

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0021-00

Planning Report Date: November 14, 2022

**PROPOSAL:**

- **LAP Amendment** from Suburban Residential (1 Acre) to Suburban Residential (1/2 Acre)
- **Rezoning** from RA to RH

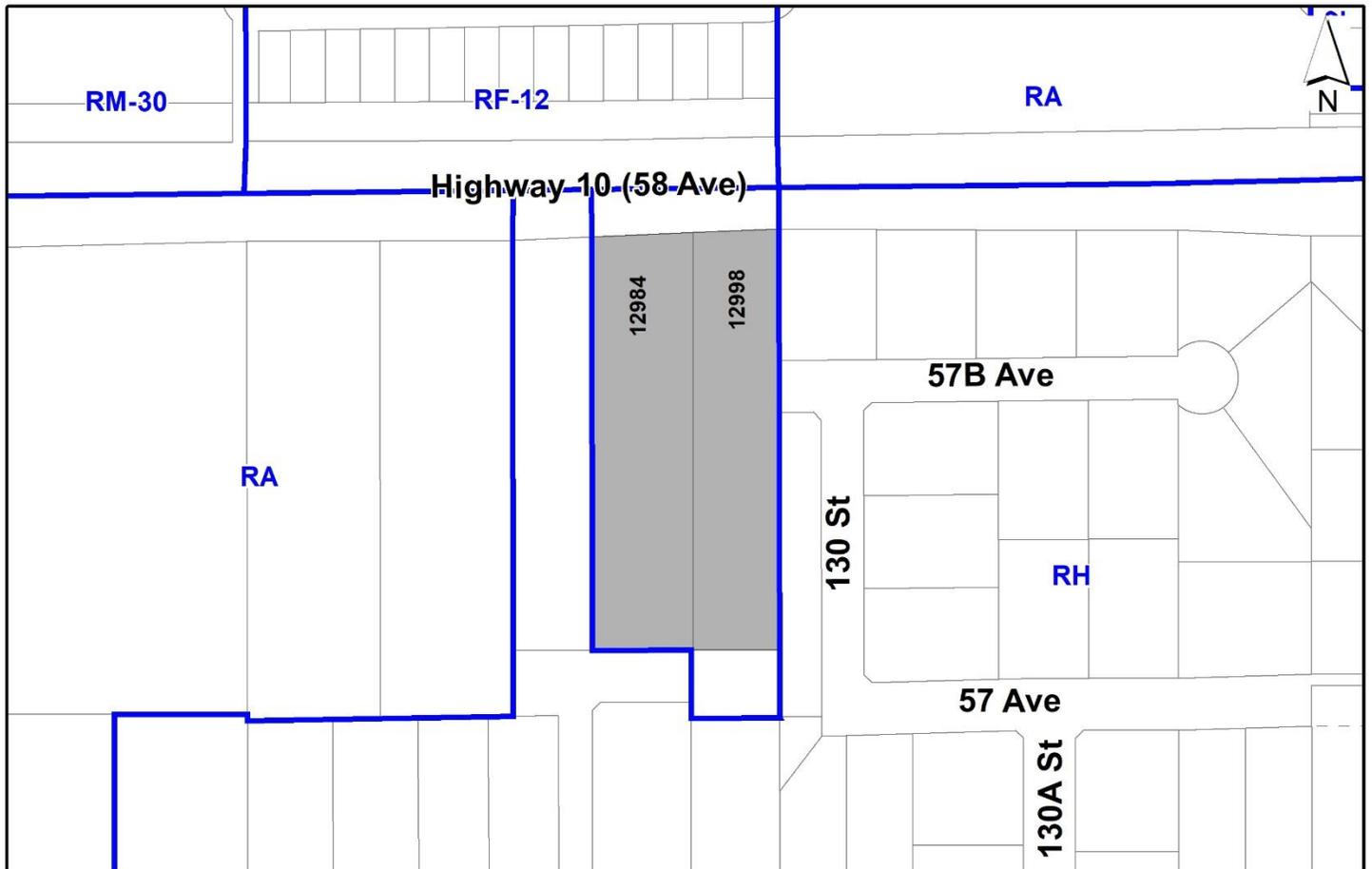
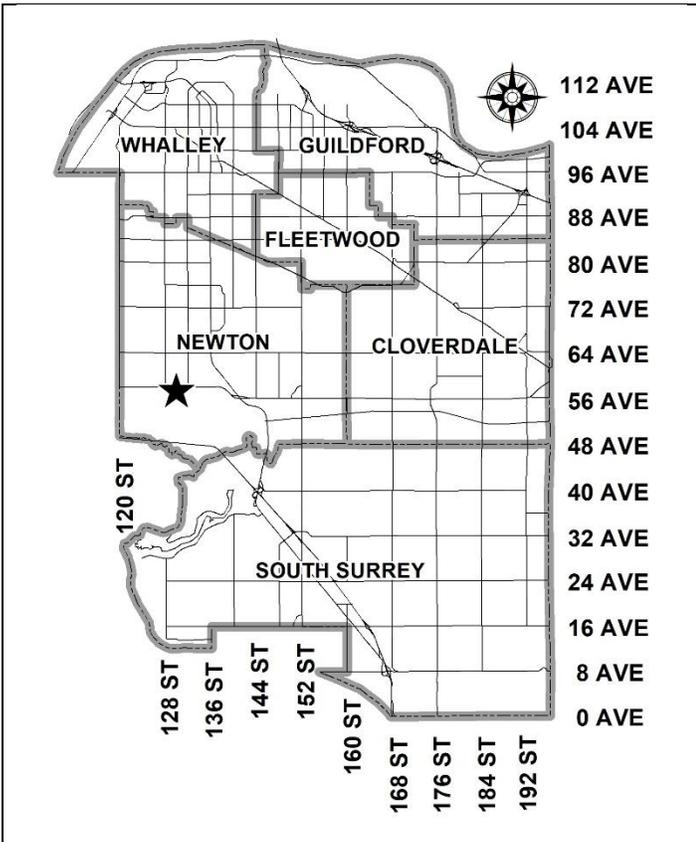
to allow subdivision into four (4) single family half-acre lots.

**LOCATION:** 12984 - No. 10 (58 Avenue) Highway  
 12998 - No. 10 (58 Avenue) Highway

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential (1 Acre)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the West Panorama Ridge Local Area Plan (LAP) to facilitate subdivision of the property into four half-acre single family lots.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The subject lot is currently zoned “One-Acre Residential Zone (RA)” and designated “Suburban (One-Acre)” in the West Panorama Ridge LAP.
- The proposed density and building form are appropriate for this part of West Panorama Ridge and with the established pattern of development in the area. Several surrounding properties in the general area have been redesignated from “Suburban Residential (1 Acre)” to “Suburban Residential (½ Acre)”.
- The proposed ½ acre lots are consistent with the adjacent developed lands in West Panorama Ridge. The proposal will maintain the existing suburban character of the neighbourhood through tree preservation and through the provision of a 15 metre wide landscape buffer along Highway 10 (58 Avenue).
- The proposed subdivision will include a dedicated park linkage on the south west portion of the property, facilitating a north-south public pathway between 56A Avenue and the newly created 57B Avenue that will connect to existing Neighbourhood Park 71R. The proposed park is a voluntary contribution in order to facilitate site servicing.
- The proposed subdivision pattern is generally consistent with the road pattern established under previous adjacent Development Applications No. 7906-0051-00 and 7910-0048-00.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" 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) ensure that all requirements of the Surrey Fire Department are addressed;
  - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (d) Approval from the Ministry of Transportation & Infrastructure;
  - (e) submission of an acceptable landscaping plan and landscaping cost estimate, including for the provision of a landscape buffer along Highway No. 10, to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) 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;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a Section 219 Restrictive Covenant for protection of a 15.0 metre wide landscape buffer along Highway 10 (58 Avenue), inclusive of a minimum 7.5 metre building setback from the landscape buffer; and
  - (k) conveyance of a 10 metre wide park (walkway) on the western portion of the site.
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate 12984 No. 10 (58 Avenue) Highway and 12998 No. 10 (58 Avenue) Highway from Suburban Residential (1 Acre) to Suburban Residential (½ acre) when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/(LAP) Designation</b>	<b>Existing Zone</b>
Subject Site	Undeveloped Land	Suburban/(Suburban (1 Acre))	RA
North (Across No. 10 Hwy.):	City Parkland	Urban / (Buffer/Greenway)	RF-12
East:	Single Family Dwelling	Suburban/(Suburban (1/2 Acre))	RH
South:	Neighbourhood Park 71R	Suburban/(Suburban (1/2 Acre))	RH
West:	Single Family Dwelling	Suburban/(Suburban (1/2 Acre))	RH

**Context & Background**

- The subject site is comprised of two lots located at 12984 58 Avenue (No. 10 Highway) and 12998 58 Avenue (No. 10 Highway) in West Panorama Ridge and is a total of 11,600 square metres in size.
- The subject site is designated "Suburban" in the Official Community Plan (OCP), designated "Suburban (1 Acre) in the West Panorama Ridge Local Area Plan and is zoned "One-Acre Residential Zone (RA)."
- Local Area Plan Amendments that redesignated sites from "Suburban (1 Acre)" to "Suburban (1/2 Acre)" and rezone the properties from RA to RH have previously been supported on the properties to the east and west of the site under Development Application No. 7906-0051-00 and 7910-0048-00.

**DEVELOPMENT PROPOSAL****Planning Considerations**

- The application is proposing a Local Area Plan (LAP) amendment to redesignate the site from "Suburban (1 Acre)" to "Suburban (1/2 Acre)" and to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to allow subdivision into two single family residential lots.

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	1.16 hectares
Road Dedication:	0.1484 hectares
Undevelopable Area (City Parkland:	0.0788 hectares
Net Site Area:	0.9328 hectares

	Proposed
<b>Number of Lots:</b>	4
<b>Unit Density (Net):</b>	4.3 Lots/hectare
<b>Range of Lot Sizes</b>	1861-2604 square metres
<b>Range of Lot Widths</b>	31-34 metres
<b>Range of Lot Depths</b>	40.7-91.4 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 students at Colebrook Elementary School  
1 Secondary students at Panorama Ridge 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.

**Parks, Recreation & Culture:** The closest active park is West Newton Community Park and is 1,405 metres away. The closest natural area is 71R – Neighbourhood Park and is 5 metres away.

Parks supports site utility servicing through the 71R-Neighbourhood Park. No tree or vegetation removal is to occur without approval from Parks, and Parks shall review any design changes.

**Ministry of Transportation & Infrastructure (MOTI):** MOTI has no concerns with this application, provided there is no direct access proposed from Highway 10, and stormwater is not directed towards MOTI infrastructure.

## Transportation Considerations

- The proposed development is dedicating approximately 1,484 square metres of road. The following right-of-way dedications are being provided as part of the application:
  - 57B Avenue: dedication of approximately 20 metres of land.
  - This dedication will align with the existing 57B Avenue to the east and an existing City ROW to the west, which will enable the future extension of 57B Avenue. This alignment will result in a slightly curved roadway east-west through the site.

## **Parkland and Natural Area Considerations**

- The proposed subdivision will include a 10 metres wide dedicated public Park linkage on the south west portion of the property, facilitating a public pathway between 56A Avenue and the newly created 57B Avenue that will connect to Neighbourhood Park 71R. The proposed park is a voluntary contribution that is being proposed in order to facilitate site servicing.
- A 15 metre wide landscape buffer will be established along Highway No. 10 (58 Avenue).

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan (OCP) which is intended to support low-density residential uses with a suburban neighbourhood character.

### **Secondary Plans**

#### Land Use Designation

- The site is designated "Suburban (1 Acre)" under the West Panorama Ridge Local Area Plan. The applicant proposes to re-designate the site from "Suburban (1 Acre)" to "Suburban (1/2 Acre)" to accommodate the proposed rezoning and subdivision to quarter acre sized lots.

#### Amendment Rationale

- The subject property is abutting or adjacent to properties to the west, east, and south, that were redesignated from Suburban 1 Acre to Suburban ½ Acre. The subject redesignation is consistent with development in the area.
- The proposed amendment will result in a modest density increase of two (2) additional lots.
- The development of this property will facilitate further development of properties to the west by extending 57B Avenue that are currently only accessible from Highway No. 10 (58 Avenue).

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "One-Acre Residential Zone (RA)", streamside setbacks and parking requirements.

<b>RH Zone (Part 14)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	5 units per hectare	4.3 units per hectare
<b>Lot Size</b>		
Lot Size:	1,858 square metres	1,861-2,604 square metres
Lot Width:	30 metres	31-34 metres
Lot Depth:	30 metres	40.7-91.4 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Design Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- Styles recommended for the proposed lots include neo-traditional and traditional west coast.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated March 9, 2022, has been reviewed by staff and found to be generally acceptable.
- The applicant is proposing 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.

### **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 March 18, 2022, and the Development Proposal Signs were installed on March 7, 2022. Staff received no responses from neighbouring properties.

## TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborist 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
<b>Alder and Cottonwood Trees</b>			
Alder	24	23	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Vine Maple	1	1	0
Big Leaf Maple	3	3	0
Cherry	3	2	1
Aspen	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	95	60	33
Western Red Cedar	79	57	22
Hemlock	5	5	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>185</b>	<b>129</b>	<b>56</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees</b>		<b>65</b>	
<b>Contribution to the Green City Program</b>		<b>\$118,222.50</b>	

- The Arborist Assessment states that there are a total of 185 mature trees on the site, excluding Alder and Cottonwood trees. 24 existing trees, approximately 11% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 57 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 281 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site the deficit of 272 replacement trees will require a cash-in-lieu payment of \$118,222.50 as the Tree Protection By-law caps contributions to the Green City Program at \$41,250 per gross acre.

- In summary, a total of 65 trees are proposed to be retained or replaced on the site with a contribution of \$118,222.50 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

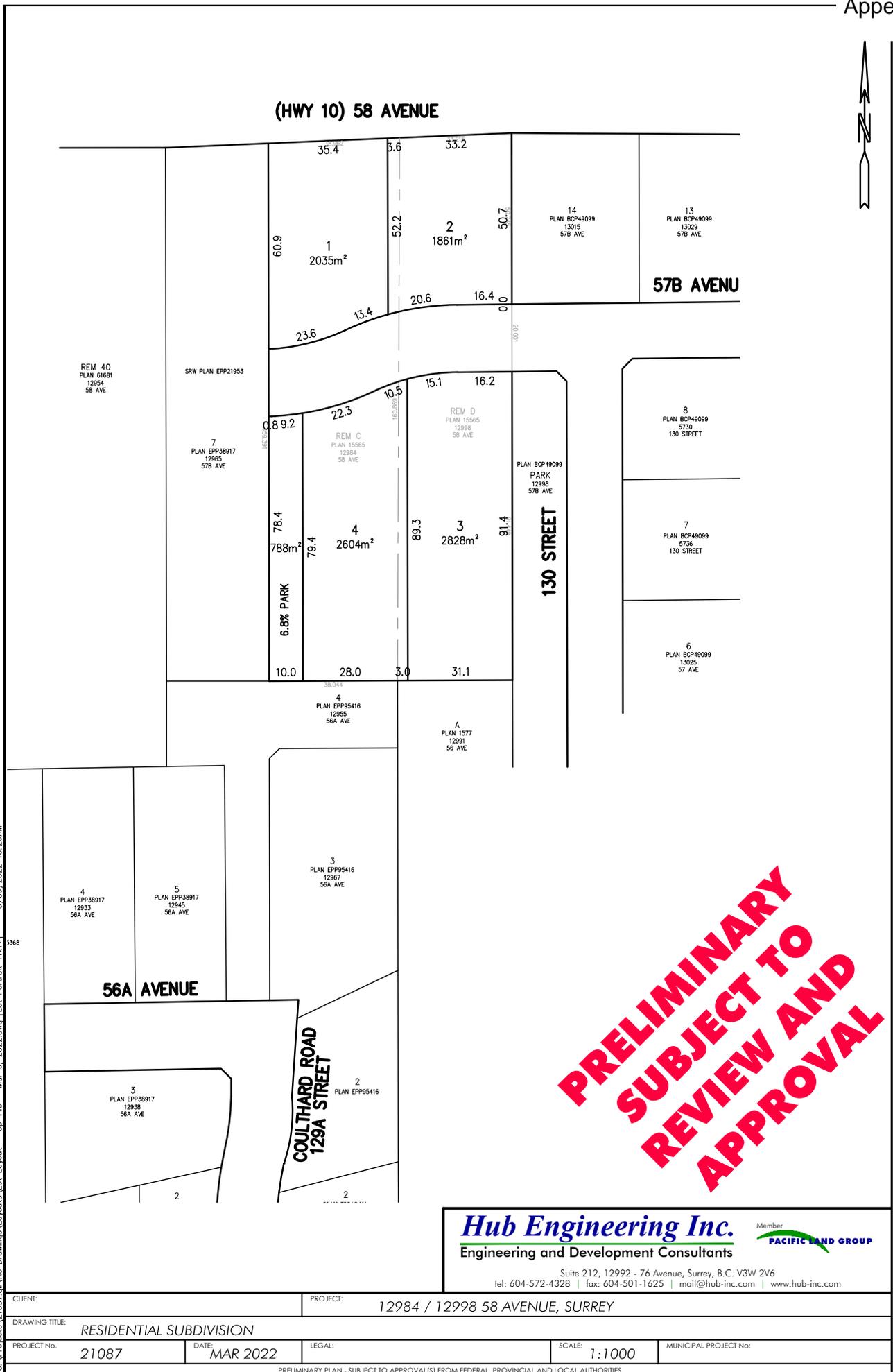
The following information is attached to this Report:

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

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SDC/cm



**PRELIMINARY  
SUBJECT TO  
REVIEW AND  
APPROVAL**

**Hub Engineering Inc.**  
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 12984 / 12998 58 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 21087	DATE: MAR 2022	LEGAL:	SCALE: 1:1000
		MUNICIPAL PROJECT No:	

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

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

**DATE: October 28, 2022**                      **PROJECT FILE: 7822-0021-00**

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**RE: Engineering Requirements  
Location: 12998 No 10 (58 Ave) Hwy**

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment except for the requirements listed below.

### REZONE/SUBDIVISION

#### ***Property and Right-of-Way Requirements***

- Dedicate 20.0 m for 57B Avenue.
- Register 0.5 m SRW on south side of 57B Avenue.
- Register SRW on the parkland for sanitary and storm servicing.

#### ***Works and Services***

- Construct 57B Avenue with unique cross section as established under 7806-0051-00.
- Construct driveway(s) with 6.0 m wide concrete letdown, as per SSD-R.24 and SSD-R.24.3.
- Confirm downstream storm system capacity and identify 100-yr HGL elevation if basements are proposed; address any capacity constraints if identified.
- Construct storm drainage system to service the proposed development.
- Construct water main, sanitary sewer and storm sewer on 57B Avenue and extend up to the tie-in points with the existing systems.
- Construct adequately sized water, storm and sanitary service connection for each lot.
- Provide cash-in-lieu for replanting parkland disturbed by servicing, if required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IK1



March 17, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0021 00

**SUMMARY**

The proposed 4 single family lots 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**

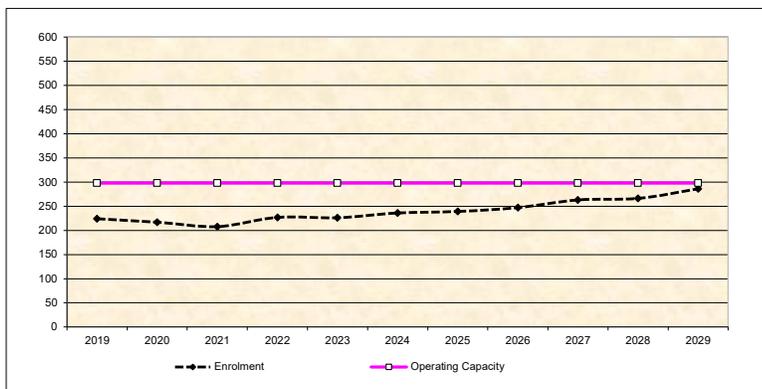
<b>Colebrook Elementary</b>	
Enrolment (K/1-7):	24 K + 184
Operating Capacity (K/1-7)	19 K + 279
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1553
Capacity (8-12):	1400

<b>Projected population of school-age children for this development:</b>	4
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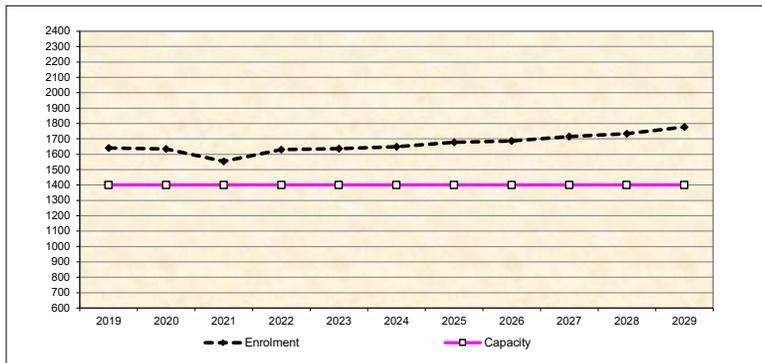
**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**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.  
 Colebrook elementary currently has surplus space in the school. The 10-year enrolment projections show the school modestly growing over the next 10 years. The catchment is predominately made up of commercial/industrial use; and the remainder of the catchment appears to be housing which also appears to have reached built out. There are currently no plans to increase the capacity of this school.  
 A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity along with portables. With the continued demand for secondary enrolling space coming from the Newton community, the school is projected to surpass 1700 students by 2029. As part of the 2022/2023 Five Year Capital Plan, the district is requesting a 300-capacity addition. The Ministry of Education has not approved funding for this addition.

**Colebrook Elementary**



**Panorama Ridge 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.

## Tree Preservation Summary

Surrey Project No:

Address: 12984, 12998 58 Ave

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	209	Protected Trees Identified	16
Protected Trees to be Removed	152	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	57	Protected Trees to be Retained	16
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 23 X one (1) = 23	281	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 129 X two (2) = 258		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	9	Replacement Trees Proposed	-
Replacement Trees in Deficit	272	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:



(Signature of Arborist)

November 5, 2022

Date

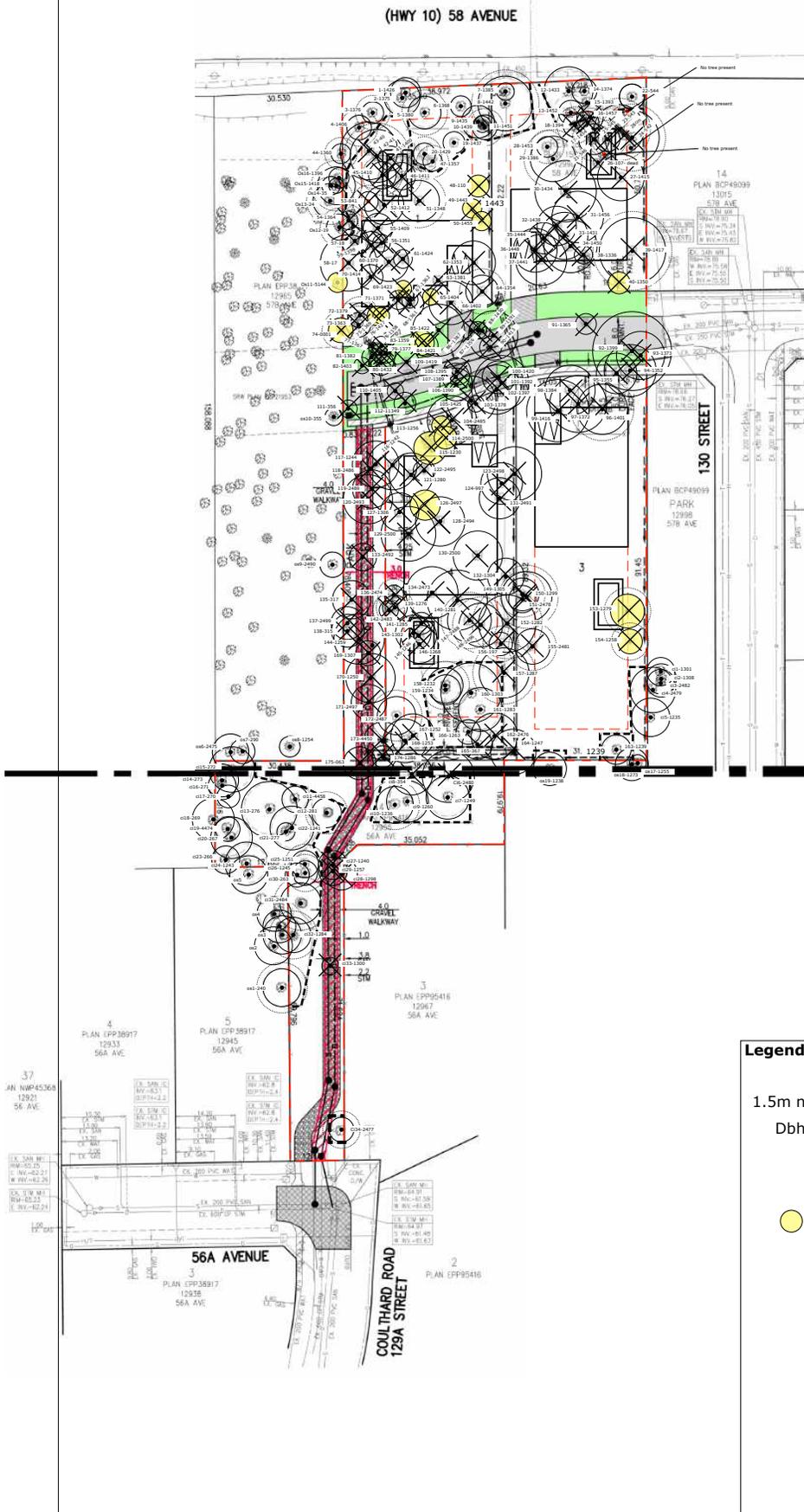
**Tree Plan for Development at  
12983 and 12988**

**Date: November 5, 2022**

**Notes:**

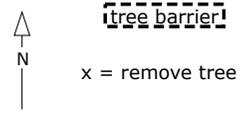
Arborist supervision required during tree removal.

Arborist supervision required during excavation of services trenching.

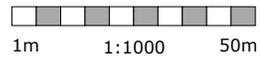


**Legend**

- 1.5m no build zone
- Dbh x 6 + .5dbh
- Colour indicates "poor tree"



x = remove tree



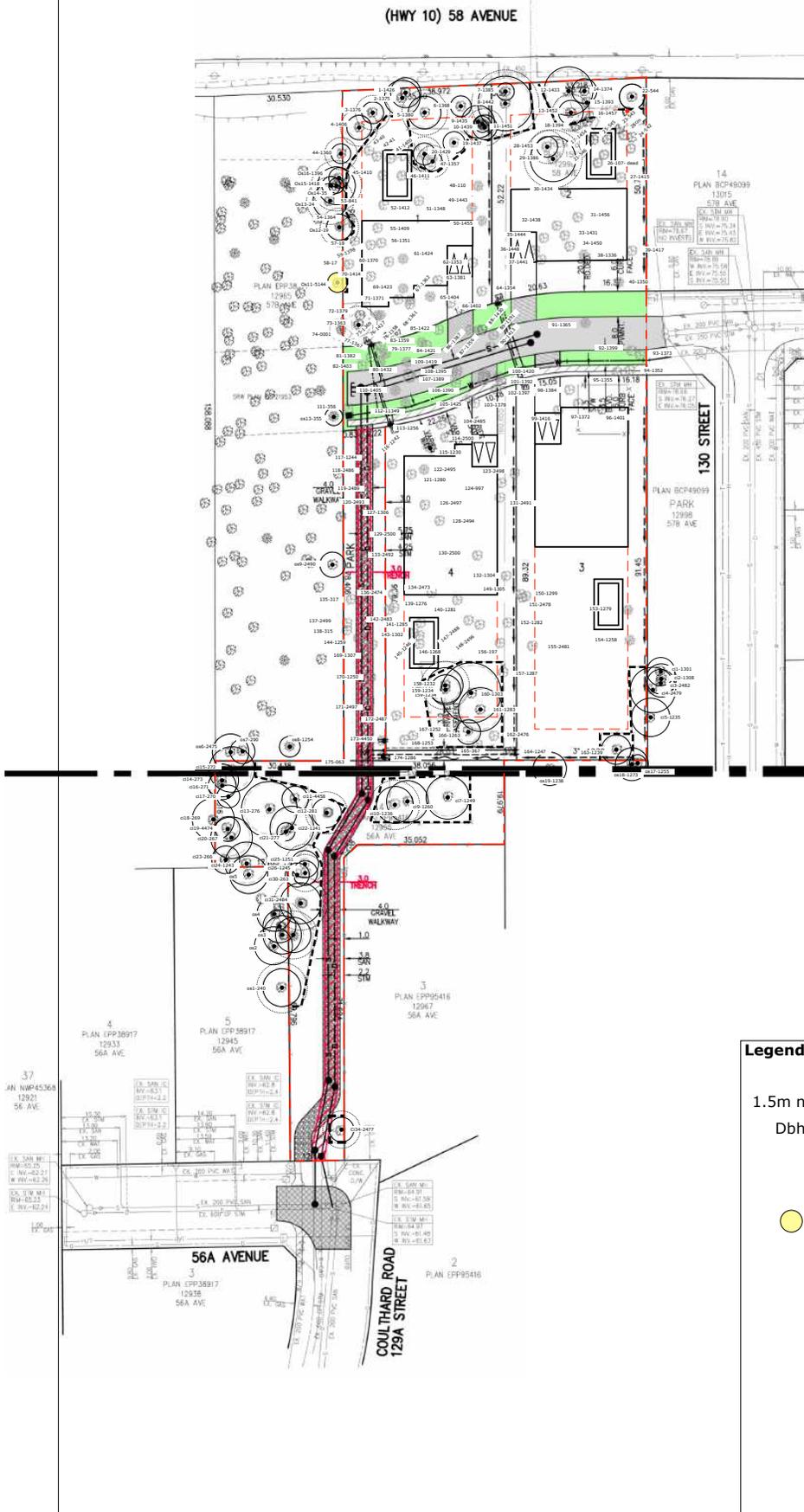
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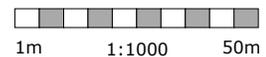
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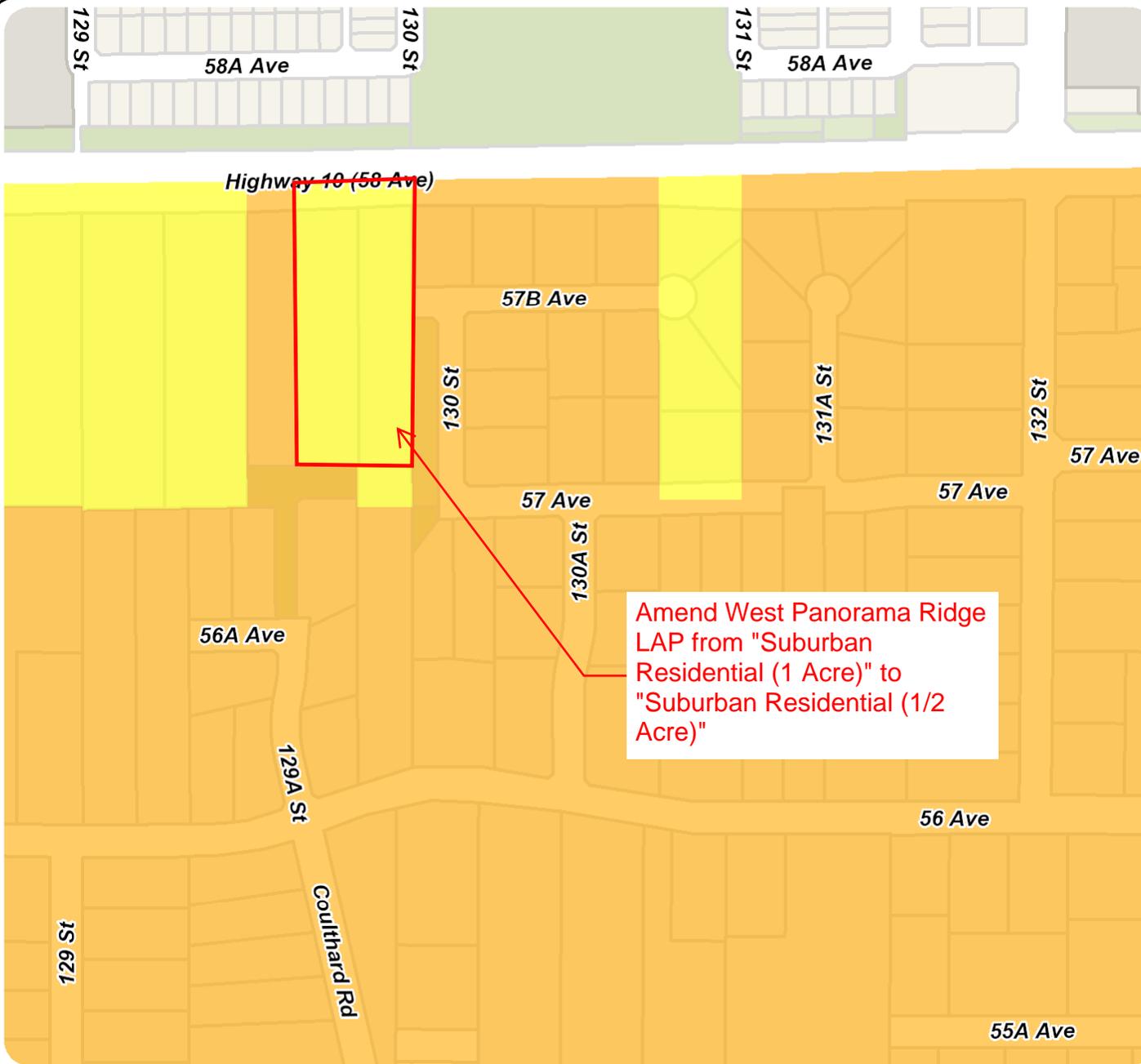


**Legend**

- 1.5m no build zone
- Dbh x 6 + .5dbh
- Colour indicates "poor tree"

tree barrier  
x = remove tree





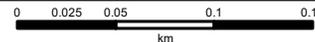
### Legend

#### West Panorama Ridge

- Suburban residential (1 acre)
- Suburban residential (1/2 acre)
- Institutional
- Open space

Enter Map Description

Scale: 1:3,820



## BUILDING GUIDELINES SUMMARY

Surrey Project: #7922-0021-00  
 Project Location: 12984 & 12998 58 Avenue, 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 a majority of homes built approximately 2-5 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 7000sf up to 9000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 2-5 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 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 also modern homes that are more recently built and currently under construction.

#### 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 to 3 storey homes.
- 3) Front entrances are 1 and 2 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 4:12 for the newer context homes.

**Dwelling Types/Locations:** 2 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.

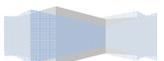
**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, 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.

**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 40 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:** **\$20,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: January 29, 2022

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

\_\_\_\_\_  
Date: January 29, 2022

