

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0123-00

Planning Report Date: February 14, 2022

PROPOSAL:

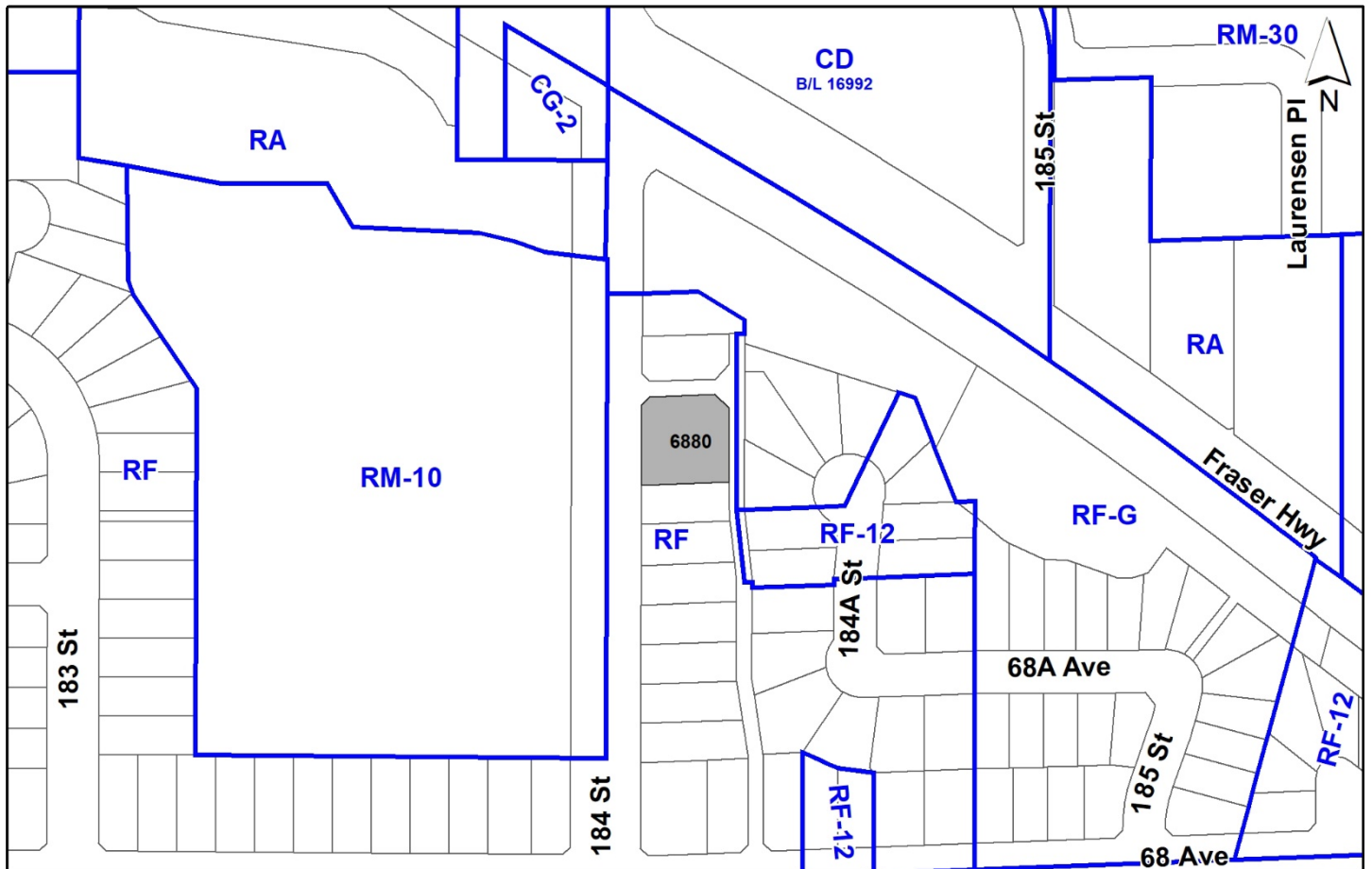
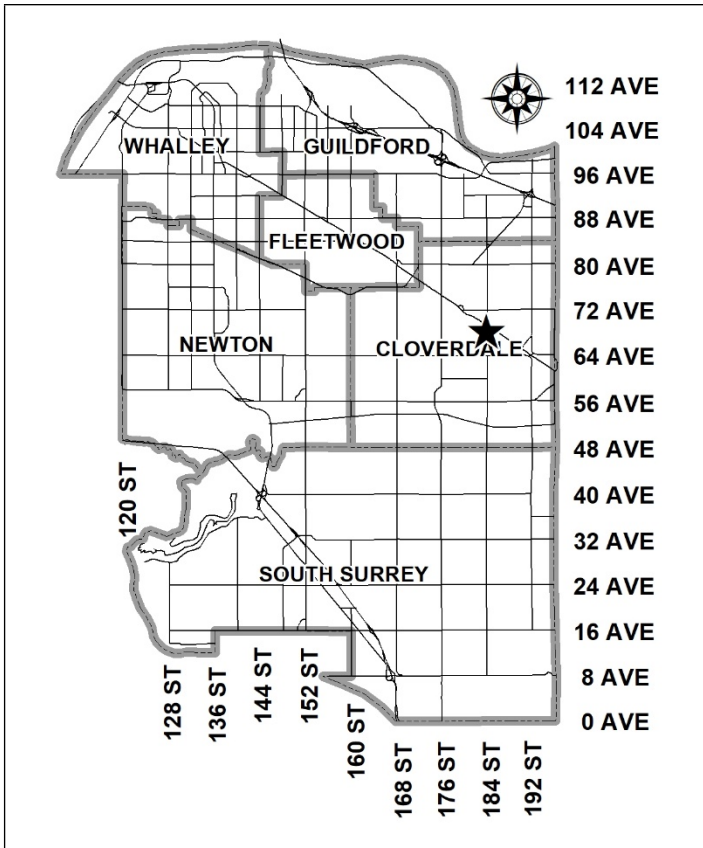
- **Rezoning** from RF to RF-SD to permit the subdivision into four (4) semi-detached residential lots.

LOCATION: 6880 - 184 Street

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development will accommodate the City's projected residential growth, promote a diversity of housing form and affordability while providing a sensitive interface with the existing neighbourhood. It will improve the public realm and encourage the efficient use of existing community amenities and public transit.
- The semi-detached (duplex) massing is similar to single family dwellings constructed on "Single Family Residential Zone (RF)" lots. The proposed development's semi-detached form of housing is appropriate in the existing neighbourhood context.
- The proposed lots exceed the minimum required lot area, depth, and width requirements of the "Semi-Detached Residential Zone (RF-SD)".
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the 'Single Family Residential' designation in the North Cloverdale East Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" 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 finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence, "no build" until registered professional approval and certification in accordance with the British Columbia Building Code, maintenance of exterior finishes and drainage, and party wall agreements and corresponding easements for building maintenance.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban / Single Family Residential	RF
North (Across Lane):	Single Family Residential	Urban / Single Family Residential	RF
East (Across Lane):	Single Family Residential	Urban / Single Family Residential	RF-G
South:	Single Family Residential	Urban / Single Family Residential	RF
West (Across 184 Street):	Multiple Family Residential (Townhouses)	Urban / Townhouse (9 u.p.a.) under the North Cloverdale West NCP	RM-10

Context & Background

- The 1,123 sq. m. subject property located at 6880 - 184 Street is designated "Urban" in the Official Community Plan (OCP), Single Family Residential in the North Cloverdale East NCP and currently zoned "Single Family Residential Zone (RF)".
- Directly west of the property across 184 Street is a townhouse development with approximately 68 duplex and detached residential units zoned "Multiple Residential 10 (RM-10)".
- There are RF and RF-G-zoned single family lots to the north, east, and south of the subject site.
- The proposed development site fronts 184 Street, classified as an arterial road in Figure 27 of the Official Community Plan. Driveway access to the proposed lots will be from the rear lane.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" in order to allow subdivision into four semi-detached single-family residential lots.
- The proximity of the subject site to an arterial road (184 Street), and a highway (Fraser Highway) serviced by public transit including future SkyTrain, supports densification of the subject site.
- All proposed semi-detached lots exceed the minimum lot area (200 square metres), width (7.80 metres) and depth (33.73 metres) requirements of the RF-SD zone.
- The RF-SD zone requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.
- The semi-detached (duplex) form of housing has a massing that is similar to single family dwellings on "Single Family Residential Zone (RF)" lots. The proposed development is appropriate in character when compared with the existing neighbourhood context.
- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity and affordability of housing in the area. It has an appropriate interface with the single family residential neighbourhoods to the east and south of the subject site.
- The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid situations where new housing forms are not complementary to the existing neighbourhood.

- The current proposal would meet both objectives by providing diversity of housing forms while providing a sensitive interface with the existing neighbourhood.
- Two parking spaces must be provided per dwelling unit in accordance with the provisions identified in Zoning By-law, No.12000.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	1,123 square metres
	1,123 square metres
Number of Lots:	4
Unit Density:	36 UPH
Range of Lot Sizes	263.1 – 303.6 square metres
Range of Lot Widths	7.8 – 9 metres
Range of Lot Depths	33.7 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

The Engineering Department will require a 1.5 metre special setback that will apply along the frontage of 184 Street, in lieu of a 1.5 metre road dedication.

School District: The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Hillcrest Elementary School
1 Secondary students at Salish School

(Appendix III)

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 September 2023.

Parks, Recreation & Culture:

Parks accepts the removal of City tree 296 as shown in the Arborist Report dated July 28, 2021.

Transportation Considerations

- Driveway access is not permitted along 184 Street. Access for all of the proposed lots will be from the lane at the rear of the subject site.
- The subject site is located on 184 Street, which is an arterial road. Ordinarily a 1.5 metre dedication would be required on the site to achieve an ultimate 15.0 metre highway allowance from legal centreline. Considering the surrounding context, Engineering Department have waived the dedication requirement. A 1.5-metre special building setback as measured from the 184 Street Frontage will be required in accordance with the Zoning By-law. The RF-SD building setbacks would be in addition to this 1.5-metre setback for a total setback of 5 metres. The proposed new buildings will comply with this requirement.
- Approximately 100 metres to the north is Fraser Highway, which is serviced by transit.
- The site is approximately 160 metres (about a 3-minute walk) from the nearest bus stop along Fraser Highway, located east of the intersection of Fraser Highway and 184 Street. Bus numbers 372 (Clayton Heights to Langley Centre), 502 (Langley Centre to Surrey Central Station), and 503 (Aldergrove to Surrey Central Station) service this route.
- The site is approximately 220 metres (about a 4-minute walk) from the second nearest bus stop along Fraser Highway, located west of the intersection of Fraser Highway and 184 Street. Bus numbers 502 and 503 service this route eastbound to Surrey Central.
- The site is approximately 140 metres from the planned SkyTrain station at Fraser Highway and 184 Street. Given the surrounding single family context, the proposed RF-SD housing form is considered an appropriate scale of infill development that does not preclude redevelopment in the future.

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 site is designated 'General Urban' under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
 - A1.3c - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character

(The semi-detached form of housing is similar to a single-family residential form of housing, particularly on RF-zoned properties. Semi-detached dwellings have a similar massing as a single-family dwelling in the RF zone. East and south of the subject property are RF lots. The proposed semi-detached dwellings will complement the existing dwellings on the RF lots.)

- A3.6 - Encourage innovative housing and buildings including affordable units, energy efficient and water-conserving designs and innovative waste reduction and sustainability features that are compatible with the scale and context of existing neighbourhoods.

(The semi-detached dwellings will be more affordable than single family dwellings and would offer more housing variety.)

- B4.2 - Plan and design urban neighbourhoods with sufficient densities to support a high quality transit system that is accessible to most residents

(Fraser Highway is serviced by current and planned transit routes. Densification is supportable in this area.)

- B4.31 - Limit direct access to arterial roads by supporting the use of rear lanes to provide private property vehicle access.

(Access to the proposed properties will be from the rear lane. No driveway access will be allowed from 64 Avenue.)

Secondary Plans

Land Use Designation

- The subject site is designated 'Single Family Residential' in the North Cloverdale East NCP, which suggest the use of Surrey's standard zones wherever possible (e.g., RF, RF-G, RM-10, and RM-15, etc.). The proposal complies with the plan and its various themes/objectives as follows:

Themes/Objectives

- The proposed development incorporates themes and objectives outlined in the North Cloverdale East Neighbourhood Plan.
- Innovative traditional small lot proposals will be accommodated to improve the availability of more affordable Single Family homes and increase the mixture of housing types.
- The North Cloverdale East Neighbourhood shall be serviced with urban standard roads and utilities. Servicing standards which complement innovative site planning, and the architecture of individual developments should be encouraged.
- Building design guidelines which prescribe a minimum architectural standard should be adopted with each single family development approval.
- Homes should be sited on the lots so that the front of the house faces the street. On corner lots the architectural elements of the house should be used on both street-facing elevations.
- When lane access is available to a lot, consideration should be given to providing vehicle access from the lane. At intersections, driveways should be provided at the opposite end (interior) of the lot to avoid potential traffic and pedestrian conflicts.
- The City does not permit direct vehicle access to lots fronting 184 Street, 64 Avenue, and Fraser Highway all arterial roads. The plan has provided alternative access to all properties fronting these roads by either lanes, frontage roads, or local streets.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Semi-Detached Residential Zone (RF-SD)" and parking requirements.

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Unit Density:	37 uph	35.6 uph
Yards and Setbacks		
Front Yard:	3.5m	3.5m
Side Yard:	1.2m	1.2m
Side Yard Flanking:	N/A	N/A
Rear:	6.5m	6.5m
Lot Size		
Lot Size:	200m ²	263.1 m ² – 303.5m ²
Lot Width:	7.2m	7.8m – 9m
Lot Depth:	28m	33.7m
Parking (Part 5)	Required	Proposed

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Number of Spaces	8	8

Lot Grading and Building Scheme

- The applicant retained Sharnjit Kaila of Apex Design Group Inc. 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 IV).
- Styles recommended for this site include covered front verandas as well as massing and design that meet modern standards. Trim, detailing and construction materials will meet 2000's standards. The proposed building design guidelines will ensure the existing West Coast Contemporary character of the homes are maintained.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated August 09, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

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 (\$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 OCP 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 September 03, 2021, and the Development Proposal Signs were installed on September 17, 2021. Staff received zero (0) responses from neighbouring residents.
- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association has no objections to the proposed subdivision.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property (Appendix V). 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Parrotia	4	1	3
Cherry	1	1	0
Coniferous Trees			
Yellow Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	6	2	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$1,100	

- The Arborist Assessment states that there is a total of one (1) mature tree on the subject site, one (1) off-site tree on a neighbouring lot to the south, and four (4) mature boulevard trees immediately adjacent to the site to the west on 184 Street. No existing trees are Alder or Cottonwood trees. It was determined that one (1) on-site tree and one (1) boulevard tree are to be removed as part of this development. The proposed tree removal/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 four (4) replacement trees on the site. Since no replacement trees can be accommodated on the site (based on an average of two [2] trees per lot), the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$2,200, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, no trees are proposed to be retained or replaced on the site (3 boulevard trees and 1 offsite tree are being retained) with a contribution of \$1,100 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

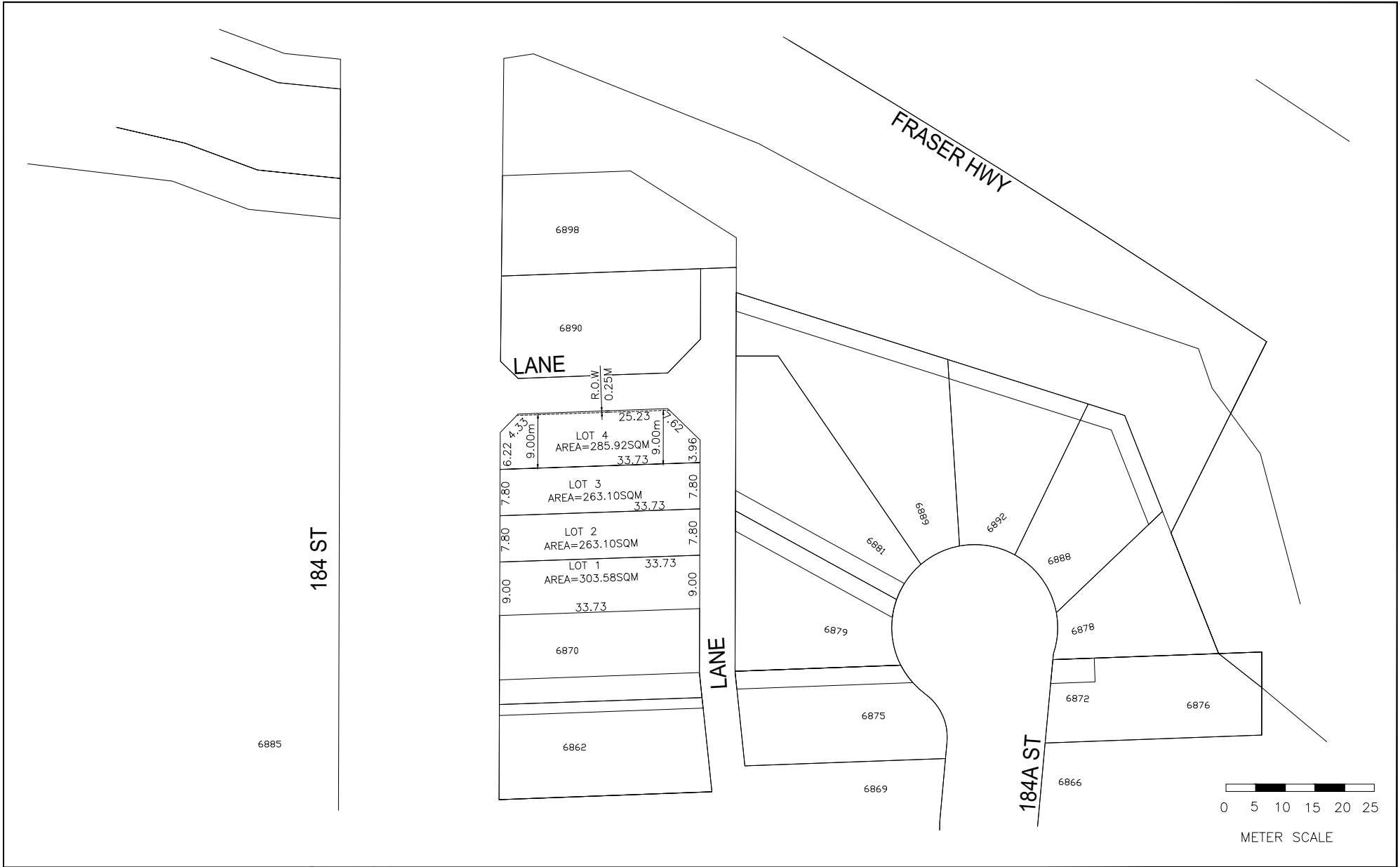
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

RO/cm



NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. 2346CT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-SD

SITE AREA
 GROSS SITE AREA: 1122 sqm.

NO.	YY/MM/DD	DRN	CH	REVISION
0	21/08/31	BR	RM	ISSUED FOR APPROVAL

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION #6880 184 STREET, SURREY, B.C.

DWG. NAME PRELIMINARY LAYOUT PLAN

SEAL

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	BR	MAINLAND PROJECT NO.	
CHECKED	RM	C-2111	OF 1
APPROVED	AB	DATE 21/08/31	REV. 0



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 02, 2021** PROJECT FILE: **7821-0123-00**

RE: **Engineering Requirements
Location: 6880 184 Street**

REZONE AND SUBDIVISION***Works and Services***

- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

Jeff Pang, P.Eng.
Development Engineer

AJ



December 15, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0123 00

SUMMARY

The proposed 4 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:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

Hillcrest Elementary	
Enrolment (K/1-7):	62 K + 443
Operating Capacity (K/1-7)	76 K + 419
Salish Secondary	
Enrolment (8-12):	1243
Capacity (8-12):	1500

Projected population of school-age children for this development:	5
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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.

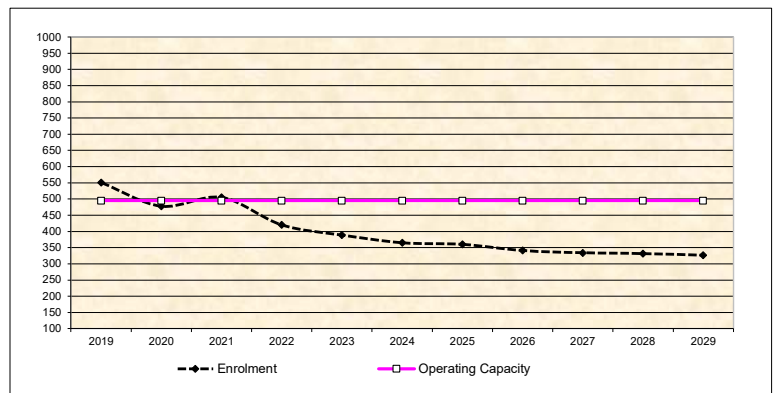
School Enrolment Projections and Planning Update:

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

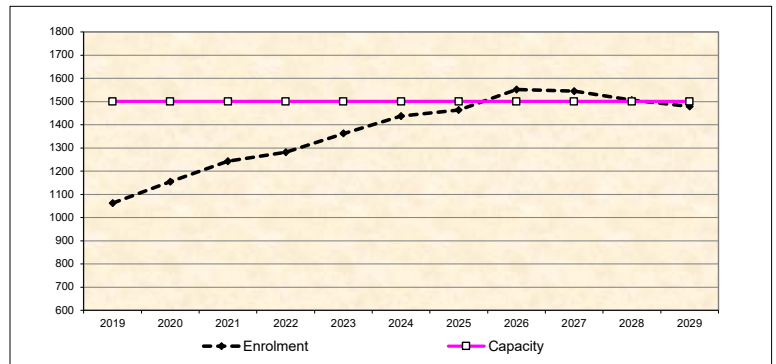
Hillcrest Elementary enrolment has been significantly growing over the last 3 years, however, 2021 is the first time the school age population is experiencing a stronger out migration pattern than in-migration. Furthermore, the historical birthrate has consistently declined. The 10-year enrolment projection is indicating a continued enrolment decline well below the existing capacity of the school. The forecast, however, does not include for any potential increases to housing and population made by the City to support the SkyTrain in the future.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth trend will peak around 2026 and decline; the enrolment is never projected to fall below the existing schools capacity.

Hillcrest Elementary



Salish 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 21-0123
Property Location: 6880-184 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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:**

The area surrounding the subject site is an urban area built out in the early 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

57% of the existing homes have low to mid-scale massing characteristics with 86.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4-5/12 and lower to a medium pitch of 6-9/12 and over common truss roofs with simple gables and common hips with 100% Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: 93% Vinyl (dominant), 7% Cedar. Brick or Stone for an accent material on 22%. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 79% of the homes have double garage with Exposed Aggregate driveways.

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

Most of the homes located in the study area were built in the early 2000's and have covered front verandas and would be encouraged to be constructed in any new home built in the future. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types:	“Two-Storey”	58.00%
	“Basement /Cathedral Entry”	7.00%
	“Rancher (Bungalow)”	35.00%
	“Split Levels”	0.00%
Dwelling Sizes: (Floor Area/Volume)	Size range:	58.00% under 2000 sq.ft excl. garage
		21.00% 2001 - 2500 sq.ft excl. garage
		21.00% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Stucco:0.00% Vinyl: 93.00% Cedar: 7.00% Hardi: 0%	
	Brick or stone accent on 22.00% of all homes	
Roofing Materials:	Asphalt Shingles: 100.0% Cedar Shingles: 0.00%	
	Concrete Tiles: 0.00% Tar & Gravel: 0.00%	
	38.00% of homes have a roof pitch of 4/5:12 and lower	
	62.00% have a roof pitch of 6/9:12 and greater.	
Window/Door Details:	100.00% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 10-15 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low to medium pitch common hip or common gable forms with Asphalt Roof Shingles on most of the homes. Most homes are clad in Vinyl, and Cedar.	
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.	

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).	
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum
	Rancher or Bungalow -	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)	

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Vinyl, Cedar, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12, with some exceptions, including the possibility of near flat feature roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
Roof Materials/Colours:	Treated Cedar Shakes or Cedar shingles, Concrete roof tiles In a shake profile, asphalt shingles in a shake profile , Environmentally Sustainable Roofing Products. Grey, Brown or Black tones.
Window/Door Details:	Dominant: Rectangular or Gently arched windows and of a consistent geometrical shape.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.

December 15, 2021
 Date

Tree Preservation Summary

Surrey Project No:

Address: 6880 184th Street Surrey

Registered Arborist: Glenn Murray

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)	5
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

28-Jul-21

Date