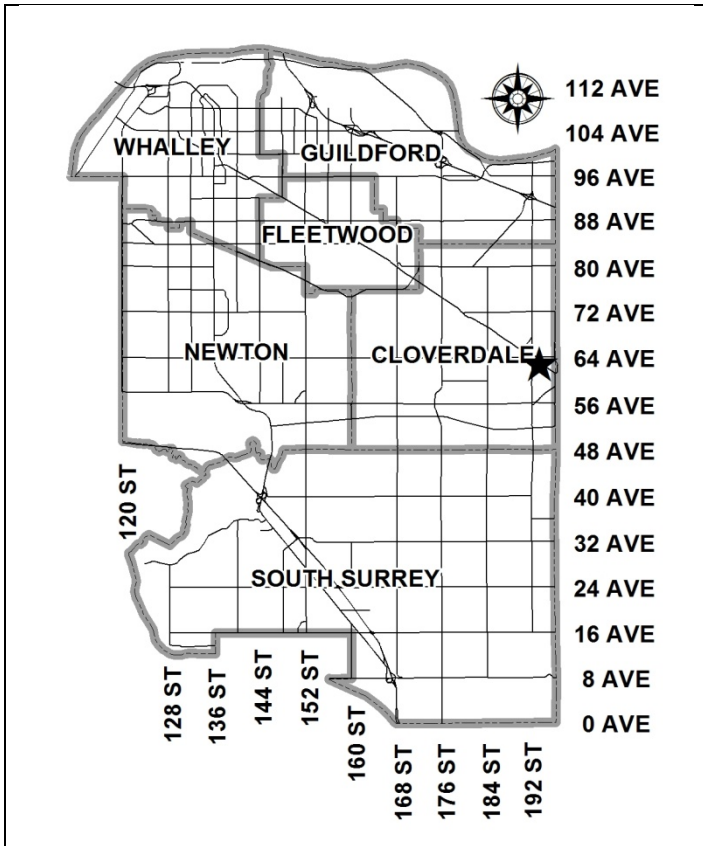


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0261-00

Planning Report Date: June 17, 2013



PROPOSAL:

- Partial Land Use Contract Discharge
- Rezoning from RM-15 to RF-12

in order to allow subdivision into 4 single family lots.

LOCATION:

19382 - Fraser Highway

OWNER:

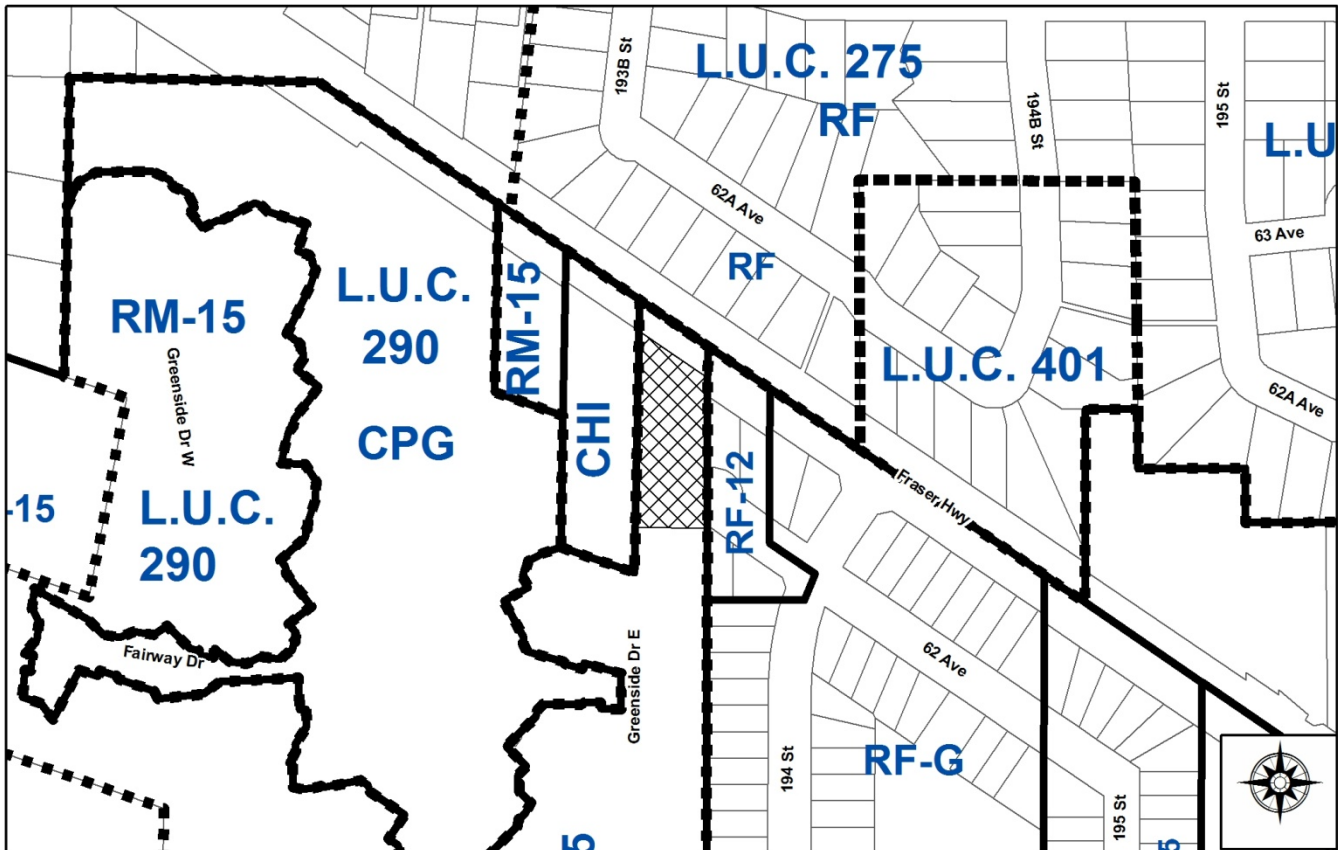
Greenside Development Corporation, Inc.

ZONING:

LUC No. 290 (RM-15 underlying)

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development completes the 62 Avenue cul-de-sac created in 2007 under development application No. 7905-0376-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 290 from the subject site and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (c) 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.

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 Latimer Road Elementary School
 1 Secondary student at Clayton Heights Secondary School
- (Appendix IV)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2014.
- Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings	Urban	LUC No. 275 (underlying RF Zone)
East:	Single family dwelling	Urban	RF-12
South:	Greenside Estates townhouses	Urban	LUC No. 290 (underlying RM-15)
West:	Commercial building	Urban	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The 2,624-square metre (0.6 acre) subject site consists of one lot located on the south side of Fraser Highway, west of 194 Street.
- The property is designated "Urban" in the Official Community Plan (OCP).
- The property is regulated by Land Use Contract (LUC) No. 290 and has "Multiple Residential 15 Zone (RM-15)" as the underlying zone.
- The townhouse development and golf course to the south and west of the subject site are also regulated by LUC No. 290.
- LUC No. 290 limits the land and structures to "clustered residential buildings complex", "golf course and associated club house", and "public school".

Current Proposal

- The applicant wishes to discharge Land Use Contract No. 290 from the subject site and to rezone the site to Single Family Residential (12) Zone (RF-12) to allow subdivision into four (4) single family lots.
- All proposed lots conform to the minimum requirements of the RF-12 Type II interior lots with areas ranging from 376 square metres (4,047 sq. ft.) to 668 square metres (7,190 sq. ft.). The proposed lots have widths ranging from 13.4 metres (44 ft.) to 21 metres (69 ft.).
- Driveway access to all proposed lots will be from the partially existing cul-de-sac on 62 Avenue, which will be completed as part of this application.

- A 3.0-metre (32-ft.) wide reciprocal access easement is required over proposed Lots 101 and 102 to ensure that adequate driveway access is provided for both lots.
- The applicant will be required to dedicate 6.998 metres (23 ft.) along Fraser Highway for the future widening, and for the future Fraser Greenway.

Design Guidelines and Lot Grading

- The applicant for the subject site 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 for all proposed lots (Appendix V).
- According to the preliminary lot grading proposal in-ground basements will not be permissible on any of the lots within the proposed subdivision due to the depth of the existing storm and sanitary connections. All lots within the subdivision will be slab on grade homes only. A preliminary lot grading plan was submitted and reviewed by staff and was determined to be adequate.

Trees

- Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and found to be generally acceptable (Appendix VI).
- A total of 4 protected trees have been identified on the subject site, and all are located on proposed Lot 104. All of the onsite protected trees have been identified as Douglas Fir.
- All four trees will be removed because they are within the building envelope or are too close to the proposed road.
- To comply with the regulations of the Tree Protection By-law, a total of 12 replacement trees, for a minimum of 3 trees per lot, will be provided.

PRE-NOTIFICATION

Pre-notification letters were sent December 4, 2012 and staff received 3 phone calls from residents living in the adjacent Greenside Estates townhouse development, all requesting more details on the proposal. None of the callers had concerns. However, one caller expressed their desire to have the developer provide a pedestrian access from the Greenside development through the subject site to Fraser Highway. Staff advised the caller that due to the constrained area of the subject site, the construction of a pedestrian access from the adjoining townhouse project to Fraser Highway could not be accommodated.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 4, 2012. The following table 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 proposed development is located off of Fraser Highway, and is adjacent to a future frequent transit area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The Fraser Greenway will be constructed along Fraser Highway, north of the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

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

LM/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.64
Hectares	0.26
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 20.8
Range of lot areas (square metres)	376 - 552
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.3 lots/ha & 6.2 lots/ac
Lots/Hectare & Lots/Acre (Net)	18.9 lots/ha & 7.7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50
Estimated Road, Lane & Driveway Coverage	40
Total Site Coverage	27
PARKLAND	
Area (square metres)	67
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
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



PROPOSED SUBDIVISION LAYOUT

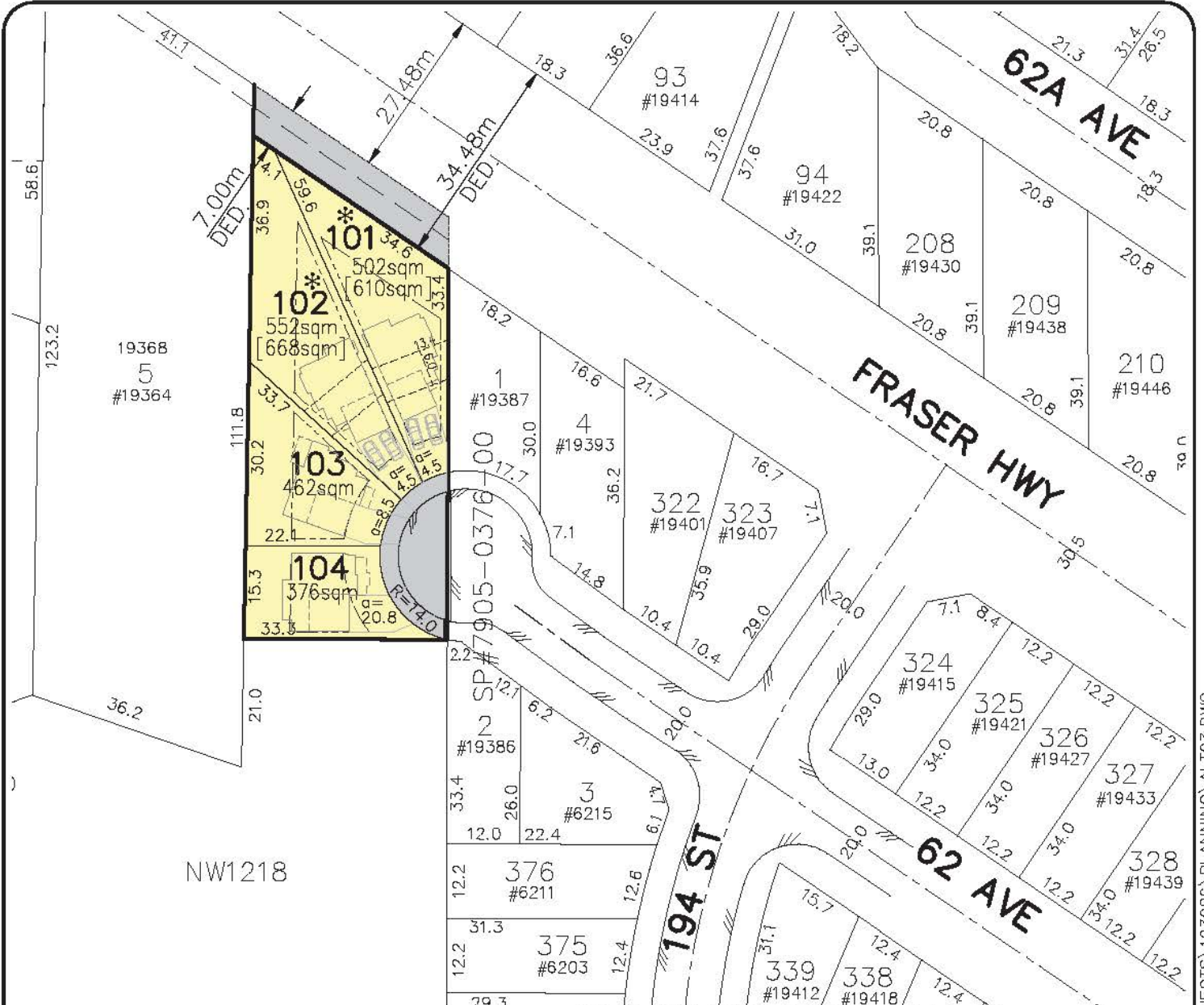
Planning & Development Department
14245 - 56 Avenue, Surrey,
British Columbia, Canada V3W 1K2
Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 -0 -00
MAP #: 079
EXIST. ZONE: RM-15
PROP. ZONE: RF-12



CIVIC ADDRESS: #19382 FRASER HWY., SURREY, BC

LEGAL: LOT 204, SECTION 10, TOWNSHIP 8, N.W.D., PLAN 53056



GROSS SITE AREA: 2,615sqm (0.64ac)
PARK DEDICATION: 131sqm (CASH-IN-LIEU)



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:103086

ALTERNATIVE#03

DATE: 06 JUN/13

SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north
Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
Larger format drawings may be attached as required

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **June 11, 2013** PROJECT FILE: **7812-0261-00**

RE: **Engineering Requirements
Location: 19382 Fraser Hwy**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate the remaining portion of the 14.0-metre radius cul-de-sac bulb;
- dedicate 6.998 metres along Fraser Hwy. for 34.8-metre arterial road standard; and
- provide a 0.5-metre Statutory Right-of-Way along Fraser Hwy.

Works and Services

- construct the remaining portion of the cul-de-sac.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

SSA



Tuesday, October 23, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0261 00

SUMMARY

The proposed 4 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:	1

September 2011 Enrolment/School Capacity

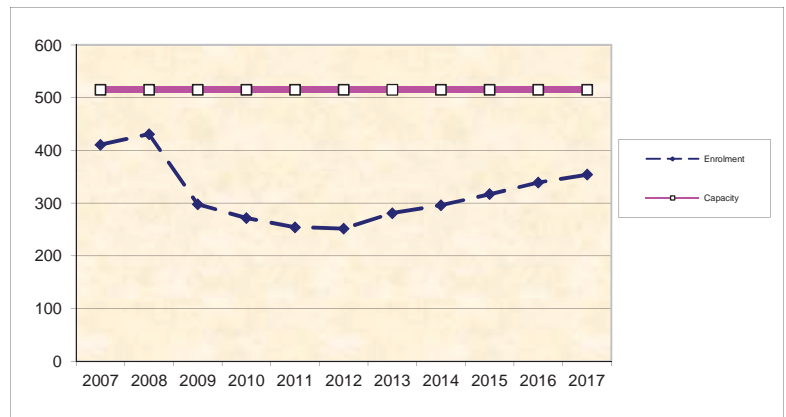
Latimer Road Elementary	
Enrolment (K/1-7):	42 K + 212
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

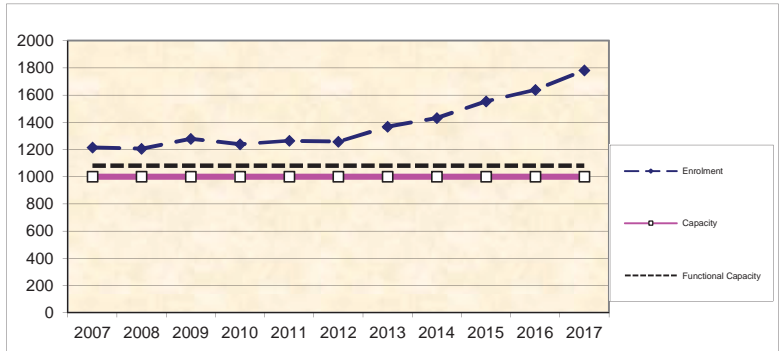
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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. The construction of a new secondary school is subject to a proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road Elementary



Clayton 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 dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0231-00
 Project Location: 19382 Fraser Highway, 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 old growth area in the 19300 and 19400 blocks of the Fraser Highway. There are a wide variety of zonings in the immediate area including RF (on the north side of the Fraser Hwy opposite the subject site), RF12 adjacent to the east side of the subject site, RF(G) east of the RF12 homes, RM15 adjacent to the south side of the subject site, and CHI (Highway Commercial Industrial zone) adjacent to the west side of the subject site. This is a high traffic, mixed use area in which numerous homes from the 1970's were constructed under the RF(G) zone, and in which there are four new homes constructed in the RF12 zone adjacent to the east side of the subject site.

This area was built out over a time period spanning from the 1960's to the post-year 2010's. The age distribution from oldest to newest is: 50 years old (10%), 40 years old (50%), 10 years old (20%), and new (20%). Most homes are in the 2000-3000 sq.ft. size range. Home size distribution in this area is as follows: 1501-2000 sq.ft. (20%), 2001-2500 sq.ft. (40%), and 2501-3000 sq.ft. (40%). Styles found in this area include : "Old Urban" (30%), "West Coast Traditional" (10%), "West Coast Contemporary" (20%), "Neo-Heritage" (10%), and "Neo-Traditional" (30%). Home types include: 1.1/2 Storey (10%), and Two-Storey (90%).

The massing scale found on neighbouring homes ranges from low to mid-scale. The massing scale distribution is: low mass structures (10%), low to mid-scale structures (10%), mid-scale structures (70%), and high scale structures (10%). The scale range for the front entrance element is: one storey, understated (10%), one storey (50%), 1.1/2 storey front entrance (40%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (7%), moderate slope (6:12 to 7:12) = (28%), steeply sloped (8:12 and steeper) = (65%). Main roof forms (largest truss spans) include: common hip (40%), and common gable (60%). Feature roof projection types include: common gable (58%) and shed (42%). Roof surfaces include: interlocking tab type asphalt shingles (40%), rectangular profile type asphalt shingles (30%), and shake profile asphalt shingles (30%).

Main wall cladding materials include: horizontal cedar siding (20%), horizontal vinyl siding (60%), and stucco cladding (20%). Feature veneers on the front façade include: no feature veneer (17%), stone (42%), wood wall shingles (17%), hardiplank shingles (8%), and horizontal

cedar (17%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (36%), Natural (earth tones) (57%), and primary derivative (one red home).

Covered parking configurations include : No covered parking (20%), Single vehicle garage (40%), and Double garage (40%).

A variety of landscaping standards are evident including: modest old urban (40%), average old urban (20%), and average modern urban (40%). Driveway surfaces include : asphalt (10%), broom finish concrete (50%), exposed aggregate (30%), and stamped concrete (10%).

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

- 1) Context Homes: Forty percent of homes can be considered 'context homes' (including 19387 - 62 Avenue, 19393 - 62 Avenue, 6215 - 194 Street, and 19386 - 62 Avenue), providing suitable architectural context for the subject site. Sixty percent of homes can be considered 'non-context', and are not recommended for emulation. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF-12 subdivisions in Surrey now "meet or exceed" standards evident on the two aforesaid context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF12 zoned subdivisions rather than to specifically emulate the context homes.
- 2) Style Character : The context homes are all in the "Neo-Traditional" and "Neo-Heritage" style range, which is the recommended style range for this site. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting intent.
- 3) Home Types : Ninety percent of homes in this area are Two-Storey type, and it is expected that all new homes at the subject site will be Two-Storey type. Home type however, (Two-Storey, Bungalow etc..), will not be regulated in the building scheme.
- 4) Massing Designs : Massing designs should meet new standards for new RF-12 zoned subdivisions (constructed subsequent to 2010). New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 1/2 storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) Exterior Wall Cladding : A wide range of cladding materials have been used in this area, including vinyl, stucco and cedar, and so flexibility is warranted. The recommendation is to permit vinyl, stucco, Hardiplank (or equivalent fibre-cement product), and cedar for main wall cladding materials, and to require the use of brick or stone and/or wood wall shingles, Hardi-shingles, and vertical wood battens over Hardipanel as feature accent materials.

- 7) Roof surface : All homes in this area have an asphalt shingle roof. Adding one or two homes with cedar shingles or concrete roof tiles would create discontinuity. Therefore, the recommendation is to permit only shake profile asphalt shingles with a minimum 30 year warranty and a raised ridge cap.
- 8) Roof Slope : Roof pitch 8:12 or higher on the context homes. This is a suitable minimum roof slope and the most common roof slope specified for new RF-12 subdivisions.

Streetscape: The subject site road (62 Avenue) dead-ends into a CHI zone property, which provides no architectural reference for the subject site. The four lots adjacent to the CHI site are the proposed subject lots. Adjacent to the east side of the subject lots are four 2800 sq.ft. "Neo-Traditional"/ "Neo-Heritage" style Two Storey homes constructed to a modern design standard. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl with stone and/or wood feature areas. East of these homes are numerous 1970's, 2000-2500 sq.ft. "old urban", "West Coast Traditional" and "West Coast Contemporary" Two-Storey structures with single garages with a wide variety of massing designs (some desirable some not). These homes all have asphalt shingle roofs and wood, vinyl, or stucco cladding. The older homes have landscapes that would be considered "modest" by modern standards.

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)

There are four homes in the surrounding neighbourhood that could be considered "context homes". These homes are located at 19387 - 62 Avenue, 19393 - 62 Avenue, 6215 - 194 Street, and 19386 - 62 Avenue. However, massing design standards have improved since the era in which these homes were constructed, and so the recommendation is to adopt common higher standards that are currently being used in new RF12 zone subdivisions (with respect to massing designs, trim and detailing elements, and constructions materials), rather than to specifically emulate the context homes.

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 such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved 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 8:12.

Roof Materials/Colours:

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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:** Dec 7, 2012

Reviewed and Approved by:



Date: Dec 7, 2012

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 19382 Fraser Hwy, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The site is a very large flat lot with all of the trees located on a mound along the south property line. There are 4 onsite "Protected Trees", 3 off-site trees and 1 City tree that could be impacted by the development of the site. All of the onsite trees are in fair condition with no major structural issues. The one City tree is dead and has been dead for a while.

2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	4
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	4
D	Number of Protected Trees to be Retained	0
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	12
F	Number of Replacement Trees Proposed	12
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F+3)	12
I	Number of Lots Proposed in the Project	4
J	Average Number of Trees per Lot (H/I)	3.0

3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan is attached.



Dated: May 23, 2013

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.

APPENDIX 3 TREE PROTECTION PLAN

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
1	Sweetgum	30cm	1.8m	5.9ft
2	Cherry	38cm	2.3m	7.5ft
957	Douglas Fir	42cm	2.5m	8.3ft

TREE INVENTORY

#	Type	Action	DBH	MPZ
1	American Sweetgum	Retain	30cm	1.8m
2	Cherry	Retain	38cm	2.3m
956	Douglas Fir	Remove	46cm	2.8m
957	Douglas Fir	Retain	42cm	2.5m
958	Douglas Fir	Remove	52cm	3.1m
959	Douglas Fir	Remove	54cm	3.2m
960	Douglas Fir	Remove	52cm	3.1m
2519	Western Hemlock		70cm	4.2m

REPLACEMENT TREES

QTY	Type	Size
3	Japanese Snowbell	6cm
3	Kousa Dogwood	6cm
3	Saucer Magnolia	6cm
3	Serbian Spruce	3m

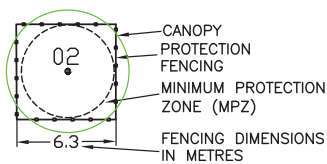
NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONSTAINER GROWN PLANTS.

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

SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES



TREE PROPOSED FOR RETENTION



LEGEND

TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
19382 FRASER HWY, SURREY BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES, PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT
May 23, 2012