

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0194-00

Planning Report Date: February 25, 2019

PROPOSAL:

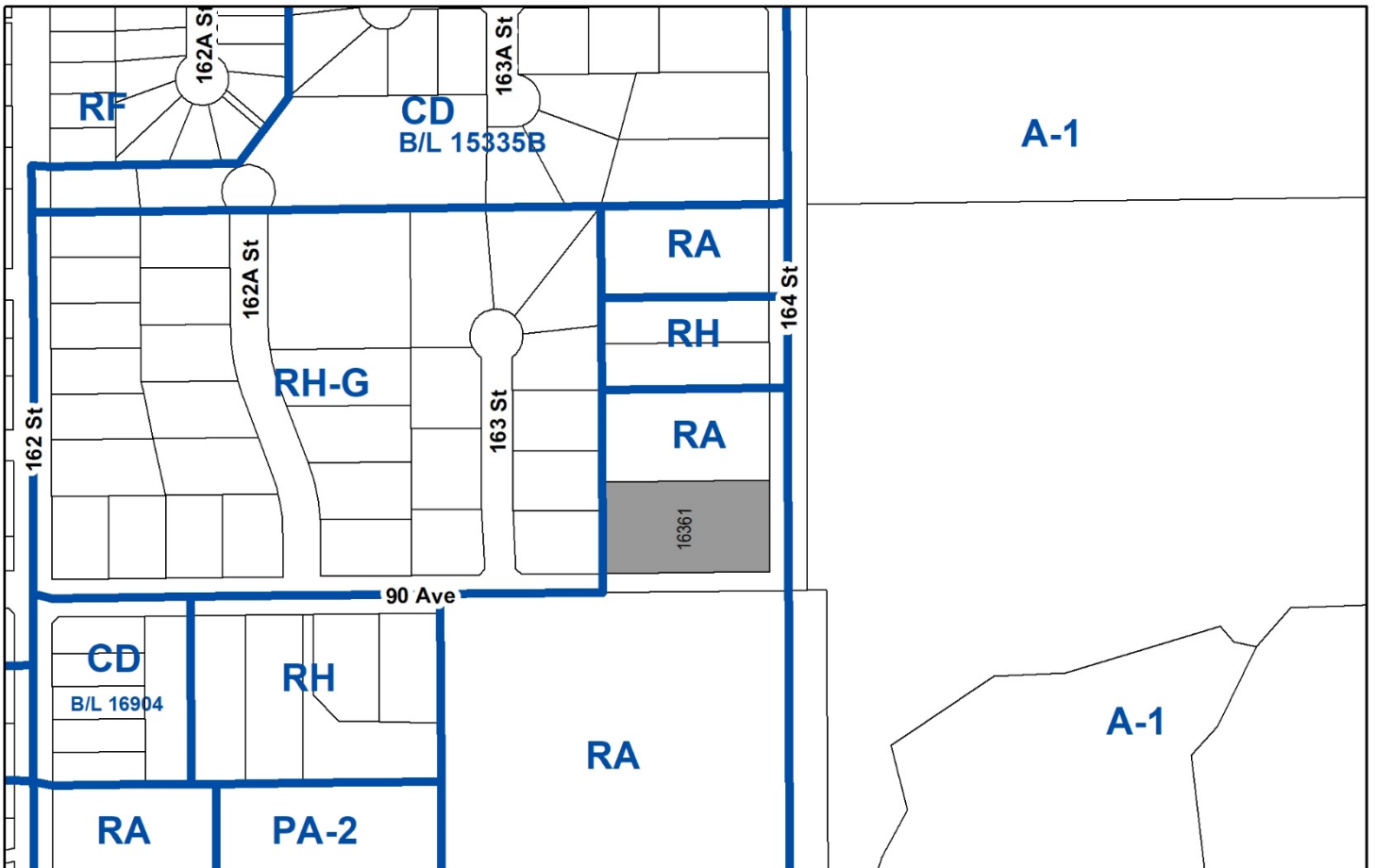
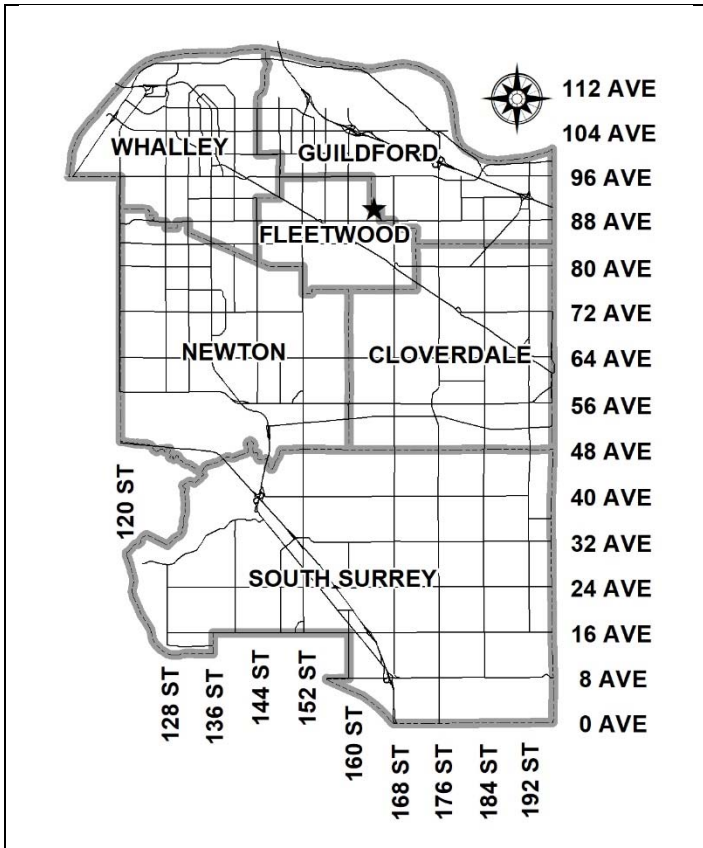
- **Rezoning** from RA to RH
- **Development Permit**

to permit subdivision into two (2) half-acre residential lots and retain the existing dwelling on proposed Lot 1.

LOCATION: 16361 - 90 Avenue

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Sensitive Ecosystems (Streamside Areas) and Farm Protection Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Suburban" designation in the Official Community Plan (OCP).
- The proposed subdivision provides an appropriate transition between the existing, adjacent half-acre gross density lots to the west and the agricultural lands (Godwin Farm Biodiversity Preserve) to the east.
- The existing house on proposed Lot 1 is in good condition and will conform to the setback, lot coverage and floor area ratio (FAR) requirements of the RH Zone, after completion of the subdivision.
- The proposed 7-metre (23-ft.) Streamside Protection Area on proposed Lot 2 complies with the minimum Part 7A Streamside Protection setback requirements of the Surrey Zoning By-law. The proposed Streamside Protection Area will be incorporated into a 13-metre (42.6-ft.) wide combination Streamside Protection and Farm Protection buffer area adjacent to 164 Street.
- The combination Streamside Protection and Farm Protection buffer area will be protected in perpetuity through the registration of a combined Statutory Right-of-Way/Restrictive Covenant for 'No-Build' and access against the subject property. In addition, 1.2-metre (4-ft.) high protection fencing will be installed along the western edge of the buffer area to limit encroachment and disturbance.
- Protection of the streamside setback area, through the registration of a combined SRW/RC and installation of permanent protection fencing, is considered acceptable under the 'minimum safeguarding' requirements of the Sensitive Ecosystems Development Permit guidelines.
- As the subject site is located in a Farm Protection Development Permit Area, the applicant proposes a 13-metre (42.6-ft.) wide landscape buffer along the eastern property line of proposed Lot 2. The proposed buffer will be planted with an appropriate mix of native deciduous and coniferous trees as well as low-lying shrubs. The proposed buffer width and composition complies with the requirements of the Farm Protection Development Permit.

-
- The proposal was reviewed at the September 6, 2018 meeting of the City's Agriculture and Food Security Advisory Committee (AFSAC) wherein the Committee supported the subject development. The Committee indicated that the proposed landscape buffer width along 164 Street on the subject site was consistent with those on previously supported development applications to the north (Development Application No. 7914-0168-00, granted Final Adoption by Council on May 8, 2017 and Development Application No. 7917-0337-00, granted Third Reading by Council on February 19, 2018).

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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystem (Streamside Areas) and Farm Protection Development Permit No. 7917-0194-00 generally in accordance with the attached drawings (Appendix VIII) and the Ecosystem Development Plan prepared by Envirowest Consultants Ltd., dated February 13, 2019.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about the eastern Class B (yellow-coded) watercourse;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan by the project QEP, including a finalized landscaping plan and cost estimate, to the specifications and satisfaction of the Planning and Development Department;
 - (g) registration of a combined Statutory Right-of-Way/Restrictive Covenant over the combination Streamside Protection and Farm Protection buffer area;
 - (h) registration of a Section 219 Restrictive Covenant for a minimum side yard on a flanking street setback of approximately 17.5 metres (57 ft.) for the principal building on proposed Lot 2, to ensure a minimum 37.5-metre (123-ft.) setback from the ALR boundary, and to inform current and/or future owners of farm practices in the area that may produce noise, odour and dust; and
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 2.

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 Elementary School
1 Secondary student at North Surrey 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 Winter 2019/2020.

Parks, Recreation & Culture: Parks supports the application, provided that the identified streamside setback area is protected in perpetuity through the registration of a combined SRW/RC and the installation of permanent protection fencing.

Agricultural and Food Security Advisory Committee (AFSAC): The project was reviewed at the September 6, 2018 AFSAC meeting, wherein the Committee supported the proposal (Appendix V).

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	One-acre residential lot under re-development to allow for a new single family dwelling.	Suburban	RA
East (Across 164 Street):	City-owned parkland (Godwin Farm Biodiversity Preserve).	Agricultural	A-1
South (Across 90 Avenue):	Acreage residential lot under Development Application No. 7918-0033-00 to rezone and subdivide into approximately 33 RQ Zone lots (Pre-Council).	Suburban	RA
West:	Single family dwellings on half-acre gross density lots.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The 0.43-hectare (1.05-acre) subject property is located at 16361 – 90 Avenue in Fleetwood. The subject site is designated "Suburban" in the Official Community and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is adjacent to the Agricultural Land Reserve (ALR), which parallels the east side of the 164 Street right-of-way in this portion of Fleetwood. The 10.5-hectare (26-acre) City-owned park (Godwin Farm Biodiversity Preserve) adjacent to the subject site, across 164 Street, is located within the ALR.
- An unnamed Class B (yellow-coded) watercourse runs north to south, adjacent to a portion of the east property line within the west portion of the 164 Street right-of-way.
- The applicant is proposed to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to permit subdivision into two (2) suburban single family lots.
- Proposed Lots 1 and 2 exceed the minimum dimensional and lot area requirements of the RH Zone, with proposed lot widths and areas ranging from 43.5 to 45.2 metres (143 to 148 ft.) and 2,095 to 2,171 square metres (0.52 to 0.54 ac) respectively, and a proposed lot depth of 48.4 metres (157 ft.).
- The subject site is located approximately 20 metres (65.6 ft.) west of the ALR boundary. The OCP states that the maximum density for Suburban-designated properties within 200 metres (655 ft.) of the ALR boundary is 5 lots per hectare (2 lots per acre).
- The gross density of the proposed 2-lot subdivision on the subject site is 4.7 lots per hectare (1.9 lots per acre).
- The site contains an existing single family dwelling constructed in 2011 on the western portion of the lot, within the area comprising proposed Lot 1, which is proposed to be retained. The applicant has provided a Location Certificate to verify that the house will conform to the lot coverage, density and setback requirements of the RH Zone upon completion of the subdivision. The retained house will have a floor area ratio (FAR) of 0.24 and a lot coverage of 20% on the new lot, which is less than the maximum permitted FAR of 0.25 and 25% lot coverage of the RH Zone for proposed Lot 1.

Road Dedication and Access

- The subject property currently fronts and is accessed via 90 Avenue, a Through Local Road with an ultimate road right-of-way width of 20 metres (66 ft.).
- Driveway access for the existing home to be retained on proposed Lot 1 will be maintained from 90 Avenue. Proposed Lot 2 will be oriented towards and take access from 90 Avenue as well to limit disturbance to the adjacent riparian area.

- As the existing width of the 90 Avenue right-of-way fronting the subject site is approximately 10 metres (33 ft.), an additional 1.5 metres (5 ft.) of dedication is required in order to construct an 11.5-metre (38-ft.) wide half-road for the ultimate 20-metre (66-ft.) Through Local road. The applicant has indicated that they intend to obtain a 1.5-metre (5-ft.) wide statutory right-of-way on the property across 90 Avenue to the south (16532 – 88A Avenue) in order to allow for the construction of necessary works and services. The proposal has been reviewed and deemed acceptable by staff, with the completion of the SRW agreement a condition of final adoption of the Rezoning By-law.
- The applicant has been informed by staff that should they not be able to obtain the 1.5-metre (5-ft.) wide statutory right-of-way over the property to the south they will need to dedicate 1.5 metres (5 ft.), as measured from the south property line of the subject site, to construct the 11.5-metre (38-ft.) half-road of the ultimate 20-metre (66-ft.) Through Local road.
- If dedication is required from the subject site, the proposed lots will still meet the minimum dimensional and lot area requirements of the of the RH Zone. Furthermore, the existing home to be retained on proposed Lot 1 will still conform to the maximum allowable density, lot coverage and setbacks of the RH Zone, following completion of the subdivision.
- No dedication for road widening will be required from 164 Street as part of the subject application. The applicant will be required to construct the west side of 164 Street along the site frontage to a modified Through Local road standard.
- As a condition of final adoption for the associated Rezoning By-law, the applicant will be required to receive approval from the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO) under the Water Sustainability Act for proposed works in and around the existing Class B (yellow-coded) watercourse.

Neighbourhood Character Study and Design Guidelines

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involves reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for a proposed development.
- The Character Study found that the existing home on the subject site provided appropriate architectural content for future on-site development. The guidelines, a summary of which is attached (Appendix VI), propose "mid-scale" proportional massing, as well as high trim and constructional material standards in line with the context home.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Citiwest Consulting Ltd. The plans were reviewed by staff and found to be generally acceptable.
- No disturbance (i.e., cut and/or fill) is proposed for proposed Lot 1, which contains the existing single family dwelling constructed on a finished basement. An in-ground basement is proposed on proposed Lot 2 with fill in excess of 1.5 metres (5-ft.) in depth over the central portion of the proposed lot.

- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS AND FARM PROTECTION

Sensitive Ecosystems (Streamside Areas) Development Permit

- An unnamed Class B (yellow-coded) Ditch runs north to south parallel to a portion of the eastern property line of the subject site, entirely within the western portion of the 164 Street right-of-way.
- In accordance with Table B.1 of Part 7A Streamside Protection of the Surrey Zoning By-law the minimum required streamside setback area for a Class B (yellow-coded) "Ditch" is 7 metres (23 ft.), as measured from top-of-bank.
- The Ecosystem Development Plan (EDP), prepared by Ian Whyte, *R.P.Bio.* of Envirowest Consultants Ltd., dated February 13, 2019, confirmed the Class B "Ditch" classification of the existing watercourse and proposes a 7-metre (23-ft.) Streamside Protection Area, which complies with the Zoning By-law requirements.
- The entirety of the identified 7-metre (23-ft.) Streamside Protection Area will be incorporated into a proposed 13-metre (42.6-ft.) wide vegetated buffer on the east portion of proposed Lot 2 (see Appendix VIII, Riparian and Farm Protection Buffer Planting Plan).
- The combination Streamside Protection and Farm Protection buffer area will be protected through the registration of a combined Statutory Right-of-Way/Restrictive Covenant (SRW/RC) for 'No-Build/No Disturbance' and access. Encroachment will be further limited by the installation of 1.2-metre (4-ft.) high permanent protection fencing along the western edge of the proposed buffer area.
- The installation and maintenance of both fencing and landscaping will be regulated through both the subject Development Permit and the combined SRW/RC and will also require the payment of appropriate landscape securities to be held for a minimum five (5) year maintenance and monitoring period to allow for the proposed landscaping to attain "free-growing" status.
- Protection of the streamside setback area through the registration of a combined SRW/RC and installation of permanent protection fencing is considered minimum acceptable safeguarding as per the Sensitive Ecosystems Development Permit guidelines.
- The Ecosystem Development Plan has been reviewed by staff and deemed to be acceptable.

Farm Protection Development Permit

- The OCP requires that all development sites that directly abut land within the ALR and/or that falls within 50 metres (164 ft.) of the ALR boundary, obtain a Farm Protection Development Permit and conform to specific guidelines prior to the development of the land. The Farm Protection Development Permit is required in order to reduce agricultural-residential conflicts through increased setbacks and vegetated buffering.
- The subject site is adjacent to the Agricultural Land Reserve (ALR), which parallels the east side of the 164 Street right-of-way in this portion of Fleetwood.
- The Farm Protection Development Permit guidelines are in Section DP4 of the OCP, and are outlined below (*with staff comments in italics*):

- For properties with a road abutting the ALR, the minimum building setback from the ALR boundary is 37.5 metres (123 ft.);

(The applicant has agreed to register a Section 219 Restrictive Covenant against proposed Lot 2 requiring a minimum side yard on a flanking street setbacks of 17.5 metres (57.4 ft.), as measured between the east lot line and the principal building. As the ALR boundary in this portion of Fleetwood parallels the east side of 164 Street, with an existing road allowance of approximately 20 metres (65.6 ft.), the future home on proposed Lot 2 will comply with the minimum 37.5-metre (123 ft.) ALR setback requirement.)

- For properties with a road abutting the ALR, an undulating buffer, from a minimum 7.5 metres (25 ft.) to 12 metres (39 ft.) with an overall net width of 10 metres (33 ft.), or, a straight buffer with a minimum width of 10 metres (33 ft.) is required. The vegetated buffer is to remain under private ownership.

(The applicant proposes a straight buffer approximately 13 metres (42.6 ft.) in width, located entirely on private property within proposed Lot 2.)

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a buffer vegetated buffer.

(The applicant proposes to retain sixteen (16) existing mature trees within the proposed landscape buffer area, identified as mixture of deciduous and coniferous species, which are to be augmented with both additional coniferous trees (Douglas-firs) and shrubs (Snowberry, Red Elderberry, Nootka Rose) to increase the vegetation density of the buffer (see Appendix VIII).)

- For any property within 50 metres (164 ft.) of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odours and dust.

(The applicant has agreed to register the RC on proposed Lot 2. Proposed Lot 1 is located approximately 65 metres (213 ft.) from the ALR boundary.)

PRE-NOTIFICATION

Development proposal signs were installed on the subject site, along both the 90 Avenue and 164 Street frontages, on March 28, 2018 and pre-notification letters were sent on August 24, 2018. To date, staff have received no items of correspondence from area residents with respect to the subject development proposal.

TREES

- Andrew MacLellan, ISA Certified Arborist of BC Plant Health Care Inc., 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	13	4	9
Cottonwood	6	5	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	4	4	0
Bitter Cherry	1	0	1
Coniferous Trees			
Norway Spruce	1	0	1
Sitka Spruce	8	1	7
Western Hemlock	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	16	7	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$9,200.00	

- The Arborist Assessment states that there are a total of 35 mature trees on that portion of the site comprising Proposed Lot 2, including 19 Alder and Cottonwood trees (approximately 54% of the total trees on site). It was determined that 19 trees can be retained as part of this development proposal. Of the 19 trees proposed for retention, 10 have been identified as Alder or Cottonwood trees and a further 9 have been identified as non-Alder or Cottonwood species. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The proposed tree preservation on the site will require suspended slab installation of that portion of the proposed sidewalk at the at the north-west corner of 90 Avenue and 164 Street, as the proposed works fall within the critical root zone of an on-site Norway Spruce tree. In addition, Arborist supervision will be required during construction.
- Of the 19 mature on-trees proposed to be retained, 16 mature trees [8 Red Alders, 6 Western Red Cedars, 1 Bitter Cherry and 1 Norway Spruce] are proposed to be incorporated into the proposed 13-metre (42.6-ft.) wide Streamside Protection and Farm Protection buffer area and protected through the registration of a combined SRW/RC and installation of permanent protection fencing.
- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach onto the subject site, to be retained as well as the tree protection areas on each of the proposed lots.
- Landscaping proposed for the 13-metre (42.6-ft.) wide vegetated buffer on proposed Lot 2, as per the detailed planting plan prepared by the project QEP (Ian Whyte, *R.P.Bio.*, of Envirowest Consultants Ltd.) is to be secured through the Development Permit as well as the submission of appropriate landscape securities.
- 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 23 replacement trees on the site. As the applicant is not proposing any replacement trees at this time the deficit of 23 replacement trees will require a cash-in-lieu payment of \$9,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site with a contribution of \$9,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 27, 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 proposed subdivision is consistent with the "Suburban" designation in the subject site in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on both proposed lots, subject to meeting the building and zoning requirements for a secondary suite.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will maintain and enhance the riparian area associated with the existing Class B "Ditch", which runs north to south adjacent to the east property line, within the west portion of the 164 Street right-of-way. • The proposed development will include a 13-metre (42.6-ft.) wide vegetated buffer along the eastern property line of proposed Lot 2, adjacent to the ALR boundary and 164 Street riparian area. The proposed buffer will be maintained via the registration of a combination SRW/RC against the property and planted with an appropriate mix of native coniferous and deciduous trees as well as infill planting.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • No sustainable transportation or mobility features are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green certification rating is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Development proposal signs were installed on the subject property and pre-notification letters were mailed to adjacent area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Subdivision Data Sheet and Action Summary (Confidential)
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Riparian and Farm Protection Buffer Planting Plan
Appendix IX.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Ltd., dated June 26, 2018 (revised on February 13, 2019)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

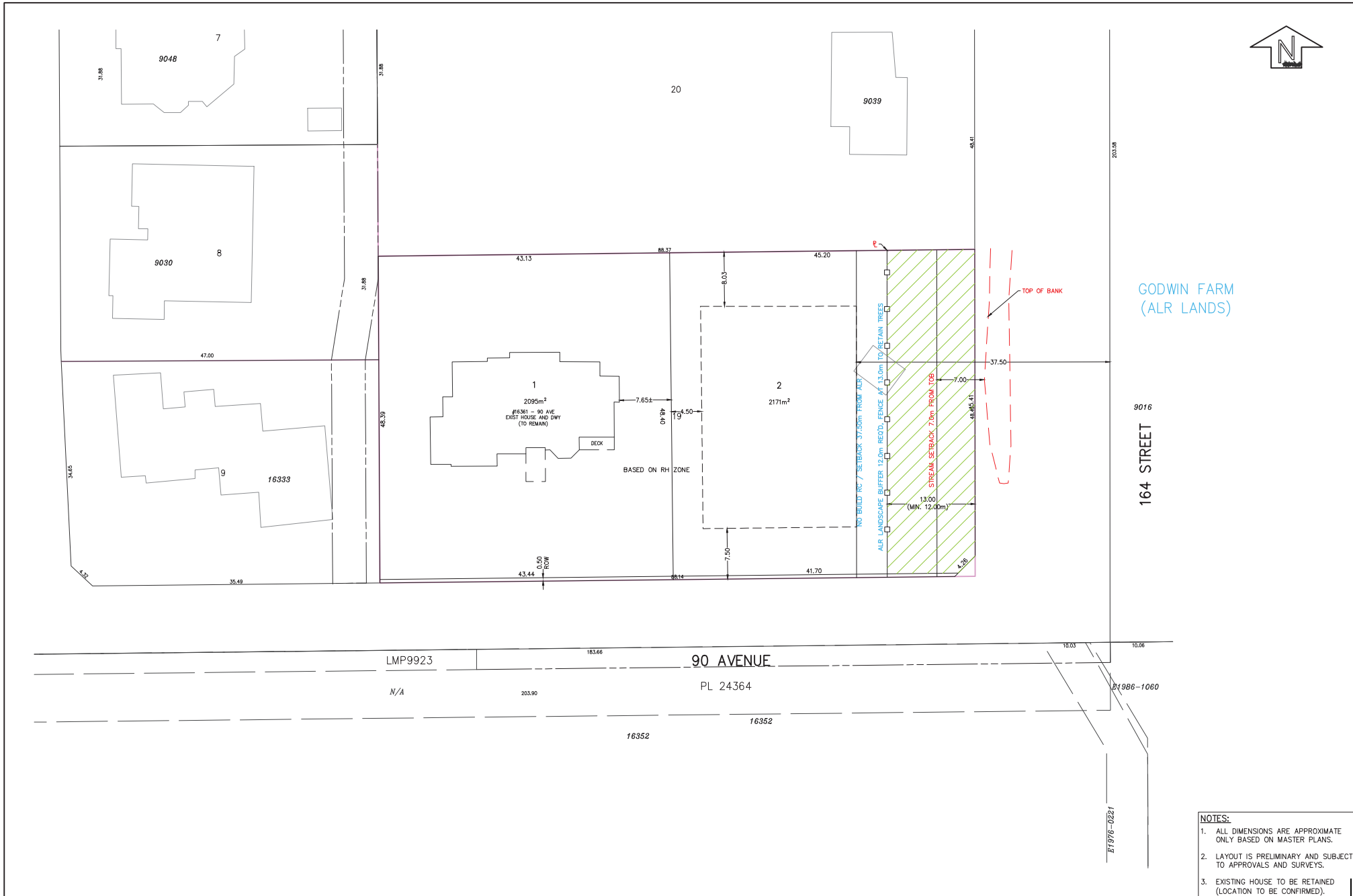
CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.05
Hectares	0.4266
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	43.4 m. - 45.2 m.
Range of lot areas (square metres)	2095 m ² - 2171 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.7 lots/ha (1.9 lots/ac)
Lots/Hectare & Lots/Acre (Net)	4.8 lots/ha (1.95 lots/ac)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	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



GODWIN FARM
(ALR LANDS)

164 STREET

90 AVENUE

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



KASHMIR HOTI
 16361 - 90 AVENUE, SURREY, BC V4N 3A3 PH: 604-805-4087
COUNCIL REFERENCE
 SUBDIVISION AT 16361 - 90 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0194-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: NP	Job No. 17-3410	Of
P.W. P.U.	Date NOV/2017	Revision
Approved:		destroy all prints bearing previous number

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 07, 2019** PROJECT FILE: **7817-0194-00**

RE: **Engineering Requirements
Location: 16361 90 Ave**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0m x 3.0m corner cut at the intersection of 164 Street and 90 Avenue;
- Dedicate 1.5m along 90 Avenue for 11.5m half-road standards; and
- Register a 0.5m statutory right-of-way (SROW) along the frontage of 164 Street and 90 Avenue for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the west side of 164 Street to the local road standard;
- Construct the north side of 90 avenue to the half-road standard;
- Construct a 6.0m concrete driveway for lot 2;
- Extend existing 200mm water main along 90 avenue to east property line of lot 2 and place fire hydrant at the end of the main;
- Construct storm, sanitary and water services to each lot;
- Confirm existing headwall condition and install any upgrades necessary to meet the City Standards;
- Register required restrictive covenants (RC) for stormwater management features necessary to meet the Integrated Stormwater Management Plan (ISMP) requirements as determined through detailed design; and
- Register a combo SROW & RC over the Sensitive Ecosystem and Farm Protection setback areas.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

SC



Planning

August 24, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0194 00

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 2017 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	37 K + 312
Operating Capacity (K/1-7)	38 K + 396
North Surrey Secondary	
Enrolment (8-12):	1379
Capacity (8-12):	1175

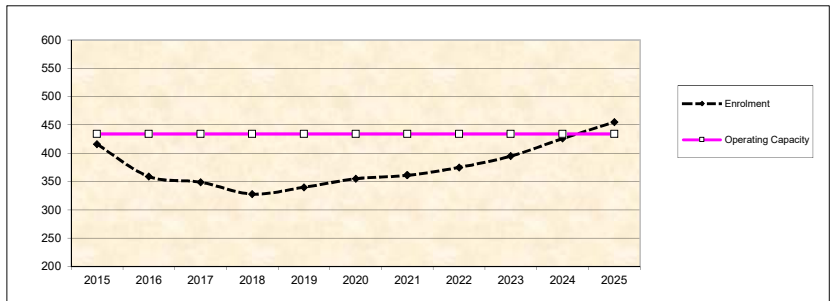
School Enrolment Projections and Planning Update:

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

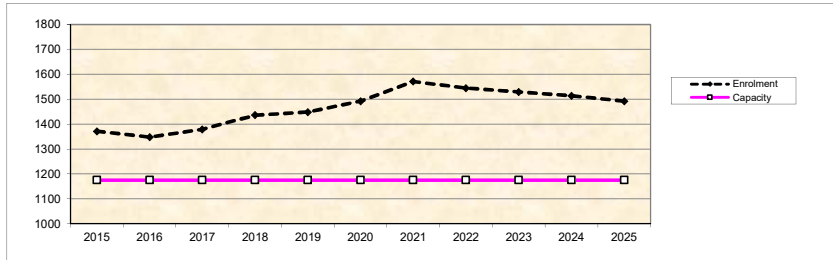
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Port Kells area, this school will be ideally located to accommodate students from the potential new developments in the Anniedale and Tynehead area. As the need to address immediate growth is more urgent in other areas of the District, there are no current capital plan requests for adding additional space in the catchment.

North Surrey Secondary is currently operating at 110%. Over the next 10 years, enrolment is projected to grow by approximately 61 students. As part of the District's 2019/20 Five Year Capital Plan submission, there is a request 325 capacity addition targeted to open September 2022.

Serpentine Heights Elementary



North Surrey 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.

- The applicant is proposing to add approximately 352 square metres to the existing preload pad and remediate the soil works in preparation for construction of a two storey, slab-on-grade single family dwelling with a secondary suite. The owner intends to reside in the existing dwelling until completion of the new structure.

The Committee noted that not many trees appear to be farmed on the subject property. There does not seem to be justification for the proposed dwelling to be built that far back onto the property.

The Committee noted that the application does not conform to City bylaw standards and does not see unique conditions that could justify varying the farm home plate.

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to not support Development Application 7917-0527-00.
Carried

3. **Development Application 7917-0194-00**

Helen Chan, Planner
File: 7917-0194-00; 6880-75

The following comments were made:

- The subject property is approximately 0.43 hectares in size, designated Suburban in the Official Community Plan (OCP), zoned One-Acre Residential Zone (RA), and is located outside of the ALR and not classified as farmland under the *Assessment Act*.
- The applicant is proposing to rezone from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH), subdivide the property into two single family lots, and retain the existing house on the new western lot. The applicant has submitted a development permit for Sensitive Ecosystems (Streamside Areas) and Farm Protection.
- Staff noted that a “no build” Section 219 Restrictive Covenant will be registered on title of Lot 2 pertaining to installation and maintenance requirements of the proposed 12 metre wide landscape buffer.

The Committee noted that the application is consistent with the previous application adjacent to the subject property and exceeds the farm protection buffer and development guidelines in the OCP.

It was Moved by M. Bose
Seconded by B. Sandhu
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Application 7917-0194-00.
Carried

S. VanKeulen left the meeting at 10:07 a.m.

4. 32 Avenue Road Widening

Douglas McLeod, Transportation Planning Manager, and Janelle Frank,
Transportation Engineering Assistant
File: 1717-058/A; 6880-75

The following comments were made:

- Staff are seeking endorsement from AFSAC to submit an application to the Agricultural Land Commission (ALC) for Transportation, Utility and Recreational Trail Uses in the ALR for the purposes of road widening on 32 Avenue between 176 Street and 188 Street. The project is part of a multi-phase program of widening 32 Avenue to service significant population and employment growth in South Surrey. The project is anticipated to provide a benefit to farming through improved drainage, enhanced roadside ditches and improved access and operations for farm vehicles.
- Engineering is developing a broader ALR Road Improvements Strategy that will ultimately better streamline the ALC application process. Staff noted the strategy is targeting the busiest arterial roads and that 40 Avenue is not being widened as widening 40 Avenue may create barriers for farmers wanting access to their farmland.
- Option 1 will include a median with turnarounds requiring 2.1 acres of acquisition and Option 2 will include a two-way left-turn lane requiring 2.8 acres of acquisition. The Committee noted a median has fewer implications on the surrounding farmland. Staff noted the importance to include a wider cross-section.

The Committee noted the application is important for agriculture.

It was Moved by M. Bose
Seconded by D. Arnold
That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Engineering to
support the 32 Avenue Road Widening Project.
Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0194-00
 Project Location: 16361 - 90 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:

East of the subject site (east side of 164 Street) is a large A-1 zoned lot, containing the Godwin Farm Biodiversity Preserve.

South of the site (south side of 90 Avenue) is a large RA zoned parcel, currently the subject of a rezoning application, Surrey project 18-0033-00, in which 33 new RQ zone lots are proposed.

West of the subject site on the north and south sides of 90 Avenue are suburban-estate Two-Storey homes situated on suburban zoned lots (RH and RH-G). Most homes in the surrounding area were constructed in a time period spanning from the mid 1990's to early 2000's. Most of these homes are constructed to an average suburban-estate standard. Two homes that stand out as above average are the 5000 sq.ft. all-stucco Neo-Traditional style Two-Storey home at 9011 - 163 Street with extraordinary landscape, and the subject site home to be retained at 16361 - 90 Avenue. The site home is a Traditional, 5000 sq.ft. Two-Storey home with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. This homes has a 10:12 pitch main common hip roof with five significant street facing projections - four with gabled roofs and one with a steeply sloped carousel roof. The roof has a shake profile asphalt shingle surface. Gable ends are articulated with wood shingles or stone. The home is clad with Hardiplank with generous stone accent feature areas. This lot has an interlocking masonry paver driveway and above average landscape standard and provides excellent context for the subject site.

North of the site, on the west side of 164 Street are old urban Basement Entry type homes from the 1970's, with high scale box-like massing designs in which the upper floor is constructed directly above the floor below. One of these homes has a 5:12 slope all-common-gable roof with cedar shake surface, and is clad in vinyl with a brick feature. The other has a 2:12 single mass common gable roof with tar and gravel finish, and is clad in stucco, with a brick accent. Neither of these homes provide suitable architectural context for a year 2018 RH zone development.

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

- 1) **Context Homes:** There are only a few homes in this area 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. Therefore, new homes should be consistent in quality of design and materials, and be of a style that is reasonably compatible with context homes at 9011 - 163 Street and 16361 - 90 Avenue.

- 2) **Style Character** : Surrounding homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, or other style determined to be compatible with the context homes, as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RH 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 are one storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also to ensure that the entrance element can be proportional to the expected large (5000 sq.ft.) dwelling size.
- 6) **Exterior Wall Cladding** : This is an estate home 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** : A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RH bylaw. 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 adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: North of the site are old urban box-like Basement Entry homes near the end of their service life, situated on RA and RH zoned lots. East of the site is the Godwin Farm Biodiversity Preserve. South of the site is land cleared in

anticipation of construction within a new 33 lot RQ zone development, Surrey project 18-0033-00. None of these areas provide suitable existing architectural context. West of the site are suburban residential areas developed in the 1990's and 2000's which contain a variety of 4000-5000 sq.ft. estate-sized Two Storey homes constructed at average standards for this zone in this era of construction. There are two homes that stand out as acceptable context homes; the home at 9011 - 163 Street and the site home at 16361 - 90 Avenue, both of which are of above average design quality with well balanced, proportionally consistent, architecturally interesting elements, high quality construction materials and which have the highest landscape standards in this area.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and styles which are internally consistent, are reasonably compatible with other homes, and which exhibit a high level of architectural integrity as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets post year 2016'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)

Strong relationship with neighbouring "context homes" including 9011 - 163 Street and the subject site home to be retained at 16361 - 90 Avenue. Homes will therefore be in a compatible style range, including styles described above. (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar or better roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

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 are not recommended for this development. “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: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code. Small metal feature roofs 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: 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: *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 10, 2018

Reviewed and Approved by:  Date: March 10, 2018

Tree Preservation Summary

Surrey Project No:

Address: 16361 90th Avenue, Surrey

Registered Arborist: Philip Kin Cho - ISA Certified Arborist #HK-1086A

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)	35
Protected Trees to be Removed	16
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 9 </u> X one (1) = 9 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 7 </u> X two (2) = 14	23
Replacement Trees Proposed	0
Replacement Trees in Deficit	23
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

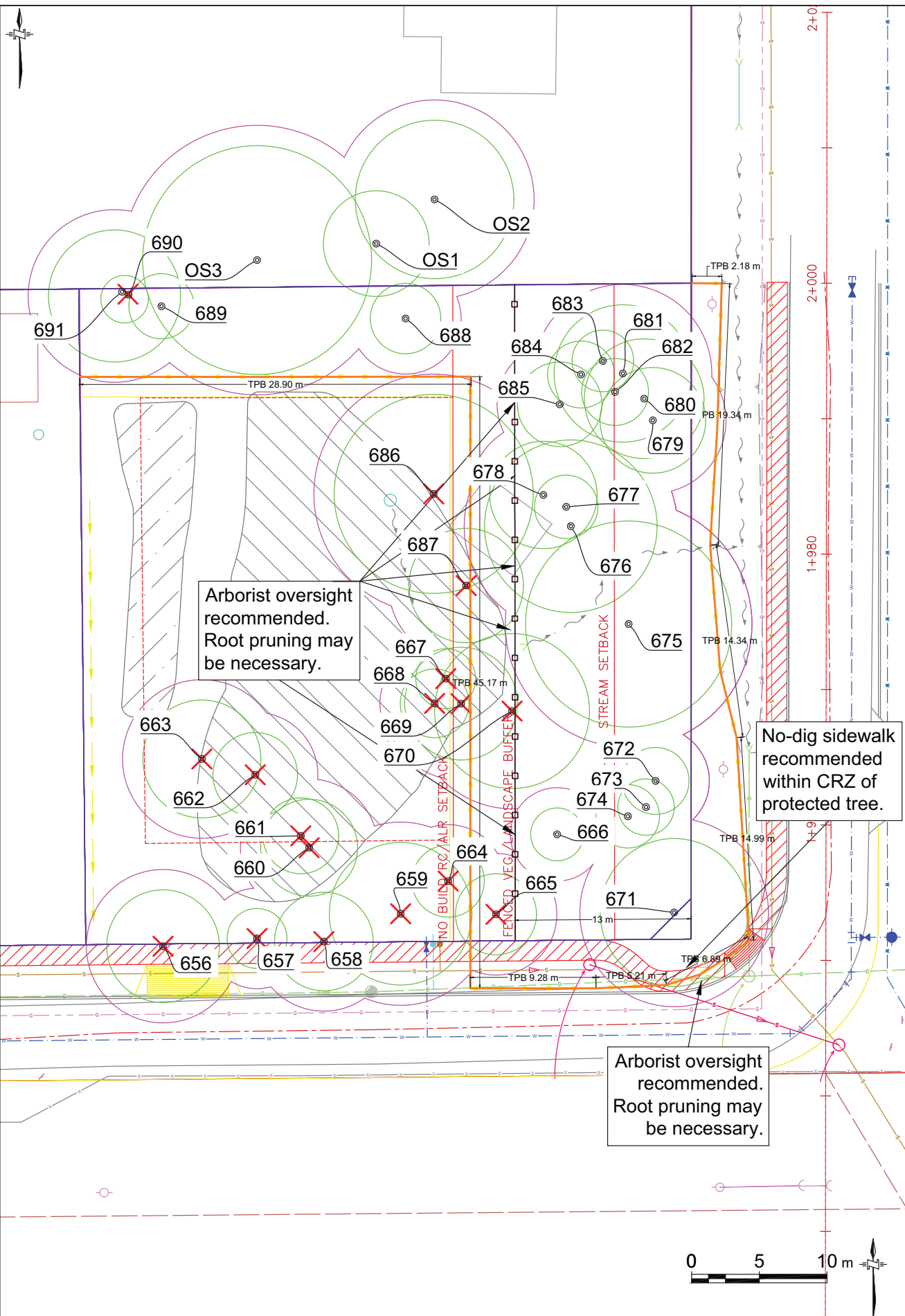
Summary, report and plan prepared and submitted by:

Philip K. Cho.

(Signature of Arborist)

August 29th, 2018

Date



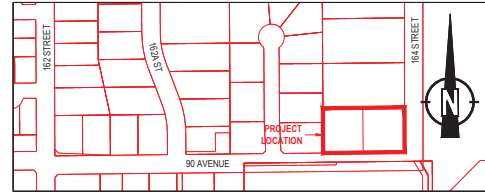
LEGEND

	Critical Root Zone		Removal Recommended		Proposed Water Service		Proposed 500mm Sewer Upgrade		Impact Zone (1.5m CRZ buffer)
	Environmental Setbacks		Removal Recommended		Proposed Storm Service		Cuts Greater than 50cm		Excavation Extents
	Property Line		Removal Recommended		Proposed Sanitary Service		Fills Greater than 50cm		Excavation Extents
	Proposed Sidewalk		Removal Recommended		Proposed Sanitary Service		Fills Greater than 50cm		Excavation Extents

Drawing No. 4/4	Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 53rd Avenue, Surrey, BC. P: 604-575-8727 F: 604-575-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616	Surrey Project No. 7917-0194-00	Sheet Title Development Conflict Map	Client Kashmir Hohti	Production Date: March 16 th , 2018	Revision Date: August 29 th , 2018	Drawing Type: Arborist
Revision No. 3			CitiWest File No. 17-3410	16361 90 Avenue, Surrey				

LOCATION

SCALE 1:2500

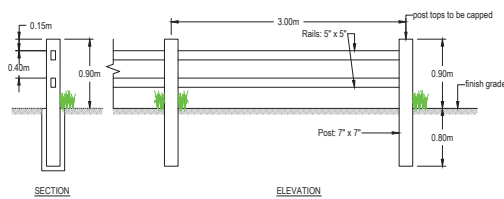


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
●	black hawthorn	<i>Crataegus douglasii</i>	3	no. 2 pot, densely branched; well established
○	Indian plum	<i>Osmaronia cerasiformis</i>	80	no. 2 pot, densely branched; well established
○	Nootka rose	<i>Rosa nutkana</i>	91	no. 2 pot, multi-stemmed; densely branched; well established
○	red elderberry	<i>Sambucus racemosa</i>	20	no. 2 pot, densely branched; well established
○	red-flowering currant	<i>Ribes sanguineum</i>	5	no. 2 pot, densely branched; well established
○	snowberry	<i>Symphoricarpos albus</i>	153	no. 2 pot, densely branched; well established
○	thimbleberry	<i>Rubus parviflorus</i>	36	no. 2 pot, multi-stemmed; densely branched; well established
○	vine maple	<i>Acer circinnatum</i>	3	no. 2 pot, densely branched; well established
○	sword fern	<i>Polystichum munium</i>	46	no. 1 pot, well established
—	woody debris	Min. 15% composition of the following: <i>Tsuga heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>	14	3.0m - 5.0m in length; 300mm Ø min.

CEDAR 2 RAIL SPLIT FENCE DETAIL

SCALE 1:30

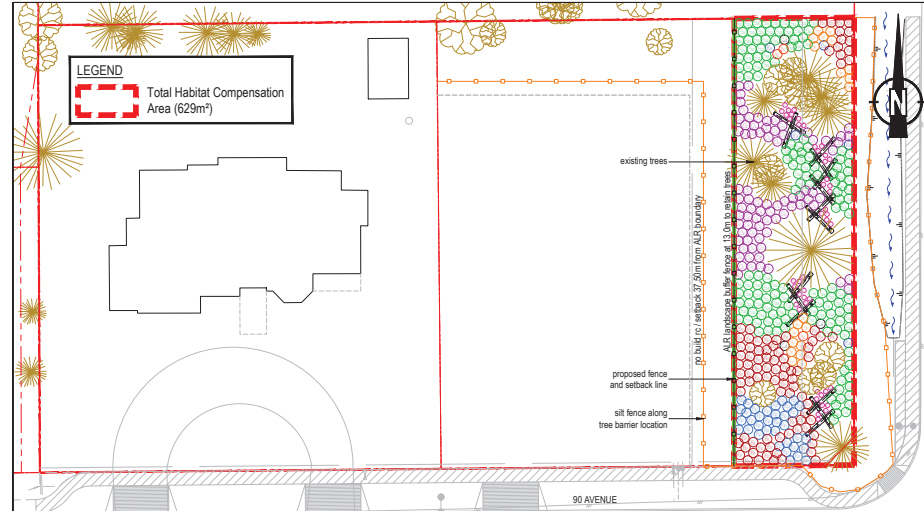


GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
- Works is to be inspected by a qualified Environmental Professional.
- Work is to conform to the City of Surrey Parks Standard Construction Documents (2011) available at http://www.surrey.ca/files/City_of_Surrey_Spec_2011.pdf.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsalts, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with City of Surrey reclamation seed mixture.
- All invasive plant species must be removed off-site. The site must be free of invasive plant species at end of maintenance term. Invasive plant species include but are not limited to Himalayan blackberry (*Rubus discolor*), evergreen blackberry (*R. laciniatus*), Scotch broom (*Cytisus scoparius*), English ivy (*Hedera helix*), morning glory (*Convolvulus arvensis*), and deadnettle (*Lamium* spp.).
- All western redcedar (*Taxus plicata*) must be of native stock; any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
- 150mm of imported topsoil to CWS standards to be filled into native soil throughout the area of disturbance; replanting where augmentation only is required. All areas lacking suitable planting medium shall have 400mm of imported top soil installed.
- In the critical root zone (8X DBH) of trees to be retained (regardless of size), all invasive removal to be completed by hand or under direct arborist supervision.
- No fill is to be added into the CRZ of retained trees, unless under direct arborist supervision.
- No machines or storage of materials is permitted inside the CRZ of trees to be retained.
- All CWD is to be installed manually.
- Any activities supervised by a consulting arborist require follow up letters.
- City of Surrey Parks Development Inspector to be contacted for onsite preconstruction meeting and upon completion of the construction of the works at (604) 501-5166.
- The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of all invasive species. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject survivorship five (5) years from planting.

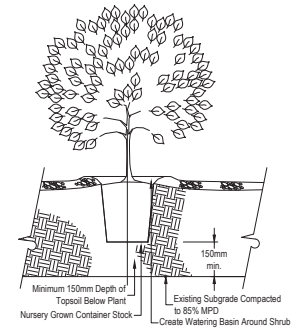
PLAN

SCALE 1:250



CITY OF SURREY SHRUB PLANTING DETAIL

N.T.S.

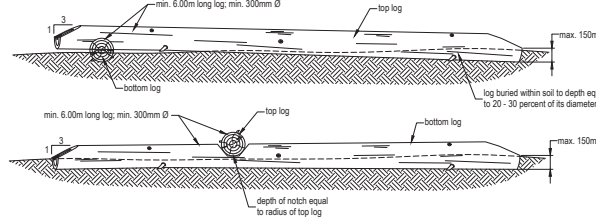


NOTES

- Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations.
- Space Plants as Indicated in Planting Plan.
- Planting to Conform to SCSLA/SBC/ITA Landscape Standard - Current Edition.
- Minimum 50mm Bark Mulch Settled Depth.

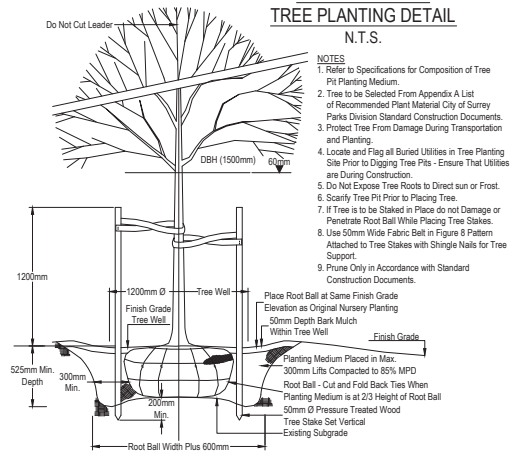
TYPICAL LOG ON LOG DETAIL

N.T.S.



CITY OF SURREY TREE PLANTING DETAIL

N.T.S.



NOTES

- Refer to Specifications for Composition of Tree Pit Planting Medium.
- Tree to be Selected From Appendix A List of Recommended Plant Material City of Surrey Parks Division Standard Construction Documents.
- Protect Tree From Damage During Transportation and Planting.
- Locate and Flag all Buried Utilities in Tree Planting Site Prior to Digging Tree Pits - Ensure that Utilities are During Construction.
- Do Not Expose Tree Roots to Direct sun or Frost.
- Secure Tree Pit Prior to Planting Tree.
- If Tree is to be Staked in Place do not Damage or Penetrate Root Ball While Placing Tree Stakes.
- Use 50mm Wide Fabric Silt in Figure 8 Pattern Attached to Tree Stakes with Single Nails for Tree Support.
- Prune Only in Accordance with Standard Construction Documents.

REFERENCE DRAWINGS

- Email: ACAD-3410Base-Model.dwg, Received January 11, 2019, Citlwest.
- 2014 Legal Base from City of Surrey.

KASHMIR HOTHI

16361 90 AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

LANDSCAPE PLAN LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN: SH	DRAWN: CEV/RK	CHECKED: RWS/IWW	REVISION: 02	REVISION DATE: February 11, 2019
SCALE: As Shown	DRAWING NUMBER: 2408-01-02			
DATE: May 15, 2018				

