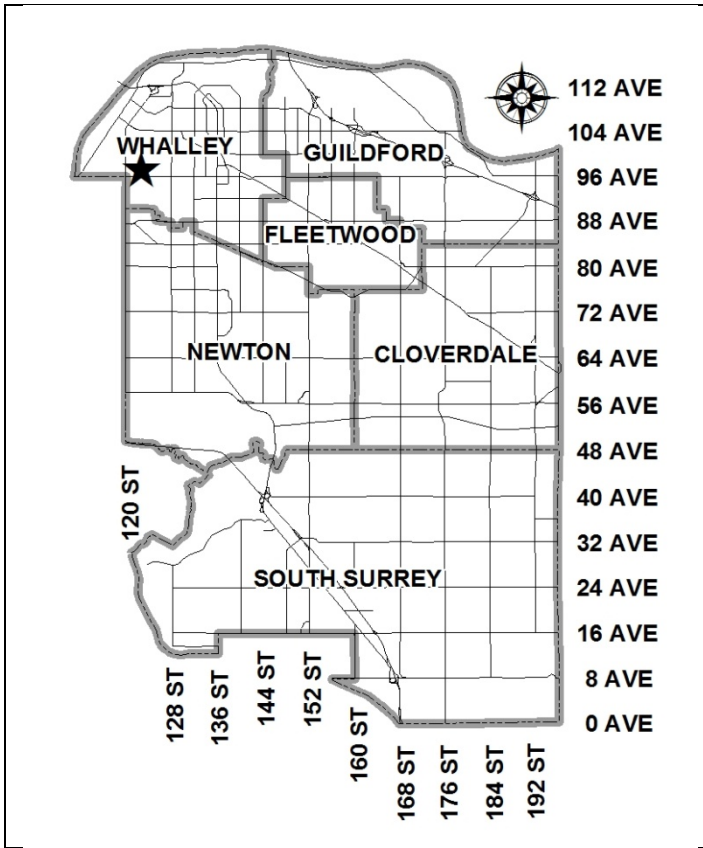


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0323-00

Planning Report Date: October 22, 2012



PROPOSAL:

- **Rezoning** portions from RF and RM-D to RF-12 and RF

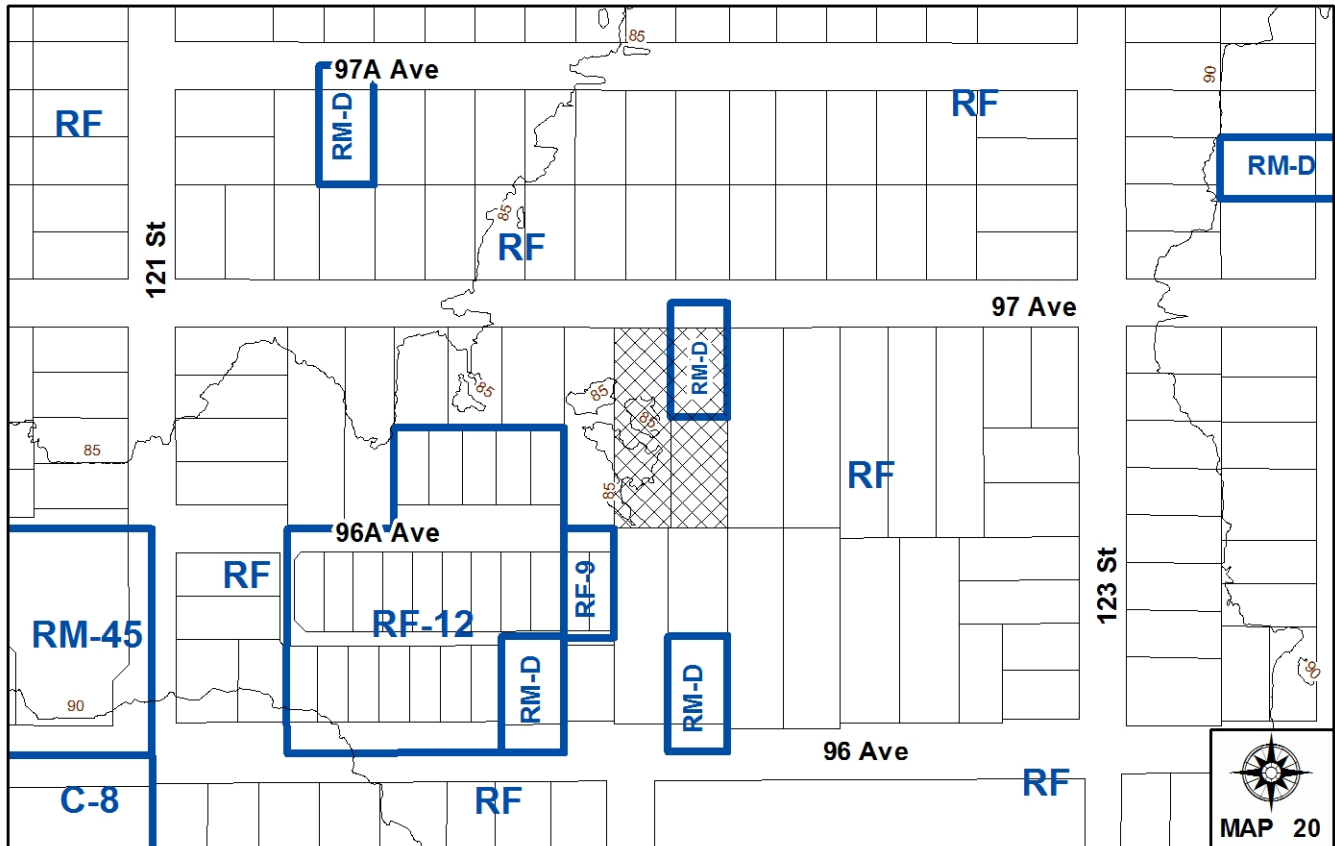
in order to allow subdivision into 6 single family lots.

LOCATION: Portion of 12188 - 97 Avenue and 12220 - 97 Avenue

OWNER: Gurinder S. Rakkar

ZONING: RF and RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with the pattern of development in the area and a development application to the immediate east (File No. 7912-0007-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property shown as Block A on the Survey Plan (attached as Appendix I) from Duplex Residential Zone (RM-D) (By-law No. 12000) to Single Family Residential Zone (RF) (By-law No. 12000) and another portion shown as Block B on the Survey Plan from Single Family Residential Zone (RF) (By-law No. 12000) to Single Family Residential (12) Zone (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing parks facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 12220/22 – 97 Avenue until future consolidation with the adjacent property 12244– 97 Avenue; and
 - (g) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

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 Cedar Hills Elementary School
 1 Secondary student at L.A. Matheson 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 the end of 2013.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Two half-acre lots, each with an existing dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 97 Avenue):	Single family dwellings.	Urban	RF
East:	Half-acre lot with single family dwelling under Application No. 7912-0007-00 (rezoning portion to RF-12 to be considered by Council on October 22, 2012).	Urban	RF
South:	Half-acre lots with single family dwelling and duplex under Application No. 7911-0320-00 (Pre-Council).	Urban	RF and RM-D
West:	Half-acre lot with non-conforming duplex under Application No. 7912-0248-00 (Pre-Council).	Urban	RF

DEVELOPMENT CONSIDERATIONSCurrent Proposal

- The eastern subject lot at 12220/22 – 97 Avenue is split-zoned Duplex Residential Zone (RM-D) and Single Family Residential Zone (RF).

- The applicant is proposing to rezone the northern portion of the eastern property (shown in Appendix I as Block A) from RM-D to RF and the southern portion of both properties (shown as Block B) from RF to RF-12.
- A total of six lots are proposed: three RF-zoned lots fronting 97 Avenue (proposed Lots 1-3) and three RF-12-zoned lots (proposed Lots 4-6) fronting the future 96A Avenue.
- The existing single family dwelling (at 12188 – 97 Avenue) and duplex (at 12220/22 – 97 Avenue) will be removed.
- A "no build" Restrictive Covenant will be registered on a portion of proposed Lot 4 for future consolidation with the adjacent property to the east at 12244 – 97 Avenue (Application No. 7912-0007-00), in order to allow the creation of an additional single family lot (zoned RF-12) with the adjoining lot to the east.
- Proposed Lots 1-3 are 675 square metres (7,300 sq. ft.) in area, 42.5 metres (140 ft.) deep and 15.9 metres (52 ft.) wide. These proposed RF lots exceed the minimum area and dimension requirements of the RF Zone.
- Proposed Lots 4-6 range in size from 475 square metres (5,100 sq. ft.) to 582 square metres (6,200 sq. ft.). Lot widths exceed 14 metres (50 ft.) and are 32.5 metres (106 ft.) deep. These proposed RF-12 lots exceed the area and dimension requirements of the RF-12 Zone.
- The subject property is within an infill area. Council Policy requires proposed Lots 1-3 to reflect the average lot width of adjacent lots or a minimum width of 16.5 metres (54 ft.). Although the proposed lot widths are less than 16.5 metres (54 ft.), the applicant has demonstrated community support for the proposal by obtaining signatures from nearby neighbours.
- Under completed land development Application No. 7902-0284-00, a gradation of RF-sized single family lots fronting 97 Avenue to smaller single family lots fronting 96 Avenue and 96A Avenue was created. The proposed development is consistent with this pattern of development.
- Applications on neighbouring properties (No.'s 7912-0007-00 to the east and 7912-0248-00 to the west) propose a similar pattern of development. Both applications propose to rezone and subdivide the southern portion of the lot to create one RF-12 lot fronting 96A Avenue and one RF lot fronting 97 Avenue. Similarly, the neighbouring property to the south (Application No. 7911-0320-00) proposes to rezone and subdivide portions of the lot in order to create four RF-12 lots fronting 96A Avenue and 2 RF lots fronting 96 Avenue.

Building Scheme and Lot Grading

- The applicant 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, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix V.

- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. has been reviewed by staff and found generally acceptable.
- The applicant proposes in-ground basements on all lots. However, final confirmation whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The chart below provides a summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Black Cottonwood	5	0	5
Birch	1	0	1
Red Alder	17	0	17
Western Red Cedar	18	0	18
Total	41	0	41

- All 41 trees proposed for removal are either hazardous, are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- Based upon 41 trees to be removed, 60 replacement trees are required. The development proposes 18 replacement trees, leaving a deficit of 42 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 3.

PRE-NOTIFICATION

Pre-notification letters were mailed on February 20, 2012 and staff received no comments.

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 Context Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Aerial Photo

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 10/18/12 11:16 AM

APPENDIX I

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 Addresses: Portion of 12188 and 12220 - 97 Ave

- (b) Civic Address: Portion of 12188 - 97 Avenue
 Owner: Gurinder S Rakkar
 Portion of PID: 001-775-740
 Lot "A" Section 31 Block 5 North Range 2 West New Westminster District Plan 18616

- (c) Civic Address: 12220 - 97 Avenue
 Owner: Gurinder S Rakkar
 PID: 010-426-094
 Lot "B" Section 31 Block 5 North Range 2 West New Westminster District Plan 18616

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone portions of the site.

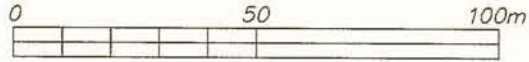
SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

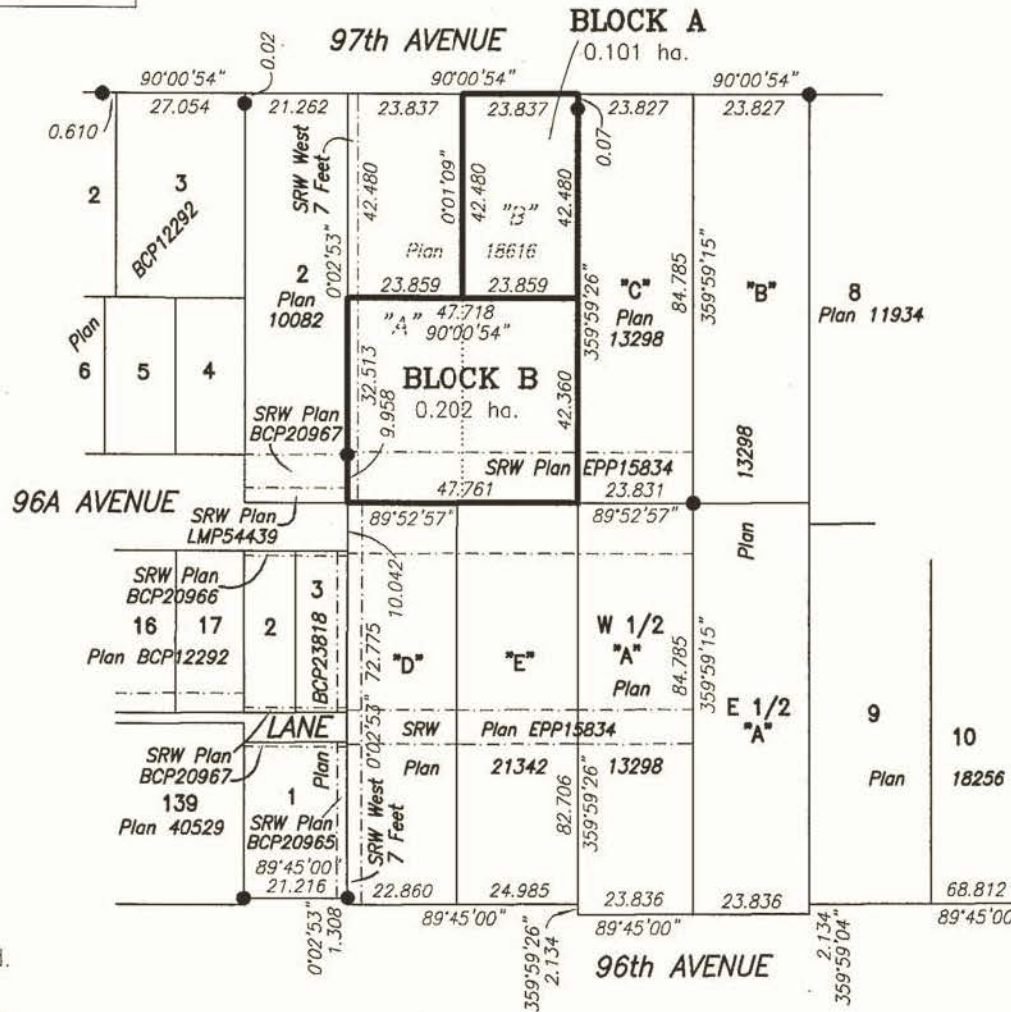
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0
Hectares	0.4
NUMBER OF LOTS	
Existing	2
Proposed	6 (3 RF and 3 RF-12)
SIZE OF LOTS	
Range of lot widths (metres)	16 metres (RF) & 14 metres – 18 metres (RF- 12)
Range of lot areas (square metres)	670 sq. m. (RF) & 485 sq. m. – 605 sq. m. (RF-12)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.81 lots/ha (RF) & 14.85 lots/ha (RF-12)
Lots/Hectare & Lots/Acre (Net)	14.81 lots/ha (RF) & 15.79 lots/ha (RF-12)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40% (RF) & 50% (RF-12)
Estimated Road, Lane & Driveway Coverage	6.6% (RF) & 18.4% (RF-12)
Total Site Coverage	46.6% (RF) & 68.4% (RF-12)
PARKLAND	
Area (square metres)	na
% 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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOTS "A" & "B", SECTION 31, BLOCK 4 NORTH, RANGE 2 WEST, NWD, PLAN 18616

City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1500
All distances are in metres



Legend:
● Denotes iron post found
ha. Denotes hectares



Certified correct to survey dated
this 2nd day of October, 2012.

Ken W. Schuurman

Ken W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783



123 STREET

- NOTES:**
- 1. ALL DIMENSIONS ARE APPROXIMATE BASED ON MASTER PLANS.
 - 2. LAYOUT IS PRELIMINARY AND SUB APPROVALS AND SURVEYS.
 - 3. EXISTING HOUSES TO BE REMOVED.

APPENDIX II

No.	Date	Revision	JC	DC
1	12/04/04	REVISED AREAS LOTS 1, 2 AND 3		

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



GURINDER RAKKAR
 7468 INVERNESS STREET, VANCOUVER, B.C., V5X 4H1, PH: 604-351-6332, FAX: 604-303-7742
PRELIMINARY LOT LAYOUT
 LOCATED AT 12188/12220/12222 - 97 AVENUE, SURREY, BC

Scale: 1:1000
 Drawn: PH
 Designed: RJ
 P.W. F.U.
 Approved:

Mun. Proj. No.	Dwg. No.
Mun. Dwg. No.	
Job No. 11-2858	Of
Date DEC /11	Revised

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

INTER-OFFICE MEMO

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

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

DATE: **April 9, 2012** PROJECT FILE: **7811-0323-00**

RE: **Engineering Requirements
Location: 12188 97 Ave.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.000 metres on 96A Avenue;
- Provide 0.500 metre wide statutory right-of-way on 96A Avenue and 97 Avenue;
- Provide 3.000 metre wide statutory right-of-way along the west property line;
- Provide 10.000 metre wide off-site statutory right-of-way for roadworks and watermain.
-

Works and Services

- Construct north side of 96A Avenue to the Half Road standard;
- Provide cash-in-lieu for 97 Avenue roadworks; and
- Construct sanitary sewer main, storm sewer main, and water main to service the development;

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Monday, January 16, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0323 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

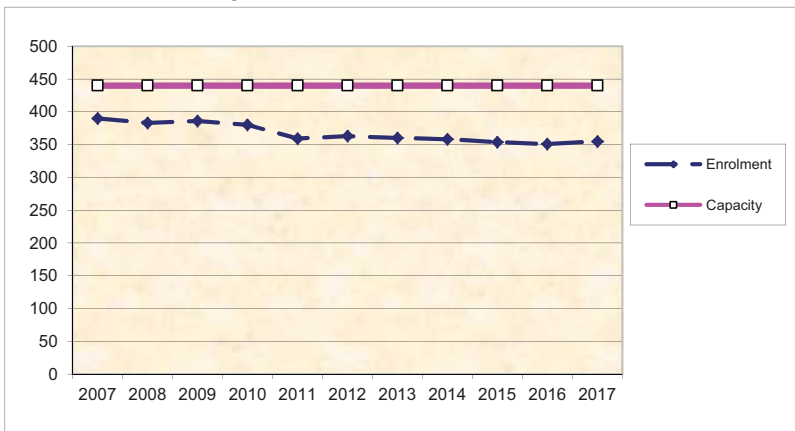
Cedar Hills Elementary	
Enrolment (K/1-7):	35 K + 324
Capacity (K/1-7):	40 K + 400
L. A. Matheson Secondary	
Enrolment (8-12):	1390
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

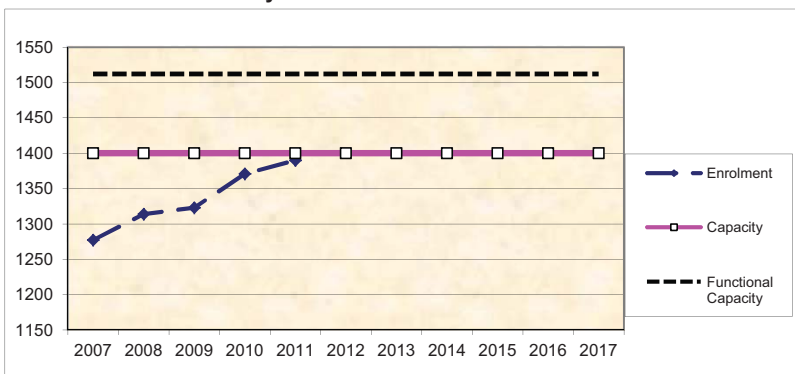
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Cedar Hills Elementary has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

Cedar Hills Elementary



L. A. Matheson 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: 7911-0320-00
 Project Location: 12205 / 12207 – 96 Ave., 12215 / 12217- 96 Ave., 12229
 – 96 Avenue, 12188 – 97 Avenue, 12220 / 12222 – 97
 Avenue, and 12244 - 97 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

South of the subject site is L.A. Matheson school which is not relevant to the building scheme. The single family residential portion of this area was built out over a 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 (15%), 60 years old (10%), 50 years old (25%), 40 years old (25%), 30 years old (10%), 20 years old (10%), 10 years old (5%). This is best described as an "old growth area".

Most homes are in the 3000-3550 sq.ft. size range Home size distribution in this area is as follows: under 1000 sq.ft. (21%), 1000-1500 sq.ft. (11%), 2001-2500 sq.ft. (5%), 2501-3000 sq.ft. (21%), 3001-3550 sq.ft. (32%), over 3550 sq.ft. (11%), Styles found in this area include: "Old Urban" (60%), "West Coast Traditional (English Tudor emulation)" (5%), "West Coast Traditional (Spanish emulation)" (5%), "West Coast Modern" (5%), "Modern California Stucco" (10%), "Heritage (Old B.C.)" (5%), "Neo-Traditional" (10%). The best character description for this area is "varied old urban". Home types include : Bungalow (15%), Bungalow with above-ground basement (15%), Basement Entry (30%), Cathedral Entry (25%), Two-Storey (10%), DUPLEX - Basement Entry (5%),

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale, box-like structures. The massing scale distribution is : low mass structures (15%), mid-scale structures (30%), high scale structures (10%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below (45%). The scale range for the front entrance element is: one storey (60%), 1.1/2 storey front entrance (35%), 2.1/2 storey front entrance (5%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (56)%, moderate slope (6:12 to 7:12) = (18)%, steeply sloped (8:12 and steeper) = (28)%. Main roof forms (largest truss spans) include: common hip (35%), common gable (55%), Flat (5%), Mansard (5%). Feature roof projection types include : none (40%), common hip (25%), common gable (30%), Dutch hip (5%). Roof surfaces include : tar and gravel (30%), interlocking tab type asphalt shingles (35%), rectangular profile type asphalt shingles (10%), concrete tile (shake profile) (15%), and cedar shingles (10%).

Main wall cladding materials include : horizontal cedar siding (5%), vertical channel cedar siding (9%), horizontal vinyl siding (27%), vertical vinyl siding (9%), stucco cladding (50%), Feature veneers on the front façade include : no feature veneer (38%), brick (29%), stone (10%), horizontal cedar (19%), Tudor style battens over stucco (5%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (53%), Natural (earth tones) (26%), Primary derivative (red, blue, yellow) (21%).

Covered parking configurations include: No covered parking (26%), Double carport (5%), Double garage (37%), Rear garage (32%).

A variety of landscaping standards are evident ranging from natural state' (little or no improvements) to average modern urban. Overall however, landscape standards are substantially lower than those normally required in post year 2000's subdivisions on RF zoned lots in Surrey, and therefore do not provide suitable context for the subject site. Driveway surfaces include: no driveway (5%), gravel (15%), asphalt (40%), broom finish concrete (15%), exposed aggregate (5%), interlocking masonry pavers (5%), rear driveway (15%).

Ten percent of homes (2 homes of 21 surveyed) can be considered 'context homes' (as identified in the residential character study). Ninety percent of homes can be considered 'non-context', and are not recommended for emulation. However, the appropriate strategy is to set design and articulation standards to common high new levels for new RF zone subdivisions, rather than to emulate the existing homes.

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

- 1) Context Homes: Only two homes in the surrounding area provide desirable residential design context. These homes are located at 12229 – 96 Avenue, and 12237 – 97 Avenue. However, as stated above, the recommendation is to apply common new high quality design standards for RF zone subdivisions rather than to emulate these two specific homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are compatible with the wide range of styles found in this area, and are recommended. Note that the style range is no longer specified in the building scheme.
- 3) Home Types : A wide variety of home types including Basement Entry, Cathedral Entry, Bungalow, and Two-Storey are found in this area. Home type will not be restricted in the building scheme.
- 4) Massing Designs : The two context homes provide desirable massing context. These homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 ½ storeys in height. The most common recommended entrance height for RF scale homes is 1 to 1 ½ storeys, which will be the recommendation at this site.
- 6) Exterior Wall Cladding : A wide range of materials have been used in this area, and a wide range can be permitted, including vinyl.
- 7) Roof surface : Roof surfaces include tar and gravel, asphalt shingles, concrete tiles, and cedar shingles. Roofing material is not a defining characteristic of this area and so flexibility is warranted.
- 8) Roof Slope : A wide range of roof slopes from "flat" to 12:12 have been used. The recommendation is to adopt a common standard for RF zone lots; 7:12 minimum.

Streetscape:

There are a wide variety of old urban homes constructed on large RF and RM-D zoned lots. These homes exhibit a "varied" rather than uniform character, and range from small (900 sq.ft) simple 60+ year old rectangular Bungalows, to 3000+ sq.ft. box-like Basement Entry homes to well balanced and proportionally correct "Neo-Traditional" style Two-Storey homes that meet modern development standards. Landscapes range from "near native" (sod and native trees only), to "above-average modern urban", though most landscapes are substandard in comparison to most lots recently developed.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Only two existing neighbouring homes provide suitable context for the subject site. The recommendation however, it to employ standards used in most new RF zone subdivisions in Surrey subsequent to 2010 rather than to emulate existing homes. The new character area proposed will be compatible with the existing homes; "Neo-Traditional" and "Neo-Heritage" styles are recommended, though these styles are not required in the building scheme.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive

colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 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 sustainable 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 to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** July 24, 2012

Reviewed and Approved by:



Date: July 24, 2012

TREE PRESERVATION SUMMARY

Project Location: 12188, 12220 & 12222 97th Ave Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 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

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>41</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>-</u>	(B)
Number of Protected Trees to be removed		<u>41</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>60</u>	(E)
Number of Replacement Trees Proposed		<u>18</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>42</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>18</u>	(H)
Number of Lots Proposed in the Project		<u>6</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

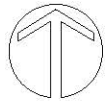
Summary prepared and submitted by:



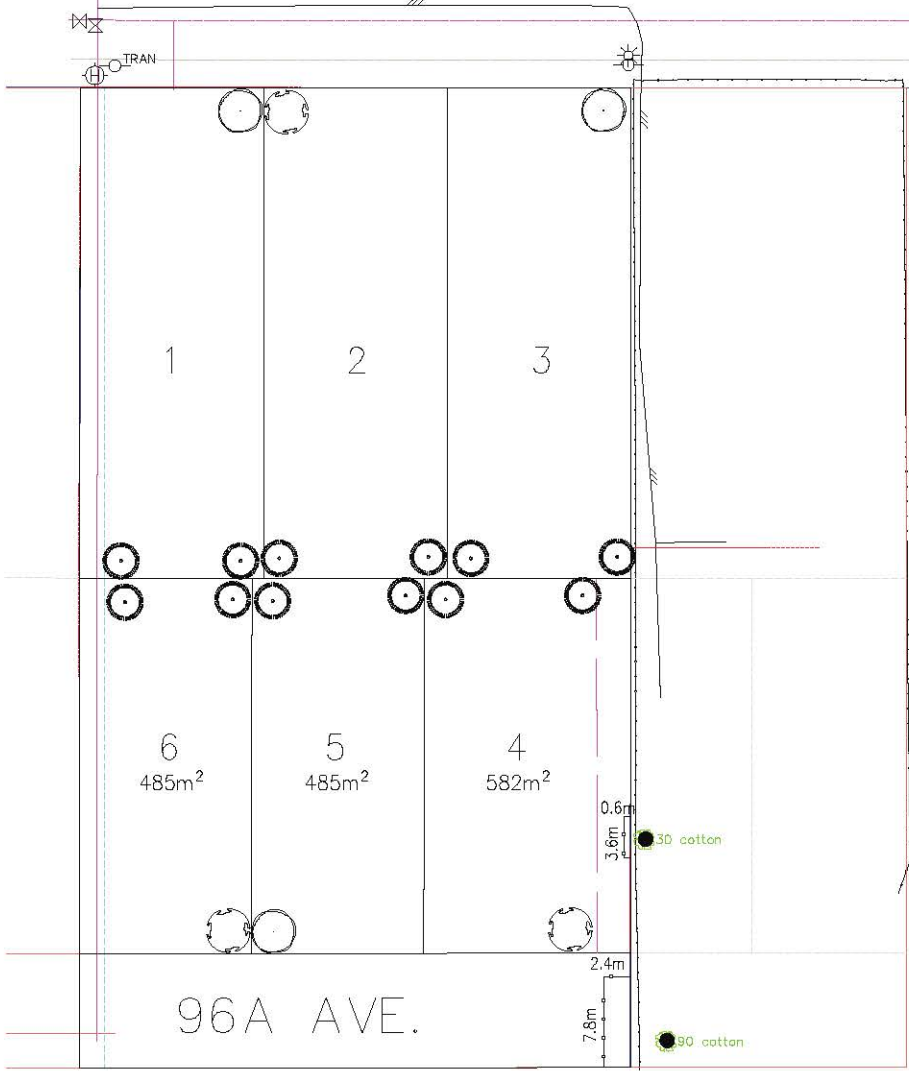
 Arborist

September 27,
 2012

 Date



97 AVE.



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	3	4.00 METERS	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	4.00 METERS	AS SHOWN	B. & B.
○	CHAMAECYPARIS NODIKATENSIS PENDULA	WEeping HOOTKA CYPRESS	12	4.00 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 BC/LNA/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 #18100

LEGEND

- = TREES TO BE RETAINED
- / = TREES TO BE REMOVED
- (with cross) = PROTECTION BARRIER

SEP/12	FILL REQUIREMENT	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BC/LA CS/LA
 2482 JUCHUA COURT
 ABBOTSFORD, B.C.
 V3C 3K2
 PHONE (604) 887-2370

CLIENT
 MR. ROGER JAWANDA
 OTTUMST CONSULTING LTD.
 SUITE #101
 7000 101ST AVENUE
 SURREY, B.C.
 PHONE (604) 581-2213

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 12182, 12230 & 12232 - 97 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	FEB/12
DRAWN	DMW	CHECKED	DMW
DATE	DMW	DATE	DMW
APPROVED	AS BUILT	DATE	AS BUILT

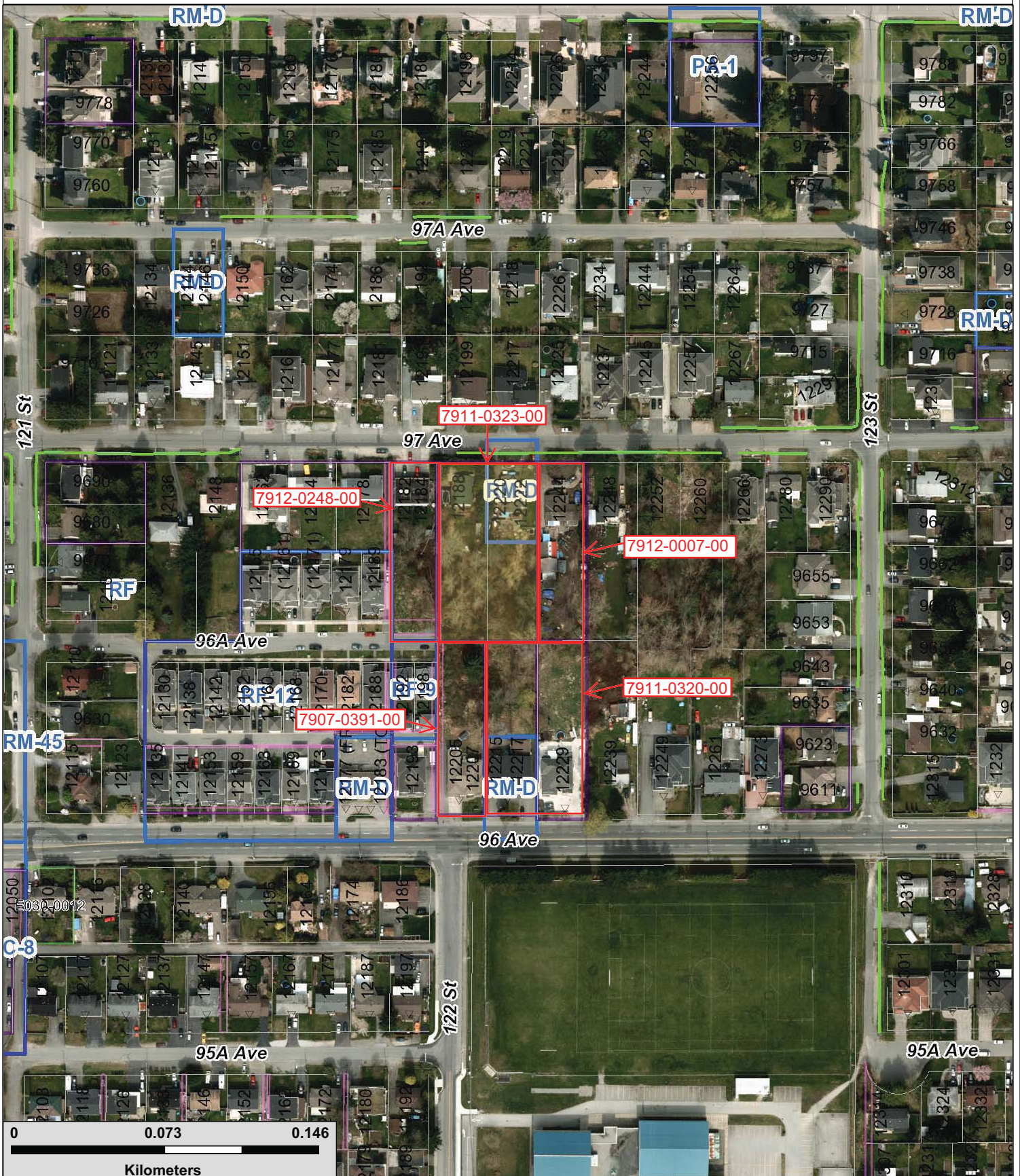
PRINTED: JOB No.
 DRAWING No.
 TR-2

6
485m²

5
485m²

4
582m²

96A AVE.



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Enter Map Description

Scale: 1: 2,438
Map created on: October-03-12