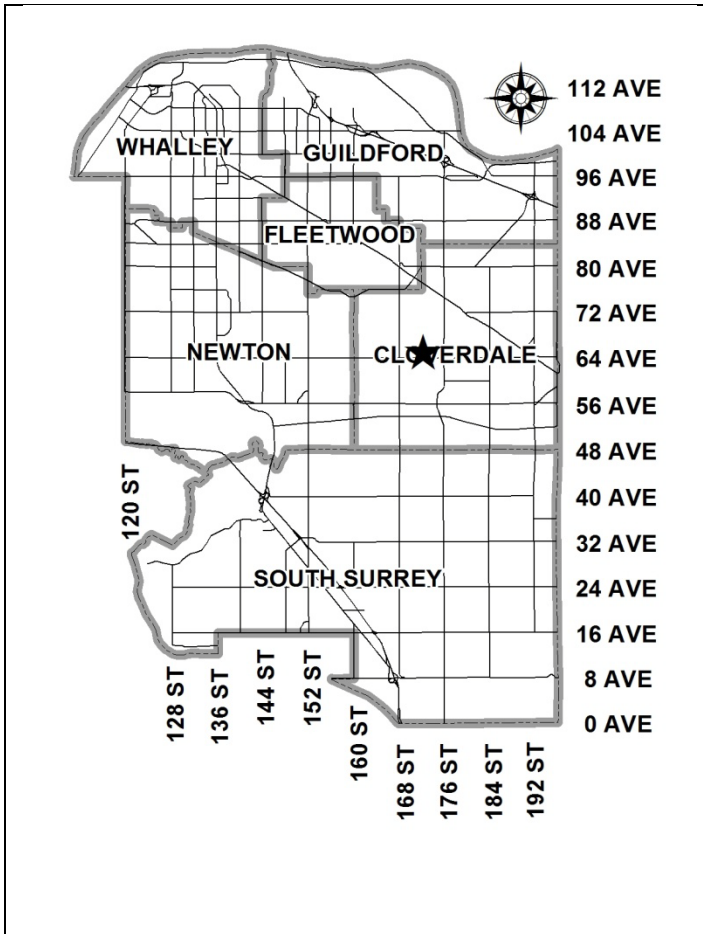


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0136-00

Planning Report Date: October 3, 2011

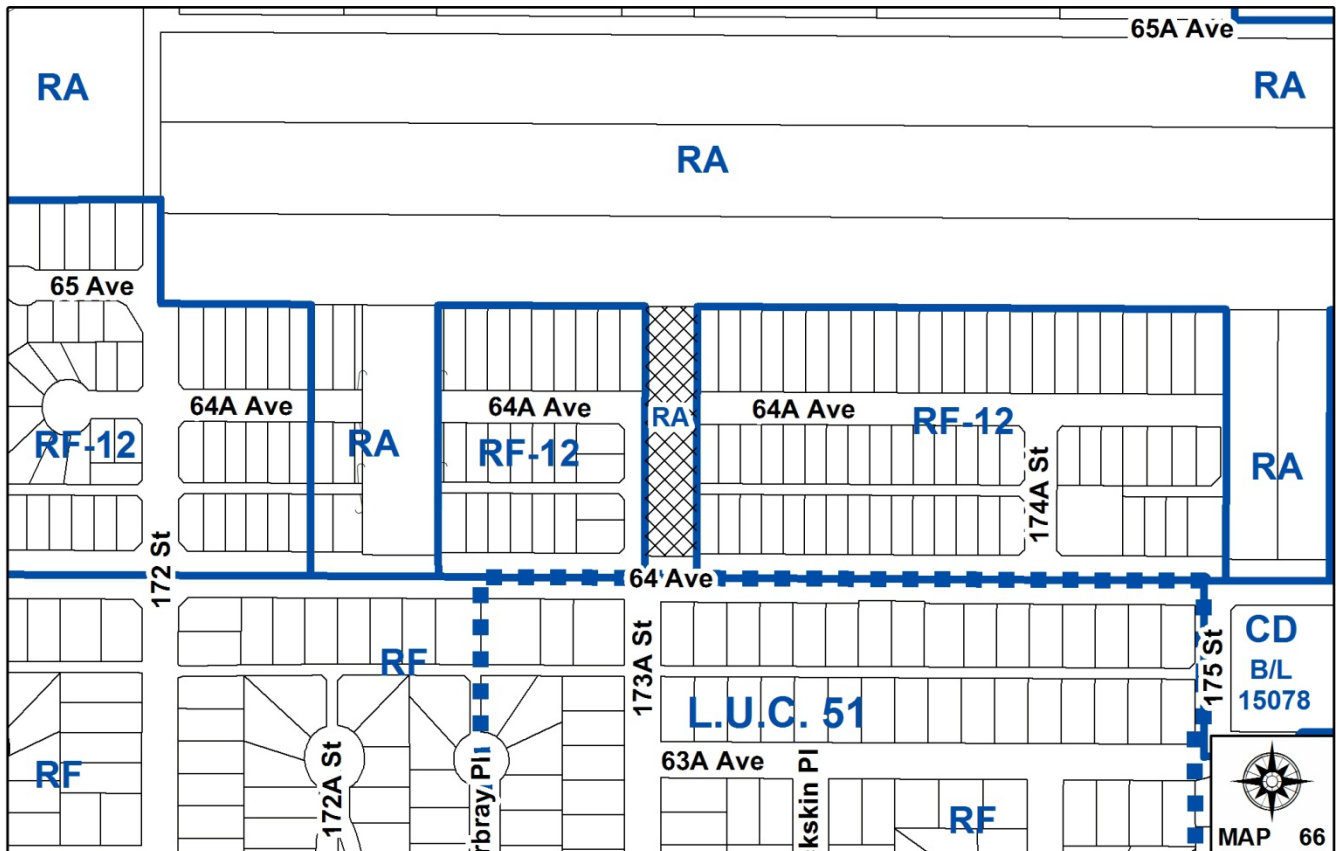


PROPOSAL:

- **OCP Amendment** for a portion from Suburban to Urban
- **Rezoning** from RA to RF-12
- **Development Permit**

in order to allow subdivision into six (6) small single family lots and to establish buffering requirements along the ALR.

LOCATION: 17339 - 64 Avenue
OWNER: Marie C. Milewski
ZONING: RA
OCP DESIGNATION: Urban and Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion; and
 - Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Partially complies with OCP Designation.
- The proposed development is consistent with the pattern of development in the area.
- Achieves a portion of the Hook Greenway along 64 Avenue.

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. 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.
3. Council authorize staff to draft Development Permit No. 7911-0136-00 generally in accordance with the attached drawings (Appendix VII).
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 & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 "no-build" Restrictive Covenant within the 20-metre (65 ft.) wide buffer area along the ALR boundary and requiring the building setbacks be measured from the southern edge of the buffer on proposed Lots 5 and 6;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (j) registration of a 4.0-metre (13.1 ft.) wide right-of-way for public access along the south property line of proposed Lot 1, along 64 Avenue, to accommodate the Hook Greenway; and
 - (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands.

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:**

2 Elementary students at George Greenaway Elementary School.
1 Secondary student at Lord Tweedsmuir School.

(Appendix IX)

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

Parks, Recreation & Culture: A right-of-way is required along south property line (64 Avenue) for the Hook Greenway.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year.

Agricultural Advisory Committee (AAC): The Minutes from the AAC meeting have not been received prior to finalizing this report. However, the project was reviewed at the September 15, 2011 AAC meeting wherein the AAC recommended that the application be approved, with the condition that a continuous 15-metre (49 ft.) wide landscape buffer (consisting of coniferous trees and dense vegetation) be planted by the Developer before the Building Permits for proposed Lots 5 and 6 are issued.

The AAC expressed serious concern that several of the recently created lots to the east and west of the subject site do not have landscape buffers. Under a separate motion, the AAC recommended that staff explore methods to ensure that ALR landscape buffers are constructed and not removed.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on one-acre parcel, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural lands within the Agricultural Land Reserve.	Agricultural	RA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family lots created under development application No. 7906-0242-00.	Urban	RF-12
South (Across 64 Avenue):	Single family dwellings.	Urban	L.U.C. 51 (underlying zone is RF)
West (Across 173A Street):	Single family lots created under development application No. 7906-0270-00.	Urban	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- Council granted approval to similar OCP amendments (from Suburban to Urban) to the west and east of the subject site, creating a number of small single family lots (File No. 7906-0270-00 and File No. 7906-0242-00). The proposed development is consistent with the pattern of development in this area.
- The proposal to redesignate the northern two-thirds of the site from Suburban to Urban is considered a Type 2 Amendment in the Official Community Plan (OCP), i.e., the proposal is a major amendment and therefore requires the applicant to provide significant community benefit.
- The applicant has confirmed their offer to provide a community benefit contribution in the amount of \$4,750 per lot, for a total of \$28,500, prior to the project being considered for Final Adoption. In addition to this community benefit contribution, the applicant will also provide amenity contributions in accordance with the provisions for NCP Infill Areas in Schedule G of the Zoning By-law.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The 0.4 hectare (1.0 acre) subject site is split-designated Urban and Suburban in the Official Community Plan (OCP).
- The subject site backs onto the Agricultural Land Reserve (ALR) to the north (Appendix VIII) and is one of four remaining parcels split designated Urban and Suburban located north of 64 Avenue between 172 Street and Highway No. 15.
- The subject site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into six (6) small single family lots.

Proposed Subdivision Layout

- All of the proposed lots conform to the minimum requirements of the RF-12 Zone for Type II lots in terms of area, width, and depth. They range in size from 320 square metres (3,445

sq. ft.) to 680 square metres (7,320 sq. ft.). The lots range in width from 14.4 metres (47 ft.) to 18.4 metres (60 ft.) with lot depths of 22.3 metres (73 ft.) and 47.3 metres (155.2 ft.).

- The current proposal will construct the east portion of 173A Street and the undeveloped portion of 64A Avenue that connects to 173A Street.
- Proposed Lots 1-4 will front onto the 173A Street. Access to proposed Lots 1 and 4 will come from 173A Street, while access to proposed Lots 2 and 3 will be gained from the proposed lane connecting to 173A Street.
- Proposed Lots 5 and 6 will front onto 64A Avenue and gain access from 64A Avenue.
- 173A Street is limited to "right in/right out" access from 64 Avenue, as a boulevard exists along the centerline of 64 Avenue. Further access will come from the intersection at 174A Street and 64 Avenue (limited to "right in/right out"). Once the remaining property to the west develops (17267 – 64 Avenue), and all roads through the development area are complete, additional access to the site will be gained from the full movement intersection at 172 Street and 64 Avenue.
- The proposed development is consistent with the pattern of development established by the adjacent developments.

Neighborhood Character Study and Building Scheme

- 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 IV).
- In order to reflect the established character of newer homes within the neighbourhood, the design consultant identified specific styles of homes which form the basis for interpreting the Building Scheme regulations. These styles include, "Neo-Traditional" or "Neo-Heritage".

Lot Grading

- Preliminary lot grading plans were prepared by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on all lots. However, final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.
- All of the lots will have approximately 0.5 metre (1.6 ft.) to 2.0 metres (6.5 ft.) of fill to achieve the ultimate road grade and minimum building elevations.
- The application proposes to add approximately 2.0 metres (6.5 ft.) of fill to meet the existing grade of 17359 – 64A Avenue and 17352 – 64A Avenue. These two recently created lots had "no-build" Restrictive Covenants registered on them as a condition of land

development application No. 7906-0242-00. The purpose of the Restrictive Covenant was to mitigate the impact of the increased elevation on the subject site.

Arborist Report and Tree Protection

- Glenn Murray of Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable pending minor revisions by the applicant.
- The chart below provides a preliminary summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	3	0	3
Total	3	0	3

- All three trees proposed for removal are located within or near the building envelope.
- The preliminary report indicates six replacement trees are required and proposed.
- Additional trees will be planted on proposed Lots 5 and 6 in accordance with the landscape buffer plan.

Development Permit for Agricultural Buffer

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer. A Restrictive Covenant is required along the agricultural interface to ensure maintenance of the landscape buffer.
- The guidelines in the Official Community Plan for development adjacent to the Agricultural Designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of the agricultural lands. The applicant is proposing a minimum separation of approximately 26 metres (90 ft.) for proposed Lots 5 and 6. This is consistent with the surrounding developments.
- A Restrictive Covenant will be required to measure the rear yard setback from the south edge of the landscape buffer to ensure that a useable backyard exists.
- The proposed subdivision provides for a 20-metre (65-ft.) wide buffer area between the northerly portions of proposed Lots 5 and 6 and the agricultural lands to the north. This satisfies the buffering requirements outlined in the OCP. Significant landscaping consisting of native planting materials and dense vegetation will be installed within the buffer area. A chain link fence will be installed along the north property line. A 0.9-metre (3 ft.) wood split rail fence will be installed to separate the rear yard and landscape buffer. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve.

- A Development Permit will regulate the proposed buffer area and corresponding landscaping. The applicant will be required to register a Section 219 Restrictive Covenant to secure a "no-build" within the buffer area.
- As part of the proposed Development Permit the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.
- The Agricultural Advisory Committee has requested the Developer to plant the Landscape Buffer prior to the issuance of the Building Permit and this requirement will be documented in the Restrictive Covenant.

64 Avenue Hook Greenway

- Consistent with the projects to the east and west of the subject site, the applicant is required to provide a 4.0-metre (13.1 ft.) wide right-of-way and construct the applicable portion of the Hook Greenway parallel to 64 Avenue.

PRE-NOTIFICATION

Pre-notification letters were sent on August 2, 2011 and staff received one e-mail:

- A resident sent an e-mail and power point presentation outlining concerns related to unauthorized parking in the rear lane, the lack of on-street parking, and traffic concerns.

(The Engineering Department reviewed the information provided and responded to the resident with the following comments:

1. *An eastbound left turn lane will not be permitted on 64th Avenue.*
2. *By-law enforcement has been taking place on illegal parking in the lane.*
3. *Parking is allowed in the rear lane in certain areas, therefore installing no parking signs is not possible.*
4. *Staff will continue processing application 7911-0136-00.*

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. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. OCP Redesignation Map
- Appendix VII. Proposed Landscape Buffer Area Adjacent to ALR
- Appendix VIII. Aerial Photo
- Appendix IX. School District Comments

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 9/29/11 11:21 AM

Information for City Clerk

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

1. (a) Agent: Name: Lori Joyce
H.Y. Engineering Ltd.
Address: Suite 200 - 9128 - 152 Street
Surrey BC
V3R 4E7
Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Address: 17339 - 64 Avenue
- (b) Civic Address: 17339 - 64 Avenue
Owner: Marie C Milewski
PID: 004-576-870
Lot A Except: Part in Plan BCP17790 Section 18 Township 8 New Westminster District Plan 14130

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. 2011-03998

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac.
Hectares	0.4 ha.
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	14.4 m. - 18.4 m.
Range of lot areas (square metres)	320 sq. m. - 680 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6 lots/ac. 14.8 lots/ha
Lots/Hectare & Lots/Acre (Net)	8.6 lots/ac. 21.3 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.7%
Estimated Road, Lane & Driveway Coverage	38.5%
Total Site Coverage	73.2%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



PROPOSED SUBDIVISION LAYOUT

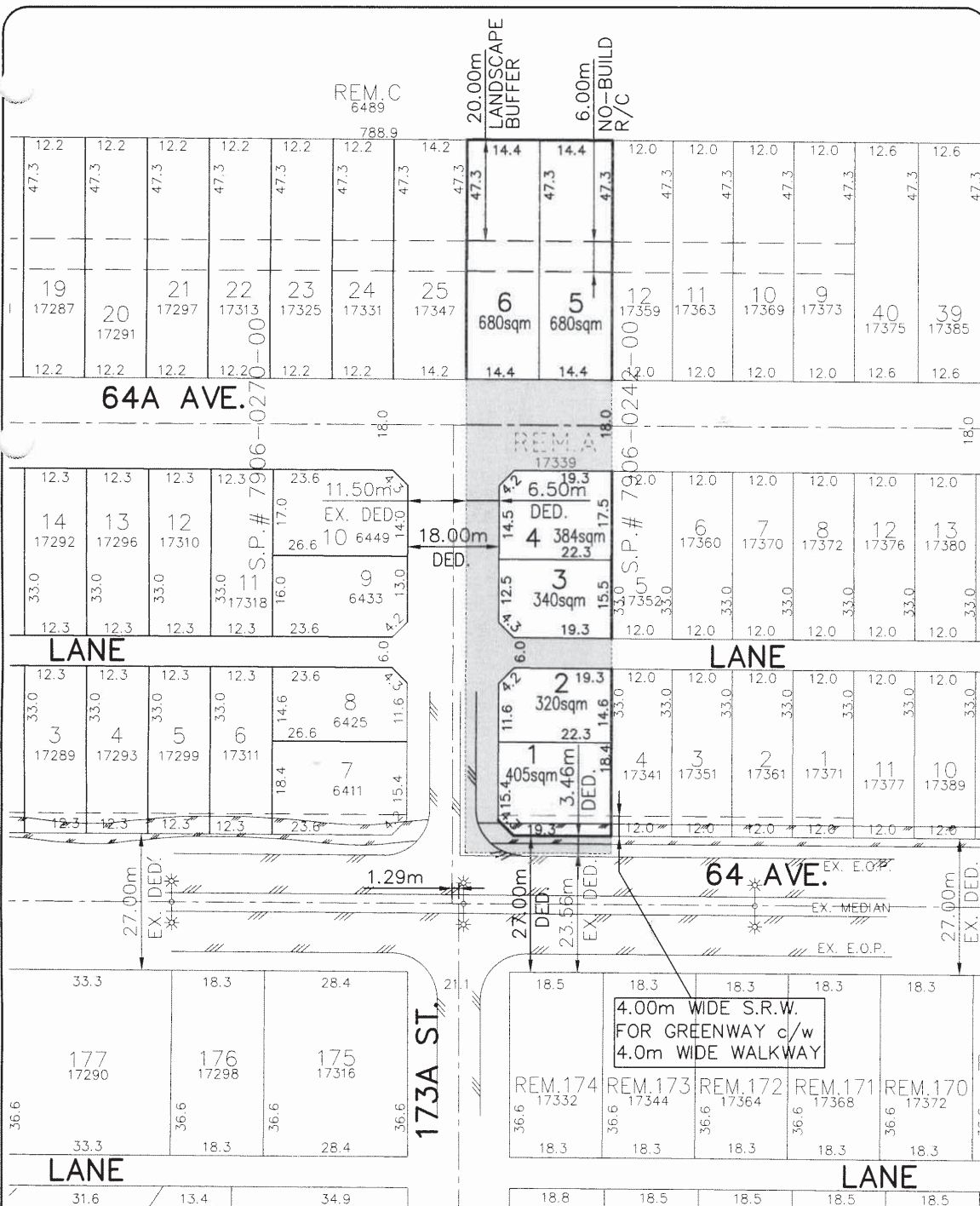
Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 - 0 - 00
 MAP #: 066
 EXIST. ZONE: RA
 PROP. ZONE: RF-12



APPENDIX II

CIVIC ADDRESS: 17339 - 64 AVE, SURREY, BC
 LEGAL: LOT A, BLOCK 2, SECTION 18, TOWNSHIP 8, N.W.D., PLAN 14130



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

GROSS SITE AREA: 4,047sqm (1.00ac)
 5% PARK DEDICATION: 203sqm (CASH-IN-LIEU)

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

H.Y.#:113376

ALTERNATIVE#01

DATE: 03 JUN/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\113376\PLANNING\AL101.DWG

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

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

DATE: **September 27, 2011** PROJECT FILE: **7811-0136-00**

RE: **Engineering Requirements
Location: 17339 64 Ave.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.442 metres along 64 Avenue for a 27.0 metre arterial road standard;
- provide 4.00 metre statutory right-of-way along 64 Avenue for a multi-use pathway and ultimate arterial widening;
- dedicate 18.0-metres for 64A Avenue to a neo-traditional through local road standard;
- dedicate 6.5 metres for widening 173A Street to a neo-traditional through local road complete with 3m x 3m corner cuts at the 64A Avenue and 64 Avenue intersections;
- dedicate 6.0 metres for a rear lane; and
- provide 0.5 metre statutory right-of-way along 64A Avenue behind both sidewalks and along 173 A Street.

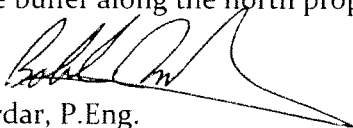
Works and Services

- construct 4.0 metre multi-use pathway along 64 Avenue (1.5 metres at City's cost);
- construct 64A Avenue to an 18.0-metre neo-traditional through local road standard;
- construct east half of 173A Street to neo-traditional through local road standard;
- construct 6.0 rear lane;
- remove temporary turnaround for existing lane using funds from Future Works of 7806-0242-00; and
- construct storm, sanitary, and water mains to service the development.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit for a landscape buffer along the north property line of the site.



Bob Ambardar, P.Eng.
Development Project Engineer

RSS

NOTE: Detailed Land Development Engineering Review available on file

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0136-00
Project Location: 17339 - 64 Avenue, 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:

The subject development is an "infill" located between two existing RF-12 developments; 7906-0270-00 to the west, and 7906-0242-00 to the east. Completion of the subject development will result in contiguous RF-12 zoning in the 17200 – 17400 blocks of 64A Avenue and 64 Avenue.

These adjacent RF-12 zoned developments provide the best architectural and landscape context in the immediate area. Homes in these developments are 2800 square foot "Neo-Traditional" and "Neo-Heritage" Two-Storey type. The homes have mid-scale massing characteristics, and meet common modern standards for new RF-12 zone developments with respect to balance and proportional consistency in the volume allocated to various projections on the front facade. Most homes have a 1 ½ storey entrance veranda. Main roofs are common hip or common gable type with two or more street facing common gable projections. The roof slope on most homes is 8:12. Roof surface materials include only shake profile asphalt shingles. These homes are all clad in vinyl and all have a stone accent. Most homes have either cedar shingles or hardipanel with 1x4 vertical wood battens in street facing gable ends. Yards are landscaped to a modest standard for post year 2000's RF-12 zoned developments.

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

- 1) Context Homes: Although some updating of standards is recommended, the homes at 6411 and 6425 - 173A Street, at 17372 and 17370 - 64A Avenue, and at 17351 and 17371 - 64 Avenue provide the best sources of architectural context for the subject site.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area.
- 3) Home Types : Dominance of Two-Storey home type. All newer homes in the surrounding area are Two-Storey type.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are balanced and proportionally consistent.

- 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 is the main wall cladding material used in this area and is recommended, subject to the use of substantial wood, Hardipanel, and masonry accents.
- 7) Roof surface : Only asphalt shingles have been used in this area.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes.

Dwelling Types/Locations:	Two-Storey.....	56%
	Basement Entry/Cathedral Entry	17%
	Rancher (bungalow).....	11%
	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. Most homes have a brick or stone accent.

Roof Pitch and Materials: All homes at context site have a shake profile asphalt shingle roof. Most homes have a roof slope of 8:12

Window/Door Details: Rectangular dominant.

Streetscape: There are two RF-12 developments adjacent to the subject site, and there is obvious continuity of appearance throughout this neighbourhood. All homes are 2800 square foot "Neo-Traditional" or "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

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 17300 block of 64 and 64A Avenues and the 6400 block of 173A Street, including 6411 and 6425 - 173A Street, 17372 and 17370 - 64A Avenue, and 17351 and 17371 - 64 Avenue 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:

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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:** September 1, 2011

Reviewed and Approved by:



Date: September 1, 2011

Michael E. Tynan

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 17339 64th Avenue, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

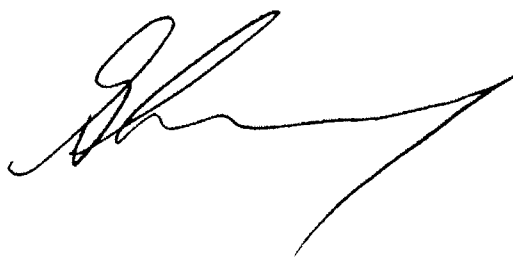
NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. **General assessment of the site and tree resource:**
 2. The site is a very large lot with only a few large size Douglas firs on it.
 3. **Summary of Proposed Tree Removal and Replacement:**
- The summary will be available before final adoption.

A	Number of Protected Trees Identified	3
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	3
D	Number of Protected Trees to be Retained	0
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	6
F	Number of Replacement Trees Proposed	6
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F+3)	6
I	Number of Lots Proposed in the Project	6
J	Average Number of Trees per Lot (H/I)	1

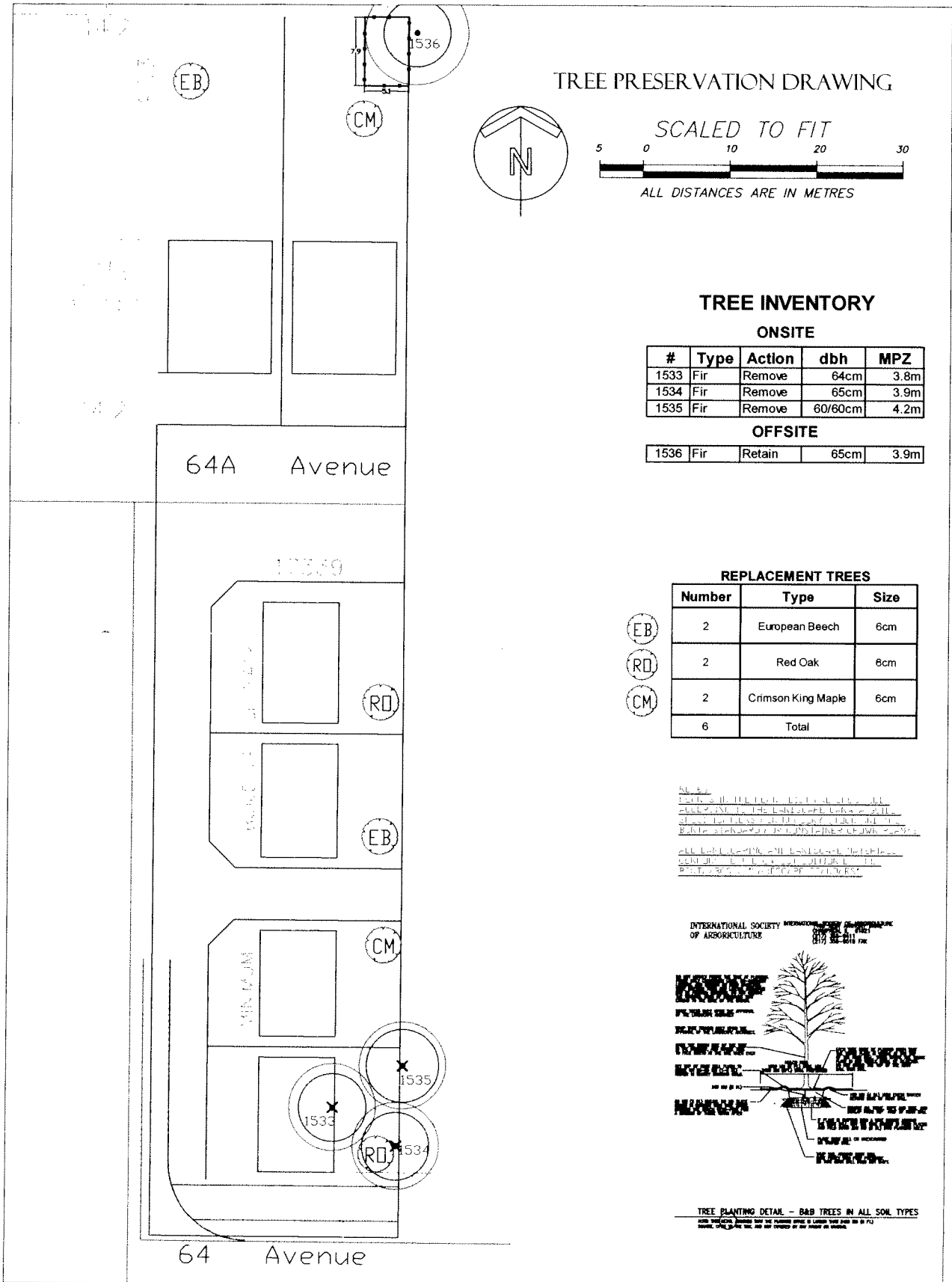
4. Tree Protection and Tree Replacement Plans

- The Tree Protection Plan is attached.



Dated: August 10, 2011

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



TREE INVENTORY

ONSITE

#	Type	Action	dbh	MPZ
1533	Fir	Remove	64cm	3.8m
1534	Fir	Remove	65cm	3.9m
1535	Fir	Remove	60/60cm	4.2m

OFFSITE

1536	Fir	Retain	65cm	3.9m
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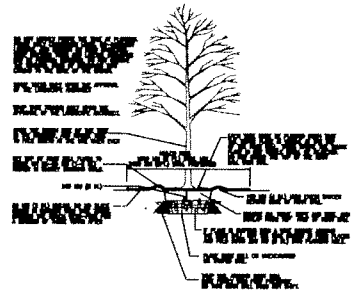
REPLACEMENT TREES

Number	Type	Size
2	European Beech	6cm
2	Red Oak	6cm
2	Crimson King Maple	6cm
6	Total	

- EB
- RO
- CM

Notes:
 1. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 2. ALL TREES TO BE RETAINED SHALL BE PROTECTED BY PROTECTION FENCING AND MINIMUM PROTECTION ZONES (MPZ).
 3. ALL TREES TO BE REPLACED SHALL BE REPLACED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.
 4. ALL TREES TO BE REPLACED SHALL BE REPLACED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.

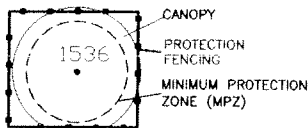
INTERNATIONAL SOCIETY OF ARBORICULTURE
 8175 54th Ave. #100
 Burnaby, BC V5N 5M7



TREE PLANTING DETAIL - BAB TREES IN ALL SOIL TYPES

LEGEND

TREE PROPOSED FOR RETENTION

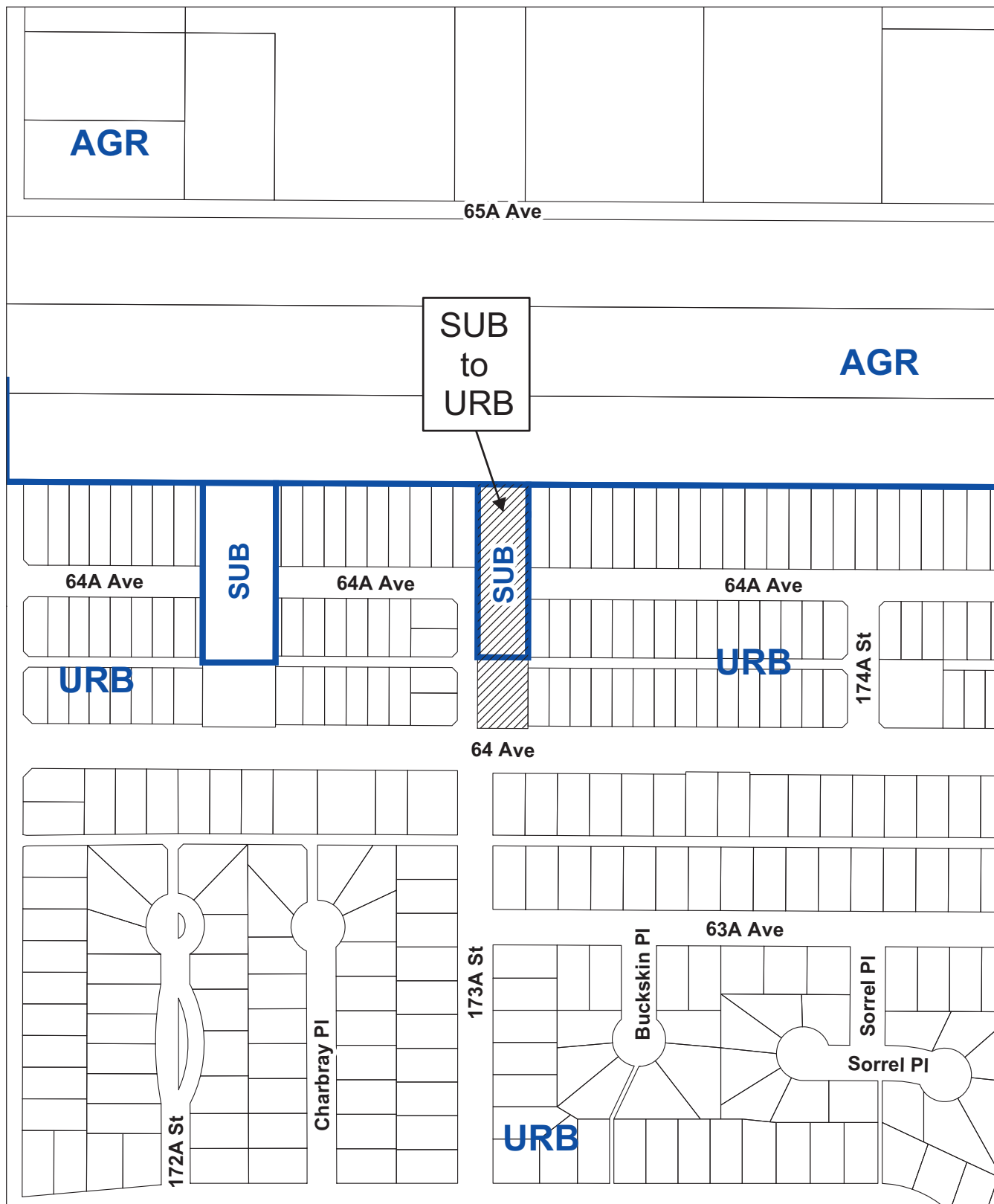


TREE PROPOSED FOR REMOVAL



Notes:
 1. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 2. ALL TREES TO BE RETAINED SHALL BE PROTECTED BY PROTECTION FENCING AND MINIMUM PROTECTION ZONES (MPZ).
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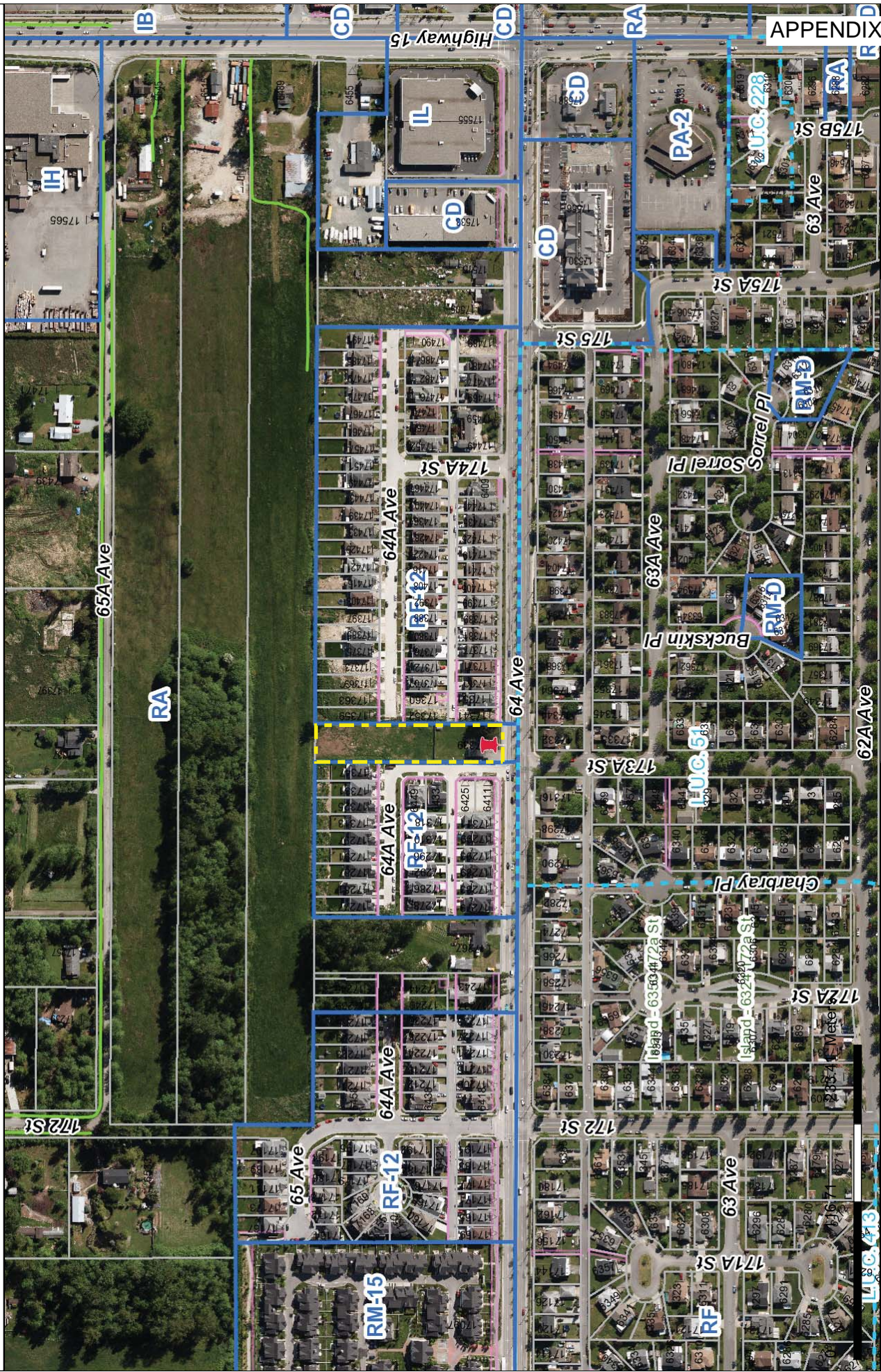
Froggers Creek Tree Consultants Ltd	
<small>7763 McCreep Avenue Burnaby BC V5J 4H4 Telephone: 604-721-8832 Fax: 604-437-0870</small>	
<small>17330 64th Avenue, Surrey August 16, 2011</small>	
TREE PROTECTION DRAWING	
<small>THE DRAWING SHOWS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MINIMUM PROTECTION ZONES (MPZ), REPLACEMENT TREES, PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT</small>	



OCP Amendment

Proposed amendment from Suburban to Urban





Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Scale: 1 : 3,890

Map created on: Wednesday, 06 July 2011



Wednesday, September 14, 2011
Planning

THE IMPACT ON SCHOOLS
APPLICATION #: 7911 0136 00

SUMMARY

The proposed 6 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

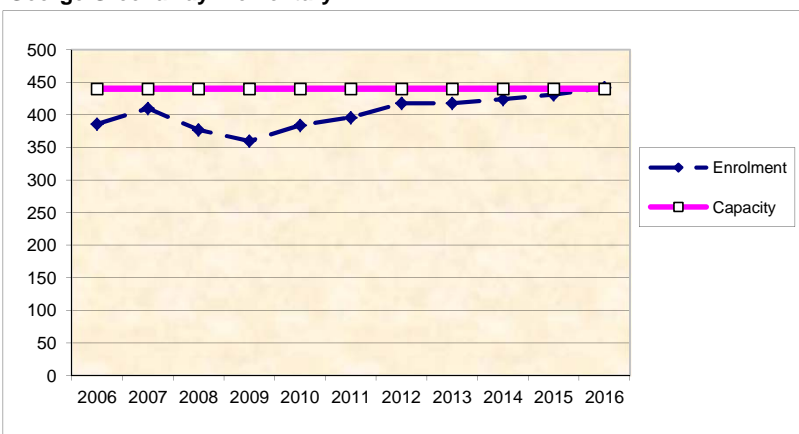
George Greenaway Elementary	
Enrolment (K/1-7):	59 K + 325
Capacity (K/1-7):	40 K + 400
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

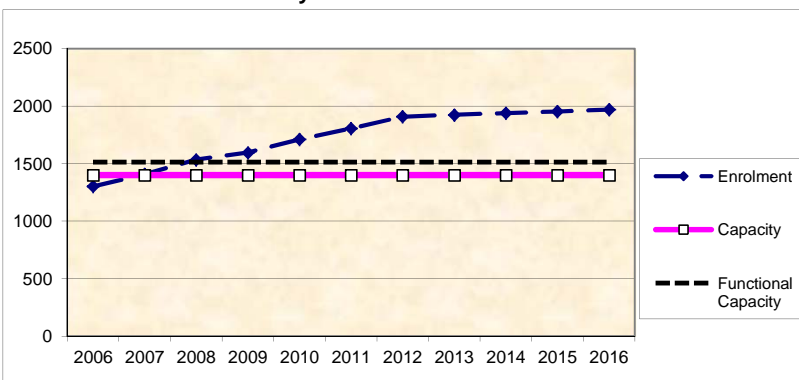
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Georges Greenaway Elementary catchment has maturing tendencies, but new housing completions has boosted student numbers. The capacity in the table below has been adjusted for full day Kindergarten implementation and inclusion of a "Strongstart" program for preschool age children and their parents. An adjacent school, AJ Mclellan Elementary will receive an 8 classroom addition to accommodate growth in the area. There are no approved capital projects for additional secondary school space in the area, although the school district is in the process of assembling land for a future Clayton North Area secondary school site, with construction of a new secondary school proposed in year four in capital plan (subject to future funding approval by Ministry) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed development will not have an impact on these projections.

George Greenaway Elementary



Lord Tweedsmuir 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.