

**PROPOSAL:**

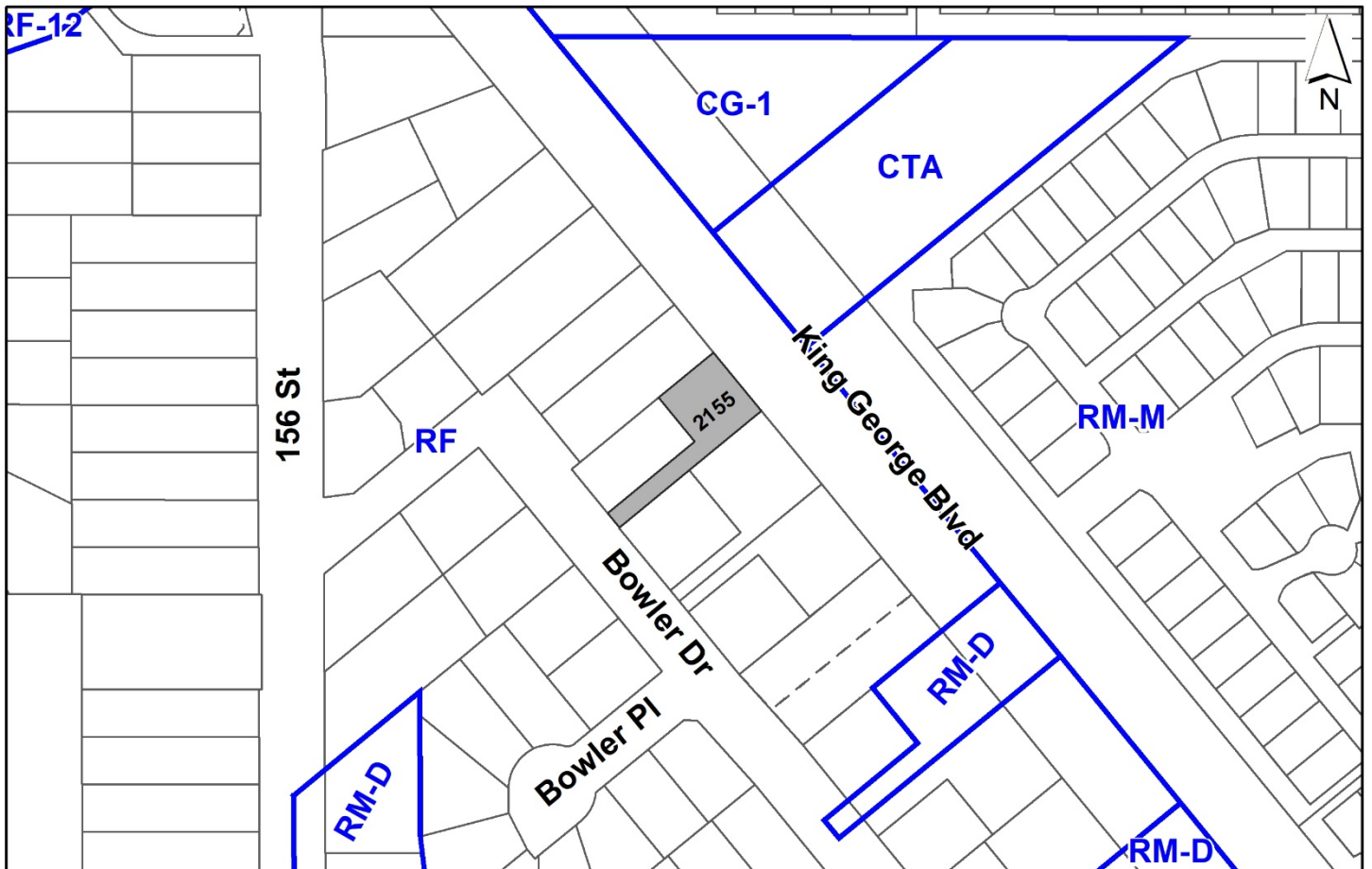
- **Development Variance Permit**  
 to permit construction of a new single family dwelling.

**LOCATION:** 2155 - King George Boulevard

**ZONING:** RF

**OCP DESIGNATION:** Urban

**DCP DESIGNATION:** Single Family Residential (6 u.p.a.)



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard setback requirements of the Single Family Residential (RF) Zone.
- Proposing to reduce the second storey offset requirements (“80/20 rule”) of the RF Zone.

## RATIONALE OF RECOMMENDATION

- The subject lot is a “through lot” as defined in the Zoning By-law because the lot abuts two approximately parallel highways (King George Boulevard on the east side and Bowler Drive through a panhandle on the west side). Where a lot is considered a through lot, both lot lines common to the lot and abutting parallel highways shall be considered front lot lines. As such, the subject property has two frontages and no rear lot line.
- The subject lot is also a panhandle lot. Where a lot is considered a panhandle lot, the panhandle portion is disregarded for the purpose of determining the lot width and frontage. When excluding the narrow panhandle, the subject lot has a developable area that is only 22.78 metres long (as measured from the King George Boulevard frontage to the Bowler Drive frontage). This is shorter than the minimum 28 metres depth of a newly subdivided “Single Family Residential Zone” (RF).
- Applying the front yard setbacks from both frontages and the 80/20 rule requirements of Zoning By-law No. 12000, would not allow a standard sized single-family dwelling size for a property of this size under the RF Zone.
- The proposed variance to the 80/20 rule, for a second storey offset of 15% as opposed to 20%, is considered minor. The proposed massing is reasonable, and the building form is appropriate for this part of South Surrey.
- Reduction of the front yard setback from Bowler Drive instead of reduction of the front yard setback from King George Boulevard supports protection of adjacent City trees. The subject property is adjacent to multiple City trees on King George Boulevard, including a significant English Oak tree.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0123-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (south-west) of the RF Zone from 7.5 metres to 5.0 metres to the face of the principal dwelling;
  - (b) to reduce the minimum second storey offset of the RF Zone from 20% to 15%.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / DCP Designation	Existing Zone
Subject Site	Single family residential	Urban / Single Family Residential (6 u.p.a.)	RF
North (Across King George Boulevard):	Single family residential	Urban / Commercial	CG-1, CTA
East (Across King George Boulevard):	Single family residential	Urban	RM-M
South (Across Bowler Drive):	Single family residential	Urban / Single Family Residential (6 u.p.a.)	RF
West (Across Bowler Drive):	Single family residential	Urban / Single Family Residential (6 u.p.a.)	RF

### Context & Background

- The subject property has a total area of 771 square metres. The property is designated Urban in the Official Community Plan (OCP), “Single Family Residential (6 u.p.a.) in the King George Corridor Development Concept Plan and is zoned “Single Family Residential (RF) Zone”. The surrounding area is comprised of mature single family residential development that also falls under the RF zone. An existing single family dwelling is located on the property adjacent to King George Boulevard.
- The subject lot is a “through lot” as defined in the Zoning By-law because the lot abuts King George Boulevard and Bowler Drive, which are both approximately parallel highways. The lot directly abuts King George Boulevard, whereas the lot has frontage on Bowler Drive by way of

a long and narrow panhandle. Consequently, the subject property has two frontages and no rear lot line.

- The subject lot also has a panhandle. The Zoning By-law indicates that when determining the lot width and frontage, that the panhandle portion of the lot shall be disregarded.
- The panhandle portion of the property is approximately 36.29 metres in length, 5.94 metres in width, and 217.74 square metres in area. The non-panhandle portion of the property which can be developed is 24.29 metres in width, 22.78 metres in length, and 553.32 in area.
- Because of these factors, the developable portion of the property is constricted in comparison to a non-panhandle lot of this size under the RF zone.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes a Development Variance Permit (DVP) to reduce the front yard setbacks and to reduce the second storey offset (80/20 rule) from 20% to 15% to construct a single-family residential home.

### Referrals

Engineering: The Engineering Department has no objection to the project.

Parks, Recreation & Culture: Retention of the English Oak tree (Tree No 5. In the Significant Trees inventory) on King George Boulevard is required under this proposal.

Bakerview Park is the closest park with active amenities, which include a playground, soccer field, baseball diamonds, and open space. The park is 1.2 km walking distance from the development.

Jessie Lee Park is the closest park with natural areas and is 450 m walking distance from the development.

### Transportation Considerations

- The property has legal frontage on King George Boulevard. However, the applicant proposes to maintain driveway access from Bowler Drive through the panhandle portion of the lot. This is a preferable condition for vehicle access of the property as King George Boulevard is a major arterial highway.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

Setback / Second Storey Offset Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum front yard setback (south-west) of the RF Zone from 7.5 metres to 5.0 metres to the face of the principal dwelling; and
  - (b) to reduce the minimum second storey offset of the RF Zone from 20% to 15%.
- The subject lot is constricted relative to other RF properties of a similar area due to the significant panhandle portion of the property.
- The proposal to reduce the second storey floor area offset from 20% to 15% is minor and supports achieving a building density that is permitted for an RF property of this size under the Zoning By-law.
- Public realm impacts from reduction of the second storey offset are not anticipated as the massing will be buffered from Bowler Drive by the existing single family dwelling on 2128 Bowler Drive and from King George Boulevard by mature City trees.
- Reduction of the front yard setback (south-west) from Bowler Drive is preferable for tree retention, as the property's King George Boulevard frontage is adjacent to multiple City trees, including a significant English Oak tree.
- Staff support the requested variances to proceed for consideration.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	4	4	0
Deodar Cedar			
Douglas Fir	3	3	0
Grand Fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>9</b>	<b>9</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	

<b>Total Retained and Replacement Trees Proposed</b>	<b>4</b>
<b>Estimated Contribution to the Green City Program</b>	<b>\$8,800.00</b>

- The Arborist Assessment states that there are a total of nine (9) mature trees on the site, and no Alder and Cottonwood trees. There are also trees adjacent to the site, including one significant City tree (English Oak), and three off-site trees (one Norway Spruce, one Mountain Ash, and one Bigleaf Maple). As these are not on-site trees, these four trees are not captured under the Table 1 inventory. The off-site Bigleaf Maple is proposed for removal.
- The applicant does not propose to retain any on-site trees as part of this development proposal. The project arborist indicates that some on-site trees appear to be poor candidates for long term retention and others will conflict directly with the location of services and construction activities.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 18 replacement trees on the site. Since the project arborist proposes 4 replacement trees, the proposed deficit of 14 replacement trees will require an estimated cash-in-lieu payment of \$7,700.00, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The proposal requires the removal of the off-site Bigleaf Maple (Tree No. OS3) on 2118 Bowler Drive. A cash-in-lieu payment of \$1,100.00 is required as compensation for this and is included in the summary above.
- The property is adjacent to an English Oak that is Tree No. 5 on the City's Significant Tree inventory (Schedule B of the Surrey Tree Protection Bylaw, 2006 No. 16100). The tree is approximately 4 metres north of the property's north-west corner on King George Boulevard. Trees in this inventory cannot be cut, damaged, or removed without removal from the inventory through an amendment of the Tree Protection By-law.
- The project arborist proposes retention of this tree through use of tree protection fencing outside the tree's critical root zone.
- In summary, a total of **four (4)** trees are proposed to be retained or replaced on the site with an estimated contribution of **\$8,800.00** to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan and Building Elevations
- Appendix II. Development Variance Permit 7923-0123-00
- Appendix III. Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

JK/ar

**ZONING CALCULATIONS:**  
 2155 King George Blvd., Surrey - RF

**LOT AREA = 8303 SQFT**  
 ALLOWED LOT COVERAGE = 2938.76 SQFT  
**PROPOSED LOT COVERAGE = 2489.72 SQFT**  
 ALLOWED FAR = 4406.09 SQFT  
**PROPOSED FAR = 4338.91 SQFT**

MAIN FLOOR AREA: 1948.64 SQFT  
 GARAGE AREA: 399.75 SQFT / 420 SQFT  
 TOTAL: 2368.64 SQFT

UPPER FLOOR AREA: 2049.91 SQFT  
 STAIRS: 79.64 SQFT  
 NET UPPER FLOOR: 1970.27 SQFT

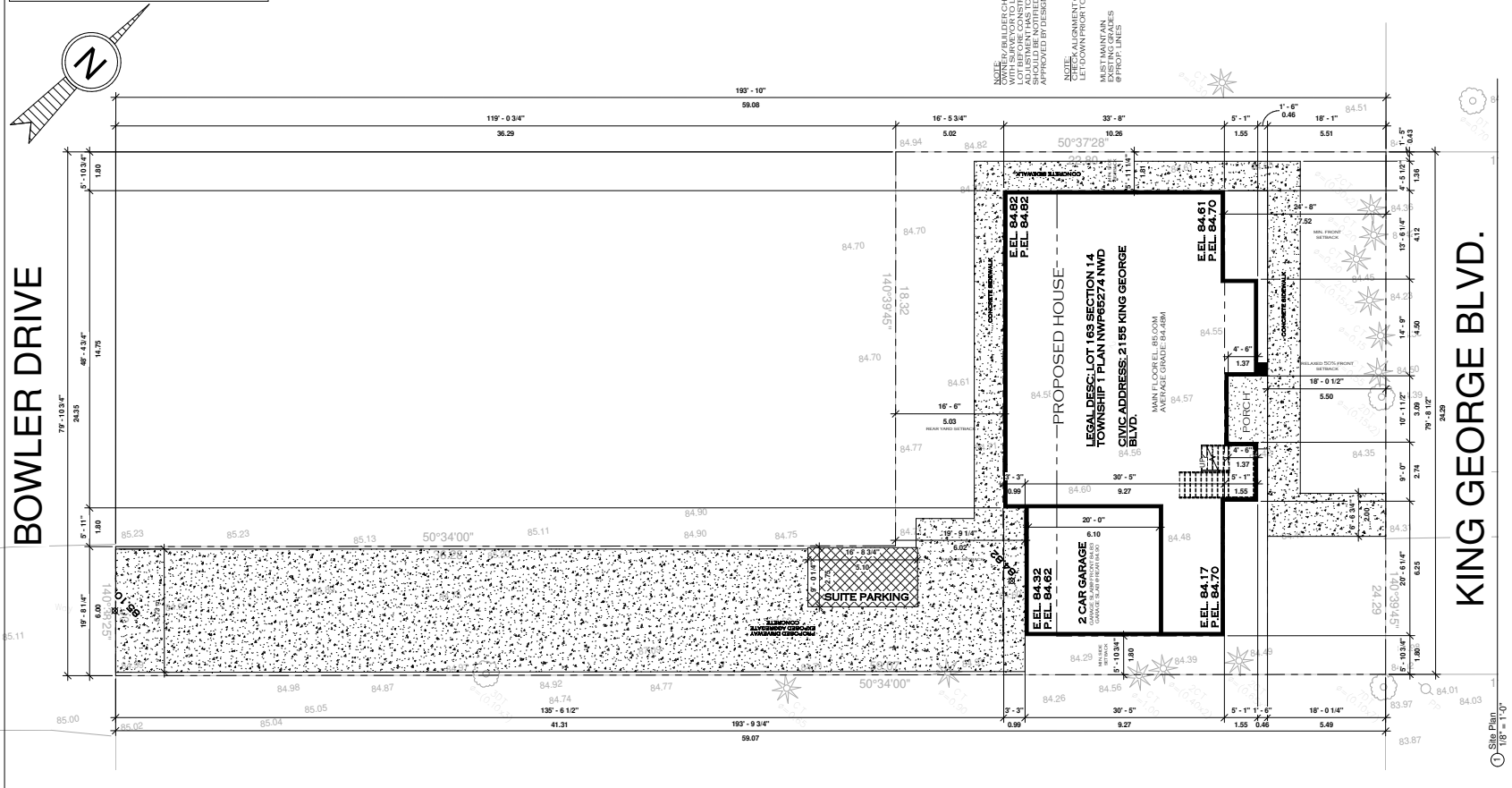
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 UNCOVERED DECK 1 : 223.06 SQFT  
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**TOTAL: 4338.91 SQFT**

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 OWNER/BUILDER/CHECK/VERIFY  
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 SHOULD BE NOTIFIED TO AND  
 APPROVED BY DESIGNER

NOTE:  
 CRITICAL ALIGNMENT OF DRIVEWAY  
 SET 10' CLEARANCE FROM CONSTRUCTION  
 MUST MAINTAIN  
 @ PROX. LINES



THESE PLANS CONFORM TO BCBC 2018  
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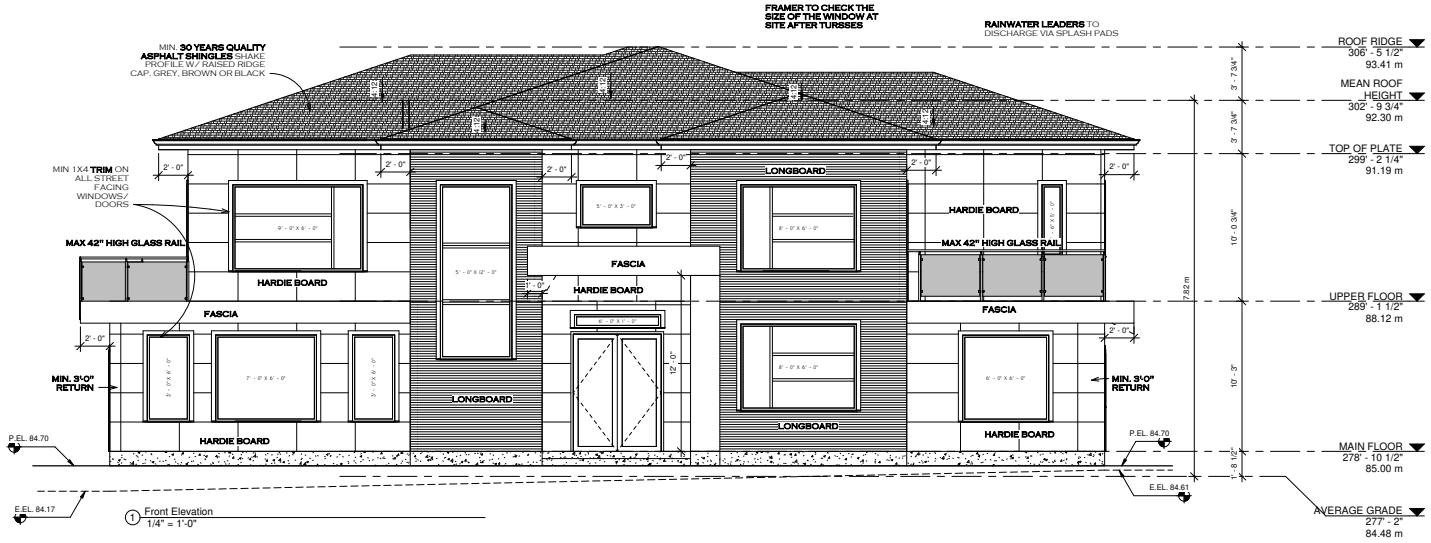


2155 King George Blvd.  
 Surrey, B.C.

**SITE PLAN, NOTES & CALCULATIONS**

Project number	PVDL-23-1034 -SK
Project Date	31 MARCH 2023
EA Plan Review Date	31 MARCH 2023
Drawn by	HB
<b>A1</b>	
Scale	1/8" = 1'-0"





MIN 30 YEARS QUALITY ASPHALT SHINGLES - 3/8\"/>

FRAMER TO CHECK THE SIZE OF THE WINDOW AT SITE AFTER TURBSSES

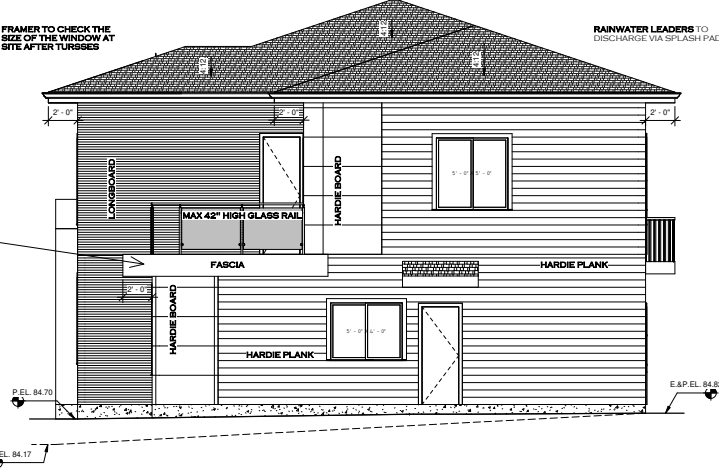
RAINWATER LEADERS TO DISCHARGE VIA SPLASH PADS

- ROOF RIDGE 306' - 5 1/2" 93.41 m
- MEAN ROOF HEIGHT 302' - 9 3/4" 92.30 m
- TOP OF PLATE 299' - 2 1/4" 91.19 m
- UPPER FLOOR 289' - 1 1/2" 88.12 m
- MAIN FLOOR 278' - 10 1/2" 85.00 m
- AVERAGE GRADE 277' - 2" 84.48 m

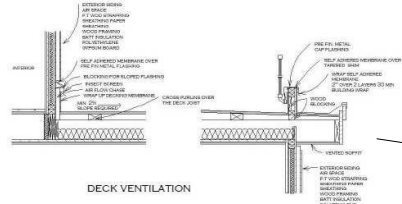
1 Front Elevation  
1/4" = 1'-0"

FRAMER TO CHECK THE SIZE OF THE WINDOW AT SITE AFTER TURBSSES

RAINWATER LEADERS TO DISCHARGE VIA SPLASH PADS



2 Right Elevation  
1/4" = 1'-0"



DECK VENTILATION

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

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2155 King George Blvd.  
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FRONT & RIGHT ELEVATIONS

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Drawn by	HB

A8

Scale 1/4" = 1'-0"

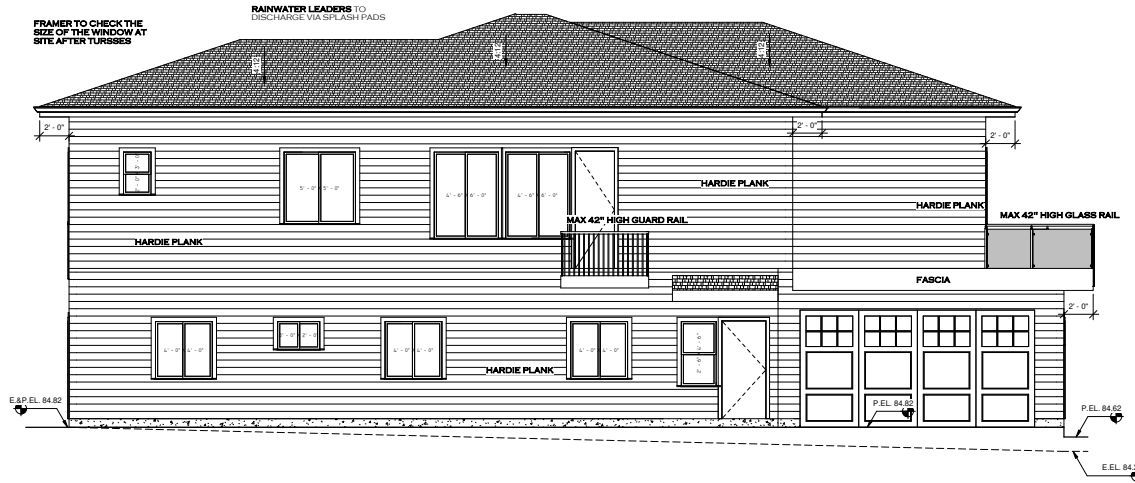
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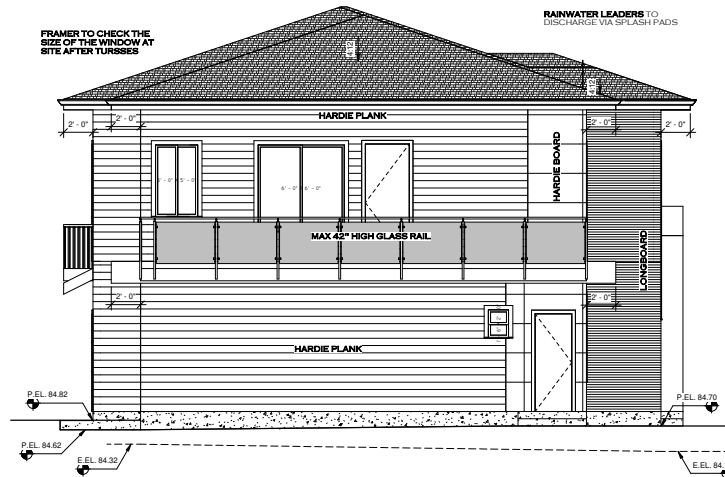
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① Rear Elevation  
1/4" = 1'-0"



② Left Elevation  
1/4" = 1'-0"



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### REAR & LEFT ELEVATIONS

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**A9**

Scale 1/4" = 1'-0"

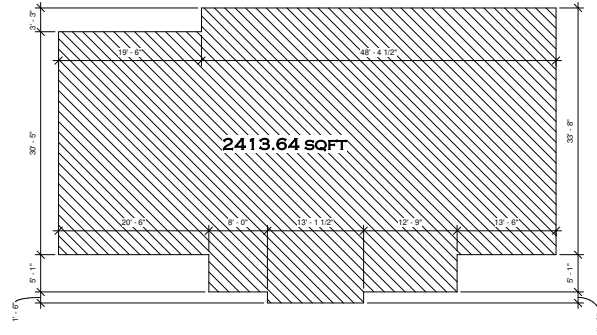
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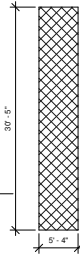
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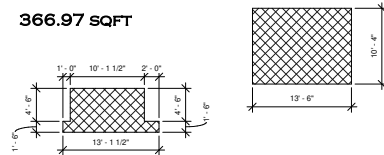


TOTAL AREA COUNTED TOWARDS 80:20: 2413.64 SQFT  
MIN. 15% AREA SETBACK REQUIRED: 362.04 SQFT  
PROP. 15% AREA SETBACK: 366.97 SQFT  
MAX. 85% AREA ON UPPER FLOOR: 2051.59 SQFT  
PROP. 85% AREA ON UPPER FLOOR: 2049.91 SQFT

① 80:20 Main Floor Plan  
1/8" = 1'-0"

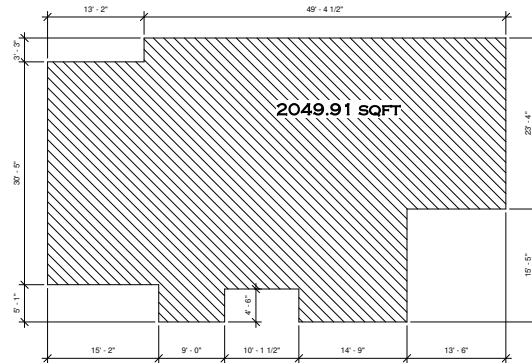


366.97 sqft



SITE AREA: 8303 SQFT  
MAX. COVERAGE: 2938.76 SQFT  
PROPOSED COVERAGE: 2489.72 SQFT

③ Area-Site Coverage  
1" = 10'-0"



② 80:20 Upper Floor Plan  
1/8" = 1'-0"



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CALCULATION  
PLANS

Project number	PVDL-23-1034 -SK
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Drawn by	HB

A10

Scale As indicated

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0123-00

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: 003-576-752  
LOT 163 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65274  
2155 King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum front yard setback (south-west) of the RF Zone from 7.5 metres to 5.0 metres to the face of the principal dwelling;
  - (b) to reduce the minimum second storey offset of the RF Zone from 20% to 15%.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. 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

**ZONING CALCULATIONS:**  
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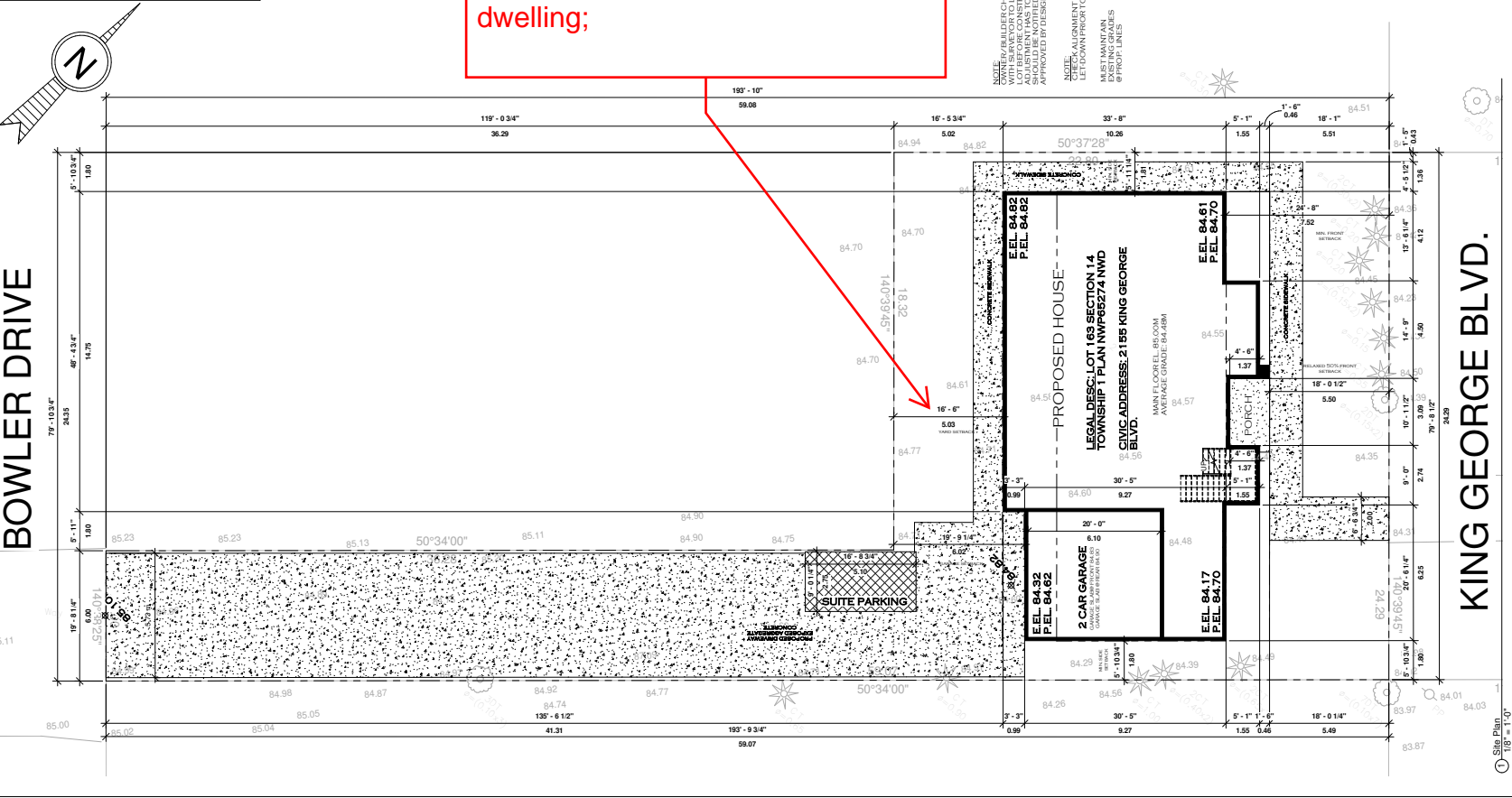
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NOTE:  
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DESIGNER  
 CERTIFIED  
 PASSIVE HOUSE  
 DESIGNER



CERTIFIED  
 PASSIVE HOUSE  
 TRADESPERSON

**2155 King George Blvd.**  
 Surrey, B.C.

**SITE PLAN, NOTES & CALCULATIONS**

Project number	PVDL-23-1034 -SK
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Drawn by	HB

A1

Scale: 1/8" = 1'-0"

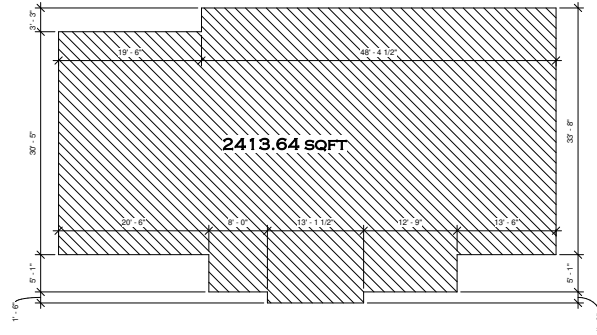
THESE PLANS CONFORM TO BCBC 2018  
CONSTRUCTION SHALL FOLLOW LOCAL  
BUILDING BY-LAWS ALONG WITH THESE  
PLANS.

CONTRACTOR MUST CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR  
ANY ERRORS AND OMISSIONS IN THESE  
PLANS. IT IS THE BUILDER/OWNER'S  
RESPONSIBILITY TO REVIEW AND VERIFY  
THE WHOLE PLAN (i.e. ALL LEVELS,  
DIMENSIONS, STRUCTURAL ADEQUACIES)  
PRIOR TO CONSTRUCTION.

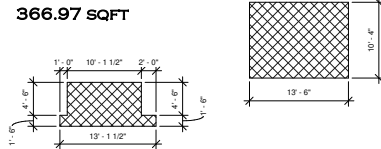
DO NOT SCALE DRAWINGS.

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AND MODIFICATIONS TO THESE DRAWINGS  
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PLEASE NOTE THAT THESE DRAWINGS ARE  
FOR PERMIT APPLICATION PURPOSES AND  
NOT INTENDED TO BE ISSUED FOR  
CONSTRUCTION UNTIL APPROVED BY CITY.

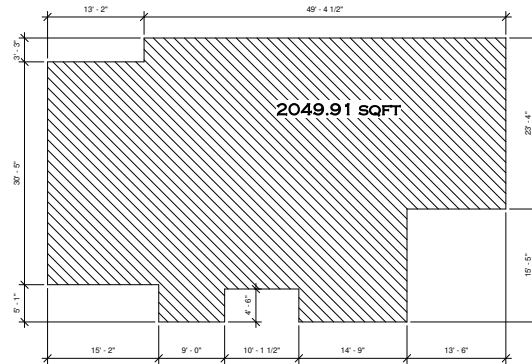


TOTAL AREA COUNTED TOWARDS 80:20: 2413.64 SQFT  
MIN. 15% AREA SETBACK REQUIRED: 362.04 SQFT  
PROP. 15% AREA SETBACK: 366.97 SQFT  
MAX. 85% AREA ON UPPER FLOOR: 2051.59 SQFT  
PROP. 85% AREA ON UPPER FLOOR: 2049.91 SQFT

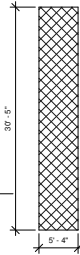
**DVP 7923-0123-00:**  
**(b) to reduce the minimum  
second storey offset of the RF  
Zone from 20% to 15%.**



SITE AREA: 8303 SQFT  
MAX. COVERAGE: 2938.76 SQFT  
PROPOSED COVERAGE: 2489.72 SQFT



1 80:20 Main Floor Plan  
1/8" = 1'-0"



3 Area-Site Coverage  
1" = 10'-0"

2 80:20 Upper Floor Plan  
1/8" = 1'-0"



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2155 King George Blvd.  
Surrey, B.C.

**CALCULATION  
PLANS**

Project number PVDL-23-1034-SK  
Project Date 31 MARCH 2023  
EA Plan Review Date 31 MARCH 2023  
Drawn by HB

**A10**

Scale As indicated

**12.0 TREE REPLACEMENT PLAN**

Outlined in the "Surrey Tree Protection Bylaw, 2006 No. 16100", the requirement for replacement Trees will be required based upon the Trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio), except when the tree removed is a black cottonwood (*Populus trichocarpa*) or red alder (*Alnus rubra*), whereupon the replacement ratio is 1:1.

On-Site Trees	Number of Trees
Protected Trees Identified	9
Protected Trees to be Removed	9
Protected Trees to be Retained	0
Off-site & City Trees	
Protected Trees Identified	4
Protected Trees to be Removed	1
Protected Trees to be Retained	3
Total Replacement Trees Required:	
Red alder & Cottonwood Trees Requiring to be Replaced	
X one (1) =	
<hr/>	
Dead Trees Requiring to be Replaced	
1 X one (1) = 1	1
<hr/>	
All other Trees Requiring 2 to 1 Replacement Ratio	
9 X two (2) = 18	18
<b>Total Replacement Trees required</b>	<b>19</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees for Cash in leu</b>	<b>15</b>

Tree Replacement Species		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
4	Persian ironwood	<i>Parrotia persica</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

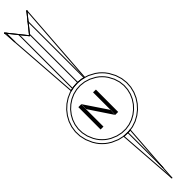
**General Tree Planting Methodology**

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.

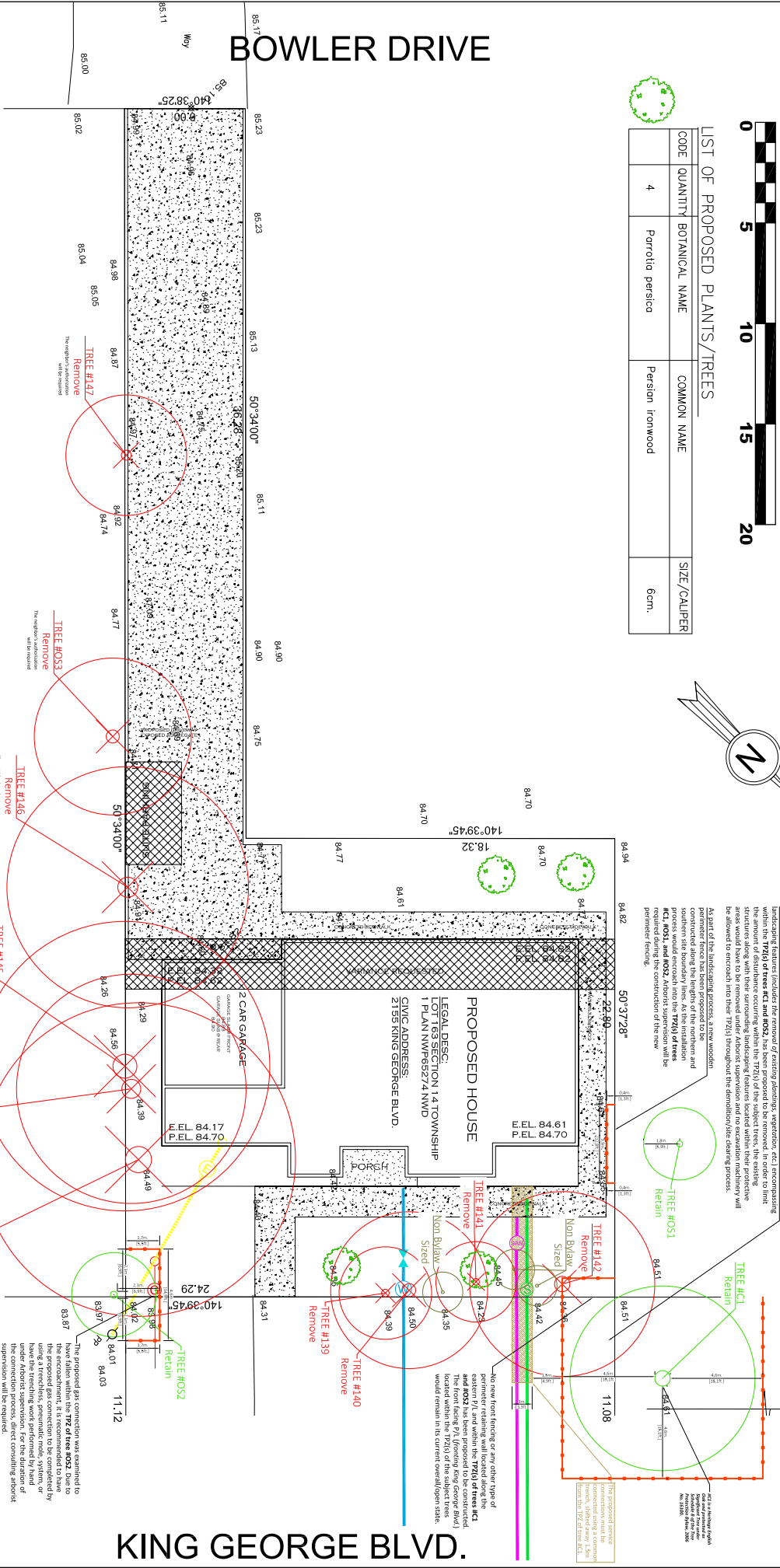


**SCALE BAR 1:200**



**LIST OF PROPOSED PLANTS/TREES**

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	4	Persea persica	Persian Ironwood	6cm.



**REMOVAL OF TEN (10) TREES AS PER ABOVEST REPORT. TREES #139, 147, 153 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES, ACCEPTABLE TO CITY OF SURREY STAFF, ARE TO BE RETAINED. TREES NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THERE MAY BE SIZE WITH INTERFERE WITH UTILITIES, ESPECIALLY OF BARRIERS. MORE THAT TREES BEING USUALLY PLANTED AS HEDGELINES WILL NOT BE COUPLED AS BEING PLANTED AS HEDGELINES. ALL OTHER TREES BEING REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOMBS) IS TO ENTER CRITICAL ROOTZONES, STUMPS AND UNDERLING ROOTS OF TREES TO BE REMOVED TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF TREES TO BE RETAINED. THEY MAY BE ROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.**

**TREE MANAGEMENT PLAN**

Project Number: \_\_\_\_\_

Date: May 22, 2023

Scale: 1:200

Drawn: [Signature]

Checked: [Signature]

Francis R. Klimo  
 ISA Certified Arborist #PN-81494  
 ISA Certified Tree Risk Assessor (TRAO)  
 BC Wildlife Danger Tree Assessor #7193

**Revisions**

No.	Date	Description
1	July 20, 2023	September 1, 2023

**2155 KING GEORGE BLVD,  
 SURREY**