

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0256-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **Rezoning** from RM-D to CD

to permit subdivision into two (2) single family lots.

LOCATION:

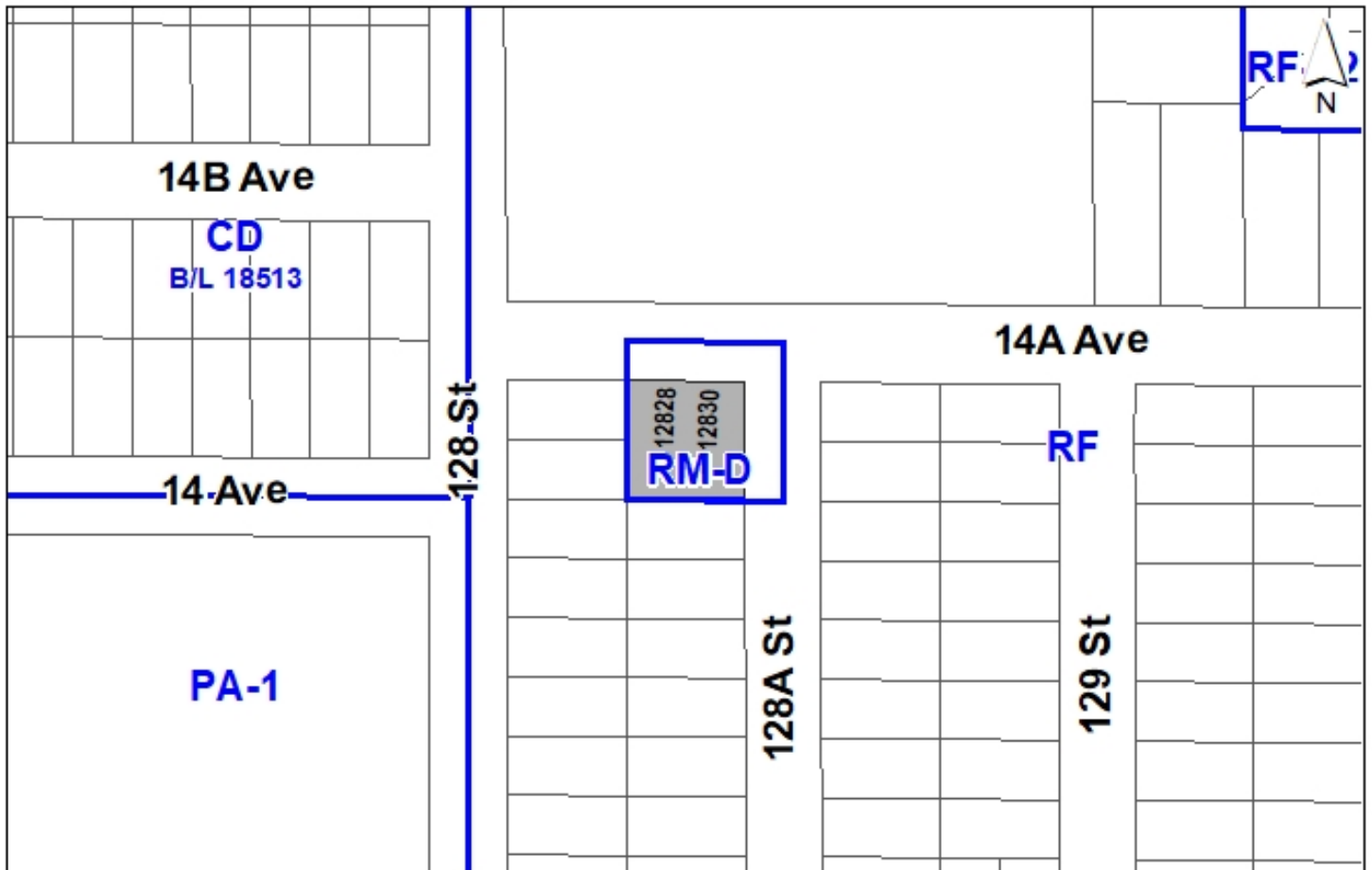
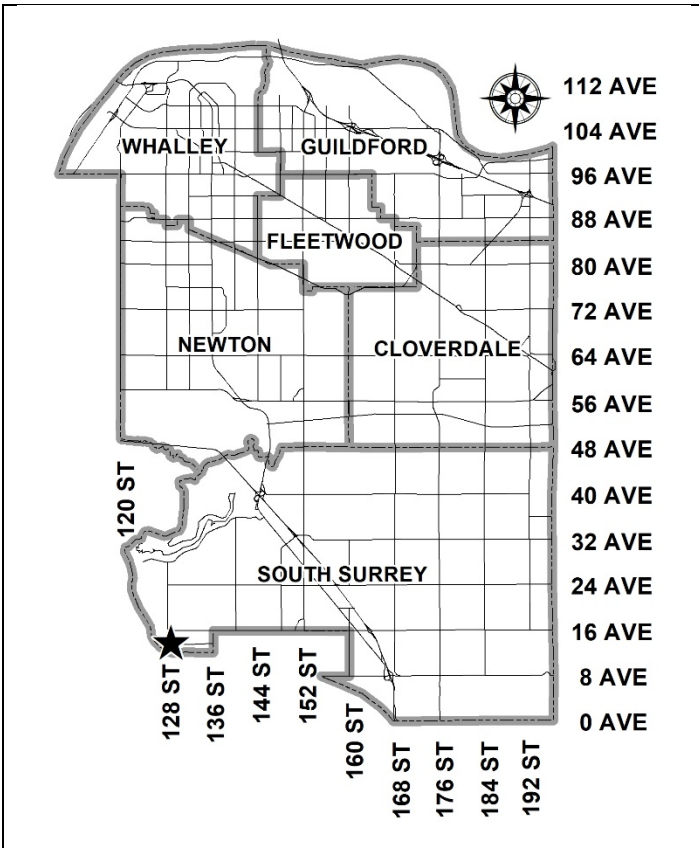
12828 - 14A Avenue
(12830 - 14A Avenue)

ZONING:

RM-D

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the 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 proposed density and building form are appropriate for this part of South Surrey.
- The proposed single family lots are consistent with the established neighbourhood development pattern in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Residential duplex dwelling	Urban	RM-D
North (Across 14A Avenue):	City-owned Park (<i>Fun Fun Park</i>)	Urban	RF
East (Across 128A Street):	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF
West:	Single family dwelling	Urban	RF

Context & Background

- The property is located on the south side of 14A Avenue and is approximately 929 square metres in area, 30.4 metres wide, and 30.5 metres deep.

- The property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Duplex Residential Zone (RM-D)".
- The neighbourhood consists primarily of single family residential dwellings. There are also numerous parks in the area, including Fun Fun Park across 14A Avenue and east of 128 Street, Kwomais Point Park to the southwest along 128 Street and 14 Avenue, and Ware Park to the east along 14A Avenue and 131 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)". The proposed CD Zone will have provisions based on the "Single Family Residential Zone (RF)".
- Proposed Lot 1 is 460.1 square metres in area, 15.2 metres wide, and 30.5 metres deep. Proposed Lot 2 is 464.6 square metres in area, 15.2 metres wide, and 30.5 metres deep. The proposed lot area of Lot 1 is slightly less than Lot 2 due to a required 3.0 metre by 3.0 metre corner cut at 14A Avenue and 128A Street.
- Rezoning to the CD Zone is proposed due to the density and lot area not complying with RF Zone requirements. However, the proposed density and lot area are consistent with the established development pattern in the neighbourhood.

	Proposed
Lot Area	
Gross Site Area:	929 square metres
Road Dedication:	4.3 square metres
Net Site Area:	924.7 square metres
Number of Lots:	2
Unit Density:	21.6 units per hectare
Range of Lot Sizes	460.1 to 464.6 square metres
Range of Lot Widths	15.2 metres
Range of Lot Depths	30.5 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.

1 Elementary student at Ray Shepherd Elementary School
1 Secondary student at Elgin Park Secondary School

(Appendix III)

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 September 2023.

Parks, Recreation & Culture:

Parks accepts removal of city trees ci1, ci2, ci3, ci4, ci5 and ci7 as recommended by the project arborist. Parks does not accept removal of city tree ci6 as recommended by the project arborist. To retain this city tree, Parks will work with Drainage and Transportation to explore alternative solutions for servicing locations and driveway access through detailed design.

The closest active park is Fun Fun Park and is 19 metres away across 14A Avenue and 128 Street. The closest natural area is located in Kwomais Point Park is approximately 60 metres away along 14 Avenue and 128 Street. Kwomais Point Park includes a mature forest, natural area trails, and Semiahmoo Bay viewing points.

Transportation Considerations

- Sidewalk construction may be required abutting the site along 14A Avenue and 128A Street. It is important to increase walkability and pedestrian safety as the subject site is located in close proximity to Fun Fun Park, which includes pedestrian and bike paths, as well as playgrounds for children.
- The proposed development is located in close proximity to transit service. A bus stop is located less than 60 metres away from the subject site to the west along 128 Street. The bus stop is serviced by bus route 361 with connections between Ocean Park and White Rock Centre.

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

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

(The proposed lot orientation and lot sizes are consistent with those found in the immediate neighbourhood. The proposed building scheme highlights the requirement for new homes to be of a similar home type, style, and size as neighbouring context homes.)

CD By-law

- The applicant proposes to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed two (2) lot subdivision on the subject site. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential Zone (RF)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RF Zone (Part 16)	Proposed CD Zone
Unit Density:	14.8 units per hectare	21.6 units per hectare
Floor Area Ratio:	0.6 for the first 560 square metres of lot area and 0.35 for the remaining lot area in excess of 560 square metres, provided 39 square metres of the total floor area is only used as a garage or carport. Maximum 465 square metres.	0.6 for the first 560 square metres of lot area and 0.35 for the remaining lot area in excess of 560 square metres, provided 39 square metres of the total floor area is only used as a garage or carport. Maximum 465 square metres.
Lot Coverage:	40%	40%
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.8 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	460 square metres
Lot Width:	15 metres	15 metres
Lot Depth:	28 metres	28 metres
Principal Building Height:	9 metres	9 metres
Permitted Uses:	One single family dwelling which may contain 1 secondary suite.	One single family dwelling which may contain 1 secondary suite.
Parking (Part 5)		
Number of Spaces	Minimum of 3 parking spaces	Minimum of 3 parking spaces

- The proposed lot sizes are 460.1 and 464.6 square metres in area, which is less than what is permitted under the RF Zone.
- The unit density of the proposed subdivision is 21.6 units per hectare, which exceeds the density permitted under the RF Zone. The Local Government Act does not permit density to be increased through a Development Variance Permit.
- As the proposed unit density exceeds what is permitted under the RF Zone, and the proposed lot area is less than what is permitted under the RF Zone, a CD Zone is required to permit subdivision of the site into two (2) single family residential lots.
- The proposed subdivision is consistent with the established neighbourhood development pattern of single family residential lots.

Lot Grading and Building Scheme

- The applicant retained Shengmin Wang of APEX Design Group Inc. 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 IV). “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage”, and “West Coast Modern” style homes are recommended on the subject site to align with the existing neighbourhood context.

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated May 16, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does 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.

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 \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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 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 \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 5, 2021, and the Development Proposal Signs were installed on October 6, 2021. Staff received three (3) responses from neighbouring property owners (*staff comments in italics*):
 - One phone call in support of the proposal and hoping the application moves forward.
 - One phone call requesting general information on the status of the application.

Staff provided general information on the status of the application and the Public Hearing process.

- One email opposed the proposed zoning change and asked for justification on the proposal.

Staff responded to the individual, explaining that the proposal complies with the existing land use designation in the Official Community Plan (OCP), the proposed lot layout aligns with the existing neighbourhood context, and the proposed lot dimensions are consistent with adjacent lots. Staff clarified that the proposed CD Zone would be based on the RF Zone and is only required due to the proposed density and lot area differing from what is permitted under the RF Zone.

TREES

- Hanah Dhanani, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Fig	1	0	1
Honey Locust	1	1	0
Apple	1	1	0
Plum	1	1	0
Coniferous Trees			
Douglas Fir	4	4	0
Grand Fir	2	2	0
Cypress	1	1	0
Western Red Cedar	5	3	2
Total (excluding Alder and Cottonwood Trees)	16	13	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		7	
Contribution to the Green City Program		\$12,650	

- The Arborist Assessment states that there are a total of 16 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree is an Alder. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- City trees are proposed for removal along 128A Street and 14A Avenue. Parks does not accept removal of city tree ci6 as recommended by the project arborist. To retain this city tree, Parks will work with Drainage and Transportation to explore alternative solutions for servicing locations and driveway access through detailed design. If removal is required, full appraised value of the tree may be sought as compensation.
- Parks accepts removal of city trees ci1, ci2, ci3, ci4, ci5 and ci7 as recommended by the project arborist, requiring a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.
- 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 27 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 23 replacement trees will require a cash-in-lieu payment of \$12,650, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$12,650 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

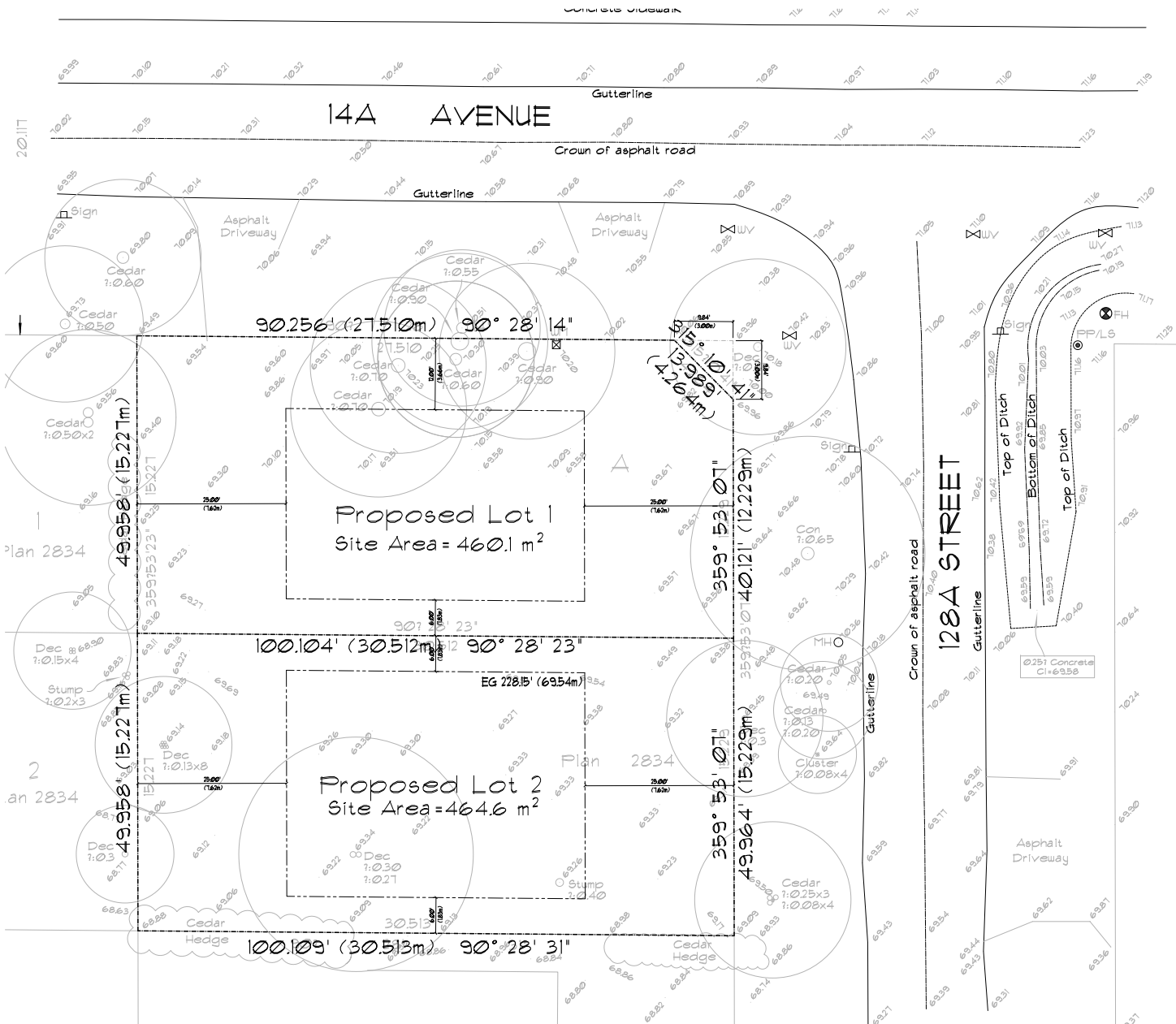
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HD/cm



No.	Revisions	Date



SUITE 224 - 6678 GREENALL AVE.
BURNABY, BC V5J 3M6
Phone: 604-334-2522
Email: info.bouthouse@gmail.com

Project Name
SUBDIVISION
PLAN
AT
12828 & 12830
14A AVENUE
SURREY, BC

Sheet Name
SUBDIVISION PLAN

Date: AUGUST 25, 2018
Drawn by: HARVEY DU

Scale: A&B NOTED

SUBDIVISION PLAN 1/8" = 1'-0"
ZONE: RH-G

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 18, 2022 **PROJECT FILE: 7821-0256-00**

**RE: Engineering Requirements
Location: 12828 14A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate a 3.0m by 3.0m corner cut at 14A Avenue and 128A Street.
- Register a 0.5m Statutory Right-of-Way (SRW) along all road frontages.

Works and Services

- Construct west side of 128A Street.
- Construct south side of 14A Avenue.
- Provide storm, water, and sanitary service connections to each lot.
- Construct storm and sanitary mains on 128A Street.
- Construct storm main on 14A Avenue and downstream storm main upgrades as required.
- Construct on-site stormwater mitigation features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY



May 26, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0256 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

Ray Shepherd Elementary

Enrolment (K/1-7): 34 K + 322
 Operating Capacity (K/1-7): 19 K + 419

Elgin Park Secondary

Enrolment (8-12): 1301
 Capacity (8-12): 1200

Projected population of school-age children for this development: 4

Population : The projected population of children aged 0-19 Impacted by the development.

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

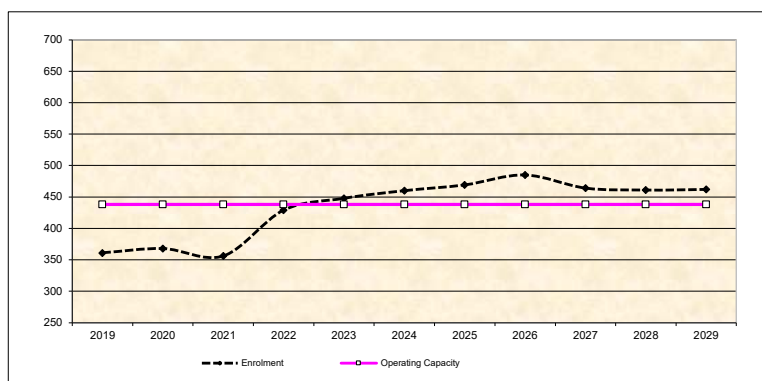
School Enrolment Projections and Planning Update:

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

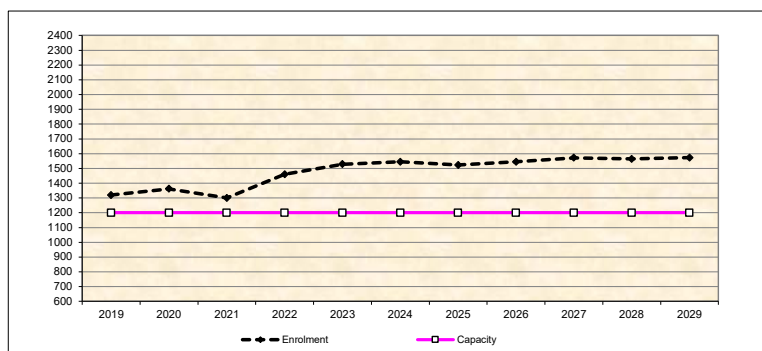
Ray Shepherd Elementary serves a maturing neighbourhood where future development can be characterized as spot infill housing. Projected growth in the catchment indicates that the enrolment will peak sometime in 2026 and then modestly decline. This projected trend can be supported with portables on site. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend.

Elgin Park is still expected to grow modestly over the next 10 years. Grandview Heights Secondary, a new 1500 capacity high school, opened September 2021 to provide enrolment relief to the South Surrey /White Rock area. The new secondary boundary catchments came into effect September 2021.

Ray Shepherd Elementary



Elgin Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 00-0000 (Wang)
Property Location: 12828-12830 14A Avenue, Surrey, B.C

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

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character**1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an urban area built out in the Pre-1960's with a few newer homes built in the 1900's and 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2300sf and over.

39% of the existing homes have mid – scale massing characteristics with 83.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4-5/12 and lower to a medium pitch of 6/12 and over common truss roofs with simple gables and common hips with 94% Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: 44% Stucco (dominant), 44% Cedar, and 12% Hardi. 50% Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 22% of the homes have double garage with Asphalt driveways being the common finished surface.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types	"Two-Storey"	39.00%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	39.00%
	"Split Levels"	22.00%

Dwelling Sizes: (Floor Area/Volume)	Size range: 33.00% under 1500 sq.ft excl. garage
	39.00% 1500 - 2000 sq.ft excl. garage
	28% over 2000 sq.ft excl. garage

Exterior Treatment /Materials:	Stucco: 44.00% Cedar: 44.00% Hardi: 12.00% Vinyl: 0%
	Brick or stone accent on 50.00% of the homes

Roof Pitch/Materials:	Asphalt Shingles: 94.00% Cedar Shingles: 00.00%
	Concrete Tiles: 00.00% Tar & Gravel: 0.00%
	78.00% of homes have a roof pitch of 5:12 and lower
	22.00% have a roof pitch of 6:12 and greater.

Window/Door Details:	100.00% of all homes have rectangular windows
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Streetscape: A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Stucco, Cedar or Hardi.

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

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

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

(Exclusive of garage or in-ground basement)

- Exterior Treatment /Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
- Exterior Materials /Colours:** Stucco, Cedar, Hardiplank , Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 3:12
- Roof Materials/Colours:** Treated Cedar Shakes or Cedar shingles, Concrete roof tiles in a shake profile , Asphalt shingles in a shake profile and Environmentally Sustainable Roofing Products. Grey , Brown and Black tone only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows and of a consistent geometrical shape.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** Minimum \$ 5,000.00

Summary prepared and submitted by:


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

July 19, 2022
Date

Tree Preservation Summary

Surrey Project No: 7921-0256-00

Address: 12828 14 Ave

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9725A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	17	Protected Trees Identified	3
Protected Trees to be Removed	14	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 13 X two (2) = 26 	27	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	
Replacement Trees Proposed	4	Replacement Trees Proposed	-
Replacement Trees in Deficit	23	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

Terry Thrall

(Signature of Arborist)

July 19, 2022

Date



**Tree Plan for Subdivision at
12828 14A Avenue
Surrey, BC**

Date: July 19, 2021

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
690	Douglas Fir	72	4.32
691	Douglas Fir	68	4.08
692	Grand Fir	57	3.42
693	Grand Fir	90	5.40
694	Fig	33	1.98
695	Honey Locust	59	3.54
ci1	Boulevard Cypress	61	3.66
ci2	Red Alder	22	1.50
ci3	Western Red Cedar	37	2.22
ci4	Western Red Cedar	23	1.50
ci5	Apple	48	2.88
ci6	Douglas Fir	78	4.68
ci7	Plum	57	3.42
ci8	Western Red Cedar	66	3.96
ci9	Western Red Cedar	54	3.24
ci10	Western Red Cedar	52	3.12
ci11	Douglas Fir	103	6.18
os1	Western Red Cedar	105	6.30
os2	Cherry	42	2.52
os3	Mountain Ash	29	1.74

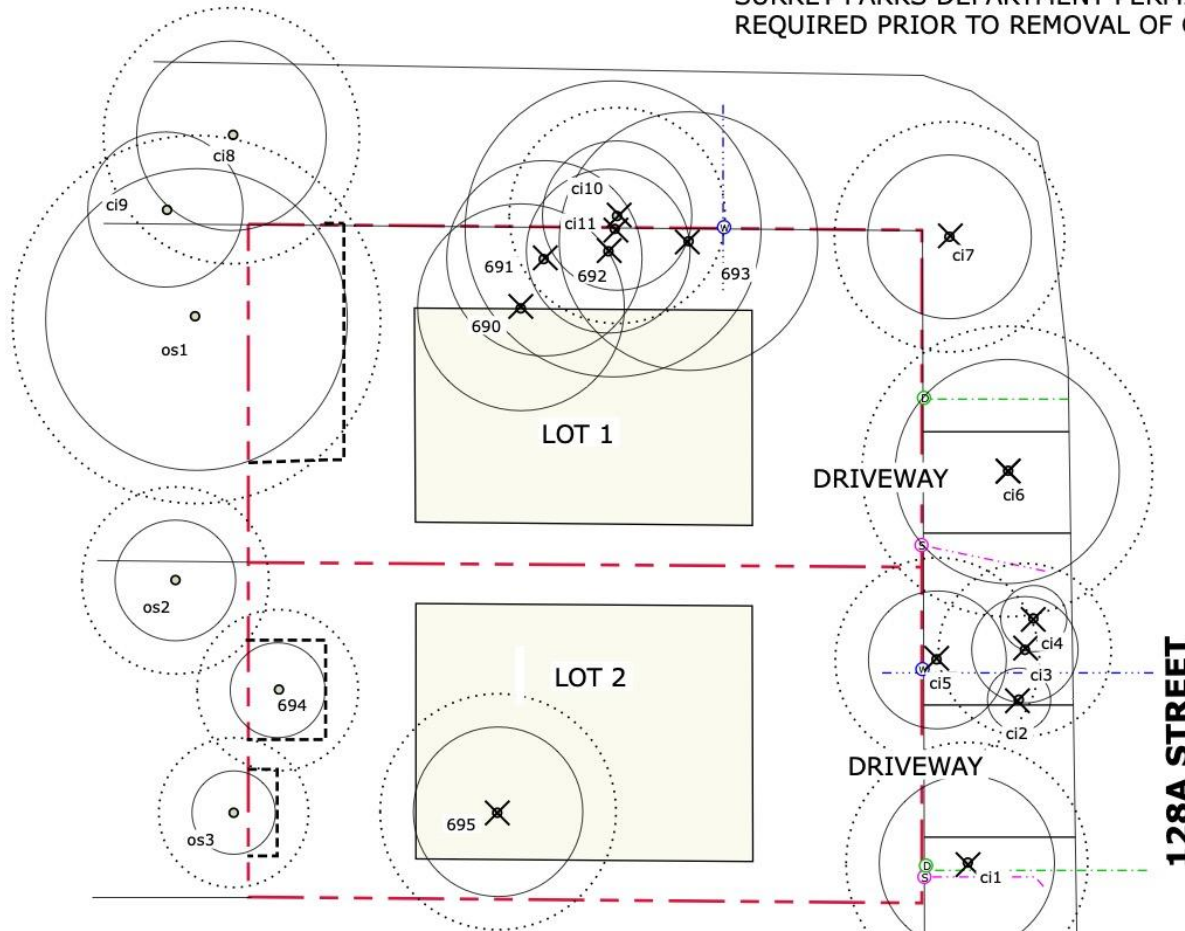
Legend

x = remove tree
[tree barrier]



14A AVENUE

SURREY PARKS DEPARTMENT PERMISSION IS
REQUIRED PRIOR TO REMOVAL OF CITY TREES





**Replacement Tree Plan for
Subdivision at
12828 14A Avenue
Surrey, BC**

Date: July 19, 2021

Replacement tree selection,
planting and maintenance to meet
or exceed BCLNA/BSCLA
Landscape Standards

Legend

x = remove tree
[tree barrier]

