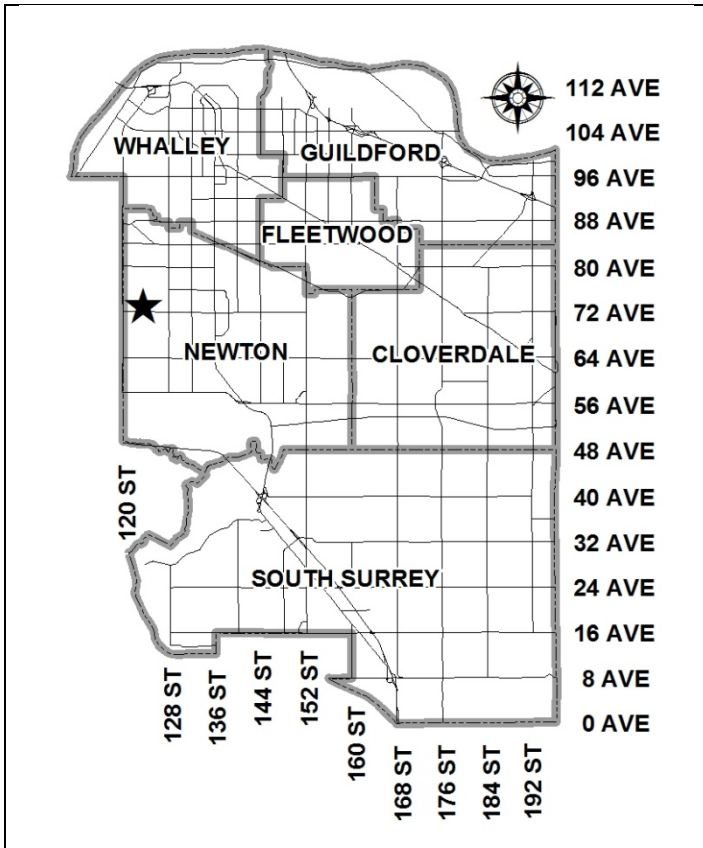


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0189-00

Planning Report Date: November 5, 2012



PROPOSAL:

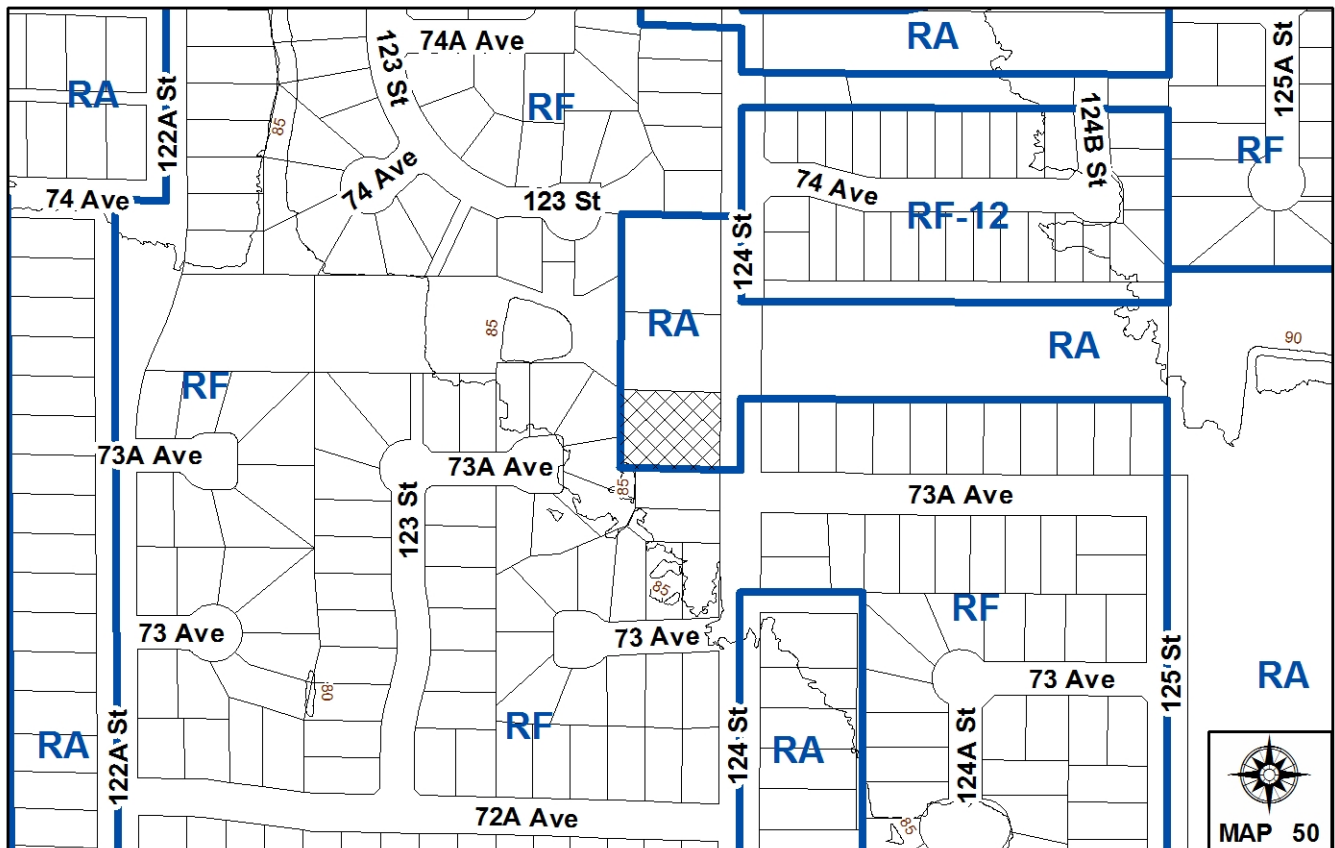
- **Rezoning** from RA to RF in order to allow subdivision into 2 single family lots.

LOCATION: 7353 - 124 Street

OWNER: Jagroop K. Brar
 Palbinder S. Brar
 Jagdip S. Brar

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Facilitates infill development consistent with the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue(s) prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to ensure tree and root preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Strawberry Hill Elementary School
0 Secondary students at Princess Margaret Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to commence construction in the summer of 2013.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks & Recreation facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that will be removed.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	BC Hydro corridor with single family dwellings beyond.	Urban	RA
East (Across 124 Street), South, and West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.186 hectare (0.46 acre) in size and located on the west side of 124 Street, south of 75 Avenue. The property is immediately south of a major BC Hydro right-of-way.
- The property is designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into two single family residential lots. The proposed RF Zone is consistent with the zoning in the area.
- The proposed lots exceed the minimum requirements of the RF Zone in terms of lot area, width, and depth (Appendix II). The lot areas range from 859 square metres (9,242 sq. ft.) to 959 square metres (10,315 sq. ft.). The lot widths range from 18.0 metres (59 ft.) to 20.1 metres (66 ft.). The lots are each over 48 metres (158 ft.) deep.
- The applicant is proposing to demolish the existing house and subdivide the lot into two.

Building Design and Lot Grading

- The applicant for the subject property has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan submitted by Hub Engineering Inc. has been reviewed by staff and is considered acceptable. The plan shows moderate amounts of fill in order to meet existing grades. In-ground basements are not being proposed.

Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report indicates that there are 2 mature trees on the subject property. The Report proposes the removal of 1 tree because it is located within the proposed building envelope. The Report proposes 1 tree to be retained. The types of trees are as follows:

Tree Species	Total Number of Trees	Total Retained	Total Removed
Norway Maple	1	0	1
Douglas-Fir	1	1	0
Total	2	1	1

- The applicant will be required to replant trees on a 2 to 1 replacement basis. Based on this ratio, 2 replacement trees are required on the subject property. Five replacement trees are proposed on the subject property to achieve an average of 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were mailed out on July 25, 2012 to 78 recipients. A development proposal sign was installed on August 2, 2012. Staff received no responses to date.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 25, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located in an urban infill area. The proposal is consistent with the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils, dry swales, and natural landscaping are proposed. The applicant is proposing to retain one tree and plant 5 replacement trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> A fence with a maximum height of 1.2 metres will be provided along the north property line adjacent to the BC Hydro corridor.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

MAJ/kms

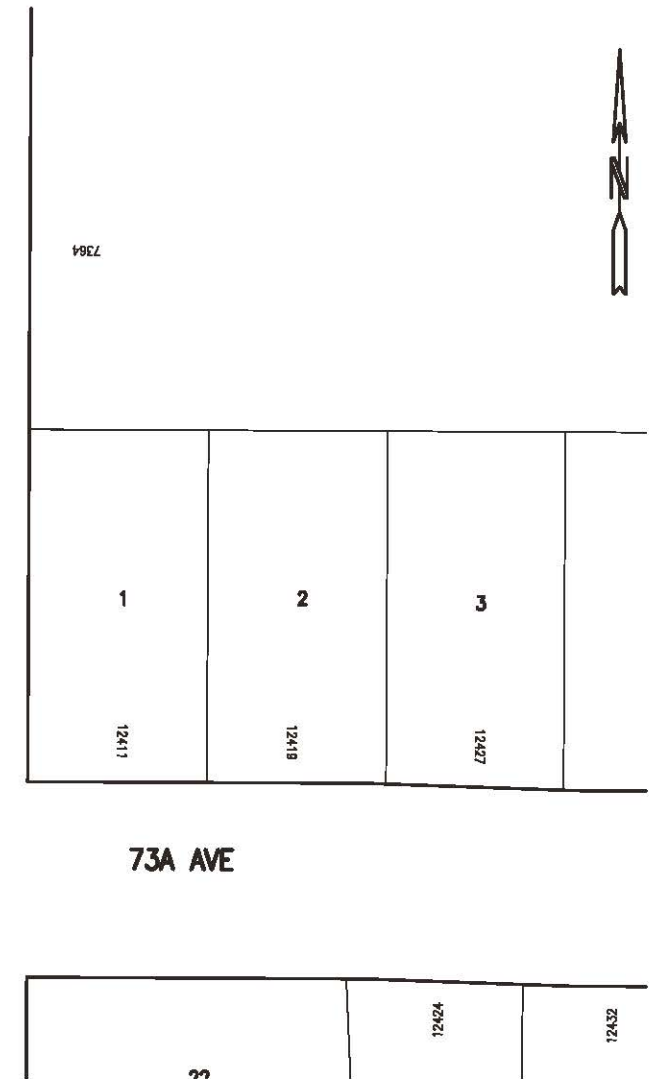
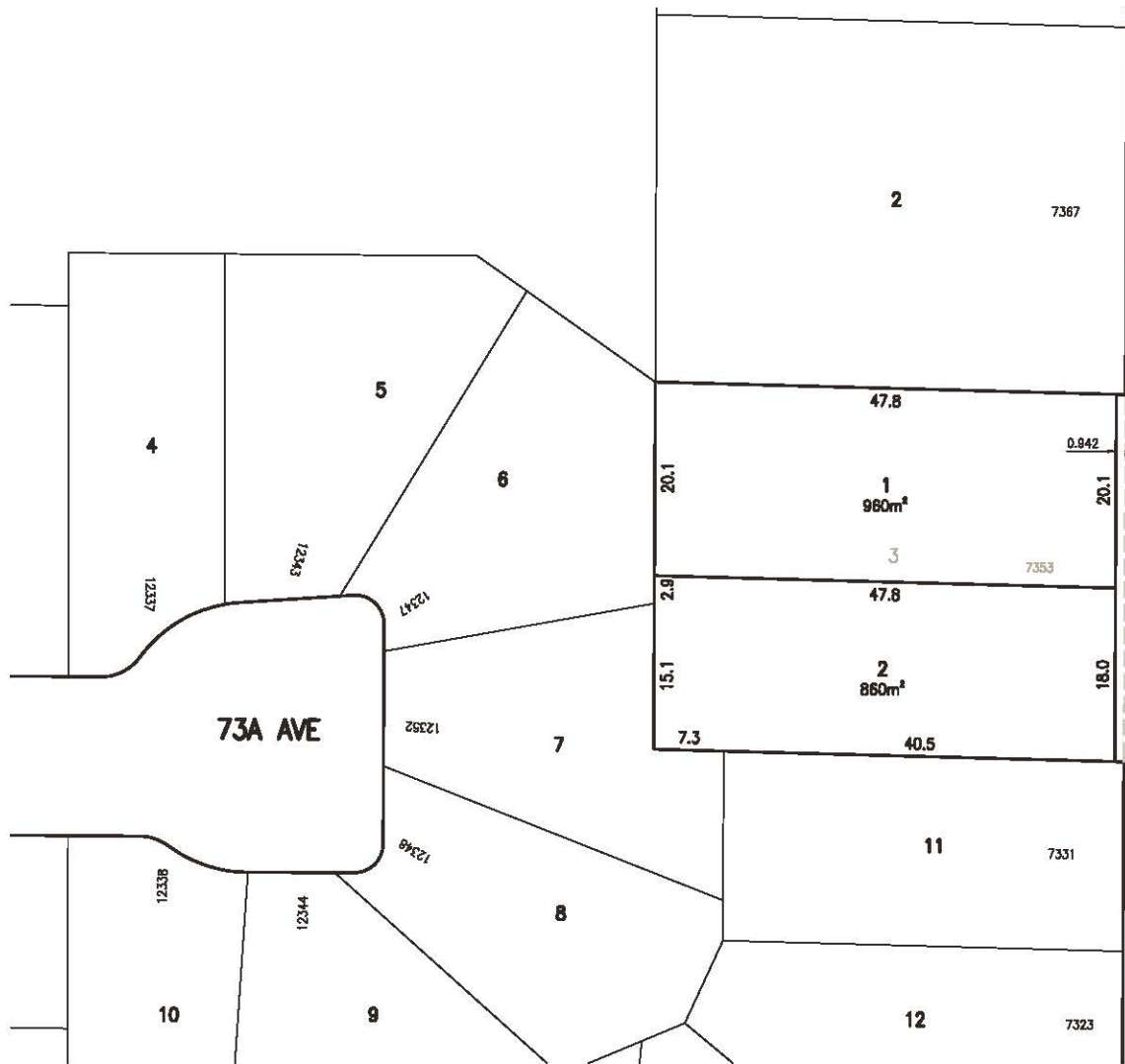
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.46
Hectares	0.19
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	18.0 (59 ft.) to 20.1 (66 ft.)
Range of lot areas (square metres)	858.6 (9,242 sq. ft.) to 958.3 (10,315 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 uph / 4.3 upa
Lots/Hectare & Lots/Acre (Net)	10 uph / 4.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	50%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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CLIENT:	PROJECT: 7353 - 124 STREET				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	12043	DATE:	OCT 2012	LEGAL:	LT 3, SEC 19, TWP 2, PL T5832 NWD
				SCALE:	1:500
				MUNICIPAL PROJECT No.:	7912-0189-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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

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

DATE: **October 31, 2012** PROJECT FILE: **7812-0189-00
(Supercedes Oct.26/12)**

RE: **Engineering Requirements
Location: 7353 124 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- 0.942 metres on 124 Street for a total of 22.000 metres;
- Dedicate as road (without compensation), city owned road for the east 10.058 meters of Parcel "D" of the E2 of the SW₄ sec 19 TP2 (west side of 124th Street); and
- 0.500 metre wide statutory right-of-way.

Works and Services

- Construct 6.0 metre wide driveway letdowns.
- Construct sidewalk panels at driveways having 120mm thickness.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Monday, August 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0189 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

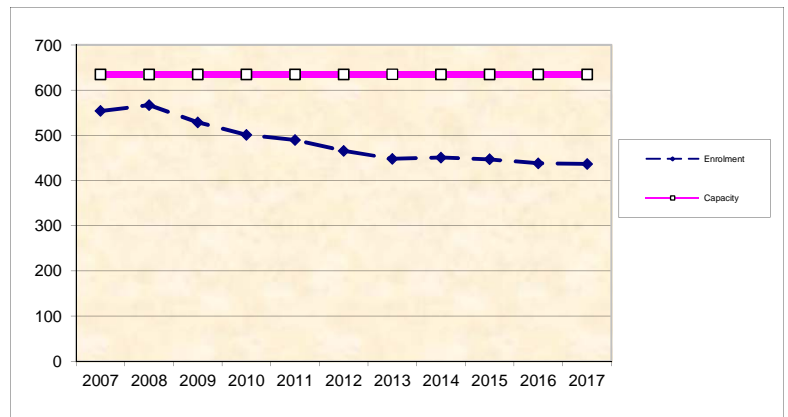
Strawberry Hill Elementary	
Enrolment (K/1-7):	74 K + 416
Capacity (K/1-7):	60 K + 575
Princess Margaret Secondary	
Enrolment (8-12):	1452
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

School Enrolment Projections and Planning Update:

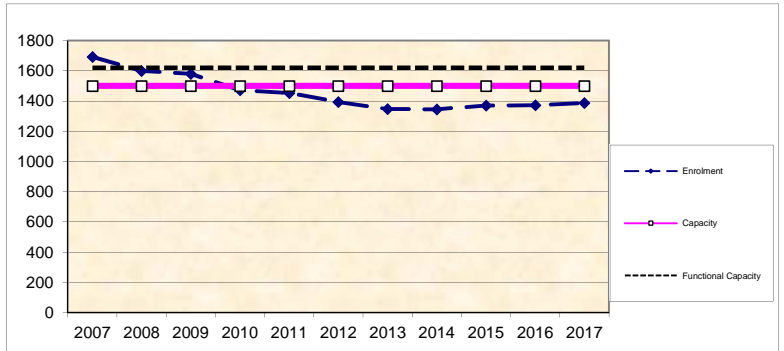
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The overcrowding at Princess Margaret was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. The proposed development will not have an impact on these projections.

Strawberry Hill Elementary



Princess Margaret Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0189-00
 Project Location: 7353 - 124 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an area with a variety of zonings including RF (dominant), RF12 (significant), and four remaining RA zoned properties (of which the subject site is one). Only the RA zoned properties have redevelopment potential, and all other lots have been subdivided to their ultimate potential, all containing homes. Therefore, other than redevelopment of the aforesaid RA zoned properties, or the occasional tear-down and replacement of an existing home, the character for this area is set well into the future. This project can be characterized as a two lot infill into an old growth area in which the character of existing homes is highly varied (no easily recognizable uniform character).

This area was built out over a time period spanning from the 1950's to the 1990's. The age distribution from oldest to newest is : 60 years old (11%), 50 years old (22%), 30 years old (44%), and less than 20 years old (22%). Most homes are in the 3000-3550 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (11%), 1501-2000 sq.ft. (11%), 2001-2500 sq.ft. (11%), 2501-3000 sq.ft. (22%), 3001-3550 sq.ft. (44%). Styles found in this area include : "Old Urban" (11%), "West Coast Traditional" (11%), "West Coast Modern" (44%), "Heritage (Old B.C.)" (11%), "Rural Heritage" (11%), and "Neo-Traditional" (11%). Home types include: Bungalow (11%), 1½ Storey (11%), Basement Entry (67%), and Two-Storey (11%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale structures. The massing scale distribution is : simple, small, low mass structures (11%), mid-scale structures (22%), mid-to-high-scale structures (22%), high scale structures (11%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views (33%). The scale range for the front entrance element is: one storey entrance porch (56%), one storey front entrance veranda in heritage tradition (22%), 1½ storey front entrance (11%), two storey front entrance (11%).

Most homes have a moderately sloped roof. Roof slopes include : low slope (flat to 5:12) = (25%), moderate slope (6:12 to 7:12) = (59%), steeply sloped (8:12 and steeper) = (16%). Main roof forms (largest truss spans) include : common hip (56%), common gable (33%), and Boston hip (11%). Feature roof projection types include : common hip (36%), common gable (27%), Boston hip (9%), shed (18%), carousel hip (9%). Roof surfaces include : rectangular profile type

asphalt shingles (11%), shake profile asphalt shingles (33%), concrete tile (rounded Spanish profile) (33%), concrete tile (shake profile) (11%), cedar shingles (11%).

Main wall cladding materials include: horizontal cedar siding (11%), horizontal waney edge cedar siding (11%), horizontal vinyl siding (56%), stucco cladding (11%), and full height stone at front (11%). Feature veneers on the front façade include : no feature veneer (44%), brick (33%), stone (11%), and Tudor style battens over stucco (11%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (46%), and Natural (earth tones) (54%).

Covered parking configurations include : No covered parking (14%), and Double garage (86%).

A variety of landscaping standards are evident ranging from modest old urban (sod and a few shrubs) to above average modern urban (more than 20 shrubs in more than one planting area). Driveway surfaces include: asphalt (25%), broom finish concrete (13%), and exposed aggregate (63%).

Only one home – the adjacent home to the south at 7331 – 124 Street can be considered a context home. However, even this home would benefit from updated massing design standards. Therefore, the recommendation is to utilize common new (post 2010) massing design standards for RF zone developments in Surrey as "context", rather than to specifically emulate existing homes in this area.

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

- 1) Context Homes: Interfacing treatments with existing homes are not contemplated, other than to ensure the any new homes have a desirable and compatible style character as described below..
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are recommended, as these styles will complement all of the homes within the eclectic (varied) style mix in this neighbourhood.
- 3) Home Types : There are a wide variety of home types in this area, including Basement Entry homes. A wide variety of home types should therefore be permitted, and so the building scheme will not restrict home types.
- 4) Massing Designs : Only one surrounding home provides desirable massing context. However, as previously stated, it is better to simply employ new standards used in new RF zone developments than it is to emulate the massing design of this one home.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height. The two storey high entrance on one home is exaggerated in relation to other elements on the home, and is exaggerated in relation to other similar elements on surrounding homes. The recommendation is to limit the height of the front entrance to 1 ½ storeys, which is an appropriate scale for RF zoned homes.
- 6) Exterior Wall Cladding: A wide variety of wall cladding materials have been used in this area, and a wide variety, including vinyl, can be permitted.

- 7) Roof surface : A wide variety of roof surfaces are found on neighbouring homes. The roof surface is not a defining element in this area, and so flexibility is justified, providing that only high quality components are used.
- 8) Roof Slope : A wide range of roof slopes are found. The recommendation is to use a 7:12 minimum roof slope, which is the most common minimum roof slope used in new RF zone subdivisions.

Window/Door Details: Rectangular dominant.

Streetscape: The neighbourhood character is best described as "eclectic", or "varied", as there is no dominant recognizable theme. Homes include high mass Two-storey with basement type (with three storeys visible from the front), high mass box-like Basement Entry homes in which the upper floor is located directly above the lower floor on all sides, old "Rural Heritage" style Basement Entry homes, a large "Neo-Traditional" style Basement Entry home (constructed to an acceptable modern standard), a small old urban Bungalow, and an old 1 ½ Storey Heritage home. Roof slopes range from 4:12 to 12:12. Roof surfaces include cedar shingles, rounded Spanish concrete tiles, and asphalt shingles. A wide range of cladding materials are evident. Trim and detailing elements vary considerably from home to home. A wide range of landscaping standards are evident.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, homes should meet common new high design and trim and detailing standards for post year 2010 RF zone projects.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones can be considered for trim elements only, subject to approval by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey, black, or brown only.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Oct 3, 2012

Reviewed and Approved by:



Date: Oct 3, 2012

TREE PRESERVATION SUMMARY

Project Location: 7353 124th Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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: An approximately 0.45 acres parcel with one residence and two out buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		<u>2</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>1</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>1</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>2</u>	(E)
Number of Replacement Trees Proposed		<u>5</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>6</u>	(H)
Number of Lots Proposed in the Project		<u>2</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

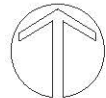
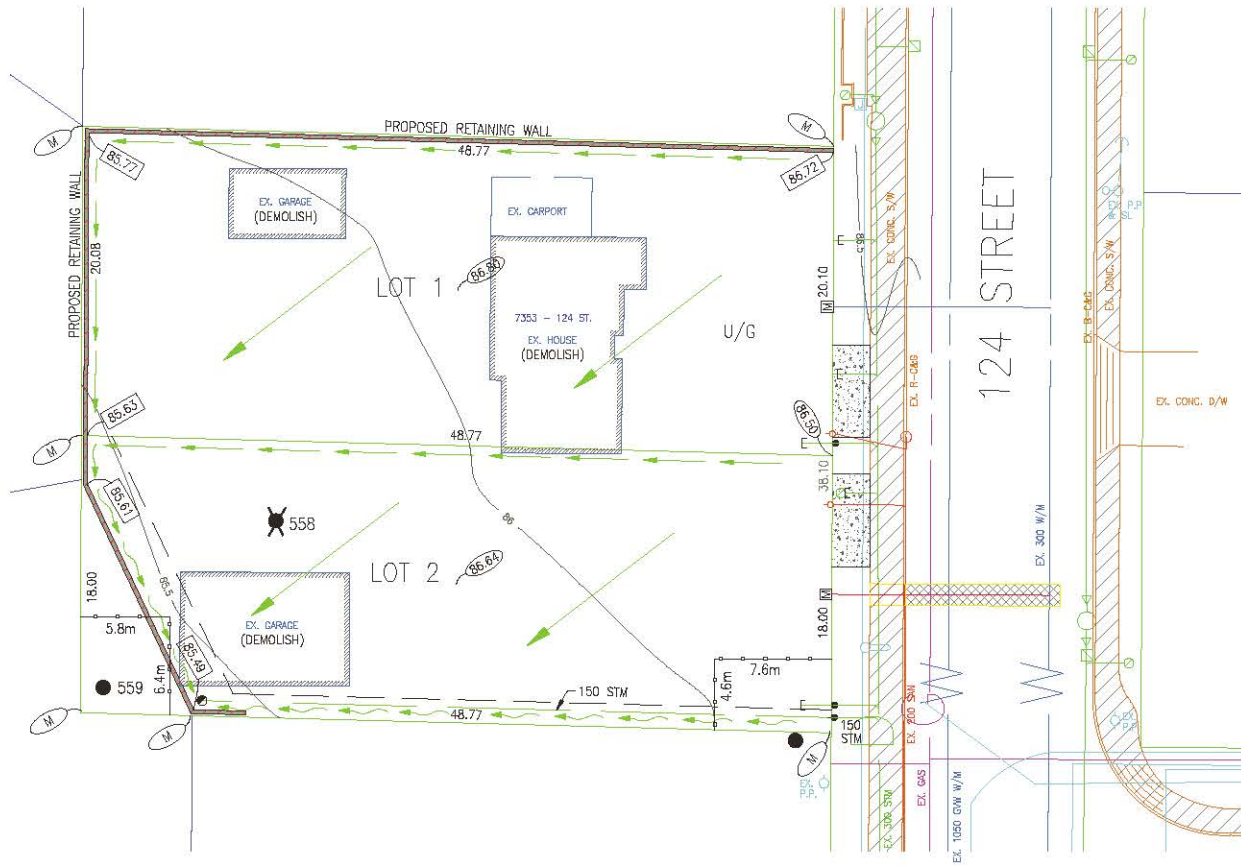
Summary prepared and submitted by:



 Arborist

August 27, 2012

 Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED	BY

C.KAVOLINAS & ASSOCIATES INC.
 2162 JONICAL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (804) 857-3378

CLIENT
 MR. MIKE KEMPTER
 HUB ENGINEERING INC.
 SUITE #101
 7495 - 130 STREET,
 SURREY, B.C.
 PHONE (804) 572-4328



TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 2 LOT SUBDIVISION
 7353 - 124 STREET
 SURREY, B.C.

SCALE	DATE
1:150	AUG/12
DRAWN	DATE
CHKD	DATE
APPROV	BY

PROJECT	JOB No.

TR-1

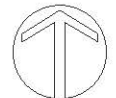
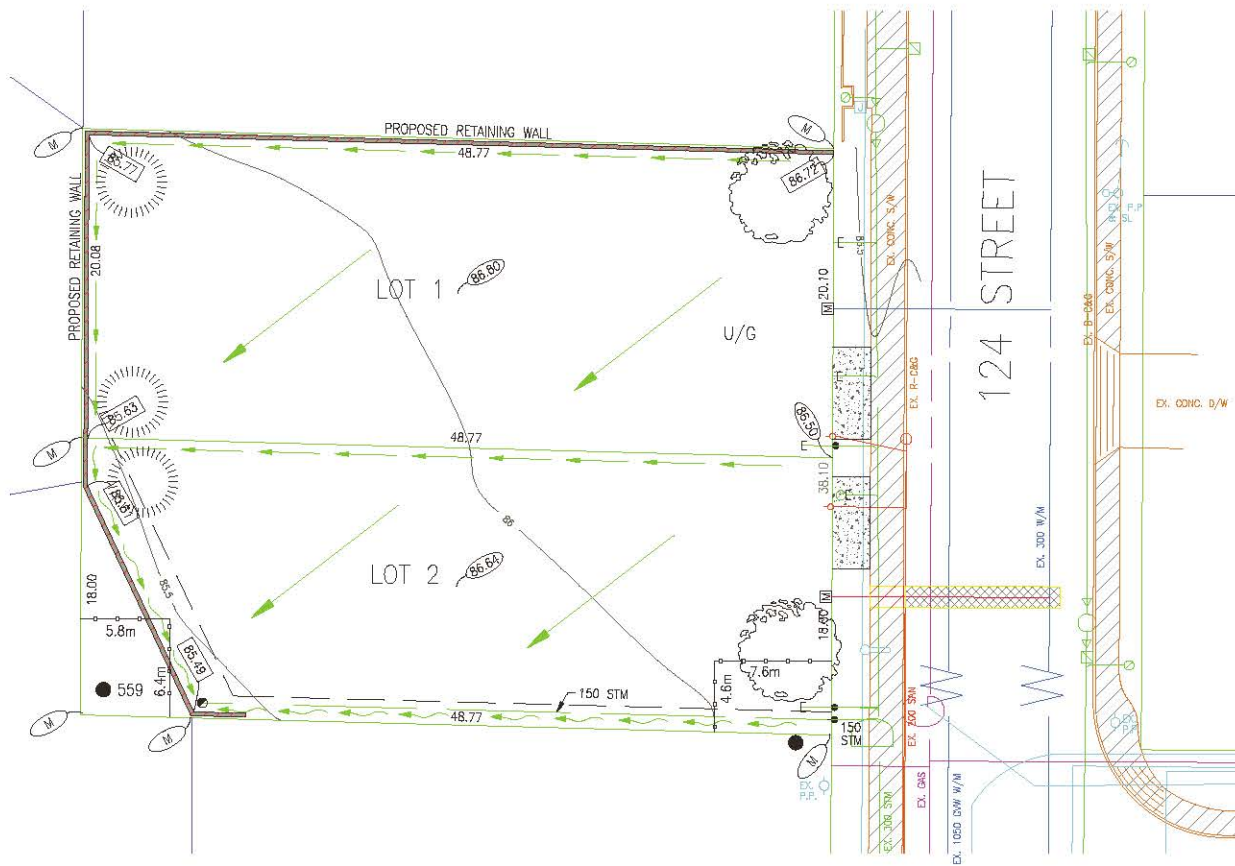
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	3	2.50 METERS	AS SHOWN	B. & B.




PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER

DATE	REVISED	BY
	REVISED	

C.KAVOLINAS & ASSOCIATES INC.
 BCLSA CSLA
 2460 JINGILL COURT
 ABU-GHAYB, B.C.
 V3C 3J8
 PHONE (604) 857-2376

MR. MIKE WADSWORTH
 HUB ENGINEERING INC.
 SUITE #101
 7485 - 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE (604) 575-4328

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
2 LOT SUBDIVISION
 7353 - 128 STREET
 SURREY, B.C.

SCALE	DATE
1:150	AUG/12
DRAWN	CHKD
DATE	DATE
BY	BY
APP'D	BY

PROJECT	JOB NO.
	59800-TR
	TR-2