

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0261-00

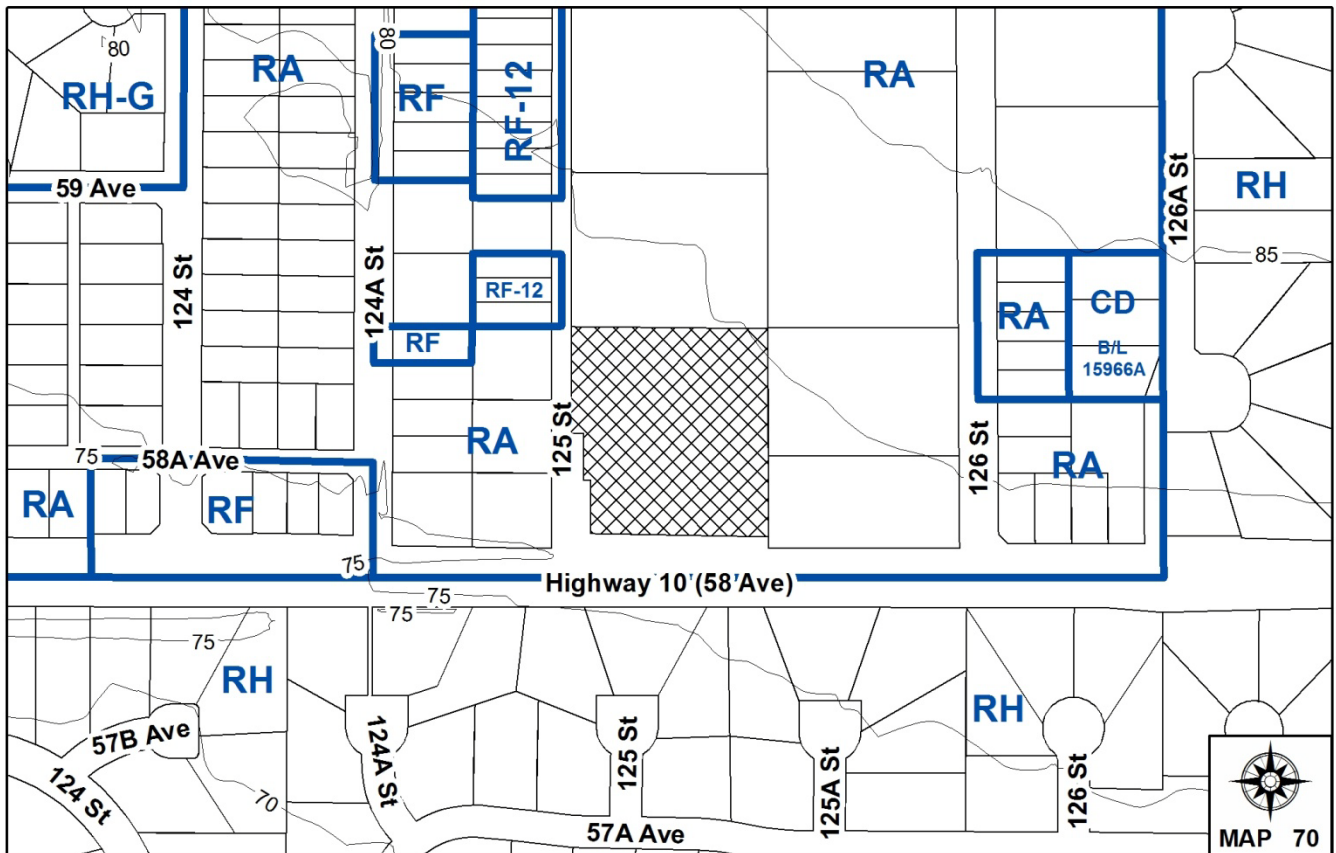
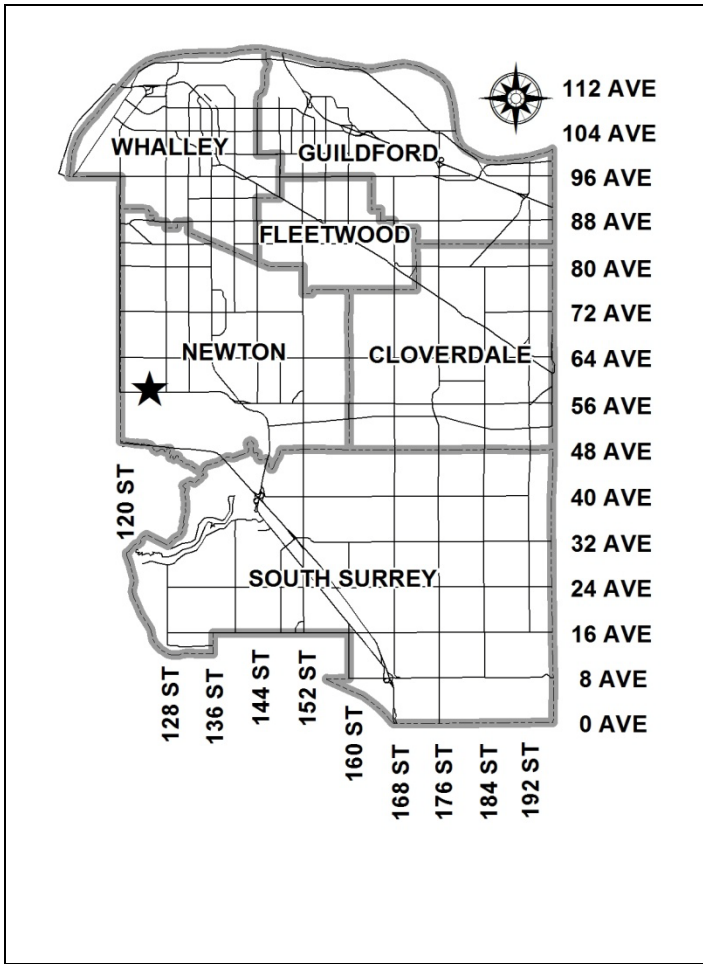
Planning Report Date: January 10, 2011

**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12

in order to allow subdivision into 18 single family lots.

**LOCATION:** 5848 - 125 Street  
**OWNERS:** Rattan Kaur Dubb, Balbir Kaur Malhi et al.  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**NCP DESIGNATION:** Single Family Small Lots (10 upa) and Open Space/Linear Park Buffer



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed subdivision requires an OCP Amendment in order to redesignate the subject property from "Suburban" to "Urban".

### RATIONALE OF RECOMMENDATION

- The proposed subdivision layout and OCP Amendment are considered appropriate for the subject property in order to continue the RF-12 (Type II) subdivision pattern proposed on the adjacent properties at 5863 – 126 Street and 5811 – 126 Street (File No. 7904-0058-00).
- The OCP Amendment from "Suburban" to "Urban" is required in order to permit the development of RF-12 (Type II) lots, which complies with the "Single Family Small Lots (10 upa)" designation in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- The proposed RF-12 lots are similar in width, depth and area to the RF-12 lots proposed on the adjacent properties at 5863 – 126 Street and 5811 – 126 Street (File No. 7904-0058-00).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
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 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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, 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) finalize details and provide financial security for appropriate fencing and landscaping along the buffer strip adjacent to Highway No. 10 (58 Avenue) to the satisfaction of City staff;

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

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

6 Elementary students at J.T. Brown Elementary School  
3 Secondary students at Tamanawis Secondary School

(Appendix IV)

Parks, Recreation & Culture:	The Parks, Recreation & Culture Department supports the proposed subdivision layout and will accept the 9-metre (30-ft.) parkland dedication adjacent to Highway No. 10 (58 Avenue). The applicant is required to provide cash-in-lieu for pathway development within the 9 metre (30 ft.) wide buffer area. In addition, the applicant is required to pay NCP amenity contributions on a per unit basis in keeping with the West Newton/Highway No. 10 NCP.
Ministry of Transportation & Infrastructure (MOTI):	Support. No direct access is permitted from Highway No. 10 (58 Avenue). In addition, all storm water shall be directed to a municipally maintained storm drainage system.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North:	City park (Corrigan Park).	OCP – Suburban NCP – Single Family Small Lots (10 upa) and School	RA
East:	Undeveloped one-acre residential properties, currently under application to develop 19 RF-12 lots (File No. 7904-0058-00).	OCP – Suburban NCP – Single Family Small Lots (10 upa) and Open Space/Linear Park Buffer	RA
South (Across Highway No. 10/58 Avenue):	Single family residential.	OCP – Suburban LAP – Suburban Residential (One-Acre)	RH
West (Across 125 Street):	Single family residential.	OCP – Suburban NCP – Single Family Small Lots (10 upa) and Open Space/Linear Park Buffer	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an OCP Amendment to re-designate the subject property from "Suburban" to "Urban" (Appendix VII). A similar project at 5863 – 126 Street and 5811 – 126 Street also involved a proposal to amend the OCP from "Suburban" to "Urban" in order to permit future subdivision into RF-12 type lots (File No. 7904-0058-00). As a result, the proposed OCP Amendment would create RF-

12 type lots which complete the pattern of subdivision development previously established for the surrounding neighbourhood.

- The subject property is currently designated "Single Family Small Lots (10 u.p.a.)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP). The adjacent properties located to the north, east and west of the subject property are similarly designated "Single Family Small Lots (10 u.p.a.)". As a result, the subject property requires a corresponding OCP designation. The proposed OCP Amendment from "Suburban" to "Urban" is consistent with the NCP designation and therefore considered appropriate.

## DEVELOPMENT CONSIDERATIONS

### Background Information

- The subject property (5848 – 125 Street) is 1.05 hectares (2.59 acres) in area and is located on the east side of 125 Street just north of Highway No. 10 (58 Avenue).
- The property is designated "Suburban" in the Official Community Plan (OCP) and "Single Family Small Lots (10 u.p.a.)" and "Open Space/Linear Park Buffer" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP). The subject property is presently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into 18 single family lots.

### Proposed Subdivision Layout

- The general subdivision pattern was previously established under a development application to the immediate east of the subject property at 5863 – 126 Street and 5811 – 126 Street (File No. 7904-0058-00), which proposed the creation of nineteen RF-12 (Type II) single family residential lots. The development application received Third Reading on June 13, 2005. The applicant is currently working towards completing the requirements.
- The subdivision layout proposed for the subject property is consistent with the development application on adjacent properties at 5863 – 126 Street and 5811 – 126 Street (File No. 7904-0058-00) and will complete the established subdivision pattern and ultimate road network.
- All proposed lots conform to the minimum requirements of the RF-12 (Type II) Zone in terms of lot area, width and depth. The RF-12 (interior) lots are a minimum of 13.4 metres (44 feet) wide and range in area from 327.36 square metres (3,524 square feet) to 345.07 square metres (3,714 square feet). The RF-12 (corner) lots are larger and a minimum 15.4 metres (51 feet) wide and range in area from 375.31 square metres (4,040 square feet) to 388.30 square metres (4,180 square feet).
- The subdivided lots will be accessed from driveways off 58A Avenue and 59 Avenue. No access is permitted to Highway No. 10 (58 Avenue), including rear lane access. All driveways will be constructed to a maximum 6.0 metre (20 feet) wide standard.

- The proposed layout also achieves the required parkland dedication along Highway No. 10 (58 Avenue). The applicant will provide 9 metres (30 feet) of parkland dedication along Highway No. 10 in order to complete the required 15 metre (49 feet) wide landscape buffer identified within the NCP. The remaining balance of the landscape buffer (6 metres/20 feet) was previously acquired by the Ministry of Transportation and Infrastructure as part of the highway widening project along Highway No. 10 (58 Avenue). The applicant is required to provide cash-in-lieu of pathway development within the 15 metre buffer area.
- In order to address the need for proper fencing and appropriate landscaping along Highway No. 10 (58 Avenue), City staff are working with the applicant to establish a suitable fence design, acceptable location and appropriate landscaping treatment in order to create an appropriate buffer along the adjacent highway. In general, the proposed fencing would be constructed of concrete panels in natural wood-grain colours with a typical maximum height of 1.8 metres (6 ft). Individual concrete panels would include trellis-like features that allow for additional landscaping and climbing plants which further reduce the visual impact on passing motorists. As part of the design review process, City staff will continue to work with the applicant in order to finalize the design and landscaping requirements prior to Final Adoption of the rezoning by-law.
- The applicant is proposing to alter the road configuration previously identified within the West Newton/Highway No. 10 NCP in order to maximize future development potential on the subject property as well as adjacent properties (5863 – 126 Street and 5811 – 126 Street). The proposed road layout will eliminate a cul-de-sac located between 125 Street and 126 Street in favour of dedicating and constructing an east-west road (58A Avenue). The proposed road layout will promote greater connectivity for vehicle traffic between 125 Street and 126 Street than could be achieved under the current road network outlined within the West Newton/Highway No. 10 NCP. The proposed road configuration is supported by the Engineering Department.

#### Building Design and Lot Grading

- The applicant for the subject property has retained Apex Design Group Inc. 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 V).
- A preliminary Lot Grading Plan submitted by Mainland Engineering Corporation has been reviewed by staff and is considered acceptable. The plans show moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

#### Tree Preservation

- Mike Fadum from Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are fifty-four (54) mature trees on the subject property. The report proposes the removal of fifty-two (52) trees because they are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous. The report

proposes two (2) trees be retained on Lot 13 and Lot 17. In addition, the applicant is proposing to retain the four(4) by-law sized trees located within the parkland dedication adjacent to Highway No. 10 (58 Avenue). The applicant will plant thirty-six (36) replacement trees for a total of thirty-eight (38) trees on-site, providing for an average of 2.1 trees per lot.

Tree Species	Number of Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Douglas-Fir	44	43	1
Black Cottonwood	5	5	0
Paper Birch	1	1	0
Red Alder	1	1	0
Western Red Cedar	1	0	1
Beech	1	1	0
Bigleaf Maple	1	1	0
<b>TOTAL</b>	<b>54</b>	<b>52</b>	<b>2</b>

- Under the recently approved new Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As six (6) alder and cottonwood trees are proposed to be removed and forty-six (46) are to be removed, a total of ninety-eight (98) replacement trees would be required for this application. The applicant proposes thirty-six (36) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of sixty-two trees (62). As such, under the new By-law, monetary compensation for the remaining 62 trees would be \$18,600 based on \$300/tree.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 4, 2010. However, no responses were received from area residents.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

### 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
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Concept Plan for Subject Property as well as 5863 – 126 Street and 5811 – 126 Street

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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Information for City Clerk

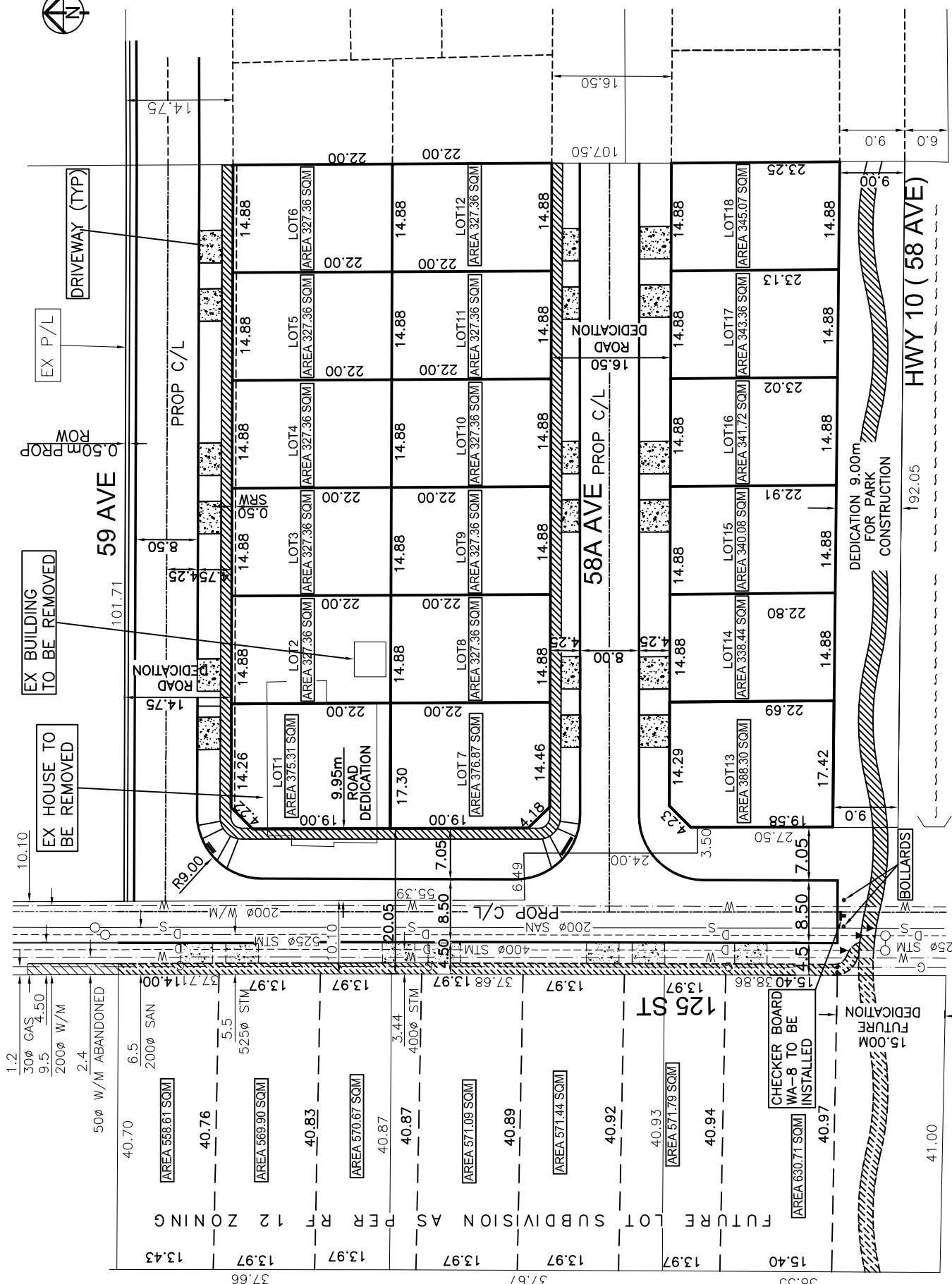
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                  Avnash Banwait, Mainland Engineering Corp.  
                         Address:                8363 – 128 Street, Unit 206  
   Surrey, BC  
   V3W 4G1  
                         Tel:                      604-543-8044
  
2.      Properties involved in the Application
  - (a)      Civic Address:                5848 – 125 Street
  
  - (b)      Civic Address:                5848 – 125 Street  
            Owners:                      Rattan Kaur Dubb, Balbir Kaur Malhi and Dalbir Singh Malhi  
            PID:                              007-484-283  
            South ½ Lot 14 Except: Firstly; Parcel A (Reference Plan 32625) Secondly; Part on Statutory Right of Way Plan 15886 Thirdly; Part Dedicated Road on Plan BCP21374 Southeast Quarter Section 7 Township 2 New Westminster District Plan 1577
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)      Introduce a By-law to rezone the property.
  
  - (c)      Application is under the jurisdiction of MOTI.  
            MOTI File No. 2010-01135

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.59 ac
Hectares	1.05 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	18
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.88 m - 17.42 m
Range of lot areas (square metres)	327.36 m <sup>2</sup> - 388.3 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.1 upha/6.9 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	828.45 m <sup>2</sup>
% of Gross Site	7.9%
	<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



NO.	DATE	DESCRIPTION
1	03/09/10	RM JAB RESSUED FOR PLA
2	05/29/10	RM JAB RESSUED FOR PLA
3	05/29/10	RM JAB RESSUED FOR PLA
4	09/13/10	RM JAB RESSUED FOR PLA
5	09/30/10	RM JAB RESSUED FOR PLA
6	10/22/10	RM JAB RESSUED FOR PLA

OWNER/DEVELOPER	BHUPINDER DUBB	TEL: 604-599-4715	SCALE	1:250
DEVELOPMENT/SITE LOCATION	5848-125 STREET, SURREY, B.C. V3X 3P9	TEL: 604-592-0839	DESIGNED	DRAWN
	#5848, 125 ST, SURREY, B.C.		CHECKED	APPROVED
	#12543, HIGHWAY 10 (58 AVE), SURREY, B.C.			
DWG. NAME	PRELIMINARY LAYOUT PLAN			
DATE	10/22/10	REV.	6	

NO.	DATE	DESCRIPTION
1	03/09/10	RM JAB RESSUED FOR PLA
2	05/29/10	RM JAB RESSUED FOR PLA
3	05/29/10	RM JAB RESSUED FOR PLA
4	09/13/10	RM JAB RESSUED FOR PLA
5	09/30/10	RM JAB RESSUED FOR PLA
6	10/22/10	RM JAB RESSUED FOR PLA



## INTER-OFFICE MEMO

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

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

DATE: **October 25, 2010** PROJECT FILE: **7809-0261-00**

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RE: **Engineering Requirements  
Location: 5848 125 St.**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

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

- Dedicate 10.000 metre to 3.500 metre wide dedication on 125 Street;
- Dedicate 14.750 metres for 59 Avenue;
- Dedicate 16.500 metres for 58A Avenue;
- Dedicate 3.0 metre x 3.0 metre corner cuts at the intersection of 125 Street with 59 Avenue and 58A Avenue; and
- Provide statutory right-of-way for a 5.0 metre x 5.0 metre corner cut at the intersection of 125 Street and 59 Avenue.

***Works and Services***

- Construct 125 Street to the modified Neo Traditional Through Local standard;
- Construct 59 Avenue as a full road to the Neo Traditional Through Local standard;
- Construct 58A Avenue as a full road to the modified Neo Traditional Through Local standard;
- Construct storm sewer main, water main and sanitary sewer mains to service the development; and
- Latecomer charges and SDR connection(s) fees are applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



September 1, 2010  
Planning

## SCHOOL DISTRICT #36 (SURREY)

### 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.

Capacity for JT Brown Elementary is adjusted to full day Kindergarten implementation beginning in September 2010 in the table below. The overcrowding at Tamanawis was temporarily relieved with the opening of the new Panorama Ridge Secondary School in September 2006 but enrolment growth has continued since, with resulting in growing space shortfall (portables) at both secondary schools. An addition is proposed to Panorama Ridge Secondary has been proposed in the Capital Plan as a high priority, to help reduce long term secondary school space shortfall in the area. The proposed development will not have a significant impact on these projections.

### THE IMPACT ON SCHOOLS

APPLICATION #: 09 0261 00

#### SUMMARY

The proposed 18 single family lots are estimated to have the following impact on the following schools:

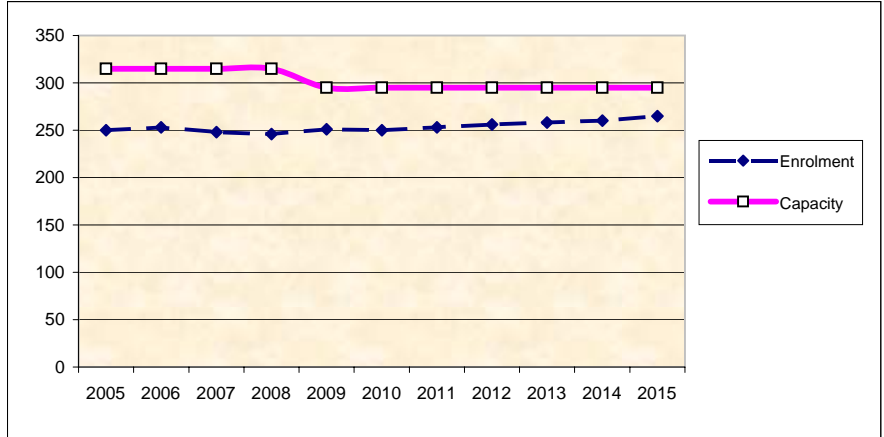
#### Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

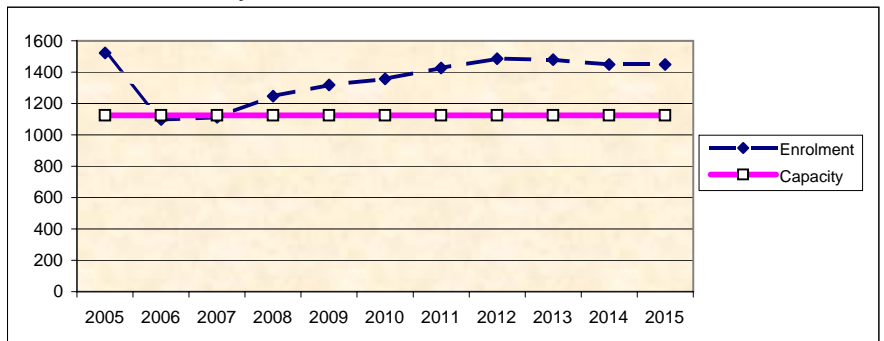
#### September 2009 Enrolment/School Capacity

<b>J. T. Brown Elementary</b>	
Enrolment (K/1-7):	30 K + 221
Capacity (K/1-7):	20 K + 275
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1319
Capacity (8-12):	1125

#### J. T. Brown Elementary



#### Tamanawis Secondary



**BUILDING GUIDELINES SUMMARY**

V.2.0

**Surrey Project no.:** 7909-0261-00 (B.Dubb)  
**Property Location:** 5848 –125 Street, Surrey, B.C

**Design Consultant:** Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

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:**

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3500sf.

Most of the existing homes have mid to low massing characteristics with 59% of the homes having a one front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles being most common.

Wall surface materials are limited in the most part to one of the following: Cedar Siding (dominant), Stucco and Vinyl with Brick for an accent material. Accent trims aren't evident on most of the existing homes.

Landscaping is of a moderate planting standard with 64% of the homes having exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-50 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** "Two-Storey" 33.3%

“Basement Entry/Cathedral Entry” 38.01%  
 “Rancher (Bungalow)” 19.1%  
 “Split Levels” 9.05%

**Dwelling Sizes/Locations:** Size range: 18.00% under 2000 sq.ft excl. garage  
 (Floor Area and Volume) 18.00% 2001 - 2500 sq.ft excl. garage  
 64.0% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 41.00% Stucco: 45.00% Vinyl: 14.0%  
 /Materials: Brick or stone accent on 77.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 50.00% Cedar Shingles: 36.00%  
 Concrete Tiles: 14.00% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 66.6% of all homes have rectangular windows

**Streetscape:** A variety of simple “Basement Entry/Two Story”, 10-40 year old “West Coast Traditional” homes which are set back 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
 (Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

**Exterior Treatment** No specific interface treatment. However, all permitted  
 /Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Restrictions on Dwellings:**
- Basement Entry homes not allowed.
  - No second kitchen or food preparation area;
  - Not more than one bedroom on the main floor of a *two-storey* single family dwelling.
  - No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder or the main floor.
  - No access to the basement form the outside other than from the rear of the single family dwelling.
  - Not more than one bathroom in the basement.

**Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

**Roof Pitch:** Minimum 7:12

**Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, brown or black only.

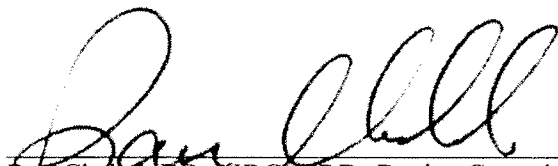
**Window/Door Details:** Dominant: Rectangular or Gently arched windows.

**In-ground basements:** Permitted if servicing allows.

**Landscaping:** Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).

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

**Summary prepared and submitted by:**

  
Ran Chahal, RD.AIBC, CRD, Design Consultant  
Apex Design Group Inc.

Dec 22, 2010  
Date



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7909-0261-00  
 Project Location: 5848 - 125 Street and 12543 - 58 Avenue  
 Arborist: Peter Mennel (PN-5611A) and Mike Fadum (PN-705A)

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  
 Closed canopy stand of mixed native species across the north end. Primarily Douglas fir and red alder. The conifers are generally of moderate structure and good health while the alder are poorly structured.

2. Summary of Proposed Tree Removal and Replacement

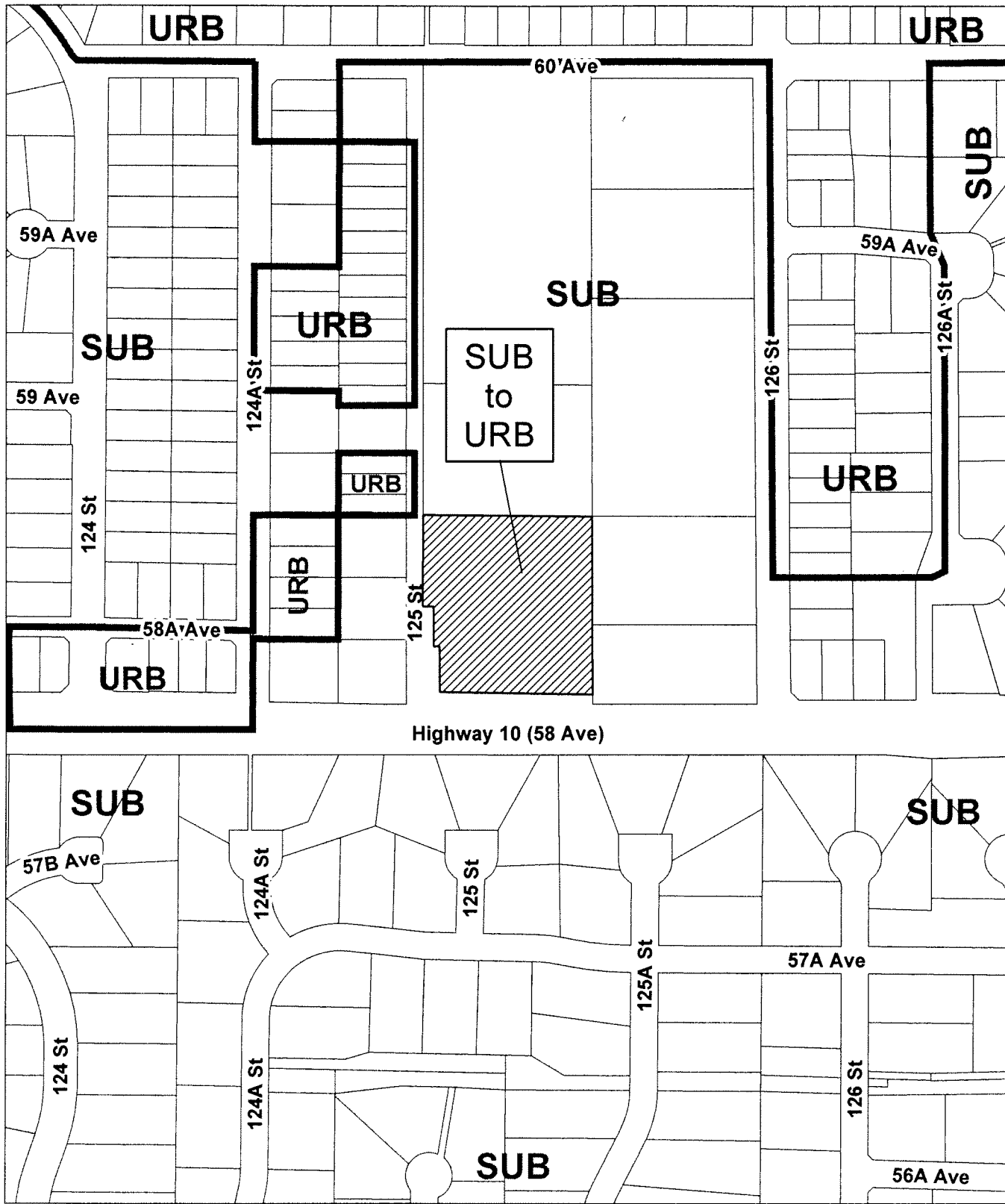
Number of Protected Trees identified	54 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	52 (C)
Number of Protected Trees to be retained (A-C)	2 (D)
Number of Replacement Trees required (6 alder and cottonwood X 1 and 46 others X 2)	98 (E)
Number of Replacement Trees proposed	36 (F)
Number of Replacement Trees in deficit (E-F)	62 (G)
Total number of Prot. and Rep. Trees on site (D+F)	38 (H)
Number of lots proposed in the project	18 (I)
Average number of Trees per Lot (H/I)	2.1 (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

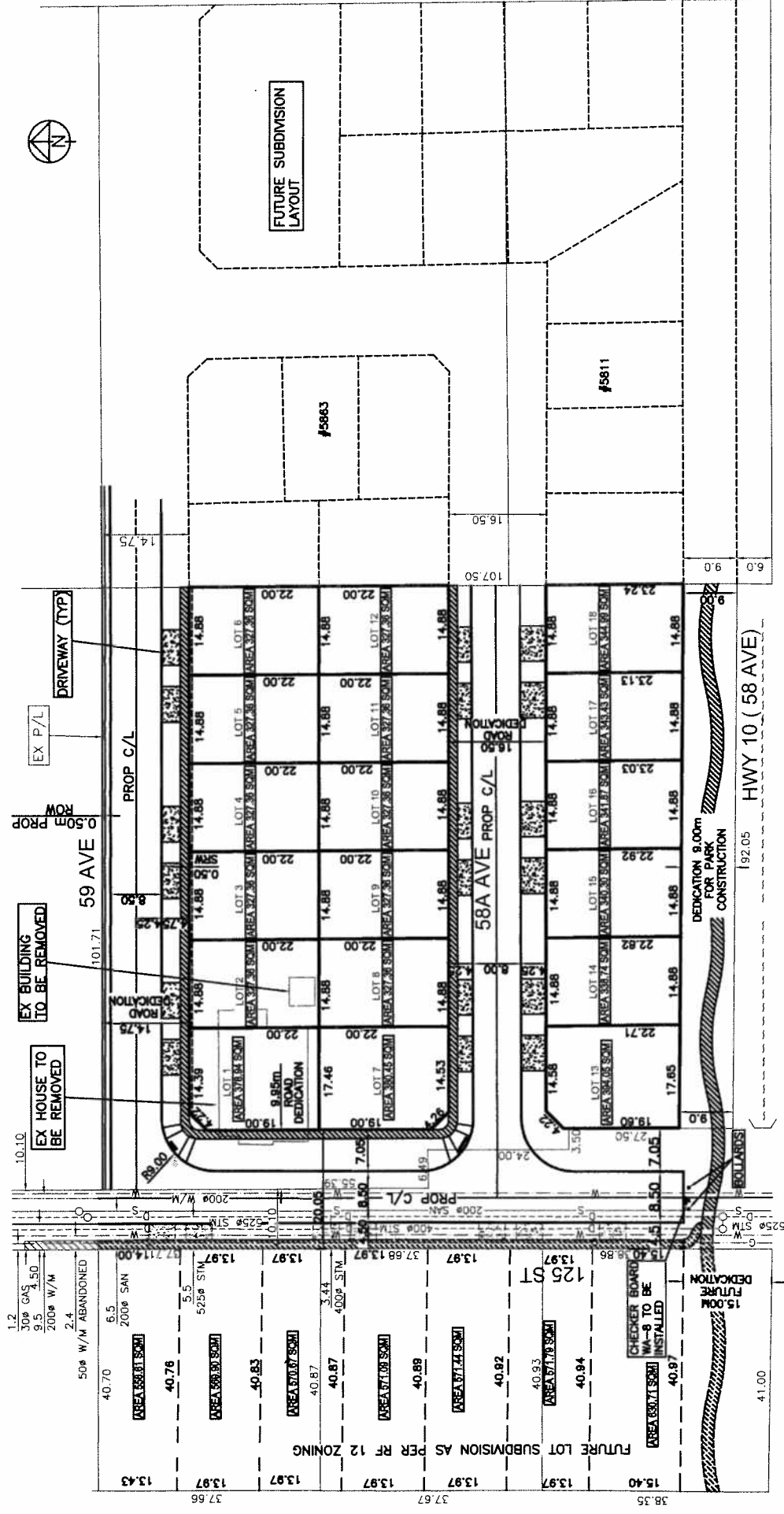
Date: December 8, 2010



# OCP Amendment

Proposed amendment from Suburban to Urban





- 1.2 300 GAS
- 9.5 2000 W/M
- 2.4 500 W/M ABANDONED
- 40.70 2000 SAN
- 40.76 5250 STN
- 40.83 5250 STN
- 40.87 4000 STN
- 40.87 4000 STN
- 40.89 4000 STN
- 40.92 4000 STN
- 40.93 4000 STN
- 40.94 4000 STN
- 40.97 4000 STN

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	12/20/10	PREPARED FOR P.A.				
2	12/20/10	FOR REVIEW FOR P.A.				
3	12/20/10	FOR REVIEW FOR P.A.				
4	12/20/10	FOR REVIEW FOR P.A.				
5	12/20/10	FOR REVIEW FOR P.A.				
6	12/20/10	FOR REVIEW FOR P.A.				
7	12/20/10	FOR REVIEW FOR P.A.				
8	12/20/10	FOR REVIEW FOR P.A.				
9	12/20/10	FOR REVIEW FOR P.A.				
10	12/20/10	FOR REVIEW FOR P.A.				

DATE	12/20/10
APPROVED BY	[Signature]
DATE	12/20/10
APPROVED BY	[Signature]

PROJECT NO.	18 LOT SUBDIVISION
OWNER	BRUNNEN DUBB
DESIGNED BY	BRUNNEN DUBB
CHECKED BY	BRUNNEN DUBB
DATE	12/20/10

DATE	12/20/10
APPROVED BY	[Signature]
DATE	12/20/10
APPROVED BY	[Signature]

DATE	12/20/10
APPROVED BY	[Signature]
DATE	12/20/10
APPROVED BY	[Signature]

DATE	12/20/10
APPROVED BY	[Signature]
DATE	12/20/10
APPROVED BY	[Signature]

BRUNNEN DUBB  
 18 LOT SUBDIVISION  
 5908-125 STREET SURVEY, S.E.A. V33, 3P3  
 TEL: 804-360-7719  
 FAX: 804-397-0638

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