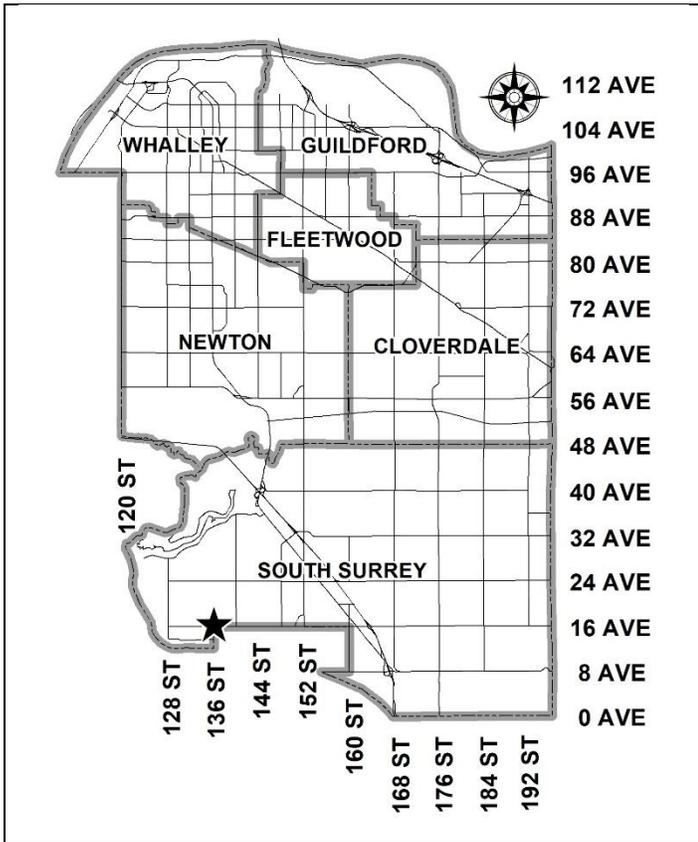


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0136-00

Planning Report Date: November 14, 2022



PROPOSAL:

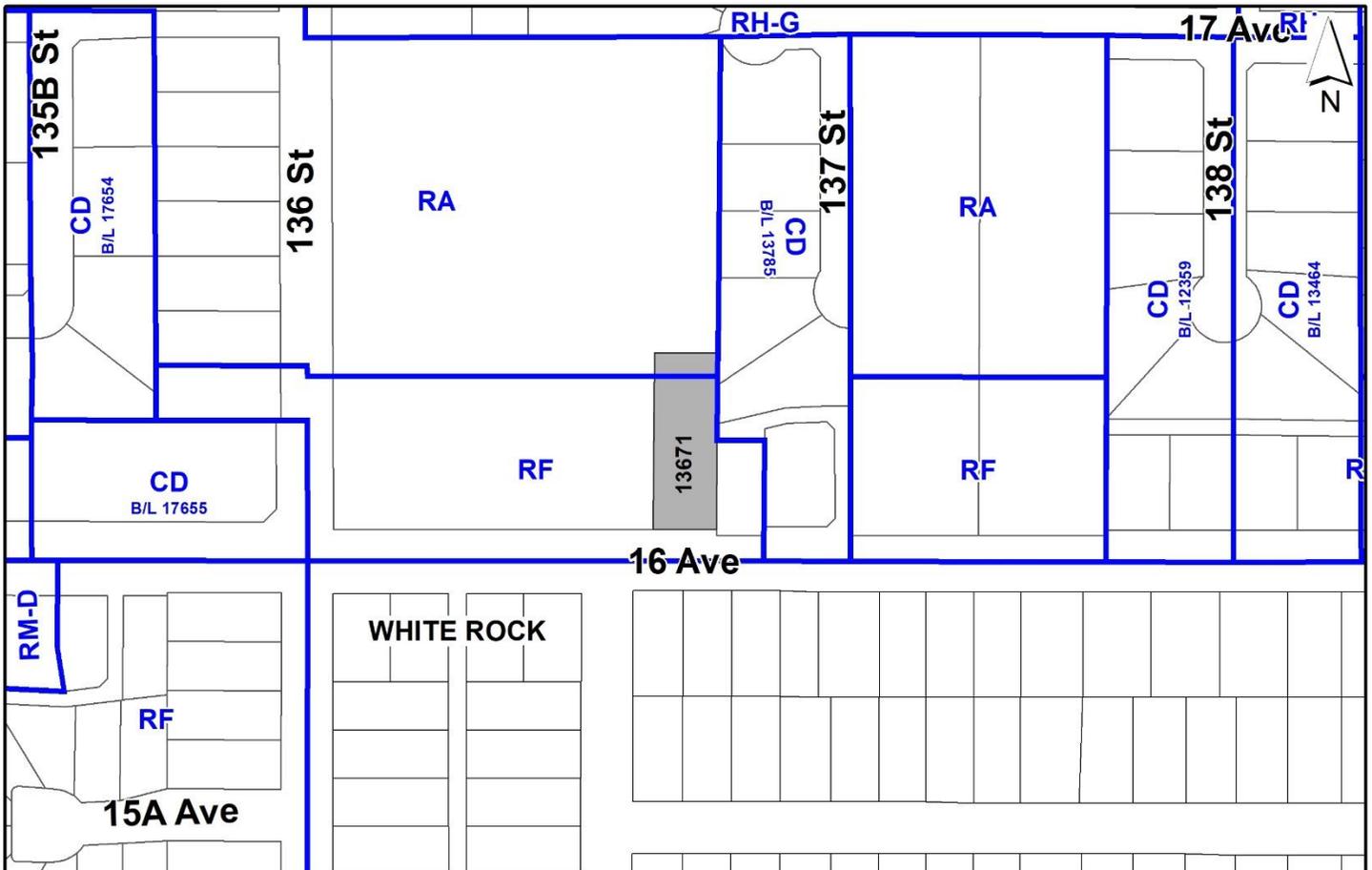
- **OCP Amendment** to remove the site from the Suburban Density Exception Area
- **OCP Amendment** to redesignate the site from Suburban to Urban
- **Rezoning** of a portion of the lot from RA to RF.

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

LOCATION: 13671 - 16 Avenue

ZONING: RA & RF

OCP DESIGNATION: Suburban Density Exception Area (max. 2 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to remove the site from the Suburban Density Exception Area (max. 2 upa) and to redesignate a portion of the site from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially aligns with the precedent set under completed Development Application 7921-0178-00 to the east which introduced "Single Family Residential Zone (RF)" sized lots along 16 Avenue.
- The proposed lots are similar in lot size to existing properties 13681 16 Avenue and 13697 16 Avenue immediately east of the subject site which front 16 Avenue.
- The subject site is split zoned with 219.5 square metres of the site zoned "One-Acre Residential Zone (RA)" at the north end and the southern portion of the site is zoned "Single Family Residential Zone (RF)".
- The RF Zone is compatible with the "Urban" designation in the Official Community Plan (OCP). The adjacent "Comprehensive Development Zone (CD)" zoned properties to the east are designated "Urban" in the OCP. The OCP Amendment to "Urban" will allow continuation of the existing development pattern along 16 Avenue. The RF lots are oversized, making them compatible with the adjacent CD zoned lots along 16 Avenue.
- The proposal will consist of a panhandle lot at the rear of the site, however, the panhandle portion of the property fronting 16 Avenue will be inaccessible to vehicles and function as a private walkway and fire department access. Both properties will be accessed by an existing but unconstructed laneway that abuts the eastern property line, removing driveway access points from the 16 Avenue Arterial.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designation from Suburban to Urban and to amend OCP Figure 5: Suburban Density Exception Areas for the subject site to remove it from the "Suburban Density Exception Area", and a date for Public Hearing be set (Appendix VI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site shown as Block 1 on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a right-of-way for public rights-of-passage for drainage access.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban Density Exception Area (max. 2 upa)	RF & RA
North:	Ray Shepherd Elementary School	Suburban Density Exception Area (max. 2 upa)	RA
East:	Single Family Dwelling	Urban	CD
South (Across 16 Avenue):	Single Family Dwelling	N/A (City of White Rock)	N/A (City of White Rock)
West:	Ray Shepherd Elementary School	Suburban Density Exception Area (max. 2 upa)	RF

Context & Background

- The subject site is located at 13671 – 16 Avenue on the north side of the border of the City of White Rock. The subject site is 0.17 hectares in area (1,653 square metres).
- The subject site is designated "Suburban" and falls within the "Suburban Density Exception Area (max. 2 upa)" in the Official Community Plan (OCP).
- There is an existing single-family dwelling on the south half of the property that currently takes access from 16 Avenue.
- The property abutting east of the site (13681 – 16 Avenue) is zoned RF. The property to the north and west is the Ray Shepherd Elementary School which is heavily treed near the property line.
- Development Application No. 7921-0178-00 to the east of the subject property at 13709 16 Avenue proposes to create additional RF lots along 16 Avenue. A portion of this site is already zoned RF, similar to the subject site. This application proposes rear lane access from a currently unconstructed laneway to the east, with Lot 1 also including a panhandle to 16 Avenue to facilitate a private walkway and fire department access. The application will continue the trend of redesignating properties along 16 Avenue from "Suburban" in the OCP to "Urban", to facilitate the creation of RF lots along 16 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the northern 219.5 square metres of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into two (2) single family residential lots.

- The proposal includes an amendment to the Official Community Plan (OCP) to remove the subject site from the “Suburban Density Exception Area (max. 2 upa)” and to redesignate the site from “Suburban” to “Urban”.
- The following table provides development details for the proposal:

	Proposed
Lot Area	
Gross Site Area:	1,653 square metres
Road Dedication:	2.808 metres (68.40 square metres)
Net Site Area:	1584.60 square metres
Number of Lots:	2
Unit Density:	12.62 uph/ 5.11 uph
Range of Lot Sizes	630-964 square metres
Range of Lot Widths	19.78-24.27 metres
Range of Lot Depths	31.79-33.40 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 students 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.

Parks, Recreation & Culture: The closest active park is Bell Park and is 725 metres away. The closest natural area is also within Bell Park and is 440 metres away.

Parks accepts the removal of City Trees within the unconstructed laneway to facilitate vehicle access for the proposed subdivision.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be provided from an existing but unconstructed rear laneway located along eastern property line. Lane dedication will be required to ensure that both proposed lots can be accessed. No front driveway access will be permitted from 16 Avenue as it is an arterial street.

- A 4.5m walkway is proposed along the panhandle portion of Lot 1 for a private walkway that will also facilitate fire department access.
- The applicant is providing a 2.808-metre-wide dedication for 16 Avenue to achieve an ultimate 30.0-metre-wide road allowance for 16 Avenue at this location.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated "Suburban" and falls within the "Suburban Density Exception Area (max. 2 upa)". The proposal does not comply with the "Suburban Density Exception Area (max. 2 upa)".
- An OCP amendment is proposed to remove the subject site from the "Suburban Density Exception Area (max. 2 upa)" and to redesignate a portion of the site from "Suburban" to "Urban".

Amendment Rationale

- The proposal partially aligns with the precedent set under completed Development Application 7921-0178-00 to the east which introduced RF sized lots along 16 Avenue.
- The proposed lots are similar in lot size to existing properties 13681 16 Avenue and 13697 16 Avenue to the east fronting 16 Avenue.
- The subject site is split zoned with 219.5 square metres of the site at the north end zoned RA and the southern portion of the site is zoned Single Family Residential (RF) Zone. The RF Zone is compatible with the "Urban" designation in the Official Community Plan (OCP). The adjacent CD zoned properties to the east are designated "Urban" in the OCP.
- The proposed OCP Amendment to redesignate the site to "Urban" will allow the continuation of the existing development pattern along 16 Avenue. The RF lots are oversized and are compatible with the adjacent CD zoned lots along 16 Avenue.
- The proposal will consist of a panhandle lot on the northern portion of the site. The panhandle portion of the property fronting 16 Avenue will be inaccessible to vehicles, but will allow for legal frontage, providing a private walkway and fire department access to the property. Both properties will be accessed by the existing but unconstructed rear laneway, removing driveways from the 16 Avenue Arterial.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal is consistent with the following OCP policies:
 - A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - *The proposed RF lots will provide a similar streetscape to that found within the adjacent single-family neighbourhood. The design guidelines on title will ensure the proposed residential lots will feature homes that are compatible with the character of the existing neighbourhood.*

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" 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)".

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	7.2 upa	5.1 upa
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.8 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	630-964 square metres
Lot Width:	15 metres	19.78-24.27 metres
Lot Depth:	30 metres	31-79-33.40 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3 per lot	3 per lot

- The proposed oversized RF lots exceed the minimum area and dimension requirements of the zone, increasing their compatibility with adjacent properties that range from 667 to 1,060 square metres, and creating more consistent frontage along 16 Avenue.

Lot Grading and Building Scheme

- 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 a set of building design guidelines.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated September 17, 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 2 Capital Plan Project CACs for proposed density greater than the OCP designation. The current fee for the South Surrey Community Area is \$20,000 per unit for single family lot. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 27, 2022, and the Development Proposal Signs were installed on August 15, 2022. Staff received no responses from neighbouring properties.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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			
Alder	14	14	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Lombardy Poplar	5	5	0
Birch	2	2	0
Coniferous Trees			
Douglas Fir	8	3	5
Western Red Cedar	24	22	2
Pine	3	0	3
Spruce	1	1	0
Deodar Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	45	34	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		20	
Contribution to the Green City Program		\$26,128.00	

- The Arborist Assessment states that there are a total of 45 mature trees on the site, excluding Alder and Cottonwood trees. 14 Alders are located on the property or approximately 24% of the total number of trees.
- It was determined that 11 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 2 to 1 replacement ratio. This will require a total of 82 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site, the deficit of 73 replacement trees will require a cash-in-lieu payment of \$26,128 as the Tree Protection By-law caps contributions to the Green City Program at \$41,250 per gross acre.

- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$26,128 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

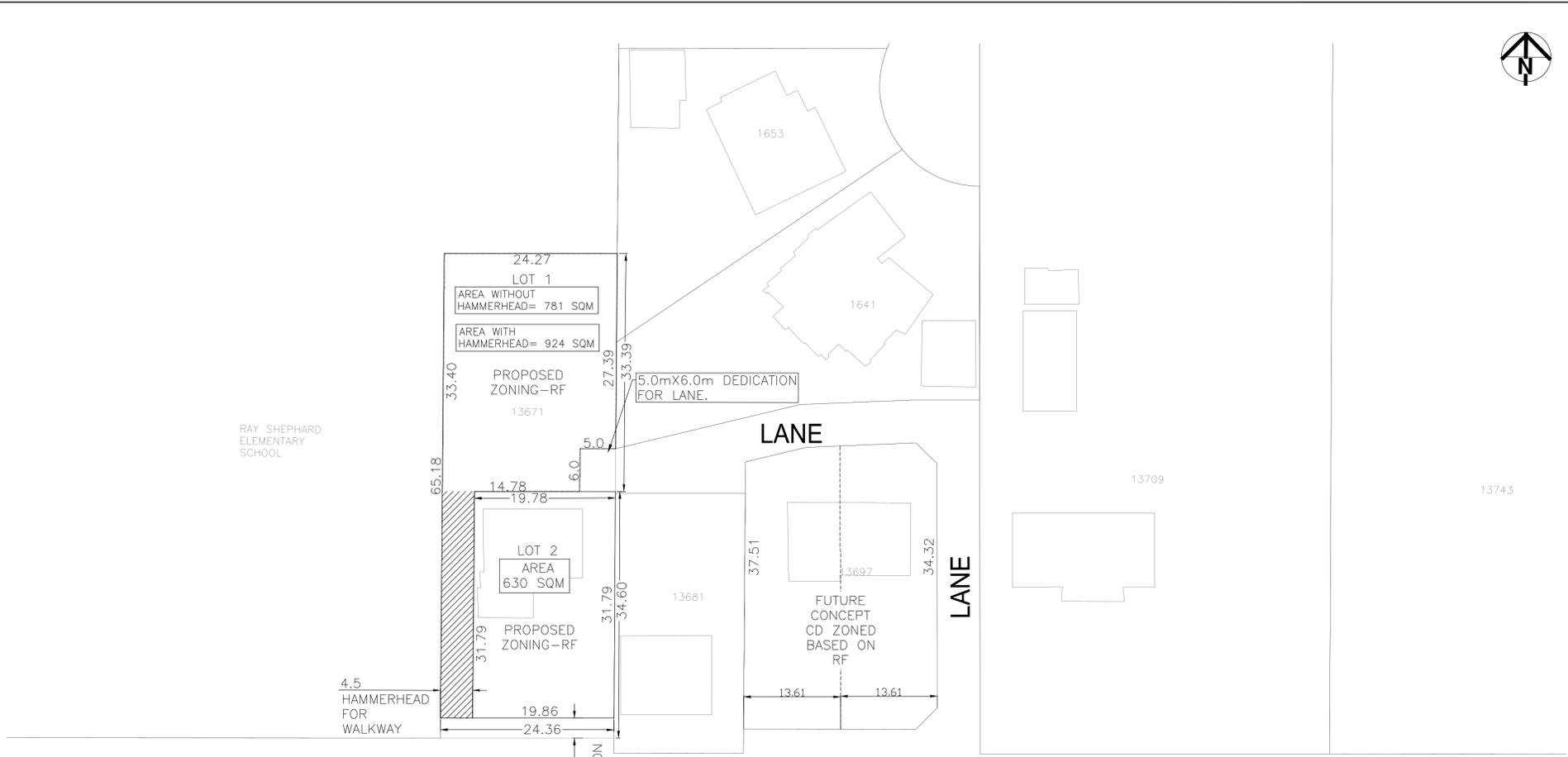
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm



METER SCALE

NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RA AND RF
 PROPOSED ZONING: RF (EXISTING HOUSE TO BE REMOVED)
SITE AREA
 GROSS SITE AREA: 1653 SQM.

NO.	DATE	BY	CHK.	REV.	DESCRIPTION
0	22/06/27	AK	RM		ISSUED FOR REVIEW

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 2 LOT SUBDIVISION
 #13671 16 AVE, SURREY, B.C.
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SCALE
 N.T.S.
DESIGNED RM
DRAWN AK
CHECKED RM
APPROVED AB

SURREY PROJECT NO.
 7922-0136-00
MAINLAND PROJECT NO.
 C-2271
DATE 22/06/27

DRAWING NO.
 1
REV.
 0

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. _____
OVER LOT 55 SECTION 16 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 37009**

**FOR THE PURPOSE OF REZONING
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, NAD83(CSRS) 4.0.0.BC.1.MVRD**



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 356mm IN WIDTH BY 216mm IN HEIGHT (LEGAL SIZE)
WHEN PLOTTED AT A SCALE OF 1:500

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM FIELD SURVEY.

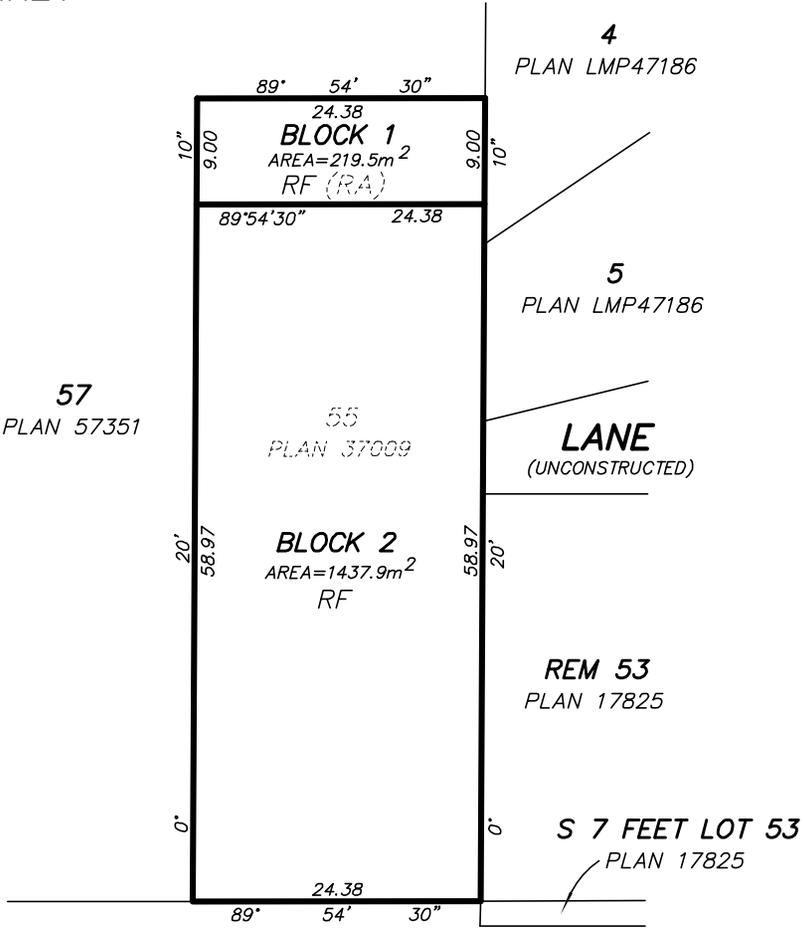
LEGEND

m² DENOTES SQUARE METRES

Lakhjot Grewal
64QJG9
Digitally signed by Lakhjot Grewal
64QJG9
Date: 2022.11.07
15:58:09 -08'00'

CERTIFIED CORRECT THIS 7th DAY OF NOVEMBER, 2022.

LAKHJOT S. GREWAL B.C.L.S. #809



16th AVENUE

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



**GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 2202-024 SK-RZ1

INTER-OFFICE MEMO

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

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

DATE: **October 28, 2022** PROJECT FILE: **7822-0136-00**

RE: **Engineering Requirements
Location: 13671 16 Ave
OCP AMENDMENT**

There are no engineering requirements relative to the proposed OCP Amendment.

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 2.808 metres along 16 Avenue;
- Dedicate 6.0 metres for the Residential Lane.

Works and Services

- Construct Residential lane to 16 Avenue for access;
- Construct water main along 16 Avenue;
- Extend sanitary main along lane;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Development Services Manager



July 22, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0136 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
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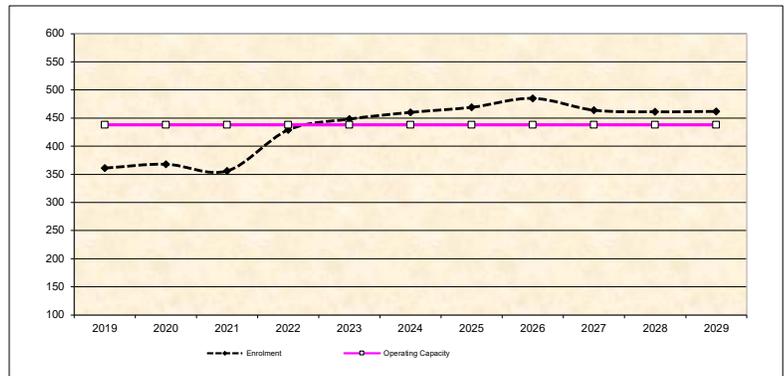
Population : The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

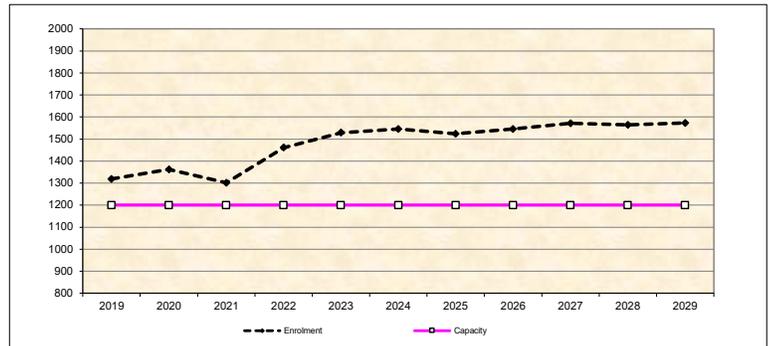
Ray Shepherd Elementary serves a maturing neighbourhood where future development can be characterized as spot infill housing. Projected growth in the catchment indicates that the enrolment will peak sometime in 2026 and then modestly decline. This projected trend can be supported with portables on site. 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.

Tree Preservation Summary

Surrey Project No: 7922 0136 00

Address: 13671 16 Avenue, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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 and offsite trees)	59
Protected Trees to be Removed	48
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = 14 • All other Trees Requiring 2 to 1 Replacement Ratio 34 x two (2) = 68 	82
Replacement Trees Proposed	9
Replacement Trees in Deficit	73
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 • All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	3
Replacement Trees Proposed	0
Replacement Trees in Deficit	3

Summary, report and plan prepared and submitted by:



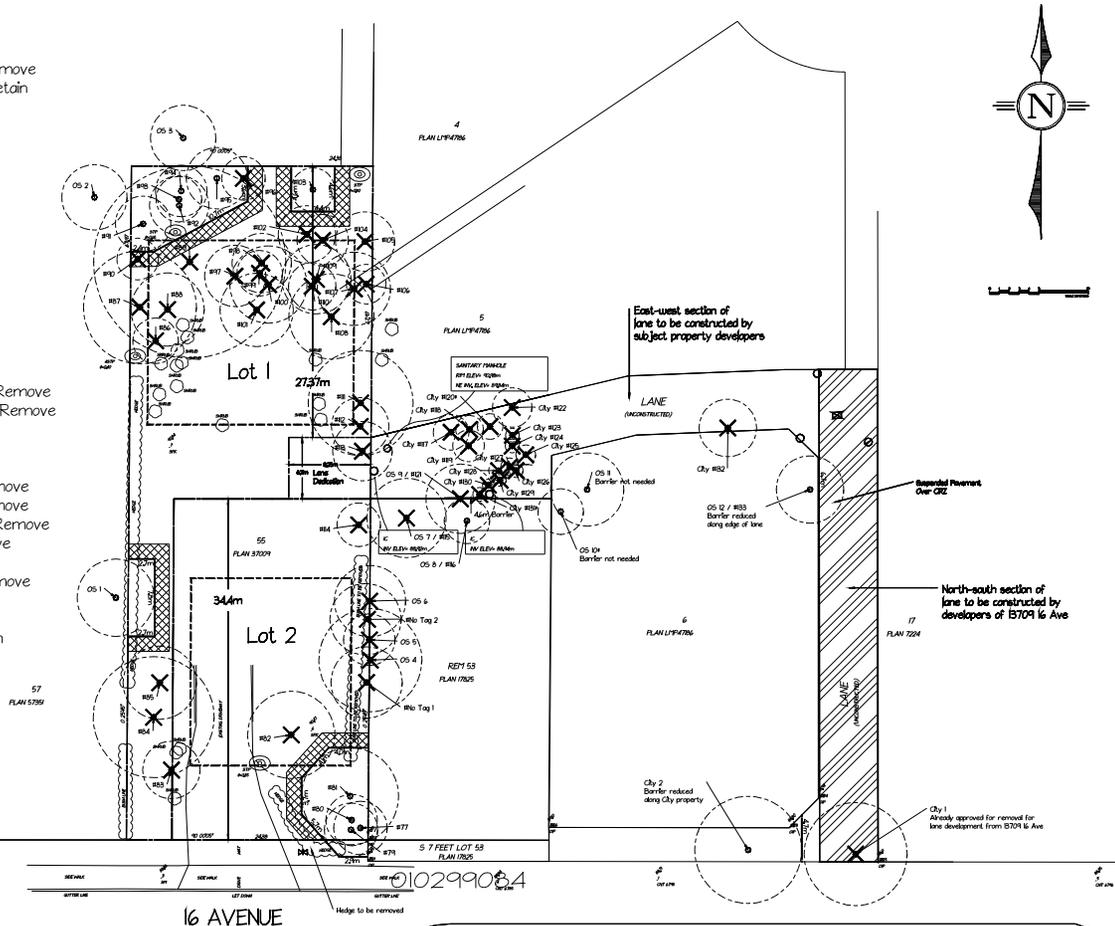
Anne Kulla

Certified ISA Arborist PN-6263A

Tag #, Species, DBH (cm), Retain/ Remove

#77 Pine 42 Retain	City 1 Western red cedar 80 Remove
#79 Pine 41 Retain	City 2 Western red cedar 83 Retain
#80 Pine 40 Retain	City 117 Red Alder 27 Remove
#81 Deodar cedar 75 Retain	City 118 Red Alder 22 Remove
#82 Birch 25, 22, 20 Remove	City 119 Red Alder 18, 7 Remove
#83 Blue spruce 46 Remove	City 120 Red Alder 20 Remove
#84 Douglas fir 94 Remove	City 122 Red Alder 29 Remove
#85 Western red cedar 19, 20, 17 Remove	City 123 Red Alder 11 Remove
#86 Western red cedar 35 Remove	City 124 Red Alder 10 Remove
#87 Douglas fir 88 Remove	City 125 Red Alder 16 Remove
#88 Western red cedar 57 Remove	City 126 Red Alder 10 Remove
#89 Big leaf maple 54, 47, 48 Remove	City 127 Red Alder 13 Remove
#90 Western red cedar 32 Remove	City 128 Red Alder 14 Remove
#91 Western red cedar 43 Retain	City 129 Red Alder 9 Remove
#92 Douglas fir 46 Retain	City 130 Red Alder 7 Remove
#93 Douglas fir 35 Retain	City 131* Red Alder 9 Remove
#94 Douglas fir 40 Retain	City 132 Birch 21, 23 Remove
#95 Douglas fir 48 Retain	No Tag 1 Lombardy poplar ~55 Remove
#96 Western red cedar 34 Remove	No Tag 2 Lombardy poplar ~55 Remove
#97 Western red cedar 48 Remove	OS1 Douglas fir ~50 Retain
#98 Western red cedar 30 Remove	OS2 Douglas fir ~50 Retain
#99 Western red cedar 36 Remove	OS3 Plum 20, 16, 20 Retain
#100 Western red cedar 60 Remove	OS 4 Lombardy poplar ~80 Remove
#101 Western red cedar 57 Remove	OS 5 Lombardy poplar ~40 Remove
#102 Douglas fir 45 Remove	OS 6 Lombardy poplar ~40, 15 Remove
#103 Douglas fir 33 Retain	OS 7 / 115 Douglas fir 62 Remove
#104 Western red cedar 40 Remove	OS 8 / 116 Douglas fir 41 Retain
#105 Western red cedar 46 Remove	OS 9 / 121 Red Alder 35, 18 Remove
#106 Western red cedar 31 Remove	OS 10* Spruce 35 Retain
#107 Western red cedar 57 Remove	OS 11 Plum 20, 20, 16 Retain
#108 Western red cedar 66 Remove	OS 12 / 133 Holly 19, 18, 15 Retain
#109 Western red cedar 53 Remove	
#110 Western red cedar 37 Remove	
#111 Western red cedar 81 Remove	
#112 Western red cedar 45 Remove	
#113 Western red cedar 46 Remove	
#114 Western red cedar 33 Remove	

Tag #s ending with * were not shown on survey



LEGEND	
Retained Tree	○
Removed Tree	⊗
Critical Root Zone	○ (dashed)
Tree Protection Barrier	—
15m No Build Zone	▨



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 13671 16 Ave, Surrey

Client Name: Darren Graham	Project: Subdivision
Drawing: Tree Plan	Drawing no: 1 of 2 Revision no:
Scale: 1 : 300	Date: Nov 07, 2022 Drawn by: TZ

Tag #, Species, DBH (cm), Retain

1. LANDSCAPE CONTRACTOR SHALL HAVE THE FINISH CONSTRUCTION OF THESE TREES UNDER THE SUPERVISION OF THE LANDSCAPE CONTRACTOR AND CERTIFIED AS A LANDSCAPE CONTRACTOR BY A LANDSCAPE ARCHITECT, OR HAVE COVERED A TWO YEAR PERIOD OF SERVICE AS A LANDSCAPE CONTRACTOR AS A LANDSCAPE CONTRACTOR.

2. ANY AREAS OF SOIL EXPOSURE SHALL BE PROTECTED OR COVERED WITH A PERMEABLE LAYER OF MULCH OR GEOTEXTILE FABRIC.

3. PLANT MATERIALS SHALL BE SPECIFIED BY THE COMMON NAME, SPECIES, VARIETY, SIZE, AGE, AND QUALITY. PLANT MATERIALS LISTED IN THE ACCEPTED PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE COMMON NAME AND LANDSCAPE CONTRACTOR'S COMMON STANDARDS FOR PLANTING. SPECIES, SIZE, AND QUALITY SHALL BE THE SAME AS THE SPECIES, SIZE, AND QUALITY LISTED IN THE ACCEPTED PLANT LIST.

4. PLANT MATERIALS SHALL BE SPECIFIED AT THE SOURCE AND APPROVED BY THE LANDSCAPE CONTRACTOR. PLANT MATERIALS SHALL BE SPECIFIED AT THE SOURCE AND APPROVED BY THE LANDSCAPE CONTRACTOR.

5. ALL PLANTING SHALL BE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONTRACTOR.

6. LANDSCAPE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT UNNECESSARY SOIL COMPACTION THROUGH LANDSCAPE WORK.

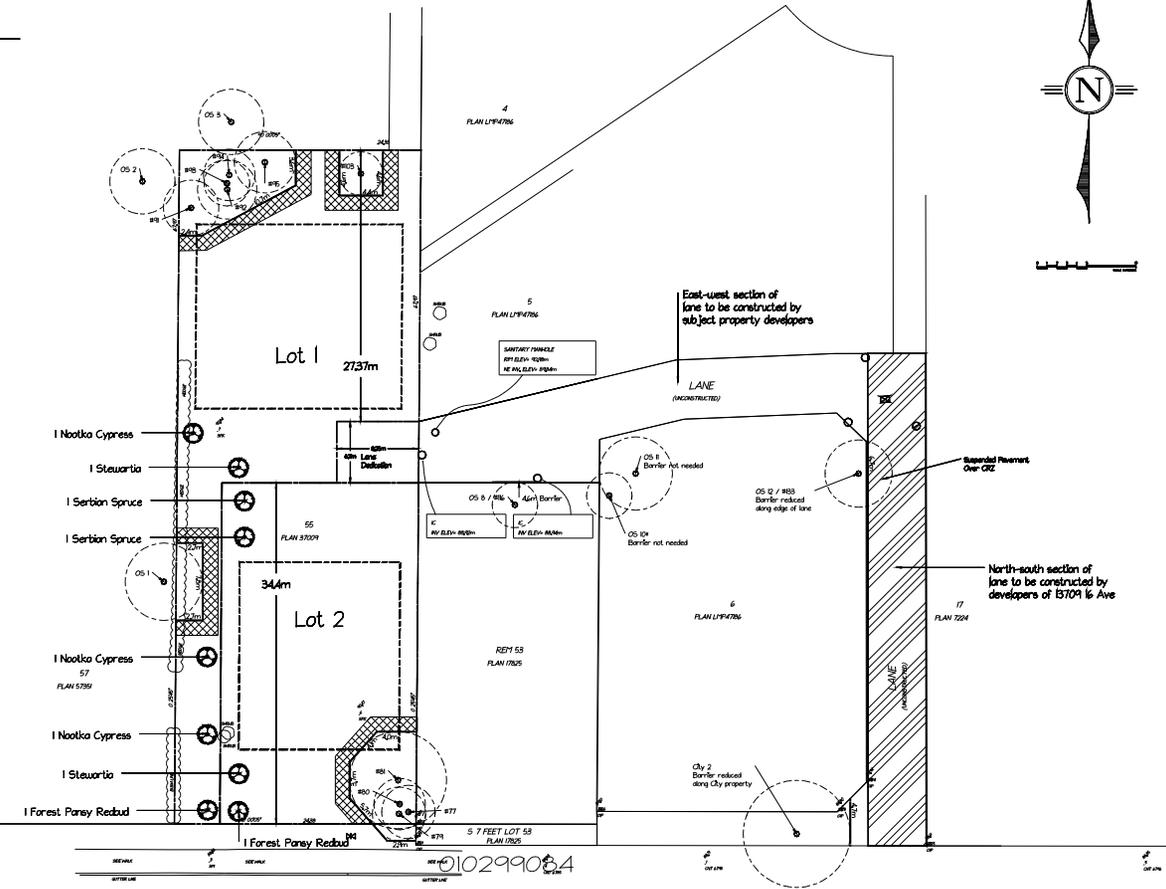
7. PLANTING SHOULD BE APPROVED SOIL TEST SHALL BE DONE AND REPORTED AS REQUIRED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE CONTRACTOR'S HANDBOOK AS FOLLOWS:
 PERENNIALS AND ANNUALS - 30cm
 SMALL TREES - 45cm
 LARGE TREES - 100cm
 TREES - 100cm TO 1.5m DIA.
 LANE - 100cm

8. ALL GRASS AND DRIVEWAYS SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE CONTRACTOR'S HANDBOOK AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE CONTRACTOR'S HANDBOOK.

9. PLANT MATERIALS SHALL BE SPECIFIED BY THE COMMON NAME, SPECIES, VARIETY, SIZE, AGE, AND QUALITY. PLANT MATERIALS LISTED IN THE ACCEPTED PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE COMMON NAME AND LANDSCAPE CONTRACTOR'S COMMON STANDARDS FOR PLANTING. SPECIES, SIZE, AND QUALITY SHALL BE THE SAME AS THE SPECIES, SIZE, AND QUALITY LISTED IN THE ACCEPTED PLANT LIST.

10. ALL GRASSES TO HAVE A SCYTHING OF P. ANNUUM (100cm).

- #77 Pine 42 Retain
- #79 Pine 41 Retain
- #80 Pine 40 Retain
- #81 Dead cedar 75 Retain
- #91 Western red cedar 43 Retain
- #92 Douglas fir 46 Retain
- #93 Douglas fir 35 Retain
- #94 Douglas fir 40 Retain
- #95 Douglas fir 48 Retain
- #103 Douglas fir 33 Retain
- City 2 Western red cedar 83 Retain
- OS 1 Douglas fir ~50 Retain
- OS 2 Douglas fir ~50 Retain
- OS 3 Plum 20, 16, 20 Retain
- OS 8 / 116 Douglas fir 41 Retain
- OS 104 Spruce 35 Retain
- OS 11 Plum 20, 20, 16 Retain
- OS 12 / 133 Holly 19, 18, 15 Retain



Tag #'s ending with * were not shown on survey

LEGEND

- Retained Tree
- Replacement Tree
- Critical Root Zone
- Tree Protection Barrier
- 1.5m No Build Zone

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
CcF	2	Cercis canadensis	Forest Pansy	Forest Pansy Redbud 5cm cal
Cn	3	Chamaecyparis nootkatensis	Nootka Cypress	3.0m
Po	2	Picea omorika	Serbian Spruce	3m
SP	2	Stewartia pseudocamelia	Stewartia	5cm cal

Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 13671 16 Ave, Surrey

Client Name: Darren Graham	Project: Subdivision
Drawing: Replacement Plan	Drawing no: 2 of 2 Revision no:
Scale: 1 : 300	Date: Nov 07, 2022 Drawn by: TZ



SUB

137 St

URB

SUB

“Proposed OCP amendment from “Suburban” to “Urban”, and to remove from “Suburban Density Exception Area”.

16 Ave

WHITE ROCK

