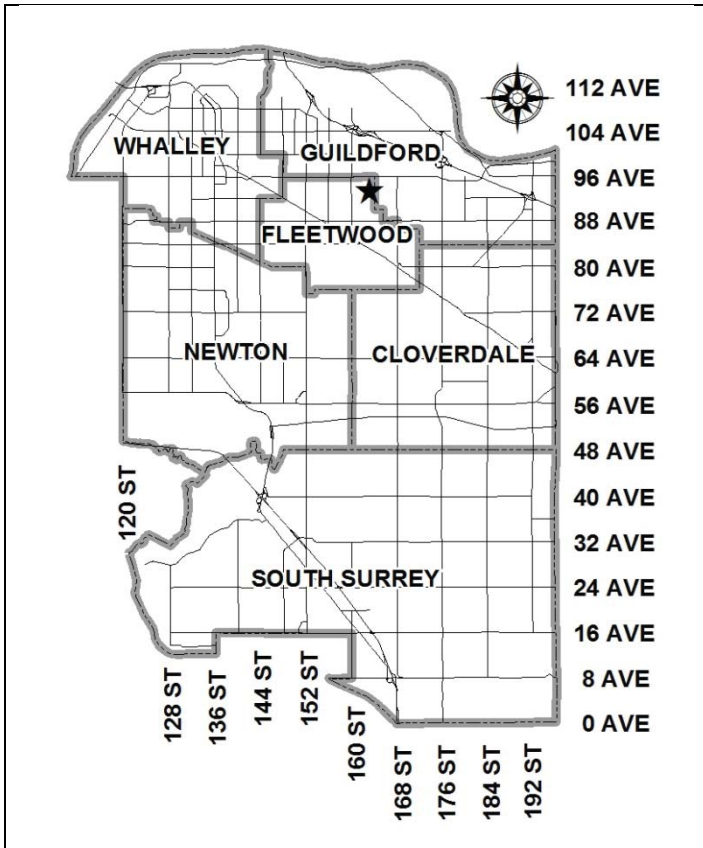


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0243-00

Planning Report Date: July 24, 2017



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RH to RF

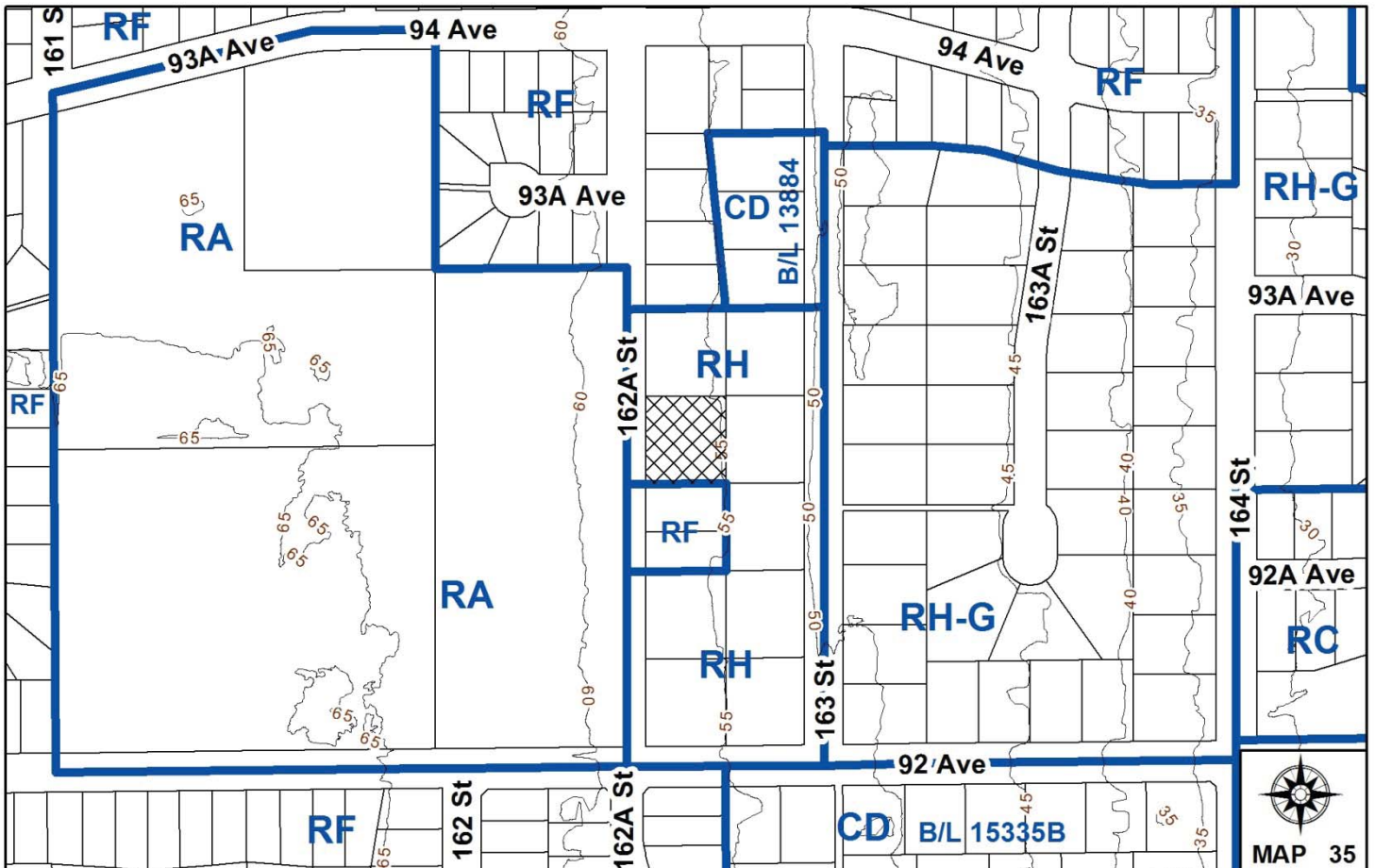
to allow subdivision into two (2) single family lots.

LOCATION: 9292 - 162A Street

OWNERS: Sukhwant S. Saran
 Kuljeet K. Saran

ZONING: RH

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to redesignate the subject property from Suburban to Urban in the Official Community Plan (OCP) as part of the development application.

RATIONALE OF RECOMMENDATION

- The proposed development is consistent with the RF-zoned pattern of development in the surrounding neighbourhood, specifically the properties to the immediate south of the subject site (9266 and 9274 – 162A Street), developed under Development Application No. 7914-0025-00.
- The proposed development provides an appropriate transition between the adjacent RH-zoned, Suburban-designated lots to the east and the mostly undeveloped 2.4-hectare (6-acre) Urban-designated lot to the west.
- The applicant has agreed to provide a community benefit contribution of \$9,700 (representing \$4,850 per lot) for the proposed Official Community Plan (OCP) amendment, based on the two (2) proposed Urban lots.
- The existing house on proposed Lot 1, which was constructed in 2016, conforms to the minimum setback, lot coverage and floor area ratio (FAR) requirements of the RF Zone.
- The proposed subdivision conforms to the City's Infill Policy No. O-30.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. 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 address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) provision of community benefit contribution for proposed Lots 1 and 2 to satisfy the OCP Amendment Policy for OCP Amendment applications.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Serpentine Heights School
1 Secondary student at North Surrey School

(Appendix IV)

The applicant has advised that the dwelling unit in this project is expected to be constructed and ready for occupancy by Summer 2018.

Parks, Recreation & Culture:

Parks supports the application but has some concerns with the pressure that the project will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$500 for the one (1) proposed lot, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing dwelling within the area comprising proposed Lot 1, which is to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RH
East:	Single family dwelling.	Suburban	RH
South:	Single family dwelling.	Urban	RF
West (Across 162A Street):	Single family dwelling on large undeveloped 2.4-hectare (6-acre) lot	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 0.19-hectare (0.46-acre) subject property is located at 9292 – 162A Street in Fleetwood.
- The site is currently designated "Suburban" in the Official Community Plan and is zoned "Half-Acre Residential Zone (RH)".
- Similar to the surrounding half-acre lots to the north and east of the subject site, the subject lot was created in 1991.
- The applicant was originally seeking an amendment to the OCP from "Suburban" to "Urban" and to rezone from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to permit subdivision into three (3) single family lots. Following consultations with staff and opposition to the proposal from neighbouring residents the applicant revised the development, instead proposing an OCP amendment and rezoning to permit subdivision into two (2) large RF-zoned lots.

- The subject property contains an existing single family dwelling, which was constructed in 2016, on the northern portion of the lot, which will be retained as part of the development.

Current Proposal

- The applicant is seeking an amendment to the Official Community Plan (OCP) to redesignate the site from "Suburban" to "Urban" and to rezone from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to permit subdivision into two (2) single family lots.
- Proposed Lots 1 and 2 exceed the minimum lot size requirements of the RF Zone (560 sq.m / 6,000 sq.ft.) with lot areas of 1,020 square metres (10,980 sq.ft.) and 840 square metres (9,041 sq.ft.) respectively.
- With lot widths of 24.7 metres (81 ft.) and 20.3 metres (66.5 ft.) respectively proposed Lots 1 and 2 exceed the minimum 15-metre (50-foot) lot width requirement of the RF Zone, and conform to City Infill Policy No. O-30, which requires that proposed lot widths be similar to lot widths of adjacent lots or be a minimum of 16.5 metres (54 ft.) wide. Both proposed Lots 1 and 2 are 41.3 metres (135.5 ft.) in lot depth.
- The proposed lot sizes and dimensions are consistent with those of the existing RF-zoned lots to the north, on the east side of 162A Street adjacent to the 93A Avenue cul-de-sac, and with neighbouring properties to the immediate south (9266 and 9274 - 162A Street), created in 2016.
- The applicant is proposing to retain the existing house on proposed Lot 1, which was constructed in 2016, and has provided a Location Certificate to verify that the house will conform to the density and setback requirements of the RF Zone upon completion of the subdivision. The existing house will have a floor area ratio (FAR) of 0.36 and a lot coverage of 30% on the new lot, which is less than the maximum permitted FAR of 0.46 and 30% lot coverage of the RF Zone for proposed Lot 1.

Road Dedication

- The subject property currently fronts, and is accessed from, 162A Street, a 10-metre (33-foot) wide Through Local road with an ultimate width of 20 metres (66 ft.).
- Proposed Lots 1 and 2 will front, and be accessed from, 162A Street.
- The applicant will be required to construct the east side of 162A Street to the Through Local standard and register a 0.5-metre (1.6-foot) wide statutory right-of-way for utility access.

Neighbourhood Character Study and Building Scheme

- The applicant retained Tejeshwar Singh, of Simplex Consultants Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain a consistency with the existing single family dwellings in the adjacent neighbourhood.

- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of the existing "West Coast Modern" style homes in the surrounding area provide suitable context for future development. The Building Design Guidelines, a summary of which is attached (Appendix V), will contain updated design standards that meet or exceed the massing design, construction standards as well as trim and material standards of the existing context homes.

Lot Grading

- A preliminary lot grading plan was prepared and submitted by CitiWest Consulting Ltd. The plan was reviewed by staff and found to be generally acceptable.
- The existing house in the area comprising proposed Lot 1 contains a full-height basement and the applicant is proposing an in-ground basement on proposed Lot 2, with less than 0.5 metre (1.6 ft.) of fill required. Final confirmation on whether an in-ground basement is achievable will be determined once final Engineering drawings have been received and approved by the City's Engineering Department.

PRE-NOTIFICATION

- Pre-notification letters were sent out on December 11, 2013 and a revised development proposal sign, for the proposed 2-lot subdivision and the retention of the existing house on proposed Lot 1, was installed on June 20, 2017. At the time of finalizing this report staff had received no responses.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) amendment, from Suburban to Urban (Appendix VII), is consistent with recent development in the general area. The properties to the west, across 162A Street and further north, along the west and east side of 162A Street, are designated Urban. The neighbouring property (formerly 9274 – 162A Street) directly to the south of the subject property was redesignated to Urban and rezoned from RH to RF under Development Application No. 7914-0025-00 on September 12, 2016.
- The current proposal is consistent with the pattern of development that extended the Urban designation along this portion of 162A Street.
- In order to alleviate any additional pressure on the area as a result of the proposed development the applicant is volunteering a \$4,850/lot community benefit contribution, totaling \$9,700 for the two (2) proposed lots, which is consistent with that collected under Development Application No. 7914-0025-00. This contribution will be collected prior to the project being considered for Final Adoption.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Mike Fadum, 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
Deciduous Trees			
Cherry	1	1	0
Japanese Maple	1	1	0
Coniferous Trees			
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of three (3) protected trees on the site (including a boulevard tree). There are no Alder or Cottonwood trees. It was determined that one (1) tree, identified as a boulevard tree along the 162A Street frontage adjacent to the northwest corner of the subject property, 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.
- The roots of an off-site Bigleaf Maple, located on a property to the southeast (9269 – 163 Street), extend onto a small portion of the southeast corner of the subject property. The tree is proposed for retention and the applicant will be required to construct tree protection fencing as part of the subject development application to ensure the protection of the off-site tree during the construction of any on-site works and services.

- 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. The applicant is proposing six (6) replacement trees (based on an average of three (3) trees per RF-zoned lot), exceeding City requirements.
- In summary, a total of seven (7) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 24, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is an urban infill lot. • The proposed subdivision will comply with the Urban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on both lots, subject to meeting the zoning and BC Building Code requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The project will incorporate Low Impact Development Standards with respect to on-site stormwater management. • The number of replacement trees proposed for the two (2) proposed RF-zoned lots exceeds City requirements.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal sign was installed on-site and pre-notification letters were provided to area residents as part of the development application process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Natalie Pullman
 Citiwest Consulting Ltd.
 Address: 9030 - King George Boulevard, Unit 101
 Surrey, BC V3V 7Y3

2. Properties involved in the Application

(a) Civic Address: 9292 - 162A Street

(b) Civic Address: 9292 - 162A Street
 Owner: Sukhwant S Saran
 Kuljeet K Saran
 PID: 017-514-231
 Lot A Section 36 Township 2 New Westminster District Plan LMP1447

3. Summary of Actions for City Clerk's Office

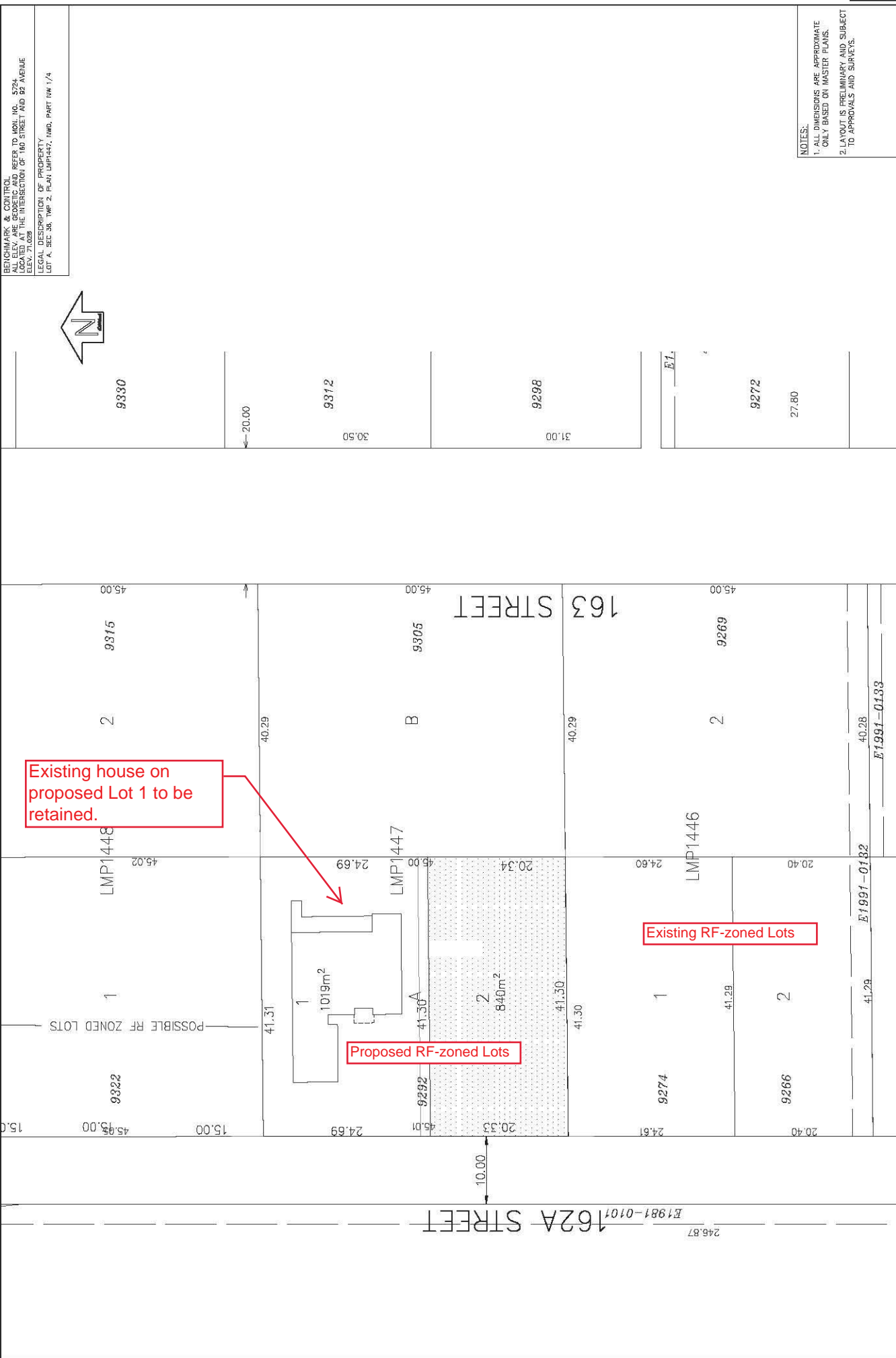
(a) Introduce a By-law to amend the Official Community Plan to redesignate the site.

(b) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.459
Hectares	0.1858
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.33 – 24.69 m.
Range of lot areas (square metres)	840 m ² / 1019 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.76 lots/ha. & 4.4 lots/ac.
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30-33%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	42-45%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MDL NO. 5734.
 CORNER AT THE INTERSECTION OF 160 STREET AND 92 AVENUE
 ELEV. 71.028
 LEGAL DESCRIPTION OF PROPERTY
 LOT A, SEC. 36, TWP. 2, PLAN LMP1447, RMD, PART RW 1/4



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE
 ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT
 TO APPROVALS AND SURVEYS.

No.	DATE	Revision	Dr	Ch	Date	DCT / 2013	Rev/bn	Dwg. No.	B
Scale:	1:500	Drawn:	LC	Min. Dwg. No.		Job No.	13-3046	Of	
Designed:	SS	P.W.	P.J.	Approved:					
KULWANT S. SARAN 9322 - 162A STREET, SURREY, BC, V4H 2B8, PH: 604-762-8438 PRELIMINARY LOT LAYOUT SUBDIVISION AT 9392 - 162A STREET, SURREY, BC									
CitiWest Consulting Ltd. No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-991-0518 E-MAIL: office@citiwest.com									

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or registered without the written consent of said company.



INTER-OFFICE MEMO

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

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

DATE: **Revised July 18, 2017
Aug.13, 2014** PROJECT FILE: **7813-0243-00**

RE: **Engineering Requirements
Location: 9292 162A Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Provide 0.5 metre wide statutory rights-of-way (SROW) along 162A Street.

Works and Services

- Construct east side of 162A Street to Through Local Road Standard.
- Construct sanitary, storm and water service connections for each lot.
- Provide on-lot stormwater mitigation features to mitigate the additional run-off from the increase in impervious coverage.

A Servicing Agreement is required prior to Rezone/Subdivision.

Rémi Dubé, P.Eng.
Development Services Manager

CE



Planning March-27-17

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0243 00 Revised

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.
 There are no new capital projects proposed at Serpentine Heights Elementary School. An expansion to North Surrey Secondary has been proposed in the School District's Five Year Capital Plan to relieve long term overcrowding at North Surrey Secondary.

SUMMARY

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

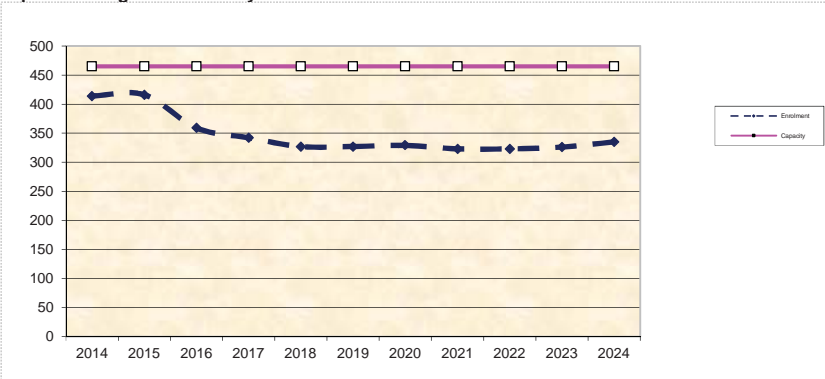
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

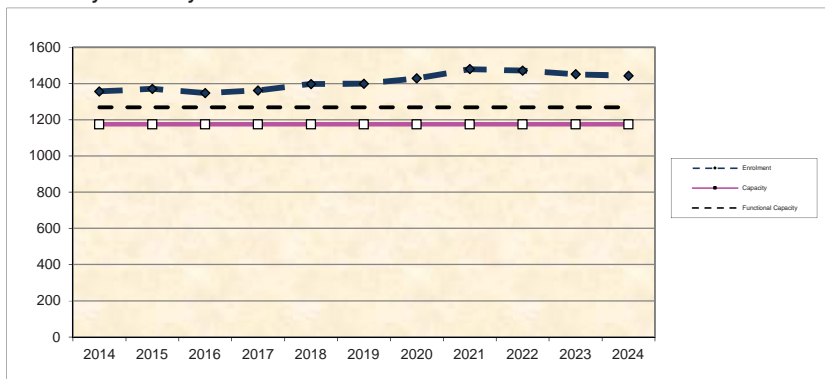
September 2018 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	32 K + 327
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1348
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

Serpentine Heights Elementary



North Surrey Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7913-0243-00
 Project Location: 9292 – 162A Street, 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:

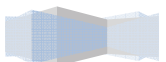
The area surrounding the subject property consists mainly of newer homes built about 10 years ago with very few homes built approximately 15-20 years ago. The styles of the homes in the area are mainly “west coast modern” and “split-level” homes which range from 1500sf up to 3000 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 7:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are only very few homes that are approximately 15-20 year old “Split-Level” homes under 1500 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

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 “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 5:12 for the newer context homes.

Dwelling Types/Locations: 2 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 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:

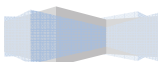
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 None.

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.

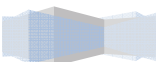
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Concrete tiles, shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped 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 8, 2014

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

Date: February 8, 2014



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS


Tree Preservation Summary

Address: 9292 - 162A Street, Surrey, BC
Registered Arborist: Vanessa Melney

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)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
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 2 X two (2) = 4 _____ 	4
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

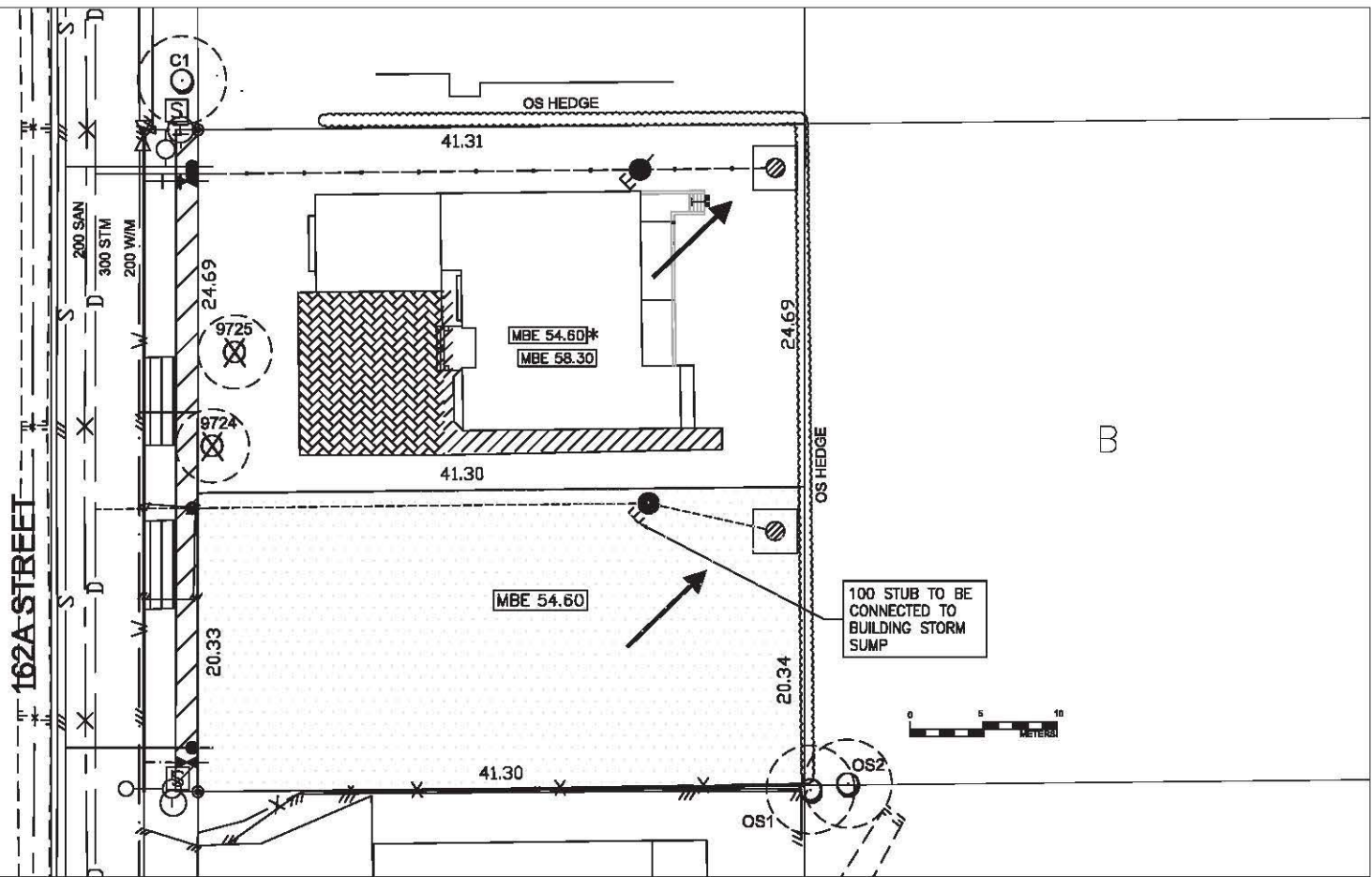
Signature of Arborist: 

Date: June 27, 2017



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





LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE



NO.	DATE	BY	REVISION
1	08P10/16	MK	REVISED LOT LAYOUT
2	08P12/16	MK	LOT DRAINAGE AND GRADING PLAN ADDED
3	JAN19/17	MK	UPDATED SURVEY AND GRADING PLAN
4	JUN20/17	MK	REVISED GRADING AND SERVICES PLAN
5	JAN09/17	MK	REVISED GRADING

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 128 St.
 Surrey, British Columbia
 V3W 0A8
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 Fax: (778) 593-0302
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 Email: mifadum@fadum.ca

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PROJECT TITLE
9292 162A STREET
 SURREY, B.C.

SHEET TITLE
**T1 - TREE PROTECTION AND
 REPLACEMENT PLAN**

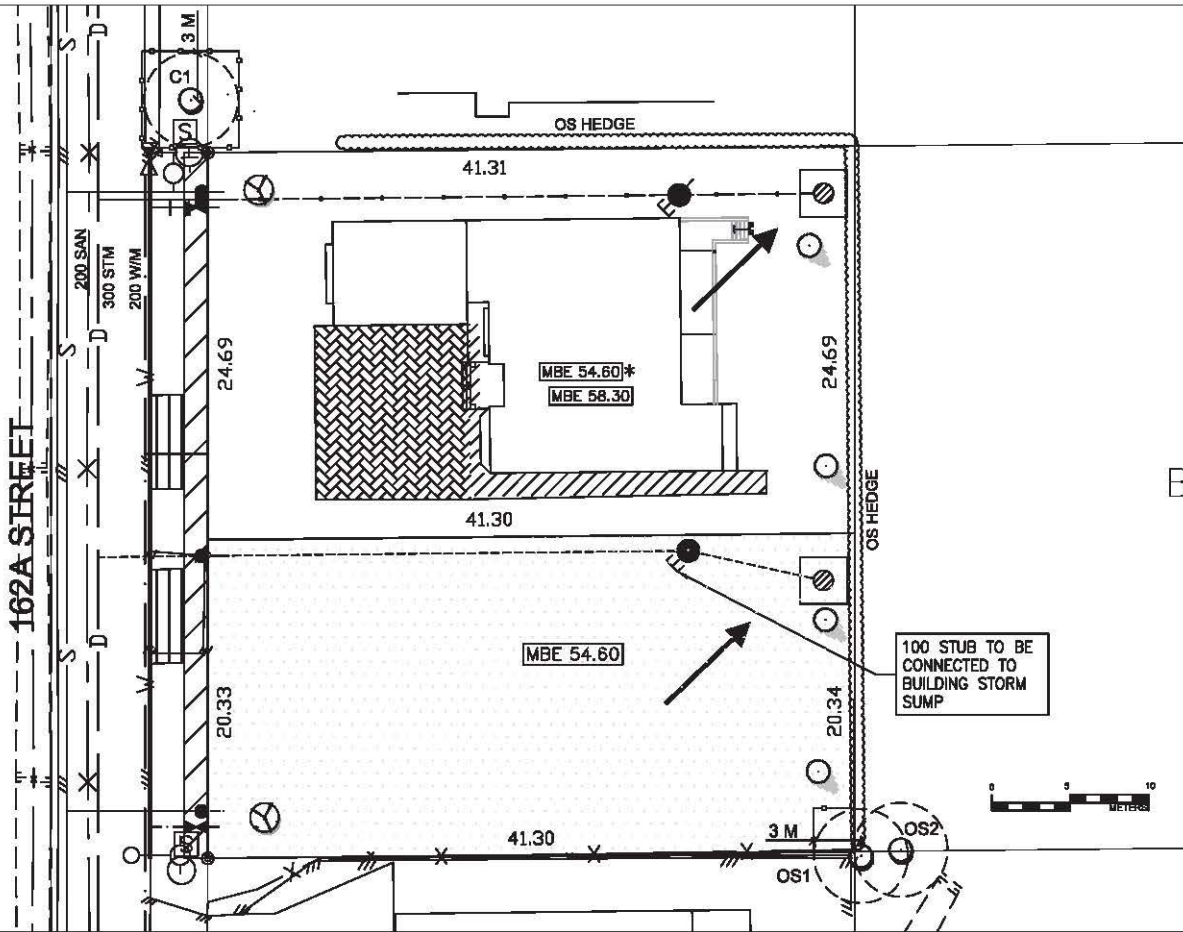
CLIENT

DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 JANUARY 20, 2014

T-1
 SHEET 1 OF 2

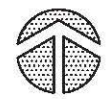


- LEGEND**
- TREE TO BE RETAINED
 - DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
 - CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
 - TREE PROTECTION FENCING
 - MINIMUM NO DISTURBANCE ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSURE TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC/ALBERTA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION
1	08/10/16	MK	REVISED LOT LAYOUT
2	08/12/16	MK	LOT DRAINAGE AND GRADING PLAN ADDED
3	JAN/17	MK	UPDATED SURVEY AND GRADING PLAN
4	JUN/17	MK	REVISED GRADING AND SERVICES PLAN
5	JUL/17	MK	REVISED GRADING

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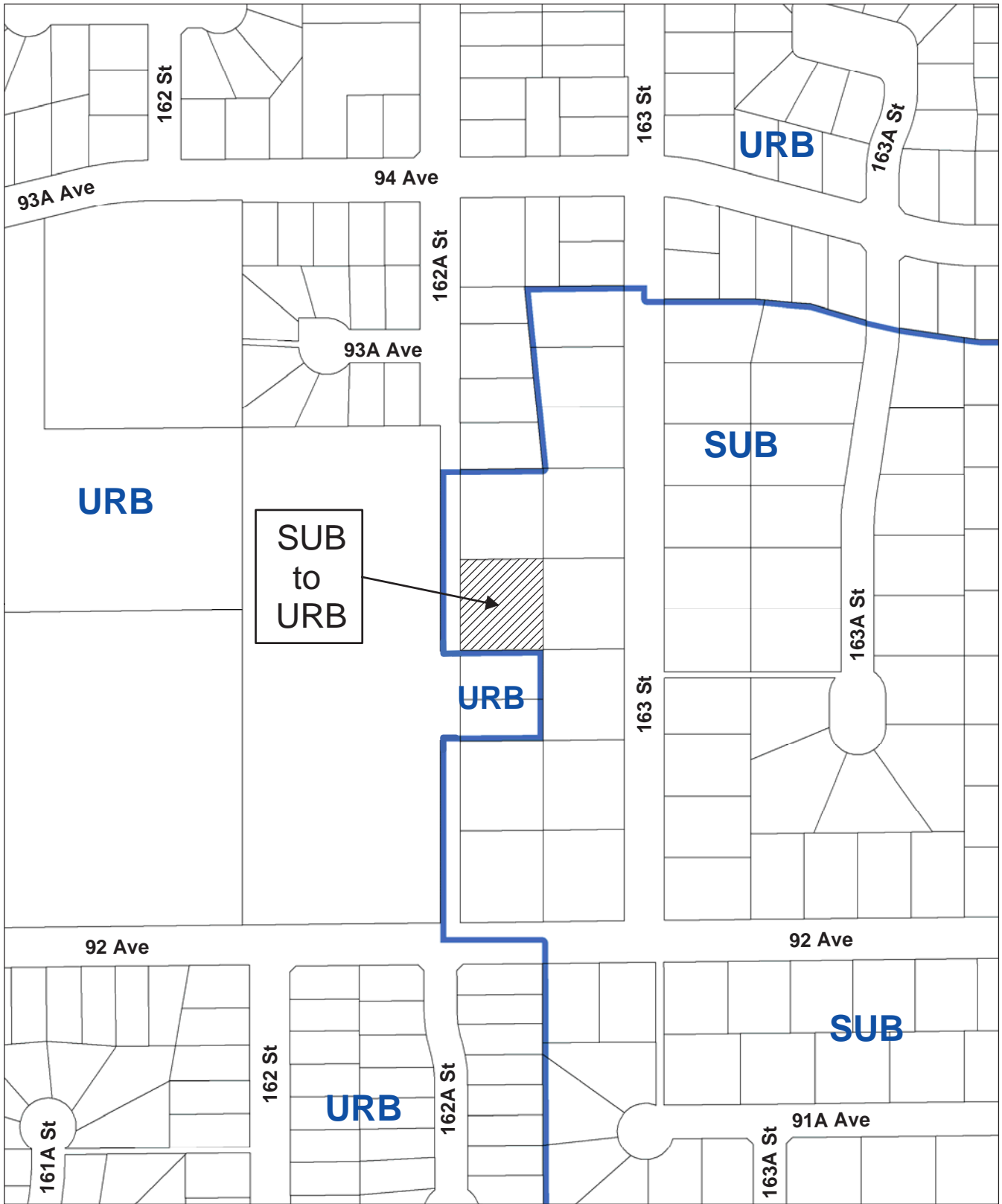
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PROJECT TITLE
9292 162A STREET
 SURREY, B.C.

SHEET TITLE
T1 - TREE PRESERVATION AND PROTECTION PLAN
 CLIENT _____

DRAWN
 SGL
 SCALE
 AS SHOWN
 DATE
 JANUARY 20, 2014

T-2
 SHEET 2 OF 2



OCP Amendment 7913-0243-00
Proposed amendment from Suburban to Urban

