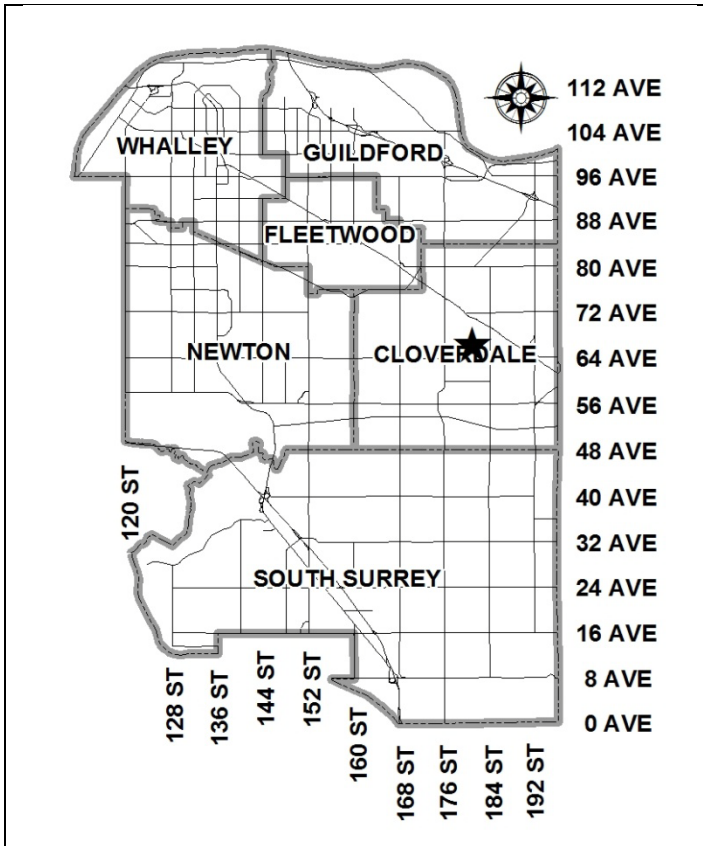


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0229-00

Planning Report Date: June 25, 2012



PROPOSAL:

- **Rezoning** from RH to RF in order to allow subdivision into 2 single family lots.

LOCATION:

18175 Claytonhill Drive

OWNER:

Oasis Development Ltd., Inc. No. 0683249

ZONING:

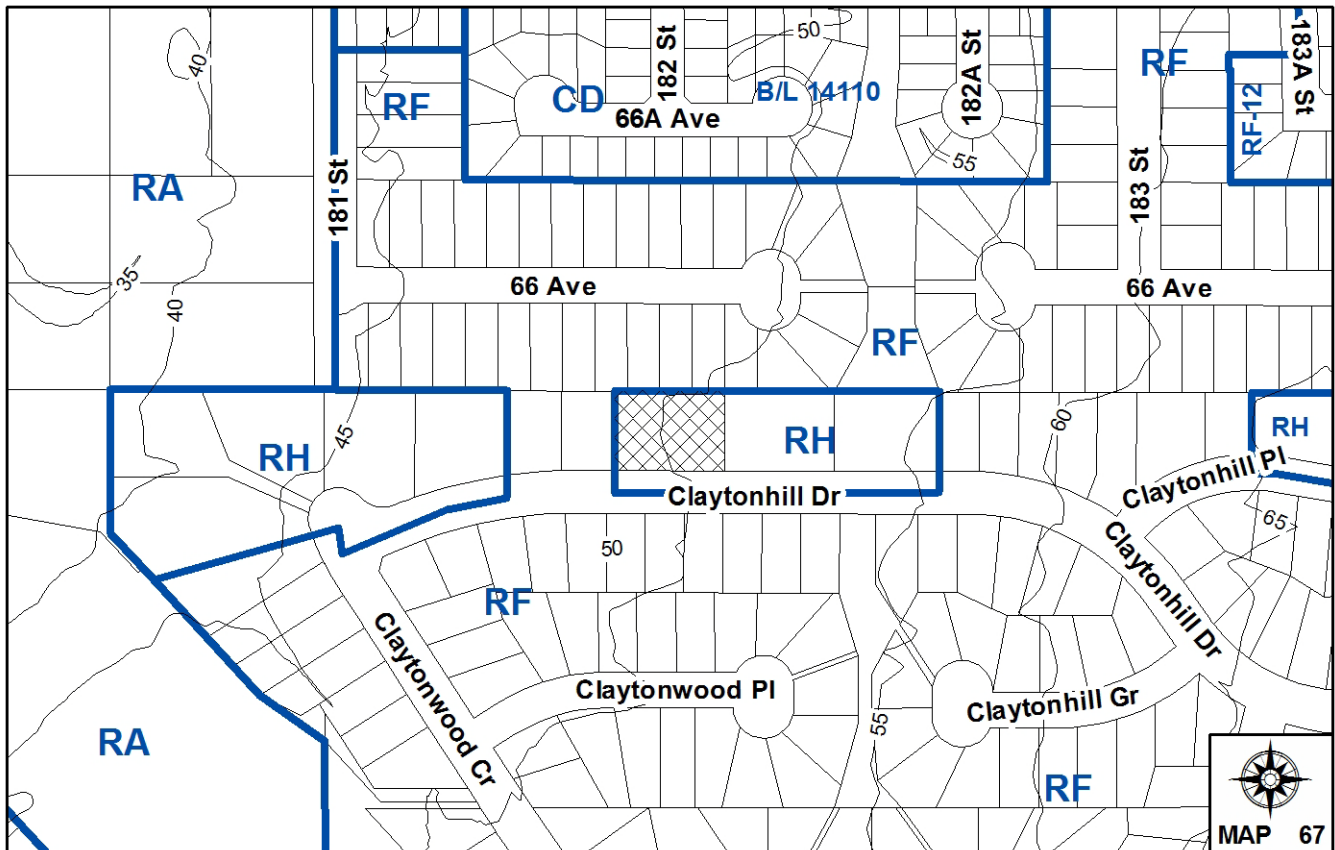
RH

OCP DESIGNATION:

Urban

LAP DESIGNATION:

Urban Residential



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 subdivision conforms to the City's Infill Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to increase the minimum side yard setback along the west property line from 1.8 metres (6 ft.) to 3.0 metres (10 ft.) for the garage and to 7.5 metres (25 ft.) for the main floor or upper walls; and
 - (f) the applicant adequately 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.
Parks, Recreation & Culture:	Parks have no concerns as proposed subdivision is subject to NCP amenity fees.
BC Hydro:	No additional SROW is required.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban and Single Family Small Lots in North Cloverdale West NCP	RF
East:	Single family dwellings.	Urban	RH
South (Across Claytonhill Drive):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located in the North Cloverdale area. It is designated Urban in the Official Community Plan and Urban Single Family Residential in the North Cloverdale Local Area Plan which was approved in 1993. The subject site is located in the "Infill" area, south of the North Cloverdale West Neighbourhood Concept Plan (NCP) area which was approved in 1996.
- The subject lot is 0.46 acre (0.19 hectare) and is zoned "Half-Acre Residential Zone" (RH).
- The subject site is located mid-block, within a row of RH-zoned properties on the north side of Claytonhill Drive. To the north, south and west are single family Urban lots, zoned "Single Family Residential Zone" (RF).
- This row of RH-zoned lots on Claytonhill Drive was created in 1985, as part of the subdivision that also created single family RF-zoned lots to the south (Phase II of subdivision Application No. 6085-0421). Even though the designation of the parent parcels was amended from Suburban to Urban in December 1984, this row of RH-zoned lots was created as a result of concerns expressed at the Public Hearing regarding appropriate interfacing. At the time of subdivision, the two long properties directly to the north of this row of RH lots were also envisioned to be developed into RH-zoned lots for the same purpose of providing a density transition to the then undeveloped Suburban lands to the north.
- In 1993, the North Cloverdale Local Area Plan (LAP) was approved, designating the subject lots and the surrounding area as Urban Single Family Residential.
- The two long properties directly to the north of this row of RH-zoned lots were subsequently developed in accordance with the North Cloverdale LAP (Application Nos. 7993-0131-00 and 7994-0067-00). They were rezoned to RF to accommodate single-family residential lots and then subdivided into 66 lots on two new 66 Avenue cul-de-sacs accessed from 181 and 183 Streets, with 5 lots fronting 184 Street. As a condition of

rezoning, a Restrictive Covenant was registered on the lots on the south side of 66 Avenue to ensure installation of sufficient landscaping, to buffer the existing RH-zoned lots to the south (including the subject lot).

- In 2002, the eastern-most of the six RH-zoned lots on the north side of Claytonhill Drive was rezoned to RF as part of Application No. 7900-0350-00. The lot was subsequently subdivided into 5 RF lots. This application received significant resistance from the neighbourhood who had argued that the development was not consistent with the existing character of street. However, the application was ultimately approved and the neighbours expressed their disapproval for the decision by submitting a letter and a petition with 18 signatures.
- In 2002, another of the original 6 RH-zoned lots was rezoned to RF as part of Application No. 7900-0349-00. This application, however, did not receive significant opposition from area residents as the resulting subdivision was for 2 lots, each in excess of 900 square metres (9,688 sq. ft.) in size.
- There are currently 4 lots on Claytonhill Drive that remain RH-zoned, including the subject property.

Current Proposal

- The property is currently zoned "Half Acre Residential Zone" (RH). The applicant is proposing to rezone the site to "Single Family Residential Zone" (RF) to allow subdivision into two (2) single family lots.
- The minimum requirements of the RF Zone include 560-square metre (6,000 sq.ft.) lot area, 15-metre (50 ft.) lot width and 286-metre (90 ft.) lot depth. The proposed lots far exceed these requirement with lot areas of 932 square metres (10,032 sq. ft.), lot widths of 25.31 metres (83 ft.), and lot depths of 36.85 metres (121 ft.).
- Since the need to provide a transition to the Suburban area to the north no longer exists, the applicant is proposing rezoning and subdivision.
- The applicant initially proposed to subdivide the subject site into 3 lots. However, the proposal did not meet the Infill Policy in terms of lot width. In addition, area residents raised a number of objections to the proposal for 3 lots. As a result, the applicant has reduced the number of proposed lots from 3 to 2.
- The proposed lot widths are 25.31 metres (83 feet) fulfilling the Single Family Infill Policy (No. O-30), which requires the lot widths reflect the average for the block.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The site slopes gently from the east site boundary to the west.

- The applicant proposes to match existing grades at the front and rear property lines of proposed Lots 1 and 2, and will be graded to a maximum fill of 1.5 metres (5 ft.) at the middle of the proposed lots in order to achieve basements. A retaining wall is planned on proposed Lot 1, however it will be located at least 3.0 metres (10 ft.) from the west lot line. Grading will meet the existing retaining wall on the east lot line of proposed Lot 2.
- Based on the proposed grading, basements can be achieved on both lots. The information has been reviewed by staff and found to be generally acceptable.
- In order to provide a gradual massing transition and to address privacy concerns of the residents to the west by the future home on proposed Lot 1, the Design Consultant has included special guidelines to address this interface. This includes increasing the west side yard setback for proposed Lot 1 from 1.8 metres (6.0 ft.) to 3.0 metres (10 ft.) for the garage, and to 7.5 metres (25 ft.) for the main floor and upper walls. This allows for greater separation as well as a lower roof line adjacent to the existing homes to the south. In addition, proposed Lot 1 shall have no retaining wall located less than 3.0 metres (10 ft.) from the west lot line. The applicant consulted the neighbour to the west in order to address any concerns around privacy and the neighbour indicated to staff that they had no objections to the proposed guidelines.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 5 mature trees, including three (3) boulevard maples and two (2) Douglas-firs on private property. The applicant proposes to remove all three boulevard maples to accommodate construction pending approval from Parks and Recreation. The applicant also proposes to remove one Douglas-fir in order to accommodate construction on proposed Lot 1. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Douglas-fir	2	1	1
Maple	3	0	3
Total	5	1	4

- The proposal indicates that 6 trees will be planted on-site. However, 8 replacement trees are required under the Tree Protection By-law. Therefore, the applicant will be required to provide \$300 per tree for a total of \$600 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters apprising area residents of the original proposal to create 3 RF-zoned lots were sent out on October 21, 2011 to residences within 100 metres (328 ft.) of the subject site. Staff received seven (7) phone calls, five (5) letters, and a sixteen (16) signature petition in response to the pre-notification letter and the development proposal sign. All those who responded opposed the proposed 3-lot subdivision.

In response to the comments from area residents, on December 22, 2011, the applicant amended the application to reduce the number of lots from 3 to 2. Revised pre-notification letters were sent out on January 25, 2012. In response, staff received only one letter. The respondent indicated that they do not support any development on the subject site.

Comments and concerns from residents are summarized below:

- Concerns with preserving the value of existing single family homes on the block and increasing the density of the neighbourhood. All respondents had an issue with the development of 3 homes on the subject site, however the majority expressed that they would be supportive of a 2-lot subdivision.

(In response, the applicant revised their application to reflect two (2) RF-zoned lots which meet the Infill Policy.)

- Concern with privacy and the character of new homes blending with the existing homes in the neighbourhood.

(The applicant for the subject site has retained Michael 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.

In order to provide a suitable transition between the future home on proposed Lot 1 and the existing home to the west, the Design Consultant has included special guidelines to address this interface.)

- Concern with secondary suites permitted within the single family homes and the additional parking it requires. The block was built without basements and secondary suites, but new house designs include secondary suites, which can increase the traffic in the neighbourhood.

(Due to the proposed grading, basements will be permitted on both proposed lots. With recent changes to Surrey Zoning By-law No. 12000, one secondary suite is permitted on each single family-zoned lot, excluding those regulated by a Land Use Contract. The proposed RF zoning for the subject site will permit one secondary suite on each of the two proposed lots.)

- Concerns with tree preservation, especially in regard to the Douglas-fir in the rear of proposed Lot 1 and the boulevard maples.

(The applicant has retained Mike Fadum and Associates to prepare an arborist assessment. The applicant has proposed to remove the trees in order to accommodate the proposed fill. The applicant will be required to address any issues identified by the City's Landscape Architect and Parks & Recreation.)

- Other concerns from neighbours included living in a construction zone, demolishing a home that is only 20 years old and the risk of compromising an existing retaining wall to the east of the subject site.

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, Streetscape
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. 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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. 6/21/12 10:06 AM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda
 Citiwest Consulting Ltd.
 Address: Suite 101 - 9030 King George Boulevard
 Surrey BC
 V3V 7Y3

 Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Address: 18175 Claytonhill Drive

(b) Civic Address: 18175 Claytonhill Drive
 Owner: Oasis Development Ltd., Inc. No. 0683249
 PID: 011-466-537
 Lot 28 Section 17 Township 8 New Westminster District Plan 78214

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.4606
Hectares	.1864
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25.31
Range of lot areas (square metres)	932
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.73 Lots/Hectare & 4.34 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com

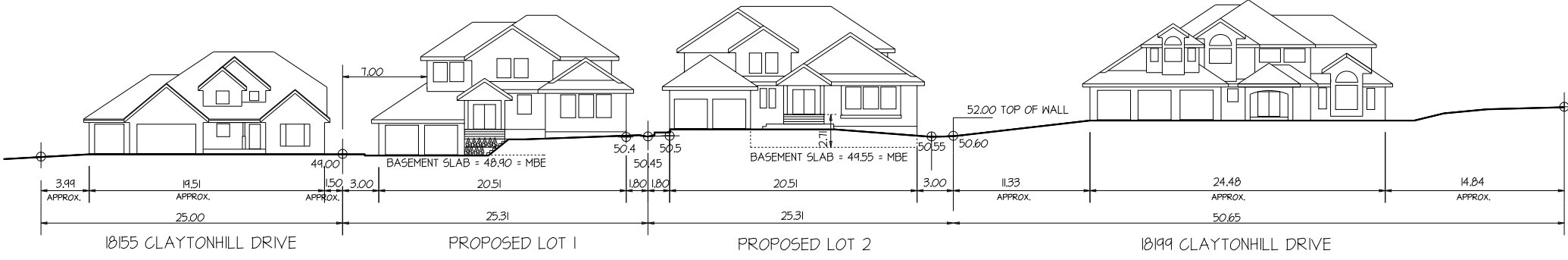


OASIS DEVELOPMENT LTD
 18145 - CLAYTONHILL DRIVE, SURREY, BC V3S 7N6 PH: 604-765-0302 FAX: 604-575-9091
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18175 - CLAYTONHILL DRIVE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A1
Designed: GRJ	Job No. 11-2876	Of
P.W. P.U.	Date DEC / 11	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

Quality at prints bearing previous number



STREETSCAPE FOR PROPOSED DEVELOPMENT AT 18175 CLAYTONHILL DRIVE



INTER-OFFICE MEMO

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

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

DATE: **June 11, 2012** PROJECT FILE: **7811-0229-00
(Supercedes Dec.22/11)**

RE: **Engineering Requirements
Location: 18175 Claytonhill Dr**

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

- There are no additional road dedications required.

Works and Services

- Construct concrete sidewalk on the north side of Claytonhill Drive;
- Analyze storm system and upgrade if necessary.

A Servicing Agreement is required prior to Rezone/Subdivision:

Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0229-00
 Project Location: 18175 Claytonhill Drive, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

A variety of new (10 - 25 years old), moderately sized (1600-3500 square foot) "West Coast Modern", "Neo-Heritage", "Rural Heritage", "Neo-Traditional" and "Old Urban" style Two-Storey (dominant) and Bungalow type homes with a "varied" but, desirable character are set 7.5 metres from the front property line in a common modern urban setting. Most homes have desirable mid-scale massing characteristics, worthy of emulation. Various architectural elements on the front of the home are proportionally consistent with one another, and mass is distributed evenly over the home, resulting in homes with a stable, balanced appearance. Most homes have a main common hip or common gable roof with two or more well articulated street facing feature common gable projections. Roof surfaces are cedar shingles (86%), asphalt shingles (7%), and shake profile concrete roof tiles (7%). Seventy seven percent of homes are clad mainly in vinyl, and 23% are clad mainly in stucco. Colour schemes are in the neutral and natural range only. Homes are moderately detailed (a few are generously detailed) with masonry accents and/or wood feature panel areas. Landscapes meet a modern standard, comprised of 12-20 shrubs, at least one front yard tree, sod, and most homes have an exposed aggregate concrete driveway. Homes and landscapes provide suitable context for the subject site, subject to continuing upgrading of massing design and finishing standards which should be consistent with most new RF zone subdivisions in Surrey constructed subsequent to 2010.

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

- 1) Varied style range (West Coast Modern, Rural Heritage, Neo-Heritage, Neo-Traditional, and Old Urban), meaning that some flexibility in style range should be permitted.
- 2) Dominance of Two-Storey home type. Bungalows also evident. Flexibility in home type is therefore recommended.
- 3) Wide range of home sizes. Most homes 1600-3500 square feet excluding garage.
- 4) Front entrance porticos range from one to 1 ½ storeys in height, a suitable standard generally, for RF zone lots.
- 5) Massing: Homes have desirable mid-scale massing characteristics, and massing designs are well balanced, with consistency in volumes that have been allocated to various projections on the front of the home, providing an excellent source of architectural context for the subject site. In order to effect a smooth transition in massing with the existing home to the west, special mass reduction strategies will be incorporated into the design of a home on lot 1 (see "Proposed Design Solutions" below).

- 6) Exterior cladding: Homes are clad in vinyl (77%) or in stucco (23%), meaning that a wide range of wall surface materials can be permitted ("vinyl or better").
- 7) Roof surface: A variety of roof surface materials are evident, including cedar shingles (dominant), asphalt shingles, and shake profile concrete roof tiles. These three roof surfacing materials are recommended
- 8) Roof slopes range from 5:12 to 12:12. A minimum 7:12 slope is recommended.

Dwelling Types/Locations: Most homes Two-Storey type.

Dwelling Sizes/Locations: Wide size range: most homes are 1600-3500 sq. ft. excl. gar.
(Floor Area and Volume) No restrictions in home size recommended beyond the RF by-law

Exterior Treatment Cedar : 0%, Stucco : 23%, Vinyl : 77%.
/Materials: Brick or stone and/or wood detailing on all new context homes.

Roof Pitch and Materials: Cedar shingles: 86%, Asphalt shingles: 7%, Concrete tiles: 7%. Other: 0%. Homes have a roof pitch in the 5:12 - 12:12 range.

Window/Door Details: Rectangular dominant.

Streetscape: There is a wide range of home types (Two-Storey and Bungalow), home styles ("West Coast Modern", "Neo-Traditional", "Neo-Heritage", "Rural Heritage" and "Old Urban), and home sizes (1600 – 3500 sq.ft.), united by a common desirable mid-scale massing design strategy in which elements on the front of the home are well balanced, and proportionally correct. Construction materials are high quality including a large number cedar shingle roofs, and generous trim and detailing components. Yards are well landscaped (and well kept). Overall the existing homes provide excellent context for the subject site.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)	Strong relationship with neighbouring “context homes” in the 18100 block of Claytonhill Drive. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, “Craftsman Heritage” and “Rural Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.
Exterior Materials/Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, or forest green only 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, and shake profile asphalt shingles with a raised ridge cap. Grey, black, or brown only.
In-ground basements:	Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
Treatment of Corner Lots:	Not applicable - there are no corner lots
Landscaping:	<i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
Special Massing design Requirements for lot 1	<ol style="list-style-type: none">1) the garage shall be situated as the western-most element of the dwelling, and shall be located no closer than 3.0m to the west <i>lot</i> line,2) the garage slab shall be situated at or below the level of the basement slab,3) no main floor walls or upper floor walls shall be located within 7.5 meters of the west <i>lot</i> line,4) the grade along the west <i>lot</i> line shall be at the same elevation as the grade along the east <i>lot</i> line of the adjacent <i>lot</i> to the west,5) the grade at any point within 3 metres of the west <i>lot</i> line shall not be more than 0.1 metres higher than said point on the west <i>lot</i> line,

- 6) no retaining wall shall be located less than 3.0m from the west *lot* line.
- 7) the basement slab shall be *constructed* at the minimum basement elevation (MBE) specified on the final *lot* grading plan accepted by the *City*
- 8) the basement ceiling height shall not exceed 8 feet,
- 9) the main floor ceiling height shall not exceed 9 feet,
- 10) the upper floor ceiling height shall not exceed 8 feet,
- 11) the foyer shall be situated not less than 3 risers (0.59 metres) below the main floor level,
- 12) the roof structure above the garage shall be common hip type only,
- 13) the primary roof structure at the upper floor (not including feature projections) shall be common hip type,
- 14) the front to rear (north to south) roof slope at the upper floor shall not exceed 7:12.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 27, 2012

Reviewed and Approved by:  Date: March 27, 2012

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0229-00

Project Location: 18175 Clayton Hill Drive, 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

Three good quality, small caliper maple on public lands and two Douglas-fir on private property.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 5
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 4
Number of Protected Trees to be retained (A-C)	(D) 1
Number of Replacement Trees required (0 alder and cottonwood X 1 and 4 others X 2)	(E) 8
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 2
Total number of Prot. and Rep. Trees on site (D+F)	(H) 7
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) (J) 3.5

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: November 25, 2011

Revision Date: March 5, 2012



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SUMMARY TABLES

Surrey Project No: 11-0229-00
Project Location 18175 Clayton Hill Drive, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Table 1. Species Composition

Tree Species	Scientific Name	Onsite	Offsite	City	Total
Fir, Douglas	<i>Pseudotsuga menziesii</i>	2	0	0	2
Maple	<i>Acer</i>	0	1	3	4
Pine, Austrian	<i>Pinus nigra</i>	0	1	0	1
Spruce, Colorado Blue	<i>Picea pungens var. glauca</i>	0	1	0	1
TOTAL		2	3	3	8

Table 2. Tree Preservation and Replacement Summary

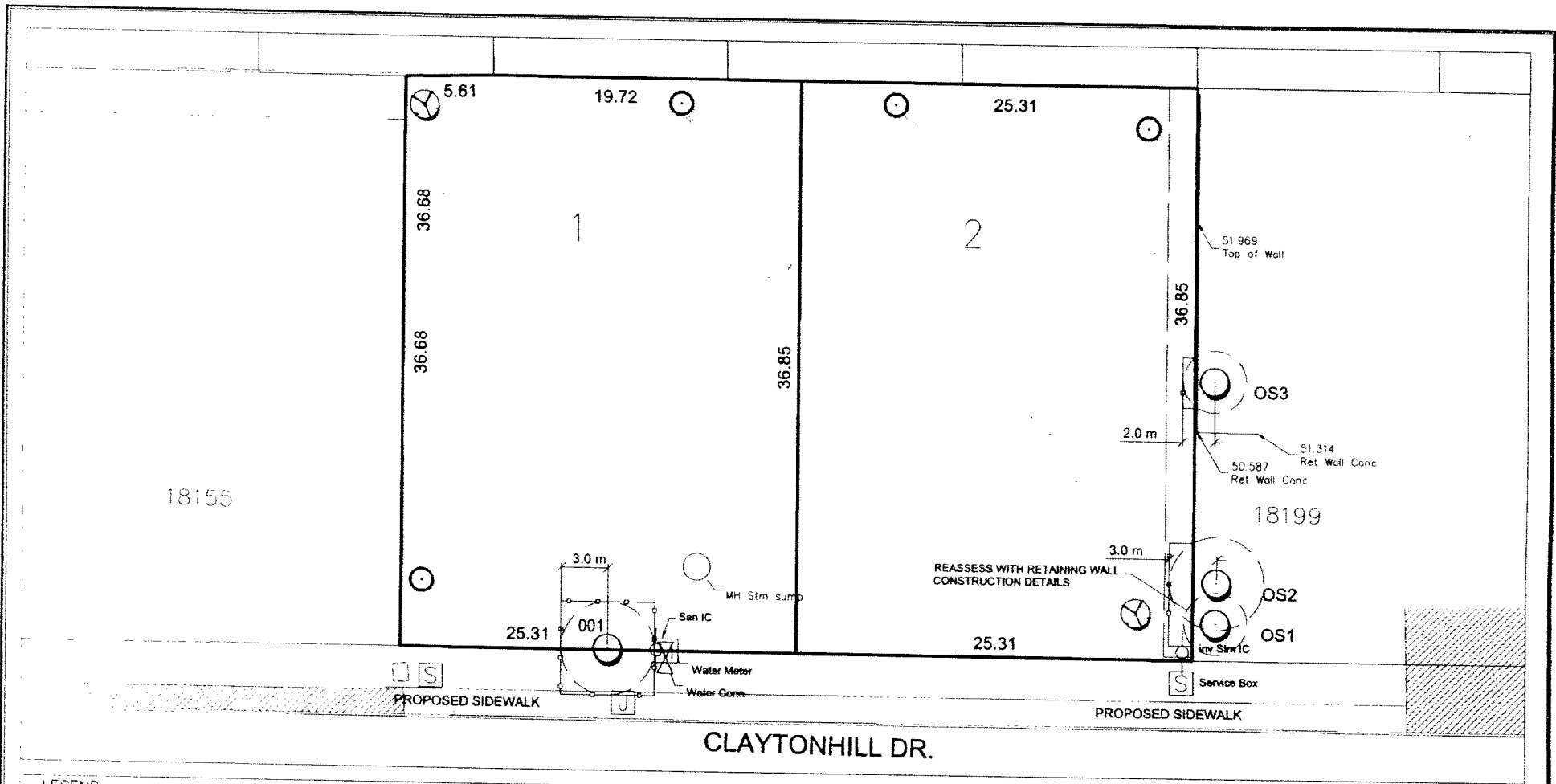
	Onsite	Offsite	City	Total	
Total Number of Trees to be Protected	1	3	0	4	
Total Number of Trees to be Removed	1	0	3	4	
Replacement Trees Required at 1:1 (Red Alder and Black Cottonwood)	0	NA	0	0	
Replacement Trees Required at 2:1 (All Other Species)	2	NA	6	8	8 Total

Summary prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 25, 2011

Revision Date: March 5, 2012



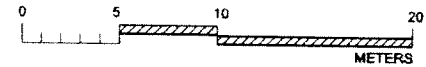


LEGEND

- 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

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLHA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	RECORD OF REVISION	MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS	#105, 8277 129 St. Surrey, British Columbia V3W 0A5 Ph: (778) 583-0300 Fax: (778) 583-0302 Mobile: (604) 240-0308 Email: mikefadum@fadum.ca	PROJECT FILE 18175 CLAYTONHILL DR. SURREY, B.C.	SHEET FILE T2 - TREE PROTECTION & REPLACEMENT PLAN CLIENT	DRAWN SGL	T-2 SHEET 1 OF 2
	1	MARCH 2012	ML	NEW SITE PLAN						