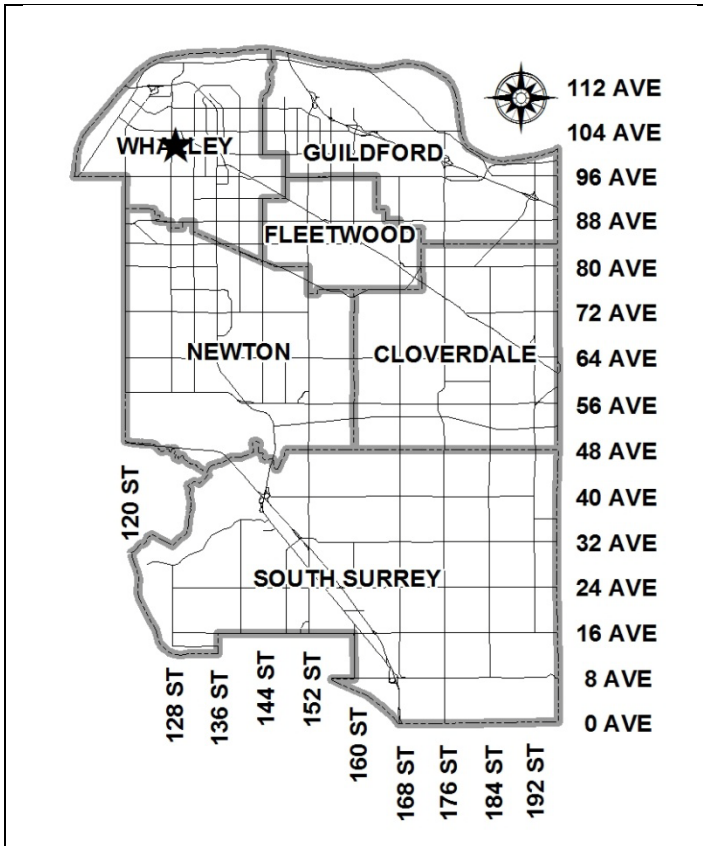


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0162-00

Planning Report Date: March 12, 2012



**PROPOSAL:**

- **Rezoning** from RF to RF-12

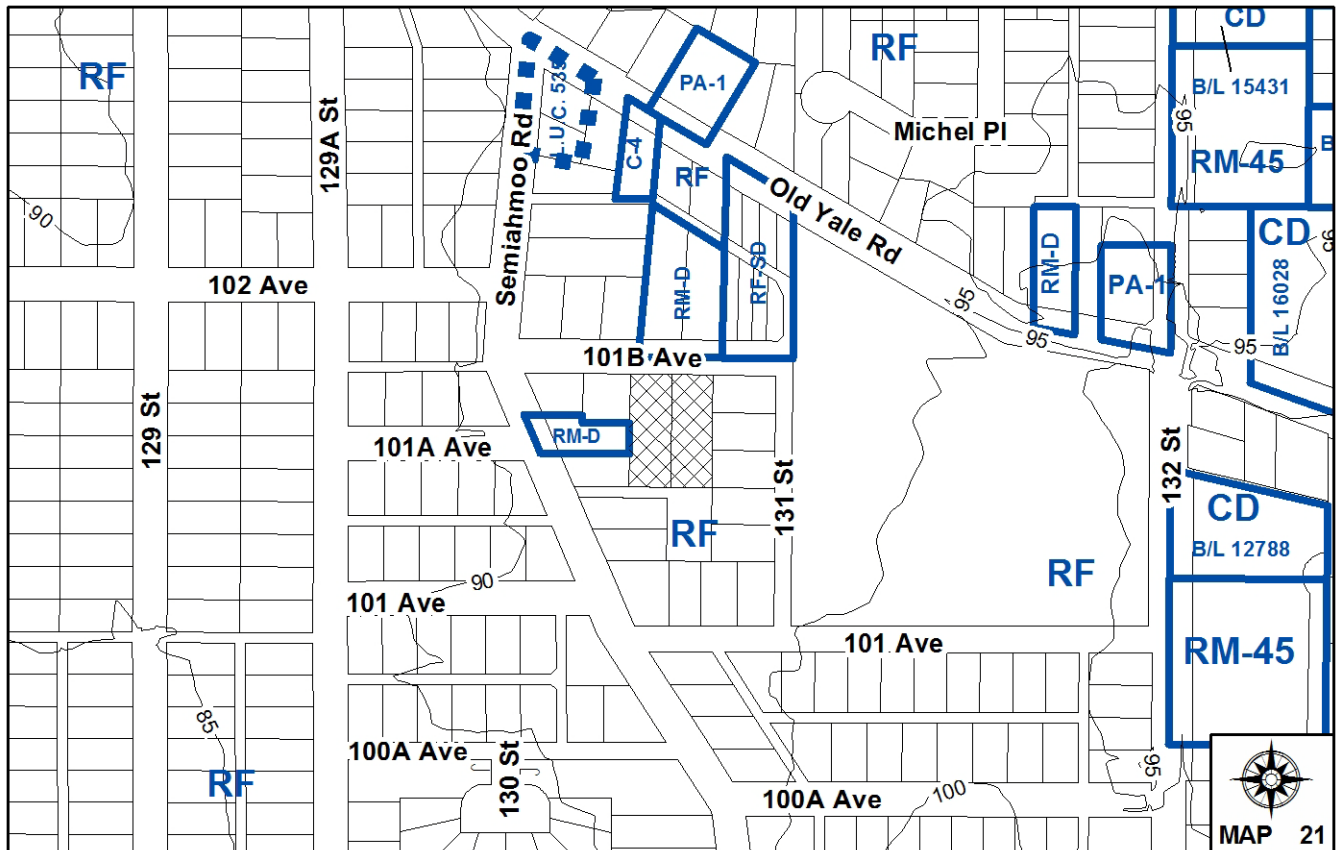
in order to allow subdivision into 5 single family lots.

**LOCATION:** 13056 and 13064 - 101B Avenue

**OWNERS:** Chamkaur S Dhillon  
 Navdeep K Dhillon  
 Ateeq Khan

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development is within 1.7 kilometres (1 mile) of Surrey Central SkyTrain Station. Densification is encouraged around SkyTrain Stations.
- The proposed development is within 800 metres (0.5 mile) of the edge of Surrey City Centre, which is one of the guidelines in the Small Lot Policy No. O-52 (approved by City Council on January 17, 2000).
- Although a higher density is supportable in this area adjacent to City Centre, land assembly of additional lots is not feasible in the foreseeable future.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Single Family Residential Zone (RF) (By-law No. 12000) to Single Family Residential (12) Zone (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to increase side yard setbacks as follows:
    - i. for proposed Lot 1 increase the west side yard setback from 1.2 metres (4 ft.) to 1.8 metres (6 ft.);
    - ii. for proposed Lot 2 increase the east side yard setback from 1.2 metres (4 ft.) to 2.4 metres (8 ft.);
    - iii. for proposed Lot 3 increase the east side yard setback from 1.2 metres (4 ft.) to 3 metres (10 ft.); and
    - iv. for proposed Lot 5 increase the west side yard setback from 1.2 metres (4 ft.) to 3 metres (10 ft.); and
  - (g) the applicant address the deficiency in replacement trees.

## 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 Old Yale Road Elementary School  
 1 Secondary student at Kwantlen Park 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 April 2013.

**Parks, Recreation & Culture:**

Parks, Recreation & Culture Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling on each lot, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101B Avenue):	Duplexes, and fee-simple "duplex-like" buildings.	Urban	RM-D and RF-SD
East:	Single family dwellings.	Urban	RF
South:	Stratified non-conforming duplex.	Urban	RF
West:	Duplexes and single family dwelling.	Urban	RM-D and RF

DEVELOPMENT CONSIDERATIONS

Current Proposal

- The 3,156-square metre (0.78 acre) subject site, located at 13056/64 – 101B Avenue is comprised of 2 properties and is located south of 101B Avenue between Semiahmoo Road and 131 Street in the Whalley area. It is currently zoned "Single Family Residential (RF)" and is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone the subject site to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into five (5) single family lots. The proposed RF-12 Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- As part of this development application, the applicant is proposing the creation of a north-south cul-de-sac connecting from 101B Avenue.

- The applicant is proposing to increase the side yard setbacks on proposed Lots 1, 2, 3 and 5 in order to create additional separation between the side yards of the proposed lots and the back yards of the existing homes to the east and west. The applicant will register a no-build restrictive covenant to secure the increased setbacks.

### Policy Compliance

- The Small Lot Residential Zones Policy No. O-52 identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). The RF-12 Zone may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of Surrey City Centre. The subject site is approximately 262 metres (72 ft.) from the edge of Surrey City Centre.
- The RF-12 Zone should be applied to provide a gradation of land use intensity.
- The subject site is adjacent to duplexes to the north and duplexes to the south and west. Because of the subject site's proximity to higher density developments, rezoning the subject site to RF-12 has merit.
- The subject site is located within 50 metres (164 ft.) of Old Yale Road Elementary School and 460 metres (1,509 ft.) of Kwantlen Park Secondary School, within 500 metres (1,640 ft.) of Royal Kwantlen Park, within 610 metres (2,001 ft.) of Holland Park, and within 1 kilometre (0.62 mile) of Robson Park.
- On 132 Street, there are two bus routes that are within 310 metres (1,017 ft.) of the subject site. There are four additional bus routes located on 104 Avenue, within 600 metres (1,968 ft.) of the subject site. There are two additional bus routes on 128 Street, within 550 metres (1,804 ft.) of the subject site. Finally, there is 1 additional bus route on 100 Avenue, within 575 metres (1,886 ft.) of the subject site.
- The RF-12 Zone is supportable within the context of the existing land uses in the surrounding area and in an effort to encourage more efficient land use near City Centre.
- The proposed lots meet the dimensional requirements of the RF-12 Zone for Type II lots. They range in size from 378 square metres (4,069 sq. ft.) to 505 square metres (5,436 sq. ft.). Lot widths meet or exceed 13.4 metres (44 ft.) and the lot depths range from 23 metres (75 ft.) to 35.48 metres (116 ft.).

### Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Design Guidelines, dated January 7, 2012. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- The building design guidelines recommend a new character for the proposed homes, as most of the existing homes in the surrounding area are either duplexes or have box-like massing. These homes do not provide suitable architectural context for a year 2012 RF-12 Zone development.

- There are two existing structures on four neighbouring RF-SD-zoned lots across 101B Avenue to the north that are "Neo-Traditional" style two-storey type dwellings and provide an acceptable standard and context for the subject site.

### Lot Grading

- A preliminary lot grading plan submitted by Mainland Engineering Corporation has been reviewed by staff. The applicant does not propose to have in-ground basements on any of the lots.
- To develop the proposed cul-de-sac, the applicant is proposing fill over the centre portion of the subject lots. A 1.2 metre (4 ft.) retaining wall by the developer is required along the west property line of the development.
- A trench drain will be provided on the west side of the development to drain the storm water flows on the west side of the development, as the site grades will be higher to accommodate the proposed cul-de-sac.

### Tree Replacement

- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and require revisions prior to Final Approval.
- The report identifies 45 protected trees, including one located on City property. As this development requires fill to accommodate the proposed road, all of the trees will need to be removed. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Alder, Red	33	0	33
Ash, Mountain	1	0	1
Cedar, Western Red	4	0	4
Cottonwood, Black	3	0	3
Fir, Douglas	1	0	1
Hemlock, Western	1	0	1
Maple	1	0	1
Maple, Bigleaf	1	0	1
<b>Total</b>	45	0	45

- All 45 trees proposed for removal are either poorly structured or need to be removed to accommodate construction.
- The preliminary report indicates 54 replacement trees are required and 15 replacement trees are proposed. Cash-in-lieu will be provided for the 39 trees in deficit. The average number of trees proposed per lot is 3.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 13, 2011 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/kms

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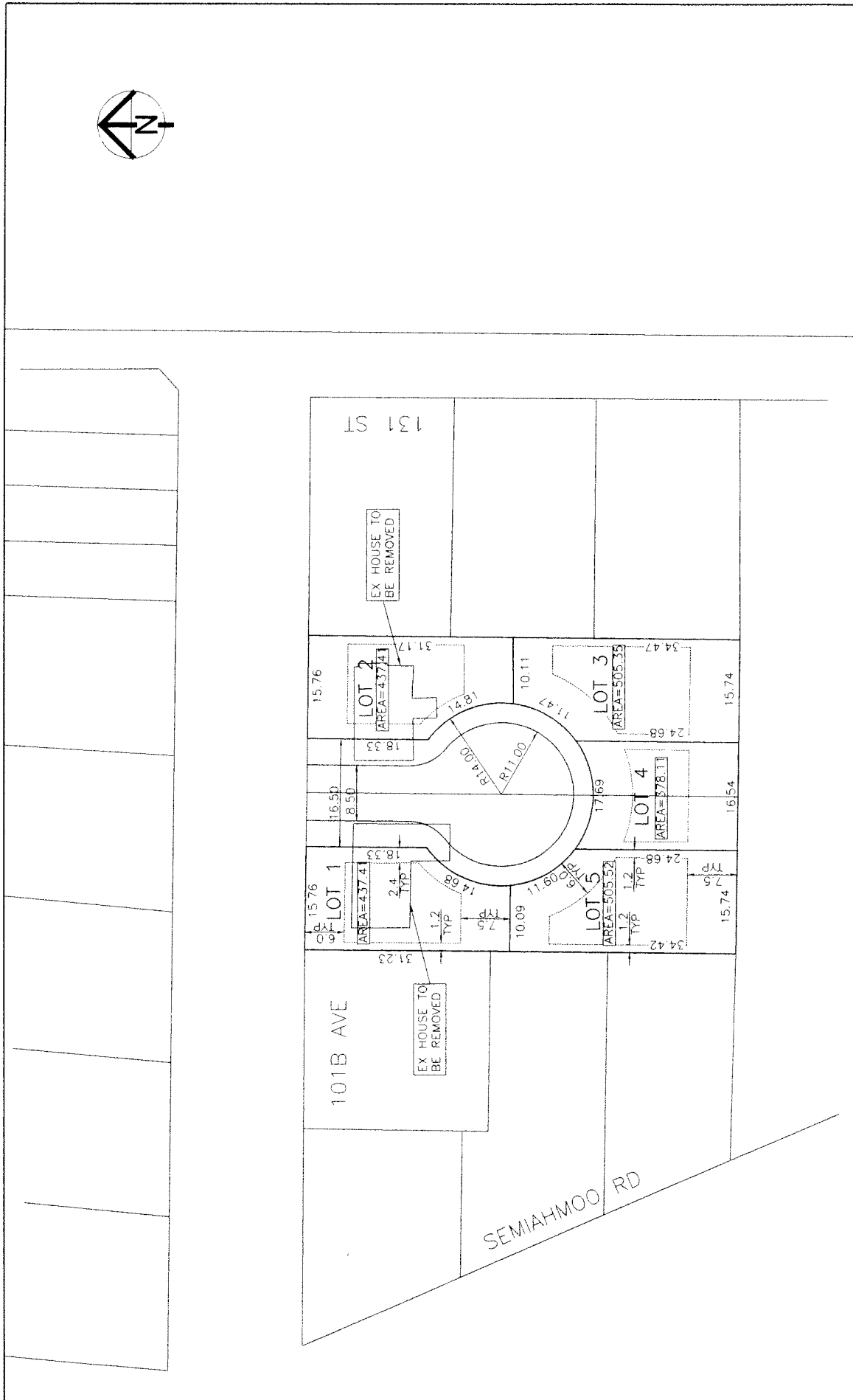




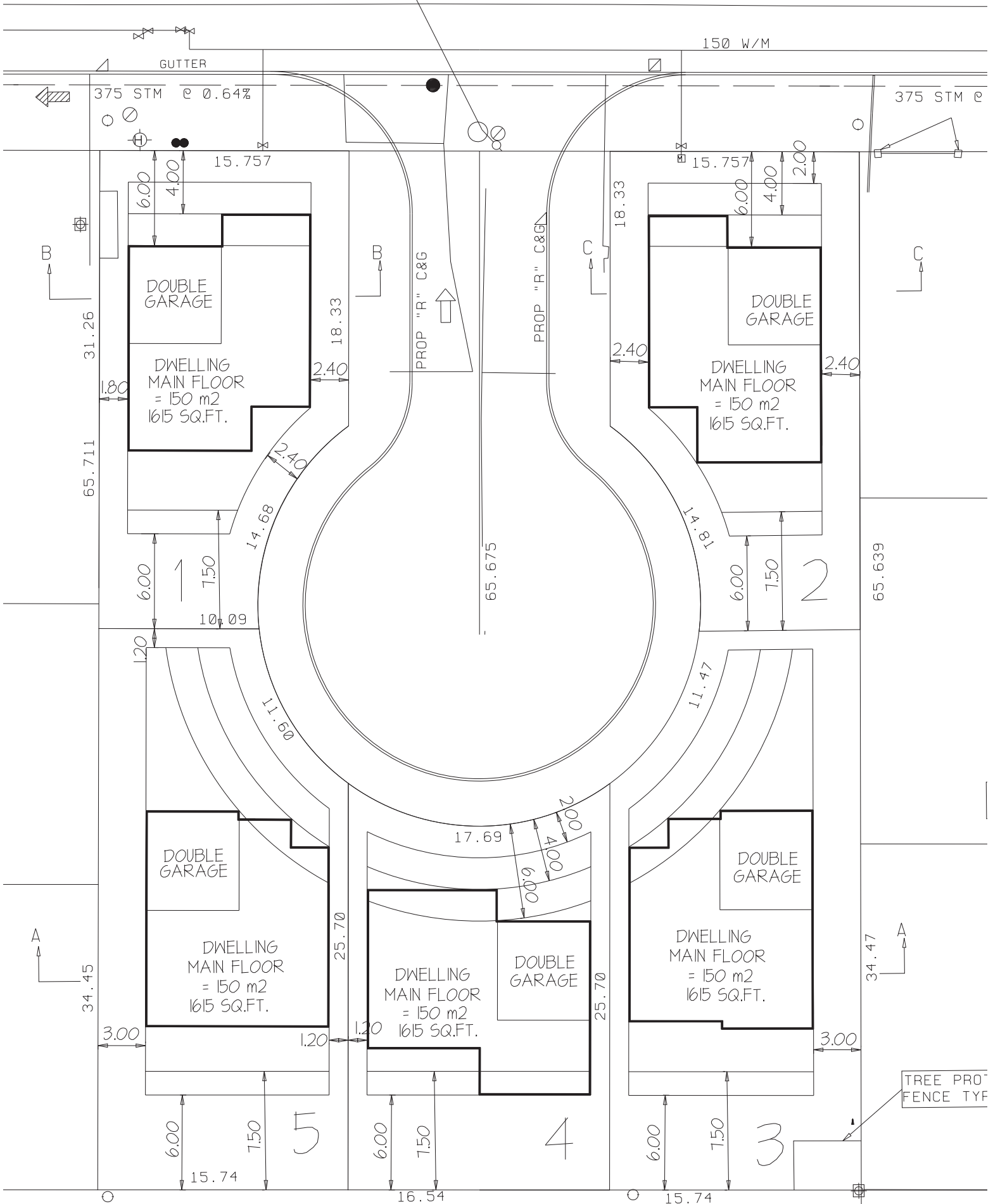
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.78
Hectares	0.3156
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.76 meters to 28.6 meters
Range of lot areas (square metres)	378 square meters to 505 square meters
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.4 lots/acre & 15.8 lots/hectare
Lots/Hectare & Lots/Acre (Net)	8.9 lots/acres & 21.73 lots/hectare
<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)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<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



DATE: 05/20/11		DRAWN: JG	
DATE: 05/20/11		CHECKED: AS	
DATE: 05/20/11		DESIGNED: RM	
DATE: 05/20/11		SURVEY PROJECT NO:	
DATE: 05/20/11		SURVEY NUMBER NO:	
DATE: 05/20/11		SUBJECT PROJECT INT:	
DATE: 05/20/11		PROJECT AS:	
OWNER/DEVELOPER: MAINLAND ENGINEERING (2007) CORPORATION SUITE 208-3363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543-8044 FAX: (604) 543-8104 EMAIL: info@mainlandeng.com			
TITLE: DEVELOPMENT/SITE LOCATION 5 (LOT SUBDIVISION WITH REZONING TO RFI Z #13056, #13064 101B AVE SURREY, BC DWD NAME: PRELIMINARY LAYOUT PLAN			



7911-0162-00



## INTER-OFFICE MEMO

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

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

DATE: **October 31, 2011** PROJECT FILE: **7811-0162-00**

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RE: **Engineering Requirements  
Location: 13056 & 13064 101B Ave**

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

- Dedicate 16.500 metres for 130A Street including 14.000 metres radius cul-de-sac.

***Works and Services***

- Construct 130A Street to Limited Local standard including cul-de-sac bulb;
- Construct water, sanitary sewer, and storm sewer mains to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Tuesday, September 27, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11-0162-00

**SUMMARY**

The proposed 5 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

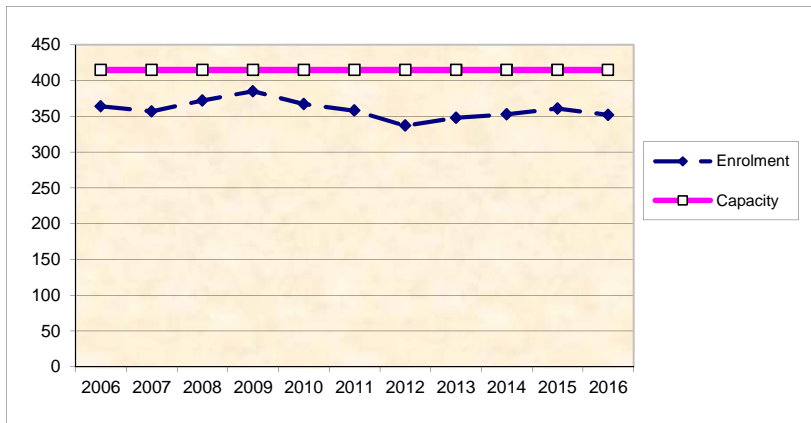
<b>Old Yale Road Elementary</b>	
Enrolment (K/1-7):	32 K + 335
Capacity (K/1-7):	40 K + 375
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1480
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

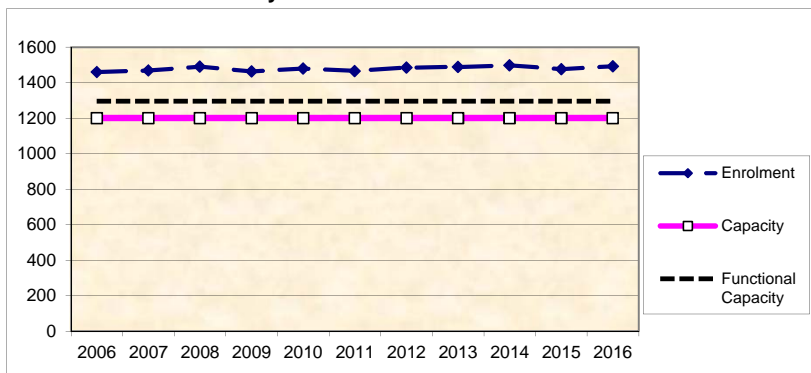
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.

**Old Yale Road Elementary**



**Kwantlen Park 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: 7911-0162-00  
Project Location: 13056 and 13064 – 101B 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 site is located in an old Growth Area, in which lots surrounding the subject site are subdivided already to their ultimate potential (i.e. there is little new subdivision potential in this area). Development of the subject site will therefore complete the final character for this area for the foreseeable future.

Fifty percent of homes surveyed in this area are duplexes, configured as side by side units, or as four-plexes, configured as a dwelling unit above a secondary suite on each side of the structure. Most of the homes are 50 year old, 2500 – 3500 sq.ft. structures (all floor area considered). Most of these homes would be classified as a "Bungalow with fully above-ground basement", which is similar in function to a basement entry home, except that the main entrance is on the upper floor (there is also one Basement Entry type duplex). Economical floor-above-floor construction techniques were used, resulting in structures that have a high mass, box-like appearance. All homes have understated, single storey high front entrances. Most of the homes have a single mass common hip or common gable roof at a 4:12 slope (one has a flat roof). These homes do not have street facing feature projections. Roofs are surfaced with interlocking tab type asphalt shingles or tar and gravel. Homes are clad in cedar or stucco, or cedar and stucco. The homes have minimal trim and detailing elements, and no masonry veneers. The colour range is neutral / natural. Yards are landscaped to minimal old urban standards. These homes do not provide suitable architectural context for a year 2012 RF-12 zone development.

Other homes in this area include a 1960's, 2200 sq.ft "West Coast Traditional" style Split Level, with mid-scale massing characteristics with a 9:12 slope main common gable roof, and a 3550 sq.ft. stucco clad "West Coast Modern" style Basement Entry type home with 6:12 slope common hip roof with four street facing common gable projections and a concrete tile roof. There are also two small 50-60 year old Bungalows (the two site homes) that are to be demolished. None of these homes provide suitable architectural context for a year 2012 RF-12 zone development.

There are two new structures in this area, situated on four RF-SD zoned zero-lot-line lots. The structures are 3900 sq.ft. (1950 sq.ft per unit) "Neo-Traditional" style Two-Storey type dwellings. Massing is mid-scale, meeting a common modern standard. Front entrance height is one storey. One of the structures has a main common hip roof at an 8:12 slope, with three

street facing common gable projections at a 12:12 slope at the upper floor, and one 8:12 slope common gable at the front entrance. The adjacent structure has an 8:12 slope Dutch hip roof with three common gable projections. Both homes have a shake profile asphalt shingles roof surface. Both structures are clad in vinyl. One has 1x4 vertical wood battens over Hardiboard in the gable ends, and the other has wood shingles in the gable end. Colour schemes are neutral / natural. Both homes have back wrought iron rail fences at the front lot line, with stone posts. These two structures meet an acceptable standard for post year 2000's construction, and both provide useful context for the subject site.

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

- 1) Context Homes: The RF-SD structure on the two lots at 13085 and 13089 – 101B Avenue, and the RF-SD structure on the two lots at 13095 and 13099 – 101B Avenue provide the only source of architectural context in this area. All other homes are considered non-context (not suitable for a year 2012 RF-12 zone development).
- 2) Style Character : Both context homes are “Neo-Traditional” style. Therefore, "Neo-Traditional" and the compatible “Neo-Heritage” style are recommended.
- 3) Home Types : Of the twelve homes surveyed, two are Bungalows (site homes to be demolished), four are Bungalow type with fully above ground basement, three are Basement Entry type, one is a Split Level and the two RF-SD homes are Two-Storey type. Most homes are configured as duplexes or four-plexes.
- 4) Massing Designs : Only the new context homes provide desirable massing context. The homes are well balanced and correctly proportioned. Other homes are box-like structures that do not meet modern massing design standards.
- 5) Front Entrance Design : All front entrances in this area are one storey in height.
- 6) Exterior Wall Cladding : A wide variety of materials including cedar, stucco, vinyl, Hardipanel, wood shingles, and stone have been used, and a wide variety should be permitted.
- 7) Roof surface : One home has a tar and gravel roof. All other homes have an asphalt shingle roof surface.
- 8) Roof Slope : Roof pitch 8:12 or higher on the new context homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	17%
	Basement Entry/Cathedral Entry	25%
	Rancher (bungalow).....	17%
	Bungalow w/ above ground bsmnt.	17%
	Split Levels.....	8%

**Exterior Treatment /Materials:** Older homes are clad in cedar, or stucco, or a combination of the two. New homes are clad in vinyl, and have either wood shingles in the gable end or vertical 1x4 wood battens over Hardipanel in the gable ends. New homes have a stone accent.

**Roof Pitch and Materials:** All homes but one have an asphalt shingle roof. One home has a tar and gravel roof.

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

**Streetscape:** The character of the streetscape is "1960's Old Urban", in which most homes are simple rectangular high mass old urban duplexes with simple single mass, low slope roofs with an asphalt shingle surface. The homes are clad in stucco or cedar or a combination of the two. There are two new structures that meet modern massing design and finishing standards, but which stand out as distinct from the otherwise old urban character. These 3900 sq.ft. "Neo-Traditional" style Two-Storey type structures have mid-scale massing characteristics that meet modern design standards. The homes have steeply sloped, interesting roof projections, with a shake profile asphalt shingle surface. The homes are clad in vinyl and feature either wood shingles or wood battens over Hardipanel in gable ends. Landscaping is "modest old urban", featuring sod and mature trees.

## 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)**

Previously described "context homes" can provide general context with regard to style, massing design, construction materials, and trim and detailing standards. Homes will therefore be "Neo-Traditional" and "Neo-Heritage" styles only. Similar roof types, roof pitch, roofing materials. Similar siding materials. 75% of homes would not be considered "context homes".



**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

**Roof Pitch:** Minimum 8:12.

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

**In-ground basements:** Permitted, subject to 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 8 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:** January 7, 2012

**Reviewed and Approved by:**  **Date:** January 7, 2012

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SUMMARY TABLES**

Surrey Project No: 11-0162-00  
Project Location 13056 / 64 - 101B Avenue, Surrey, BC  
Arborist: Peter Mennel ISA (PN-5611A)

**Table 1. Species Composition**

Tree Species	Scientific Name	Onsite	Offsite	City	Total
Alder, Red	<i>Alnus rubra</i>	33	1	0	<b>34</b>
Ash, Mountain	<i>Sorbus americana</i>	1	0	0	<b>1</b>
Cedar, Western Red	<i>Thuja plicata</i>	4	0	0	<b>4</b>
Cherry, Bitter	<i>Prunus emarginata</i>	0	1	0	<b>1</b>
Cottonwood, Black	<i>Populus trichocarpa</i>	3	0	0	<b>3</b>
Fir, Douglas	<i>Pseudotsuga menziesii</i>	1	0	0	<b>1</b>
Hemlock, Western	<i>Tsuga heterophylla</i>	1	0	0	<b>1</b>
Maple	<i>Acer</i>	0	0	1	<b>1</b>
Maple, Bigleaf	<i>Acer macrophyllum</i>	1	0	0	<b>1</b>
<b>TOTAL</b>		<b>44</b>	<b>2</b>	<b>1</b>	<b>47</b>

**Table 2. Tree Preservation and Replacement Summary**

	Onsite	Offsite	City	Total	
Total Number of Trees to be Protected	0	2	0	<b>2</b>	
Total Number of Trees to be Removed	44	0	1	<b>45</b>	
Replacement Trees Required at 1:1 (Red Alder and Black Cottonwood)	36	NA	0	<b>36</b>	
Replacement Trees Required at 2:1 (All Other Species)	16	NA	2	<b>18</b>	<b>54 Total</b>

Summary prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 22, 2011



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 11-0162-00

Project Location: 13056 / 64 - 101B Avenue, Surrey, BC

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

A limited number of native conifers and non native broadleaf species across the north end of the site. The majority of the site has naturalized with low value red alder and black cottonwood of no preservation value with respect to the proposed land use.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	45
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	45
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (36 alder and cottonwood X 1 and 9 others X 2)	(E)	54
Number of Replacement Trees proposed	(F)	15
Number of Replacement Trees in deficit (E-F)	(G)	39
Total number of Prot. and Rep. Trees on site (D+F)	(H)	15
Number of lots proposed in the project	(I)	5
Average number of Trees per Lot	(H/I)	(J) 3

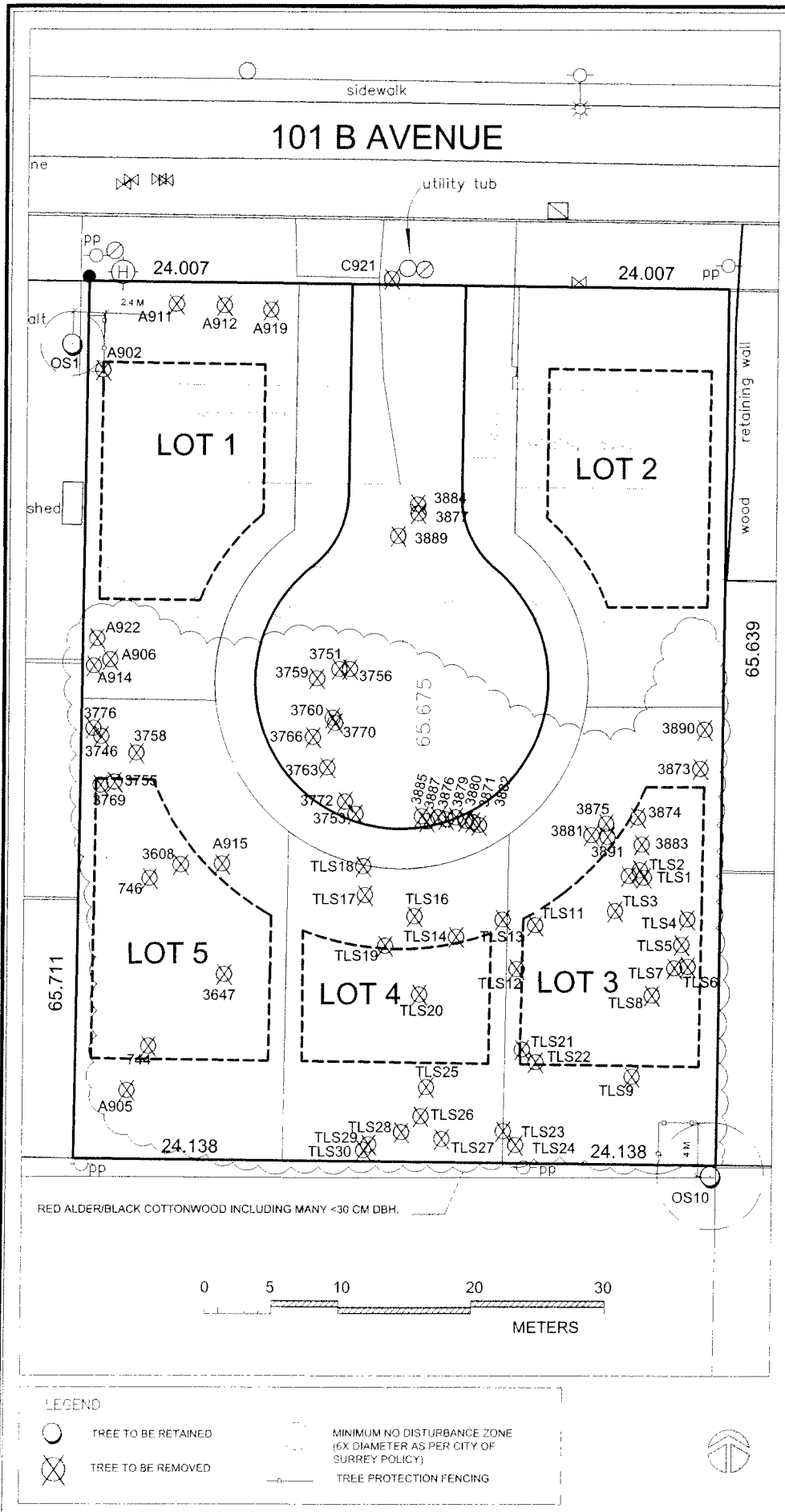
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: November 22, 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](mailto:mfadum@fadum.ca)

**CLIENT**  
 C/O MAINLAND ENGINEERING LTD.

**FILE NO.**

**PROJECT TITLE**  
 TREE PRESERVATION AND PROTECTION PLAN  
 13064 & 13056 101B AVE.,  
 SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	RECORD OF ISSUE

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS, REGARDLESS TREES WITH LOT GRADING PLANS.

**SHEET TITLE**  
 T1 - TREE PRESERVATION AND REMOVAL PLAN

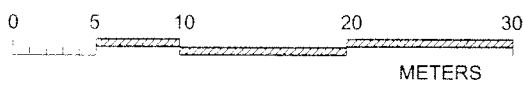
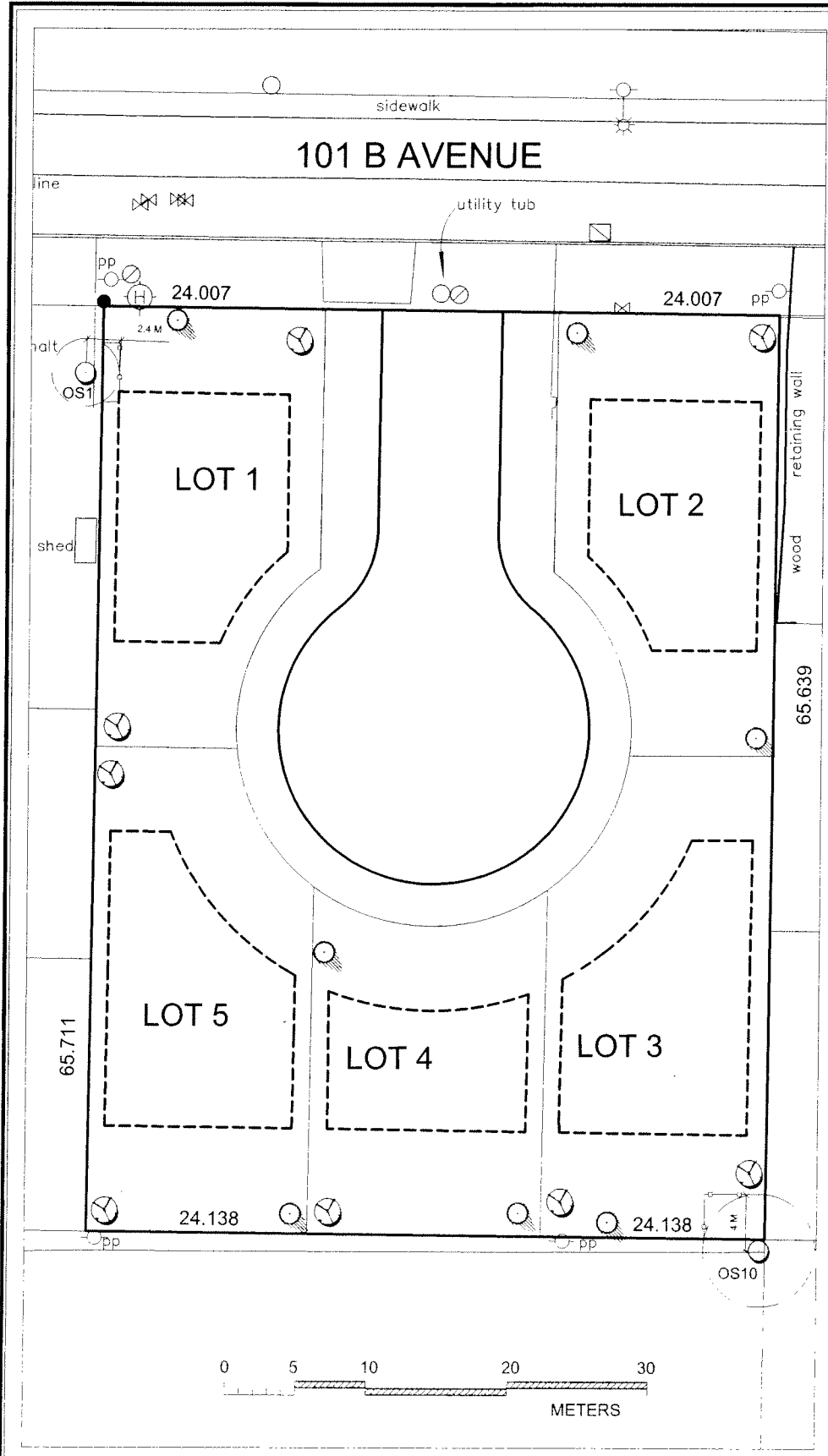
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**DRAWN** SGL

**SCALE** AS SHOWN

**DATE** NOVEMBER 15, 2011

**T-1**  
 SHEET 1 OF 1



LEGEND

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

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 Fax: (604) 589-2888  
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FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**  
 13064 & 13056 101B AVE.,  
 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 S1A/B/C/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE  
**T2 - TREE PROTECTION AND REPLACEMENT PLAN**

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SCALE AS SHOWN

DATE NOVEMBER 15, 2011

**T-2**  
 SHEET 2 OF 2