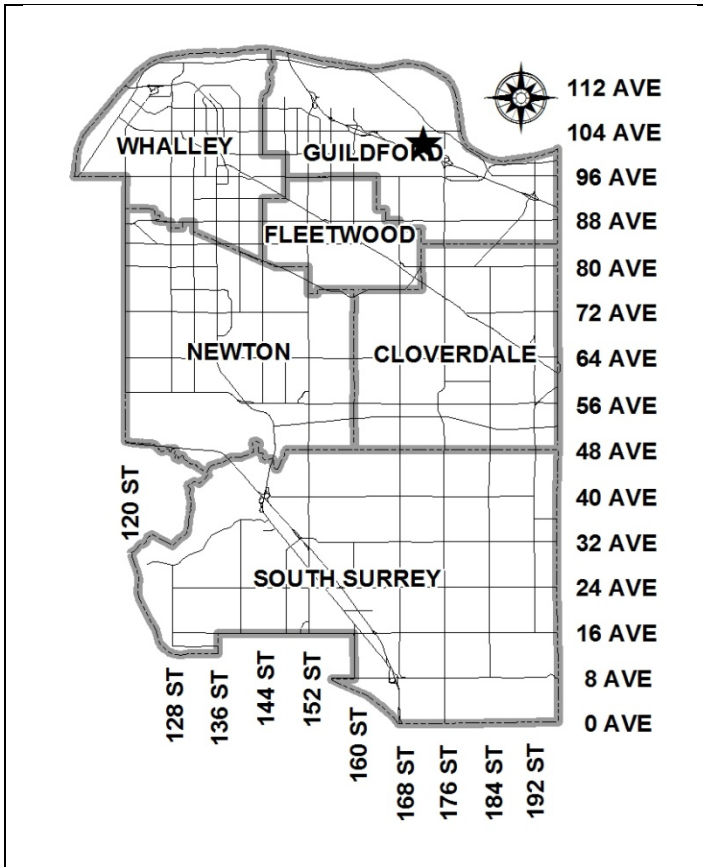


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0190-00

Planning Report Date: February 20, 2012



PROPOSAL:

- **OCP amendment** of a portion from Suburban to Urban
- **Rezoning** from RA to RF and RH

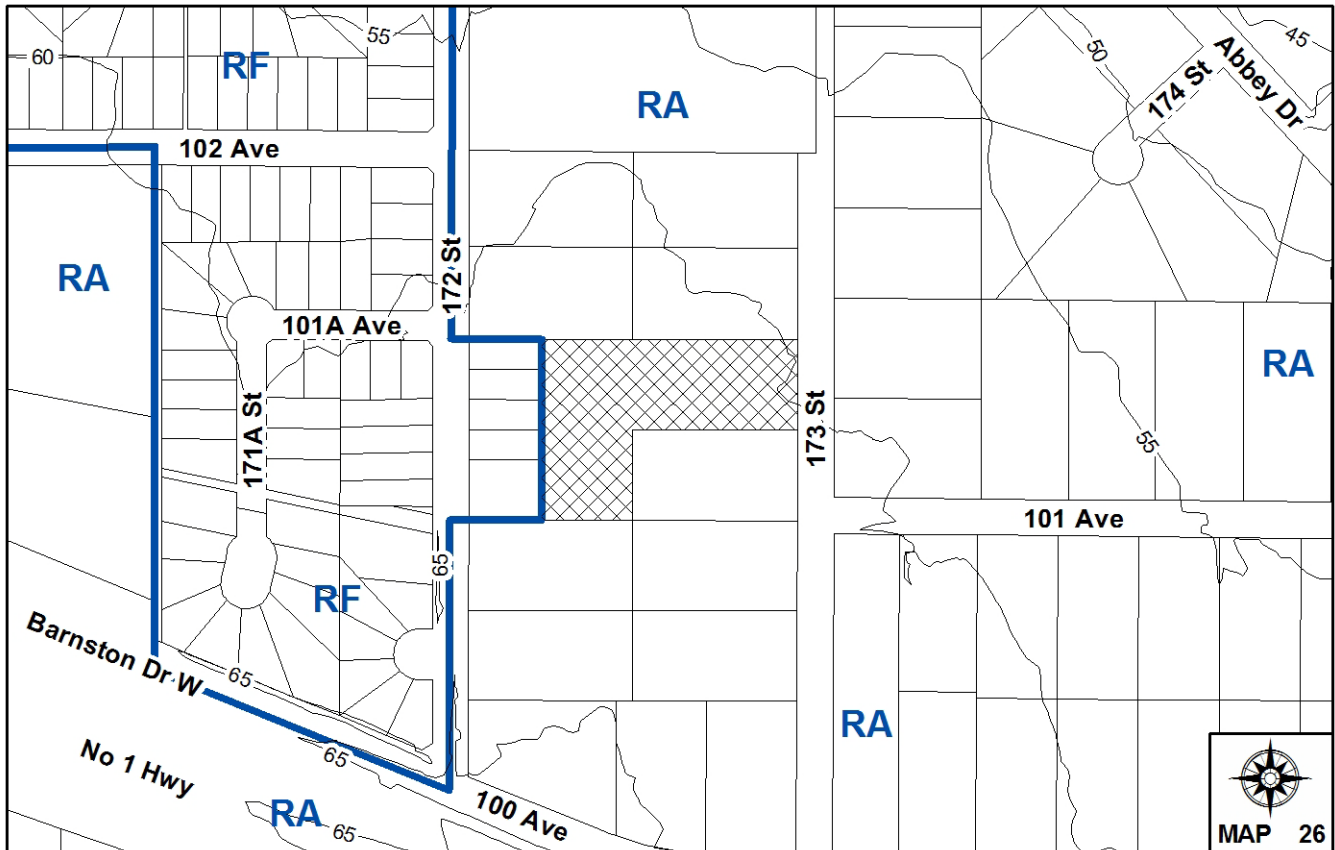
in order to allow subdivision into 9 single family lots and 1 half-acre lot

LOCATION: 10145 - 173 Street

OWNER: Gurdev K Cheema

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends Option 1, that this application be referred back to staff to request the applicant to resolve the location of the proposed temporary access to the proposed 172A Street.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP Amendment to re-designate the western portion of the subject site from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- The proposed RH lot is a reasonable interface with the existing RA lots on the east side of 173 Street and the proposed RF lots are a reasonable interface with the existing RF lots to the west along 172 Street, however, access to the RF lots should not be from the suburban Abbey Ridge neighbourhood to the east.
- The proposed temporary access from 173 Street is incongruent with the proposed zoning: access to the proposed RF lots on the proposed 172A Street, even on a temporary basis, should not be from the suburban (RA-zoned) neighbourhood to the east
- A temporary access from 173 Street (currently residential acreages) to the Urban lots proposed in this application would alter the rural residential character of the existing neighbourhood.
- Area residents have expressed concerns about the proposed development and its impact on the suburban Abbey Ridge neighbourhood, in particular the temporary access proposed from 173 Street.
- A more appropriate access to the proposed Urban-designated lots would be from 172 Street, an existing Urban single family neighbourhood. The applicant advises that he has been unable to incorporate any lands fronting 172 Street to accommodate alternate access.

RECOMMENDATION

The Planning & Development Department recommend that this application be referred back to staff to resolve the access to the proposed RF-zoned lots.

REFERRALS

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

NOTE: The Planning & Development Department does not support the proposed location of the temporary access road between 173 St. and 172A St. Engineering requirements for construction of the temporary access road should not be considered as an Engineering Department approval of the proposed location. The applicant must confirm the location of the temporary access road in consultation with the Planning & Development Department.

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

- 4 Elementary students at Bothwell Elementary School
- 2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage lot with existing single family dwelling.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|---|-----------------|---------------|
| North: | Acreage lots with existing single family dwellings. | Suburban | RA |
| East (Across 173 Street): | Acreage lots with existing single family dwellings. | Suburban | RA |

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------|---|-----------------|---------------|
| South: | Acreage lots with existing single family dwellings and TransMountain right-of-way | Suburban | RA |
| West: | Single family residential lots with new single family dwellings (approved under Development Application No. 7909-0200-00) | Urban | RF |

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Type 2 Official Community Plan (OCP) Amendment to re-designate the west portion of the subject site from Suburban to Urban (Appendix VII). A Type 2 OCP Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure placed in the area as a result of the proposal.
- The subject site is located near the westerly edge of the Fraser Heights Suburban designation. Existing single family RF-zoned lots and designated Urban in the OCP are located to the west, which were approved in 2010 under Development Application No. 7909-0200-00.
- The applicant has provided the following rationale to support the proposed OCP amendment (with staff comments in italics):
 - The proposed Urban RF lots are a reasonable interface for the existing Urban designation along 172 Street and the proposed RH Suburban lot on the east side of 173 Street.

(Initially 3 RF-zoned lots were proposed fronting 173 Street, however the applicant revised this proposal to 1 RH-zoned lot fronting 173 Street, to better address the land use transition to RA-zoned lots further east.)
 - The Urban type lots along the centre of the block (along a future north-south road), with a half-acre lot fronting 173 Street would be a natural continuation of the existing Urban lots along 172 Street.

(An additional row of RF-zoned lots to the east of the RF-zoned lots on 172 Street can be accommodated without impacting the established Suburban neighbourhood of Abbey Ridge to the east.)
 - The proposed development would increase future development potential within this pocket and also provide a revised Urban/Suburban boundary line between 172A Street and 173 Street.

(A development concept has been provided by the applicant for the area, which illustrates an expanded Urban area while respecting the established Abbey Ridge Suburban area (Appendix II). The existing Suburban lots bounded by 173 Street to the west, 176 Street to the east, Abbey Drive to the north, and 100 Avenue/Barnston Drive to the south, are a unique "pocket" of residential acreages within east Fraser Heights.)

- The development proposal could increase the inventory of housing in an area that is adjacent to major highway systems that are planned for this location.

(Due to Highway No. 1 / Port Mann Bridge improvements, direct access to 176 Street has been discontinued. A new overpass is under construction for Barnston Drive over 176 Street.)

- Future development of Urban lots within this existing Suburban area will provide additional services to the area which may not have been realized or constructed without the (re)development of these parcels.

(The servicing plan has not been reviewed in detail, however, preliminary comments indicate that the sanitary sewer will be required to connect to 104 Avenue and will, therefore, provide such services to the lots fronting 173 Street.)

- The applicant has agreed to provide a voluntary community benefit contribution for the nine (9) proposed Urban single family lots in the amount of \$4,500 per lot for a total of \$40,500. This contribution will be collected prior to the project being considered for Final Adoption.

(This contribution is consistent with that received in 2010 when the RF-zoned lots to the west, fronting 172 Street were rezoned and the OCP was amended to Urban.)

DEVELOPMENT CONSIDERATIONS

Background

- The subject lot, located at 10145-173 Street, is zoned One-Acre Residential (RA) and designated Suburban in the Official Community Plan (OCP).
- The subject site is located in East Fraser Heights within a neighbourhood mainly comprised of Suburban-designated properties. However, existing lots immediately to the west were rezoned to RF and re-designated to Urban in the OCP on May 17, 2010 under Development Application No. 7909-0200-00
- Below are the recently approved and in-process development applications in the area of the subject site that involve(d) OCP Amendments (see Appendix IV for Neighbourhood Context Map):
 - Development Application No. 7903-0350-00 (near 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on July 26, 2004, to allow subdivision into 50 RF lots.

- Development Application No. 7905-0086-00 (near Barnston Drive & 176 Street); an OCP Amendment from Suburban to Urban, approved by Council on December 4, 2006, to allow subdivision into 59 RF lots.
- Development Application No. 7906-0161-00 (at 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on October 1, 2007, to allow subdivision into 5 RF lots.
- Development Application No. 7906-0269-00 (near 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on September 8, 2008, to allow subdivision into 12 RF lots.
- Development Application No. 7908-0052-00 (northeast of Highway No. 1 & 176 Street); proposing an OCP Amendment on portions from Suburban and Commercial to Multiple Residential to allow a large mixed-use development consisting of approximately 694 dwelling units. The application was approved by Council on June 27, 2011. A subsequent Development Application (No. 7910-0316-00) was approved by Council on October 3, 2011 to develop a 71-unit, 4-storey apartment building and an 80-unit townhouse development as a first phase
- A Development Application No. 7909-0200-00 on the parent lot of the subject site, was approved by Council on May 17, 2010, to amend the OCP on the eastern portion of the site from Suburban to Urban, in order to subdivide the site into 5 RF lots fronting 172 Street and a remainder lot fronting 173 Street. As part of this previous development application a north-south statutory right of way was secured near the centre of the site in order to protect for a future north-south road corridor.
- In-process Development Application No. 7911-0119-00 (on 103A Avenue near 173 Street); proposing an OCP Amendment from Suburban to Urban, to allow subdivision into 2 RF lots and 1 RH lot. This application is currently at Third Reading.

Current Application and Proposed Subdivision

- The original application for the subject site was submitted on August 11, 2011 which proposed the following:
 - OCP Amendment to re-designate the entire subject site from Suburban to Urban;
 - Rezoning from One-Acre Residential (RA) to Single Family Residential (RF) to subdivide into twelve (12) RF-zoned lots;
 - Dedication of a 20-metre (66 ft.) wide north-south road alignment for 172A Street; and
 - Registration of a 9-metre (30 ft.) wide east-west right-of-way for temporary road access to the proposed 172A Street from 173 Street.
- Following public response expressing significant concerns about the proposed development (see Pre-Notification section below), the applicant revised the proposed development to reflect the following:

- OCP Amendment to re-designate the western portion of the subject site from Suburban to Urban;
 - Rezoning from One-Acre Residential (RA) to Single Family Residential (RF) and Half-Acre Residential (RH) to subdivide into nine (9) RF lots and one (1) RH lot;
 - Dedication of a 20-metre (66 ft.) wide north-south road alignment for 172A Street; and
 - Registration of a 9-metre (30 ft.) wide east-west right-of-way for temporary road access to the proposed 172A Street from 173 Street.
- Proposed Lot 1, the proposed half-acre lot, would front 173 Street, interfacing with the existing 1-acre estate lots across 173 Street. Proposed Lot 1 is 50.3 metres (165 ft.) in width and 2,049 square metres (0.5 ac.) in area, with a 9-metre (30 ft.) wide temporary access right-of-way, leaving a functional lot width of approximately 41.3 metres (135 ft.). The temporary access at this location is not supported.
 - Proposed Lot 4 fronts proposed 172A Street in the interior of the subject site. Proposed Lot 4 is 20.3 metres (67 ft.) in width and 856 square metres (9,214 sq.ft.) in area, with a 9-metre (30 ft.) wide temporary access right-of-way, leaving a functional lot width of approximately 11.3 metres (121 ft.) and a functional lot area of approximately 475 square metres (5,113 sq.ft.). The temporary access at this location is not supported.
 - The remaining lots will face the interior of the subject site, fronting a new proposed north-south road (172A Street) and gaining access via a temporary access proposed (yet not supported) over proposed Lots 1 and 4. The lot widths range from 15 to 16.8 metres (50 to 55 ft.) and lot areas range from 634 to 648 square metres (6,824 to 6,975 sq.ft.).

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. 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 VI).

Lot Grading and Tree Protection

- 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 all of the lots with minimal or no fill required. 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.
- Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans (Tree Summary in Appendix VII). They have been reviewed by City staff and the applicant must make revisions prior to consideration of Final Adoption.
- The chart below provides a summary of the proposed tree retention and removal by species for the subject site:

| Tree Species | Total No. of Trees (off-site trees) | Total Proposed for Retention (off-site trees) | Total Proposed for Removal (off-site trees) |
|-------------------|---|--|--|
| Red Alder | 32 (3) | 0 (3) | 32 (0) |
| Silver Birch | 5 | 0 | 5 |
| Deodar Cedar | 4 | 1 | 3 |
| Douglas Fir | 4 | 4 | 0 |
| Western Red Cedar | 3 | 0 | 3 |
| Bigleaf Maple | 2 | 0 | 2 |
| Black Pine | 1 | 1 | 0 |
| Cherry | 1 | 0 | 1 |
| Cottonwood | 1 | 0 | 1 |
| Hemlock | 1 | 0 | 1 |
| Incense Cedar | 1 | 0 | 1 |
| Norway Spruce | 1 | 1 | 0 |
| Scot Pine | 1 (1) | 0 (0) | 1 (1) |
| Willow | 1 | 0 | 1 |
| | | | |
| TOTAL | 58 (4) | 7 (3) | 51 (1) |

- According to the tree summary, fifty-eight (58) trees are identified on the site, with seven (7) proposed to be retained.
- If the temporary access road and servicing corridor are located elsewhere, there may be opportunity to retain additional significant trees, including mature cedars.

PRE-NOTIFICATION & PUBLIC INFORMATION MEETING

The original application proposed twelve (12) RF-zoned lots, and pre-notification letters were sent on September 20, 2011. Staff received 14 responses (3 letters, 6 e-mails and 5 telephone calls) from area residents regarding the current application, with the following comments (*staff comments in italics*).

- One caller was interested in the redevelopment potential of a lot located on 100 Avenue.
- One caller was in favour of the proposed development and requested a copy of the proposed site plan. The caller asked if higher densities, such as townhouses might be possible in this area.
- One respondent did not object to the proposed development application, but had concerns about the location of the proposed access. This resident was concerned that the future permanent access to the future Urban lots might be through this resident's property. This resident preferred that the permanent access to the Urban lots was through a property other than their own.
- The remaining 11 respondents expressed concerns about the density and traffic impacts the proposed development would have on the surrounding community. Their comments

are summarized below:

- With the recent changes underway to access 176 Street, the residents are limited in their options to get in and out of the neighbourhood. Added density in this area will create added traffic on these roads.

(Recent upgrades to 176 Street have limited the access into the neighbourhood, which may impact the traffic along a few main routes, although staff anticipate that 173 Street would be predominantly local traffic.)

- The neighbourhood was built without secondary suites, but new house designs include secondary suites, which can potentially double the traffic impact.

(Secondary suites are now a permitted use in most single family zones. All of the properties in the area would be eligible for secondary suites if they meet the minimum requirements.)

- Concern about the added pressure on existing school facilities.

(School District comments indicate that the proposed development will not have a significant impact on school capacity projections.)

- This type of neighbourhood is a rarity in Surrey, with enough open forested spaces for wildlife such as deer. Residents chose to invest in this neighbourhood because of the rural feel and the existing zoning in the area that limited the number of houses. Residents would like to see the neighbourhood character remain as it is.

(The existing Suburban lots in the Abbey Ridge area are a unique "pocket" of residential acreages within east Fraser Heights. The applicant's proposed layout would maintain a suburban interface with the existing lots to the east of the site, provided that access to the RF lots is not from the suburban Abbey Ridge neighbourhood to the east.)

- The change in density for the site is too high in comparison to the existing 1-acre properties adjacent to and across from the subject site. A lower density is preferred to blend the existing properties with the proposed development.

(The applicant is proposing a half-acre lot fronting 173 Street, which is of similar lot width as the existing acreage lots along 173 Street, and would maintain a suburban interface with the existing lots to the east of the site)

- In response to the comments from area residents, on October 5, 2011, the applicant amended the application to reflect nine (9) RF-zoned lots facing the proposed 172A Street, and one (1) RH-zoned lot to interface with the existing acreage lots along 173 Street. Revised Pre-notification letters were sent on October 7, 2011.

- Area residents continued to have concerns about the proposed development, and on October 27, 2011, a 45-signature petition opposing the proposed development was submitted by area residents. Concerns about the proposed development included the following:
 - A request that the proposed neighbourhood permanently remain a rural community, comprising of half-acre and one-acre lots.

(The applicant is proposing to develop one (1) half-acre residential lot that interfaces the existing acreage lots along 173 Street. The proposed half-acre lot is of similar lot width as the existing acreage lots along 173 Street.)
 - Because access to 176 Street (Highway No. 15) is closed, the only entrance and exit to this neighbourhood is via 173 Street, and the proposed new lots will increase the burden on this road.

(Recent upgrades to 176 Street have limited the access into the neighbourhood, which may have impact on the traffic along a few main routes, although staff anticipate that 173 Street would be predominantly local traffic once the Barnston Drive overpass construction is completed.)
 - Opposition to the proposed east-west temporary access to the proposed development site from 173 Street.

(Should this project be referred back to staff, staff would like to work with the applicant to resolve concerns about the proposed temporary access, and find a more suitable access location.)
- In response to the petition, the applicant held a Public Information Meeting (PIM) at Bothwell Elementary School on December 13, 2011. Approximately 21 residents attended this meeting, 12 of which registered on the sign-in sheet. Twenty-one (21) comment sheets were submitted to City staff by the applicant's consultant, HY Engineering, following the Public Information Meeting. The comments are summarized as follows:
 - Concerns about the proposed east-west temporary access connecting 173 Street to a new proposed 172A Street.
 - Concerns about additional east-west connections to their suburban "pocket", and a desire to maintain the rural residential character of their neighbourhood, and prevent additional traffic through the neighbourhood.
 - Some residents were concerned, while others were generally supportive of the proposed land use with the half-acre residential interface along 173 Street. However, those that were generally supportive commented that they were supportive provided the urban-designated lots are accessed from 172 Street.
- The applicant has not modified the proposed layout that was presented at the Public Information Meeting. The applicant considers the temporary access along the north portion of the site from 173 Street is a reasonable proposal for the area.

- Staff have requested the applicant work with property owners to the north, to gain access from 172 Street to the lots proposed on 172A Street. The applicant advises that he has been unable to incorporate any lands fronting 172 Street to accommodate alternate access.

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.

OPTIONS FOR COUNCIL'S CONSIDERATION

In light of the unique nature of this application two options are presented for Council's consideration:

Option 1 – *Refer the project back to staff to request the applicant to resolve the location of the proposed temporary access to the proposed 172A Street.*

Council could require the access to the proposed RF-zoned lots along the new north-south road be resolved, as requested by many of the residents in the area, prior to scheduling a Public Hearing. This option is recommended.

Pros:

- Providing access to the proposed RF-zoned lots from the west, rather than from the east, will address the most common concern expressed by the residents on 173 Street and further east in the Abbey Ridge neighbourhood.
- Relocating the temporary access away from 173 Street will be consistent with the proposed changes to the residential density.

Cons:

- The applicant would be required to secure access through a lot/lots that are not currently owned by the applicant.

Option 2 – *Support the application to Public Hearing and instruct staff to resolve any outstanding requirements related to the applicant's proposed layout.*

Council could support this application to proceed to Public Hearing based on the layout presented by the applicant and instruct staff to resolve any outstanding requirements and concerns as documented in this report including the proposed temporary access road to 173 Street as well as other concerns which may arise out of the Public Hearing.

Pros:

- Allows the applicant to move forward to the next step of the approval process.
- The proposed OCP Amendment would create lots that are consistent with the existing pattern of development to the west of the site, while maintaining a suburban interface with the existing lots to the east of the site.

Cons:

- Area residents are opposed to the proposed temporary access to 173 Street.
- There is uncertainty in the length of time this temporary access road would exist as there are currently no land development applications submitted in the vicinity of the subject site.

CONCLUSION

Based on the above evaluation, it is recommended that Council approve Option 1 and instruct staff to work with the applicant to resolve concerns about the location of the temporary access to 172A Street.

If Council is of the view that the relative merits of the application are sufficient to allow the application to proceed to Public Hearing, Council could direct that:

1. a By-law be introduced to amend the OCP by redesignating a 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 of the subject site 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 & 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) submission of a section 219 no-build Restrictive Covenant for proposed Lot 4 until the temporary access is removed;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|---|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheets and Survey Plan |
| Appendix II. | Proposed Subdivision Layout and Proposed Development Concept |
| Appendix III. | Engineering Summary |
| Appendix IV. | Neighbourhood Context Map |
| Appendix V. | School District Comments |
| Appendix VI. | Building Design Guidelines Summary |
| Appendix VII. | Summary of Tree Survey and Tree Preservation |
| Appendix VIII. | Petition Map |
| Appendix IX. | Public Information Meeting Map of Responses |
| Appendix X. | OCP Redesignation Map |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF and RH

| Requires Project Data | Proposed | |
|--|---------------------------|--------------------------|
| GROSS SITE AREA | | |
| Acres | 2.38 | |
| Hectares | 0.9646 | |
| NUMBER OF LOTS | | |
| Existing | 1 | |
| Proposed | 9 RF | 1 RH |
| SIZE OF LOTS | | |
| Range of lot widths (metres) | 15-20 metres | 50.2 metres |
| Range of lot areas (square metres) | 611 sq.m. - 856 sq.m. | 2050 sq.m. |
| DENSITY | | |
| Lots/Hectare & Lots/Acre (Gross) | 5 lots/ac 12.4 lots/ha | 2 lots/ac 4.8 lots/ha |
| Lots/Hectare & Lots/Acre (Net) | 6 lots/ac 14.8 lots/ha | 2 lots/ac 4.8 lots/ha |
| SITE COVERAGE (in % of gross site area) | | |
| Maximum Coverage of Principal & Accessory Building | 33.4% | 25% |
| Estimated Road, Lane & Driveway Coverage | 23.1% | 23.1% |
| Total Site Coverage | 56.5% | 48.1% |
| PARKLAND | | |
| Area (square metres) | N/A | |
| % of Gross Site | N/A | |
| 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 | |

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OVER
LOT 6 SECTION 6 TOWNSHIP 9
NEW WESTMINSTER DISTRICT PLAN BCP45128**

FOR THE PURPOSE OF REZONING
BCGS 92G.017

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

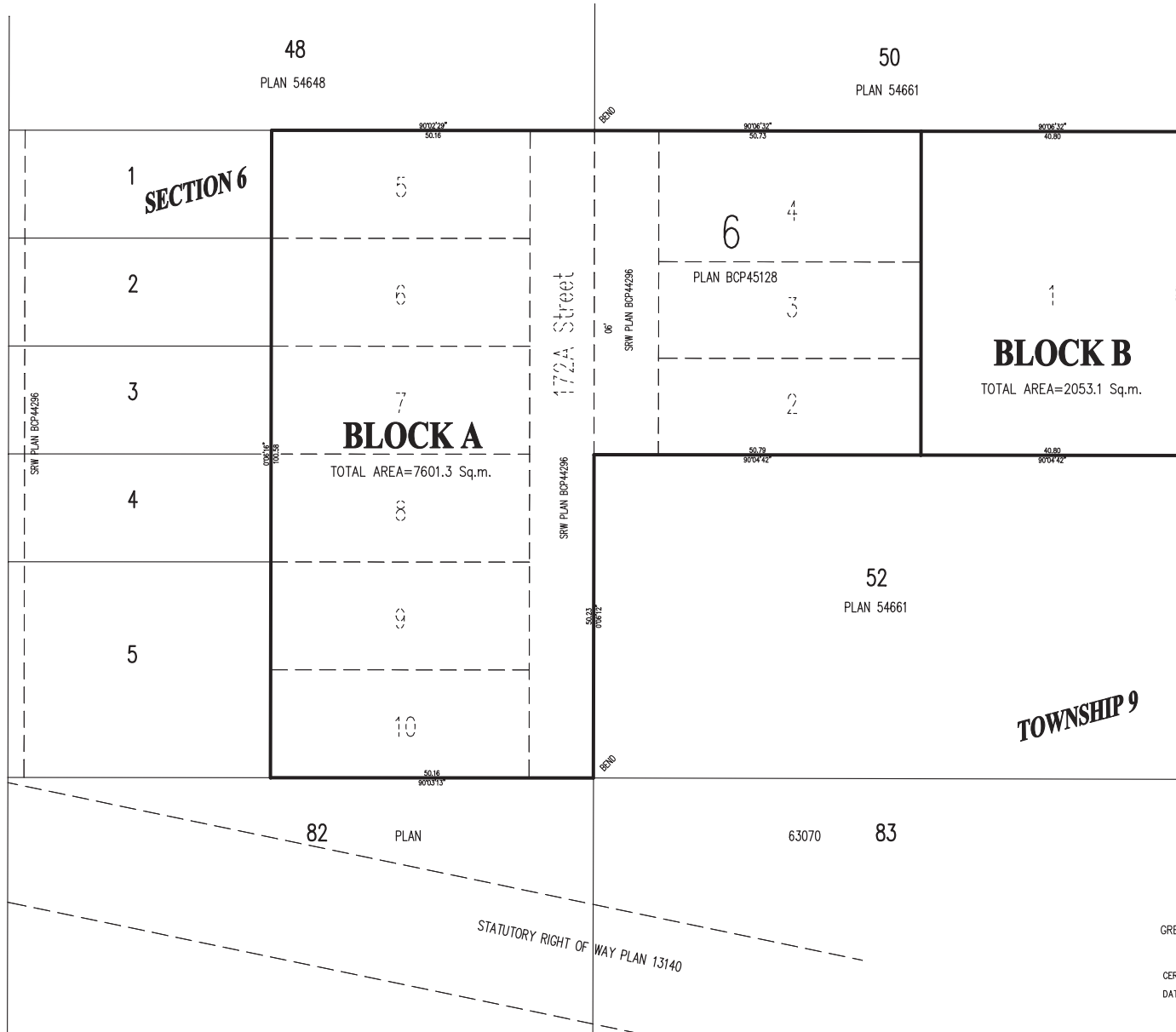
Sq.m. INDICATES SQUARE METRES

PT. INDICATES PART

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



172nd Street



BOOK OF REFERENCE

| ZONE | LEGAL DESCRIPTION | TOTAL AREAS |
|---------|--|--------------|
| BLOCK A | PARTS LOT 6 SEC 6 TP 9 NWD PLAN BCP45128 | 7601.3 Sq.m. |
| BLOCK B | PART LOT 6 SEC 6 TP 9 NWD PLAN BCP45128 | 2053.1 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: 052329ELS
File: 052329_ZONE.DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
CITY OF SURREY
CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
DATED THIS 14th DAY OF FEBRUARY 2012.

GORDON YU
BCLS 818



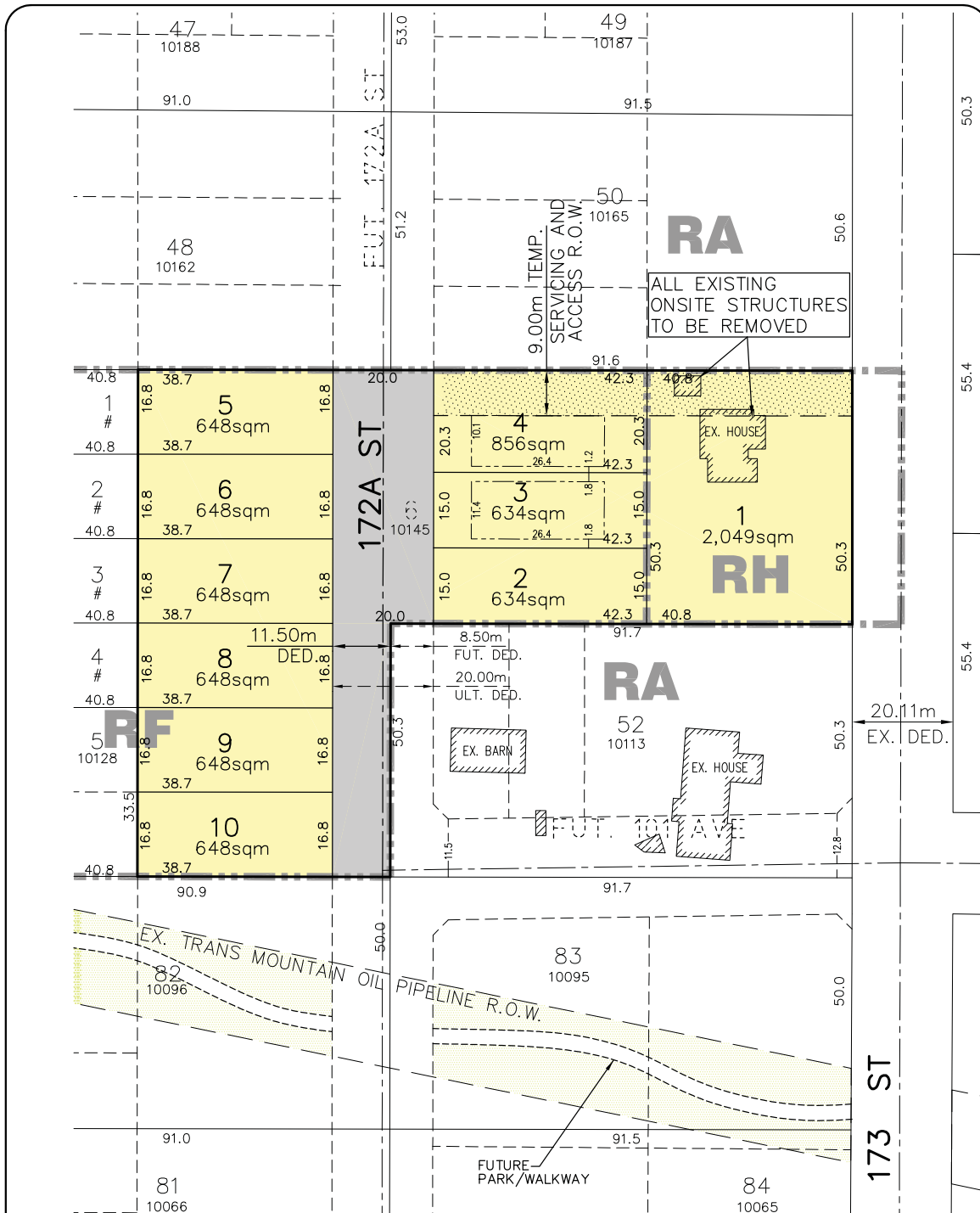
PROPOSED SUBDIVISION LAYOUT

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 #: 026
EXIST. ZONE: RA
PROP. ZONE: RF/RH



CIVIC ADDRESS: 10145 - 173 ST., SURREY, BC
LEGAL: LOT 6, SECTION 6, TOWNSHIP 9, N.W.D., PLAN BCP45128



GROSS SITE AREA: 9,649sqm (2.4ac)
5% PARK DEDICATION: 483sqm (CASH-IN-LIEU)



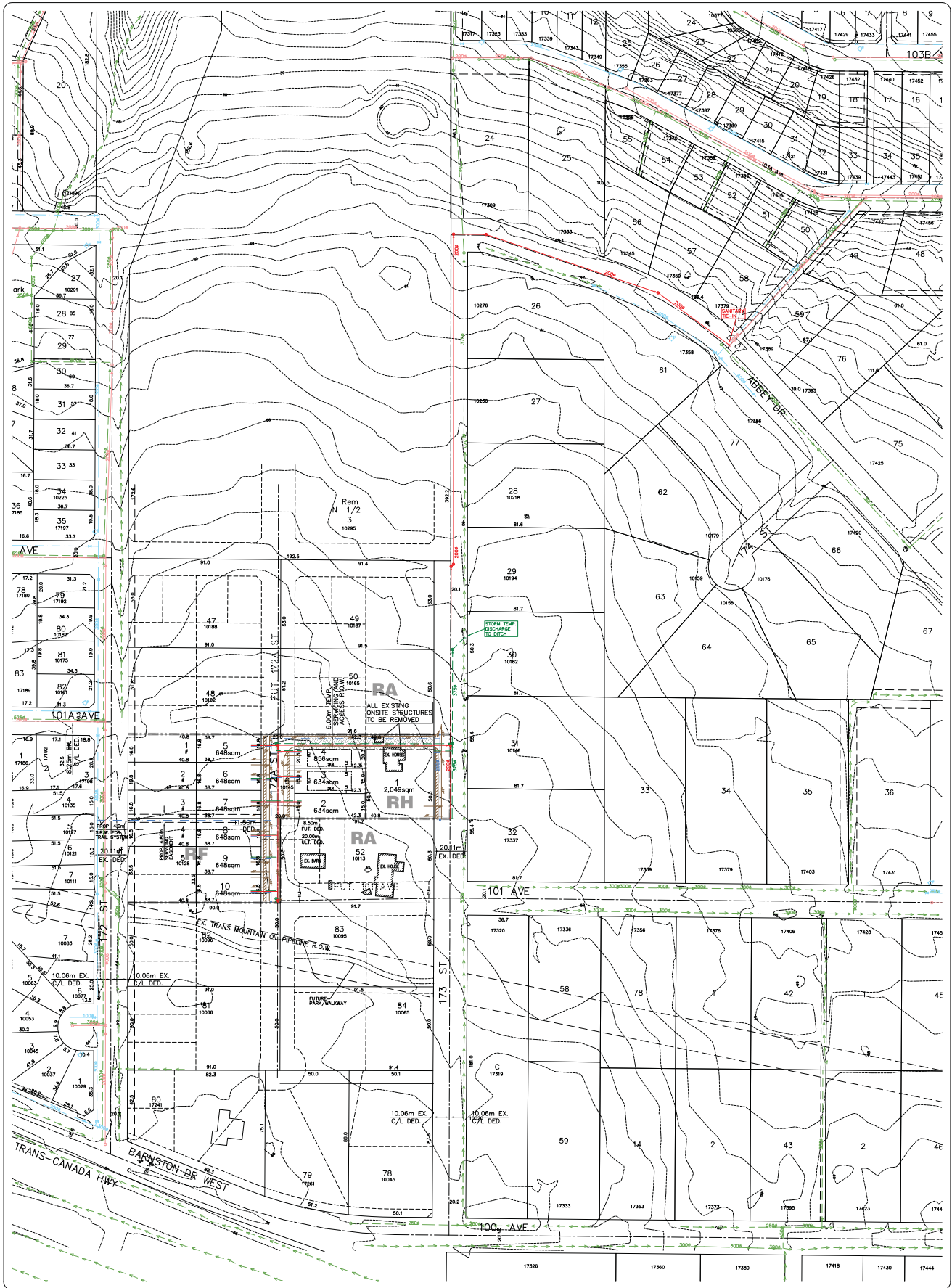
#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
Website: www.hyengineering.com • FAX 604-583-1737

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

H.Y.#: **052329E** ALTERNATIVE#01B DATE: **05 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\052329E\PLANNING\AL101B.DWG



103B

LEGEND
 EXISTING: Dashed lines for boundaries, solid lines for roads.
 PROPOSED: Solid lines for roads, dashed lines for boundaries.
 SERVICE: Solid line with 'S' for storm, 'W' for water.
 SANITARY: Solid line with 'S' for sanitary.
 WATER: Solid line with 'W' for water.
 SIDEWALK: Dashed line with 'S' for sidewalk.
 EDGE ROAD: Solid line with 'E' for edge road.

GROSS SITE AREA: 9,649sqm (2.4ac)
 SX PARK DEDICATION: 483sqm (CASH-IN-LIEU)
 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 SERVICING CONCEPT

PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 14245-58 Avenue, Surrey
 British Columbia, Canada V3R 1G2
 Tel. (604) 591-4441 Fax. 591-2507

File No: 7911-0190-00
 MAP #: 026
 EXIST. ZONE: RA
 PROP. ZONE: RP

CIVIC ADDRESS: 10145 - 173 ST. SURREY, BC
 LEGAL: LOT 6, SECTION 6, TOWNSHIP 9, N.W.D., PLAN BCP45128

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

H.Y.#:052329E ALTERNATIVE#01B DATE: 05 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



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

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

DATE: **February 15, 2012** PROJECT FILE: **7811-0190-00**

RE: **Engineering Requirements
Location: 10145 173 St.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.50 to 20.00 metres (varies) for 172A Street
- Provide 10.0m SROW for temporary road between existing 173 St. and proposed 172A St.
- Provide 0.50 m SROW on 172A St. and 173 St. for service connections.

Works and Services

- Construct west side of 173 Street to a Neo-Traditional Through Local Standard;
- Construct 172A Street to a Neo-Traditional Through Local standard fronting lots 2 to 7
- Construct 172A Street to a Neo-Traditional Half Road standard fronting lots 8 to 10;
- Construct 10.0m wide Temporary Road connection between 173 St. and 172A St., including 3m x 3m corner cut;
- Construct watermain on 173 St., 172A St., and the temporary road;
- Construct sanitary sewer on 172A St. and the temporary road;
- Construct sanitary sewer on 173 St. and extend to 104th avenue;
- Construct storm sewer on 172A St., temporary road, and 173 St.;
- Construct/Upgrade downstream storm sewers and ditches as required;
- Provide cash-in-lieu for removal and reinstatement of the temporary road and all services within;

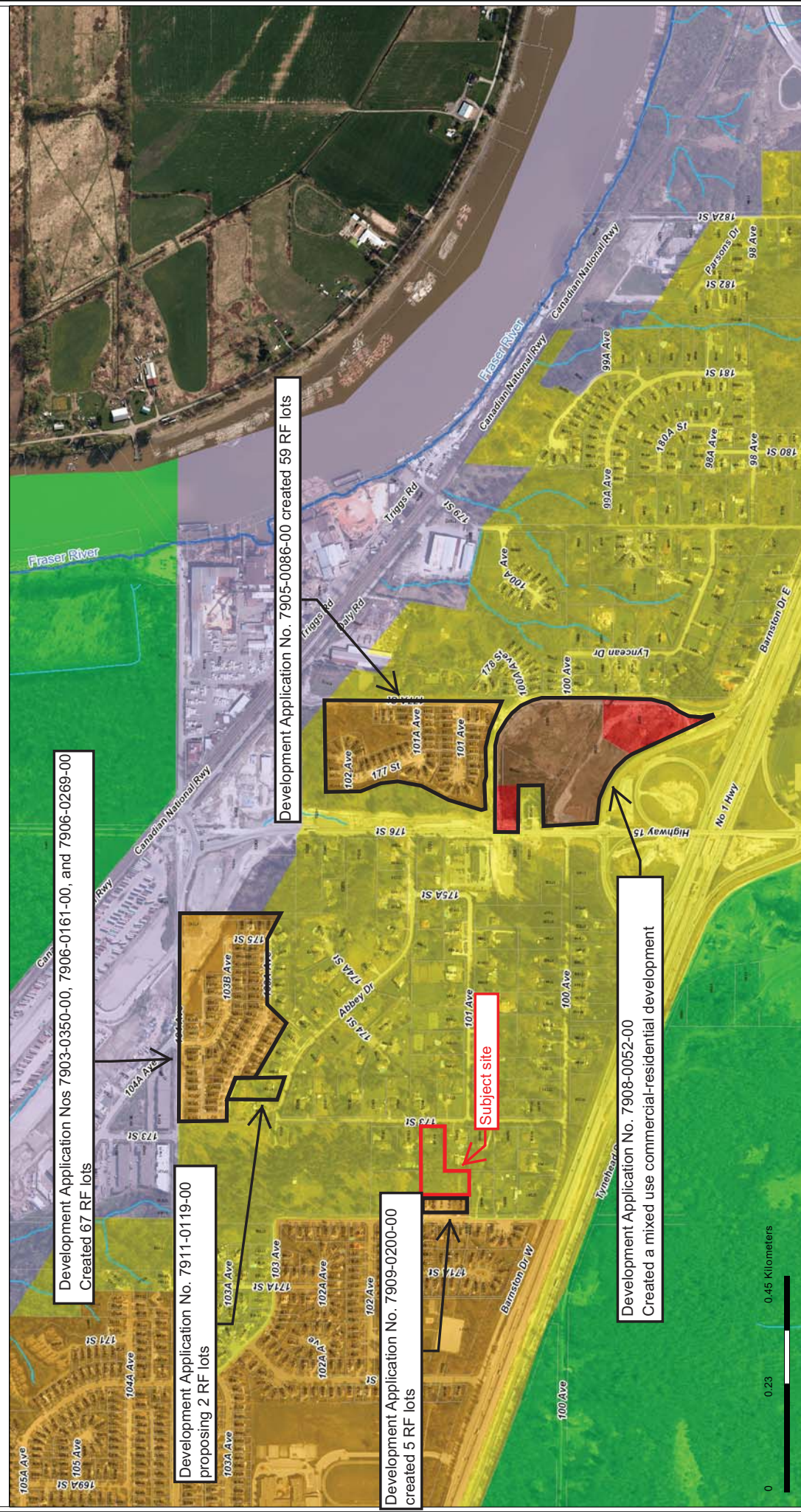
A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

BA

COSMOS Neighbourhood Context Map



Scale: 1:7,500
Map created on: February-14-12

Enter Map Description

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Friday, September 16, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 110190 00

SUMMARY

The proposed 12 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students: | 2 |

September 2010 Enrolment/School Capacity

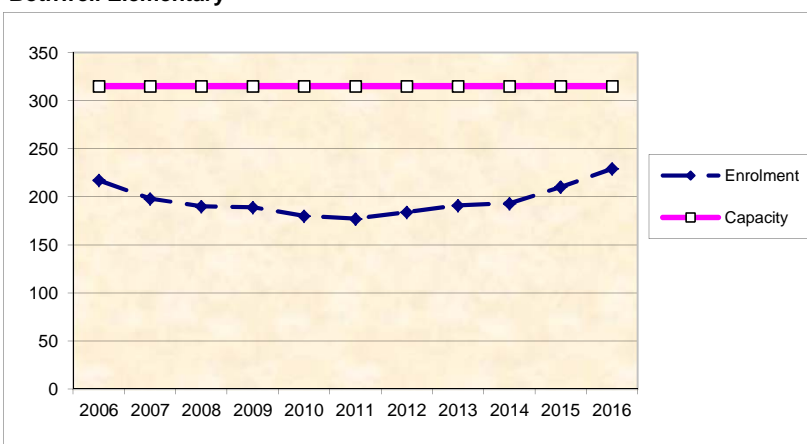
| Bothwell Elementary | |
|-----------------------------|------------|
| Enrolment (K/1-7): | 19 K + 161 |
| Capacity (K/1-7): | 40 K + 275 |
| Fraser Heights Secondary | |
| Enrolment (8-12): | 1528 |
| Nominal Capacity (8-12): | 1000 |
| Functional Capacity*(8-12): | 1080 |

School Enrolment Projections and Planning Update:

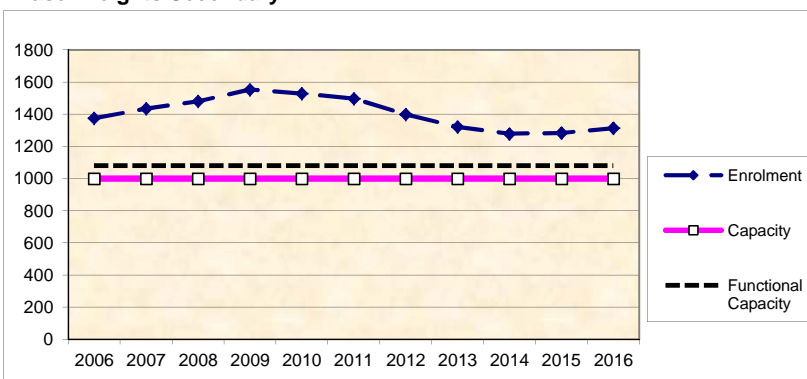
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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: 7910-0190-00
Project Location: 10145 - 173 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an old suburban area in the 10000 and 10100 blocks of 173 Street. Lots in the area are zoned "One Acre Residential", and most lots range in size from 3500 - 4500 square metres. Most homes in this area are approximately 40 years old, and all range in size between 2500 sq.ft. and 4000 sq.ft.. The neighbourhood has a suburban character resulting from large treed lots, large well kept yards, large setbacks from the front lot line, and moderate to large homes.

There is one 70 foot wide, 2700 sq.ft. "West Coast Traditional" style Bungalow with 5:12 pitch Dutch hip roof with asphalt shingle surface. The home is clad in cedar and has full height brick across the front. There is one 2500+ sq.ft. "Traditional Bavarian Alpine" style 1½ Storey home with 18:12 pitch common gable (A frame appearance) roof with cedar shingle surface and cedar siding. There is one 3000+ sq.ft. high mass Cathedral entry type home with high scale massing characteristics resulting from substantial exposure of upper floor walls to street views. The home has a low slope (4:12) roof with asphalt shingle surface. The home is clad in cedar siding.

All other homes are Two-Storey type, ranging in size between 3000 and 4000 sq.ft. There are two 3500 sq.ft. "Rural Heritage" style Two-Storey type homes, both with common gable roofs (one at 6:12 slope, and one at 8:12 slope) and both have a cedar shingle surface. Both have a wide, single storey high covered entrance veranda spanning a substantial width of the home. Both are clad in cedar and both have a masonry accent. There is one 3500+ sq.ft. "Neo-Traditional" style home with 8:12 pitch common hip roof with cedar shingle surface. This home, located at 10165 – 173 Street, has a well balanced, proportionally consistent massing design that can be used as context for the subject site. The home is clad in stucco and has a substantial brick accent. There is another "context home" at 10146 – 173 Street; a 3500 sq.ft. (+) "Neo-Traditional" style Two-Storey home with a well balanced massing design. This home has a 10:12 slope common gable roof with shake profile concrete tile roof surface. The final Two-Storey home is a 3500 sq.ft. hybrid style between "Rural Heritage" and "Modern California Stucco". This home is not recommended for emulation.

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

- 1) Context Homes: The homes most suitable for emulation in this area include the 2700 sq.ft. Bungalow at 10113 – 173 Street, the 3500 sq.ft. "Neo-Traditional" Two-Storey home at 10165 – 173 Street, and the 3500 sq.ft. "Neo-Traditional" style Two-Storey home at 10146 – 173 Street.
- 2) Style Character : There are a wide range of styles. However, "Neo-Traditional" is dominant among the context homes. Due to the existing wide style range, other compatible styles including "Neo-Heritage", "Heritage", and "Traditional" are also recommended.
- 3) Home Types : There are a wide range of home types in this area including Bungalows, 1 ½ Storey, Two-Storey, and Cathedral Entry.
- 4) Massing Designs : The context homes described above provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : All homes have a one storey high front entrance porch or veranda.
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended on the front of any home.
- 7) Roof surface : Roof surfaces include asphalt shingles, concrete tiles or cedar shingles. Other roof surface materials have not been used in this area.
- 8) Roof Slope : Wide range of roof slopes, from 4:12 to 18:12

Exterior Treatment /Materials: Homes are clad in cedar or stucco. Brick and stone have been used on several homes.

Roof Pitch and Materials: A variety of roof surface materials have been used in this area including:

- Wood shakes / shingles
- Concrete roof tiles
- Asphalt shingles

Window/Door Details: Rectangular dominant.

Streetscape: The area has a suburban character, resulting from large lots (most more than 150 feet wide), numerous mature trees, larger-than-zone-mandated front setbacks and larger homes (some more than 70 feet wide). There are a wide range of home types and sizes, and most homes have an agreeable character. The wide style range can be considered "varied and eclectic". Roof surfaces include cedar shakes, concrete roof tiles, and asphalt shingles. Wall cladding materials include cedar, stucco, brick, and stone.

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”, “Heritage”, or “Traditional”. 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)

The intention is to create a new character area in which new homes will be constructed to common standards used in new RF zone subdivisions throughout Surrey. The aforesaid three context homes can provide some reference for the massing designs. Home styles will be "Traditional", "Neo-Traditional", Heritage, and "Neo-Heritage" styles only.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. Note however, that vinyl will not be permitted on the front façade.

“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 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, 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 the traditional roofing products, as determined by the consultant. Grey, brown, 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: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size on lots 2-10 inclusive, and a minimum of 40 shrubs of a minimum 3 gallon pot size on proposed RH zone lot 1. 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: Oct 2, 2011

Reviewed and Approved by:  Date: Oct 2, 2011

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 10145 173rd Street, 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:

The site is a very large L shaped lot with most of the "Protected Trees" located in the middle of the property. The back half of the property appears to have been cleared 10 to 20 years ago and although it is heavily treed the vast majority of the trees are undersized alders and cottonwoods that have naturalized the area.

2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

| | | |
|---|---|-----|
| A | Number of Protected Trees Identified | 58 |
| B | Number of Protected Trees assessed as Hazardous | 0 |
| C | Number of Protected Trees to be Removed | 51 |
| D | Number of Protected Trees to be Retained | 7 |
| E | Number of Replacement Trees Required (C-B) X 2 or (I) X 3 | 69 |
| F | Number of Replacement Trees Proposed | 36 |
| G | Number of Replacement Trees in Deficit (E-F) | 33 |
| H | Number of Retained and Replacement Trees on Site (D+F+3) | 43 |
| I | Number of Lots Proposed in the Project | 10 |
| J | Average Number of Trees per Lot (H/I) | 4.3 |

3. Tree Protection and Tree Replacement Plans

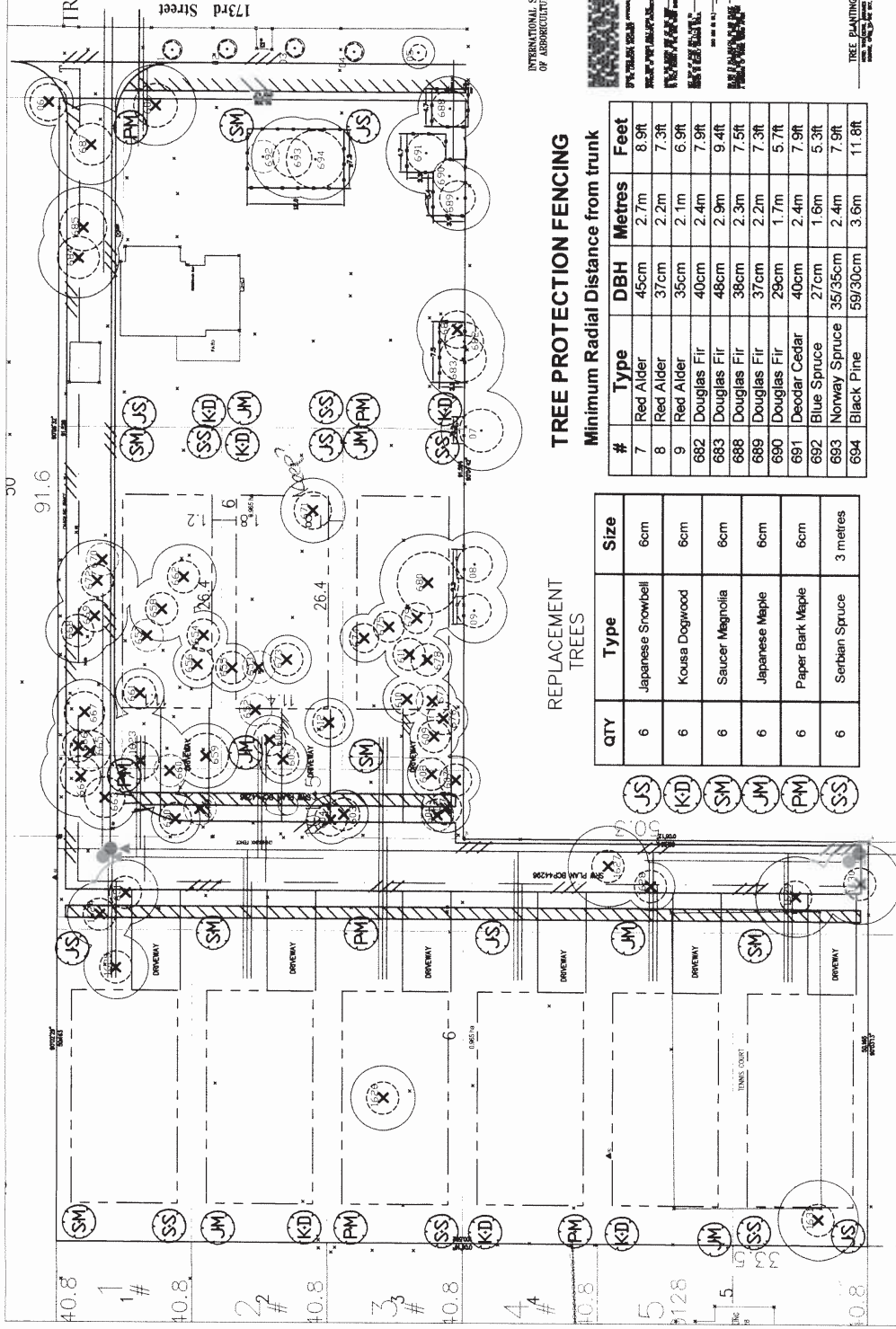
- The Tree Protection Plan is attached.



Dated: December 9, 2011

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

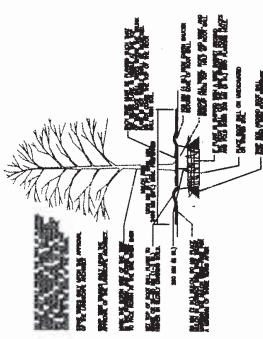
APPENDIX 3 TREE PROTECTION PLAN



SCALED TO FIT
1:50
ALL DIMENSIONS ARE IN METRES



INTERNATIONAL SOCIETY PHOTOGRAPHIC ARCHITECTURE OF ARCHITECTURE



TREE PLANTING DETAIL - BAR TREES IN ALL SOIL TYPES
SEE NOTES FOR DETAILS ON SOIL TYPES AND PLANTING METHODS

TREE PROTECTION FENCING

| # | Type | DBH | Metres | Feet |
|-----|---------------|---------|--------|--------|
| 7 | Red Alder | 45cm | 2.7m | 8.9ft |
| 8 | Red Alder | 37cm | 2.2m | 7.3ft |
| 9 | Red Alder | 35cm | 2.1m | 6.9ft |
| 682 | Douglas Fir | 40cm | 2.4m | 7.9ft |
| 683 | Douglas Fir | 48cm | 2.9m | 9.4ft |
| 688 | Douglas Fir | 38cm | 2.3m | 7.5ft |
| 689 | Douglas Fir | 37cm | 2.2m | 7.3ft |
| 690 | Douglas Fir | 29cm | 1.7m | 5.7ft |
| 691 | Deodar Cedar | 40cm | 2.4m | 7.9ft |
| 692 | Blue Spruce | 27cm | 1.6m | 5.3ft |
| 693 | Norway Spruce | 35/35cm | 2.4m | 7.9ft |
| 694 | Black Pine | 59/30cm | 3.6m | 11.8ft |

REPLACEMENT TREES

| QTY | Type | Size |
|-----|-------------------|----------|
| 6 | Japanese Snowbell | 6cm |
| 6 | Kousa Dogwood | 6cm |
| 6 | Saucer Magnolia | 6cm |
| 6 | Japanese Maple | 6cm |
| 6 | Paper Bark Maple | 6cm |
| 6 | Serbian Spruce | 3 metres |

LEGEND



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER NY ENGINEERING.
 - REFER TO ATTACHED TREE PROTECTION FENCING DETAIL FOR TREE SPECIES, CANOPY SPREAD AND CONDITION.
 - PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRAINWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 - ALL MEASUREMENTS ARE METRIC.

- NOTES:
- IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONSTAINER GROWN PLANTS.
 - ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA 'LANDSCAPE STANDARDS'.

TREE INVENTORY

| # | Type | Action | DBH | MPZ |
|-----|-----------|--------|---------|------|
| 1 | Maple | Remove | 50cm | 0.3m |
| 2 | Maple | Remove | 50cm | 0.3m |
| 3 | Maple | Remove | 50cm | 0.3m |
| 4 | Maple | Remove | 50cm | 0.3m |
| 5 | H. Locust | Remove | 18cm | 1.1m |
| 6 | Maple | Remove | 45cm | 2.7m |
| 7 | Maple | Remove | 45cm | 2.7m |
| 8 | Maple | Remove | 37cm | 2.2m |
| 9 | Maple | Remove | 35cm | 2.1m |
| 682 | Maple | Remove | 40cm | 2.4m |
| 683 | Maple | Remove | 48cm | 2.9m |
| 688 | Maple | Remove | 38cm | 2.3m |
| 689 | Maple | Remove | 37cm | 2.2m |
| 690 | Maple | Remove | 29cm | 1.7m |
| 691 | Maple | Remove | 40cm | 2.4m |
| 692 | Maple | Remove | 27cm | 1.6m |
| 693 | Maple | Remove | 35/35cm | 2.4m |
| 694 | Maple | Remove | 59/30cm | 3.6m |
| 128 | Maple | Remove | 30cm | 1.8m |
| 129 | Maple | Remove | 30cm | 1.8m |
| 130 | Maple | Remove | 30cm | 1.8m |
| 131 | Maple | Remove | 40cm | 2.4m |
| 132 | Maple | Remove | 40cm | 2.4m |
| 133 | Maple | Remove | 40cm | 2.4m |
| 134 | Maple | Remove | 40cm | 2.4m |
| 135 | Maple | Remove | 40cm | 2.4m |
| 136 | Maple | Remove | 40cm | 2.4m |
| 137 | Maple | Remove | 40cm | 2.4m |
| 138 | Maple | Remove | 40cm | 2.4m |
| 139 | Maple | Remove | 40cm | 2.4m |
| 140 | Maple | Remove | 40cm | 2.4m |
| 141 | Maple | Remove | 40cm | 2.4m |
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| 195 | Maple | Remove | 40cm | 2.4m |
| 196 | Maple | Remove | 40cm | 2.4m |
| 197 | Maple | Remove | 40cm | 2.4m |
| 198 | Maple | Remove | 40cm | 2.4m |
| 199 | Maple | Remove | 40cm | 2.4m |
| 200 | Maple | Remove | 40cm | 2.4m |

Froggers Creek
Tree Consultants Ltd
7783 McCreary Avenue Burnaby BC V5C 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
10145 173rd Street, Surrey BC

TREE PROTECTION PLAN
THE DRAWING INFORMATION IS TO BE USED FOR PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT

DATE: 01.01.08



Petition Response Map

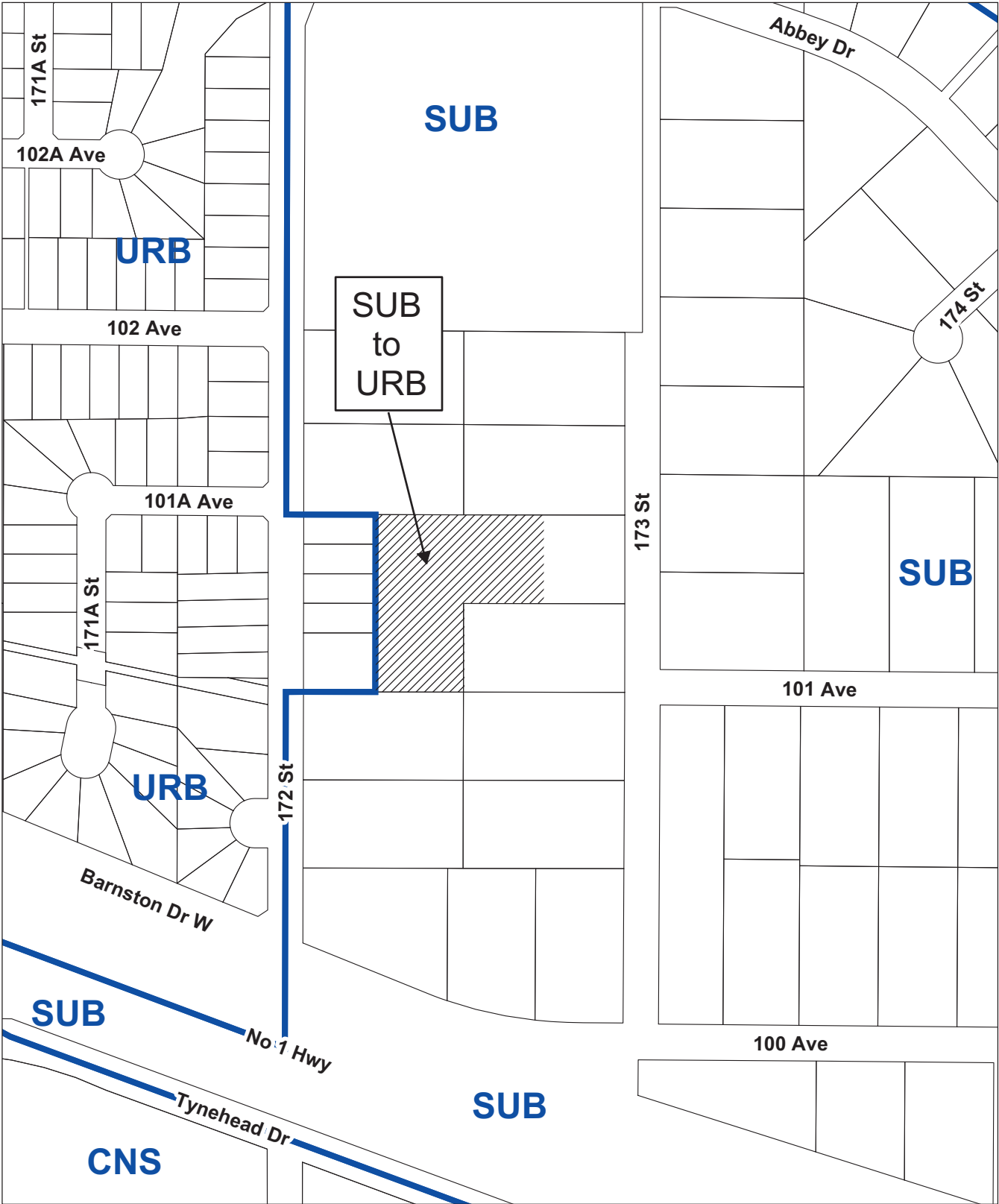
● Location of respondents
(3 unmapped)



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Enter Map Description

Scale: 1:4,002
Map created on: February-14-12



OCP Amendment

Proposed amendment from Suburban to Urban

