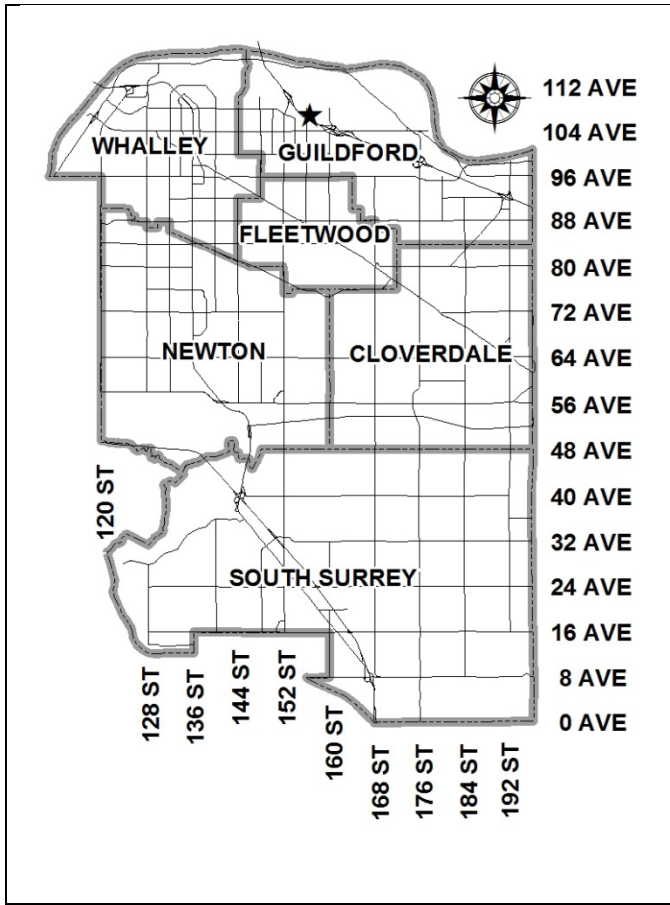


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0298-00

Planning Report Date: February 2, 2015



PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into four (4) single family lots.

LOCATION:

15685 - 106A Avenue and portion of lane

OWNERS:

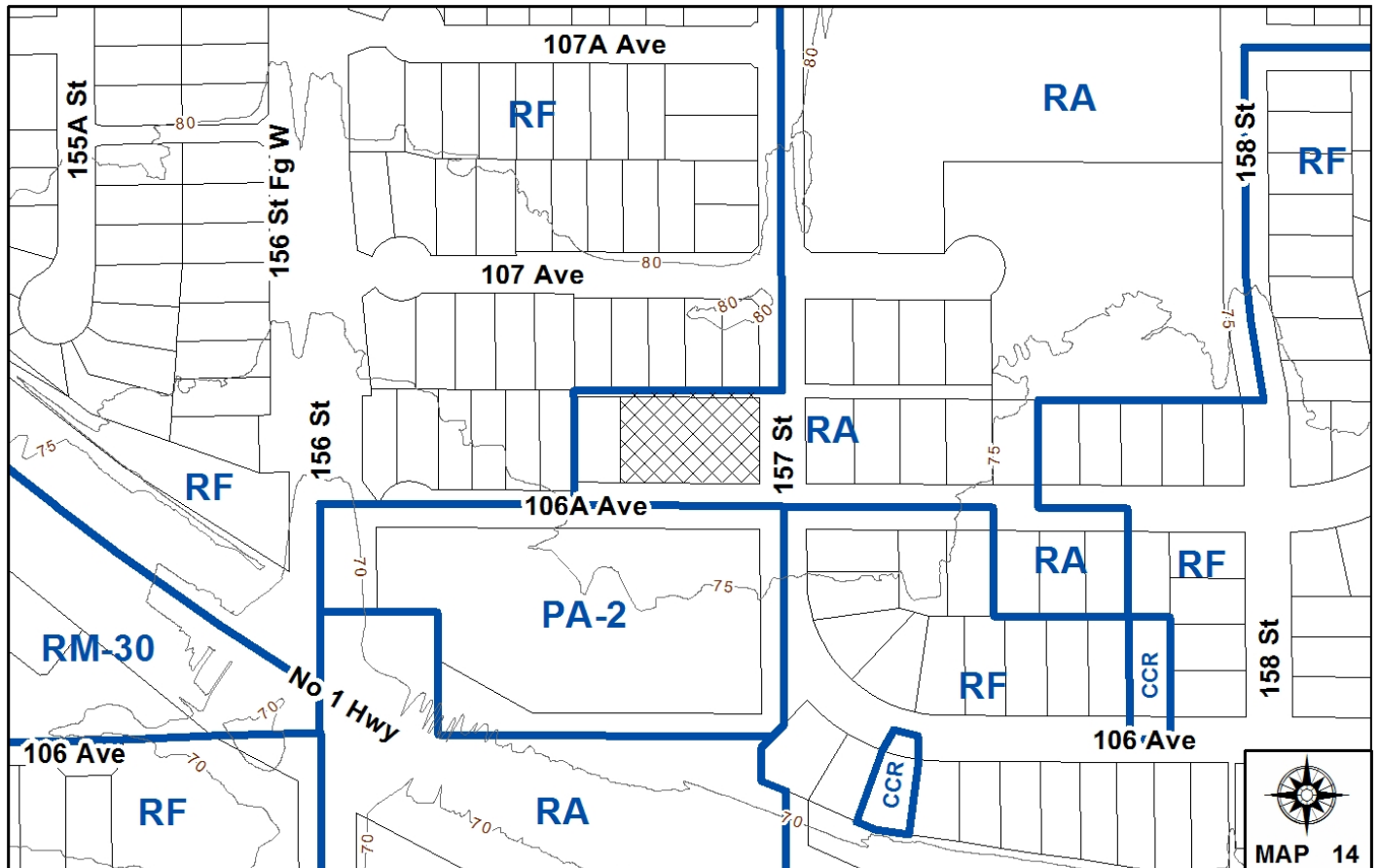
Jasdev S Jawanda
 Harminder S Jawanda
 Rajvir S Shergill
 o829907 B C Ltd
 City of Surrey

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 the Urban designation in the OCP.
- Completes the pattern of development along the north side of 106A Avenue in Fraser Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) completion of the road closure and acquisition of the surplus half-lane.

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 Dogwood Elementary School
1 Secondary student at Fraser Heights 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 mid-2016.

Parks, Recreation & Culture: Parks supports the proposal provided the applicant addresses concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

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

SITE CHARACTERISTICS

Existing Land Use: Half-acre parcel with single family dwelling and accessory structures to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across 157 Street):	Single family dwelling	Urban	RA
South (Across 106A Avenue):	Assembly hall	Urban	PA-2
West:	Single family dwelling	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The 2,450-square metre (0.60 ac.) subject site (includes the adjacent half-lane) is located on the northwest corner of 157 Street and 106A Avenue in Fraser Heights. The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and subdivide into four single family lots.
- The applicant is in discussions with the City to acquire the adjacent surplus half-lane and consolidate the half-lane into the subject site. A similar acquisition and consolidation of a half-lane was completed in 2010 when the 5 RF-zoned lots to the north were approved (Application No. 7908-0198-00).
- The proposed lots range in size from 605 square metres (6,500 sq. ft.) to 643 square metres (6,900 sq. ft.) and comply with the dimensional requirements of the RF Zone.
- The proposed lot widths range between 15 metres (49 ft.) and 16 metres (52 ft.). The lot widths are consistent with the width of several RF-zoned lots along 106A Avenue, to the west of the subject site.

- The proposed subdivision will complete the pattern of development along the north side of 106A Avenue.
- A Class C (green-coded) watercourse runs adjacent the east and south property lines. The watercourse does not qualify for riparian area regulations (RAR) as it lacks groundwater and does not convey upstream water. A qualified environmental professional (QEP) is not required to assess this site.

Building Scheme and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- A preliminary lot grading plan was submitted by Hunter Laird Engineering Ltd. and was reviewed by staff and found generally acceptable.
- The applicant proposes basements on all four lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Maple (Norway)	1	1	0
Maple (Red)	1	0	1
Coniferous Trees			
Douglas Fir	10	9	1
Total (excluding Alder and Cottonwood Trees)	13	11	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	

Total Retained and Replacement Trees	14
Contribution to the Green City Fund	\$3,000

- The Arborist Assessment states that there are a total of 13 protected trees on the site. There are no Alder or Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 22 replacement trees on the site. Since only 14 retained and replacement trees can be accommodated on the site (based on an average of 3.5 trees per lot), the deficit of 10 replacement trees will require a cash-in-lieu payment of \$3,000 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$3,000 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were mailed on November 10, 2014 and staff received no responses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 20, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposed development is on an infill lot that is designated "Urban" in the OCP.
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted.
3. Ecology & Stewardship (C1-C4)	• Sediment control devices and natural landscaping will be used.
4. Sustainable Transport & Mobility (D1-D2)	• N/A

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Homes will be designed with "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A public hearing will be held for the proposed rezoning.

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
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

JD/da

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DRV 1/29/15 11:45 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: 65 - Richmond Street, Suite 300
New Westminister, BC V3L 5P5
Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 15685 - 106A Avenue and portion of lane

 - (b) Civic Address: 15685 - 106A Avenue
Owners: Rajvir S Shergill
Harminster S Jawanda
Jasdev S Jawanda
o829907 B C Ltd.
Director Information:
Harbhajan Duhra
Ravinder Duhra

Officer Information as at July 10, 2014:
Harbhajan Duhra (President)
PID: 011-122-269
Lot "C" Block 9 Section 22 Block 5 North Range 1 West New Westminister District Plan
4677

 - (c) Civic Address: Portion of lane
Owner: City of Surrey

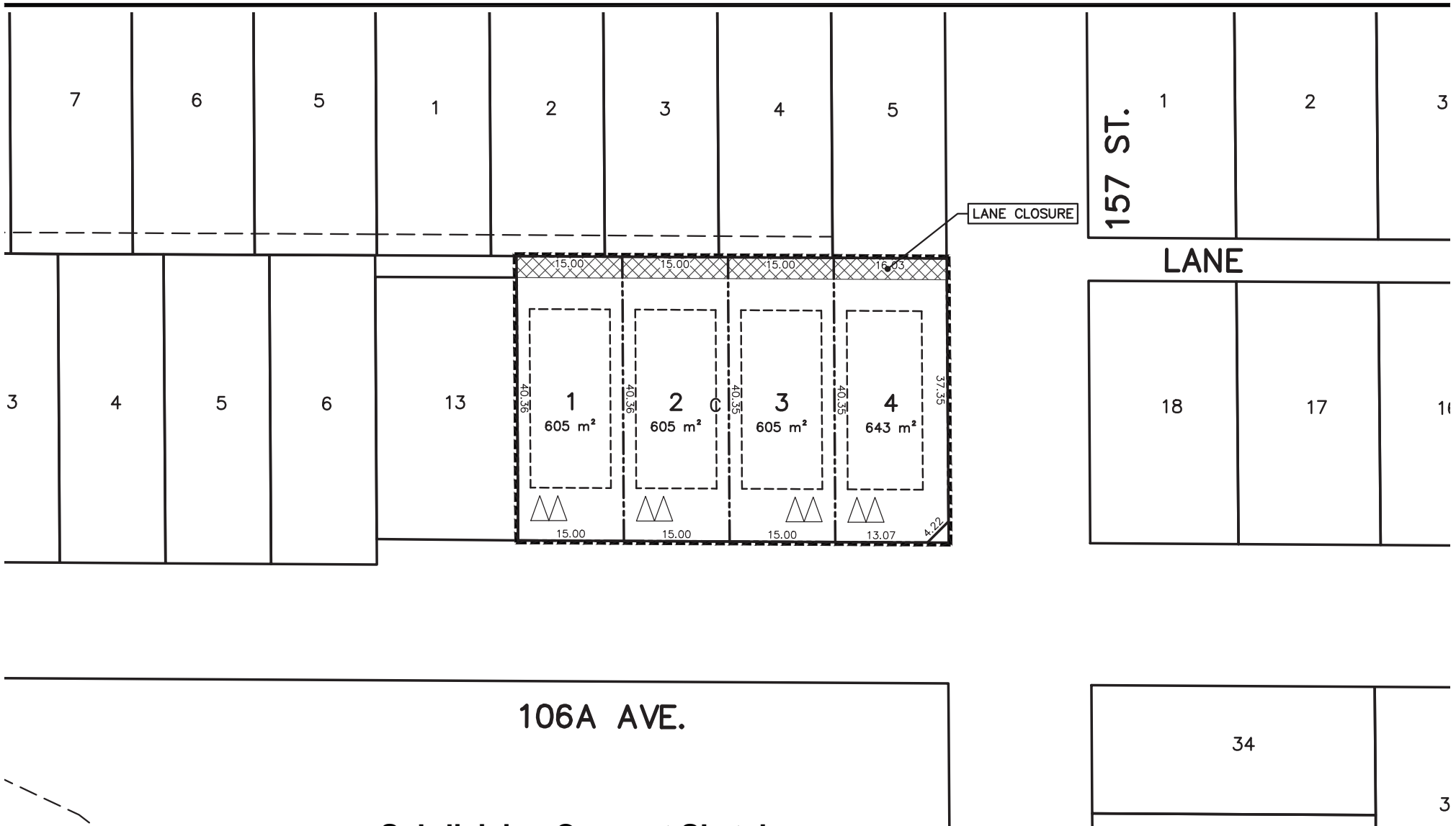
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property and a portion of road allowance (rear lane).

 - (b) Application is under the jurisdiction of MOTI.
MOTI File No. 2014-05531

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.6 (includes half-lane)
Hectares	0.24 (includes half-lane)
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 16 m.
Range of lot areas (square metres)	605 sq. m. – 643 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18 upha / 7 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Subdivision Concept Sketch

7914-0298-00
 Jas Jawanda
 15685 106A Avenue



WSP CANADA INC
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL: 604-525-4651 | FAX: 604-525-
 WWW.WSPGROUP.COM

January 2015
 #0614-00428

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

FROM: **Development Services Manager, Engineering Department**

DATE: **January 28, 2015** PROJECT FILE: **7814-0298-00**

RE: **Engineering Requirements
Location: 15685 106A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 157 Street and 106A Avenue.

Works and Services

- construct north side of 106A Avenue to the 20.0-metre local road standard;
- construct west side of 157 Street to the 20.0-metre local road standard; and
- construct storm, water, and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Planning November-05-14

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.

Dogwood Elementary is below capacity and has room for enrolment growth. The addition to Fraser Heights Secondary, completed in April 2014, increased the school nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce overcrowding at the school. The proposed residential development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0298 00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

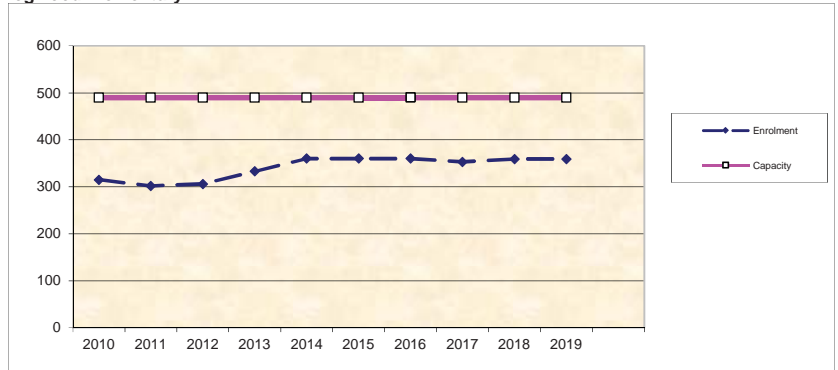
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

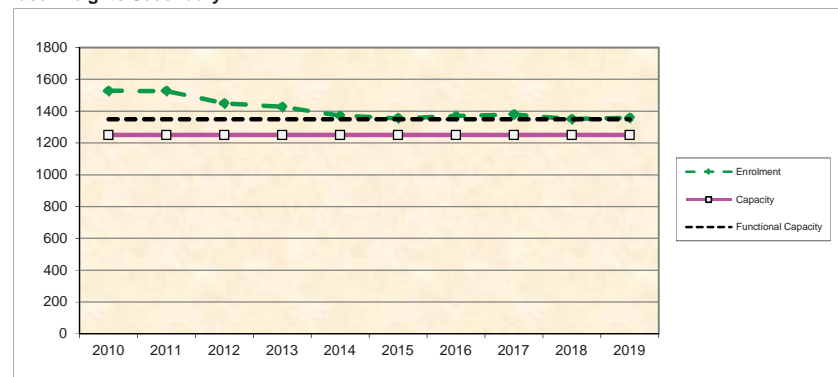
September 2014 Enrolment/School Capacity

Dogwood Elementary	
Enrolment (K/1-7):	44 K + 316
Capacity (K/1-7):	40 K + 450
Fraser Heights Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Dogwood Elementary



Fraser Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0298-00
 Project Location: 15685 - 106A 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:

This area was built out over a time period spanning from the 1960's to the post-year 2000's. The age distribution from oldest to newest is: 1960's (22%), 1970's (11%), 1990's (33%), and post-year 2000's (33%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (13%), 1000 - 1500 sq.ft. (13%), 3001 - 3550 sq.ft. (75%). Styles found in this area include: "Old Urban" (22%), "West Coast Traditional" (11%), "Neo-Heritage" (11%), and "Neo-Traditional" (56%). Home types include: Bungalow (22%), and Two-Storey (78%).

Massing scale (front wall exposure) characteristics include: Low mass structure (22%), Mid-scale massing (44%), and Mid-scale massing with proportionally consistent, well balanced massing design (33%). The scale (height) range for front entrance structures include: one storey front entrance (33%), one storey front entrance veranda in heritage tradition (22%), and 1 ½ storey front entrance (44%).

The range of roof slopes found in this area is: 4:12 (10%), 6:12 (10%), 7:12 (10%), 8:12 (50%), and 10:12 (20%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (67%), Main common gable roof (22%), Main Dutch hip roof (11%). Feature roof projection types include: Common Hip (27%), Common Gable (40%), Dutch Hip (13%), and Shed (20%). Roof surfaces include: Rectangular profile type asphalt shingles (22%), Shake profile asphalt shingles (44%), and Concrete tiles (shake profile) (33%).

Main wall cladding materials include: Horizontal cedar siding (22%), Aluminum siding (11%), Hardiplank siding (22%), and Stucco cladding (44%). Feature wall trim materials used on the front facade include: No feature veneer (8%), Brick feature veneer (15%), Stone feature veneer (46%), 1x4 vertical battens over Hardipanel in gable ends (15%), Tudor style battens over stucco accent (15%). Wall cladding and trim colours include: Neutral (42%), and Natural (58%) (no "Primary" or "Warm" colours).

Covered parking configurations include: No covered parking (11%), Double garage (78%), and rear garage (11%). Driveway surfaces include: Gravel driveway (11%), Asphalt driveway (11%), Exposed aggregate driveway (67%), Rear driveway (11%).

A variety of landscaping standards are evident, ranging from "modest old suburban to an "above average modern urban", standard featuring numerous shrub plantings.

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

- 1) **Context Homes:** 78 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and 22 percent of homes are considered 'non-context'). Context homes include: 15651 - 106A Avenue, 15661 - 106A Avenue, 15673 - 106A Avenue, 10666 - 157 Street, 15721 - 106A Avenue, 15708 - 106A Avenue, and 15686 - 107 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the context homes identified above.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional” and “Neo-Heritage”, as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All homes are either Two-Storey type or Bungalow type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions and meet or exceed standards on context homes identified above. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should be permitted, including the use of vinyl siding. However, due to the lack of visible vinyl in this area, vinyl is not recommended on any side of a dwelling adjacent to a street.
- 7) **Roof surface :** All homes have either a concrete tile roof surface or an asphalt shingle roof surface. These materials are characteristic of the area, and both are recommended. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The streetscape surrounding the subject site contains Two Storey and Bungalow type homes ranging in age from five to fifty five years (approx.). Styles include "West Coast Traditional", "Old Urban", "Neo-Traditional", and "Neo-Heritage". The context homes identified herein have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Front entrance height ranges from one to 1 ½ storeys. Main roof forms are common hip or common gable at a 7:12 or steeper slope. All context homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens, or with wood battens over stucco. All homes have either a shake profile asphalt shingle roof or a shake profile concrete tile roof. Homes are clad in stucco, cedar, aluminum, brick and stone. 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", 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)

Strong relationship with neighbouring "context homes" including 15651 - 106A Avenue, 15661 - 106A Avenue, 15673 - 106A Avenue, 10666 - 157 Street, 15721 - 106A Avenue, 15708 - 106A Avenue, and 15686 - 107 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls facing the front, and on the flanking street side of the corner lot home, but is permitted in interior sideyard and rear wall faces.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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 should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 26, 2014

Reviewed and Approved by:



Date: October 26, 2014

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Address:	15685 106a Ave
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	13
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	22
- All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	
Replacement Trees Proposed	12
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

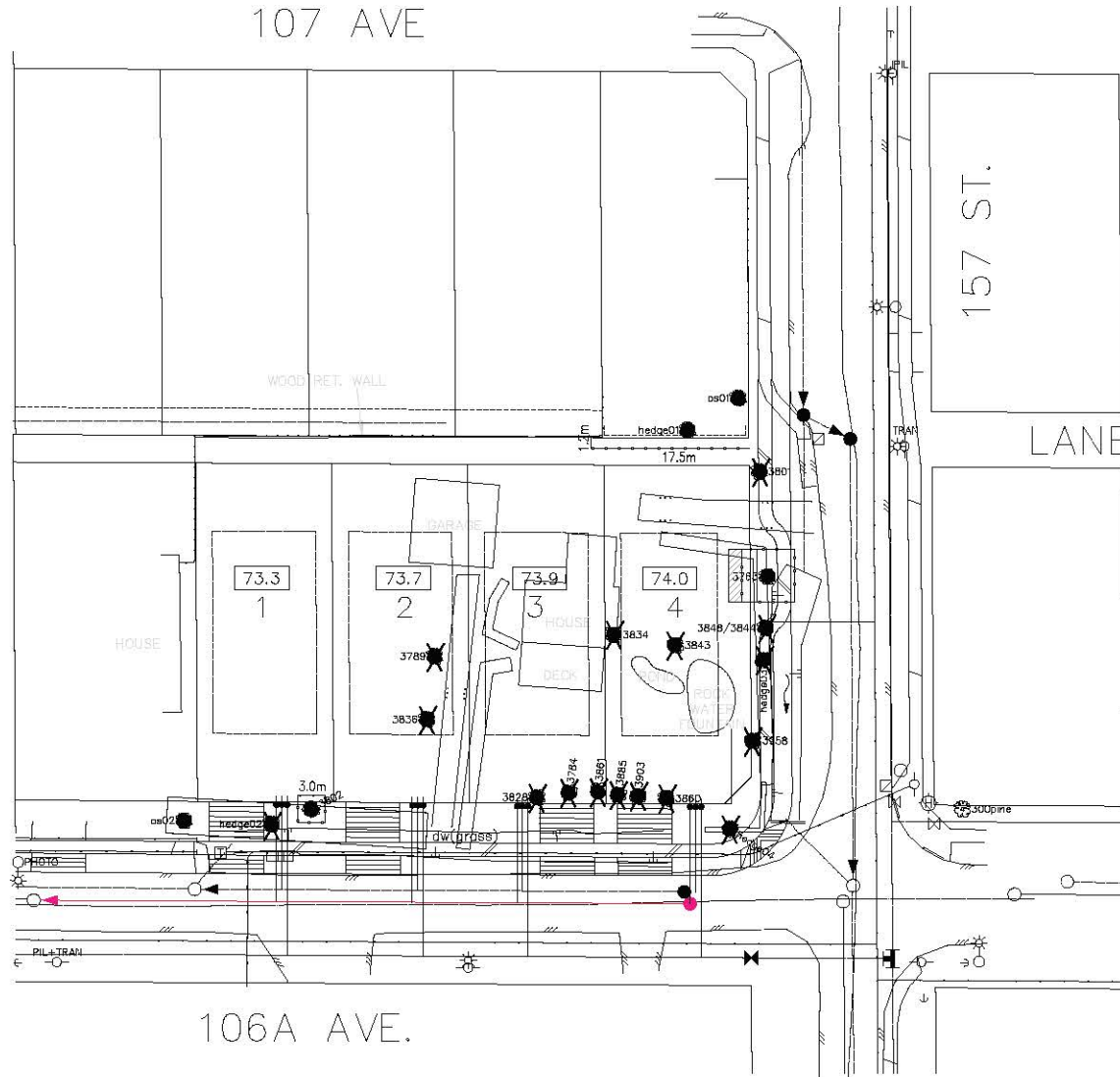
Summary prepared and
submitted by:

Arborist



December 29,
2014

Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- ⊘ = NO-BUILD ZONE

des/14	grading plan	1
DATE	REVISED	REV.

C.KAVOLINAS & ASSOCIATES INC.
 BCMA CSLA
 2442 JONQUIL COURT
 ABERTSFORD, B.C.
 V3B 3L8
 PHONE (604) 857-2378

CLIENT
 MR. JAS ANANDA
 c/o HUNTER LAND ENGINEERING
 A FUGIS COMPANY
 #300 - 85 BURNHAM STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5
 604-225 4951

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 4 LOT SUBDIVISION
 15685 - 106A AVENUE
 SURREY, B.C.

SCALE	1:250	DATE	OCT/14
DRAWN	CHRS	CHECKED	
DATE	08/16	APPROVED	
PROJECT	15 15685		

PRINTED ON JOB 15685
 DRAWN BY CHRS
 TR-1