGE SITE Retention	YES/NO
FRASER HEALTH Approval	YES/NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. PARKLAND (LOT 4) TO BE ACQUIRED BY CITY OF SURREY.
 4. NO BUILD COVENANT TO BE REGISTERED ON LOT 2, FOR A MAXIMUM OF 5 YEARS, UNLESS THE LOT IS SUBDIVIDED WITH PROPERTY AT 12991 - 56 AVENUE.
 5. DVP REQUIRED FOR ROAD DEDICATION WIDTH TO BE REDUCED FROM 20.0m TO 18.0m.

No	Date	Revision	Dr	Ch
1	19/06/27	ROAD DEDICATION REDUCED AND PARKLAND ADDED	TWO	RJ

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



ANUP LOODU
 #201 8334 - 128 STREET, SURREY, BC V3X 4G2 PHONE: 604-783-6466
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12973 - 56 AVENUE, SURREY, BC

Scale:	1:1000	Mun. Proj. No.	7918-0380-00	Dwg. No.	F
Drawn:	EK	Mun. Dwg. No.			
Designed:	NP	Job No.	18 - 3653	Of	
D.W. P.U.		Date	AUG/2018	Revision	1
Approved:		destroy all prints bearing previous number			

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 02, 2019 Revised** PROJECT FILE: **7818-0308-00**
May 29, 2019 Superseded

RE: **Engineering Requirements
Location: 12973 56 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate a varying width along 129 A Street for the ultimate 18.0 m Through Local Road Standard;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 129 A Street and 56 Avenue; and
- Register 0.5m statutory right-of-way along 56 Avenue for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the north side of 56 Avenue to the unique West Panorama Ridge Collector Standard;
- Construct the east side of 129 A Street to the interim West Panorama Ridge Standard;
- Re-align & reconstruct the intersection at 129 A Street and 56 Avenue to the ultimate location;
- Construct a 6.0 m concrete driveway letdown to each lot along 129 A Street;
- Register a restrictive covenant (RC) on lot 1 for access onto 129 A Street only;
- Provide a new sanitary, storm and water service connection to each lot; and
- Pay applicable latecomer charges (Water, Sanitary, Drainage & Road) related to Surrey projects #5710-0048-00-1, #5806-0051-00-1, #5810-0048-00-2, #5910-0048-00-1 and #6110-0048-00-1.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager
SC



Planning

May 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0308 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 2018 Enrolment/School Capacity

Colebrook Elementary	
Enrolment (K/1-7):	31 K + 190
Operating Capacity (K/1-7)	19 K + 279
Panorama Ridge Secondary	
Enrolment (8-12):	1621
Capacity (8-12):	1400

School Enrolment Projections and Planning Update:

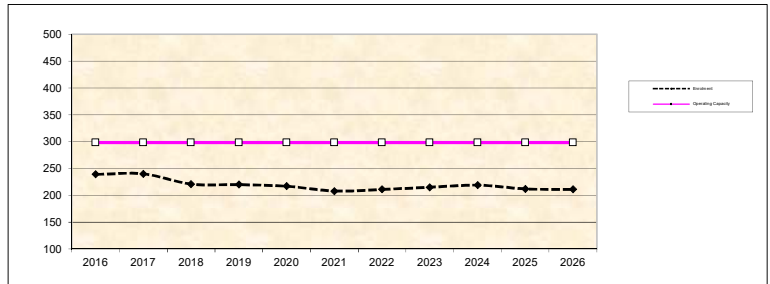
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Colebrook elementary currently has surplus space in the school. The 10 year enrolment projections show the school modestly growing but never greater than the capacity of the existing school. There are currently no plans to increase the capacity of this school.

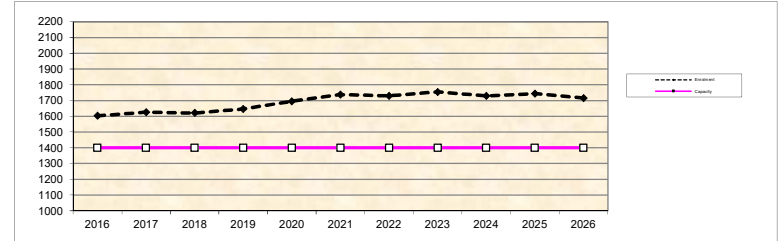
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity. With the continued demand for secondary enrolling space coming from Newton, the school is projected to grow close to 1782 students by 2028.

In June 2018, the Ministry Education announced approval for design and construction funding to be build a 700 addition at Sullivan Heights Secondary which is targeted to open September 2021. Though it appears in the second year of the approved 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt Secondary and a site acquisition for a new future 1000 capacity secondary school in the Newton area. These projects, when approved, will significantly address the secondary demand for space in the area. Therefore, there are no plans to increase the capacity at Panorama Ridge at this time.

Colebrook Elementary



Panorama Ridge 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 #: 7918-0308-00
 Project Location: 12973 - 56 Avenue, Surrey, BC
 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:

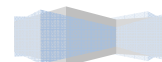
The area surrounding the subject property consists of a majority of homes built that are brand new or up to approximately 2-3 years old. There is a greenbelt to the west, adjacent to the property. The style of the newer homes in the area are more traditional craftsman and west-coast.

Homes in the neighborhood include the following:

- The homes and newer developments surrounding the property which are approximately 1-3 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 16:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi or stucco with stone or brick accents. These newer homes can be used as context homes.

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 traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 8:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in hardi siding 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 craftsman 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.

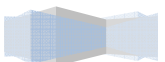
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, 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 and maximum of 16:12.

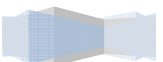


- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 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: October 5, 2018

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

Date: October 5, 2018



2wAPPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7918 0308 00
Project Address: 12973 56 Avenue Surrey, BC
Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	63
Bylaw Protected Trees to be Removed	55
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	8
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 14 times 1 = 14 All Other Bylaw Protected Trees at 2:1 ratio: 41 times 2 = 82 TOTAL: 96	96
Replacement Trees Proposed	12
Replacement Trees in Deficit	84
Protected Trees Retained in Proposed Open Space/ Riparian Areas	N/A

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 TOTAL: 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

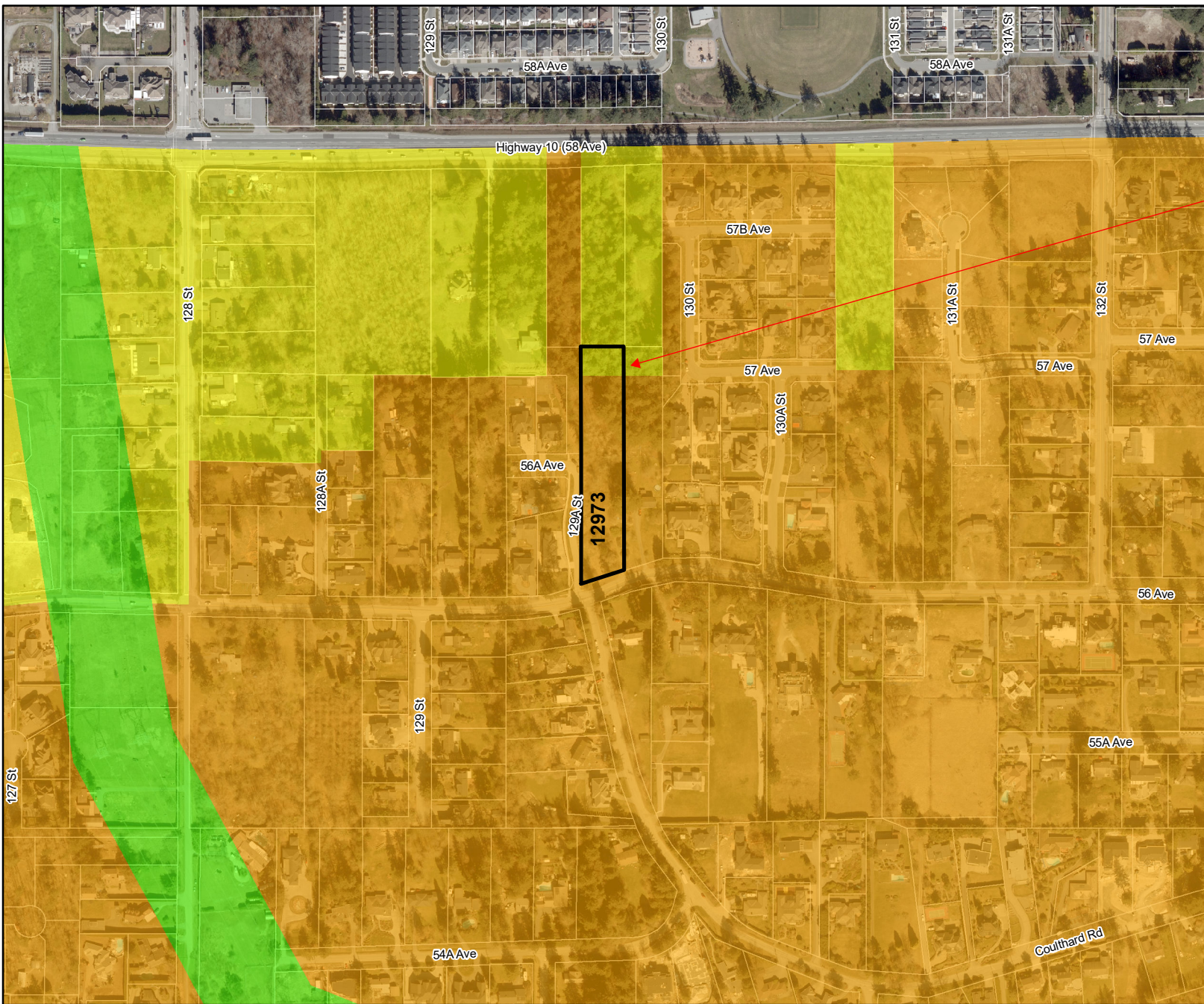
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


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Dated: July 3, 2019

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LAP Amendment for a portion from Suburban Residential (1 acre) to Suburban Residential (1/2 acre)

Legend

- 12973 - 56 Avenue
- Suburban residential (1 acre)
- Suburban residential (1/2 acre)
- Institutional
- Open space

**West Panorama Ridge Local Area Plan
Land Use Plan**

City of Surrey Planning and Development Department

