

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0278-00

Planning Report Date: February 14, 2022

PROPOSAL:

- **Rezoning** from RA to RF-10

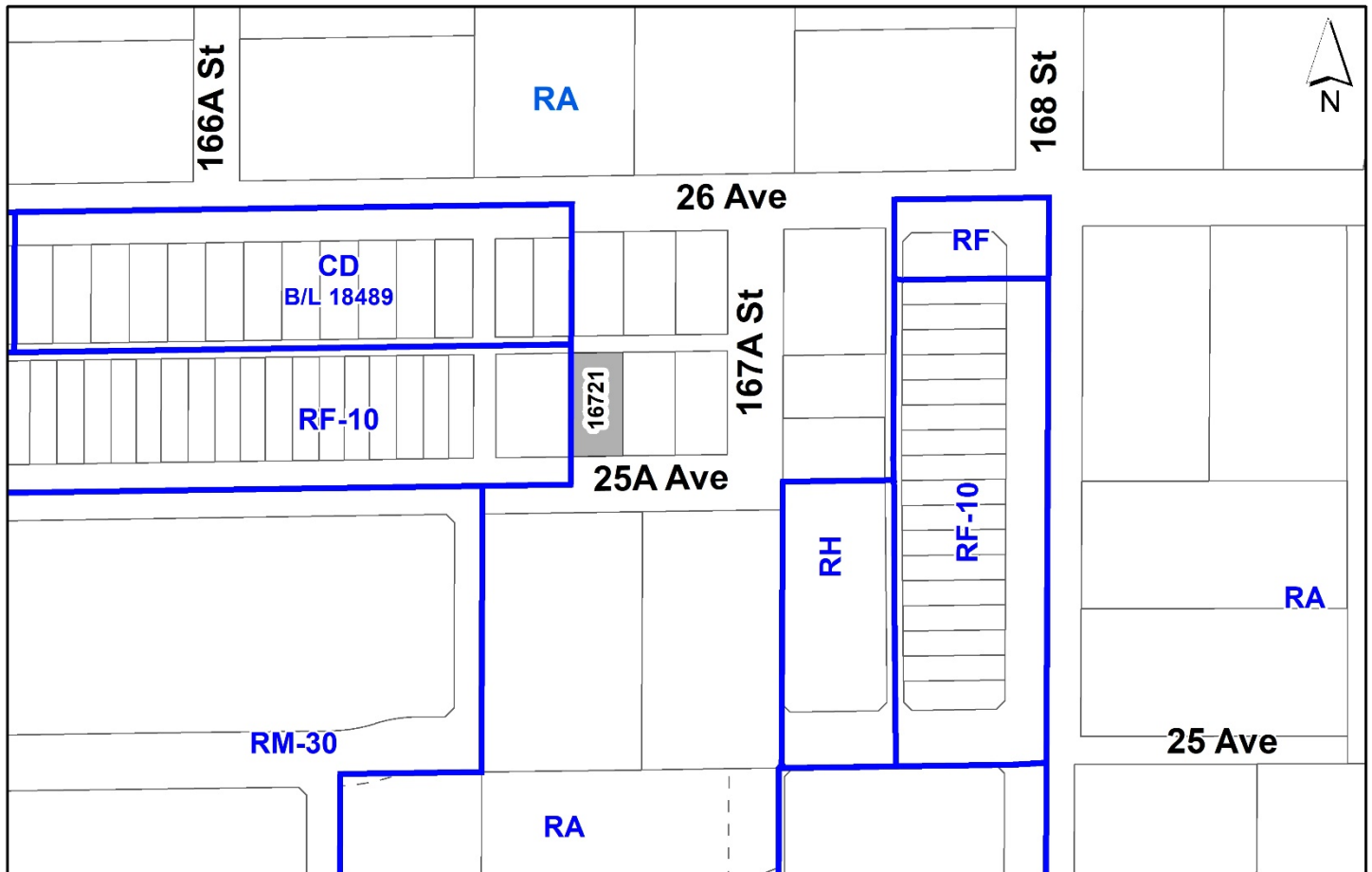
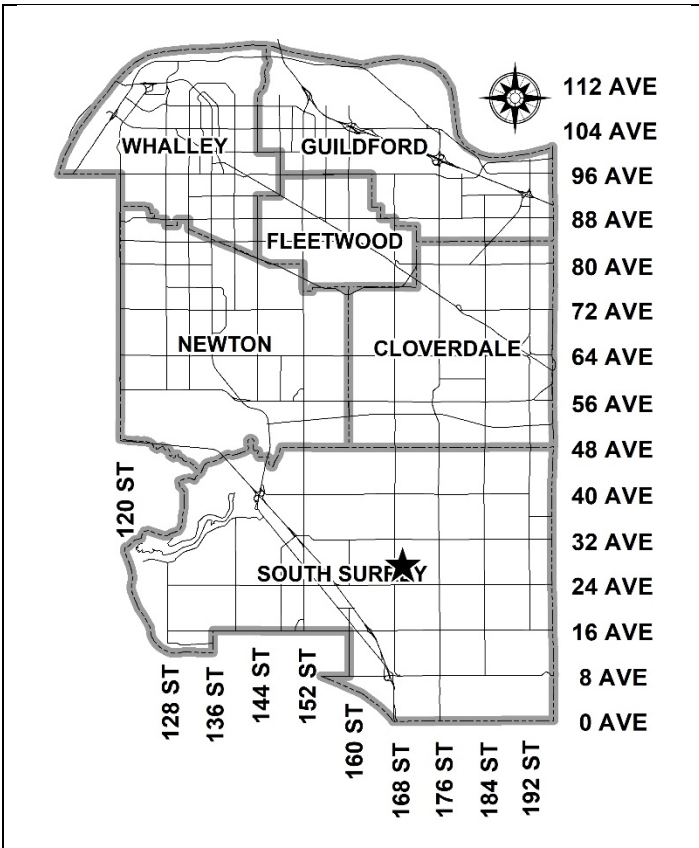
to allow subdivision of the property into two (2) single family small lots.

LOCATION: 16721 - 25A Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lot Single Family w/wo Coach House (10-15 upa)



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 "Small Lot Single Family w/wo Coach House (10-15 upa)" designation in the Orchard Grove Neighbourhood Concept Plan (NCP)
- The proposal complies with 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 Surrey.
- Area residents have not submitted any objections to the City on the proposal.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) 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 Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Lot	Small Lot Single Family w/wo Coach House (10-15 upa)	RA
North (Across Rear Lane):	Single Family Residential	Large Lot Duplex or Large Lot Single Family (2-10 upa)	RA
East:	Single Family Residential	Small Lot Single Family w/wo Coach House (10-15 upa)	RA
South (Across 25A Ave):	Vacant Lot	Townhouse (15-30 upa)	RA
	Single Family Residential	Townhouse (15-30 upa)	
West:	Single Family Residential	Small Lot Single Family w/wo Coach House (10-15 upa)	RF-10
<i>Conditional Approval for subdivision into three (3) single family small lots under Development Application 7917-0126-00.</i>			

Context & Background

- The property is located north of 25A Avenue and is 694 square metres in area, 18.7 metres wide, and 37.2 metres deep.
- The property is currently zoned "One-Acre Residential Zone (RA)".
- The property is designated "Urban" in the Official Community Plan (OCP) and designated "Small Lot Single Family w/wo Coach House (10-15 upa)" in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The property abutting to the west, 16709 – 25A Avenue, has received conditional approval (Third Reading) through Development Application 7917-0126-00 to subdivide into three (3) single family small lots.
- The neighbourhood has seen a modest increase in density in recent years. There are numerous recent development applications in the area focused on subdivision into single family small lots and development of townhouse units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to the "Single Family Residential (10) Zone (RF-10)" to allow for subdivision into two (2) single family small lots.
- Each of the two proposed lots are 347 square metres in area, 9.34 metres wide, and 37.2 metres deep.
- The proposed lots exceed the minimum lot size requirement of an RF-10 Type III Interior Lot by 23 square metres each.
- The RF-10 lots front onto 25A Avenue and continue the established pattern of small lots along the north side of 25A Avenue. Townhouse development is envisioned for the south side of 25A Avenue under the "Townhouse (15-30 upa)" designation of the Orchard Grove NCP.

	Proposed
Lot Area	
Gross Site Area:	694 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	694 square metres
Number of Lots:	2
Unit Density:	28.8 units per hectare
Range of Lot Sizes	347 square metres
Range of Lot Widths	9.34 metres
Range of Lot Depths	37.20 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.

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

1 Elementary students at Pacific Heights Elementary School
0 Secondary students at Grandview Heights Secondary 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 Spring 2023.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be required from the existing rear lane located along the north property line. The proposed RF-10 Zoning requires that vehicle access be provided from a rear lane. This ensures an attractive streetscape for narrower lots.
- No additional road dedications are required along 25A Avenue.
- The proposed development is located in close proximity to transit service. A bus stop is located approximately 600 metres south of the site along 24 Avenue, serviced by bus route 531 with connections between White Rock Centre and Willowbrook.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

(The proposed lot sizes are consistent with those found in the immediate neighbourhood and the proposed building scheme highlights the requirement for new homes to be of a similar home type, style, and size as neighbouring context homes).

Secondary Plans

Land Use Designation

- The proposal complies with the "Small Lot Single Family w/wo Coach House (10-15 upa)" designation in the Orchard Grove Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposal is consistent with the following visions and guiding principles of the Orchard Grove NCP:
 - Ensuring sensitive integration and connection with adjacent existing and planned neighbourhoods.

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)".

RF-10 Zone (Part 17C)	Permitted	Proposed
Unit Density:	31 units per hectare	28.8 units per hectare
Lot Size (Type III "Interior" Lots)		
Lot Size:	324 square metres	347 square metres
Lot Width:	9 metres	9.34 metres
Lot Depth:	36 metres	37.2 metres

- The proposal to rezone the property from RA to RF-10 is appropriate as it reflects the block pattern that was conceptualized under Development Application No. 7913-0241-00 and 7917-0126-00 for the properties to the west along 25A Avenue.

Lot Grading and Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include "Neo-Traditional", "Neo-Heritage" style two-storey type homes, and compatible styles. The recommended styles are similar to recent small lot single family residential developments west of the subject site.
- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated September 9, 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 (\$2,000 per new unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Orchard Grove NCP designation.

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 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 December 3, 2021, and the Development Proposal Signs were installed on November 30, 2021. Staff received no responses from neighbouring properties.
- A pre-notification letter was sent to the Cloverdale District Chamber of Commerce and Grandview Heights Stewardship Association. Staff received no responses from these associations.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting, 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			
Red Alder	8	8	0
Coniferous Trees			
Western Red Cedar (Hedge)	7	7	0
Total (excluding Alder and Cottonwood Trees)	7	7	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	
Contribution to the Green City Program		\$11,000	

- The Arborist Assessment states that there are a total of 8 Red Alder trees and there is currently a Western Red Cedar hedge with 7 stems shared with the adjacent property to the east. It was determined that no trees or hedges 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 Alder and Cottonwood trees, and a 2 to 1 ratio for all other trees or hedges. This will require a total of 22 replacement trees on the site. Since only two (2) replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 20 replacement trees will require a cash-in-lieu payment of \$11,000, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, two (2) trees are proposed to be retained or replaced on the site and a contribution of \$11,000 to the Green City Program will be required.

INFORMATION ATTACHED TO THIS REPORT

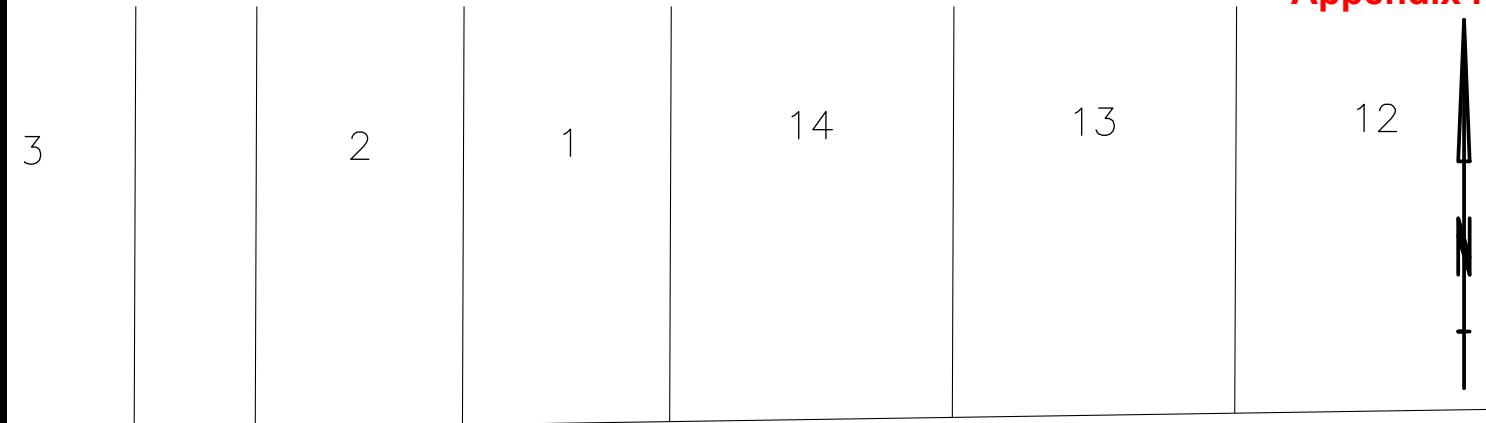
The following information is attached to this Report:

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

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

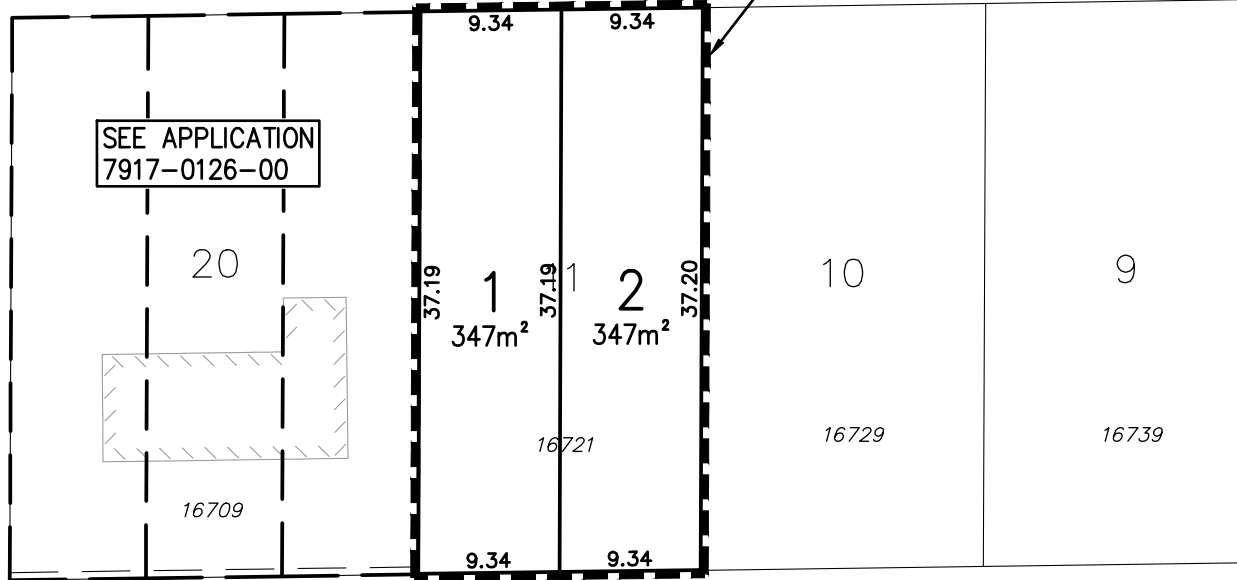
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Lane

SUBJECT PROPERTY

SEE APPLICATION
7917-0126-00



25A Ave



PRELIMINARY SUBDIVISION PLAN

16721 25A Avenue
client name



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
www.wsp.com

JUNE 2021

211-00000-00

INTER-OFFICE MEMO

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

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

DATE: **February 04, 2022** PROJECT FILE: **7821-0278-00**

RE: **Engineering Requirements
Location: 16721 25A Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way (SRW) along 25A Avenue frontage.

Works and Services

- Construct the north side of 25A Avenue;
- Construct the Residential Lane;
- 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 Services Manager

AJ



February 9, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0278 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:	0

September 2021 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 298
Operating Capacity (K/1-7)	76 K + 512

Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

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.

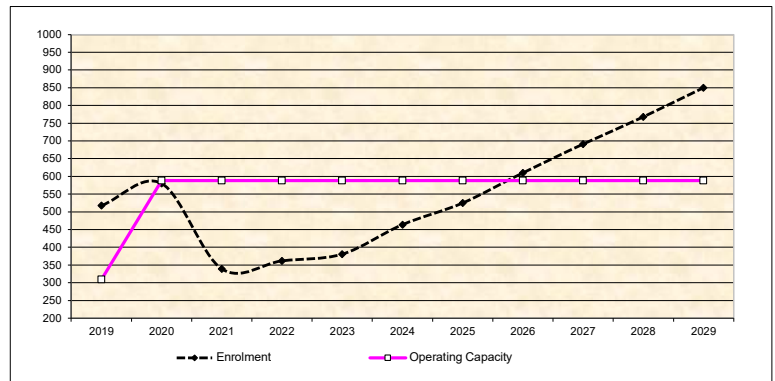
School Enrolment Projections and Planning Update:

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

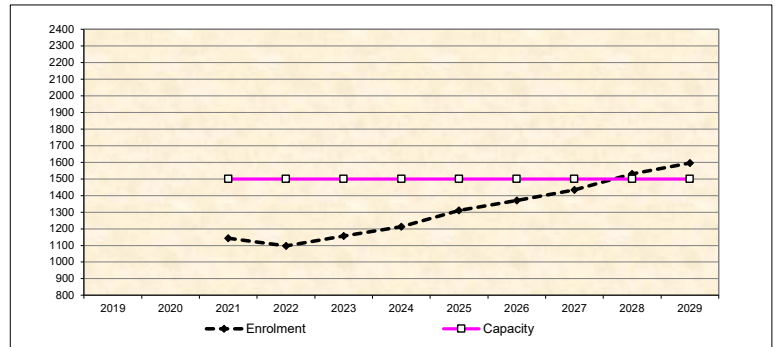
In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong.

Grandview Heights Secondary opened September 2021; to provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

Pacific Heights Elementary



Grandview 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0278-00-00
 Project Location: 16721 - 25A 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:

The subject site is located within an old growth area in rapid transition to a compact modern urban character.

The older homes east and south of the site include a 1970's box-like Cathedral Entry homewith vertically aligned floors, thus exposing the entire upper floor to street views. The homehas a simple 4:12 common gable roof with one street facing common gable projection. Thehome has an asphalt shingle roof, and is clad in stucco, with blue horizontal siding at the lowest level. There are two small (under 1000 sq.ft.) old urban Bungalows with low slope common gable roofs surfaced with asphalt shingles. These homes are also clad in a combination of stucco and cedar. There are also some neighbouring suburban lots (RA and RH zone) which are so heavily treed and vegetated that structures are not visible fromthe street.

Southwest of the subject site is an RM-30 zoned site (Surrey project 18-0087-00) which contains approximately eighty Townhouse units. The units are configured with three vertically stacked storeys above grade. The units each have a single 12:12 slope common gable roof with asphalt shingle surface. The units are clad in a combination of horizontal siding and shingles in a colour range that includes only neutral (white and grey) and natural (taupe) colours.

West of the subject site is a new 20 lot compact urban site (Surrey project 13-0241-00) containing 19 RF-10 lots and one RF-12 lot. All of these homes are new (less than 10 years old), and all can be classified as modern "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes. These homes are all designed to current standards with well balanced, consistently proportioned, architecturally interesting mid-scale massing designs. These homes have 8:12 – 10:12 pitch main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing, including wood battens over Hardipanel. Homes are clad with Hardiplank (or other fibre cement board) All of the homes also have a stone accent in addition to generous bold trim around window and door openings and layered fascia. All of these newer homes can be considered suitable "context homes".

West of, and adjacent to the subject site is a new application, Surrey project 17-0126-00, a subdivision of one RF-10 lot into three RF-10 lots. The building design guidelines for this site provide excellent "regulations context" for the subject site.

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

- 1) **Context Homes:** There are numerous new homes in this area adjacent to and west of the subject site that could be considered to provide acceptable architectural context for the subject site. 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. The building design guidelines for the adjacent site to the west, Surrey project 17-0126-00, provide good future context for this area, and to ensure continuity, it is recommended that the subject site contain similar regulations.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include emulations of the new “Neo-Traditional”, and “Neo-Heritage” context homes, and compatible styles. 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 :** There are a wide range of home types evident (Two-Storey, Bungalow, and Cathedral Entry), and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme. It is expected that all of the new homes at the subject site will be Two-Storey type.
- 4) **Massing Designs :** Massing designs should meet new standards for RF10 zoned subdivisions. 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 should be of a human scale, limited to a maximum one storey height to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with homes in this area.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** Roof slopes of 8:12 would produce the greatest consistency with the homes to the west. However, the recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: East and south of the site are 50 year old "West Coast Traditional" and "Old Urban" style homes. Southwest of the site is an 80 unit three storey high Townhouse site. West of the site is a 20 lot development with recently constructed "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes that provide ideal context for the subject site. These homes have well balanced, consistently proportioned, architecturally interesting mid-scale massing designs. These homes have 8:12 – 10:12 pitch main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing, including wood battens over Hardipanel. Homes are clad with Hardiplank (or other fibre cement board) All of the homes also have a stone accent in addition to generous bold trim around window and door openings and layered fascia

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. 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 2020'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 one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes"
Preferred styles for this site include emulations of the new "Neo-Traditional", and "Neo-Heritage" context homes, and compatible styles. 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.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 29, 2021

Reviewed and Approved by:  **Date:** December 29, 2021

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 16721 25A Ave

Registered Arborist Morgan Sullivan (ON-2648A)

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)	15
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	22
Replacement Trees Proposed	2
Replacement Trees in Deficit	20
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	

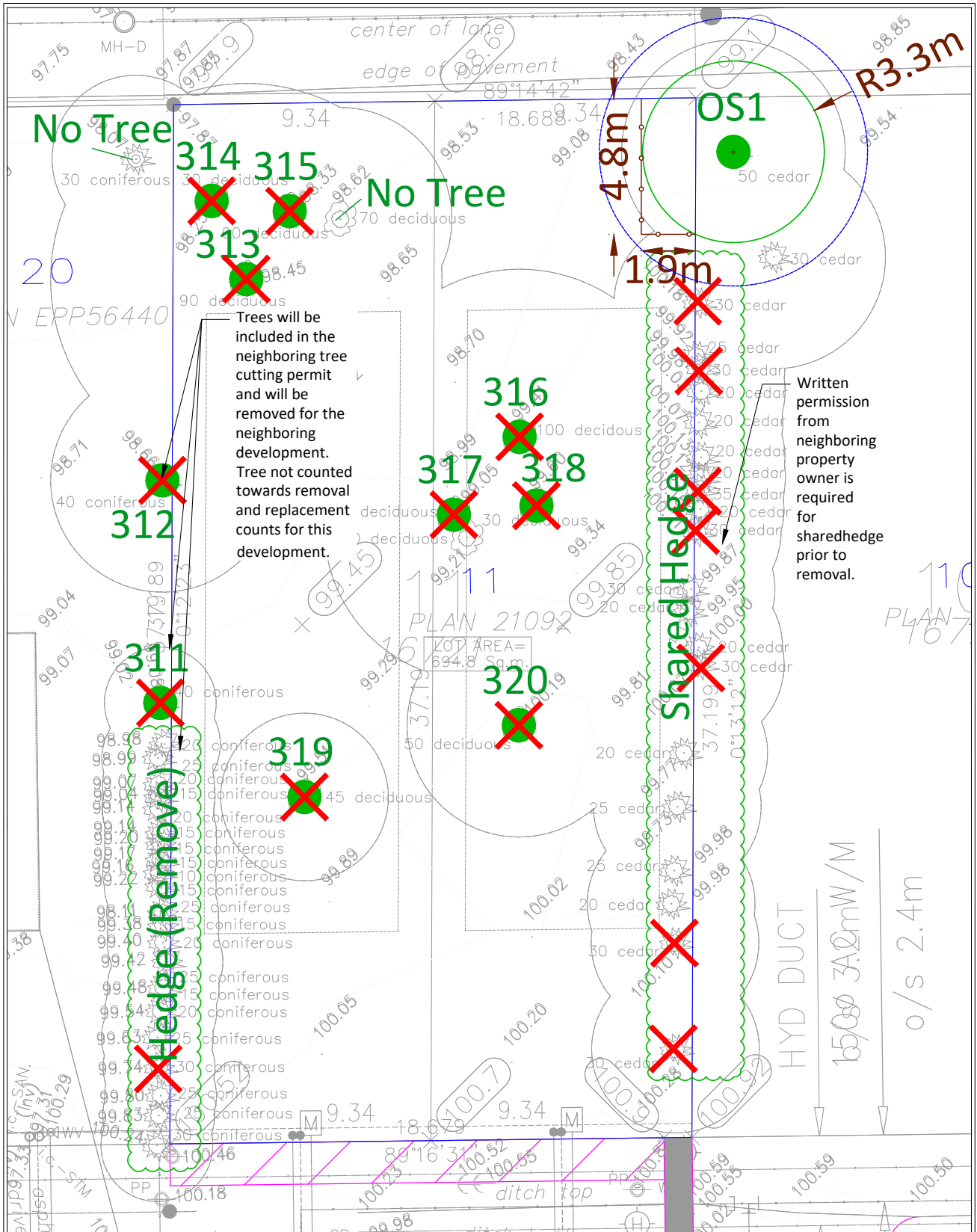
Summary, report and plan prepared and submitted by



Signature of Arborist

February 07, 2022

Date



Trees will be included in the neighboring tree cutting permit and will be removed for the neighboring development. Tree not counted towards removal and replacement counts for this development.

Written permission from neighboring property owner is required for shared hedge prior to removal.

LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)	REFERENCE DRAWINGS
	TREE PROTECTION ZONE AND FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED	

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ($\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

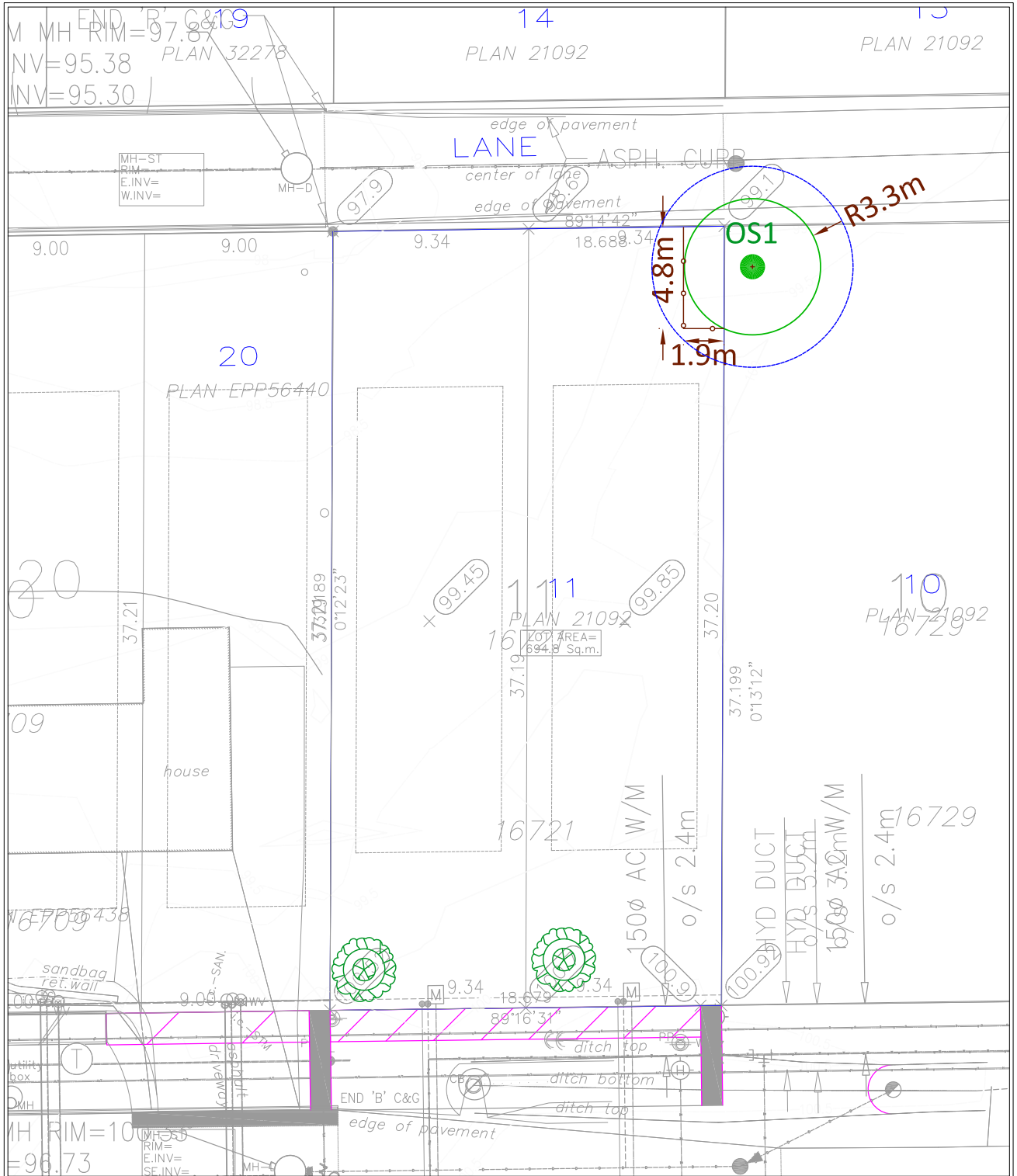


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 16721 25A Ave, Surrey
Client: Jasvinder Aujla

Drawing No: 001
Date: 2021/10/28
Drawn by: CL
Page Size: TABLOID 11"x17"

Page #
1 of 1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	03	6 cm. cal	As shown	B. & B.

TOTAL TREES TO BE PLANTED: 2

PLANTING STANDARDS
 All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
 Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

	TREE PROTECTION ZONE		TREE PROTECTION FENCE		TREE TO BE RETAINED		UN-SURVEYED TREE
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- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - Any construction activities or grade changes within the tree protection zone must be approved by the project arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3551 COMMERCIAL STREET
 VANCOUVER BC | V5N 4E8
 T 604.733.4886 | F 604.733.4879

Drawing title: Tree Replacement Plan
 Project address: 16721 25A Ave, Surrey
 Client: Jasvinder Aujla

Drawing No: 001
 Date: 2022/02/07
 Drawn by: MR
 Paper Size: TABLOID 11"x17"

Page #
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