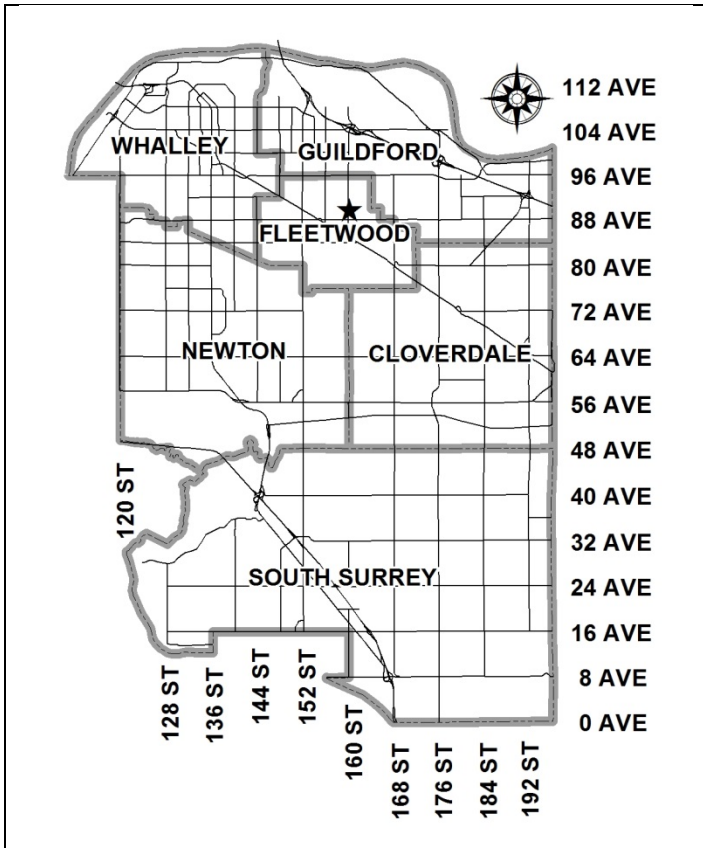


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0390-00

Planning Report Date: February 19, 2018



PROPOSAL:

- **Rezoning** from RA to RF to allow subdivision into two single family residential lots.

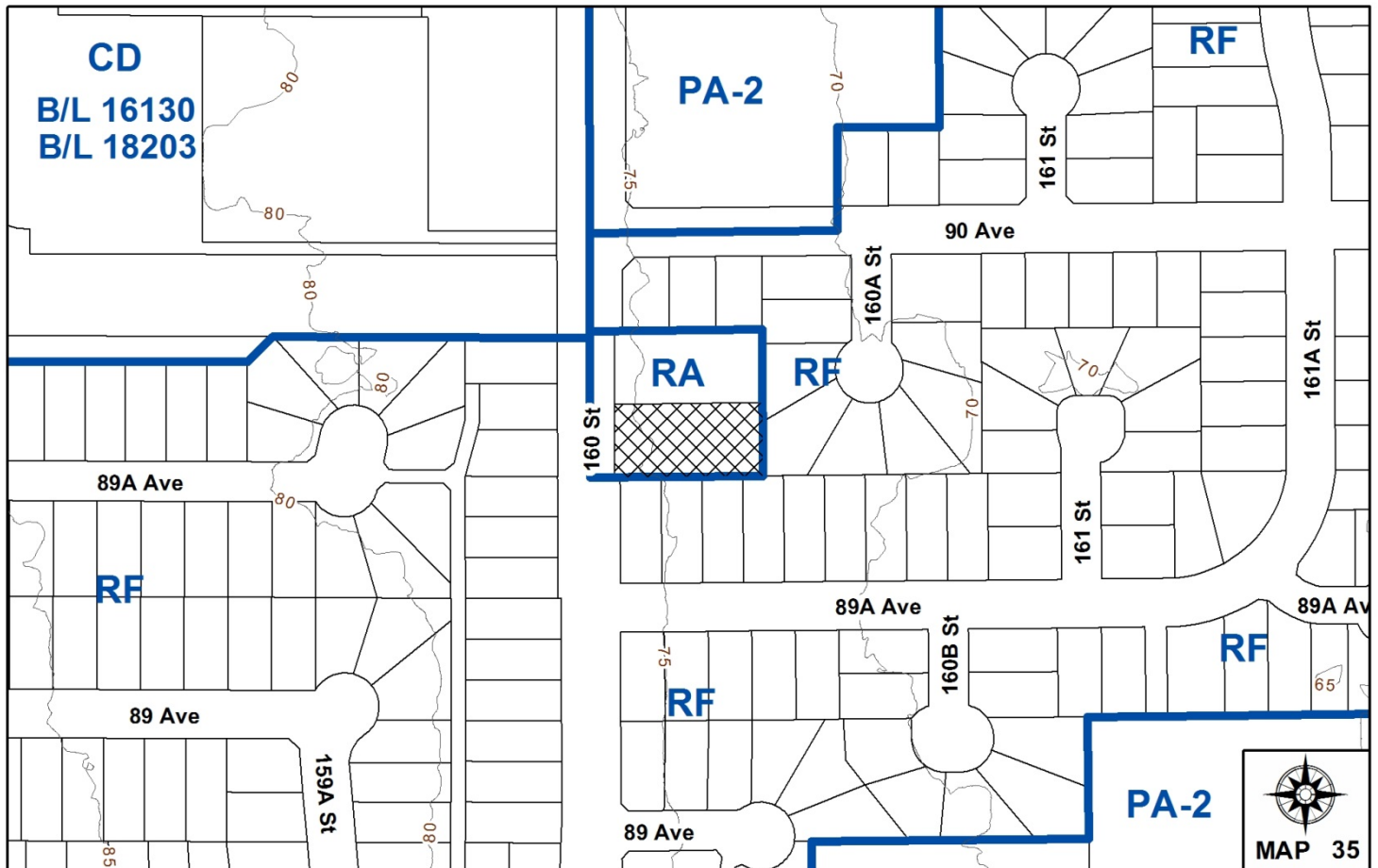
LOCATION: 8956 - 160 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP/LAP DESIGNATION: N/A

DESIGNATION:



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 OCP Designation.
- The proposal is compatible with the pattern of single family residential lot development on this block.
- The applicant has demonstrated that the property directly to the north has the potential to follow a similar development pattern in the future.
- Driveways on the proposed lots will be required to be paired and a restrictive covenant for right-in-right out access and side-loaded double car garages will be required to address vehicular access to 160 Street, an arterial 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)" 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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department ; and
 - (g) registration of a Section 219 Restrictive Covenant to require paired driveways, right-in/right-out access only and side access garages on both lots.

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.
0 Secondary students 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 spring 2019.
- Parks, Recreation and Culture: Parks, Recreation and Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Urban	RA
East:	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West (Across 160 Street):	Single Family Dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the east side of 160 Street, just north of 89A Avenue in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- At approximately 1,840 square metres (0.45 ac.) in area, the subject site is one of two remnant acreage zoned parcels within an existing neighbourhood of predominately RF zoned lots.

Current Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into two (2) single family residential lots.
- The proposed RF lots are consistent with the "Urban" designation in the Official Community Plan (OCP). The proposed lots are also consistent with the established single family (RF) lot pattern in the surrounding neighbourhood.
- Proposed Lots 1 and 2 meet the minimum lot width, depth and area requirements of the RF Zone. The lots are approximately 15 metres (49 ft.) wide, 56 metres (183 ft.) deep, and 845 square metres (9,095 sq. ft.) each in area.
- A road dedication of 4.942 metres (16 ft.) is required on 160 Street to accommodate a 15.0 metre from centerline ultimate road right-of-way.

- To facilitate traffic flow on 160 Street (an arterial road), paired 6.0 metre (20 ft.) driveways are required, combined with a Restrictive Covenant for right-in/right-out only access and to require side-loaded double car garages.
- The applicant has demonstrated the subdivision potential of the other remnant parcel to the north of the subject site. This abutting lot can achieve a similar two-lot layout should they seek to rezone and subdivide in the future.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed a set of building design guidelines based on the findings of the study (Appendix V).
- A provision for both lots to have side-loaded double care garages, facing the side lot line rather than the front has been included in the Building Scheme to facilitate vehicles accessing 160 Street with the front of their vehicle rather than backing out onto 160 Street (an arterial road).
- A preliminary lot grading plan was submitted by WSP Canada Inc. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, it appears that in-ground basements could be accommodated on both lots. Basements will be confirmed at the detailed Engineering design stage.

PRE-NOTIFICATION

- A development proposal sign was installed on September 13, 2017 and pre-notification letters were sent to surrounding property owners on October 11, 2017.
- To date, staff has received no calls or correspondence from neighbouring residents regarding the proposal.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	3	3	0

Tree Species	Existing	Remove	Retain
Red Maple	2	2	0
Evergreen Trees			
English Holly	1	1	0
Coniferous Trees			
Douglas Fir	2	1	1
Hemlock, Western	1	1	0
Total (excluding Alder and Cottonwood Trees)	9	8	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	5 (3 per lot less any retained trees)		
Total Retained and Replacement Trees	6		
Contribution to the Green City Fund	\$4,400.00		

- The Arborist Assessment states that there are a total of 9 protected trees on the site, there are no Alder or Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 16 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 11 replacement trees will require a cash-in-lieu payment of \$4,400.00 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$4,400.00 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Plan
- 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

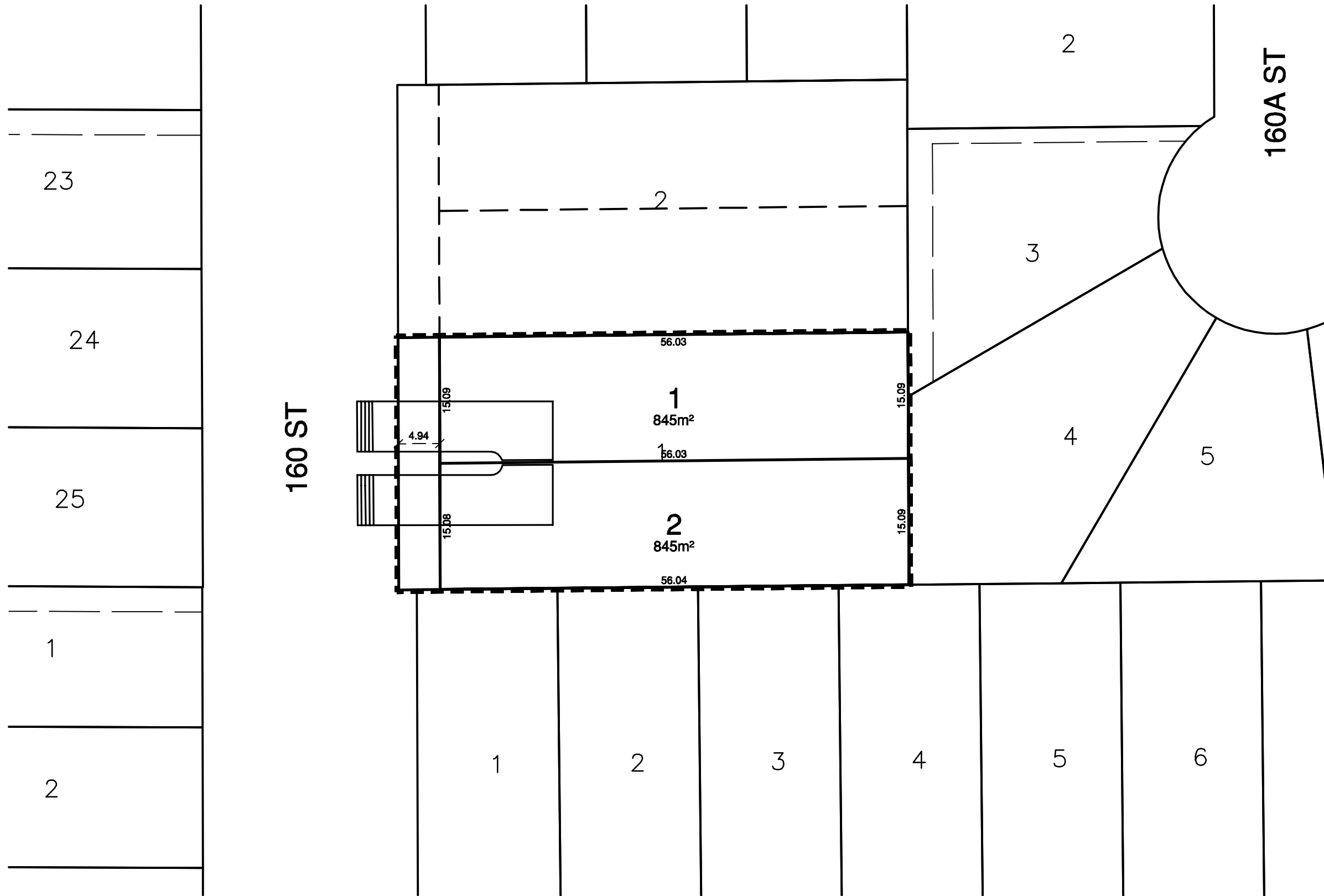
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	1,840 square metres (19,803 sq.ft.)
Acres	0.46
Hectares	0.184
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.08 / 15.09
Range of lot areas (square metres)	845
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.3 upa / 10.9 uph
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	N/A
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	N/A
FRASER HEALTH Approval	N/A
DEV. VARIANCE PERMIT required	N/A
Road Length/Standards	
Works and Services	
Building Retention	
Others	N/A



PRELIMINARY SUBDIVISION PLAN

8956 160 Street
 Darbara Ghuman
 City File #7917-0309-00

client :

RANJIL PATARIA

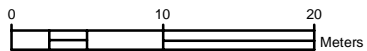
CELL # (604) 313-8648-00



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

FEB., 2018

171-06427-00



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

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

DATE: **January 16, 2018**

PROJECT FILE: **7817-0390-00**

RE: **Engineering Requirements
Location: 8956 - 160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m toward Arterial Road (ultimate 15.0 meter from centerline) allowance.
- Register 0.5 m statutory right-of-way along 160 Street.

Works and Services

- Ensure 160 Street property line is graded to +/-300 mm of centerline road elevation.
- Construct paired 6.0 m wide concrete driveway letdowns for both lots.
- Construct a sanitary main along site frontage to tie-in with downstream system.
- Register Restrictive Covenant (RC) for on-site sustainable drainage works to meet Upper Serpentine Integrated Stormwater Management Plan requirements.
- Provide water, storm, and sanitary service connection.
- Register applicable RCs as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning January-23-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0390 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

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
Maximum Operating Capacity*(8-12):	1269

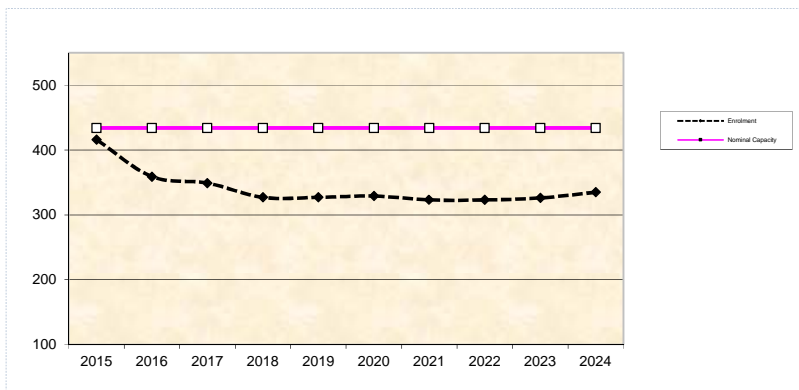
School Enrolment Projections and Planning Update:

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

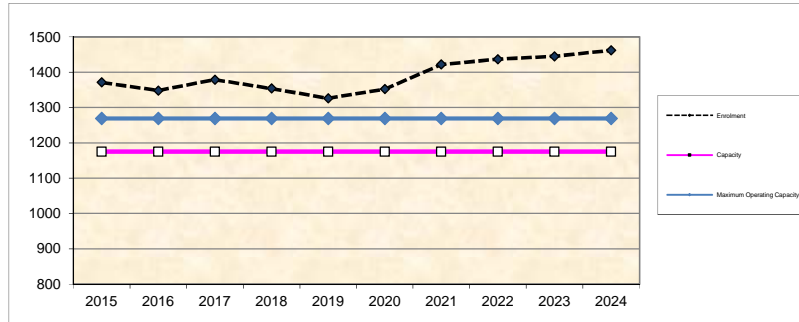
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Port Kells area, 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 2018/19 Capital Plan submission, there is a request 325 capacity addition targeted to open September 2021.

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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0390-00
Project Location: 8956 - 160 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located within an old (1970's to early 1990's) urban development area. There are two RA zoned properties including the subject site and the adjacent property to the north. There is a multifamily site located on the west side of 160 Street, just north of the subject site, and a PA-2 (Assembly Hall) site to the north, at the intersection of 90 Avenue and 160 Street. All other surrounding properties are zoned RF.

Most surrounding homes are 20 - 25 year old, 3550 sq.ft. Two Storey type, or are 30 - 35 year old Basement Entry homes designed to appear as Two-Storey type, all situated on 16 metre - 19 metre wide RF zone lots. A wide variety of roof forms have been used in this area including common gable, common hip, Dutch Hip, and Gambrel. Roofs range in slope from 4:12 to 12:12 (with the exception of the one Gambrel roof home). All homes have an asphalt shingle roof surface. Massing designs for most homes are mid-scale, typically featuring a 1 ½ storey front entrance portico, with upper floors set back in accordance with RF zone requirements. One exception is the high mass home at 8941 - 160 Street with a fully exposed upper floor (only a roof skirt at the midpoint between the main and upper floors), and an overstated two storey high front entrance. Most homes are clad in vinyl with brick or stone accent, or stucco with stone accent, but there are vinyl-only and stucco-only homes. A wide variety of driveway surfaces are evident including broom finish concrete, exposed aggregate, asphalt, and masonry pavers. Landscapes range from "modest modern urban" to "average modern urban".

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate the aforesaid context homes.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban, which could include compatible forms of the "West Coast Contemporary" style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, including Two-Storey, Basement Entry, and Bungalow, 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 RF 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 range from one to two 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.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2016 developments.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : 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 RF 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: The streetscape character is best described as "varied". Homes include a 1950's Bungalow (site home to be demolished), several Basement Entry homes from the 1980's, some designed to appear as mid-scale mass Two-Storey homes, and some high mass with most of the upper floor exposed. Front entrance porticos range from one storey in height to two storeys, though most are 1 ½ storeys. Roof slopes range from 4:12 to more than 12:12. Exterior finish quality ranges from stucco-only and vinyl-only, to stucco or vinyl accompanied by large stone and wood or Fibre cement board feature areas. All homes have neutral or natural colour schemes. Landscapes range from modest old urban to average 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 are not recommended for this development, except on trim elements. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

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

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

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 16, 2017

Reviewed and Approved by:  **Date:** October 16, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0390-00

Address: 8956 - 160 Street

Registered Arborist: Jeff Ross #PN-7991A

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)	9
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16 	16
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

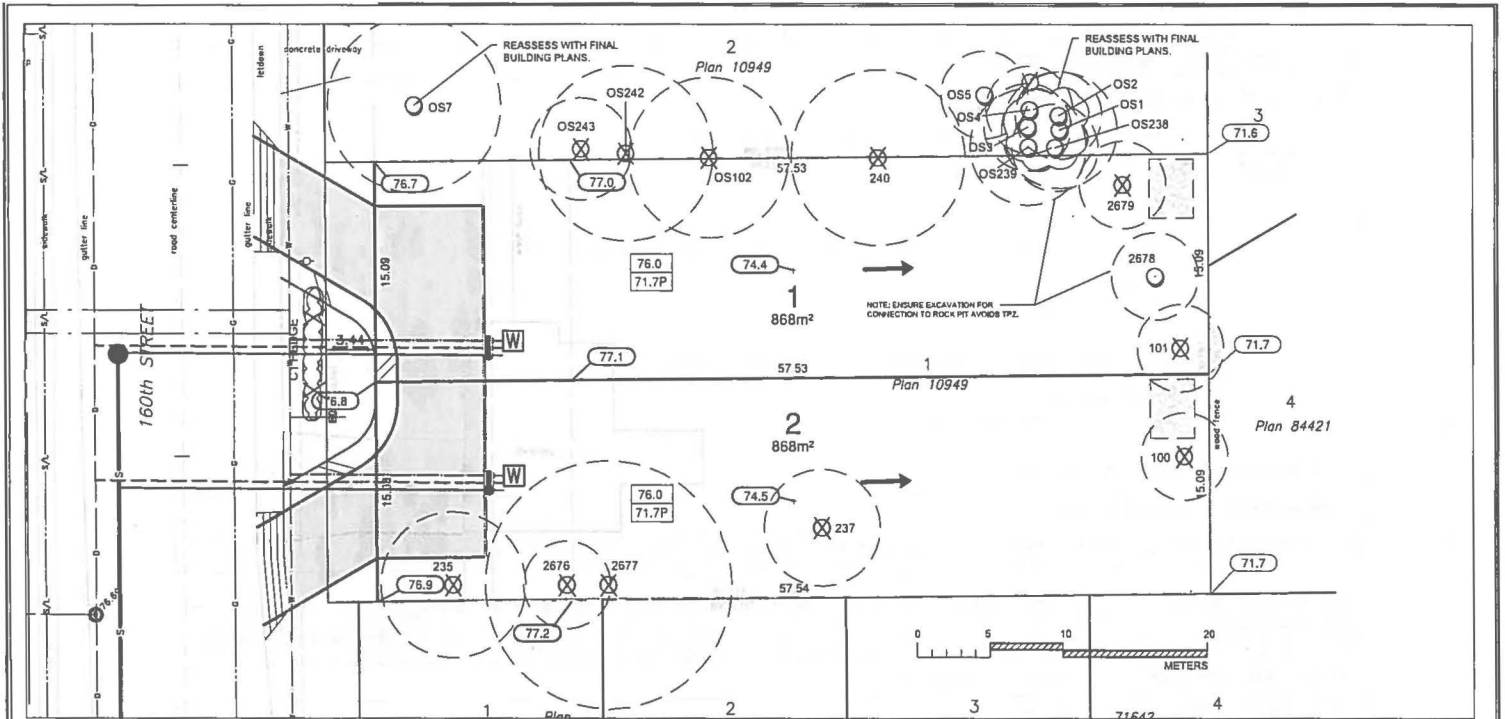
Signature of Arborist:

Date: September 26, 2017



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

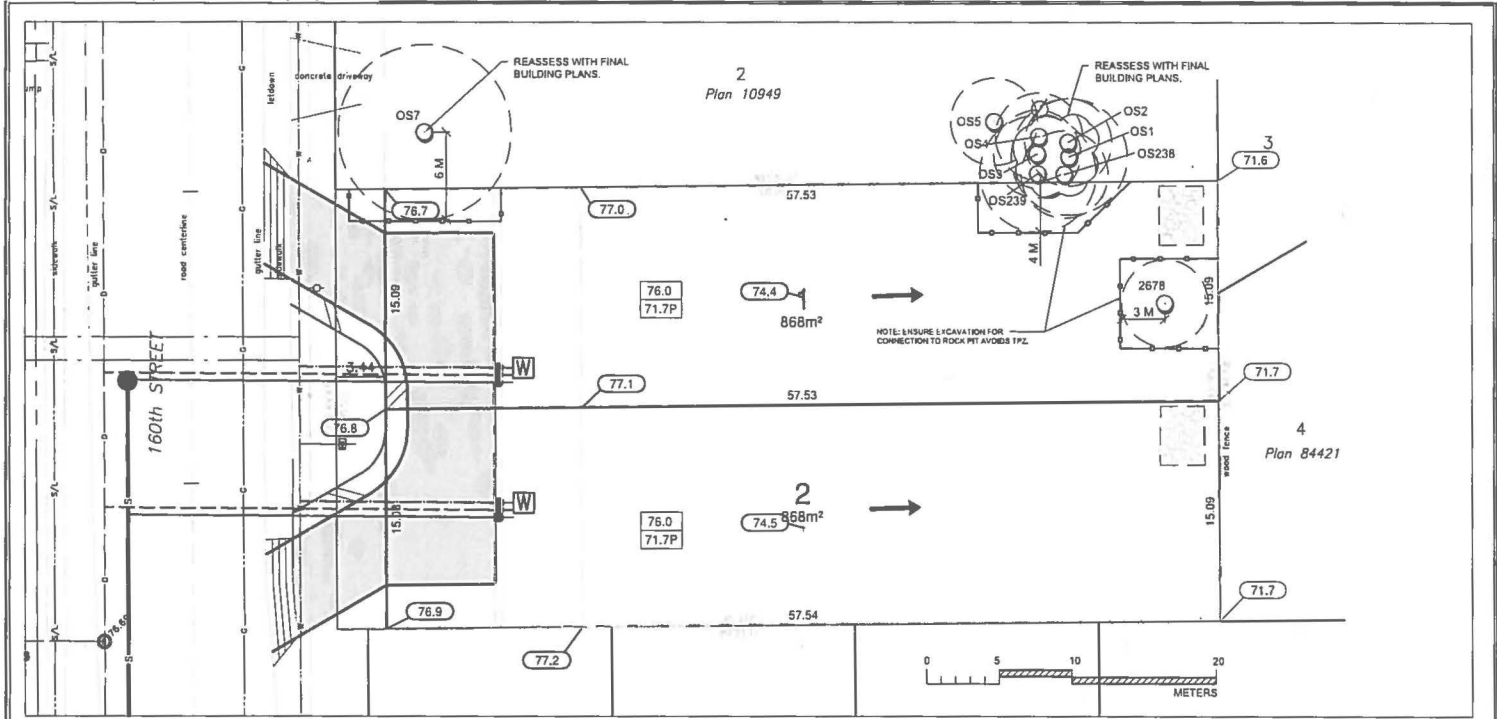




LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- TREE NOT ASSESSED

SHEET NO. 11	DATE SEP 27 2017	BY [Signature]	REVISION GRADING PLAN	MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS	#105, 8277 129 St. Surrey British Columbia V3W 6A6 Ph: (778) 593-0300 Fax: (778) 593-0300 Mobile: (604) 240-0300 Email: mifadum@fadum.ca	© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.	PROJECT TITLE 8956 160 STREET SURREY, B.C.	SHEET TITLE T1 - TREE REMOVAL AND PRESERVATION PLAN	DRAWN [Signature]	DATE AUGUST 17, 2017	T-1 SHEET 1 OF 1
									SCALE AS SHOWN		



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- TREE NOT ASSESSED

NOTE: NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LDI GRADING PLANS.
 NOTE: REPLACEMENT TREES SHALL CONFORM TO CHLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



Stamp	NO.	DATE	BY	REVISION			
	1	10/12/2017	MK	GRADING PLAN			
MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS							
6150, 6277 129 St. Surrey, British Columbia V3W 5A5 Ph: (778) 593-0300 Fax: (778) 593-0302 Mobile: (604) 240-0309 Email: mlfadum@fadum.ca		© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.		PROJECT TITLE 8956 160 STREET SURREY, B.C.	SHEET TITLE T2 - TREE PROTECTION PLAN CLIENT:	DRAWN BY MK SCALE AS SHOWN DATE AUGUST 7, 2017	T-2 SHEET 2 OF 2