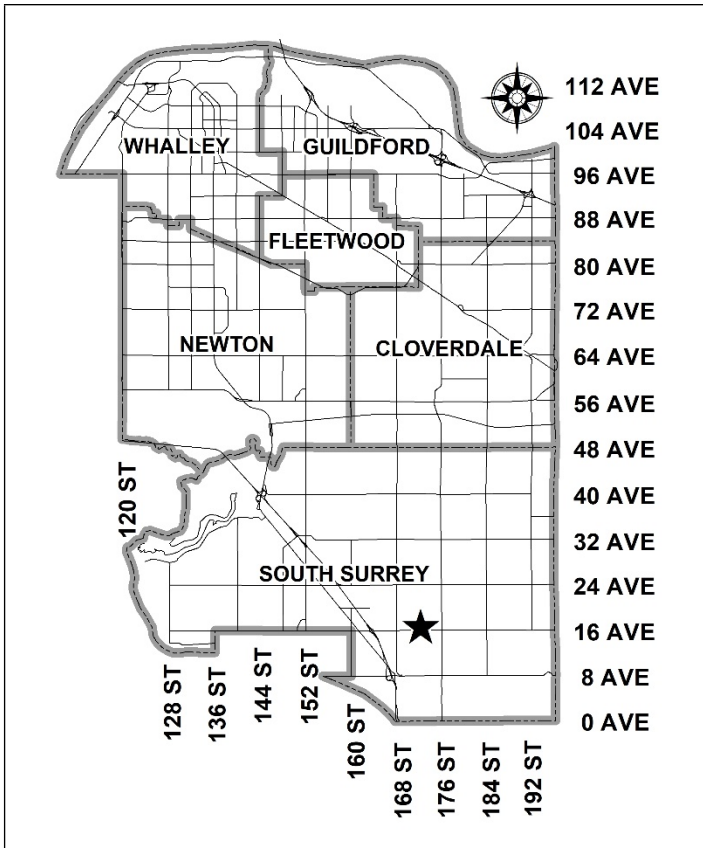


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7923-0130-00
 Planning Report Date: September 9, 2024



PROPOSAL:

- **NCP Amendment** to amend the road network
- **Rezoning** from RA to R4, R5 and R6
- **Development Permit**

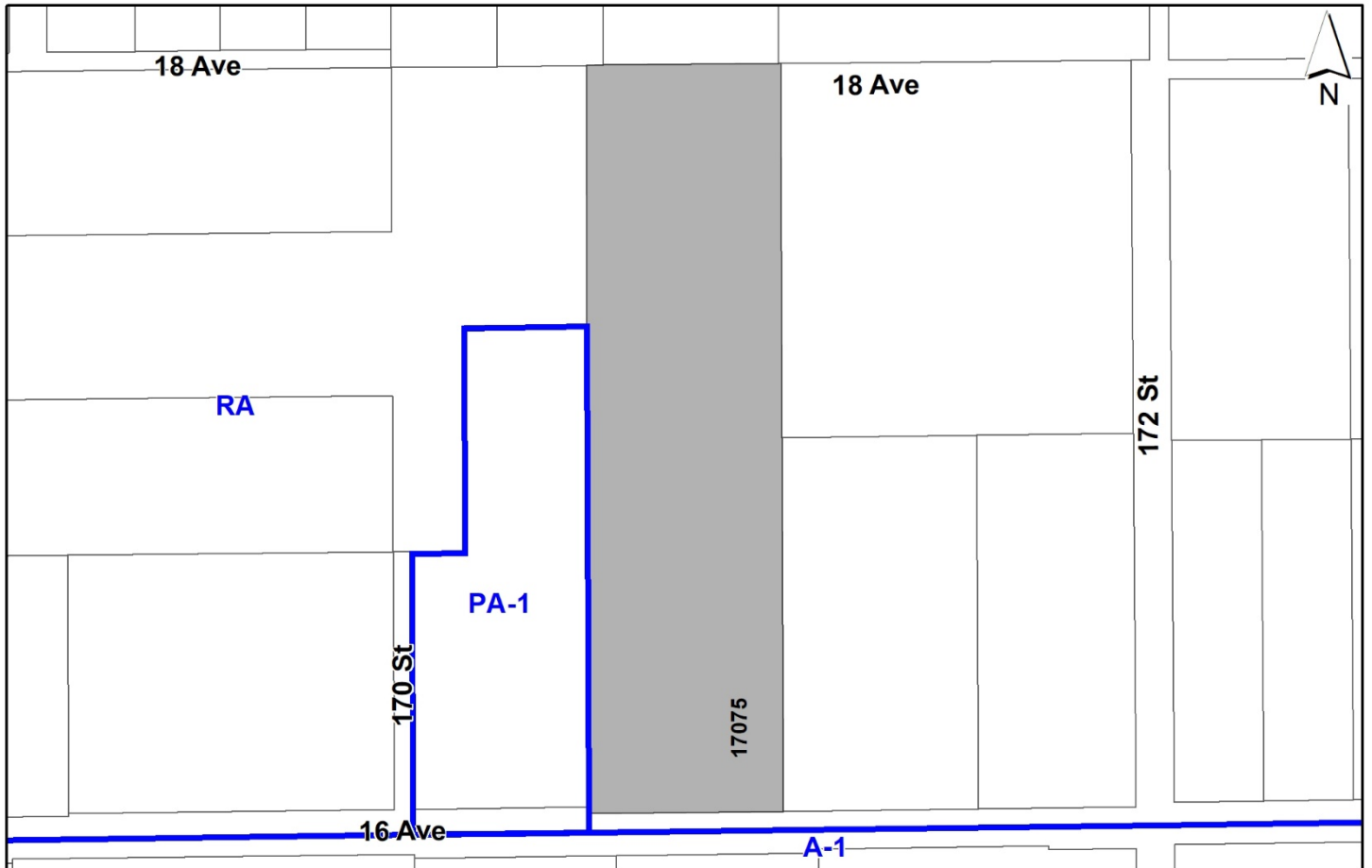
to permit the subdivision of 31 Urban Residential lots, 1 remnant lot and 1 park lot, and to amend the road network in the Darts Hill NCP.

LOCATION: 17075 - 16 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Detached Residential, Semi-Detached Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Neighbourhood Concept Plan Amendment to amend the road network in the Darts Hill Neighbourhood Concept Plan.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Semi-Detached and Detached Residential designations in the Darts Hill Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Darts Hill / South Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "Acreage Residential Zone (RA)" to "Semi-Detached Residential Zone (R6)" for Block A on the attached Block Plan (Appendix II); "Small Lot Residential Zone (R4)" for Block B and Block D; and "Compact Residential Zone (R5)" for Block C on the attached Block Plan.
2. Council authorize staff to draft Development Permit No. 7923-0130-00 for Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 33 until future development.
4. Council pass a resolution to amend the Darts Hills Neighbourhood Concept Plan (NCP) to modify the road pattern, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Semi-Detached Residential, Detached Residential	RA
North:	Single Family Residential Home	Medium Density Townhouse	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant	Medium Density Townhouse	RA
South (Across 16 Avenue):	Farmland	OCP: Agriculture	A1
West:	Church	Parks & Natural Areas, Institutional	PA-1

Context & Background

- The subject development site consists of the north portion of the parcel located at 17075 16 Avenue. The parcel is zoned "Acreage Residential Zone (RA)" (RA) and is designated Urban in the Official Community Plan (OCP) and Detached Residential and Semi-Detached Residential in the Darts Hill Neighbourhood Concept Plan (NCP).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing Rezoning from RA to Small Lot Residential (R4) Zone, Compact Residential (R5) Zone, and Semi Detached Residential (R6) Zone, Development Permits for Sensitive Ecosystem (GIN), and Subdivision in order to create 32 urban residential lots which will contain a variety of unit types, 1 remainder (remnant) lot for future development and 1 park lot.
- The Darts Hill Neighbourhood Concept Plan proposes two new east-west roads. An NCP Amendment is being proposed to eliminate one of road networks, and proposed lots have been oriented with lane access for each new residential lot.
- The southern portion of subject property falls within a Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP. This portion of the site is outside of the developable portion of the site that is being considered at this time. The applicant will be required to complete a Hazards Lands Development Permit on a future phase of development when the southern portion of the site is considered for development.
- The layout proposes 10 duplex (R6) lots, 6 R5 lots, and 16 R4 lots, providing a variety of units types. The lots range between 220 square metres to 482 square metres in area, with lot widths between 7.27 metres and 12 metres, and lot depths between 30.2 metres and 34.7 metres.
- The applicant is conveying 2.06 acres of park lots for the conservation of the Green Infrastructure Network (GIN) hub.

Proposed	
Lot Area	
Gross Site Area:	9.9 Acres
Road Dedication:	3.2 acres
Undevelopable Area:	2.06 Acres
Net Site Area:	2.76 Acres

	Proposed
Number of Lots:	34 (32 residential lots, 1 remainder lot and 1 park lot)
Unit Density:	11.6 Units Per Acre (UPA)
Range of Lot Sizes	220 – 482 square metres
Range of Lot Widths	7.27 – 12.0 metres
Range of Lot Depths	30.2 – 34.7 metres

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: The School District has advised that there will be approximately 32 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

16 Elementary students at Tatalu Elementary School
11 Marriot Secondary students at Earl Marrior Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2027.

Parks, Recreation & Culture: The closest active park is Darts Hills Garden Park, which is approximately 100 metres away, and the closest natural area is 126A Neighbourhood Park and is 450 metres away.

Transportation Considerations

Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
 - Dedicate 20.0 metres on 17 Avenue;
 - Dedicate 25.5 metres on 18 Avenue;
 - Dedicate 15.0 metres on 170A Street;
 - Dedicate 12.0 metres on 171 Street; and
 - And Dedicate 6.0 metres for residential lanes.

Access and Parking

- Access to each lot will provided by a rear lane.

- The development will accommodate 2 residential parking spaces per unit contained within garages and will be required to provide off-street parking for any secondary suite or coach homes.

Transit and Active Transportation Routes

- The site is approximately a 1500-metre walk from bus stop 55378 which services westbound passenger traffic on 16 Avenue (west of 160 Street intersection). This stop is services bus routes 363 (Peace Arch Hospital), 375 (152 Street/To Guildford).
- The site is approximately a 1300-metre walk from bus stop 55494 which services north bound passenger traffic on King George Highway. This stop services bus routes 321 (Surrey Central).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The General Urban designation is typically intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities, and public parks. As such, the proposal complies with the RGS designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP) and the proposal complies with the designation.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided in italics):

- A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development complies with the RGS designation.)

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to provide housing options.

(The proposed development will provide a variety of housing types, including duplex lots, and residential lots with a range of lot widths, which meets the intent of the Darts Hill Neighbourhood Concept Plan area.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing

infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is a compact and efficient land use, utilizing the lane at the rear to allow for small scale housing.)

Secondary Plans

Land Use Designation

- The site is designated Semi-Detached Residential and Detached Residential in the Darts Hill Neighbourhood Concept Plan. The proposal complies with this designation.

Lot Grading and Building Scheme

- The applicant retained Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VII).
- Styles recommended for this site include neo-traditional, 2 or 3 storey split level homes. The guidelines propose, hardiplank, brick or stone in “natural” earth tone colours.
- A preliminary lot grading plan, submitted by Citiwest Consultants Ltd. and dated March 2023 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. 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.

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 \$1,068 per new 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.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub located at the south portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The development proposal conserves 2.06 acres of the subject site through voluntary Parkland Conveyance which is 21% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Remi Masson, *R.P. Bio.*, of Redcedar Environmental Consultant and dated June 26, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The Development Permit for Streamside will be part of a future application, when the remnant parcel redevelops.

TREES

- Remi Masson, ISA Certified Arborist of Redcedar Environmental Consult prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix V).
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	323	151	172
Deciduous Trees	140	101	39
Coniferous Trees	200	104	96
Onsite Tree Totals	523	255	268
Onsite Replacement Trees Proposed	54		
Total Onsite Retained and Replacement Trees	322		

- The Arborist Assessment states that there are a total of 523 bylaw protected trees on the site. Additionally, there are 86 bylaw protected offsite trees and 15 City Trees. The applicant proposes to retain 268 onsite trees as part of this development proposal. A number of these trees are being retained within the Green Infrastructure Network hub which is being conveyed to the City at no cost.
- 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 proposed total of 359 replacement trees on the site. Since only 54 replacement trees can be accommodated on the site, the proposed deficit of 305 replacement trees will require an estimated cash-in-lieu payment of \$167,750, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

- In summary, a total of 322 trees are proposed to be retained or replaced on the site with an estimated contribution of \$167,750 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

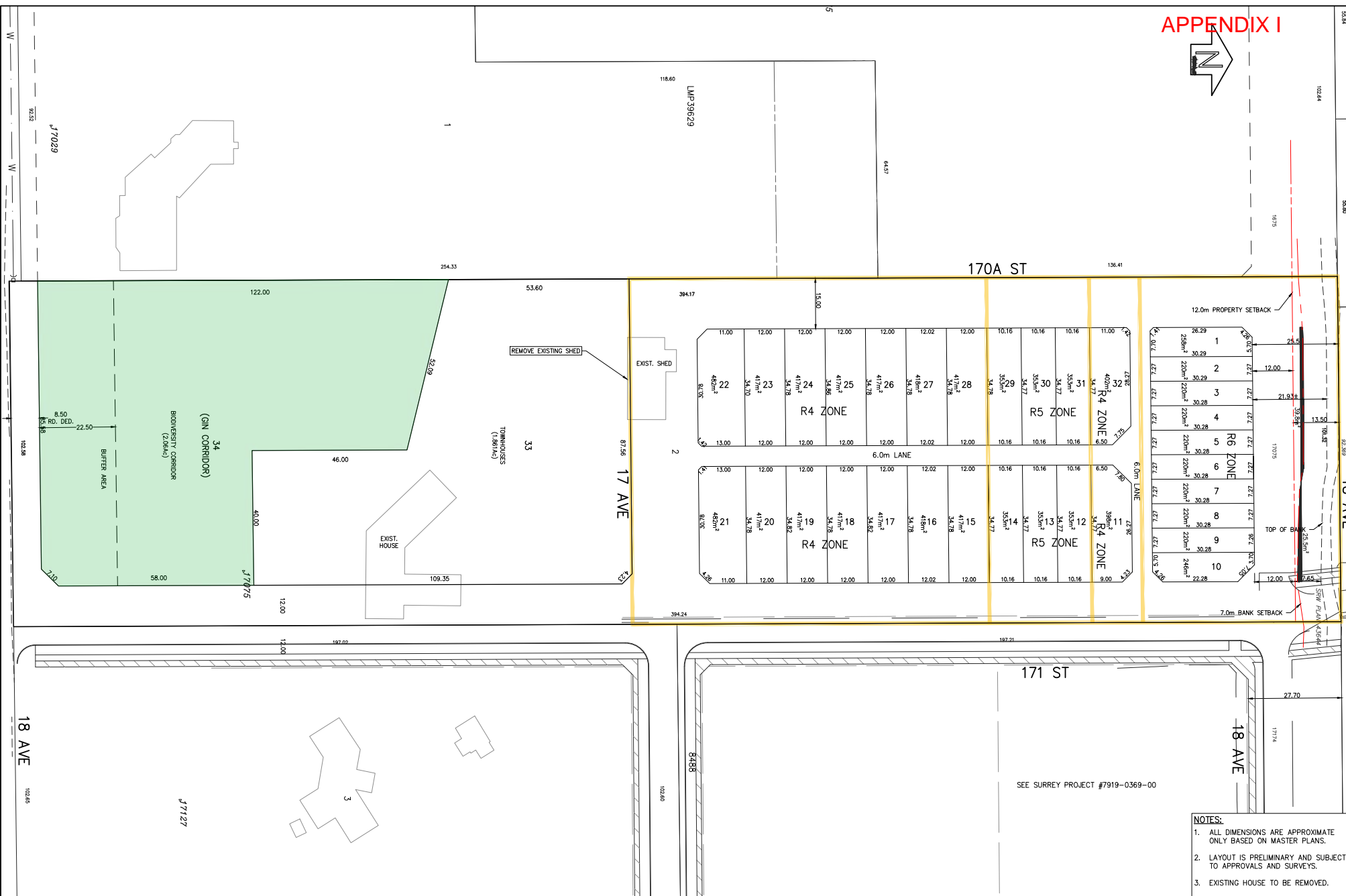
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

HS/cm



- 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	LC	RJ	Dr	Ch
1	2024/08/29	AMENDED ZONING LABELS				

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



LION KING HOMES LTD.
 17075 - 16 AVENUE, SURREY, BC V3Z 9M5, CELL: 604-505-5226, EMAIL: mojridder@gmail.com

PRELIMINARY LOT LAYOUT
(R4 ZONE/R5 ZONE/R6 ZONE)
 SUBDIVISION AT 17075 - 16 AVENUE, SURREY, BC

Scale:	1:500	Mun. Proj. No.	7923-0130-00	Dwg. No.	C
Drawn:	JC	Mun. Dwg. No.			
Designed:	RJ	Job No.	21-4468	Of	
Drawn P.U.		Date	MAR /23	Revision	1
Approved:					

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW NO. _____ OF PART OF LOT 2,
 SECTION 18, TOWNSHIP 7, NWD, PLAN 8488**

APPENDIX II

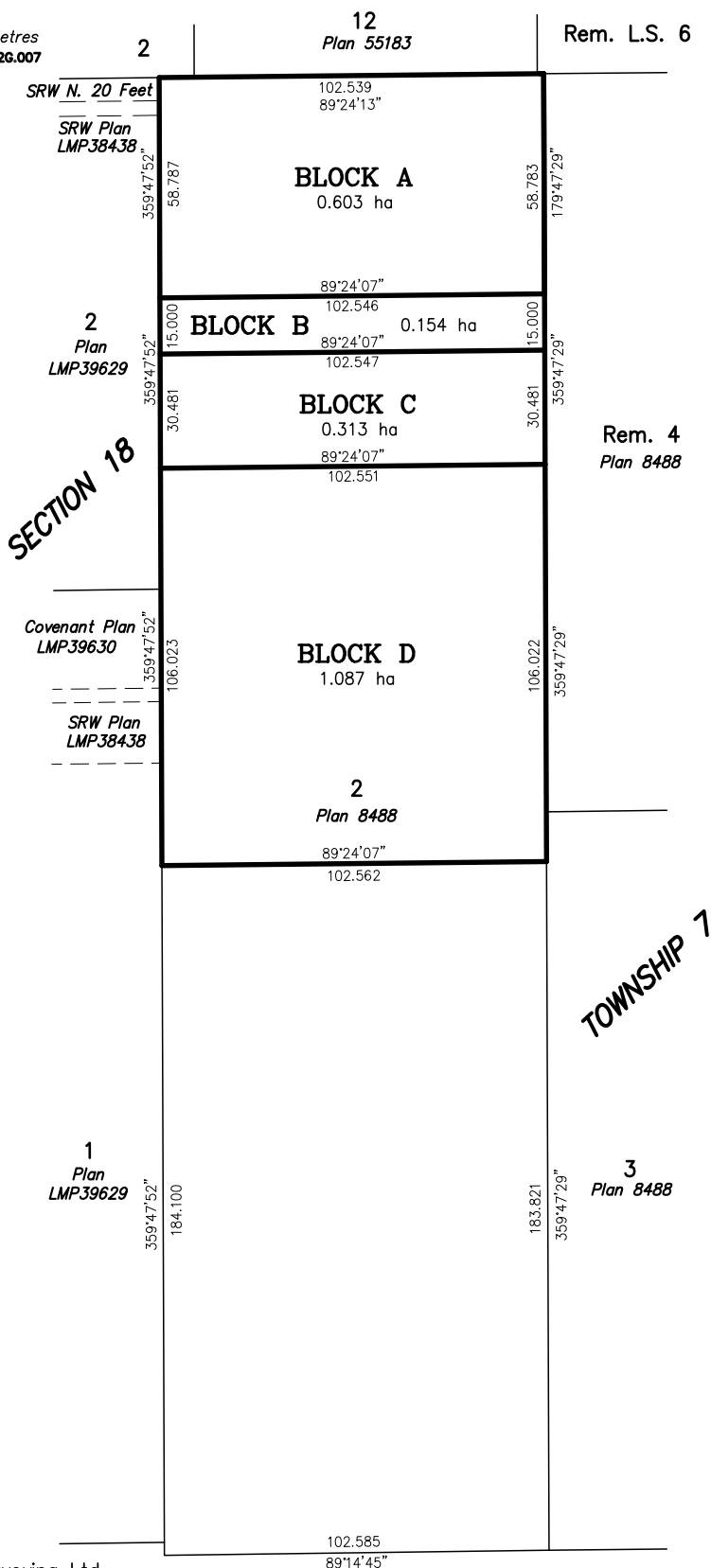
0 50 100m



SCALE 1 : 1500

All distances are in metres

City of Surrey B.C.G.S. 926.007



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 – 18525–53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604–597–3777
 File: 7200 Zoning

16th AVENUE

This plan lies within the
 Metro Vancouver Regional District

Certified correct to survey dated
 this 15th day of March, 2024.

Felix Chu, B.C.L.S.

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **August 30, 2024**

PROJECT FILE: **7823-0130-00**

RE: **Engineering Requirements**
Location: 17075 16 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.442 m on 16 Avenue.
- Dedicate 20.0 m on 17 Avenue.
- Dedicate 25.5 m on 18 Avenue.
- Dedicate 15.0 m on 170A Street.
- Dedicate 12.0 m on 171 Street.
- Dedicate 6.0 m for the residential lanes.
- Dedicate adequate corner cuts at all road intersections.
- Register 0.5 m SRW for maintenance along all road frontages.

Works and Services

- Confirm Darts Hill Drainage Pond B and Water Feeder system have been constructed by others prior to proceeding for Council's Final approval.
- Construct 4.0 m asphalt multi-use pathway along 16 Avenue.
- Construct 17 Avenue, south side of 18 Avenue, 170A Street, 171 Street and the lanes.
- Construct frontage and downstream storm sewers to service the proposed development.
- Provide Onsite and Offsite Low Impact Development (LID) measures as per the NCP.
- Construct 300 mm water main on 16 Avenue.
- Construct varying sized water mains on 171 Street from 16 Avenue to 18 Avenue.
- Construct 200 mm water mains along 18 Avenue and 170A Street.
- Construct water mains on 17 Avenue adequately sized to service the future townhouse lot.
- Construct minimum 250 mm sanitary sewers on 17 Avenue and 171 Street.
- Construct sanitary main on 16 Avenue; and extend east to future sanitary syphon.
- Construct water, storm and sanitary service connection to service each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Manager, Development Services
IK

Department: **Planning and Demographics**
Date: **September 3, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0130**

The proposed development of **33** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	32
---	----

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	11
Total Students =	27

Current Enrolment and Capacities:	
Edgewood /Ta'talu Elementary	
Enrolment	867
Operating Capacity	607
# of Portables	13
Earl Marriott Secondary	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

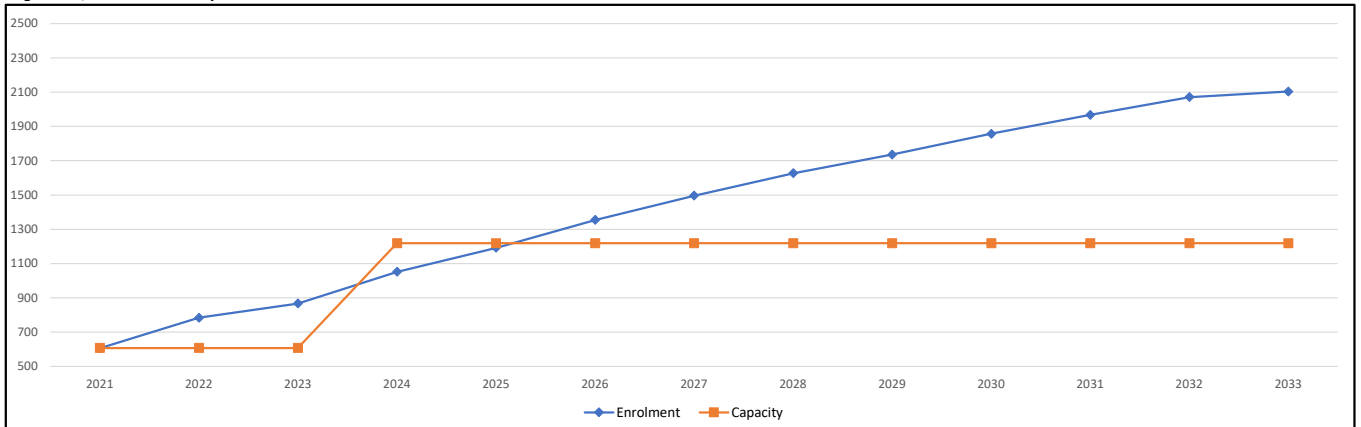
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Edgewood is at 143% capacity. To support further enrolment growth in this area, a new 27- classroom Ta'talu Elementary school, is targeted to open January 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes. Another elementary is approved for the Darts Hill neighbourhood in support of planned growth in the area.

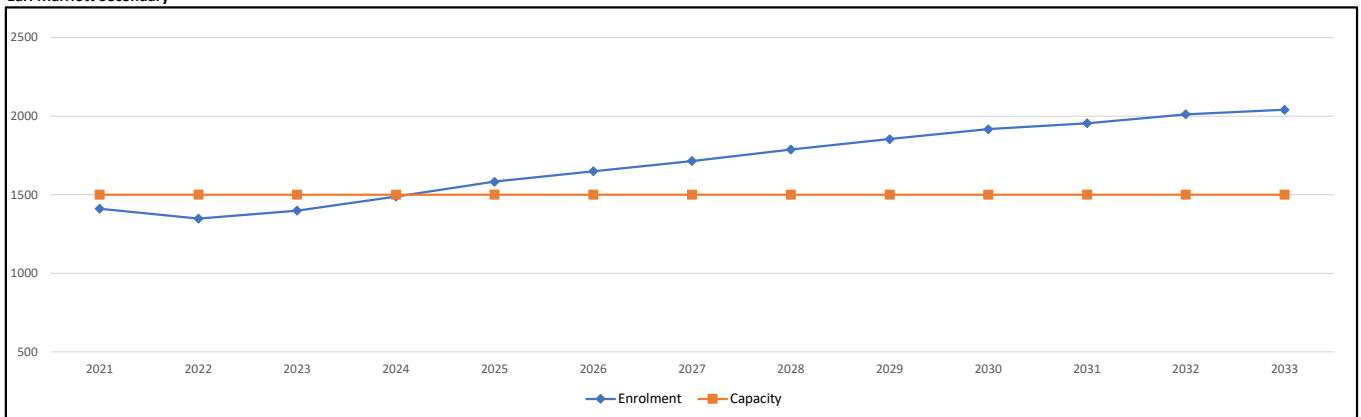
As of September 2023, Earl Marriott is at 93% capacity. The opening of Grandview Heights Secondary, a new 1500 capacity high school in September 2021 has relieved pressure in the short term. Despite this, Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified on the District's Capital Plan. This addition has not yet been funded by the Ministry.

Edgewood /Ta'talu Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Earl Marriott Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.



August 29, 2024

TREE PRESERVATION BY LOCATION

Surrey File Number:

Address:

Arborist:

Date of Report/Revision:

23-0130
17075 16 Avenue
Rémi Masson
August 29, 2024/Rev.4

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	323	151	172
	Total	323	151	172
Deciduous Trees (excluding Alder & Cottonwood Trees)				
Tree Species	Existing	Remove	Retain	
<i>Bigleaf maple</i>	95	64	31	
<i>Cherry</i>	26	25	1	
<i>Apple sp.</i>	5	5	0	
<i>Walnut</i>	2	2	0	
<i>Willow</i>	1	1	0	
<i>Sequoia</i>	1	0	1	
<i>Vine maple</i>	1	1	0	
<i>Paper birch</i>	9	3	6	
Deciduous Subtotal	140	101	39	
Coniferous Trees				
Tree Species	Existing	Remove	Retain	
<i>Douglas fir</i>	30	0	30	
<i>Western redcedar</i>	25	2	23	
<i>Spruce</i>	2	1	1	
<i>Yew</i>	1	0	1	
<i>Grand fir</i>	2	0	2	
Coniferous Subtotal	60	3	57	
Deciduous & Coniferous Total	200	104	96	
Onsite Tree Totals		523	255	268
Onsite Replacement Trees Proposed *insert "0" if TBD or unknown			54	
Total Onsite Retained and Replacement Trees			322	

OFFSITE	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	60	37	23



	Alder/Cottonwood (within riparian area)			
	Total	60	37	23
Deciduous & Coniferous (excluding Alder & Cottonwood Trees)				
	Tree Species	Existing	Remove	Retain
	<i>Western redcedar</i>	10	1	9
	<i>Bigleaf maple</i>	8	6	2
	<i>Douglas fir</i>	3	0	3
	<i>Pine</i>	1	0	1
	<i>Sequoia</i>	4	0	4
	Deciduous & Coniferous Total	26	7	19
	Offsite Tree Totals	86	44	42
	Total Offsite Retained Trees	42		

CITY		Existing	Remove	Retain
		Park/City Lot Trees	15	15
	Boulevard Trees			
	Total	15	15	0

*Number of replacement trees proposed is based on City comment, two replacement trees have been offered on lots 11-32. The Developer has proposed one replacement tree on lots 1-10.

**Offsite trees include 15 City trees located within the 16 Avenue Road dedication. All City trees are recommended for removal. Per comment from the City: the removal of City trees, regardless of size, required due to development/construction impacts requires compensation. Compensation may be determined through a formal arboricultural appraisal.

TREE PRESERVATION SUMMARY

Surrey File Number: 23-0130
 Address: 17075 16 Avenue
 Arborist: Rémi Masson
 Date of Report/Revision: August 29, 2024/Rev.4
 Arborist Signature:   

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<u>ONSITE TREES</u>				<u># of Trees</u>
Existing Bylaw Trees				<u>523</u>
Proposed Removed Bylaw Trees				<u>255</u>
Proposed Retained Bylaw Trees				<u>268</u>
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed			Subtotal	-
151	x	1	151	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	-
0	x	2	0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	-
104	x	2	208	-
Required Replacement Trees				<u>359</u>
Proposed Replacement Trees				<u>54</u>
Deficit of Replacement Trees				<u>305</u>
Total Onsite Retained and Replacement Trees				<u>322</u>

<u>OFFSITE TREES</u>				<u># of Trees</u>
Existing Bylaw Trees				<u>86</u>
Proposed Removed Bylaw Trees				<u>44</u>
Proposed Retained Bylaw Trees				<u>42</u>
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed			Subtotal	-
37	x	1	37	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	-
0	x	2	0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	-

7	x	2	14	-
Required Replacement Trees *To be taken as cash-in-lieu				<u>51</u>
Total Offsite Retained Trees				<u>42</u>

<u>CITY TREES</u>	<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	15	15	0
Boulevard Trees	0	0	0
Total	15	15	0

RECOMMENDATIONS

Tree Protection

Tree protection fencing and SPA fencing must be installed prior to any ground disturbing activities. The property line should delineated to ensure offsite trees and vegetation are not disturbed; as such, fencing for offsite trees is only proposed where the Tree Protection Zone (TPZ) encroaches onto the subject property.

For the most part, trees in the SPA are anticipated to be protected from development by fencing recommended as part of the Sensitive Ecosystem Development Plan. If used, temporary fencing must be installed as per the SEDP or municipal standards. Where a TPZ extends outside of the SPA, modified fencing is proposed in the location to encompass the TPZ of retained trees. All fencing installed must be maintained for the duration of construction.

Works near trees at the SPA boundary will be required during construction in the north. If these works are in the SPA they must be monitored by both a Certified Arborist® and a Qualified Environmental Professional.

The project arborist will be required to provide a comfort letter confirming tree protection has been appropriately completed before additional ground-disturbing activities may proceed.

Tree Removal

A QEP must be consulted ahead of tree removal to determine if a bird nest survey is required to confirm absence of songbird and/or raptor nests.

Tree removal outside of the SPA must be completed in accordance with municipal permitting requirements. Arborist supervision is required during tree removal within the TPZ of retained trees (111, 113, 225, 230, 275, 272, 262, 805, 806, 811, 823, 824, 830, 996, 998, 999, 1000).

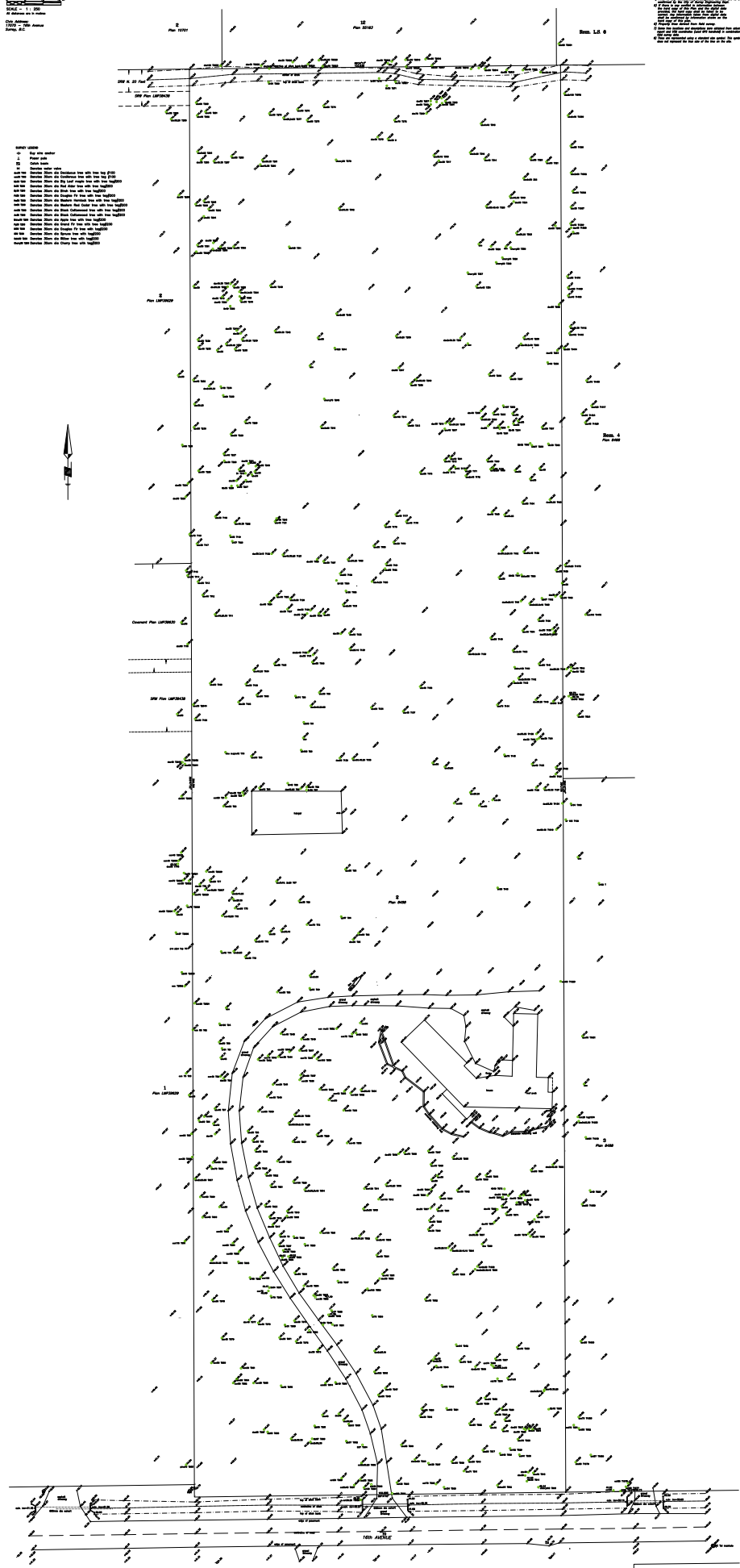
The project arborist will be required to prepare a memo confirming the above has been completed in accordance with this plan.

**TOPOGRAPHIC PLAN OF LOT 2
SECTION 18 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 8488**

City of Surrey
 Planning Department
 10000 136th Street
 Surrey, BC
 V3W 2G9

NOTES
 1. This plan is prepared in accordance with the requirements of the Survey Act, R.S.O. 1990, c. S. 27, and the Survey Regulations, R.R.O. 1990, c. 1214.
 2. The plan is based on the survey conducted on the 21st day of May, 2014.
 3. The plan is subject to the provisions of the Survey Act, R.S.O. 1990, c. S. 27, and the Survey Regulations, R.R.O. 1990, c. 1214.
 4. The plan is subject to the provisions of the Survey Act, R.S.O. 1990, c. S. 27, and the Survey Regulations, R.R.O. 1990, c. 1214.
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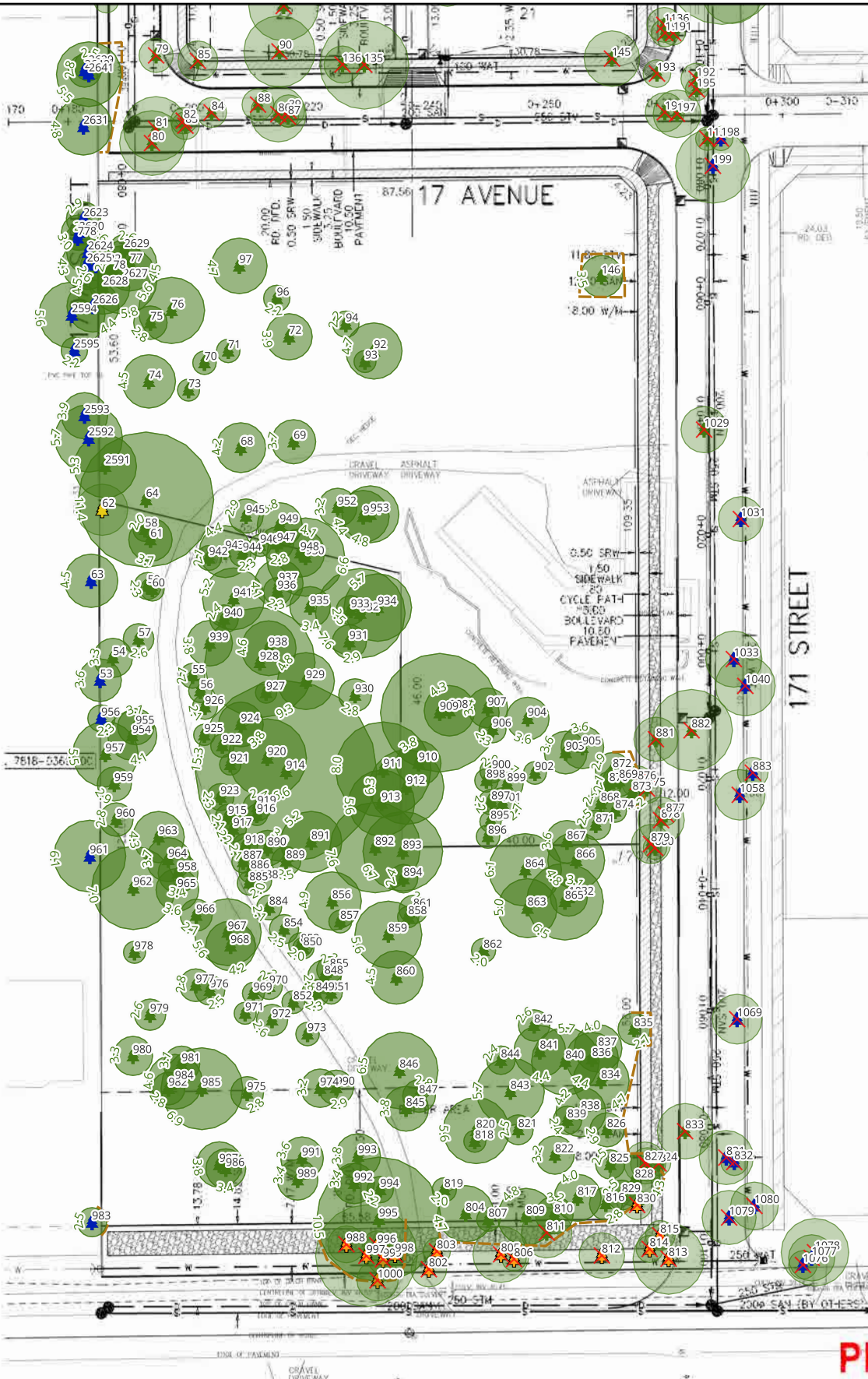
- Legend**
- 1. Survey Boundary
 - 2. Survey Station
 - 3. Survey Line
 - 4. Survey Point
 - 5. Survey Station
 - 6. Survey Line
 - 7. Survey Point
 - 8. Survey Station
 - 9. Survey Line
 - 10. Survey Point
 - 11. Survey Station
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 - 99. Survey Line
 - 100. Survey Point



City of Surrey
 Planning Department
 10000 136th Street
 Surrey, BC
 V3W 2G9

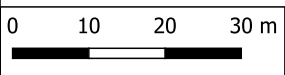
This plan has been prepared in accordance with the requirements of the Survey Act, R.S.O. 1990, c. S. 27, and the Survey Regulations, R.R.O. 1990, c. 1214, and was approved on the 21st day of May, 2014.
 Plan No. 8488 (100)

Tree Management Plan: 17075 16 Avenue, Surrey (South)



NOTE:
Tree locations obtained by BCLS survey dated May 21, 2024. Tree data was overlaid on site plan provided by CitiWest using QGIS Application. A degree of error is expected. Tree ownership in this assessment is not definitive and is based on information available from the legal site survey, GPS locations, and field assessment.

Drawn by: Amber Burnett, P. Biol. on June 4, 2024
Reviewed by: Remi Masson, ISA Certified Arborist@
Updated on June 26, 2024
Base map provided by CitiWest Consulting Ltd. on June 25, 2024 (dated March 2023)



1:660

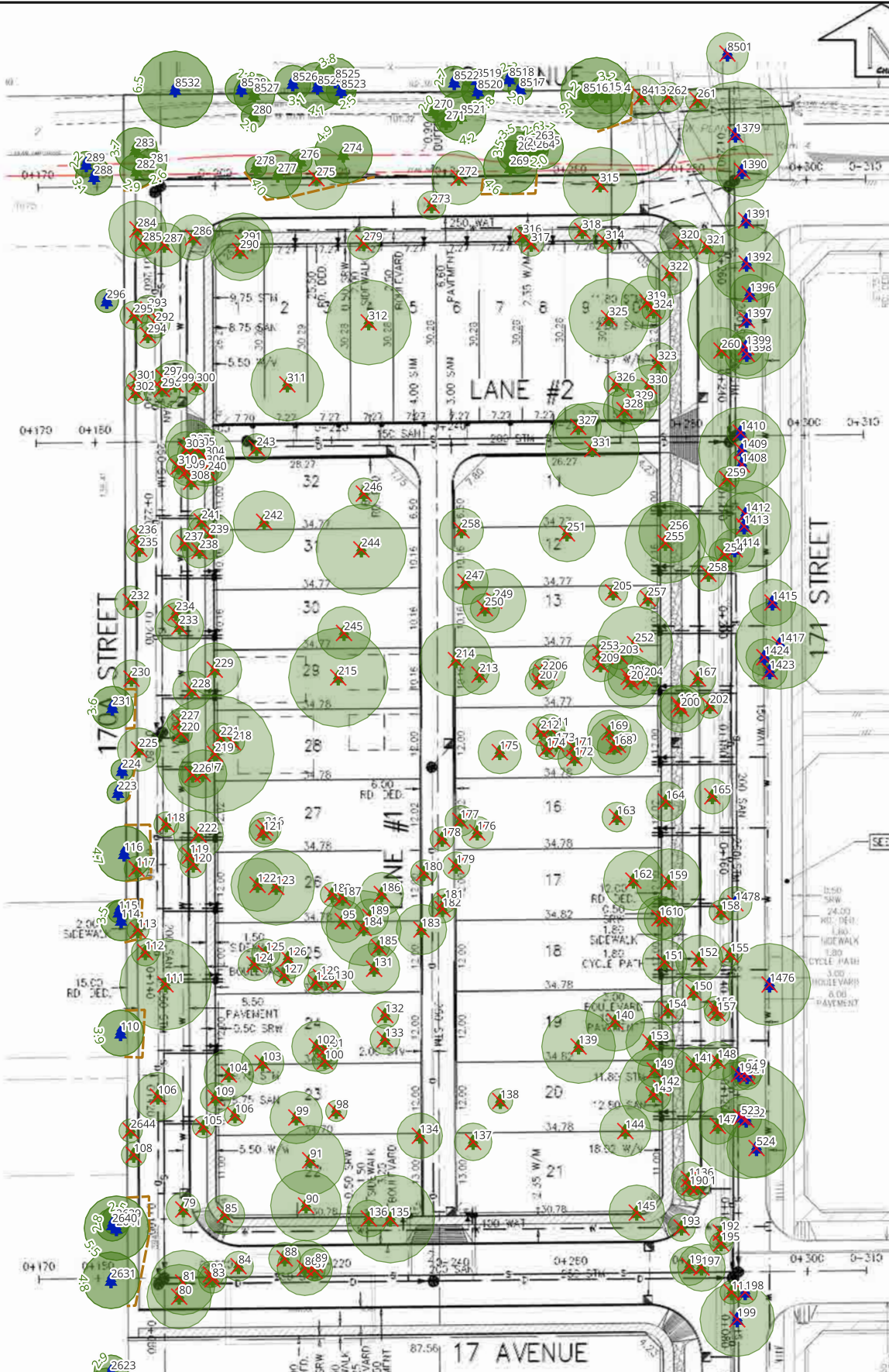
Legend

- X Tree to be removed
- ▲ Offsite Trees
- ▲ Shared Trees
- ▲ Onsite Tree
- ▲ City Tree
- Tree Protection Fence
- Tree Protection Zone

REDCEDAR
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Tree Management Plan: 17075 16 Avenue, Surrey (North)



NOTE:
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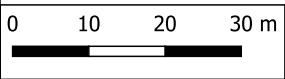
Legend

- Onsite Trees
- Tree to be removed
- Tree Protection Zone
- Offsite Trees
- Tree Protection Fence

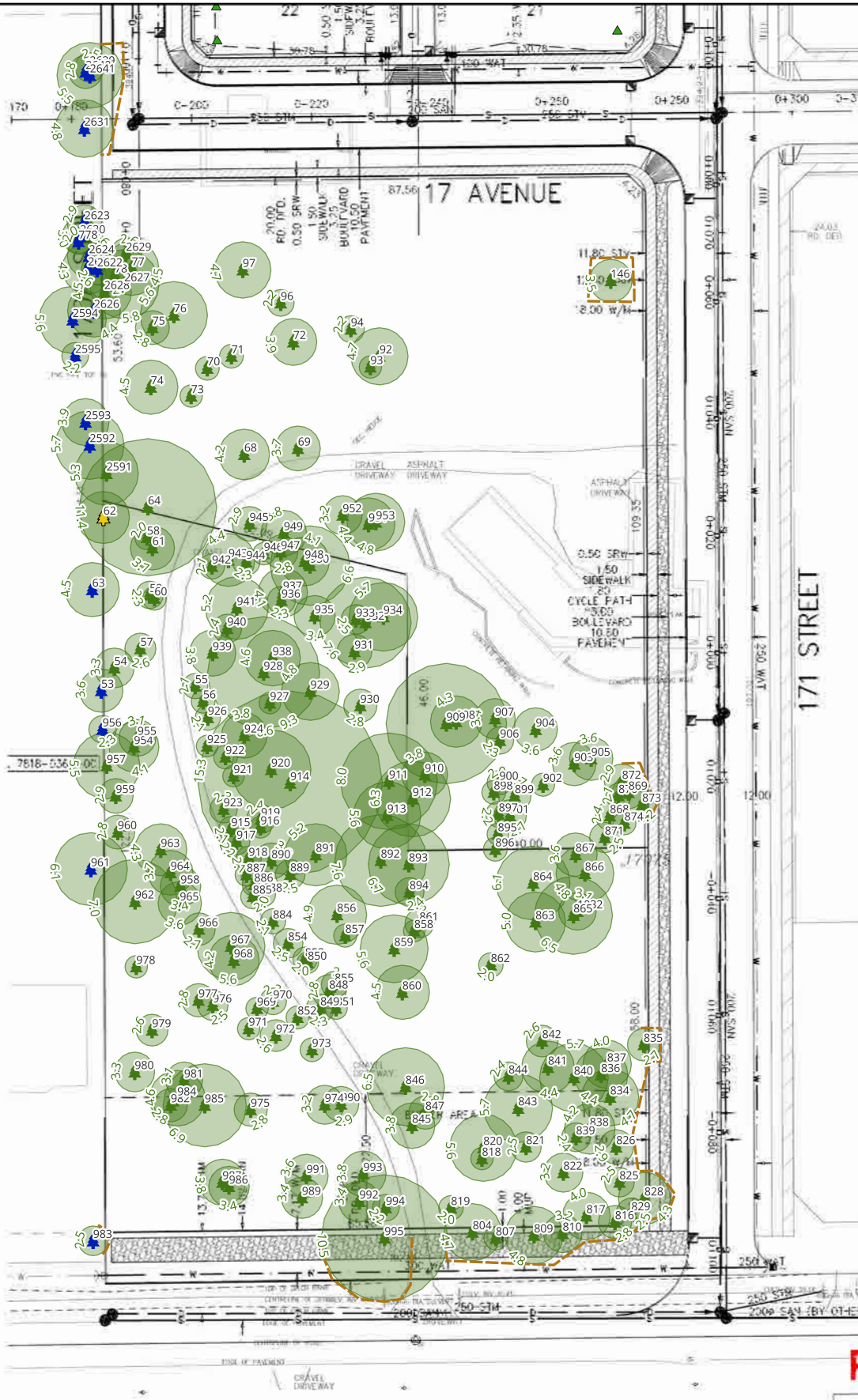


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 Chilliwack BC V2R 5S1



Tree Protection Plan: 17075 16 Avenue, Surrey (South)



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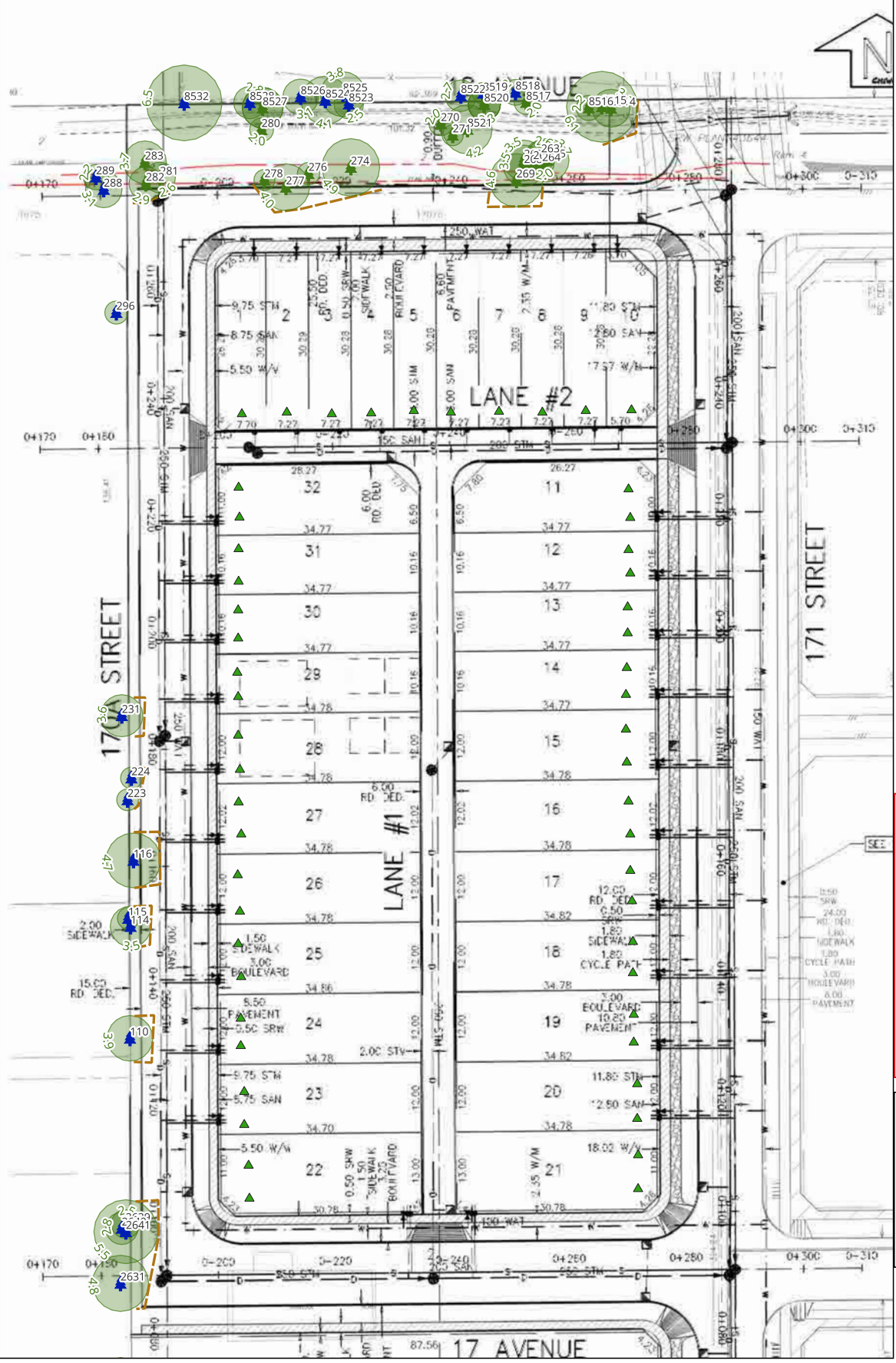
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Legend

- ▲ Offsite Trees
- ▲ Proposed Replacement Tree
- Tree Protection Fence
- ▲ Shared trees
- ▲ Onsite Trees

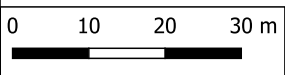
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Tree Protection Plan: 17075 16 Avenue, Surrey (North)



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Legend

- ▲ Onsite Trees
- ▲ Offsite Trees
- Tree Protection Zone
- ▲ Proposed Replacement Tree
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