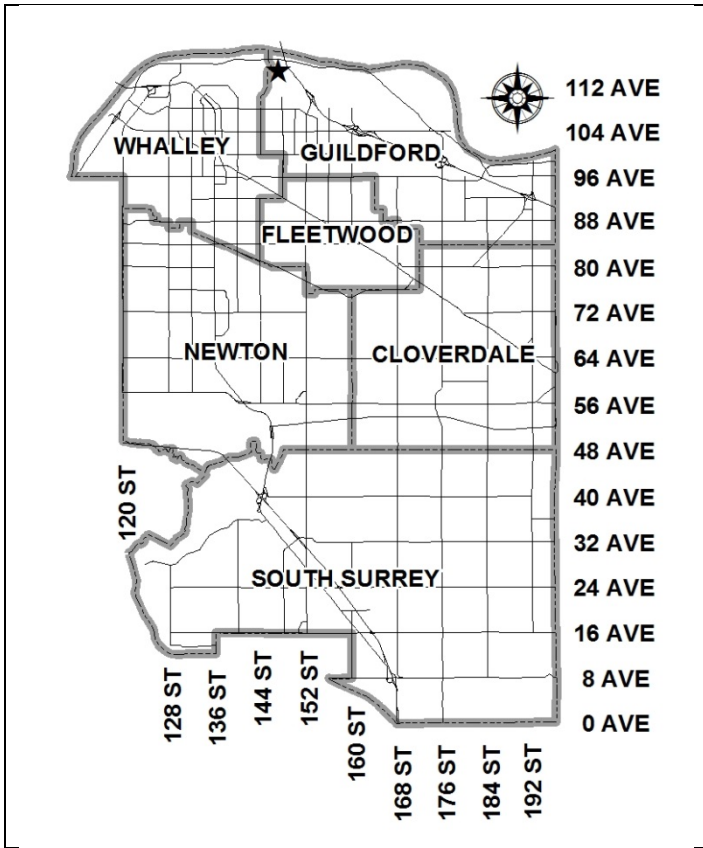


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0284-00

Planning Report Date: March 23, 2015



PROPOSAL:

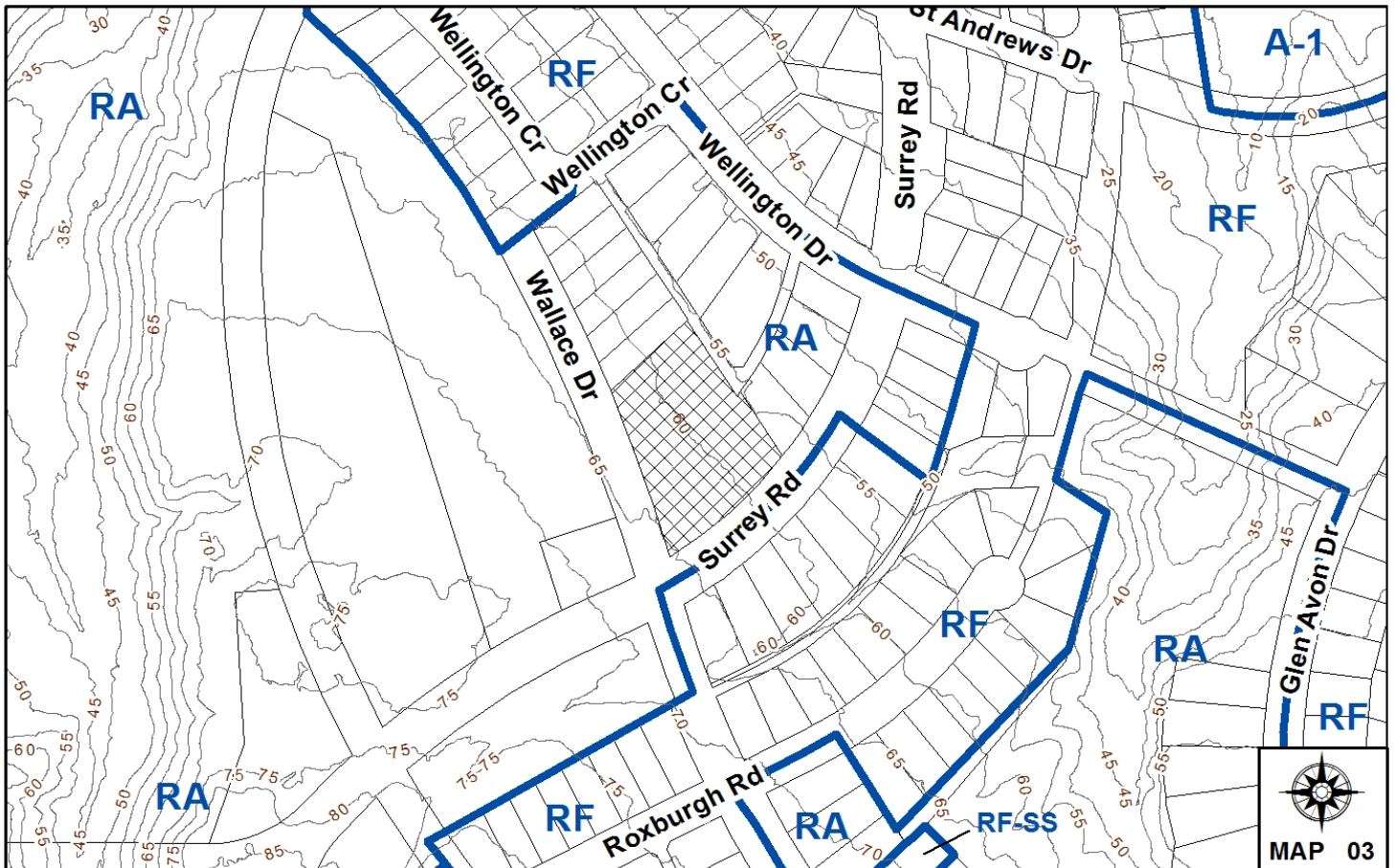
- **Rezoning** from RA to RF in order to allow subdivision into eight (8) single family lots.

LOCATION: 11339 - Surrey Road

OWNERS: Charanjit S Rattan
 Inderjit K Rattan

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- Completes the single family residential (RF) type lot pattern along the east side of Wallace Drive and the north side of Surrey Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) 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;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 4, 5 and 8 for the purpose of tree retention; and
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 to require driveway access from the rear lane only.

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:

3 Elementary students at Ellendale Elementary School
 1 Secondary student at Guildford Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2016.

Parks, Recreation & Culture:

Parks supports the proposal provided the applicant addresses concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with single family dwelling to be removed

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RA
East:	Single family dwellings	Urban	RA
South (Across Surrey Road):	Single family dwellings	Urban	RF
West (Across Wallace Dr.):	Invergarry Park (greenbelt)	Conservation and Recreation	RA

DEVELOPMENT CONSIDERATIONS

- The 5,550-square metre (1.4 ac.) subject site is located at 11339 - Surrey Road, which is across from Invergarry Park, just north of 111 Avenue. The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the site from RA to RF and to subdivide into eight (8) single family lots. The proposed RF zoning is consistent with the RF-type lots established many years ago in the neighbourhood but zoned RA.
- All eight proposed lots comply with the minimum 15-metre (50 ft.) lot width and minimum 28-metre (90 ft.) lot depth requirements of the RF Zone.
- Proposed Lots 1-4 and 6-8 exceed the minimum 560-square metre (6,000 sq. ft.) lot size of the RF Zone.

- Proposed Lot 5 is an undersized lot. It is 520 square metres (5,600 sq. ft.) in area which equals 93 percent of the minimum lot area required in the RF Zone. However, Section 21(h) of Part 4 of Surrey Zoning By-law, 1993, No. 12000, allows the Approving Officer to approve one lot in a subdivision to be no less than 90 percent of the minimum lot area required.
- Proposed Lots 1 and 2 could have driveway access from either the rear lane or Surrey Road. Due to safety issues associated with the grade and curvature of the road, a restrictive covenant will be registered on these lots to require driveway access from the rear lane only.
- Proposed Lots 3 and 4 will have driveway access from Wallace Drive, and proposed Lots 5-8 could have driveway access from either Wallace Drive or the rear lane. In order to ensure a consistent streetscape with existing lots on this block and proposed Lots 3 and 4, the Building Scheme will require a front access double car garage on proposed Lots 5-8.

Building Scheme and Lot Grading

- The applicant retained Mike 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 for all proposed lots (Appendix V). The Building Scheme will also require proposed Lots 5-8 to have front access garages facing Wallace Drive.
- A preliminary lot grading plan was submitted by Coastland Engineering Ltd. In order to meet the road elevation and to retain mature trees, retaining walls are proposed in the front yard of proposed Lots 4, 5 and 8. To mitigate the height of those walls, which generally do not exceed 0.6 metre (2 ft.) in height, additional landscaping provisions were added in the Building Scheme to require plantings along the edge of the retaining walls.
- The preliminary lot grading plan was reviewed by staff and found generally acceptable.
- The applicant proposes basements on all eight lots. 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.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	10	10	0
Cottonwood	2	2	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	3	3	0
Maple, Bigleaf	23	22	1
Paper Birch	3	3	0
Pacific Dogwood	1	1	0
Coniferous Trees			
Western Redcedar	12	9	3
Western Hemlock	3	3	0
Total (excluding Alder and Cottonwood Trees)	45	41	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		24	
Contribution to the Green City Fund		\$22,200	

- The Arborist Assessment states that there are a total of 45 mature trees on the site, excluding Alder and Cottonwood trees. Twelve (12) existing trees, approximately 21% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Excluding the 12 Alder and Cottonwood trees, 32 out of 45 existing trees (71%) are rated as being in poor, very poor, or high risk condition.
- 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 replacement ratio for all other trees. This will require a total of 94 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 74 replacement trees will require a cash-in-lieu payment of \$22,200, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- A "no-build" restrictive covenant will be registered on proposed Lots 4, 5 and 8 for the purpose of tree retention.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with a contribution of \$22,200 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were mailed on January 27, 2015. To date, staff received no responses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 4, 2015. 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 site is an urban infill site.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> There is opportunity for private gardens within yard areas.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soil and sediment control devices will be applied to the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site is located across the street from park trails.
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"> Pre-notification letters were mailed to area residents and a development proposal sign was installed on-site.

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF

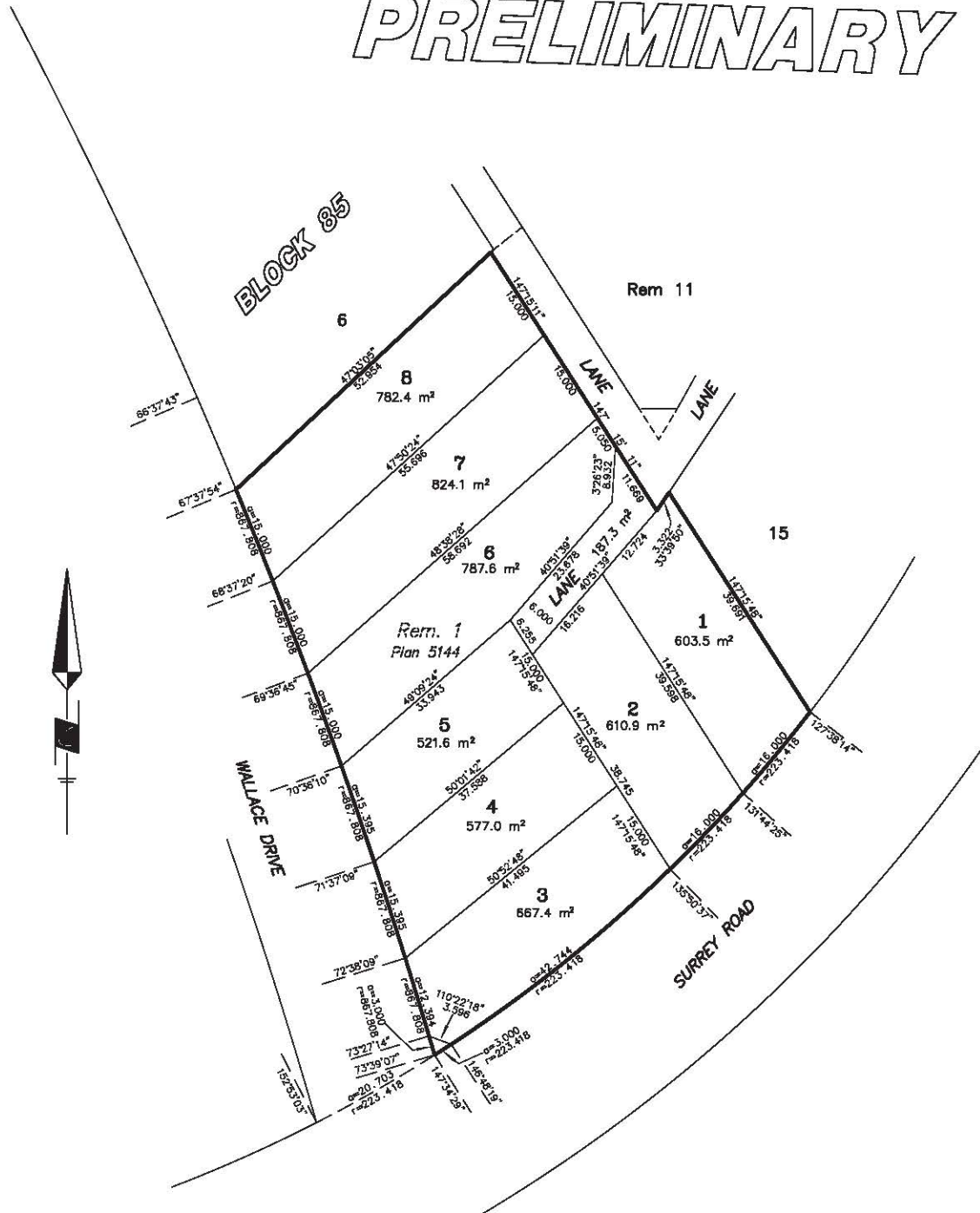
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.38 ac.
Hectares	0.56 ha.
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 16 m.
Range of lot areas (square metres)	520 sq. m. – 824 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.3 lots/ha. & 5.8 lots/ac.
Lots/Hectare & Lots/Acre (Net)	14.9 lots/ha & 6.0 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38.6
Estimated Road, Lane & Driveway Coverage	9.9
Total Site Coverage	48.5
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
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

**PRELIMINARY SUBDIVISION PLAN OF PARCEL "ONE" (EXPLANATORY PLAN 14277)
 LOT "A" EXCEPT: PARCEL "A" (BYLAW PLAN 58991),
 BLOCK 85, NEW WESTMINSTER DISTRICT, PLAN 5144**



SCALE - 1 : 500
 All distances are in metres

PRELIMINARY



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

FROM: Development Services Manager, Engineering Department

DATE: March 10, 2015 PROJECT FILE: **7814-0284-00**

**RE: Engineering Requirements
Location: 11339 Surrey Rd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0m x 3.0 metre corner cut at Wallace Drive and Surrey Road intersection.
- Dedicate 6.0 metre wide lane along with 5.5m x 5.5m corner cut.
- Provide 0.5 metre wide statutory rights-of-way along Surrey Road.

Works and Services

- Construct east side of Wallace Drive to Limited Local standard.
- Construct north side of Surrey Road to Collector standard.
- Construct lane to City standard.
- Construct fronting storm mains and sanitary mains to service the site.
- Register restrictive covenants for access restriction, on-site detention and pumped sanitary connection.
- Pay sanitary connection fee for two (2) existing connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Planning February-24-15

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 identified for the elementary and secondary schools in the north region of SD #36 (Surrey). The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0284 00

SUMMARY

The proposed 8 single family lots are estimated to have the following impact on the following schools:

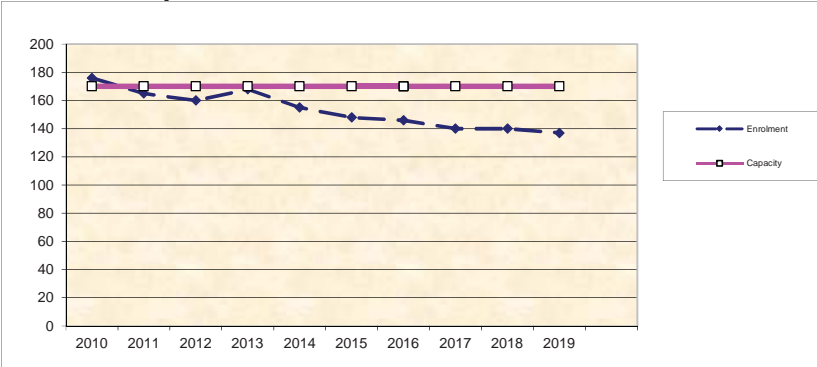
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

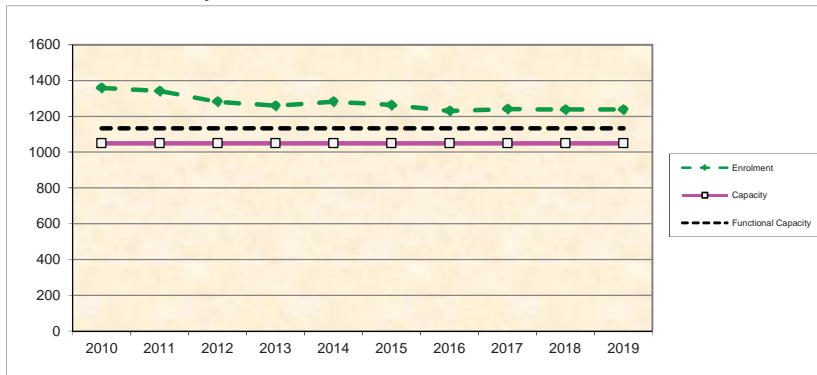
September 2014 Enrolment/School Capacity

Ellendale Elementary	
Enrolment (K/1-7):	16 K + 139
Capacity (K/1-7):	20 K + 150
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

Ellendale Elementary



Guildford Park 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 no: 7914-0284-00
 Project Location: 11339 – Surrey Road, 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 in an old growth area that has developed over a period of approximately 50 years. There is a wide range of housing types including Two-Storey, Basement Entry, Split Level, and Bungalow, and there are a wide range of home sizes, from 800 sq.ft. to approximately 2800 sq.ft. The style range is an eclectic mix of “Old Urban”, “Rural Heritage”, “Neo-Heritage”, “West Coast Modern”, “Modern California Stucco”, and a “West Coast Traditional emulation of a Spanish style”. Roofs are low slope (4:12 - 6:12) on most homes, but a few have steeper 9:12 – 12:12 slopes. A wide variety of roofing and cladding materials have been used. Landscaping standards vary greatly from “modest old urban” to “high quality modern urban”.

Most homes do not provide suitable architectural context for the subject site. There are however, three homes less than 15 years old that provide suitable context for a year 2007 RF zone development in Surrey. These homes are located at 11366, 11388, and 11392 – Wallace Drive, Surrey, B.C. These three homes have well balanced, proportionally correct, aesthetically pleasing massing designs, and have high quality wall cladding components and generous trim and detailing elements.

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

- 1) “Varied style” area, includes old urban “West Coast Traditional”, “Rural Heritage”, “West Coast Modern”, “Modern California Stucco”, “Neo-Traditional”, and “Neo-Heritage”.
- 2) Wide range of home types includes Two-Storey, Basement Entry, Split Levels, and Bungalows
- 3) Moderate home size. Most homes 1900-2600 square feet excluding garage.
- 4) Single storey (non-dominant) front entrance porticos on most homes.
- 5) Massing: Neither the small simple old urban homes or the high mass, box-like Basement Entry homes provide suitable context. Only the 3 aforesaid context homes will supply massing context.
- 6) Exterior cladding: A wide variety of wall cladding materials means flexibility can be permitted.
- 7) Roof surface: Variety of roof surface materials.
- 8) Roof pitch most homes 4:12 to 6:12

Dwelling Types/Locations:	Two-Storey.....	40%
	Basement Entry/Cathedral Entry	35%
	Rancher (bungalow).....	20%
	Split Levels.....	05%

Dwelling Sizes/Locations: (Floor Area and Volume)	Significant size difference between smallest homes and largest homes. Smallest: 800 sq.ft, largest: 2800 sq.ft. excluding garage and basement.
Exterior Treatment /Materials:	Cedar : 20%, Stucco : 25%, Vinyl : 50%, Hardiplank : 5%. Modest use of brick and stone veneers and feature panel areas has resulted in a “low detailing standard” characteristic for this area, except on the three context homes.
Roof Pitch and Materials:	Cedar shingles: 15%, Asphalt shingles: 60%, Concrete tiles: 20%. Other: 5%. Roof pitch most homes 4:12 to 6:12
Window/Door Details:	Rectangular dominant.
Streetscape:	The housing stock is comprised of a mix of homes including small 50 year old Bungalows, 40 year old Split Level and Two-Storey type, 30 year old Basement entry homes with box-like massing designs, and three newer Two-Storey type plans that meet modern massing design standards. Landscaping standards range from “modest old urban” to “high quality” modern urban.

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: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note however, that style is not regulated in the building scheme, but rather as a result of consultant review of plans which is consistent with findings in the character study.
- a new single family dwelling *constructed* on any lot meets post year 2010'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 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)	Only the three context homes (11366, 11388, and 11392 Wallace Drive provide suitable architectural context for new homes at the subject site. New homes will meet or exceed standards for massing design, roofing materials, wall cladding materials, and trim and detailing components found on the three context homes. Additionally, new homes must meet or exceed standards found in post year 2010 RF zone developments throughout Surrey.
Exterior Materials/Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours such as red, yellow, and blue permitted in subdued tones only, on trim only, subject to consultant approval. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, or neutral.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, 30 year (or better) shake profile asphalt shingles with a raised ridge cap, and environmentally sustainable roofing products in a shake profile that meet or exceed the thickness of 30 year asphalt shingles and which are specifically approved by the consultant. Grey, black, or brown only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size (30 shrubs min. on corner lot 3). Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or “broom finish” concrete (on lane access only). On *lots* 4, 5, and 8, a 0.6m [2 foot] wide planting strip filled with a minimum of 300mm of topsoil shall be installed in the area between the driveway and any retaining wall located within 9.0 metres of the front lot line, and said planting strip shall extend along the full length of the driveway and any sidewalk leading to the front door. Columnar hedge cedars shall be planted along the full length of the planting strip. On *lots* 4, 5, and 8 driveway surfacing materials are not permitted within 0.6 metres of any retaining wall located within 9.0 metres of the front *lot* line

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: March 4, 2015

Reviewed and Approved by:



Date: March 4, 2015

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	11339 Surrey Road, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	57
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>12</u> X one (1) = 12	94
- All other Trees Requiring 2 to 1 Replacement Ratio 41 X two (2) = 82	
Replacement Trees Proposed	20
Replacement Trees in Deficit	74
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

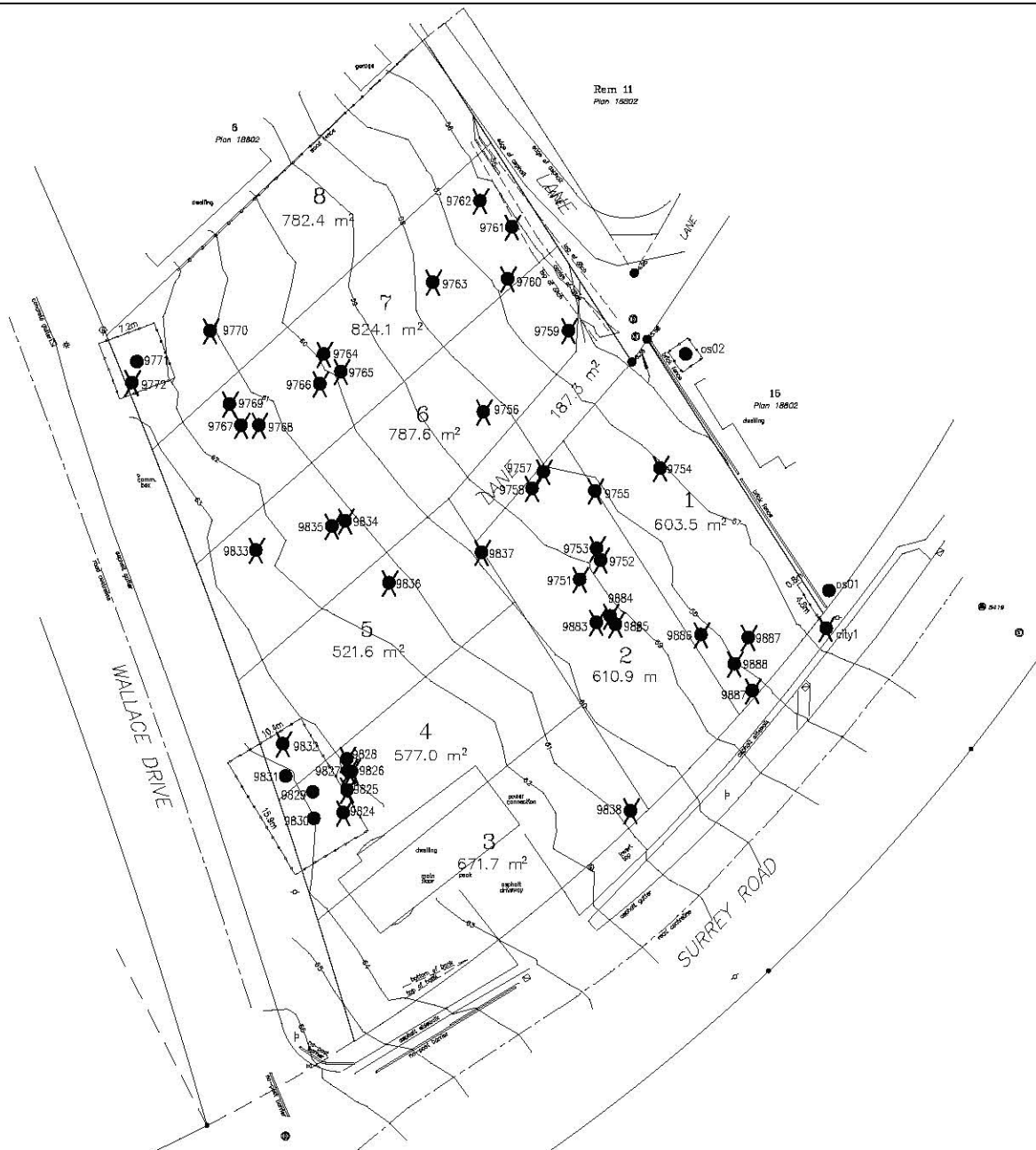
Summary prepared and
submitted by:

Arborist



October 3, 2014

Date



LEGEND

- = TREES TO BE RETAINED
- (with cross) = TREES TO BE REMOVED
- (with cross) = PROTECTION BARRIER

Jan/15	revised kit layout	1
REV	REVISION	NO.
	REVISION	

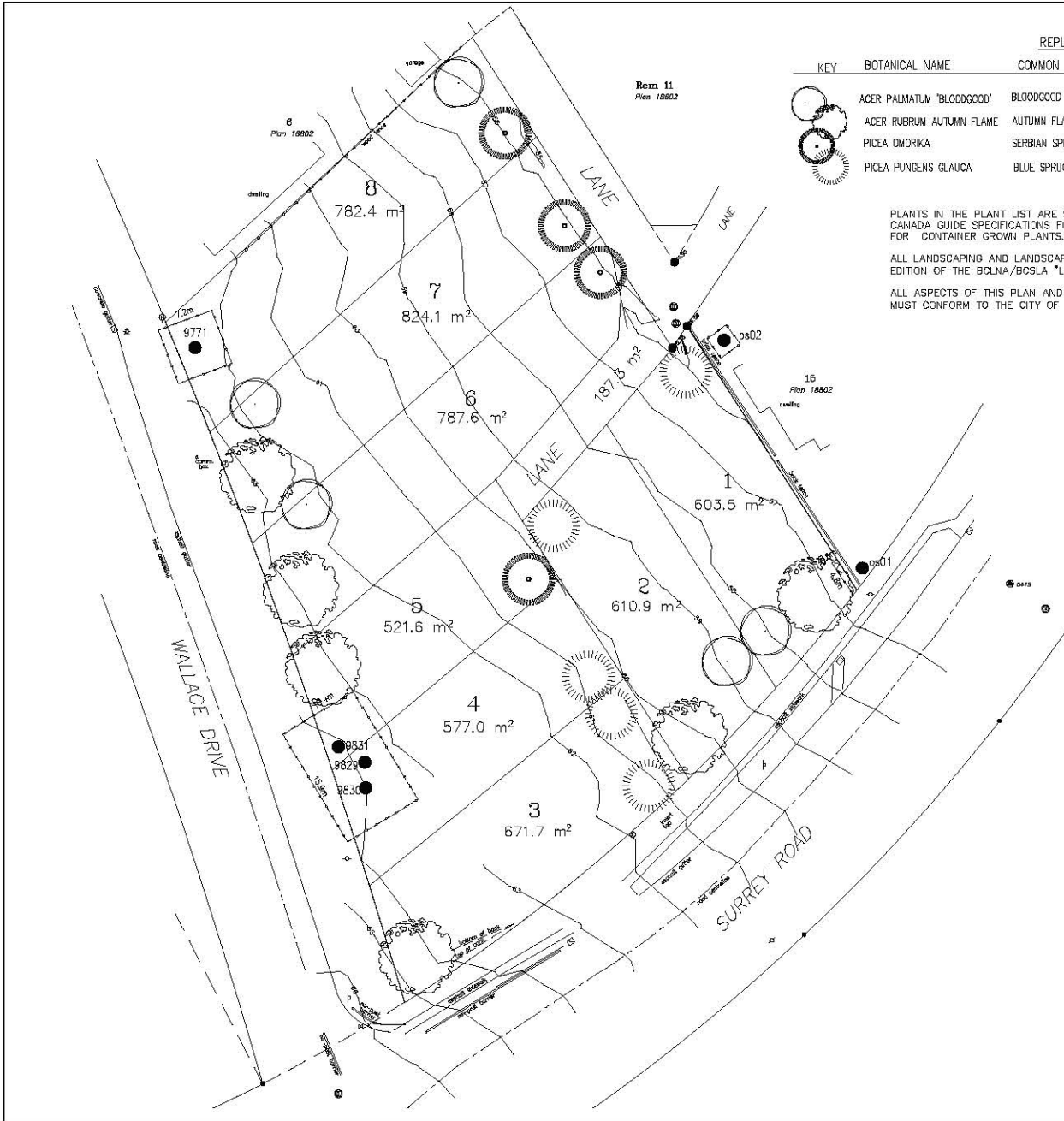
C.KAWOLINAS & ASSOCIATES INC.
 905LA C9LA
 2442 LONCHILL COURT
 ABBOTSFORD, B.C.
 V3C 3E9
 PHONE (604) 857-2378

CLIENT:
 SHAWN LIT BOSTAN
 c/o COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 18022 - 56TH AVENUE
 BURNABY, B.C.
 V3W 1E9
 604-532-8700

TITLE:
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 B LOT SUBDIVISION
 11528 SURREY ROAD
 SURREY, B.C.
 CL FILE #2436

SCALE	1:250	DATE	OCT/14
DRAWN	SKS		
CHKD	SKS		
APPROV	HR BULL		

PROJECT	JOB NO.
	ISSUE NO.
	TR-1



Rem 11
Plan 16802

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM AUTUMN FLAME	AUTUMN FLAME MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	4	3.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	5	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED BY	NO.
Jan/16	revised lot layout	1
	REVISION	

C. KAVOLINAS & ASSOCIATES INC.
BCSLA, CRA
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3J8
PHONE: (604) 857-2376

CLIENT
CHRISTIAN BUTNIN
c/o COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19282 - 80th AVENUE
SURREY, B.C.
V3W 1E3
604-332-9700

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
'S LOT SUBDIVISION
11239 SURREY ROAD
SURREY, B.C.
CL FILE #2436

SCALE	DATE
1:250	01/17/14
DRAWN	DATE
CHK	DATE
APPROV	DATE

PROJECT	JOB No.
	60402 No.
TR-2	