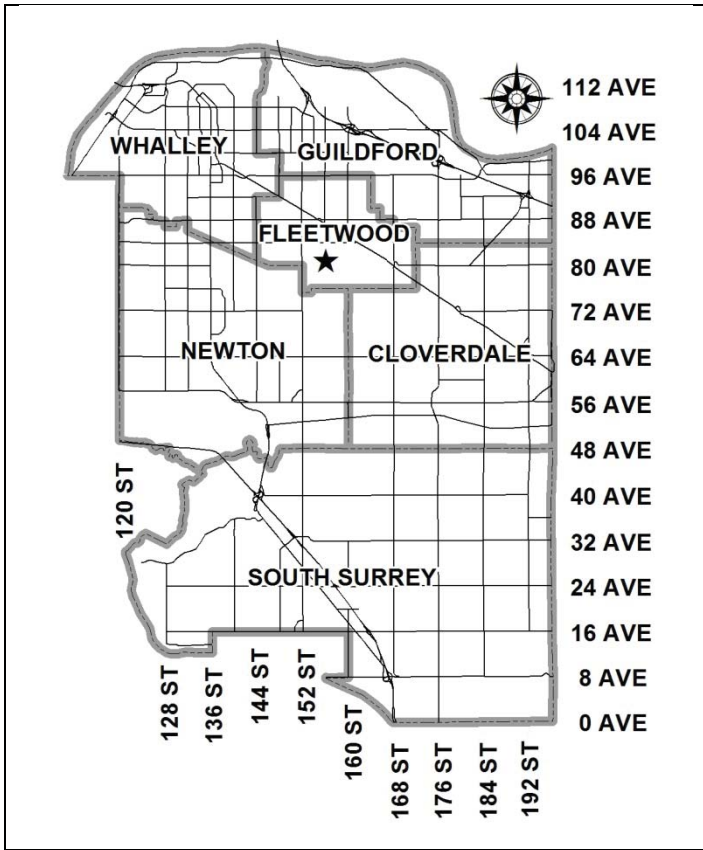


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0206-00

Planning Report Date: September 11, 2017



**PROPOSAL:**

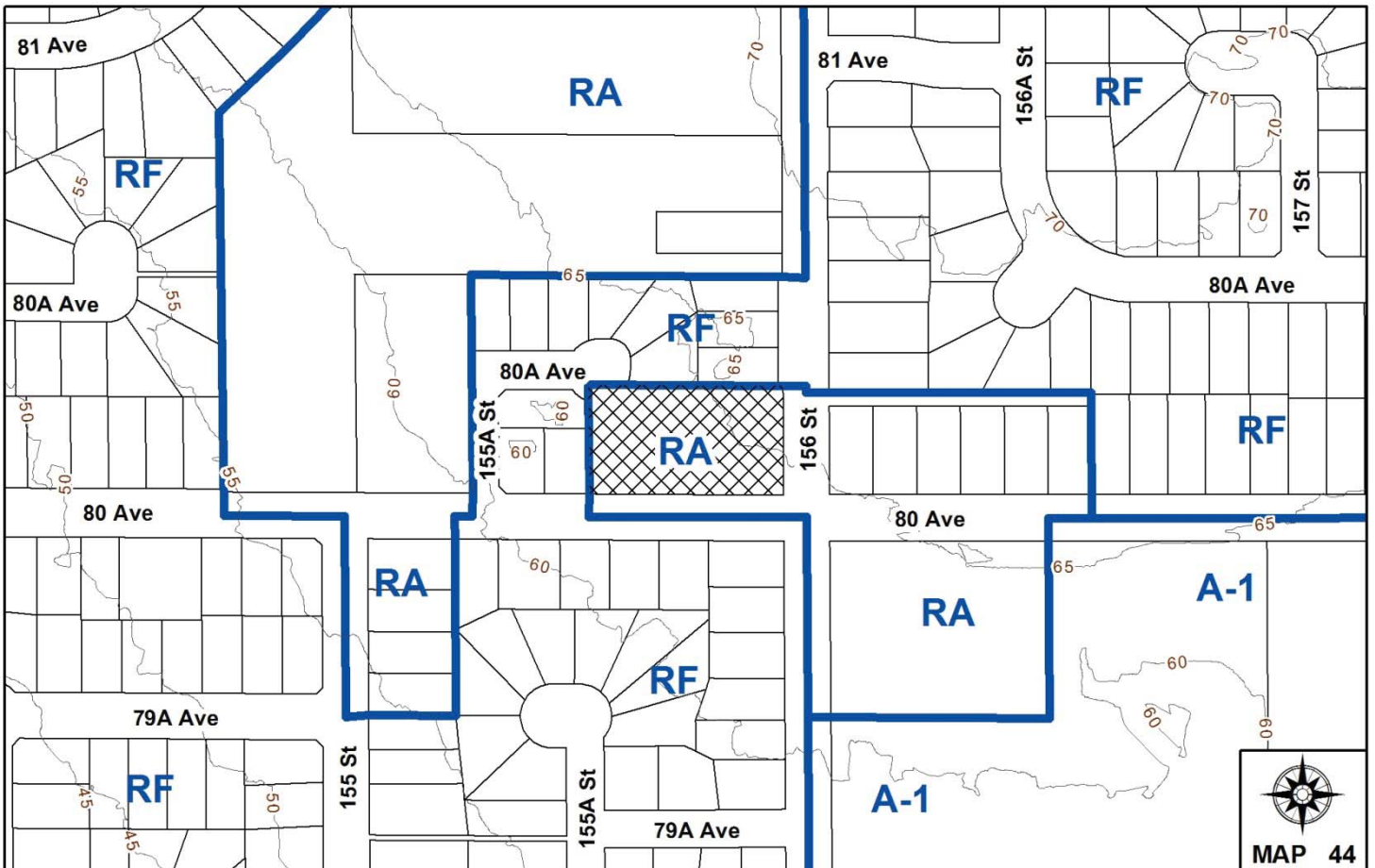
- **Rezoning** from RA to RF to allow subdivision into six (6) single family lots.

**LOCATION:** 8025 - 156 Street

**OWNER:** 0747761 B.C. Ltd.

**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 Official Community Plan (OCP).
- The proposed rezoning is consistent with the single family residential land use of the area.
- The proposed single family subdivision creates a pattern of development that matches the immediate neighbourhood, specifically the RF-zoned lots to the north, fronting 156 Street, and west, fronting 80 Avenue, of the subject property, created under Development Application No. 7911-0144-00.
- The proposed development will also complete the southeastern portion of the 80A Avenue cul-de-sac bulb.
- The proposal is consistent with the concept plan provided as part of the subdivision of the adjacent properties to the north and west in 2011 under Development Application No. 7911-0144-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" 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 satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant addresses 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
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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 Coyote Creek Elementary School  
2 Secondary students at Fleetwood 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 late Fall 2018.

**Parks, Recreation & Culture:**

Parks supports the application, but has some concerns with the pressure the application will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$2,500 for the five (5) proposed additional lots, and Parks has accepted this amount to address these concerns.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwelling, detached garage and tennis court, which will be demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings	Urban in the OCP	RF
East (Across 152 Street):	Single family dwellings on undersized RA-zoned lots	Urban in the OCP; Single Family Urban in the Stage 1 Fleetwood Town Centre Plan	RA
South (Across 80 Avenue):	Single family dwellings	Urban in the OCP	RF
West:	Single family dwellings	Urban in the OCP	RF

**DEVELOPMENT CONSIDERATIONS****Proposal and Context**

- The 0.4-hectare (0.98-acre) subject property is located at 8025 – 156 Street in Fleetwood. It is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to permit subdivision into six (6) single family lots.
- Proposed Lots 1 to 6 will range in size from 612 square metres (6,588 sq.ft.) to 663 square metres (7,136 sq.ft.), in lot depth from 28.7 metres (94 ft.) to 35.3 metres (116 ft.) and in width from 17.9 metres (59 ft.) to 21.6 metres (71 ft.). Proposed Lot 1 and 2 will be oriented towards and accessed from the new 80A Avenue cul-de-sac bulb and 156 Street, respectively, while proposed Lots 3 to 6 will be oriented towards and accessed by 80 Avenue (see Road Dedication section).

- Proposed Lots 1 to 6 are consistent with the RF-zoned pattern of development in the immediate neighbourhood, specifically the existing RF-zoned lots to the immediate north, fronting 156 Street, and west, fronting 80 Avenue, of the subject property, created under Development Application No. 7911-0144-00.

### Road Dedication

- The subject property is currently oriented towards 156 Street with access to the principal building and attached carport from 156 Street, and with secondary driveway access to the detached accessory building (garage) from 80 Avenue.
- The applicant proposes to provide access to proposed Lot 1 from the completed 80A Avenue cul-de-sac bulb. Access to proposed Lot 2 will be from 156 Street while proposed Lots 3 to 6 will be accessed from 80 Avenue.
- The applicant will be required to construct the southeastern portion of the existing 80A Avenue cul-de-sac to Limited Local road standards.
- The applicant will be required to dedicate 1.942 metres (6.4 ft.) and construct the west side of 156 Street to the Collector road standard as well as to register a 0.5-metre (1.5-foot) wide statutory right-of-way for utility access.
- The applicant will be required to dedicate an additional 0.942 metres (3 ft.) and construct the north side of 80 Avenue to the Through Local road standard, including the infill of the existing Class C (green-coded) ditch. A 0.5-metre (1.5-ft.) wide statutory right-of-way will also be registered for public rights of passages, in association with the adjacent 3-metre (10 ft.) wide multi-use path (MUP), and for utility access.
- In addition, proposed Lots 3 to 6 will front onto a portion of the Fleetwood Greenway, a 3-metre (10-foot) wide enhanced sidewalk / multi-use path (MUP) along this portion of 80 Avenue in Fleetwood. The Fleetwood Greenway is a multi-modal (i.e. pedestrian and bicycle) corridor that connects several existing and future parks and greenways in the Fleetwood area.

### Neighbourhood Character Study and Design Guidelines

- The applicant retained Tejeshwar Singh, of Simplex Consultants Ltd., as the Design Consultant to prepare both a Character Study and Building Design Guidelines to ensure that the future dwellings constructed on proposed Lots 1 to 6 generally maintain a consistency with the existing single family dwellings in the surrounding 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 newer, adjacent "Traditional West Coast Modern" style homes provide a suitable context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose design standards which will match or exceed the mass design, trim, detailing and construction standards of the adjacent context homes, in line with contemporary "Traditional West Coast Modern" or "Neo-Traditional" style homes.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering & Surveying Ltd. The plans were reviewed by staff and found to be generally acceptable.
- In-ground basements are proposed for all lots with less than a 0.5 metre (1.6 ft.) of fill required on proposed Lots 1 and 3 to 6. The applicant has proposed approximately 0.7 to 0.8 metres (2.3 to 2.6 ft.) of fill for the eastern portion of proposed Lot 2, in combination with a rear lot storm service connection in order to achieve a minimum basement elevation (MBE) low enough to achieve an in-ground basement. The proposed rear yard storm service configuration mirrors that of the three neighbouring properties to the north (8035, 8043 and 8051 – 156 Street), created under Development Application No. 7911-0140-00.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

Development proposal signs were installed on both the 80 Avenue and 156 Street frontages on June 9, 2017, and pre-notification letters were sent out on June 13, 2017, from which staff have received no phone calls or letters of concern.

TREES

- Tyler Rodgers, 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
<b>Deciduous Trees</b>			
Japanese Cherry	2	2	0
Japanese Maple	1	1	0
Plum	3	3	0
<b>Coniferous Trees</b>			
Blue Spruce	2	2	0
Deodar Cedar	1	1	0
Lawson Cypress	3	3	0
Western Hemlock	1	1	0
Western Red Cedar	1	1	0
<b>Total</b>	<b>14</b>	<b>14</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>18</b>	

<b>Total Retained and Replacement Trees</b>	<b>18</b>
<b>Contribution to the Green City Fund</b>	<b>\$4,000.00</b>

- The Arborist Assessment states that there are a total of 14 mature trees on the site. There are no Alder or Cottonwood trees on the subject property. It was determined that no 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.
- The existing cedar hedge along the north property line will be retained and protected by installation of appropriate tree protection fencing.
- Parks, Recreation & Culture have confirmed that that they support the removal of those trees within the existing and future 156 Street allowance, in association with the proposed development, due to the quality and species of the trees identified in the Arborist Assessment.
- 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 twenty-eight (28) replacement trees on the site. Since only eighteen (18) replacement trees can be accommodated on the site (based on an average of three (3) trees per RF-zoned lot), the deficit of ten (10) replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on both 156 Street and 80 Avenue fronting the subject property. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of species including Blue Spruce, Blue Atlas Cedar, Daybreak Cherry, Lilac and Red Flowering Dogwood.
- In summary, a total of eighteen (18) replacement trees are proposed on the site with a contribution of \$4,000 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on August 15, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The site is an infill urban lot, and the proposed subdivision is consistent with the OCP.
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted on all six (6) lots, subject to meeting the zoning and building requirements for a secondary suite.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The project will incorporate Low Impact Development Standards as per the requirements of the Bear Creek Integrated Stormwater Management Plan (ISMP).</li> <li>Recycling pick-up will be available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The proposed development fronts onto and will connect to both the Fleetwood and Clow Greenways.</li> <li>Transit services run along 80 Avenue, with a transit stop within walking distance from the subject site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The development incorporates Crime Prevention through Enhanced Design (CPTED) principles, such as providing "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Two (2) development proposal signs were installed on the subject property, and pre-notification letters were mailed to area residents.</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owner, 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 Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/da





## SUBDIVISION DATA SHEET

Proposed Zoning: RF Zone

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.005 acres
Hectares	0.4066 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	17.9 – 21.6 metres
Range of lot areas (square metres)	612.2 – 662.9 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.8 lots/ha. And 5.9 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35.7%
Estimated Road, Lane & Driveway Coverage	13.8%
Total Site Coverage	49.5%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF LOT 21 SECTION 26  
TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 43094**

**PLAN EPP**

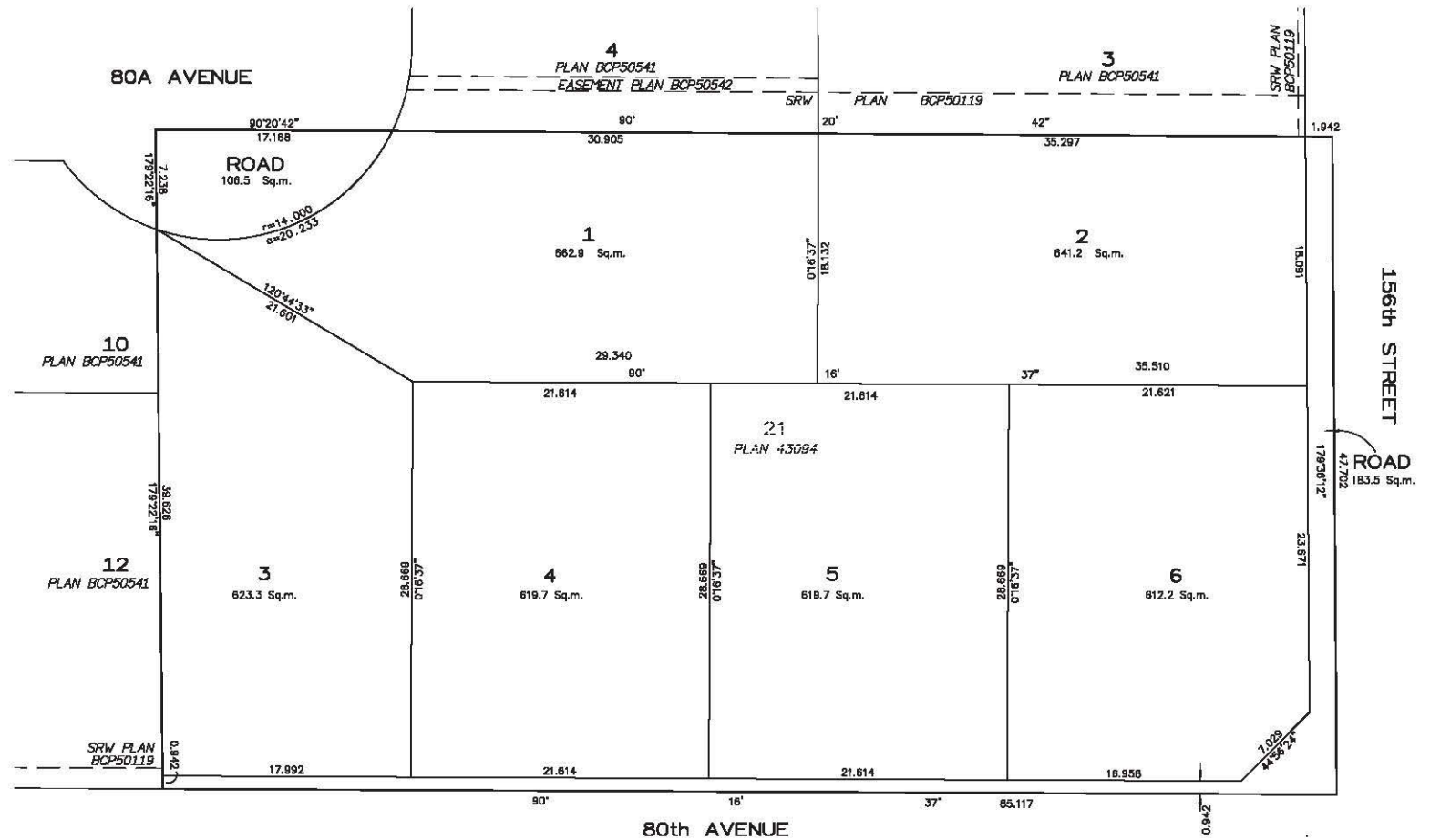
DRAFT: JUNE 28, 2017



SCALE 1 : 250



ALL DISTANCES ARE IN METRES  
The intended plot size of this plan is 560m in width and 432m in height (C size) when plotted at a scale of 1:250.



**INTEGRATED SURVEY AREA No. 1 SURVEY**

NAD 83 (CSRS) 40,080,10VRD  
Grid bearings are derived from FIELD SURVEY and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from Geo BC Network Published Information. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999969, which has been derived from control monument 5264.



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

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

**DATE: July 20, 2017** PROJECT FILE: **7817-0206-00**

---

**RE: Engineering Requirements  
Location: 8025 156 Street**

### REZONE/SUBDIVISION

#### *Property and Statutory Right-of-Way (SRW) Requirements*

- dedicate 0.942 metres for 80 Avenue, 1.942 metres for 156 Street, and remaining dedication to complete 80A Avenue cul-de-sac
- register 0.5 metre statutory rights-of-way along 80 Avenue and 156 Street frontages

#### *Works and Services*

- construct north half of 80 Avenue and west half of 156 Street for site frontage
- construct and complete the 80A Avenue cul-de-sac
- infill drainage ditch on 80 Avenue and extend storm sewer to service the site
- provide access and sanitary, water, drainage connections to each proposed lot
- install onsite sustainable drainage/stormwater detention features on each lot

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

KMH



Planning June-13-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0206 00

**SUMMARY**

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	2

September 2018 Enrolment/School Capacity

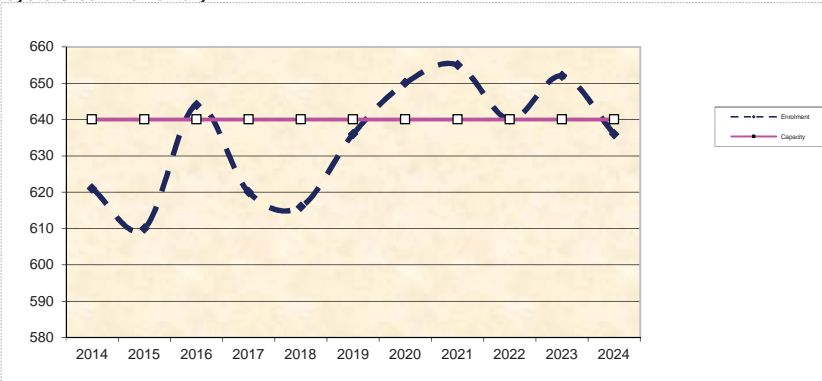
<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	70 K + 574
Capacity (K/1-7):	40 K + 600
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1465
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

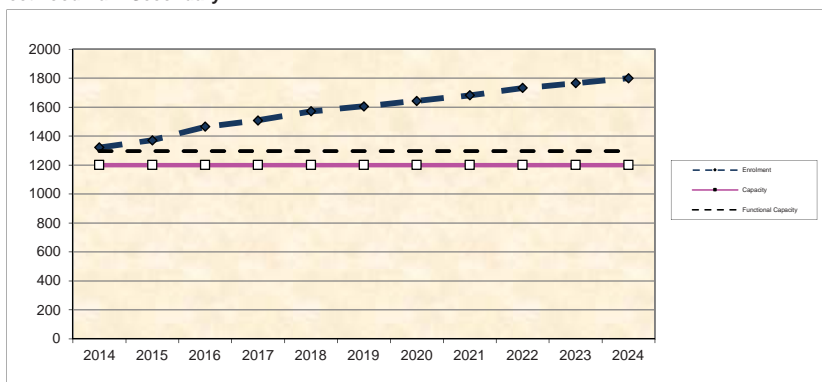
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity for 100 students. The projections below include the estimated phased enrolment growth from The Enclave and other development in the catchment area. Both the elementary school and secondary school are projected to be at or over capacity in the near future and portables or catchment changes may be required to balance enrolment in the future. The School District's Five-Year Capital Plan now has a request for additional elementary space (likely by way of addition to William Watson and Frost Road) for the Fleetwood area to help cater to growth from the Fleetwood Enclave and Fleetwood Town Centre plans.

**Coyote Creek Elementary**



**Fleetwood 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: #7917-0206-00  
 Project Location: 8025 156 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 of homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

#### 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 "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 6:12 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 and 3 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:** Shake profile concrete roof tiles, and 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:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" 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:** **\$12,500** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: June 26, 2017

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

\_\_\_\_\_  
Date: June 26, 2017






Table 4. Tree Preservation Summary.

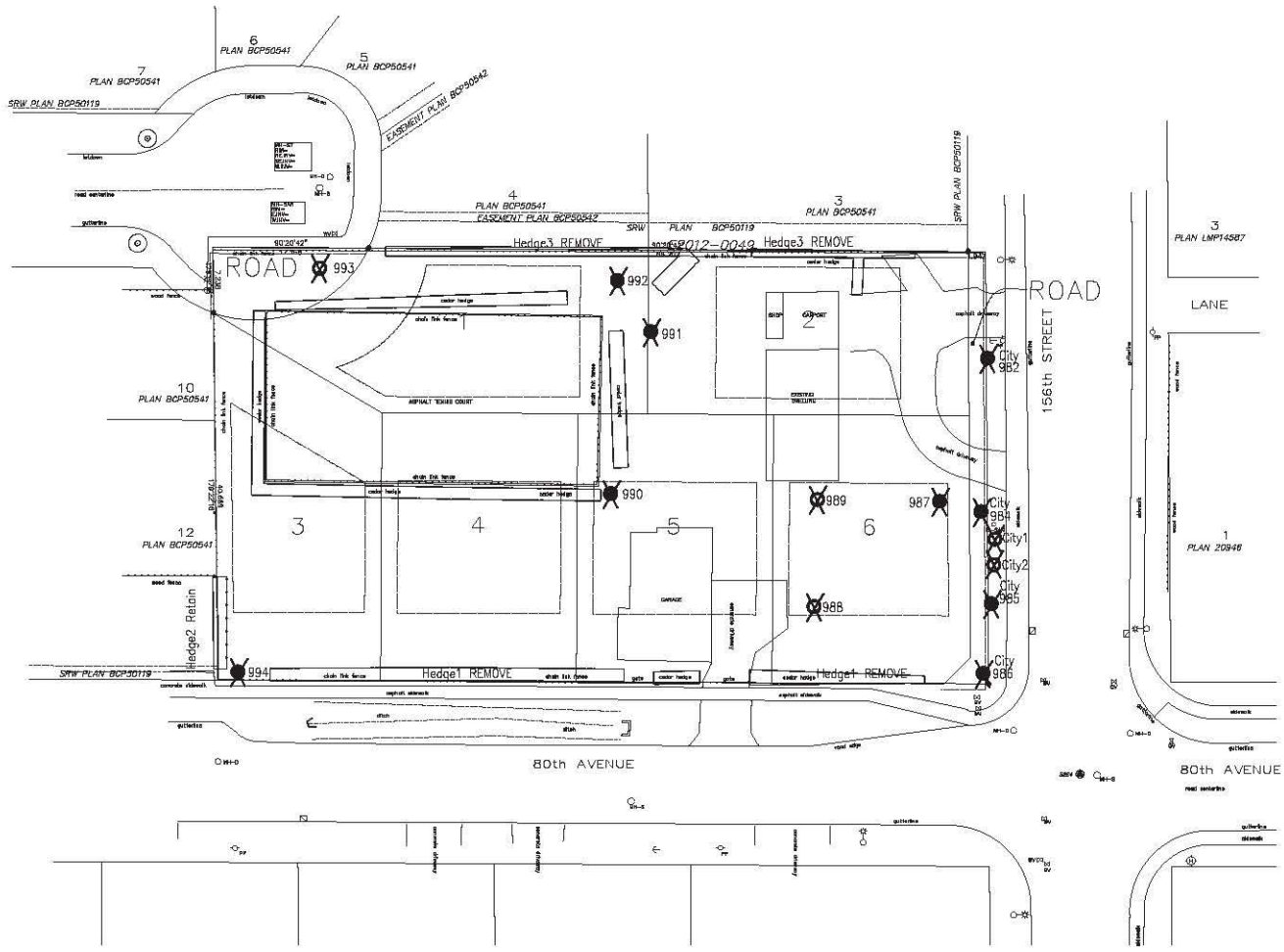
TREE PRESERVATION SUMMARY	
Address:	8025 156 Street, Surrey, BC
Registered Arborist:	Tyler Rodgers, RFT ISA Certified Arborist (PN-8320A) ISA Certified Tree Risk Assessor Silviculture Accredited Surveyor (AA201505)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>14</b>
<b>Protected Trees to be Removed</b>	<b>14</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>28</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = 28	
<b>Replacement Trees Proposed</b>	<b>18</b>
<b>Replacement Trees in Deficit</b>	<b>10</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Summary prepared and  
submitted by:

  
Arborist

May 15, 2017

Date



- LEGEND**
- = TREES NOT SURVEYED
  - = TREES TO BE RETAINED
  - ⊗ = TREES TO BE REMOVED
  - = PROTECTION BARRIER

DATE	REVISION	BY

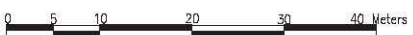
**C.KAVOLINAS & ASSOCIATES INC.**  
 BCSA CSIA  
 2462 JORDAN COURT  
 AUSTIN, TEXAS 78746  
 PHONE (512) 857-8276

**CLIENT**  
 MR. ROB THOMPSON  
 c/o DUNSTON ENGINEERS & SURVEYING LTD.  
 SUITE #101  
 1929 - 805 AVENUE  
 SURVEY, B.C.  
 V2S 1E3  
 504-532-4700

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 6 LOT SUBDIVISION  
 8025 - 156 STREET  
 SURVEY, B.C.

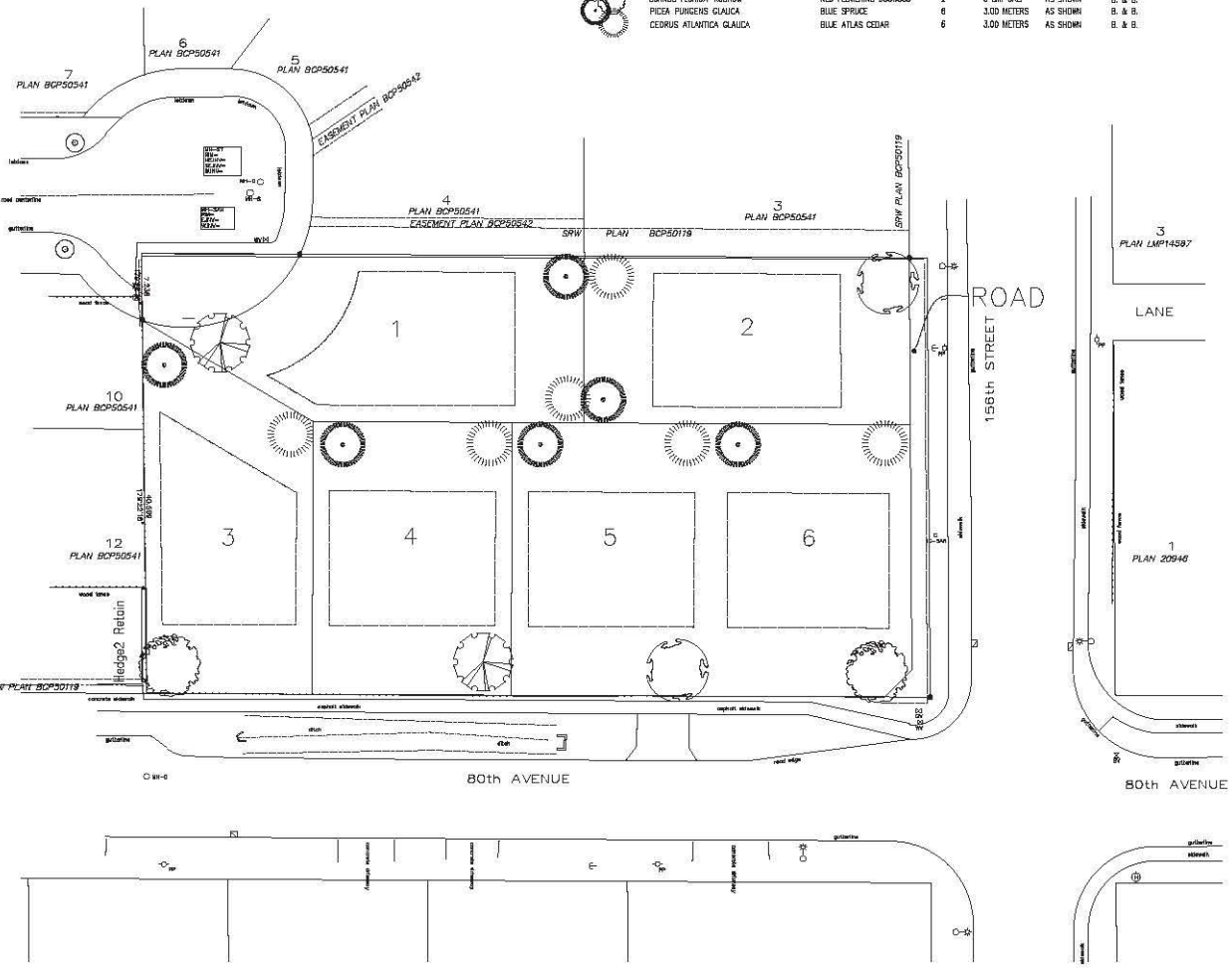
SCALE	DATE
1:250	MAY/17
DRAWN	CHEK
DATE	
APPROVED	AS BUILT

PRINTED	JOB No.



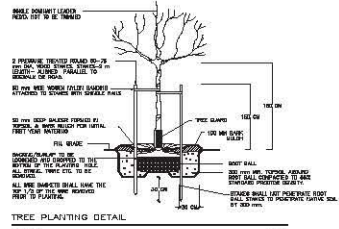
TR-1

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
1	SYRIGIA RETICULATA 'MORNY SILK'	LILAC TREE	2	6 CM. CAL.	AS SHOWN	B. & B.
2	PRUNUS YEMOENSIS 'AUREOBID'	DAWBREAK CHERRY	2	6 CM. CAL.	AS SHOWN	B. & B.
3	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
4	FRAXA PURGENS GAUJCA	BLUE SPRUCE	6	3.00 METERS	AS SHOWN	B. & B.
5	CEDRUS ATLANTICA GAUJCA	BLUE ATLAS CEDAR	6	3.00 METERS	AS SHOWN	B. & B.



**NOTES / GENERAL**

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STATEMENT 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'CASA SHOWN'. JUSTIFY PLANT SIZE AND COMPATIBLE USE AND THE MINIMUM ACCEPTABLE SIZE, SPACING AND SPACING PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SITES TO BE PLANTING, CHECK MATERIALS AND PROTECT WALLS. SUBMIT THESE MUST BE WITH WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO ANY PLANTING. SUBSTITUTIONS TO SPECIFIED MATERIAL, LANDSCAPE STATEMENTS ALL BE. RECHECK AGAIN A MINIMUM OF THE WORKING DAYS NEED TO BE OPEN FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE 'LANDSCAPE STATEMENT'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CREDITED 'TRUSTEES' TREE NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'LANDSCAPE STATEMENT'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPE AND HARDWARE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'CASA SHOWN' LANDSCAPE STATEMENT.
- MIN. DRIVING WIDTHS BEFORE OVER PREPARED SURFACE SHALL BE:
  - LANE AREA: 4.00 M<sup>2</sup>
  - DRIVING OTHER AREAS: 4.00 M<sup>2</sup>
  - SIDE AREA: 4.00 M<sup>2</sup>
  - TRUCK: 4.00 M<sup>2</sup>
  - 3.00 M<sup>2</sup> MINIMUM WIDTH SHALL.
- GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STATEMENTS FOR LEVEL 1 AND LEVEL 2 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATIONS, PROCEDURES AND LEVELS OF GROWING MEDIA COMPONENTS SHALL BE ONE (1) - 2" BE USING A RECOMMENDED GROWING PROCEDURE. PROVIDING GROWING MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- IN-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STATEMENTS FOR GROWING MEDIA. SOILS SHALL BE INITIALLY TEST FROM SOURCE. MOISTURE, MOISTURE PLANT PLANT, NEED OR PROPAGATING POINTS OF SOILS, PLANT PHYSIOLOGICAL BEHAVIOR, PHOSPHORUS, NITROGEN, STOMES OVER 30 CM AND FOREIGN OBJECTS.
- ALL PLANTING SITES SHALL RECEIVE MIN. 50 MM DRAIN WELLS.
- PLANT SIZES AND QUANTITIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEFECTS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SUPPLIED OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT AN EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR ADJACENT FROM THE SITE ALL MATERIALS AS IT ACCUMULATES, AND SHALL BE THE RESPONSIBILITY OF THE OWNER TO REMOVE THE DEBRIS AND THE SITE THEREOF IN A CLEAN AND PREFERABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



**LEGEND**

○ = TREES NOT SURVEYED

● = TREES TO BE RETAINED

⊗ = TREES TO BE REMOVED

○ = PROTECTION BARRIER

DATE	REVISION	NO.

**C.KAVOLINS & ASSOCIATES INC.**  
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2462 ARMOUR COURT  
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V0C 3D0  
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**CLIENT**  
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SUITE #101  
18292 - 80th AVENUE  
SURREY, B.C.  
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**TITLE**  
PLAN VIEW  
**TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
6 LOT SUBDIVISION**  
8055 - 156 STREET  
SURREY, B.C.

SCALE: 1:250	DATE: MAY/17
DRAWN: CHY	
TRACED: CHY	
APPROVED: AS BUILT	

PRINTED	JOB NO.
	DRAWING NO.
	TR-2