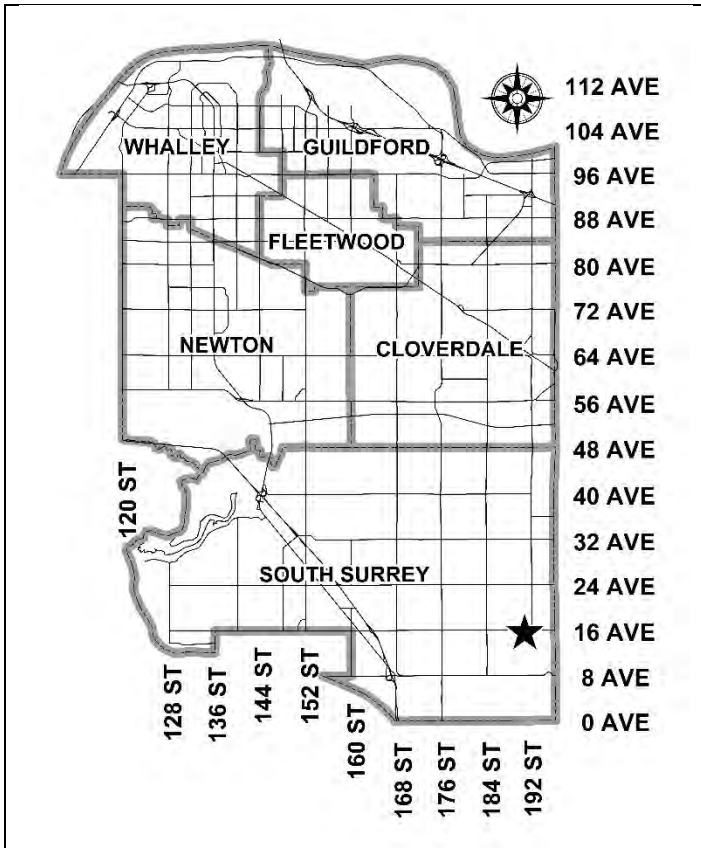


City of Surrey  
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0018-00

Planning Report Date: October 03, 2022



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

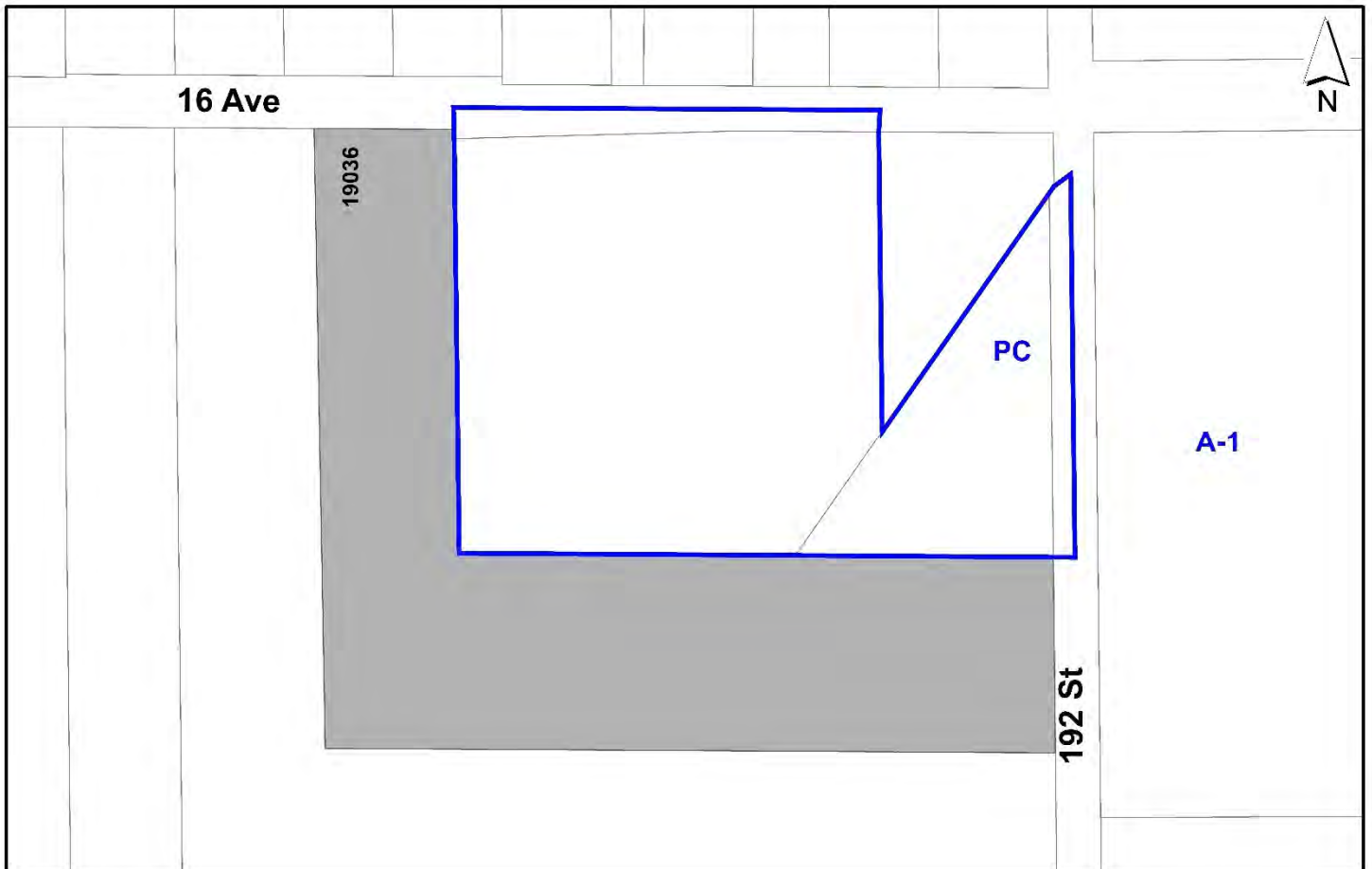
to permit the development of a new cemetery.

**LOCATION:** 19036 - 16 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Conservation and Recreation

**NCP DESIGNATION:** Cemetery and Biodiversity Preserve



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the number of required parking spaces from 240 space to 168 parking spaces.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Conservation and Recreation designation in the Official Community Plan (OCP).
- The proposal complies with the Cemetery and Biodiversity Preserve designation in the South Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Conservation and Recreation designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- On October 19, 2020, Council supported a Development Permit for Sensitive Ecosystems and Hazard Lands on the subject property, and on November 09, 2020, Council granted Third Reading to the associated Rezoning By-law No. 20178. The application proposed an extension to the existing cemetery to the east, with no buildings, and the conveyance of the riparian area to the City.
- The new cemetery was originally proposed as an addition to the adjacent cemetery to the east. At the time, no buildings, and no separate access were proposed on the subject site. However, the proposal has been updated for a stand-alone cemetery, with a separate access to 16 Avenue, and the addition of two buildings to the site, which necessitates changes to the Development Permits for the site. The addition of the building also changes the Engineering requirements, which have been updated for this report.
- No changes are proposed to the rezoning, and the PC Cemetery Zone is still proposed to regulate the site. Rezoning By-law No 20178 will be brought forward to Council for Final Approval when the Development Permit is brought forward for Final Issuance.

- As was the case in the original proposal, the applicant is proposing to voluntarily convey at no cost to the City, the streamside area adjacent to the Little Campbell River, which is also part of a Green Infrastructure Network (GIN) corridor. The total area of land that is proposed for conveyance is 1.49 hectares.
- The applicant is proposing a variance to reduce the number of required parking spaces from 240 spaces to 168 spaces, given that many of the memorial services and crematorium spaces will be used by the same patrons.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0018-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
2. Council approve Development Variance Permit No. 7918-0018-00 (Appendix IV), to vary the following, to proceed to Public Notification:
  - (a) to decrease the required number of parking spaces from 240 to 168 spaces.
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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (f) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
  - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (i) registration of a right-of-way for public rights-of-passage for drainage access.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Two single family dwellings and several barns	Cemetery and Biodiversity Preserve	A-1
North (Across 16 Avenue):	Vacant and single family dwellings	Business Employment and Biodiversity Preserve	A-1



Direction	Existing Use	LAP Designation	Existing Zone
East:	Private cemetery	Cemetery and Biodiversity Preserve	PC
South/West:	Single family dwelling, paintball facility and heritage site (William McMillan House)	Business Employment and Biodiversity Preserve	A-1

### Context & Background

- The subject 4 hectares site is an “L-shaped” parcel located at 19036 16 Avenue, zoned "General Agriculture Zone (A-1)" and designated Agricultural in the Official Community Plan. The property currently contains two single family dwellings and several barns. The southeast portion of the site is traversed by the Little Campbell River.
- The site is within the South Campbell Heights Local Area Plan (LAP) and identified as Cemetery and Biodiversity Preserve in the LAP.
- The site is subject to a Development Permit for Hazard Lands (Steep Slope) as well a Development Permit for Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network), both on the southeast portion of the site.
- On October 19, 2020, Council supported the Development Permit for Sensitive Ecosystems and Hazard Lands, and on November 09, 2020, Council granted Third Reading to Rezoning By-law No. 20178.
- The new cemetery was originally proposed as an addition to the adjacent cemetery to the east. At the time, no buildings or separate access were proposed on the subject site. However, the proposal has been updated for a stand-alone cemetery, with a separate access to 16 Avenue, and the addition of two building to the site, which necessitates changes to the Development Permits associated with the proposal. The addition of the building also changes the Engineering requirements, which have been updated for this report.
- No changes are proposed to the rezoning, and the PC Cemetery Zone is still proposed to regulate the site. The rezoning By-law will be brought forward to Council for Final Approval when the Development Permit is brought forward for Final Issuance.
- As was the case in the original proposal, the applicant is proposing to convey at no cost to the City the streamside area adjacent to the Little Campbell River, which is also part of a Green Infrastructure Network (GIN) corridor. The total area of land that is proposed for conveyance is 1.49 hectares.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant proposes to continue with the originally proposed rezoning of the property from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)", to permit development of a cemetery. Rezoning By-law No. 20178 has received Third Reading.

- All existing on-site buildings and structures are proposed to be removed. The proposed zone is compatible with the site's Conservation and Recreation designation in the OCP, and Cemetery and Biodiversity Preserve designation in the South Campbell Heights LAP.
- As cemetery use is institutional, no Form and Character Development Permit is required. However, the buildings were a significant addition to the proposal, and both the Sensitive Ecosystem Management Plan and the Geotechnical Report have been updated accordingly. The proposed new buildings also require updates to the engineering requirements, instead of the previously required No-Build Restrictive Covenant until servicing is provided.
- The revised proposal includes the addition of two buildings: a small building closer to 16 Avenue for facility and memorial services, with a total of 1,206 square metres, and a larger building at the south end of the site, for office, services, and crematorium, with a total of 3,293 square metres. The total proposed floor area is 4,499 square metres, and a total of 0.11 FAR.
- A continuous 3 metres landscape buffer is proposed along all property lines, with the exception of the proposed conveyed parkland for conservation of the Little Campbell River.
- The larger crematorium building is proposed at the south portion of the site. Both the Geotechnical Report and the Sensitive Ecosystem Development Plan have demonstrated there are no anticipated impacts to riparian area or slope stability with this proposal.
- The site is also subject to a Development Permit for Hazard Lands (Steep Slope) and Sensitive Ecosystem (Streamside Area and Green Infrastructure Network). These areas are all concentrated on the southeast portion of the site which is traversed by the Little Campbell River.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	40,703.2 square metres
Road Dedication:	330.4 square metres
Undevelopable Area:	16,466.4 square metres
Net Site Area:	23,906.4 square metres
<b>Number of Lots:</b>	2 (proposed cemetery and streamside conveyance)
<b>Building Height:</b>	14 metres
<b>Floor Area Ratio (FAR):</b>	0.11
<b>Floor Area</b>	
Office/Crematorium/Services	4,499 square metres

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	<p>Parks accepts the voluntary conveyance of the streamside setback protection as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP<sub>3</sub> – Sensitive Ecosystem Development Permit Area. The area is to be conveyed as a separate lot on the subdivision plan.</p> <p>Parks also requests an easement over the subject property to access the proposed parkland. The Applicant will be responsible for demolition of all structures within future parkland and replanting the disturbed areas of removed structures.</p> <p>Parks recommends all fencing adjacent to parkland to be permeable, located on private property, and not higher than 1.2 metres. Landscape material at mature growth should also not exceed 1.2 metres to protect sight lines over time.</p>
Fraser Health Authority:	Wells used for drinking water must be at least 120 metres from any cemetery or plot.
Agriculture, Environment, and Investment Advisory Committee (AEIAC):	The proposal was considered at the AFPAC meeting on January 14, 2020. No concerns were raised by the committee. As the proposed land use and landscape buffer have not changed, an additional referral was not made. Additionally, the OCP has been updated, and the closest agricultural land is now further than 150 metres from the subject site.

## Transportation Considerations

- Road dedication varies between 4.2 metres and 6.3 metres width along 16 Avenue, to achieve an ultimate 37 metres road allowance, for a total of 330.4 square metres.
- As this is now a stand-alone proposal, a separate access is proposed on 16 Avenue.

## Natural Area Considerations

- The application is subject to a Sensitive Ecosystem Development Permit, for both Streamside Areas and for the Green Infrastructure Network.
- The Little Campbell River runs through the southeast portion of the site. The Little Campbell River is a Class A stream, which requires a minimum 30-metre setback from the top of bank of the watercourse.
- The streamside area largely coincides with the Green Infrastructure Network.

- The applicant is proposing to convey the streamside area to the City at no cost. The applicant is proposing to use the flex provision that is permitted in the Zoning By-law, by encroaching 176.8 square metres into the streamside area at the northwest portion of the dedication and conveying an additional 636.2 square metres of land (the portion that will indent towards the watercourse). This represents a 4.9-metre reduction in some areas, with a 10-metre increase in other areas, for a total conveyance of 14,897.1 square metres or approximately 37.5% of the total site.
- On the east side of the Little Campbell River, there is a habitat gain of 2,352 square metres, beyond the 30-metre setback from the top of bank.
- The streamside area largely coincides with the Green Infrastructure Network (GIN) corridor running through the site. The GIN is proposed to have a slightly different alignment at the southwest portion of the site, which will maintain the target 100 metres width. There is a total habitat net gain of 594 square metres.
- No changes to the conveyance area is proposed from the original proposal, and the applicant has demonstrated the proposed buildings should not impact the riparian and environmentally sensitive areas.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The property is designated Conservation and Recreation in the Regional Growth Strategy. The proposal complies with the RGS designation for the site.

### **Official Community Plan**

#### Land Use Designation

- When the proposal was originally considered by Council, the property was designated Agricultural. Since then, with the approval of the Stage 1 South Campbell Heights Land Use Plan (LAP), the property is now designated Conservation and Recreation in the Official Community Plan.
- The proposal complies with the OCP designation for the site.

#### Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

- C 1.10 Protect natural watercourses from encroaching development and enhance and improve where necessary.

- C 3.38 Pursue the conveyance of riparian areas to the City of Surrey through the subdivision and development process in order to ensure the consistent management of natural environmental values in Riparian corridors.
- D 1.3 Identify and continue to work toward identifying and protecting sensitive fisheries zones including aquatic habitats, wetlands and riparian areas as defined in conjunction with other agencies and as shown in Figure 37.
- D 1.4 Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

*(This proposal includes the conveyance of 1.49 hectares of riparian area associated with the Little Campbell River and Green Infrastructure Network corridor to the City).*

- C 2.14 Accommodate consistent flows of traffic along high-volume streets by restricting the number of driveways that directly access arterial roads.

*(No direct access to 16 Avenue will be provided for this site. Access will be given through the abutting site to the east, which is a recently approved cemetery).*

- D 2.4 Require geotechnical assessments for development and capital projects on slopes steeper than 20 percent (20%).

*(A geotechnical assessment was completed in conjunction with the environmental assessment, and a Restrictive Covenant will be registered for steep slope areas restricting uses and access).*

**Secondary Plans**

Land Use Designation

- The property falls within the South Campbell Heights Land Use Plan (LAP), and it is designated Cemetery and Biodiversity Preserve. The proposal complies with the designation.

**Zoning By-law**

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)". On November 09, 2020, Council granted Third Reading to Rezoning By-law No. 20178.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Cemetery Zone (PC)", streamside setbacks and parking requirements.

PC Zone (Part 30)	Permitted and/or Required	Proposed
-------------------	---------------------------	----------

PC Zone (Part 30)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	n/a	n/a
<b>Floor Area Ratio:</b>	0.20	0.11
<b>Lot Coverage:</b>	20%	14.2%
<b>Yards and Setbacks</b>		
North:	7.5 metres	39 metres
East:	7.5 metres	7.5 metres
South:	7.5 metres	12 metres
West:	7.5 metres	25 metres
<b>Height of Buildings</b>		
Principal buildings:	14 metres	12 metres
Accessory buildings:	4 metres	n/a
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class A (red-coded) Stream:	30 metres	30 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Institutional / Cemetery:	240	168 (DVP)

#### Setback and Building Height Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum number of required parking spaces from 240 to 168 spaces.
- The applicant is proposing to reduce the number of parking spaces from 240 spaces to 168 spaces. The applicant has advised that many of the patrons utilizing the mausoleum and the crematorium will be the same, and therefore, will not necessitate the provision of additional parking for these areas.
- Staff support the requested variances to proceed for consideration.

#### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 05, 2018, and Development Proposal Signs were installed on September 05, 2018. Staff have received no correspondence in response. No additional notification was sent regarding the amended Development Permit, but the Little Campbell Watershed Society was contacted for information.
- The subject development application was reviewed by the Little Campbell Watershed Society. The Little Campbell Watershed Society has met directly with the applicant to discuss the proposal and have no concerns.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows southwest, along the southeast portion of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in alignment with the OCP.
- An Ecosystem Development Plan, prepared by Ian Whyte, *R.P. Bio.*, of Envirowest Consultants Inc. and dated July 29, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located in the southeast portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, classified as High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters. The BCS recommends a target Corridor Area of approximately 12,000 square meters or 30 % of the subject property.
- The applicant has proposed to convey 14,897 square meters of the subject site to the City through Parkland Conveyance which is 37% of the gross area of subject site. This method of GIN enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- An Ecosystem Development Plan, prepared by Ian Whyte, *R.P. Bio.*, of Envirowest Consultants Inc. and dated July 29, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site gently slopes down from northeast to southwest, with elevation differential of up to 4 metres. The southeast portion of the site slopes towards the Little Campbell River, with an elevation differential of up to 10 metres. The majority of the slopes are covered with various vegetations.
- A geotechnical report, prepared by Moahammad Deriszadeh, *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 13, 2022, was peer reviewed by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report was found to conform to the OCP Development Permit guidelines for Hazard Lands. A number of minor changes are required prior to Final Issuance of the Development Permit. The finalized geotechnical report will be incorporated into the Development Permit
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including that the slope should remain undisturbed and vegetated, and that a minimum 2.5 metres setback from the top of bank be respected for any development.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.



## TREES

- **Glenn Murray**, ISA Certified Arborist of Froggers Creek Tree Consultants 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>Alder and Cottonwood Trees</b>			
Cottonwood	3	1	2
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	4	0	4
Cherry	1	1	0
Walnut	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	24	10	14
Pine	1	1	0
Spruce	1	1	0
Western Hemlock	2	0	2
Western Red Cedar	20	11	9
<b>Total (excluding Cottonwood Trees)</b>	<b>54</b>	<b>25</b>	<b>29</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>145</b>	<b>0</b>	<b>145</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		79	
<b>Total Retained and Replacement Trees</b>		110	
<b>Contribution to the Green City Program</b>		n/a	

- The Arborist Assessment states that there are a total of 54 mature trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 5 % of the total trees on the site, are Cottonwood trees. It was determined that 31 (including 2 Cottonwood) 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.
- Table 1 includes an additional 145 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- 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 **51** replacement trees on the site. The applicant is proposing **79** replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Fernleaf Fullmoon Maple, Red Japanese Maple, Columnar Bowhall Maple, Incense Cedar, Pyramidal European Hornbeam, Golden Catalpa, Blue Atlas Cedar, Weeping Nootka Cypress, American Yellowwood, Italian Cypress, Handkerchief Tree, Dawyck Gold Beech, Dawyck Purple Beech, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Green Pillar Pink Oak, Pink Pagoda Mountain Ash, Weeping Japanese Snowbell, Brandon American Elm and Japanese Zelkova.
- In summary, a total of **110** trees are proposed to be retained or replaced on the site with no contribution required to the Green City Fund.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

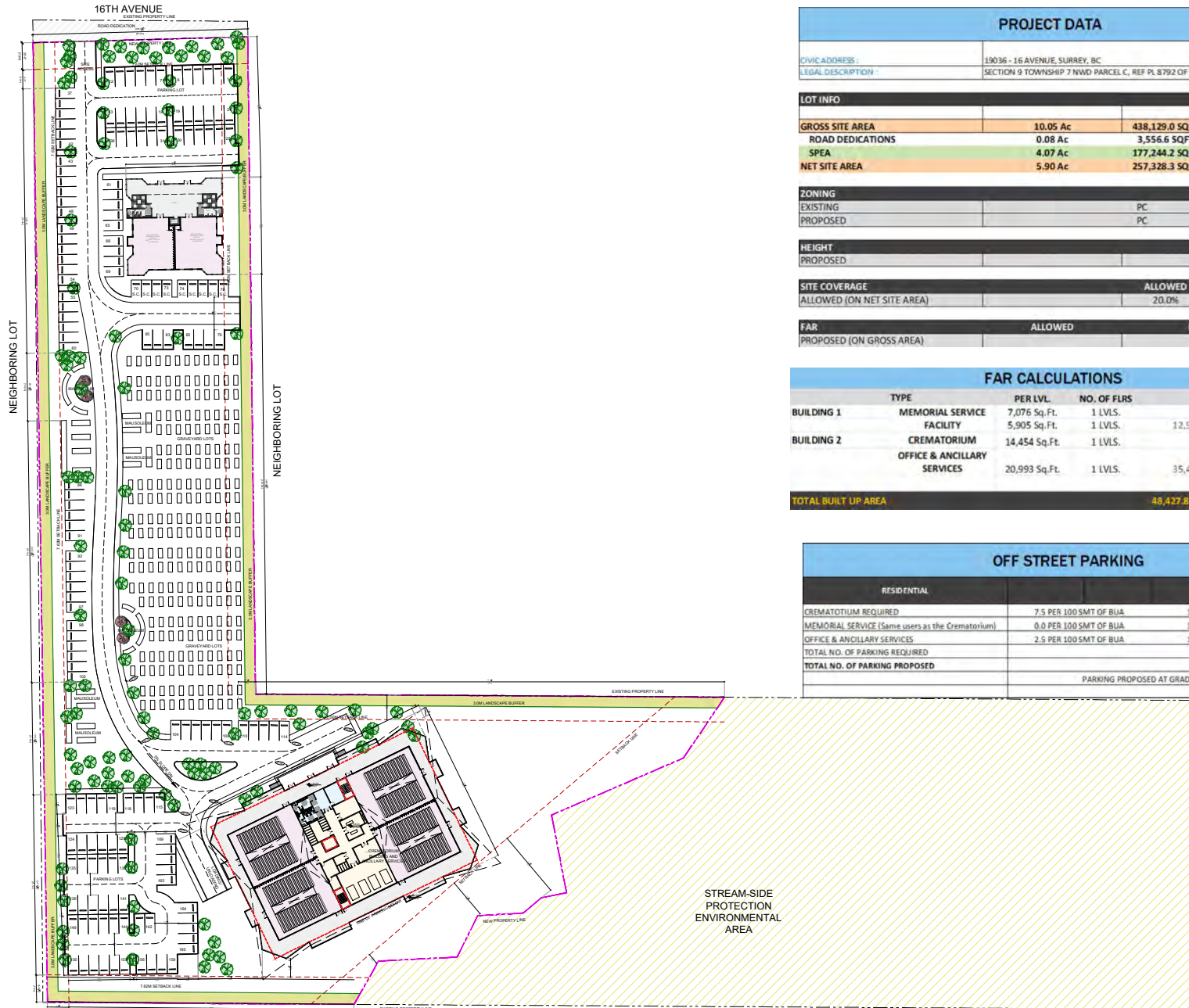
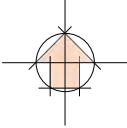
Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7918-0018-00
Appendix IV	Initial Planning Report No. 7918-0018-00, dated October 19, 2020

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

LFM/cm

NOTES:



PROJECT DATA			
CIVIC ADDRESS :	19036 - 16 AVENUE, SURREY, BC		
LEGAL DESCRIPTION :	SECTION 9 TOWNSHIP 7 NWD PARCEL C, REF PL 8792 OF E1/2 OF NE1/4		
LOT INFO			
GROSS SITE AREA	10.05 Ac	438,129.0 SQFT	40,703.2 SQM
ROAD DEDICATIONS	0.08 Ac	3,556.6 SQFT	330.4 SQM
SPEA	4.07 Ac	177,244.2 SQFT	16,466.4 SQM
NET SITE AREA	5.90 Ac	257,328.3 SQFT	23,906.4 SQM
ZONING			
EXISTING	PC		
PROPOSED	PC		
HEIGHT			
PROPOSED	2 LVLS.		
SITE COVERAGE			
ALLOWED (ON NET SITE AREA)	ALLOWED	PROPOSED	
	20.0%	14.2%	
FAR			
PROPOSED (ON GROSS AREA)	ALLOWED	PROPOSED	
		0.11	

FAR CALCULATIONS				
	TYPE	PER LVL.	NO. OF FLRS	TOTAL
BUILDING 1	MEMORIAL SERVICE	7,076 Sq.Ft.	1 LVLS.	
	FACILITY	5,905 Sq.Ft.	1 LVLS.	12,981 Sq.Ft. 1,206 Sq.Mt.
BUILDING 2	CREMATORIUM	14,454 Sq.Ft.	1 LVLS.	
	OFFICE & ANCILLARY SERVICES	20,993 Sq.Ft.	1 LVLS.	35,447 Sq.Ft. 3,293 Sq.Mt.
<b>TOTAL BUILT UP AREA</b>				<b>48,427.87 Sq.Ft. 4,499 Sq.Mt.</b>

OFF STREET PARKING			
RESIDENTIAL			SAY
CREMATOTIUM REQUIRED	7.5 PER 100 SMT OF BUA	1,343 Sq. Mt.	100.71
MEMORIAL SERVICE (Same users as the Crematorium)	0.0 PER 100 SMT OF BUA	1,206 Sq. Mt.	0.00
OFFICE & ANCILLARY SERVICES	2.5 PER 100 SMT OF BUA	1,950 Sq. Mt.	48.76
TOTAL NO. OF PARKING REQUIRED			149
TOTAL NO. OF PARKING PROPOSED			168
		PARKING PROPOSED AT GRADE	168

DATE	BY	DESCRIPTION
2022-09-24	E	ISSUE FOR DP
2022-05-20	D	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	A	PRELIMINARY SITE LAYOUT
2022-01-04	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED CREMATORIUM  
& CEMETERY  
AT 19036 - 16 AVENUE,  
SURREY, B.C.**

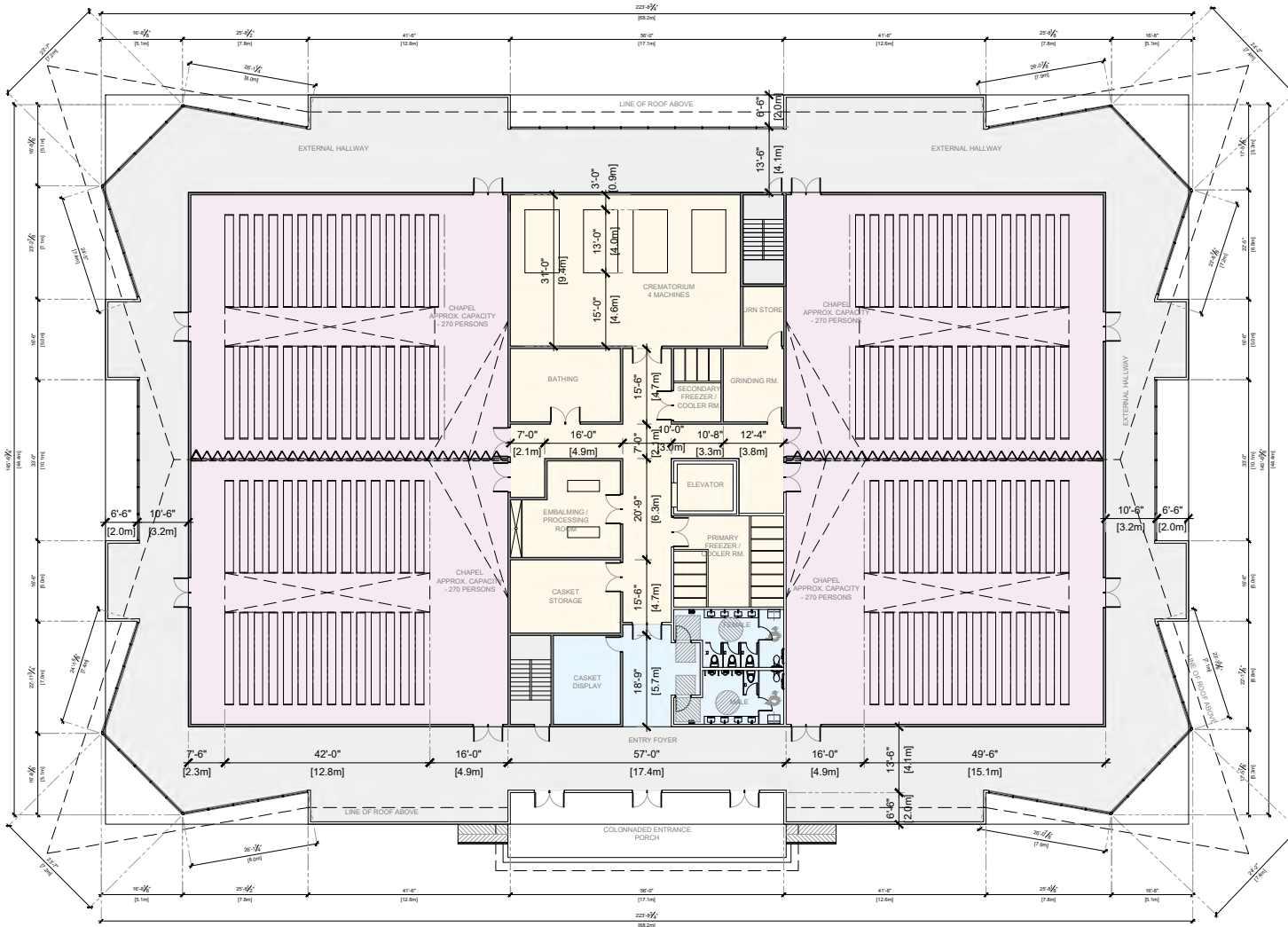
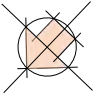
CLIENT:  
-  
-

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND IF ALL THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND SHALL BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	ZB
CHECKED:	JA
SCALE:	
JOB No.:	ED-SAR-100
DATE:	OCT 2021
SHEET TITLE:	

**PRELIMINARY  
SITE LAYOUT  
& DEVELOPMENT  
DATA**

DRAWING NO.:	<b>A-100</b>
	<b>E</b>



1	H
2	G
3	F
4	E
5	D
6	C
7	B
8	A



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 3Z9  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

**PROJECT:**  
 PROPOSED CREMATORIUM  
 & CEMETERY  
 AT 19036 - 16 AVENUE,  
 SURREY, B.C.

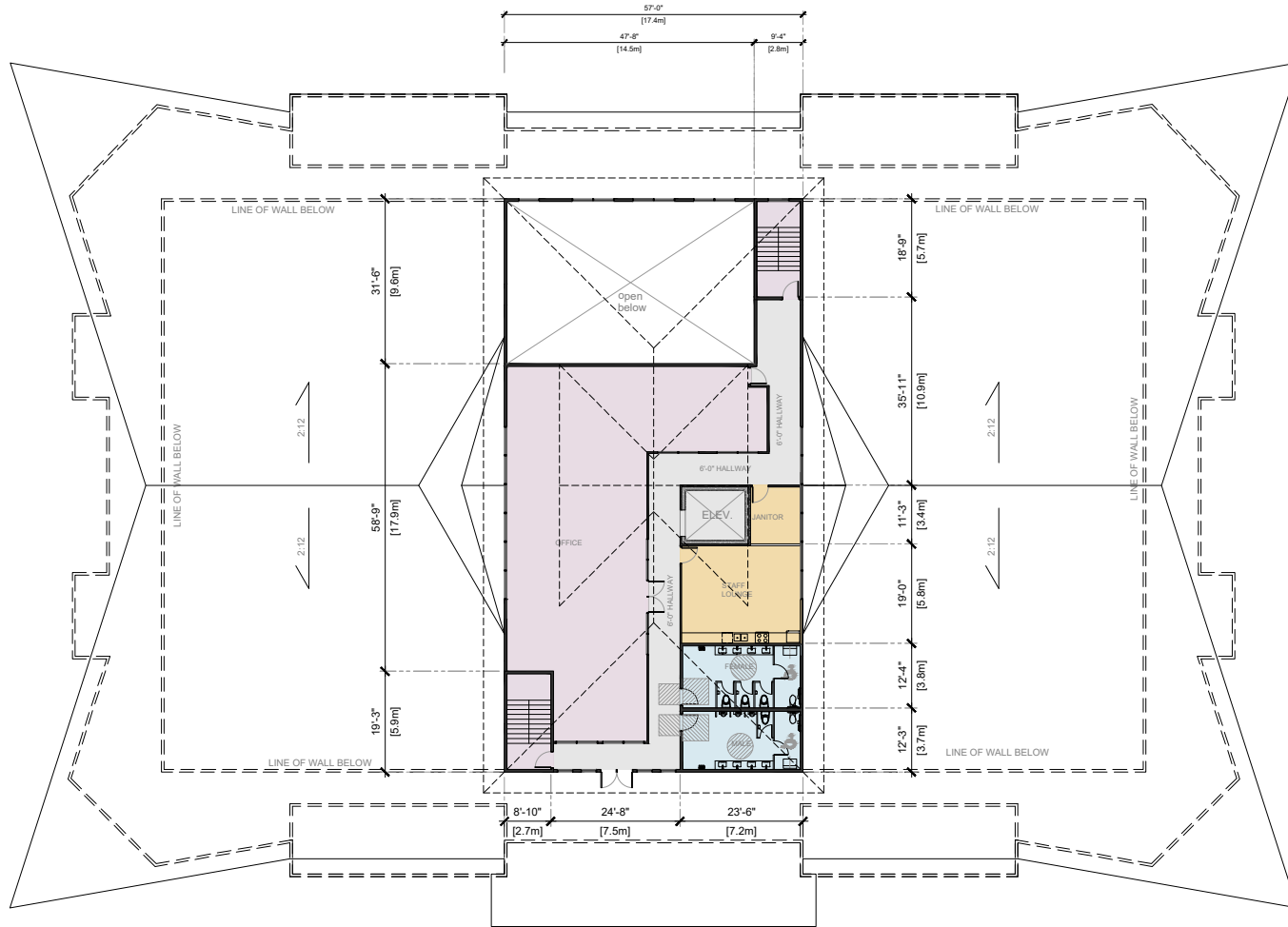
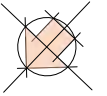
CLIENT:  
 .  
 .  
 .

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND IF ALL  
 TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
 INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE  
 ARCHITECT'S WRITTEN CONSENT.

DRAWN: ZB	
CHECKED: JA	
SCALE:	
JOB No.: ED-SUR-100	
DATE: OCT 2021	
SHEET TITLE:	

**MAIN FLOOR  
 LAYOUT -  
 CREMATORIUM BLDG.**

1 MAIN FLOOR LAYOUT  
 3/32" = 1'-0"



NO.	DATE	DESCRIPTION
2022-09-24	F	ISSUE FOR DP
2022-05-20	D	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	B	PRELIMINARY SITE LAYOUT
2022-01-04	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 3Z9  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

**PROJECT:**  
**PROPOSED CREMATORIUM  
 & CEMETERY  
 AT 19036 - 16 AVENUE,  
 SURREY, B.C.**

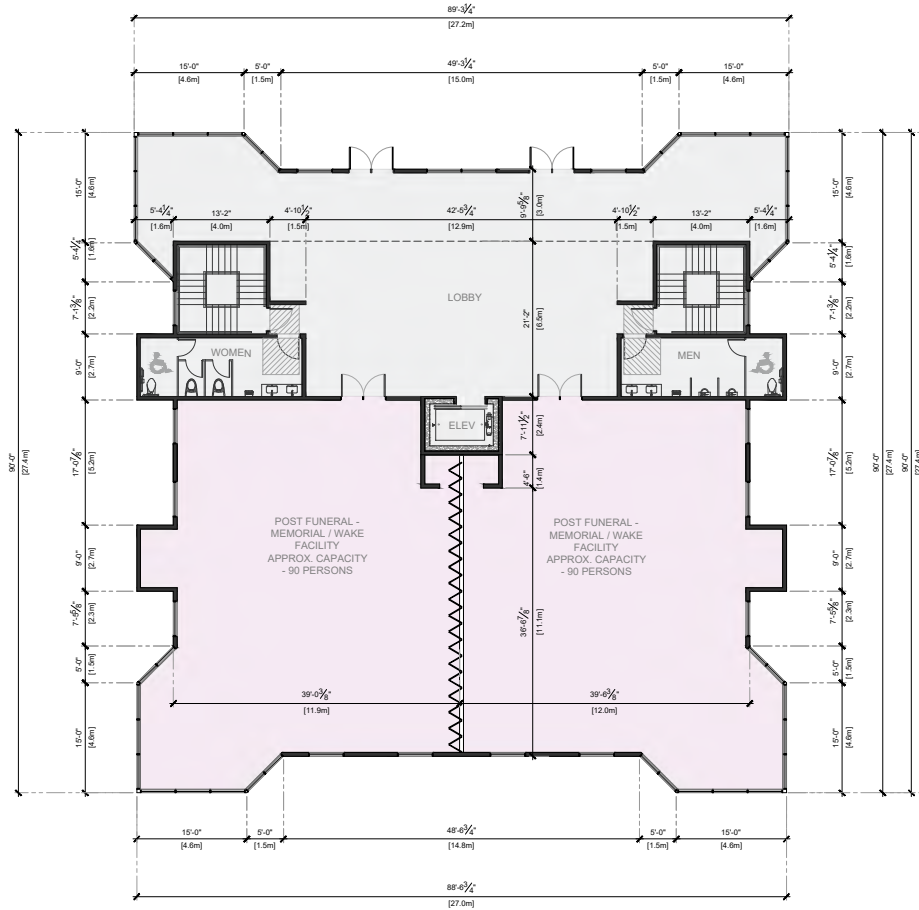
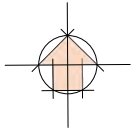
CLIENT:  
 -  
 -

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF DF ARCHITECTURE INC. AND SHALL BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

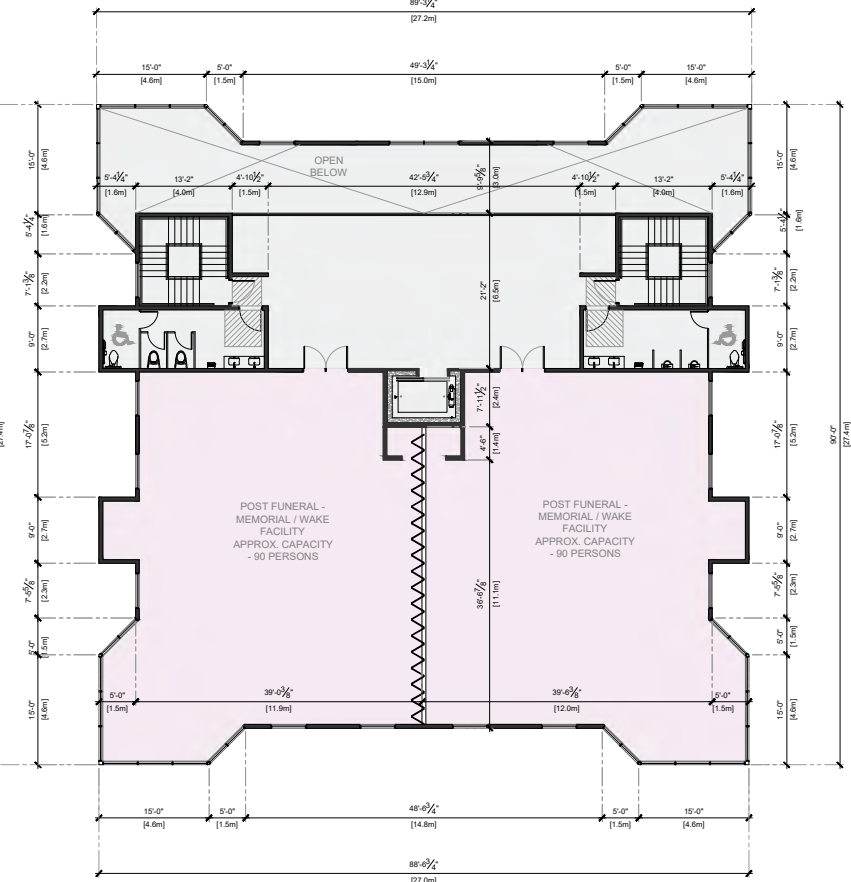
DRAWN: ZB	
CHECKED: JA	
SCALE:	
JOB No.: ED-SAR-109	
DATE: OCT 2021	
SHEET TITLE:	

1 SECOND FLOOR LAYOUT  
 3/32" = 1'-0"

**2ND FLOOR  
 LAYOUT -  
 CREMATORIUM BLDG.**



1 MAIN FLOOR  
1/8" = 1'-0"



2 SECOND FLOOR  
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
2022-09-24	A	ISSUE FOR DP
2022-05-20	B	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	D	PRELIMINARY SITE LAYOUT
2022-01-04	E	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED CREMATORIUM  
& CEMETERY  
AT 19036 - 16 AVENUE,  
SURREY, B.C.**

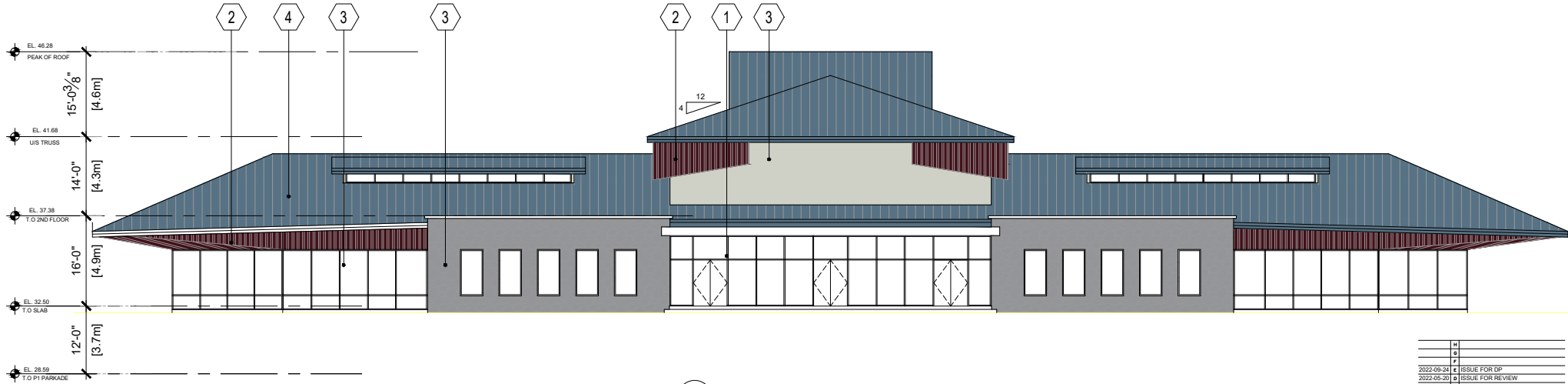
CLIENT:  
-  
-

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND OF ALL  
THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
INC. NO PARTS MAY BE REPRODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

DRAWN	ZB
CHECKED	JA
SCALE	
JOB No.	ED-20A-100
DATE	OCT 2021
SHEET TITLE	

FLOOR LAYOUTS  
WAKE SERVICES BLDG.

DRAWING NO.:	<b>A-205</b>
	<b>E</b>



1 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
2022-09-24	F	ISSUE FOR DP
2022-05-20	D	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	B	PRELIMINARY SITE LAYOUT
2022-01-04	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

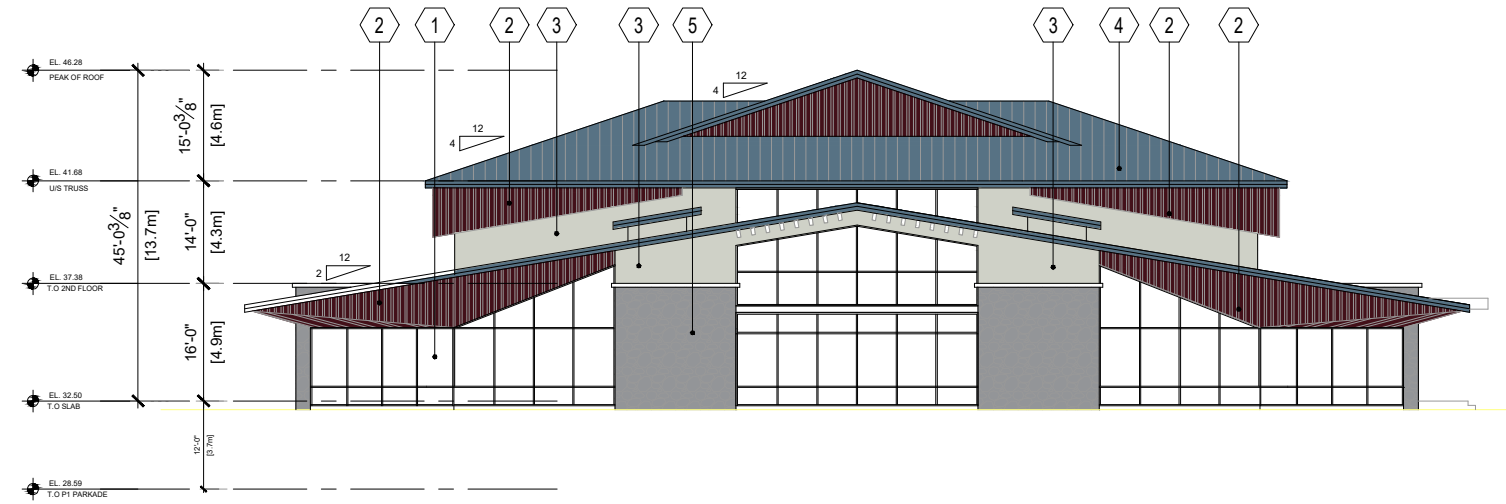
PROJECT:  
**PROPOSED CREMATORIUM  
& CEMETERY  
AT 19036 - 16 AVENUE,  
SURREY, B.C.**

CLIENT:  
-  
-

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND IF ALL  
THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE.  
NO AND CANNOT BE USED OR REPRODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

DRAWN: ZB	
CHECKED: JA	
SCALE:	
JOB No.: ED-SUR-100	
DATE: OCT 2021	
SHEET TITLE:	

- SCHEDULE OF FINISHES
- 1. WINDOW MULLION  
COLOUR TO MATCH SHERWIN-WILLIAMS:  
CYBERSPACE SW7076
  - 2. CORRUGATED METAL PANEL /SOFFIT:  
COLOUR TO MATCH BRIDGERSTEEL  
BURGUNDY
  - 3. PAINTED METAL PANEL:  
COLOUR TO MATCH BRIDGERSTEEL  
PURCHMENT
  - 4. METAL ROOFING  
COLOUR TO MATCH BRIDGERSTEEL  
A.S. BLUE
  - 5. THIN STON VENEER  
COLOUR TO MATCH STONEK2 STONE  
GRAY

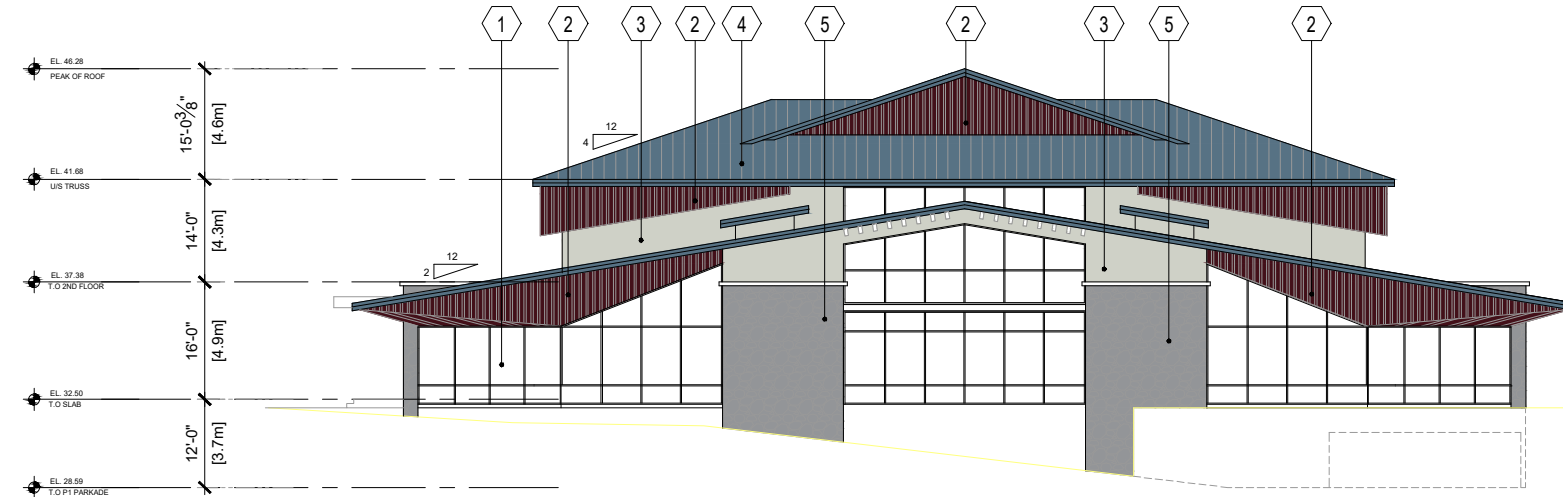


2 NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS  
CREMATORIUM BLDG.



1 SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
- 1. WINDOW MULLION  
COLOUR TO MATCH SHERWIN-WILLIAMS:  
CYBERSPACE SW7076
  - 2. CORRUGATED METAL PANEL (SOFFIT):  
COLOUR TO MATCH BRIDGERSTEEL  
BURGUNDY
  - 3. PAINTED METAL PANEL:  
COLOUR TO MATCH BRIDGERSTEEL  
PURCHMENT
  - 4. METAL ROOFING  
COLOUR TO MATCH BRIDGERSTEEL  
A.S. BLUE
  - 5. THIN STON VENER  
COLOUR TO MATCH STONEKZ STONE  
GRAY

NO.	DATE	DESCRIPTION
2022-09-24	F	ISSUE FOR DP
2022-05-20	D	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	B	PRELIMINARY SITE LAYOUT
2022-01-04	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED CREMATORIUM  
& CEMETERY  
AT 19036 - 16 AVENUE,  
SURREY, B.C.**

CLIENT:  
-

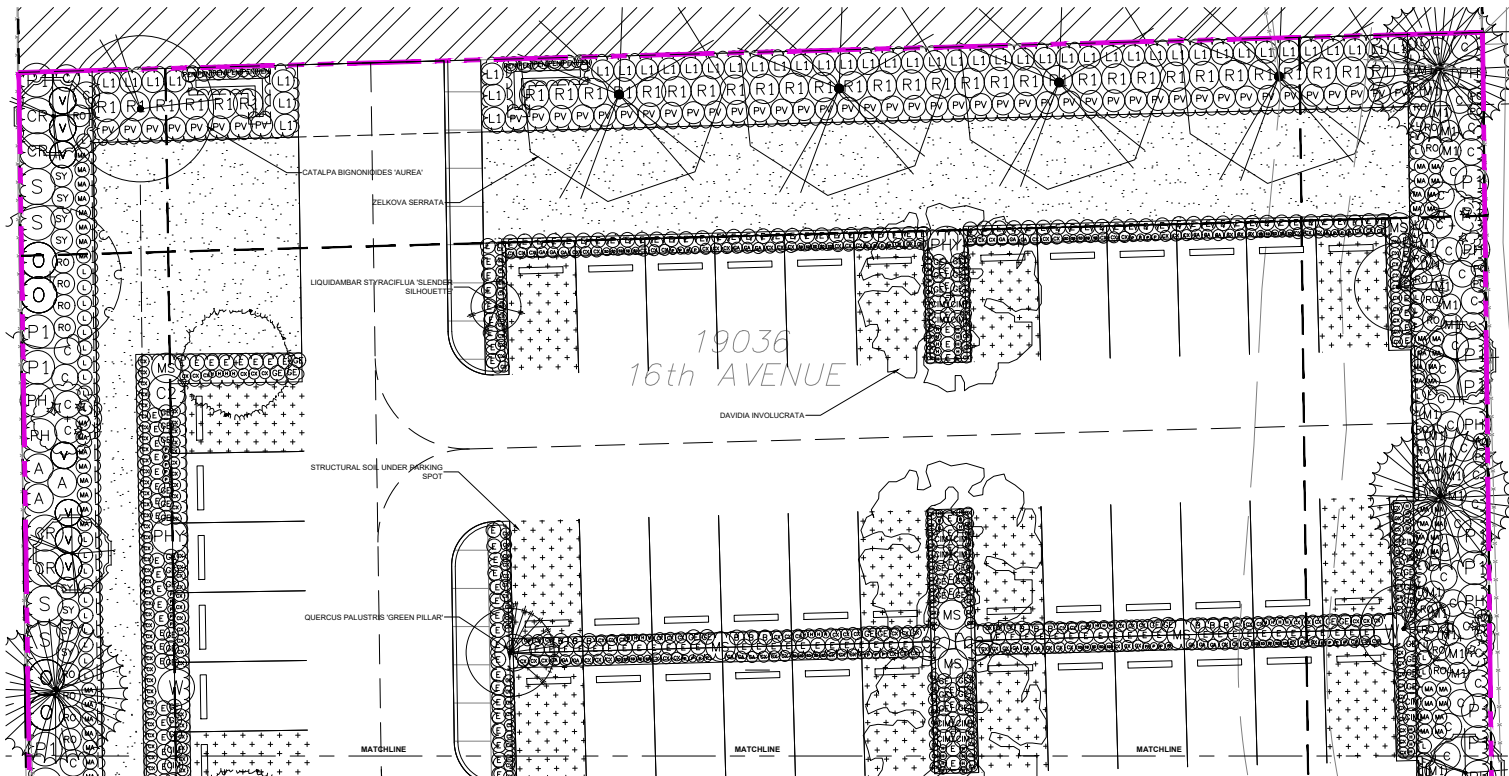
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND IF ALL  
THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
INC. AND CANNOT BE REPRODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

DRAWN: ZB	
CHECKED: JA	
SCALE:	
JOB No.: ED-SUR-100	
DATE: OCT 2021	
SHEET TITLE:	

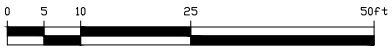
ELEVATIONS  
CREMATORIUM BLDG.







\*SEE PLANT SCHEDULES ON L11



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6G9  
p. 604.294-0011 · f. 604.294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	22.AUG.13	ISSUE FOR SUBMITTAL	SA

CLIENT:  
**KATYAL DEVELOPMENT**

PROJECT:  
**PROPOSED CREMATORIUM & CEMETERY**

**19036-16 AVENUE SURREY**

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 22.MAR.28 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW **OF 11**

**L2**











SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUL 23	ISSUE FOR SUBMITTAL	SA

CLIENT:  
**KATYAL DEVELOPMENT**

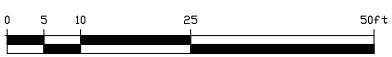
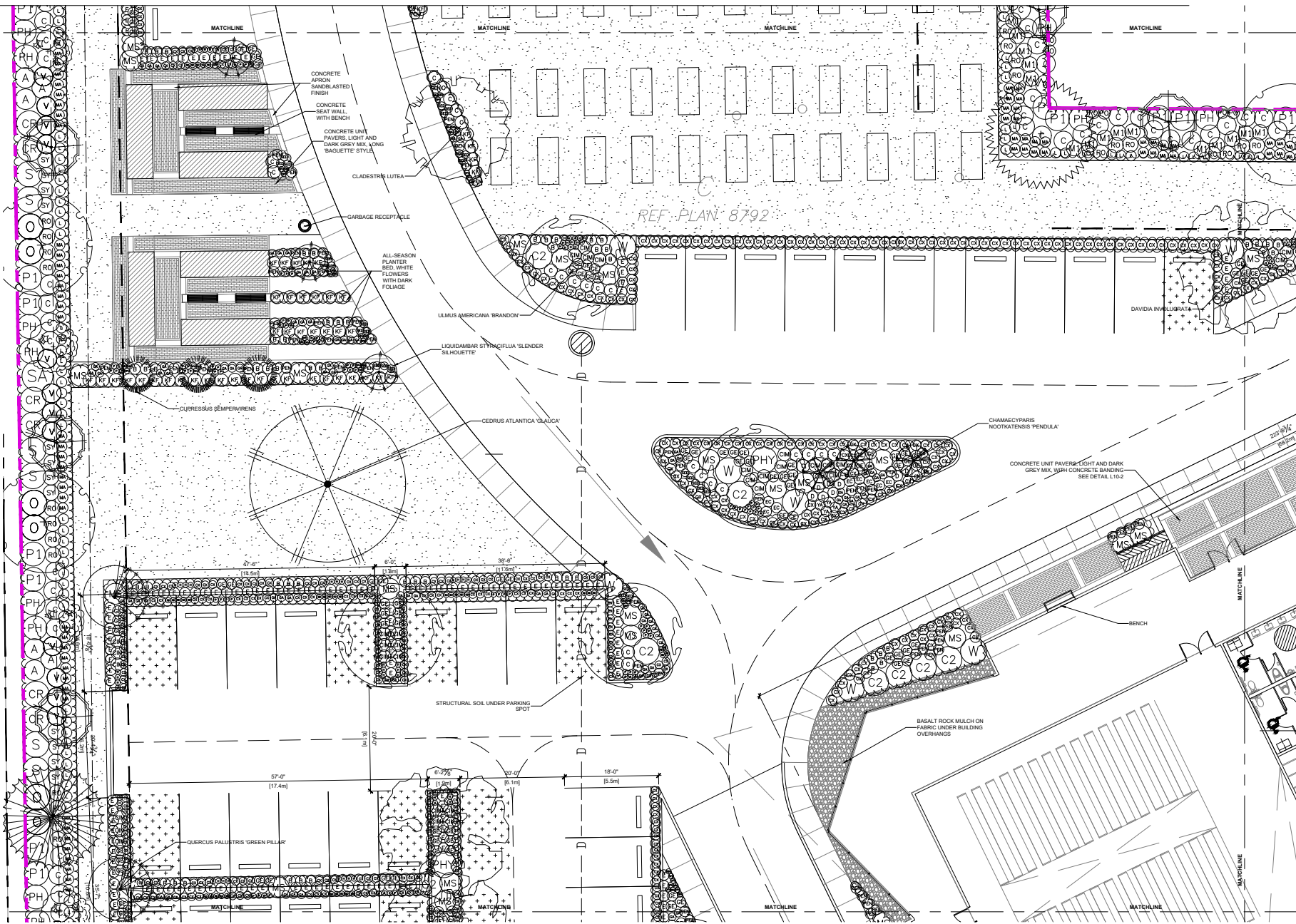
PROJECT:  
**PROPOSED CREMATORIUM & CEMETERY**

**19036-16 AVENUE  
SURREY**

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 22.MAR.23 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW OF 11

**L6**



SEE PLANT SCHEDULES ON L11













Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6Z8  
P. 604 294-0011 F. 604 294-0022

SEAL:



1	22 JUL 13	ISSUE FOR SUBMITTAL	SA
NO.	DATE	REVISION DESCRIPTION	DR.

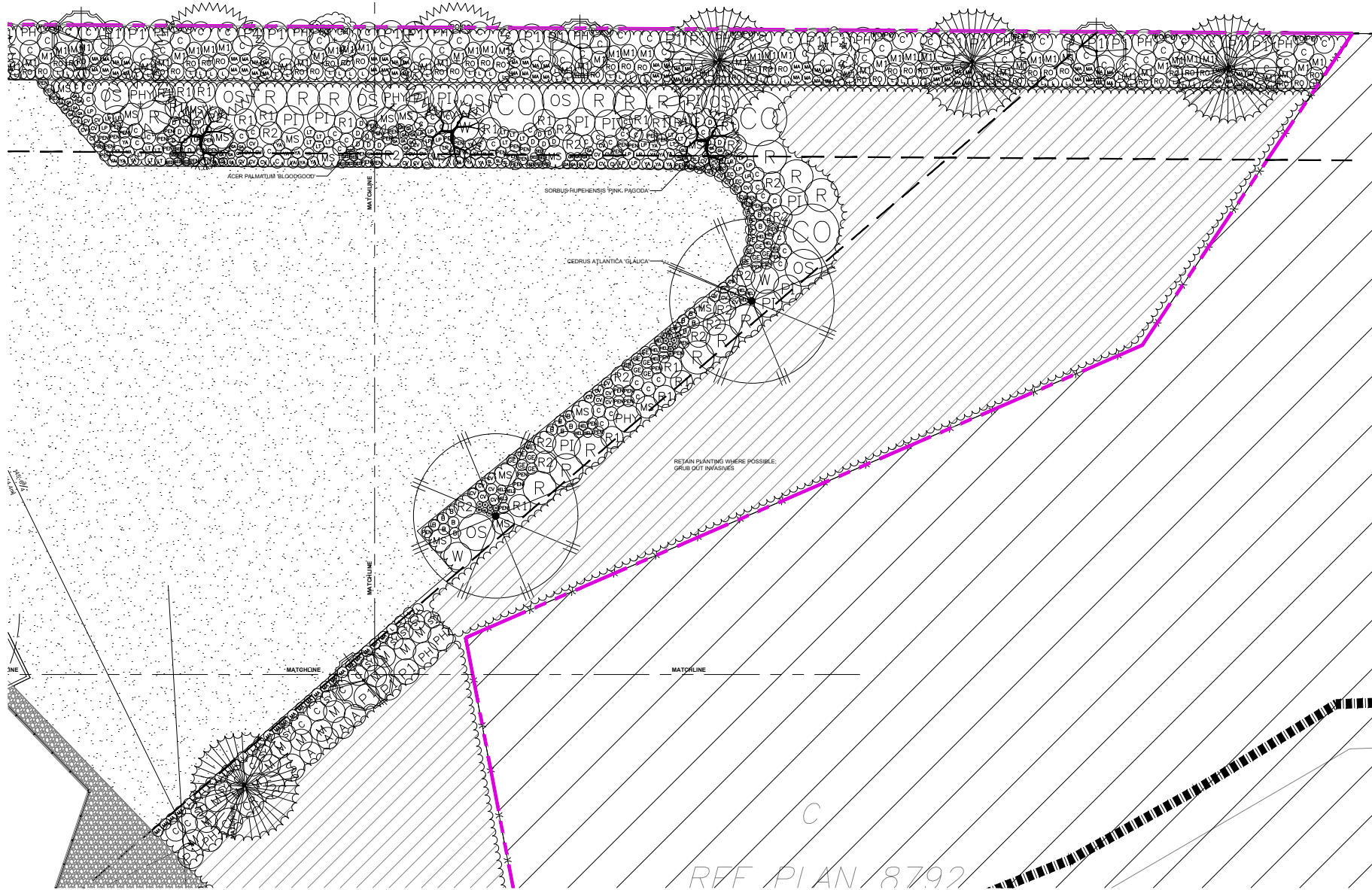
CLIENT:  
**KATYAL DEVELOPMENT**

PROJECT:  
**PROPOSED CREMATORIUM & CEMETERY**

19036-16 AVENUE  
SURREY

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 22.MAR.28 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0" **L10**  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW OF 11



SCALE:

ONSITE TREE SCHEDULE				PMG PROJECT NUMBER: 22-052
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
3	ACER JAPONICUM 'ACONITIFOLIUM'	FERNLEAF FULLMOON MAPLE	2.5M HT; 8&B	
3	ACER PALMATA 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; 8&B; UPRIGHT FORM	
7	ACER RUBRUM 'BOWHALL'	COLLIMAR BOWHALL MAPLE	6CM CAL; 2M STD; 8&B	
1	CALOCEDRUS DESSAUERI	INCENSE CEDAR	2.5M HT; 8&B	
1	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; 1.5M STD; 8&B	
2	CATALPA BIGNONIODES 'AUREA'	GOLDEN CATALPA	6CM CAL; 1.5M STD; 8&B	
3	CESTRUM ATLANTICA 'CLAUCCI'	BLUE ATLANTIC CEDAR	2M HT; 8&B	
3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2M HT; 8&B	
2	CHAMAECYPARIS OBTUSA 'AUREA'	GOLDEN HORNK FALSE CYPRESS	2M HT; 8&B	
1	CLADONIA STRIATA	AMERICAN YELLOWWOOD	6CM CAL; 8&B	
3	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	2.5M HT; 8&B	
10	DAVIDA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6CM CAL; 8&B	
1	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; 8&B	
2	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL; 8&B	
1	GINCKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; 8&B	
5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	TWEELENDER SILHOUETTE SWEETGUM	6CM CAL; 90M STD; 8&B	
7	QUERCUS PALSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL; 1.5M STD; 8&B	
3	SORBUS HUPEHENSIS 'PINK PAGODA'	PINK PAGODA MOUNTAIN ASH	5CM CAL; 1.5M STD; 8&B	
4	STRAX JAPONICUS 'PENDULA'	WEeping JAPANESE SNOWBELL	5CM CAL; 1.5M STD; 8&B	
8	ULMUS AMERICANUS 'BRANDON'	BRANDON AMERICAN ELM	5CM CAL; 1.5M STD; 8&B	
8	ZELKOVA SERRATA	JAPANESE ZELKOVA	6CM CAL; 1.5M STD; 8&B	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

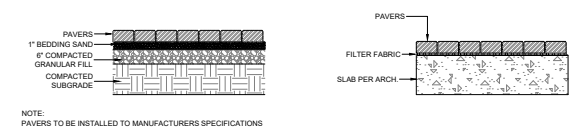
ONSITE PLANT SCHEDULE				PMG PROJECT NUMBER: 22-052
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
30	CORNUS ALBA 'VESSELRINGIF'	KESSELRING DOGWOOD	#3 POT; 80CM	
116	CORNUS SERICEA 'KELSEYII'	DWARF RED OSIER DOGWOOD	#1 POT; 30CM	
4	COTINUS COGOGYRIA 'ROYAL PURPLE'	PURPLE SMOKY BUSH	#3 POT; 80CM	
876	EUCYNIUS PALCMA 'BLANCA'	PALCMA BLANCA EUONYMUS	#3 POT; 50CM	
47	LOMCEIRA NITIDA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM	
8	OSMANTHUS DELAVAYI	FALSE HOLLY	#3 POT; 50CM	
49	PHILADELPHUS VIRGINIANUS 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	#3 POT	
25	PHYSCOCARPUS ORIFOLIUS 'DIAMOND'	PURPLE NINEBARK	#3 POT; 50CM	
11	PIERIS JAPONICA 'WHITE CASCADE'	PIERIS	#2 POT; 30CM; WHITE BLOOMS	
54	RHOODOENDRON 'DORA AMATEIS'	RHOODOENDRON; WHITE	#3 POT; 30CM	
16	RHOODOENDRON 'MILKY WAY'	RHOODOENDRON	#2 POT; 30CM; WHITE	
16	RIBES SANGUINEUM 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	#3 POT; 80CM; WHITE BLOOMS	
26	TAXUS X MEDIA 'HICKSY'	HICKS YEW	1.5M HT; 8&B	
24	WEIGELA FLORIDA 'WINE AND ROSES'	WEIGELA	#3 POT; 60CM	
GRASS				
74	CALAMAGROSTIS ACUTIFLORA 'VARL FOERSTER'	FEATHER REED GRASS	#1 POT	
2056	CAREX OSMANDESIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT	
97	MISCANTHUS SINENSIS VAR. CONDENSATUS 'COSMOPOLITAN'	CONDENSATED MAIDEN GRASS	#3 POT; WHITE SEED HEADS	
123	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT	
162	PERNETIUM ALPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
FERN/SHRUB				
30	ACHILLEA 'THE PEARL'	DOUBLE WHITE YARROW	15CM POT	
208	BERGEMIA 'BRESSONHAM WHITE'	HEARTLEAF BERGEMIA	15CM POT	
134	ONICIFOLIA 'CHOCOCOLIC'	BLACK SNOWBLOT; DARK FOLIAGE	#1 POT	
2	DAHLIA 'JOE SWIFT'	BLACK FOLIAGE DAHLIA; WHITE FLOWER	15CM POT; TUBER	
26	DELPHINIUM 'AURORA WHITE'	AURORA WHITE DELPHINIUM	15CM POT	
11	ECHEINACEA PURPUREA 'WHITE SWAN'	WHITE CROWN OWER	15CM POT	
214	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	15 CM POT	
391	GERANIUM SANGUINEUM 'ALBUM'	HARDY GERANIUM; WHITE	15CM POT	
391	HELLEBORUS 'DARK AND HANDSOME'	LENTEN ROSE; DARK PURPLE	15CM POT	
391	HELLEBORUS 'ICE N ROSES'	LENTEN ROSE; WHITE FLOWER DARK FOLIAGE	15CM POT	
391	HEUCHERA 'OBSIDIAN'	CORAL BELLS; PURPLE-BLACK FOLIAGE	15CM POT	
12	HEUCHERA 'PLUM PUDDING'	CORAL BELLS; PURPLE AND SILVER	15CM POT	
17	LIATRIS SPICATA 'FLORISTAN WHITE'	BLAZING STAR; WHITE	15CM POT	
24	LUPINUS 'NOBLE MAIDEN'	LUPIN	#1 POT; WHITE BLOOMS	
222	PERSTEMON DIGITALIS 'HUSKER RED'	BEARDED PENSTEMON	15CM POT; WHITE FLOWER; BURGUNDY STEM	
9	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SAGE	15CM POT; WHITE BLOOMS	
89	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT	
51	CALLUNA VULGARIS 'ALICIA'	ALICIA HEATHER	#1 POT; WHITE BLOOMS	
130	SEDUM 'BLACK BEAUTY'	BLACK BEAUTY STONECROP	15 CM POT	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

\*PLANTING BEDS TO BE IRRIGATED WHEREVER POSSIBLE WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

OFFSITE PLANT SCHEDULE				PMG PROJECT NUMBER: 22-052
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
36	ACER CIRCONIATUM	VINE MAPLE	2.5M HT; CLAMP; 8&B	
37	CORNUS NUTTALLII	PACIFIC DOGWOOD	2M HT; 8&B	
14	PICEA SITCHENSIS	SITKA SPRUCE	1.5M HT; 8&B; NATIVE	
20	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	1.5M HT; 8&B; NATIVE	
SHRUB				
50	AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#2 POT; 40CM	
430	CORNUS SERICEA 'KELSEYII'	DWARF RED OSIER DOGWOOD	#1 POT; 30CM	
61	CRATAEGUS DOUGLASSII	NATIVE HORNBEAM	#2 POT; 50CM	
61	CRATAEGUS DOUGLASSII	NATIVE HORNBEAM	#2 POT; 50CM	
226	MAHONIA AQUIFOLIUM	GREYON GRAPE HOLLY	#1 POT; 25CM	
662	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM	
136	MYRICA GALE	SWEET GALE	#2 POT; 40CM	
32	OEMLERIA CERASIFORMIS	INDIAN PLUM	#1 POT; 30CM	
140	PHILADELPHUS LEWISII	LEWIS MOCK ORANGE	#2 POT; 40CM	
95	PHYSCOCARPUS CAPITATUS	PACIFIC NINEBARK	#1 POT; 30CM	
247	ROSA GYMNOCARPA	BALDHP ROSE	#1 POT; 25CM	
8	SAMBUCUS RACEWOSA	RED ELDERBERRY	#2 POT; 40CM	
57	SORBARIA SORBIFOLIA	FALSE SPIRAEA	#2 POT; 40CM	
134	SYMPHORICARPOS MOLLIS	TRAILING SNOWBERRY	#1 POT; 20CM	
64	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#1 POT; 30CM	
GRASS				
645	LEYMUS MOLLIS	DUNEGRASS	#1 POT	
OC	88	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

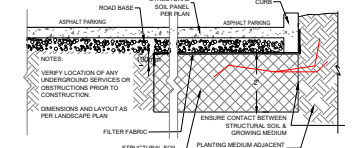
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



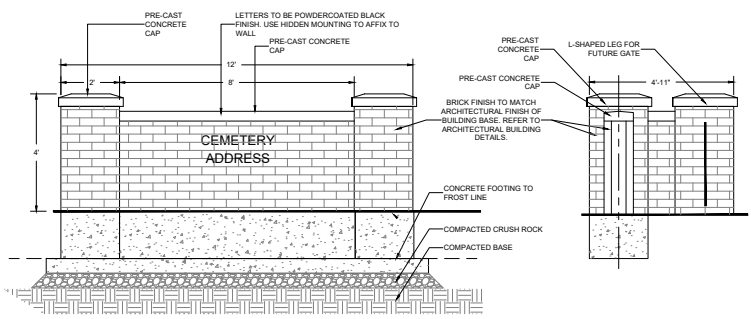
NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

1 PAVERS ON GRADE 1" POT

2 PAVERS ON SLAB 1" ST 1" POT



3 STRUCTURAL SOIL ADJACENT ASPHALT 12" ST 1" POT



4 SITE SIGNAGE 12" ST 1" POT

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUL 23	ISSUE FOR SUBMITTAL	SA

CLIENT:  
**KATYAL DEVELOPMENT**

PROJECT:  
**PROPOSED CREMATORIUM & CEMETERY**

**19036-16 AVENUE SURREY**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 22.MAR.28 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW **OF 11**



## INTER-OFFICE MEMO

---

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

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

DATE: **September 13, 2022** PROJECT FILE: **7818-0018-00**

---

RE: **Engineering Requirements  
Location: 19036 16 Avenue**

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

- Dedicate varying width on 16 Avenue for ultimate 37.0m Arterial Road width.
- Register 0.5 m Statutory Right-of-Way on 16 Avenue.
- Provide 5.0 m wide Statutory Right of Way for Drainage Access.

***Works and Services***

- Remove existing access on 16 Avenue and construct new driveway.
- Provide volume calculation for the stormwater runoff up to the 100-year return period.
- Provide comprehensive onsite storm water management and water quality measures prior to exfiltration into the ground.
- Provide water meter and service connection sizing calculation and construct metered water service connection with backflow preventer.
- Register Restrictive Covenant for temporary alternate sewage disposal system and future connection to the 16 Avenue system when available.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit except the requirements listed above.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register Restrictive Covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer charges, LAS or DCC fees will be applicable at time of connection.

Jeff Pang, P.Eng.  
Development Services Manager  
IK1

NOTE: Detailed Land Development Engineering Review available on file

## Tree Preservation Summary

Surrey Project No: 18-0018  
 Address: 19036 16th Ave, Surrey  
 Registered Arborist: Glenn Murray

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>57</b>
<b>Protected Trees to be Removed</b>	<b>26</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>31</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    1    </u> X one (1) = 1  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   25   </u> X two (2) = 50	<b>51</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>51</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>145</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>1</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    1    </u> X two (2) = 2	<b>2</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>2</b>

Summary, report and plan prepared and submitted by:



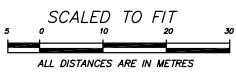
\_\_\_\_\_  
 (Signature of Arborist)

9-Sep-22

\_\_\_\_\_  
 Date



# APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



16th AVENUE

NEIGHBOURING FIR TREES

TREE INVENTORY										
#	Tag	Type	Action	DBH	#	Tag	Type	Action	DBH	TPZ
1	942	Western Redcedar	Remove	55cm	60	896	Western Hemlock	Retain	124cm	7.4m
2	950	Douglas Fir	Remove	48cm	61	897	Bigleaf Maple	Retain	103cm	6.2m
3	947	Douglas Fir	Remove	45cm	62	4946	Bigleaf Maple	Retain	105cm	6.3m
4	4867.1	European Beech	Retain	30/25/25	63	4945	Western Redcedar	Retain	45cm	2.7m
5	4867	Western Hemlock	Retain	74cm	64	4944	Douglas Fir	Retain	55cm	3.3m
6	4870.1	European Beech	Retain	30/20cm	65	4943	Western Redcedar	Retain	70cm	4.2m
7	4870	Douglas Fir	Retain	35cm	66	4942	Douglas Fir	Retain	103cm	6.2m
8	955	Cottonwood	Remove	60cm	67	4940	Douglas Fir	Retain	75cm	4.5m
9	958	Douglas Fir	Remove	50cm	68	4941	Western Redcedar	Retain	80cm	5.1m
10	4973	Douglas Fir	Remove	55cm	69	4938	Western Redcedar	Retain	45cm	2.7m
11	934	Walnut	Remove	90cm	70	4938	Douglas Fir	Retain	100cm	6.0m
12	938	Western Redcedar	Remove	50cm	71	4937	Western Redcedar	Retain	60cm	3.6m
13	943	Cherry	Remove	35cm	72	4935	Western Redcedar	Retain	55cm	3.3m
14	940	Spruce	Remove	60cm	73	4936	Western Redcedar	Retain	78cm	4.7m
15	4972	Douglas Fir	Remove	60cm	74	957	Douglas Fir	Retain	107cm	6.4m
16	4964	Western Hemlock	Retain	35cm	75	931	Bigleaf Maple	Retain	110cm	6.6m
16.1	965	Douglas Fir	Retain	60cm	76	4934	Western Hemlock	Retain	28cm	1.7m
17	4971	Pine	Remove	30cm	77	4933	Western Redcedar	Retain	42cm	2.5m
18	4970	Douglas Fir	Remove	78cm	78	922	Douglas Fir	Retain	100cm	6.0m
19	4984	Douglas Fir	Retain	30cm	78.1	922.1	Western Redcedar	Retain	40cm	2.4m
20	4980	Douglas Fir	Retain	30cm	79	926	Douglas Fir	Retain	107cm	6.4m
21	4969.1	Conifer	Retain	22/18cm	80	924	Western Redcedar	Retain	150cm	9.0m
22	4985	Deciduous	Retain	40cm	81	916	Douglas Fir	Retain	45cm	2.7m
23	4985.1	Western Redcedar	Retain	24/20cm	82	919	Douglas Fir	Retain	60cm	3.6m
24	4980	Douglas Fir	Retain	30cm	83	917	Western Redcedar	Retain	110cm	6.6m
25	4988	Douglas Fir	Retain	48cm	84	918	Western Redcedar	Retain	131cm	7.9m
26	4980	Douglas Fir	Retain	70cm	85	914	Douglas Fir	Retain	40cm	2.4m
27	4990.1	Western Redcedar	Retain	47/22cm	86	931	Western Redcedar	Retain	90cm	5.0m
28	3538	Conifer	Retain	85cm	87	4931	Western Redcedar	Retain	70cm	4.2m
29	3539.1	Paper Birch	Retain	20/20/20	88	877	Douglas Fir	Retain	80cm	4.8m
30	3540	Western Redcedar	Remove	120cm	89	4931.1	Western Redcedar	Retain	60cm	3.6m
31	3541	Western Redcedar	Retain	80cm	90	2025	Red Alder	Retain	58cm	3.5m
32	3541.1	Bigleaf Maple	Retain	30/30/30	91	2026	Cherry	Retain	35/30cm	2.4m
33	3543	Western Redcedar	Retain	30cm	92	2027	Paper Birch	Retain	34/30cm	2.4m
34	3543.1	Conifer	Retain	80cm	93	926	Western Redcedar	Retain	140cm	8.4m
35	3543.2	Conifer	Retain	40/30cm	94	921	Douglas Fir	Retain	108cm	6.5m
36	4950	Western Redcedar	Retain	90cm	95	828	Western Redcedar	Retain	80cm	4.8m
37	4958	Western Redcedar	Retain	87cm	96	840	Douglas Fir	Retain	150cm	9.0m
38	4957	Western Redcedar	Retain	90cm	97	915	Western Redcedar	Retain	110cm	6.6m
39	4957.1	Western Redcedar	Retain	70/36cm	98	899	Bigleaf Maple	Retain	120cm	7.2m
40	4951.1	Vine Maple	Retain	15/15/15	99	865	Western Redcedar	Retain	137cm	8.2m
41	4951	Red Alder	Retain	60cm	100	838	Bigleaf Maple	Retain	80cm	4.8m
42	4952	Western Redcedar	Retain	78cm	101	930	Douglas Fir	Retain	60cm	3.6m
43	932	Western Redcedar	Remove	103cm	102	889	Western Redcedar	Retain	90/90cm	6.6m
44	933	Western Redcedar	Remove	60cm	103	927	Western Redcedar	Retain	80/60cm	6.0m
45	937	Western Redcedar	Remove	70cm	104	890	Douglas Fir	Retain	60cm	3.6m
46	953	Western Redcedar	Remove	80/80cm	105	1064	Douglas Fir	Retain	97cm	5.8m
47	958	Western Redcedar	Remove	80cm	106	858	Douglas Fir	Retain	112cm	6.7m
48	944	Western Redcedar	Remove	108cm	107	850	Douglas Fir	Retain	70cm	4.2m
49	951	Western Redcedar	Remove	83cm	108	840	Western Redcedar	Remove	143cm	8.6m
50	954	Western Redcedar	Remove	120cm	109	925	Western Redcedar	Retain	106cm	6.4m
51	4953	Western Redcedar	Retain	70cm	110	851	Douglas Fir	Retain	60cm	3.6m
52	4950	Western Redcedar	Retain	78cm	111	856	Bigleaf Maple	Retain	45cm	2.7m
53	4949	Western Redcedar	Retain	43cm	112	929	Douglas Fir	Retain	50cm	3.0m
54	952	Douglas Fir	Remove	78cm	113	847	Douglas Fir	Retain	55cm	3.3m
55	936	Douglas Fir	Remove	90cm	114	856	Cottonwood	Retain	32cm	1.9m
56	4948	Douglas Fir	Retain	80cm	115	928	Douglas Fir	Retain	110cm	6.6m
57	4947	Western Redcedar	Retain	70cm	116	1075	Cottonwood	Retain	30cm	1.8m
58	939	Douglas Fir	Remove	96cm	117	840	Douglas Fir	Retain	150cm	9.0m
59	895	Douglas Fir	Remove	170cm						

#-Tree ID number, DBH=trunk diameter, TPZ=protection zone

TREE PROPOSED FOR RETENTION



- TAG #
- PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
- FENCING DIMENSIONS IN METRES
- PROTECTION FENCING
- NO BUILD ZONE (NBZ)

TREE PROPOSED FOR REMOVAL



ENVIRONMENTAL DEDICATION TREE NOT ASSESSED



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
  - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
  - ALL MEASUREMENTS ARE METRIC

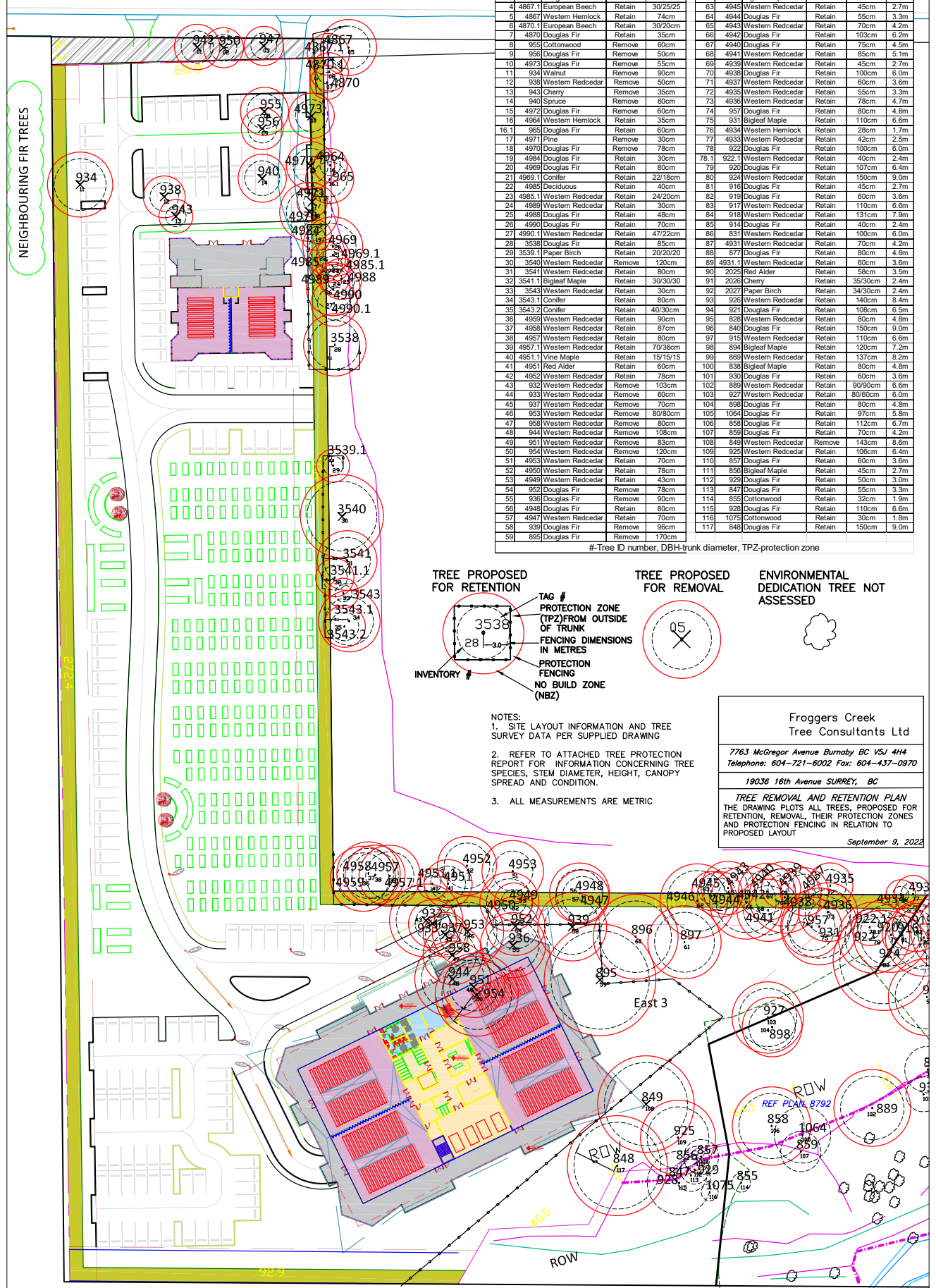
**Froggers Creek  
Tree Consultants Ltd**

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

19036 16th Avenue SURREY, BC

**TREE REMOVAL AND RETENTION PLAN**  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

September 9, 2022



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0018-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-071-525  
Parcel "C" (Reference Plan 8792) of the East Half of the North East Quarter Section 9  
Township 7 New Westminster District  
19036 16 Ave

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

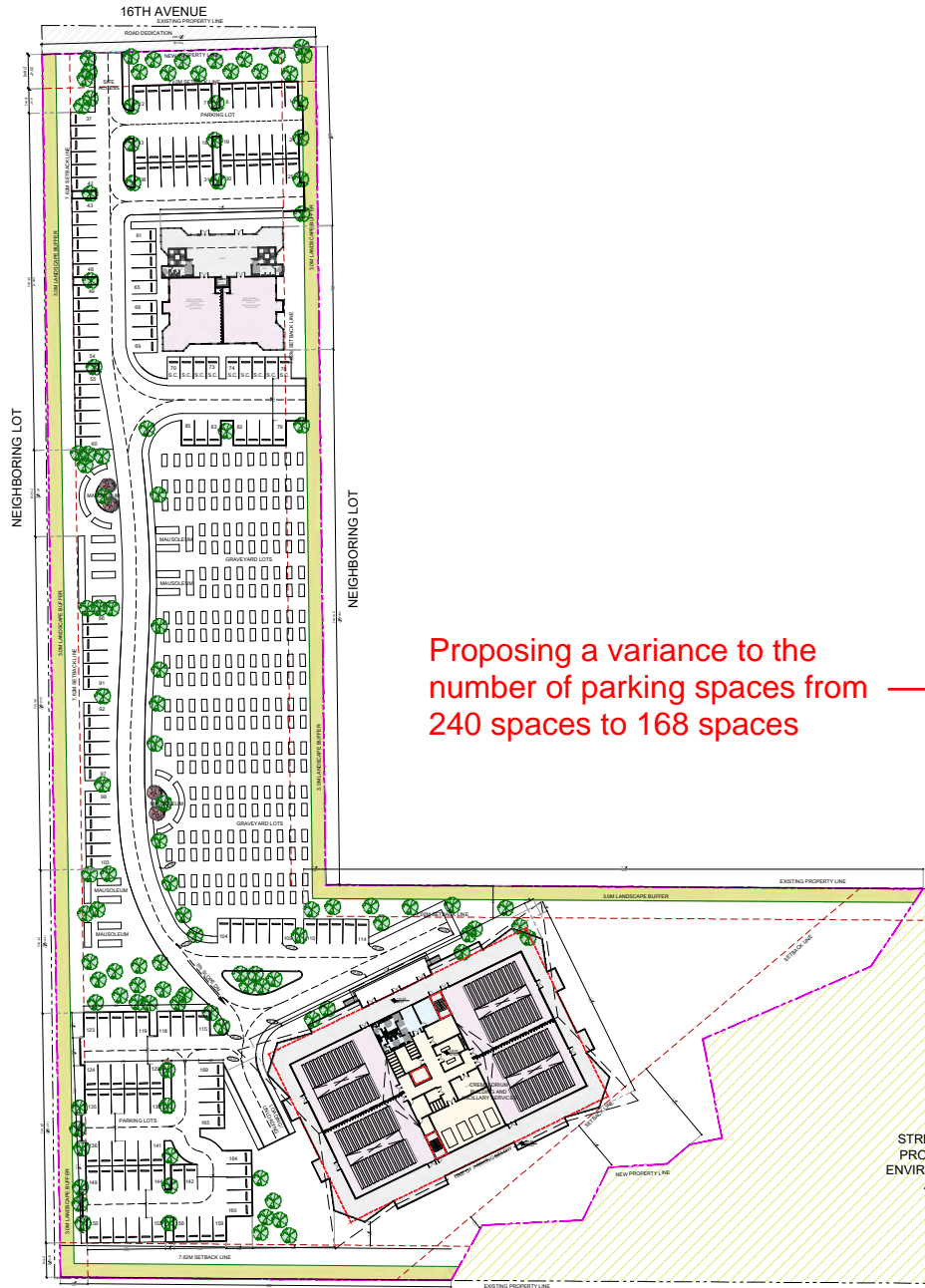
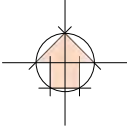
Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



NOTES:



Proposing a variance to the number of parking spaces from 240 spaces to 168 spaces

PROJECT DATA			
CIVIC ADDRESS :	19036 - 16 AVENUE, SURREY, BC		
LEGAL DESCRIPTION :	SECTION 9 TOWNSHIP 7 NWD PARCEL C, REF PL 8792 OF E1/2 OF NE1/4		
LOT INFO			
GROSS SITE AREA	10.05 Ac	438,129.0 SQFT	40,703.2 SQM
ROAD DEDICATIONS	0.08 Ac	3,556.6 SQFT	330.4 SQM
SPEA	4.07 Ac	177,244.2 SQFT	16,466.4 SQM
NET SITE AREA	5.90 Ac	257,328.3 SQFT	23,906.4 SQM
ZONING			
EXISTING	PC		
PROPOSED	PC		
HEIGHT			
PROPOSED	2 LVLS.		
SITE COVERAGE			
ALLOWED (ON NET SITE AREA)	ALLOWED	PROPOSED	
	20.0%	14.2%	
FAR			
PROPOSED (ON GROSS AREA)	ALLOWED	PROPOSED	
		0.11	

FAR CALCULATIONS				
	TYPE	PER LVL.	NO. OF FLRS	TOTAL
BUILDING 1	MEMORIAL SERVICE FACILITY	7,076 Sq.Ft.	1 LVLS.	
		5,905 Sq.Ft.	1 LVLS.	12,981 Sq.Ft. 1,206 Sq.Mt.
BUILDING 2	CREMATORIUM	14,454 Sq.Ft.	1 LVLS.	
	OFFICE & ANCILLARY SERVICES	20,993 Sq.Ft.	1 LVLS.	35,447 Sq.Ft. 3,293 Sq.Mt.
<b>TOTAL BUILT UP AREA</b>				<b>48,427.87 Sq.Ft. 4,499 Sq.Mt.</b>

OFF STREET PARKING			
RESIDENTIAL			SAY
CREMATOTIUM REQUIRED	7.5 PER 100 SMT OF BUA	1,343 Sq.Mt.	100.71
MEMORIAL SERVICE (Same users as the Crematorium)	0.0 PER 100 SMT OF BUA	1,206 Sq.Mt.	0.00
OFFICE & ANCILLARY SERVICES	2.5 PER 100 SMT OF BUA	1,950 Sq.Mt.	48.76
TOTAL NO. OF PARKING REQUIRED			149
TOTAL NO. OF PARKING PROPOSED			168
PARKING PROPOSED AT GRADE			168

DATE	BY	DESCRIPTION
2022-09-24	F	ISSUE FOR DP
2022-05-20	D	ISSUE FOR REVIEW
2022-04-12	C	BUILDING LAYOUT
2022-02-14	A	PRELIMINARY SITE LAYOUT
2022-01-04	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED CREMATORIUM & CEMETERY AT 19036 - 16 AVENUE, SURREY, B.C.**

CLIENT:  
-

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND IF ALL THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND SHALL BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN: ZB	
CHECKED: JA	
SCALE:	
JOB No.: ED-SAR-100	
DATE: OCT 2021	
SHEET TITLE:	

PRELIMINARY SITE LAYOUT & DEVELOPMENT DATA

## INTER-OFFICE MEMO

**Regular Council - Public Hearing  
Item B.1: 7918-0018-00  
Monday, November 9, 2020  
Supplemental Information**

---

**TO: Mayor and Council**

**FROM: General Manager, Planning & Development Department**

**DATE: November 9, 2020**                      **FILE: 7918-0018-00**

---

**RE: Public Hearing Agenda Item No. B.1  
Development Application No. 7918-0018-00**

**ADDRESS:**            19036 - 16 Avenue

**PROPOSAL:**           Rezoning from A-1 to PC.

Development Permit No. 7918-0018-00.

To permit the expansion of an existing cemetery.

---

The subject application proposes the expansion of an existing cemetery. It proposes to rezone the site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)", and a Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystem (Streamside Areas and Green Infrastructure Areas).

The application was granted First and Second Reading of the associated Rezoning By-law at the Regular Council - Land Meeting on October 19, 2020 and the Public Hearing for this application is scheduled to be heard at the Regular Council - Public Hearing Meeting on November 9, 2020 (Agenda Item B.1).

This memo is being provided in response to a question from a Councilor at the Land Use meeting seeking information on a viewing platform that was originally proposed as part of this application.

The applicant had originally proposed this viewing platform along the west bank of the Little Campbell River, on a small flat area, intended to have memorial services performed here.

It was confirmed that the proposed location would be located between the Little Campbell River and the top of bank for the river. The proposed location was found to be within the Streamside Protection and Enhancement Area (SPEA) identified under the Riparian Areas Protection Regulation (RAPR). RAPR is a Provincial regulation and does not permit any structures or improvements to be located within the SPEA. With this understood, the applicant amended their proposal to remove this feature.

  
Jean Lamontagne  
General Manager, Planning & Development

LFM/cm

CLERKS DEPT.  
NOV 9, 2020  
7918-0018-00  
B.1 RCPH Nov 9, 20

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
Application No.: 7918-0018-00

Planning Report Date: October 19, 2020

**PROPOSAL:**

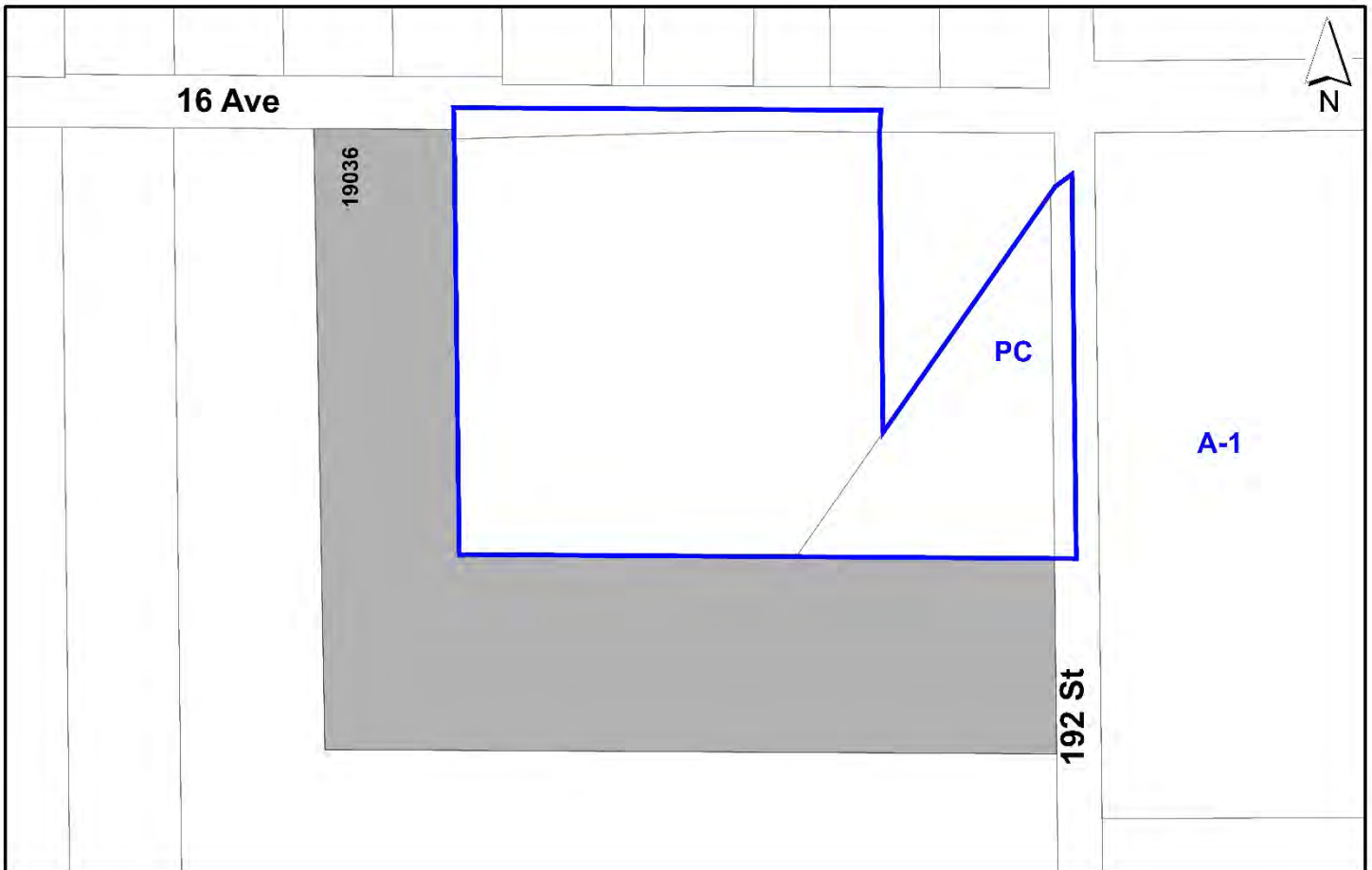
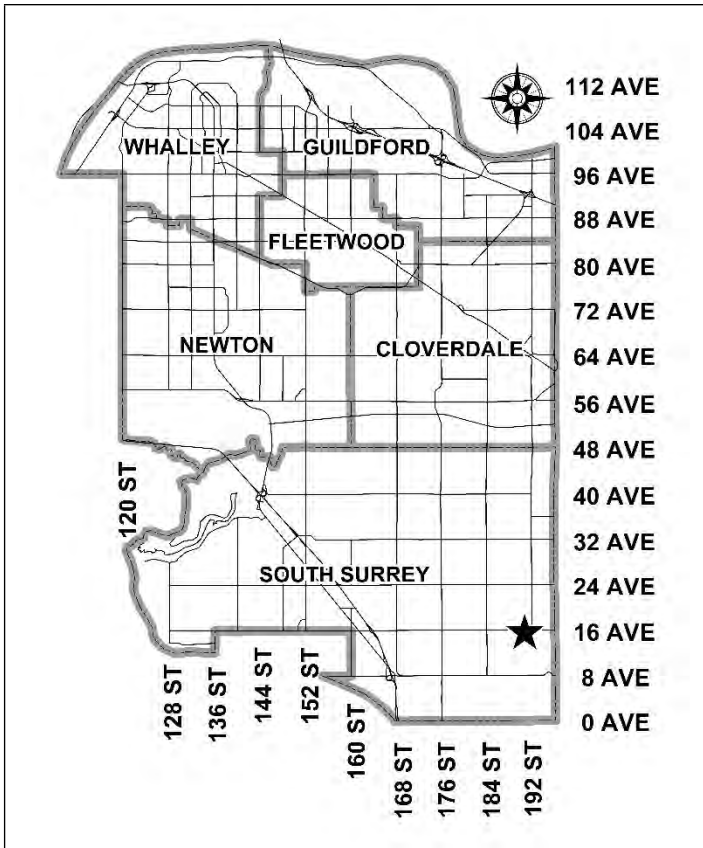
- **Rezoning** from A-1 to PC
- **Development Permit**

to permit the expansion of an existing cemetery.

**LOCATION:** 19036 - 16 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems and Hazard Lands.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None proposed.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP).
- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposed new cemetery is an addition to the existing private cemetery on lands abutting to the east. There is also an existing City cemetery (Hazelmere Cemetery) further east.
- The applicant is proposing to convey at no cost to the City the streamside area adjacent to the Little Campbell River, which is also part of a Green Infrastructure Network (GIN) corridor. The total area of land that is proposed for conveyance is 1.49 hectares.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0018-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (f) conveyance of riparian areas and lands identified within the Green Infrastructure Network at no cost to the City;
  - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a right-of-way for public rights-of-passage for drainage access;
  - (j) registration of access easements to ensure access to the proposed shared parking and access with the adjacent development; and
  - (k) registration of a No-Build Restrictive Covenant until service connections are provided.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Two single family dwellings and a few barns	Agricultural	A-1
North (Across 16 Avenue):	Vacant and single family dwellings	Agricultural	A-1
East:	Private cemetery	Agricultural	PC
South/West:	Single family dwelling, paintball facility and heritage site (William McMillan House)	Agricultural	A-1

### Context & Background

- The subject 4 hectares site is located at 19036 16 Avenue, zoned "General Agriculture Zone (A-1)" and designated Agricultural in the Official Community Plan. The property currently has two single family dwellings and a few barns located on the site. The southeast portion of the site is traversed by the Little Campbell River.
- The site is subject to a Development Permit for Hazard Lands (Steep Slope) on the southeast portion of the site, as well a Development Permit for Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network), also on the southeast portion of the site.
- The abutting property to the east is currently a cemetery, which was recently approved under Development Application No. 7913-0288-00 (Final Adoption in May 2017). There is also a municipal cemetery, the Hazelmere Cemetery to the east of the lands associated with Development Application No. 7913-0288-00 at 19082 16 Avenue.
- The lands are located within the South Campbell Heights Special Study Area. Council approved a Stage 1 Local Area Plan (LAP) for this area in 2018. In May 2018, the LAP was referred back to the City by Metro Vancouver, and it is currently under consideration. The proposal is in compliance with the proposed LAP and does not require either an OCP or RGS amendment.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the property from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)", to permit development of a cemetery. All existing on-site buildings and structures are proposed to be removed. The proposed zone is compatible with the site's Agriculture designation in the OCP.

- The subject site is proposed to be consolidated with the adjacent site to the east after rezoning is complete. Services on the abutting existing cemetery include green burial, small ceremonial services and gatherings, columbaria (but not cremation), and traditional and non-traditional services.
- The site is also subject to a Development Permit for Hazard Lands (Steep Slope) and Sensitive Ecosystem (Streamside Area and Green Infrastructure Network). These areas are all concentrated on the southeast portion of the site which is traversed by the Little Campbell River.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	40,427.4 square metres
Road Dedication:	317.2 square metres
Undevelopable Area:	14,897.1 square metres
Net Site Area:	25,213.1 square metres
<b>Number of Lots:</b>	2 (proposed cemetery and streamside conveyance)
<b>Building Height:</b>	n/a
<b>Floor Area Ratio (FAR):</b>	n/a

### Referrals

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

Parks, Recreation & Culture: Parks accepts the voluntary conveyance of the streamside setback protection as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP<sub>3</sub> – Sensitive Ecosystem Development Permit Area. The area is to be conveyed as a separate lot on the subdivision plan.

Parks also requests an easement over the subject property to access the proposed parkland. The Applicant will be responsible for demolition of all structures within future parkland and replanting the disturbed areas of removed structures.

Parks recommends all fencing adjacent to parkland to be permeable, located on private property, and not higher than 1.2 metres. Landscape material at mature growth should also not exceed 1.2 metres to protect sight lines over time.

Fraser Health Authority: Wells used for drinking water must be at least 120 metres from any cemetery or plot.

Agricultural and Food Policy Advisory Committee (AFPAC): The proposal was considered at the at AFPAC meeting on January 14, 2020. No concerns were raised by the committee.

### **Transportation Considerations**

- Road dedication varies between 4.2 metres and 6.3 metres along 16 Avenue, to achieve an ultimate 37 metres road allowance, for a total of 317.2 square metres of dedication.
- No direct access to 16 Avenue will be provided for this site. Access will be given through the abutting site to the east, which is a recently approved cemetery. This will be secured through a reciprocal easement for access and parking between the two sites.

### **Natural Area Considerations**

- The application is subject to a Sensitive Ecosystem Development Permit, for both Streamside Areas and for the Green Infrastructure Network.
- The Little Campbell River runs through the southeast portion of the site. The Little Campbell River is a Class A stream, which requires a minimum 30-metre setback from the top of bank of the watercourse.
- The streamside area largely coincides with the Green Infrastructure Network.
- The applicant is proposing to convey the streamside area to the City at no cost. The applicant is proposing to use the flex provision that is permitted in the Zoning By-law, by encroaching 176.8 square metres into the streamside area at the northwest portion of the dedication, and conveying an additional 636.2 square metres of land (see portion that will indent towards watercourse). This represents a 4.9-metre reduction in some areas, with a 10-metre increase in other areas, for a total conveyance of 14,897.1 square metres or approximately 37.5% of the total site.
- On the east side of the Little Campbell River there is a habitat gain of 2,352 square metres, beyond the 30-metre setback from the top of bank.
- The streamside area largely coincides with the Green Infrastructure Network (GIN) corridor through the site. The GIN is proposed to have a slightly different alignment at the southwest portion of the site, which will maintain the target 100 metres width. There is a total habitat net gain of 594 square metres.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The property is designated Agricultural in the Regional Growth Strategy. The proposal complies with the RGS designation for the site.



## Official Community Plan

### Land Use Designation

- The property is designated Agricultural in the Official Community Plan. The proposal complies with the OCP designation for the site.

### Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

- C 1.10 Protect natural watercourses from encroaching development and enhance and improve where necessary.
- C 3.38 Pursue the conveyance of riparian areas to the City of Surrey through the subdivision and development process in order to ensure the consistent management of natural environmental values in Riparian corridors.
- D 1.3 Identify and continue to work toward identifying and protecting sensitive fisheries zones including aquatic habitats, wetlands and riparian areas as defined in conjunction with other agencies and as shown in Figure 37.
- D 1.4 Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

*(This proposal includes the conveyance of 1.49 hectares of riparian area associated with the Little Campbell River and Green Infrastructure Network corridor to the City).*

- C 2.14 Accommodate consistent flows of traffic along high-volume streets by restricting the number of driveways that directly access arterial roads.

*(No direct access to 16 Avenue will be provided for this site. Access will be given through the abutting site to the east, which is a recently approved cemetery).*

- D 2.4 Require geotechnical assessments for development and capital projects on slopes steeper than 20 percent (20%). The location and boundaries of known Steep Slope Hazards Lands are shown conceptually (see Figure 38). These approximate locations may be revised with additional study or as development proceeds.

*(A geotechnical assessment was completed in conjunction with the environmental assessment, and a Restrictive Covenant will be registered for steep slope areas restricting uses and access).*

## Secondary Plans

### Land Use Designation

- The property falls within the South Campbell Heights Land Use Plan (LAP). The proposed LAP received Stage 1 approval by Surrey Council in 2018. The LAP was subsequently considered by the Metro Vancouver Board and referred back to City staff for further consideration. The plan is presently under consideration by Staff.

- The current proposal does not require either an OCP or RGS amendment and can therefore proceed for consideration in advance of the LAP being completed for the area.

### Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Cemetery Zone (PC)", streamside setbacks and parking requirements.

PC Zone (Part 30)	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	0.20	0
<b>Lot Coverage:</b>	20%	0
<b>Yards and Setbacks</b>		
All sides	7.5 metres	n/a (no buildings proposed)
<b>Height of Buildings</b>		
Principal buildings:	14 metres	n/a (no buildings proposed)
Accessory buildings:	5 metres	n/a (no buildings proposed)
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class A (red-coded) Stream:	30 metres	25-30 metres (flex provision)
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial/Total:	(no buildings proposed)	40

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 05, 2018, and Development Proposal Signs were installed on September 05, 2018. Staff have received no correspondence in response to these.
- The subject development application was reviewed by the Little Campbell Watershed Society. The Little Campbell Watershed Society has met directly with the applicant to discuss the proposal and have no concerns.

### DEVELOPMENT PERMITS

#### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows southwest, along the southeast portion of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ian Whyte, *R.P. Bio.*, of Envirowest Consultants Inc. and dated September 18, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located in the southeast portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, classified as High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters. The BCS recommends a target Corridor Area of approximately 12,000 square meters or 30 % of the subject property.
- The applicant has proposed to convey 14,897 square meters of the subject site to the City through Parkland Conveyance which is 37% of the gross area of subject site. This method of GIN enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants Inc. and dated September 18, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- The site gently slopes down from northeast to southwest, with elevation differential of up to 4 metres. The southeast portion of the site slopes towards the Little Campbell River, with an elevation differential of up to 10 metres. The majority of the slopes are covered with various vegetations.
- A geotechnical report, prepared by Mohammad Deriszadeh, *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 16, 2020, was peer reviewed by John Carter, *P. Eng.*, of GeoWest Engineering Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposed recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including that the slope should remain undisturbed and vegetated, and that a minimum 2.5 metres setback from the top of bank be respected for any development.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

## TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
<b>Alder and Cottonwood Trees</b>			
Cottonwood	3	0	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	4	0	4
Cherry	1	1	0
Walnut	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	24	0	24
Pine	1	0	1
Spruce	1	0	1

Tree Species	Existing	Remove	Retain
Western Hemlock	2	0	2
Western Red Cedar	20	1	19
<b>Total (excluding Cottonwood Trees)</b>	<b>54</b>	<b>2</b>	<b>52</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>145</b>	<b>0</b>	<b>145</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>68</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>123</b>	
<b>Contribution to the Green City Program</b>			
		<b>n/a</b>	

- The Arborist Assessment states that there is a total of 54 mature trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 5% of the total trees on the site, are Cottonwood trees. It was determined that 55 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.
- Table 1 includes an additional 145 protected trees that are located within the proposed riparian area. All trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later date, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. The applicant is proposing 68 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Vine Maple, White Wonder Pacific Dogwood, Sitka Spruce, Bird Cherry and Douglas Firs, and a variety of shrubs and grass.
- In summary, a total of 123 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Fund.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Agricultural and Food Security Advisory Committee Minutes

*approved by Shawn Low*







Jean Lamontagne  
General Manager  
Planning and Development

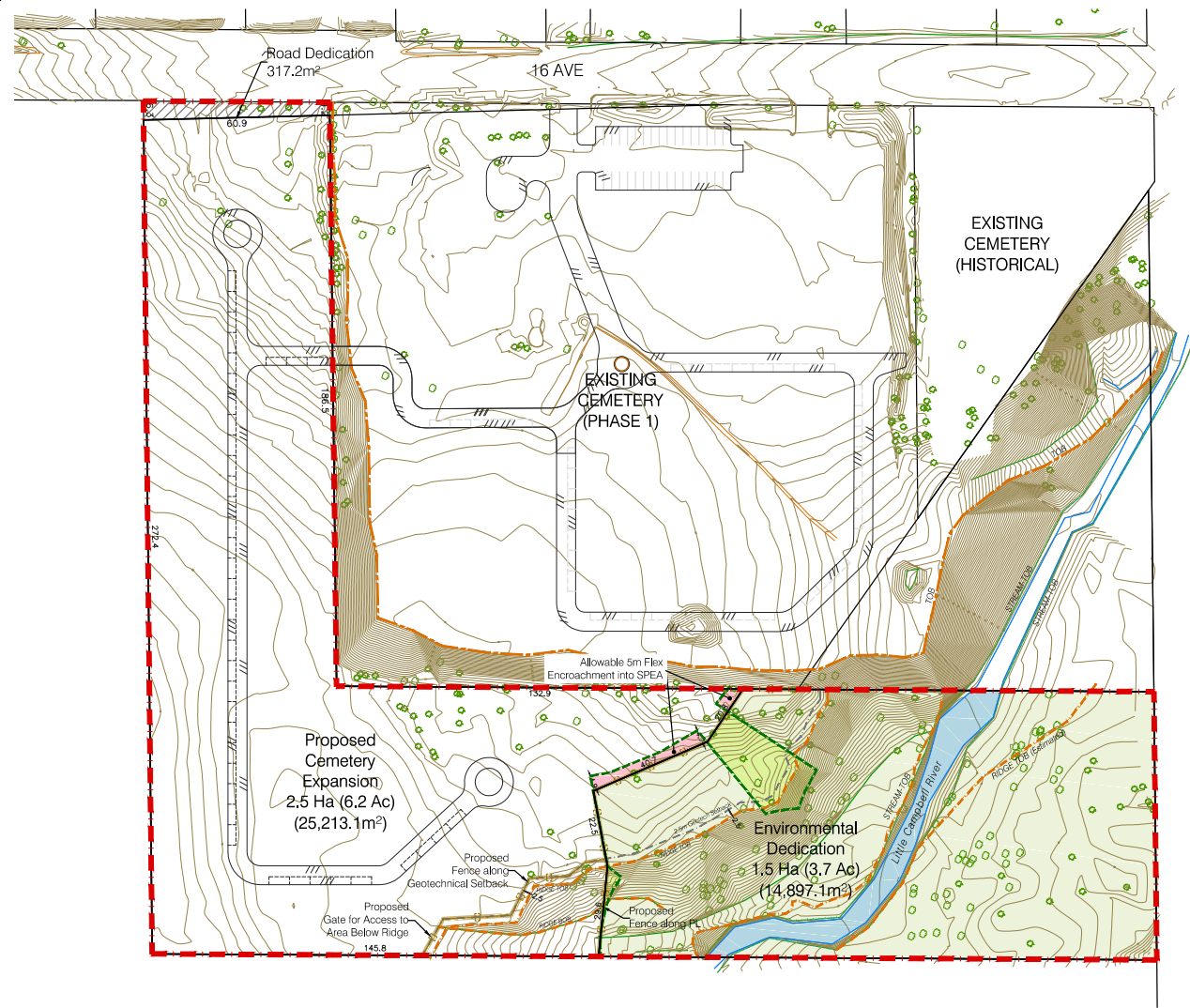
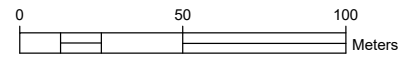
LFM/cm



683466 B.C. Ltd.  
 Cemetery Phase 2  
 19036 16 Ave, Surrey, BC

## PROPOSED SUBDIVISION PLAN

-  Proposed Environmental Dedication (1.5 Ha / 3.7 Ac)
-  SPEA Flex Area (Give) 636.2m<sup>2</sup>
-  SPEA Flex Area (Take) 176.8m<sup>2</sup>
-  30m Streamside Protection Setback as determined by QEP
-  Proposed Fence
-  Parking provided: 40 Parallel Stalls



**LEGAL DESCRIPTION**  
 PID 002-071-525

**GROSS SITE AREA**  
 4.04 hectares / 9.99 acres  
 (40,427.4m<sup>2</sup>)

**NET SITE AREA**  
 2.5 hectares / 6.2 acres  
 (25,213.1m<sup>2</sup>)

**EXISTING DESIGNATIONS**  
 OCP: Agricultural  
 NCP: N/A  
 Zoning: A-1

**PROPOSED DESIGNATIONS**  
 OCP: Agricultural  
 NCP: N/A  
 Zoning: PC

**LOT YIELD**  
 Existing: 1 lot  
 Proposed: 1 lot



Scale: 1:1500

**APLIN MARTIN**

Project 16-403  
 17/04/2020

Drawing  
**1**

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.  
 M:\SCD\2016\16-403\PLANNING\DWG\16-403 - Subdivision Concept (Bound) - 2020-04-17.dwg



SEAL:



5	18 NOV 09	UPDATE PER NEW SITE PLAN	CLG
4	18 AUG 09	TOOL FOR SUBMISSION	CLG
3	18 JUL 09	ADD TREE PROTECTION FENCING LINE	CLG
2	18 JUL 09	NEW SITE PLAN	CLG
1	18 JUN 09	NEW CONCEPT	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**CEMETERY EXPANSION**  
19036-16TH AVE  
SURREY

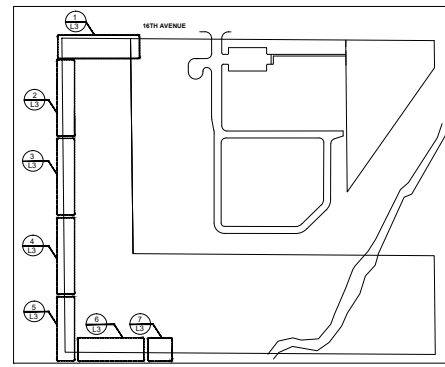
DRAWING TITLE:

**SHRUB PLAN**

DATE: 16.AUG.24 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: MCY

**L2**

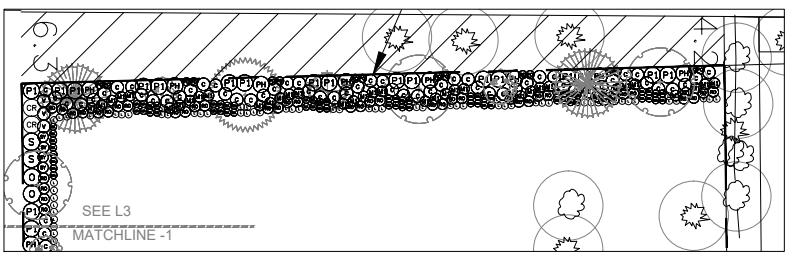
OF 2



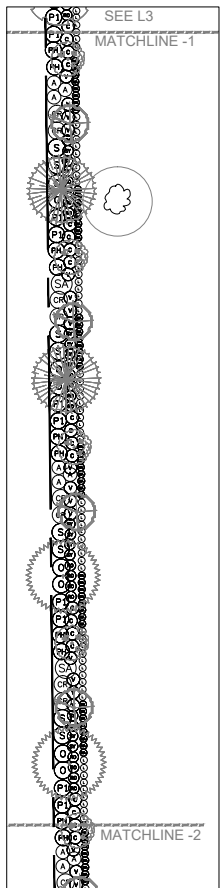
KEYPLAN

PLANT SCHEDULE				PMG PROJECT NUMBER: 18-065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	21	ACER CIRINATUM	VINE MAPLE	2.5M HT.; CLUMP; NATIVE
	19	CORNUS NUTTALLI 'WHITE WONDER'	WHITE WONDER PACIFIC DOGWOOD	3M HT.; NATIVE HORT. SELECTION
	9	PICEA SICHENSIS	SITKA SPRUCE	3.0M HT.; BAB; NATIVE
	9	PRUNUS PENNSYLVANICA	BIRD CHERRY	3CM GAL; BAB; NATIVE
	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3 MHT.; BAB; NATIVE
SHRUB	40	AMELANCHIER ALBERGIA	COASTAL SERENICEBERRY	#2 POT; 40CM
	102	CORNUS SERICEA KILBEYI	DWARF RED OSIER DOGWOOD	#1 POT; 30CM
	48	CRATAEGUS DOUGLASSII	NATIVE HORNBEAM	#2 POT; 50CM
	48	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#1 POT; 20CM
	328	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
	80	MYRTICA GALE	SWEET GALE	#2 POT; 40CM
	32	OSBERIA CERASIFORMIS	INDIAN PLUM	#1 POT; 30CM
	64	PHLADELPHUS LEWISII	LEWIS' MOCK ORANGE	#2 POT; 40CM
	47	PHYSCALPUS GARTERTUS	PACIFIC NINEBARK	#1 POT; 30CM
	100	ROSA OLYMPICARPA	BALDWIN ROSE	#1 POT; 25CM
	8	SAMBUCUS RACEMOSA	RED ELDERBERRY	#2 POT; 40CM
	46	SORBARIA SORBOFOLIA	FALSE SPIRAEA	#2 POT; 40CM
	154	SYMPHORICARPOS MOLLIS	TRAILING SNOWBERRY	#1 POT; 20CM
	64	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#1 POT; 30CM
GRASS	370	LEYMUS MOLLIS	DUNE GRASS	#1 POT
GC	16	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

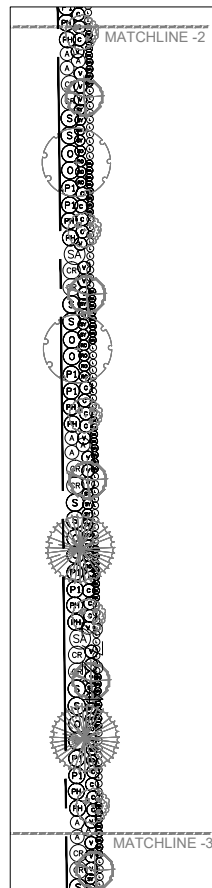
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OUR STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFERS TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



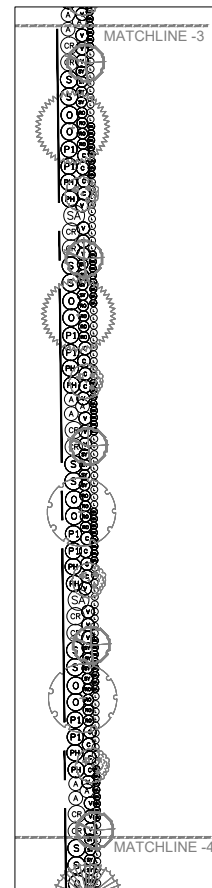
SEE L3  
MATCHLINE -1  
NORTHWEST CORNER - 16TH AVE



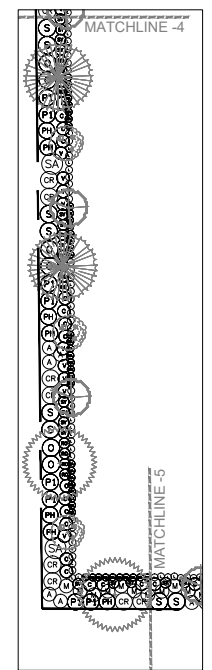
SEE L3  
MATCHLINE -2  
WEST PROPERTY LINE



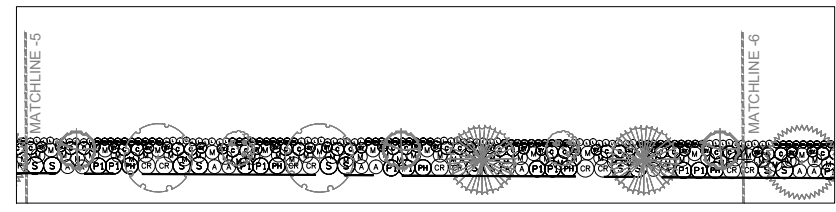
SEE L3  
MATCHLINE -3  
WEST PROPERTY LINE



SEE L3  
MATCHLINE -4  
WEST PROPERTY LINE



MATCHLINE -5  
SOUTHWEST PROPERTY LINE



MATCHLINE -5  
MATCHLINE -6  
SOUTHWEST CORNER - 16TH AVE



## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **October 13, 2020** PROJECT FILE: **7818-0018-00**

---

RE: **Engineering Requirements  
Location: 19036 - 16 Avenue**

### REZONE/SUBDIVISION

#### ***Property and Right-of-Way Requirements***

- Dedicate varying width on 16 Ave of 4.2m to 6.3m for ultimate 37.0m Arterial Road width.
- Register 0.5 m Statutory Right-of-Way on 16 Ave.
- Register Reciprocal Access and Parking Easement with 19082 16 Avenue.
- Provide 5.0 m wide Statutory Right of Way for Drainage Access.
- Register No Build Restrictive Covenant except for cemetery plots, until water and sanitary services are provided to the site.

#### ***Works and Services***

- Remove existing access on 16 Avenue and reinstate with topsoil & sod.
- Provide driveway access to 16 Avenue through 19082 16 Avenue.
- Provide volume calculation for the stormwater runoff up to the 100-year return period.
- Provide comprehensive onsite storm water management and water quality measures prior to exfiltration into the ground.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,565.25 is required.

### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.  
Development Engineer  
IK1

## Tree Preservation Summary

Surrey Project No: 18-0018  
 Address: 19036 16th Ave, Surrey  
 Registered Arborist: Glenn Murray

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>57</b>
<b>Protected Trees to be Removed</b>	<b>2</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>55</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 <u>    2    </u> X two (2) = 4	<b>4</b>
<b>Replacement Trees Proposed</b>	<b>68</b>
<b>Replacement Trees in Deficit</b>	<b>-64</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>145</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>          </u> X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



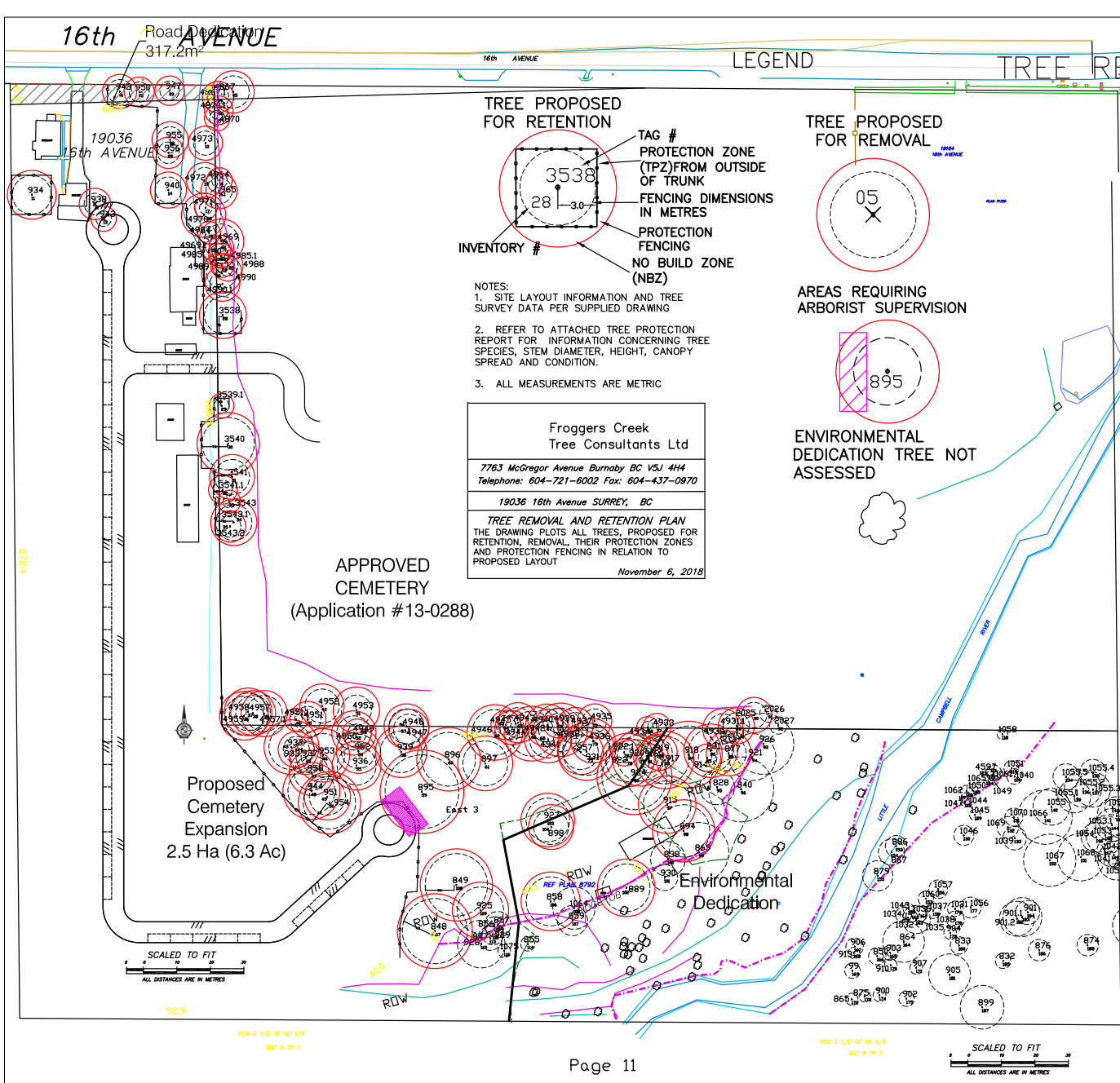
\_\_\_\_\_  
 (Signature of Arborist)

6-Nov-18

\_\_\_\_\_  
 Date



# APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY													
#	Tag	Type	Action	DBH	TPZ	#	Tag	Type	Action	DBH	TPZ		
1	942	Western Redcedar	Retain	85cm	3.3m	60	896	Western Hemlock	Retain	124cm	7.4m		
2	950	Douglas Fir	Retain	46cm	2.8m	61	897	Bigleaf Maple	Retain	103cm	6.2m		
3	947	Douglas Fir	Retain	45cm	2.7m	62	4946	Bigleaf Maple	Retain	105cm	6.3m		
4	4867	European Beech	Retain	30/25/25	3.0m	63	4945	Western Redcedar	Retain	45cm	2.7m		
5	4867	Western Hemlock	Retain	74cm	4.4m	64	4944	Douglas Fir	Retain	55cm	3.3m		
6	4870	European Beech	Retain	30/20cm	2.6m	65	4943	Western Redcedar	Retain	70cm	4.2m		
7	4870	Douglas Fir	Retain	35cm	2.1m	66	4942	Douglas Fir	Retain	103cm	6.2m		
8	955	Cottonwood	Retain	80cm	3.6m	67	4940	Douglas Fir	Retain	75cm	4.5m		
9	956	Douglas Fir	Retain	50cm	3.0m	68	4941	Western Redcedar	Retain	85cm	5.1m		
10	4973	Douglas Fir	Retain	55cm	3.3m	69	4938	Western Redcedar	Retain	45cm	2.7m		
11	934	Walnut	Retain	90cm	5.4m	70	4938	Douglas Fir	Retain	100cm	6.0m		
12	938	Western Redcedar	Remove	50cm	3.0m	71	4937	Western Redcedar	Retain	60cm	3.6m		
13	943	Cherry	Remove	35cm	2.1m	72	4935	Western Redcedar	Retain	55cm	3.3m		
14	940	Spruce	Retain	60cm	3.6m	73	4936	Western Redcedar	Retain	78cm	4.7m		
15	4972	Douglas Fir	Retain	60cm	3.6m	74	957	Douglas Fir	Retain	80cm	4.8m		
16	4964	Western Hemlock	Retain	35cm	2.1m	75	931	Bigleaf Maple	Retain	110cm	6.6m		
17	965	Douglas Fir	Retain	60cm	3.6m	76	4934	Western Hemlock	Retain	28cm	1.7m		
18	4970	Douglas Fir	Retain	30cm	1.8m	77	4933	Western Redcedar	Retain	42cm	2.5m		
19	4964	Douglas Fir	Retain	30cm	1.8m	78	922	Douglas Fir	Retain	100cm	6.0m		
20	4969	Douglas Fir	Retain	80cm	4.8m	78.1	922	Western Redcedar	Retain	40cm	2.4m		
21	4969.1	Conifer	Retain	22/18cm	2.0m	79	920	Douglas Fir	Retain	107cm	6.4m		
22	4985	Deciduous	Retain	40cm	2.4m	80	924	Western Redcedar	Retain	150cm	9.0m		
23	4985.1	Western Redcedar	Retain	24/20cm	2.0m	81	916	Douglas Fir	Retain	45cm	2.7m		
24	4986	Western Redcedar	Retain	30cm	1.8m	82	919	Douglas Fir	Retain	60cm	3.6m		
25	4986	Douglas Fir	Retain	48cm	2.9m	83	917	Western Redcedar	Retain	110cm	6.6m		
26	4990	Douglas Fir	Retain	70cm	4.2m	84	918	Western Redcedar	Retain	131cm	7.9m		
27	4990.1	Western Redcedar	Retain	47/22cm	3.4m	85	914	Douglas Fir	Retain	40cm	2.4m		
28	3538	Douglas Fir	Retain	85cm	5.1m	86	831	Western Redcedar	Retain	100cm	6.0m		
29	3539.1	Paper Birch	Retain	20/20/20	2.0m	87	4931	Western Redcedar	Retain	70cm	4.2m		
30	3540	Western Redcedar	Retain	120cm	7.2m	88	877	Douglas Fir	Retain	80cm	4.8m		
31	3541	Western Redcedar	Retain	80cm	4.8m	89	4931.1	Western Redcedar	Retain	60cm	3.6m		
32	3541.1	Bigleaf Maple	Retain	30/30/30	2.6m	90	2025	Red Alder	Retain	58cm	3.5m		
33	3543	Western Redcedar	Retain	30cm	1.8m	91	2026	Cherry	Retain	35/30cm	2.4m		
34	3543.1	Conifer	Retain	80cm	4.8m	92	2027	Paper Birch	Retain	34/30cm	2.4m		
35	3543.2	Conifer	Retain	40/30cm	3.0m	93	926	Western Redcedar	Retain	140cm	8.4m		
36	4956	Western Redcedar	Retain	90cm	5.4m	94	921	Douglas Fir	Retain	108cm	6.5m		
37	4956	Western Redcedar	Retain	90cm	5.4m	95	826	Western Redcedar	Retain	80cm	4.8m		
38	4957	Western Redcedar	Retain	80cm	4.8m	96	840	Douglas Fir	Retain	150cm	9.0m		
39	4957.1	Western Redcedar	Retain	70/36cm	5.0m	97	915	Western Redcedar	Retain	110cm	6.6m		
40	4951	Vine Maple	Retain	15/15/15	1.8m	98	894	Bigleaf Maple	Retain	120cm	7.2m		
41	4951	Red Alder	Retain	60cm	3.6m	99	869	Western Redcedar	Retain	137cm	8.2m		
42	4952	Western Redcedar	Retain	78cm	4.7m	100	838	Bigleaf Maple	Retain	80cm	4.8m		
43	932	Western Redcedar	Retain	103cm	6.2m	101	930	Douglas Fir	Retain	60cm	3.6m		
44	933	Western Redcedar	Retain	60cm	3.6m	102	880	Western Redcedar	Retain	90/90cm	6.0m		
45	937	Western Redcedar	Retain	70cm	4.2m	103	927	Western Redcedar	Retain	80/60cm	6.0m		
46	953	Western Redcedar	Retain	80/80cm	6.0m	104	898	Douglas Fir	Retain	80cm	4.8m		
47	958	Western Redcedar	Retain	80cm	4.8m	105	1064	Douglas Fir	Retain	97cm	5.8m		
48	944	Western Redcedar	Retain	108cm	6.5m	106	858	Douglas Fir	Retain	112cm	6.7m		
49	951	Western Redcedar	Retain	83cm	5.0m	107	899	Douglas Fir	Retain	70cm	4.2m		
50	954	Western Redcedar	Retain	120cm	7.2m	108	946	Western Redcedar	Retain	143cm	8.8m		
51	4953	Western Redcedar	Retain	70cm	4.2m	109	925	Western Redcedar	Retain	106cm	6.4m		
52	4950	Western Redcedar	Retain	78cm	4.7m	110	857	Douglas Fir	Retain	60cm	3.6m		
53	4948	Western Redcedar	Retain	43cm	2.6m	111	856	Bigleaf Maple	Retain	45cm	2.7m		
54	952	Douglas Fir	Retain	78cm	4.7m	112	928	Douglas Fir	Retain	50cm	3.0m		
55	938	Douglas Fir	Retain	80cm	4.8m	113	847	Douglas Fir	Retain	55cm	3.3m		
56	4948	Douglas Fir	Retain	80cm	4.8m	114	853	Cottonwood	Retain	30cm	1.8m		
57	4947	Western Redcedar	Retain	70cm	4.2m	115	928	Douglas Fir	Retain	110cm	6.6m		
58	939	Douglas Fir	Retain	90cm	5.8m	116	1075	Cottonwood	Retain	30cm	1.8m		
59	895	Douglas Fir	Retain	170cm	10.2m	117	848	Douglas Fir	Retain	150cm	9.0m		

#-Tree ID number, DBH-trunk diameter, TPZ-protection zone

TREE PROTECTION FENCING					
Minimum Radial Distance from outside of trunk					
#	Tag	Type	DBH	Metres	Feet
28	3538	Douglas Fir	85cm	5.1m	16.7ft
29	3539.1	Paper Birch	20/20/20	2.0m	6.6ft
48	944	Western Redcedar	108cm	6.5m	21.3ft
49	951	Western Redcedar	83cm	5.0m	16.3ft
50	954	Western Redcedar	120cm	7.2m	23.6ft
59	895	Douglas Fir	170cm	10.2m	33.5ft
108	849	Western Redcedar	143cm	8.6m	28.1ft
117	848	Douglas Fir	150cm	9.0m	29.5ft

**AGRICULTURE AND FOOD POLICY ADVISORY COMMITTEE**  
**TUESDAY, JANUARY 14, 2020**

---

**Present:**

Councillor Hundial, Chair  
M. Bose, Vice-Chair  
B. Sandhu  
D. Arnold  
J. Gibeau  
J. Werring  
M. Hilmer  
P. Harrison  
S. VanKeulen  
S. Rai

**Agency Representative:**

N. Mori, Ministry of Agriculture

**Regrets:**

R. Brar

**Staff Present:**

B. Daly, Planning Technician  
C. Baron, Drainage Manager  
C. Stewart, Senior Planner  
J. Nguyen, Planning Technician  
L. Moraes, Planner  
N. Chan, Manager, Trees and Landscapes  
S. Morris, Assistant Fire Chief  
C. Eagles, Administrative Assistant

---

**G. INFORMATION ITEMS****1. Proposed Rezoning to Cemetery Zone**

Luciana Moraes, Planner

File: 7918-0018-00

The following memorandum is being provided to the Committee for information only. The application complies with the Agricultural designation in the OCP and is outside of the ALR. A Development Permit for Farm Protection is not required. No recommendation is required.

The applicant is proposing to rezone the property from General Agriculture Zone (A-1) to Cemetery Zone (PC). The proposed zoning is consistent with the Agriculture designation on the OCP. All existing buildings on the site are proposed to be removed and at least 3 metres of screen planting along all property lines is required.