

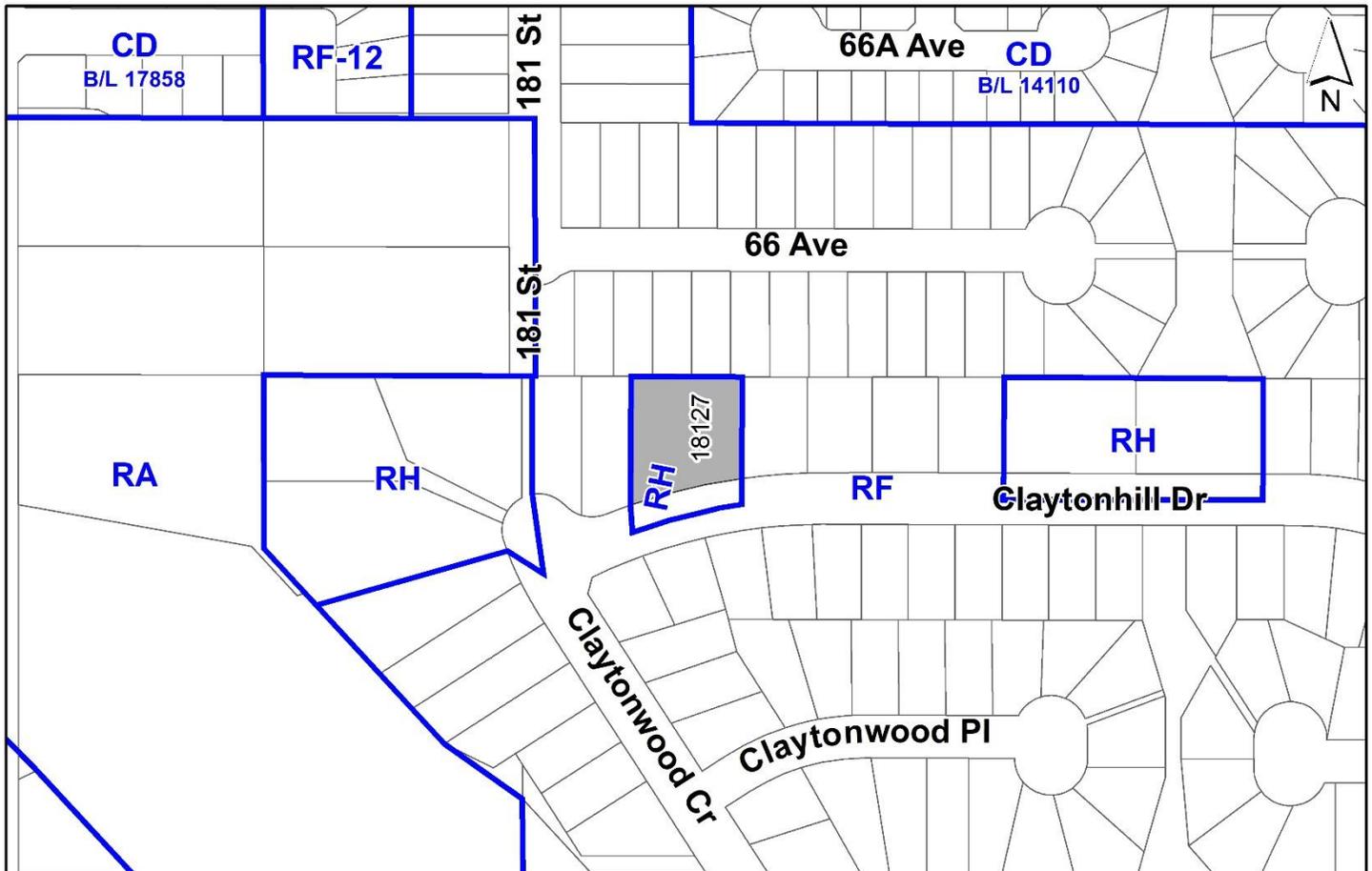
PROPOSAL:

- **Rezoning** from RH to RF to allow subdivision into two residential lots.

LOCATION: 18127 Claytonhill Drive

ZONING: RH

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.

RATIONALE OF RECOMMENDATION

- The proposed subdivision creates lots that are consistent with the established RF-zoned pattern of development in the surrounding neighbourhood.
- The proposed development complies with City Infill Policy O-30 pertaining to lot width.
- 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 single family residential building form are appropriate for this part of North Cloverdale.
- 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 in relation to a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Half-Acre Residential Zone (RH)” to “Single Family Residential Zone (RF)”.
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) 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;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
 - (d) registration of a Section 219 Restrictive Covenant for tree protection and preservation on proposed Lots 1 and 2;
 - (e) registration of a Section 219 Restrictive Covenant for Special Indemnity to render the City harmless from all claims and expenses in connection with the registration of a new Building Scheme for proposed Lots 1 and 2; and
 - (f) registration of a Section 219 Restrictive Covenant for a new Building Scheme on proposed Lots 1 and 2.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------------------------------|-------------------------|-----------------|---------------|
| Subject Site | Single Family Dwelling | Urban | RH |
| North: | Single Family Dwellings | Urban | RF |
| East: | Single Family Dwelling | Urban | RF |
| South (across Claytonhill Drive): | Single Family Dwellings | Urban | RF |
| West: | Single Family Dwelling | Urban | RF |

Context & Background

- The subject property is 1,866 sq. m. in size and located at 18127 Claytonhill Drive in North Cloverdale. It is designated Urban in the Official Community Plan (OCP). The subject site is

located in the North Cloverdale West Infill Area and is subject to applicable amenity contributions. It is currently zoned Half-Acre Residential Zone (RH).

- The subject site is one of the last remaining RH-zoned lots north of Claytonhill Drive and Claytonhill Place, created through subdivision under Development Application No. 7985-0421-00, Phase II subdivision. To the north and south of the subject property are urban single family residential lots, zoned RF.
- This row of RH-zoned lots on Claytonhill Drive was initially created due to concerns expressed at a 1984 Public Hearing regarding appropriate interfacing between Suburban lots to the north and Urban lots to the south. Phase II subdivision of Development Application No. 6085-0421, therefore, created single family RF-Zoned lots south of Claytonhill Drive and Claytonhill Place and RH-Zoned lots north of Claytonhill Drive. At the time of subdivision, the two long properties directly to the north of this row of RH lots were also envisioned to be developed into RH-Zoned lots for the same purpose of providing a density transition to the then undeveloped Suburban lots further to the north.
- In March 1993, the North Cloverdale Local Area Plan (LAP) was approved by Council. The subject site and surrounding areas were designated Urban Single Family Residential. The approved LAP was divided into two neighbourhoods which later became the North Cloverdale East Neighbourhood Concept Plan (NCP) (approved by Council in September 1994) and the North Cloverdale West NCP (approved by Council in July 1995).
- The two long lots directly north of the initially created row of RH-Zoned lots were not included in the North Cloverdale West NCP. Both lots subsequently developed in accordance with the Urban Single Family Residential designation of the North Cloverdale LAP. Development Application Nos. 7993-0131-00 and 7994-0067-00 north of the subject site both rezoned to RF and created 34 and 37 lots respectively with access along two new cul-de-sacs accessed from 181 Street and 183 Street. Five lots front 184 Street with access from a back lane. As a condition of rezoning, a Restrictive Covenant was registered on lots south of 66 Avenue to ensure the installation of sufficient landscaping in order to buffer the existing RH-Zoned lots to the south (including the subject property).
- The approval of the North Cloverdale West NCP in 1995 facilitated change to the suburban nature of this part of Cloverdale. Between 1995 and the present, all properties in the row of RH-Zoned lots (including this application) have rezoned to RF and subdivided except for two.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject lot from RH to RF in order to allow subdivision from one to two lots. The proposed subdivision is consistent with the established character of the neighbourhood.
- Many of the previous RH-Zoned lots east and west of the subject property have rezoned to RF Zone and have subdivided. The proposed subdivision follows the pattern of development that has emerged from the previous RH-Zoned lots north of Claytonhill Drive and Claytonhill

Place. This row of lots no longer serves as transition between Suburban lots to the north and RF-Zoned lots to the south.

- The proposed lots exceed the dimensional requirements of the RF Zone. The RF Zone requires a minimum of 560 square metres in lot area, 15 metres in lot width and 28 metres in lot depth. Proposed Lot 1 will be 985 sq. m. in size and proposed Lot 2 will be 873 sq. m. Lot depths will range from 40 metres to 49.5 metres.
- The proposed lot width is 22 metres for both lots, fulfilling the Single Family Infill Policy (No. O-30) which requires the widths of new lots to be not less than 16.5 m. or similar to the widths of existing lots along the block. The lot widths of the two lots directly across the subject property south of Claytonhill Drive are 25 metres and 22 metres. The lot widths of existing RF-Zoned lots in close proximity to the subject property along Claytonhill Drive range from 19.5 metres to 25 metres.

| | Proposed |
|----------------------------|------------------|
| Lot Area | |
| Gross Site Area: | 1,866 sq. m. |
| Road Dedication: | n/a |
| Undevelopable Area: | n/a |
| Net Site Area: | 1,866 sq. m. |
| Number of Lots: | 2 |
| Unit Density: | 10.5 uph |
| Range of Lot Sizes | 873 – 985 sq. m. |
| Range of Lot Widths | 22 m. |
| Range of Lot Depths | 40 – 49.5 m. |

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 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Don Christian Elementary School
1 Secondary student at Lord Tweedsmuir 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 Fall or Winter of 2023.

Parks, Recreation & Culture:

Parks accepts the removal of City trees and hedges as recommended by the project arborist report. Parks requires tree replacement/compensation at a 2:1 replacement ratio in accordance with the City's Tree Protection By-law.

Adams Road Park is the closest active park with amenities including, a soccer field, softball field, walking loop, a playground, and is 420 metres walking distance from the development. Adam Road Park also has natural area in the form of riparian protection to the west of the park.

Transportation Considerations

- The subject site is approximately 500 metres (7 minutes' walk) from the nearest bus stop north of 64th Avenue westbound between 180 Street and 181A Street. Bus number 364 services this route westbound to Scottsdale and eastbound to Langley Centre while bus number 395 services this route eastbound to Langley Centre and westbound to King George SkyTrain station. The eastbound bus stop is south of 64 Avenue between 181A Street and 183A Street.
- 64 Avenue is an arterial road and bike route. Between 179 Street and 184 Street, 64 Avenue is one-way east and west-bound with bike lanes on either side of the road. Some portions of this stretch of road have pedestrian sidewalks on either side of 64 Avenue. The Bose Greenway (multi-use pathway) also traverses this stretch with some portions north of 64 Avenue and some south of 64 Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

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

Themes/Policies

- A3.3 – require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

(The proposed development will construct a 1.5 metre concrete sidewalk in the front along Claytonhill Drive which will connect to existing sidewalks created through development west (Development Application No. 7916-0713-00) and east (Development Application Nos. 7900-0349-00 and 7911-0229-00) of the site. This sidewalk will facilitate pedestrian linkages and walkability to Adams Road Park and Adams Road Elementary School north of the site through a public access walkway west of 18111 Claytonhill Drive, created under Development Application No. 7916-0713-00.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)".
- 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)" and parking requirements.

| RF Zone (Part 16) | Permitted and/or Required | Proposed |
|---------------------------|----------------------------------|------------------|
| Unit Density: | Up to 14.8 uph | 10 uph |
| Yards and Setbacks | | |
| Front Yard: | 7.5 metres | 7.5 metres |
| Side Yard: | 1.8 metres | 1.8 metres |
| Rear: | 7.5 metres | 7.5 metres |
| Lot Size | | |
| Lot Size: | 560 sq. m. | 873 – 985 sq. m. |
| Lot Width: | 15 m. | 22 m. |
| Lot Depth: | 28 m. | 39 - 49 m. |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces | 3 | 3 |

Lot Grading and Building Scheme

- As part of Development Application No. 7985-0421-00, the developers (Montex Canada Corporation and Marco Development Corporation) registered Statutory Building Scheme (SBS) AB110020 on the 34 lots created by subdivision. The SBS states that any building or improvement must comply with the “Clayton West Estate Design Guidelines”.
- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed an updated set of building design guidelines (Appendix IV).
- The styles recommended for this site will follow the newer context homes surrounding the subject property which is “traditional west coast” style with mid-scale massing characteristics. Homes will have a minimum roof pitch of 4:12, roofing materials would be concrete roof tiles, asphalt shingles or environmentally sustainable roofing materials in shake profile, and cladding will be stucco, hardi, vinyl or masonry veneers.
- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated June 29, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

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 \$2,000 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/Secondary Plan 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 6, 2022, and the Development Proposal Signs were installed on October 4, 2022. Staff received no responses from the neighbourhood.
- The subject development application was reviewed by the Cloverdale Community Association and the Cloverdale District Chamber of Commerce. Both had no objections to the development proposal.

TREES

- Tim Vandenberg, 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) | | | |
| Apple | 1 | 1 | 0 |
| Maple, Norway | 1 | 1 | 0 |
| Maple, Red | 10 | 3 | 7 |
| Coniferous Trees | | | |
| Red Cedar, Western | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 13 | 6 | 7 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 10 | |

| | |
|---|----------------|
| Total Retained and Replacement Trees | 17 |
| Contribution to the Green City Program | \$1,100 |

- The Arborist Assessment states that there are a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 2 replacement trees will require a cash-in-lieu payment of \$1,100, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site with a contribution of \$1,100 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 |
| Appendix VI. | Aerial Photo |

approved by Ron Gill

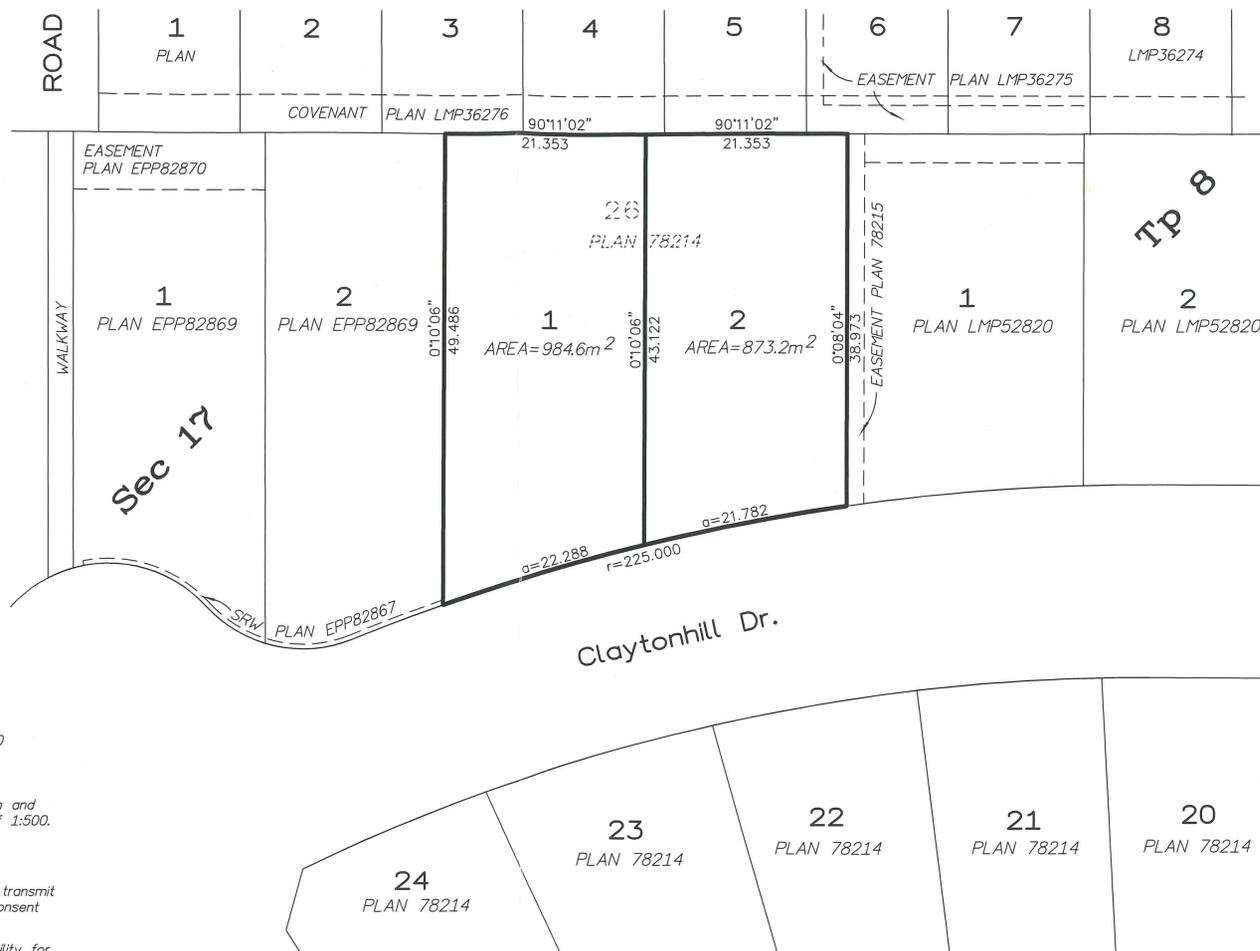
Don Luymes
General Manager
Planning and Development

DQ/ar

**PROPOSED SUBDIVISION PLAN OF
LOT 26 SECTION 17 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 78214**

PLAN EPP
PRELIMINARY 04-APRIL-2021

B.C.G.S. 92G.017



SCALE 1 : 500



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of Target Land Surveying.

Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



FILE: 9914-PROP-SUB

7921-0267-00

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

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

DATE: **February 28, 2023** PROJECT FILE: **7821-0267-00**

RE: **Engineering Requirements
Location: 18127 Claytonhill Dr**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m Statutory-Right-of-Way (SRW) along Claytonhill Drive.

Works and Services

- Construct north side of Claytonhill Drive.
- Provide storm, water, and sanitary service connections to each lot.
- 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



October 5, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0267 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 2022 Enrolment/School Capacity

| | |
|----------------------------------|------------|
| Don Christian Elementary | |
| Enrolment (K/1-7): | 44 K + 341 |
| Operating Capacity (K/1-7) | 38 K + 326 |
| Lord Tweedsmuir Secondary | |
| Enrolment (8-12): | 1757 |
| Capacity (8-12): | 1400 |

| | |
|--|---|
| Projected population of school-age children for this development: | 3 |
|--|---|

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.

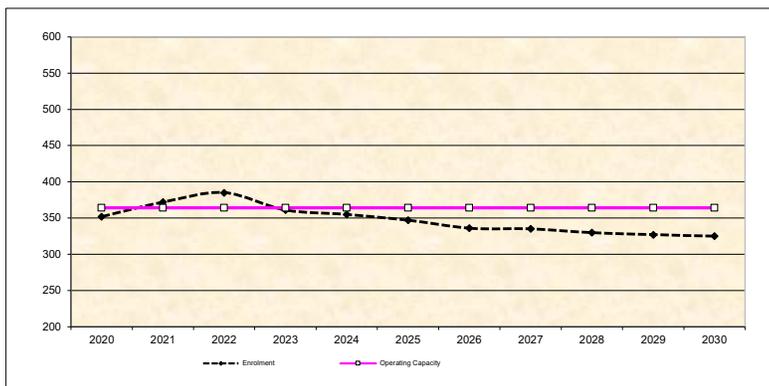
School Enrolment Projections and Planning Update:

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

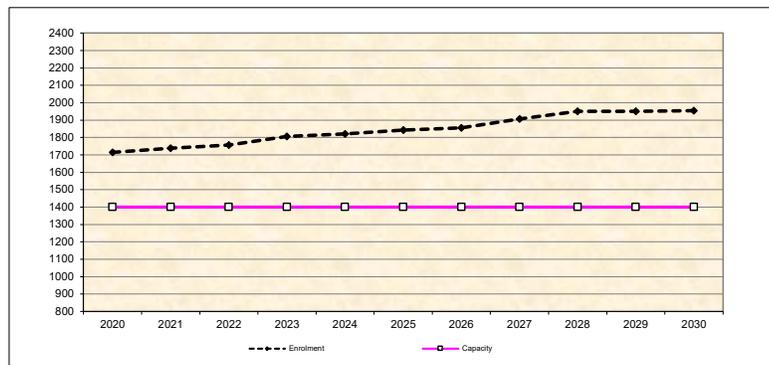
Don Christian’s catchment is made up of maturing Cloverdale neighbourhoods. It is an unique catchment as it also encompasses the Cloverdale Fairgrounds along with a light commercial/industrial area. The 10 year enrollment projections show a slight decline. There are currently no plan to increase the capacity of the school.

Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. The school’s capacity is 1400. As part of the District’s 2023/2024 Capital Plan, the District is requesting a 600-capacity addition targeted to open in 2032. The project has not been approved by the Ministry.

Don Christian Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0267-00
Project Location: 18127 Claytonhill Drive, Surrey, B.C.
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

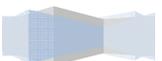
The area surrounding the subject property consists of homes built recently along with quite a few of older homes built about 30-35 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 4:12 up to 6:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.



- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

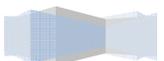
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



- Roof Pitch:** Minimum roof pitch must be 4:12. Flat roofs as accent roofs are permitted.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: January 31, 2023

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

Date: January 31, 2023



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 18127 - Claytonhill Drive

Registered Arborist: Tim Vandenberg

| 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) | 13 |
| Protected Trees to be Removed | 6 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 7 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u> | 12 |
| Replacement Trees Proposed | 10 |
| Replacement Trees in Deficit | 2 |
| 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: <ul style="list-style-type: none"> - 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: June 7, 2021



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



