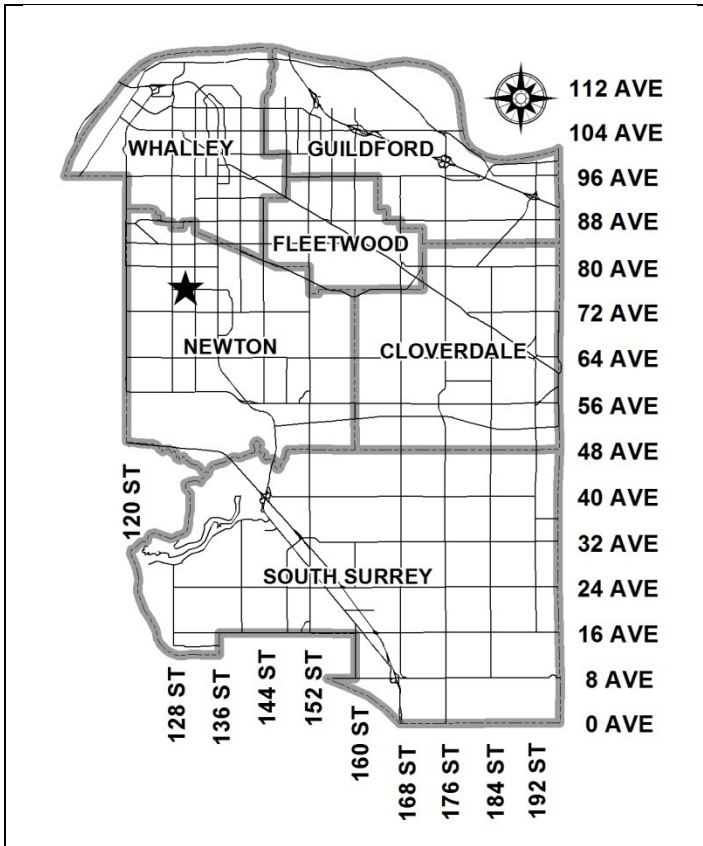


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0268-00

Planning Report Date: October 1, 2012



**PROPOSAL:**

- OCP Text Amendment
- Temporary Use Permit

in order to permit a temporary private elementary school for a maximum of 450 students in an existing industrial complex.

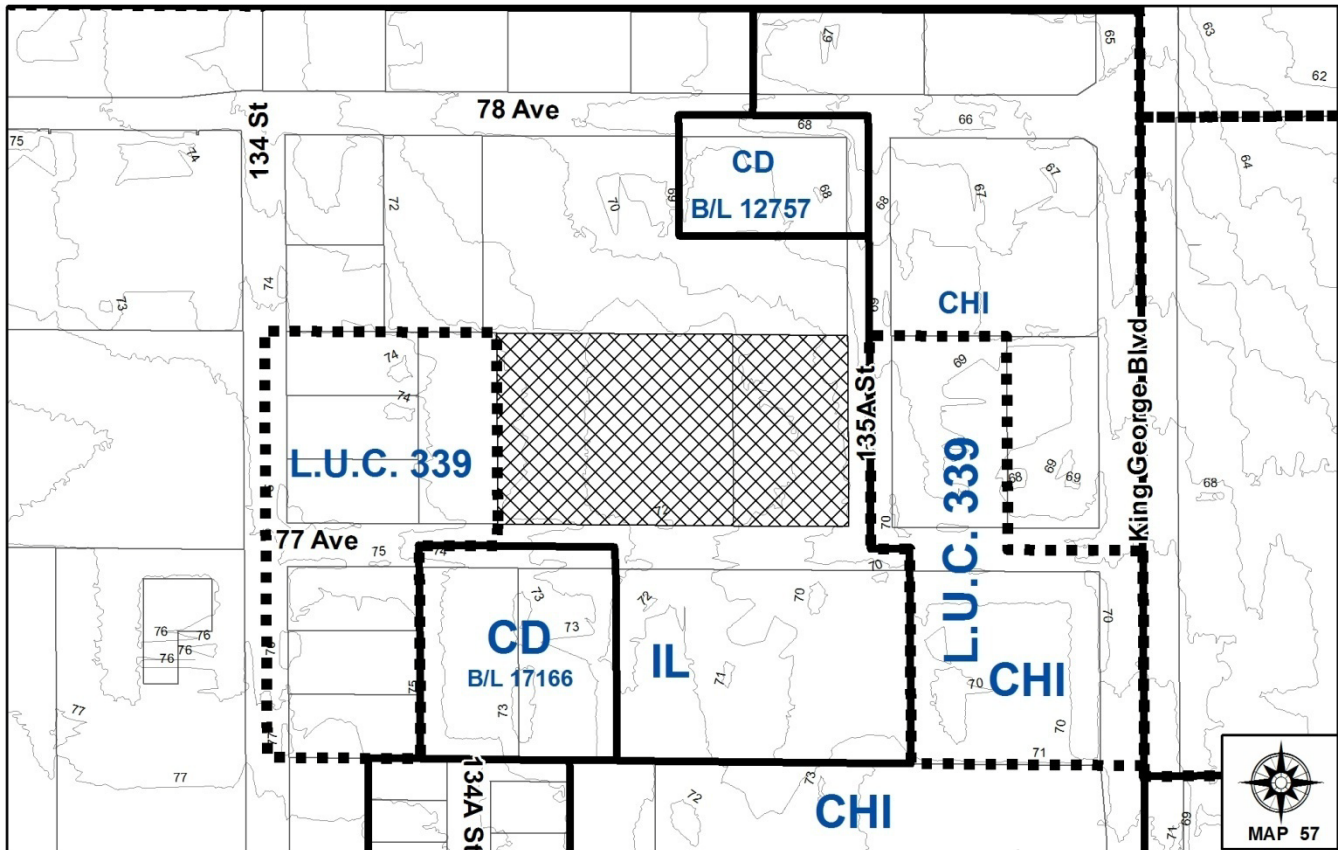
**LOCATION:** 13479 and 13535 - 77 Avenue

**OWNER:** Cornett Holdings Ltd.

**ZONING:** IL

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Text Amendment;
- Approval for Temporary Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed private elementary school use will require an amendment to the Official Community Plan to establish the site as a Temporary Use Permit Area.

### RATIONALE OF RECOMMENDATION

- The Temporary Use Permit (TUP) is considered an appropriate means to facilitate the GAD Elementary School's interim requirements for school infrastructure while they search for a more appropriate permanent location.
- The use can be easily accommodated on the site. The space proposed to be used for the school is already set up for one, because it was previously used by Kwantlen College as part of the Newton Campus. Similarly, the space proposed to be used for the gymnasium is already set up as a gym, as it was previously used by the Canadian International Badminton Club.
- Since the proposed private school is temporary in nature and the portion of the existing buildings being used have been vacant for a period of time, staff can support the proposal.

### OTHER CONSIDERATIONS

There is the potential for conflicts between industrial traffic and the activities associated with the proposed drop-off/pick-up area for the students typical of an elementary school. While modifications to the internal site drive aisles and parking areas are proposed to facilitate the proposed elementary school use, the applicant should retain a transportation engineer to further evaluate school zone traffic safety requirements and implement improvements if recommended.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Use Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Use Permit No. 7912-0268-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption and issuance of the Temporary Use Permit:
  - (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) completion, inspection and approval of parking lot modifications in accordance with the site plan attached in Appendix II, to the satisfaction of the City;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the deficit in replacement trees;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (f) submission of building permit drawings that satisfactorily address Building Code requirements.

## REFERRALS

Engineering:

The Engineering department has concerns with regards to elementary school aged children attending school in an industrial site and area. There is the potential for conflicts between industrial traffic in and around the associated daily Pick-up and Drop-off activities required at an elementary school. Temporary Use Permits normally do not trigger all the required works and services to allow an elementary school to operate. As such, there are safety concerns with the issuance of this Temporary Use Permit without standard school zone safety improvements and removals of on-site industrial land use. The Engineering servicing requirements as outlined in Appendix III must be addressed prior to Final Adoption and TUP issuance.

Existing Land Use: Two (2) industrial buildings and one vacant parcel.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial	Industrial/General Industrial	IL
East (Across 135A Street):	Retail industrial building	Industrial/Service Industrial	LUC 339
South (Across 77 Avenue):	Industrial	Industrial/General Industrial	IL and CD (By-law No. 17166)
West:	Industrial	Industrial/General Industrial	LUC 339

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site consists of two (2) properties and is located on the north side of 77 Avenue in the Central Newton area. The site is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP).
- There are two (2) existing industrial buildings on the property at 13479 77 Avenue. The property at 13535 77 Avenue is vacant. The existing buildings were built in the late-1970's by Douglas College, as part of Douglas College's Newton Centre Vocational Institute. In 1981, Douglas College was split into two colleges – Douglas College and Kwantlen College, and the site was then used as part of the Kwantlen College Newton Campus.
- The site is no longer used by Kwantlen College. Users of the site currently include the Surrey School District, who operates the North Surrey Learning Centre on the site, a drug rehabilitation centre, and a warehouse user. The vacant spaces on the site are set up as educational space (previously used by Kwantlen College), and gymnasium space (previously used by the Canadian International Badminton Club).
- If the TUP and OCP text amendment are approved, the drug rehabilitation centre will relocate prior to the proposed school opening on the site in September 2013.

### Proposed Private Elementary School

- The applicant is proposing a Temporary Use Permit to allow for the operation of a private elementary school with a maximum of 450 students on the site, while the search for a permanent site continues.
- The private elementary school operator is the Guru Angad Dev (GAD) Elementary School. This is a faith-based independent school currently located at 7475 - 135 Street. The school accommodates children ages 4 to 12 (Kindergarten to Grade 7). The school operates Monday to Friday, from 8:00 AM to 4:30 PM (student hours are 8:15 AM to 2:30 PM).

- Current student enrollment is approximately 200 students and growing. The current school location at 7475 - 135 Street was always intended as a temporary location, and is too small to meet student demand. The operator has been searching for a more appropriate location for approximately 2 years.
- The elementary school would use the currently vacant space in Building 2 which was previously occupied by Kwantlen College and therefore already set up for a school use. The school would also use the vacant space in Building 1 previously occupied by the Badminton Club, for gymnasium space (Appendix II).
- The elementary school would also use the vacant site at 13535 77 Avenue as an outdoor play area.
- The subject property is also proposed as a temporary location for the GAD Elementary School. It would allow the school to expand enrollment to a maximum of 450 students. It also better suits the needs of the students because it offers both indoor and outdoor recreational space. However, this school location is still to be considered temporary, and the operator advises that they will continue to search for a more suitable permanent school location.
- Since the proposed private school is temporary in nature and the portions of the existing building being used have been vacant for a period of time, staff can support the proposal.

#### Site Plan

- Staff have requested some modifications to the site plan in order to allow for better on-site vehicle circulation for student drop-off and pick-up. A drop-off area is proposed in front of the school, where students would be dropped off, from both cars and buses. The drive aisles between Buildings 1 and 2 will be narrowed in order to allow for only 1-way traffic, and angled parking is proposed instead of 90 degree parking (Appendix II). This will allow for on-site circulation and queuing for drop-off and pick-up.
- A new connection is proposed from 135A Street through 13535 77 Avenue which also improves site circulation.
- The school will connect with the outdoor play area via a pedestrian connection at the south end of the site.

#### Temporary Use Permit

- The proposed Temporary Use Permit (TUP) is attached as Appendix V.
- The proposed TUP allows for a private elementary school with a gymnasium and an outdoor play area for a maximum of 450 students, for a period not to exceed three (3) years.
- The temporary use would be permitted subject to two (2) conditions:
  1. the parking lot layout and landscaping will be modified in accordance with the site plan and landscaping plan which have been reviewed and approved by City staff, and attached to the TUP as Schedule A; and

2. the school gymnasium space shall not be used as an assembly hall or for other assembly purposes, except for assemblies of students and staff only, for school related activities.
- The purpose of the first condition is to ensure that the parking lot layout is modified to all for better on-site vehicle circulation for parent drop-off and pick-up, and that the site is landscaped in accordance with the approved landscaping plan.
  - The purpose of the second condition is to ensure that there is adequate on-site parking for all uses on the site.

### Trees & Landscaping

- The applicant has retained Mike Fadum of Mike Fadum & Associates to provide an arborist report for the subject site. There are 56 by-law sized trees on site, of which 38 are proposed to be removed and 18 are proposed to be retained. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Red Alder	1	0	1
Black Cottonwood	37	0	37
Linden	10	10	0
Austrian Pine	8	8	0
<b>Total</b>	<b>56</b>	<b>18</b>	<b>38</b>

- The 38 trees that are proposed to be removed are Alder and Cottonwood trees, which have little retentive value.
- The applicant is required to provide 38 replacement trees. Thirty-six (36) replacement trees are proposed, leaving a deficit of 2 replacement trees. The applicant will be required to address the deficit in replacement trees as a condition of Final Adoption and TUP issuance.
- The applicant has also provided a landscaping plan, prepared by Mary Chan-Yip of PMg Landscape Architects. Landscaping includes the installation of a 1.8 metre (6 ft.) high perimeter chain-link fence around the outdoor play area, a new seeded grass play field, and tree planting around the perimeter of the play field (Appendix II).

### PRE-NOTIFICATION

Pre-notification letters were sent on September 17, 2012 and staff received one (1) telephone call in response. The respondent indicated opposition to the proposal, expressing concerns with regards to land use and safety. The respondent expressed that an elementary school is not an appropriate land use in an industrial area. He also indicated that safety would be an issue, citing an example of a driving school in the area, and a number of learning drivers who often drive onto the curb and do not have full control of their vehicles.

*(The school use is to be permitted as a temporary use only. Site modifications for vehicle circulation and student drop-off and pick-up will improve on-site safety.)*

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan, Floor Plans and Landscaping Plan
Appendix III.	Engineering Summary
Appendix IV.	Proposed OCP Text Amendment
Appendix V.	Temporary Commercial Use Permit No. 7912-0268-00
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Nicholas Lai*

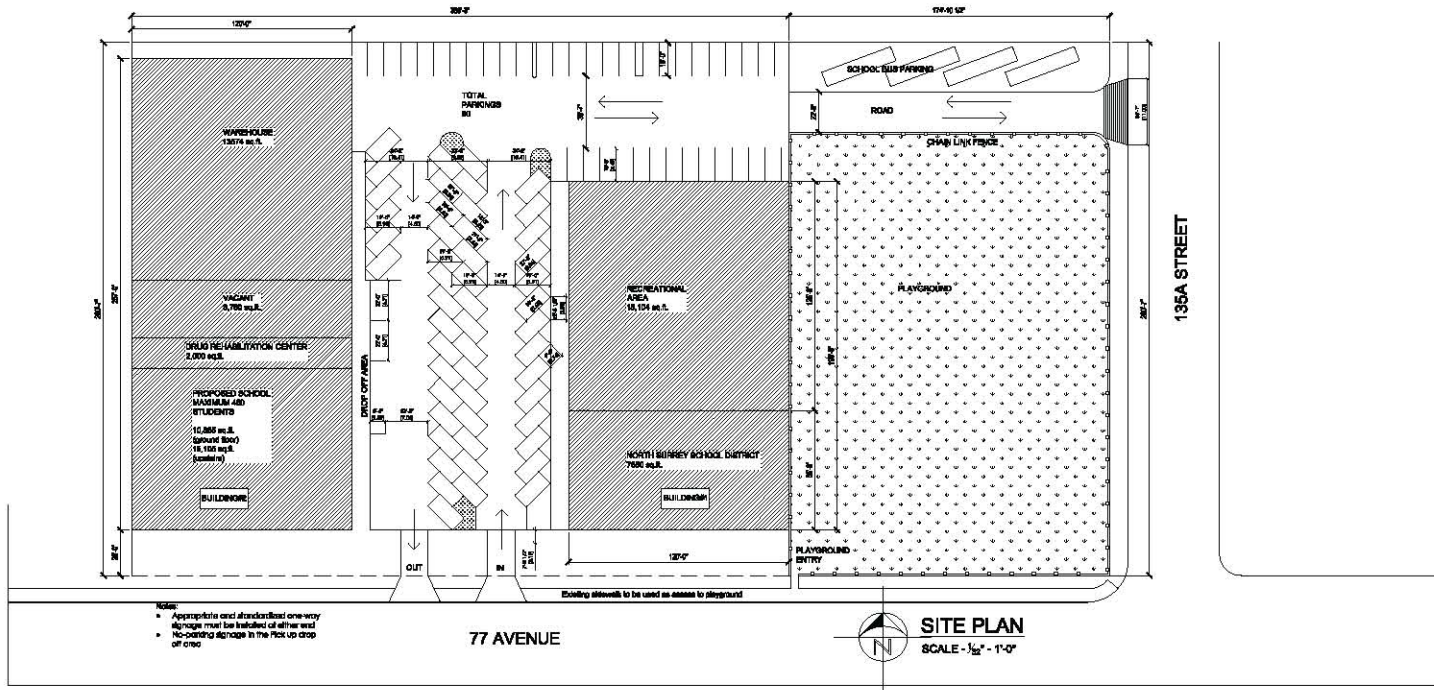
Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

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<p>MAINLAND ENGINEERING (2007) CORPORATION</p> <p>No. 208, 4283 - 128th Street Surrey, B.C. V3W 4G1</p> <p>Tel: (604) 545-6244 Fax: (604) 545-8104</p>	
<p>Project Site: PROPOSED SCHOOL 13479 &amp; 13535 77 AVENUE SURREY</p>	
<p>Site:</p>	
<p>Content: SITE PLAN</p>	
<p>Contact: KANWAR</p>	<p>Project no.: T1278</p>
<p>Sheet no.: A-1</p>	<p>DATE: SEP 26, 2012</p>



**MAIN FLOOR**  
SCALE - 1/8" = 1'-0"

<p>SEP 17, 2012</p>	
<p><b>MAINLAND ENGINEERING (2007) CORPORATION</b> No. 208, 4283 - 128th Street Surrey, B.C. V3W 4S1 Tel: (604) 545-6044 Fax: (604) 545-8104</p>	
<p><b>Project file:</b> PROPOSED SCHOOL 13479 &amp; 13535 77 AVENUE SURREY</p>	
<p><b>Sheet:</b></p>	
<p><b>Content:</b> MAIN FLOOR PLAN</p>	
<p><b>Client:</b> KANWAR</p>	<p><b>Sheet no.:</b> A-2</p>



**SECOND FLOOR**

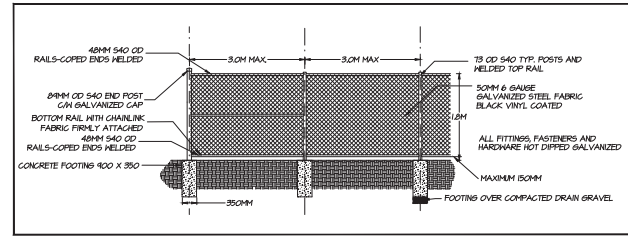
SCALE  $\frac{3}{8}$ " = 1'-0"

<p>6. SEP 17, 2012</p>	
<p><b>MAINLAND ENGINEERING (2007) CORPORATION</b>          No. 208, 6283 - 128th Street          Surrey, B.C. V3W 4G1          Tel: (604) 545-6044          Fax: (604) 545-8104</p>	
<p><b>Project file:</b>          PROPOSED SCHOOL          13479 &amp; 13535          77 AVENUE          SURREY</p>	
<p><b>Sheet:</b></p>	
<p><b>Content:</b>          SECOND FLOOR          PLAN</p>	
<p><b>Contractor:</b>          KANWAR</p>	<p><b>Sheet no.:</b>          A-3</p>

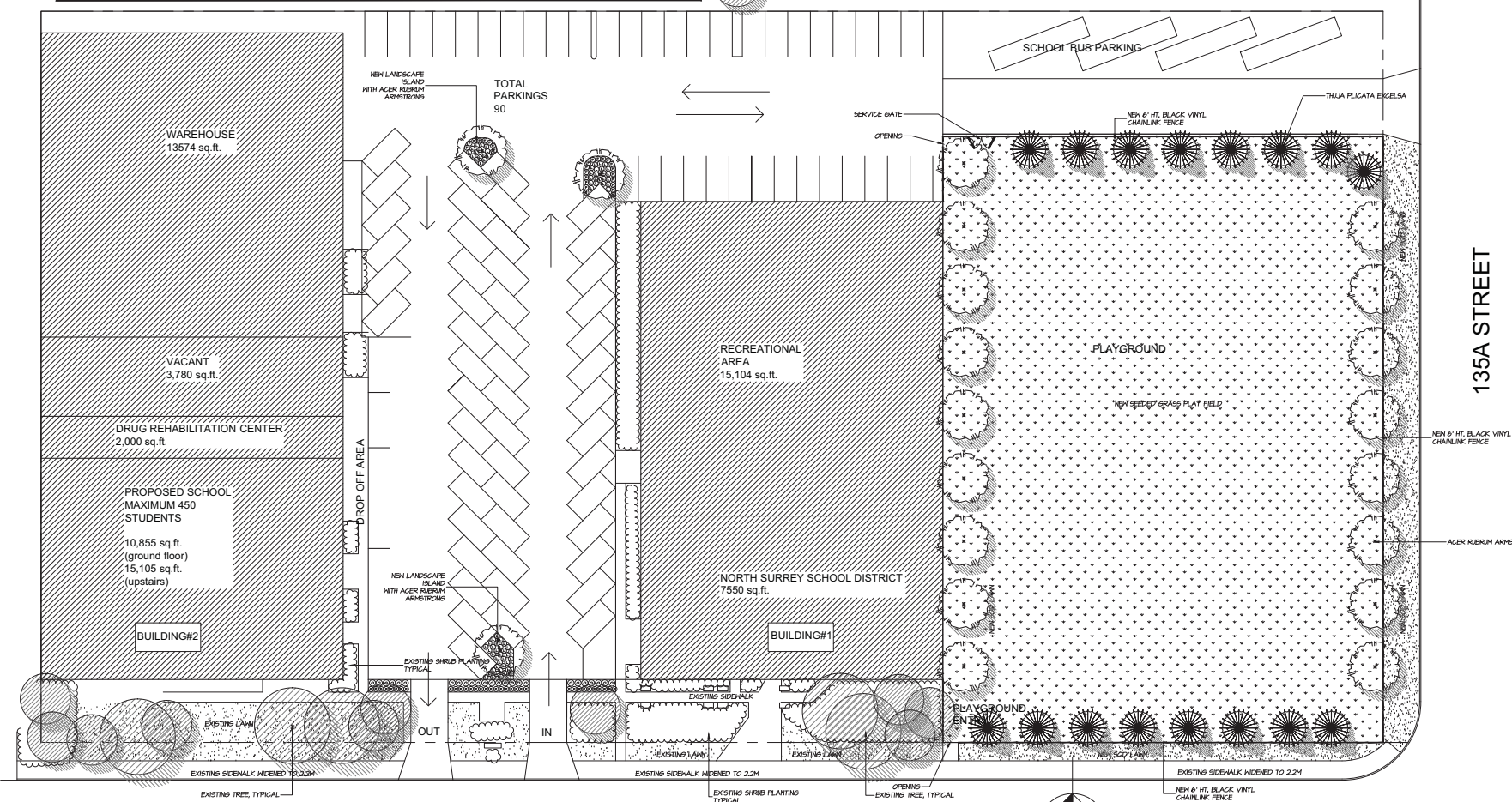
PLANT SCHEDULE				PMG JOB NUMBER: 12176
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	20	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	7CM CAL, 2M STD; B4B
	11	EXISTING TREE		3M HT, B4B
	16	TRILIA PLICATA 'EXCELSA'	HESTERIAN RED CEDAR	3M HT, B4B
SHRUB	25	FRAXUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	42 POT, 30CM
SPRIGS	60	FESTUCA CANADENSIS 'ELIJAH BLUE'		#1 POT
	14	LONICERA FLEATA	PRIVET HONEYSUCKLE	#1 POT, 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 1.8M HT. PERIMETER CHAINLINK FENCE  
1/4"=1'-0"



77 AVENUE



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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604.294-0011 • f. 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2012.09.25	CITY SUBMISSION	

CLIENT:

PROJECT:

**PROPOSED SCHOOL**

13479 & 13535 77TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12 SEP 19 DRAWING NUMBER:  
SCALE: 1"=20'-0"  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY

**L1**

OF 1

12176-1.2P

PMG PROJECT NUMBER:

12-176

---

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

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

DATE: **September 26, 2012** PROJECT FILE: **7812-0268-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 13479 and 13535 77 Ave.**

**OCP AMENDMENT**

There are no engineering issues to be addressed as a condition of the OCP Amendment.

**TEMPORARY COMMERCIAL USE PERMIT**

The Engineering department has concerns with regards to elementary school aged children attending school in an industrial site and area. There is the potential for conflicts between industrial traffic in and around the associated daily Pick-up and Drop-off activities required at an elementary school. Temporary Use Permits normally do not trigger all the required works and services to allow an elementary school to operate. As such, there are safety concerns with the issuance of this Temporary Use Permit without standard school zone safety improvements and removals of on-site industrial land use.

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

- Cap and abandon existing unmetered water connections on 77 Avenue and on 135A Street.
- Construct additional 1.3m width of sidewalk in order to provide a minimum width of 2.2m narrowings adjacent to the existing landscaping.
- Construct internal drive aisles and driveway entrances on 77 Avenue to 4.5m width and the perpendicular depth of each parking stall to 5.9m.
- Construct new access to 135A St. to the industrial 11.0m wide letdown standard in-order to accommodate trucks.
- Evaluate school zone traffic safety requirements and implement if recommended.

The following issues are recommended by the Engineering Department to be addressed:

- The proposed school does not have sufficient parking, however the parking deficiency can be supported by Transportation provided restrictions on the gym are written into the TUP to prevent non-school related function use.
- Construct sidewalk on 135A St. and remove the existing curb letdowns.

*for*   
Rémi Dubé, P.Eng.  
Development Services Manager  
BA

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend the provisions of Surrey Official  
Community Plan By-law, 1996, No. 12900, as amended

.....

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

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A, Schedule B Temporary Use Permit Areas, under the heading Temporary Use Permit Areas, by adding the following section immediately following Temporary Use Permit No. \_\_\_\_:

Temporary Use Permit Area No. \_\_\_\_

**Temporary Private Elementary School**

Purpose: To permit a private elementary school with a gymnasium and outdoor play area for a maximum of 450 children.

Parcel Identifier: 027-176-088  
027-176-096

Location: Lot 1 Section 20 Township 2 New Westminster District Plan  
BCP31511

13749 - 77 Avenue

Lot 2 Section 20 Township 2 New Westminster District Plan BCP  
31511

13535 - 77 Avenue

Conditions: The subject property is to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: The Temporary Use Permit will remain in effect until:

- (a) The date specified in the Temporary Use Permit; or

(b) Three years after the Temporary Use Permit was issued.

2. This By-law shall be cited for purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. \_\_\_\_\_ Amendment By-law, 2012, No. \_\_\_\_\_.

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7912-0268-00

Issued To: CORNETT HOLDINGS LTD., INC. NO. 0703758  
("the Owner")

Address of Owner: 5831 Cedarbridge Way  
Richmond BC  
V6X 2A8

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

Parcel Identifier: 027-176-088  
Lot 1 Section 20 Township 2 New Westminster District Plan BCP31511

13479 - 77 Avenue

Parcel Identifier: 027-176-096  
Lot 2 Section 20 Township 2 New Westminster District Plan BCP31511

13535 - 77 Avenue

(the "Land")

3. The Land has been designated as a Temporary Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
  - A private elementary school with a gymnasium and an outdoor play area for a maximum of 450 students, for a period not to exceed three years.
5. The temporary use shall be carried out according to the following conditions:
  - (a) The parking lot layout and landscaping will be modified in accordance with Schedule A, which is attached hereto and forms part of this permit.



(b) The school gymnasium space shall not be used as an assembly hall as defined in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, or for other assembly purposes, except for assemblies of students and staff only, for school related activities.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$20,000.00

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse on or before three years from date of issuance.

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

ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

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

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

We, Cornett Holdings Ltd., Inc. No. 0703758 (Name of Owner)

being the owner of Lot 1 and Lot 2 Section 20 Township 2 New Westminster District Plan BCP31511  
(Legal Description)

known as 13479 77 Avenue and 13535 77 Avenue  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

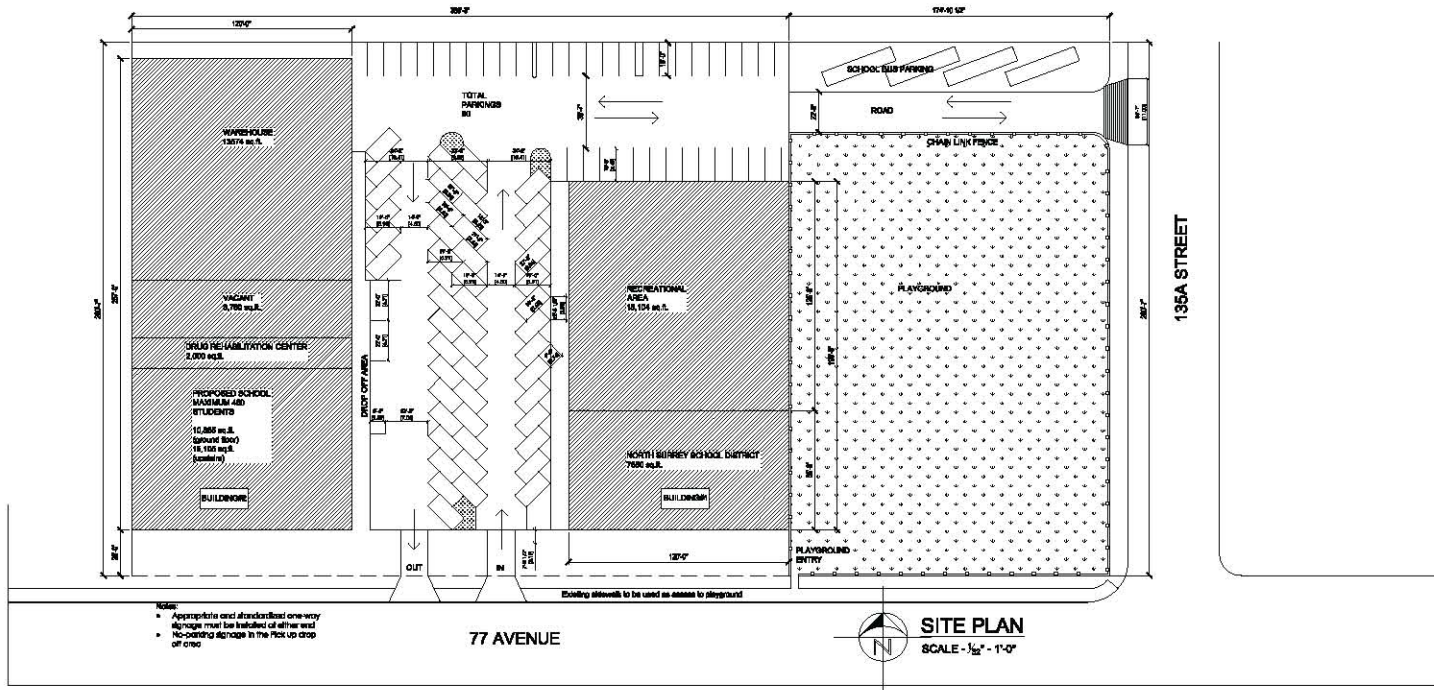
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

Schedule A

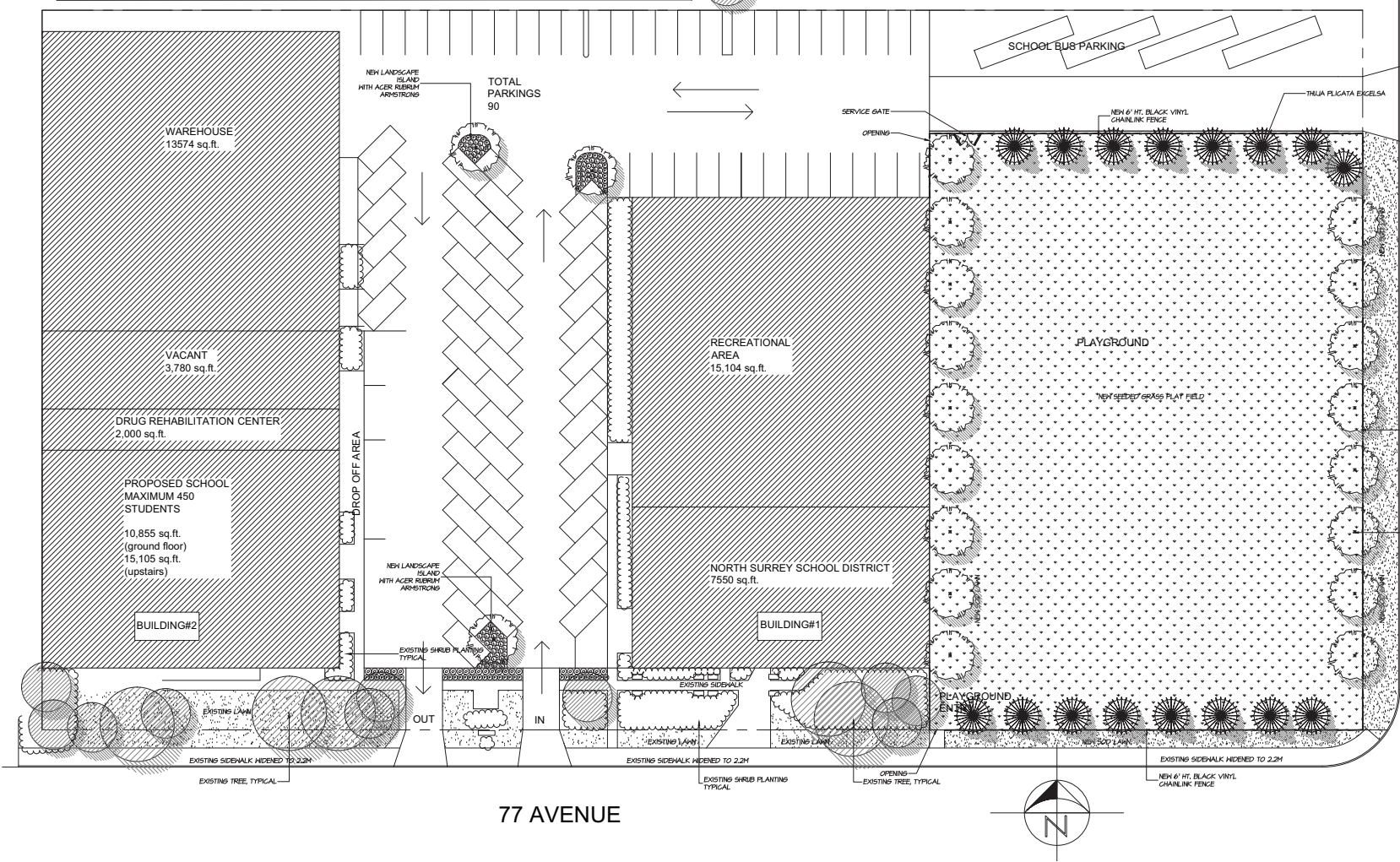
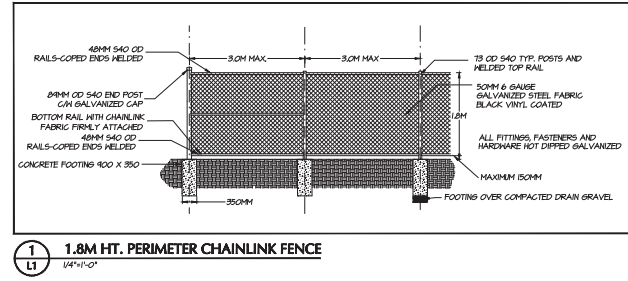


<p>MAINLAND ENGINEERING (2007) CORPORATION</p> <p>No. 208, 4283 - 128th Street Surrey, B.C. V3W 4G1</p> <p>Tel: (604) 545-6244 Fax: (604) 545-8104</p>	
<p>Project Site:</p> <p>PROPOSED SCHOOL 13479 &amp; 13635 77 AVENUE SURREY</p>	
<p>Site:</p>	
<p>Content:</p> <p>SITE PLAN</p>	
<p>Contact:</p> <p>KANWAR</p>	<p>Project no.:</p> <p>T1278</p>
<p>Sheet no.:</p> <p>A-1</p>	<p>DATE: SEP 26, 2012</p>

PLANT SCHEDULE				PMG JOB NUMBER: 12176
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	20	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	7CM CAL, 2M STD; B4B
	11	EXISTING TREE		3M HT, B4B
	16	TRILIA PLICATA 'EXCELSA'	HESTERIAN RED CEDAR	
SHRUB	25	FRAXINUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	42 POT, 30CM
SPRIGS	60	FESTUCA CANADENSIS 'ELIJAH BLUE'		#1 POT
	14	LONICERA FLEATA	PRIVET HONEYSUCKLE	#1 POT, 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2012.09.25	CITY SUBMISSION	

CLIENT:

PROJECT:  
**PROPOSED SCHOOL**  
13479 & 13535 77TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12 SEP 19 DRAWING NUMBER:  
SCALE: 1"=20'-0"  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY

**L1**  
OF 1

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: TBD  
Project Location: 13479 / 535 - 77 Avenue  
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Ground cover for the vacant lot includes individual and small groups of black cottonwood and one red alder. The trees (38) are of moderate to good structure and health with limited trunk tapers. These pioneer species are short lived and are not suitable for long-term preservation with a proposed target being children's play area. The developed lot contains mature landscaping that includes 18 good quality linden and Austrian pine trees which will be retained.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 56
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 38
Number of Protected Trees to be retained (A-C)	(D) 18
Number of Replacement Trees required (38 alder and cottonwood X 1 and 0 X 2)	(E) 38
Number of Replacement Trees proposed	(F) 36
Number of Replacement Trees in deficit (E-F)	(G) 2
Total number of Prot. and Rep. Trees on site (D+F)	(H) 50
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan will be provided by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: September 21, 2012

