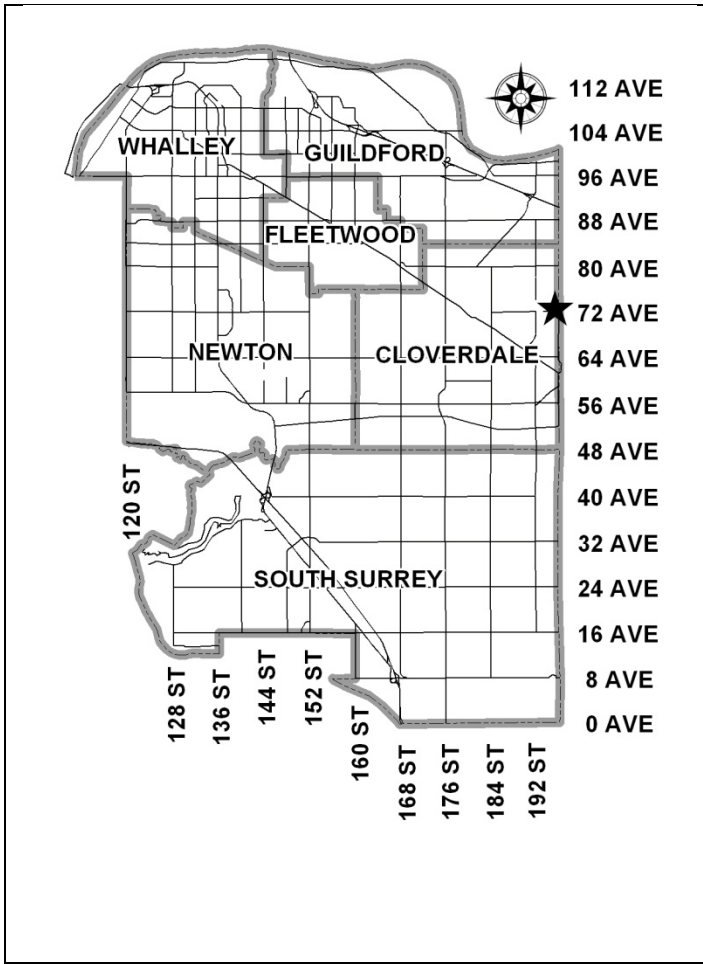


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0283-00

Planning Report Date: April 23, 2012



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** of a portion from 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density)
- **Rezoning** from RA to RF-9C

in order to allow subdivision into 10 RF-9C lots.

LOCATION:

19565 - 72 Avenue

OWNER:

Jagbir Malhi

ZONING:

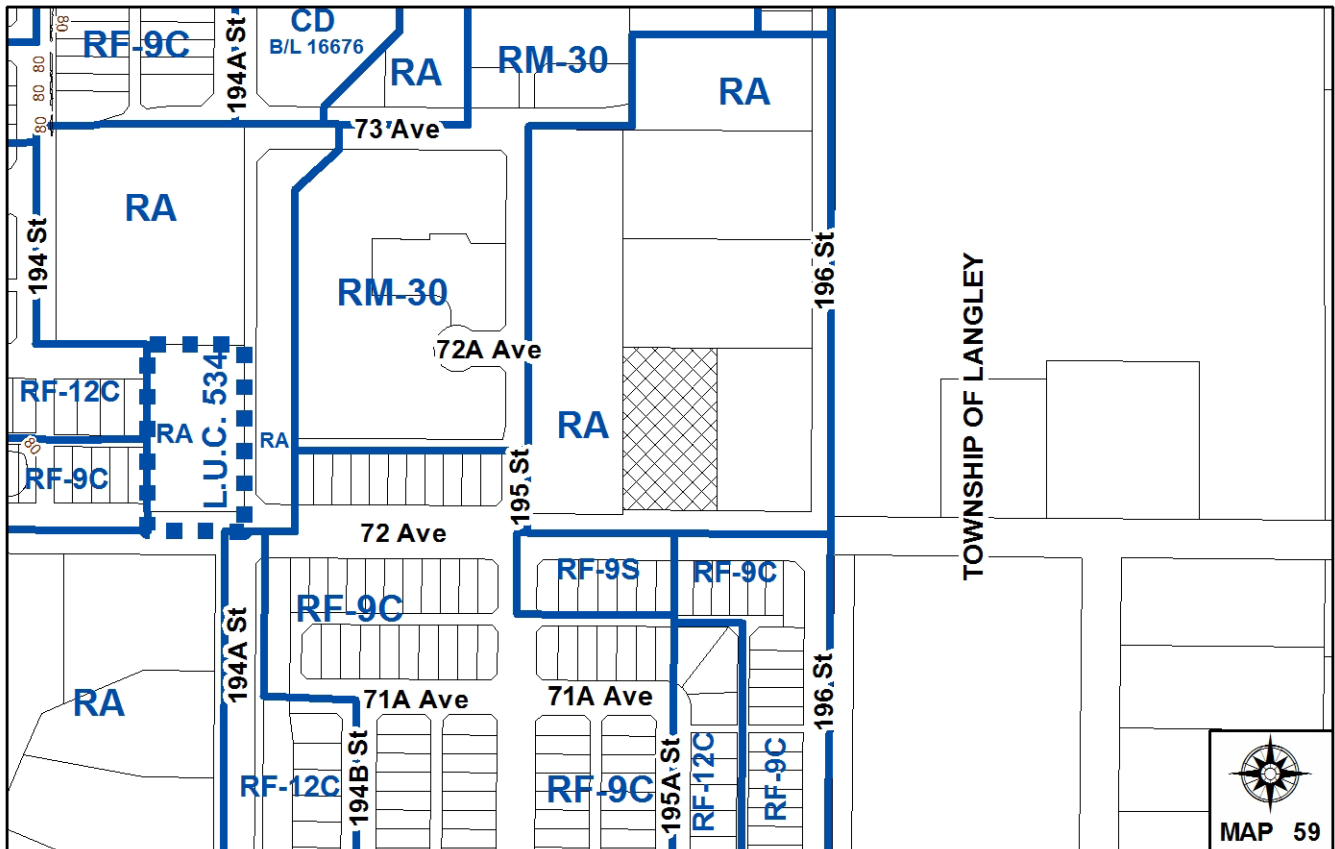
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

10 – 15 u.p.a. Special Residential and 10 – 15 u.p.a. (Medium Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amending the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue for a portion of the site from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density).

RATIONALE OF RECOMMENDATION

- The amendment of the OCP from from Suburban to Urban is consistent with the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The amendment of the NCP from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density) for a portion of the site is consistent with the residential form in the area, and can be supported as the applicant has been able to provide lots that are wider than standard RF-9C lots.
- Businesses in the RF-9S units would be problematic to operate as 72 Avenue is classified as an arterial road which may not allow for street parking in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (g) Coach House Zone (RF-9C) (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate a portion of the land from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

4 Elementary students at Clayton Elementary School
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the middle of 2013.

Parks, Recreation & Culture: Parks has no concerns.

Township of Langley: The proposed development appears compatible with the existing uses in the Township.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on an acreage lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Residential acreage lot under Development Application No. 7911-0126-00 for RF-9C and a remainder portion for future RF-12 lots as per NCP (Third Reading).	6-10 upa (Low Density) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.	RA
East:	Residential acreage lot under Development Application No. 7911-0126-00 for RF-9C (Third Reading).	10-15 upa (Medium Density) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.	RA
South (Across 72 Avenue):	Small lot single family with coach houses and special residential.	10-15 upa (Medium Density) and 10-15 upa (Special Residential) in the East Clayton NCP.	RF-9S and RF-9C
West:	Single family dwelling on an acreage lot.	10-15 upa (Medium Density) and 10-15 upa (Special Residential) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.	RA

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment of the subject site from Suburban to Urban (see Appendix VIII).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. C009), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. C011).
- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site specific rezoning applications.
- The proposed Urban designation is consistent with the intended land uses in the East Clayton NCP Extension – North of 72 Avenue.

NCP Amendment

- The applicant is seeking an amendment of the East Clayton NCP Extension – North of 72 Avenue for a portion of the site from 10 – 15 upa (Special Residential) to 10 – 15 upa (Medium Density) (see Appendix VII). The proposal is generally consistent with the designations in the East Clayton – North Extension NCP.
- The applicant has provided the following rationale to support the proposed amendments (with staff comments in italics):
 - The NCP amendment to allow RF-9C-zoned lots along 72 Avenue should be supported as additional lot width will accommodate parking spaces in the rear while commercial uses permitted in the RF-9S Zone will increase parking issues in the neighbourhood. Future possible parking restrictions on 72 Avenue will make commercial space difficult to operate at this location.

The increased width of the proposed RF-9C-zoned lots will allow for an additional parking space at the rear of each lot. Parking along 72 Avenue may be eliminated as 72 Avenue becomes an arterial in the future.

DEVELOPMENT CONSIDERATIONS

Site Context

- The .41-hectare (1.00-ac) subject site is located at 19565-72 Avenue and is within the East Clayton NCP Extension – North of 72 Avenue area. The site is located mid-block between 196 Street and 195 Street and is bordered to the south by 72 Avenue.
- The subject site is designated Suburban in the OCP and is currently zoned “One-Acre Residential Zone” (RA) with a single family dwelling which is proposed to be removed as part of the application. The property is split designated 10 – 15 upa (Special Residential) in the southern half and 10 – 15 upa (Medium Density) in the northern half under the East Clayton NCP Extension – North of 72 Avenue.
- The property is bordered to the east by Development Application No. 7911-0126-00 which received Third Reading on March 12, 2012. This application proposes RF-9C and RF-SD lots between the subject lot and 196 Street on 72 Avenue (see Appendix II). The proposed application follows a similar development pattern of RF-9C lots.
- The property is bordered to the west by an RA-zoned lot with similar development potential (see Appendix II) to the subject application.
- The subject development application has been delayed for several years as the subject property requires that either of the properties to the west (19545 – 72 Avenue) or east (19591 – 72 Avenue) develops first to provide future 72A Avenue frontage and lane access.

Current Application

- The proposed application is to rezone from "One-Acre Residential Zone" (RA) to "Single Family Residential (9) Coach House Zone" (RF-9C) to allow for subdivision into ten lots.
- All ten of the proposed lots will have a width of 9.74 metres (32 ft.) which is wider than the minimum 9-metre (29.5 ft.) width of the RF-9C Zone. The applicant has developed a concept for the neighbouring property to the west which shows minimum widths of 9.74 metres (32 ft.). The increased widths of the lots will help offset some of the parking issues within the East Clayton neighbourhood.
- Lot depths will be 29.68 metres (97 ft.) for Lots 1 to 5 fronting 72 Avenue and 30 metres (98 ft.) for Lots 6 to 10 fronting 72A Avenue. Access for all lots will be from a rear lane.

RF-9C Zone, Neighbourhood Parking and Congestion Concerns

- Residents in East Clayton have raised concerns with respect to issues with lack of on-street parking and traffic congestion in the community, which is in part a result of the higher densities permitted in the small lot single family designations of the East Clayton Neighbourhood Concept Plans (NCPs), in particular the RF-9C Zone.

- In response, City staff are currently undertaking a review of its small lot zoning policies, which may recommend improvements to the small lot zones in the future. It is anticipated that staff will present recommendations to Council later this year.
- The applicant has provided a plan showing that all proposed lots of the subject property and neighbouring property to the west (19545 – 72 Avenue shown on Appendix II) will be able to develop lots with minimum widths of 9.74 metres (32 ft.) and thereby provide for at least three (3) off-street parking spaces per lot. Due to the width of double garages providing a third parking space has been difficult for 9-metre (30 ft.) wide RF-9C-zoned lots. The additional 0.74 metre (2 ft.) of parking space width will ensure that a third vehicle can park on site next to the garage and a possible fourth vehicle if outside tandem parking is explored by the owner.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

Proposed Lot Grading

- In-ground basements are proposed based on the lot grading (prepared by McElhanney Consulting Services Ltd.) which incorporates minimal fill.

Tree Preservation/Replacement

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report for the subject property. The Arborist Report indicates that there are approximately 8 mature trees on the property and proposes that all 8 trees be removed as they are located within proposed road right-of-ways and building envelopes.
- The information provided has been reviewed by staff and found to be generally acceptable, although some minor modifications are required.
- The following chart provides a summary of the proposed removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Red Alder	2	0	2
Western Red Cedar	4	0	4
Paper Birch	1	0	1
Walnut	1	0	1
Total	8	0	8

- Ten (10) off-site trees have also been identified in the Arborist Report. These trees are also proposed to be removed as they are either hazardous or within the road right-of-way. The following chart provides a summary of the proposed removal of off-site trees by species:

Tree Species (Off-site)	Total Number of Trees	Proposed for Retention	Proposed for Removal
Maple	1	0	1
Western Red Cedar	1	0	1
Black Cottonwood	5	0	5
Red Alder	3	0	3
Total	10	0	10

- Under the Tree Protection By-law, tree replacement of on-site trees is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood are to be replaced at a ratio of 1:1. Under this application, as two (2) alder are proposed to be removed, a total of 14 replacement trees would be required. The applicant proposes 20 replacement trees.

PRE-NOTIFICATION

A Development Sign was installed on February 27, 2012 and pre-notification letters were sent out on February 16, 2012. Staff did not receive any responses.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan
Appendix VIII.	OCP Redesignation Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Greg Mitchell
 Address: McElhanney Consulting Services Ltd.
 13160 - 88 Avenue
 Surrey, BC V3W 3K3

 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Address: 19565 - 72 Avenue

 - (b) Civic Address: 19565 - 72 Avenue
 Owner: Jagbir S Malhi
 PID: 005-214-751
 Lot 28 Section 22 Township 8 New Westminster District Plan 54310

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

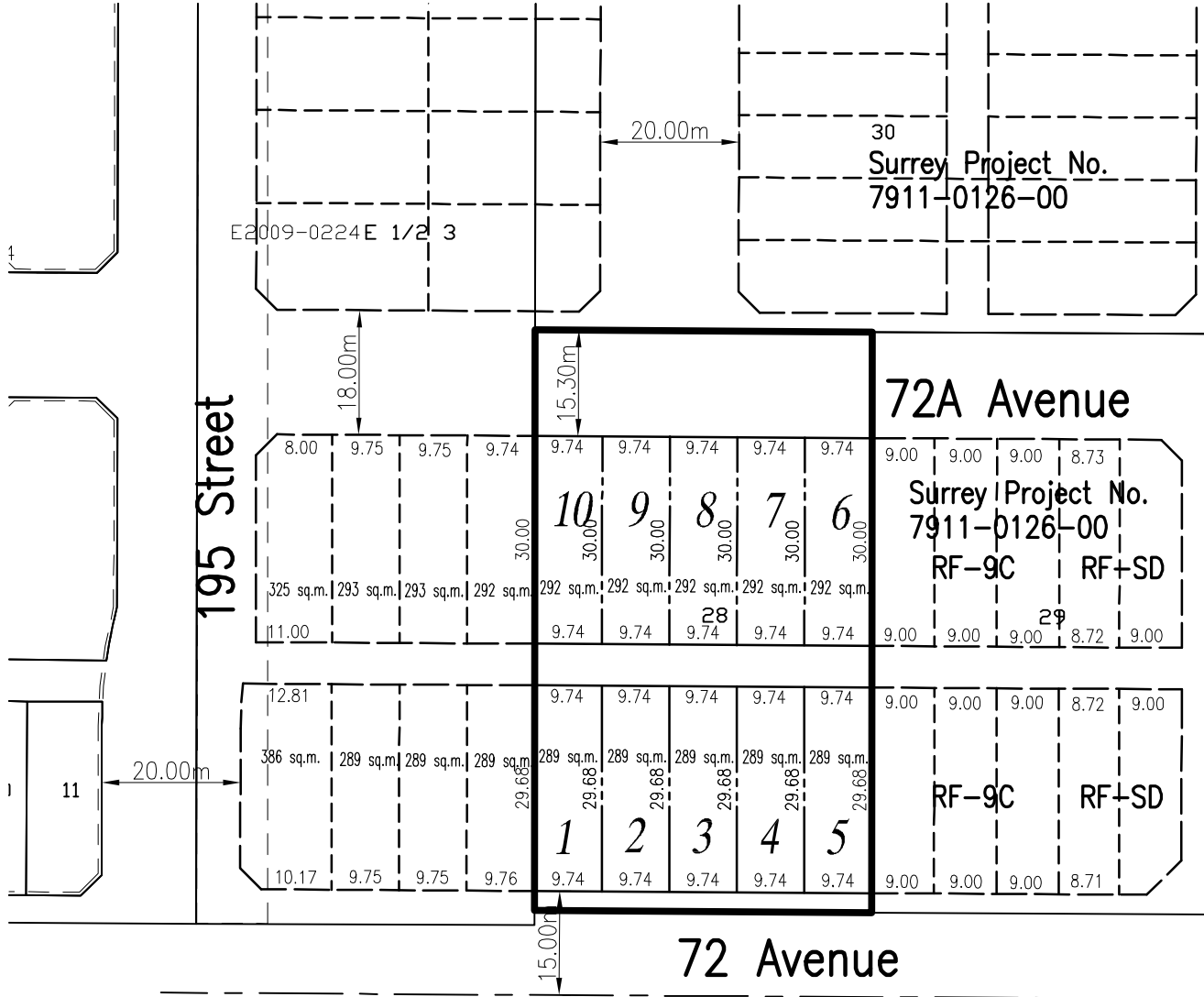
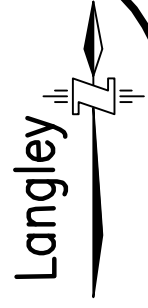
 - (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0
Hectares	.41 ha
NUMBER OF LOTS	
Existing	1
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	9.74 m
Range of lot areas (square metres)	289 – 292 sq. m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24.5 lots/ha 10 lots/ac
Lots/Hectare & Lots/Acre (Net)	n/a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	35.8%
Estimated Road, Lane & Driveway Coverage	17.3%
Total Site Coverage	53.1%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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196 Street/ Langley

Total Site Area approx. 4080 sq.m. (1.01 ac)
 Layout assumes RF-9C Zone;
 all minimum 250 sq.m. 9.0m wide, 28.0m. deep

NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

SKETCH 2

Scale: 1:1000

Date: April 12, 2012

Job No.: 2111-02477-1



McElhanney Consulting Services Ltd.

13160-88TH AVENUE
 SURREY, B.C.

PHONE (604) 596-0391
 FAX (604) 596-8853

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 23, 2012** PROJECT FILE: **7807-0283-00**

RE: **Engineering Requirements
Location: 19565 72 Ave.**

OCP AMENDMENT/ NCP AMENDMENT

There are no engineering requirements relative to the OCP or NCP Amendments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres on 72 Avenue for a total of 30.000 metres;
- Dedicate 15.300 metres for 72A Avenue for a total of 18.000 metres;
- Dedicate 6.000 metre wide east-west lane;
- Provide 0.5 metre wide statutory rights-of-way along 72 Avenue frontage;
- Provide off-site statutory rights-of-ways and working easement for roadwork's and utilities

Works and Services

- Construct 72A Avenue to Through Local standard;
- Construct east-west lane;
- Construct sidewalk on 72 Avenue under Development Coordinated Works;
- Construct sanitary sewer mains, storm sewer mains and watermains to service the development.
- Pay Drainage Development Works Agreement levy and 100% of Sanitary and Drainage DCC's;
- Pay Sanitary and Drainage Latecomers fees, and Sanitary Connection (SDR) fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Tuesday, February 14, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 07 0283 00

SUMMARY

The proposed 10 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2011 Enrolment/School Capacity

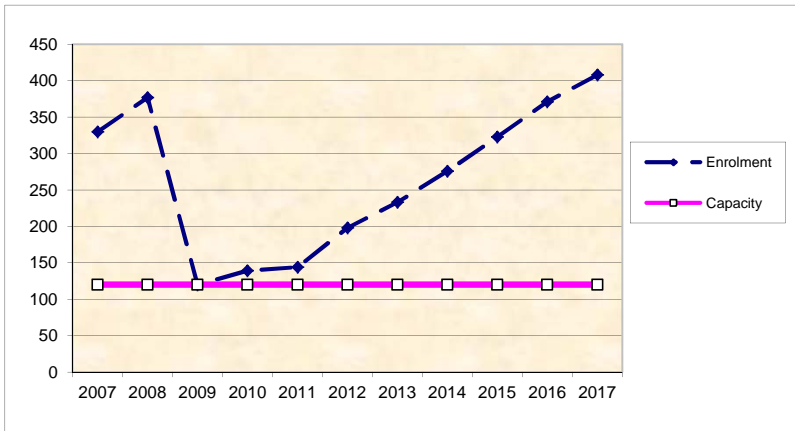
Clayton Elementary	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	20 K + 100
Clayton Heights Secondary	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

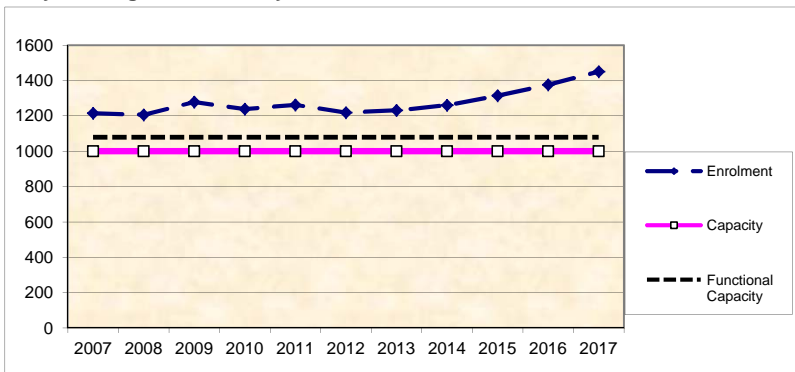
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of E. Clayton NCP Area. The school district has received capital plan approval of it's #1 capital plan priority, a new elementary school on Site #201 in the E. Clayton NCP Area. The new elementary school when built will relieve overcrowding at Hazelgrove and Clayton, in a location consistent with City of Surrey's E. Clayton NCP. Additional school sites are also being assembled north of 72 Avenue including two new elementary school sites and a new secondary school in the North Clayton Area. The construction of a new elementary and future secondary school are subject to capital funding approval by the Province. The proposed development will not have an impact on the long term projections.

Clayton Elementary



Clayton Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 07-0283
Property Location: 19565 – 72 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

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

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

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Stucco and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 66% of the homes having exposed Aggregate driveways.

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

Veranda's are evident on a majority of the existing homes in the study area and therefore will be encouraged on all new homes. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 88.0%

“Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 22.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 22.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 0.00% 2001 - 2500 sq.ft excl. garage
 78.0% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 29.0% Stucco: 4.0% Vinyl: 66.0%
/Materials: Brick or stone accent on 74.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 92.00% Cedar Shingles: 8.00%
 Concrete Tiles: 0.00% Tar & Gravel: 0.00%
 Most of all homes have a roof pitch 7:12 or higher.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, “West Coast Traditional” homes are set 20 to 25 feet from the street in a common urban setting typified by new coniferous and shrub growth. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
/Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 7:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:


Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

March 20, 2012
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 07-0283-00

Project Location: 19565 - 72 Avenue, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The site is sparsely treed with the majority being situated around the site perimeter.
The trees consist mainly of native coniferous and deciduous species. Many of the trees are poorly structured or in decline.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	11
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	11
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (2 alder and cottonwood X 1 and 9 others X 2)	(E)	20
Number of Replacement Trees proposed	(F)	20
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	20
Number of lots proposed in the project	(I)	10
Average number of Trees per Lot	(H/I)	(J) 2

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: March 22, 2012



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT
 MCSL

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 19565 72 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE

SHEET TITLE
 T1 - TREE PRESERVATION AND REMOVAL PLAN

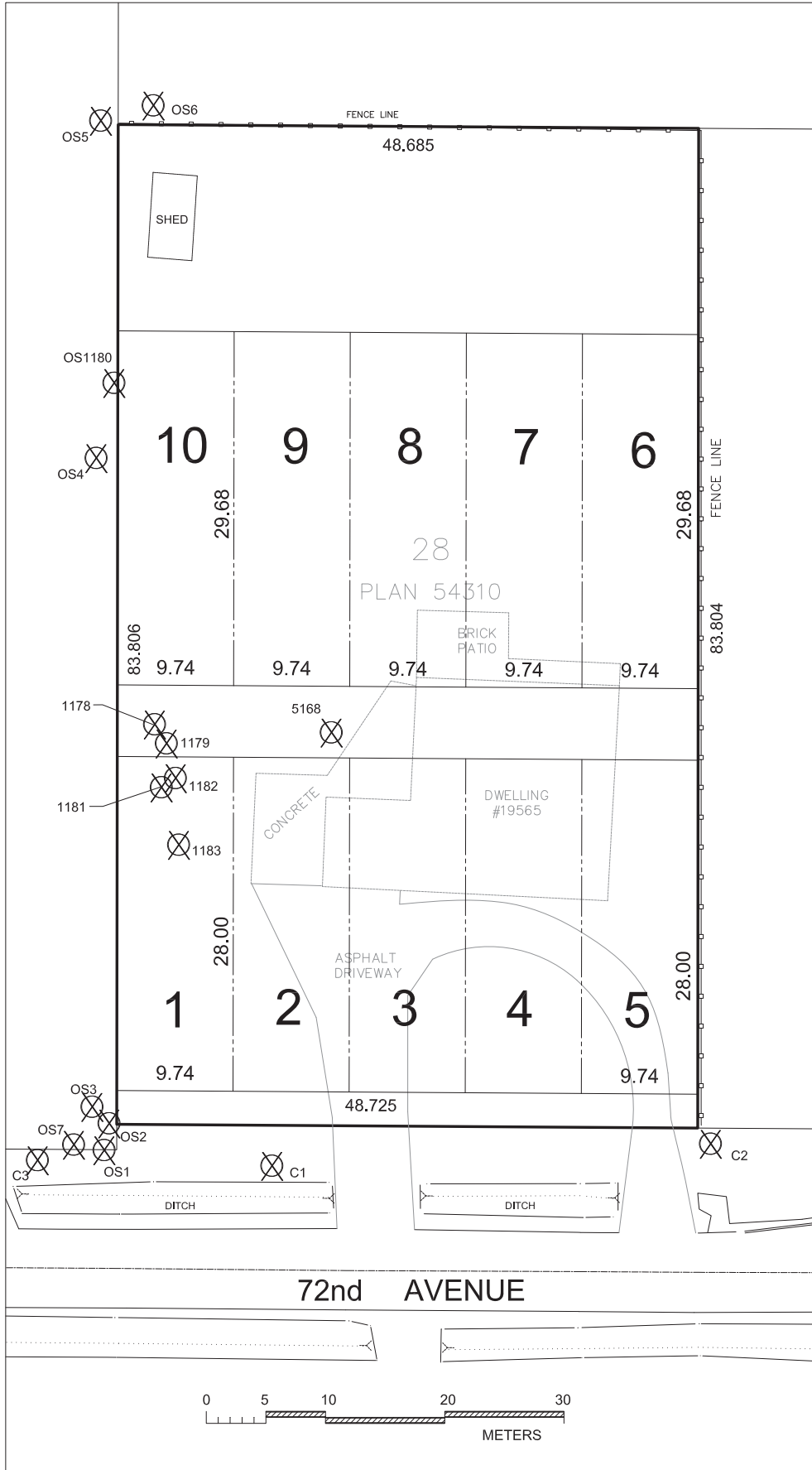
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 20, 2012

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Surrey, British Columbia
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CLIENT
 MCSL

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 19565 72 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE
 T2 - TREE REPLACEMENT PLAN

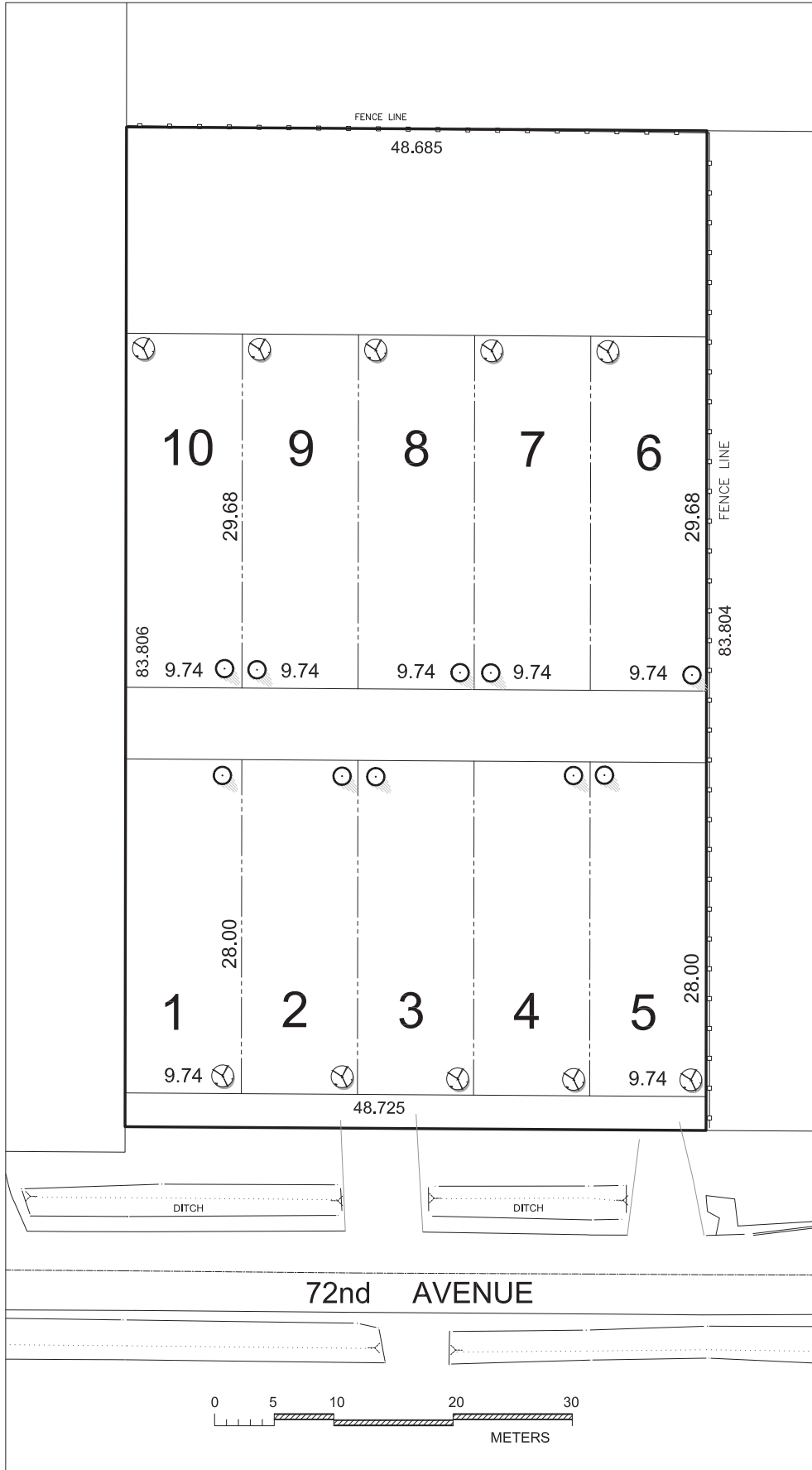
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 20, 2012

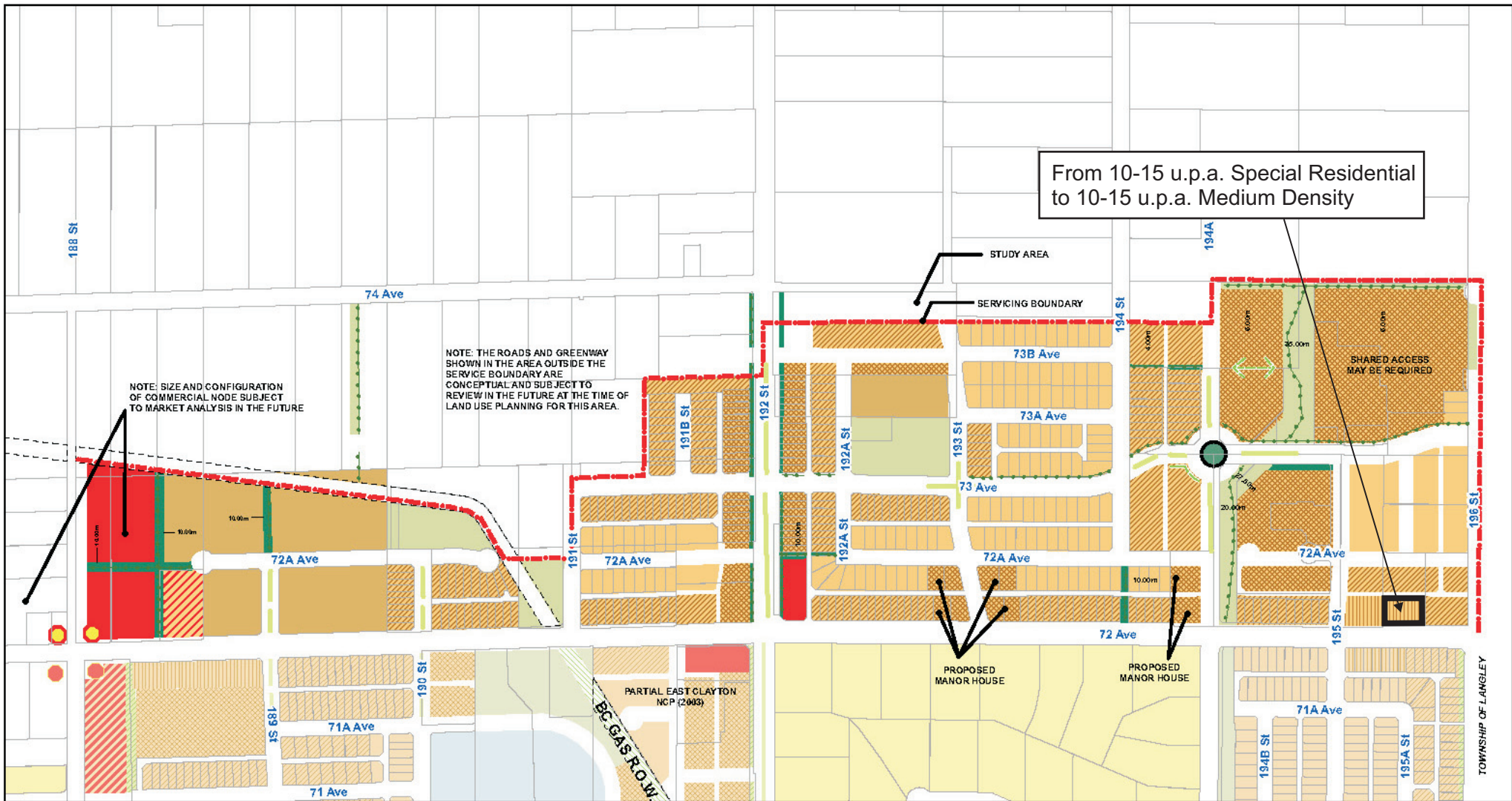
T-2
 SHEET 2 OF 2
















LEGEND

	DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
	CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)

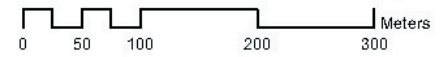




- | | | |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  6-10 u.p.a. (Low Density) |  22-45 u.p.a. (High Density) |  Public Open Space / Park |
|  10-15 u.p.a. Special Residential |  Neighbourhood Commercial |  Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property) |
|  10-15 u.p.a. (Medium Density) |  Commercial / Residential |  Urban Landmark |
|  15-25 u.p.a. (Medium-High Density) |  Special Treatment of Street, Traffic Calming |  Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way |
| | |  Pedestrian Corridor on Private Property (Internal) |

EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE
LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on June 27, 2005
 Amended 14 Dec 2011



Printed: March 8, 2009

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