

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0043-00

Planning Report Date: February 13, 2023

PROPOSAL:

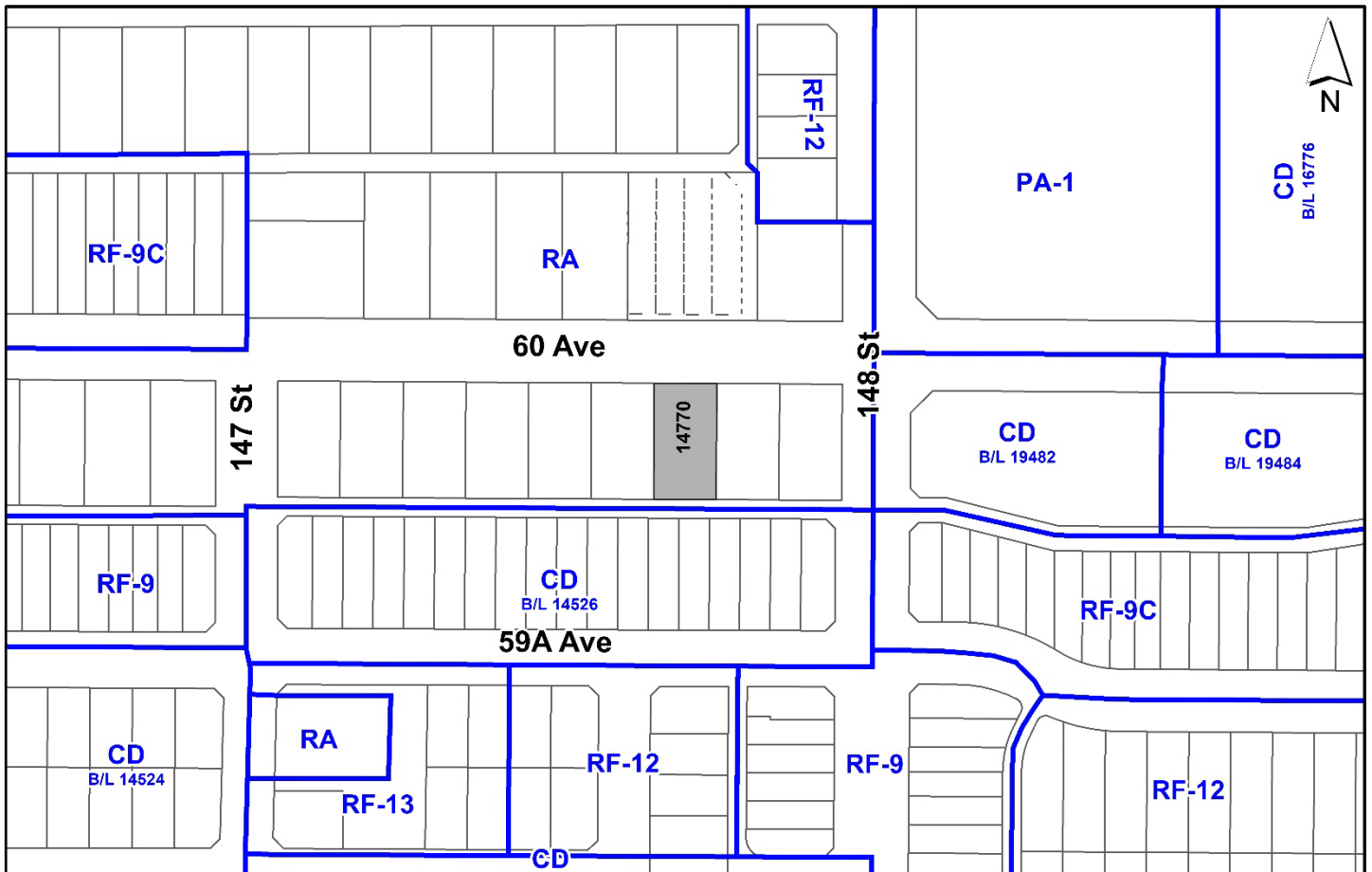
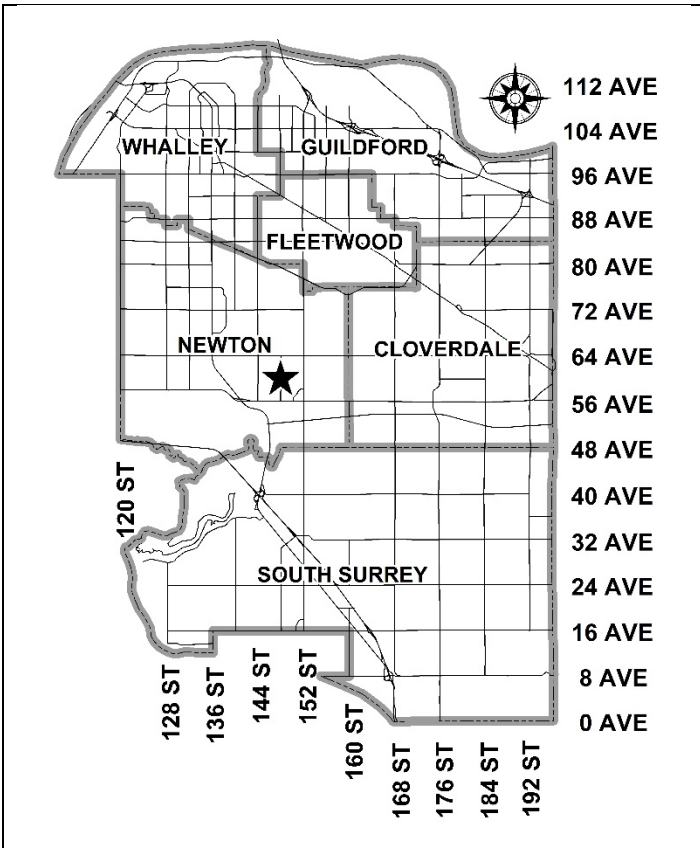
- **Rezoning** from RA to RF-10 to allow subdivision into 2 single family lots.

LOCATION: 14770 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposal complies the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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) submission of a tree replacement plan resolving the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family	Urban/Single Family Small Lots	RA
North (Across 60 Ave):	Single Family	Urban/Single Family Small Lots	RA (Development Application No. 7911-0067-00 at 14785 – 60 Avenue has Conditional Approval for Rezoning to RF-9; Development Application No. 7918-0292-00 at 14745 – 60 Avenue has Conditional Approval for Rezoning to RF-10; Development Application No. 7922-0194-00 at 14789 – 60 Avenue proposes a Rezoning to RF-10 and RF-SD)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single Family	Urban/Single Family Small Lots	RA (Development Application No. 7921-0195-00 proposes Rezoning to CD based on RF-10)
South (Across lane):	Single Family	Urban/Single Family Small Lots	CD (based on RF-9)
West:	Single Family	Urban/Single Family Small Lots	RA (Development Application No. 7921-0239-00 proposes rezoning to RF-10)

Context & Background

- The subject property is located on the south side of 60 Avenue and is 748 square metres in area, 20.12 metres wide, and 37.1 metres deep.
- The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)".
- Across 60 Avenue to the north, Development Application No. 7911-0067-00 at 14785 - 60 Avenue has Conditional Approval (Third Reading), for rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" to allow subdivision of the property into four (4) single family lots.
- Development Application No. 7918-0292-00 at 14745 - 60 Avenue, also to the north of the subject site, has Conditional Approval for rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into two (2) single family lots.
- To the south of the subject site, separated by a lane, are existing single family small lots zoned CD (based on RF-9), which were approved under Development Application No. 7901-0225-00.
- There are several other in-stream Development Applications on surrounding properties which are in the initial review stage:
 - Development Application No. 7922-0194-00 at 14789 - 60 Avenue, to the north, proposes a rezoning to RF-10 and RF-SD to allow subdivision from one (1) into three (3) lots.
 - Development Application No. 7921-0195-00 at 14780 and 14790 - 60 Avenue, to the east, proposes Rezoning to CD based on RF-10 to allow subdivision from two (2) into four (4) lots.
 - Development Application No. 7921-0239-00 at 14760 - 60 Avenue, to the west, proposes rezoning to RF-10 to allow subdivision from one (1) into two (2) lots.

- There is a green-coded watercourse (ditch) shown in COSMOS along the 6o Avenue frontage. The watercourse was assessed by the applicant's Qualified Environmental Professional (QEP), Weaver Technical. A peer review conducted by ENKON Environmental dated November 4, 2021, and further review by a Water Sustainability Act (WSA) Stream Determination by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) confirms that the unnamed ditch is a purpose-built stormwater and road drainage feature and does not meet the definition of a WSA stream.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision from 1 into 2 single family residential lots.

	Proposed
Lot Area	
Gross Site Area:	748 m ²
Road Dedication:	39.07 m ²
Net Site Area:	708 m ²
Number of Lots:	2
Unit Density:	11 upa/28 uph
Range of Lot Sizes	354 m ²
Range of Lot Widths	10.06 m
Range of Lot Depths	35.22 m

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 advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Goldstone Park Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2024.

Parks, Recreation & Culture:

Parks has no objection to the project.

The nearest active park is Goldstone Park, which is approximately 220 metres from the development area. The closest natural area is Owl Park, which is approximately 210 metres from the development area.

Ministry of Transportation & Infrastructure (MOTI):

The Ministry of Transportation and Infrastructure has no objection to the project and grants preliminary approval for the rezoning.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be provided from the existing rear lane located along the south property line. No driveway access is permitted from 60 Avenue, and the proposed RF-10 Zone requires that vehicle access be provided from a rear lane.
- The applicant is required to provide a 1.942-metre-wide dedication for 60 Avenue to achieve an ultimate 24.0-metre-wide road allowance for 60 Avenue at this location. They will be required to construct the rear lane servicing the proposed lots to Engineering design standards.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan.

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located within an established single-family neighbourhood that has experienced gradual densification in recent years. The site is also located on a collector road (6o Avenue) and in proximity to parkland and single family small lot development. The development will utilize existing rear lane infrastructure to provide vehicle access to the proposed lots.)

Secondary Plans

Land Use Designation

- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- 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 (10) Zone (RF-10)" and parking requirements.

RF-10 Zone Type I (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	28.25 units per hectare
Yards and Setbacks		
Front Yard:	4.0 metres	4.0 metres
Side Yard:	1.2 metres	1.2 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	291 square metres	354 square metres
Lot Width:	9.7 metres	10.06 metres
Lot Depth:	30 metres	35.22 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd. and dated June 26, 2021, has been reviewed by staff and found to be generally acceptable. 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.

Capital Projects 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 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new 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 new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 28, 2022, and the Development Proposal Signs were installed on May 29, 2021. Staff received no responses.

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
Coniferous Trees			
Douglas Fir	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	4
Total Retained and Replacement Trees	4
Contribution to the Green City Program	\$2,200.00

- The Arborist Assessment states that there are a total of 4 mature trees on the site and no Alder/Cottonwood trees. It was determined that no 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 8 replacement trees on the site.
- Under the City’s Tree Protection By-law, subdivided single-family lots of 341 to 460 square metres are permitted a maximum of two replacement trees. As such, only 2 replacement trees per lot are proposed for this subdivision.
- Since only 4 replacement trees are proposed for the site, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$2,200.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$2,200.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Design Guidelines Summary

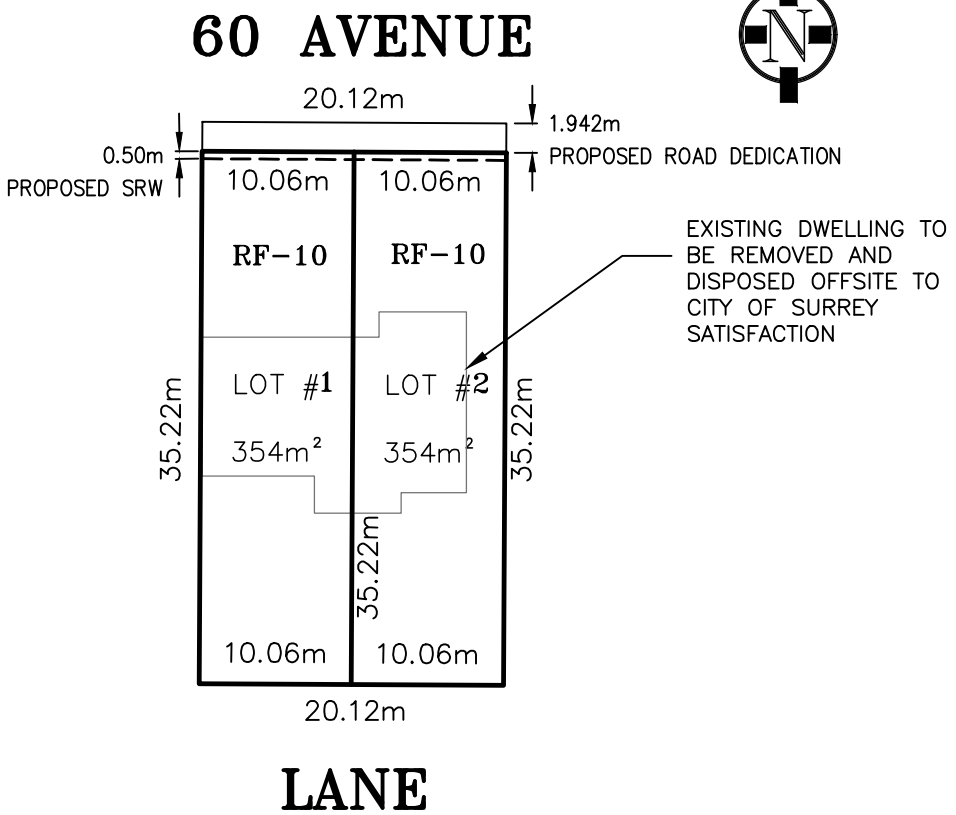
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: RA
PROP. ZONE: RF-10

CIVIC ADDRESS: #14770 - 60 AVENUE, SURREY, B.C.
LEGAL: LOT 7, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 19192



Westridge Engineering & Consulting Ltd.
SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6
TEL: (604) 789 - 9520, FAX: (778) 564 - 6507
EMAIL: Info@westridgeengineering.ca

WEL-2021-C542		DATE: 13 JUN 2022	SCALE: 1:500
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INTER-OFFICE MEMO

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

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

DATE: **July 28, 2022** PROJECT FILE: **7821-0043-00**

RE: **Engineering Requirements
Location: 14770 60 Avenue**

REZONE/SUBDIVISION***Property and Statutory Right-of-Way (SRW) Requirements***

- Dedicate 1.942 metres and register 0.5 metre SRW along property line.

Works and Services

- Construct 60 Avenue and the lane.
- Extend sanitary and storm sewers.
- Implement onsite low impact development sustainable drainage features.
- Install water, sanitary and storm sewer service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

KMH



June 28, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0043 00

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 2021 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	91 K + 632
Operating Capacity (K/1-7)	76 K + 443
Sullivan Heights Secondary	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development:	4
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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.

School Enrolment Projections and Planning Update:

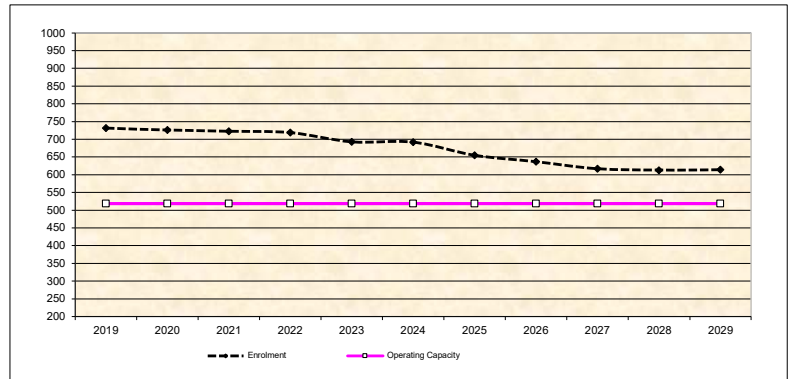
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2021, all three schools are severely overcrowded. To meet in-catchment demand, portables are in use as enrolling spaces.

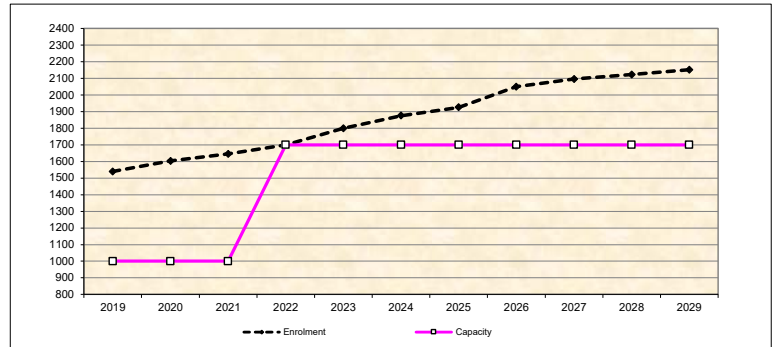
June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the two neighbouring schools: Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is anticipated to be open for the 2022/2023 school year.

Goldstone Park Elementary



Sullivan Heights 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: 21-0043


Address: 14770 – 60 Avenue

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 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8 	8
Replacement Trees Proposed	4
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	5
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 5 X two (2) = 10 	10
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: September 13, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



sidewalk/bus stop

CB

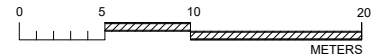
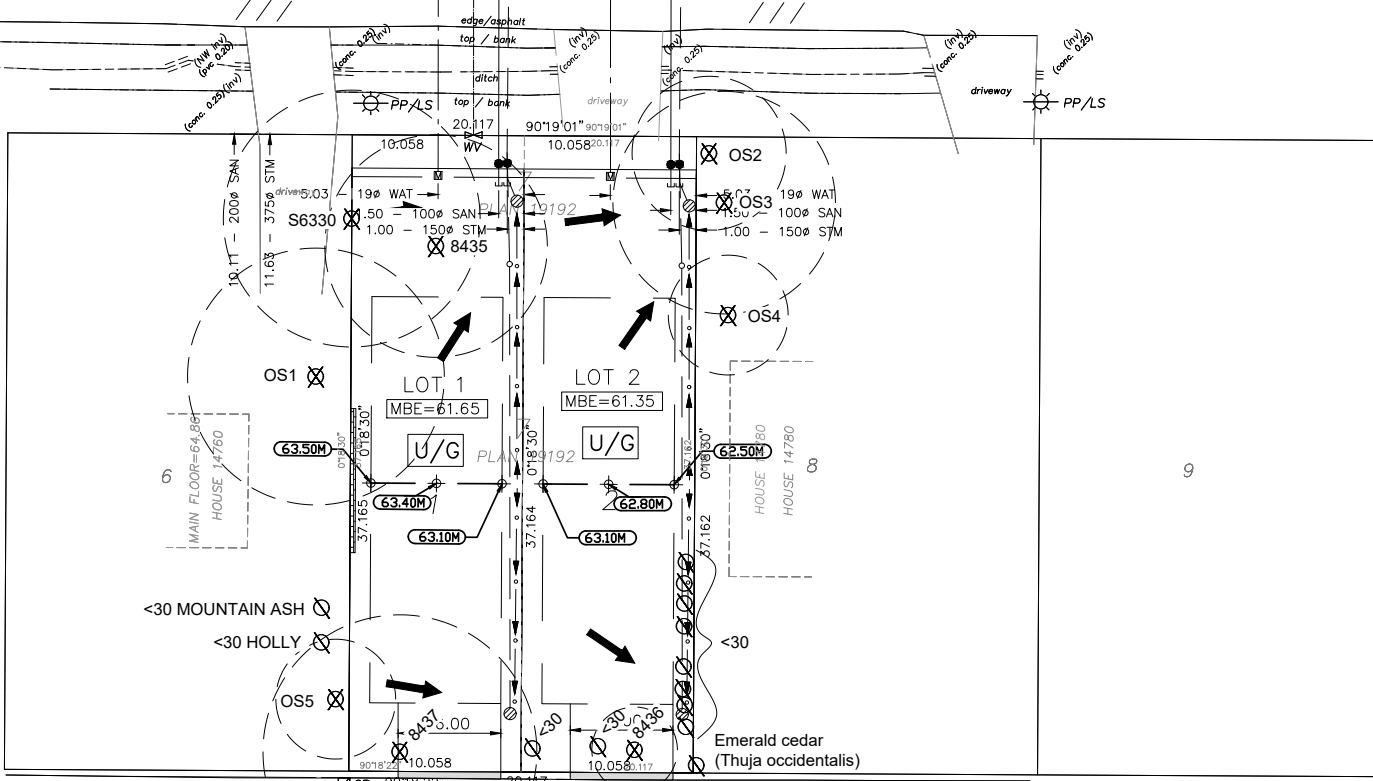
letdown

gutter

letdown

60th AVENUE

SAN
Rim=59.7



LEGEND

- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION
	1	JUN1522	MK	GRADING KEY PLAN

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

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PROJECT TITLE
14770 - 60 AVENUE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

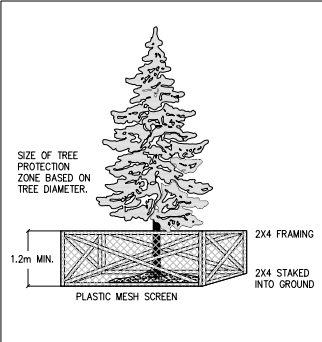
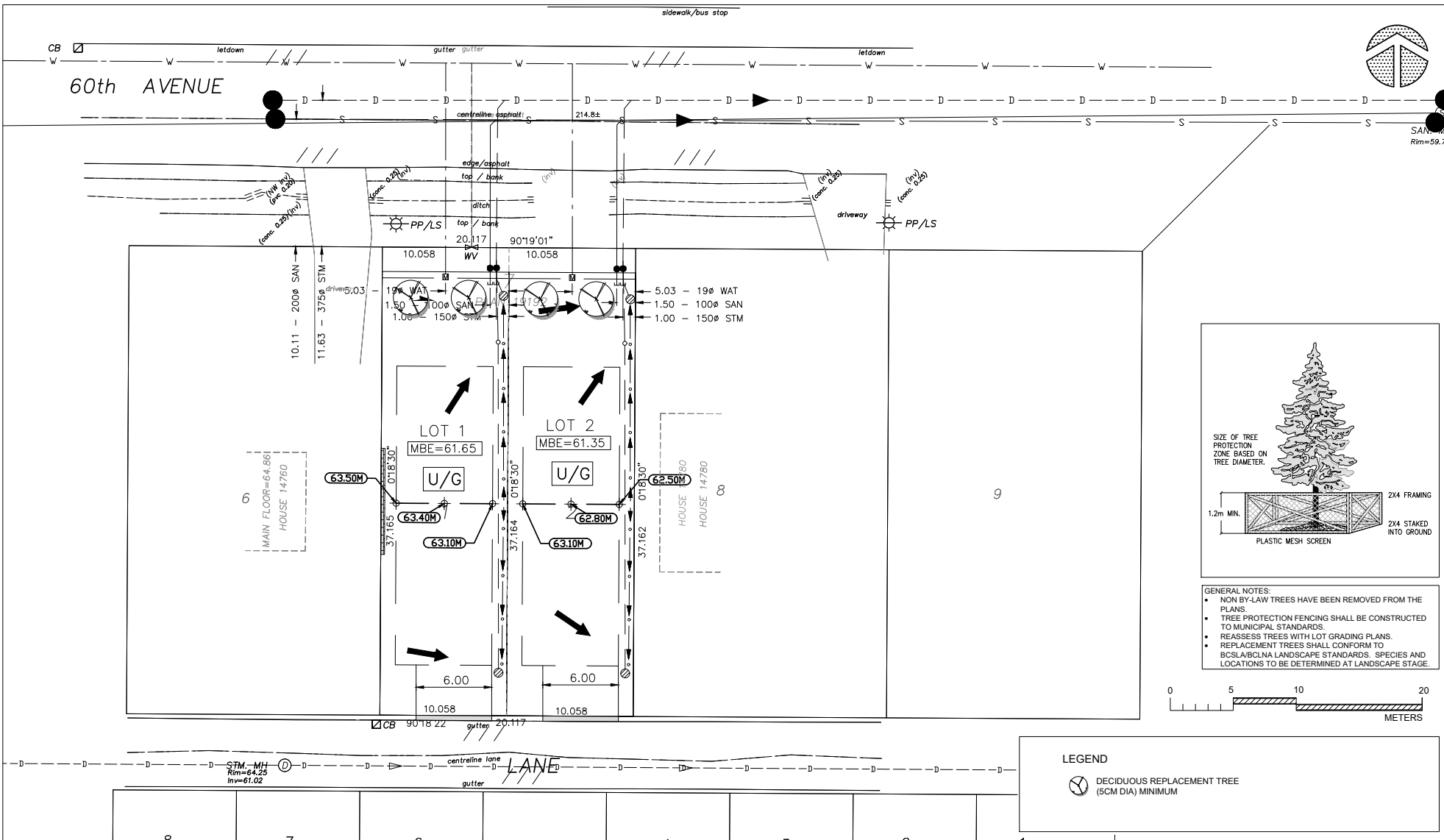
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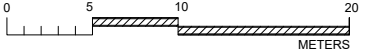
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 AS SHOWN

DATE
 APRIL 23, 2021

T-1
 SHEET 1 OF 2



- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCSNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

⊗ DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM

STAMP	NO.	DATE	BY	REVISION
	1	JUN1922	MK	GRADING KEY PLAN

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

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PROJECT TITLE
14770 - 60 AVENUE
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

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 MK

SCALE
 AS SHOWN

DATE
 APRIL 23, 2021

T-2
 SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-xxxx-00
 Project Location: 14770 60 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASct, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 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" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: February 9, 2021

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: February 9, 2021

