

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7912-0202-00

Planning Report Date: January 28, 2013

PROPOSAL:

- NCP amendment from Townhouses 15 u.p.a to Townhouses 25 u.p.a.
- **Rezoning** from RA to RM-30
- Development Permit
- Development Variance Permit

in order to permit the development of 55 townhouse units.

LOCATION: 14265 - 60 Avenue

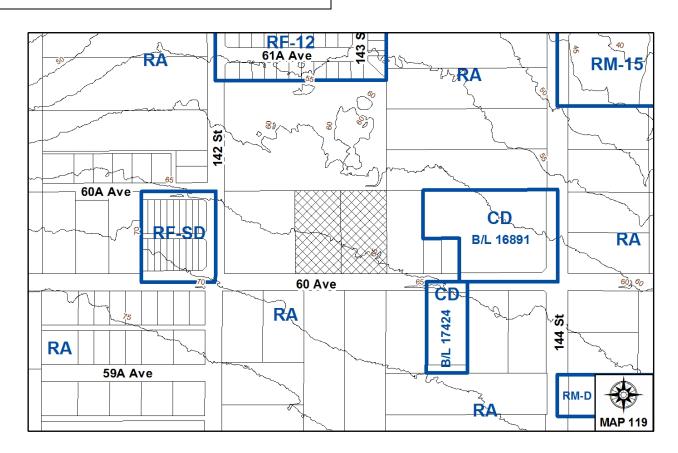
14289 - 60 Avenue

OWNER: Dorothy M Seiler

Sharon G Sale Oswald Seiler Frederick T Sale

ZONING: RA
OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses 15 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• An NCP amendment is required in order to allow for an increase in density from 15 u.p.a to 25 u.pa.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density of 22 u.p.a is reflective of other townhouse developments in the South Newton area and is generally consistent with recent townhouse developments in South Surrey.
- The floor area ratio (FAR) of o.85 is far less than o.90 permitted in the RM-30 Zone and greater than the o.60 permitted in the RM-15 Zone.
- The site plan and architectural design of the project is of high quality and provides for a livable project with indoor and outdoor amenity areas for future residents.
- Development Variance Permits are required to reduce the front, side and rear yard setbacks of the RM-30 Zone. The setback reductions are supportable and provide for a desirable streetscape, livable yards and outdoor space. The setback reductions create an interactive streetscape and interface with the school and future Park site.

RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)"
 (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a
 date be set for Public Hearing.
- 2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 165 square metres (1,776 square feet) to 96 square metres (1,034 square feet).
- 3. Council authorize staff to draft Development Permit No. 7912-0202-00 generally in accordance with the attached drawings (Appendix VI).
- 4. Council approve Development Variance Permit No. 7912-0202-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (south) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 5.6 metres (18.4 ft.);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) and 5.5m (18 ft.); and
 - (c) to reduce the minimum rear (north) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 6.9 metres (23 ft.) and 4.9m (16.ft).
- 5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;

(h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (i) registration of a Section 219 Restrictive Covenant for "no build" for the purposes of tree preservation; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.
- 6. Council pass a resolution to amend South Newton NCP to redesignate the land from Townhouses 15 u.p.a to Townhouses 25 u.p.a when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project

[subject to the completion of Engineering servicing requirements]

as outlined in Appendix II.

School District: Projected number of students from this development:

9 Elementary students at Woodward Hill Elementary School 4 Secondary students at Sullivan Heights Secondary School

Expected completion date is December 2014.

To address higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999, the School District will be preparing a long range facility plan to help accommodate the change in student growth in the district. Because there is a certain lag time before development projects are approved, constructed and ready for occupancy, it is anticipated that the School District will have a facility plan in place before the units in the first phase of this project are occupied. Furthermore, the applicant advises that the build-out of this phased project is expected to occur over a two and a half to three year time frame, which will provide additional time for the School District to address school capacity issues in this area.

(Appendix III)

Parks, Recreation & Culture:

Site design comments related to the public pathway connection to future Park site have been considered.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval granted.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

<u>Existing Land Use:</u> Single family homes.

Adjacent Area:

Direction	Existing Use	OCP/NCP	Existing Zone
		Designation	
North:	Woodward Hill	Urban/School & Park	RA
	Elementary School		
East:	Single Family Homes	Urban/Townhouses 15	RA
		u.p.a	
South (Across 60 th Ave):	Single Family Homes	Urban/Townhouses 15	RA
		u.p.a	
West:	Single Family Home	Urban/Townhouses 15	RA
		u.p.a	

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton Neighbourhood Concept Plan (NCP) identifies the two (2) subject properties as "Townhouses 15 u.p.a".
- The proposed amendment to "Townhouse 25 u.p.a" reflects the intent of the NCP to establish ground-oriented house units and further supports a variety of housing choices and affordable housing.
- The proposed density is generally consistent with development patterns established or approved in the area.

DEVELOPMENT CONSIDERATIONS

Proposal

- The proposal includes a rezoning from "One Acre Residential Zone (RA)" to "Multiple Family Residential 30 Zone (RM-30)" and Development Permit in order to allow for 55 townhouse units.
- The subject site is designated "Townhouses 15 u.p.a" in the South Newton Neighbourhood Concept Plan (NCP).
- The development application involves two (2) properties. The subject site is located between undeveloped lands to both the east and the west which are also designated "Townhouses 15 u.p.a" in the South Newton NCP.

• A Development Variance Permit is also required in order to accommodate reduced setbacks from the front, side and rear yards, which is discussed later in this report.

- The unit density proposed is 22 u.p.a and the floor area ratio (FAR) proposed is 0.85. The maximum FAR permitted in the RM-30 Zone is 0.90.
- The outdoor amenity area proposed is 311 sq. m (3,348 sq. ft.), which exceeds the requirement under Zoning By-law 12000.
- An indoor amenity building is proposed which is 96 sq. m (1,034 sq. ft.) and less than the 165 sq. m (1,776 sq. ft.) requirement under the Zoning By-law. The character of the amenity building is a site feature with a functional space. The applicant must address the deficit with a cash-in-lieu arrangement.
- Woodward Hill Elementary School is located directly north of the subject site. This is a
 combined School & Park site identified in the NCP. The Park portion will be acquired with the
 redevelopment of these lands to the north.
- A 10m (33 ft.) statutory right of way will be secured for a public walkway, as identified in the NCP, along the east portion of the property.
- This walkway will provide a connection from 60th Avenue to Woodward Hill Elementary School and future Park site.
- The additional 10m (33 ft.) will be secured with the redevelopment of the lands to the east in order to complete a 20m (66 ft.) wide pathway.

Trees

- The applicant retained M2 Landscape Architecture to provide an arborist report for the subject site. There are a total of 132 by-law size trees on the site. A total of fourteen (14) trees are proposed for retention, including twelve (12) Western Red Cedar and two (2)2 Big Leaf Maple. One (1) Spruce which is not protected under the by-law is also proposed for retention (Appendix V).
- The trees proposed for retention were identified as some of the largest, most significant trees on-site. Three (3) of the Western Red Cedars are greater than 1,000 DBH. On the other hand, over fifty (5) of the trees proposed for removal are considered low retention value, including Red Alder, Pin Cherry, Cottonwood and Apple.
- The applicant has worked with the City to preserve trees that are located partially within the 60th Avenue road allowance. The sidewalk will meander and be constructed in order to accommodate the retention of these trees.
- Staff are satisfied with the tree retention incorporated in the project.
- The total number of replacement trees required is 207 and 208 trees are proposed to be planted on the site.

The table below identifies the trees by species and outlines whether they are proposed for retention or removal (Appendix IV).

Tree Species	Total No. of By-law	Total No. of Trees	Total No. of Trees
	Trees	Proposed for	Proposed for Removal
		Retention	
Douglas Fir	16	0	16
Spruce	4	0	4
Western Red Cedar	33	12	21
Pin Cherry	19	0	19
Big Leaf Maple	18	2	16
Cottonwood	4	0	4
Scotts Pine	1	0	1
Himayan Cedar	1	0	1
Red alder	27	0	27
Paper Birch	5	0	5
Horse Chestnut	1	0	1
Fruiting Apple	3	0	3
Totals	132	14	118

PRE-NOTIFICATION

Pre-Notification letters were sent out on September 14, 2012 and staff received one (1) phone call in regards to the engineering servicing concept for the site.

DESIGN PROPOSAL AND REVIEW

- The project consists of fifty-five (55) townhouse units which are three (3) storeys in height.
- The majority of the units have tandem parking configurations with one (1) external parking pad to accommodate one (1) vehicle.
- The site plan proposes units that front 60th Avenue as well as the public walkway along the east portion of the site, secured through a statutory right of way.
- Woodward Hill Elementary School is located directly north of the site. The units along the north property boundary have rear yard conditions backing onto the school site. The units along this property boundary have livable rear yards and provide for casual surveillance of the school.
- The units along the walkway have front doors and yard space with pedestrian access to the walkway.
- The outdoor amenity area is centrally located, in close proximity to the indoor amenity building and accommodates tree preservation on the site.

• The unit elevations along 60th Avenue are two (2) stories along this streetscape, which adds variety to the streetscape.

- Exterior building cladding consists of high quality materials including specialized vinyl siding, cedar shakes, cedar shingles, high profile asphalt shingle roofing, wood trim and fascia and wood posts (Appendix VII).
- The landscaping plan incorporates a variety of planting materials, including indigenous plants and rain gardens. There are a total of 208 trees being planted on the site. Hard surface materials include concrete, unit pavers and asphalt (Appendix VI).
- A development concept plan has been prepared as part of this application which demonstrates the potential redevelopment pattern of these properties.
- A reciprocal access easement will be secured in order to provide access to the future development to the west.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 15, 2013. 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	Sustainable Development Features Summary
Criteria	
1. Site Context &	• Located within the South Newton Neighbourhood Concept Plan and
Location	consistent with townhouse designation.
(A ₁ -A ₂)	
2. Density & Diversity	• The designation in the NCP is "Townhouse 15 u.p.a" and the proposed
(B1-B7)	density is townhouse 22 u.p.a.
	• Two and three bedroom units are proposed.
	• Some units can accommodate private gardens.
3. Ecology &	• Infiltration and rain gardens are proposed.
Stewardship	• A significant number of existing trees are being retained and all
(C1-C4)	replanting is accommodated on-site, for a total of 208 trees.
4. Sustainable	• The project provides a public pathway connecting 60 th Ave. to
Transport &	Woodward Hill Elementary and future Park site. The length of the
Mobility	walkway is approximately 210m.
(D ₁ -D ₂)	• There is a direct pedestrian linkage to transit.
5. Accessibility &	• CPTED principles have been applied to the street frontage, the public
Safety	pathway and the school.
(E1-E3)	•
6. Green Certification	• N/A
(F ₁)	
7. Education &	Nearby residents have been consulted.
Awareness	• Future homeowners will receive an occupancy manual.
(G1-G4)	• •

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel (ADP) and was reviewed internally.
 Staff feel that the project is a high quality design reflective of City goals for multiple residential ground-oriented housing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

• to reduce the minimum front south yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 5.6 metres (18.4 ft.).

Applicant's Reasons:

• The setback creates an engaging streetscape.

Staff Comments:

• The proposed setback allows for units that interact with the public realm and create an inviting streetscape.

(b) Requested Variance:

• to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) for Buildings 1 and 3 and 5.5m (18 ft.) to the deck post for Building 2.

Applicant's Reasons:

• The setback in combination with the future development setback to the west will create a uniform pattern of development.

Staff Comments:

- The proposed setback of 2.4m (7.9ft.) is a side yard condition which will likely be mirrored in the future development to the west. This will create an ultimate building separation of 4.8m (16 ft.) which creates a comfortable streetscape. This setback reduction is only applicable to the north/south oriented units with side yard conditions.
- The units with rear yard conditions will be sited at a 7.5m to the building face and 5.5m (18ft.) to post of deck.

(c) Requested Variance:

• to reduce the minimum rear north yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 6.9 metres (23 ft.) and 4.9m (16ft) and;

Applicant's Reasons:

 The proposed setbacks will provide a comfortable and livable rear yard area for these homes. Additionally, this setback will provide sufficient distance to the school while providing for casual surveillance.

Staff Comments:

- The units have been designed to create an active space to interact with the school and future Park site and have useable outdoor areas including decks.
- The units that are oriented north/south with rear yard conditions are setback at 6.9m (23 ft.) and the east/west units with side yard conditions are setback at 5.0m (16.5 ft.).

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.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	NCP Plan
Appendix VI	Draft Development Permit Drawings No. 7912-0202-00
Appendix VII	Development Variance Permit No. 7912-0202-00

INFORMATION AVAILABLE ON FILE

• Complete Set of Architectural and Landscape Plans prepared by Barnett Dembeck and Associates and M2 Architecture, respectively, dated January 17, 2013 and January 15, 2013.

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

IM/da

Information for City Clerk

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

1. (a) Agent: Name: Brad Hughes

Park Ridge Homes (Panorama) Ltd.

Address: 16811 - 60 Avenue

Surrey, BC V₃S₁T₁

Tel: 604-576-5829 - Work

604-576-5829 - Cellular

2. Properties involved in the Application

(a) Civic Address: 14265 - 60 Avenue

14289 - 60 Avenue

(b) Civic Address: 14265 - 60 Avenue

Owner: Oswald Seiler

Dorothy M Seiler

PID: 007-252-072

Lot 18 Section 9 Township 2 New Westminster District Plan 36138

(c) Civic Address: 14289 - 60 Avenue

Owner: Frederick T Sale

Sharon G Sale

PID: 007-252-099

Lot 19 Section 9 Township 2 New Westminster District Plan 36138

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.
 - (b) Application is under the jurisdiction of MOTI. YES

MOTI File No. 2013-00093

(c) Proceed with Public Notification for Development Variance Permit No. 7912-0202-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,560
Road Widening area		220
Undevelopable area		
Net Total		10,340
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		5.6
Rear		6.9/4.9
Side West		2.4/5.5
Side East		10
BUILDING HEIGHT (in metres/storeys)		
Principal		10
Accessory		
NAME OF THE OF THE OFFICE OFFI		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		15
Three Bedroom +		40
Total		55
FLOOR AREA: Residential		8,833
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
PLOOKAREA. IIISUILUIOIIdi		
TOTAL BUILDING FLOOR AREA		8,833

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		22
FAR (gross)		
FAR (net)		0.85
AMENITY SPACE (area in square metres)		
Indoor		96
Outdoor		299
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	110	110
2-Bed		
3-Bed		
Residential Visitors	11	13
Institutional		
Total Number of Parking Spaces		123
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		



INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Project Engineer, Engineering Department

DATE:

November 27, 2012

PROJECT FILE:

7812-0202-00

Revised December 4, 2012

RE:

Engineering Requirements

Location: 14265 and 14289 60 Avenue

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metre width on 60 Avenue.
- Provide 10.0 metre wide Statutory Right of Way (SRW) for the 143 Street pedestrian walkway (ultimate 20.0 metre width).
- Register 0.5 metre wide SRW along the 60 Avenue frontage.

Works and Services

- Complete the north side of 60 Avenue to the Collector road standard.
- Construct pedestrian pathway on 143 Street.
- Construct storm sewers to service the proposed development.
- Construct sanitary sewers to service the proposed development

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Bob Ambardar, P.Eng.

Development Project Engineer

IK₁



Tuesday, January 15, 2013 Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

12 0202 00 Revised

SUMMARY

The proposed 55 lownhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students: Secondary Students:	9
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September 2012 Errolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
The state of the s	
	130
Enrolment (8-12): Nominal Capacity (8-12):	130 100

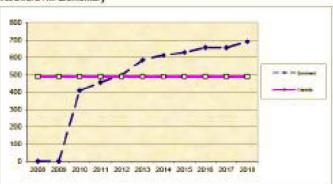
School Enrolment Projections and Planning Update:

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

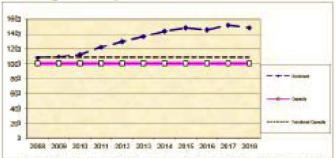
A new elementary school [#212 Woodward Hill Elementary] opened in spring 2010, the tipicity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 25, 2012 were Woodward Hill Elementary. The enrolment for the school as of September 25, 2012 were school as a september 25, 2012 which capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sulfram Heights Secondary School (the new elementary school has been named. Goldstone Park Elementary and is expected to open in 2013-2014 school year). Thenew school will relieve projected overcrowshing at Cambridge Elementary and also draw some students from Woodward Hill Elementary. Also, a Capital plan approval has been received for an addition to Panonana Ridge Secondary. The school district will also be considering various measures to adress projected overcrowding at Sulfivan Heights Secondary (1.6 possible enrolment moves or program change considerations).

In Focust years, amendments to the South Newton NCP have resulted in larger number of thislemial units and higher enrolment growth than was originially envisioned when the NCP Wasfest adopted in 1999. Although future space additions may be necessary, both Wordward Hill Elementary and Sullivan Heights Secondary have limited site area for SUPmission and larger space additions may be needed at these schools with higher than projected stillment origins. The School District will be preparing a long range facility plan to help SCOmmerciate the changes in student growth in the district.

Woodward Hill Elementary



Sulivan Heights 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 tividing nominal facility capacity (Ministry capacity) by 25.

AD	DENIE	NIW	
ME	PEND	ALA:	

TREE PRESERVATION SUMMARY

Surrey Project #:

Project Location: 14265 & 14289 60th Avenue, Surrey

M2 Project #: 12-072

Register Landscape Architect / Arborist Jim Cadwaladr, M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on July 6, 2012. Revised Aug 9, 2012 to reflect the proposed Site Development Plan.

Revised September 21, 2012 for city comments to architectural site plan.

Revised October 17, 2012 for city comments for retention of trees.

Revised January 9, 2013 for city comments / new site plan.

The following is a summary of the tree assessment report for quick reference.

General Tree Assessment of the Subject Site

- The subject site is located east of King George Boulevard on 60th Avenue.
- The site has 2 treed lots with significant vegetation and existing single family residences. The
 existing trees are primarily Western Red-Cedar & Douglas-fir and introduced species.
- c. The adjacent lots to the east and the west have existing trees of by law size that will require preservation measures.
- d. Please note: A form of development has been determined based on city comments to retain more trees on site. The number of replacement trees is not determined at this time, a landscape plans is in process and will revise the tree summary once the proposed trees are available.

2.	Summary of	f Proposed	Tree Removal	and Replacement
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0	Number of Protected Trees Identified		132(A)
0	Number of Protected Trees declared to be hazardous		
	due to natural causes		0 (B)
0	Number of Protected Trees to be Removed		118(C)
0	Number of Trees to be Retained (A-B-C)		14(D)
0	Number of Replacement Trees Required @ 2:1 (88 trees)		176(E1)
0	Number of Replacement Trees Required @ 1:1 (31 trees)		31(E2)
0	Total Number of Replacement Trees Required		207(E3)
0	Number of Replacement Trees Proposed	-	208 (F)
0	Number of Replacement Trees in Deficit (E - F)	-	- (G)
0	Total Number of Protected and Replacement Trees (D+F)	-	- (H)
0	Number of Lots Proposed in Project		N/A (I)
0	Average Number of Trees / Lot (H/I)		N/A (J)

3. Tree Survey and Preservation Plan

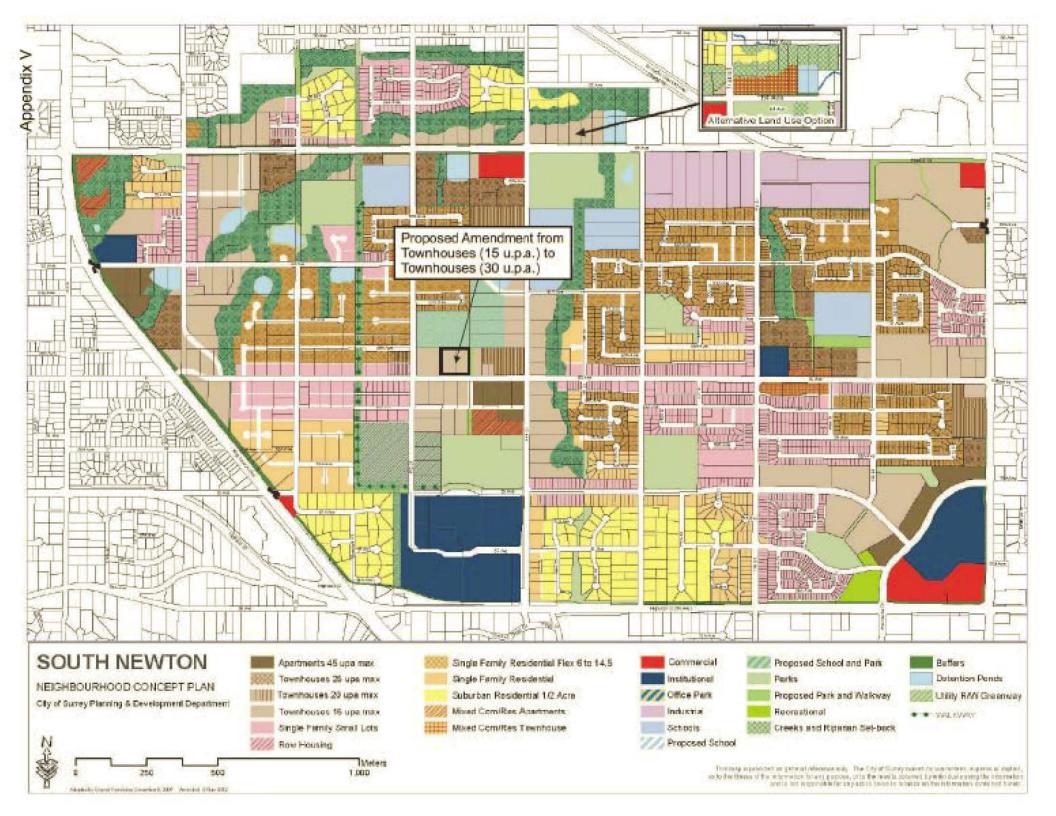
x	Tree Survey / Arborist Plan is attached.
TI	his plan will be available before final adoption.

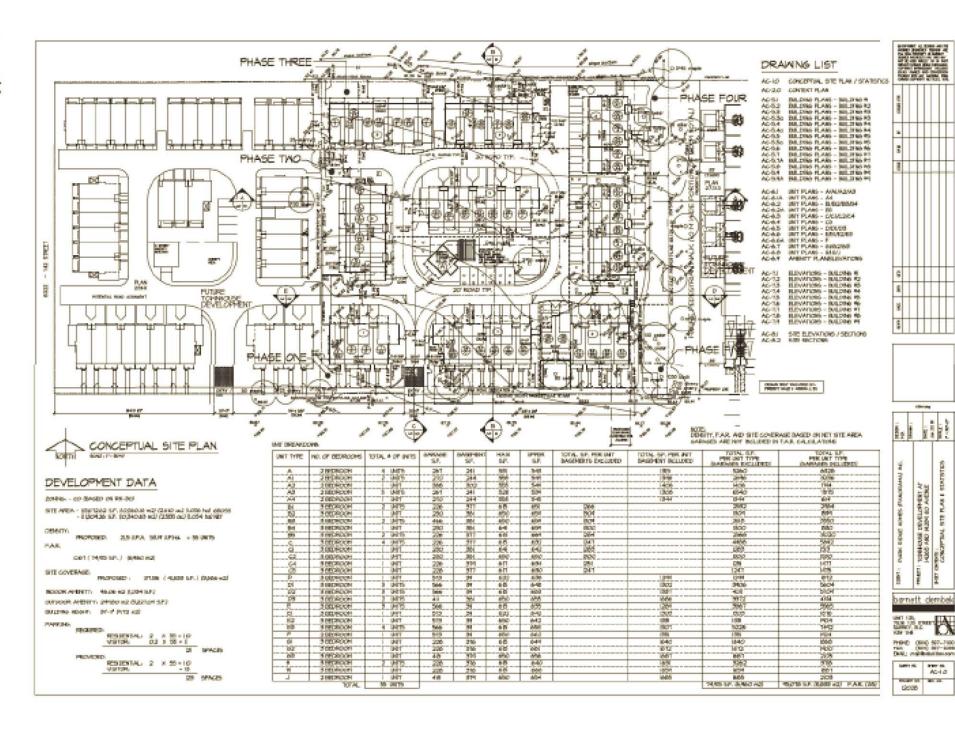
Summary and plan prepared and submitted by: Jim Cadwaladr

ISA Certified Arborist #PN-7310A M2 Landscape Architecture

6, July, 2012;

REVISED Aug 9, 2012 REVISED Sept. 21, 2012 REVISED Oct. 17, 2012 REVISED Jan. 9, 2013

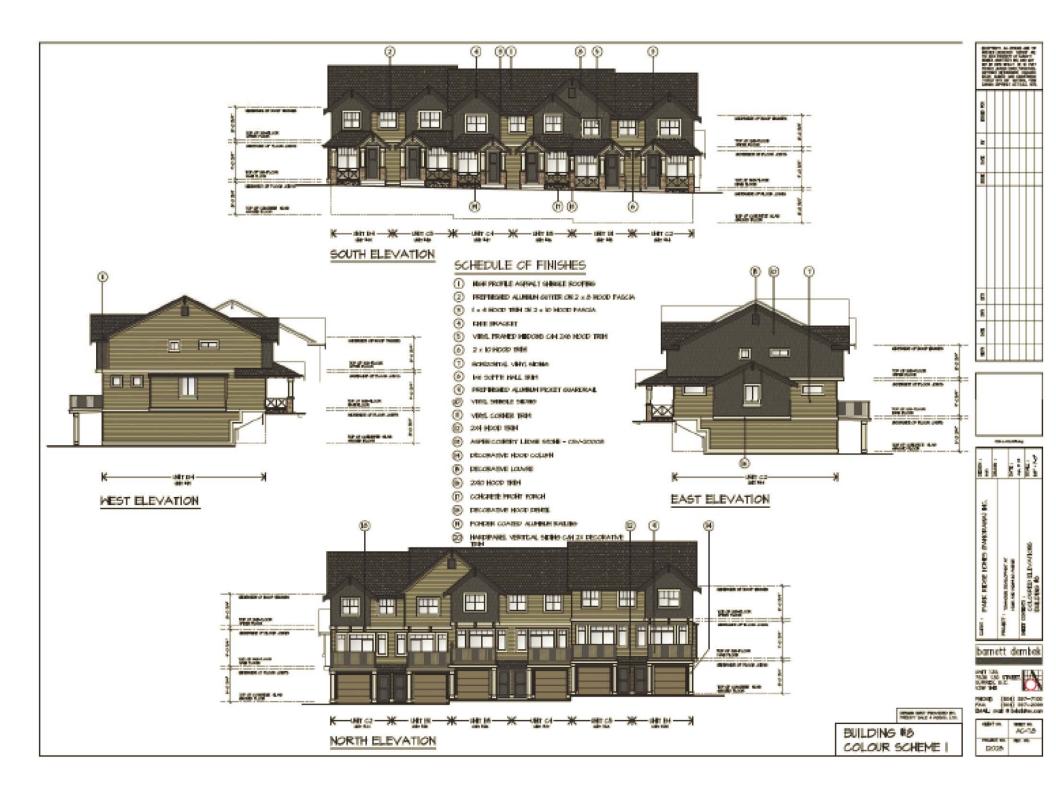


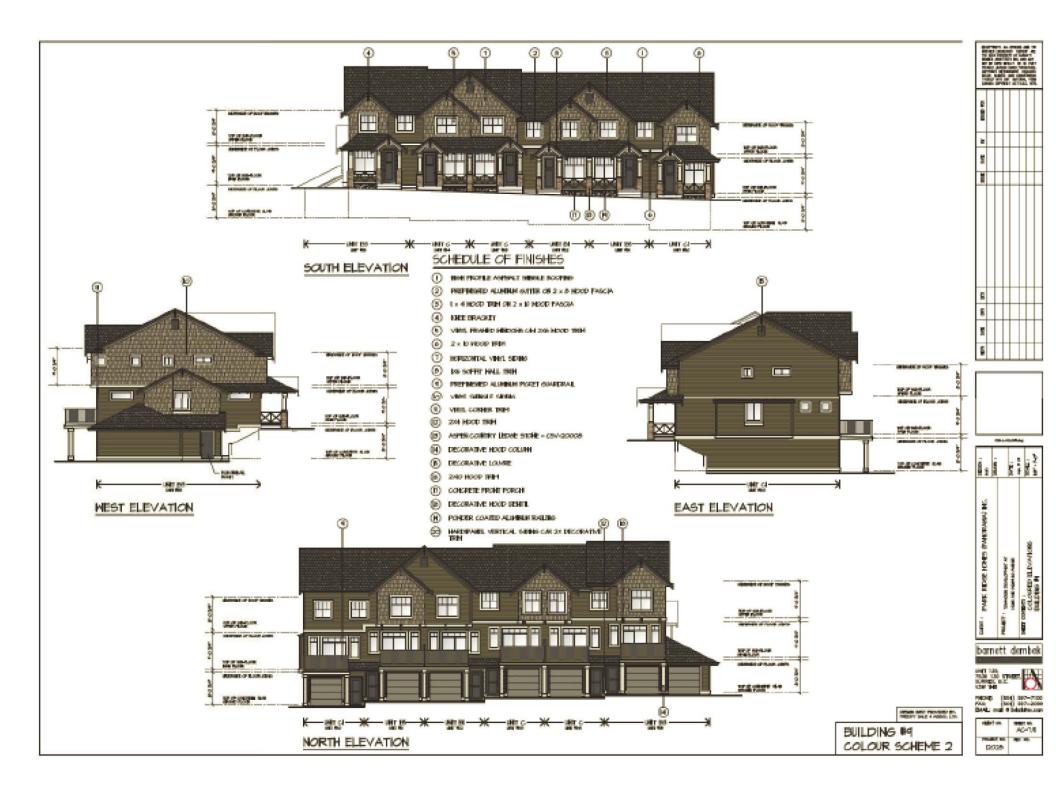


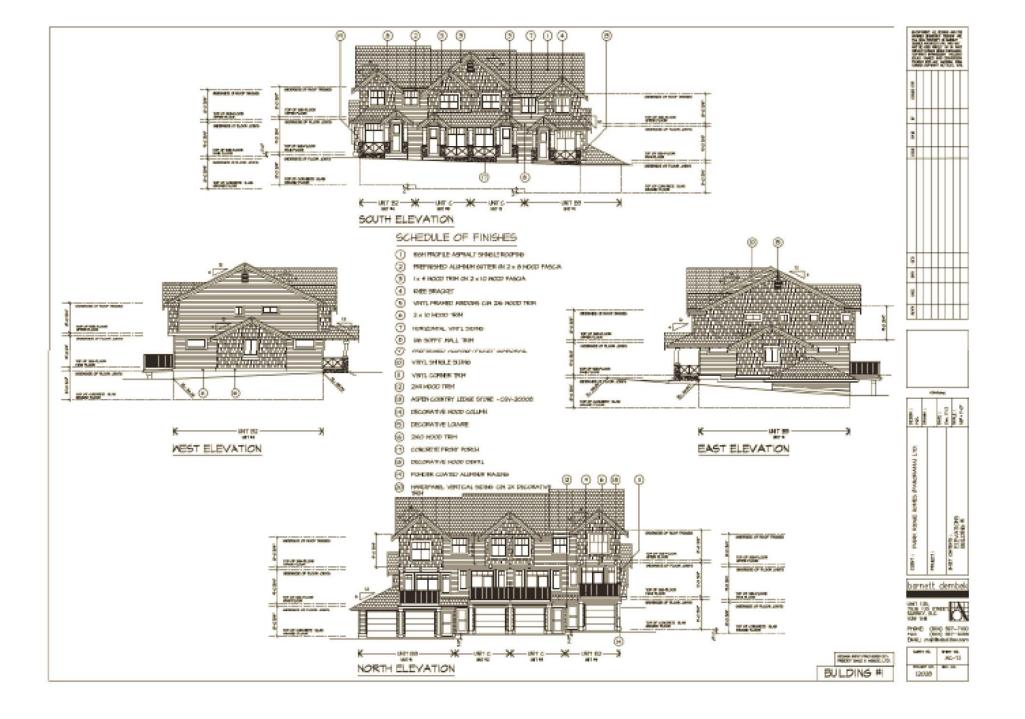
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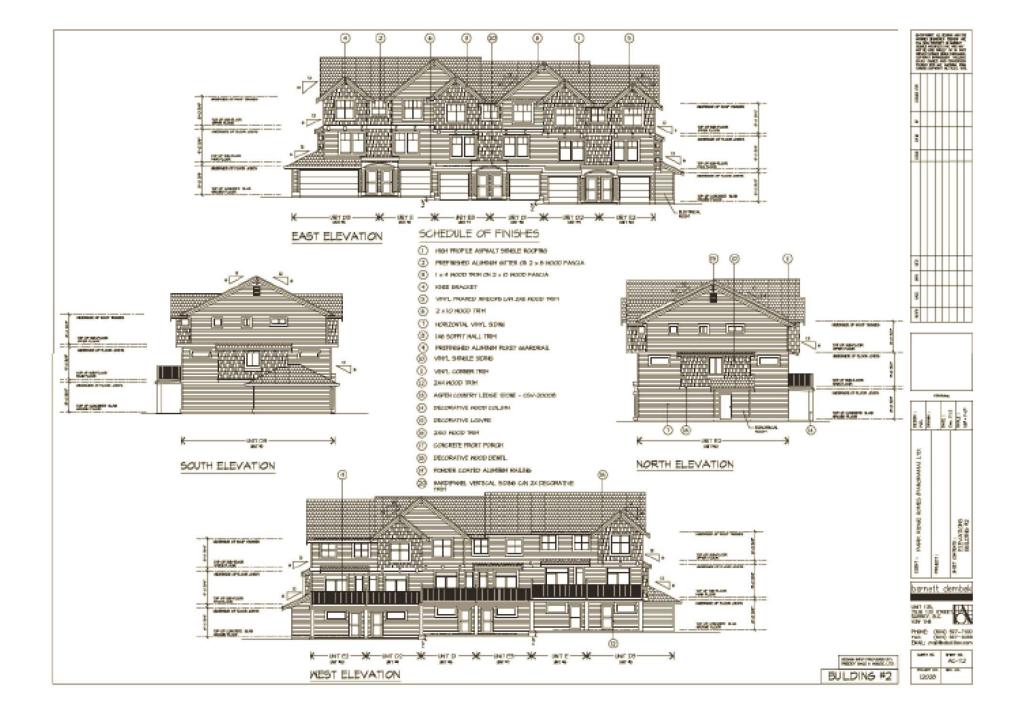
Mrs. aut.

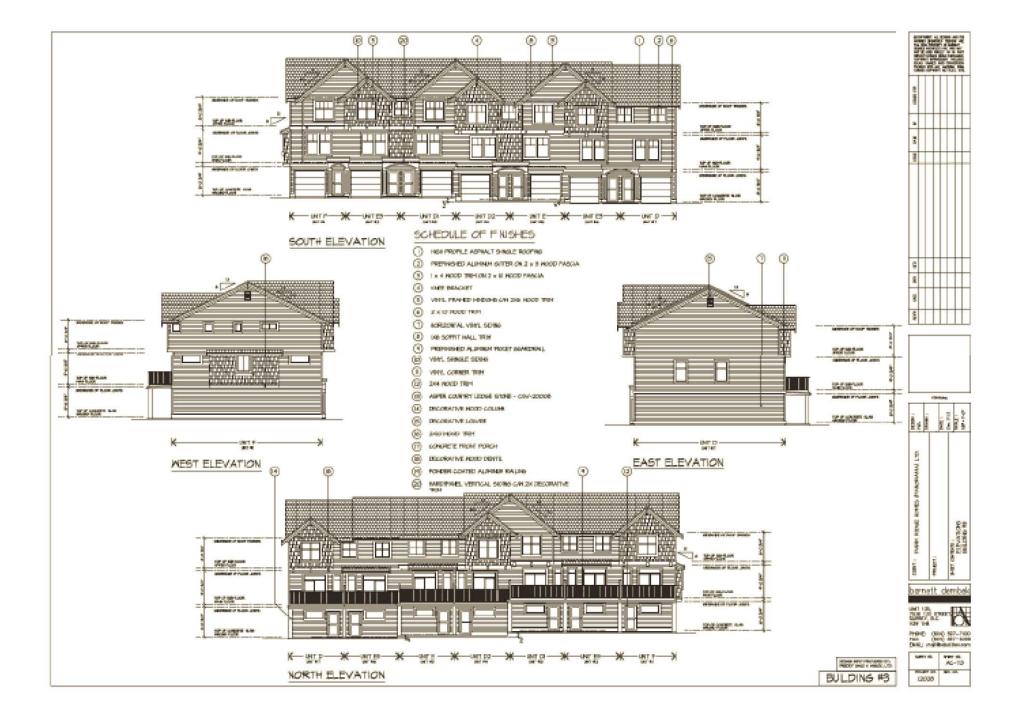


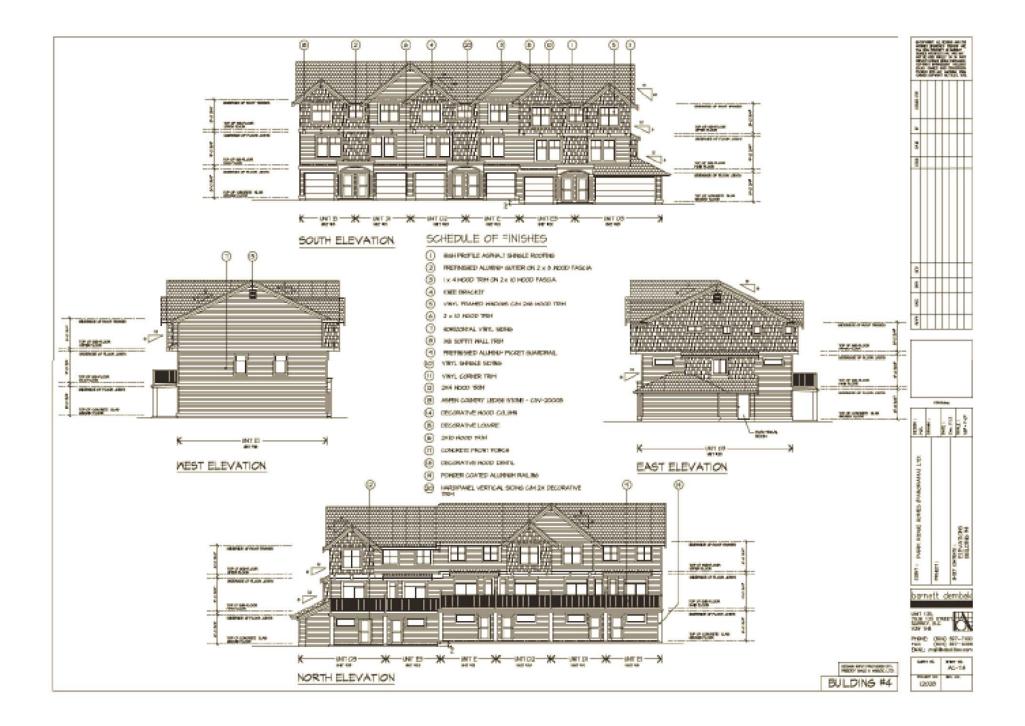


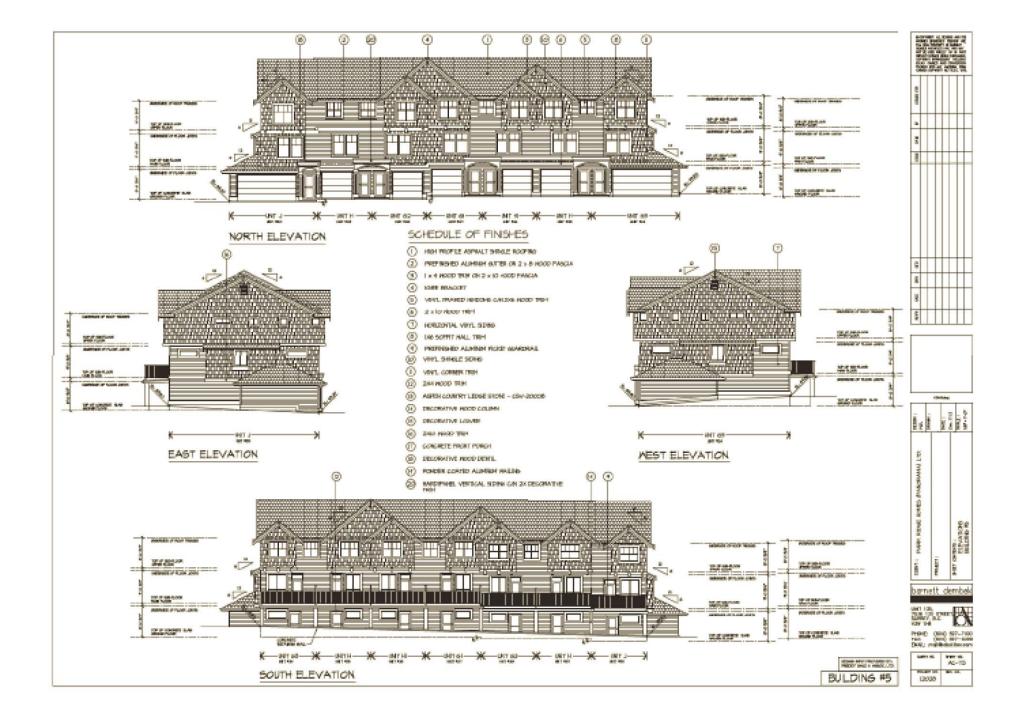


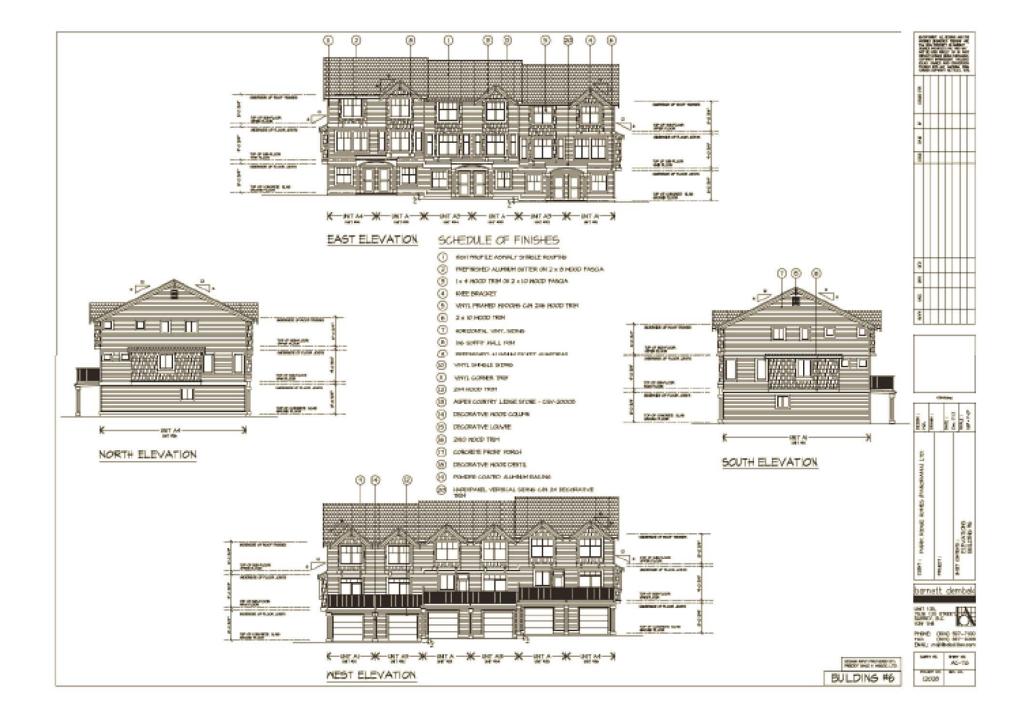


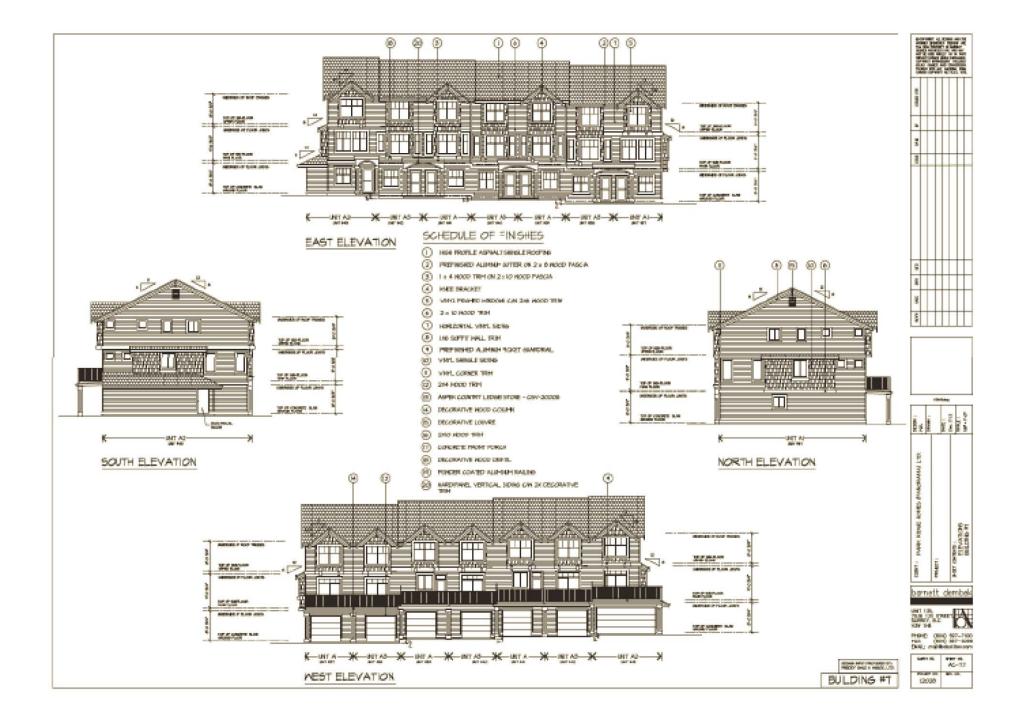


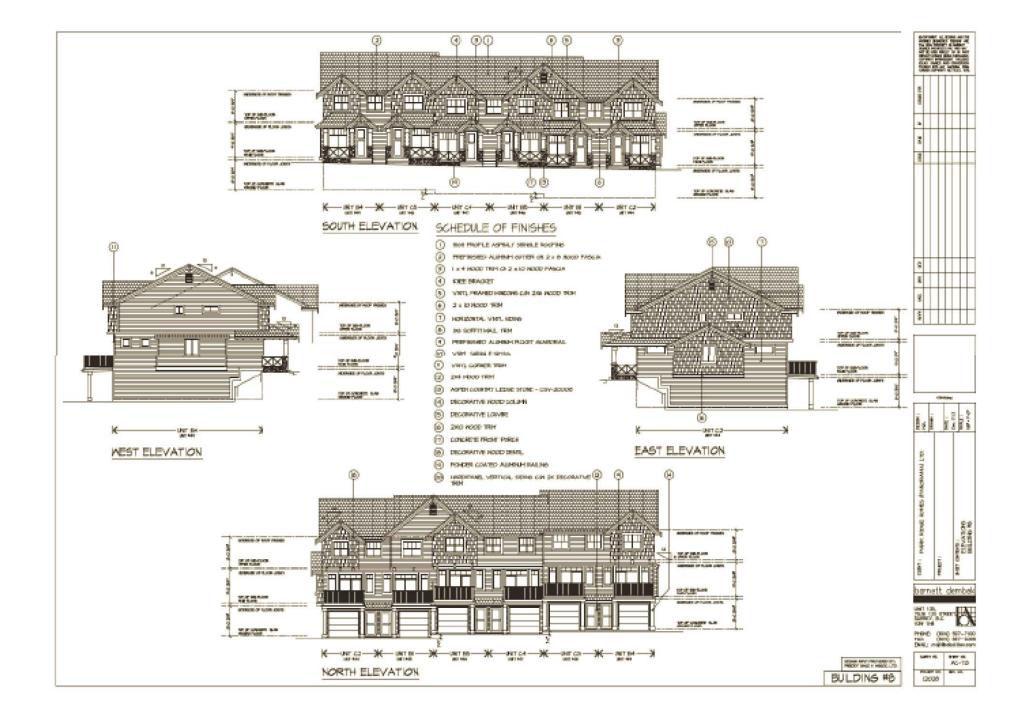


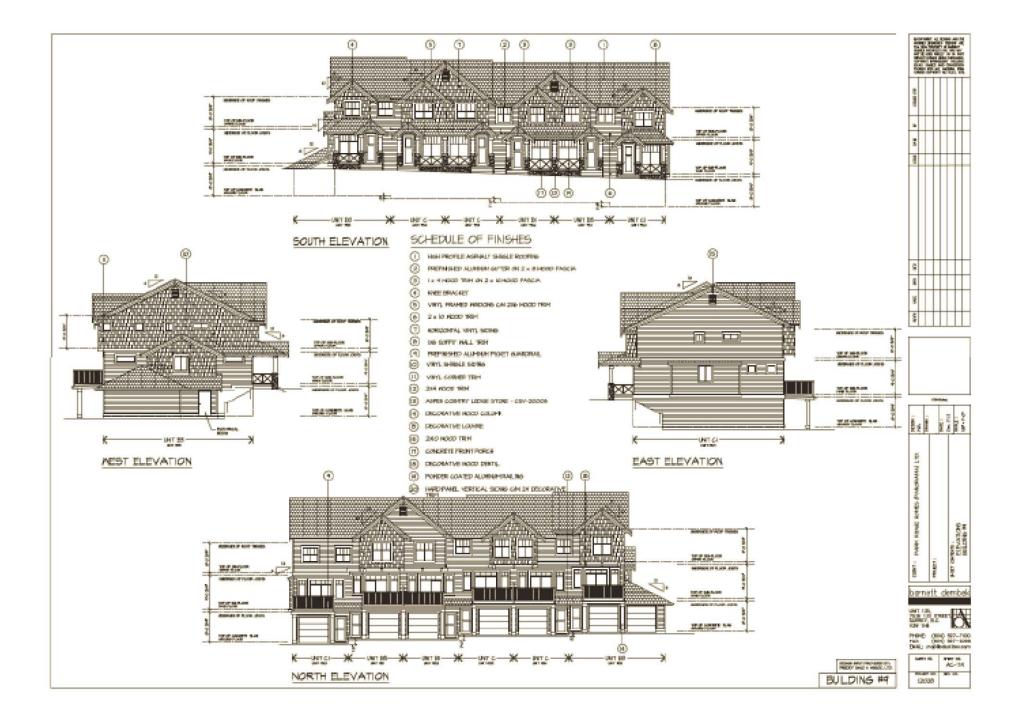


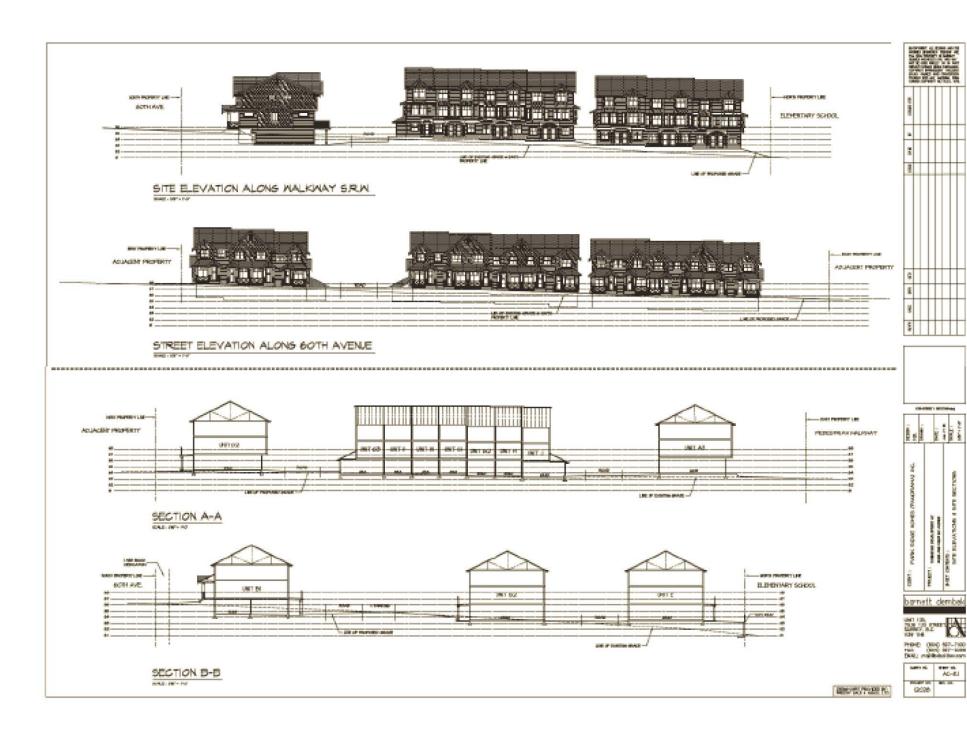


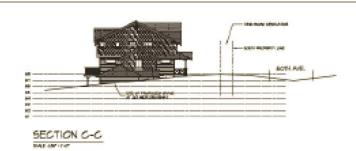


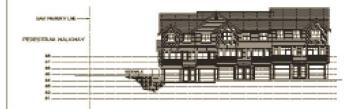












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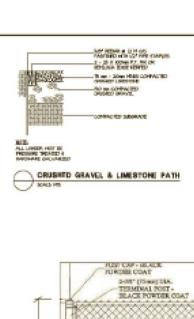
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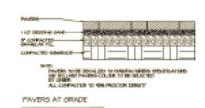
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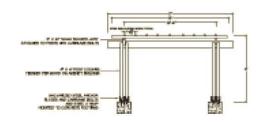
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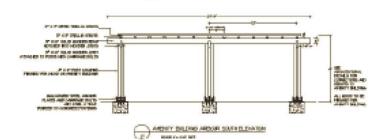




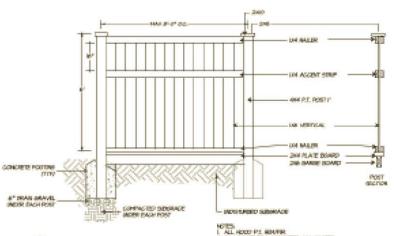
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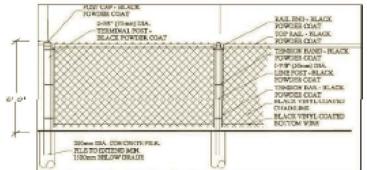
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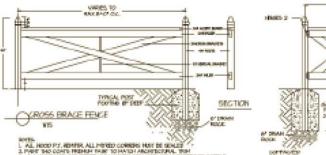
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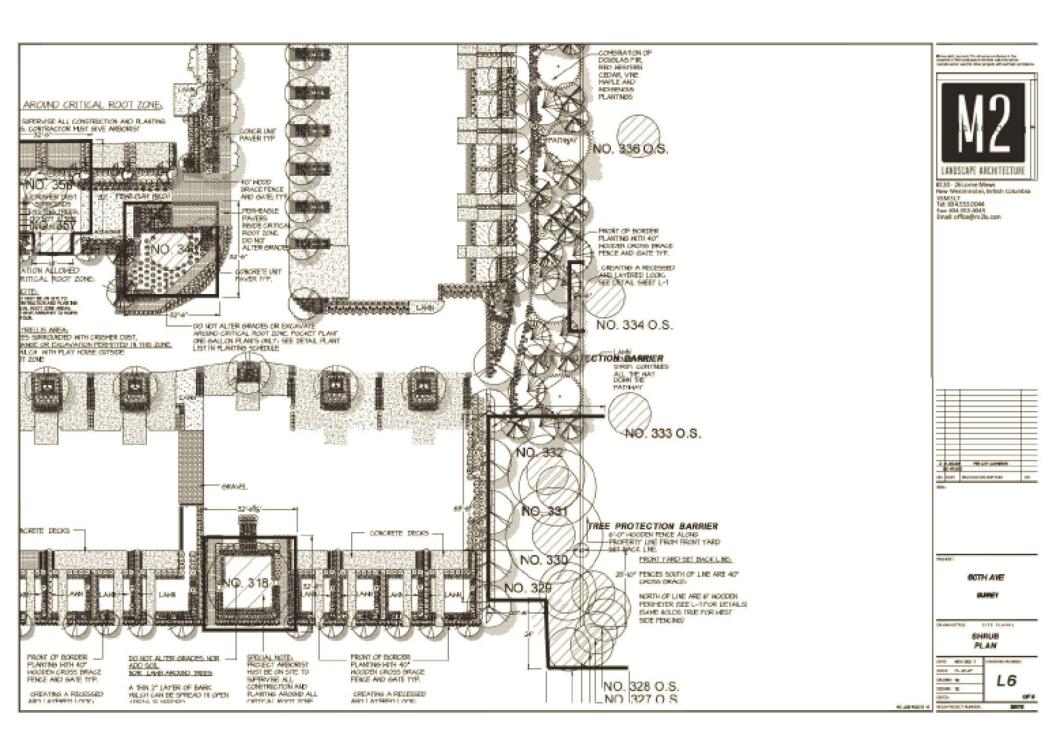


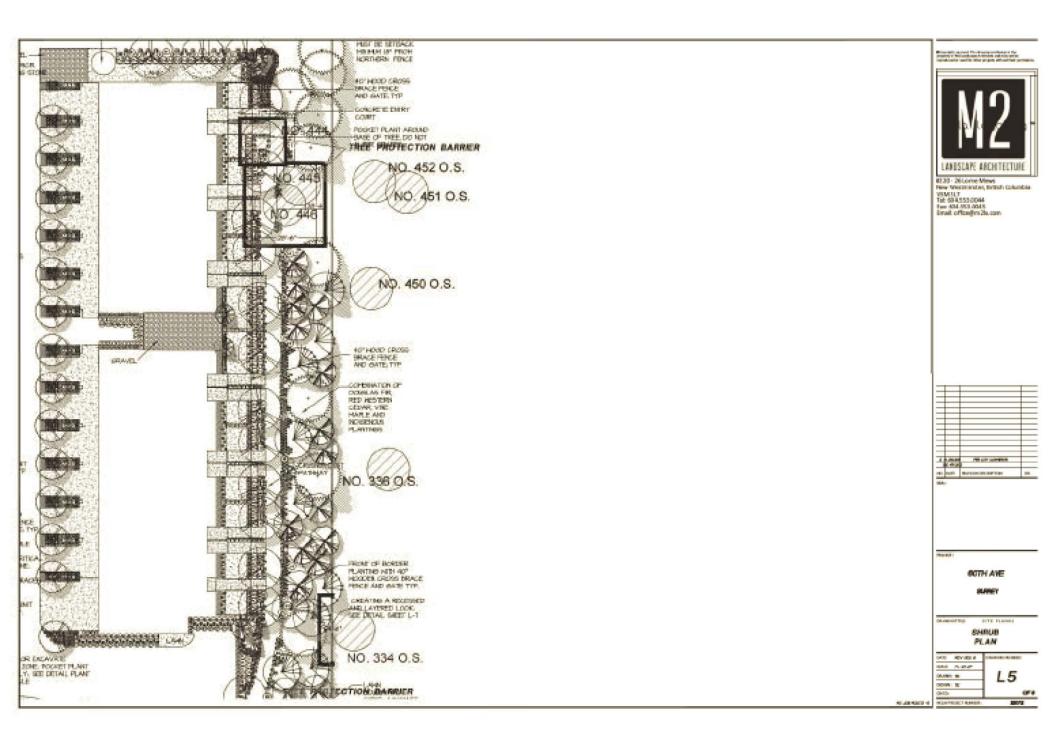
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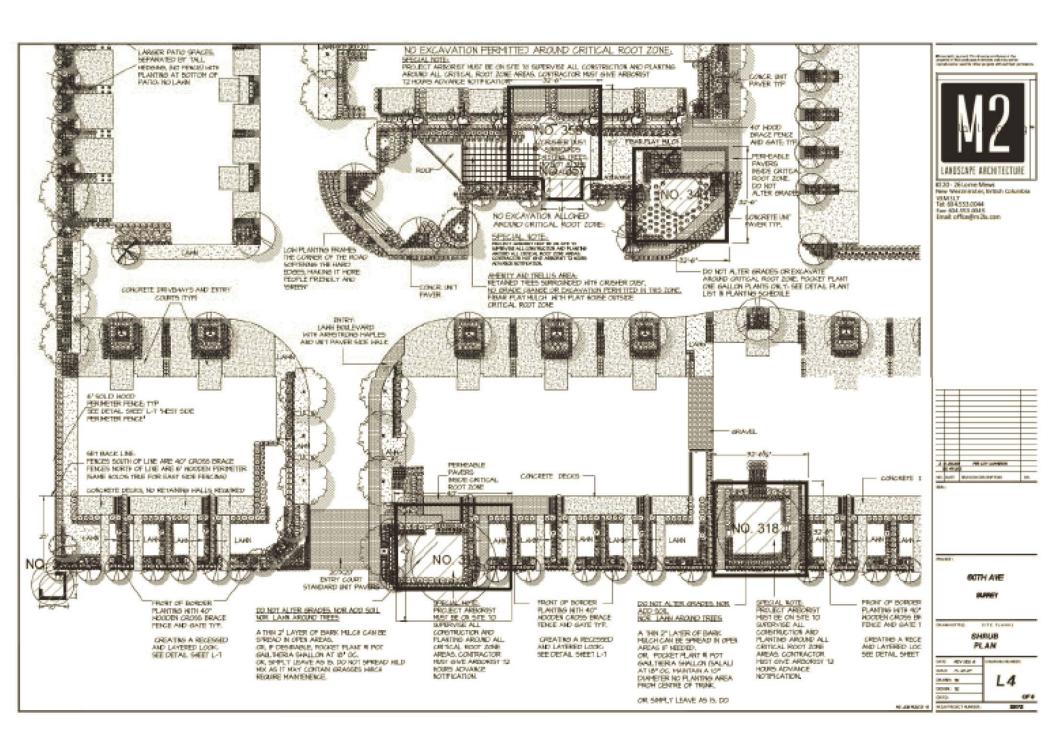


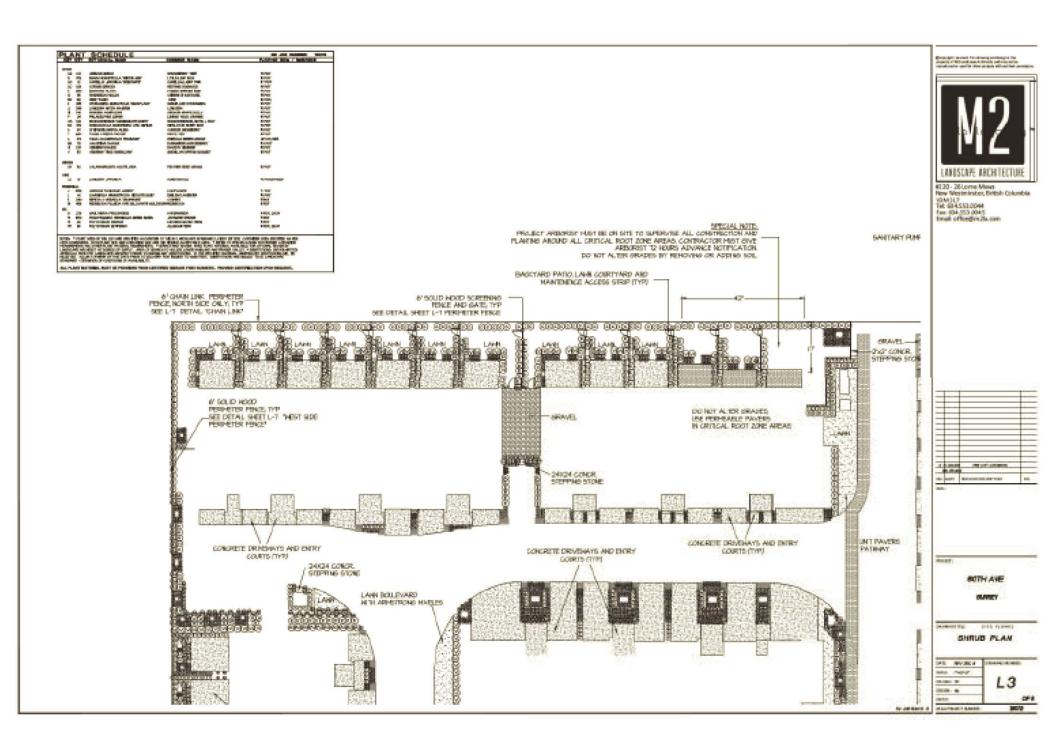


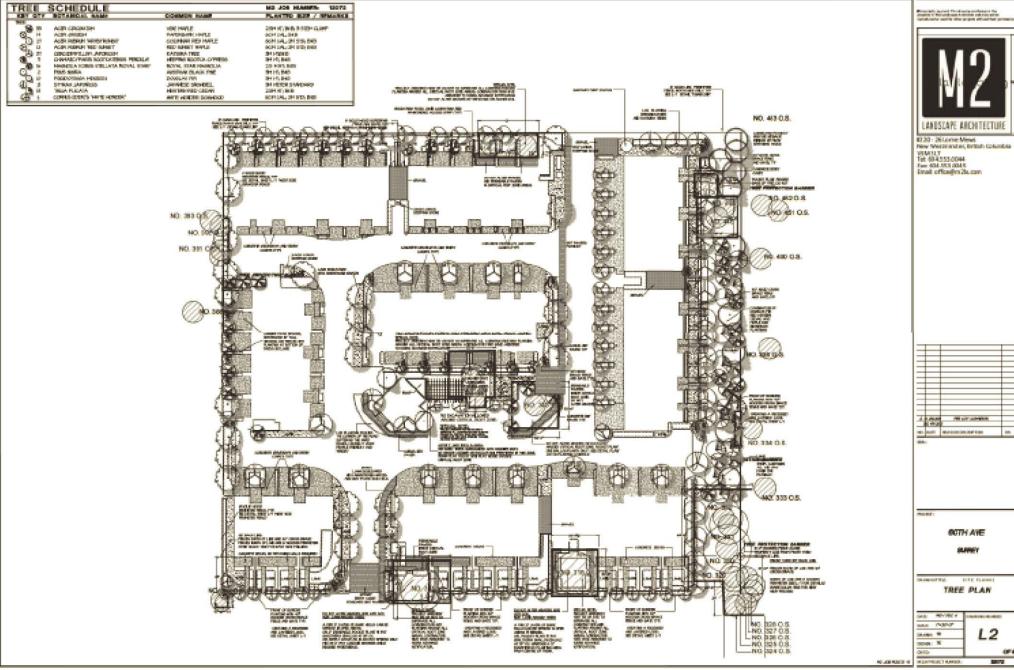






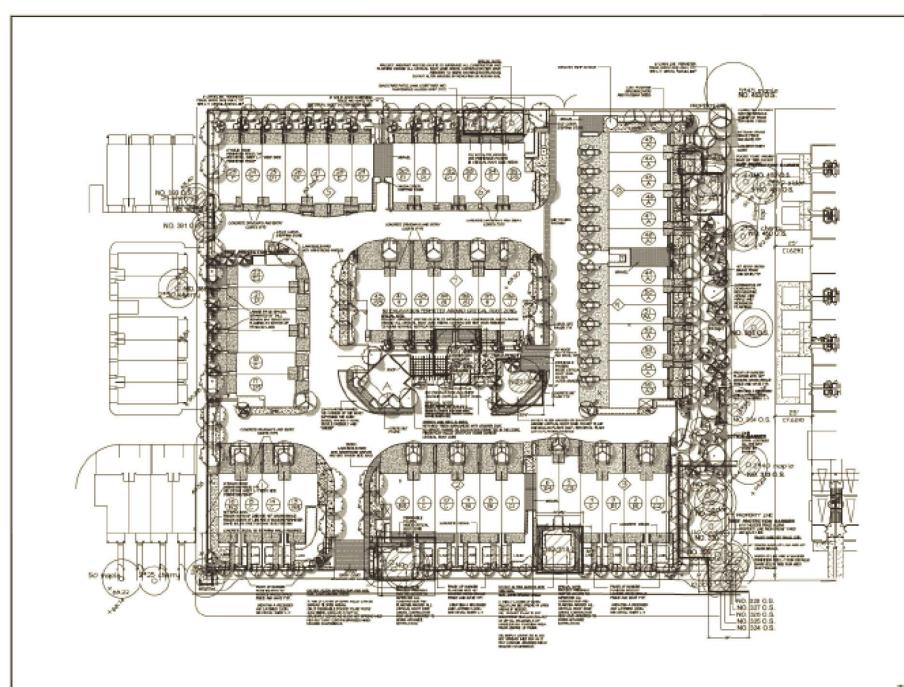












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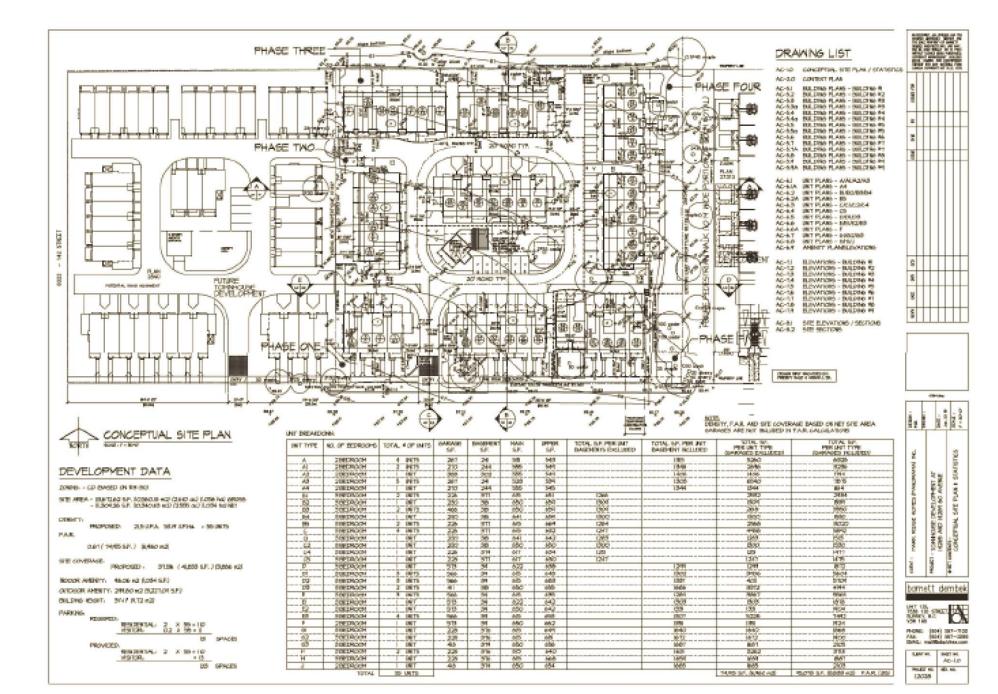
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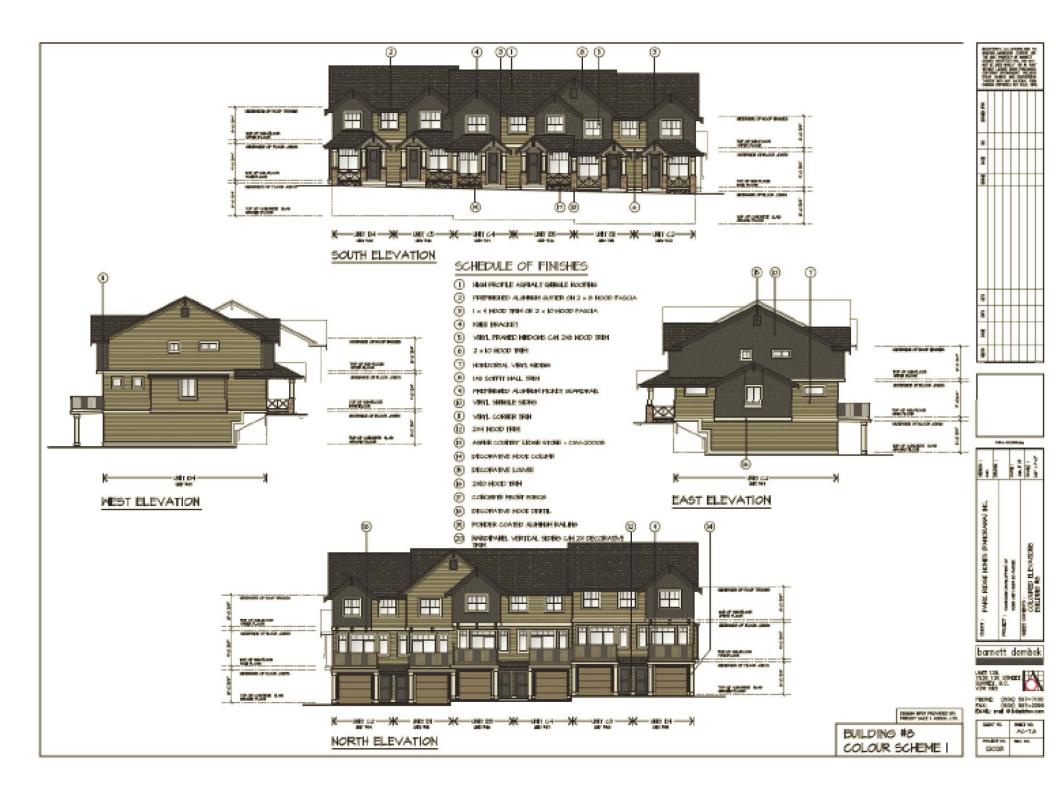
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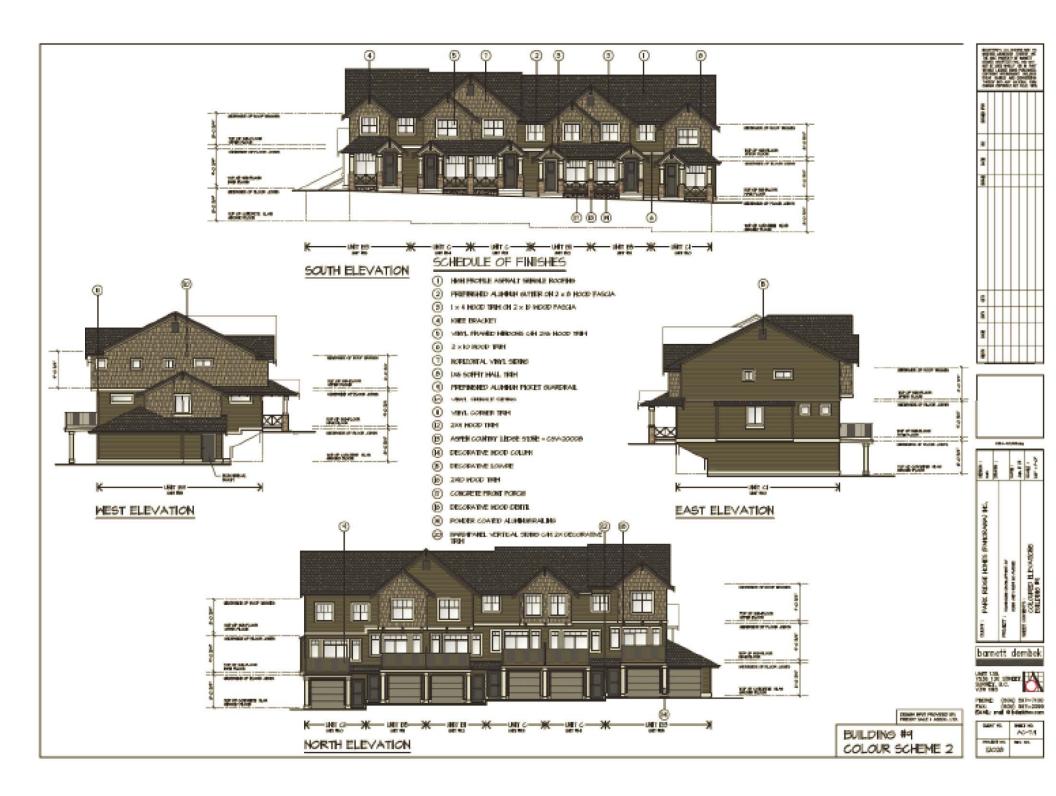
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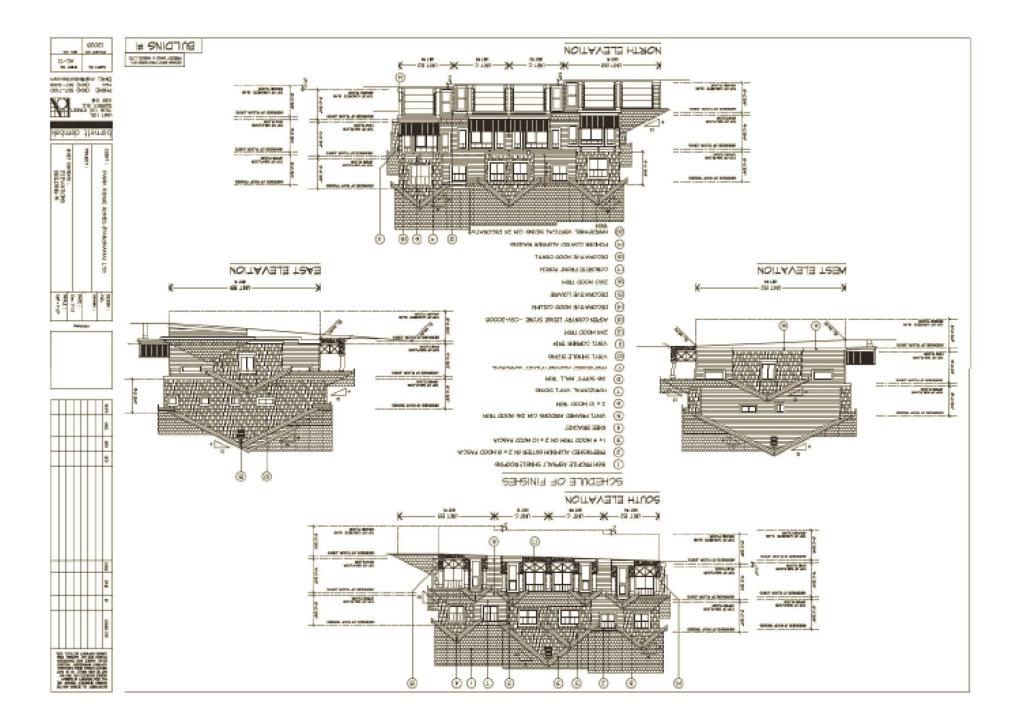
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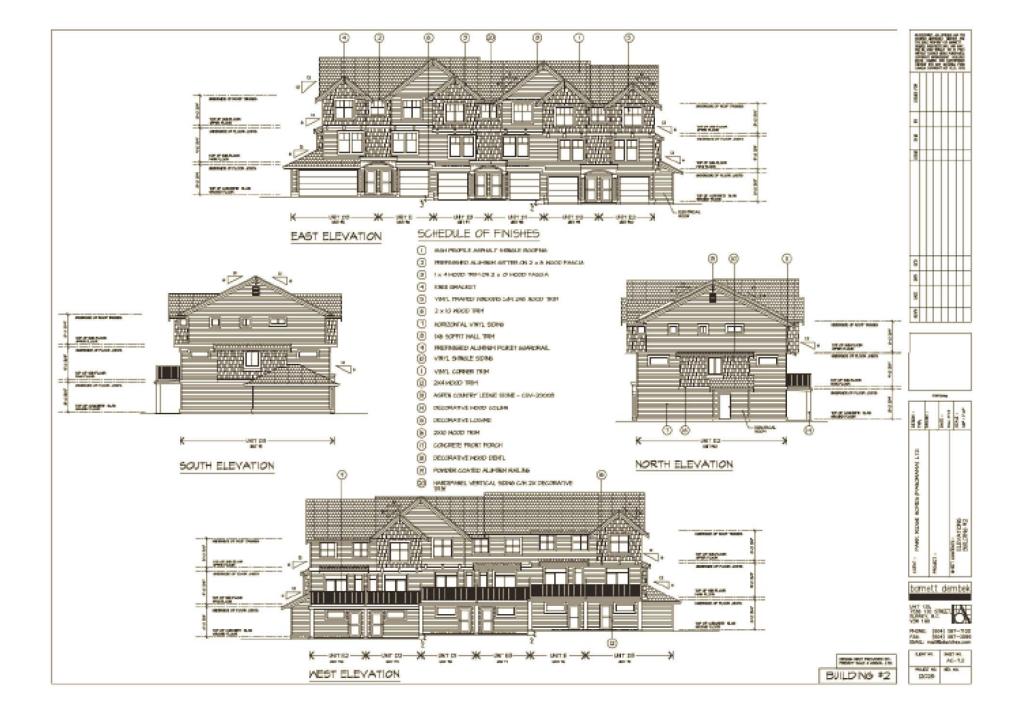


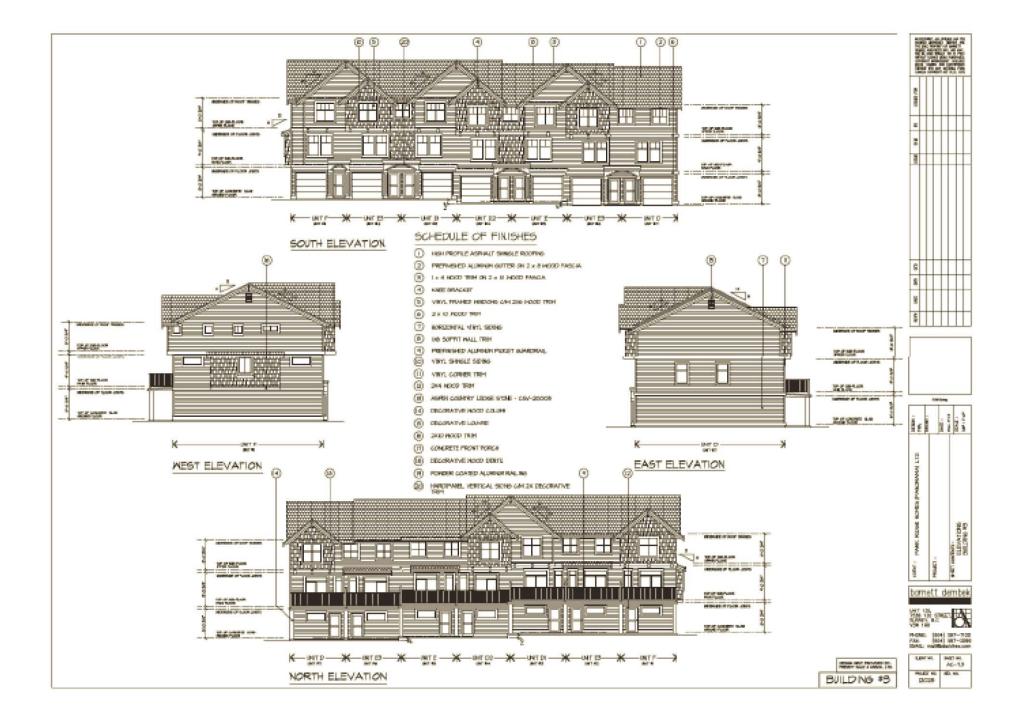


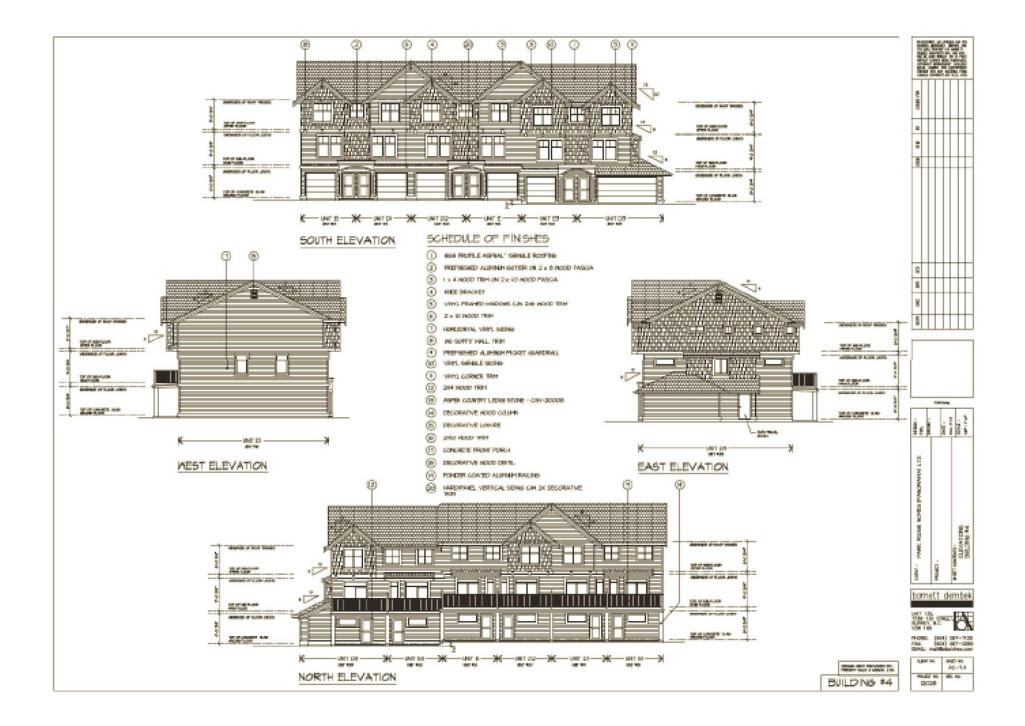


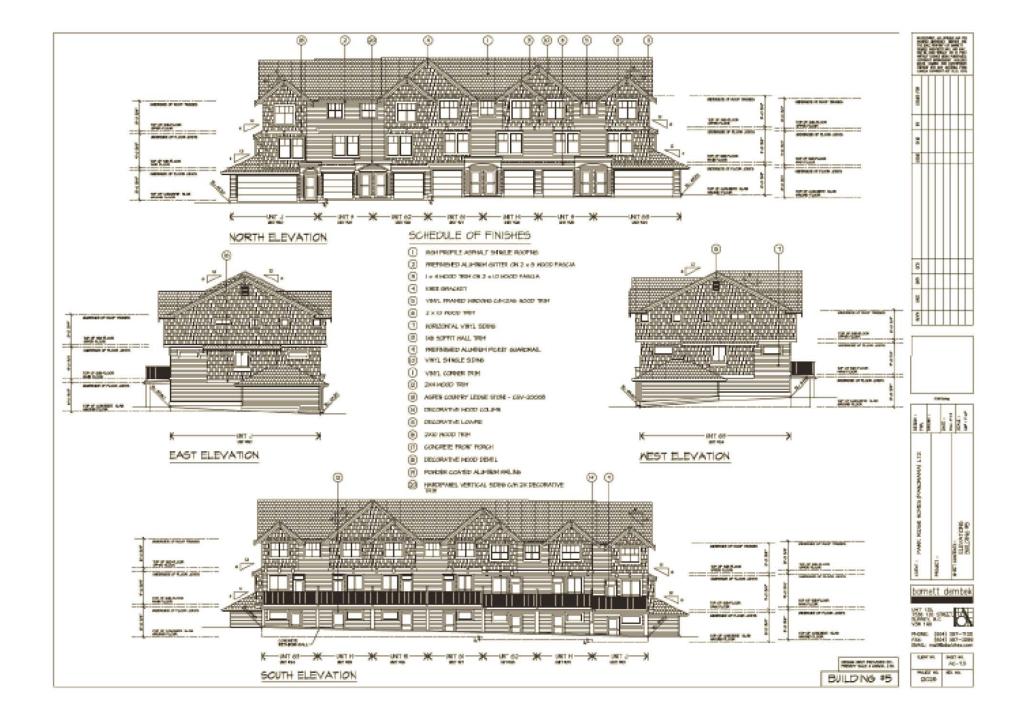


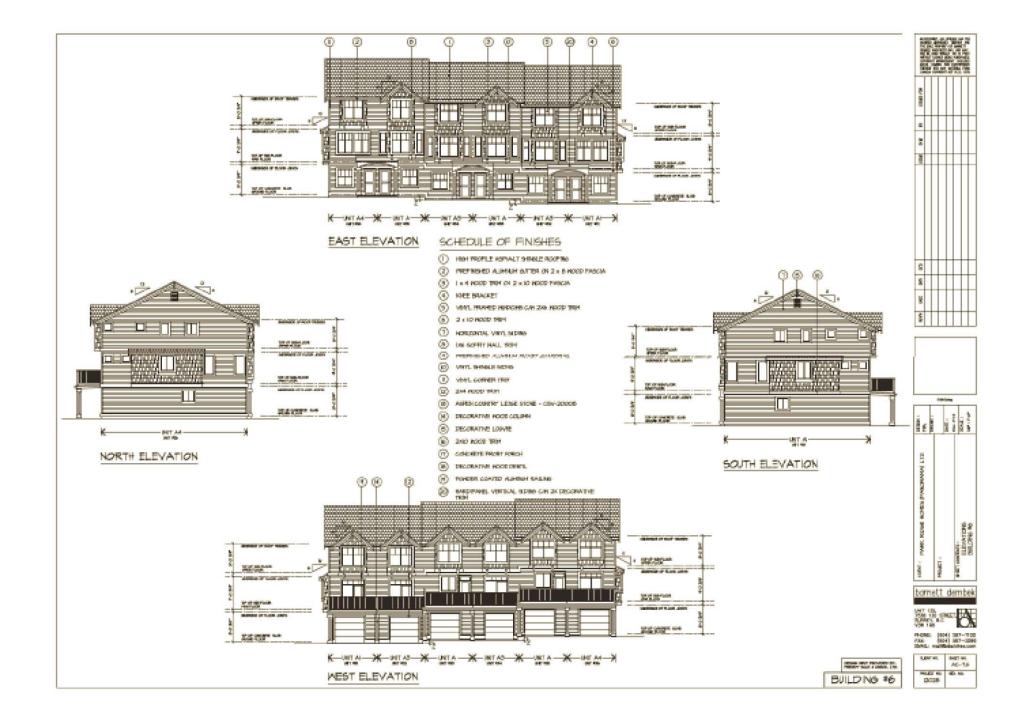


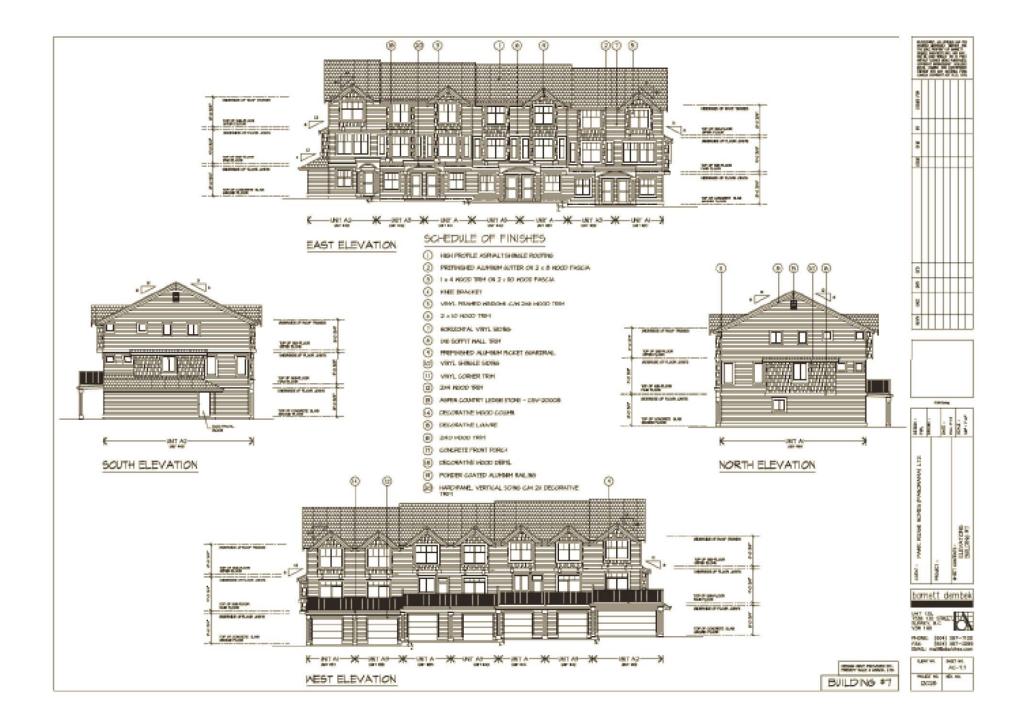


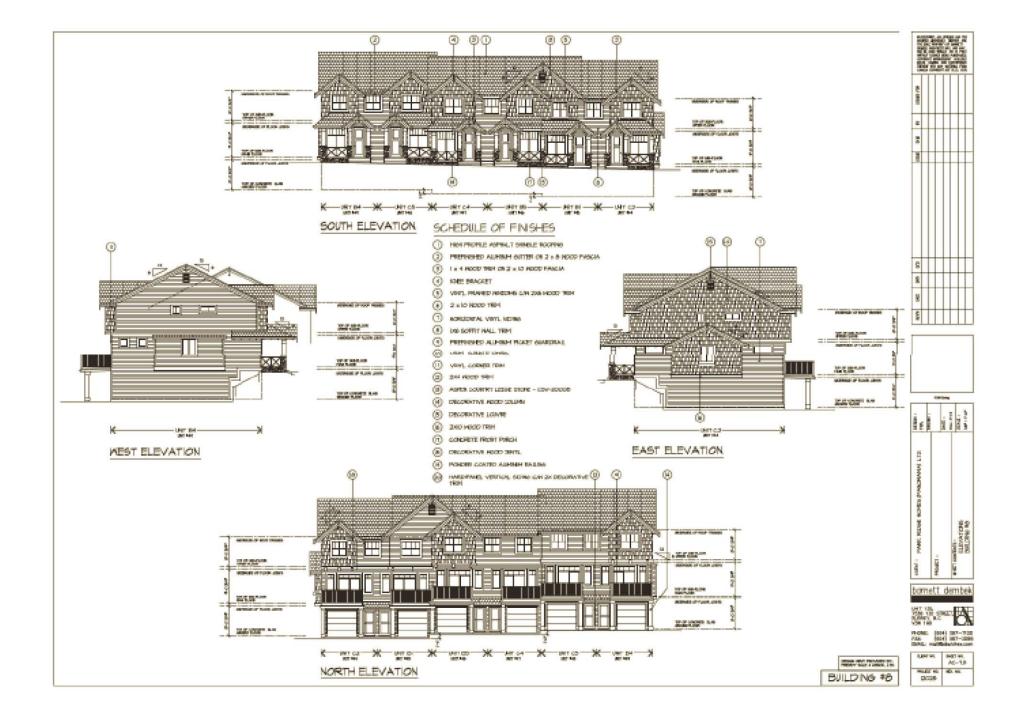


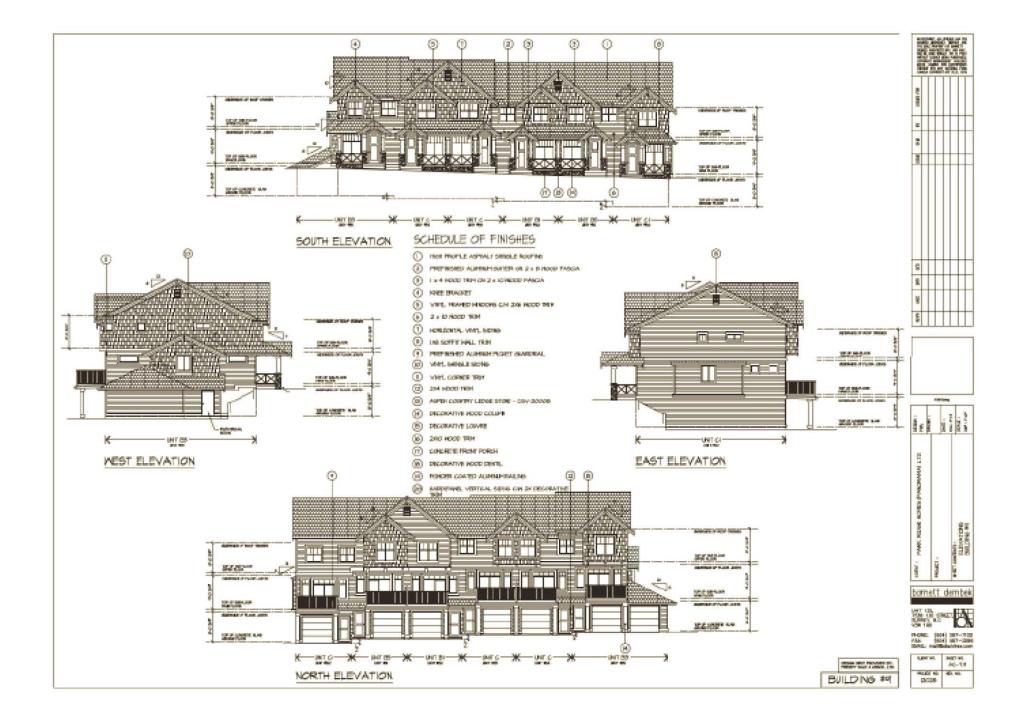


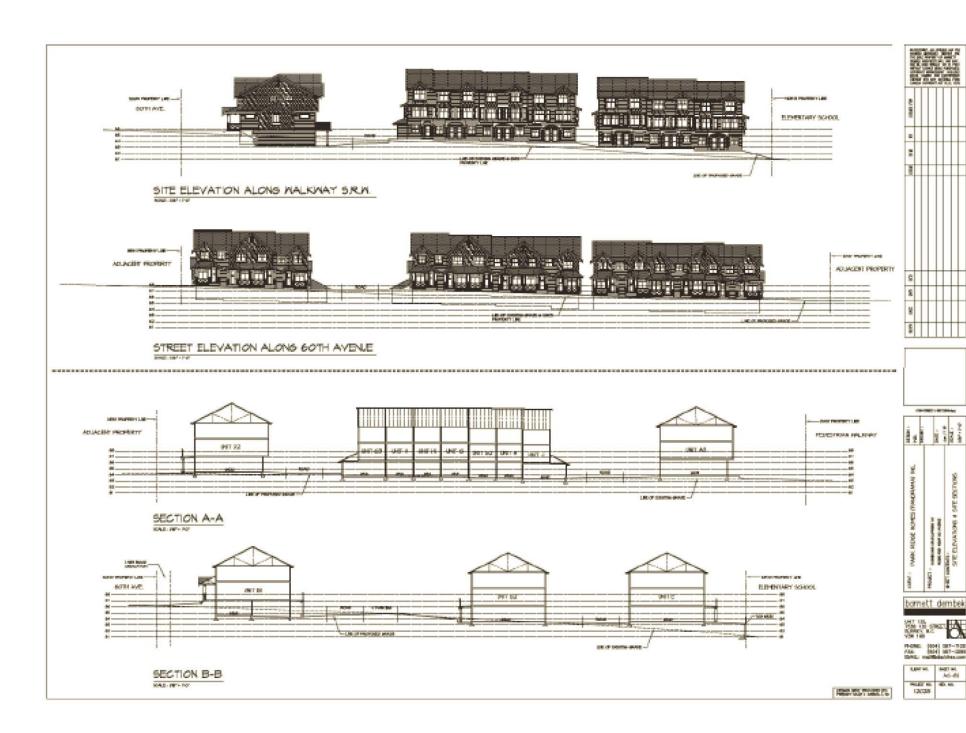


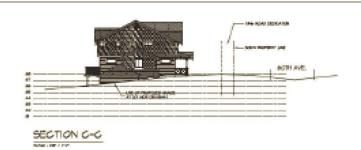














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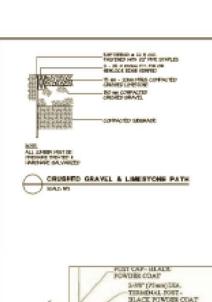
LANDSCAPE ARCHITECTURE

New Westminster, Entire Columbia

8220-26 Lorenthiese

Tel: 6045510044

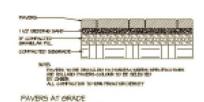
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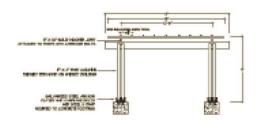
LINE POST - BLACK THRESTON BASE, NILLOW

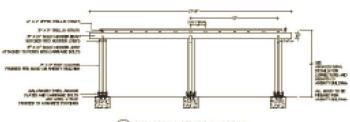
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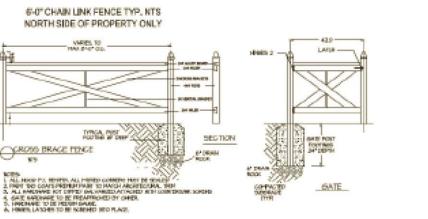
KONDER COAT TERROR BAND - BLACK FUYDEN COAT

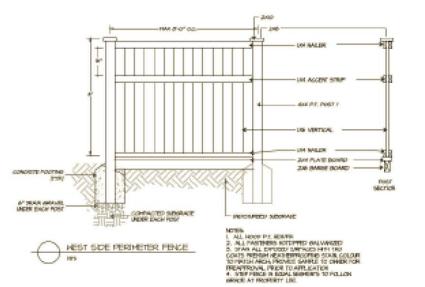




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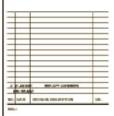








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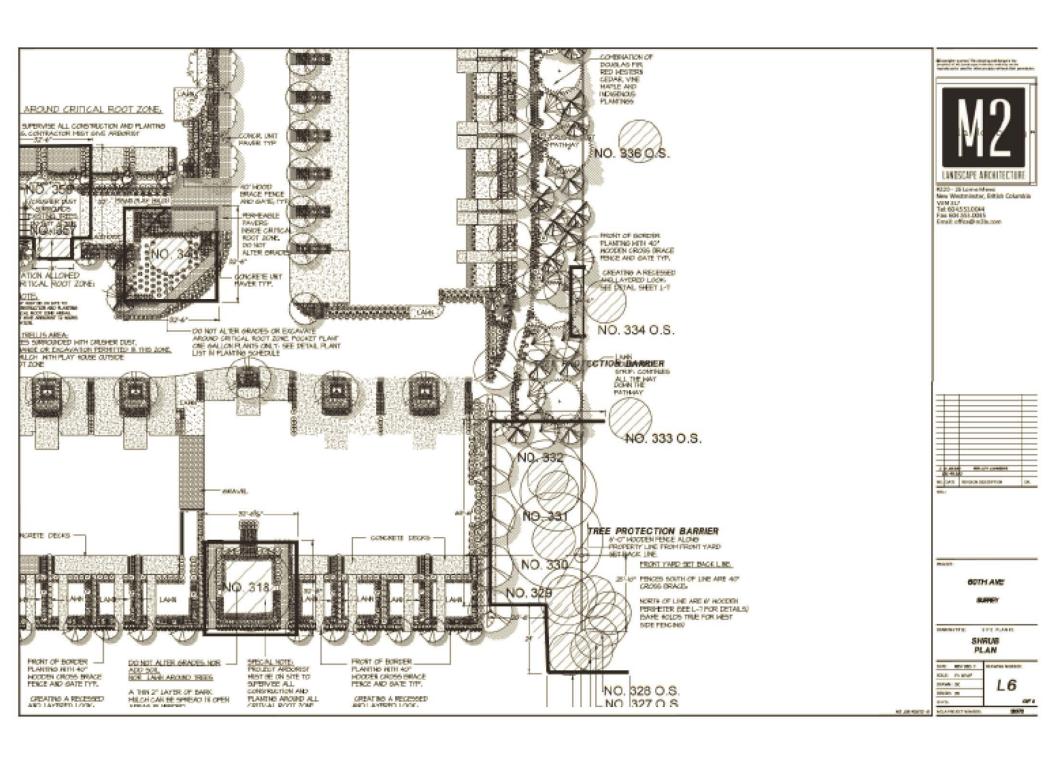
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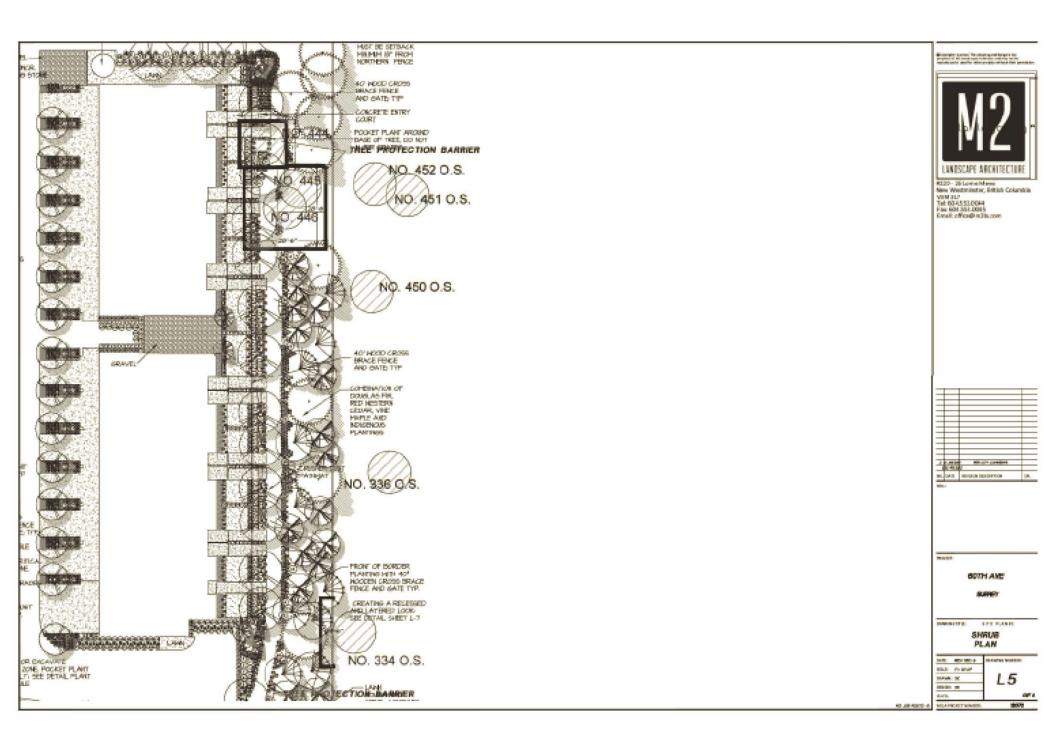
STERLINGS

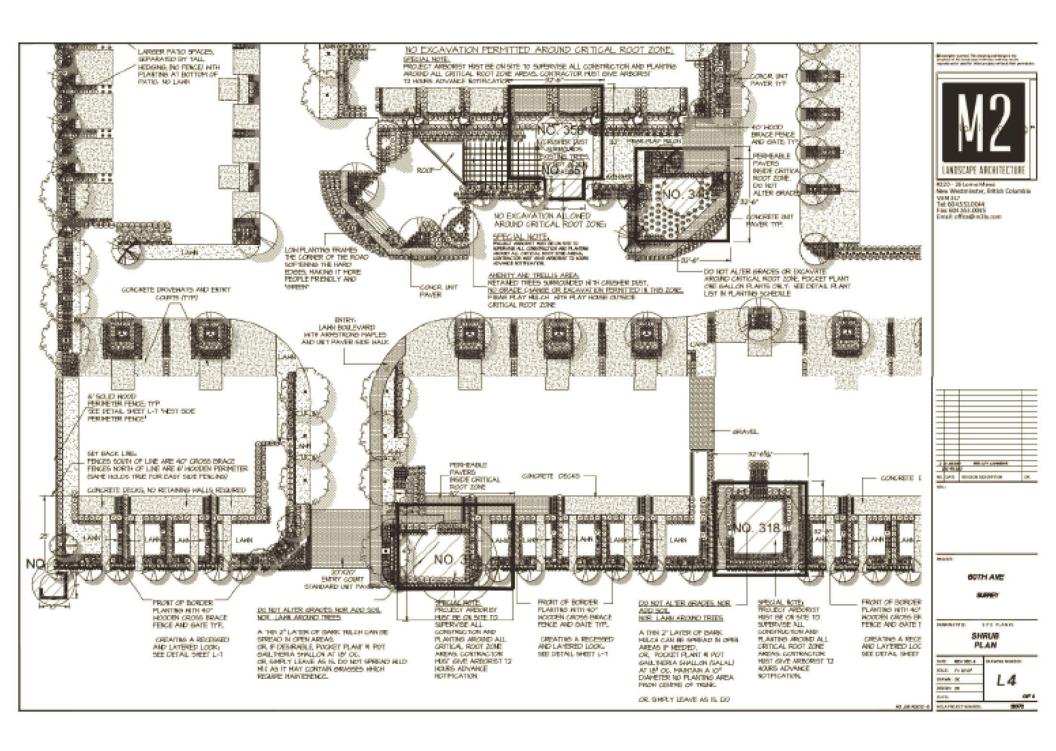
DETAILS PLAN

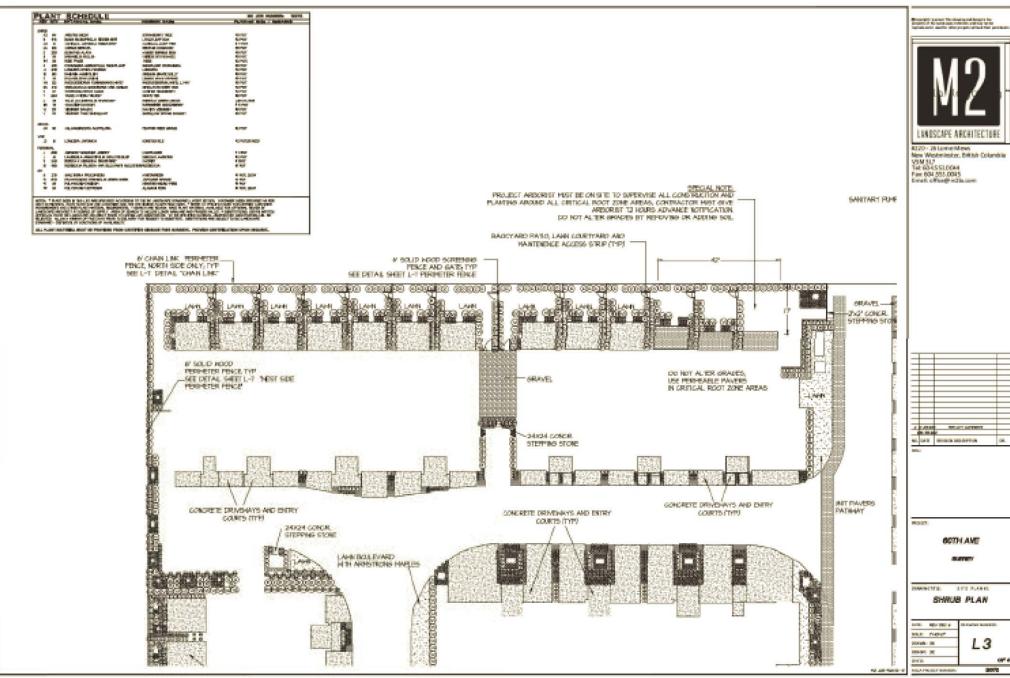
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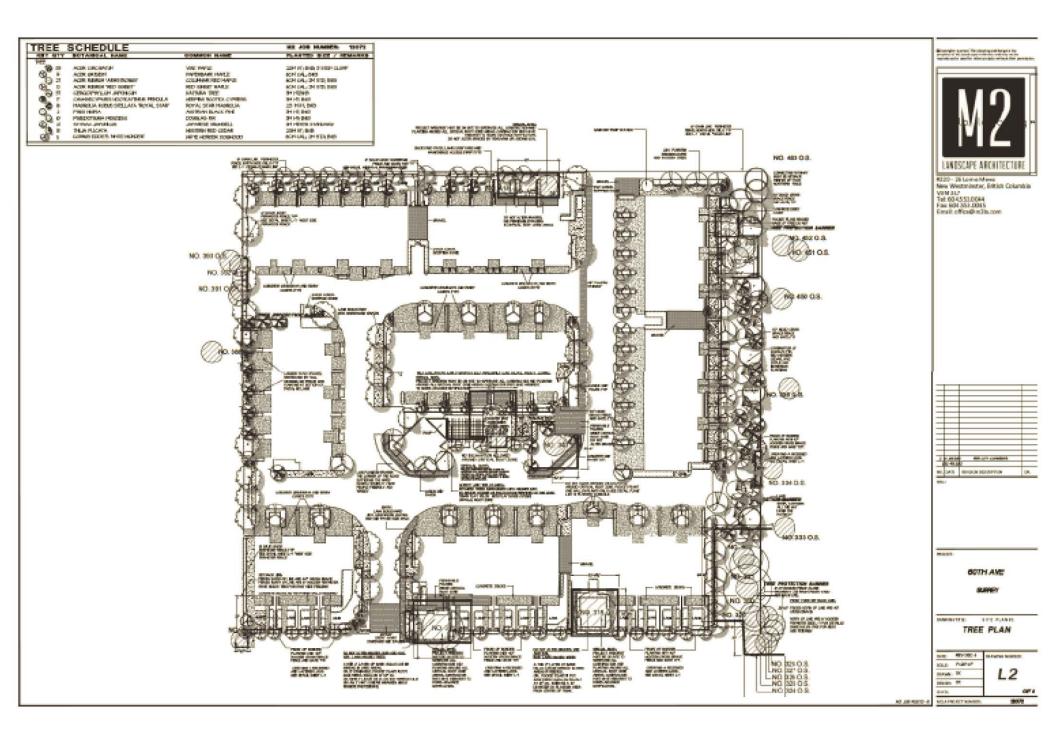


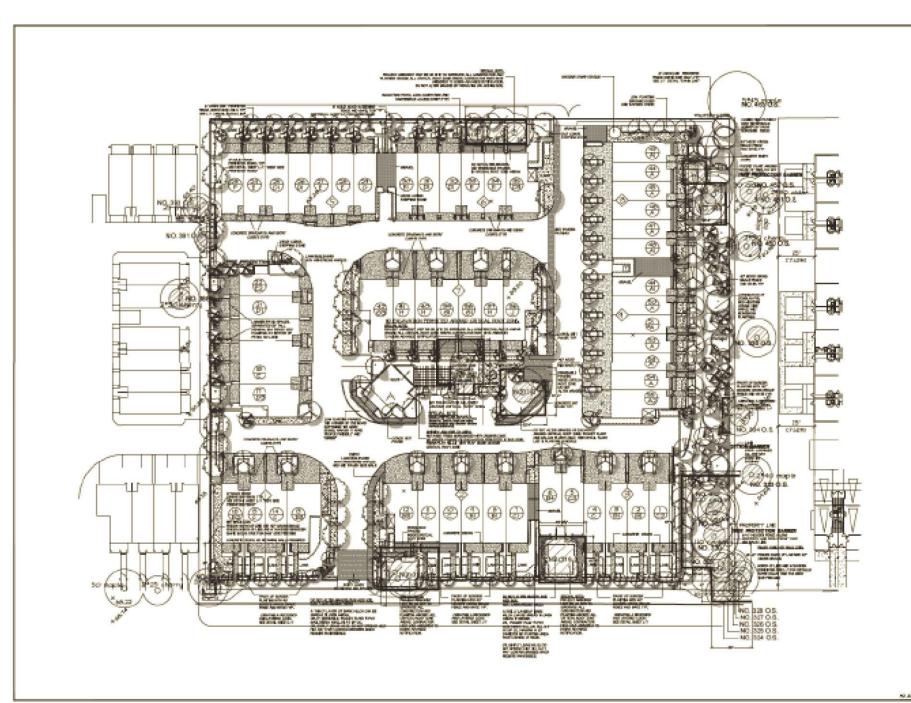






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