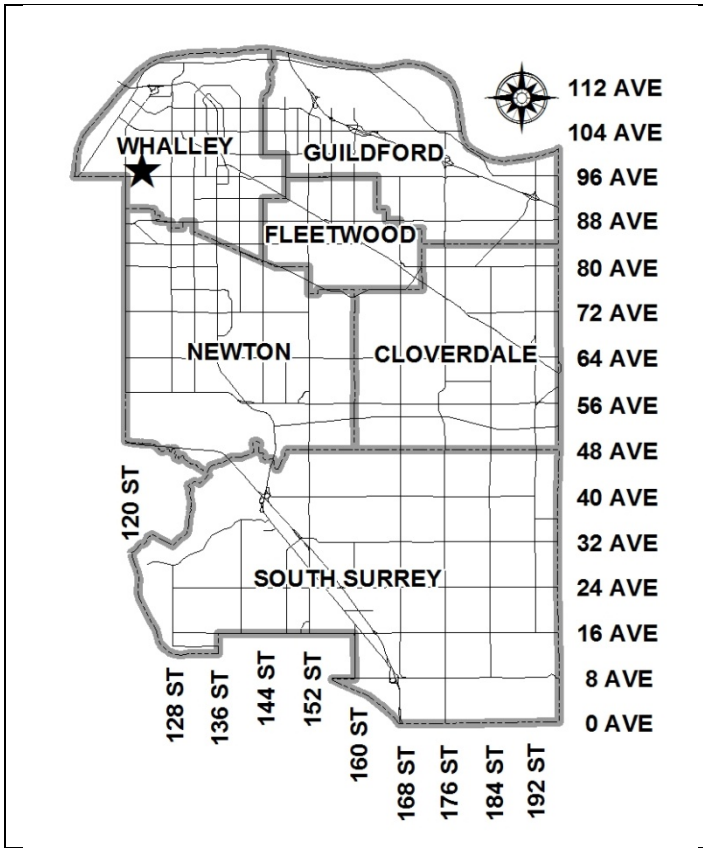


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0007-00

Planning Report Date: October 22, 2012



**PROPOSAL:**

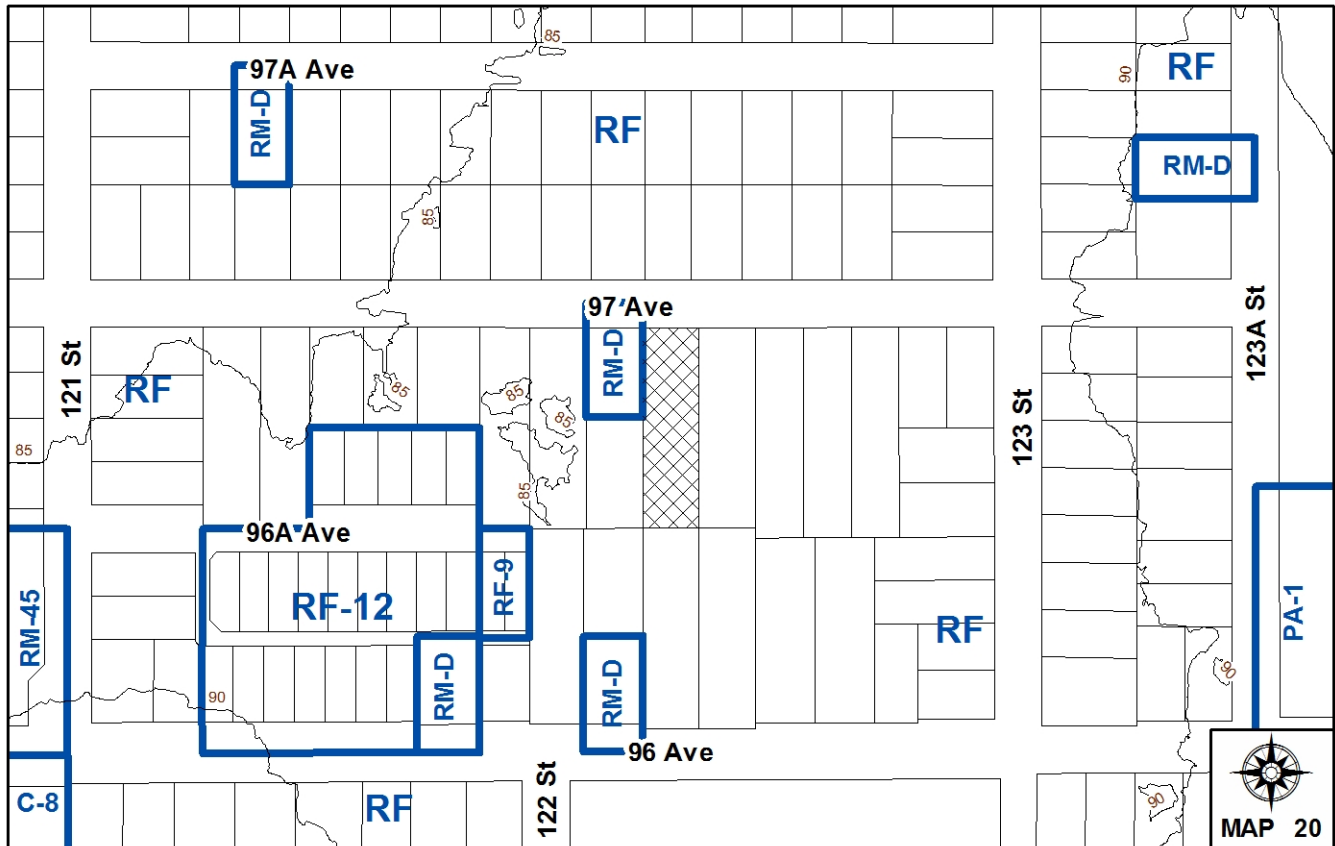
- **Rezoning** a portion from RF to RF-12 in order to allow subdivision into 2 single family lots.

**LOCATION:** Portion of 12244 - 97 Avenue

**OWNER:** Sarbjit Basra  
 Sukhraj K Basra

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with the pattern of development in the area and a development application to the immediate west (File No. 7911-0323-00).

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 (Appendix I) 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 12244 – 97 Avenue until future consolidation with the adjacent property to the west at 12220/22 – 97 Avenue; and
  - (f) 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:**

1 Elementary student at Cedar Hills Elementary School  
0 Secondary students 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 late 2013.

SITE CHARACTERISTICS

Existing Land Use: Half-acre lot with single family dwelling to be retained.

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.	Urban	RF
South:	Half-acre lot with single family dwelling under Application No. 7911-0320-00 (Pre-Council).	Urban	RF
West:	Half-acre lot with duplex under Application No. 7911-0323-00 (to be considered by Council on October 22, 2012).	Urban	RM-D and RF

DEVELOPMENT CONSIDERATIONSCurrent Proposal

- The applicant is proposing to rezone the southern portion of the property shown as Block A on Appendix I, from Single Family Residential (RF) to Single Family Residential (12) Zone (RF-12).
- A total of two lots are proposed. One RF-zoned lot fronting 97 Avenue (proposed Lot 1) and one RF-12-zoned lot (proposed Lot 2) fronting the future 96A Avenue.
- A "no build" Restrictive Covenant will be registered on the western portion of proposed Lot 2 for future consolidation with the adjacent property to the west at 12220/22 – 97 Avenue (Application No. 7911-0323-00), that will permit proposed Lot 2 to be further subdivided in the future to create an additional RF-12 lot.
- Proposed Lot 1 is 1,012 square metres (10,900 sq. ft.) in area, 42.5 metres (140 ft.) deep and 23.8 metres (78 ft.) wide. This exceeds the minimum area and dimension requirements of the RF Zone.
- Proposed Lot 2 is 773 square metres (8,320 sq. ft.) in area, 32.4 metres (112 ft.) deep and 23.8 metres (78 ft.) wide. This exceeds the minimum area and dimension requirements of an Interior Type II RF-12 lot.
- The subject property is within an infill area. Proposed Lot 1, fronting 97 Avenue, is 23.8 metres (78 ft.) wide, which exceeds the Infill Policy requirement that lots be at least 16.5 metres (54 ft.) wide or reflect the average lot width of adjacent lots.

- 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.
- Two neighbouring applications (No.'s 7911-0323-00 to the west and 7911-0320-00 to the south) propose a similar pattern of development. Both applications propose to rezone a portion of their lots and subdivide to create RF and RF-12 lots (Appendix II).
- The existing home on proposed Lot 1 will be retained. A location certificate from the applicant's surveyor confirms the home complies with the setback and floor area ratio (FAR) requirements of the RF Zone.

#### 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

- Kerin Matthews of Mountain Maple Garden and Tree Service Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review.
- The chart below provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	9	0	9
Cedar	2	0	2
Cherry	1	0	1
Spruce	1	0	1
<b>Total</b>	<b>13</b>	<b>0</b>	<b>13</b>

- All 13 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 13 trees to be removed, 22 replacement trees are required. The development proposes 11 replacement trees, leaving a deficit of 11 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 3.6.

### 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 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 11:17 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:          12244 - 97 Avenue
  
  - (b)      Civic Address:          12244 - 97 Avenue  
    Owner:              Sukhraj K Basra  
   Sarbjit Basra  
    PID:                      009-797-866  
    Lot "C" Section 31 Block 5 North Range 2 West New Westminster District Plan 13298
  
3.        Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone a portion of the property shown as Block A in Appendix I.

## SUBDIVISION DATA SHEET

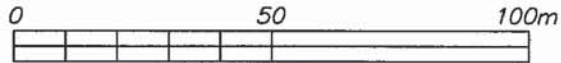
Proposed Zoning: RF and RF-12

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	.5 ac.	
Hectares	.2 ha.	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	2	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	23.8 metres	
Range of lot areas (square metres)	1,012 sq. m. (RF)	773 sq. m. (RF-12)
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	9.88 lots/ha (RF)	19.88 lots/ha (RF-12)
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	40 % (RF)	50% (RF-12)
Estimated Road, Lane & Driveway Coverage	2% (RF)	11.8% (RF-12)
Total Site Coverage	42% (RF)	61.8% (RF-12)
<b>PARKLAND</b>		
Area (square metres)	na	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	NO	
<b>TREE SURVEY/ASSESSMENT</b>		
YES		
<b>MODEL BUILDING SCHEME</b>		
YES		
<b>HERITAGE SITE Retention</b>		
NO		
<b>BOUNDARY HEALTH Approval</b>		
NO		
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	



# SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF LOT "C", SECTION 31, BLOCK 4 NORTH, RANGE 2 WEST, NWD, PLAN 13298

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



SCALE 1 : 1500  
All distances are in metres

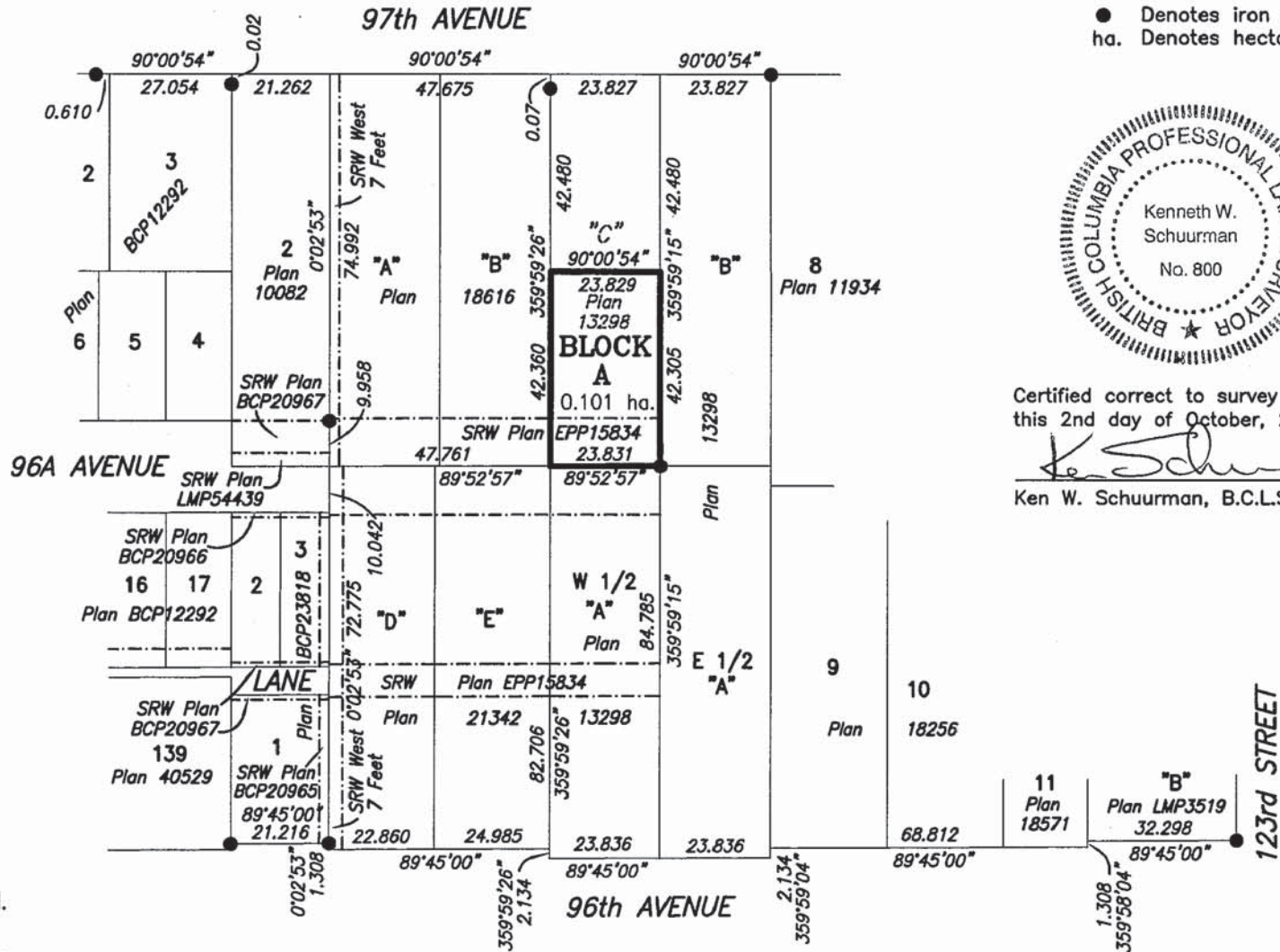
Legend:

- Denotes iron post found
- ha. Denotes hectares



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

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

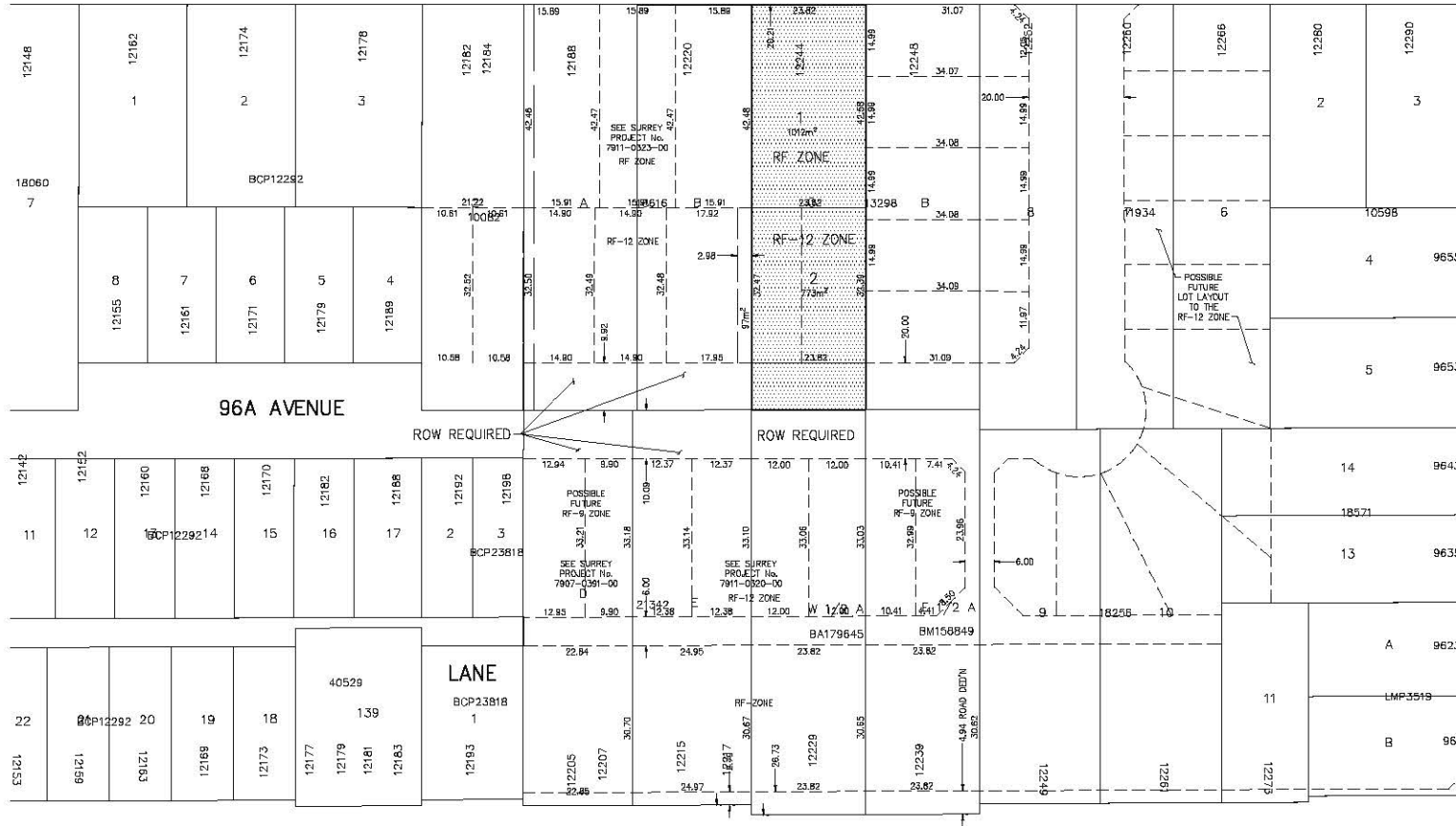


Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

File: 4960-ZONING3



97 AVENUE



123 STREET

96 AVENUE

122 STREET

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUB APPROVALS AND SURVEYS.
  3. EXISTING HOUSE ON LOT 1 TO BE DESTROYED AT PRIOR TO BEING REBUILT.

APPENDIX II

No.	Date	Revision	Dr	Ch
1	12/04/04	REVISED LOT LAYOUT	JC	DC

**CitiWest Consulting Ltd.**  
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5519  
 E-MAIL: office@citwest.com



SARBJIT BASRA  
 12753 - 60A AVENUE, SURREY, BC V3X 0A1 PH: 604-725-6511  
**PRELIMINARY LOT LAYOUT**  
 LOCATED AT 12244 - 97 AVENUE, SURREY, BC

Scale:	1:1000	Mun. Proj. No.	Dwg. No.
Drawn:	JC	Mun. Dwg. No.	
Designed:	DC	Job No.	12-2901
P.W. P.U.		Date	JAN /12
Approved:		Revised:	

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destroy all prints bearing previous number

INTER-OFFICE MEMO

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

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

DATE: **April 9, 2012** PROJECT FILE: **7812-0007-00**

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RE: **Engineering Requirements  
Location: 12244 97 Ave.**

**REZONE/SUBDIVISION**

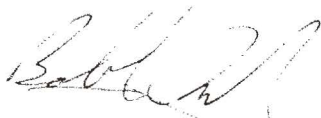
***Property and Right-of-Way Requirements***

- Dedicate 10.000 metres on 96A Avenue;
- Provide 0.500 metre wide statutory right-of-way on 96A Avenue and 97 Avenue;
- Secure 10.000 metre wide off-site statutory right-of-way for roadwork's 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, February 20, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0007 00

**SUMMARY**

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

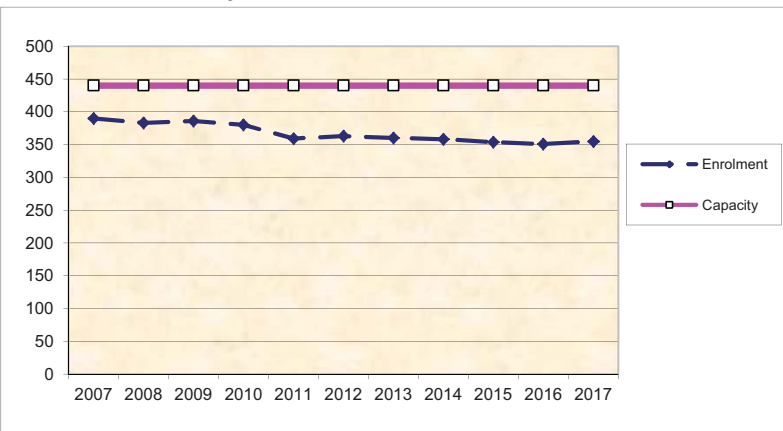
<b>Cedar Hills Elementary</b>	
Enrolment (K/1-7):	35 K + 324
Capacity (K/1-7):	40 K + 400
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1390
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

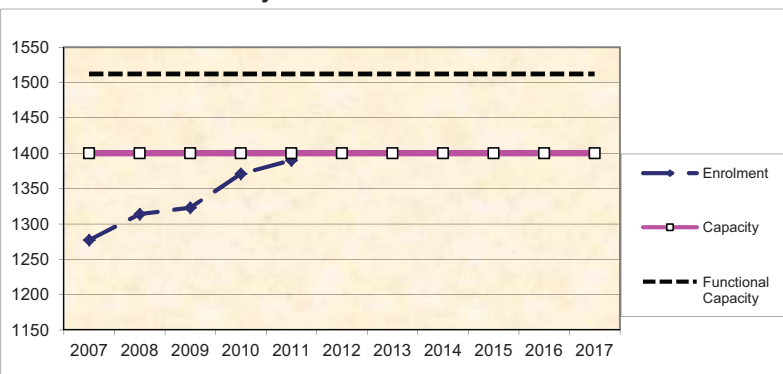
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

**Surrey Project No:**

**Project Location:** 12244 – 97<sup>th</sup> Ave., Surrey, BC

**Arborist:** Kerin Matthews

**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 of the subject site**

A majority of the trees on site are Alders that are in decline.

**2) Summary of the proposed tree removal and replacement:**

\_\_\_\_\_ The summary will be available for final adoption.

\_\_\_\_\_ Number of protected trees identified..... (A) 13 on site, 7 off site = 20

Number of protected trees declared hazardous due to natural causes..... (B) 8

Number of protected trees to be removed..... (C) 13 on site (3 of these are shared), 4 off site = **17**

Number of protected trees to be retained..... (D) 0 on site (3 of these are shared), 3 off site = 3

Number of replacement trees required (C x 2) ..... (E) 22 *\*see note*

Number of replacement trees proposed ..... (F) 11

Number of replacement trees in deficit (E-F)..... (G) 11

Total number of protected & replacement trees on site (D+F)..... (H) 11 (on site only)

Number of Lots proposed in the project..... (I) 3

Average number of trees per lot (H/I) ..... 3.6

**3) Tree survey & preservation / replacement plan**

\_\_\_\_\_ Tree survey and preservation/replacement plan is attached

\_\_\_\_\_ This plan will be available before final adoption

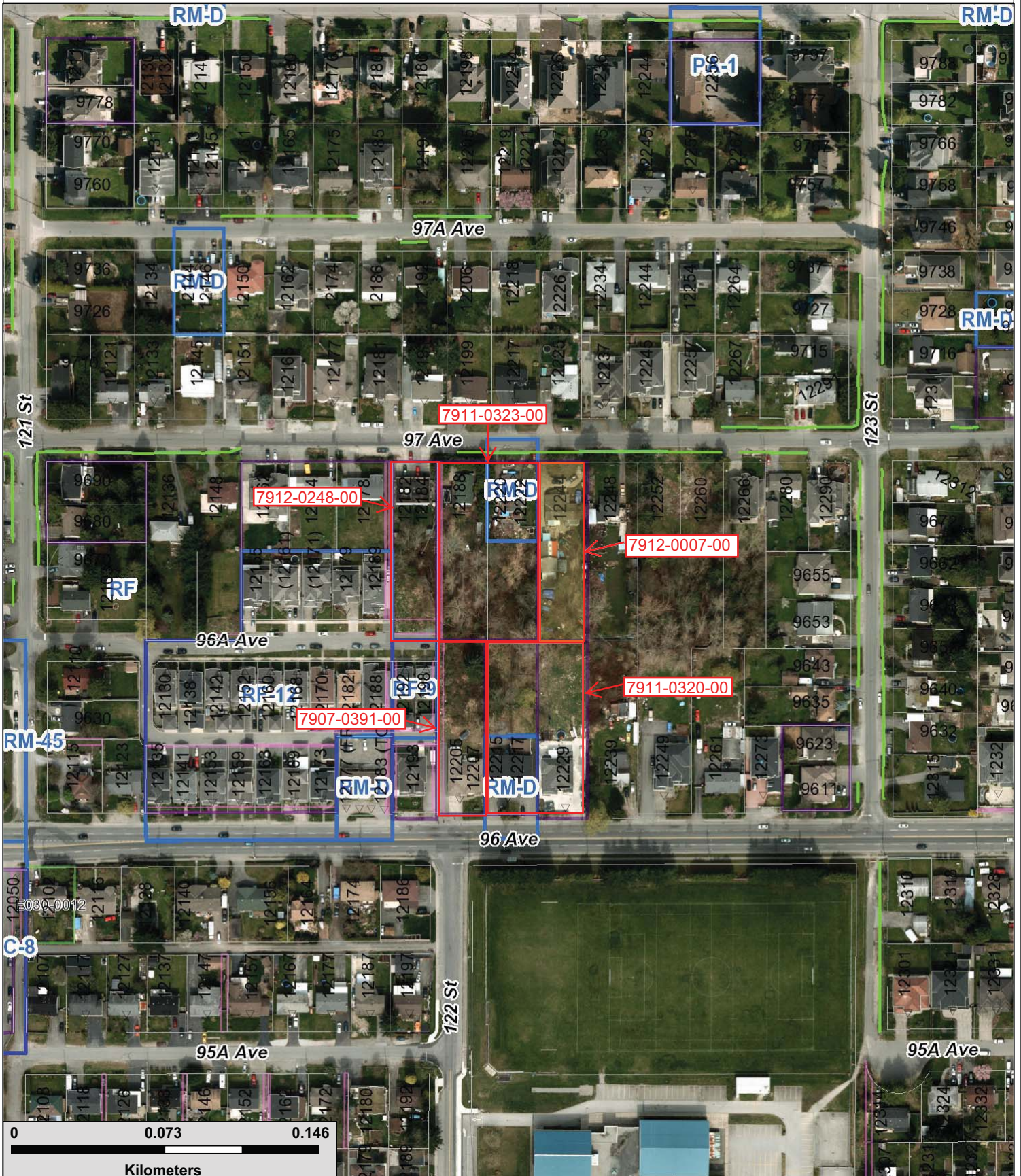
Summary & Plan prepared and submitted by: Kerin Matthews, Arborist

Date: September 26, 2012

**\*Note:** 12 of the proposed removals are Alder, 5 are other. Alder replacement ratio 1:1 = 12 replacements. Other species replacement ratio 2:1 = 10. **Total Required Replacements = 22**

**Species Breakdown (on & off site trees): 1 Spruce (*Picea sp.*), 1 Cherry (*Prunus sp.*), 1 Pine (*Pinus sp.*), 3 Cottonwood (*Populus sp.*), 2 Cedars (*Thuja sp.*), 12 Alders (*Alnus sp.*). TOTAL TREE COUNT = 20**





The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

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