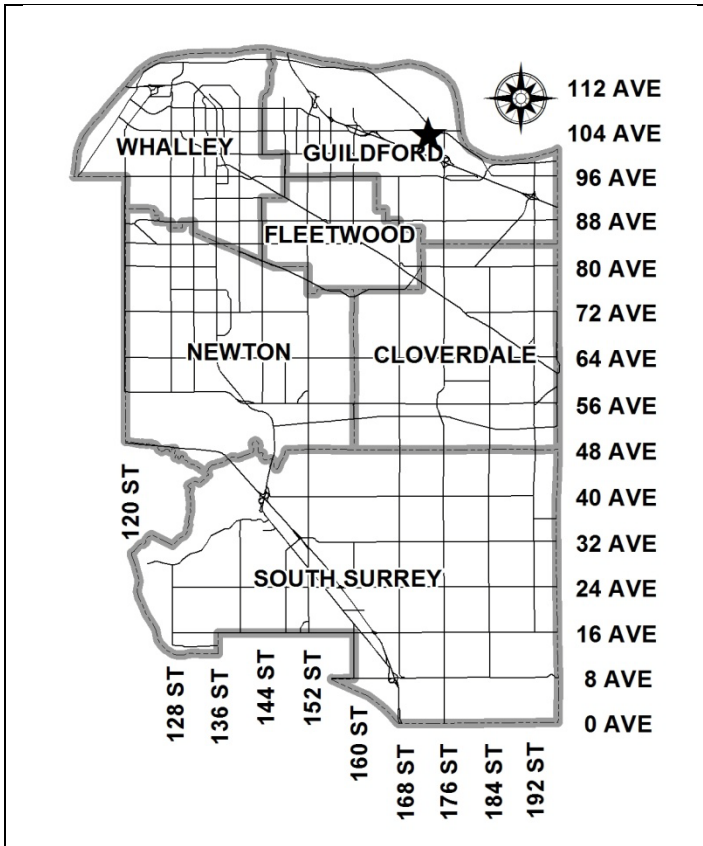


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0119-00

Planning Report Date: November 7, 2011



PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Urban
- **Rezoning** from RA to RH and RF in order to allow subdivision into 3 single family lots.

LOCATION:

17333 Abbey Drive

OWNER:

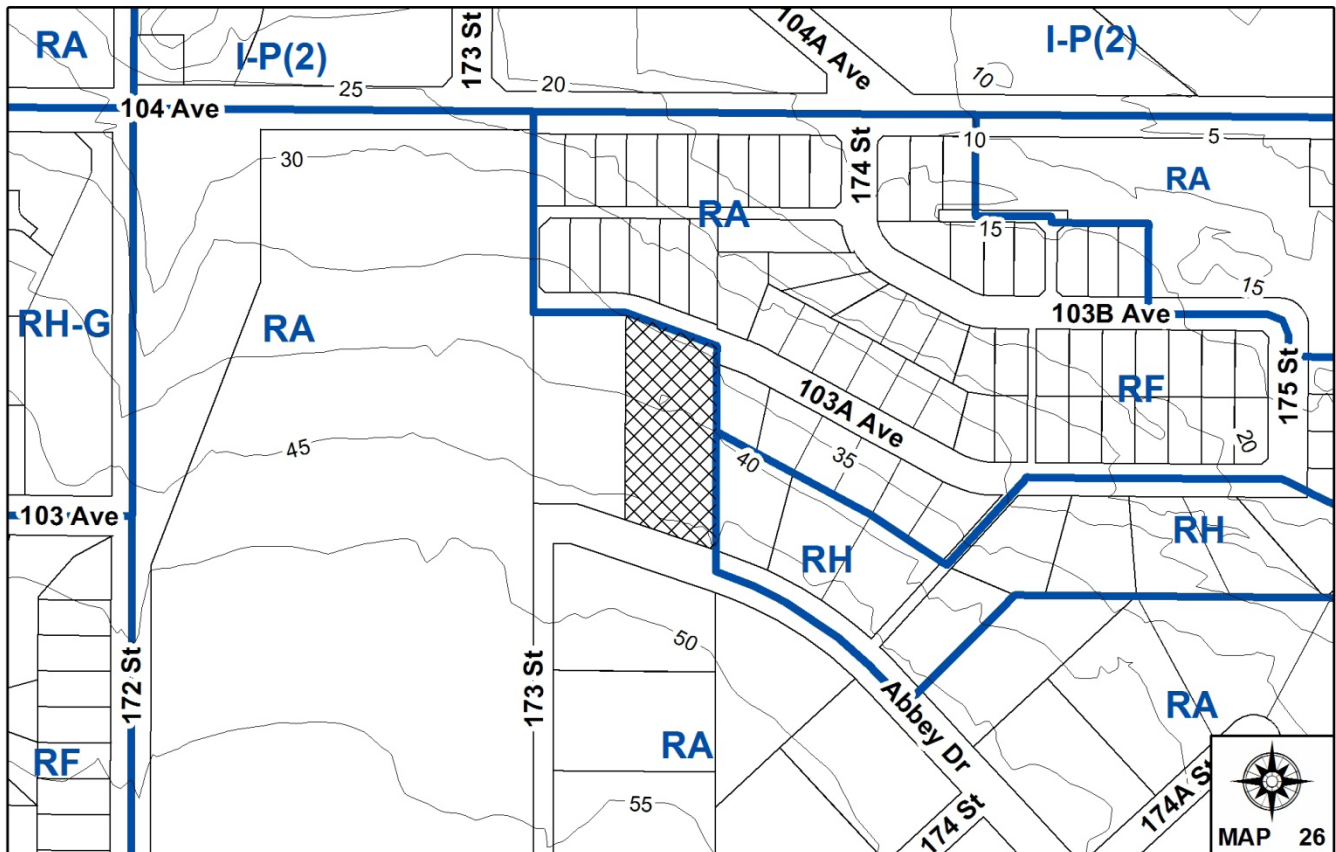
Elizabeth G Kedrosky

ZONING:

RA

OCP DESIGNATION:

Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment for the northern portion of the site.

RATIONALE OF RECOMMENDATION

- Partially complies with the Suburban OCP Designation.
- Proposed OCP amendment to Urban for the northern portion is consistent with land use established under previous OCP amendments in the area.
- Proposed RF and RH lots are consistent with the development pattern in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the northern portion of 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 Block A of the subject site as shown on the attached Survey Plan (Appendix I) from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half Acre Residential Zone (RH)" (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, 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) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications; and
 - (g) registration of Section 219 Restrictive Covenant for "no build" on portions of the site until future consolidation with the adjacent property (17309 Abbey Drive).

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:

1 Elementary student at Bothwell Elementary School
 0 Secondary students at Fraser 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 June 2012.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to address this concern.

Ministry of Transportation and Infrastructure (MOTI):

MOTI has no objections to the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103A Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban and Suburban	RF and RH
South (Across Abbey Drive):	Single family dwelling.	Suburban	RA
West:	Single family dwelling.	Suburban	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment from Suburban to Urban for the northerly portion of the subject site (Appendix VII). A Type 2 Amendment requires the applicant to demonstrate a significant community benefit to mitigate any additional pressures placed in the area.
- The proposed OCP amendment is similar to the recently approved OCP amendments from Suburban to Urban on the lands north and east of the subject site, creating 63 single-family residential (RF) lots. The current proposal is considered in keeping with the

changing character of the area.

- The applicant has confirmed in writing an offer to provide a voluntary community benefit contribution for the proposed urban single family lots in the amount of \$4,750 per lot for a total of \$9,500. The contribution will be collected prior to the project being considered for Final Adoption.

DEVELOPMENT CONSIDERATIONS

- The 0.47-hectare (1.2-acre) subject site is located between 103A Avenue and Abbey Drive, and one lot removed from the east side of the future 173 Street, in Fraser Heights.
- The site is designated Suburban in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)". The applicant proposes to amend the OCP designation for the northern portion to Urban and to rezone the northern portion to "Single Family Residential Zone (RF)" and the southern portion to "Half-Acre Residential Zone (RH)" to allow subdivision into three residential lots.
- The proposed OCP amendment from Suburban to Urban for the northern portion and rezoning from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) and Half-Acre Residential Zone (RH) is similar to completed development applications to the east. The applicant has provided a concept plan that shows a similar pattern of development to the west.
- Construction of 103A Avenue along the north property line of the subject lot, was completed as part of a previous application (File No. 7906-0269-00) to the north. As part of the current application, the applicant will dedicate the road area which is currently protected by a statutory right-of-way.

Proposed Subdivision Layout

- All of the proposed lots meet the minimum lot area, width and depth requirements for lots in the RF Zone (for proposed Lots 1 and 2) and RH Zone (for proposed Lot 3).
- The proposed RH lot (proposed Lot 3) fronts Abbey Drive and is 2,770 square metres (0.7-acre) in size with a width of 48.1 metres (158 ft.) and a depth of 59.1 metres (194 ft.). The applicant proposes a 5-metre (16 ft.) wide no-build area along the western portion to be consolidated with 17309 Abbey Drive in the future so as to allow the similar pattern of development, taking into account the future 173 Street dedication.
- The proposed RF lots (proposed Lots 1 and 2) will front 103A Avenue and are both 732 square metres (7,979 sq. ft.) in size. The lot widths range from 23.3 metres (76 ft.) to 23.7 metres (77 ft.) and the depth range from 32 metres (105 ft.) to 37.4 metres (123 ft.). The applicant proposes a 3.5-metre (11 ft.) wide no-build area located along the western portion of proposed Lot 1 to be consolidated with 17309 Abbey Drive in the future to allow for a similar pattern of development.
- The single family dwelling currently fronting Abbey Drive will be retained on proposed Lot 3.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site 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 V).

Lot Grading

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on both of the northerly lots with minimal cut or fill. The existing home to be retained at 17333 Abbey Drive does not have a basement.

Tree Preservation and Replacement

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Assessment for the subject property. The Arborist Assessment indicates that there are 5 mature trees on the property and proposes that 2 trees be removed as they are located within proposed building envelopes.
- 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
Cedar, Western Red	1	1	0
Cherry	1	1	0
Dogwood, Pacific	1	1	0
Maple, Bigleaf	2	0	2
Total	5	3	2

- The report proposes a total of 6 replacement trees with 3 trees proposed to be planted on each RF lot. The proposed RH lot has three existing mature trees that are to be retained.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 3, 2011 and development proposal signs have been installed and staff did not receive any responses.

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 and Survey Block Plan
- 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 Amendment Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RH and RF

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.17 ac	
Hectares	0.47 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	3	
SIZE OF LOTS		
	RF	RH
Range of lot widths (metres)	20 m – 23.3	48.1 m
Range of lot areas (square metres)	732 m ² – 864 m ²	2,637 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	2.56 lots/ac 6.35 lots/ha	1.5 lots/ac 3.79 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.88 lots/ac 7.09 lots/ha	1.5 lots/ac 3.79 lots/ha
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	27%	9% existing house
Estimated Road, Lane & Driveway Coverage	13.7%	5%
Total Site Coverage	40.7%	14%
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
BOUNDARY HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
	NO	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OVER
LOT 25 SECTION 6 TOWNSHIP 9
NEW WESTMINSTER DISTRICT PLAN 44429**

FOR THE PURPOSE OF REZONING
BCGS 92G.017

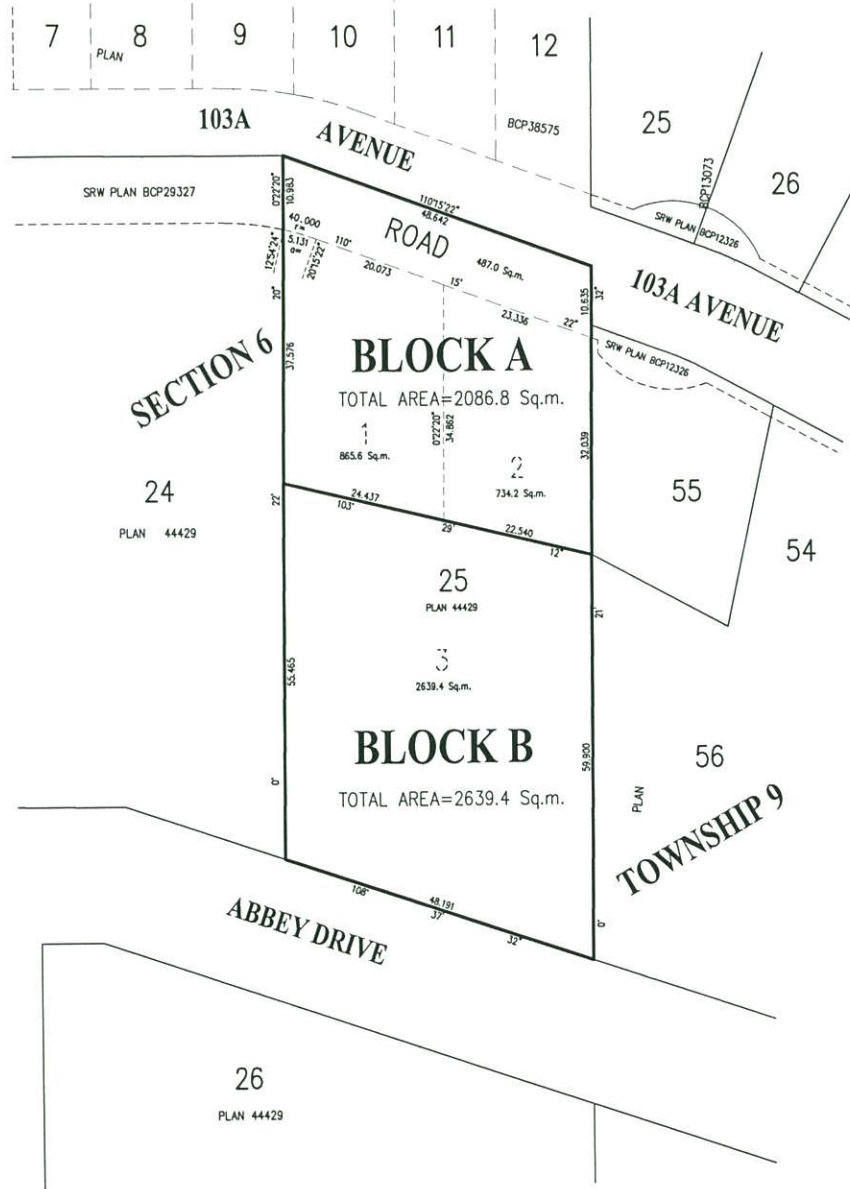
LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES
Sq.m. INDICATES SQUARE METRES
PT. INDICATES PART

THE INTENDED PLOT SIZE OF THIS PLAN
IS 560mm IN HEIGHT BY 432mm IN WIDTH (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:500



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT 25 SECTION 6 TOWNSHIP 9 N.W.D. PLAN 44429	2086.8 Sq.m.
BLOCK B	PART LOT 25 SECTION 6 TOWNSHIP 9 N.W.D. PLAN 44429	2639.4 Sq.m.

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job: 113341LS
File: 113341_ZONE.DWG





PROPOSED SUBDIVISION LAY

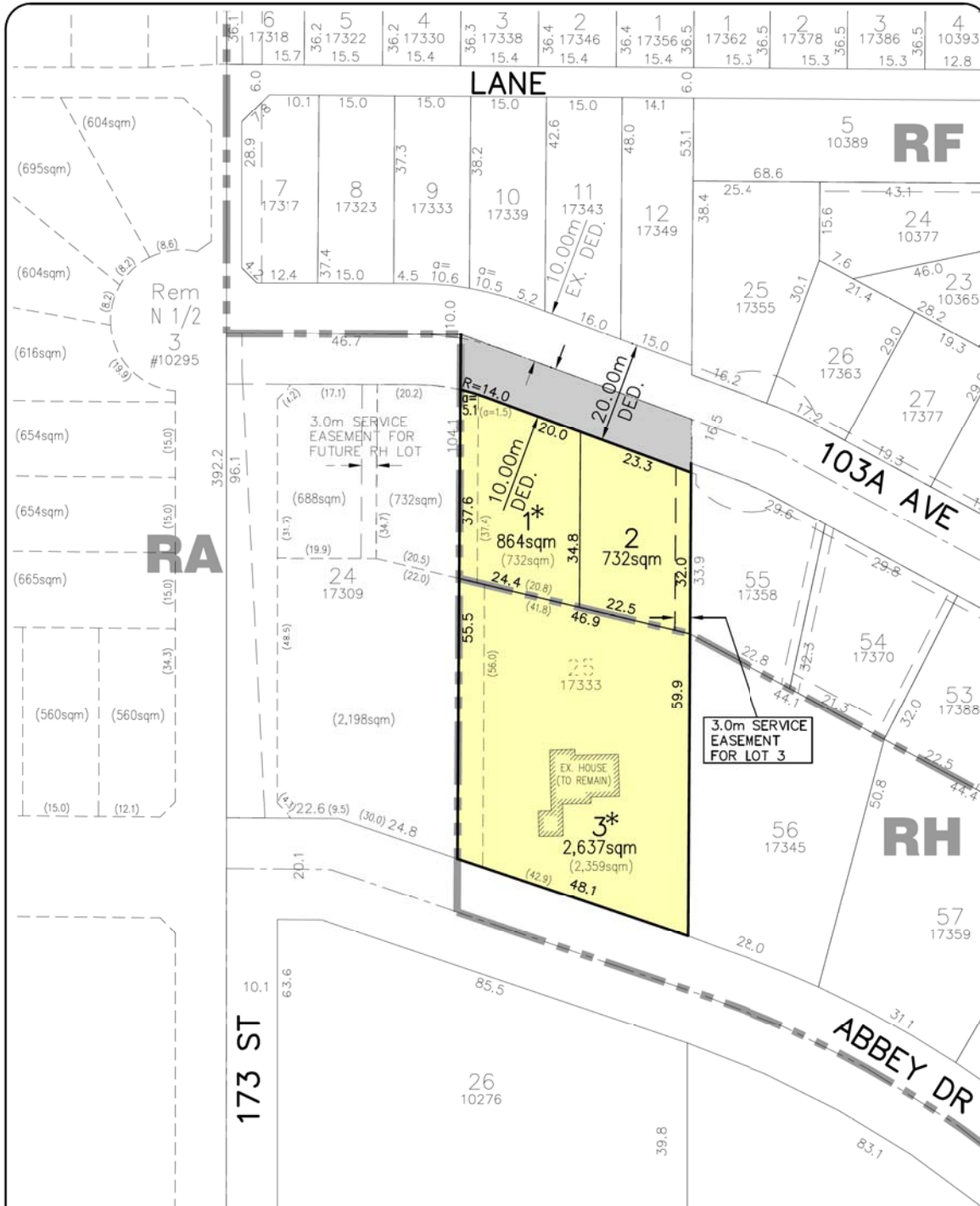
Appendix II

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

File No: 7911-0119-00
MAP #: 026
EXIST. ZONE: RA
PROP. ZONE: RH/RF



CIVIC ADDRESS: 17333 - ABBEY DR., SURREY, BC
LEGAL: LOT 25, SECTION 6, TOWNSHIP 9, N.W.D., PLAN 44429



H.Y. ENGINEERING LTD.

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

GROSS SITE AREA: 4,722sqm (1.17ac)
*R/C REQ'D ON LOTS 1&3 TO RESTRICT BUILDING LOCATIONS TO ALLOW FOR FUTURE SUBDIVISION
NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:113341 ALTERNATIVE#01B DATE: 25 OCT/11 SCALE: 1:1000

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

H.Y. DWG. No. E:\PROJECTS\113341\PLANNING\ALTO1B.DWG

INTER-OFFICE MEMO

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

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

DATE: **October 31, 2011** PROJECT FILE: **7811-0119-00**

RE: **Engineering Requirements
Location: 17333 Abbey Dr**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.000 metres on 103A Avenue for a total of 20.000 metres;
- Provide 0.500 meter wide statutory right-of-way.

Works and Services

- Construct north side of Abbey Drive to the Through Local standard including off-site works;
- Construct sanitary sewer, storm sewer and watermains, including off-site works, to service the development;
- Provide service connections to each lot; and
- Provide restrictive covenant and easement documents.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Thursday, October 06, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0119 00

SUMMARY

The proposed 3 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

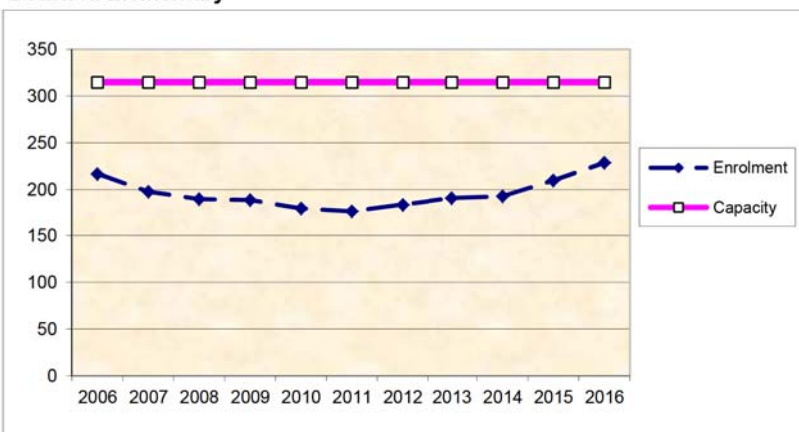
Bothwell Elementary	
Enrolment (K/1-7):	19 K + 161
Capacity (K/1-7):	40 K + 275
Fraser Heights Secondary	
Enrolment (8-12):	1528
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

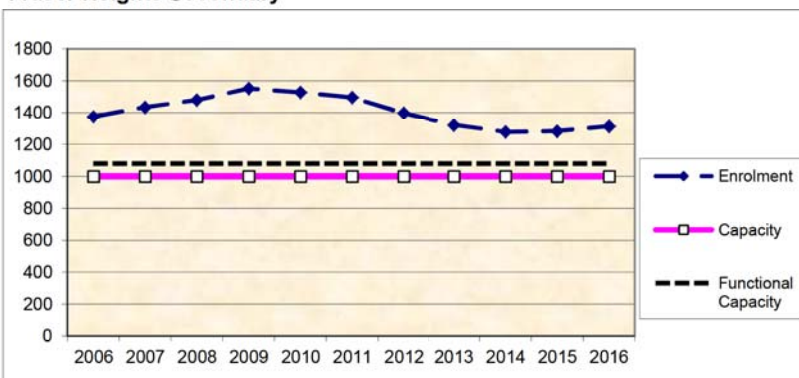
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Bothwell Elementary. An addition to Fraser Heights Secondary is proposed as #3 priority in the 2010-2014 Five Year Capital Plan (subject to approval by Minister of Education). The proposed development will not have a significant impact on projections.

Bothwell Elementary



Fraser 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: 7911-0119-00
Project Location: 17309 and 17333 – Abbey Drive, 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 three fundamentally different forms of housing in the area surrounding the subject site. The first is comprised of a few older homes from the 1950's and 1960's, including small simple rectangular Bungalows, Bungalows with above-ground Basements, and a single 1800 square foot old urban Basement Entry home. These old homes are clad in stucco or cedar (or both), and all have 4:12 and 5:12 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/RH zone development in Surrey.

The second character sub-group is comprised of recently constructed homes on RF-zoned lots. These structures serve as the best available context for the subject RF lots. The homes are 3000-3550 sq.ft. "Neo-Traditional" or "Neo-Heritage" Two-Storey type. The homes have mid-scale massing characteristics, and designs in which the volume allocated to various projections is proportionally consistent, and balanced across the front facade. Homes have either a 1 or 1 ½ storey front entrance veranda. Main roofs are common hip type with two or more street facing projections. The roof slope on most new homes is 8:12 or greater. Most of these homes have a shake profile concrete tile roof surface. These homes are all clad in vinyl. However, the front facades are clad either in Hardipanel or stucco and have either cedar shingles or hardipanel with 1x4 vertical wood battens in the gable ends. Yards are landscaped to an average standard for post year 2010's developments on RF zoned lots. Although some updating of standards is recommended, the homes at 17323, 17333, 17339, 17343, 17349, 17355, 17363, 17377, 17370, and 17358 provide the best source of architectural context for the subject site.

The third sub-group is comprised of recently constructed RH-zoned houses. These suburban homes are 4000+ square foot "Neo-Traditional" or "Neo-Heritage" Two-Storey type. The homes have mid-scale massing characteristics, proportional consistent, balance massing designs. Homes have either a 1 or 1 ½ storey entrance veranda. Main roofs are common hip type with two or more street facing projections. The roof slope on most new homes is 10:12 or greater. Roof surface materials on context homes is restricted to shake profile concrete roof tiles. These homes are all clad in vinyl; however, the front facade of context homes are clad either in Hardipanel or stucco and have either cedar shingles or hardipanel with 1x4 vertical wood battens in the gable ends. Yards are landscaped to an average standard for post year 2010's RH zoned developments.

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

- 1) Context Homes: Homes in the surrounding area provide desirable residential design context. For north facing subject properties (lots 1 and 2), the RF zoned houses along 103A Avenue provide context. Context for the proposed RH zoned lot (lot 3) can be found in the adjacent homes in the 17300 block of Abbey Drive.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of this area.
- 3) Home Types : Two-Storey type clearly dominant.
- 4) Massing Designs : Surrounding new homes provide acceptable massing design context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used on the front facade of dwellings along Abbey drive, and is therefore not recommended for lot 3. Vinyl has been used on RF zone homes in the 17300 block of 103A Avenue, and should be permitted on proposed lots 1 and 2, subject to implementation of appropriate trim and detailing standards. This is consistent with regulations in the adjacent subdivision, Surrey project 7903-0350-00, in which vinyl is permitted on RF zone lots and is not permitted on the RH zone lots.
- 7) Roof surface : Roof surfaces are concrete tiles (dominant), cedar shingles, or asphalt shingles. Asphalt shingles were permitted on RF zone lots only in the adjacent development. Asphalt shingles should be permitted on lots 1 and 2, but not on lot 3.
- 8) Roof Slope : Roof pitch 8:12 or higher on new homes.

Dwelling Types/Locations:	Two-Storey.....	82%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	18%
	Split Levels.....	0%

Exterior Treatment /Materials: Main cladding materials include stucco (dominant) or vinyl. New homes have a brick or stone accent and have either wood shingles in gable ends, or 1x4 vertical wood battens over either stucco or Hardipanel at gable ends.

Roof Pitch / Materials: Context homes have shake profile concrete roof tiles (dominant) or cedar shingles or asphalt shingle roof surfaces. Roof slope is 8:12 or steeper.

Window/Door Details: Rectangular dominant.

Streetscape: Homes to the north and east of the subject site (17300 block of 103A Avenue) are 2800-3550 sq.ft "Neo-Traditional" and "Neo-Heritage" style Two Storey type homes. Lots on the north side slope steeply down to the rear and are configured with two storeys at the front and walk-out basements at the rear. Homes on the south side of 103A Avenue are situated on lots that slope steeply up to the rear and are configured with

three storeys including a double garage at the front, and two storeys at the rear. The homes are all well balanced and correctly proportioned. The homes have an 8:12 roof slope, and most homes have a shake profile concrete tile roof surface. Homes are clad in stucco or in vinyl and all homes have a stone accent, and feature materials at gable ends.

At the south side of the subject site, in the 17300 block of Abbey Drive, all lots are zoned RH. There are a variety of older homes including small simple Bungalows, and 40 year old Two-Storey type dwellings. There are also two new Neo-Traditional" style Two-Storey type dwellings that meet a modern suburban-estate standard. These homes are both clad in stucco with significant masonry accent. One has a cedar shingle roof and the other a shake profile concrete tile roof.

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", "Neo-Heritage", "Craftsman-Heritage", or "Rural 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 17300 block of 103A Avenue and the 17300 block of Abbey Drive. 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 (lots 1 and 2 only), 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 minimum 40 year warranty and a raised ridge cap. Grey, black, or brown only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *Modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size on RF zoned lots (lots 1 and 2). RH zoned lots (lot 3) shall have an additional 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 15, 2011

Reviewed and Approved by:  **Date:** August 15, 2011

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0119-00
Project Location: 17309 / 33 Abbey Drive
Arborist: Peter Mennel ISA (PN-5611A)

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 two declining bigleaf maple and one good quality western redcedar, cherry and pacific dogwood.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 5
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 2
Number of Protected Trees to be retained (A-C)	(D) 3
Number of Replacement Trees required (0 alder and cottonwood X 1 and 2 others X 2)	(E) 4
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 9
Number of lots proposed in the project	(I) 3
Average number of Trees per Lot	(H/I) 3

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: July 28, 2011



**MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS**

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT

C/O H.Y. ENGINEERING

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

17309 17333 ABBEY DR.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SGL

SCALE

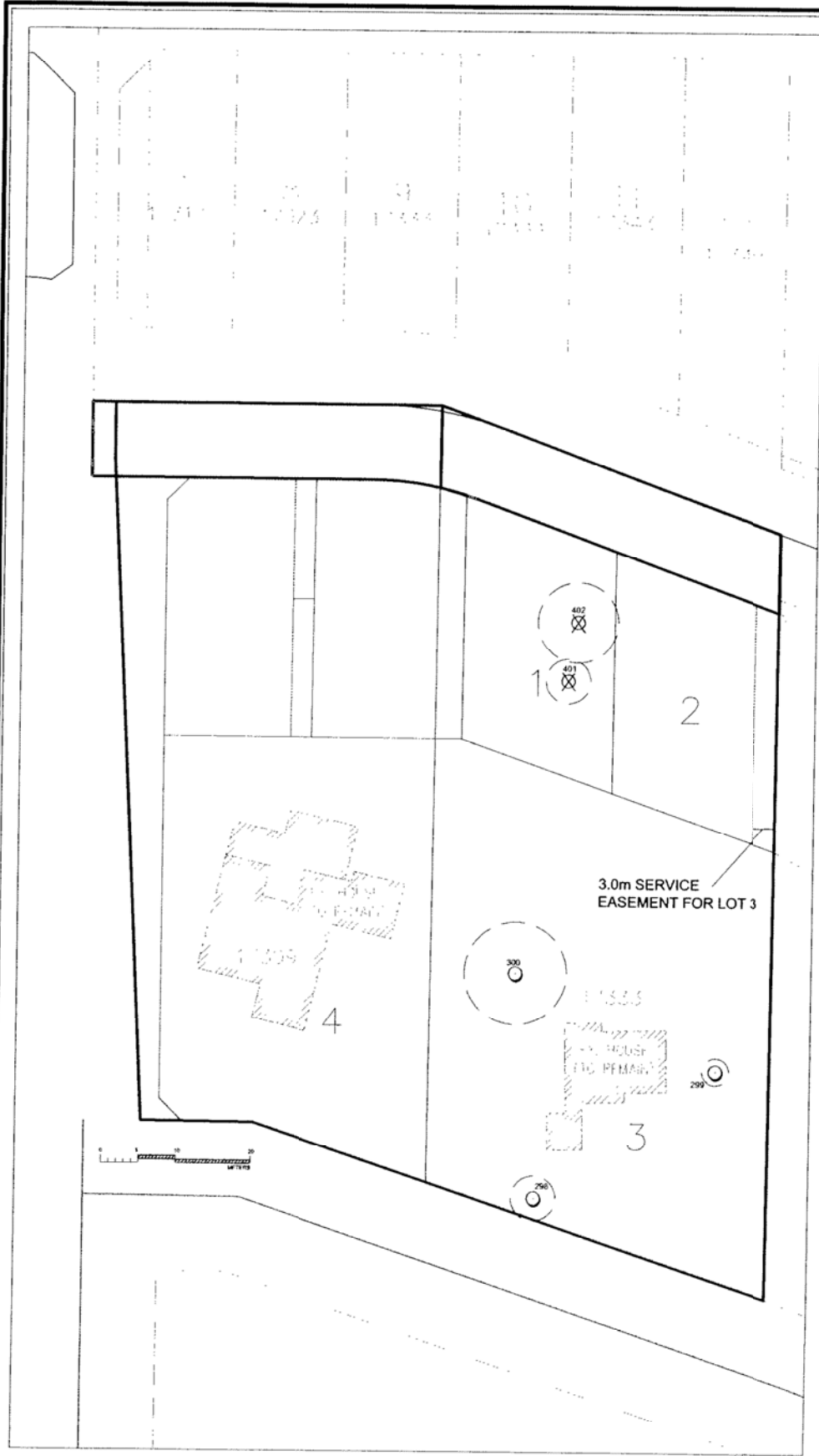
AS SHOWN

DATE

JULY 27, 2011

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT
C/O H.Y. ENGINEERING

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
17309 17333 ABBEY DR., SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.
NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LA/SCL/HA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN

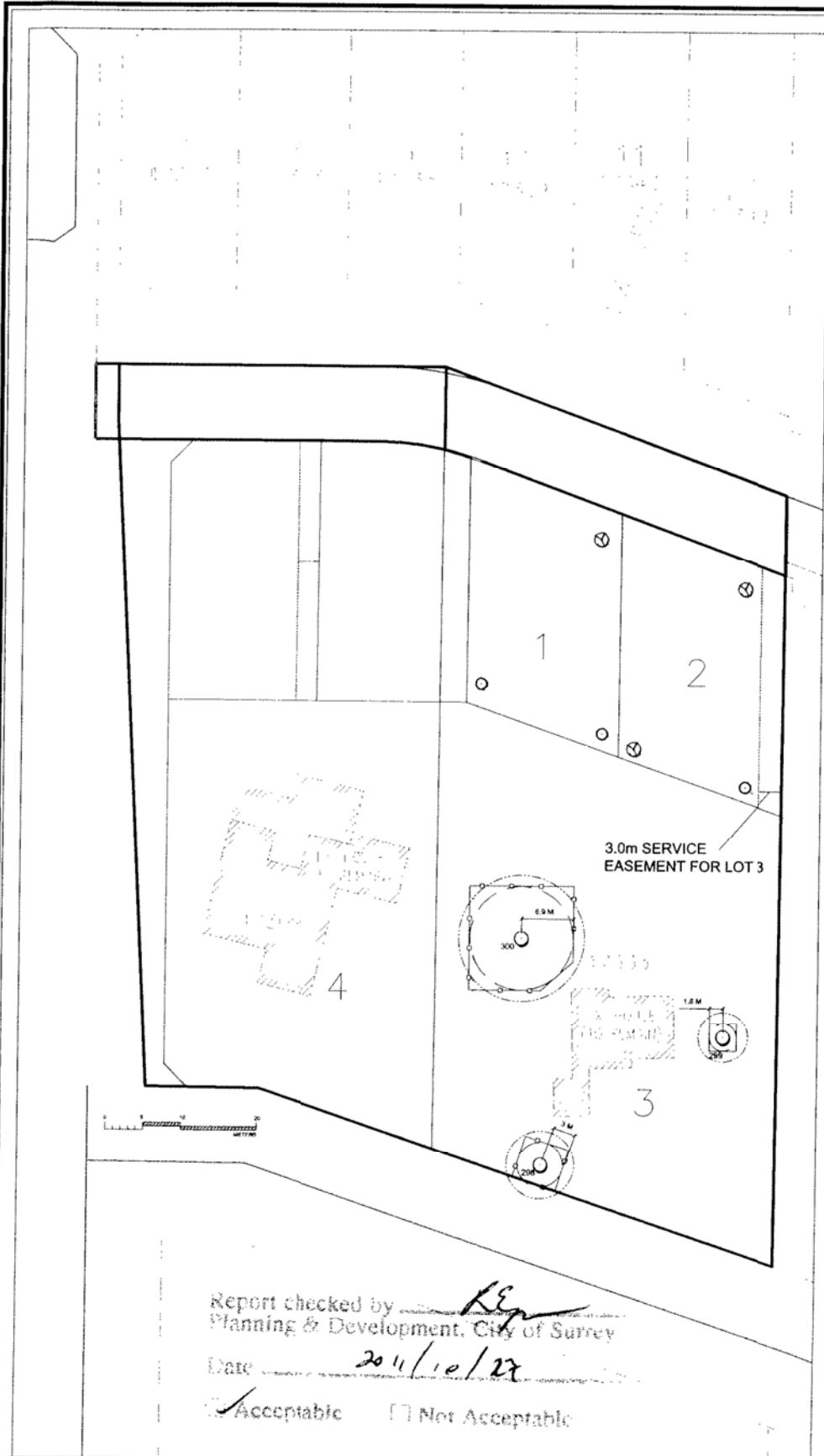
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DRAWN
SGL

SCALE
AS SHOWN

DATE
JULY 27, 2011

T-2
SHEET 2 OF 2



LEGEND

TREE TO BE RETAINED	DECIDUOUS REPLACEMENT TREE (5 CM DIA. MINIMUM)
MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY)	CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
1.5 M. EXCAVATION ZONE	TREE PROTECTION FENCING



