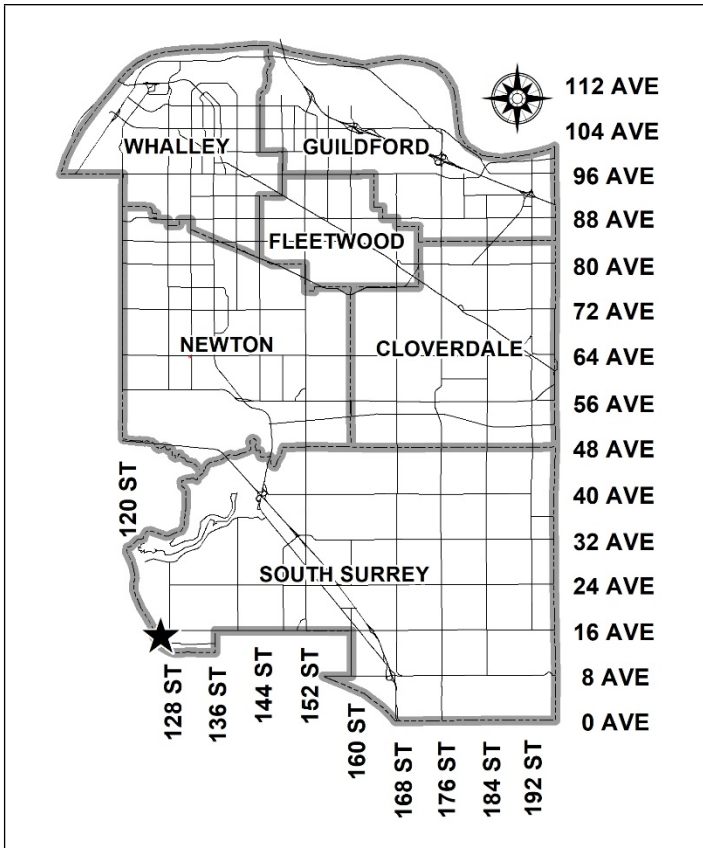


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0345-00

Planning Report Date: October 16, 2023



PROPOSAL:

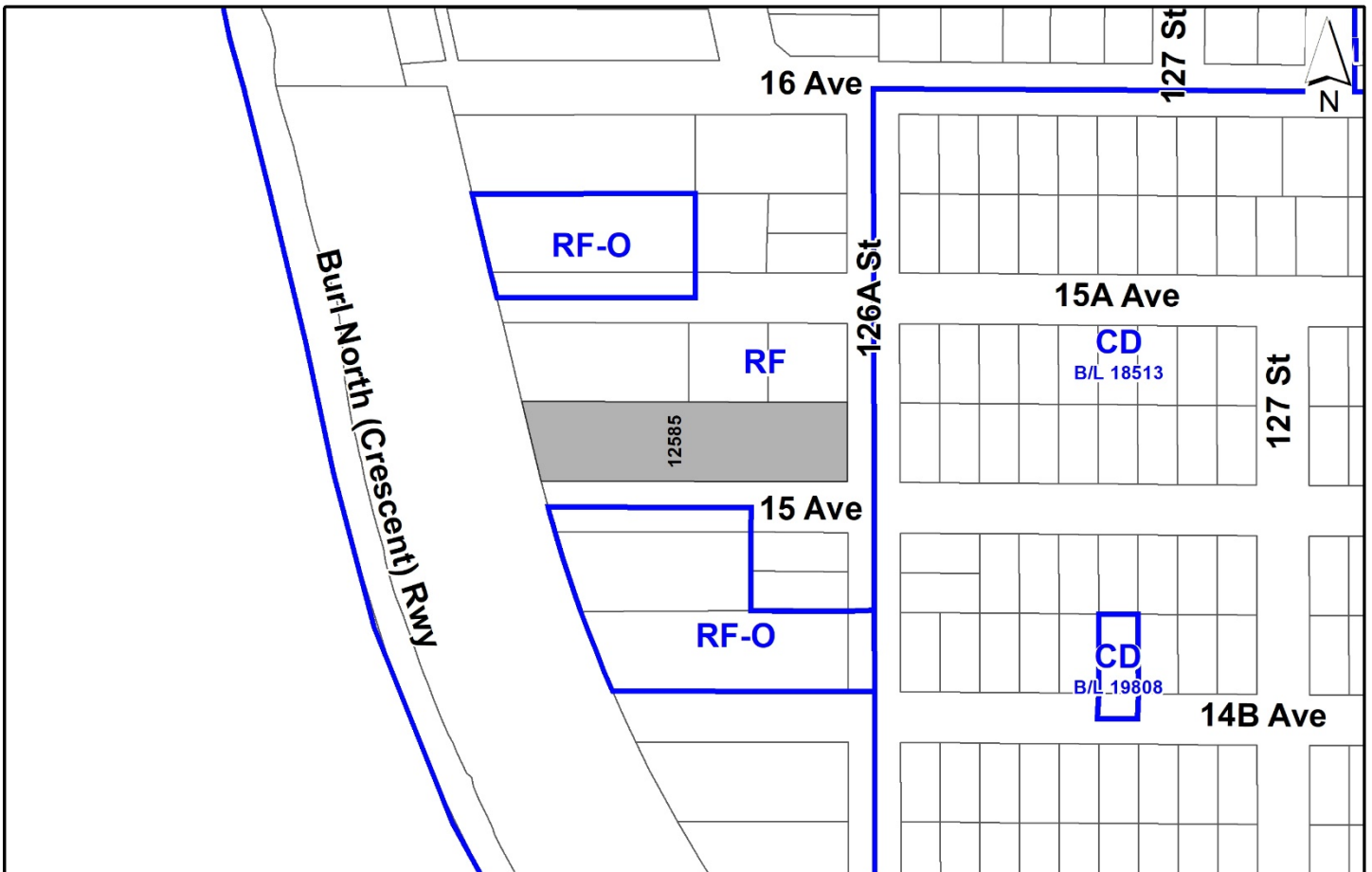
- **Rezoning** for a portion of the site from RF to RF-O
- **Development Permit**
- **Development Variance Permit**

in order to permit subdivision into four (4) single detached lots.

LOCATION: 12585 - 15 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit to reduce the minimum rear yard and side yard setback requirements of the "Single Family Residential Oceanfront Zone (RF-O)," and to relax the "80/20 rule," of an existing dwelling that is to be retained.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposed density and building form are appropriate for this part of South Surrey. The proposed rezoning continues the lot pattern of "Single Family Residential Oceanfront Zone (RF-O)" properties that are situated along the bluff.
- The proposed variances for building setbacks and the "80/20 rule" under the "Single Family Residential Oceanfront Zone (RF-O)" is supportable given the relaxations are to facilitate the retention of an existing dwelling on one of the new lots.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is a subdivision creating five or fewer new single-family residential lots and the proposal 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 Readings, after the Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site, as identified as Block A in the attached Survey Plan (Appendix I), from “Single Family Residential Zone (RF)” to “Single Family Residential Oceanfront Zone (RF-O)”.
2. Council authorize staff to draft Development Permit No. 7918-0345-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Geotechnical report and Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7918-0345-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-O Zone from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4.
 - (b) to reduce the minimum side yard on a flanking street setback of the RF-O Zone from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4.
 - (c) to reduce the minimum offset for the second floor of an existing single detached dwelling of the “Single Family Residential Oceanfront Zone (RF-O)” from 20% to 16%.
4. 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) demolition of existing buildings and structures, other than those to be retained, to the satisfaction of the Planning and Development Department;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff and registration of a restrictive covenant on title to ensure the recommendations are carried out;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a restrictive covenant on title to ensure the recommendations are carried out; 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF
North:	Single Family Residential	Urban	RF
East (Across 126A St):	Single Family Residential	Urban	CD (based on RF)
South (Across 15 Ave):	Single Family Residential	Urban	RF-O
West:	Burlington Northern Railway right-of-way	Urban	RF

Context & Background

- The subject property is located at 12585 - 15 Avenue, along the top of the ocean bluff in South Surrey, backing onto the Burlington Northern Santa Fe Rail right-of-way. It is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone" (RF).
- The west portion of the site contains a portion of the steep escarpment (i.e., the ocean bluff), above the railway, and is therefore identified as being within a Hazard Lands Development Permit area in the OCP.
- A "Natural" Class B Channelized Stream (yellow-coded) watercourse runs south of the property along 15 Avenue. As the subject property is within 50 metres of the stream, the proposal is subject to a Sensitive Ecosystems Development Permit in accordance with the provisions identified in the OCP.
- It is noted that under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, for new lots (created after September 12, 2016) the minimum setback for a "Natural" Class B (yellow-coded) watercourse is 15 metres from top of bank.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of the site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" to allow subdivision into one oceanfront single-detached lot (RF-O) and three single-detached lots (RF).

- The applicant also proposes to retain the existing dwelling on Lot 4, which is proposed to be rezoned to RF-O.
- To facilitate the subdivision and retention of the existing dwelling, the applicant is proposing a Development Variance Permit to reduce the minimum rear yard and side yard on a flanking street setbacks of proposed Lot 4. In addition, the applicant proposes to reduce the minimum offset for the second storey of the existing dwelling to be retained under the RF-O Zone, from 20% to 16%.
- The proposed lots meet both the RF-O and the RF Zone minimum lot size, depth and width requirements, respectively.
- The proposed density and building form are appropriate for this part of South Surrey. The proposed rezoning continues the lot pattern of “Single Family Residential Oceanfront Zone (RF-O)” properties that are situated along the top of the bluff.
- The OCP Development Permit for Hazard Lands (Steep Slopes) states that lands that are considered “steep slopes” should be excluded when calculating lot areas so as to avoid the intensification of land uses in hazardous areas. This means that areas of the lot that have slopes equal to 30% or greater, should be excluded from the lot size calculation.
- The RF-O Zone requires a minimum lot area of 1,000 square metres. Lot 4 is proposed to be 1,813 square metres in size, with 230 square metres of this lot considered as “steep slope”. Therefore, the reduced lot area of 1,583 square metres exceeds the minimum 1,000 square metres, even when lands with a slope of 30% or greater are excluded from the calculation.

	Proposed
Lot Area	
Gross Site Area:	3,720 square metres
Road Dedication:	2.35 metres for portion of frontage along 15 Avenue
Undevelopable Area:	47.9 square metres
Net Site Area:	3,672 square metres
Number of Lots:	4
Unit Density:	10.9 units per hectare
Range of Lot Sizes	560 – 1,813 square metres
Range of Lot Widths	15.0 – 16.3 metres
Range of Lot Depths	30 – 37 metres

Referrals

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

School District: The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Ocean Cliff Elementary School
1 Secondary students at Elgin Park 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 Summer 2025.

Parks, Recreation & Culture:

No concerns.

Staff worked with the applicant to retain additional trees within the 15 Avenue road right-of-way, but the applicant was unable to accommodate the retention of all boulevard trees due to the required servicing within 15 Avenue. Staff will continue working with the applicant to identify boulevard tree retention opportunities through the detailed design.

BNSF Railway Company (Burlington Northern Railway):

This external agency did not respond to requests for comment.

Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:
 - Dedication and construction of 15 Avenue to the City's local road standard with a vehicle turnaround area; and
 - Construction of the west side of 126A Street to the City's local road standard.
- The applicant is proposing to access the subject site via 15 Avenue and 126A Street.

- The proposed development is located in walkable proximity to transit service. A bus stop is located approximately 290 metres north of the site along 16 Avenue, serviced by bus route 360 with connections between Ocean Park and Peach Arch Hospital. A second bus stop is located approximately 500 metres east of the site along 128 Street, serviced by bus route 361 with connections between Ocean Park and White Rock Centre.

Parkland and/or Natural Area Considerations

- To the south of the subject property along 15 Avenue, there is a “Natural” Class B (yellow-coded) watercourse located within a City road right-of-way which flows west from 15 Avenue through a storm sewer, descending down the bluff and discharging through a culvert under the BNSF Railway to Crescent Beach.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.
- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The proposal provides sensitive residential infill within the existing neighbourhood and reflects the pattern of oceanfront development along the bluff. A character study was conducted which determined that there is no overriding character in the neighbourhood, but that future homes will respect the desire to preserve views to Boundary Bay, through the use of low-pitch or flat roofs).

Zoning By-law

- The applicant is proposing to rezone a portion of the site (Lot 4) from “Single Family Residential Zone (RF)” to “Single Family Residential Oceanfront Zone (RF-O)”. The remaining lots (Lots 1-3) will not be rezoned as they will comply with the existing RF Zone.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", streamside setbacks.

RF Zone (Part 16) – Lots 1-3/ RF-O Zone (Part 15B) – Lot 4	Permitted and/or Required	Proposed
Unit Density:	14.8 units per hectare	10.8 units per hectare
Yards and Setbacks		
Front Yard:	7.5 metres/10.0 metres	7.5 metres (Lots 1-4)
Side Yard:	1.8 metres (Interior) 3.6 metres (Street)/7.5 metres	1.8 metres for interior (Lots 1-4) 3.8 metres for street (Lot 4)
Rear Yard:	7.5 metres/10 metres	7.5 metres (Lots 1-3)/5.3 metres (Lot 4)
Lot Size		
Lot Size:	560 square metres	560 – 1,813 square metres
Lot Width:	15 metres	15.0 – 16.3 metres
Lot Depth:	28 metres	30 – 37.0 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres with use of the Flex Provision in Part 7A

Lot Depth and Setback Variances

- The applicant is requesting the following variances pertaining to Lot 4 to retain the existing dwelling:
 - (a) to reduce the minimum rear yard setback of the RF-O Zone from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;
 - (b) to reduce the minimum side yard on a flanking street setback of the RF-O Zone from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
 - (c) to reduce the minimum offset for the second floor of an existing single detached dwelling of the “Single Family Residential Oceanfront Zone (RF-O)” from 20% to 16% on proposed Lot 4.
- The north lot line of proposed Lot 4 meets the definition of a rear yard under Zoning By-law No. 12000 but acts as a side yard due to the proposed lot orientation. The house on the adjacent lot to the immediate north of proposed Lot 4 treats this shared property line as a shared lot line with a smaller setback. Therefore, the reduced setback to the existing dwelling on the north lot line (rear yard) will not have a significant impact on the adjacent lands and is considered reasonable.
- Similarly, the south lot line of proposed Lot 4 is considered the side yard on a flanking street. Given the proposed retention of the existing dwelling, the side yard on a flanking street setback is proposed to be reduced to facilitate the retention of the dwelling. The proposed reduced setback is not anticipated to have a negative impact on adjacent properties.

- Under the provisions of many of the single detached zones, including the proposed RF-O Zone, the maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level. Also, the reduced floor area of the second storey must be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof, as would be visible from the street (the “80/20” rule).
- In order to bring the existing dwelling into compliance with the proposed RF-O Zone, the applicant is also proposing to reduce the minimum offset for the second storey from 20% to 16%. This variance is considered reasonable given the home was constructed prior to the adoption of the “80/20” rule and is not anticipated to have a negative impact on adjacent properties given it is an existing dwelling.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus Muir of AJ Muir Design 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 V).
- Styles recommended for this site include “Traditional”, “Neo-Traditional”, “Neo-Heritage” and compatible forms of “West Coast Contemporary”.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. and dated September 7, 2023 has been reviewed by staff and found to be generally acceptable. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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 the current \$1,068 fee per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on May 30, 2021. Staff received ten responses from neighbouring residents (*staff comments in italics*):

The responses were mainly general inquiries on the status of the development application. One response noted that there are significant trees on the property and a four (4) lot subdivision on the property could be difficult. One letter was received from a neighbouring resident indicating support for the proposed rezoning and subdivision.

City staff provided a general overview of the application to the individuals who sent in responses. No significant concerns were raised once this general information was provided.

- Seeking tree retention

(Staff have worked with the applicant to achieve significant tree retention while taking into account the required infrastructure upgrades along 15 Avenue and 126A Street. This includes a non-standard cul-de-sac in the form of a hammerhead turn around and maintain the existing driveway to proposed Lot 4 via 15 Avenue to retain additional trees within 15 Avenue road right of way.)

- Concerns about slope stability

(The applicant retained a Geotechnical Engineer to review the proposed subdivision. The geotechnical report submitted to the City confirms that the proposed subdivision is feasible and given there is no increase to the density and/or intensity of development along the bluff itself, it is anticipated that there will be no adverse impacts to adjacent properties, roadways, or utilities in relation to slope stability, provided the recommendations within the report are adhered to.)

- Concerns about traffic and routing of trucks through the neighbourhood.

(Two residents expressed concerns about traffic through the neighbourhood, with one resident particularly concerned about truck traffic. The proposed subdivision is not anticipated to significantly increase traffic in the neighbourhood. 16 Avenue is a truck route up to 128 Street. After this point, trucks can utilize the highest road classification, which is either 126A Street or 128 Street, which are both 'Collector' roads.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows west over the bluff. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.

- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio.*, of Keystone Environmental Ltd. and dated September 9, 2023 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.

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) Corridor located west of the subject site at the base of the bluff. 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 City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the South Surrey BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters. The GIN Corridor does not encumber the property.
- The development proposal conserves a 15 metre wide setback of the subject site through Registering a Restrictive Covenant and additional landscape enhancement. 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 Libor Michalak *R.P. Bio.*, of Keystone Environmental Ltd. and dated September 9, 2023 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.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that portions of the site contain steep slopes in excess of 20% gradient (or is within 30 metres from the top of a slope/or 10 metres from the base of a slope in excess of 20%). The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- The site is bounded by existing residential properties to the north, 126A Street to the east, 15 Avenue to the south, and Burlington Northern Sante Fe (BNSF) railway property to the west. The site slopes down from east to west with a change in elevation of approximately 11 metres resulting in an average slope of 11:1. Part of the slope extends onto the proposed development site, but the majority is located on the BNSF property to the west.
- A geotechnical report, prepared by Patrick Martz, *P. Eng.*, of GeoPacific Consultants Ltd. and dated September 27, 2023 was peer reviewed by Farshid Batenia, *P. Eng.*, of CSR Consultants Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, [with some modifications to content of the report still required]. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including the restriction of roof leaders being connected directly into the storm water system for Lot 4, restricting non-habitable structures beyond the 5 metre geotechnical setback, and restricting the placement of additional trees on the slope. The consultant has determined that the proposed development will not have any adverse impacts to adjacent properties, roadways, or utilities in relation to slope stability.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	5	0
Holly	1	1	0
Lombardy Poplar	2	0	2
Paper Birch	2	0	2
English Walnut	1	0	1
Coniferous Trees			
Grand Fir	12	7	5
Douglas Fir	9	1	8
Wester Red Cedar	36	24	12
Yew	1	0	1
Austrian Pine	5	5	0
Total (excluding Alder and Cottonwood Trees)	74	43	31
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		51	
Contribution to the Green City Program		\$26,400	

- The Arborist Assessment states that there are a total of 74 mature trees on the site and no Alder or Cottonwood trees. It was determined that 31 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. City staff worked with the applicant to retain additional City boulevard trees within 15 Avenue, but due to servicing requirements, some of the trees within 15 Avenue will need to be removed.
- The proposed alignment of the 15 Avenue cul-de-sac was altered in order to maximize tree preservation within that right-of-way by utilizing a non-standard hammerhead turnaround in place of traditional cul-de-sac bulb. In addition, the existing driveway to Lot 4 (the existing dwelling) that is within the 15 Avenue road right-of-way will be retained to avoid additional tree removal that would have otherwise been required to upgrade this driveway.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 86 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site, the deficit of 66 replacement trees will require a cash-in-lieu payment of \$26,400, representing \$400 per tree (for applications received prior to 2021), to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 51 trees are proposed to be retained or replaced on the site with a contribution of \$26,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan
Appendix II.	Subdivision Layout Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7918-0345-00
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

KS/ar

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **September 14, 2023** PROJECT FILE: **7818-0345-00**

RE: **Engineering Requirements
Location: 12585 15 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.35 m along 15 Avenue.
- Dedicate 3 m x 3 m corner cut at 15 Avenue and 126A Street.
- Register 0.50 m Statutory right-of-way (SRW) along the 126A Street and 15 Avenue frontage.


Works and Services

- Construct west side of 126A Street.
- Construct north side of 15 Avenue.
- Construct sanitary sewers along 15 Avenue and 126A Street.
- Extend water main along 15 Avenue.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.


Daniel Sohn, P.Eng.
Acting Development Support Manager

BD

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0345-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-480-468
Lot 2 Block 21 Section 7 Township 1 New Westminster District Plan 2834

12585 - 15 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F. Yards and Setbacks of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;

- (b) In Section F. Yards and Setbacks of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
 - (c) In Section D.1 (d) Density of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5489
 LOCATED AT THE INTERSECTION OF 128 ST. AND 18 AVE.
 ELEV. 72.161m (CVD28 CVD-2005)
 LEGAL DESCRIPTION OF PROPERTY
 LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834

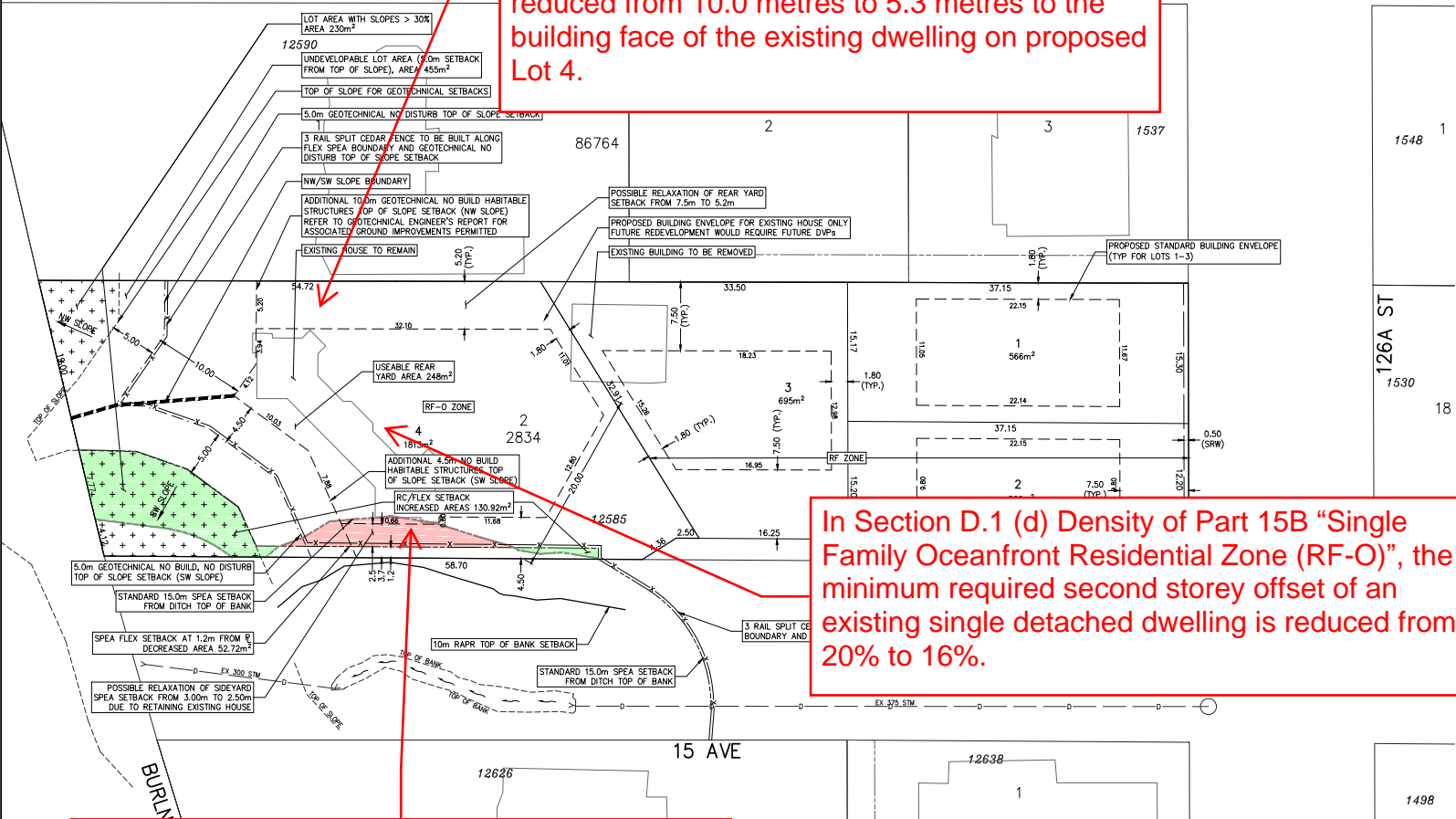


SCHEDULE A

In Section F. Yards and Setbacks of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4.

In Section D.1 (d) Density of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.

In Section F. Yards and Setbacks of Part 15B "Single Family Oceanfront Residential Zone (RF-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4.



LOT4:
 GROSS AREA: 1813m²
 UNDEVELOPABLE AREA: 455m²
 NET AREA: 1358m²
 USEABLE REAR YARD AREA: 248m²
 SLOPES > 30%: 230m²

FOR APPROVAL

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. LOTS 1, 2 & 3 TO REMAIN RF ZONE LOT 4 TO BE REZONED TO RF-O ZONE.
 3. EXISTING HOUSE AND DRIVEWAY ON LOT 4 TO REMAIN. ALL OTHER EXISTING BUILDINGS TO BE REMOVED.
 4. 0.50m SRW REQUIRED FOR LOTS 1 & 2 FOR MUNICIPAL SERVICES AND MAINTENANCE.
 5. HAZARD SLOPES DP AND NO-BUILD RC FOR PORTION OF LOT 4 REQUIRED. (TOP OF SLOPE)
 6. SENSITIVE ECOSYSTEM DP REQUIRED FOR PORTION OF LOT 4.
 7. DVP REQUIRED FOR LOT 4 SETBACKS TO RETAIN THE EXISTING HOUSE. REDUCE FLANKING STREET SIDE YARD (15 AVENUE) SETBACK FROM 7.50m TO 3.70m. REDUCE REAR YARD SETBACK FROM 10.00m TO 5.20m. INCREASE THE ALLOWABLE SECOND FLOOR AREA FROM 80% TO 90% OF THE FIRST FLOOR AREA.

4	15/08/23			
3	24/03/23	LOT 4 TO RF-O ZONE	NM	PM
2	03/01/23	EXISTING HOUSE RETAINED	NM	PM
1	14/07/22	INITIAL REVIEW	NM	PM
No	Date	Revision	Dr	Ch

CITWEST CONSULTING LTD.
 126 WEST 11TH STREET, VANCOUVER, BC V6E 2R7
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.CITWEST.COM
 SINCE 1987

CITWEST
 CONSULTING LTD.
 126 WEST 11TH STREET, VANCOUVER, BC V6E 2R7
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.CITWEST.COM
 SINCE 1987

LETROY HOLDINGS LTD.
 201-14727 108 AVENUE, SURREY, BC V3R 1V9 PH: 604-760-5281

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12585 - 15 AVENUE, SURREY, BC

Scale:	1:500	Mun. Proj. No.:	7818-0345-00	Dwg. No.:	
Drawn:	WM/ET	Mun. Dwg. No.:			
Designed:	PM	Job No.:	19-3907	Of	
P.W. P.U.:		Date:	JUL/2022	Revision	4
Approved:		Date:		Revision	

destroy all prints bearing previous number

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

Department: **Planning and Demographics**
Date: **August 4, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **18 0345 00**

The proposed development of **4** 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	4
---	----------

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

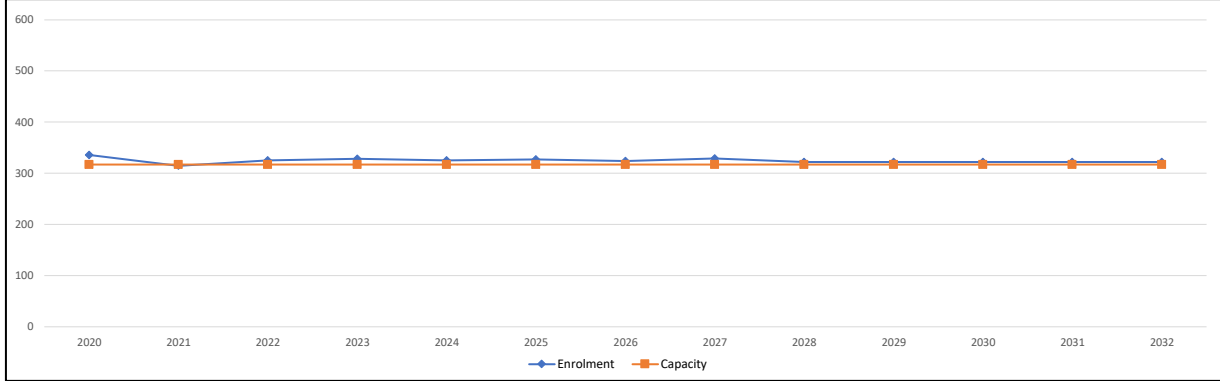
Current Enrolment and Capacities:	
Ocean Cliff Elementary	
Enrolment	325
Operating Capacity	317
# of Portables	3
Elgin Park Secondary	
Enrolment	1270
Operating Capacity	1200
# of Portables	4

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.

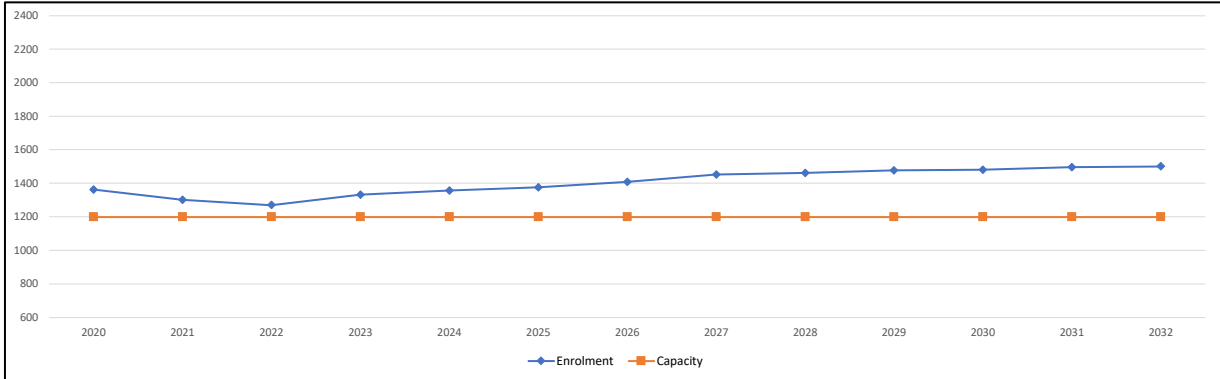
Ocean Cliff Elementary enrolment projections are indicating that over the next 10 years, the school will remain steady. Any unexpected enrolment growth will be managed by two to three portables in the short term. There are no current plans to expand the existing school.

A new 1500 capacity high school, Grandview Heights Secondary, opened in September 2021 which has provided enrolment relief in the South Surrey/White Rock community. Because of boundary changes to the three existing secondary schools on the peninsula, Elgin Park's growth trend is anticipated to modestly grow to 1500 and remain at that enrolment level over the next 10 years. There are no current plans to expand the existing high school.

Ocean Cliff Elementary



Elgin Park Secondary



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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0345-00
Project Location: 12585 - 15 Avenue, Surrey, B.C.
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.

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 west side of the subject site is adjacent to the bluffs above the Burlington North (Crescent) Railway and overlooks Boundary Bay to the west and Semiahmoo Bay to the south. The site slopes down approximately 10 metres from its eastern boundary on 126A Street toward the bluffs at the west. Site location and topography are relevant to the design guidelines as preservation of the substantial view amenity will be a primary goal with implications for roof slope, roof form, and building massing regulations.

There are a wide variety of home types, styles, and home sizes that do not result in an easily recognizable theme. Styles include "West Coast Traditional", "Old urban", "Neo-Traditional", "Rural Heritage", and "Traditional".

Homes range in age from approximately 70 years (1548 – 126A Street) to "under construction" at 1489 – 126A Street.

Home types include Bungalow, Split Level, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry, ranging in size from 900 sq.ft. to more than 4000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (Split Level), homes with mid-scale massing (the Two Storey homes), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, shed, and half-round. There is also a wide range of roof slopes ranging from flat to 12:12, Roof surfaces include asphalt shingles (clearly dominant), tar and gravel, concrete roof tiles, and standing seam metal.

Wall cladding materials include stucco, cedar, vinyl, brick, and stone in a colour range that includes neutral, natural, and primary colours. There are a wide range of trim and detailing standards that result from the wide time range over which the homes were constructed.

There is a range of landscape standards, but overall, landscaping standards are considered average old urban, featuring mature shrubs and hedges.

In summary, this is not a themed area with a readily recognizable and consistent identity that would dictate that homes be constructed in a manner that does not create inconsistency with that theme. Rather, the recommendation is that new homes in a variety of permitted styles be constructed to high new (post year 2020) design standards in a manner that reasonably preserves view corridors for both existing residents and new home owners building at the subject site.

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

- 1) **Context Homes:** The highly varied housing stock does not provide specific architectural context for a post year 2020 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved since many of homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood and due to the wide range of styles, reasonable flexibility is recommended with respect to the style of new homes. 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. Homes should be designed so as to not unreasonably impede the views of others.
- 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 area in which lot values are high. 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 :** A wide range of roof surfacing materials have been used in this area including asphalt shingles (clearly dominant), tar and gravel, concrete roof tiles, and standing seam metal. The roof surface is not a uniquely recognizable characteristic of this area and so 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 with a strong shake profile. Where required by the BC Building Code for lower slope applications, membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at flat (1%) to facilitate view preservation. The recommendation is also to limit the maximum slope on the main trusses at the upper floor (with the longest spans) to 6:12. Feature projections can be at higher slopes, providing the ridge of the feature projection does not exceed the ridge of the longest upper floor trusses.

Streetscape: This is a varied theme area in which homes were constructed over a 70 year period, resulting in substantial differences in home types, sizes, styles, massing designs and trim and detailing components which correspond to the era in which each one of these homes was constructed.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", 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 2020'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:

Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF zone homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF zone developments constructed in Surrey subsequent to the year 2020.

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 in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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 flat (1:12 for drainage), and maximum 5:12 slope on the longest trusses at the upper floor to permit preservation of views in an area where the view amenity is significant, and to allow for style authentic Contemporary designs. Roof decks are permitted on any dwelling subject to determination by the *consultant* that the roof deck does not result in excessive overview of neighbouring *lots*.

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: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: permeable pavers only, as stated on the lot grading plan.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: August 22, 2023

Reviewed and Approved by: Angus J. Muir



Date: August 22, 2023

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0345-00


Address: 12585 - 15 Avenue

Registered Arborist: Corey Plester #PN-8523A

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)	74
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	31
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = 86	86
Replacement Trees Proposed	20
Replacement Trees in Deficit	66
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist: 	Date: August 14, 2023
--	-----------------------

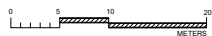


NOTE: LEAVE STUMPS INTACT TO AVOID DISTURBANCE IN TPZ OF TREE #OS204.

~27 TREES >30 WESTERN RED CEDAR GRAND FIR BIG LEAF MAPLE DOUGLAS FIR

REASSESS WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NOTE: SHORTEN THE ROAD SO EXCAVATION AVOIDS TPZ OR BUILD ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE STUMP
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE

NO.	DATE	BY	REVISION
1	JUN26/19	MK	REVISED SUBDIVISION PLAN
2	OCT15/19	MK	REVISED SUBDIVISION AND CIVIL PLAN
3	MAR25/20	MK	REVISED SUBDIVISION AND CIVIL PLAN
4	MAY25/21	MK	REVISED SUBDIVISION AND CIVIL PLAN
5	NOV15/21	MK	REVISED SUBDIVISION AND CIVIL PLAN

NO.	DATE	BY	REVISION
6	NOV19/21	MK	REVISED SUBDIVISION AND CIVIL PLAN
7	FEB11/22	MK	REVISED SUBDIVISION AND CIVIL PLAN
8	JUN13/23	MK	REVISED SUBDIVISION AND CIVIL PLAN
9	AUG11/23	MK	REVISIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
12585 - 15th AVENUE
SURREY, B.C.

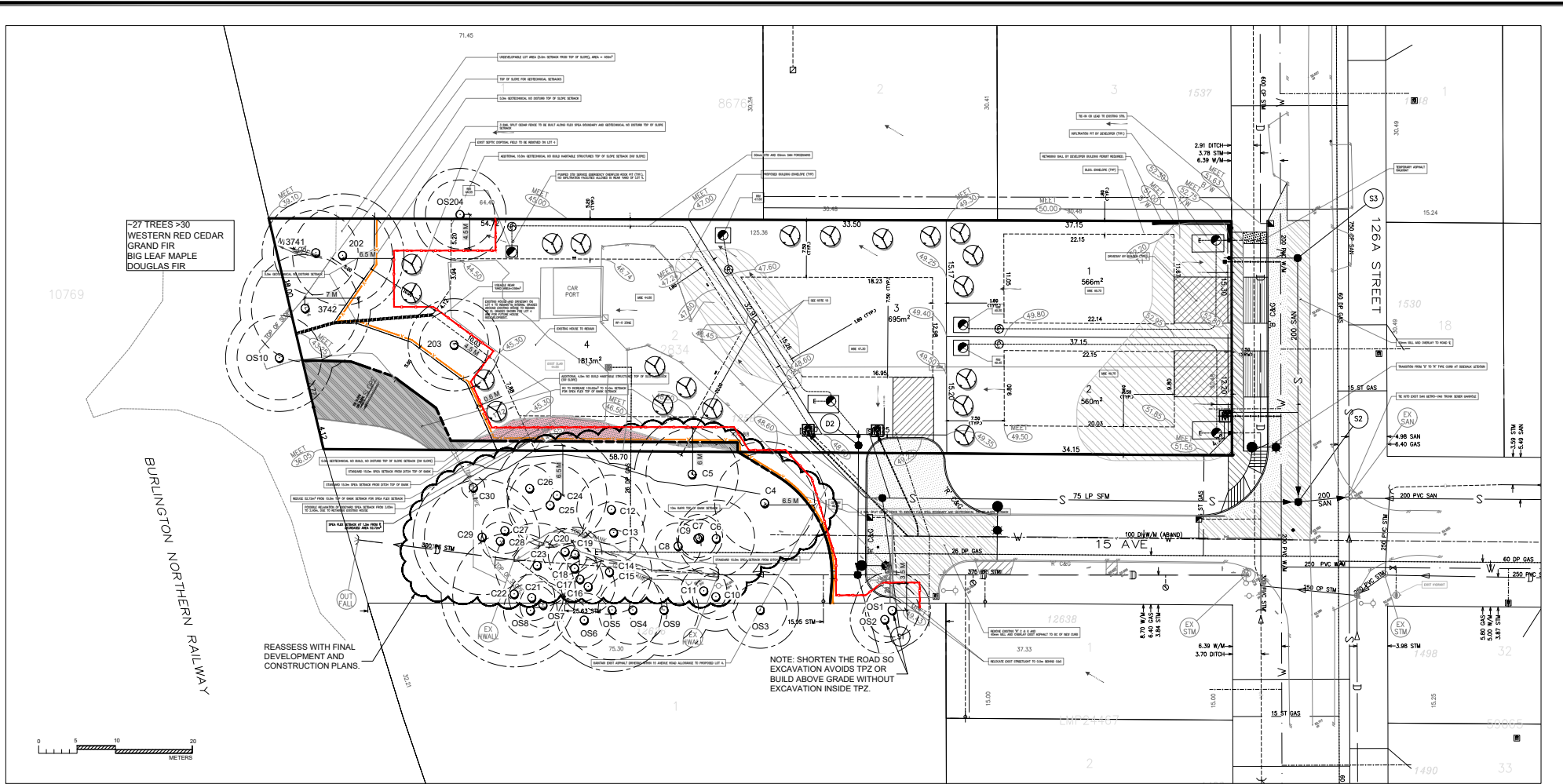
SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 19, 2019

T-1
SHEET 1 OF 2



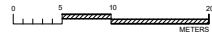


-27 TREES >30
WESTERN RED CEDAR
GRAND FIR
BIG LEAF MAPLE
DOUGLAS FIR

BURLINGTON NORTHERN RAILWAY

REASSESS WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NOTE: SHORTEN THE ROAD SO EXCAVATION AVOIDS TPZ OR BUILD ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE

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 CNLA LANDSCAPE STANDARDS.
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUN26/19	MK	REVISED SUBDIVISION PLAN	6	NOV19/21	MK	REVISED SUBDIVISION AND CIVIL PLAN
2	OCT15/19	MK	REVISED SUBDIVISION AND CIVIL PLAN	7	FEB11/22	MK	REVISED SUBDIVISION AND CIVIL PLAN
3	MAR25/20	MK	REVISED SUBDIVISION AND CIVIL PLAN	8	JUN13/23	MK	REVISED SUBDIVISION AND CIVIL PLAN
4	MAY25/21	MK	REVISED SUBDIVISION AND CIVIL PLAN	9	AUG11/23	MK	REVISIONS
5	NOV15/21	MK	REVISED SUBDIVISION AND CIVIL PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
12585 - 15th AVENUE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 19, 2019

T-2
SHEET 2 OF 2