

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7911-0035-00

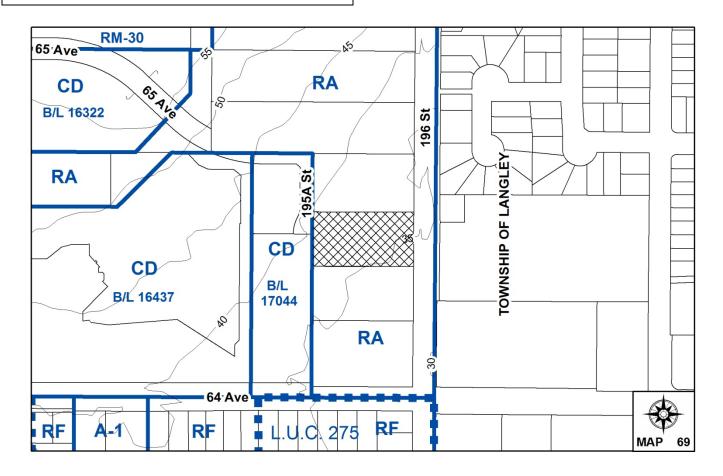
Planning Report Date: May 30, 2011

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential.
- NCP Amendment from 22-45 upa (High Density) to 30-70 upa (High Density)
- **Rezoning** from RA to CD (based on RM-70)
- Development Permit

in order to permit the development of a 4-storey apartment building containing approximately 72 units.

LOCATION:	6477 - 196 Street
OWNER:	0879753 B.C. Ltd. Inc. No. 0879753
ZONING:	RA
OCP DESIGNATION:	Urban
NCP DESIGNATION:	22-45 upa (High Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - o Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Requires amendment to the East Clayton Neighbourhood Concept Plan from 22-45 upa (High Density) to 30-70 upa (High Density).

RATIONALE OF RECOMMENDATION

• The proposed density and building form are appropriate for this part of East Clayton.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
- 3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 216 square metres (2,325 square feet) to 157 square metres (1,695 square feet).
- 5. Council authorize staff to draft Development Permit No. 7911-0035-00 generally in accordance with the attached drawings (Appendix II).
- 6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the west lot line of the subject site;
 - (h) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the south lot line of the subject site; and
 - (i) registration of a shared driveway access easement in favour of the property to the north at 6509-196 Street.

File:	7911-0035-00	Pag	e 4
7.	-	tion to amend the East Clayton NCP from 22-45 upa (High Density) ensity) when the project is considered for final adoption.)
<u>REFE</u>	RRALS		
Engin	eering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements outlined in Appendix III.	as
Schoo	l District:	Projected number of students from this development:	
		4 Elementary students at Latimer Road Elementary School 2 Secondary students at Clayton Heights Secondary School	
		(Appendix IV)	
		The applicant has advised that the dwelling units in this project a expected to be constructed and ready for occupancy by October, 2012.	re
Parks Cultu	Recreation &	The proposed pedestrian pathways should have low planting to promote visibility. All landscaping within the statutory rights-of-way should be maintained by the owner.	

SITE CHARACTERISTICS

<u>Existing Land Use:</u> A treed lot with a large single family house and accessory buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Existing single family home.	22-45 upa (High Density)	RA
East (Across 196 Street within Township of Langley):	Existing townhouse development in the Township of Langley.	N/A	N/A

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Direction	Existing Use	NCP Designation	Existing Zone	
South:	Development Application (No. 7906-0018-00) for a 4- storey senior's housing apartment building with commercial space, at Third Reading. The applicant plans to close the file and submit a new application for multiple residential use and commercial space.		RA	
West (Across 195A Street):	4-storey apartment building (No. 7909-0193-00) presently under construction, and a religious college.	30-70 upa (High Density) and Institutional	CD (By-law No. 17044)	

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is currently designated Urban in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- Amendments are required to the OCP and NCP land use designations to ensure that the development is compatible with the intended use for the site.
- The proposed OCP amendment, to re-designate the subject site to Multiple Residential, complies with the current NCP designation which anticipates the development of an apartment building at this location.
- However, the proposed density of the current apartment proposal at 70 upa exceeds the maximum 45 upa allowed under the existing NCP designation and requires an NCP amendment to a new designation to support this higher density.
- The proposed amendments will ensure that the OCP and NCP are consistent.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in East Clayton and consists of one property located at 6477 196 Street, which is approximately 0.47 hectare (1.17 acres) in size. There is currently an existing single family dwelling and accessory buildings on the site, which will be removed.
- The subject site is zoned "One-Acre Residential (RA)", and designated Urban in the Official Community Plan (OCP) and 22 45 units per acre (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).

- The site previously formed part of Development Application No. 7907-0102-00 with the parcel to the north-west at 19533 64 Avenue. This previous application proposed Comprehensive Development Zone (CD) to permit the development of two 4-storey apartment buildings containing 89 dwelling units with underground parking.
- Due to financing constraints and the downturn in market conditions, the applicant decided to proceed with only the parcel located at 19533-64 Avenue and the subject site was excluded from the application. The applicant submitted a new application (No. 7909-0193-00) which proposed rezoning to CD Zone to permit the development of one 4-storey apartment building containing 43 dwelling units. Council gave final approval to the rezoning and Development Permit No. 7909-0193-00 on June 24, 2010 and the building is currently under construction.

Current Proposal

- The current application proposes rezoning from One-Acre Residential (RA) to Comprehensive Development (CD) based on the Multiple Residential 70 (RM-70) Zone to permit the development of a 4-storey apartment building with 72 units.
- The proposed total floor area is 6,096 square metres (65,613 sq. ft.), with a floor area ratio (FAR) of 1.47 and a unit density of 173 units per hectare (70 units per acre), which is comparable to the RM-70 Zone.
- The development proposes 157 square metres (1,695 sq. ft.) of indoor amenity space on the first floor of the building. The proposed indoor amenity space is 59 square metres (630 sq. ft.) less than the required 216 square metres (2,326 sq. ft.) based on the standard 3 square metres/32 sq. ft. per dwelling unit. The applicant will be providing cash-in-lieu for the twenty (20) unit deficiency in indoor amenity space, in accordance with City Policy No. 0.48.
- The development proposes 318 square metres (3,427 sq. ft.) of outdoor amenity space, which exceeds the minimum 216 square metres (2,326 sq. ft.) based on the standard 3 square metres/32 sq. ft. per dwelling unit. The proposed outdoor amenity space is a central courtyard along the south property line, and accessible from the indoor amenity space on the first floor of the building. The outdoor amenity space will be landscaped with trees, shrubs and grass and will have bench seating, trellises and walking paths.

<u>Parking</u>

• The proposed development includes 117 parking spaces in a 2-level underground parkade, which complies with the requirements of the Surrey Zoning By-law. This will consist of 102 resident parking stalls and 15 visitor stalls. The visitor parking is separated from the residential parking by security gates.

Proposed CD By-law

• The applicant is proposing a CD Zone, as the proposed FAR of 1.47 exceeds the maximum FAR of 1.21 for a project site less than 1 hectare (2.5 acres) in area, based on the sliding density provision of the RM-70 Zone.

- The proposed CD Zone is based on the Multiple Residential 70 Zone (RM-70) with modifications to the floor area ratio (FAR), lot coverage, building setbacks, building height and subdivision requirements. The permitted uses will be multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres. All other aspects of the proposed CD By-law meet the requirements of the RM-70 Zone.
- The table below shows a comparison between the proposed CD Zone and the RM-70 Zone.

Zone	RM-70 based on 1 hectare site	RM-70 based on 0.415 hectare site	Proposed CD By-law
FAR	1.50	1.21	1.47
Lot Coverage	33%	33%	38%
Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	North: 9 m (30 ft.) South: 6.8 m (22 ft.) to the building face and 5.8 m (19 ft.) to the balcony East: 11 m (36 ft.) to the building face West: 6.5 m (21 ft.) to the building face and 4.5 m (15 ft.) to the columns
Building Height	50 m (164 ft.)	50 m (164 ft.)	16 m (52 ft.)
Subdivision	2,000 sq. m (0.5 ac) & 30 m (100 ft.) width & depth	2,000 sq. m (0.5 ac) & 30 m width & depth	4,100 sq. m (1 ac) & 50 m (164 ft.) and 75 m (246 ft.) width & depth

- The reduced setback along the west (195A Street) achieves a pedestrian-friendly streetscape, one of the objectives identified in the NCP.
- The reduced setback along the south lot line provides for better visual monitoring of the pedestrian pathway linking 195A Street to 196 Street, and therefore increasing safety through natural surveillance of the pedestrian linkage.
- The amended minimum lot size requirement is to facilitate the proposed lot dimensions.

Tree Replacement and Preservation

- The Arborist Report, prepared by Arbortech Consulting ltd. and dated April 19, 2011, identified 34 trees on the site, of which five (5) are by-law sized trees (3 Bigleaf Maples, 1 Cherry and 1 Lombardy Poplar). All the trees are proposed to be removed due to their condition.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Bigleaf maple	3	0	3
Cherry	1	0	1
Lombardy Poplar	1	0	1
Cottonwood and Alder stand	29	0	29
TOTAL	34	0	34

• Based on these numbers, 12 replacement trees are required at a 2:1 ratio, and 29 replacement trees are required at a 1:1 ratio for cottonwood and alder trees. The applicant is proposing a total of 41 replacement trees, as required under the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on March 11, 2011 and staff received one letter and two phones call from two (2) residents. One resident was in favour of the development, and the other resident expressed the following concerns.

• The resident was concerned with the proposed density and massing of the building.

(The applicant is proposing 70 units per acre which is similar in density to the 4storey apartment building currently under construction to the northwest of the site at 19530-65 Avenue. The density allows the applicant to provide a mixture of units to increase the affordability of the development.

The east half of the building will be stepped in order to conform to the existing grade, therefore minimizing the height and mass of the building along 196 Street. The building is also set back a minimum of 9 metres (30 feet) from the north property line. This setback area will be landscaped with a laurel hedge and a 1.8-metre (6 ft.) high wooden fence to minimize the impacts of the development on the adjacent property to the north.)

• The resident was concerned with the location of the parkade ramp and the shared driveway access agreement in favour of the property to the north.

(The location of the underground parkade access ramp along the north property line is to facilitate a future shared driveway access for the subject site and the adjacent property to the north (6509 – 196 Street). A shared driveway access will facilitate better traffic movement in the area and increase the area for landscaping rather than paved surfaces. The applicant is required to register a shared driveway access easement in favour of the property to the north as part of the application.)

• The resident was concerned about the impacts to existing trees on the site and on the adjacent property to the north.

(The applicant has submitted an Arborist Report which recommended the removal of all 34 trees identified on the site due to their poor condition. The applicant will be required to obtain a tree cutting permit for tree removal and will need to erect barriers to protect trees on neighbouring properties, if necessary. 41 trees will be planted to replace the trees to be removed. The Arborist Report did not identify any shared trees with the adjacent property to the north.) • The resident had concerns regarding water run-off and construction impacts on his property.

(The applicant will be providing an underground storm water tank as part of the project to contain all storm-water runoff from the property. 195A Street will have catch basins to divert water into the City storm sewers. During construction, silt and storm water management systems will be in place to prevent run-off due to construction onto adjacent sites.

The underground parkade ramp entrance will be installed with the construction of the underground parking structure. Due to the tight setback along the north property line, the applicant is proposing shotcrete retention of the excavation, and pouring concrete directly against the shotcrete retaining walls. The applicant will retain a geotechnical engineer to address soil retention and bearing issues and to ensure that the excavation will not weaken load bearing capacities of the soil on all adjacent sites including 6509 - 196 Street.)

• In keeping with City of Surrey standard practice, a pre-notification letter was also sent to The Township of Langley on March 29, 2011. In response, the Planning and Development Department received confirmation that the Township has no objections to the proposed development, but requests that adjacent residents in the Township be notified of any public hearing or information meeting to provide them an opportunity to comment.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed development is a neo-colonial style 4-storey apartment building containing 72 dwelling units, with seven (7) bachelor units, 23 one-bedroom, 24 two-bedroom and 8 three-bedroom units. The units range in size from 44 square metres (469 sq. ft.) to 99 square metres (1,070 sq. ft.).
- The building's main entry is oriented to 195A Street beside the underground parkade entrance. An entry portico frames the front entrance of the lobby area and is connected to the parkade ramp with a pedestrian pathway and landscaped area with bench seating.
- The primary building materials and colours include vinyl siding in grey and tan with extensive use of red brick. The detailing, including wood fascia, door and window trim, balcony and base trim, and pilasters are painted white, and black metal fence railings for the balconies. Window details include a wrought iron type metal plant box sill. The roof will be clad in black asphalt shingles.

- Due to the grading of the site, the building is stepped to ensure that a 4-storey height is maintained along 196 Street, so as to minimize the massing of the building from the street. There is extensive use of gabled roofs to increase the roof articulation for the building.
- Of the 117 underground parking spaces provided, 102 are residential spaces, of which 25 are small car spaces and one (1) parking space is reserved for persons with disabilities. Of the 15 visitor parking spaces provided, five (5) are small cars.
- The proposed signage consists of the building name in black metal lettering on the entry portico of the front lobby entrance.

Vehicular Access

- Vehicular access to the building's underground parking entrance will be provided from 195A Street and defined with decorative paving and a small patio area with bench seating. Along the south side of the underground parkade ramp, a black metal fence railing will be installed to ensure the safety of residents and the public.
- Access to the underground parkade will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates.
- The applicant is required to register a shared driveway access easement in favour of the property to the north at 6509 196 Street. Vehicular access for any future development on the adjacent site to the north will be required to use the driveway and underground parkade ramp to access the future underground parkade on the subject site. The shared driveway will reduce the amount of impervious surfaces in the area and lessen the number of driveways along 195A Street for traffic and safety purposes.

Landscaping and Outdoor Amenity Space

- The proposed landscaping on the site will incorporate a mixture of evergreen, perennial and deciduous shrubs and trees for seasonal colour and year-round interest. The trees planted along the south side of the building will help shield the building from southern sun exposure.
- Each unit has access to either a patio or balcony, thus providing private outdoor space for resident use. Main floor units will have direct access to outdoor patio space, thus helping to engage the building with the public realm and provide natural surveillance for pedestrian pathways. For the dwelling units fronting 195A Street, a 1.2-metre (4 ft.) high decorative metal fence will be installed for the privacy of the residents.
- The applicant is providing a 7.1-metre (23 ft.) wide landscape buffer along 196 Street as identified in the East Clayton NCP, as an addition to the green infrastructure network of the City. The landscape buffer will be bermed and planted with a variety of native species of evergreen, perennial and deciduous trees and shrubs. A private pathway along the landscape buffer will be provided to allow residents to access the pedestrian pathway to the south and 196 Street.

- The applicant will be providing a 4.0-metre (13 ft.) wide statutory right-of-way for a pedestrian walkway along the south property line. The walkway will consist of a 2.0-metre (6.6 ft.) wide concrete sidewalk and 1.0-metre (3.3 ft.) grassed area on either side of the sidewalk. Additional trees and shrubs will be planted along the northern edge of the right-of-way to separate the private residences from the public walkway. The statutory right-of-way will be maintained by the future strata council.
- A 1.5-metre (5 ft.) wide landscape buffer with trees, laurel hedging and a 1.8-metre (6 ft.) high wooden fence will be installed along the north property line beside the underground parkade entrance to ensure the privacy of the adjacent property to the north. There is also an additional open area along the north property line that will be landscaped with trees, shrubs and grass, and contains a pathway connecting to the pedestrian pathway to the south.
- There is an onsite underground stormwater detention tank proposed along the southern boundary of the site. The tank will be lowered a minimum of 1.5 metres (6 ft.) to provide sufficient soil depth so that mature trees can be planted in the area.
- The hydro kiosk located in the southeast corner of the site along 196 Street and in the landscape buffer, will be wrapped with a decorative image in keeping with the character of the development and surrounding neighbourhood.

Indoor and Outdoor Amenity Space

- The development proposes 157 square metres (1,695 sq. ft.) of indoor amenity space on the first floor of the building. The indoor amenity area consists of a television lounge area, fireplace, kitchen and washroom facilities and a games room. The indoor amenity area opens up onto a large patio and is connected by a pathway to the rest of the outdoor amenity area.
- The development proposes 318 square metres (3,427 sq. ft.) of outdoor amenity space with two large patios with decorative paving, bench seating, trellises and walking paths linking up with the pedestrian walkway along the south property line. The outdoor amenity space will be landscaped with a variety of trees, shrubs and grass.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 28, 2011

The majority of the ADP recommendations have been addressed, except for some minor architectural and landscape revisions, which the applicant has agreed to complete, prior to consideration of final approval of the Development Permit.

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 and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Redesignation Map
Appendix IV	Proposed CD Pry Jary

Appendix IX. Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

LC/kms

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Information for City Clerk

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

1.	(a) Agent:	Name:	Maciej Dembek, Barnett Dembek Architects Inc.
		Address:	Suite 135, 7536 - 130 Street
			Surrey, BC, V ₃ W 1H8
		Tel:	(604)597-7100

2. Properties involved in the Application

(a)	Civic Address:	6477 - 196 Street
(b)	Civic Address: Owner:	6477 - 196 Street 0879753 B.C. Ltd., Inc. No. 0879753 <u>Director Information:</u> Mr. James Billingsley
		No Officer Information Filed
	PID:	005-998-590 Lot 35 Section 15 Township 8 New Westminster District Plan 41137

- 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.
 - (c) Proceed with Public Notification for Development Variance Permit No. 7911-0035-00.

Proposed Zoning: CD based on RM-70

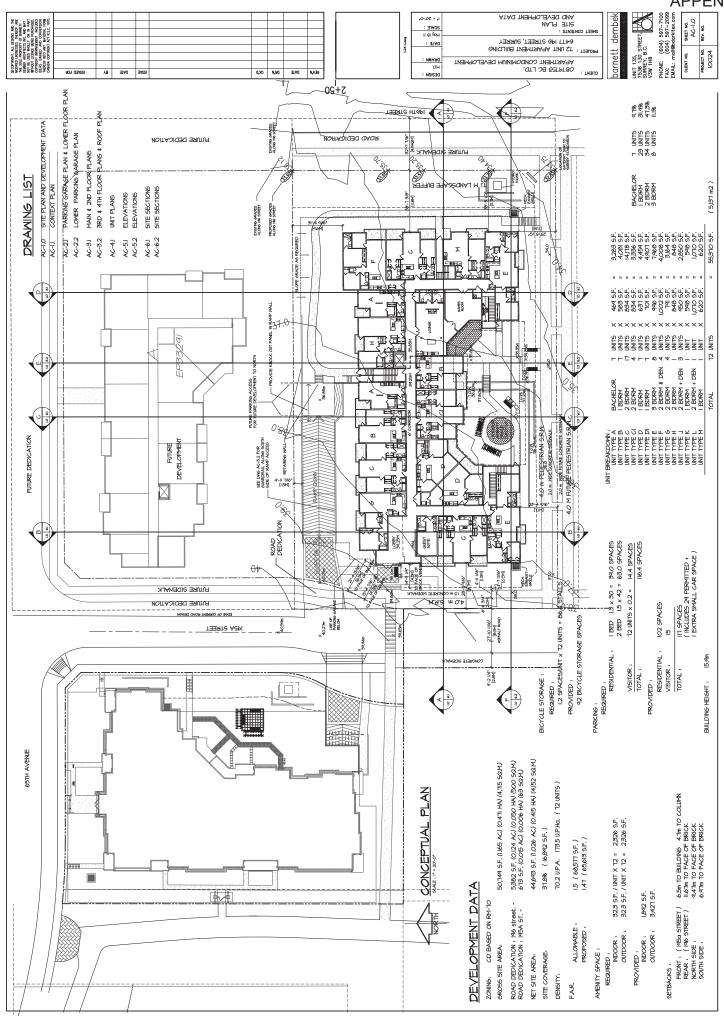
Required Development Data	Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,715 m ²
Road Widening area		563 m ²
Undevelopable area		
Net Total		4,152 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		38%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (West)	7.5 m	6.5 m to building face / 4.5 m to columns
Front (East)	7.5 m	11.0 m
Side #1 (N)	7.5 m	9.0 m
Side #2 (S)	7.5 m	6.8 m to building face / 5.8 m to balcony
BUILDING HEIGHT (in metres/storeys)		
Principal		16 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		7
One Bed		23
Two Bedroom		34
Three Bedroom +		8
Total		72
FLOOR AREA: Residential	6,371 m ²	6,096 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA * If the development site consists of more the	6,371 m ²	6,096 m ²

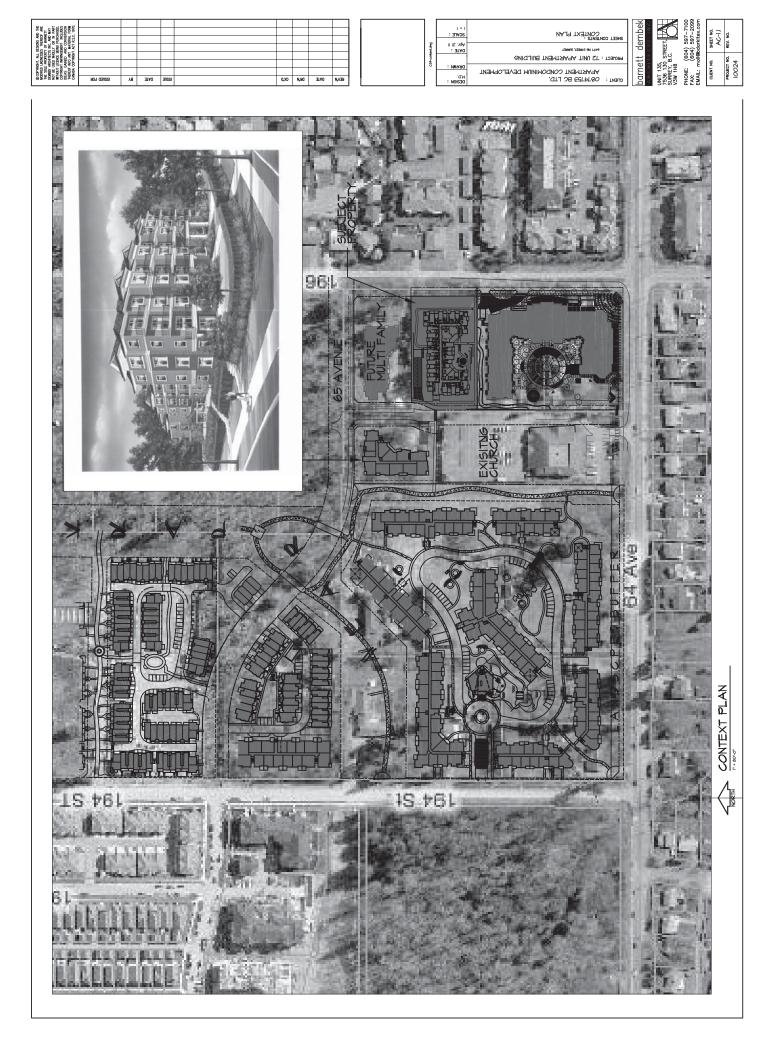
* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

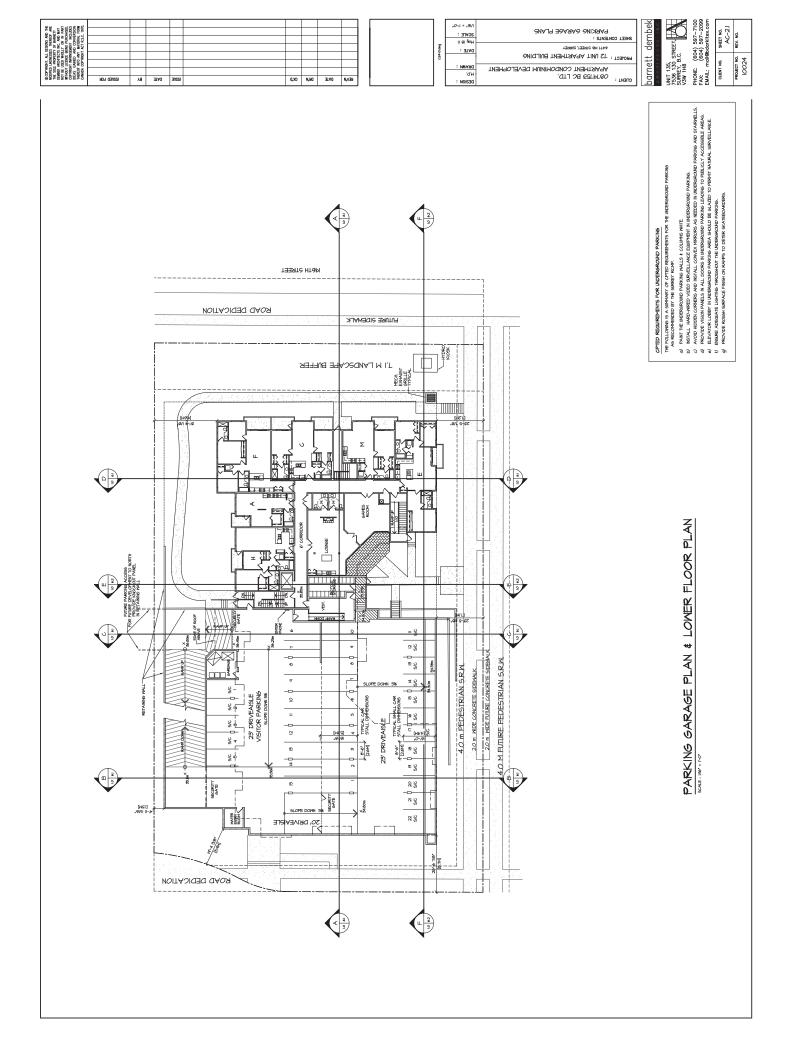
Required Development Data	Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	174 uph / 70 upa	174 uph / 70 upa
FAR (gross)		
FAR (net)	1.50	1.47
AMENITY SPACE (area in square metres)		
Indoor	216 m ²	157 m ²
Outdoor	216 m ²	318 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		39
2-Bed		51
3-Bed		12
Residential Visitors		15
Institutional		
Total Number of Parking Spaces		117
Number of disabled stalls		1
Number of small cars		30
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

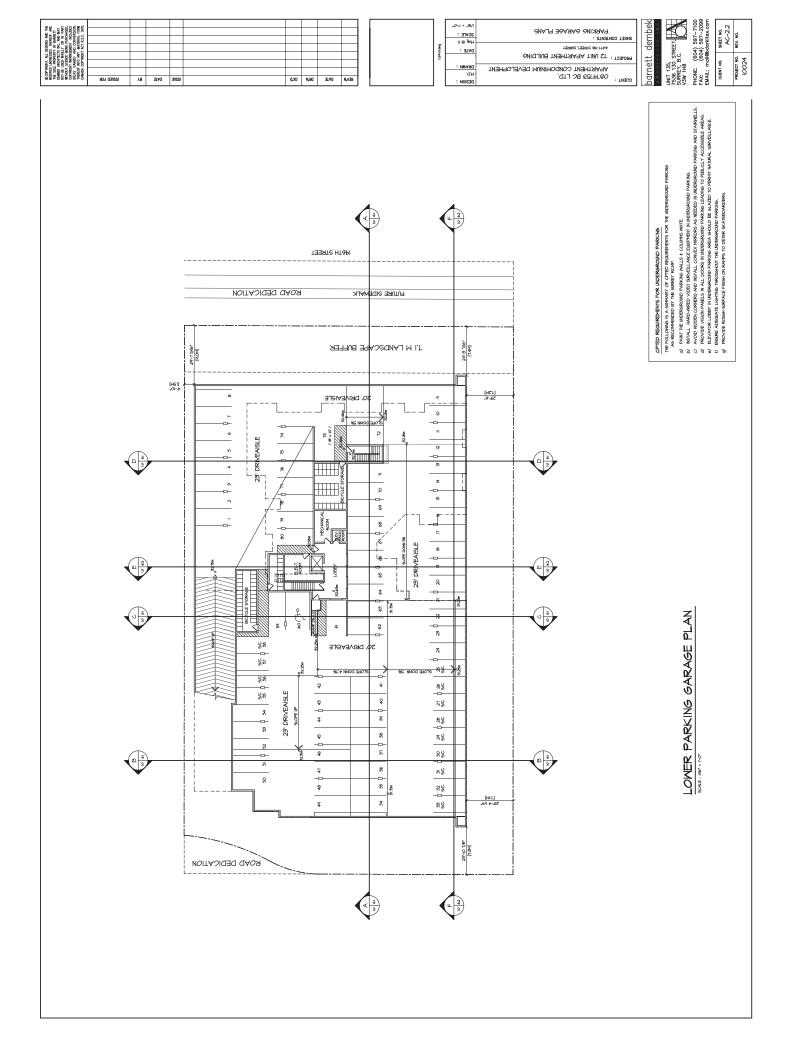
Heritage Site	NO	Tree Survey Provided	YES

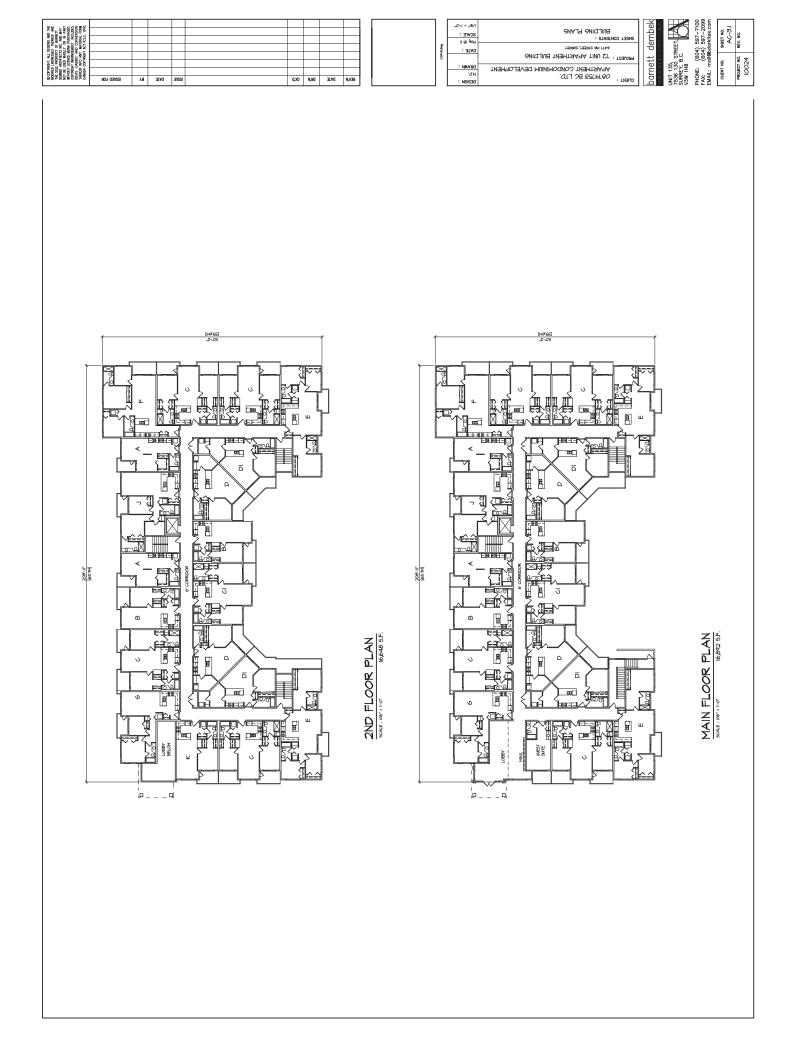
APPENDIX II

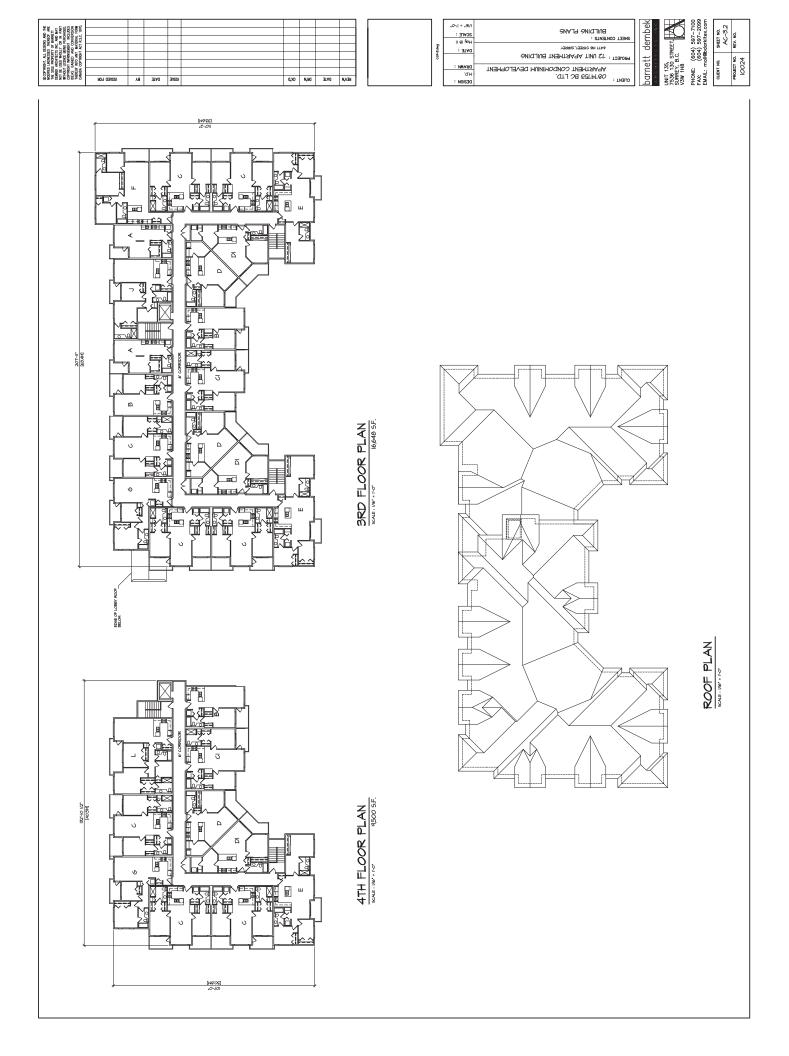


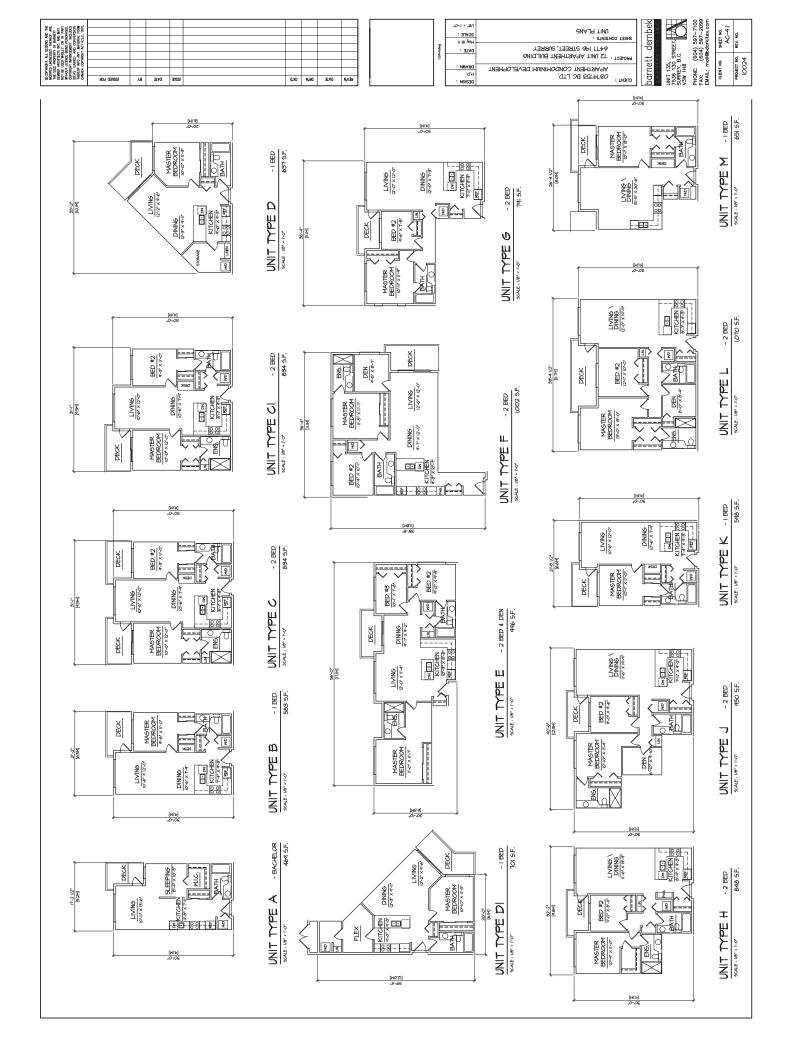


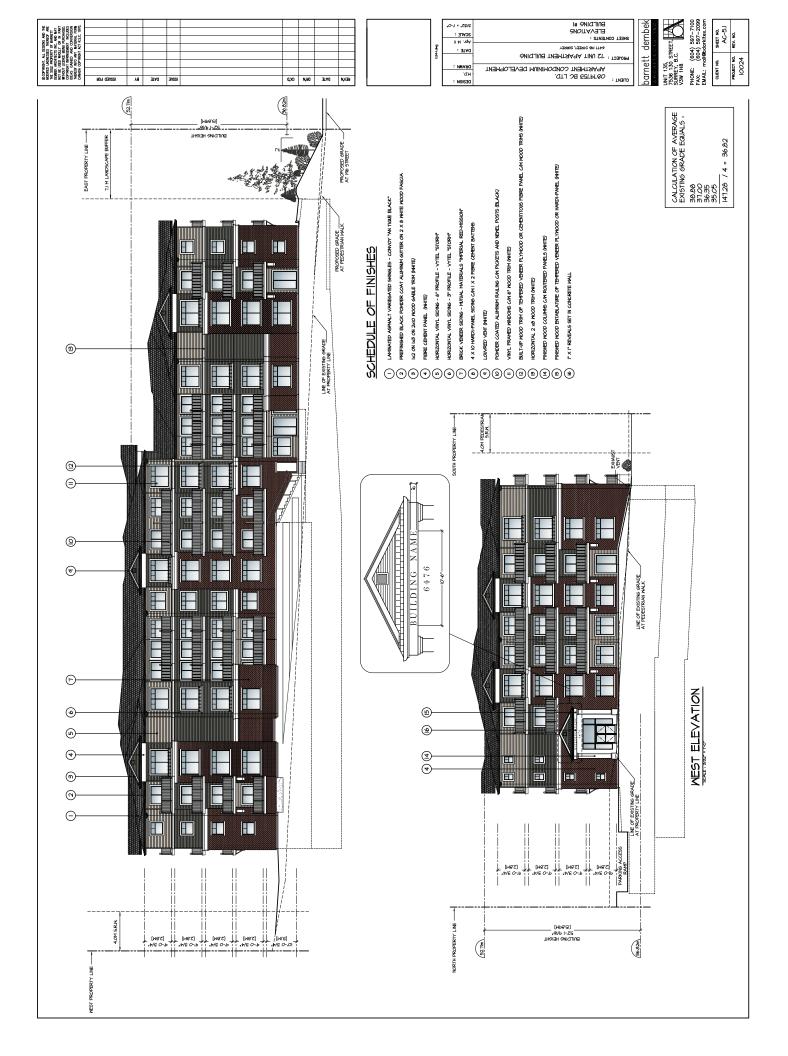


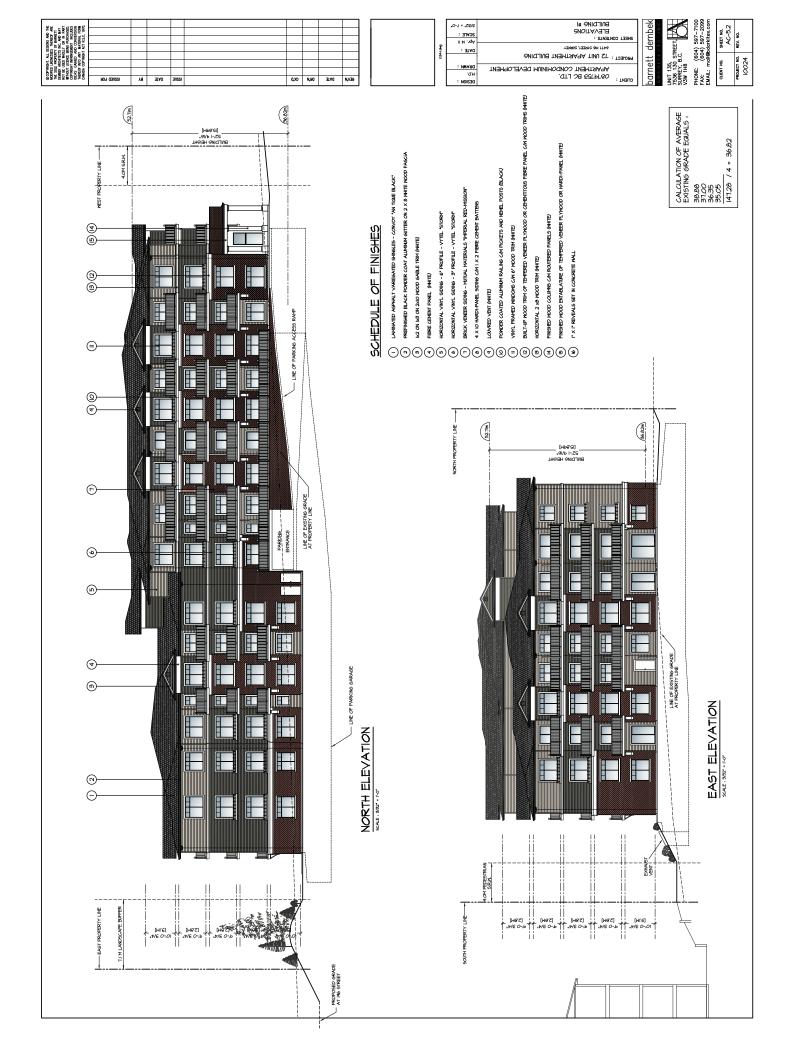


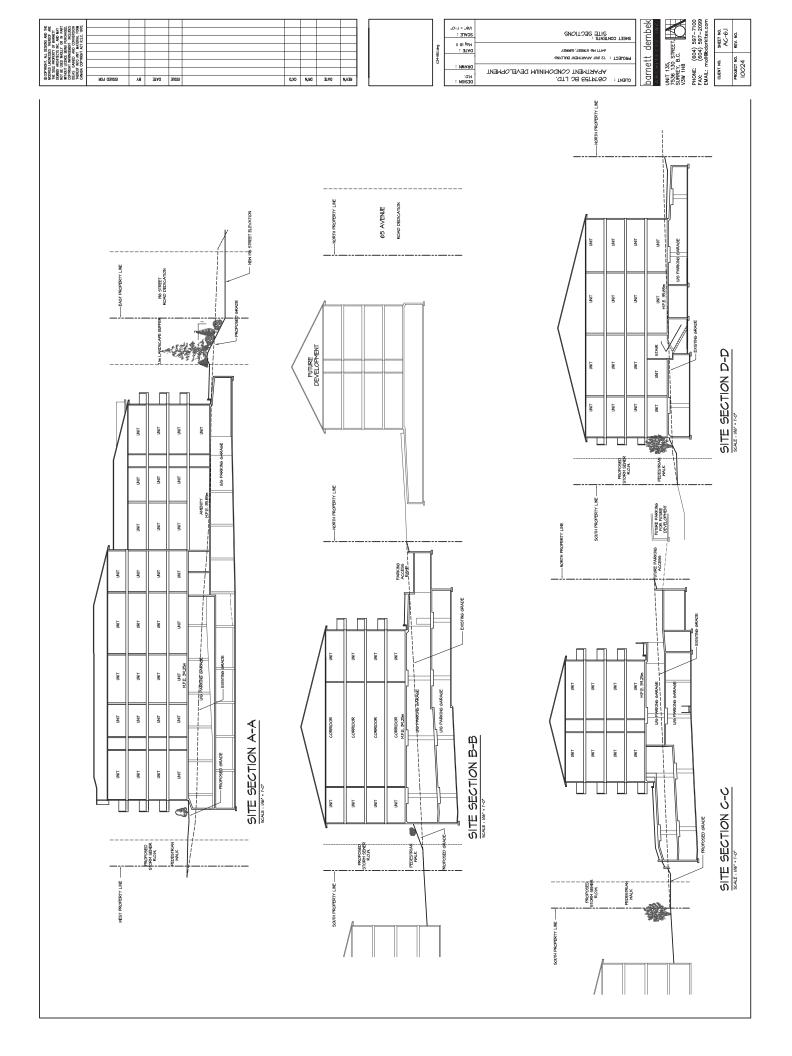


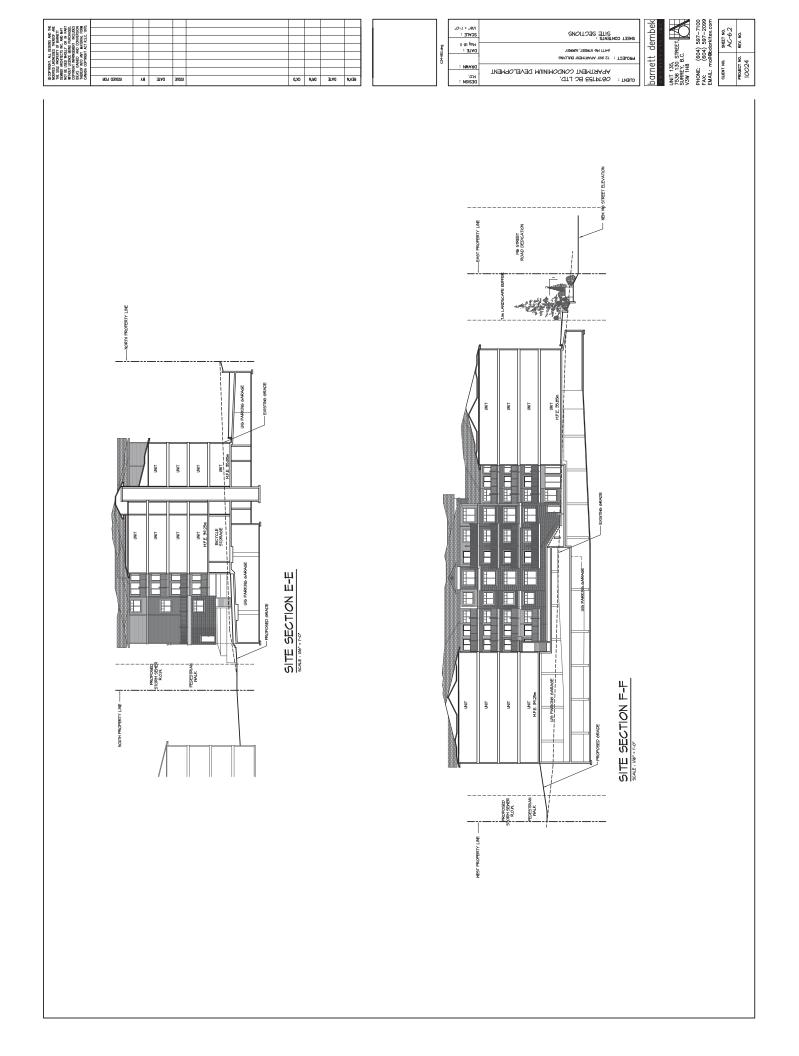


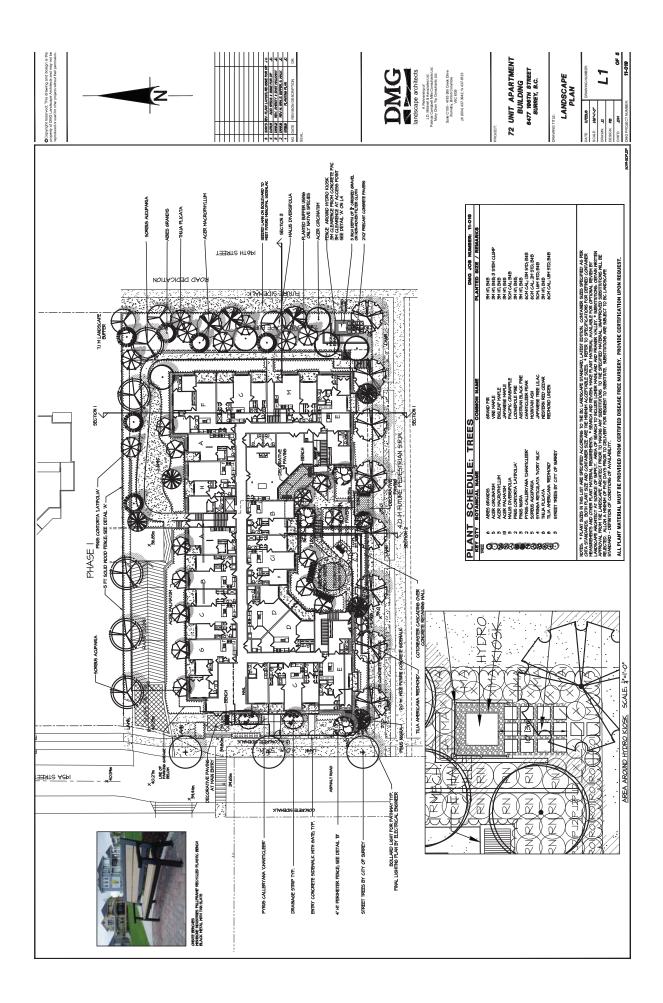


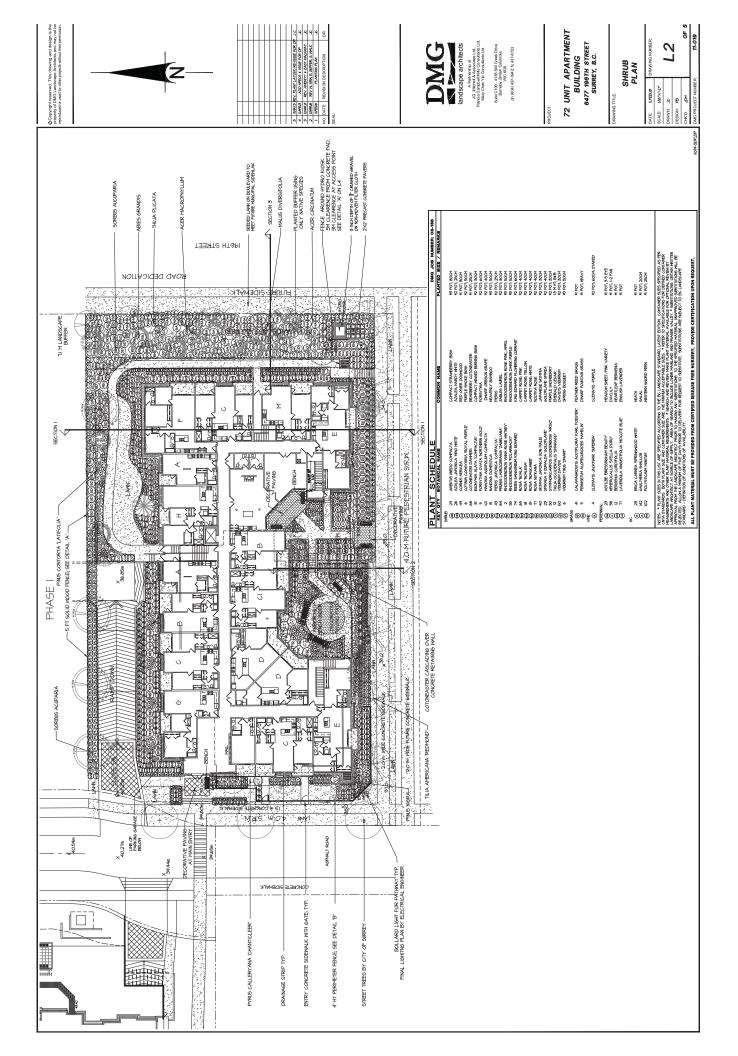


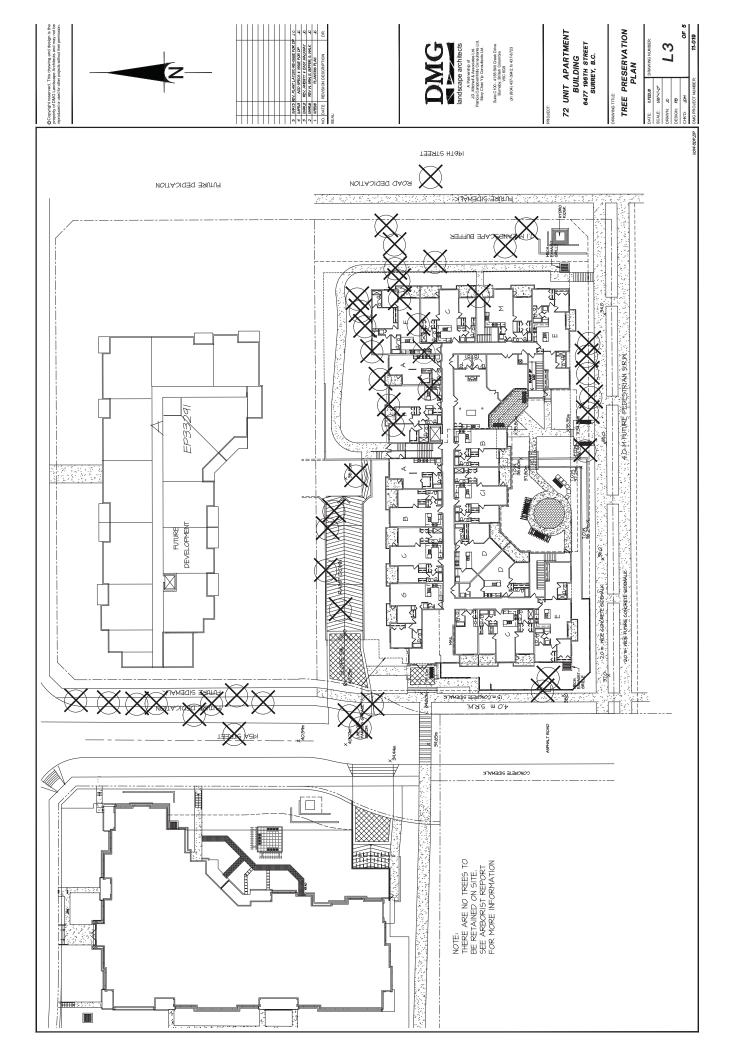


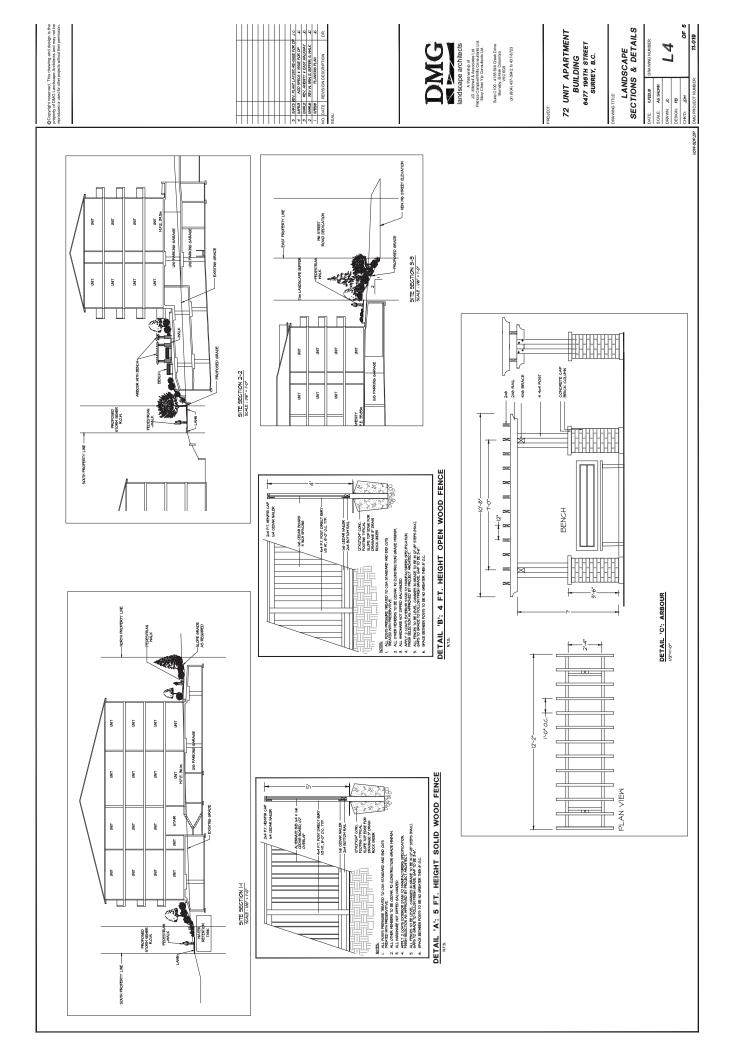












 					
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	unless superseded by other Contract Documents.	 A physical barrier and the installed in defined is dearing barrainer. Refer 16 physical barrier edstal. If detail not provided, couply with local analysis inverses. 	. AZ Territater: AZ Mar 109 davizet AZ Gostal Methower Mar. Menen specified, apply 151 bar/azuel 154. do grass need A. Marier:	3.3. Where its owner is represented to plant materials or provide adoption takendows, the plant replacement science may as example we. The Landscape Architect shall deform anternasive and has been statisticative using the full character statistication. The required anternasis tradects in antimum of Lend Thran Arbona. The Landsman Hardmanner Marinesson.	
	art. 1771 propered by the B.C. Sockry of Lassicase Architects and the B.C. Landscape & Aurore y association, jamity, All work and materials phali meet the B.C. Landscape Standard unleas urgeneeded by This apporticulation are a directed by Landscape Architect unly		ALL 10 the fire of Teoder provide a complete chart of all components of the mic proposed including mulcic, tooline, under etc. Stoped alter require tacilities, AL2. Feetilise:	3.6 The Landscape Controller is respectible to replace any plant material or report any control the induced in the Contract that is desayed or solver will the issuance of the Contract or Complexion.	
	PECHLATINES & STANDARD DETALS, DEC. 1994 proposed by the Consulting Engineers of British Columbia, Roodbalders and Henry Construction cipal Engineers Diminia	. A Do not statubile coll, construction materials, or externated autorities within regestation releasion		.3.1 Detailing from the specifications any require activities of the Marrary Period as determined by the Landscape Architect.	
 An and a stand a	052.040 0406.01066 STSTEM, MARCOI 1997). Prepared by the Insigation Industry Association of Berlich Columbia.	5 De net part, facilier services vehicles within restation areas.	3 Accurately measure the quantilist of each of the materials to be charged into the task offers of by assis or by a commonly accurate profers of mass-calibrated volume measurements. The materials statility added to the task while it is based ling with write: a in the following transmess statement.	us instruction Landscare on Structures Verify that drainess and protection materials completely installed and acceptable before beginning werk. Contact Landscape Architect for Instructions if not in place.	
	AND DIXANEERING SPECIFICATIONS WHERE NOTED.	a because and the second s	After charging, add no veter ar other addring to the nintree. Do not leave starry in the Leak for some then four (4) hours.	2 Coordinate werk with construction of planters and planter drainage.	
	ter and the second s		1. Distribute durry undersity even the surface at the area to be hydrosecold. Blood application into previous applications and existing grass areas to item uniform surfaces.	 Vering many parties which are provided and positive withings to freed which is provided any or and freed or part. Duration does not all thermaly reflective time provided in a prime data for the duration of the du	
	near an annual start way way are an			 First definition of a minimum destinant of the strengt st 	
	cright to test or re-lest materials. Contractor responsible to pay for testing if materials do not most specification.	Fied Arbertst using the "Guide for Plant Agera and of the sectors and other will be the sec	intervisis where germholised had finded areas from damage with impounds whree froms consider with signape unit grass area is there over by the Owner. Water in sufficient quantities to ensure deep predictivity and air frequent intervision maintain signawa growth until grass is there over by the Queer's	5 Cover drain rock for alternate about drain?? specified on draining drainal with Filter fabric topping 6" (Shami) at all object. Obtain approval of drainage system prior to	
		ter an at the former in the second se	responsibility to supply unlier it no estite cast to the Carbonit.		
	achs differing from that contained in the contract documents must be pre-approved by the Landscope Architect.		3. Accelerates at the sample of the S - Areasy representant of an appointed prior species for responsability of the Landscape Contraction. In: 9 Million and P - Areasy	 First an even loger in 15 - Some carry varies people area toor market. Plana market in Automatic Automatics (Automatics Automatics Automatics Automatics Automatics Automatics) (Sec. and Allow and A Allow and Allow and Allow Allow and Allow and Allow Allow and Allow and Allo Allow and Allow and Allow	
	st of product tample er manufacturer's product description.		any are unsurant constant, area metric fire contains seare with a reast are by the uses. Area needed in the accepted in spring de manu area rear of press states, provided that the above coefficies for acceptance are fulfilled.	— току унивается и крупп укатор и актор и закат за воле и и наказ катор и понита, кого и и наказ у наказ и раз неуки и раз и у кака у к Кака у кака у к Кака у кака у к	
	The Landscape Architect's Contract with the Onner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe	 (2) (BUGS (1) Construction of the constr	34 LAWN ARAS- SODOMG	11. SCTLAR ROMENT MAINTEMAN'S Franking a second a site for the section	
	stary in mee opmon to contron constructes to me plans and spectraments, control wares representatione to arrange ser pay experiment or a A the days after. Educardian schedule may include but hell be likely to he following:	suitable plaring potents for asternal indexted on the planing plat. Shape usagedes to eliminate free standing under and confron to the side grading and drainage plat.	Elements. Treak all areas defined as lare areas on the landscape plan between all property lines of the project including all buckeneds to opper of reack and lands.	1 Interin The Inter of "setablishment" mainteance is to provide sufficient care to needy institled plant national for a relatively short period of these to essure an increase	
	mg, uodera universi mar su any site estrutosing, a metrog uni me garene contractur ta reveu mee presentations (sevel parent presentation). Mit	2 On slopes in excess of 31 theory subgrade acress slope to 150ms (k1) minutes at 15m 15 ft.) intervals minutes.	 Strawby Medium: Compary with Section 2.2.1. Strawing Medium. Prior to society, request an inspection of the Sinibal grade, and depth and conditions of grading section by the Landacipe Architect. 	the long from motions of the plantes, the opycline is the adoption of plants to a new use in order to obtain the energe effect from the plantay white reducing the crite of Plante and unrestation vertice and with ingreport estimations. Estimations of maintenance produces apply to all nue and retrieved supplicities including cultivated	
	us, concerning community the acceptability of the subgrade and general title conditions in the Landscope Contraction. Funders yet a result of the subgrade and general title conditions in the Landscope Contraction. Provide growing medium test results	actian during the constructio	3 Tase of Socking: Sock from April 36 to October 56. Excludes any be achieved an concurrence of the Landacape Architect.	rurg ass area eau men mea an sarvas. 9 Michaeseas Baucias Baucias a cisterantes da Prancisso da Prancisso falturios esterantes consistinas.	
	its. To observe astirctista and unclassibile as secretary through the courte of the uncl. Annual of Officeral aspects of the uncl. any to deal with on the section include Stie Level. Provid Profess. Goving Molan - analy, contra Entit or observe and Deviness Matrixits. Levels or Dess areas	A. Eliminate strateling under from all finished grades. Provids a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed	A Sed Supply: Cardient to all conditions of B.C. Landscape Stredend, Section 4, B.C. Standard for Turfgrass Sock	 Biglinge Streducts and Leaduring. B.C. Landscand Streduct Lifest further for Science Sci. B.C. Participa Cartrix Act. 	
	includes assistances with suppliers, survery inspections, pant stars, quality, quantity, ganting practice and layest, ince support, Much inspatse Site formittee and alter elements of the site development shows the Landscare Architect in the deviated provider and see Pedenthan Pants	maximum and minimum gradients defined by the B.C. Landscope Standard.	5 Specified Unityrees by area Refer to Table 2 below.	 Site Stretcore in addition to the intercention and final records of the configuration and at the contractive control three chiefer other 	
	vals and stake, Unit Poring. remove Breiev of all veriv accounts of all relativitiese distributes data remove hear of Andreev liet, and reconnectations for constations	d grade, amonth and frees of sags or high points. Holman slope 2%, assimant side slopes 11%. Assure positive drainage to o		refers during the 12 mostly attended by the Cantractor and a designated representative of the Owner. Maintain a logbook and reporting presenters and solumit to the designation representation and solumit to the designation representation and solution of the designation of the	
	spectrum upon the deciration of Santantia Performance, a recommendation for the issuence of the Certificate of Completion will be made to the Payment the contract.	A Stope nut to exceed the following maximum: Stopp Grass 31, Lower 4.3, Landrupe plantings 31.	Daakity Grade No. 1 Premium	5 Schedding, Preserve a cabridication mility and salored to designable reconstraintial and static second and predomination during 5 Schedding, Preserve a cabridition of anticipation and salored to designable reconstraintial and static second and predomination during second second s second second secon	
	i Prior to The compiellan of the Mathaci period, check for compietion of deficiencies. Once completed a Schedule T' will be lared where required. Prior to the completion of the versatir period (u.)-11 months after issuance of the Contribution of Completional period and reasort	 Finished sulf-sulf-deretives at building to comply with sum/opal requirements. 	No. 2 Standard	the growing season between flacts for and Kinember 3011, however riskits at other lines of the year may be required.	
	uratij regisceneni.	.4 Internet tandoutege Architect: of comparison of Tanada grades prace Tep Schoolman of a seed, and, parallel or duals.		Maintearce Levels Camply with 8. C Landscape Statebord, Section 19, Table 3, Maintearce Level: "Medua".	
	adim relation of the second processing of the schedule of the terrate of the format factories. The second rest		Т	2. Notexids: Compty with Part Two of this specification. 2.1. FeetRisters: To the requirements of the SLC Londscope Standard: Formulations and ration an required by soil healing.	
	mentioned in the subgroup of the Landscape Contraction of the subgroup of the subgroup of the responsibility of the Landscape Contractor.	dans. Note: Catch basins shown on		 Plant Monoid Craditionerth 	
	emiliendence shall be performed by personnel shilled in landscape contracting. In sold the, all personnel applying herbicides and/or pecholes shall hald a day the association and/or pecholes shall hald a	lians for connections and other drainage work which may not be located on drawin		All Wetering harmy the first growing sease, write new plants at least every test (1) days and set is set any 50, and every least 10 days between August bit and Section Statements at least levery least set and 30 days are new provided and any 31 and 30 days are new plants at least levery least levery least levery 31 and 30 days are new plants at least levery levery least levery 32 days are not set any 31 and 30 days are not set and 32 days are the per application. Days the second growing second, where we plants at least levery least levery 32 days are not set any 31 and 30 days are not set and 32	
	aution to horizonta events and the conditions before bidding and before start of work.	responsible for damage caused.		are seen even super int are softener int. Appy write in a nite are earlier than the same stress reacted real opency in me tau opin of the speed median. Appy university were the valuer content reaches 55% of field opency. Preside and inspire with water in the creat that are autimatic trughten system mediancians	
	et all services before proceeding with any work.	3 Decoder		or has real been compared and and a compared and were table indicated only when real tail has point theory in the present. 12. Mode Marchana modes in the organization and the compared and when the mode was the beam and beam and and an 13. Over 7 modes. Amount of the state and the compared and the mode modes to be an excitation to be added to be	
	e Architett af any discrepancies. Obtain approval fran Landscipe Architect prior to deviating fran the plans.	h pipe is in central with bed		westers, by the are of breakdar.	
	th all federal, provincial	teopth. 33 Commence Layring pipe at writet and proceed in systream direction.		peron. Carry out treatment for peets or deevens providy and consistently for maximum effectiveness. Camply with all B.C. Peeticke Corris Act and marippa requirements. 45 Tree Second: Medician Ideas, and this use full convensionant Oraci fies all later every has not hill then are not causing a devension in the	
		3.4 Lay performable pipers with performations at hom and upon positions. 3.5 Wells pinits high in occurtance with annulacturer's directions.		bari. Leaven repair or registor lists as rescarry. Renore all staties gay aires and firs after the first growing assonances of where large trees require confineing support in the assimum of the Landscare Architect. This fluences of an architect shall be visible and result.	
 Antonomental interval inte		35 Da nei alleu under in flav through the gipes during construction entegt as approved by Enginee. 33 Piole audorations to existing dense new or existing analysis or catchedules where indicated or as directed by Landacase Architect.		re grown une consuster normen. An inspiral in you mets some nerves and in your type. 16 Promis inspiral it frees and shruta at least every two markits during the growing seasory, prom is resort all doad, wells ar diseased wood. Minitian the natural shape	
	consects with redsting, and where existing work is althered, make good to match existing underharbed condition.	3.1 Programmer exit of sign with underlight clear out cape. 3.3 Entreod and core sign with order root in outfrom Stillen Inners to review deally as shown in Galaki, minimum Stena.		on me parts. Let's ou capitry is requered an recommendance connect on pour sectors or commun. 21 Fertiblie: One dering the before manifiperial of established mathematic fertilite shrubs, trees and providences according to add andysis requirements.	
		3.11 Cover drain recivity non-verses fifther cloth top all edges and scenars informant filtims.		9 Gress Areas Catabilitation	
		312 Brenzen er internet af trensel ar indicated. 313 Preter individues frank		.3.1 Watering Use house and sprinkers, irrigation systems or other methods to apply water in Class 1 and Class 2 grassed areas IBC, Landscape Archim 7, Lanes and Grassed and that the grass is autohimed in a tropic condition. Supply and irrigate with water in the event of any regular system autohiciding, or incomplete installant	
	the protocol on one risk press risk on the risk of the risk of the protocol of the protocol of the protocol of the	34. Storage MediaM 1551 Mag and a storage and a		at ne espense to the enter. Appt uniter to prevent packing or resolur of the uot. Appt where it a rule at a rule and duration to that the value context in the groundy medium reaches Field capacity to the fail dopin of the greeting medium. Appt under appin view theorem the context fail capacity	SEAL
		aboratary. Provide test results to Landscape Archi	where of parameters prove to commensation or purstance operations.	.5.3 Need, tracet and Decoret Control. Inspect or task they are nowed for weeds, insert perits, and doceses and interd promptly when necessary by appropriate annual methods, or by the use of chemickia in complexes with the BLGLAA (Buchtops Stradurds Leiteri editora KRI bradenfee weeks in prasteed areas by a general annual methods.	
	E OF WORK	 Preprint properties, X content of grand, stat, day and regards. Another PN and matchine of large exchange resident resident in briton within section of the second state. 		applications of a suitable herbicide if the unset population eccents of Breadean useds or Starmal vector or usedy practace per 41 square meters. This application shall reduce the used pupulation to zero.	
		 Murchent is write and investigate and increase and increase and increased and incre Increased and increased and inc	sezional canditians are likely to	3.3 Fertilitings According to well analytic. 3.4. Liking According to soil analytic.	
	at the effecter.	and a second of the second	s securation employments on parties on instrument were necessary.	33 reading and reading - All regist into distribute the address could be address of the counce after each of the address and the grant weeks and the grant weeks and the grant weeks of the address and the grant weeks and the grant weeks address	
	rations necessary to complete the wark in accordance with the drawings and specifications and generally	read granted Becom when it is to be mit the rest	warenes. All pierte andreis stall confere la the requirements of the S.C. Landscape, 1971 editor, unless enceded by draving flant Schedule or this specification. Add add add add add a flants add	meaner at grad opposycarie exo.co: 54. Acadion Acation not required in the first graving season if necessary, in the seared graving seases, search in early flay with a suitable mechanical core. Gare to a	
	sisting lines where shown on drawings.	nedum must meet the specification for growing medium as defined in	ился года, самонара соемах, жили у тели за такима дала солжа до жака о какака и о миника чима тели и пиника нам Вага таки и Part Scheduck на серейи рака соектака на соору with registements. Ва на колосы окультика ток соок общи на колко полном колко и общиности и общиности и солко.	egin or weam. In Loop resone core. 3.1 Ropris: Ri-gride, re-sould are sold who necessary is reture danged ar failing grass area. Natch the grass variables in the surrounding area. Ri-and if required,	
	and Landscope Drumppe. scenari di preving nadam.	2.1 Throught mice required amongineers into the full depth of the graving medium. 2.3 Securit mice and the review of the visions full for the gravity medium.	reactions and the second of the second matrix second and the second an	ודטקושטו וא קרפוק. אבאנה. או-אניו אוואני אהי או או או איז אוואני אקונושטי וה או אואייר ווי אוואני וד-אניסט מיט אוואי מאלק	
	reporting and additions to make requests of soil test and Table One.	den is witten konst of ecceding F. (Shee), eer witteen sele	.61 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting strict at the sile.		
	reveals grass areas, upply of materials and seeding. Jarm areas, upply of materials and seeding.		3 Availabily 3.1 Area of search includes the Lower Mainard and Francer Valloy. Refer to Plant Schedule for any extension of area.		
	ement of texts match. It is instant and example (restort and an analysis of the Annual	 Minimum depths of growing medium placed and compacted to \$25%. A.1. On-preside 	.12 Supply provid of the analogity of the specified plant material within 38 days of the award of the Contract.		
	Et Eutskählment Manhananaa, Sactive 3.11. anii ather Than this list, and specified by Landscope Architect.	A.1.1. Sected and under larm	A Separation A Separation A Separation of the Lendscope Architect prior on advice any substitutions to the specified antineit. Non-approved substitutions will be registed.		()
		4.1.3 Grandstree any areas, if defined on planf (255am) A.1.4. Tree & large strate plitsdoth to conferm to depth of rootball - width shall be at least holice the width of the root ball with seasor shaped	.1.2. Allow a minimum of 5 days prior is advery for request its satisficult1.3. Substitutions are subject to BC Landocape Structure - definitions of Landocape Structures of Australia Structure Structure Structure Structure - definitions of Australia Structure - Structu		
	onteen to BC Lookscape Standard for definitions of inperiod and on-site logoall. Refer to Table Dee below.	12 On State A2 On State A1 Invited Inc.	 Flast Speciel & Localies Flast Speciel & Localies Flast Speciel & Localies Flast Speciel & Calere of Trans Localies and One of real half as channes on the Indexame/One state state data for the tables ("flast") 		
Image: manual stand		A.2. Proposition take			
		A.2. University and approximation of the second sec	2.1. For an approximation of the statement of the stat		andeenee and include
Important 	Trees and Large Struks Laws. Areas and Flanters ts 21 24	A.2.5 receipt and percent property. A.2.6 Perch notify character The ZFS-Semi bard one fiber (summer and use equily use receipt control activity on activity on the receipt on a test of the section of the section activity of the section activit			
n n n <td>Percent Of Dry Neight of Tetra Growing Neibun</td> <td></td> <td></td> <td></td> <td>J.D. Michell & Associates Ltd.</td>	Percent Of Dry Neight of Tetra Growing Neibun				J.D. Michell & Associates Ltd.
Image: state Image: state <th< td=""><td>8-1% 0-1% 8-1%</td><td>.6 In perinedre seeded grass areas, feather graving medium out its satisfies are object and blood into a calculary grades.</td><td>.11. Drainage af Planting Mains</td><td></td><td>Mary Chan Yip Consultants Ltd.</td></th<>	8-1% 0-1% 8-1%	.6 In perinedre seeded grass areas, feather graving medium out its satisfies are object and blood into a calculary grades.	.11. Drainage af Planting Mains		Mary Chan Yip Consultants Ltd.
Image: manual system Image: ma	8- SX	.3 Finished grades shall conform to like develoes shown on Landscape and sile plans.	-III. Proving cranage of pairing pit unter request, as shaped continues, treas as it has pairing pit to appare due stopp, and an tail continues, insure to rate the reached shore lapper/and laper. Multy the Lookcape Architect where the dratege of pairing holes is limited.		
n n n n	Percent Of Dry Meight of Growing Medium Ecologing Growel		2. Planting and fertilizing Procedures 11. March 11. March 12.		Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia
	50 - 41X X44 - 05	all property lines of the project	2.1. Place all trees and brokes with the roots packed in their subway publics. It buckgood, leaves around the root with any or dot user. But not buck the buck the part buck the root of the submack of the root of the submack of the root of the		V5C 6G9
i i	20-10 1-10	 Preparation of Surfacets: To BGC Landscaped States Avenue Rough grand/Section 1113. Distance and the mechanical mesons of physics area Game in zow desertion. 	.12. Fills planting holds by goally fraining the growing median around the root system in 6' (Excel layers, Settle the sol with value. And sol ar required to neer finish grade. Leave so air volds. When 20 of the layout has been placed, agoly feeluliter as recommended by the required sol test at the specified rates.		ph (604) 437-3942; fx 437-8723
n n n i n <td></td> <td>traininga.</td> <td></td> <td></td> <td></td>		traininga.			
	1 - 550 Decision 155	amber 15th) of each year. Further extensions any be obtained on concurrenc	.3. Steing of Trees. 131. Die Ver 2010 States, unters vaneradiet in mationalit. Die stationa 2.0. in ook. Die net dien state through method.		
Image: market in the state	3-12	seed supplier and shall be fits. 1 grass mixture delinered in containers bearing the fol	.33 Leave the free carefully vertical. .33 The why pre-approved commercial, flat verso polyproprime fabric bolt, minimum width Stam CLVL1. Approved products holdwrife - available from DecyRook.		
aux duration aux duration aux duration	Herek 3-5% 5-2% 5-2%	A.2 Percentage of each used lype	.3.4. Confervus frees once of the high Gay with three 2-strend virtue (three states equidation) around the time completely below grade. 3.15 Trees of the on Nood or Concrete Decks. Gay as shown using three devolven lime, 2x27x15 harded in the maximum parable depth instreed of states.		PROJECT:
International internatinternational international international inter	6.0 - 7.0 6.0 - 7.0 4.3 - 7.0 4.5 - 7.0 For the set of an index 6.0 minutes after at least 13 and read and rate at index to a minute set in the set of an index to a moderate to bears rain an invision of	.5 Seed Mohree All arrithms that he raised as streng performers in the Pacific Morthwest and are subject to client approach. XXX Creating field fracco.	13.5. Wert all gar wreas with waithe flagging material.		
multiple multiple multi	and and ke hereand and being Kitreen MI Phasehala (24) and Potata (salaba 7) in reservices rescind he call het	20X Annual Rie Si Stanna Community Provinsi Demonstration	A. Pranty 3.4. Link pranty of the minimum recensary to remove deal or algorithmedia. These we have been dealed in the labeler. Use only data, they that the statistic data and not the machine or algorithmedia. These we have been dealed or the global statistic that the statistic data and not the machine or algorithmedia. These we have been dealed or the global statistic that the statistic data and not the machine or algorithmedia. These we have been dealed or the global statistic that the statistic data and not the machine of the statistic data and the statistic data. Second statistical that the statistic data and not the machine of the statistic data and t		72 UNIT APARTMENT
Instruction Instruction Instruction Instruction Instruction Instruction Instruction <td< td=""><td>Adtrat linestens. Neet requirements of the B.C. Lendscope Standard.</td><td>on our cost and years. For Michaeler Areas can a minter of Withbard Feloxis B.S. Caastal Withbares with liked Fecoxie or pre-approved alternate.</td><td>reas. For an example of the second second</td><td></td><td>BUILDING</td></td<>	Adtrat linestens. Neet requirements of the B.C. Lendscope Standard.	on our cost and years. For Michaeler Areas can a minter of Withbard Feloxis B.S. Caastal Withbares with liked Fecoxie or pre-approved alternate.	reas. For an example of the second		BUILDING
Image: Solution of a statute of a statu	audde-1	.6 Ferliker: Michanical needing: Apply a complete tystherit situa-release ferliker with national 35% white stable altrogen and a formulation ratio of 18-18-18 - SKX subjuer urse control. TR tay/netR00a/forcit subga anchasical spreader.	.51. Much all planting areas with an even layer of much to 2-1/2 - 7 Kis - 15mml depth. Confirm placement of much in areas labeled "Groundstreer Jeva" on drawings. Much a 3 ft, 1998mml Standard office areas interne and standards. Idean odge.		6477 196TH STREET
Image: Section of the section of t	ed tarm card to met'r readrenent of the B.C. I and/c.zae Streateric	3 Seeding Apply seed at a rate of 105,00 (1938)s / acrel with a mechanical spreader. Incorporate seed into the two VV* (fem) of and lightly compact.	 Acceptions: Acceptions Accested and accested in the successibility of their conterval contention 		SURREY, B.C.
Instruction to under the structure of th	ucht. Then (3.0°) minus Firfinelock beit chips and fines, free of chuins and sticlus, dert brown in colour and free of all coll, stense, rents or other	.4 Acceptance Provide adoptive protection of the seeded areas well conditions of acceptance have been met. Condry with Section 3.7 hydrosonding.	аль так констинието и по рани накоток и посторителни у посторително у посторително. "П. Рики Мангия Майгиански		
 A construction of a construction of	resh arange in colour harin will be rejected.	 Michael and a set discrete in machine in and set in a set of the set of the			DRAWING TITLE:
	sticker. If such, must contene to all federal, premisia and local statutes. Appliers must hald current located by the appropriate authorities in	 Not not be used in service of them indees are - accorded for the 1 arbitrary rate of the holden. 	.0.2.1 Where is supplement natively law that the soll moduler content is logel to SIX of field capacity. Where is the full depth of the root zone each time. The Generic responsible to supply under all no set to the Contract. Continu source of value your's hoginaing wer.		
	biology of did to Market for allow fillwing genetyme that will allow the passage of water but not free sail particles. Each as MDAF NA M, 650400 NA3 and a model soon another that is downed and had	3 Preparation and Graving Medium	2.1. Use appropriate measures to consult perts are deterest densign plant matterial. Campin with all local generalizes structures and publiches for chemical control. 2.1. Plant materials which find to account shall be replaced in the need appropriate status and elemented by the Landscape Architect.		
	nime provide first september of the termination of				SPECIFICATIONS
	, round, hert, durable, and have a maximum size of Thms and containing no material smaller than thms.	A. Protection: Exame that for filters in statilitation does not consist out the folgop of any trees, strinks, or stater susceptible registring. Be not spray seed are much an objects not exercise that are structures from distances. Where other susceptible registring the equivalent is readened and any and are structures from distances. Where is a structure in the distance are structures from distances. Where	(1) Plast Norraty		ILAPR.IS
	o the requirements of the B.C.Landscape Standard. Refer to 3.9, Plants and Planting, A.B. plant natural must be provided from a confilled disease free and confidention.	certaintylee occart, remove seeling starry to satisfaction of and by means approved by the Landscape Architect	All Tagger all analitications part animul entry than designed "Societs" for a period of one III year first the Carifletter of Carpelean Register at unstantistry and mathematication of the species of heal Dyness Merine Carifornia of Carifornia Register at analytic Merine and entry and the register durations in a conference on and a set of contract in all carifornia of contactoriants of the mathematication and entry and durations.		
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INTER-OFFICE MEMO

TO:	Manager, Area Planning & Development - North Surrey Division Planning and Development Department				
FROM:	Development Project Engineer, Engineering Department				
OATE:	May 24, 2011	PROJECT FILE:	7811-0035-00		

RE: Engineering Requirements Location: 6477 196 Street

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- dedicate 9.883 metres along 196 Street for a 30.0-metre Arterial Road standard;
- dedicate a portion of road on the northwest corner of the property to complete the 18.0metre curvature of 195A Street; and
- provide 4.0-metre statutory rights-of-way along the south and west sides of the property.

Works and Services

- construct remainder of 195A Street to a through local road standard within the dedicated road right-of-way;
- construct 195A Street boulevard works within the stat. right-of-way along the west side of the property;
- construct watermain along 196 Street and upgrade existing system as required to service the development; and
- upgrade sanitary system as required to service the development.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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

Bob Ambardar, P.Eng. Development Project Engineer

SSA



Thursday, March 10, 2011 Planning

THE IMPACT ON SCHOOLS

7911-0035-00

....

APPLICATION #:

SUMMARY

The proposed 72 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students: Secondary Students:	4
Secondary Students:	2

September 2010 Enrolment/School Capacity

 Latimer Road Elementary

 Enrolment (K/1-7):
 31 K + 241

 Capacity (K/1-7):
 40 K + 475

Clayton Heights Secondary

I	Enrolment (8-12):	1239
	Nominal Capacity (8-12):	1000
	Functional Capacity*(8-12);	1080

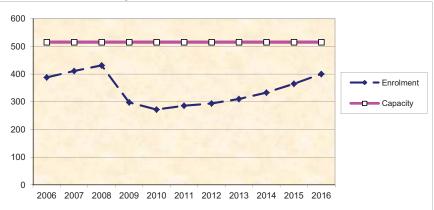
SCHOOL DISTRICT #36 (SURREY)

School Enrolment Projections and Planning Update:

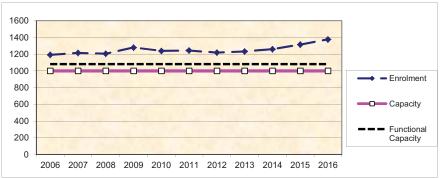
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (proposed new secondary school is in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road Elementary







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



AVALON DEVELOPMENTS INC 6477 196TH STREET SURREY – PROPOSED DEVELOPMENT TREE RETENTION ASSESSMENT REPORT

Based on bylaw criteria, 41 trees are required to be planted to meet bylaw requirements. The tree replacement design will be specified by the project landscape architect.

CONCLUSIONS

Table 4. TREE RETENTION AND REPLACEMENT SUMMARY

Tree Retention:	On-Site	Off-Site	City	Total
Trees to be Retained	0	0	0	
Trees to be Removed	34	0	0	34
Total Trees Considered	34	0	0	34

Tree Replacement:	On-Site	Off-Site	City	Total
Quantity of Trees at 1:1 Replacement Quota	29	0	0	29
Quantity of Trees at 2:1 Replacement Quota	6	0	0	6
Total Replacement Trees Required	41	0	0	41

Note: **n**/**a** denotes <u>not applicable</u>. The removal and replacement of trees in adjacent city owned lands such as the road frontage will be at the discretion of the city, and may be subject to specific compensation that they determine is appropriate based on their policies.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Max Rathburn, Consulting Arborist ISA Certified Arborist #PN-0599, Certified Tree Risk Assessor #0159

Enclosures;

Tree Retention Drawing



Advisory Design Panel Minutes

Parks Boardroom #1 City Hall 14245 - 56 Avenue Surrey, B.C. THURSDAY, APRIL 28, 2011 Time: 4:00 p.m.

Staff Present:

T. Ainscough, Planning & DevelopmentH. Bello, Planning & DevelopmentJ. Hunter, Legislative ServicesM. B. Rondeau, Planning & Development

<u>Chair:</u> S. Lyon

Panel Members:

N. Baldwin D. Lee R. Myers K. Newbert Cpl. M. Searle

<u>Guests:</u>

Maciej Dembek, Barnett Dembek Architects Inc. Meredith Mitchell, DMG Landscape Architects Victor Setton, Porte Development Niels Wilde, HR Hatch Architect Ltd.

A. **RECEIPT OF MINUTES**

It was

Moved by K. Newbert Seconded by N. Baldwin That the minutes of the Advisory Design

Panel meeting held on April 7, 2011 be received.

<u>Carried</u>

B. SUBMISSIONS

1.

•	File No.:	7911-0035-00
	New or Resubmit:	New
	Description:	DP for 4 storey apartment building
	Address:	6477-196 St. East Clayton NCP
	Developer:	Kevin Pahl, Avalon Developments Inc.
	Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
	Landscape Architect:	Jim Cadwaladr, DMG Landscape Architects
	Planner:	Lilian Chau
	Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented background information and an overview of the proposed project and highlighted the following:

- Although this is a new application, it was part of a previous file reviewed by the Panel in December 18, 2008 and the previous submission and minutes have been provided.
- It is Phase Two of a two piece project the first phase is under construction.
- A road and multi-use path are proposed to go through the south side of the site and be shared with the adjacent site.
- A 10m landscaped buffer setback is required along 196th as part of the East Clayton NCP.
- A new road is planned for improved connectivity through the area.
- The primary issue at the previous ADP meeting was that the building did not

step to respond to the significant grade issues. This has been revised and staff did not have any other issues.

The Project Architect presented an overview of the conceptual plan, context plan, site plan, parkade floor plan, and building elevations and highlighted the following:

- The building is a U shaped 4 storey stepped structure with a shallow open court facing south. The building steps a full floor in height midway down the length.
- The site slopes 6 metres from the northwest to the southeast corner.
- The architecture is of a neo-colonial style .
- The underground parking slopes down allowing us to drop the outdoor courtyard space about a storey to try and tie the outdoor amenity together reduced the amount of retaining wall.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Amenity area is southern exposure with full accessibility.
- Pedestrian connections feature flagstone to announce public area, seating area, street frontage, private individual space.
- Palette for landscape is taller deciduous trees for shade and coniferous lower. hedging and lower CPTED deciduous and evergreens, conifers to create more green in winter time.
- Trellis, seating features were noted.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW 6477-196 St. East Clayton NCP File No. 7911-0035-00

It was

Moved by N. Baldwin Seconded by R. Myers That the Advisory Design Panel (ADP)

recommends that the applicant revise and resubmit the project to the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Overall it is a great project. The varied use of the courtyard works okay.
- This version is much improved the grade change is working out well.
- Contextually there is a disparate size of buildings in the overall area.
- Pathway system links east west there is a special opportunity with the crosswalk that leads to the lobby consider some benches and seating there is an opportunity to celebrate that.

A covered portico is added at the building entry, complete with an exterior bench. This is in line with the pedestrian walk across the street.

• We don't have any detail on the parking ramp wall on the north side - it needs to be developed - brick is suggested *As suggested, brick is added.*

Form and Character

- Lobby inside is successful.
- Consider re-articulating the main entrance pull it out further if possible to provide some shelter reconcile pitched roof with balcony above. A covered portico is added at the building entry by extending the gabled roof out to a freestanding pair of columns. We have moved the entry element further north so that the peak lines up under the edge of the balcony deck. The brick facing on the adjacent wall is stretched to cover the wall area between the adjacent bay and the entry element.
- Blank wall at main entrance needs something next to the front door. The blank wall is reduced in scale by moving the covered entry north to cover it up. A small window is added on two floors within the wall area remaining.
- Main entrance a little bit of extra work on the hard landscaping to improve it and make it more special and attractive, add furnishings. *We have added a patterned field within a clear border for the portico floor, and a bench seat along the south side by the entry.*
- Consider more "public" corridor treatment from street to elevator at ground floor, e.g., tile floor, brick walls. This will be considered by the interior design team during building construction. Due to structural requirements, we cannot reasonably widen out this portion of corridor.
- Exit stairs could be glazed to permit access to daylight for corridors *Glazing is added where not creating a spatial separation issue.*
- Some blank walls and corners could use more or revised fenestration, e.g., see massing model, southeast view. We have added windows along the top floor at the drop in the building massing, as well as in the inner courtyard facing areas where spatial separations and interior furnishing requirements permit.
- Liveability east interior corner suite has limited aspect because of adjacent suite.

We recognize this as the perennial interior corner problem. In this case, we still maintain unit to unit privacy, and permit sun exposure into the inside corner for a limited period of time in the day. We have pulled the grade drop in the courtyard further west to open up the dropped courtyard area. We attempted to mirror the unit adjacent the corner, but this places the exterior deck immediately in front of the corner suite compromising deck privacy. • The underground parking is very confusing - bike storage and everything is very tight and a bit uninviting and scary for a single person late at night. We opened up the lower lobby area by consolidating vestibules and moving the elevator machine room out of the space.

Landscaping

- Generally acceptable landscape. Good screening of walls. The courtyard space is great.
- Consider layer of soft landscaping in front or behind picket fencing as a typical condition to add an extra layer of richness. *Ok we can do this. This will provide additional screening for street frontage pedestrians.*
- Quarter circular node at "elbow" of pedestrian walkway may want a buffer of planting behind seating alcove to create a more comfortable, safer feeling "outdoor room".

This seating area is deleted due to planning input. Additional landscape screening planting has been added at the corner to provide privacy for corner unit and to provide decorative entry to public walkway with row of 'street' trees at edge of 2m walkway.

• Pedestrian walkway – consider a more meandering pathway with seating opportunities.

Due to planning and engineering needs, the pathway cannot be made to wander. We have, however added a mid path seating and patio area where the exit path in the building courtyard intersects the pathway. As noted above, 'street' trees on the 2m pathway have been provided to increase the landscape buffer between public and private realm as well as providing shade for pedestrians. The seating area 'nook' is screened by landscape planting and shaded by additional trees. We provided a wide entry off of the 2m pathway to welcome pedestrians from the pathway to the seating.

- Thought should be given to drought tolerant planting using native species. Native plant material has been specified for both the trees and shrubs on site; these species have been selected as they are well able to adapt to urban conditions. The native species selected are considered drought tolerant and low maintenance, while still providing characteristics such as screening, decorative focal points and security as well as providing a mix of deciduous and broadleaf evergreen plants.
- Capitalize on the grade change. We compressed the slope to open up the lower level. Any ramp additions will eat up much space and add excessive hard surface areas.

Accessibility

- Generally this site has very difficult access for disabled.
- Focus on what we can do to improve accessibility; it would be tough to be in a wheelchair in this building.
- With the portico addition at the entry, a walk is added off the pedestrian sidewalk to allow accessibility. This is not a ramp, due to minimal slopes. In the lowest parking level, the vestibules at the elevator lobby are consolidated into

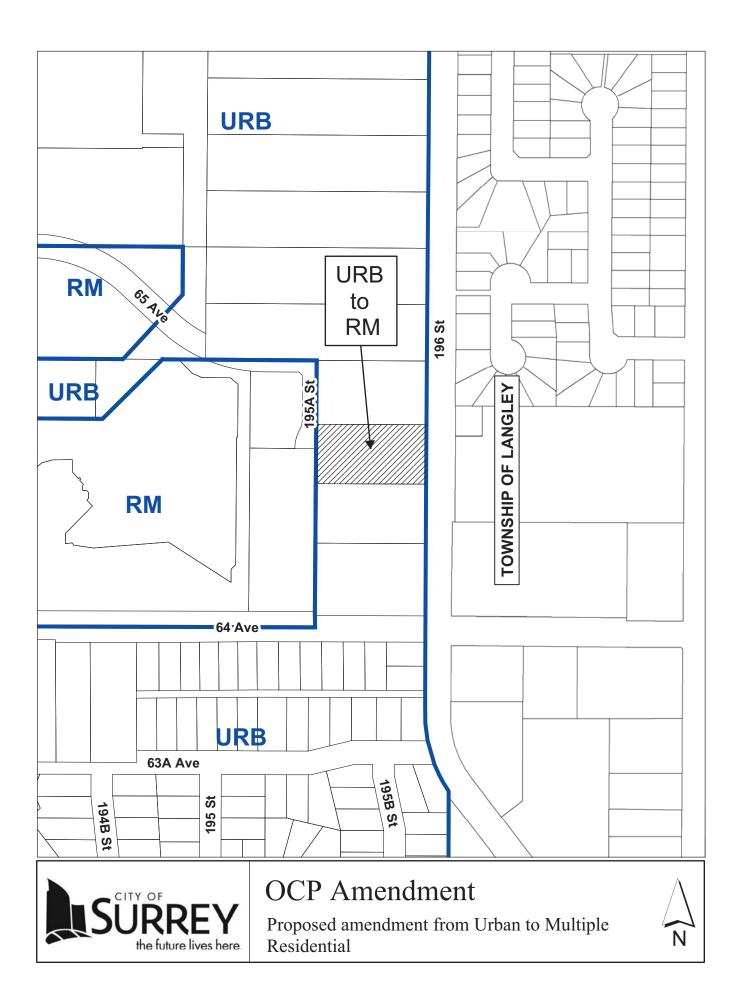
one large space to simplify access and orientation. The upper parking lobby is also simplified.

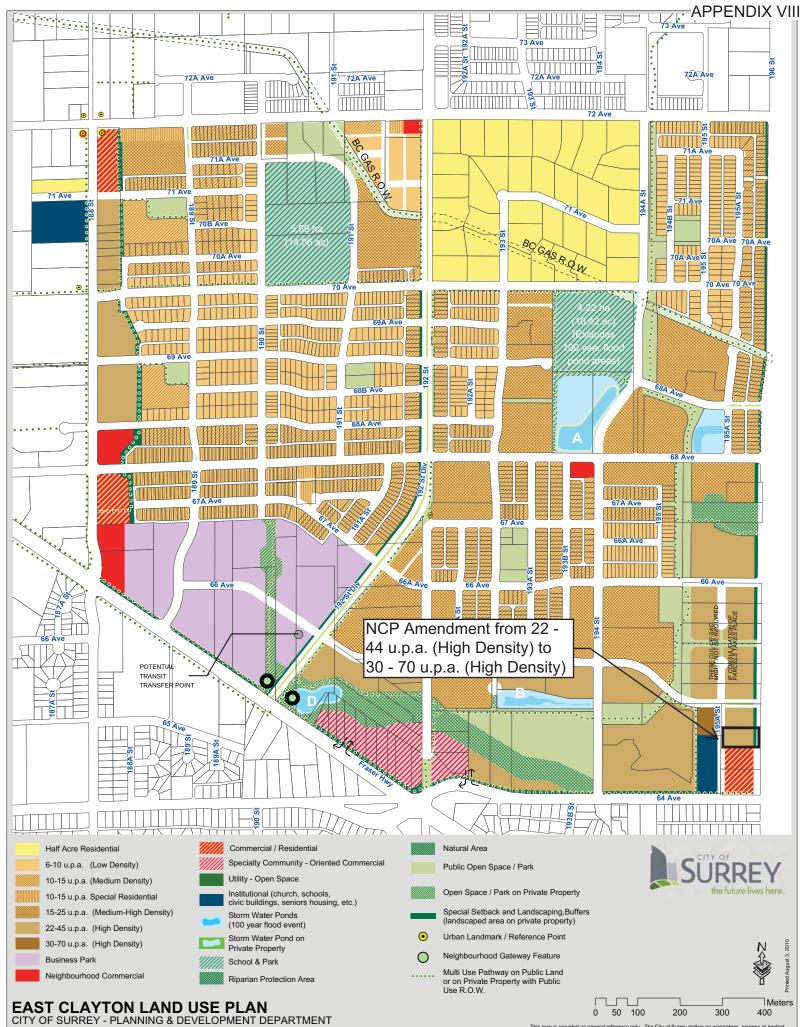
• Pedestrian circulation pathways - consideration should be given for disabled access.

This project is on the side of a steep hill and accessibility of the exterior spaces is not achievable, unless elaborate space consuming ramps are provided that will, of course, devour the open green spaces. This is especially true for the upper exterior amenity area which requires over 80' of switchback ramps plus landings in order to be wheelchair accessible. That said, we have ensured that the lower exterior amenity space is wheelchair friendly and accessible from the interior amenity rooms. We will also make this area accessible from the pedestrian walk along the south property line.

Sustainability

- Orientation is good.
- Consider overhangs for balconies and the associated large glass areas. Roof overhangs will be enlarged to 3' in lieu of 2'.
- No mechanical system information provided consider heat recovery ventilation, hot water heat, solar hot water.
 We will review this with the developer, but until the extra expense of these items is mandated by government, there is little incentive to incorporate such devices in the private sector. Currently the use of passive devices, operable windows, and low-e coatings are incorporated into the design.
- Consider drought resistant planting and sustainable irrigation or no irrigation. Native plant material has been specified for both the trees and shrubs on site; these species have been selected as they are well able to adapt to urban conditions. The native species selected are considered drought tolerant and low maintenance, while still providing characteristics such as screening, decorative focal points and security as well as providing a mix of deciduous and broadleaf evergreen plants.
- There may be a missed opportunity to put some shading on areas with balconies and windows. Low-e glazing is specified for south and west facing glazing. Windows under balconies are currently shaded by the balconies.





(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-861) Amended October 19, 2007. April 28, 2008; July 28, 2008; June 21, 2010; July 12 2010; July 28, 2010; Ju

This map is provided as general reference only. The City of Surrey makes no warrantees, express or impli as to the fitness of the information for any purpose, or to the results obtained by individuals using the informati and is not responsible for any action taken in reliance on the information contained here

CITY OF SURREY

BY-LAW NO.

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

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

- 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 (RA)
 - TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-998-590 Lot 35 Section 15 Township 8 New Westminster District Plan 41137

6477 - 196 Street

(hereinafter referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, *multiple unit residential buildings*, and *ground-oriented multiple unit residential buildings*, and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus 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. Multiple unit residential buildings and 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 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 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 1.5; and
 - (b) The *unit density* shall not exceed 173 *dwelling units* per hectare [70 u.p.a.].
- 3. 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 38%.

F. Yards and Setbacks

- 1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:
 - (a) North *Yard*: 9.0 m [30 feet] to *building* face;
 - (b) South Yard: 6.8 m [22 feet] to the *building* face; and 5.8 m [19 ft.] to the *balcony;*
 - (c) East Yard: 11 m [36 feet] to the *building* face; and
 - (d) West Yard: 6.5 m [21 feet] to the building face; and 4.5 m [15 ft.] to the columns.

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 16 metres [52 feet].
- 2. <u>Accessory buildings and structures:</u> The building 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, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. All required resident and visitor *parking spaces* shall be provided as *underground parking*.

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 located within the *underground parking*.

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*.
- 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*.
- 3. *Balconies* are required for all *dwelling units* which are not *groundoriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
4,100 sq. m.	50 metres	75 metres
[1.0 acre]	[164 ft.]	[246 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-70 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. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
- 9. 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.
- Provincial licensing of *child care centres* is regulated by the <u>Community</u> <u>Care and Assisted Living Act</u> R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- 3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, , No. ."

READ A FIRST AND SECOND TIME on	the th day of	, 20 .
PUBLIC HEARING HELD thereon on the	e th day of	,20.
READ A THIRD TIME ON THE	th day of	,20.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20.

_____ MAYOR

_____ CLERK