

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0255-00

Planning Report Date: December 21, 2020

PROPOSAL:

- **NCP Amendment** of a portion of the 171A Street road allowance from Urban Single Family (6 u.p.a) to Single Family Flex (6-14.5 u.p.a)
- **Rezoning** of a portion of the 171A Street road allowance from RF-13 and RA to RF-13

to allow subdivision into two single family small lots.

LOCATION:

17146 - 0A Avenue
 Portion of 171A Street
 unconstructed road allowance

ZONING:

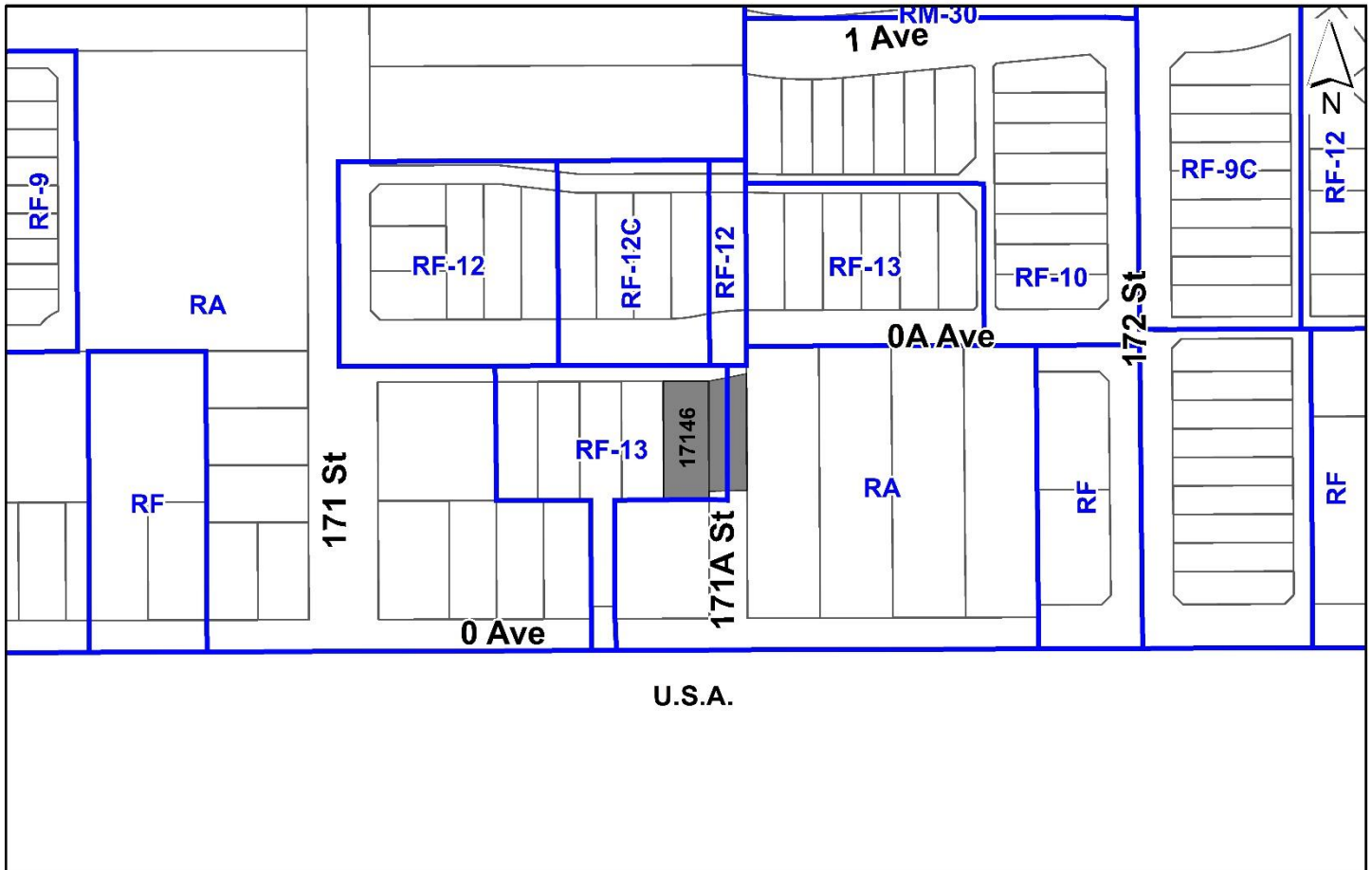
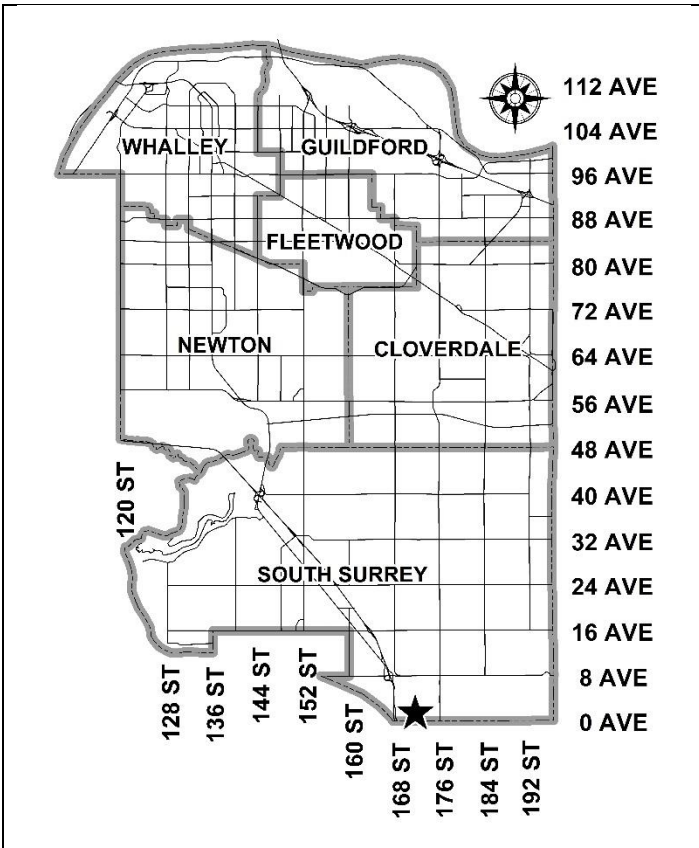
RA and RF-13

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Urban Single Family (6 u.p.a.),
 Single Family Flex (6-14.5 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an NCP amendment to the Douglas Neighbourhood Concept Plan (NCP) of a portion of the 171A Street road allowance from Urban Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- Development Application No. 7917-0042-00 established a development pattern of RF-13 lots to the west of the portion of 171A Street unconstructed road allowance between oA and o Avenue.
- A No-build until Consolidation Restrictive Covenant was required to be registered on the subject property under Development Application No. 7917-0042-00. The intention of that covenant was to permit future consolidation with the land to the east. The proposed road closure to facilitate an additional RF-13 lot was envisioned under the concept provided with Development Application No. 7917-0042-00.
- Development Application No. 7919-0298-00 proposes to rezone and subdivide the two RA zoned parcels to the east of the 171A Street unconstructed road allowance. At this time, the abutting owner is proposing to close the southern section of the unconstructed road allowance which will effectively complete the road closure in accordance with the Douglas Neighbourhood Concept Plan (NCP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the 171A Street unconstructed road allowance shown as Block A on the survey plan attached as Appendix II from "Single Family Residential (13) Zone (RF-13)" and "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) completion of the road closure and acquisition of a portion of 171A Street unconstructed road allowance.
3. Council pass a resolution to amend the Douglas Neighbourhood Concept Plan (NCP) to redesignate a portion of the 171A Street road allowance from "Urban Single Family (6 u.p.a)" to "Single Family Flex (6-14.5 u.p.a)" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot/unconstructed City road allowance	Single Family Flex (6-14.5 u.p.a.)/Urban Single Family (6 u.p.a.)	RF-13/RA
North (Across oA Avenue):	Single family small lots	Single Family Flex (6-14.5 u.p.a.)	RF-12/RF-12C
East:	Single family dwellings	Urban Single Family (6 u.p.a.)	RA
South:	Single family dwellings	Urban/Single Family (6 u.p.a.)	RA
West:	Single family small lots	Single Family Flex (6-14.5 u.p.a.)	RF-13

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP). 17146 - oA Avenue is designated "Single Family Flex (6-14.5 u.p.a.)" in the Douglas Neighbourhood Concept Plan (NCP) and zoned "Single Family Residential (13) Zone (RF-13)". The portion of the 171A Street unconstructed road allowance is designated "Urban Single Family (6 u.p.a.)" in the Douglas Neighbourhood Concept Plan (NCP) and is split zoned "Single Family Residential (13) Zone (RF-13)" and "One-Acre Residential Zone (RA)".
- 17146 - oA Avenue was created through subdivision under Development Application No. 7917-0042-00. Presently there is a Building Permit which has been issued for this property. Under Development Application No. 7917-0042-00 a no-build until consolidation Restrictive Covenant was required to be registered on this property to enable future subdivision with the property to the east. An additional RF-13 lot was envisioned to be created out of the 171A Street unconstructed road allowance utilizing this no-build area on 17146 - oA Avenue.
- An amendment to the Douglas NCP from "Urban Single Family (6 u.p.a)" to "Single Family Flex (6-14.5 u.p.a)" was granted for the 5 lots proposed under Development Application No. 7917-0042-00 which established a development pattern of single family small lots to the west of the subject property.
- Future construction of the portion of 171A Street unconstructed road allowance is not shown under the land use plan for the Douglas NCP. The proposed closure of the portion of 171A Street unconstructed road allowance aligns with the Douglas NCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of 171A Street unconstructed road allowance from "Single Family Residential (13) Zone (RF-13)" and "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and amend the Douglas Neighbourhood Concept Plan (NCP) from "Urban Single Family (6 u.p.a.)" to "Single Family Flex (6-14.5 u.p.a.)" to permit subdivision into 2 single family lots (Appendix I).

	Proposed
Lot Area	
Net Site Area:	991 m ²
Number of Lots:	2
Unit Density:	8.2 u.p.a (20.2 u.p.h.)
Range of Lot Sizes	478m ² – 513m ²
Range of Lot Widths	13.4 metres
Range of Lot Depths	37.4 metres - 38.0 metres

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: The School District has provided the following projections for the number of students from this development:

1 Elementary student at Douglas Elementary School
1 Secondary student at Earl Marriot 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 summer 2021.

Parks, Recreation & Culture: Parks has no objection to the project. The proposed closure of 171A Street unconstructed road allowance is supported by the Parks Department.

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

Surrey Fire Department: No referral required.

Transportation Considerations

- Future construction of the portion of 171A Street unconstructed road allowance is not planned for under the Douglas NCP. Development Application No. 7917-0042-00 proposed a concept plan for the closure of this road to facilitate an additional RF-13 lot.

Eagle Nest Considerations

- The proposal falls within the noise buffer of a nearby Bald Eagle nest located approximately 100-150 metres to the north of the subject site. Cassandra Cummings, RPBio, RPP, MSc of Diamond Head Consulting, prepared a Nest Management Plan dated September 16, 2020. The plan was found acceptable by City staff.
- The applicant will be required to follow the monitoring recommendations of the Nest Management Plan during future building construction of the proposed lot. Monitoring site visits will be required by the Qualified Environmental Professional (QEP) during construction to assure noise levels are kept to an appropriate level during breeding season as outlined in the accepted Nest Management Plan.

Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS). Residential uses are permitted under this designation.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP). Residential uses are permitted under this designation.

Secondary Plans

Land Use Designation

- Property 17146 – oA Avenue was formally designated "Urban Single Family (6 u.p.a)" and was amended to "Single Family Flex (6-14.5 u.p.a)" under Development Application No. 7917-0042-00. The portion of 171A Street unconstructed road allowance is designated "Urban Single Family (6 u.p.a)".

NCP Amendment Rationale

- The applicant proposes an NCP amendment to amend the designation of the portion of 171A Street unconstructed road allowance from "Urban Single Family (6 u.p.a)" to "Single Family Flex (6-14.5 u.p.a)". The proposed NCP Amendment is consistent with the location and interfacing criteria of the Development Guidelines of the Single Family Residential Flex density option of the Douglas NCP.
- The Douglas NCP was approved by Council in 1999. The nearby properties located east across 172 Street were rezoned (to RF-12, RF-9, and RF-9C) and subdivided under Development Application 7904-0411-00 as part of a 322 lot development, which involved the large majority of lands being re-designated from "Single family Small Lot (6 u.p.a)" to "Single Family Residential Flex (6-14.5 u.p.a) in conjunction with a major amendment to the Douglas NCP (Corporate Report L001, February 21, 2007) (detailed below).
- The proposed NCP amendment will facilitate the road closure of a portion of 171A Street unconstructed road allowance and development into a small single family lot. The creation of a lot out of the anticipated road closure was conceptually shown under Development Application No. 7917-0042-00 which established a development pattern of Single family Small lots to the west of the subject property. The proposed RF-13 lot to be created out of the road closure will have a lot area of 478 square metres, which is significantly larger than the minimum 336 square metre RF-13 lot requirement.
- The proposed lot will provide an appropriate transition between the small lot single family development located immediately west, the lands to the south along o Avenue and the future RF zoned lots proposed under active Development Application No. 7919-0298-00 to the east, which is designated "Urban Single Family (6 u.p.a)".
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- Between December 2004 and December 2006, 10 development applications proposing to amend the Douglas NCP and permit small-lot (RF-9 and RF-12) zoning were received by the Planning & Development Department. In response, Council authorized the addition of a new NCP designation titled "Single Family Residential Flex (6-14.5 u.p.a.)" to the Douglas NCP, as detailed in Corporate Report L001 dated February 12, 2007. Subsequently, the majority of lands within the Douglas NCP that were under development application at this time were amended to this new designation.
- The Single Family Residential Flex designation is subject to a number of Development Guidelines with respect to both location and interfacing characteristics, as highlighted in Appendix C of the 2007 Corporate Report.
- The proposed NCP amendment meets the aforementioned Development Guidelines, as follows:

- The proposed development is complementary to and consistent with adjacent types of housing;
- The proposed development is not adjacent to Suburban designated lands;
- Typical pre-notification process was followed and is detailed in this report; and
- The application will be required to pay NCP amenity contributions on a per unit basis consistent with the Douglas NCP adopted by Council.

Zoning By-law

- The applicant proposes to rezone the portion of 171A Street unconstructed road allowance from "Single Family Residential (13) Zone (RF-13)" and "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	20 units per hectare
Yards and Setbacks		
Front Yard (south side):	6.0 metres	6.0 metres
Side Yard (east and west sides):	1.2 metres	1.2 metres
Rear (north side):	7.5 metres	7.5 metres
Lot Size – RF-13 Type II		
Lot Size:	336 square metres	478 – 513 square metres
Lot Width:	13.4 metres	13.4 metres
Lot Depth:	24 metres	34.7 – 38.0 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3 per lot	3 per lot

- The proposed RF-13 lot meets the minimum lot size, lot width and lot depth requirements of the RF-13 Zone (Type II). The proposed lot size at 478 square metres greatly exceeds the minimum 336 square metre RF-13 lot size requirement.
- The access to the proposed RF-13 lot will be accessed directly from oA Avenue to the north and will not have a rear garage or access off of a lane. This layout is consistent with the development pattern established under Development Application No. 7917-0042-00 to the west.

Lot Grading and Building Design Guidelines

- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated June 6, 2020, has been reviewed by staff. The preliminary lot grading plan must be found acceptable by staff prior to Preliminary Layout Approval (PLA) issuance for the proposed subdivision. The applicant does propose in-ground basements. 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.
- A Character Study and Building Design Guidelines were previously submitted and found acceptable under Development Application No. 7917-0042-00. The Design Guidelines were required to be registered on title at 17146 – oA Avenue through a Building Scheme Restrictive Covenant. The Building Scheme Restrictive Covenant will transfer to the proposed RF-13 lot to be created out of the road closure which will guide development on the subject site.

Capital Project (Tier 2) Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the "Urban Single Family (6 u.p.a)" designation under the Douglas NCP.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 27, 2020, and the Development Proposal Signs were installed on August 26, 2020. Staff did not receive any responses from neighbouring residents.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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/Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Oak, English	1	1	0
Willow, Sitka	1	1	0
Coniferous Trees			
Redcedar, Western	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		\$1,600.00	

- The Arborist Assessment states that there is a total of three (3) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 25% of the total trees on the site, is an Alder / Cottonwood tree. It was determined that zero (0) 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 1 to 1 replacement ratio for the Alder / Cottonwood tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of seven (7) replacement trees on the site. Since only three(3) replacement trees can be accommodated on the site (based on an average of 1.5 trees per lot), the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,600.00 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on oA Avenue. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of three (3) trees are proposed to be retained or replaced on the site with a contribution of \$1,600.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

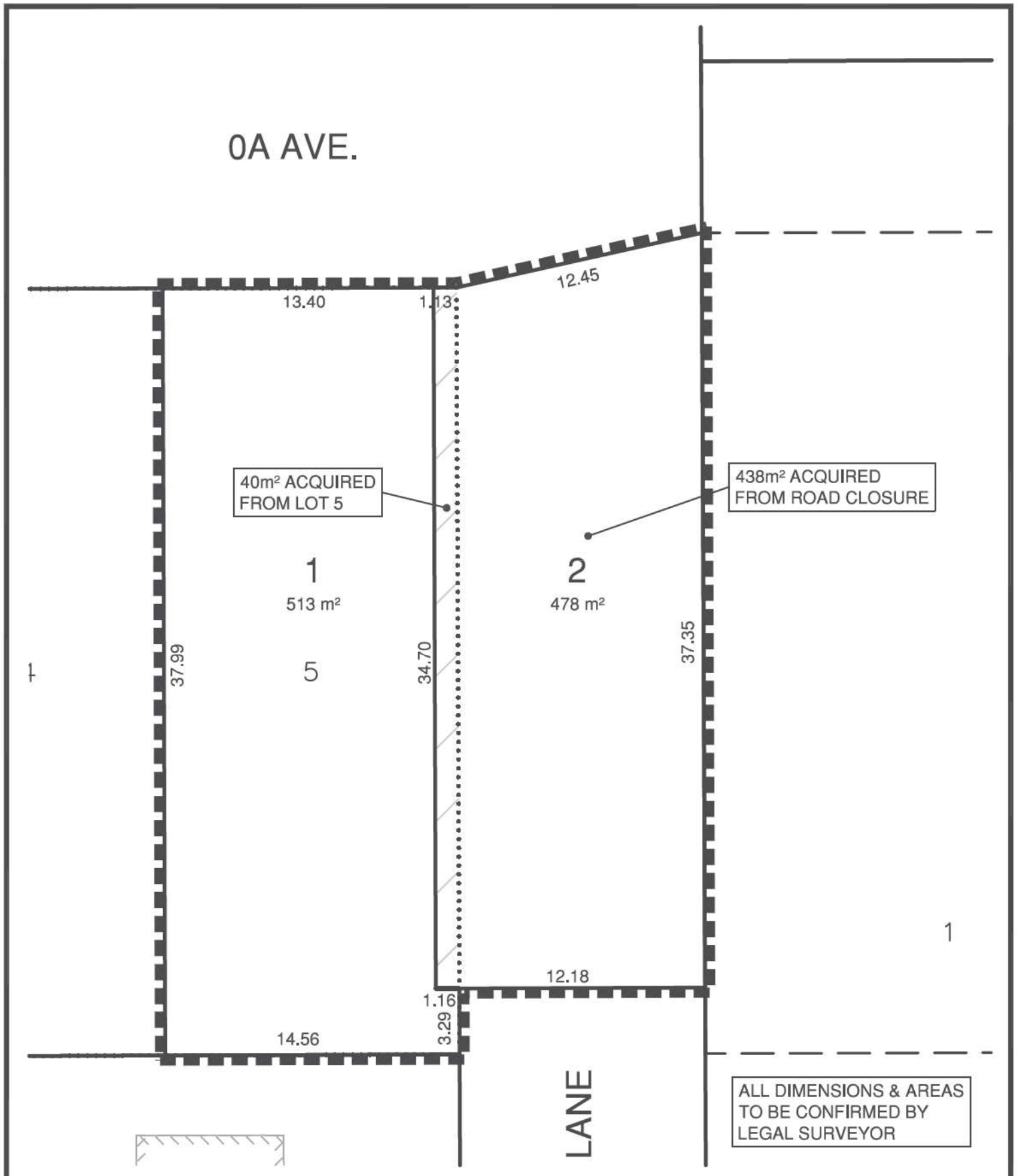
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Plan
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm



SUBDIVISION/ROAD CLOSURE PLAN

17146 - 0A Ave
LANDSTAR PROJECTS LTD.



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4851 | FAX, 604-525-5715
www.wsp.com



JUNE 2020

161-03383-01

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF PART OF LOT 1 SECTION 6
TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP95813**

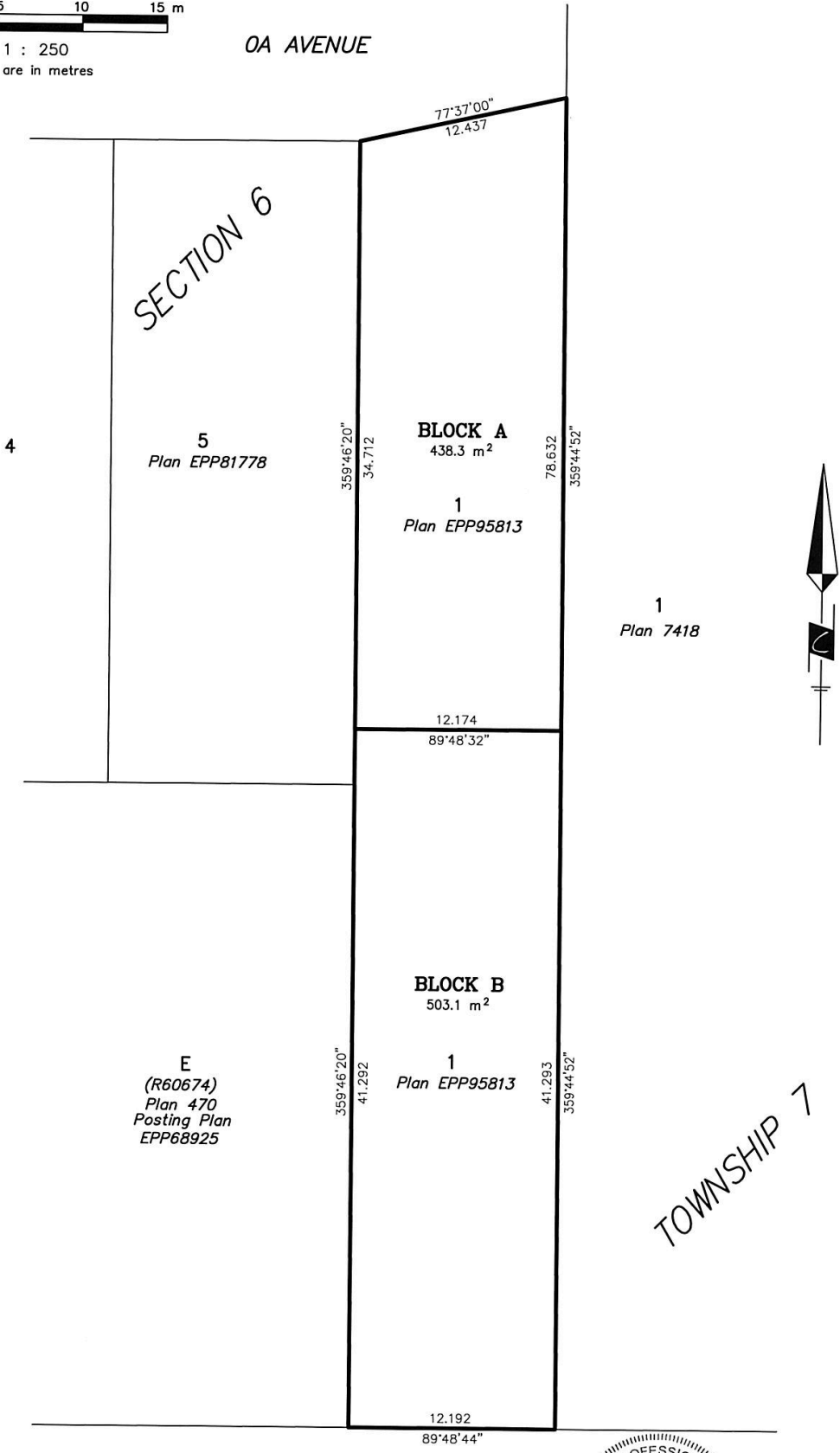
City of Surrey B.C.G.S. 926.007



SCALE - 1 : 250

All distances are in metres

OA AVENUE



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234-18525-53rd Street
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 5809-ZONING



Certified correct to survey dated
this 3rd day of December, 2020.
Sean Costello, B.C.L.S.

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

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

DATE: **September 28, 2020** PROJECT FILE: **7819-0255-00**

RE: **Engineering Requirements
Location: 17146 - oA Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way along oA Avenue.

Works and Services

- Construct the south half of oA Avenue to the Through Local Road Standard.
- Construct a 6.0 m concrete driveway to lot 2.
- Provide a new sanitary, storm and water service connection to lot 2.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$7,565.25 is required.



Tommy Buchmann, P.Eng.
Development Services Manager

SC



December 15, 2020

Planning

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.

As of November 2020, the existing Hall's Prairie Elementary moved into the new Douglas Elementary located within the Douglas NCP. The school will have sufficient room to support new enrolment growth over the next 5 years.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is in construction; and is targeted to open for September 2021. Douglas elementary school will continue to feed Earl Marriot Secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0255 00 (Updated)

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

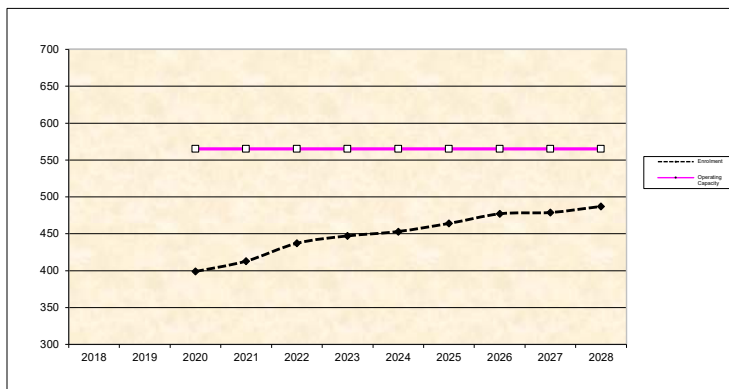
September 2020 Enrolment/School Capacity

Douglas Elementary	
Enrolment (K/1-7):	56 K + 343
Operating Capacity (K/1-7)	76 K + 489
Earl Marriot Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

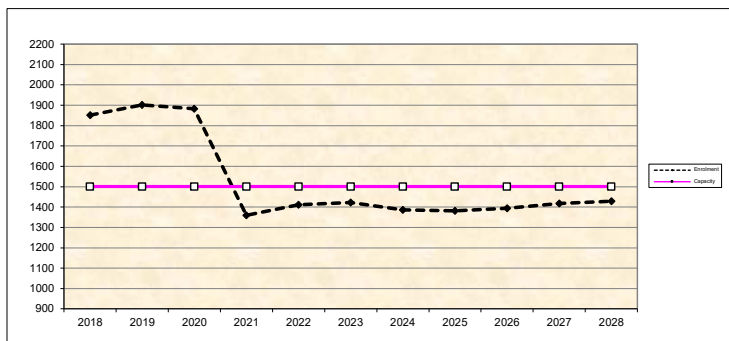
Projected population of school-age children for this development:	3
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Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Douglas Elementary



Earl Marriot Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0255-00

Address: 17146 0A Avenue, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = <u>6</u> 	7
Replacement Trees Proposed	3
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: December 2, 2020
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

17146 0A AVENUE
 LOT 2
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN18/20	MK	GRADING PLAN
2	DEC02/20	MK	REVISIONS

GENERAL NOTES:
 • FINAL RECOMMENDATIONS FOR CITY TREES WILL BE MADE BY SURREY'S PARKS RECREATION AND CULTURE DEPARTMENT.

SHEET TITLE

T1 - TREE REMOVAL AND PRESERVATION PLAN

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MK

SCALE

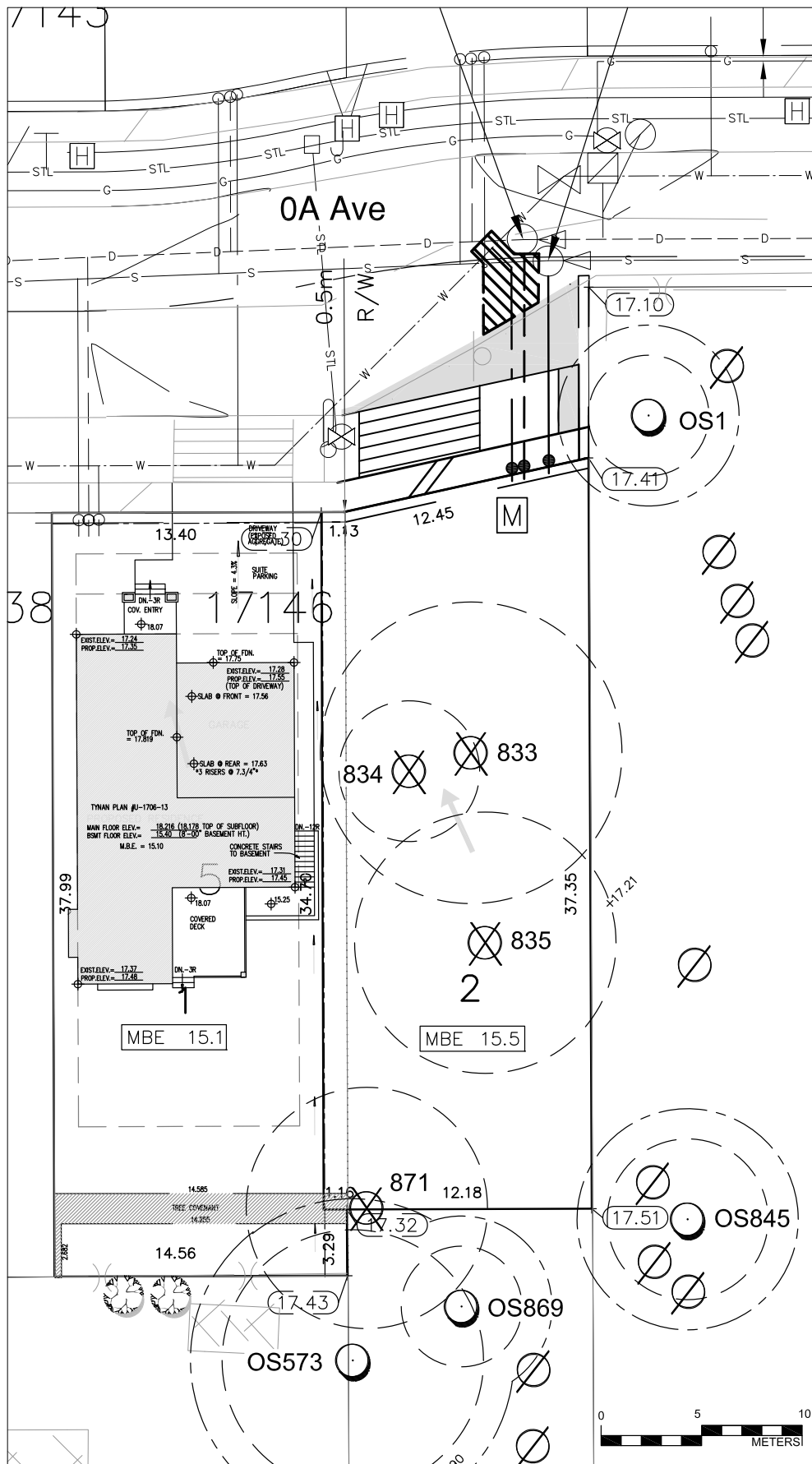
AS SHOWN

DATE

FEBRUARY 5, 2020

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT IMPACTED BY THIS APPLICATION #19-0255-00, FINAL RECOMMENDATION TO BE MADE UNDER APPLICATION #19-0298-00.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE >4M FROM PL



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

17146 0A AVENUE
 LOT 2
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN18/20	MK	GRADING PLAN
2	DEC02/20	MK	REVISIONS

GENERAL NOTES:

- FINAL RECOMMENDATIONS FOR CITY TREES WILL BE MADE BY SURREY'S PARKS RECREATION AND CULTURE DEPARTMENT.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

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MK

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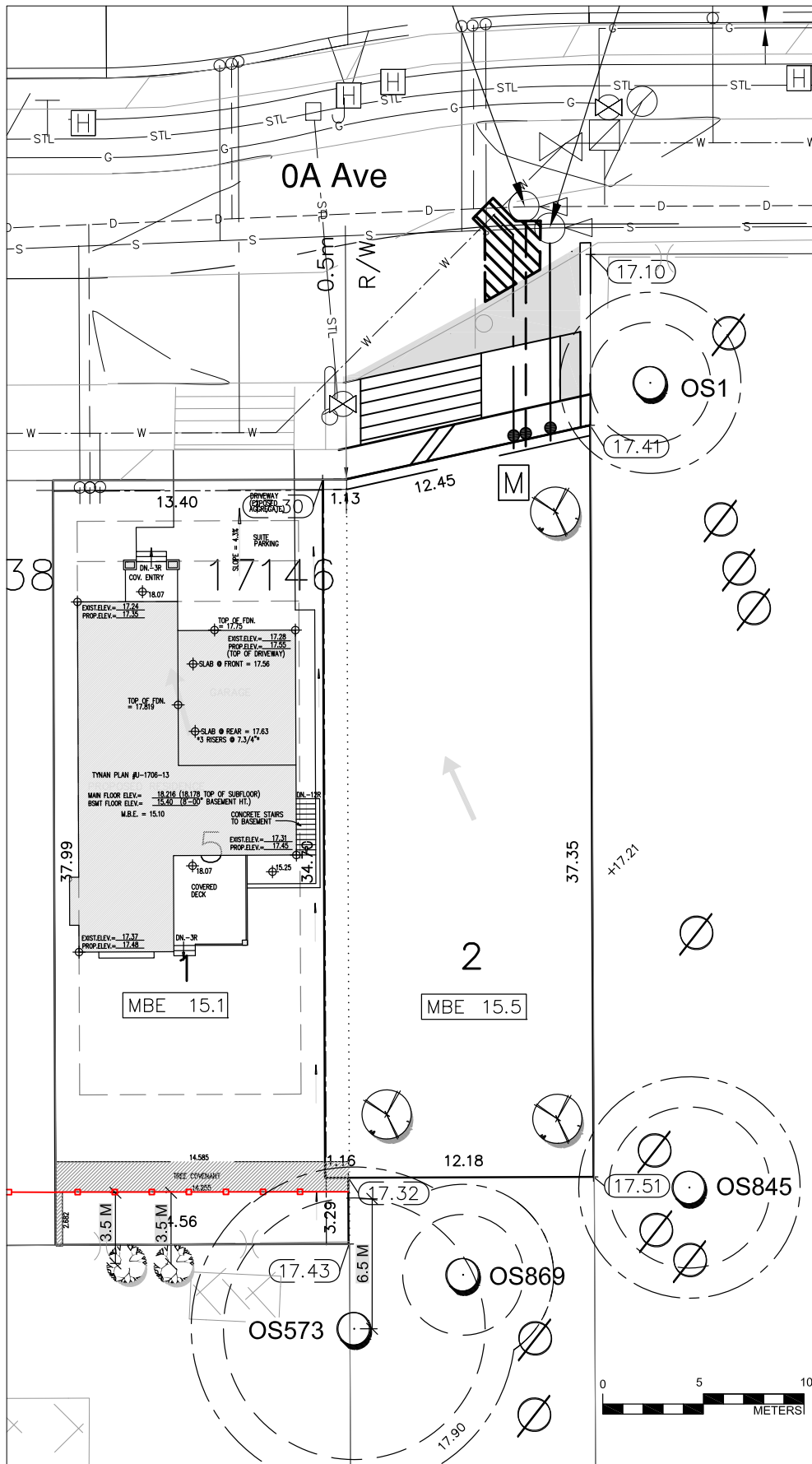
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DATE

FEBRUARY 5, 2020

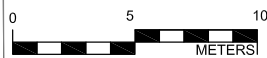
T-2

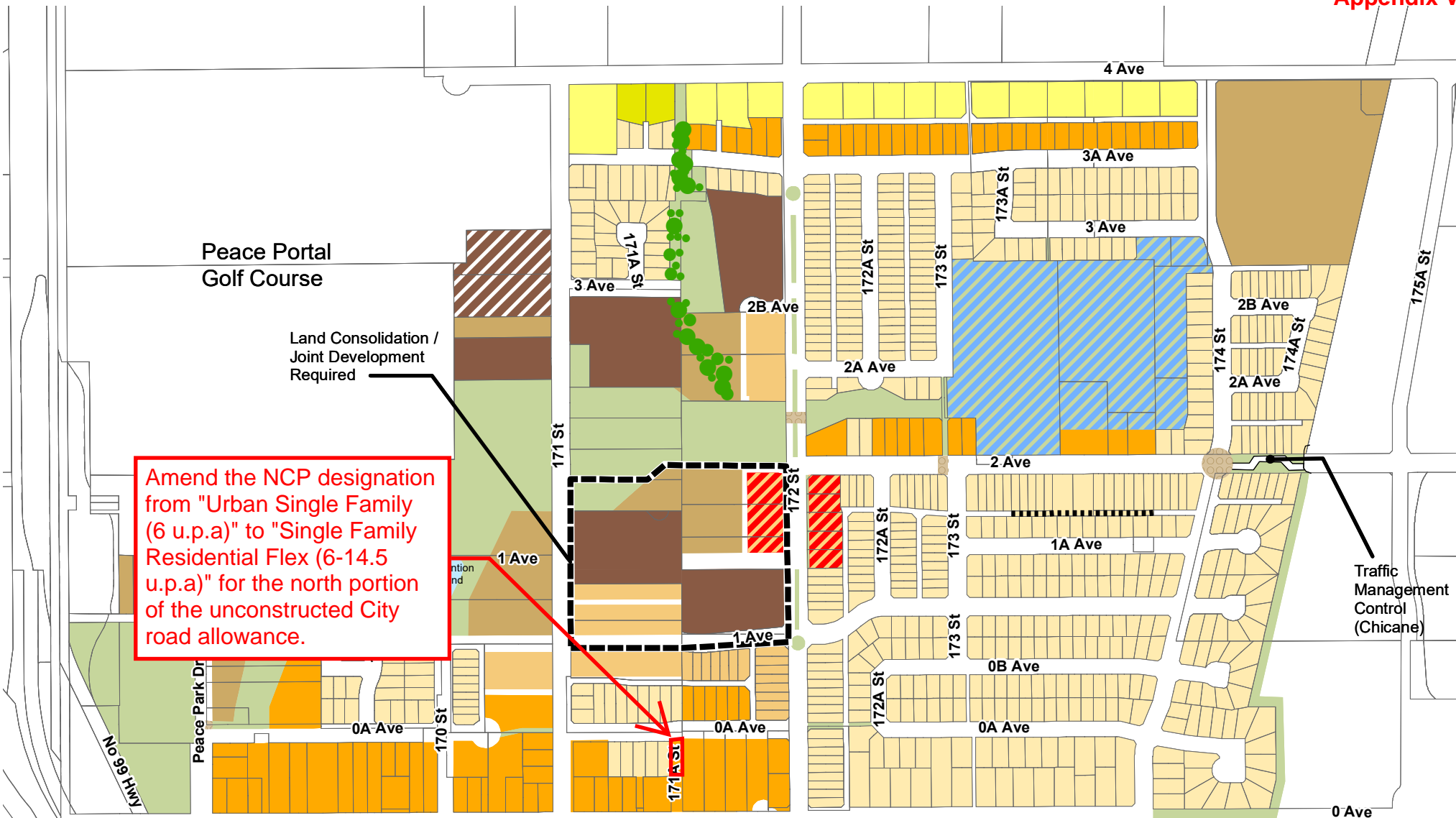
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE >4M FROM PL
- MINIMUM NO DISTURBANCE ZONE
- TREE NOT IMPACTED BY THIS APPLICATION #19-0255-00. FINAL RECOMMENDATION TO BE MADE UNDER APPLICATION #19-0298-00.
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

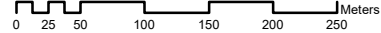




DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- | | | | | |
|---------------------------|--|----------------------------------|--------------------|-------------------------------------|
| Creeks & Rivers | Townhouses 15 u.p.a. | Suburban 1/2 Acre (2 u.p.a.) | Strata Lots | Future Lane |
| Special Paving Areas | Townhouses 20 u.p.a. | Suburban Transition (2-4 u.p.a.) | Pond Buffers | Traffic Circles & Landscaped Median |
| Main Pedestrian Corridors | Townhouses 30 u.p.a. | Commercial / Residential | Open Space | Significant Vegetation Corridor |
| Buffer to Industrial Area | Single Family Residential Flex (6-14.5 u.p.a.) | Open Space | School / Park Site | |
| | Small Lot Single Family (10 u.p.a.) | | | |
| | Urban Single Family (6 u.p.a.) | | | |



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