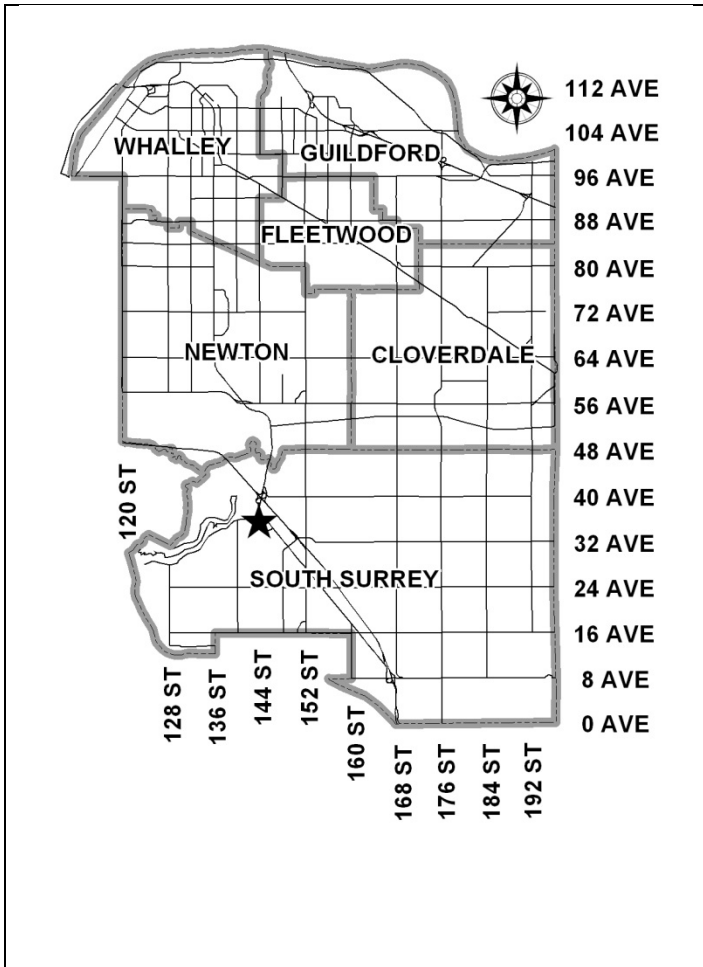


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0147-00

Planning Report Date:
 June 9, 2014



PROPOSAL:

- **Partial Land Use Contract discharge**
- **Rezoning** from RA and RA-G to RH and RF-12
- **Heritage Alteration Permit**

in order to allow subdivision into six (6) single family residential lots and one (1) remainder lot.

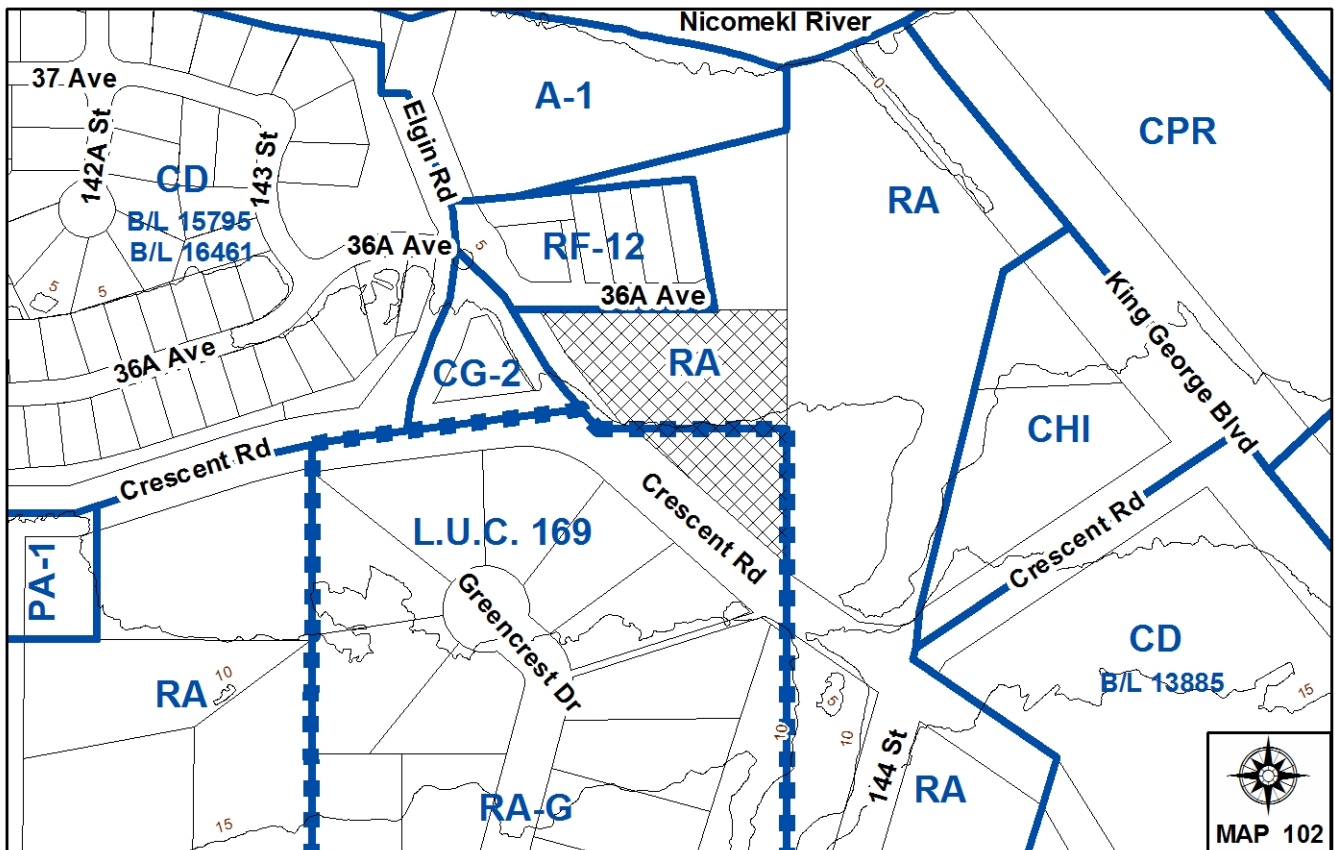
LOCATION: 3616 - Elgin Road
 14389 - Crescent Road

OWNER: Manjit & Resham Bains
 City Of Surrey

ZONING: RA and LUC No. 169

OCP DESIGNATION: Urban

LAP DESIGNATION: Clustering at Urban Single Family Density (8 upa) & Commercial Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge; and
 - Rezoning.
- Approval to draft Heritage Alteration Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a re-designation of a portion of the site from "Commercial Residential" to "Clustering at Single Family Density (8 upa)" in the King George Highway Corridor Plan.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- The proposal is consistent with the development to the north of the subject site (Development Application No. 7905-0211-00).
- The Heritage Alteration Permit (HAP) is supported by the Heritage Advisory Commission (HAC).
- In accordance with the Semiahmoo Trail Design Guidelines, a 10 metre (33 ft.) wide landscape buffer is proposed adjacent to Semiahmoo Trail, and a monetary contribution is required to cover the costs of landscaping and walkway development along the public trail right of way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 169 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the portion of the subject site shown as Block 1 on Appendix II attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), Block 2 and Block 4 from "One-Acre Gross Density Zone (RA-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), Block 3 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000), and Block 5 from "One-Acre Gross Density Zone (RA-G)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft a Heritage Alteration Permit (HAP) for the following:
 - (a) installation of municipal services; and
 - (b) installation of a 1.5 metre (5 ft.) gravel path along a portion of the frontage of the site to meet the existing path and provide front-door access to lots along Crescent Road and Elgin Road.
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) approval from the Ministry of Transportation & Infrastructure;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant to establish a landscape buffer along the Semiahmoo Trail (Elgin Road and Crescent Road) edge, in accordance with the Semiahmoo Trail Design Guidelines;
 - (j) payment of monetary contribution for landscaping and walkway development within the adjacent road right-of-way in accordance with the Semiahmoo Trail Design Guidelines, to the satisfaction of the Parks, Recreation & Culture Department;
 - (k) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 2; and
 - (l) completion of the land swap/purchase between the developer and the City of Surrey, for the conveyance of 178 square metres (1,916 sq. ft.) of land to the developer and a conveyance of 122.7 square metres (1,321 sq. ft.) of land to the City.
5. Council pass a resolution to amend the King George Highway Corridor Land Use Development Plan to redesignate the northwest portion of the property at 3616 - Elgin Road from "Commercial Residential" to "Clustering at Single Family Density (8 upa)" 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 III.
- School District: **Projected number of students from this development:**
- 2 Elementary students at Chantrell Creek Elementary School
1 Secondary students at Elgin Park Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 1, 2015.
- (Appendix IV)
- Parks, Recreation & Culture: The landscape buffer adjacent to Semiahmoo Trail must be consistent with the Semiahmoo Trail Design Guidelines. Also in accordance with the Guidelines, a monetary contribution for landscaping within the Trail right of way is required in the amount of \$5,642.00.
- Department of Fisheries and Oceans (DFO): No concerns. The small portion of land at the northeast corner of proposed Lot 1 that is within the 15 metre (50 ft.) setback from the top-of-bank of the manmade fish pond with fisheries habitat value to the east of the site, will be protected with a Section 219 Restrictive Covenant and a statutory right-of-way for access.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Heritage Advisory Commission (HAC): The proposal was presented to the HAC on April 23, 2014. The HAC recommends that Council grant approval to draft the Heritage Alteration Permit (HAP). The minutes from the HAC meeting are attached as Appendix V.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 36A Avenue):	Single family small lots and greenbelt	Urban/Clustering at Single Family Density (8 upa) and Commercial Residential	RF-12 and RA
East:	Large 1.66 ha (4 ac) property with a single family dwelling	Urban/Clustering at Single Family Density (8 upa)	RA
South (Across Crescent Road):	Suburban acreage properties	Suburban/Suburban Residential (1 acre)	RA-G
West (Across Elgin Road):	Esso gas station	Suburban/Service Industrial	CD (By-law No. 17968)

JUSTIFICATION FOR PLAN AMENDMENT

- The site is situated within the King George Highway Corridor Land Use Development Concept Plan area and is designated mainly "Clustering at Single Family Density (8 upa)". The northwest corner of the property is designated "Commercial Residential" and must be re-designated to "Clustering at Single Family Density (8 upa)".
- Under the King George Highway Corridor Plan the area was envisioned to be a pedestrian-oriented commercial/residential mixed use area with an overall residential density of 8 upa. The intent was to create a Heritage Village at the intersection of Elgin and Crescent Roads between Elgin Creek and the Nicowynd Golf Course to serve as a gateway to the riverside parks and multi-use path systems that extend west to Crescent Beach. It would have also defined the northern end of the Semiahmoo Trail and provide the opportunity for the public to access the Nicomekl River.

- Since the King George Highway Corridor Plan was established in 1995, this area has not developed into a Heritage Village. The land on the west side of Elgin Road was developed into bareland stratified single family homes (Parklane's "Southport" development). The land to the north of the site was rezoned to RF-12 and developed into single family small lots, consistent with the subject development application. In both of these cases, the Plan was amended to accommodate the proposals, and the developers argued that a commercial component would not be viable at this location due to limited access, lack of market area to sustain commercial development and availability of competitive commercial areas.
- The L-shaped property to the north of the site, at 3652 - Elgin Road, has been purchased by the City and will remain open space.
- Because the area has not developed as originally envisioned in 1995, the amendment is logical and necessary.

DEVELOPMENT CONSIDERATIONS

Development Proposal

- The applicant is proposing to partially discharge the Land Use Contract (No. 169) from the property at 14389 - Crescent Road, to rezone the subject site from RA and RA-G to RF-12 and RH, and to subdivide into six (6) RF-12 lots and one (1) RH lot (Appendix II).
- The property at 3616 - Elgin Road is owned by the developer, Manjit and Reesham Bains, and the property at 14389 - Crescent Road is owned by the City of Surrey. The two parties have negotiated a land swap and purchase: 178 square metres (1,916 sq. ft.) of land from 14389 - Crescent Road will form portions of proposed Lots 2, 5 and 6, and 122.7 square metres (1,321 sq. ft.) of land from 3616 - Crescent Road will form part of proposed Lot 7. Proposed Lot 7 will become the City-owned property. The portion of land to be conveyed to the developer is larger than the portion to be conveyed to the City, and therefore the developer is required to provide a cash payment to make up the difference, at fair market value.
- Proposed Lot 7 has potential for subdivision, however the City has not yet decided what the future plan is for this piece of property.

Heritage Considerations

- The site interfaces with both Heritage-designated Crescent Road and Semiahmoo Trail.
- Crescent Road is the last remaining example of road work completed by Surrey's pioneer engineers, constructed between 1910 and 1923 following the natural contours of the landscape, connecting Elgin to Crescent Beach. Crescent Road is protected by Heritage Designation By-law, 1983, No. 7716.
- The Semiahmoo Trail is a late nineteenth century historic trail/wagon road that currently extends from the Nicomekl River through to 20th Avenue. Semiahmoo Trail is protected by Heritage Designation By-law, 2004, No. 15280.

- The subject site is located along the portion of the Trail which is within City road allowance on Elgin Road and Crescent Road. The Elgin Road allowance adjacent to the site contains the physical pathway portion of Semiahmoo Trail. Elgin Road is closed to traffic but used as a multi-use greenway.

Heritage Alteration Permit

- The applicant proposes the following works within Elgin Road and Crescent Road to service the proposed development:
 - 3 water services to the existing water main that is located in the paved portion of Crescent Road;
 - infill the existing ditch on the north side of Crescent Road, fronting the site and install swale and drains;
 - underground wiring for 3 lots;
 - grade lots and road right-of-way, except in the area where 2 trees are to be retained;
 - install 1.54 metre wide paved path along a portion of the site frontage to meet the existing path; and
 - landscaping including trees and grass.
- Heritage Designation By-law, 2004, No. 15280, for the protection of Semiahmoo Trail, indicates that a HAP is required in order to "alter, excavate, or build anywhere on the property, including alter, excavate or build utilities and services in the ground, on the surface or above the surface" (Section 6.(e)).
- An HAP is also a requirement under Section 967 of the British Columbia *Local Government Act*.
- The HAP will cover both Heritage Designation By-laws and will be drafted after the servicing details have been determined through the Servicing Agreement process.
- The subject proposal was presented to the HAC on April 23, 2014. The HAC recommends that staff seek approval from Council to draft the HAP.

Semiahmoo Trail Design Guidelines

- The landscape buffer plan, for landscaping adjacent to Semiahmoo Trail, is attached as Appendix VIII.
- In accordance with the Semiahmoo Trail Design Guidelines, the following elements have been incorporated into the proposed landscape buffer:
 - A 10-metre (33 ft.) landscaped buffer area adjacent to the trail with a 1.2 metre (4 ft.) high split rail wooden fence and native vegetation consisting of:
 - Vine Maple, Douglas Fir and Red Sunset Maple trees; and
 - Shrubs and groundcover including Pink Muhly Grass, Yellowtwig Dogwood, Evergreen Huckleberry, Snowberry, Salmonberry, Elderberry, Rhododendron and Gold Flame Spirea.

- In order to provide pedestrian access along Crescent Road to the front of the homes, a gravel path is proposed within the Crescent Road allowance. The proposed lots have proposed gravel paths through the landscaped buffer area to the proposed gravel path on City property.
- Also in accordance with the Semiahmoo Trail Design Guidelines, a monetary contribution in the amount of \$5,642.00 to cover the costs of landscaping and walkway development along the public Trail right of way is required as a condition of approval.
- In the interim, the applicant would be required to provide top soil and sod. At a future date, the Parks, Recreation and Culture Department will use the funds provided to landscape the portion of the trail fronting the site, as appropriate.
- The improvements to the Trail will also take into consideration the Semiahmoo Trail crossing of Crescent Road which is planned at this location. A preliminary plan for the crossing is attached as Appendix IX.
- The landscape buffer plan was reviewed by the HAC on April 23, 2014.
- The Friends of the Semiahmoo Trail have also had the opportunity to review the landscape buffer plan and proposed development, and have indicated support for the proposal.

Lot Grading and Building Scheme

- The lot grading information has been reviewed in detail by Planning, Building and Engineering staff and has been found to be generally acceptable. The land is significantly depressed below Crescent Road, and the applicant proposes to fill the land to bring it to street level. This will allow the homes to have more presence on the street. It will also allow the homes to have in-ground basements.
- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines. A summary of the Building Design Guidelines is attached as Appendix VI.
- The proposed guidelines are reflective of common new standards for massing design, construction materials, trim and detailing elements and landscape design that are consistent with neighbouring context homes on the north side of 36A Avenue. These elements include:
 - "Neo-Heritage" and "Neo-Traditional" style homes;
 - exterior building materials including stucco, cedar, hardiplank, brick and stone; and
 - use of natural colours, with a high trim and detailing standard.
- The existing RF-12 zoned homes on the north side of 36A Avenue do not have basements. These lots are partially located within the flood plain. Therefore, the proposed homes will be higher than the two-storey, slab-on-grade homes on the north side of 36A Avenue. The home on proposed Lot 3 will have the most impact as it is directly across the street from the existing 2-storey homes. The massing of this home has been carefully considered in order to provide a sensitive interface with the existing homes across the street and the proposed guidelines specify a unique treatment for Lot 3.

PRE-NOTIFICATION

Pre-notification letters were mailed on May 23, 2012 and staff received one (1) telephone call and one (1) e-mail in response.

- Both respondents requested information for clarification, which was provided by staff. The respondents did not express any concerns regarding the proposal.

TREES

- Aaron Byng-Hall and Trevor Cox, ISA Certified Arborists of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple (Bigleaf maple)	1	0	1
Apple	1	1	0
Maple (Japanese)	1	0	1
Coniferous Trees			
Western Redcedar	43	41	2
Douglas-fir	4	3	1
Total (excluding Alder and Cottonwood Trees)	50	45	5
Additional Trees in the proposed Open Space/Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		43	

- The Arborist Assessment states that there are a total of 50 protected trees on the site. It was determined that 5 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.

- Of the 45 trees proposed for removal, 41 are hedge trees which have been topped and hydro-pruned with new leaders and associated poor attachment. These trees are not high-value trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 90 replacement trees on the site. Since only 38 replacement trees can be accommodated on the site the deficit of 52 replacement trees will require a cash-in-lieu payment of \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 7, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within an urban infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed gross site density is 6.2 units per acre. • Secondary suites would be permitted in each of the single family homes, which would add to the housing diversity and rental housing stock in this area. • The site is located on Crescent Road and Elgin Road. Crescent Road is a heritage road and the portions of Elgin Road and Crescent Road fronting the site are part of the Semiahmoo Trail, which also has heritage designation.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates Low Impact Development Standards, including absorbent soils and cisterns/rain barrels.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is adjacent to Semiahmoo Trail. • The site is on a transit route
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Secondary suites can be accommodated, which may provide housing for different age groups and/or life stages.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The Friends of the Semiahmoo Trail were consulted through the application process. • Neighbouring residents were notified through the regular application process, including the pre-notification letters and development proposal sign.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed Subdivision Layout and Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	April 23, 2014 Heritage Advisory Commission Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Landscape Buffer Plan
Appendix IX.	Preliminary Semiahmoo Trail Crossing Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 portion only

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.11 ac
Hectares	0.45 ha
NUMBER OF LOTS	
Existing	2
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	13.4m-39.2m
Range of lot areas (square metres)	428sq.m.-870sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.4 & 5.4
Lots/Hectare & Lots/Acre (Net)	17.7 & 7.1
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37.8
Estimated Road, Lane & Driveway Coverage	34.2
Total Site Coverage	72.0
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

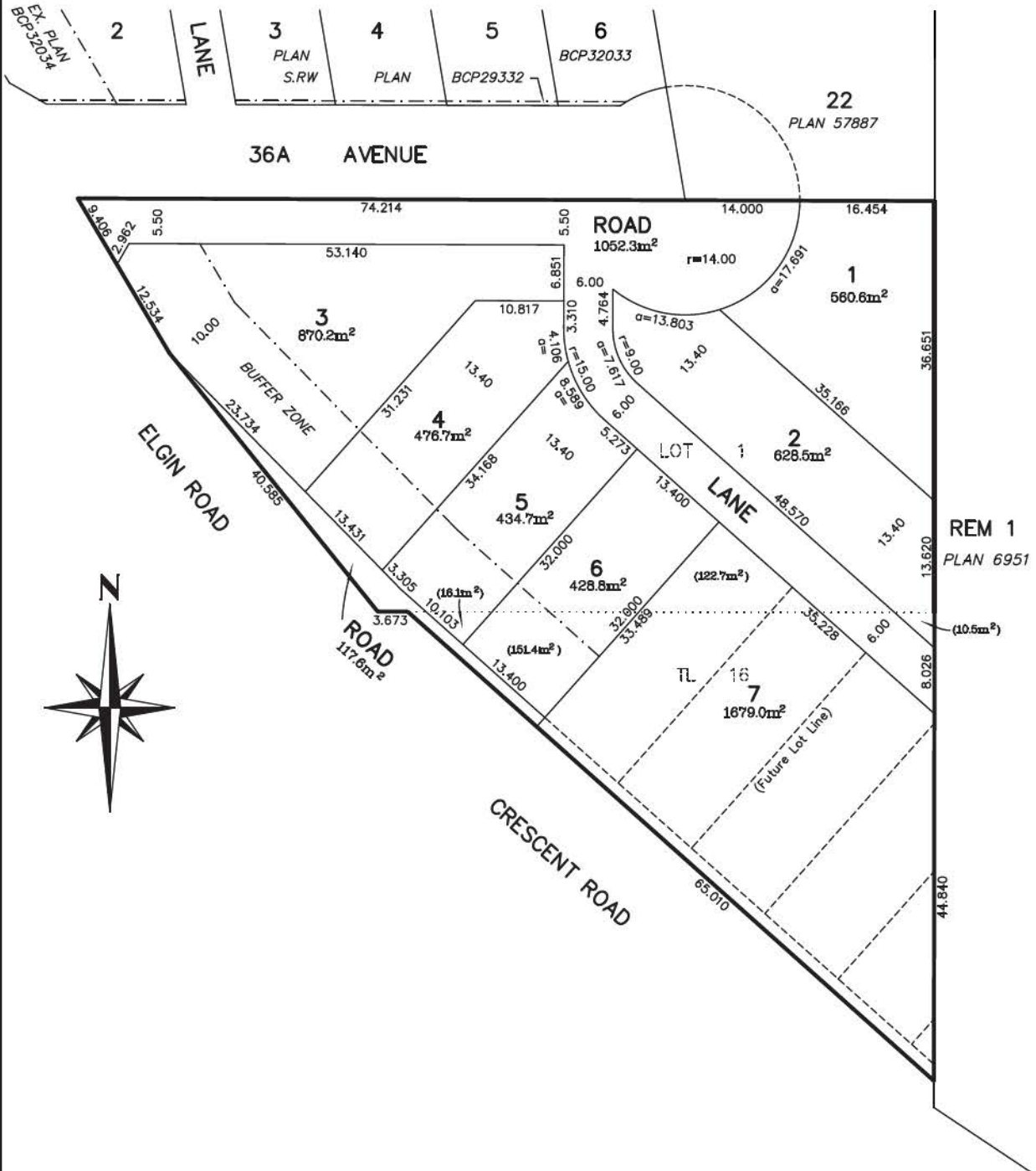
**PROPOSED SUBDIVISION PLAN OF LOT 1 PLAN 47318
AND OF TIMBER LOT 16 EXCEPT PART IN PLAN
51854 BOTH OF SECTION 28 TOWNSHIP 1 NWD**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
3616 ELGIN ROAD & 14389 CRESCENT ROAD
SURREY, B.C.
P.I.D.s 006-180-477 & 013-218-310



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 6830 176 'A' Street
Cloverdale, B.C.
FILE: JS0845_PS4

This plan is certified correct
on the 30th day of March, 2012.

©

B.C.L.S.

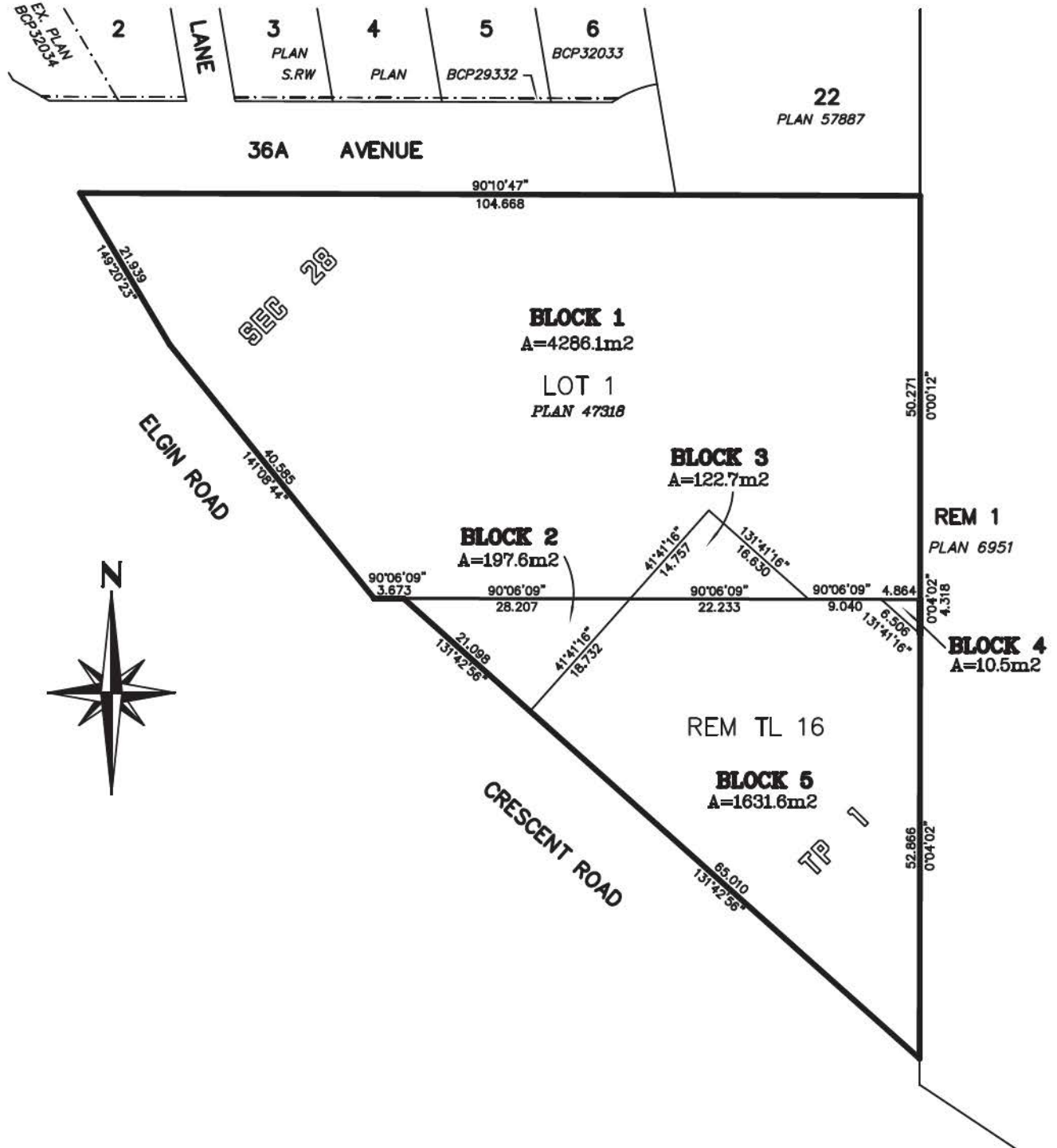
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF
 LOT 1 PLAN 47318 AND OF TIMBER LOT 16 EXCEPT PART IN PLAN 51854
 ALL OF SECTION 28 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

SCALE 1:750



All Distances are in Metres.

CITY OF SURREY



Grid Bearings are derived from
 OCMS 84H0592 & 80H2015
 Onderwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.
 FILE: JS0845_RZ

© Certified correct, completed on
 the 11th day of March, 2014

This Plan Lies Within The
 Greater Vancouver Regional District

B.C.L.S.

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

FROM: Development Services Manager, Engineering Department

DATE: June 4, 2014 **PROJECT FILE:** 7808-0147-00

RE: Engineering Requirements
Location: 3616 Elgin Rd & 14389 Crescent Road

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 5.500 metres fronting 36A Avenue for a 17 metre local road.
- dedicate 14.0 metre radius Cul-de-Sac on 36 A Avenue.
- dedicate a 3.0m x 3.0 m corner cut at the intersection of 36A Avenue and Crescent Road.
- dedicate approximately 1.308 metres fronting Crescent Road for a 27 metre non-standard road.
- provide a 3.0 metre SROW for water main looping.

Works and Services

- construct 36A Avenue to a Neo- Traditional limited local road.
- construct a 2.5 metre gravel pathway fronting Crescent Road as part of the Semiahmoo Trail.
- construct a 6.0 metre north/south lane.
- construct storm sewers to service the proposed development.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR1



Planning

April-22-14

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 boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

08 0147 00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

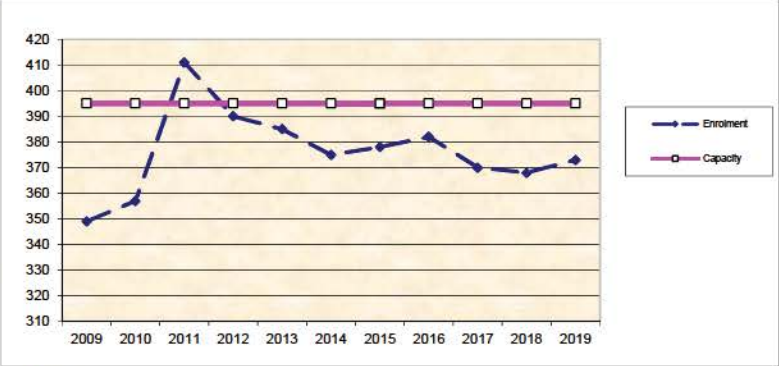
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

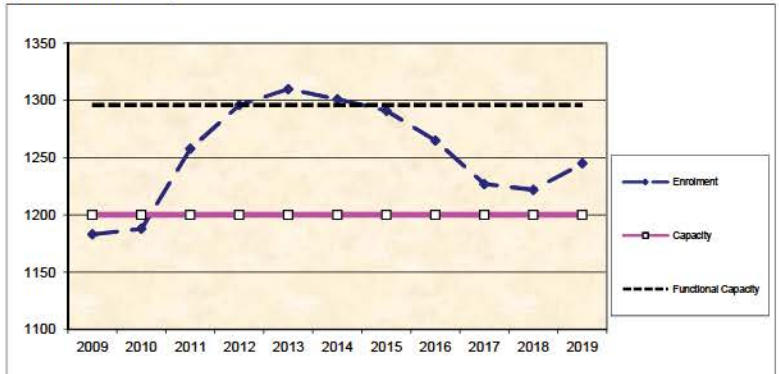
September 2013 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	39 K + 346
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1310
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Chantrell Creek Elementary



Elgin Park Secondary



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

2. PLANNING & DEVELOPMENT

(a) **3616 Elgin Road and 14389 Crescent Road –
Proposed Rezoning, Heritage Alteration Permit and 7-lot Subdivision
adjacent to the Semiahmoo Trail and Crescent Road**

File: 6800-01

The memorandum from the Current Planning Manager, Area Planning & Development, dated April 11, 2014, regarding the subject line was reviewed.

Heather Kamitakahara, Planner noted that the purpose of this memo is for the Planning and Development Department to obtain SHAC comments regarding the proposed Heritage Alteration Permit (HAP) to allow for engineering works and services to be installed on Crescent Road and Semiahmoo Trail. The landscaping plan for buffering adjacent to Semiahmoo Trail has been updated in accordance with the Design Guidelines and is attached for the Commission's information.

The proposal involves a rezoning and LUC partial discharge in order to allow a 7-lot subdivision adjacent to the Semiahmoo Trail and Crescent Road. The Semiahmoo Trail Design Guidelines are being adhered to. A Heritage Alteration Permit is required in order to permit works and services within Elgin Road and Crescent Road to service the proposed lots. The HAP will reference both the heritage designation by-law for the Semiahmoo Trail and the heritage designation by-law for Crescent Road.

In accordance with the Semiahmoo Trail Design Guidelines, the City will be collecting money from the developer for improvements and plantings to the trail; the costs are still to be determined.

The houses fronting onto Crescent Road will have lane access for vehicles (at the rear of the properties) and gravel paths for pedestrian access leading to Crescent Road.

It was

Moved by Commissioner Hart

Seconded by Commissioner Hol

That the Surrey Heritage Advisory Commission

recommends that:

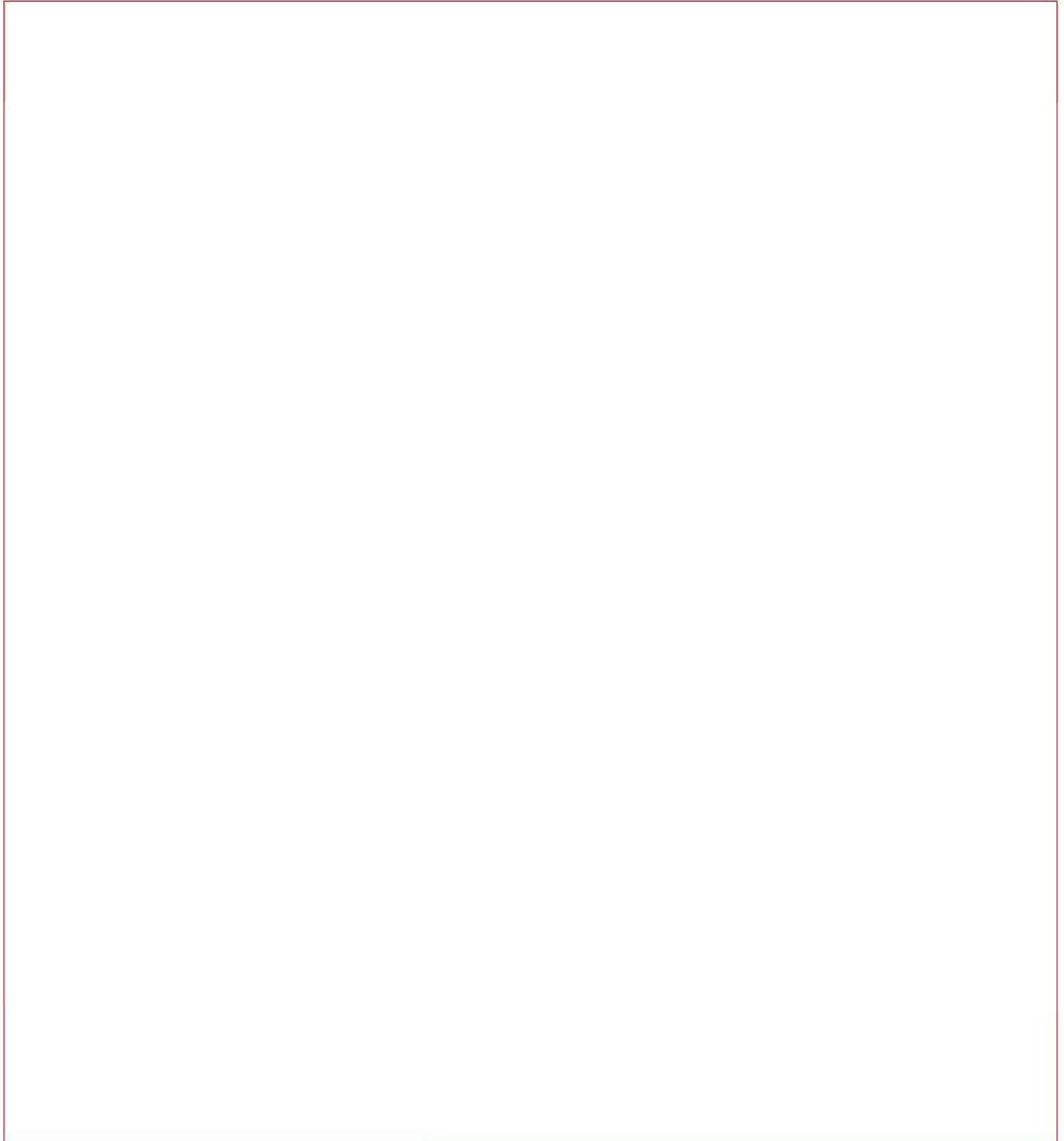
1. The report entitled, "Proposed Rezoning, Heritage Alteration Permit and 7-lot Subdivision adjacent to the Semiahmoo Trail and Crescent Road" for 3616 Elgin Road and 14389 Crescent Road, be received as information;
2. Staff seek approval from Council to draft the heritage alteration permit (HAP); and
3. The **attached** proposed revised landscaping plan, for landscaping adjacent to Semiahmoo Trail (**Appendix III**), be received as information.

Carried

Further discussion was held with respect to the report and it was suggested that staff revisit the proposed Semiahmoo Trail crossing at Crescent Road given that there is now going to be a trail on the north side of Crescent Road.

It was Moved by Commissioner Hol
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory Commission
recommends that the General Manager, Engineering direct staff to review the
proposed location of the Semiahmoo Trail crossing at Crescent Road given that
there is now going to be a trail on the north side of Crescent Road.

Carried



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7908-0147-00
Project Location: 3616 Elgin Road, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was originally developed in the 1960s and has only recently (post year 2000's) been subject to new development. The age distribution from oldest to newest is: 1960's (14%) and post year 2000's (86%). A majority of homes in this area have floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (14%), and 2501 - 3000 sq.ft. (86%). Styles found in this area include: "Old Urban" (14%), "Neo-Heritage" (71%), and "Neo-Traditional" (14%). Home types include: Bungalow with above-ground basement (14%) and Two-Storey (86%).

Massing scale (front wall exposure) characteristics include: Low to mid-scale massing (14%) and mid-scale massing (86%). All homes have a one storey high front entrance.

The range of roof slopes found in this area is: 5:12 (14%), 10:12 (14%), 12:12 (14%), and greater than 12:12 (57%). Main roof forms (largest upper floor truss spans) include: main common hip roof (57%) and main common gable roof (43%). Feature roof projection types include: none (8%), common hip (38%), common gable (46%), and Dutch hip (8%). Roof surfaces include: interlocking tab type asphalt shingles (14%) and shake profile asphalt shingles (86%) (all homes have an asphalt shingle roof).

All homes are clad in stucco. Feature wall trim materials used on the front facade include: none (11%), stone feature veneer (56%), wood wall shingles accent (22%), and horizontal cedar accent (11%). Wall cladding and trim colours include: neutral (46%), natural (38%), and primary derivative (Heritage palette) (15%).

Covered parking configurations include: no covered parking (14%), front access double garage (57%), and rear garage (29%). Landscaping standards range from "modest old urban" (14%) to "average modern urban"(86%). Driveway surfaces include: gravel (13%), broom finish or smooth concrete (13%), and exposed aggregate (75%).

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

- 1) **Context Homes:** 86 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (14 percent of homes are considered 'non-context'). Context homes include: 14345 - 36A Avenue, 14339 - 36A Avenue, 14333 - 36A Avenue, 14325 - 36A Avenue, 14317 - 36A Avenue, and 3648 - Elgin Road. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** All but one of the surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF and RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing, natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** All homes in the area surrounding the subject site have a single storey high front entrance portico. Front entrance porticos should be of a human scale, limited to a maximum height of one storey (maximum 10 feet high) to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value. Vinyl therefore, is not recommended.
- 7) **Roof surface:** This is area in which all existing homes have asphalt shingle roofs. It is expected that most new homes constructed in this area will also have asphalt shingle roofs. For continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof slopes** of 10:12 or higher have been used on context homes. 9:12 is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: Adjacent to the north of the subject site, there are numerous context homes that provide suitable architectural context for a post year 2000 RF/RF12 zone development. All context homes are 2800 sq.ft. (including garage) “Neo-Heritage” or “Neo-Traditional” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have a one storey high front entrance. Main roof forms are common hip or common gable at a 10:12 slope or steeper slope. Homes have common gable projections articulated with either stucco or cedar shingles. All homes have a shake profile asphalt shingle roof and all are clad in stucco. The colour range includes natural, neutral, and primary (heritage derived) schemes. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional” or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey (10 feet).

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including 14345 - 36A Avenue, 14339 - 36A Avenue, 14333 - 36A Avenue, 14325 - 36A Avenue, 14317 - 36A Avenue, and 3648 - Elgin Road. Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast.

Roof Pitch: Minimum 9:12, with standard exceptions clauses.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lot: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: Lots 3, 4, 5, 6 have a 10 metre landscape buffer in the front yard with 100 shrubs (+/-) per lot planted within the buffer. Additional shrubs would not be seen and are not needed. On lots 1 and 2 there is no buffer and so standard shrub planting requirements; minimum 17 shrubs of a minimum 3 gallon pot size are appropriate. Tree planting as specified on Tree Replacement Plan and buffer plan. Corner lot 3 shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking (north) street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

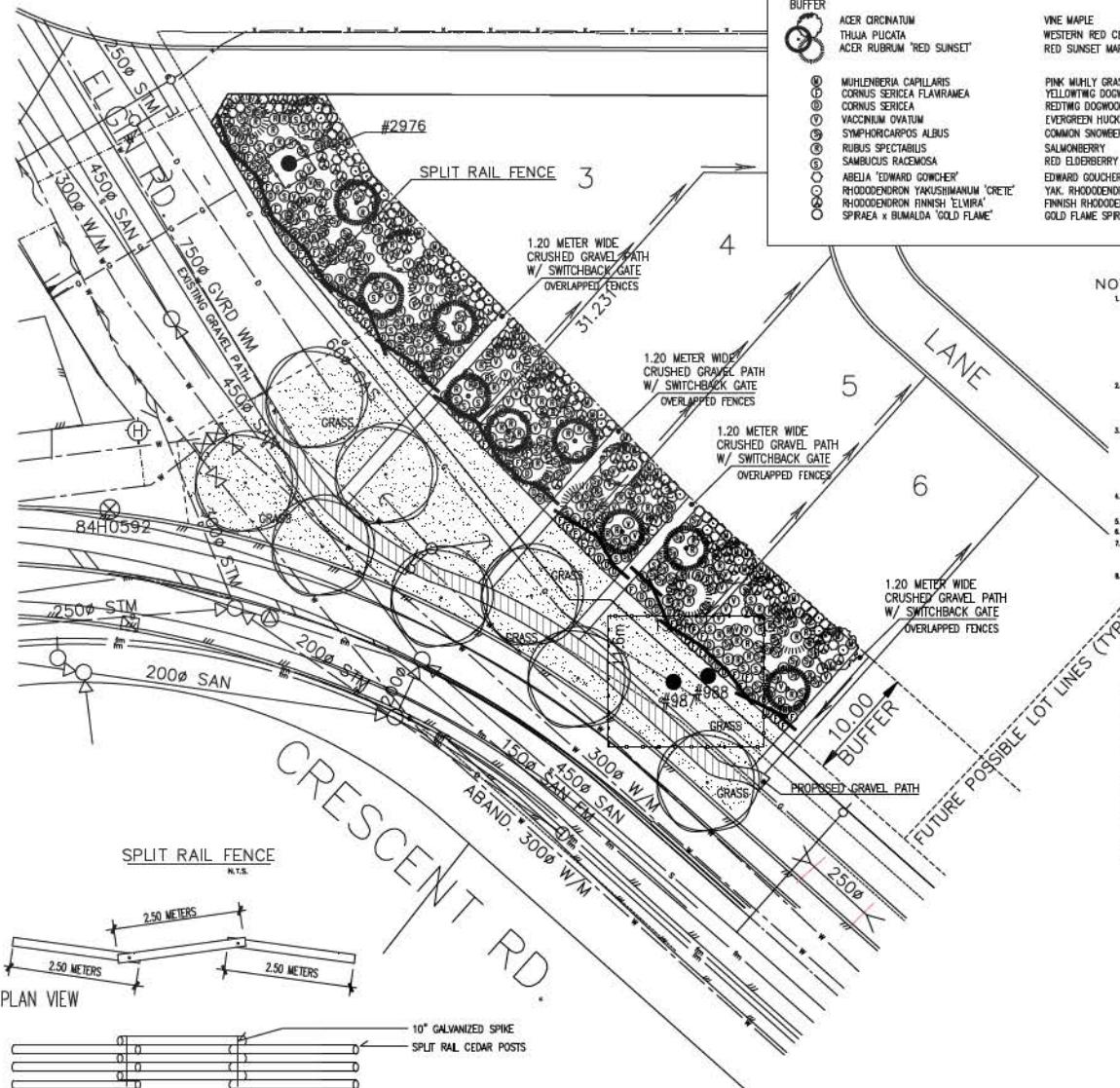
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 3, 2014

Reviewed and Approved by:  **Date:** April 3, 2014

Table 4. Tree Preservation Summary

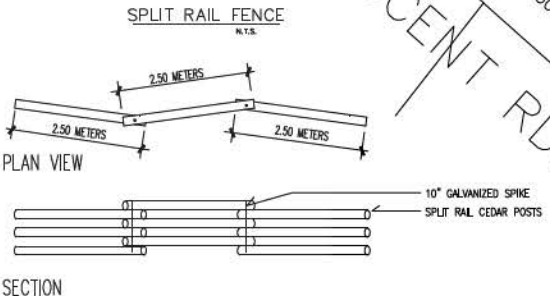
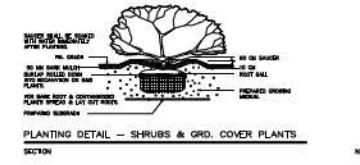
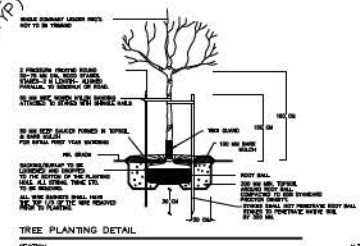
TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	2982 - 2960 156 Street, and 15651 – 15625 3616 Elgin Road, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	50
Protected Trees to be Removed	45
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	90
- All other Trees Requiring 2 to 1 Replacement Ratio 45 X two (2) = 90	
Replacement Trees Proposed	38
Replacement Trees in Deficit	52
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0



PLANT LIST							
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
CITY TREES							
○	SPECIES SELECTION, SUPPLY AND INSTALL BY CITY OF SURREY		8	6 CM. CAL.	AS SHOWN	B. & B.	
	GRASS (BY DEVELOPER)		650m2				
BUFFER							
○	ACER ORCINATUM	VINE MAPLE	7	3.00 METERS	AS SHOWN		
○	THUJA PLICATA	WESTERN RED CEDAR	9	3.00 METERS	AS SHOWN		
○	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	12	6 CM. CAL.	AS SHOWN		
⊗	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	35	#3 POT	90 CM. O.C.	WELL BRANCHED	
⊗	CORNUS SERICEA FLAVIRAMEA	YELLOWING DOGWOOD	53	#3 POT	90 CM. O.C.	WELL BRANCHED	
⊗	CORNUS SERICEA	REDTING DOGWOOD	55	#3 POT	90 CM. O.C.	WELL BRANCHED	
⊗	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	50	#2 POT	80 CM. O.C.	WELL BRANCHED	
⊗	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	113	#2 POT	80 CM. O.C.	WELL BRANCHED	
⊗	RUBUS SPECTABILIS	SALMONBERRY	104	#2 POT	80 CM. O.C.	WELL BRANCHED	
⊗	SAMBUCUS RACEMOSA	RED ELDERBERRY	53	#2 POT	80 CM. O.C.	WELL BRANCHED	
⊗	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	49	#3 POT	90 CM. O.C.		
⊗	RHOODODENDRON 'YAKUSHIMANUM 'CRETE'	YAK. RHOODODENDRON	41	#3 POT	90 CM. O.C.		
⊗	RHOODODENDRON FINNISH 'ELMIRA'	FINNISH RHOODODENDRON	60	#3 POT	90 CM. O.C.		
⊗	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	23	#3 POT	90 CM. O.C.		

NOTES / GENERAL

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE DESIGN SPECIFICATIONS AND THE CITY OF SURREY'S LANDSCAPE DESIGN SPECIFICATIONS. THE LANDSCAPE DESIGN SPECIFICATIONS SHALL BE THE LATEST EDITION OF THE "LANDSCAPE DESIGN SPECIFICATIONS" PUBLISHED BY THE CITY OF SURREY. THE LANDSCAPE DESIGN SPECIFICATIONS SHALL BE THE LATEST EDITION OF THE "LANDSCAPE DESIGN SPECIFICATIONS" PUBLISHED BY THE CITY OF SURREY.
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LEGEND

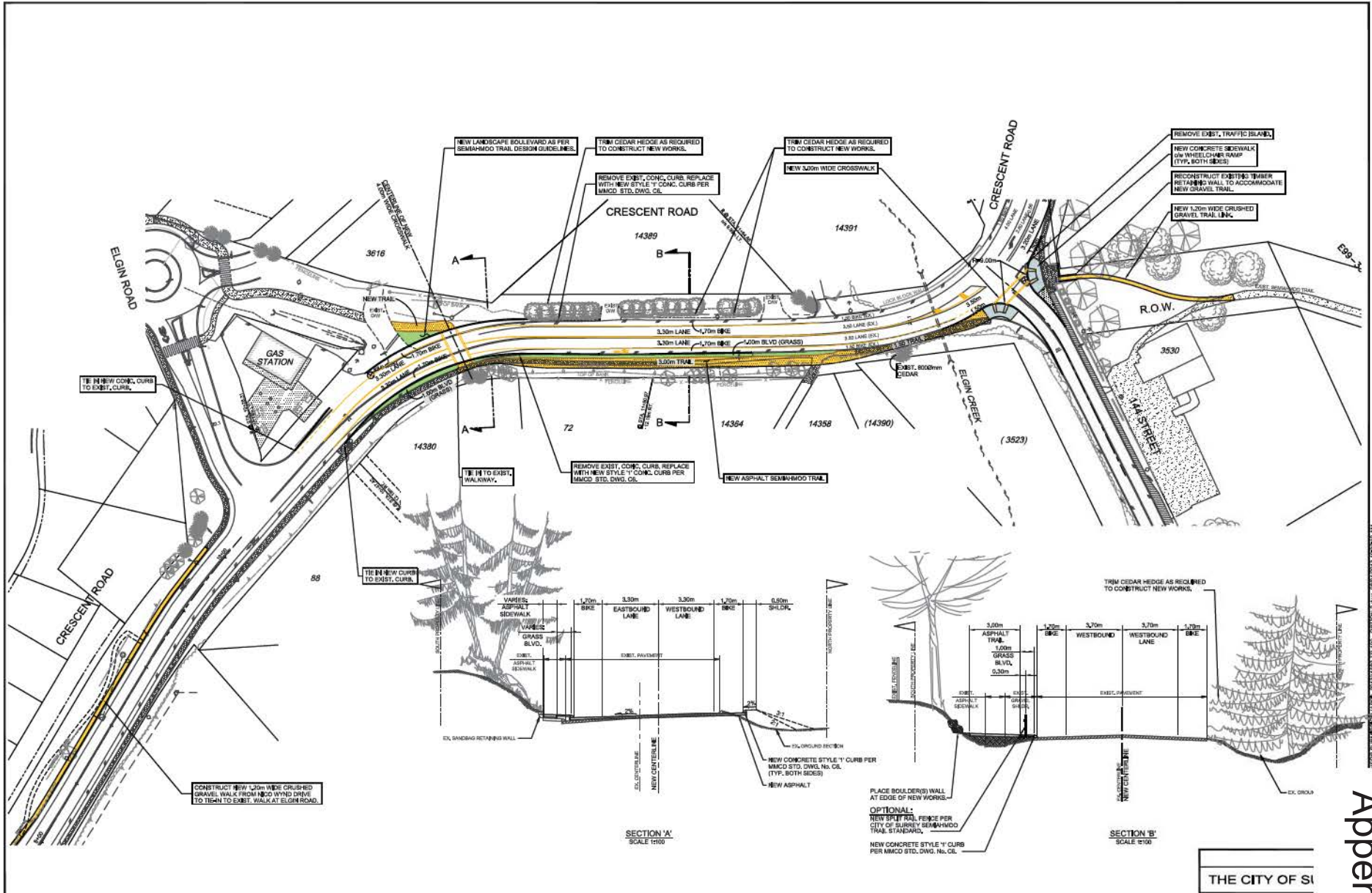
● = TREES TO BE RETAINED

⊗ = TREES TO BE REMOVED

○ = PROTECTION BARRIER

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198	12/01	CITY OF SURREY REQUEST
199	01/01	CITY OF SURREY REQUEST
200	02/01	CITY OF SURREY REQUEST
201	03/01	CITY OF SURREY REQUEST
202	04/01	CITY OF SURREY REQUEST
203	05/01	CITY OF SURREY REQUEST
204	06/01	CITY OF SURREY REQUEST
205	07/01	CITY OF SURREY REQUEST
206	08/01	CITY OF SURREY REQUEST
207	09/01	CITY OF SURREY REQUEST
208	10/01	CITY OF SURREY REQUEST
209	11/01	CITY OF SURREY REQUEST
210	12/01	CITY OF SURREY REQUEST
211	01/01	CITY OF SURREY REQUEST
212	02/01	CITY OF SURREY REQUEST
213	03/01	CITY OF SURREY REQUEST
214	04/01	CITY OF SURREY REQUEST
215	05/01	CITY OF SURREY REQUEST
216	06/01	CITY OF SURREY REQUEST
217	07/01	CITY OF SURREY REQUEST
218	08/01	CITY OF SURREY REQUEST
219	09/01	CITY OF SURREY REQUEST
220	10/01	CITY OF SURREY REQUEST
221	11/01	CITY OF SURREY REQUEST
222	12/01	CITY OF SURREY REQUEST
223	01/01	CITY OF SURREY REQUEST
224	02/01	CITY OF SURREY REQUEST
225	03/01	CITY OF SURREY REQUEST
226	04/01	CITY OF SURREY REQUEST
227	05/01	CITY OF SURREY REQUEST
228	06/01	CITY OF SURREY REQUEST
229	07/01	CITY OF SURREY REQUEST
230	08/01	CITY OF SURREY REQUEST
231	09/01	CITY OF SURREY REQUEST
232	10/01	CITY OF SURREY REQUEST
233	11/01	CITY OF SURREY REQUEST
234	12/01	CITY

APPENDIX IX - CIVIL ENGINEERING - TRAIL WORKS DESIGN



ATTACHED TO:

NO.	REVISIONS	BY	DATE
1	REVISED TO CITY COMMENTS	JM	04/09/13

THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN ON AN APPROX. MAP ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXIST. UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BENCHMARK CONTROL
 MONUMENT #14
 LOCATION
 COORDINATES
 ELEVATION
 COORD. SYSTEM

APPR: SEAL

WEB ENGINEERING LTD.
consulting civil engineers
 4173 DAWSON STREET, BURNABY, B.C. TEL: 604-294-8388



SHEET TITLE:
 TRAIL WORKS DESIGN
 PROPOSED SEMIAHMOO TRAIL
 CROSSING CRESCENT ROAD
 OPTION #2

DRWN: J.M. DESG: R.P. CHECKED: S.A. DATE: 10/04/12

WEB DWG. NO.
 1522-TR-100-OPT2

WEB PROJECT NO.
 SHEET:

THE CITY OF SURREY

PROJECT NO.
 1522-TR-100-OPT2

SURVEY PROJECT NO.
 SURREY DRAWING NO.

CHECKED: PAV. PAUL
 DATE: 10/04/12

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

