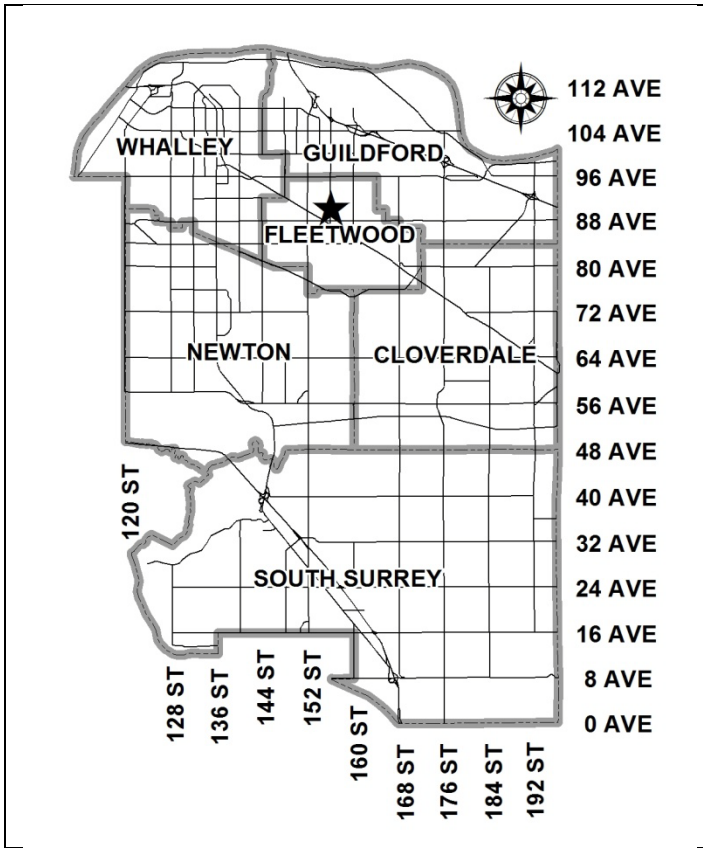


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0187-00

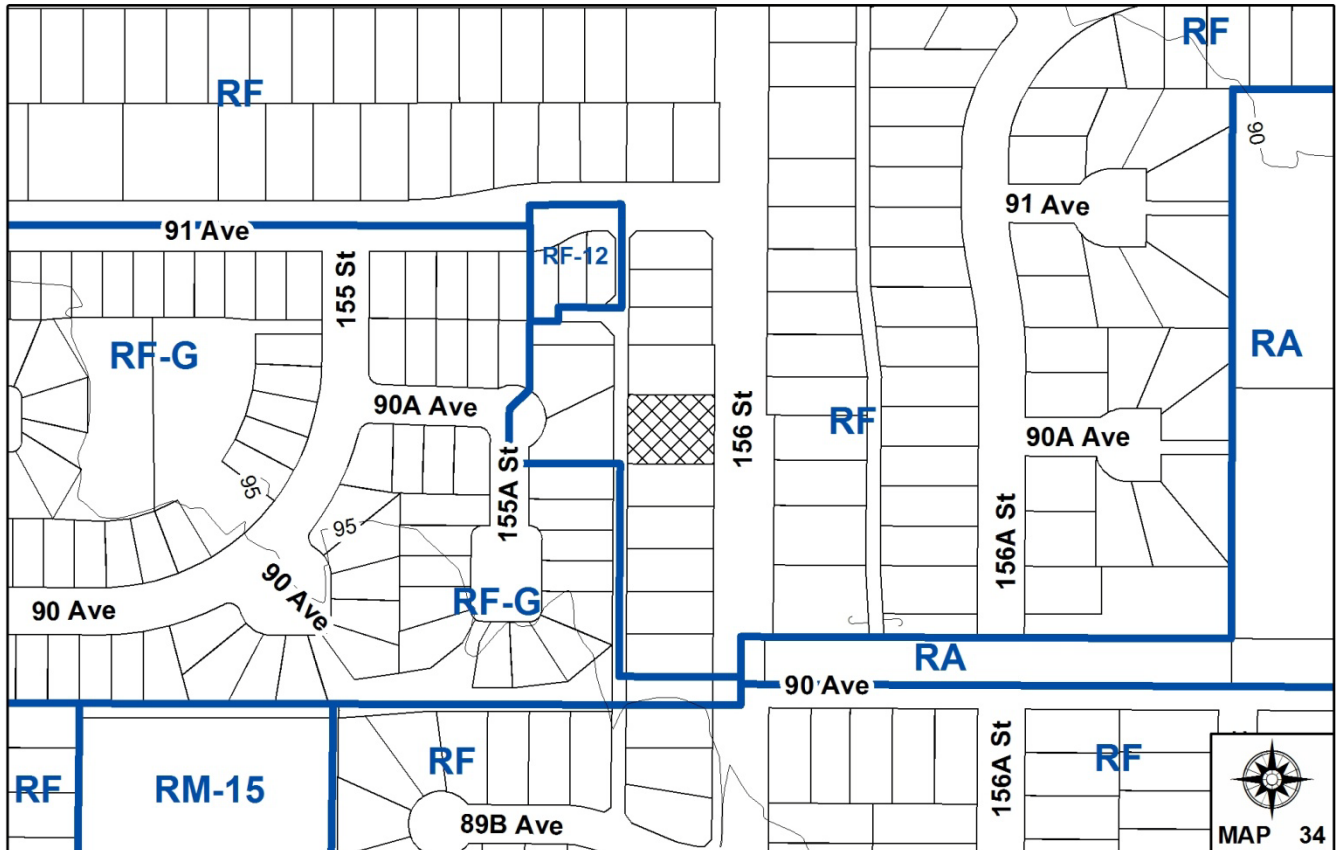
Planning Report Date: November 7, 2011



**PROPOSAL:**

- **Rezoning** from RF to RF-12 in order to allow subdivision into two lots.

**LOCATION:** 9061 - 156 Street  
**OWNER:** Michael Fournogerakis  
**ZONING:** RF  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Applicant performed neighbourhood survey and determined some support for the proposed development.
- Proposed lot size and dimensions area similar to existing RF-G lots to the west and newer RF-12 lot fronting 91 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No.12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to protect the existing trees;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the north at 9069-156 Street; and
  - (g) discharge of Section 219 Restrictive Covenant (Y69744) currently registered for the temporary lane.

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: **Projected number of students from this development:**

1 Elementary student at Berkshire Park Elementary School  
0 Secondary students at Johnston Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2012.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 156 Street):	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 156 Street between 90 Avenue and 91 Avenue in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP), and is to the west of the boundary for the Fleetwood Town Centre Plan area.
- Currently zoned "Single Family Residential Zone" (RF). The applicant is proposing to rezone the site to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into two RF-12 lots. The proposed RF-12 Zone is consistent with the Urban designation in the OCP.
- Application was delayed for several years because the neighbours to the north sold their property.
- The proposed RF-12 lots will continue the lot pattern established by the existing RF-G lots to the west and the newer RF-12 lots to the north fronting 91A Avenue.
- The applicant has surveyed the neighbourhood based on RF-12 layout and received some support and pre-notification letters generated one negative response (see Pre-Notification section of this report).

Proposed Subdivision Layout

- The proposed RF-12 lots are ultimately 444 square metres (4,779 sq. ft.) in size and 13.15 metres (43 ft.) in width which are larger than surrounding RF-G and RF-12 lots as shown in the following chart:

	Proposed RF-12 lots excluding "no build" area	Minimum dimensions of Existing RF-12 lots fronting 91 Avenue	Minimum dimensions of RF-G lots to the west
Size	444 square metres (4,779 sq. ft.)	357 square metres (3842 sq. ft.)	390 square metres (4,200 sq. ft.)
Width	13.15 metre (43 ft.)	12 metres (39 ft.)	13 metres (43 ft.)

- All remaining lots along the block are zoned RF and have minimum widths of 18 metres (59 ft.). Two lots could potentially develop together and rezone to RF-12 to allow for subdivision into three lots (i.e. two lots become three lots subject to rezoning).
- To facilitate development potential for the neighbour to the north (9069-156 Street) a 2.9-metre (10 ft.) wide no-build Restrictive Covenant is required to be registered along the northern portion of proposed Lot 1. The no-build area will facilitate a pair of 12-metre (39 ft.) wide lots in the future.
- The two proposed RF-12 lots will front 156 Street which is classified as an arterial road. Access for both lots will be provided off the rear lane.
- The existing 6-metre (20 ft.) temporary lane on the south side of the subject property was protected by covenant in 1985. As a result of recent developments to the north there are two alternate lane egresses. The temporary lane that is through the subject lot is proposed to be removed as part of the application.

#### Residential Design and Proposed Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting 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 VII).
- In-ground basements are not proposed based on the lot grading information provided by the applicant. There will be minimal cut and fill throughout the site. The information has been reviewed by staff and found to be generally acceptable.

#### Arborist Report and Tree Replacement

- Scott Lee of Mike Fadum and Associates prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix VI) which was reviewed by the City's Landscape Architect and found to be generally acceptable.
- Based on the Tree Protection By-law, the following table illustrates the trees proposed for retention and removal by species.

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Cherry	1	1	0
Falsecypress	11	6	5
Maple, Bigleaf	1	1	0
<b>Total</b>	<b>13</b>	<b>8</b>	<b>5</b>

- The Arborist Report indicates there are 13 mature trees both on and off the subject site. The report proposes the removal of 5 trees because they are located within the building envelopes. The report proposes 8 mature trees be retained; one on proposed Lot 2, and 7 on the City boulevard. Six replacement trees will be planted for a total of fourteen (14) trees on site, providing for an average of seven trees per lot.

- Under the Tree Protection By-law, tree replacement at a ratio of 2:1 would be required. As five trees are proposed to be removed, a total of ten replacement trees are required for this application. The applicant proposes six replacement trees. Under the requirement of the Tree Protection By-law, this would result in a tree replacement deficit of four trees. Monetary compensation for the tree replacement deficit is \$300/tree which will result in a \$1,200 contribution to the Green City fund. Payment will be a condition of final adoption.
- A "no-build" Restrictive Covenant will be required to be registered on portions of proposed Lot 2 in order to retain existing trees.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 11, 2011 and staff received 2 phone calls, expressing the following comments:

- Concerns were expressed about the precedent this application would create for development of small lots in the future.

*(The proposed layout is in keeping with development patterns of the block and acts as a good transition from smaller RF-G and RF-12 lots to RF lots.)*

- One neighbour was in support but would like to see a "good" design for the houses and would like to develop his lot in the future.

*(The caller was informed that a Building Scheme would be registered on the title of the two proposed lots, which would control standards of design and ensure that the houses fit with the rest of the neighbourhood.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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. 11/3/11 11:11 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Michael Fournogerakis  
   H.Y. Engineering Ltd.  
   Address:         9061 - 156 Street  
   Surrey BC  
   V3L 5V1  
   Tel:                 604-583-1616 - Work
  
2.        Properties involved in the Application
  - (a)     Civic Address:         9061 - 156 Street
  
  - (b)     Civic Address:         9061 - 156 Street  
          Owner:                 Michael Fournogerakis  
          PID:                  001-640-518  
          Lot C Section 35 Township 2 New Westminster District Plan 69486
  
3.        Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.26
Hectares	0.1072
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.15 m – 16.05 m
Range of lot areas (square metres)	444 m <sup>2</sup> – 543 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.7 lots/ac    18.7 lots/ha
Lots/Hectare & Lots/Acre (Net)	8.3 lots/ac    20.2 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	17.7%
Total Site Coverage	67.7%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



# PROPOSED SUBDIVISION LAYOUT

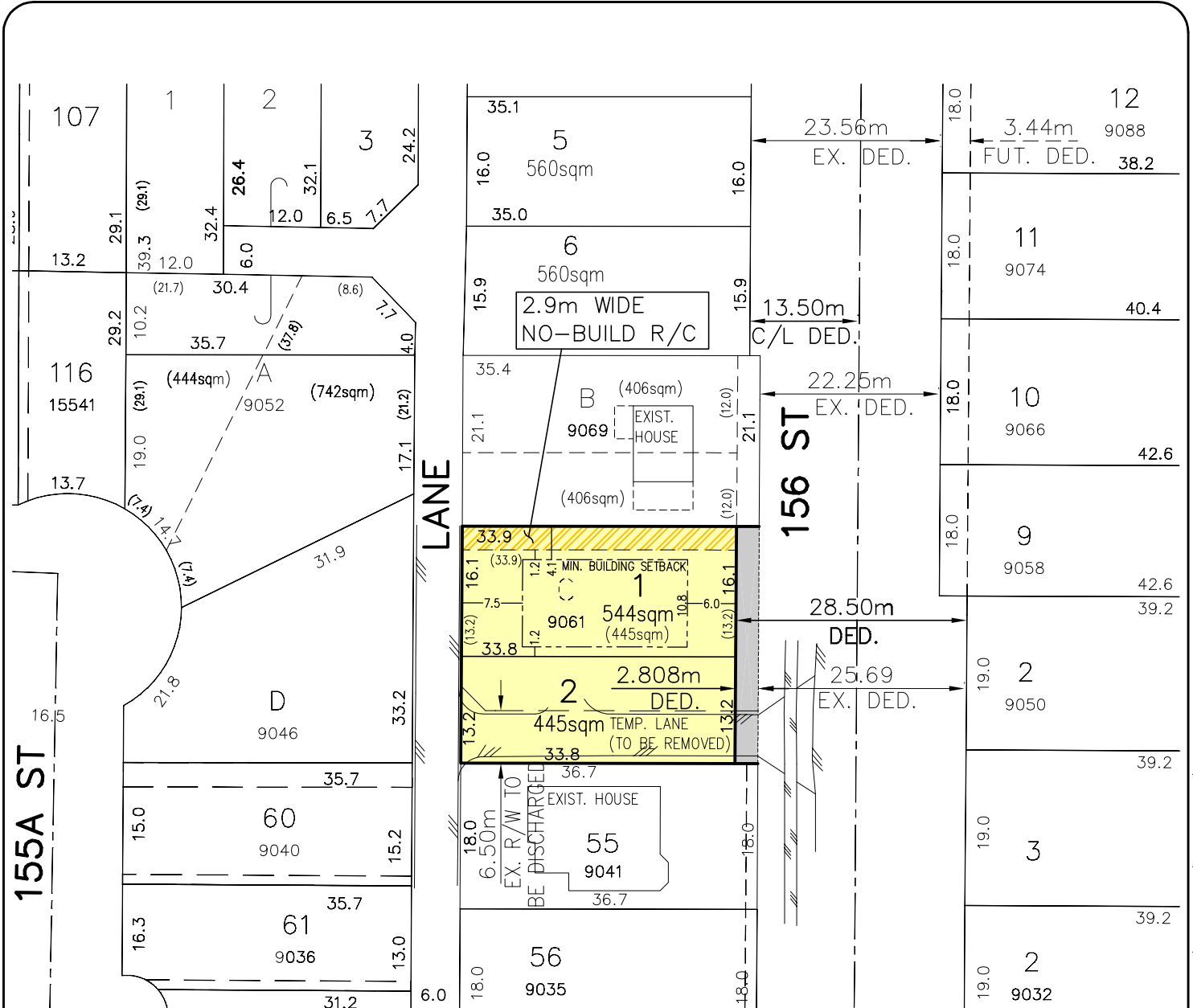


Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7907-0187-00  
 MAP #: 034  
 EXIST. ZONE: RF  
 PROP. ZONE: RF-12



CIVIC ADDRESS: #9061 - 156 ST., SURREY, BC  
 LEGAL: LOT C, PLAN 69486 OF SECTION 35, TOWNSHIP 2, N.W.D.



GROSS SITE AREA: 1,072sqm (0.26ac)



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#: **072654A**    **ALTERNATIVE#02**    **DATE: 02 NOV/11**    **SCALE: 1:750**

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required



## INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 12, 2011** PROJECT FILE: **7807-0187-00**

---

RE: **Engineering Requirements  
Location: 9061 156 St**

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

- dedicate 2.808 metres on 156 Street;
- provide 0.5m SRW along 156 Street site frontage; and
- discharge existing temporary lane SRW.

***Works and Services***

- remove temporary lane at the south property line of this site and reinstate 156 Street boulevard;
- provide sanitary, drainage, and water connections to service the development

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

RSS/brb



Wednesday, October 26, 2011  
**Planning**

**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.

New housing would help fill surplus capacity at Berkshire Park Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 07 0187 00

**SUMMARY**

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

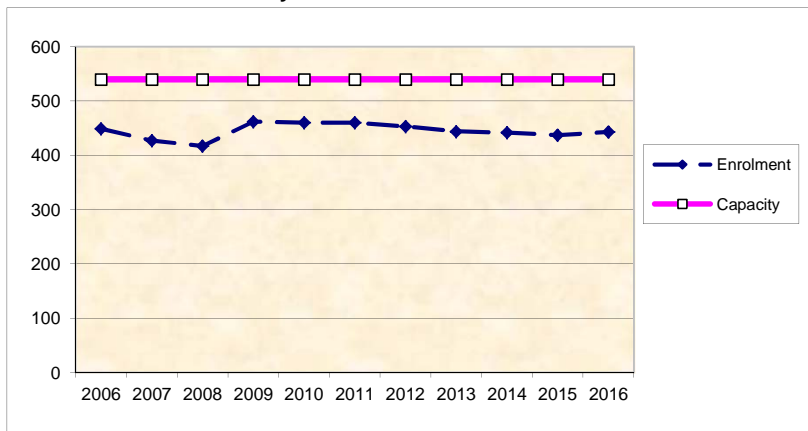
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

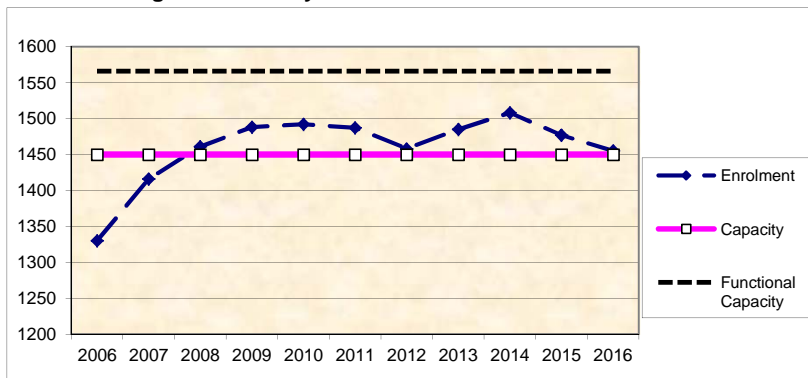
September 2010 Enrolment/School Capacity

<b>Berkshire Park Elementary</b>	
Enrolment (K/1-7):	52 K + 408
Capacity (K/1-7):	40 K + 500
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1492
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

**Berkshire Park Elementary**



**Johnston Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7907-0187-00  
Project Location: 9061 - 156 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

There are fundamentally different forms of housing in the area surrounding the subject site, which is typical of areas in which development activity spans more than 50 years. The few older homes from the 1960's include two (13%) small simple rectangular Bungalows, (one with above-ground Basement), and two (13%) 2200 square foot old urban Basement Entry homes with box-like massing. These old homes are clad in stucco or cedar (or both), and all have 4:12 to 6:12 pitched common gable roofs with an interlocking tab type asphalt shingle roof surface. Neither the dwellings nor the landscaping provide suitable context for a year 2011 RF-12 zone development in Surrey.

There was a substantial amount of building activity in this area in the 1970's and 1980's, most of which is in the form of 2500-3000 sq.ft. "West Coast Traditional (Rural Heritage emulation)" and "West Coast Modern" style Two-Storey and Basement Entry type homes. Homes are high mass structures, a result of the practice of positioning the upper floor directly above the lower floor on all sides of the structure, thereby exposing the entire wall mass of the upper floor to street views. One of these homes has a front entrance portico that is two storeys in height, which are proportionally exaggerated in relation to other elements on the front façade. These homes all have main common hip roofs at a 4:12 to 6:12 slope and have a variety of roof surface materials. These homes are clad in stucco only, or stucco with brick, or vinyl with brick. The homes have rear garages with driveways accessing a rear lane. These homes do not provide suitable architectural context for a year 2011 RF-12 zoned subdivision.

One third of homes within the study area have been constructed within the last decade. These homes are 3500 square foot "Neo-Traditional" and "Neo-Heritage" Two-Storey type. The homes have mid-scale massing characteristics, and have massing designs meeting a common modern standard with respect to balance and proportional consistency in the volume allocated to various projections. Most homes have a 1 ½ storey front entrance veranda. Main roofs are common hip type with two or more street facing common gable projections. The roof slope on most homes is 6:12 to 8:12. Roof surface materials include shake profile asphalt shingles or shake profile concrete roof tiles. These homes are all clad in vinyl and all have a stone accent. Homes have either Hardipanel with 1x4 vertical wood battens or cedar shingles in gable ends. Yards are landscaped to a modest standard for post year 2000's RF-12 zoned developments. Although some updating of standards is recommended, the homes at 9016, 9077, 9081, 9099 - 156 Street provide the best source of context for the subject site.

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

- 1) Context Homes: Newer homes in the surrounding area provide desirable residential design context. Context homes are located at : 9016, 9077, 9081, and 9099 - 156 Street
- 2) Style Character : Context homes are “Neo-Traditional” style.
- 3) Home Types : Co-Dominance of Two-Storey and Basement entry home types.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). Newer homes have an entrance height between 10 feet and 12 feet.
- 6) Exterior Wall Cladding : A variety of wall cladding materials including Vinyl (60%), Stucco (27%), Hardiplank (7%) and Cedar (7%) have been used.
- 7) Roof surface : A variety of roof surface materials have been used including Asphalt Roof shingles (67%), Concrete Roof tiles (27%), and Roll Roofing (7%).
- 8) Roof Slope : Roof pitch 6:12 to 18:12 on new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	40%
	Basement Entry/Cathedral Entry	7%
	Rancher (bungalow).....	13%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in vinyl with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. All homes have a brick or stone accent.

**Roof Pitch and Materials:** All context homes have a shake profile asphalt shingle or concrete tile roof.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** The streetscape is best described as "varied", consisting of small old Bungalows, 2500 sq.ft. box-like Basement Entry homes, and a few new 3000+ sq.ft. "Neo-Traditional" style Two-Storey homes that meet modern massing design standards. Roof pitch over all homes ranges from 2:12 to 18:12. Roof surface materials include asphalt shingles, concrete roof tiles and roll roofing. Homes are clad in a wide variety of cladding materials including stucco, cedar, vinyl, Hardipanel, brick, and stone. Landscapes vary widely from "modest modern urban" to "above-average modern urban".

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 9000 block of 156 Street. Context homes include dwellings at 9016, 9077, 9081, 9099 - 156 Street: Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

### **Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

### **Roof Pitch:**

Minimum 8:12.

### **Roof Materials/Colours:**

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

### **In-ground basements:**

Permitted, subject to City approval, and to determination that service invert locations are sufficiently below grade. Basements, if permitted, will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 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 finish concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: August 23, 2011

**Reviewed and Approved by:**  Date: August 23, 2011

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 07-0187-00  
Project Location: 9061 - 156 Street  
Arborist: Scott Lee

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource consists of native and non native species, primarily falsecypress (Chamaecyparis pisifera) of good structure and health. The falsecypress are concentrated in the middle of proposed lot 2 and on City property.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A)	13
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	5
Number of Protected Trees to be retained (A-C)	(D)	8
Number of Replacement Trees required (0 alder and cottonwood X 1 and 5 others X 2)	(E)	10
Number of Replacement Trees proposed	(F)	6
Number of Replacement Trees in deficit (E-F)	(G)	4
Total number of Prot. and Rep. Trees on site (D+F)	(H)	14
Number of lots proposed in the project	(I)	2
Average number of Trees per Lot	(H/I)	(J) 7

3. Tree Survey and Preservation/Replacement Plan

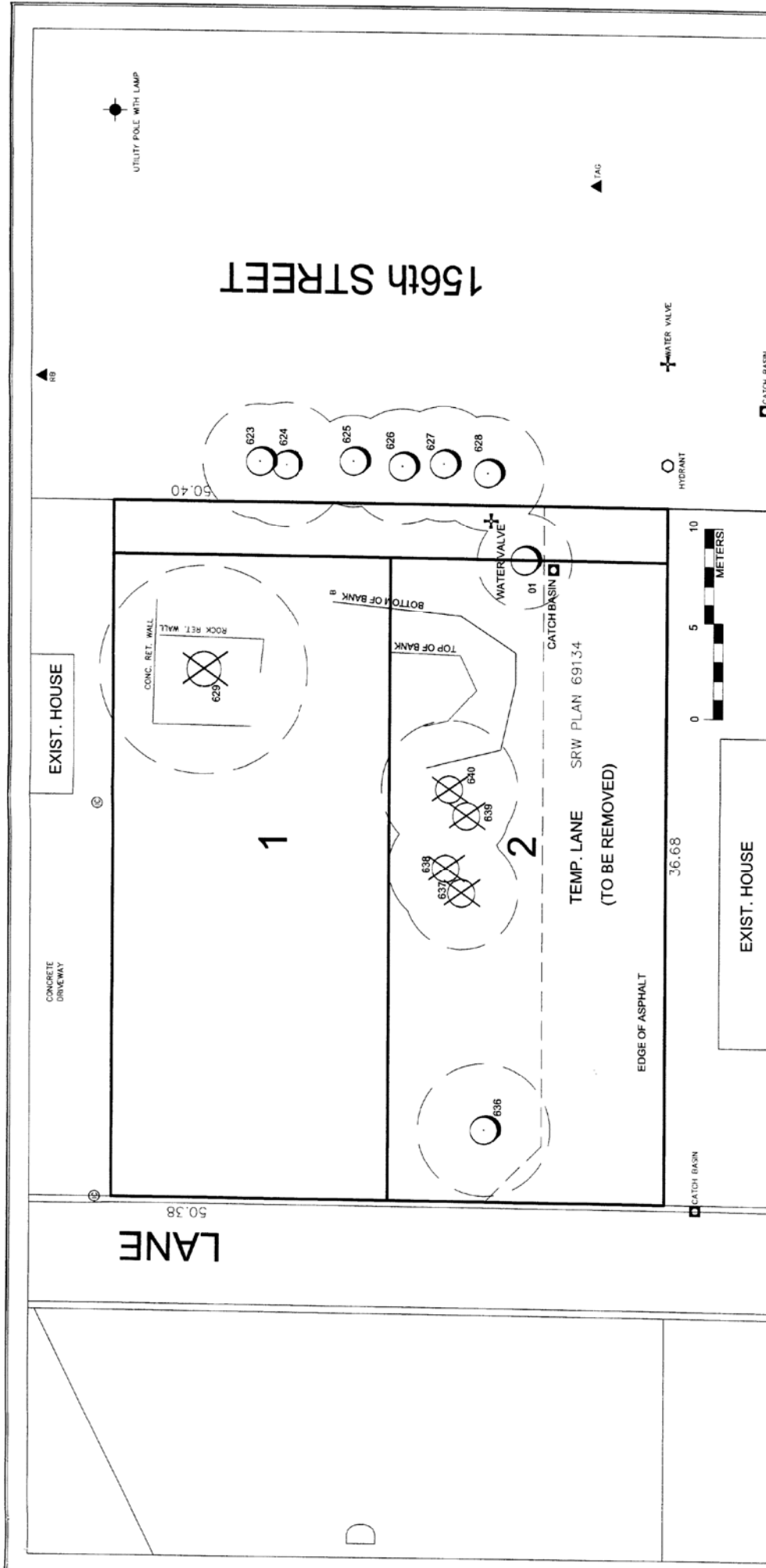
Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: September 30, 2011







PLAN checked by *[Signature]*  
 Drawing & Development Ltd. 407  
 2100 - 111/161  
 Applicable T.N.O. Acceptable

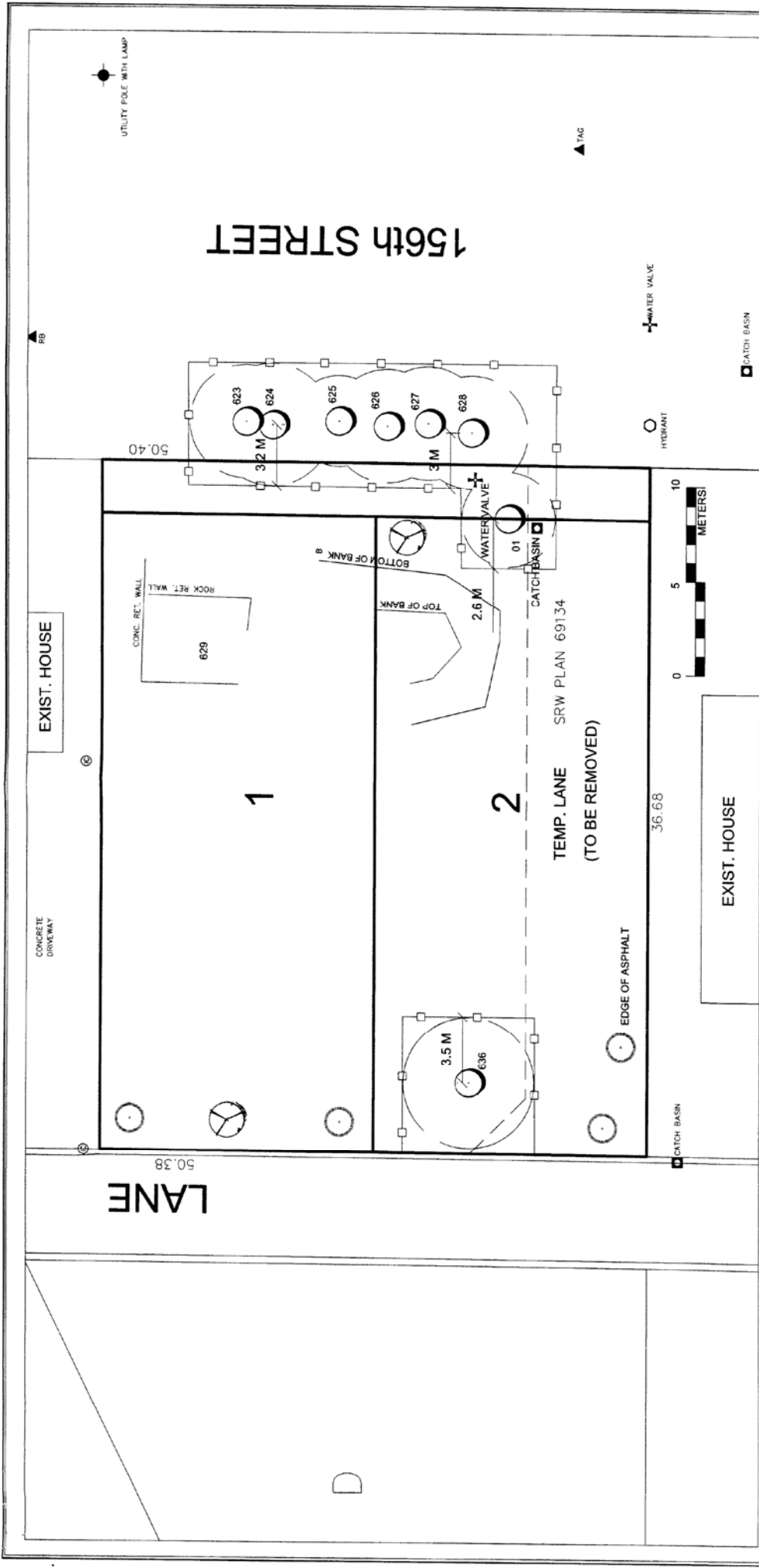
**LEGEND**

○ TREE TO BE RETAINED

⊗ TREE TO BE REMOVED

○ MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

STAMP	NO.	DATE	BY	RECORD OF REVISION
<p>11140 - 92A Avenue          Delta, British Columbia          V4C 3L6          TEL: (604) 599-0090          FAX: (604) 599-2888          Email: mifadum@fadam.ca</p>				
<p><b>MIKE FADUM AND ASSOCIATES LTD</b>  <b>VEGETATION CONSULTANTS</b></p>				
PROJECT TITLE		<p>9061 156 ST.,          SURREY, B.C.</p>		
SHEET TITLE		<p>REMOVAL AND          PRESERVATION PLAN</p>		
DRAWN	SCL	SCALE	AS SHOWN	DATE
				AUGUST 23, 2011
<p>T-1          SHEET OF 2</p>				



NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCINA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

- LEGEND**
- TREE TO BE RETAINED
  - DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
  - MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
  - CONFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
  - \_\_\_\_\_ TREE PROTECTION FENCING

*Ref*  
2011/11/01

DRAWN SOL	SCALE AS SHOWN	SHEET TITLE T2 - TREE PROTECTION AND REPLACEMENT PLAN	PROJECT TITLE 9061 156 ST., SURREY, B.C.	DATE AUGUST 23, 2011	T-2 SHEET OF 2
11140 - 92A Avenue Delta, British Columbia V4C 3L8 Ph: (604) 592-0869 Fax: (604) 565-2688 Email: mifadum@mifadum.ca					
<b>MIKE FADUM AND ASSOCIATES LTD</b> VEGETATION CONSULTANTS					
NO.	DATE	BY	RECORD OF REVISION		