

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7909-0114-00

Planning Report Date: July 25, 2011

PROPOSAL:

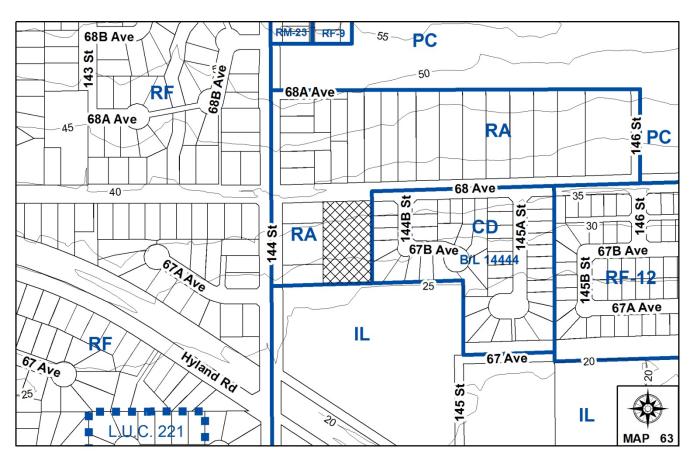
- NCP Amendment from Townhouse (max 15 upa) to Townhouse (max 20 upa)
- **Rezoning** from RA to CD (based on RM-15)
- Development Permit

in order to permit the development of **20** townhouse units.

LOCATION: 14444 - 68 Avenue

OWNER: 0824082 BC Ltd.

ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: RM-15



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an NCP amendment from Townhouses (max 15 upa) to Townhouses (max 20 upa).
- The applicant is seeking to eliminate the indoor amenity space.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the east. Lands to the north and west are designated Townhouses (15 upa max) in the East Newton South Neighbourhood Community Plan (NCP). Further, the lands to the south are zoned Light Impact Industrial Zone and the current use is a School District No. 36 office and works yard.
- The proposed building form is consistent with the East Newton South NCP.
- Applicant has demonstrated an acceptable development concept for the lands to the west.
- No objections were received through the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000), to Comprehensive Development Zone (CD), (By-law No. 12000), and a date be set for Public Hearing.
- 2. Council authorize staff to draft Development Permit No. 7909-0114-00 generally in accordance with the attached drawings.
- 3. Council approve the applicant's request to eliminate the required indoor amenity space.
- 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering;
 - (b) submission of a road dedication plan for the required 1.942 metre dedication along 68th Avenue to the satisfaction of the Approving Officer;
 - (c) the establishment of an access easement granting access in favour of lands to the west when the lands are developed;
 - (d) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (h) the applicant adequately addresses the impact of no indoor amenity space.
- 5. Council pass a resolution to amend the East Newton South Neighbourhood Community Plan to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" 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:**

3 Elementary students at George Vanier Elementary School

2 Secondary students at Frank Hurt Secondary School

It is anticipated that building occupancy will occur in March 2013.

(Appendix IV)

Parks, Recreation &

Culture:

No objection.

Surrey Fire Services No concerns with the proposed development. Driveway slope and

turnarounds are satisfactory.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP/NCP	Existing Zone
		Designation	
North (Across 68 th	Single Family Residential	Urban/Townhouses	RA
Avenue):	Dwellings	(max 15 upa)	
East:	Single Family Residential	Urban/Low Density	Comprehensive
	Dwellings	Compact Housing (max	Development Zone
		10 upa)	(B/L 14444)
South:	School District No. 36 Office	Industrial/General	IL
	and Works Yard	Industrial (Newton	
		Local Area Plan)	
West:	Single Family Residential	Urban/Townhouses	RA
	Dwellings	(max 15 upa)	

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the west, north and east.
- The proposal includes significantly more outdoor amenity space than is required by the zoning bylaw, approximately 4 times the amount that is required.

- The sloped configuration of the site is such that the visual impact of the increase in density is not apparent from 64th Avenue or 144th Street. The setback and spacing of the duplex units along the east property boundary line minimizes the impact of the transition in density between the proposed development and the existing single family dwellings.
- Future development of the lands to the west will likely have a similar density as demonstrated on the applicant's site plan.
- The property is bordered by Light Impact Industrial (IL) zoned lands to the south.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject property located at 14444 68 Avenue is 0.476 hectare (1.176 acres) in area and is currently a vacant lot. The property slopes quite steeply from 68th Avenue toward the south.
- The property is designated Townhouse (max 15 upa) in the East Newton South Neighbourhood Concept Plan and is zoned RA, One-Acre Residential. There are single family residential dwellings to the west and north (across 68th Avenue) zoned RA and designated Townhouse (maximum 15 upa) in the East Newton South NCP. Single family residential dwellings exist to the east and are zoned CD, which allows for compact housing, maximum 10 upa (subdivision approved July 2002). A School District #36 office and works yard, zoned IL, Light Impact Industrial abuts the property to the south.

The Proposal

- The applicant is proposing an NCP amendment from 15 upa maximum to 20 upa maximum and to rezone the property to CD Zone based on RM-15 to allow for 20 townhouse units.
- The proposed townhouses are 3 storey, 3 bedroom units. They are a maximum 11 metres (36 feet) high.
- Two interior tandem parking spaces within a garage will be provided for each townhouse unit. No exterior parking is provided on site except for 4 visitor stalls including 1 handicapped parking stall.

Proposed CD Zone

 The applicant is proposing a CD Zone based on the RM-15 Zone to accommodate the townhouse development.

• The following is a table outlining the differences between RM-15 Zone and the proposed CD Zone:

	RM- 15 Zone	Proposed CD Zone		
Density	FAR 0.50	Proposed FAR 0.8		
	Unit density maximum of 37 uph (max 15 upa)	Unit density maximum 42 uph (17 upa)		
Lot Coverage	Maximum lot coverage 39%	Coverage is limited to a maximum of 35 %		
Minimum Setbacks	All lot lines 7.5 m (25 feet)	Proposed setbacks North - 3.5 m (11.5 ft) East - 7.5 m (25 ft) South - 3.0 m (10 ft) West - 3.5 m (11.5 ft)		

- The proposed reduced setbacks are acceptable given the surrounding uses and future potential uses.
 - o The proposed building setback (3.5 metres) along the north property boundary is acceptable as the property drops sharply from 68th Avenue; with the steep slope the reduced setback will allow the 6 townhouse units facing onto the street to have a greater presence on 68th Avenue than would occur otherwise.
 - The proposed building setback along the south property boundary was reduced to 3.0 metres at staff request. The lands to the south are zoned IL, Light Impact Industrial Zone, (the current use is office and works yard for School District No. 36). The reduced setback allows for greater outdoor amenity area on the site and for the townhouse units on the east side to be located further to the south away from the steep entrance driveway from 68th Avenue.
 - o The proposed building setback along the west side of the property is 6.0 metres for the southerly 4 townhouse units. Townhouse development is anticipated on lands to the west and this is a generally accepted standard for townhouse development. The townhouse unit at the north facing onto 68th Avenue (Unit #6) has a proposed setback of 3.5 metres along the west property boundary. Future townhouse development directly to the west of Unit #6 (on the adjacent lands) is likely to be north/south oriented also facing onto 68th Avenue, so that a 3.5 metres side yard setback is acceptable.
- The proposed FAR includes the area of the garage, consistent with the FAR calculation for the RM-15 Zone.
- Building height is consistent with the RM-15 zone, i.e., 11 metres (36 feet).
- All other provisions are generally consistent with the RM-15 Zone.

Access

• Access to the site is limited due to the steepness of the site and will be provided from 68th Avenue at the northeast corner of the property. The applicant has worked very closely with Surrey Fire Services Department to satisfy any concerns about the steepness of the grades for fire truck

access. A 2.1 metre high retaining wall is required at the northeast corner of the property to accommodate the driveway.

• The Engineering Department requires that the subject development provide an access easement for any future townhouse development on the three properties abutting the subject property to the west. This is required as property consolidation of the three lots to the west would front onto 144 Street and 68th Avenue. Access from 144 Street would not be permitted as it is an arterial road and access from 68th Avenue would be too close to the intersection of 144th and 68th to adequately satisfy safety concerns for access and egress for the site.

Amenity Space

- The Zoning By-law requires 60 square metres (646 square feet) of outdoor amenity space be provided for this project. The applicant has provided 243 square metres (2616 square feet) of outdoor amenity space, approximately four times the amount required.
- The Zoning By-law requires that indoor amenity space for this project be provided. The applicant is not proposing any indoor amenity space, and instead will provide cash-in-lieu in compliance with City policy.
- The elimination of indoor amenity space is acceptable given that only 20 townhouse units are proposed.

Trees Retention and Landscaping

• The applicant has provided an arborist assessment from Mike Fadum and Associates. There are a total of 118 protected trees on the subject site and 111 protected trees are proposed for removal and 7 trees are proposed to be retained. The trees proposed for removal are either within the building envelopes or roadway, or are in poor condition.

Tree Species	Total Number	Total Proposed	Total Proposed	
	of Trees	for Retention	for Removal	
Red Alder / Black Cottonwood	40	0	40	
Paper Birch	1	0	1	
Douglas-fir	9	0	9	
Western Redcedar	48	7	41	
Cherry	3	0	3	
Indigenous Cherry	1	0	1	
Grand Fir	1	0	1	
Walnut	1	0	1	
Bigleaf Maple	4	0	4	
Falsecypress	9	0	9	
Purple Leaf Plum	1	0	1	
Total	118	7	111	

• The applicant is proposing to plant 84 trees on the site and 182 replacement trees are required. The applicant will be required to contribute to the Green City Fund in lieu of replacement trees.

• The proposed landscaping plans indicate appropriate landscaping with a mix of shrubs, trees and open lawn areas. The proposed hydro kiosk is to be effectively screened with a 1.1 metre (42 inch) fence along three sides.

- The outdoor amenity space provides for a combination of both active and passive use for children and adults.
- An aluminum picket fence with gates for the units fronting 68th Avenue is proposed. A 1.2 metre (6 feet) high wooden fence is proposed for the remainder of the site perimeter.
- The City Landscape Architect has reviewed the Landscape Plan and has provided detailed comments outlining required revisions.

Design Proposal and Review

- The proposed project consists of 20 three bedroom townhouse units arranged as 8 two unit buildings and one four unit building. The units are designed with above ground basements and two storeys above the garage.
- The proposed design provides for street orientation for the six units facing onto 68th Avenue. These units facing onto 68th Avenue each have an individual staircase and sidewalk providing access to the street with a front door and building façade oriented toward the street.
- The applicant is proposing 2 car tandem parking and no outdoor parking for the individual units. Four visitor parking spaces are provided in accordance with the parking requirements for RM-15 zone.
- The townhouse units will have horizontal vinyl siding, with "redwood" red, blue, grey, "forest"
 green colours along with gray cedar shake siding and slate coloured asphalt shingle roofs. The
 units have four-sided roofs generally with gables above the garages and on side and rear
 elevations.

Sustainability Features

- The applicant has indicated that the following sustainability design features will be included in the buildings and site landscaping:
 - Exterior lighting will be specified to be night sky friendly.
 - o Landscaping has been designed without need for an irrigation system. Many native species have been specified for reduced water consumption.
 - Interior lighting and appliances will be specified for reduced electrical consumption.
 - o Low flow plumbing fixtures will be used in all units.

Advisory Design Panel

• This application was not referred to the Advisory Design Panel in accordance with procedural requirements in the OCP. However, the design of the proposed townhouse development has been reviewed by the City Architect and found to be generally satisfactory.

PRE-NOTIFICATION

Pre-notification letters were sent on July 14, 2009. No objections or concerns were received through 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 Site Plan, Building Elevations, Landscape Plans
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Plan
Appendix VII	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

SG/kms

\\file-serveri\net-data\csdc\generate\areaprod\save\16815012039.doc

<u>Information for City Clerk</u>

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

1. (a) Agent: Name: Mark Ankenman/Mark Lesack

Ankenman Associates Architects Inc.

Address: Suite 200 12321 Beecher Street

Surrey BC V₄A₃A₇

Tel: 604-536-1600 - Work

604-536-1600 - Fax

2. Properties involved in the Application

(a) Civic Address: 14444 - 68 Avenue

(b) Civic Address: 14444 - 68 Avenue

Owner: 0824082 BC Ltd., Inc. No. BC0824082

<u>Director Information:</u> Manraj S. Khela Ravi Rawan

Gurdeep S. Thandi

Officer Information as at May 2, 2010

Raj Khela (President)

PID: 012-779-491

Lot 1 Except: Part Subdivided by Plan 21478, Section 15 Township 2 New Westminster

District Plan 2563

- 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.

DEVELOPMENT DATA SHEET

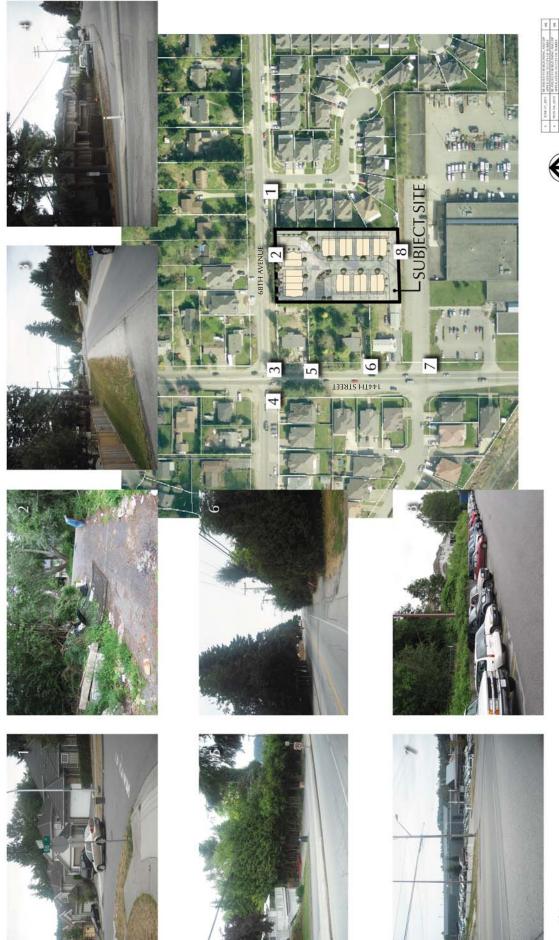
Proposed/Existing Zoning: CD/RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4762 sq m
Road Widening area		
Undevelopable area		
Net Total		4762 sq m
LOT COVERAGE (in % of net lot area)	30%	30.3%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	7.5	3.83
Rear (South)	7.5	3.0
Side #1 (East)	7.5	7.5
Side #2 (West)	7.5	3.5 & 6.0
BUILDING HEIGHT (in metres/storeys)	11 M	11 M
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		20
Total		
FLOOR AREA: Residential		3694 sq m
		37,961 sq ft
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3694 sq m
		37,961 sq ft

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	37 uph/15upa	42 uph/17 upa
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.776
AMENITY SPACE (area in square metres)		
Indoor		Cash-in-lieu
Outdoor		243 sq m 2616 sq ft
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom 2-Bed		
3-Bed		40
Residential Visitors		40
Institutional		
Total Number of Parking Spaces		44
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number 100% of Total Number of Units		40
Size of Tandem Parking Spaces		10.5 ft x 40.5 ft
width/length		Garage size

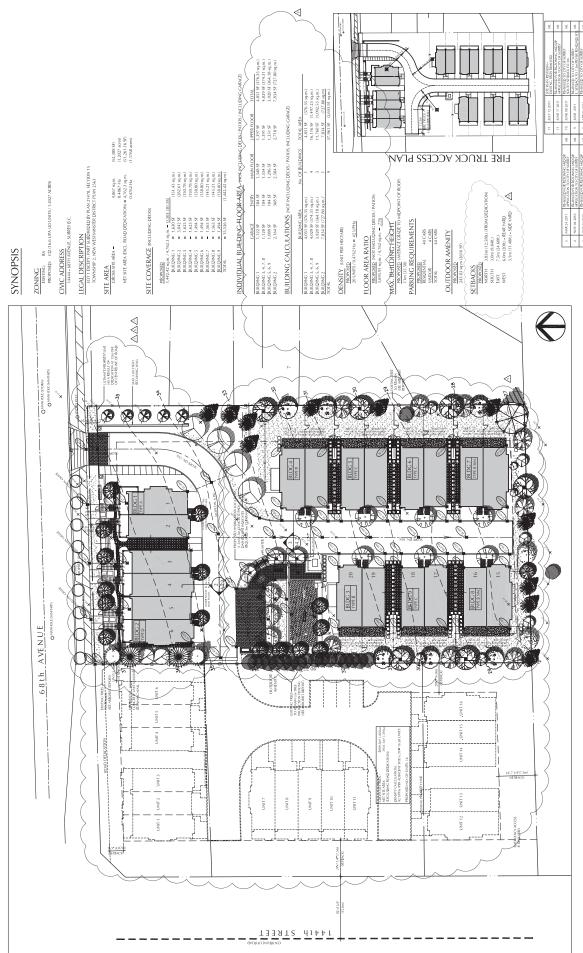
APPENDIX II



CONTEXT PLAN

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

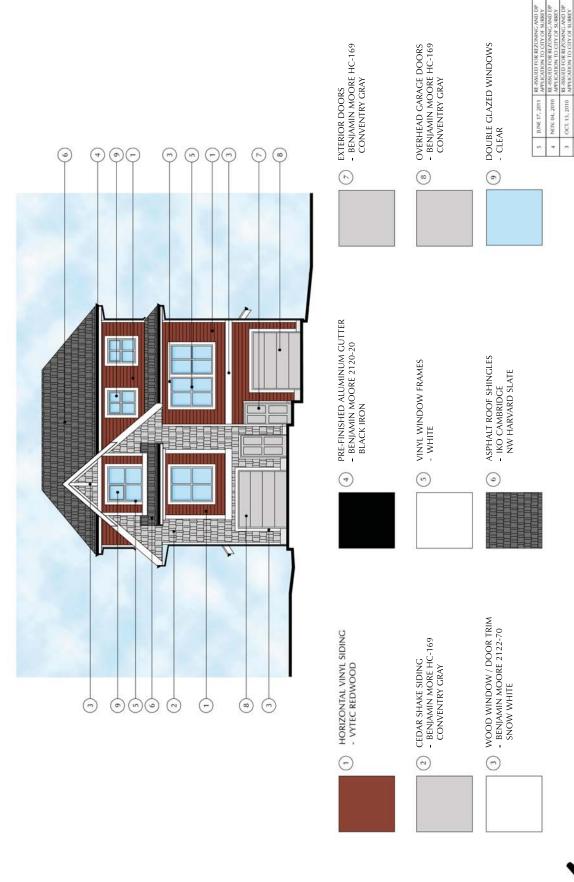




SCALE: 1"=20'

SITE PLAN

0813 JUNE 07, 2010



RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

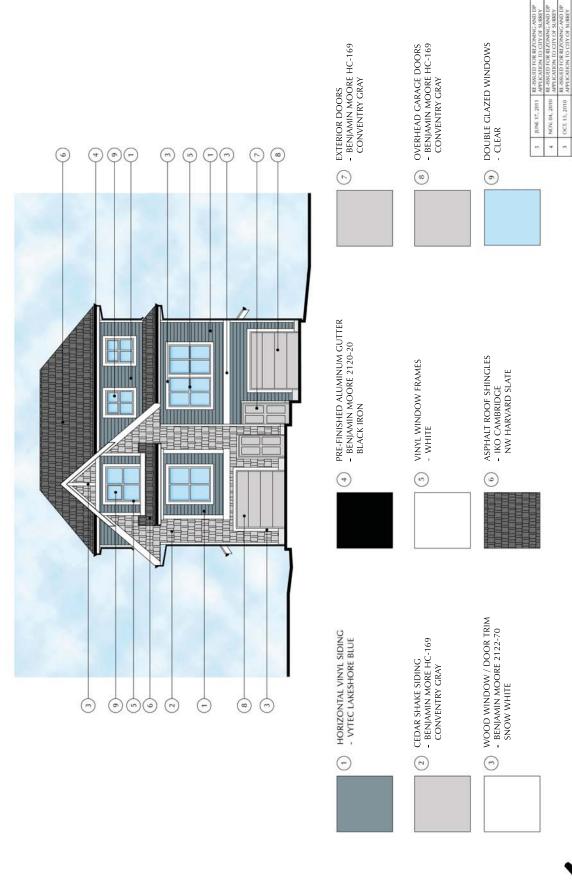
COLOUR BOARD SCALE: 1°=20'

DESCRIPTION

DATE

REV

¥ M 78



RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

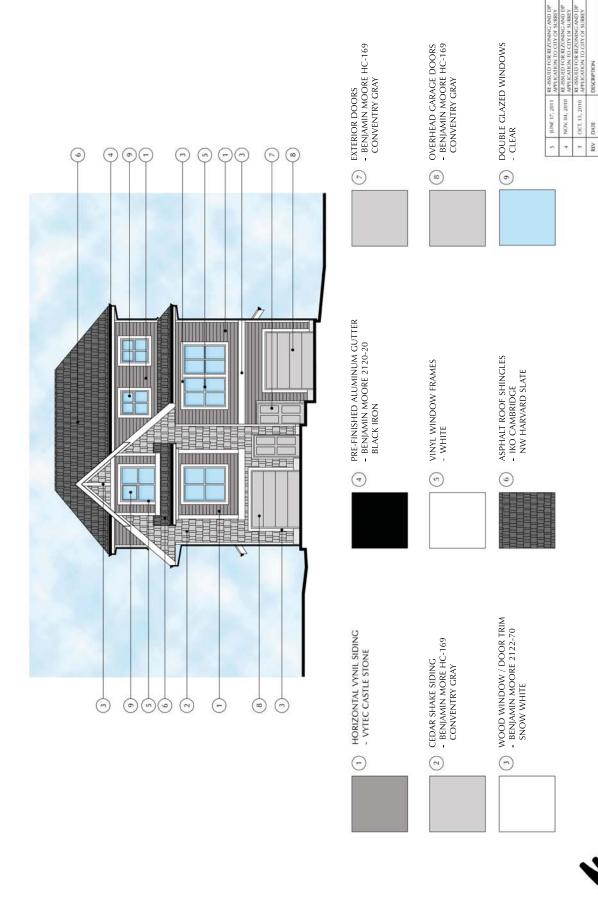
RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

COLOUR BOARD

DESCRIPTION

OCT, 13, 2010 DATE m REV

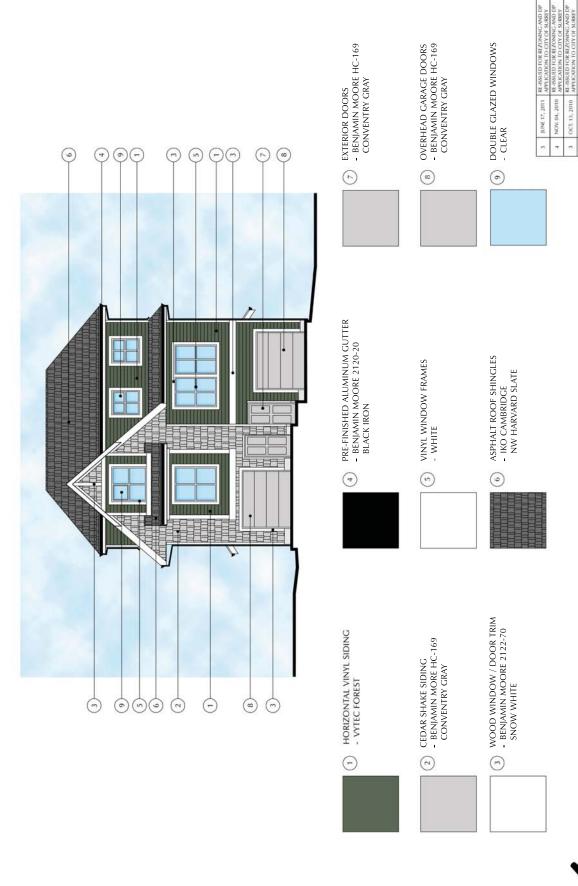
¥ M YE



COLOUR BOARD SCALE: 1°=20'

0813 JUNE 07, 2010

¥ Ŋ



COLOUR BOARD SCALE: 1°=20'

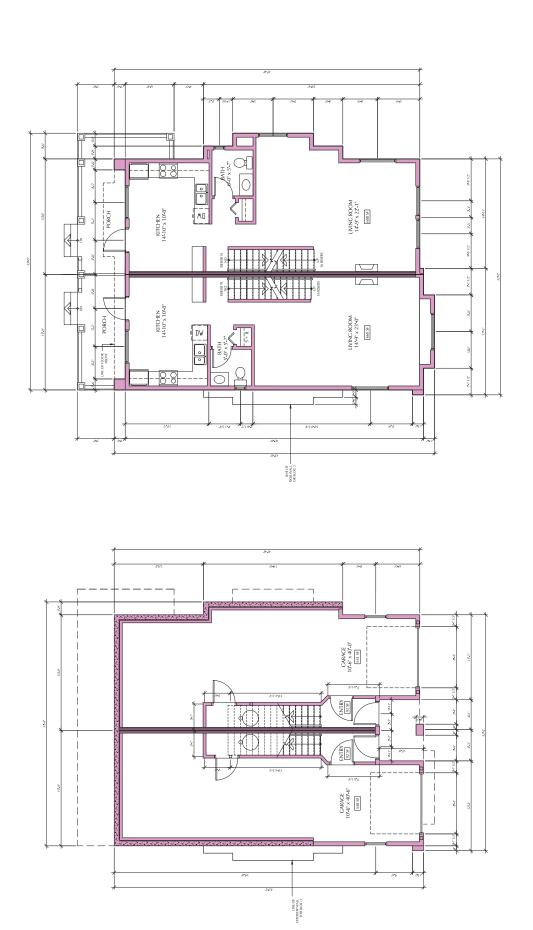
0813 JUNE 07, 2010

DESCRIPTION

DATE

REV

¥ 정살





<u>MANN FLOOR PLAN AREA CALCULATIONS</u>

GROSS MAIN FLOOR AREA 661.32 SM + 63 92 SM = <u>12523 SM</u>

(61.32 SM + 63 92 SM = <u>12523 SM</u>)

 LOWER FLOOR PLANAREA CALCULATIONS
 546 SF + 92 SF + 52 4 SF = 1.306 SF

 CRCSS LOWER FLOOR AREA
 550.91 SM + 8.55 SM + 8.55 SM + 53.33 SM = 121.33 SM

1 LOWER FLOOR PLAN SCALE: 1/4"=1'-0"

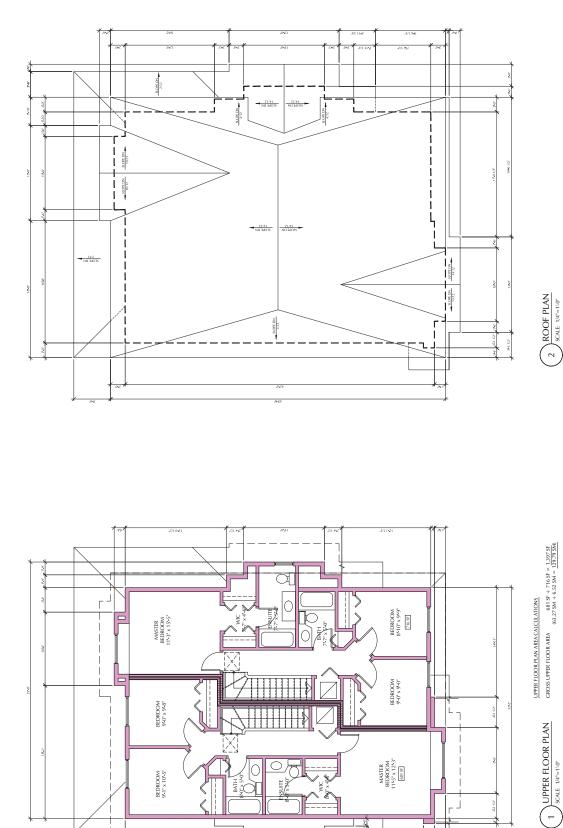


RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

BUILDING 1/TYPE A FLOOR PLANS

0813 JULY 05, 2010

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA



UNE OF EXTERIOR WALL = FOR BLDG 3

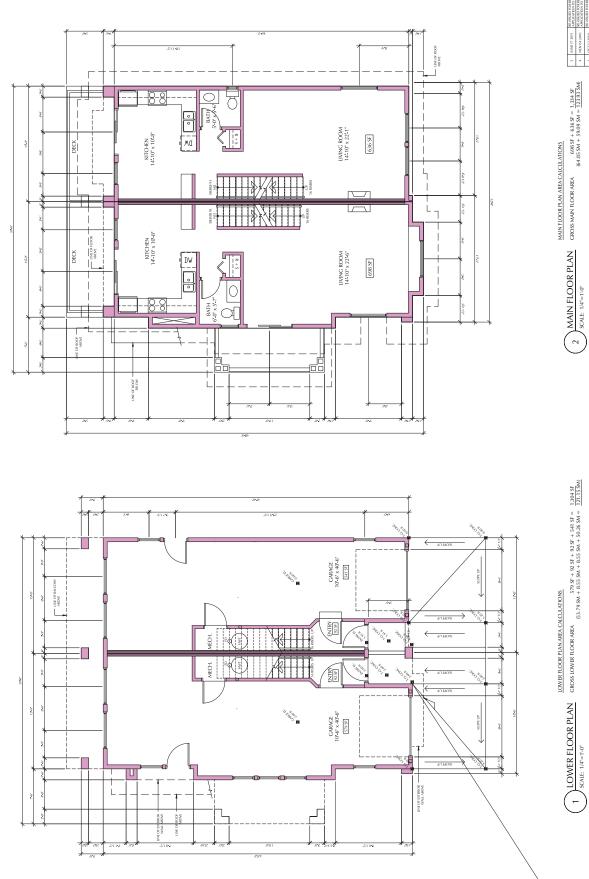


RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

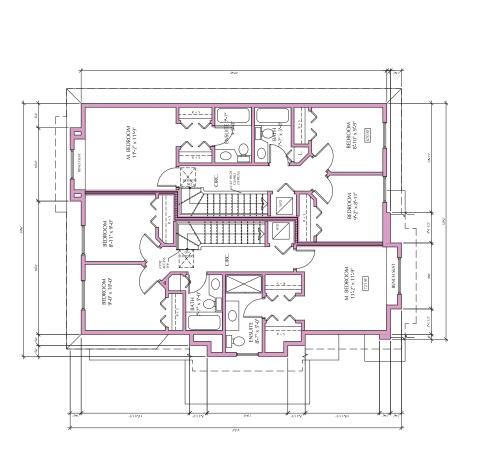
Building 1/Type a floor plans (bldg 2,3 similar) 0813 A2.2

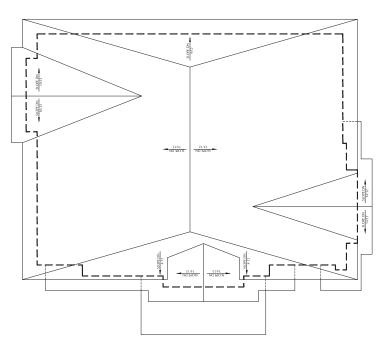
RESIDENTIAL DEVELOPMENT FOR RAJ KHELA





BUILDING 4/TYPE B FLOOR PLANS (BLDG 3,7,8 SIM.) 0813 RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.





GROSS UPPER FLOOR AREA 721 SF + 670 SF = 1,391 SF (66.98 SM + 62.25 SM = 129.23 SM)

1 UPPER FLOOR PLAN SCALE: 1/4"=1.0"

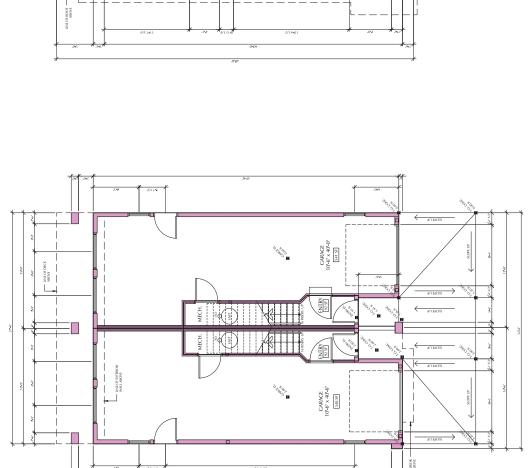
UPPER FLOOR PLAN AREA CALCULATIONS

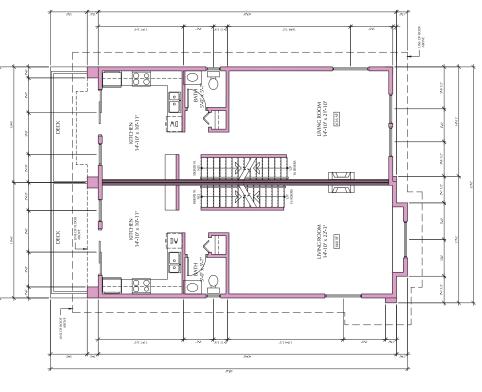
2 ROOF PLAN SCALE: 1/4"=1:0"



RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

BUILDING 4/TYPE B FLOOR PLANS (BLDG 3,7,8 SIM.) 0813



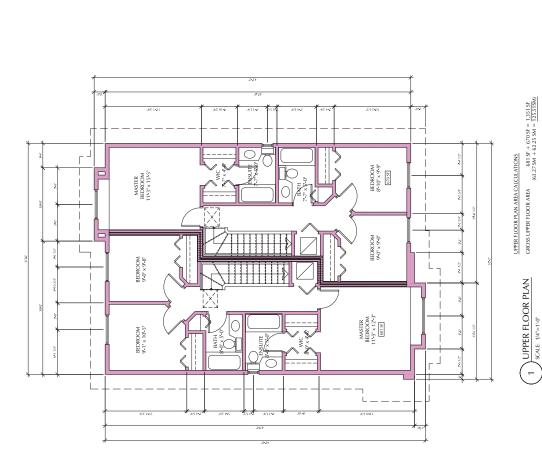


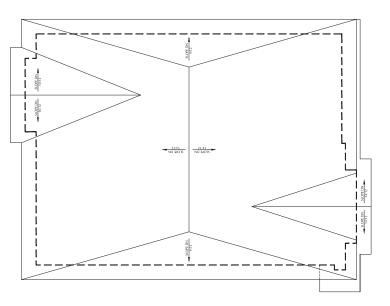
BUILDING 5/TYPE C FLOOR PLANS (BLDG 6,9 SIMILAR) 0813 A2.5

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.

| LOWER FLOOR PLAN | GROSS IOWER FLOOR PLAN | S40 SF + 92 SF + 92 SF + 92 SF + 93 SF +





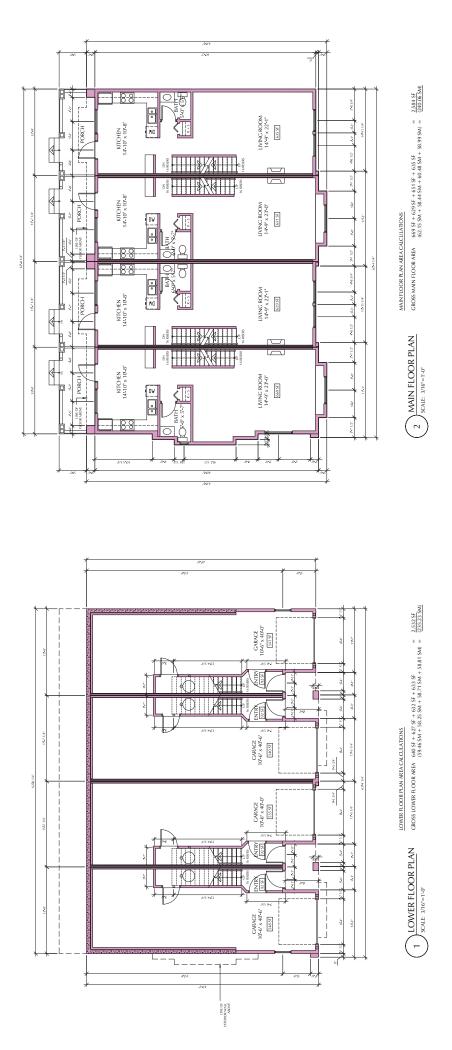












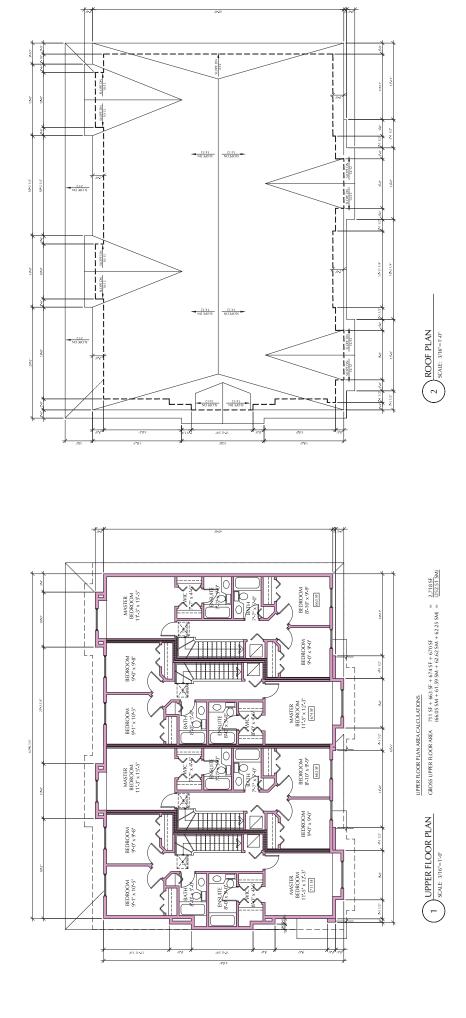




BUILDING 2/TYPE D FLOOR PLANS

0813 JULY 05, 2010

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA



BUILDING 2/TYPE D FLOOR PLANS

0813 JULY 19, 2010

RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C.



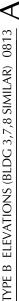


RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

BUILDING 1/TYPE A ELEVATIONS

 $\frac{0813}{\text{JULY 19 2010}}$ A3.

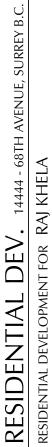




Building 4/type B elevations (bldg 3,7,8 similar) 0813 A3.2







Building 5/type c elevations (bldg 6,9 similar) $_{_{\mathrm{31/6-1.07}}}$ A3.3



BUILDING 2/TYPE D ELEVATIONS

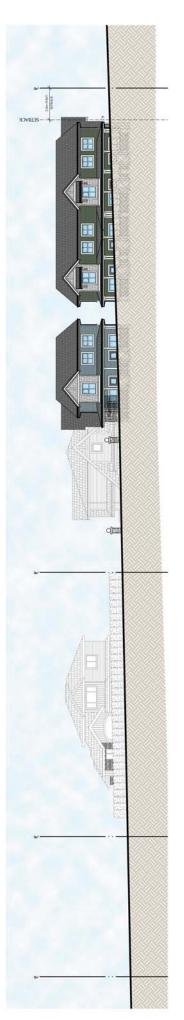
 $\frac{0813}{\text{JULY 19 2010}}$ A3.4



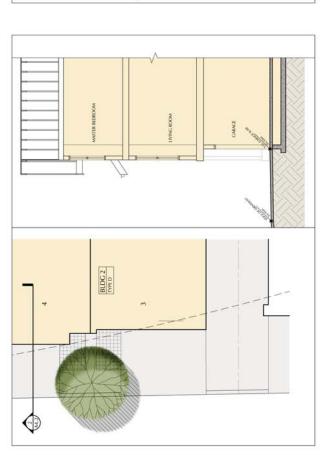
RESIDENTIAL DEV. 14444 - 68TH AVENUE, SURREY B.C. RESIDENTIAL DEVELOPMENT FOR RAJ KHELA

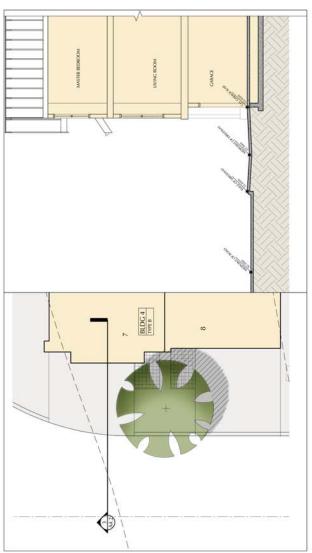
SITE SECTION

0813 A4.









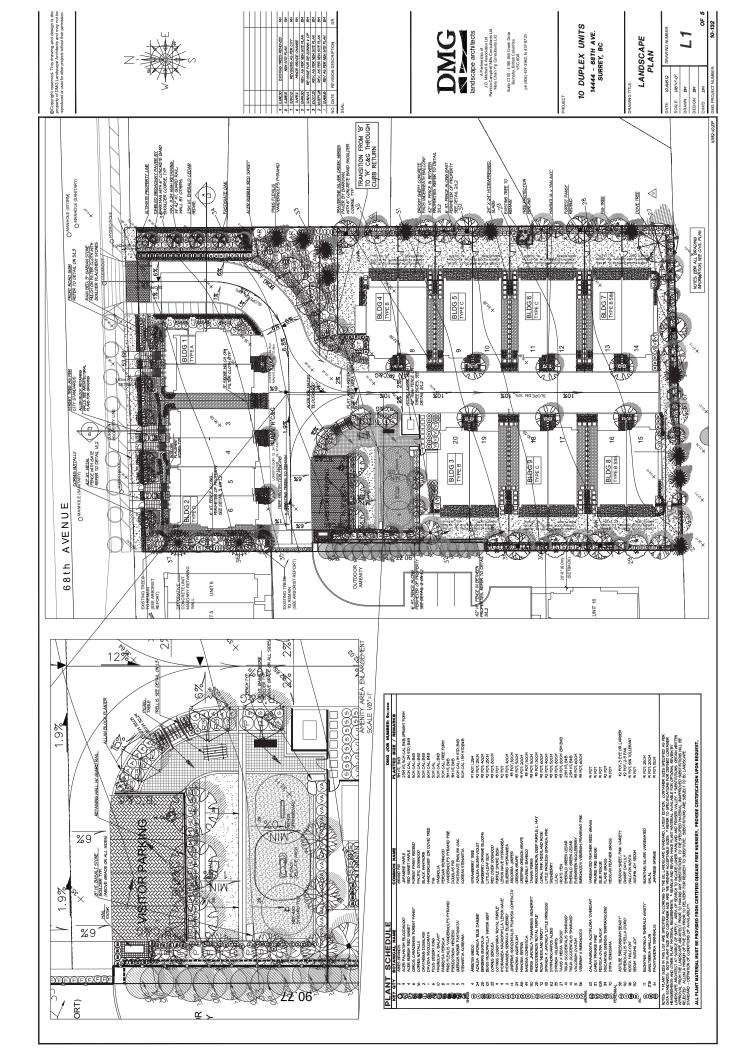


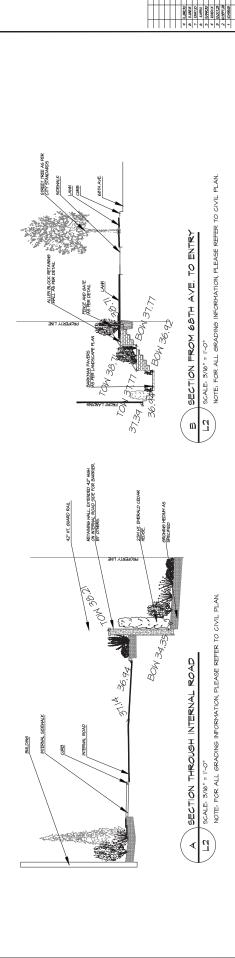


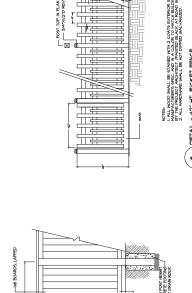




0813 A4.2







POST TOP 4-3/4" 50.

CLOSED END PICKETS (TYP)

PLAN

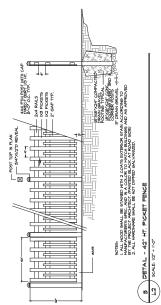
-TSOH dixid

HEAVY DUTY HINGE - ONE-MY SINGLE LATCH INSIDE HEAVY DUTY

BXBXB6" CONCRETE POOTING PER POST

3. owe

IXI POST WELDED TO 2-1/2"XI" RAIL (ON SIDE)



6' HEIGHT PERIMETER FENCE 2 6' HEIGHT PERIMETER FENCE

1 42" STREET FRONTAGE FENCE

NOTES.
SPECIAL GALVANZED ALLMINA PICKETS
SPECIAL HELD ALL USINTS
PROPER COAT METAL PER CAMER/ARCH APPROVAL

ELEVATION



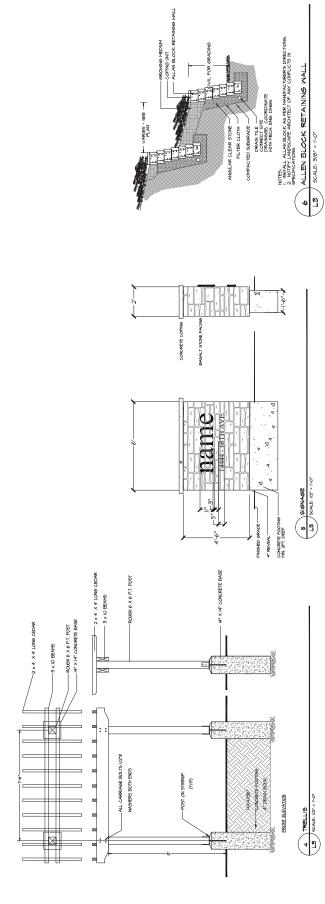
Suite C100 - 41 85 SNI Creek Drive Burnaby, British Columbia VSC 6G9 ph (604) 437-3942; fx 437-8723

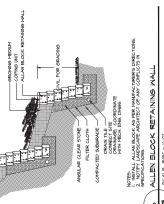
10 DUPLEX UNITS 14444 - 68TH AVE. SURREY, BC

DETAILS PLAN

DRAWING NUMB		-	1	
IO.AUG.12	AS NOTED	BM	BM	20
DATE:	SCALE:	DRAWN:	DESIGN:	CHKD

	0	1	0F 5	10-132	
	BM	BM	DM	DMG PROJECT NUMBER:	
100	DRAWN: BM	DESIGN:	CHKD:	DMG PRO.	







Suite C100 - 4185 SBI Creek Drive Burnaby, British Columbia V5C6G9 ph (604) 437-3842; tx 437-8723

—9486RADE 91. TO DRAINGE STSTEM TIE-IN
—COMPACIED 9486RADE
—6" DEPTH COMPACIED 914" CRUSH
—6" DEPTH COMPACIED 914" CRUSH

7 PLAY AREA SURFACING

— I2' DEPTH x 6' CONCRETE
CURB ENCLOSING PLAY AREAS
— DEPTH FIBAR SNFACE TO C.S.A.
SAFETY STANDARDS

-I" RADIUS

10 DUPLEX UNITS 14444 - 68TH AVE. SURREY, BC

DETAILS

DRAWING NUMBER:		·	1	_
10.AUS.12	AS NOTED	BM	HH.	20
DATE:	SCALE:	DRAWN:	DESIGN:	CHKD:

	<i>ر</i> ٠.)	OF 5	10-132	
AS NOTED	BM	BM	DM	DMG PROJECT NUMBER:	
SCALE:	DRAWN:	DESIGN:	CHKD:	DMG PRO	

10132-10.ZIP



		THE TAXABLE STATES OF THE PARTY	ATTO ATTAINS LATER TO POST IN THE PARTY AND A LATER AND IN
PART ONE GENERAL REQUIREMENTS		PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
1 (COCIONARIA)	 Prior is any work on size - present beforeball reces or plant groupings indicated an reclaimed on landscape plane as repetation retention areas. In owne least more the Landscape Ancibiedt will hig these or areas in remain. Discuss the recention ereas all a start-up meeting with the Landscape Ancibiedt. 	A Seed Manual Color of the Seed of the See	. No Or a par action, to example activities from the content me content of the content ground person is mis opinal, age even-point and growing in a spinal, age even-point and growing in a distinct the state of all and service growth. 18.5 Where the Base is reasonable for that made have been decided advants made have not been expended for that made have not been been activitied and be decirated out.
Lampy with at entrate in the contract, contract in conjustion bill this action cannot agree the Contract Contractor. 2. B.C. Lendscare Standard 1973 entering the No. St. Scholm of Landscare Architects and No. Contractor Standard St. All services and Standard Stan	2. A physical barrier must be installed to delineate cleaning boundaries. Refer to physical barrier detail. If detail on provided, comply with local makigal requirements.	A3. Goatal Midflower Min. Where specified, apply (81 bat locked for 85.1 th. of grass used). A4. Notes:	The Landscape Anthrect shall believink whether maintenance has been suitsfacting value the S.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 311, Schabischeer Maintenance.
standards as set out in the B.C. Landocape Standard unions supersoded by this specification or as devoted by Landocape Architect with written instruction.	3 He machine travel through or within regatation releation areas or under crowns of trees to be retained is allowed.	A.E.1. At the line of Tender provide a compared chart of all components of the mix proposed including multi, Indiffer, water etc. Stoped after regard tachter. A.E.2. Fertilist a compared to a subject a section with results.	. Mo. The knowley dorth(the is repossible to reject any plant nativity or report my contraction related in the Contract that is designed or stolen with the issuence at the Contraction of Compaline. 11. The contraction is a contraction was require extending the Marrant Paried as detentioned by the Landauck and the Contraction of the Contraction of the Marrant Paried as detentioned by the Landauck and the Contraction of the Contraction of the Marrant Paried as detentioned by the Landauck and the Contraction of the Contraction of the Marrant Paried as detentioned by the Landauck and the Contraction of the Marrant Paried as detentioned by the Landauck and the Contraction of the Contraction o
 MASTER FRANCIPAL INDICE & STANDING IR LIALS, IRC. 599 property by the centuring cogness of district country. Invalidate Cogness Strictor Association, and the Manighal Cogness Strictor	9	A.A.22 Lawn Where hydrocecom is appreved, comply with soil analysis recommendations.	ANALYSIS OF THE PROPERTY OF TH
4. STABAND FOR LANDSCAPE BESSATTEM SYSTEM, MARCH 1997. Prepared by the irrigation industry Association of Beltich Countrie.	5. Do net part, faul er service vehicles within negatitien reterine ereal.	 According seasons the quantities of each of the nationals is be danged into the task other by nass or by a commonly accoping system of mass-calibrated volume necessories. The nationals shall be added to the task while it is being filted with varies; in the following sequence, seed, for illizor. Thereughty aix into a homogeness durry. 	ATA TO LICLING LANDSLAFE UN STRAIL LINES. 1. Verify that drainage and protection salveral is completely installed and acceptable before beginning verif. Contact Landscape Architect for instructions if not in place.
5 HANCOAL BYLANS AND ENGNEERING SPECIFICATIONS WHERE NATED.	As no open mine, colored men a man across as permit as arms registrate reviews. The occasions, drain or service freedes nor any other distances and the present decreatment to	After changing, add no vater or other material to the michane. On not know sharry in the tank for more than four is) hours.	 Constitute vert with construction of planter and planter deviation. Vertical that alcohology design and another deviations to mod deviate in consequence deviate and as and
12 TESTING. 3. A current has neve than one manth! heat for all growing medium to be used on this site is required. Provide and pay for heating by an independent heating facility.	The Landscape Architect. O Paracle and Invasion as sender of anticked from States the second of the Landscape Architects.	 Lorinare barry annual, recommended in extension or increase and present approximate an ordering year area in recommended. Cleave, Renew all nativities and other debtic resulting free seeding operations frem the jib site. 	3. Previde class and all through-class drain locations. Use 30 fem mis Ga. PTC Pge filed with drain-nois updated drain drain-nois and class are class and class and class and class and class and class and cl
prospored by the Labbrage Archited. Deline growing medium test results to Labbrage Archited for review and approval grain 16 placement. Refer to Section 3.4 direction from Februarian from the first procedure.	So you can use about an interest measurement of appropriate to the collection of the	I. Manhanne Bogn naitenner innefaltlig ulter zeefing net cotten for 80 days after Sankanfal Compation and unit accepted by the Owner Ro-seed all three week	A less all drain rock eventy to a minimum depth of 4" (Manulor alternate wheel drain if specified, beat all sheet drain as per manufacturer's recommendations.
2. Quant reserves the right to test or re-test materials, contractor responsible to pay for besting if materials do not meet specification.	992. 31 Repiscent planting of equivalent sales to the distributes will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the	receives these generators thank receipt because areas the among with release conjected an application of a man over ay ne. Over. When is sufficient quantities to exerce deep penetration and all frequent intervals to auchited by vigorator of these over the down. It is the foreit's responsibility to apply safer it as early the foreit. It is the foreit's responsibility to apply safer it as early not if the foreit of	 Comer drain not for alternate sheet drain if specified on drawing declada with filter francis tapping 6" (Schmid at all edges. Obtain approval of drainage system principal principal approximation.
US AUDITION. If Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.	Openio a constitue anno mine por senso i respensante non inte desta constitue e la billara. (8) In manignatibles with specific rive enfection/maskenment bullane constitues (or billars.)	. 3 Acceptance of the Brogat Gress Areas. Proper germination of all specified gress species is the responsibility of the Landscape Contractor. The gress shall be researably	6 Place an even layer of 25 - 58mm clean valued pump sand over filter fabric.
2. Sabathás lo coelait el product sangle or manufacture's product description.	.II In situations where required construction may disturb	was basedown in suppers and or ear of an an analyst resonant jines is seen to the carryon of humanistic entering the confine space will be taken or by the Cares. Areas seeded in fall all be excepted in Spring one meth after start of growing valency, assess the fall of the fall of the excepted in Spring one meth after start of growing valency, assess confined in exceptions or affiliate.	 Place growing median to depths specified in Section 33 share for various surface treatments. Refer to Densing deaths for any lapt weight stiller required to although surface transition at adopts. Both each pices highly together and cover with Filter fabric to prevent such from
ARASI 115 11	12	34 LIAN ARISE SCOWS	nigrating devenoerd.
 Used The Leafs of The Laborator is Laborator in The Laborator in Leafs and American in the Company of The Company of The Company in Company in the Company of The Company of The Company in Company	 Chare subgrade is propared to conferm to depths specified in Section 33, Genering Medium Supply, Neises, Where planting is indicated done to existing frees, propare suit has planting packets for analysisk indicated on the planting plan. Shape subgrade to eliminate free standing value and conferm to the site grading and definings plan. 	.1 General Treat all avess defined as laum avess on the landscape plan between all property lines of the project including all businesaris to edge of voats and lanes.	311 SSTABLEMERITY NANTEMACE Provide a sequence price for this section) 1 blood: The blood of "anticidence" monitorance in a continue to a contribute also benefit to a contribute share and contribute to contribute the contribute the contribute to contribute the contribute the contribute to contribute the
All Stricts Re-Mering General Centract-Prior to any site disturbance, a meeting with the general contractor for review free preservation issues, general undersupe issues and described the provided represervations.		 Gewing Midlace, Comply with Section 224, Gewing Median. Print is sedding, request an impaction of the finished grade, and depth and condition of graving median by the inchessorate devictors. 	I mine in the restrict to Case and the adjustment of plants to a residence beam section of control to the country of the count
32 Start by She Melting, Landscape Control IV separate At the start of werk with Queer's Representative, Site Superintendent and Landscape Controller, a menting is to be held to render exactled work and he wen't the acceptability of the subgrade and general allo conditions to the Landscape Controller. Provide conving medium heat require.		amongs returns. The of Caddon Cad from And Tet is Deliber for Further retensions on the additional or concurrence of the Landscan Architect.	furligness areas and new irees and shruks.
for this swelfing. 33 Progress Stev Thicks To observe materials and workmanship as secessary through the course of the work. Review of different aspects of the work may be deat with on		A Sed Sopply Conferm to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turitynes Sed.	 Mantenace Period: Provide markenace of installed landscaping for IZ martits following substantial completion.
ary single rist. Such elements may lecture Site Layani, Rough Grading Median – quality, deptin, finish grading Drainage and Dreinage Materialis, Lawas or Grass areas. Planting-plant naterial including negokitations with suppliers, somery inspections, plant Sachs, quality, gasting practice and layout, from support, Mich. Implies		5 Specified Turigrass by avea Refer to Table 2 below.	3 Related Standards and Legislation B.C. Landscape Standard, latest edition, ForTitzer Code, B.C. Pesticide Control A.C.
System, Flay Equipment, Site Funditure, and other dements of the site development when the Landscape Architect is the designated reviewer such as Pedestrian Paring, Frency, Non-Linckwisk with and subst, Use Paring,			A. Site invites in addition to the impeditions all substantial compatrion, all final progress do the application, and at the end of the guarantee period, there about be illness other reviews during the RI menths attended by the Contractor and a designated representative of the Chent. Naintain a lappoint and reporting procedures and subset to the
 Socialism refinimace move of all work, according of all postinomes, exerting pain courts, proportions of exercisms and socialisms. Certificate of comparison byte the declaration of Socialistic Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment. 	6. Sape not to exceed the following maximums flough	Arts Description Description (Dustry Crade National Parts Service Control of Control C	Output representative.
Certifies as defined in the central. 3.6 Deficiently British Prim to completion of the haldback genost check for compellins of deficiencies. Doce completes, a Schedule V. vill be loosef where required.	P7	Law, as areas notes or change as then mode to be received the control of the cont	Scheduling Prepare a schedule of antiquated mids and submit to designabed representative at start-up. Haintenance operations shall be carried out predominately during the growing season between Planch Stated Neverbot 20Th, between visits all other fines of the jear-may be required.
ALL MATERIAL PROBLEMS OF THE WORLD JEING IN- II MOTTS BITCH SQUARE OF THE COTTACTOR OF CORPORATION, CHIEF ALL MATERIAL AND POSITION OF PROGRAMMENT OF VEHICLE AND	2. Inform Landscape Architect of completion of finish grade prior to placement of used, sed, plants or mulch.	Mo. 2. or entiting	6 Mailtenare Levet Comply with B. C. Landscape Standard, Saction 19, Table 1, Mailtenarce Level "Median".
SS WORKWARDS SS	13) LANDSLANT (PARMAZ). 3. Delaind livin: Gruden med Finish Graden Grass areas. Trees Stroke and Grandscener, Planters, Cita Walls.	SHOW	3 Materials Contay with Part Two of this specification.
 When otherwise instructed in the Contract Documents, the programment of the underside states of the Contraction. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contraction. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contraction. 	2 Mort included. Site fields gradies and surface drainage, het statism of two draines systems detailed on tambicage plans. Note, Catch busins shown on temporage plans for		Commission of the Marchanest of the Commission o
2 All wark and superintendence shall be performed by personnel shalled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hald a	coordination only, confirm stope of vericipies to bid. 21. Coordinate all tendecape drainage veric with rest of site drainage, Refer to exploeering dravings and specifications for connections and other drainage veric.	 Ferbitists: Refer to Section 2.22 Networks. Apply specified ferbitists at rates shown in the required ball. Apply with a nechanical spreader. Cultivate into growing modern 15 hours when is coldene James constraint from line. 	Al. Watering Daring the first growing season, water new plants at least every ten INI days between April Sci and July 201, and every hearly 201 days between August Sci and Seminator St. Minima St. salions one tree are application. During the second creation water one stant is all sets every hearly days between April 1 and July 11
current Renze issued by the appropriate authorities.	2.2 Determine exact location of all existing utilities and utnoctures and undergravind utilities prior to commencing work, which may not be locationd on drawings and combuct work as as to prevent information of services or Gamage to Man. Protect existing structures and utility services and to recognishe for Gamage Caused.		and once there is suggested to the supplemental and the suggested of the s
 A site visit is required to become familiar with site conditions before bidding and before sitant of work. 	2.3 Planter drains on state. Refer to Section 3.95, installing Landscapes on Structures.	area and religibly. Water to obtain misture preservation of 3" to 4" (1" - World. Compty with requirements of AC Landscape Standard Societion B, RC Standard for Turifyees.	or has not been conjectively installed. Schoolings of water shall be missed only when rainfull has present in the sail fully as required. 3.7 Nature. Most some many control and a second seco
 Control location of all services proceeding with they were. Control in advances in which in all manufactures are for the processing from a material or desirable from the state. 	3. Do treeting and backfilling in accordance with explorating details and specifications.		 Weed Control: Resove all veets from all veets of least once per manth during the graving season by hosting or cultivation to a mandam depth of 85mm, hand-guilding, or, if messeavy, by the use of harbicides.
A many promotogen controllers with the controllers of the controllers of the controllers of the controllers and	23. Legitoria del properto acquirero en marso de de minimo is secono de more el sapre may perm. Conservante el codo para de minero invegeno industrial. 1697.	from desage with temporary where it hades foreces complete with signage units favor over by the Counce. Noter to detain matures presentation of 3" to 4" (1"-40m) at intervets necessary to minister sufficient growth. Neep grass cut all height of between 1-2" (km) and 2" (Son). Promise adequate production of sockled areas against desage intervets necessary to minister sufficient growth. Neep grass cut all height of between 1-2" (km) and 5" (Son). Promise adequate production of sockled areas against damage	At Pest and Disease Cantriol Propect all planted areas for pests and diseases periodically and at least every two months during the greeing season by an experienced pervan. Carry out treatment for peets or diseases promptly and consistently for maximan effect inveses. Compay with all SLC Prelicide Custrad Act and numbrigal requirements.
publishe.	3.6. Lay perfect by the section in a process when the section is a section is a section in a sec		AS. Tree Supper Mailtan stakes, ap wires and hiss one full growing seasor. Onch heat least every two months to ensure that they are not causing a depression in the bork. Leason, regain or replace hiss an exessary. Remone all stakes gap wires and hes after the first growing season except where large frees require continuing support in
 Collect and dispose of all obers and recess material from Landscape operations. Neep pased surfaces clean and repair Gamage resulting from Landscape work. Propries are to be competed order to find account. 	3.4 there yours to first where an improvement of the contraction of		the option of the Landaugue Architect, All flagging of gay were shall be violate and in good repair. A. Pruming linged all trees and shruls at least every two months during the graving passes, grown to renewe all dead, weak or diseased wood. Manhain the natural shape
3. Where new verk connects with existing, and where existing wenk is altered, make good to match existing undisturbed condition.	3.8 Play qualitions exist of pipe with valentight date net caps. 3.9 Serviced and cener pipe with drain rock in uniform 15then layers to various depths as above in details, minimum filters.	Landscap Steaders, Socien D'Aditesance Leve 2 l'appearance, Use herbicles if acceszy for veed remontuniess other canditions of centract forbit their use. After the law has been cut at least twice, areas meeting the canditions above will be taken ever by the Overe.	or me part, carry an opposy or suppay any in reporter in the americance contract or appoint a remaining to contract or analysis requirements. A.7 Territating done during the health annual period of establishment maintenance ferritate shreby, hence and greatficeness according to soil analysis requirements.
22 AMERICA 74	3.30. Cover-drain-red, with non-unren filler darb lap all edges and seans minimum Silons. 3.31. Assure publishe drainage.	Anima dian state and our	3 Gress Area Establishment. 31 Wildeste Van bestand services, mission soutens or other netheds to apply when to Class I and Class 2 erosod eres (E.C. Landscape Studies 2 Class).
. Accessive all saferiles and voctoserable for a minimum period of one full year from the date of Certificate of Completion.	3.32 Teach fill remainder of french as indicated. 3.35 Protect subchain from finalities during facilitation.	A rount of man rountings. Confirm to datafiles level as shown on Lendscape Flass.	and Grossel such that the gress is maintained in a turgid condition. Supply and impair with return the event of any emploine system malitaction, an incomplete fost sitation at no measures in the course, shade to deep to exempt on the rest of exemptions of the suit. And subtrest and destributes to that the values content in the convention and management of the suit. And subtrest and destributes on that the values content in the convention and on the content of the suit.
	3.4. GODINIO REDAM TESTING	 Obtain approval of Landacape Architect for Layout and programfins of planting prior to communication of planting operations. 	field capacity to the fall depth of the greedy enders. Apply wither again when the value conhect reaches DXV of field capacity. 3.2 "Week field and Bloose Control inspect oracs errors and then they are maned for veets, sincell pract, and discusses and trend revenuity when necessars to appropriate
	South representative sample of growing medium proposed for use on this project to an independent laboratory. Fromtile test results to Landscape Architect print to placing. Test results to another.	3. Mare eibe af hefs with smooth clean defined lines.	manul entrat, or by the use of cheeks in completers with the ECSLARCEANL Landscape Standards latest edition. It is breakselved week to praced any asset to a operand applicable before breaks applicable before the seed enoughless exceeds 11 threads or 12 annual weeks or weeks or seed on 12 super metro. This application post reference
PART INO SCUPE OF WORK	1.1 Projects propriet, 7, content or grant, Look, 191 Carl and organics. 1.2 Analysis the appreciate of practice for the project for the proje	A Time of Pushing	the veed population to zero. 33 Ferithing According to soil analysis.
rifim Scope of Varie at time of horder.	And the frequency of the part of the control of	A.1 Flast frees, shrabs and groundcovers only during periodic that are normal for such with as determined by local weather conditions when seasonal conditions are likely to ensure successful despitation of plants to their new locations.	34. Linky Accreting to sol analyzis 35. Moving and Frinning - All areas. The first foar outs shall be a sharp-ratery type mover. Excess greas dipplies shall be received after each cut. Mov all greased areas
ry to complete the work in accordance with the drawings and specifications and generally	35 GROWNE NEWLY SIPPLY MED PLACEMENT. 3. Supply all growing median required for the performance of the Central. Do not load, transport or spread grewing median when it is so wet that its africulture is likely to be	5 Starkerin	with a sharp read or retary maver when the greas reaches a height of Glam. How to a height of Clam. Edge with a mechanical vertical culting object once per year in March. Remove all greas cityphys after each cut.
	Genyer	 All paint extensis and controls to the requirement of the SL, Leftscape Statest. TWI editor, consist exceeded by driving New Schools are this appointance. All Paint to SL Leadurgue Statest Schools. A Statest and Planting and in Schools II, BLUM Straderd for Continue Great Plants for minimum straderds. Angus Left and Address of the Continue Statest Schools. 	36. Averline Aerolen net required in the first groung season. If necessary, in the second groung season, are the in early May with a suitable mechanical core. Cere to a depth of White, In'l, and resons cores.
2.1 Retellies of Existing Trees where zhoun on drawings. 2.2 Fisish Grades and Landoccape Drainage.	4. Major at growing federal adminutes as required by the sout fed. Amended growing federal must meet the specification for growing federal as cellment in later use for the surface as the sound of the	3.1. More to main science for specific part and compare sizes and compy an requirement. 5.2. Nain authoritic debiated from areas with less servere clinicits conditions shall be grown to withstand the side clinicits.	3.7 Repairs Re-grade, re-seed or re-sed when necessary to restore damped or falling grass services in the pursoning area. Re-sed, it requires, throughout the grading season. Re-seed between April Na and April Sith or between September 3th and September 5th. Protect in-seeded areas and seep seast until the first in-seeded areas and seep seast until the first in the contraction.
2.3. Supply and placement if govering ascilian. 2.4. Testing of imported growing medium and for solt hopped.	 Introducing accordance amonoments are one tax organics or ing yearing income. Special inforce may be required for various oil stallmen. Peter to drawing notes for instructions. 	6. Species of the course of model worker collection noise from and consult schemated extension of the collection of the classics.	tunni
2.5 Programmer of produce to the manufacture of the	 Place the amended growing medium in all grass and planting areas. Spread graving medium in uniform layers not exceeding 6" (Shinal, over uniforate subgrade free of standars valve. 	起電性を	
23 Propy alon of Law even, cappy of materials and solding. 23 Seaply and dependent of bars mach.	A. Minimum depiths of growing and am placed and compacted to 885%	3.1 Area of search includes the Lower Planisad and France Yaday. Refer to Plant Schedule for any extension of area. 3.2 Supply prent of the availability of the specified plant naturals within 30 days of the availability of the availability of the specified plant naturals within 30 days of the availability of the profit of the profit of the availability o	
2.11 Nationation of planted and sended/sockled areas until accepted by Quenc. 2.11 GEPAGATE PROCE Establishmen Nationasce, Section 3.11.	A.1. Sweet and sedate laws.	A Santitules:	
2.33 Other work Mork other than this list, not specified by Landscape Architect.	A.D. Place planted brinds & grandeneers. 50 Millions A.D. Grandenee will ares, if defined on plan. 5" 22 and	A.1. Use in write appear of the Ladexage Architect per to balance and particular services with approved professional and the Particular A.2. Allow an information of Steps performed the Architect and the Architect and Architect and Architect Architect Architect and Architect and Architect Archite	
SYMBINY 27	All free Lippe broop pith	AS SARRIETION OF SAFETY OF LANGUAGE STRONG TO CONTINUE IL COMMINIS DE AMBREMATINO. 9. Plant Samina, I. Javalino	
1. COMBING PRODUCT ON INC. LONGING MICHINE FOR LEVEL 2 PRODUCTOR AND EXPORTE AND LEVEL SHOPE OF THAT ON BROAD. TABLE DUE FROMESTES OF GROUND HICHINF FOR LEVEL 2 PRODUCTO AND LEVEL 3 MICHORATIC AND LEVEL SHOPE AND LEVEL 3 MICHORATIC AND LEVEL SHOPE AND LEVEL SHOPE AND LEVEL 3 MICHORATIC AND LEVEL SHOPE AND LEVEL SHOP	A.2.1 English farm. 5° (2) has) A.2.2 Grandoner area. 1° (2) (30 km)	3.1 Plants shall be true to some and of the height, citizen and size of reed buil as shown on the landscape/site plant plants. Caloper of trees is to be taken of 15cml above grade.	
	300mm)	32. Plant all specified spacks in the location as shown on the Landscape drawings. Notify Landscape Jectified if conflicting nets or undergrand/overhead services are encountered.	
Trees and Large Struks Law Areas and Planters	A.2.5. Trees and specimen throthe. A.2.5. These and specimen throthe. A.2.5. Duelt entire includes T. in 27 125-26mel used ones filter father.	33 Designs of gives planting location will only be allowed after review of the proposed designin by the Landonger Architect.	
t	A.2.7 Nacional IV depth growing median except where mounted for lives over chians points.	3) Exercision 33. These and large structure to secret shaped free pit to the depth of the rootball and to all head tuke the vicits of the rootball. Assure that finished grade is all	
8-0	5 Hanually spread greating medians/starting soil around existing times, strates and distractes.	The original green for these and green al.	
D-5X	.6 Inpermeter seemed great areas, feether grounds median out for nething at edges and based into existing grodes.	Leading or hatting sweet. It Periods of participates are required in or stoped conditions, break out the class for parting pit to allow developed down stope, and in flat conditions, meand to raise the repetitude by the transfer of a partine bases of during bodes is limited.	
Percent of Dry Weight of Growing Modium Excluding Gravel	TA EXCEPT FORCE WHICH HAVE THE CONTINUE OF THE CONTINUE OF THE PARTY O	22 Ranting and Fertilizing Procedures	
5445 (4) - 607 (General, Despity assumes are noted on the drawings as "Baugh Grant." Treat all news defined as rough grant betwee all property lines at the project including all businesses to odgs of reads and lanes. 	.0.2. Pand his frees and sirebs with the roots pixed in their natural growing position. If beringpool, boson around the log of the ball and cut away or fold under. Do not pull buring free he sail. Carefully resove containers without hybring the nonbusis. After seitlide in place, cat here. For wire business, city and resove top three rees of	
	2. Proguention of Surfaces. To B.C. Landscape Standard Class 3 Areas Doople grand Section 7.653	12. Eithe platring holes by goally family the grounds around the rost system is 6" (Scall Jayers, Settle the sold with volter. Add sold as required to meet finish or rule. Now as a volter the housest by the broad has been stand, and it defilies as recommended to the received out here in the executed rather.	
ecc - a	2.3. Asset training young serfaces for deter for maintenance specified and for positive deterlays.	.03. Where planting is infectined adjacent to exclining frees, one specific ters to avoid failurabace of the read system or asharit grades of such frees. 23. Where frees are in than areas, previde a clear out matched 900mm 91.1 denaster circle contened on the free.	
Supplementation of the SSA O -	The of Seeding Seed from early spring (generally April St) to late fall September Sth) of each year. Further extressions may be obtained on concurrence of the Landscape Architect.	 Striking of Terest CA Transport Contract consequently to analyze analyze and contract the contract through th	
3 - 12X	 Seed Supply E. Techniq. All seed must be deliabed from a recognized seed supplier and shall be No. I gross minture delinered in containers bearing the following information. A.J. Audmiss of the seed minture. 	 On the Part of the State of the	
Oppost Content Interior) 3 - 5% 3 - 5% 5 - 20% 14.00.00.00.00.00.00.00.00.00.00.00.00.00	A.2. Percentage of each seed type	35. Conferent trees over 611 height. Goy with three 2-timed wives ITT gauge). Other trees station equidated invariant before grade. 35. Trees 611, on those accounts before Gos as above using three deadons (set, "burds to the national possible digit) instead of states.	
The state of the s	 Such Michael All administration force as strong performers in the Pacific Membersh and are subject to contribute as. This Company Red Persone All Amenia Red 	. A Proving	
2 Ferlitter. An organic antifor hunganic compound containing Mitogen MC, Phospitide (SS), and Postala Islandae II in proportions required by sud test.	SX Salum Present Re SX Retuckly Bangsas	34.1 Likel proving to the minimum recessary to resove dead or injured transfers. Preserve the subtract cut the plants, do not not the Leader. Use only clear, sharp hoods. Mass all cuts clear and cut to the branch cultir Leaning no states. Stopp at first clearers as a so not her than uniter. Renowe damaged material.	
3. Line Grand agricultural linestone. Meet requirements of the B.C. Landscape Stendard.	For Michaeve Areas use a michaev of Wildensers with Mark Fascous IRS. Coast at Wildinsers with Nard Fascous or pre-appresed alternate.	5. Midding. Cf. Midd all control on some least of middle 19 (10 - 19 (20 - 19 and and an analysis of midding standard Country and an analysis Middle 19 (10 - 19 and an analysis of middle 19	
 Organic Additives, Commercial Company) product to the requirements at this B.C. Landscape Standard, this deliber and pre-apparent by the Landscape Architect. Renamended suppliers the Annuare Cardion Products, Framer Richard Solis Li From Chance Changement. 	 Person incomes weeks your competitivities and elect or mission to be arrested and a temperature rate or ne-e-in - Son sulphe rate collect. (2) by hybitals in collect or person. 	31. (What depend on a root free in law area, leave a dear edge.	
5. Sand: Clean, vashed pump sand to meet requirements of the B.C. Landscape Standard.	 Seeding Apply seed at a rate of TSUM TRRbs / April with a mechanical spreader. Incorporate seed into the try INC Winni of soil and lightly compact. 	 Acceptance The establishment of all plant makerial is the responsibility of the Landocape Cantractor. 	
 Composted Bosh Mulco. Wan Librit missor for Phendes havin chips and free, free of chunks and sticks, dark brown in colour and free of all still, stones, roots or other extransess mather. Fresh orange in colour bart will be rejected. 	A HANDLENG FORMS CONDUCT PRINCIPAL ITS DOCUMENTS WITH LEGISLATION OF ALLEGATION OF AND THE SALVAN ALTHOROGOMY.	.17 Plant hidereal Relaterance. .17.1 Maintin all plant material for 68 type after tandecape work has neceived a Certificate of Compartion.	
.7 Herbides and Pestides: If one, and confrom to all fellerit, promindle and local statistics. Appliers and had current licenses issued by the appropriate authorities in	1. May be used as an alternate to mechanical seeding in	77.2. Matering, Carloon in BCL Landscape Standard, Section 93.2. Matering and generally as follows: 77.2. Mater in supplement natural rate follows that the sale advance content is seen to 37% or 37% or finds capacity. Varier in the full depth of the road some each films.	
THE STATE A CONTRIBUTION MANUAL OF Other Official sentence that will also the states of value for the six carries. Such as 1997 1491, GELOPING.	 May not be used in areas of laws unless pre-approved by the Landscape Architect print to bidding. 	The Owner inseptation is apply taken in secting calls in the Latificat. Continuational under your companying was. (3) Use appropriate resource in control persist or document damanes (Longle Annies Conservational Estatutes and applications for chemical control. (1) Description above for the resource which have described assessment assessment as described an international annies and described annies and applications.	
OR AMOU SISS or alternate product pre-approved by the Landscape Architect 2 Or believes Distancy American Contact La Distance American Am	3.1 The years of the copy for section 3.6 Study for ex. 3.2 The year of the copy for section for the copy with Section 3.8 Lean Areas Sodding. 3.2 There approved for opin in resea of lean, comply with Section 3.8 Lean Areas Sodding.	. If S Apple the sparks, states, and gray view, when necessary. The Northal were plant thinking word the Lighpearment frend 2, BLL Landscape Standard, Chapter SS. When the Northal were plant to the Lighpearment frend 2, BLL Landscape Standard, Chapter SS.	
. W. Orche Rock, Cean, reuse, leers, durable, and have a maximum size of 19mm and containing no material smaller than 19mm.	A. Pertection Enough that fertilizer is solding does not come in central with the folloge of any trees, shrube, or other sourcefiller registration. Do not spray seed or majoh and harden and pertection of the second section of the secti	. 3 Flast Merselly	
II Plan Natural to the replements of the B.C. Lankscape Standard, Refer to 33, Flants and Planting. All plant natural must be provided from a certified deceme free memory. Devokes not not nestlying the a certified deceme free	wych in repart is by by by be the control of the experience of the control of the	33. Applies all ansatriated up grant material enough these designated "Species" has period of one if your often the Centificate of Comparison. Spatisce all unsatriated up grant of the Office of Centificate of Comparison Spatisce all unsatriated they have a period of two Offices of Centificate of Comparison. Spatisce and control to register to register.	
na porty, france preve in demonstration. 22 Seed. Refer to individual pecifications.	a =	mees with the Sport washes of sobject and definition of the state of the software and software the software of	
35 Supples and existlers of segmental block walls to previde explosered develops for all value, segmental block walls to previde explosered develops and read to segment to receive the combinations of values of Tab. Institutions and be reversed and appeal of by certified Professional Engineer, include on all despinents services in		The Laddroge Gentration which are allied through below menal keepershares bloken the average of the extreme miniman tempershares efficially recorded in the area concerned, in the talk thereth, will not the respective control or and respective former by the Deberg. 3.3 A review man be received from the latter act, or the warrant review senses. All sets in their shadows in the swith security security and the formits will	
indeprin.	 Express the soluting statement bytes in selectivations request with the task value critically as identification plate or states affined in plan town on the express. The bytestic selectivation shall be a failured in plantal than the best plantal and a seal to the salary and it is active in a homogeneous state and it is untiled. The distriction amount of an express that it is called the destruction of the destruction of the properties. 	. So A reter may be repense coming the active part or the samenty giventy bestoo. As part material broadly we develope todays, exempty grains and not returnly the best best ever.	
N. Misclameso: Any other authoris necessary to complete the project as observe the deserting and described herein.	: 1		

					ē	ē	ē	ē	BM	BM	H	HA.	BM	DR
					EXISTING TREES REMOVED	NEW SITE PLAN	REVISIONS AS PER CITY	MNOR GRADE CHANSE	REV. AS PER NEW SITE PLAN	RE-ISSUE FOR RE-ZOMING 4 DP	REV. AS PER NEW SITE PLAN	REV. AS PER NEW SITE PLAN	REV AS PER NEW SITE PLAN	REVISION DESCRIPTION
Г					U.ME30	LINES	UMAYIO	MARN	UMR30	#AONO!	Z1200	059728	DAUSIB	NO DATE
Γ	Γ	Π	П	Π	0	0	1	9	10	*	m	2	1-	Ç

INCOME AND A CONTROLLED AND A CONTROLLED

10 DUPLEX UNITS 1444 - 68TH AVE. SURREY, BC

DRAWING TITLE:
SPECIFICATIONS

	رر -	1	OF
AS NOTED	BM	BM	20
SCALE:	DRAWN:	DESIGN:	CHKID

APPENDIX III



INTER-OFFICE MEMO

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM: Development Project Engine

Development Project Engineer, Engineering Department

DATE: July 11, 2011 PROJECT FILE: 7809-0114-00

Engineering Requirements

Location: 14444 68 Ave.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

Dedicate 1.942 metres on 68 Avenue.

Works and Services

- Construct south side of 68 Avenue to a Major Collector road standard.
- Confirm that the downstream storm drainage system has adequate capacity for the proposed development.
- Construct storm drainage system for the proposed development.
- Provide sustainable drainage features to promote infiltration.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit

Bob Ambardar, P.Eng.

Development Project Engineer

IKı

NOTE: Detailed Land Development Engineering Review available on file



LAND DEVELOPMENT ENGINEERING REVIEW

File:	7809-0114-0	O									
Location:	14444 68 Ave	enue									
	Applicant: Address: Phone: Fax: Email: Owner:	Ankenman 12321 Beech 604-536-160 604-536-5772 marka@aaa 0824082 Bc	er Street Su o ‡ i.bc.ca	Architect Inc. lite 200							
	OCP Ame	endment	⊠ NCP A	mendment	ALR Exclusion						
	Rezone Existing Land Proposed Land	Use: RA Use: CD (RM-1		mendment	Subdivision Existing Lots: 1 Proposed Lots: 20 T/H units						
	⊠ DP		□ DVP								
L	Ileana Kosa, F 604-591-4140,	pment Engir Project Manag IKosa@surrey r, P.Eng., Dev , BAmbardar@	er 7.ca elopment Pi	ntacts: roject Engineer							
Attachments: Project Layout Road Right-of-		nents Sketch									
Distribution:											
Applicant											
Transportation											
Sewer Engineer											
Water Enginee											
Drainage Plann											
Project Manage	er, Developmei	nt Services	1	July 11, 2011	Original						
			No.	Date	Revision						

LAND DEVELOPMENT ENGINEERING REVIEW

File 7809-0114-00, Map #063

Background

The applicant is proposing to rezone one (1) RA Lot into one (1) CD Lot (based on RM-15 Zone), and an NCP Amendment to increase the proposed townhouse density in the East Newton South NCP from 15 UPA to 16.6 UPA, and a development permit to permit the development of approximately 20 townhouse units. This review is based on the attached site layout prepared by Ankenman Associates Architects Inc., dated June 17, 2011.

The development site is located within the East Newton South Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

• 1.942 metres on 68 Avenue.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

These Works are required as a condition of this Rezone.

Transportation/Traffic Management

The following road works are required on existing roads fronting the site:

Construct south side of 68 Avenue to the Major Collector standard. The applicant will
be responsible for construction of the Through Local road standard (5.5-metre wide
pavement, curb and gutter, 1.8 metre wide sidewalk, and street lights) and the City will
complete to the ultimate standard by funding the additional pavement to the ultimate
7.0-metre width plus incremental cost to upgrade to the Major Collector standard
pavement structure and street lighting;

The proposed access to 68 Avenue is acceptable. The driveway must be designed to the SSD-R.42 standard and must incorporate a 6.0 metre long landing area, at a maximum grade of 5%, from the property line into the site. The driveway is to be constructed with standard letdown; no paving stones will be allowed within the road allowance.

A **reciprocal access easement** with the adjacent properties to the west (6750, 6762, and 6786 148 Street) will be required to ensure that adequate access is provided for these developments.

Drainage/Environmental

The subject site is located within the Hyland Creek Drainage Catchment Area. The East Newton South NCP storm drainage analysis indicates that the site is to drain into the existing community detention pond (Detention Facility #1 of the NCP) at 145 Street/67 Avenue via an easement on the neighbouring properties to the east. The applicant will be required to confirm that the subject site is **party to the existing private easement** and that the downstream system has adequate capacity to service the proposed development.

Alternatively the site can be drained west into the 144 Street storm drainage system; with provisions of onsite storm water mitigation measures to control the flows from the site. In this case, the applicant will be required to provide onsite detention or a combination of detention and exfiltration system to maintain the existing runoff from the site. A **restrictive covenant** must be registered on title for the interim on-site detention. The applicant will also be required to obtain a **drainage easement** over the property at 6750 – 144 Street.

The following City storm drainage facilities are located in the vicinity to the site:

- 750mm storm sewer on 68 Avenue;
- 600mm storm sewer on 144 Street;
- 200/250mm storm sewer on a private easement located east of the subject site; and
- Detention pond located at 145 Street and 67 Avenue.

The following storm drainage facilities are required:

- Provide storm water calculation from the site to the community detention pond (or to the culvert at the BC Hydro SRW and 144 Street if draining to west) to confirm that the downstream storm drainage system has adequate capacity for the proposed development.
- Construct storm drainage system to service the proposed development.
- Provide sustainable drainage features to promote infiltration, i.e. topsoil, permeable paving etc.
- Provide adequately sized service connection, complete with inspection chamber.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

A sediment control plan must be developed in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices to manage soil erosion and sedimentation during the off-site land development servicing.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under Bylaw 2006, No. 16138, from the Engineering Department, **prior to issuance of the Building Permit**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

300 mm water main on 68 Avenue.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

The existing 19mm service connection is to be abandoned by the City at the Developer's cost.

Through normal processing by the Planning and Development Department - Building Division, the on-site fire protection requirements will be reviewed at building permit application stage and may require additional improvements to the building to meet the B.C. Building Code.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

• 200 mm sewer on 68 Avenue

This existing sanitary sewer system has adequate capacity to service the proposed development.

An adequately sized service connection, complete with inspection chamber, must be provided for the proposed development. A Réstrictive Covenant must be registered on title for pumped servicing.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication, and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- A reciprocal access easement with the adjacent properties to the west (6750, 6762 and 6786 148 Street) to ensure that adequate access is provided for these developments.
- Restrictive Covenant for the pumped sanitary servicing.
- Restrictive Covenant for the interim on-site detention, if required.
- Off site drainage easement, if required.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

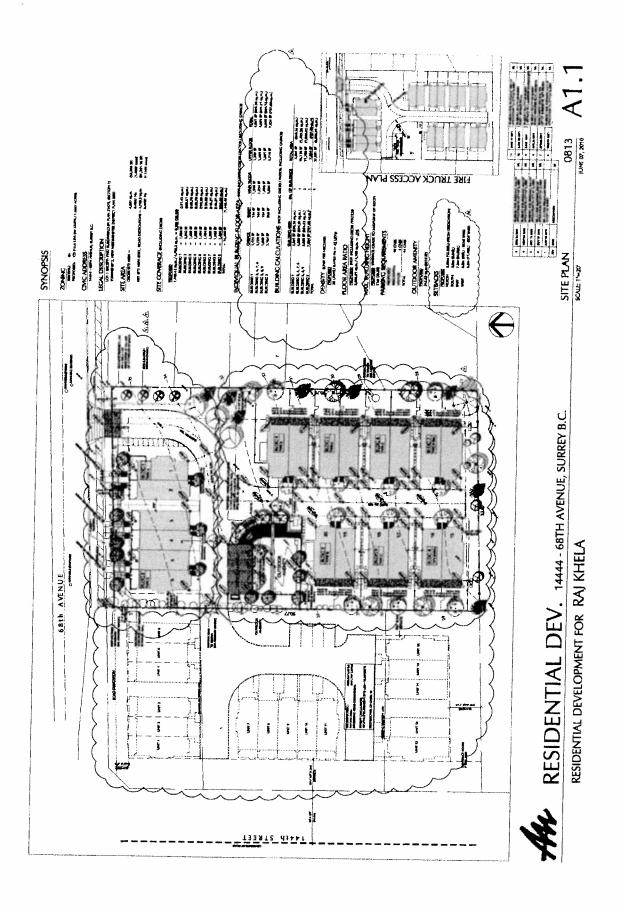
Financial

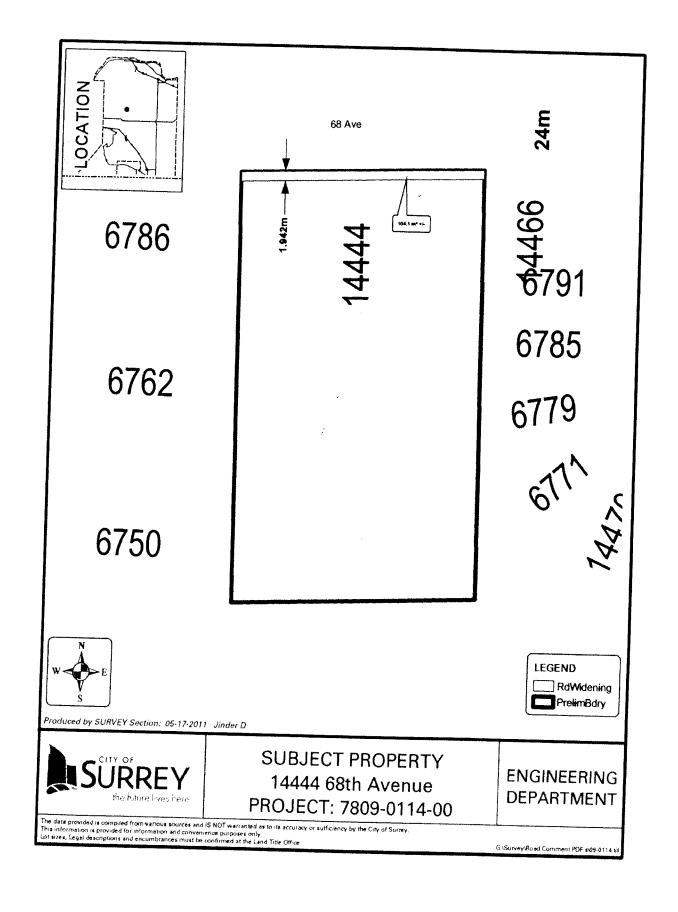
A processing fee of \$ 9,542.40 (HST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

• Sanitary Connection Fee (SDR at \$2,2 00.00 per connection for one connection provided under 7803-0164-00);

An application fee of \$420.00 (HST included) is required for administration of the ESC Permit process.









SCHOOL DISTRICT #36 (SURREY)

October 4, 2010 Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

7909 0114 00

SUMMARY

The proposed 20 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students: 3 Secondary Students: 2

September 2009 Enrolment/School Capacity

Georges Vanier Elementary

Enrolment (K/1-7): 62 K + 443 Capacity (K/1-7): 40 K + 550

Frank Hurt Secondary

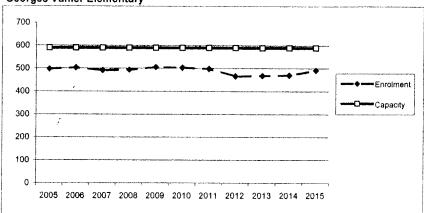
Enrolment (8-12): 1220 Capacity (8-12): 1250

School Enrolment Projections and Planning Update:

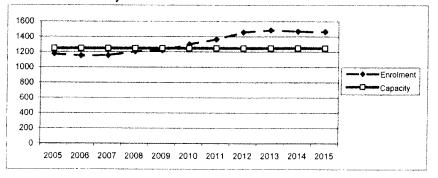
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 have positive impact on these projections. Capacity in the table below is adjusted for the inclusion of full day Kindergarten and a "Strongstart" program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150.

Georges Vanier Elementary



Frank Hurt Secondary



APPENDIX V

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 09-0114-00 Project Location: 14444 - 68 Avenue 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.

General Tree Assessment Mix of native and non native coniferous and deciduous species with three poorly maintained hedgerows along the west, north and eastern perimeters. A Closed canopy stand of alder and cottonwood are found in the south west corner.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

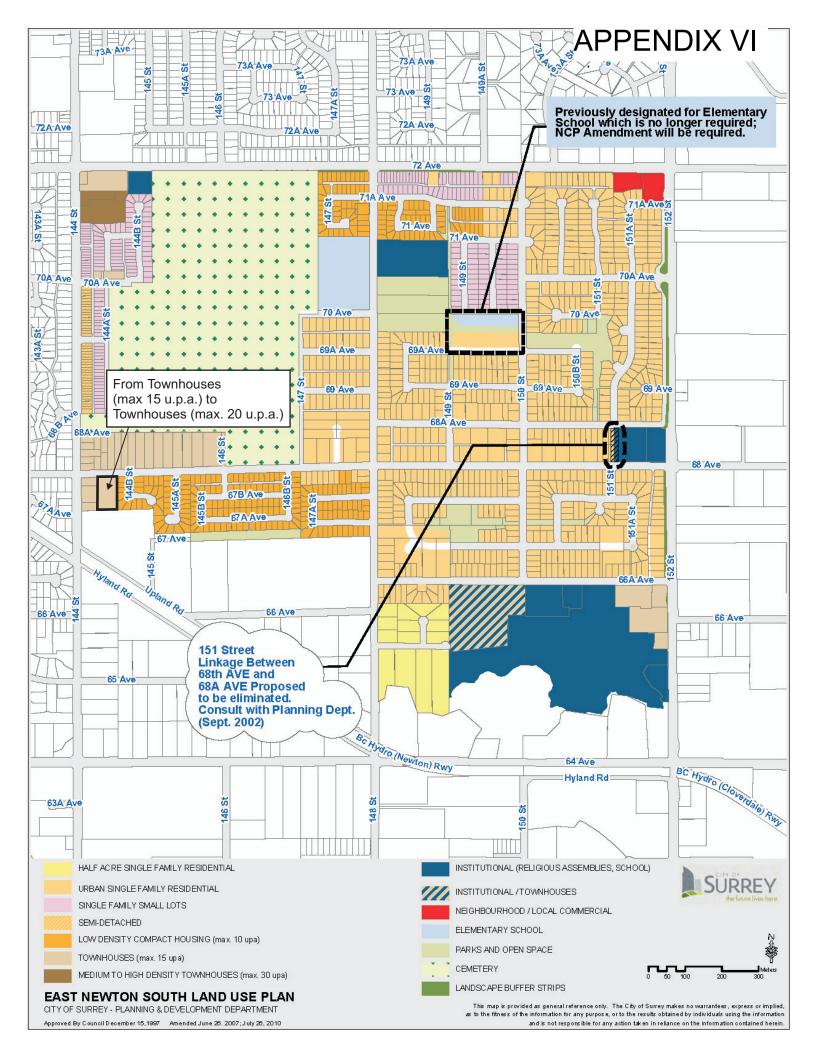
Number of Protected Trees identified		(A) 118
Number of Protected Trees declared hazard	dous due to	
natural causes		(B) 0
Number of Protected Trees to be removed		(C) 111
Number of Protected Trees to be retained (A-C)	(D) 7
Number of Replacement Trees required	,	· /
(40 alder and cottonwood X 1 and 71 other	s X 2)	(E) 182
Number of Replacement Trees proposed	•	(F) 84
Number of Replacement Trees in deficit (E	E-F)	(G) 98
Total number of Prot. and Rep. Trees on sit	te (D+F)	(H) 91
Number of lots proposed in the project	` ′	N/A (Í)
Average number of Trees per Lot	(H/I)	N/A(J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan prepared by others.

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

Date: June 30, 2011



APPENDIX VII

CITY OF SURREY

BY-L	$\Delta \Lambda \Lambda$	$N(\cdot)$	
טו־ע	4 Y V V	INO.	

Αt	y-	-la	W	to	a	n	ıe	n	d	S	uı	rr	ey	Y	Z	01	ni	n	g	В	Ву	-1	av	W	, 1	19	9	3,	N	1c	١.	12	20	o	ο,	í	as	i 2	ır	n	e	n	d	ec	ł

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the <u>Local Government Act</u>, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-779-491

Lot 1 Except: Part Subdivided by Plan 21478, Section 15 Township 2 New Westminster District Plan 2563

14444 - 68 Avenue

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonusing is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. Ground-oriented multiple unit residential buildings.
- 2. *Child care centres* provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 square feet] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. (a) The *floor area ratio* shall not exceed 0.8; and
 - (b) The *unit density* shall not exceed 42.0 *dwelling units* per hectare [17.0 upa].
- 3. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, no. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*.
- 4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 35 %.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback Use	Front Yard	Rear Yard	Side Yard (West)	Side Yard (East)
Principal and Accessory Buildings and Structures	3.5 m	3.0 m	3.5 m	7·5
	(11.5 ft)	(10 ft)	(11.5 ft)	(25 ft)

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. <u>Principal buildings</u>: The building height shall not exceed 11 metres [36 feet].

2. <u>Accessory buildings and structures</u>:

- (a) Indoor Amenity Space buildings: The height shall not exceed 11 metres [36 feet]; and
- (b) Other Accessory buildings and structures: The height shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
- 3. *Tandem parking* is permitted, subject to the following:
 - (a) Parking spaces provided as tandem parking must be enclosed and attached to each dwelling unit;
 - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit* may be devoted to a *child care centre*.
- 2. Child care centres shall be located on the lot such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
4500 sq. m.	48 metres	84 metres
[1.11 acre]	[157 ft.]	[276 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
- 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
- 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

	11.	Care and Assi	sted Living	Act R.S.B.C. 2002	regulated by the 2. c. 75, as amende ithout limitation I	d, and the
3.	This By-law Amendmen		all purpos	es as "Surrey Zoni "	ing By-law, 1993, N	No. 12000,
READ .	A FIRST ANI	O SECOND TIME	on the	th day of	, 20 .	
PUBLI	C HEARING	HELD thereon o	n the	th day of	, 20 .	
READ .	A THIRD TII	ME ON THE	th day	y of	, 20 .	
	NSIDERED A rate Seal on t			gned by the Mayo	or and Clerk, and s	sealed with the
						MAYOR
						CLERK