

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0242-00

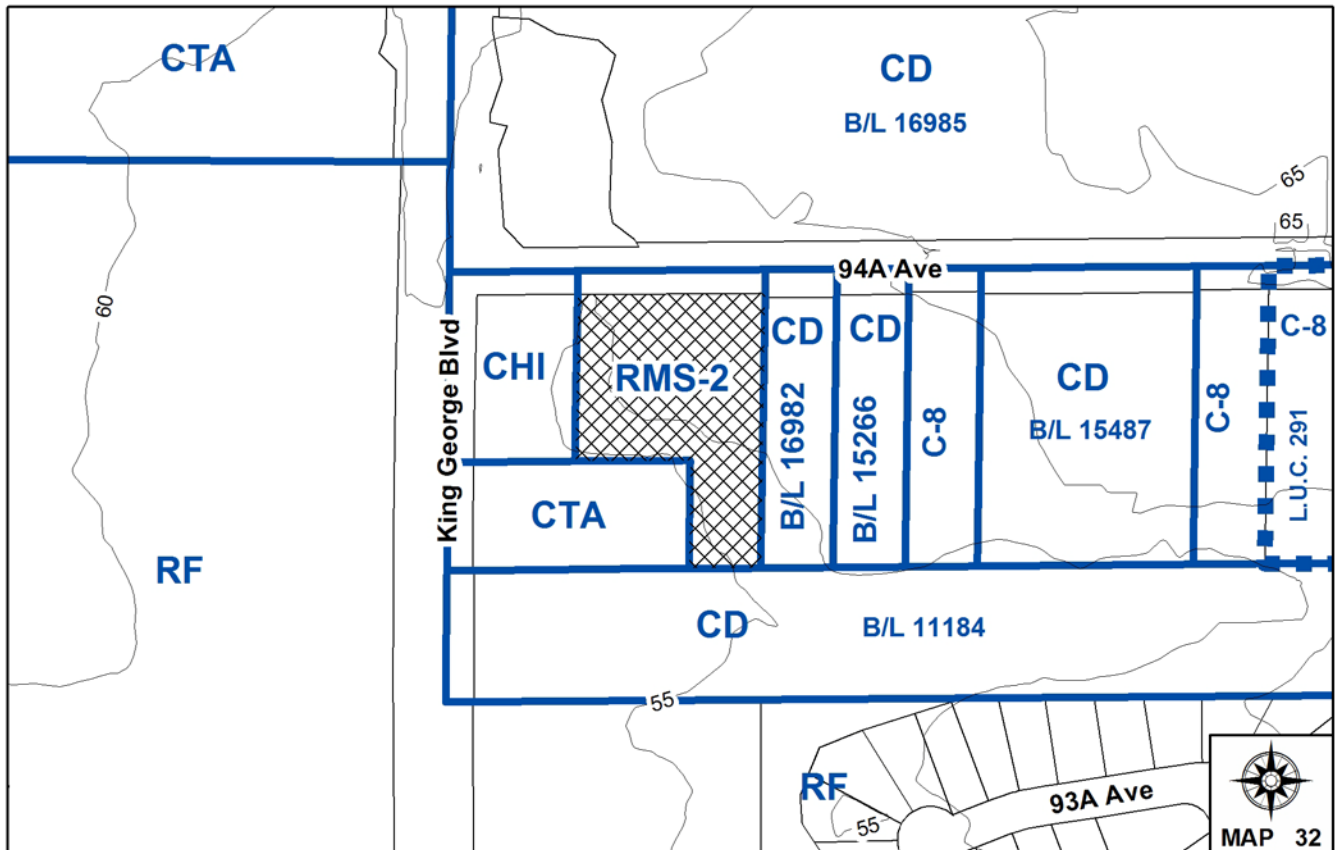
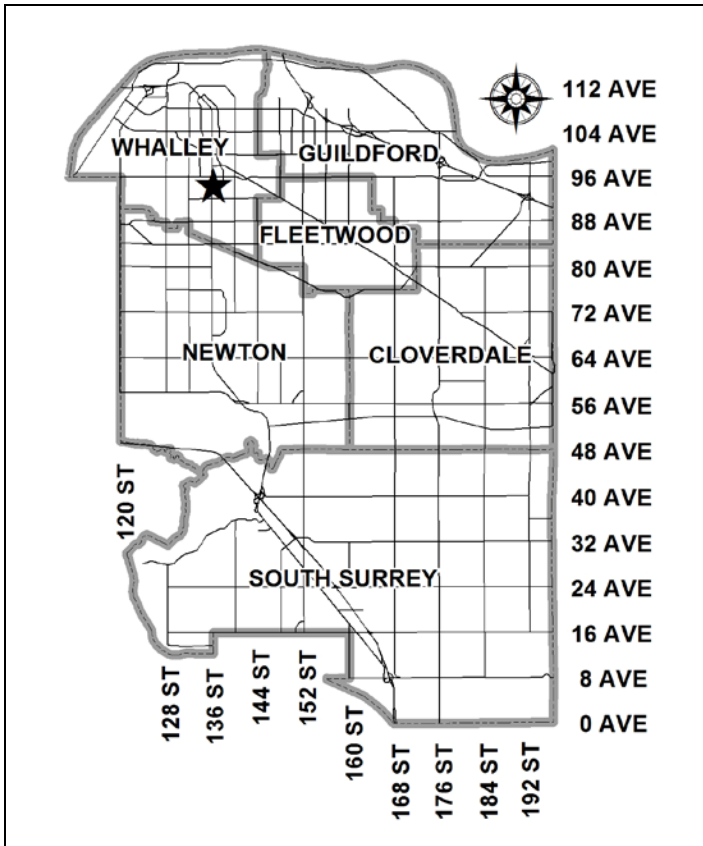
Planning Report Date: November 29, 2010

PROPOSAL:

- **Development Permit**

in order to permit renovations to accommodate the development of a new care facility in an existing vacated seniors' assisted living building.

LOCATION: 13646 – 94A Avenue
OWNER: Fraser Health Authority
ZONING: RMS-2
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Authorize execution of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed renovations to the building and landscaping will enhance the existing building and urban realm along 94A Avenue.

RECOMMENDATION

The Planning & Development Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7910-0242-00 (Appendix II).

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

REFERRALS

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

Department of Fisheries and Oceans: The Department of Fisheries and Oceans have no objections to the proposed removal of hazardous trees within the riparian area. The thirty (30) replacement trees should consist of at least 50% native conifers and 50% native deciduous trees.

SITE CHARACTERISTICS

Existing Land Use: Vacant, two-storey former seniors' care facility.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 94A Avenue):	Surrey Memorial Hospital and City-owned creek area.	City Centre	CD (By-law No. 16985)
East:	Temporary pay parking lot with DP No. 7909-0082-00 approved on January 11, 2010 for the development of "Creekside Health and Housing Centre".	Commercial	CD (By-law No. 16982)
South:	Motel and commercial nursery and garden centre.	Urban	CTA and CD (By-law No. 11184)
West:	Eating establishment (Dairy Queen).	Commercial	CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 13646-94A Avenue and was formerly a seniors' assisted living care facility known as Bear Creek Lodge. The subject property is located directly south of Surrey Memorial Hospital. To the east is a temporary parking lot and the future location of the Creekside Health and Housing Centre, which is a proposed 4-storey facility to provide drug and alcohol treatment, rehabilitation and supportive housing (application no. 7909-0082-00).
- The subject site is approximately 0.70 hectare (1.72 acres) in size, zoned Special Care Housing 2 (RMS-2) Zone, and designated Commercial in the Official Community Plan (OCP).
- Quibble Creek, a red-coded watercourse is located on the west and southern portions of the site, and separated from the existing building by a retaining wall on the northwest corner and fencing along the back portion of the building.

Proposal

- The Fraser Health Authority recently purchased the subject site with the vacant care facility, as part of the Riverview Redevelopment Plan. This Plan includes renovating the existing two-storey wood frame building to accommodate fifty-nine (59) tertiary adult acute care beds which will be relocated from Riverview Hospital.
- The new facility will cater to patients who require complex mental health care, and includes twelve (12) Intensive Care Unit beds, seventeen (17) Intensive Tertiary Rehabilitation beds and thirty (30) Assessment and Treatment beds. The length of stay for patients admitted to the facility will range from 2 weeks to 2 months or longer, depending on the level of care required.
- The proposal is to renovate the existing 4,300-square metre (46,285 sq. ft.) two-storey building to accommodate fifty-nine (59) patient beds and will involve significant interior and exterior renovations. This includes the complete removal and replacement of the existing building envelope, roofing, roof sheathing, exterior siding and windows, and enclosing existing exterior staircases.
- The building has a floor area ratio (FAR) of 0.63 and a lot coverage of 25%, which is within the 1.0 FAR and 45% lot coverage permitted in the RMS-2 Zone.

DESIGN PROPOSAL AND REVIEW

- The existing two-storey building is rectangular in shape and faces 94A Avenue, with the western and southern portions of the site impacted by the Quibble Creek riparian area. The proposed renovation will not change the existing building footprint, underground parking structure or driveway access locations on the site.
- Exterior materials proposed for the building include fibre cement board siding and shingles in red, taupe and wicker, black asphalt roof shingles and new windows and doors with wicker coloured trim. The heating and ventilation units on the roof will be hidden with composite natural wood screens.

- There will be a new glass and metal exterior canopy at the new loading bay in front of the building on the west side of the front entrance. A new fascia sign for the facility will be located on top of the porte-cochère at the main entrance to the building.

Vehicle Circulation and Parking

- The subject site will maintain the existing three (3) driveways to 94A Avenue; one driveway to access the underground parkade, and two (2) driveways for the porte-cochère and visitors parking spaces located at the front of the building. The applicant will be constructing curb letdowns at the existing driveway locations to create a continuous sidewalk along 94A Avenue.
- The site currently has thirty-one (31) parking spaces located in the underground parkade and surface parking. The current proposal will maintain the existing thirty-one (31) parking spaces on the site. Twenty-five (25) employee parking spaces will be located in the existing underground parkade and six (6) visitor spaces will be located on the surface at the front of the building. A new loading bay on the west side of the main entrance to the building will be provided.
- According to the current parking requirements for a care facility, the Zoning By-law requires a total of thirty-eight (38) parking spaces. However, as the application does not involve a change in land use and will be using the existing building footprint and no additional floor area is proposed, the existing thirty-one (31) parking spaces are acceptable.

Landscaping and Tree Retention

- The applicant has submitted an Arborist Report and Tree Preservation and Replacement Plan prepared by Norman Hol of Arbortech Consulting Ltd. (Appendix IV). The report identified six (6) trees outside the riparian area and twelve (12) trees within the 15-metre (50 ft.) setback of the riparian area.
- The report proposes one (1) tree outside the riparian area to be removed as it will be located in the new visitors parking area and loading bay at the front of the building. Within the riparian area, twelve (12) trees will be removed because they are considered hazardous.
- The chart below provides a summary of the trees for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Japanese flowering cherry	4	3	1
Western red cedar	2	2	0
*Red alder	4	n/a	4
*Bitter cherry	1	n/a	1
*Weeping willow	1	n/a	1
*Western hemlock	1	n/a	1
*Bigleaf maple	1	n/a	1
*Western red cedar hedge	4	n/a	4
TOTAL	18	5	13

* Trees within the riparian area

- Based on Tree Protection By-law (No. 16100), two (2) replacement trees are required. The total number of replacement trees outside of the riparian area being proposed is six (6) and they will be located at the front of the site along 94A Avenue.
- Landscaping plans have been reviewed by the City Landscape Architect and found to be generally acceptable.
- A 1.5-metre (5 ft.) landscaped strip and composite wood fencing will screen the emergency generator located in the northeast corner of the site on 94A Avenue. A similar composite wood fence will screen the two garbage bins located in the northwest corner of the site on 94A Avenue beside the underground parkade entrance.
- The hydro kiosk located beside the visitors parking spaces in front of the building will be fenced on three sides and will face the internal driveway and the front of the main entrance to the building. The gas meter located beside the underground parkade driveway entrance will also be screened with a composite wooden fence.
- Decorative concrete paving will be used along the new loading bay area and visitor parking spaces at the front of the building to highlight the main entrance to the facility.
- At the rear of the building there is a large outdoor amenity area for the use of patients and visitors. The outdoor amenity area will have bench seating and will be landscaped with trees, shrubs, and grass.
- A 3.65-metre (12 ft.) high welded black mesh panel fence is proposed along portions of the west and south sides of the building, and a 1.8-metre (6 ft.) chain linked fence is proposed along the east side of the property for the safety of patients and to restrict access to the riparian area.

Environmental Review Committee (ERC)

- Quibble Creek, a red-coded watercourse is located on the west and southern portions of the site. An existing Restrictive Covenant is registered on the property restricting the development of any structures or buildings, and any alteration of existing vegetation within 15 metres (49 ft.) from the centerline of the creek without prior consent from the Ministry of Environment.
- The applicant has submitted an Arborist Report prepared by Norman Hol of Arbortech Consulting Ltd. to assess the trees in the riparian area. The applicant is proposing to remove twelve (12) trees within the riparian area as they are deemed to be safety hazards on the subject site. All the trees were found to have structural defects that predispose them to failure and are considered hazardous.
- The applicant is proposing to replant a total of thirty (30) trees within the riparian area as replacement trees. The planting of a mixture of native deciduous and coniferous species meets the object of planting to the appropriate density and diversity to suit the site.
- The Ministry of Environment requires the applicant to follow Provincial guidelines for the management of hazard trees within restrictive covenant areas and Provincial Best Management Practices for tree topping, limbing and removal in riparian areas. As such, written approval from the Ministry of Environment is not required.

- The application was taken to the November 24, 2010 ERC Meeting as the proposed removal of hazard trees within a riparian area requires Department of Fisheries and Oceans (DFO) and City of Surrey approval. The ERC had no objections to the removal of twelve (12) hazardous trees from within the 15-metre (50 ft.) setback of the Quibble Creek riparian area and proposed replacement planting. ERC requests that the proposed thirty (30) replacement trees be a mixture of at least 50% native conifers and 50% native deciduous trees.

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.	Development Permit No. 7910-0242-00
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Arborist Report prepared by Normal Hol, Abortech Consulting Ltd., dated November 3, 2010.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: RMS-2

Required Development Data	Existing	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	6,965 m ²	6,965 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	25%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	4.2 m	4.2 m
Rear	7.5 m	7.5 m
Side #1 (West)	7.5 m	7.5 m
Side #2 (East)	5.0 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.14 m	9.14 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	4,415 m ²	4,415 m ²
TOTAL BUILDING FLOOR AREA	4,415 m ²	4,415 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.63	0.63
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	27	25
	4	6
Total Number of Parking Spaces	31	31
Number of disabled stalls	0	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO. 7910-0242-00

Issued To: FRASER HEALTH AUTHORITY
(the "Owner")

Address of Owner: 300 - 10334 - 152A Street
Surrey, BC
V3R 7P8

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-585-455
Parcel A Section 33 Township 2 New Westminster District Reference Plan 78416
13646 - 94A Avenue
(the "Land")
3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7910-0242-00(A) through to and including 7910-0242-00(R) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7.
 - (a) The landscaping shall conform to drawings numbered 7910-0242-00(L) through to and including 7910-0242-00(R) (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$208,667.54

(the "Security")

 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

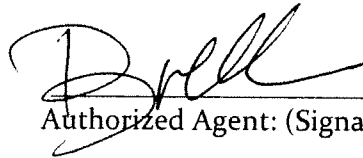
- 11. This development permit is not a building permit.

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

 Mayor - Dianne L. Watts

 City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



 Authorized Agent: (Signature)

DOUG Mc LACHLAN

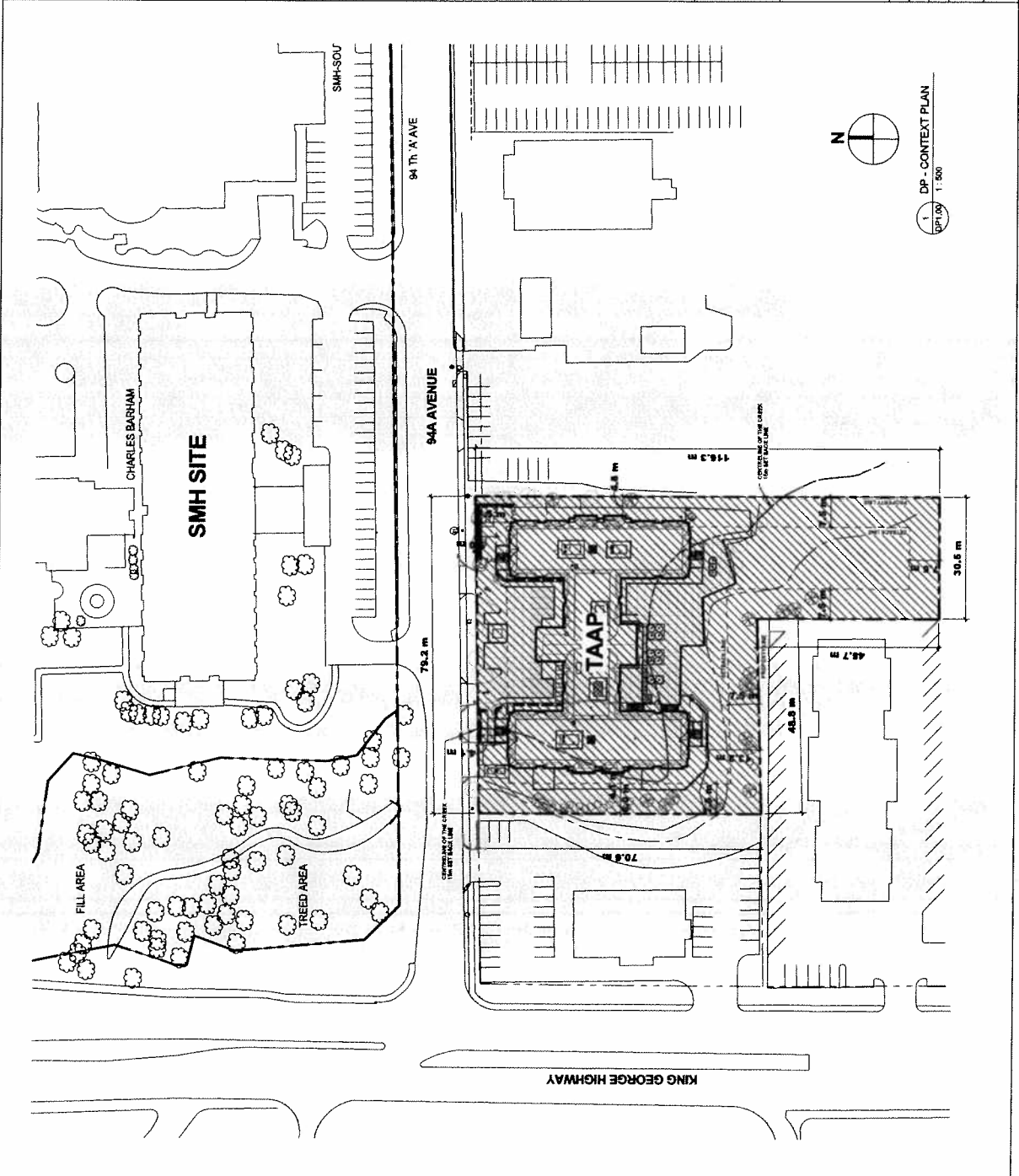
 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

<p>fraserhealth</p> <p>1880 St. Nicholas 700-700 West Street Vancouver BC V6E 4B7 Canada Tel: 604 483 4347 Fax: 604 483 4347 Architects: U Urban Land U Transportation</p>		<p>Project Title TERTIARY ACUTE ADULT PROGRAM (TAAP)</p> <p>1380 94A Avenue Surrey, BC</p>	<p>Sheet Title CONTEXT PLAN</p>
<p>Client File: Project/1380_Arch/0242/00/1380_Arch/ContextPlan.dwg Scale: 1:500 Date: Nov. 24, 2010 Drawn: Author: CRK Checked: Checker: IB Project Number: 27683 Drawing Number: DP1.00</p>		<p>VOMA Project Number: REG 09 1060 DP1.00</p>	



LEGAL DESCRIPTIONS:
PARCEL A SECTION 8, TOWNSHIP 2
NEWAYSTONKETER DISTRICT
REFERENCE PLAN 79418 (PID NO:
01-186-455)

SITE AREA	6,905 m ²
BUILDING AREA	865 m ²
BASEMENT	1,720 m ²
LEVEL 2	4,415 m ²
TOTAL	690 m ²

PLANS REVIEWED
BY MBRondan
DATE: Nov 24 /10
For DP only

DM

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Revision/Submission

No.	Date	By	Comment
2	Nov. 09, 2010		ISSUED FOR BP REVIEW
1	Sep. 28, 2010		50% REVIEW

Seal



IBI Architects
 1205 Water Street
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 tel 604-683-8797
 fax 604-683-0492
 Architecture Urban Land Transportation

Project Title

TERTIARY ACUTE ADULT PROGRAM (TAAP)

13646 84 A Avenue
 Surrey, BC

Sheet Title

SCREEN & CANOPY DETAILS

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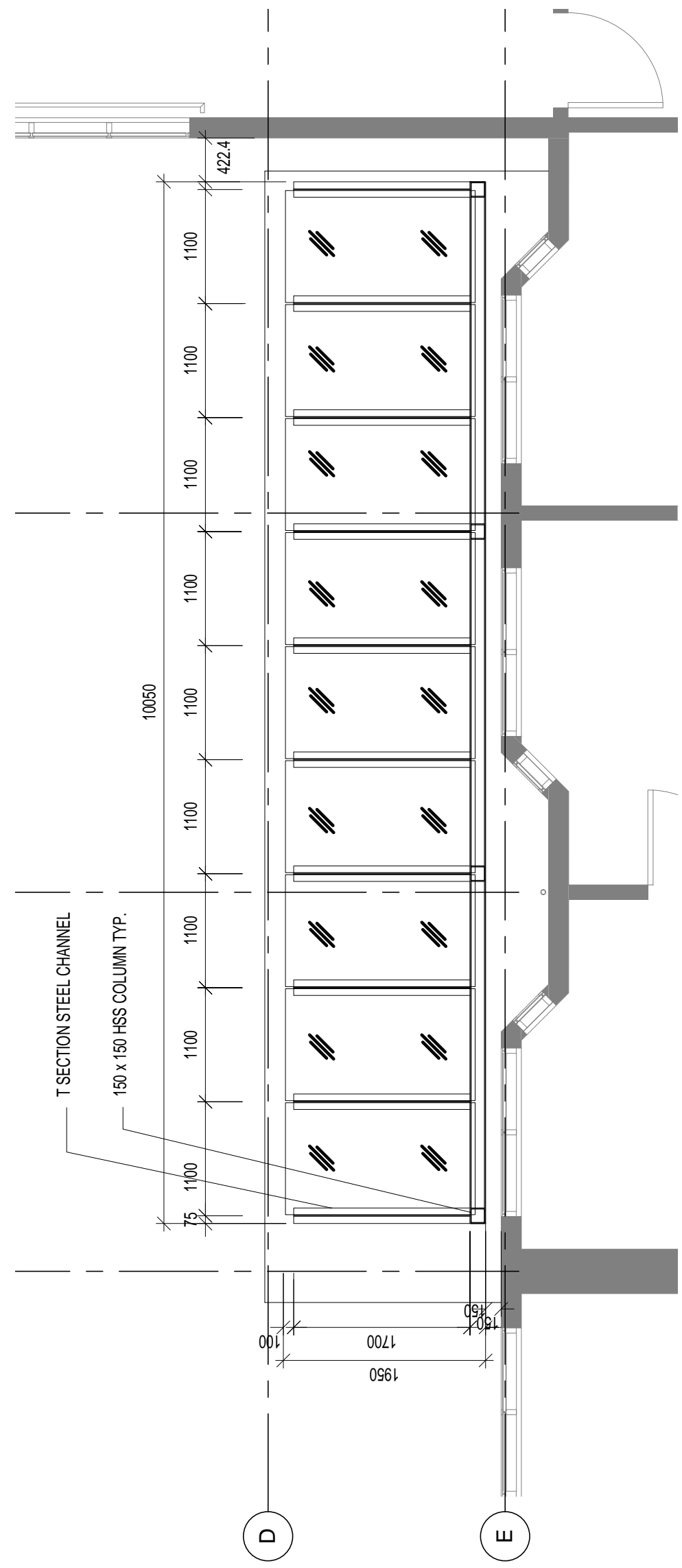
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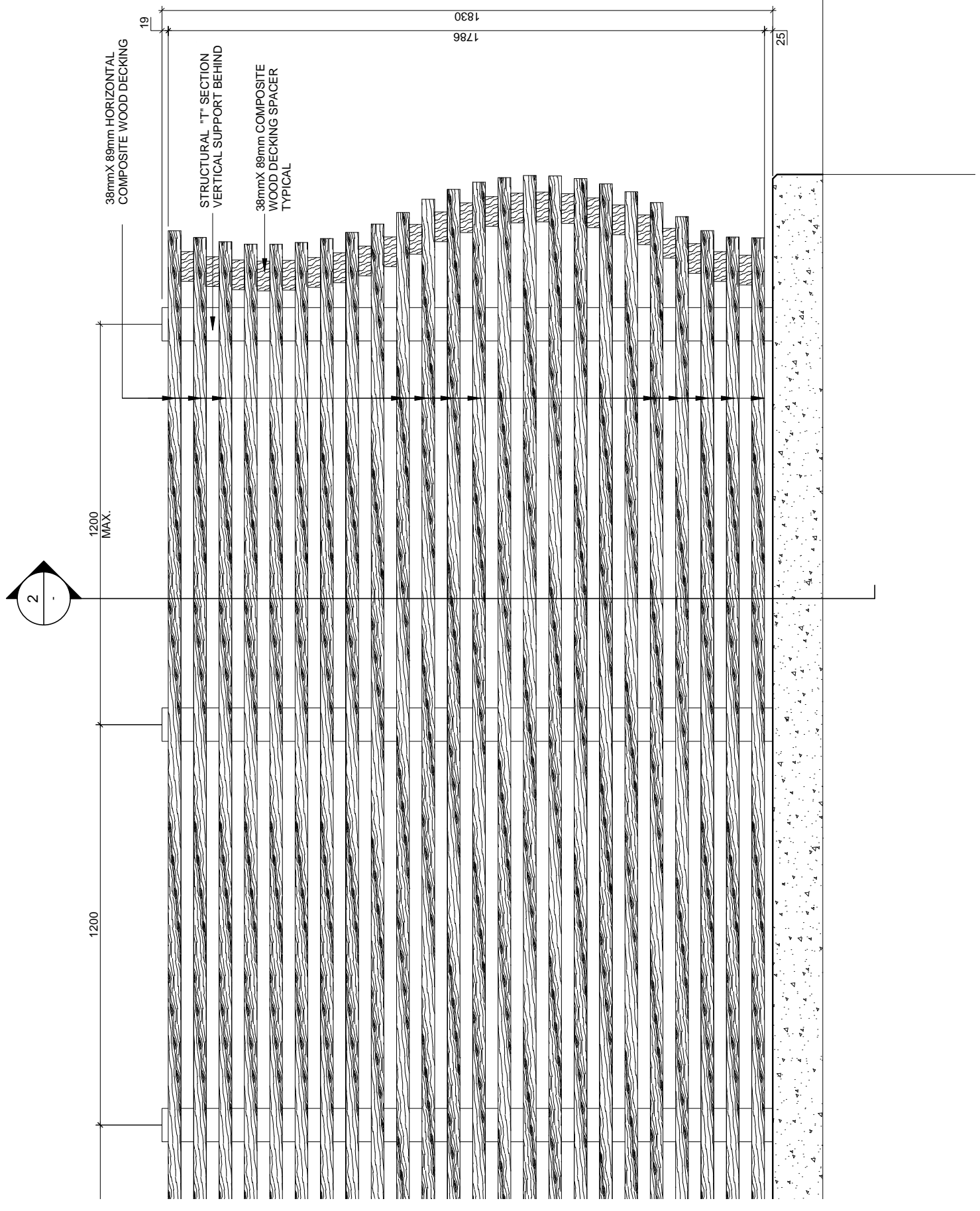
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VCHA Project Number: REG 09 1050

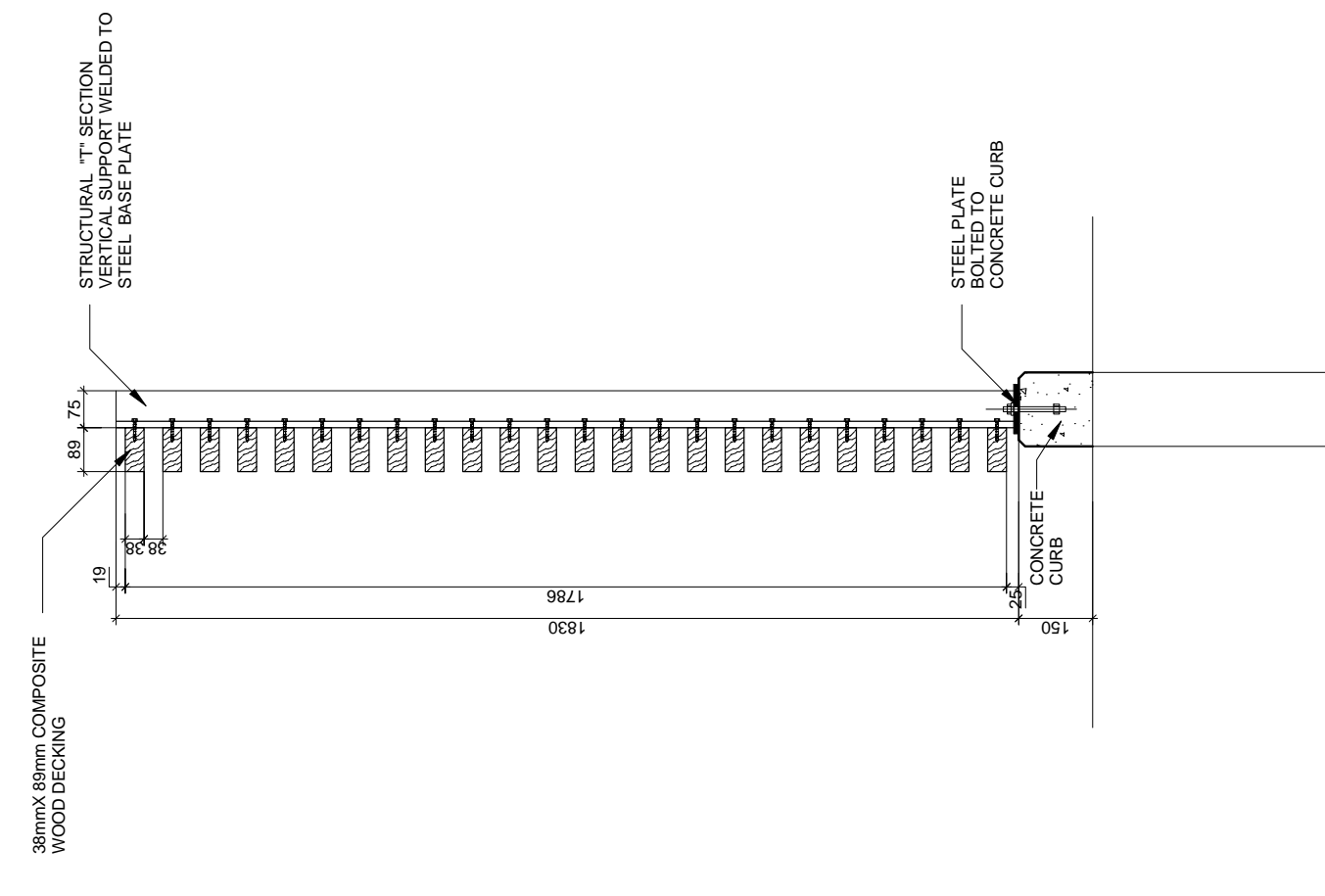
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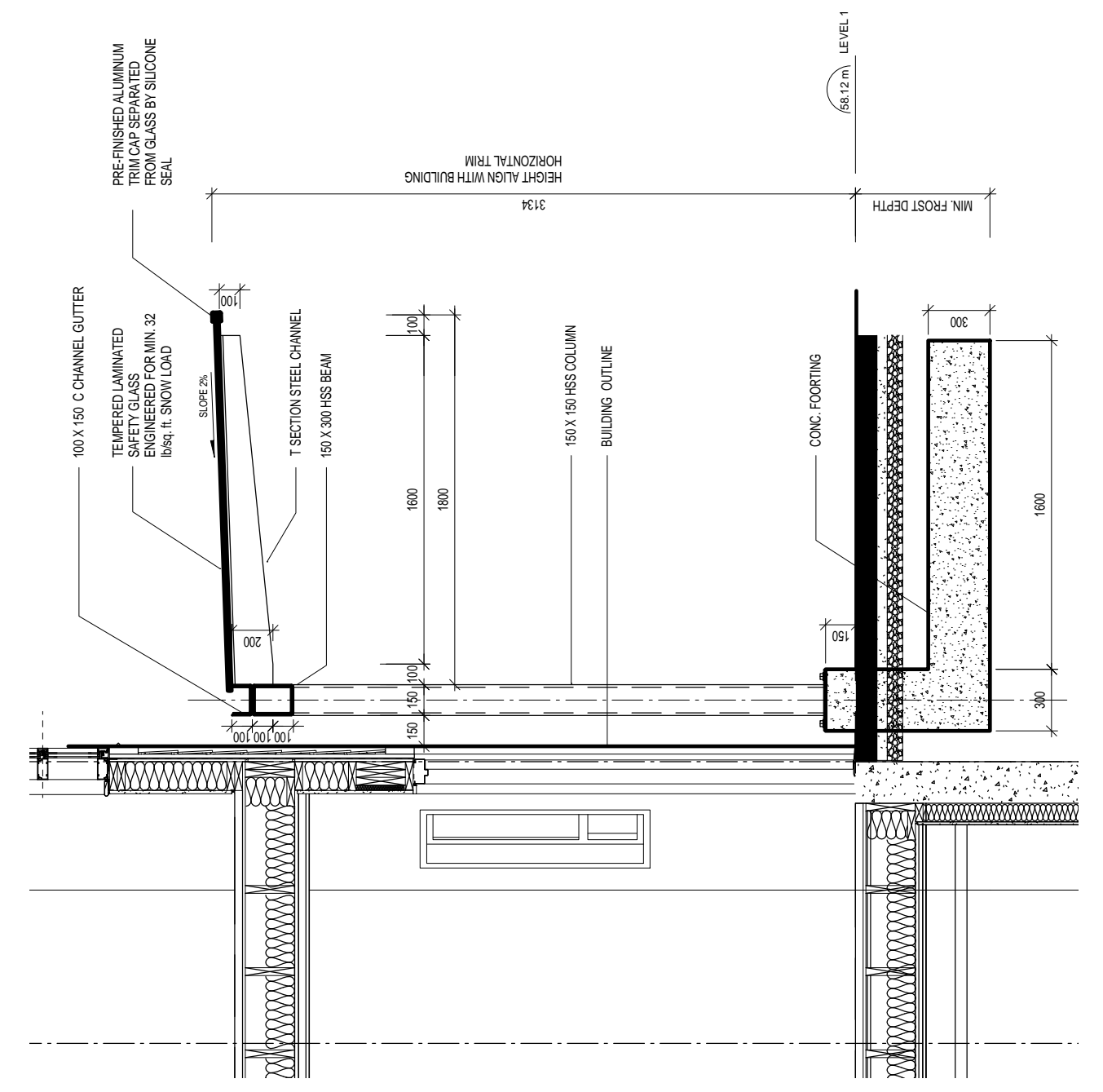
4 DP - CANOPY PLAN
 DP1.02 1:50



1 DP - 2 x 4 WOOD FENCE ELEVATION
 DP1.02 1:15



2 DP - 2 x 4 WOOD FENCE SECTION
 DP1.02 1:15



3 DP - CANOPY SECTION
 DP1.02 1:30

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Revision/Submission		
No.	Date	By
2	Nov. 09, 2010	ISSUED FOR BP REVIEW
1	Sep. 28, 2010	50% REVIEW
No.	Date	By
		Comment

Seal

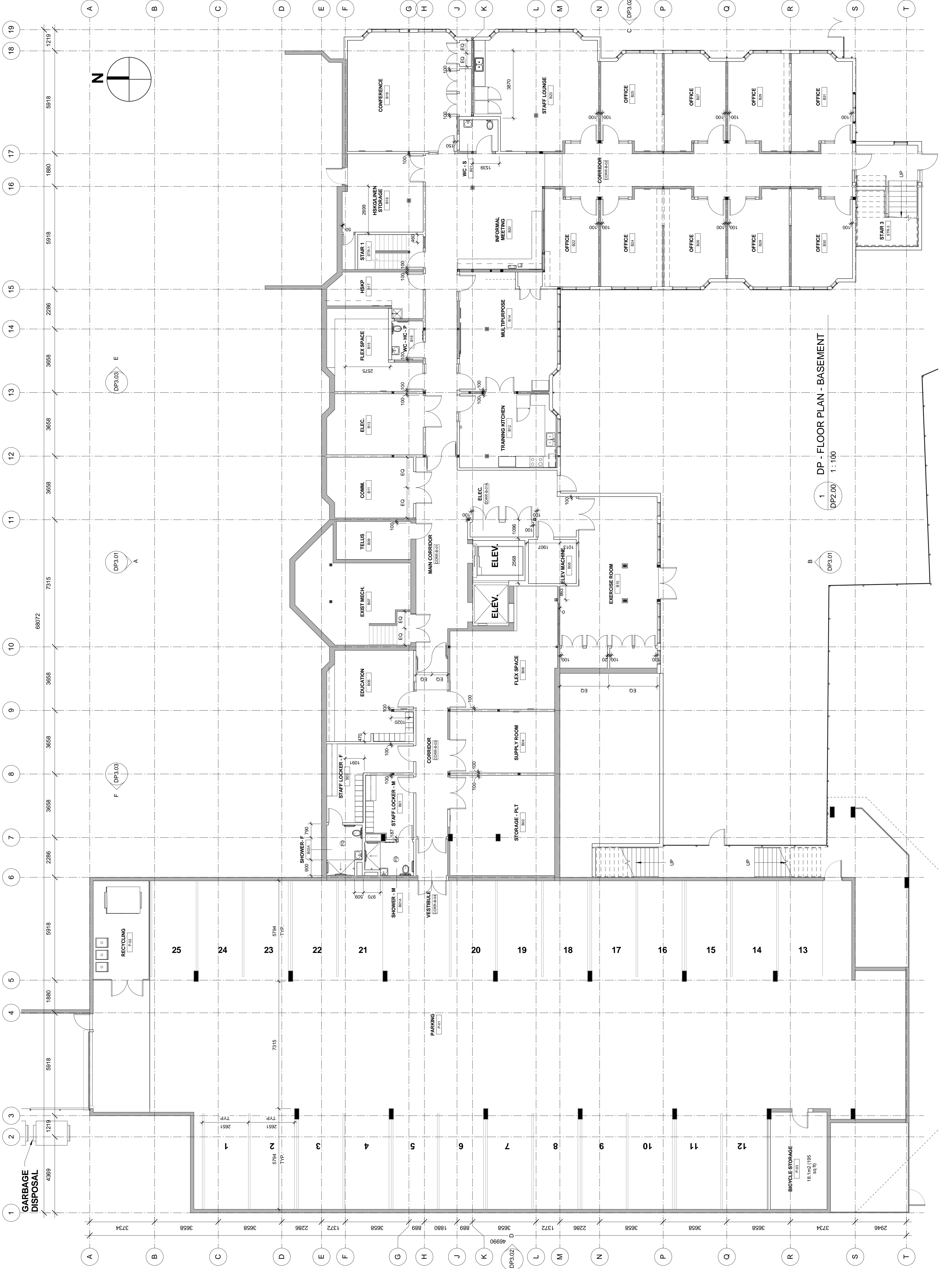


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Project Title
TERTIARY ACUTE ADULT PROGRAM (TAAP)
 13646 84 A Avenue
 Surrey, BC

Sheet Title
BASEMENT PLAN

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Drawn	Author
CHK	CHK
Checker	Checker
IBI Project Number	27863
Drawing Number	DP2.00
VCHA Project Number	REG 09 1050



1 DP - FLOOR PLAN - BASEMENT
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1	Sep. 28, 2010		50% REVIEW

Seal

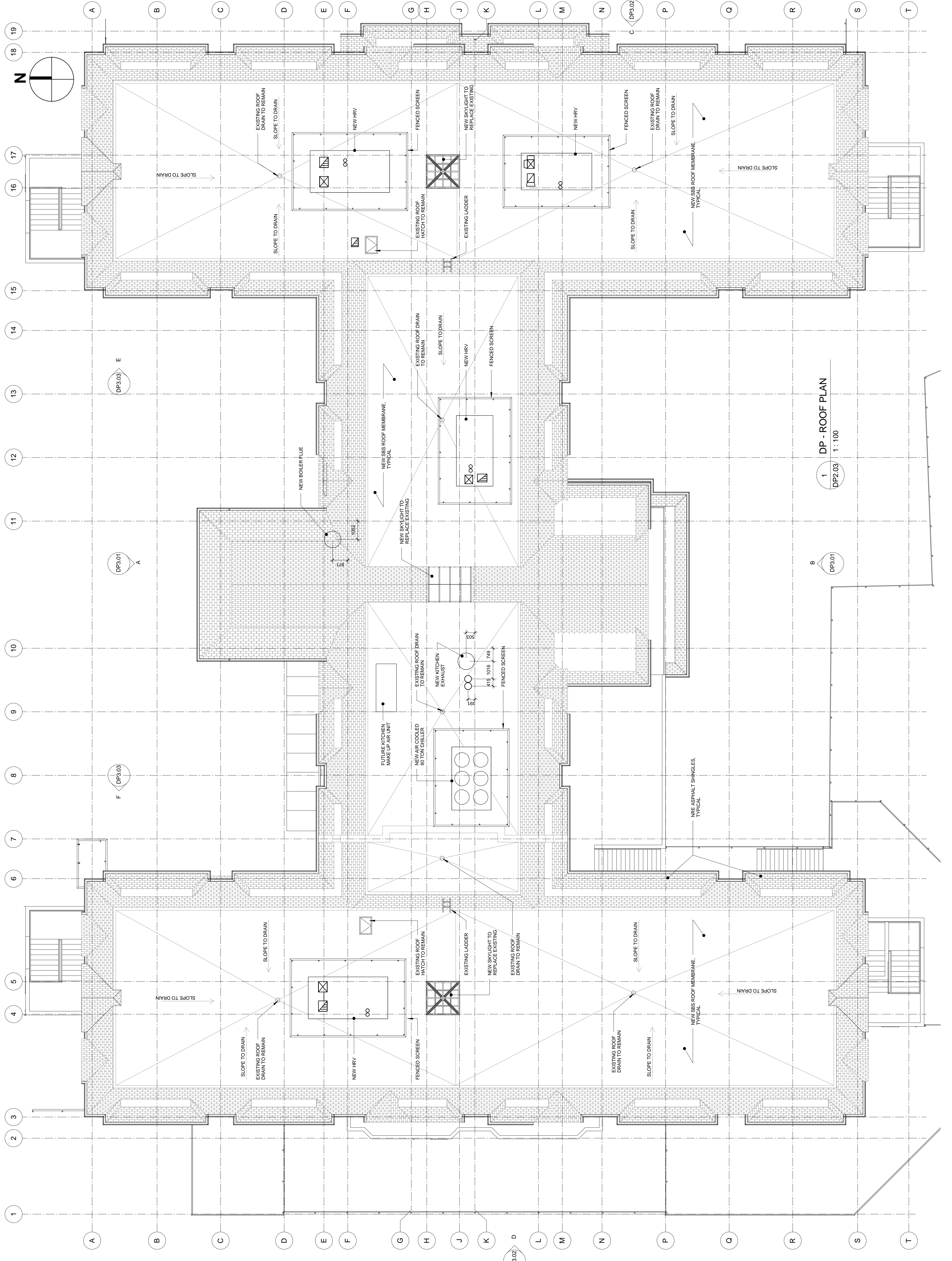


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Project Title
TERTIARY ACUTE ADULT PROGRAM (TAAP)
 13646 94 A Avenue
 Surrey, BC

Sheet Title
ROOF PLAN

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IBI Project Number	27863	Drawing Number	
VCHA Project Number	REG 09 1050		



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Revision/Submission

No.	Date	By	Comment
2	Nov. 08, 2010		ISSUED FOR RP REVIEW
1	Sep. 28, 2010		50% REVIEW

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Project Title
TERTIARY ACUTE ADULT PROGRAM (TAAP)
 13646 94 A Avenue
 Surrey, BC

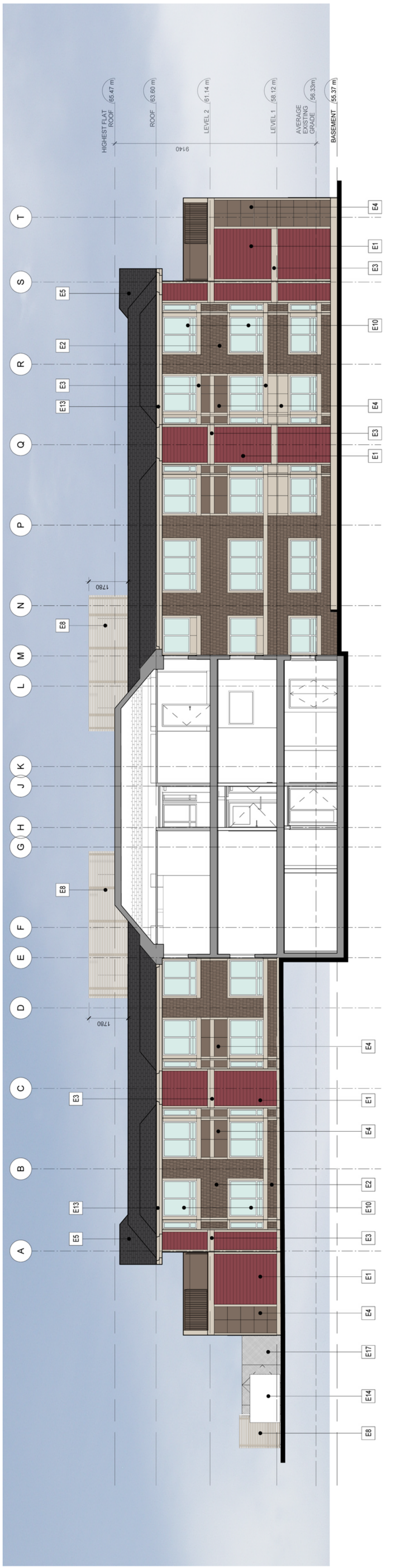
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SECTION / ELEVATION E & F

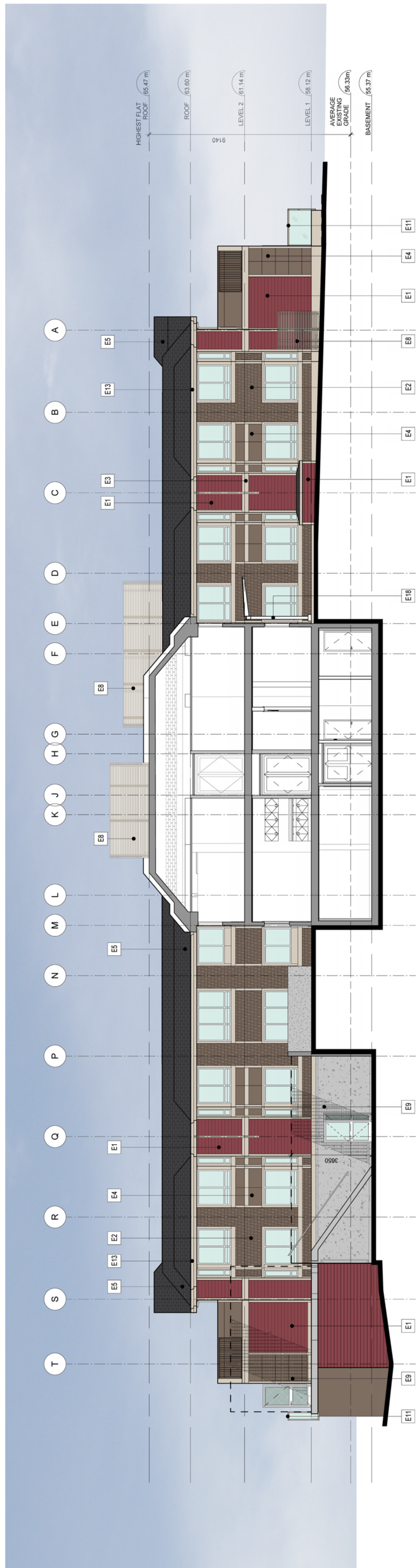
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Date	Nov. 09, 2010
Drawn	Author
Checked	CHK
Author	Author
Checked	Checker
IBI Project Number	27863
Drawing Number	DP3.03
VCHA Project Number	REG 09 1050

MATERIAL LEGEND

- E1 FIBER CEMENT BOARD SIDING
- E2 COLOR: AUTUMN RED
- E3 PAINTED GALVANIZED METAL RAIN CAP
- E4 COLOR: NEWPORT TAUPE
- E5 FIBER CEMENT BOARD TRIM
- E6 COLOR: WICKER
- E7 FIBER CEMENT BOARD PANEL
- E8 ASPHALT SHINGLES
- E9 EMERGENCY GENERATOR
- E10 CHAIN LINK FENCE
- E11 EXTERIOR GLASS CANOPY AT LOADING AREA
- E12 OVERHEAD COILING GRILLE
- E13 ALUMINUM FRAME WINDOW
- E14 ALUMINUM & GLASS GUARDRALL
- E15 WATER GAUGED GALVANIZED METAL RAIN CAP
- E16 PAINTED GALVANIZED METAL GUTTER
- E17 BC HYDRO TRANSFORMER (2200L X 2200W X 1220H)
- E18 EMERGENCY GENERATOR
- E19 CHAIN LINK FENCE
- E20 EXTERIOR GLASS CANOPY AT LOADING AREA
- E21 OVERHEAD COILING GRILLE



1 DP - SECTION / ELEVATION E
 DP3.03 1 : 100



2 DP - SECTION / ELEVATION F
 DP3.03 1 : 100

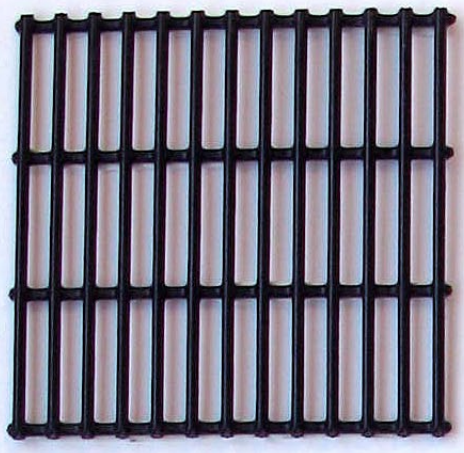


PHOENIX GLASS INC.
3320 Dundas St. E., Unit 10, Toronto, ON M9W 6L9
Semi-Clear 270 Low E³ Air
Barrier Glass with 680 Clear Interlayer
Low E coating on #2 Surface

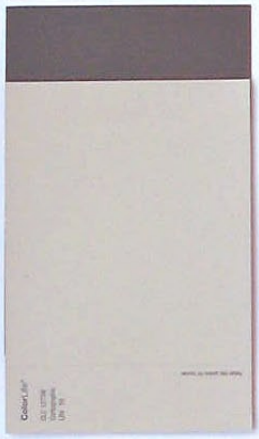
EXTERIOR GLASS



COMPOSITE DECK -
SCREENING



SECURITY FENCING



METAL DOORS & TRIM COLOURS



ALUMINUM
WINDOWS & DOORS



ASPHALT SHINGLES



FIBRE CEMENT BOARD
- HORIZONTAL SIDING

FIBRE CEMENT BOARD
- TRIM

FIBRE CEMENT BOARD
- SHINGLES

INTER-OFFICE MEMO

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

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

DATE: **November 3, 2010** PROJECT FILE: **7810-0242-00**

RE: **Engineering Requirements (Institutional)
Location: 13646 94A Ave.**

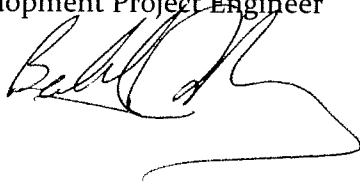
DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Construct curb letdowns at existing driveway locations to create continuous sidewalk across the site frontage

Bob Ambardar, P.Eng.
Development Project Engineer

BA



TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0242-00 TAAP Development Permit Application

Project Location: 13646 94A Avenue Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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

1. General Tree Assessment of the Subject Site

The site contains active landscape areas with planted ornamental trees in the frontage and along the east perimeter. The west and south perimeters are within an ESA that contains a predominantly red alder forest stand. One ornamental bylaw sized tree in the landscape area is proposed to be removed, and 5 to be retained. Five undersized trees will be removed to accommodate construction. While not included in the quantities noted below, 12 trees will be removed from the ESA for risk abatement purposes.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>6</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>1</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>5</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>2</u>
Number of Replacement Trees Proposed	(F)	<u>2</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>7</u>
Number of Lots Proposed in the Project	(I)	<u>n/a</u>
Average Number of Trees per Lot (H/I)		<u>n/a</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:



(Arborist)

Date:

Nov 23 10