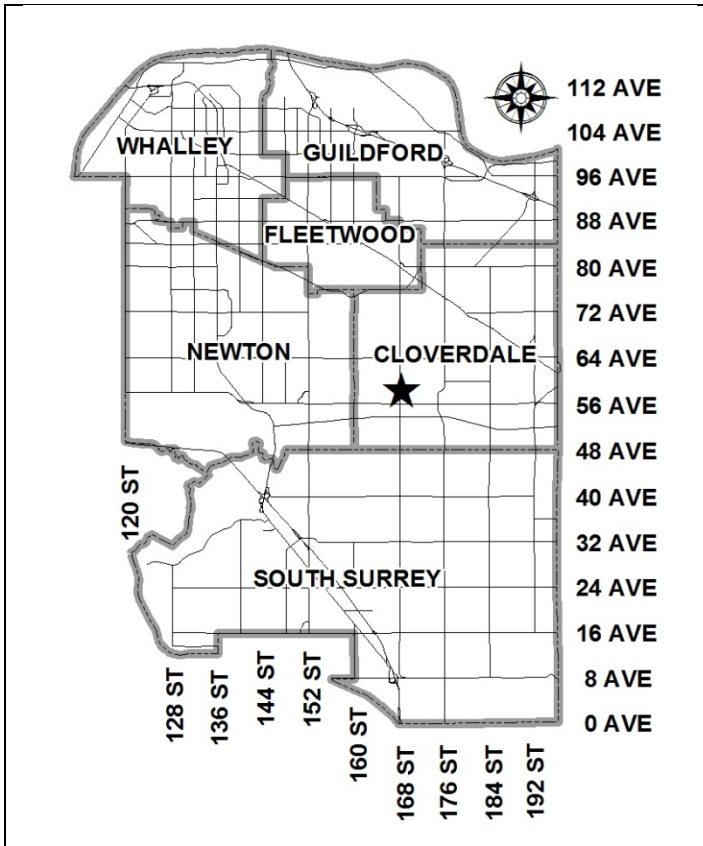


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0194-00

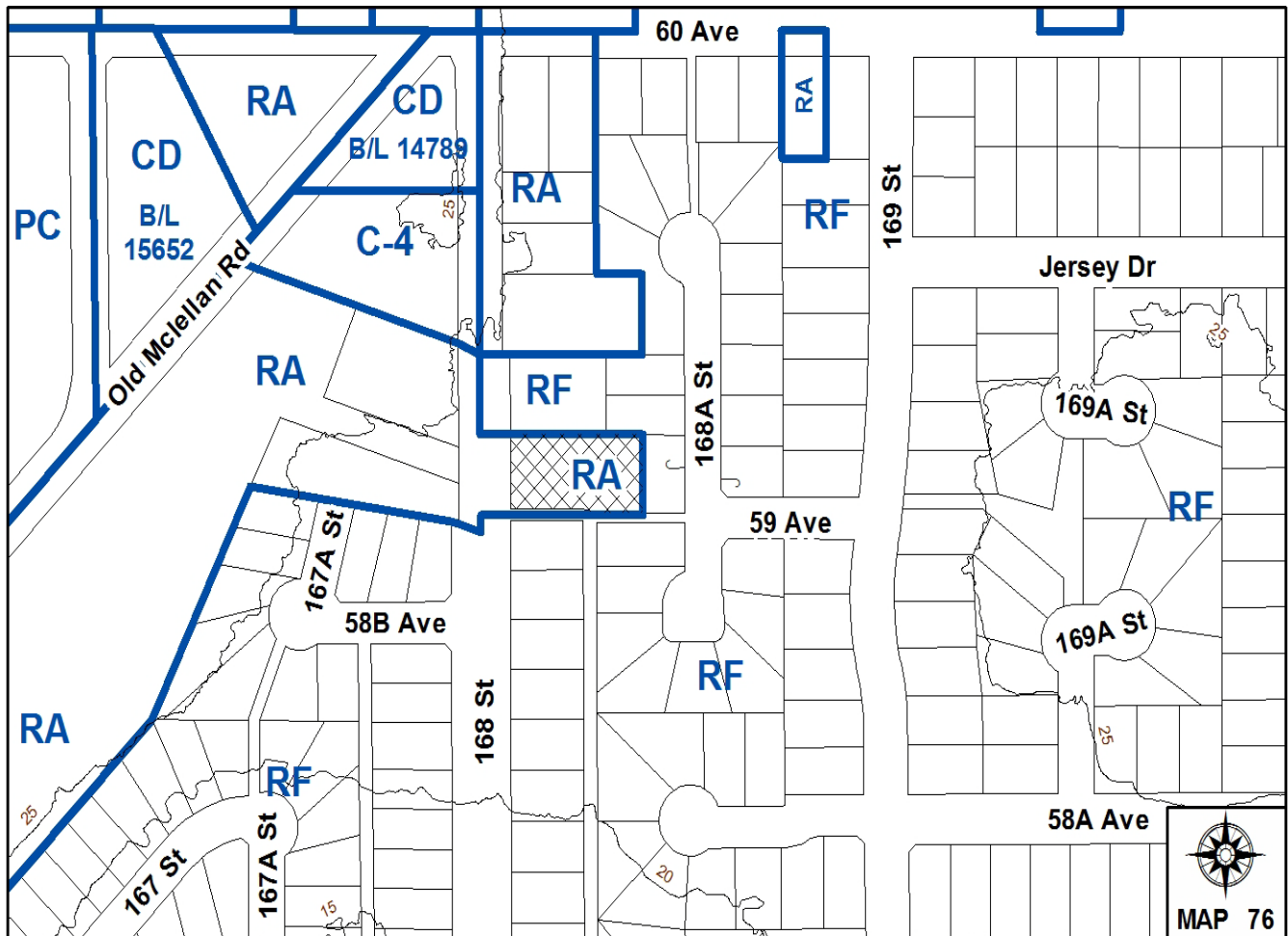
Planning Report Date: May 7, 2012



PROPOSAL:

- **Rezoning** from RA to RF and RF-12 to permit subdivision into three single family lots and two single family small lots with an adjoining lot.

LOCATION: 5916 - 168 Street
OWNERS: Harcharan Singh Hare, Gurdeep Singh Hayer and Mohinder Singh Sandhu
ZONING: RA
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.
- Generally complies with Small Lot Policy.
- Facilitates a temporary lane connection to 168 Street, providing an outlet for an existing 270-metre (886 ft.) long lane.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the site from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential Zone (RF) (By-law No. 12000) (Block B on the Survey Plan attached as Appendix I), and from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (12) Zone (RF-12) (By-law No. 12000) (Block A on the Survey Plan), 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 for future consolidation with the adjacent property (5928-168 Street).
 - (g) registration of a Section 219 Restrictive Covenant to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda.

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 Surrey Centre Elementary School
1 Secondary student at Lord Tweedsmuir 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 Spring 2013.

Parks, Recreation & Culture: Parks has no objection.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted by MOTI until November 17, 2012.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Vacant portion of 'hooked' lot included in proposed subdivision.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 168 Street):	Single family dwellings and access to Surrey Centre Elementary School.	Urban in OCP and Institutional/Residential and School in NCP	RA and RF

DEVELOPMENT CONSIDERATIONS

- The applicant proposes to rezone the subject lot located at 5916 – 168 Street from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF) and Single Family Residential (12) Zone (RF-12) in order to consolidate with the lot located to the east at 5908 – 168A Street to allow for subdivision into 2 RF-12 lots fronting 168 Street and 3 RF lots fronting 168A Street, for a total of 5 lots (Appendix I).
- The lot at 5908 – 168A Street is currently “hooked” across 168A Street and is zoned Single Family Residential (RF).
- Proposed Lots 1 and 2, fronting 168 Street, conform to the minimum requirements of the RF-12 Zone Type I Interior Lot in terms of lot area, width and depth. The proposed lots are a minimum 366 square metres (3,939 sq.ft.) in area, 12.3 metres (40 ft.) in width, and 32 metres (105 ft.) in depth.
- Proposed Lot 1 will have a 6.0-metre wide (20 ft) temporary access along the northern portion of the lot. The temporary access will connect to the proposed permanent north-south lane that services the rear of proposed Lots 1 and 2. The purpose of this temporary east-west access is to allow an outlet for the existing 270-metre (886 ft.) long north-south lane that services the lots fronting 168 Street.

- The temporary access can be discharged once a permanent lane connecting to 168 Street is constructed to the north at 5944 – 168 Street, which is currently under Development Application No. 7909-233-00. Once the temporary lane is no longer necessary, this 6.0-metre (20 ft.) wide portion of the lot has future subdivision potential with the lot immediately to the north at 5928 – 168 Street.
- As the subject site is fronting an arterial road, 168 Street, and to ensure consistency with single family lots to the south, a Section 219 Restrictive Covenant will be registered to increase the front yard setback to 7.5 metres (25 ft.) measured to the face of the principal building and 5.5 metres (18 ft.) measured to the front porch or veranda. Both of the proposed lots have enough lot area and lot depth to achieve the maximum 260-square metre (2,800 sq.ft.) house size after the setback limitations are applied.
- Proposed Lots 3 and 4 conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. The proposed lots are a minimum 560 square metres (6,000 sq.ft.) in area, 15.3 metres (50 ft.) in width and 35 metres (115 ft.) in depth.
- Proposed Lot 5 will be “un-hooked” from the land across 168A Street, and has an existing house located on the east portion of the lot. Once the “hook” is removed, this lot will conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. Proposed Lot 5 is 562 square metres (6,050 sq.ft.) in area, 20 metres (66 ft.) in width and 28 metres (92 ft.) in depth.
- Proposed Lots 3, 4, and 5 are consistent in dimensions with the other RF-zoned lots along 168A Street.

Policy Compliance

- As described above, the applicant proposes to rezone proposed Lots 1 and 2 to the RF-12 Zone.
- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. C002 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 City Centre, Town Centres and employment areas. The zone should be applied to provide a gradation of land use intensity.
- The subject site is located immediately east of the West Cloverdale South Neighbourhood Concept Plan area, 150 metres (0.1 mile) from Surrey Centre Elementary, 600 metres (0.4 mile) from Cloverdale Athletic Park, 150 metres (0.1 mile) from the nearest bus stop, and just south of the commercial and multiple residential area of West Cloverdale.
- Moreover, the applicant has demonstrated that the front portions of the lots located immediately to the north of the subject site, at 5938 and 5944-168 Street can be subdivided into RF-12 Type I lots in the future.
- Rezoning the west portion of the subject site to RF-12 has merit because the slight increase in density makes the dedication and construction of the lane to 168 Street a viable solution.

Building Design Guidelines and Proposed Lot Grading

- 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 V).
- A preliminary lot grading plan has been reviewed by Building Division staff and was determined to be acceptable. The proposed lots will accommodate basements.

Arborist Assessment and Tree Replacement Plan

- An arborist assessment prepared by Diamond Head Consulting Ltd. has been submitted. The report indicates that for the lands west of 168A Street, there are six mature trees on-site and five off-site trees affected by the proposed development. It is proposed that all of the on-site and off-site trees west of 168A Street be removed, as described below:

Tree Species	Total No. of Trees (off-site trees)	Total Proposed for Retention (off-site trees)	Total Proposed for Removal (off-site trees)
Norway Spruce	1 (0)	0 (0)	1 (0)
Horse chestnut	1 (1)	0 (0)	1 (1)
Black cottonwood	1 (0)	0 (0)	1 (0)
Cherry	1 (1)	0 (0)	1 (1)
Willow	2 (0)	0 (0)	2 (0)
Unknown	0 (2)	0 (0)	0 (2)
Western red cedar	0 (1)	0 (0)	0 (1)
TOTAL	6 (5)	0 (0)	6 (5)

- The Arborist Report and Tree Preservation / Replacement Plans have been reviewed by City staff and require revisions prior to consideration of Final Approval of the rezoning.
- Under the current Tree Preservation By-law, a tree replacement ratio of 1:1 for alder and cottonwood trees and a tree replacement ratio of 2:1 for all other trees is required.
- In the case of this application, a total of 12 replacement trees are required, and 12 trees are proposed, resulting in 3 trees each on proposed Lots 1 to 4. The trees on proposed Lot 5, with an existing house that is to be retained, will be unaffected.

PRE-NOTIFICATION

Pre-notification letters were mailed to the area residents on November 9, 2011 and a development proposal sign was installed on December 2, 2011. Staff received one (1) e-mail in response (*staff comments in italics*).

- The inquirer asked about the status of the project and about opportunities for public input.

(Staff advised the inquirer that the public may contact staff at any time in the process to provide comments, and that the public also has the opportunity to provide their comments directly to Council at the time of the Public Hearing should one be scheduled by Council).

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
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

SAL/kms

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. 5/3/12 10:02 AM

Information for City Clerk

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

1. (a) Agent: Name: Dexter Hirabe
 Hunter Laird Engineering Ltd.
 Address: Suite 300 65 Richmond Street
 New Westminster BC V3L 5P5

 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 5916 - 168 Street

 - (b) Civic Address: 5916 - 168 Street
 Owner: Gurdeep S Hayer
 Mohinder S Sandhu
 Harcharan S Hare
 PID: 004-331-532
 South 104 Feet of Parcel "F" (Reference Plan with Fee Deposited 53675F) of the South West
 Quarter Section 7 Township 8 New Westminster District, Except: Part on Plan BCP17243

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2011-05724

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.7ac
Hectares	
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	12-15 metres
Range of lot areas (square metres)	332-560 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14-25 uph / 6-10 upa
Lots/Hectare & Lots/Acre (Net)	14-25 uph / 6-10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%-50%
Estimated Road, Lane & Driveway Coverage	10%-12%
Total Site Coverage	40%-62%
PARKLAND	
Area (square metres)	NA
% of Gross Site	NA
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

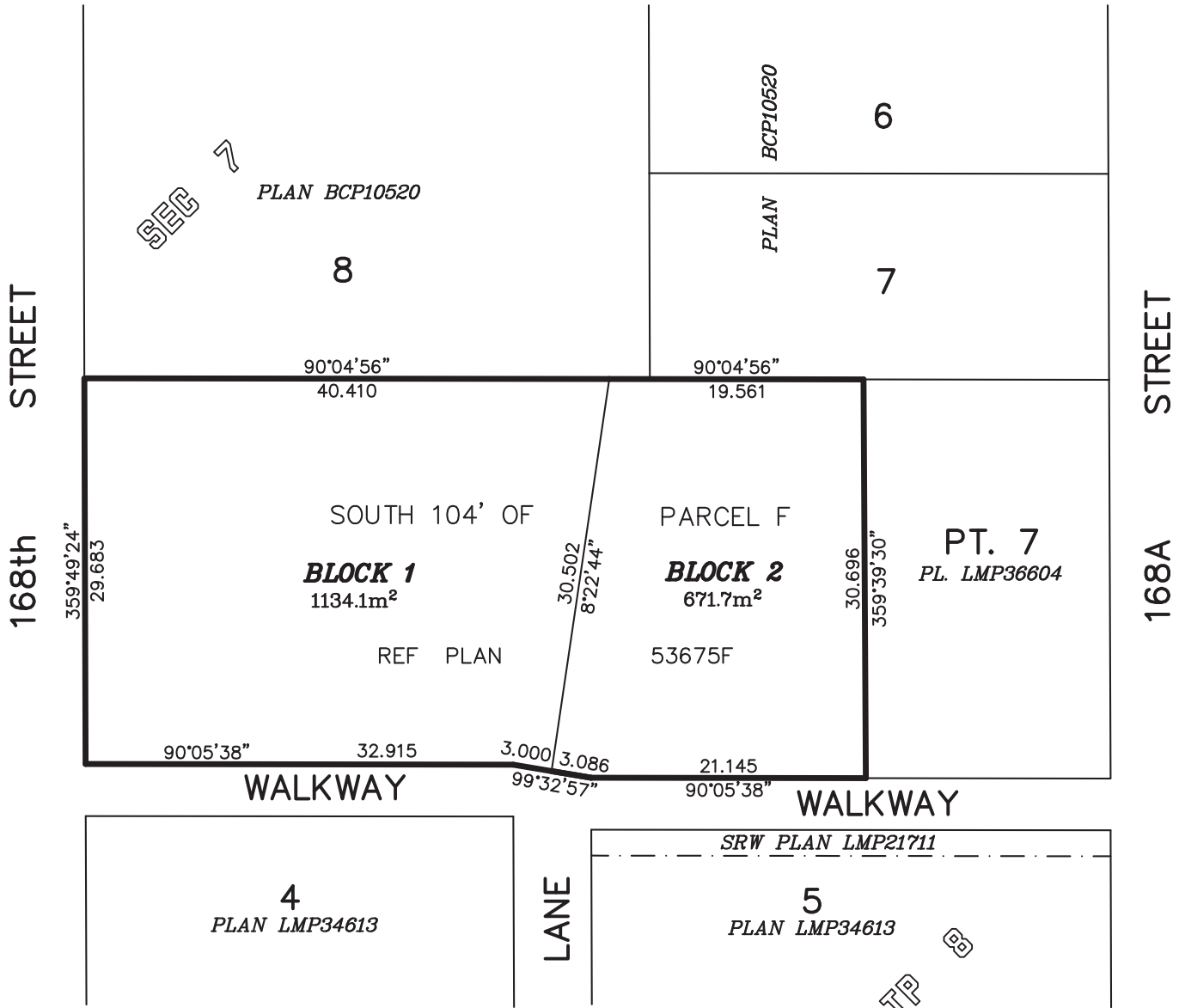
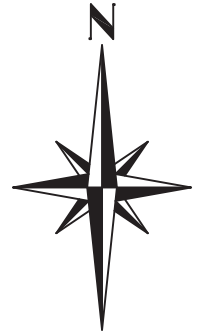
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____, OF THE SOUTH 104 FEET OF PARCEL 'F' (REF PLAN WITH FEE DEPOSITED 53675F) OF THE SW 1/4 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT, EXCEPT: PART ON PLAN BCP17243

SCALE 1:500



All Distances are in Metres.

CITY OF SURREY



Grid Bearings are derived from OCMS 5078 & 8602

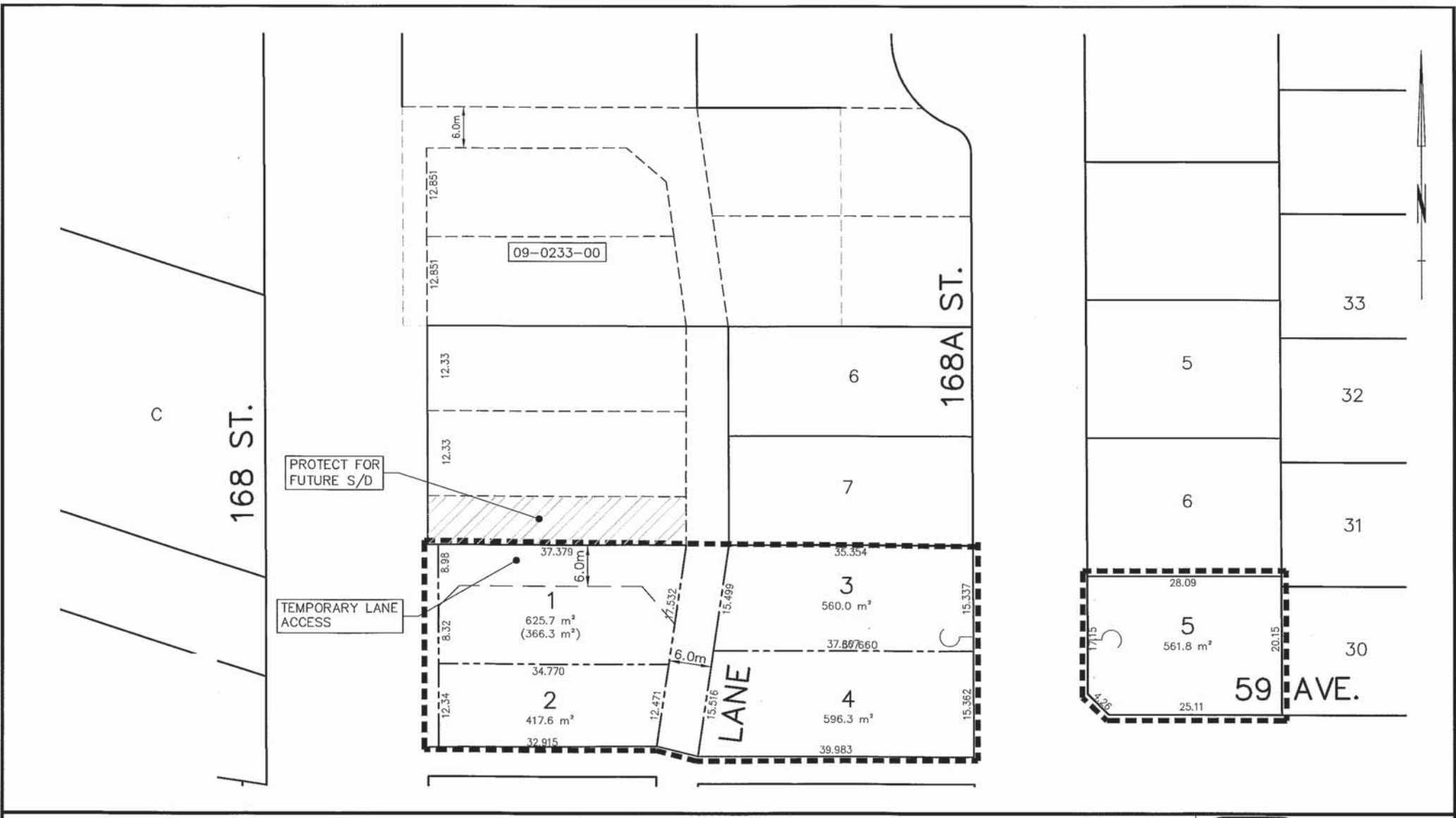
Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS11_108_RZ

© Certified correct, completed on the 26th day of April, 2012.

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.



Preliminary Subdivision Sketch

#5916 - 168 St., Surrey, BC
7911-0194-00

NOTE: ALL DIMENSIONS AND AREAS TO BE CONFIRMED BY LEGAL SURVEYOR



HunterLai
ENGINEERING L
#8541
Scale 1:500



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

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

DATE: **April 30, 2012** PROJECT FILE: **7811-0194-00**

RE: **Engineering Requirements
Location: 5916 168 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.500 metres on 168 Street for a total of 30.000 metres;
- Dedicate 6.0 metre wide north-south lane;
- Provide .5 metre wide SROW along 168 Street; and
- Provide 6.0 metre wide SROW along with corner cuts for east-west lane.

Works and Services

- Construct sidewalk on west side of 168A Street;
- Construct north-south lane;
- Construct temporary east-west lane;
- Provide cash-in-lieu for removal of temporary east-west lane;
- Remove temporary turnaround;
- Construct storm sewer main;
- Pay sanitary connection (SDR) fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Wednesday, November 09, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0194 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 2011 Enrolment/School Capacity

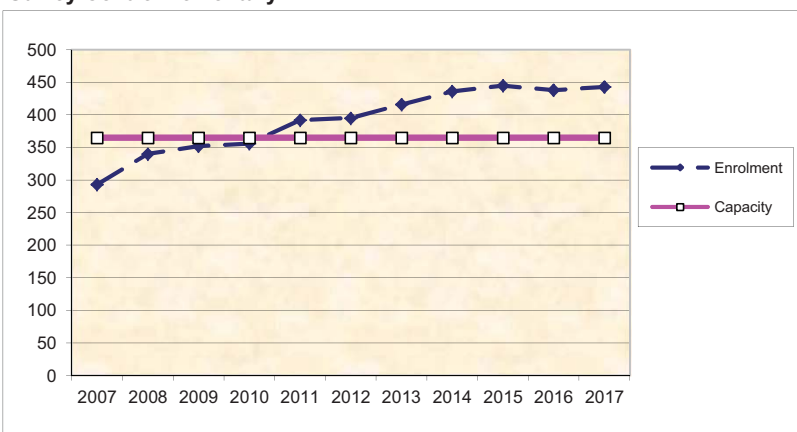
Surrey Centre Elementary	
Enrolment (K/1-7):	56 K + 336
Capacity (K/1-7):	40 K + 325
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1820
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

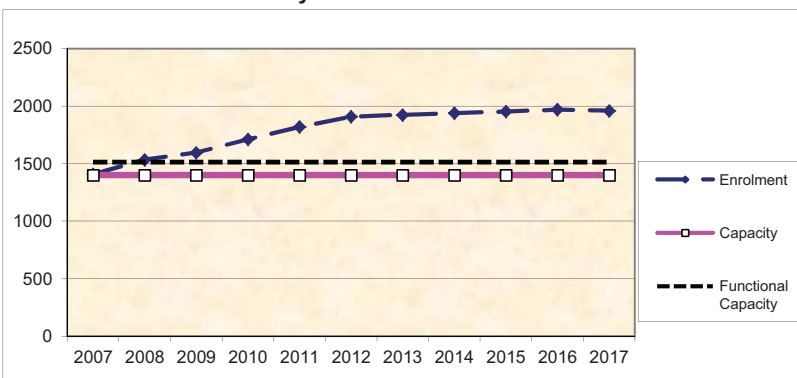
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The school district has included a proposed addition to a neighbouring school, AJ McLellan Elementary in year three of its 2009 - 2013 Five Year Capital Plan submission. 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.

Surrey Centre 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0194-00
 Project Location: 5916 – 168 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:

This area was built out over a large time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is : more than 60 years old (14%), 60 years old (7%), 40 years old (14%), 20 years old (43%), 10 years old (21%). Therefore, the neighbourhood is characterized by a wide variety of home types, home sizes, massing design standards, and construction materials (a "varied" streetscape).

Most homes are in the 2500-3000 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (14%), 1000-1500 sq.ft. (7%), 1501-2000 sq.ft. (14%), 2501-3000 sq.ft. (36%), 3001-3550 sq.ft. (29%), Styles found in this area include : "Old Urban" (14%), "West Coast Traditional" (7%), "West Coast Modern" (21%), "Modern California Stucco" (7%), "Heritage (Old B.C.)" (14%), "Neo-Heritage" (14%), and "Neo-Traditional" (21%). Home types include : Bungalow (21%), Bungalow with above-ground basement (7%), 1 ½ Storey (7%), and Two-Storey (64%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale structures. The massing scale distribution is : simple, small, low mass structures (21%), low to mid-scale structures (7%), mid-scale structures of average quality (50%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (7%), and mid-to-high-scale structures (14%), The scale range for the front entrance element is : one storey, (57%), and 1.1/2 storey front entrance (43%).

Roof slopes include : low slope (flat to 5:12) = (14%), moderate slope (6:12 to 7:12) = (42%), steeply sloped (8:12 and steeper) = (42%). Main roof forms (largest truss spans) include : common hip (50%), and common gable (50%). Feature roof projection types include : none (6%), common hip (39%), common gable (50%), carousel hip (6%), Roof surfaces include : metal (7%), interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (21%), shake profile asphalt shingles (29%), concrete tile (shake profile) (7%), cedar shingles (29%).

Main wall cladding materials include : horizontal cedar siding (14%), aluminum siding (7%), horizontal vinyl siding (36%), Hardiplank siding (7%), stucco cladding (36%), Feature veneers on the front façade include : no feature veneer (53%), stone (18%), wood wall shingles (18%), 1x4 vertical battens over Hardipanel (6%). Wall cladding and trim colours include : Neutral

(white, cream, grey, black) (41%), Natural (earth tones) (53%), Primary derivative (Heritage palette) (6%).

Covered parking configurations include : No covered parking (21%), Double carport (7%), Single vehicle garage (7%), Double garage (36%), Rear garage (29%).

A variety of landscaping standards are evident ranging from "modest old urban" to "above average modern urban". Driveway surfaces include : gravel (11%), asphalt (22%), broom finish concrete (22%), exposed aggregate (44%).

Fifty seven percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Forty three percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: Fifty seven percent of homes provide suitable architectural context for the subject site. These context homes are individually identified in the photographic appendix to the character study.
- 2) Style Character : Wide range of styles are evident, and so there should be some flexibility in this regard. Recommended styles that will be compatible with all of the surrounding homes are: "Neo-Traditional" and "Neo-Heritage".
- 3) Home Types : There are a variety of home types including Bungalow, Bungalow with above ground basement, 1 ½ Storey, and Two-Storey. Two-Storey homes are dominant (64% are Two-Storey type).
- 4) Massing Designs : Many homes in the surrounding area provide acceptable massing design context. The recommendation however, is to require the proposed new homes to meet current common design standards (post year 2010) for new RF and RF-12 subdivisions, rather than to simply duplicate standards found on existing homes.
- 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 : A wide range of wall cladding materials are evident, and a wide variety should therefore be permitted.
- 7) Roof surface : A wide range of roof surface materials are evident, and a wide variety should therefore be permitted.

Dwelling Types/Locations:	Two-Storey.....	64%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	36%
	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 of the newer homes have a brick or stone accent.

Window/Door Details: Rectangular dominant.

Streetscape: The streetscape is best described as "varied" due to the wide age range of homes found in this area. Homes include small simple rectangular Bungalows, small box-like Bungalows with above-ground basements, and a variety of Two-Storey type homes, most of which meet modern design standards. The newer Two-Storey homes range in size from 2900 sq.ft. to 3500 sq.ft., and most can be classified as "Neo-Traditional" or "Neo-Heritage" style. These homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes have covered entrance verandas or porches ranging from one to 1 ½ storeys in height. Main roof forms are common hip or common gable at slopes ranging from 7:12 to 12:12. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. Most new homes have a shake profile asphalt shingle roof and 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", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

New homes should be compatible with existing homes identified as "context homes" in the residential character study. These homes are located in the 5800 and 5900 blocks of 168 Street and the 5800 and 5900 blocks of 168A Street. Compatible styles include "Neo-Heritage", "Neo-Traditional" "Heritage", and "Traditional". Similar home types. Similar but updated 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 on trim only. “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, 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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted only where the driveway connects a rear lane directly to a rear garage.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: April 30, 2012

Reviewed and Approved by:  Date: April 30, 2012

TREE PRESERVATION SUMMARY

Project Location: 5916 168 Street, Surrey, BC
 Registered Arborist: Lesley Gifford, B.App Sc.
 ISA Certified Arborist (PN5432A)
 Certified Tree Risk Assessor (56)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: A single residential lot approx. 0.4 acres in size. Several native & non native trees within landscaped and naturalized areas of the lot.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	6	(A)
Number of Protected Trees declared high risk due to natural causes		(B)
Number of Protected Trees to be removed	6	(C)
Number of Protected Trees to be Retained (A-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	12	(E)
Number of Replacement Trees Proposed	12	(F)
Number of Replacement Trees in Deficit (E-F)	0	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	12	(H)
Number of Lots Proposed in the Project	4	(I)
Average Number of Trees per Lot (H / I)	3.00	


3. Tree Survey and Preservation / Replacement Plans

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

April 16, 2012



 Arborist

 Date



LEGEND

- = TREES TO BE RETAINED
- ✂ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.

BSLA CSA
2405 BIRCHWOOD COURT
ROSELAND, N.J. 07068
TEL: (908) 399-3338
FAX: (908) 399-3339
PHONE: (908) 897-2578

CLIENT

MR. DEETER HERRNE
HERRNE LAND ENGINEERING LTD.
3000 WILSON ROAD
65 RICHMOND STREET
NEW BRUNSWICK, N.J. 08901
TEL: (908) 525-4651
FAX: (908) 525-4652

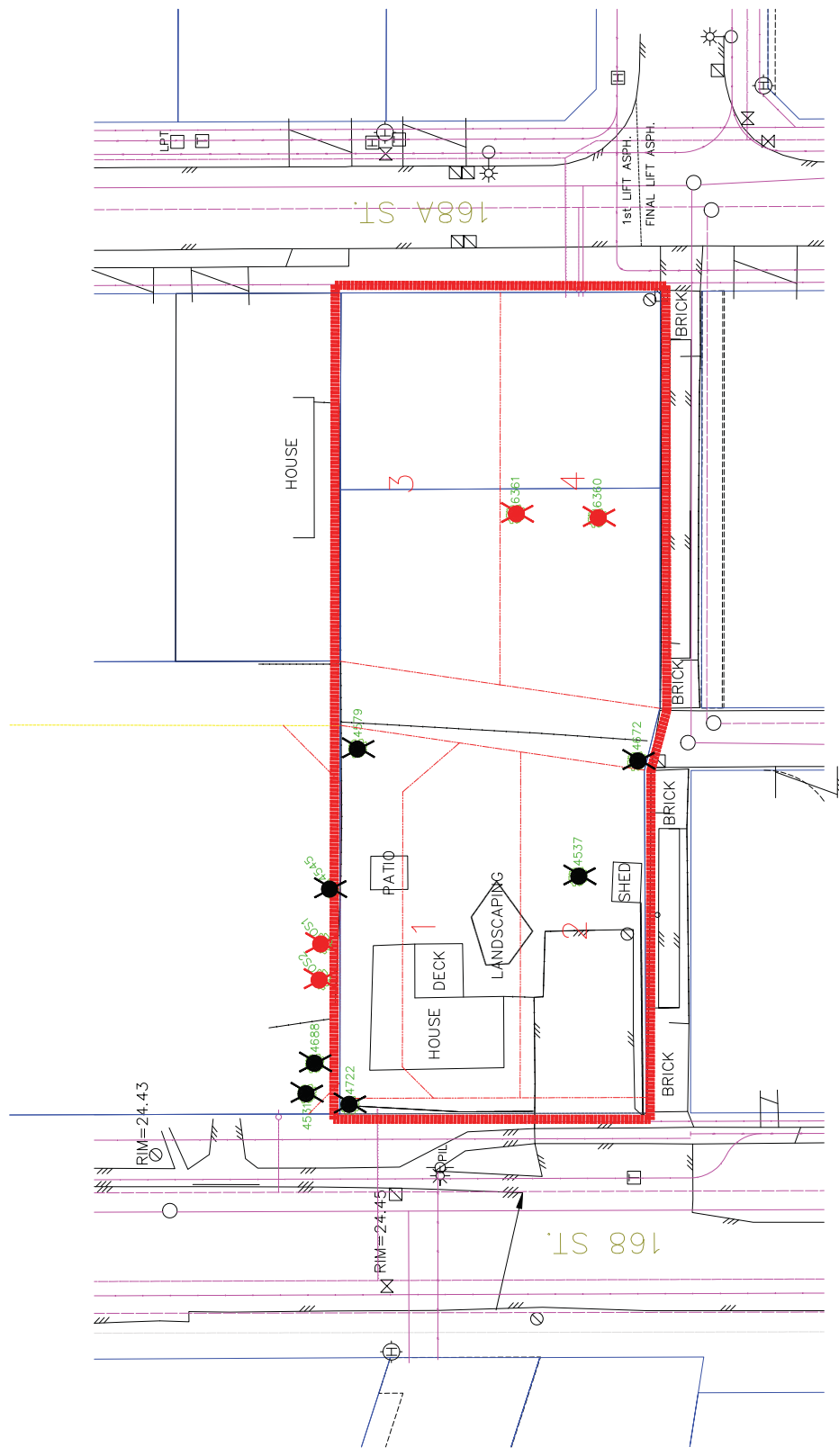
TITLE

PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
4 LOT SUBDIVISION
5916 168 STREET
BRUNSWICK, N.J.

SCALE	DATE
1:200	APR/12

DATE	BY	APP'D	FOR WHAT

PROJECT	JOB No.	DRAWING No.
		TR-1



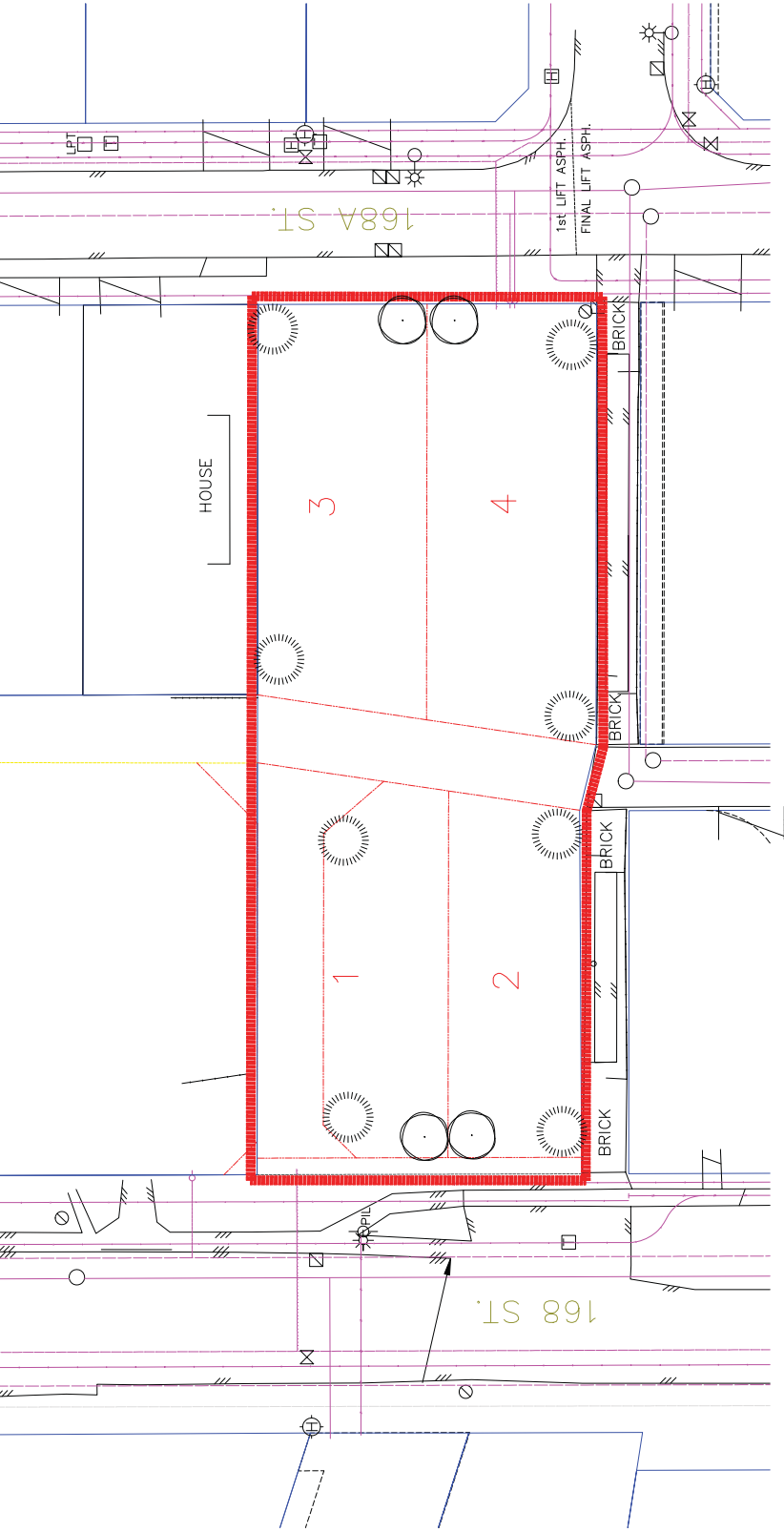
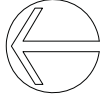
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD MAPLE	4	3.0 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NODIKATENSIS FENDLERI	WEeping NODIKA CYPRESS	8	3.0 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND
 ● = TREES TO BE RETAINED
 ○ = TREES TO BE REMOVED
 □ = PROTECTION BARRIER

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

C. KAVOUNIAS & ASSOCIATES INC.
 BCSPA CSQA
 2462 JONAS COURT
 RICHMOND BC
 V6V 2S9
 PHONE (604) 837-2276

MR. CLYDE HIRSH
 HIRSH LARD ENGINEERING LTD.
 SUITE 800
 65 WEST STREET
 NEW WESTMINSTER, B.C.
 PHONE (604) 525-4651

PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 4 LOT SUBDIVISION
 5916 168 STREET
 SURREY, B.C.

SCALE: 1:200
 DATE: APR/12
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 AS BUILT

PRINTED: _____
 JOB NO.: _____
 DRAWING NO.: TR-2