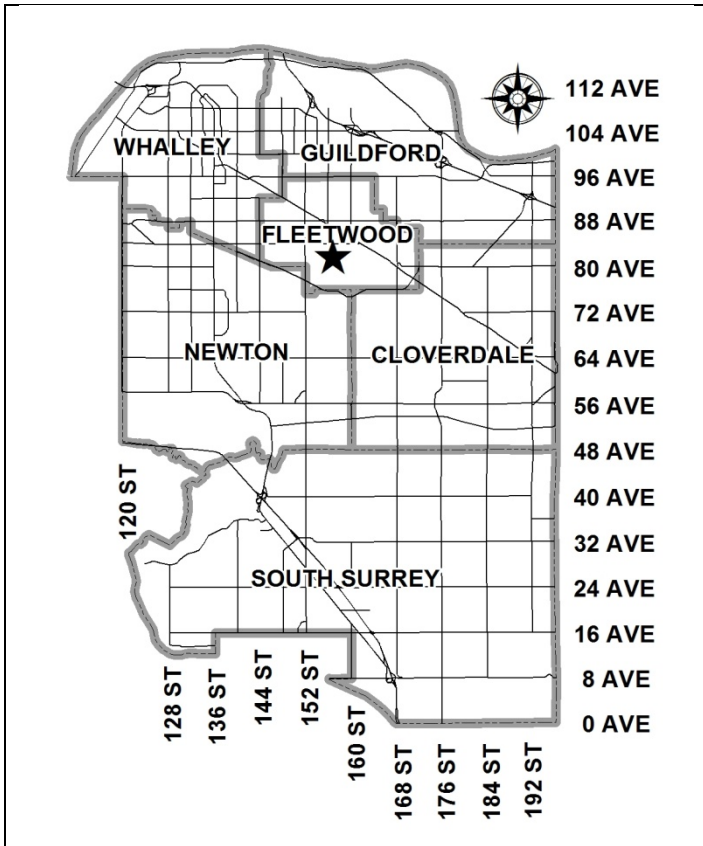


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0114-00

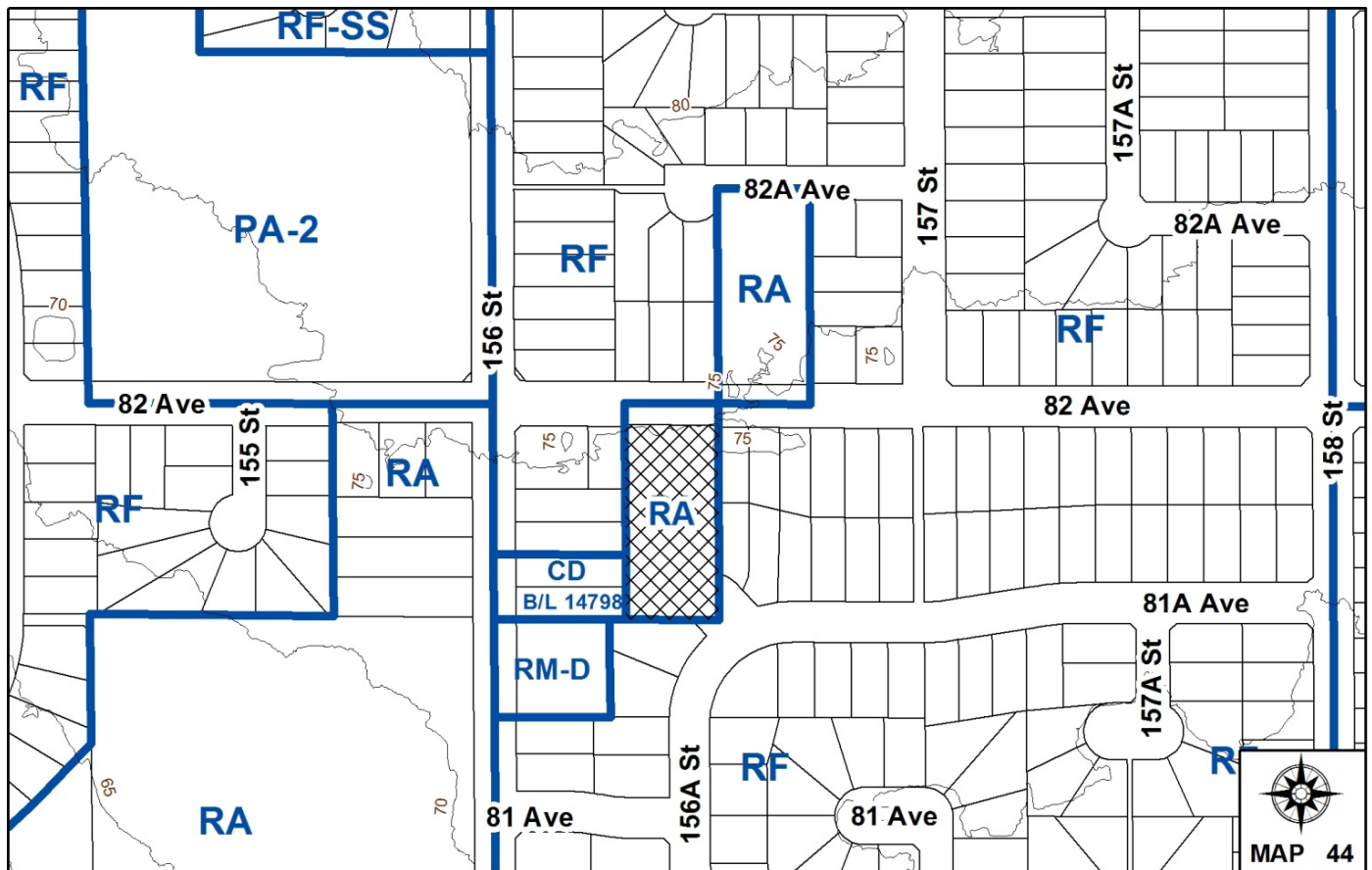
Planning Report Date: September 9, 2013



PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into 6 single family lots.

LOCATION: 15638 – 82 Avenue
OWNER: Venny H Buchanan
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Single Family Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in OCP.
- Complies with the Fleetwood Town Centre Plan.
- The proposal is consistent with the pattern of development that borders the eastern and western property lines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant address the shortfall in replacement trees, to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

3 Elementary students at Coyote Creek Elementary School
2 Secondary students at Fleetwood Park 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 October 2014.

Parks, Recreation & Culture: Parks has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 82 Avenue):	Single family dwellings.	Single Family Urban	RF and RA
East:	Single family dwellings.	Single Family Urban	RF
South:	Single family dwellings.	Single Family Urban	RF
West:	Single family dwellings.	Single Family Urban	RF and CD By-law No. 14798

DEVELOPMENT CONSIDERATIONS

- The 4,364-square metre (1.1-acre) subject site consists of one lot located at 15638 - 82 Avenue within an established single family neighbourhood in the Fleetwood Town Centre area.
- The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Urban" in the Fleetwood Town Centre Plan (TCP).
- The subject property is one of the last remaining RA-zoned properties in the area.
- The applicant is proposing to demolish the existing house on the subject property and to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into six (6) single family lots.
- The proposed development would complete the cul-de-sac that is located at 156A Street and 81A Avenue.
- All proposed lots conform to the minimum requirements of the RF Zone with lot areas ranging from 592 square metres (6,372 sq. ft.) to 774 square metres (8,331 sq. ft.).
- The proposed lots have widths ranging from 15 metres (49 ft.) to 15.7 metres (52 ft.), which are similar to the widths of existing lots on adjoining lands.

Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of 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).
- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd. has been reviewed by staff and found generally acceptable. The applicant proposes in-ground basements on all lots.

Tree Preservation and Replacement

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Mike Fadum and Associates Ltd (Tree Summary in Appendix VI). The report and plans have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The following chart provides a summary of the tree retention and removal by species:

TREE CHART Tree Species	ON-SITE TREES			OFF-SITE TREES		
	Total Trees	Retention	Removal	Total Trees	Retention	Removal
Apple	1	0	1	0	0	0
European White Birch	1	0	1	0	0	0
Paper Birch	1	0	1	0	0	0
Western Red Cedar	17	3	14	1	1	0
Cherry	3	1	2	0	0	0
Douglas-Fir	5	1	4	0	0	0
Western Hemlock	5	0	5	0	0	0
Japanese Maple	1	0	1	0	0	0
Norway Maple	1	1	0	0	0	0
Dawn Redwood	1	1	0	0	0	0
Sitka Spruce	2	0	2	0	0	0
Spruce	1	0	1	0	0	0
Yew	0	0	0	1	1	0
TOTAL	39	7	32	2	2	0

- The report identifies thirty-nine (39) protected trees, including three (3) City trees within the future road allowance on 82 Avenue. The report also identifies two (2) off-site trees on the abutting property to the west.
- A total of seven (7) trees are proposed to be retained, while twenty-nine (39) trees are proposed for removal, including all three (3) City trees which are proposed to be removed to accommodate the completion of 82 Avenue.
- None of the off-site trees on the abutting property to the west are proposed for removal.
- The applicant is required to plant 64 replacement trees to compensate for the trees being removed.
- The applicant is proposing 18 replacement trees, which results in an average of 4 trees per lot. The applicant will be required to pay cash-in-lieu for the tree deficit, to be determined upon approval of the finalized Arborist Report.

PRE-NOTIFICATION

Pre-notification letters were sent on June 27, 2013 and staff received no comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 29, 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 Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposed development meets the Urban designation in the Official Community Plan (OCP) and the Single Family Urban designation in the Fleetwood Town Centre Plan (TCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant has reviewed opportunities for maximum tree retention.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> 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 and Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.078
Hectares	0.4363
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	15 - 15.71
Range of lot areas (square metres)	576 - 774
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.75 & 5.55
Lots/Hectare & Lots/Acre (Net)	15.15 & 6.11
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	15
Total Site Coverage	55
PARKLAND	
Area (square metres)	N/A
% 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



5	15564	15570	22.85	15580
3	2	30.96	1	30.55
	72.85	22.85		
	88.55			8177
	14601			
	88.24			8167
	88.53			8155
	88.53			8131
				126.18

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No.	Date	Revision	LC	SS
1	13/07/15	REDUCED ROAD DEDICATION		
		Revision	Dr	Ch

CitiWest Consulting Ltd.
 No. 101 - 8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citiwest.com



0970843 BC LTD.
 3356 - 145 STREET, SURREY, BC, V4P 3K6 TEL: 604-657-4497 FAX: 604-535-6347

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15638 - 82 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3037	Of
P.W. P.U.	Date MAY/13	Revision 1
Approved:		

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custody of prints bearing previous number

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

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

DATE: **August 12, 2013** PROJECT FILE: **7813-0114-00**

RE: **Engineering Requirements
Location: 15638 82 Avenue**

REZONE/SUBDIVISION

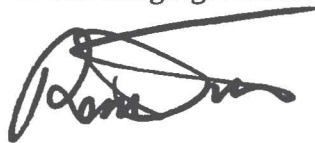
Property and Right-of-Way Requirements

- Dedicate 0.942 metres along 82 Avenue for the ultimate 22.0 metre Collector Road Standard.
- Dedicate a 14.0 metre radius cul-de-sac bulb to complete 156A Street.

Works and Services

- Construct the cul-de-sac on 156A Street with 11.0 metre pavement radius and street lighting.
- Construct a landscaped island in cul-de-sac.
- Construct 6.0 metre wide driveways for all lots. Driveways on 82 Avenue to be paired.
- Construct a storm sewer main along 156A Street cul-de-sac.
- Extend a 100 mm water main along 156A Street cul-de-sac.
- Construct a sanitary main along 156A Street cul-de-sac.
- Provide individual water, drainage, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Friday, June 14, 2013

Planning

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.

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity of 100. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The estimated new students has been adjusted higher for single family units with secondary suites. Depending upon actual student yield from dwellings with secondary suites, the projected enrolment shown in the graph below may be slightly higher.

THE IMPACT ON SCHOOLS

APPLICATION #:

7913-0114-00

SUMMARY

The proposed **6 Single family with suites** are estimated to have the following impact on the following schools:

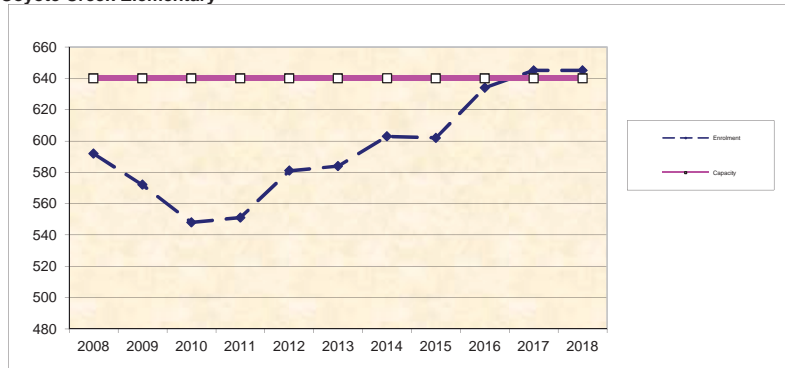
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

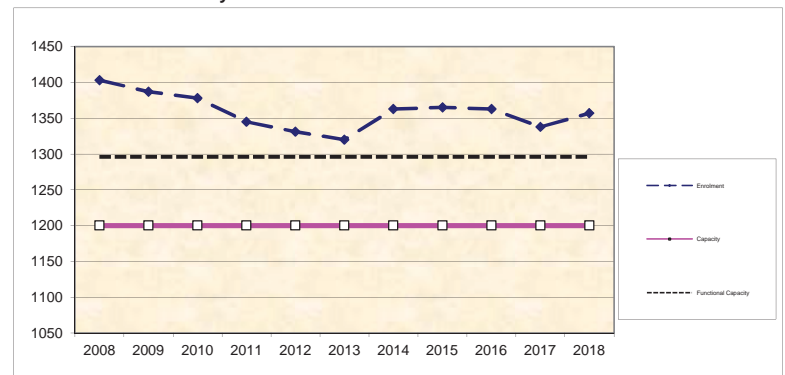
September 2012 Enrolment/School Capacity

Coyote Creek Elementary	
Enrolment (K/1-7):	75 K + 506
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1331
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Coyote Creek Elementary



Fleetwood Park 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: 7913-0114-00
 Project Location: 15638 - 82 Avenue, 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:

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is: 1950's (6%) 1970's (6%) 1980's (6%) 1990's (63%) 2000's (19%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (6%), 2001 - 2500 sq.ft. (6%), 2501 - 3000 sq.ft. (6%), 3001 - 3550 sq.ft. (81%). Styles found in this area include: "West Coast Modern" (31%), "Modern California Stucco" (13%), "Heritage (Old B.C.)" (6%), "Rural Heritage" (6%), "Neo-Heritage" (19%), and "Neo-Traditional" (25%). Home types include: Bungalow (6%), Basement Entry (6%), Two-Storey (88%).

Massing scale (front wall exposure) characteristics include: low mass structure (6%), mid-scale massing (63%), mid-scale massing with proportionally consistent, well balanced massing design (13%), and mid to high scale massing (19%). The scale (height) range for front entrance structures include: One storey front entrance (19%), One storey front entrance veranda in heritage tradition (6%), and 1.1/2 storey front entrance (75%). The range of roof slopes found in this area is: 4:12 (6%), 5:12 (6%), 6:12 (25%), 7:12 (25%), and 8:12 (38%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (88%), and main common gable roof (13%). Feature roof projection types include: Common Hip (25%), common Gable (50%), Dutch Hip (17%), Shed roof (4%), and rounded dormer (4%). Roof surfaces include: Interlocking tab type asphalt shingles (6%), Shake profile asphalt shingles (38%), Concrete tile (shake profile) (31%), and Cedar shingles (25%).

Main wall cladding materials include: Horizontal cedar siding (6%), Horizontal aluminum siding (6%), Horizontal vinyl siding (25%), Vertical vinyl siding (25%), and Stucco cladding (38%). Feature wall trim materials used on the front facade include: No feature veneer (15%), Brick feature veneer (15%), Stone feature veneer (50%), Wood wall shingles accent (5%), Vertical board and batten accent (10%), and 1x4 vertical battens over Hardipanel in gable ends (5%). Wall cladding and trim colours include: Neutral (25%), Natural (55%), Primary derivative (10%), and Warm (10%).

Covered parking configurations include: No covered parking (7%), Double garage (80%), and Triple garage (13%).

A variety of landscaping standards are evident ranging from "modest old suburban" featuring a few mature shrubs and trees and sod, to "above average modern urban" featuring numerous shrubs in curbed planting beds and owner-planted replacement trees in the front yard. Driveway surfaces include: no driveway (6%), asphalt driveway (6%), and exposed aggregate driveway (88%).

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

- 1) **Context Homes:** Sixty three percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 15618 - 82 Avenue, 15652 - 82 Avenue, 15662 - 82 Avenue, 15676 - 82 Avenue, 15637 - 82 Avenue, 15649 - 82 Avenue, 8149 - 156A Street, 15655 - 82 Avenue, 15663 - 82 Avenue, and 15667 - 82 Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "Rural Heritage" and "Craftsman Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. 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 ½ storeys in height. The recommendation however 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, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: Homes from four different "design eras" are evident, creating a streetscape which is at an advanced stage of transition from "old urban" to "modern urban". These include the site home, a small 70 year old Bungalow that is to be demolished. There is one 1970's "Rural Heritage" Basement Entry home. There are several stucco-clad "West Coast Modern" and "Modern California Stucco" Two-Storey homes from the late 1980's/early 1990's. However, the emerging and now dominant form is 3000-3500 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two Storey type homes, which mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 ½ storey front entrance porticos. Main roof forms are common hip or common gable at a 7:12 or 8:12 slope and are surfaced with either shake profile asphalt shingles or shake profile concrete roof tiles. The new homes are all clad in vinyl and all have a stone or brick feature veneer, and gable ends articulated with either wood shingles or wood battens over fibre-cement board. There is a wide range of landscaping standards, though all of the newer homes have a common modern urban landscaping standard including 10-20 shrubs, sod, and a front yard tree.

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", "Neo-Heritage", "Craftsman-Heritage", or "Rural 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

There are several homes in this area that could be considered to provide acceptable architectural context for use at the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned

subdivisions, rather than to specifically emulate the aforesaid two 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 are not recommended on main cladding materials for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 20 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: July 13, 2013

Reviewed and Approved by:  Date: July 13, 2013

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0114-00
Project Location: 15638 - 82 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

The tree resource includes a mixture of mature native coniferous species concentrated at the north end of the site along with a few ornamental deciduous and fruit trees to the south. The conifers include a row of hydro managed trees flanking 82 Avenue along with some good quality western redcedar and Douglas-fir to the south. The ornamental species include a dawn redwood south of the existing house, a Norway maple to the west and two declining cherry trees to the southeast.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 39
Number of Protected Trees declared hazardous due to Natural causes	(B) 0
Number of Protected Trees to be removed	(C) 32
Number of Protected Trees to be retained (A-C)	(D) 7
Number of Replacement Trees required (0 alder and cottonwood X 1 and 32 others X 2)	(E) 64
Number of Replacement Trees proposed	(F) 18
Number of Replacement Trees in deficit (E-F)	(G) 46
Total number of Prot. and Rep. Trees on site (D+F)	(H) 25
Number of lots proposed in the project	(I) 6
Average number of Trees per Lot	(H/I) 4.17

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

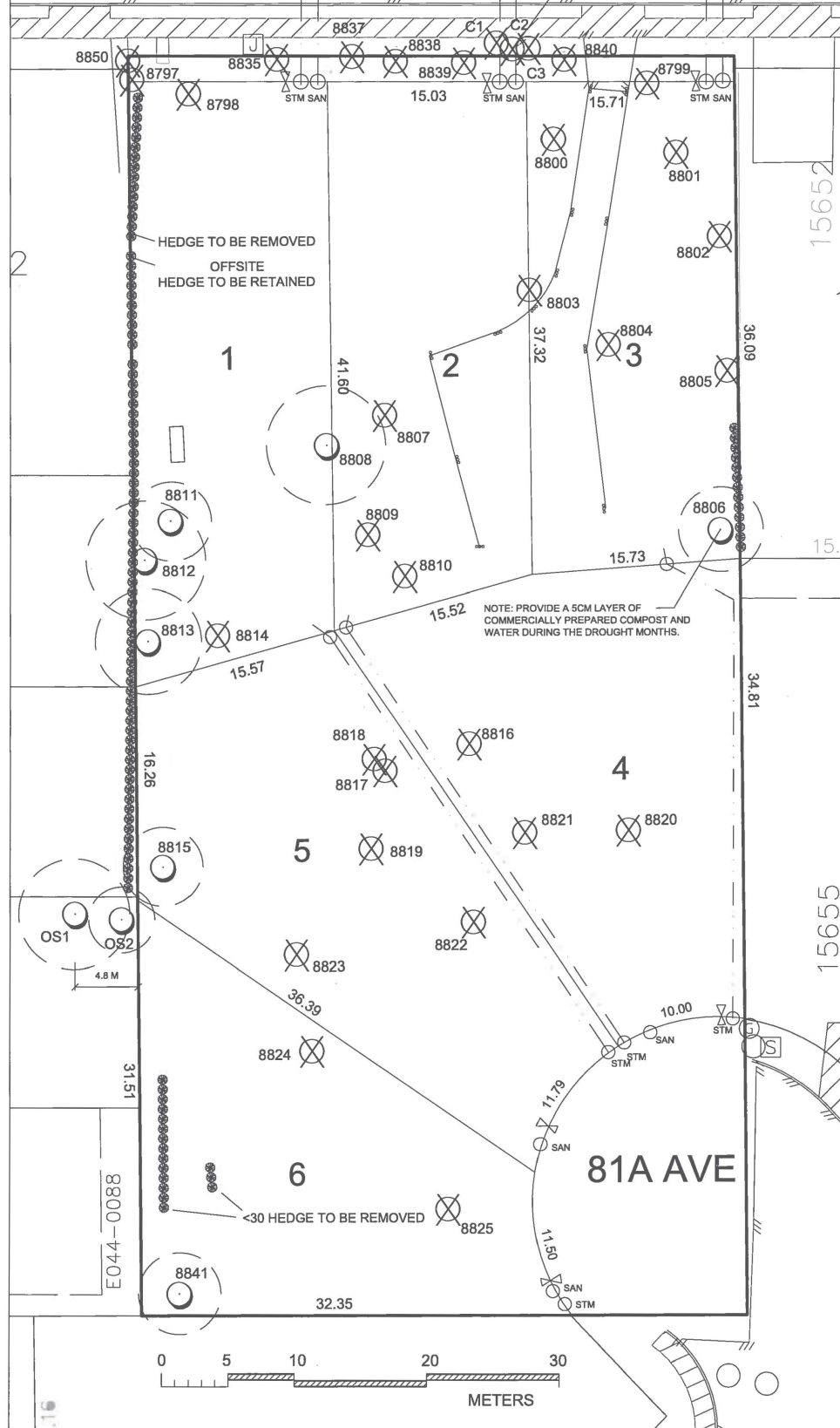
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 29, 2013



82 AVENUE

NOTE: REMOVE POORLY STRUCTURED CITY TREES PENDING PERMISSION FROM THE CITY OF SURREY'S PARKS AND REC DEPARTMENT.



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

15638 82 AVE.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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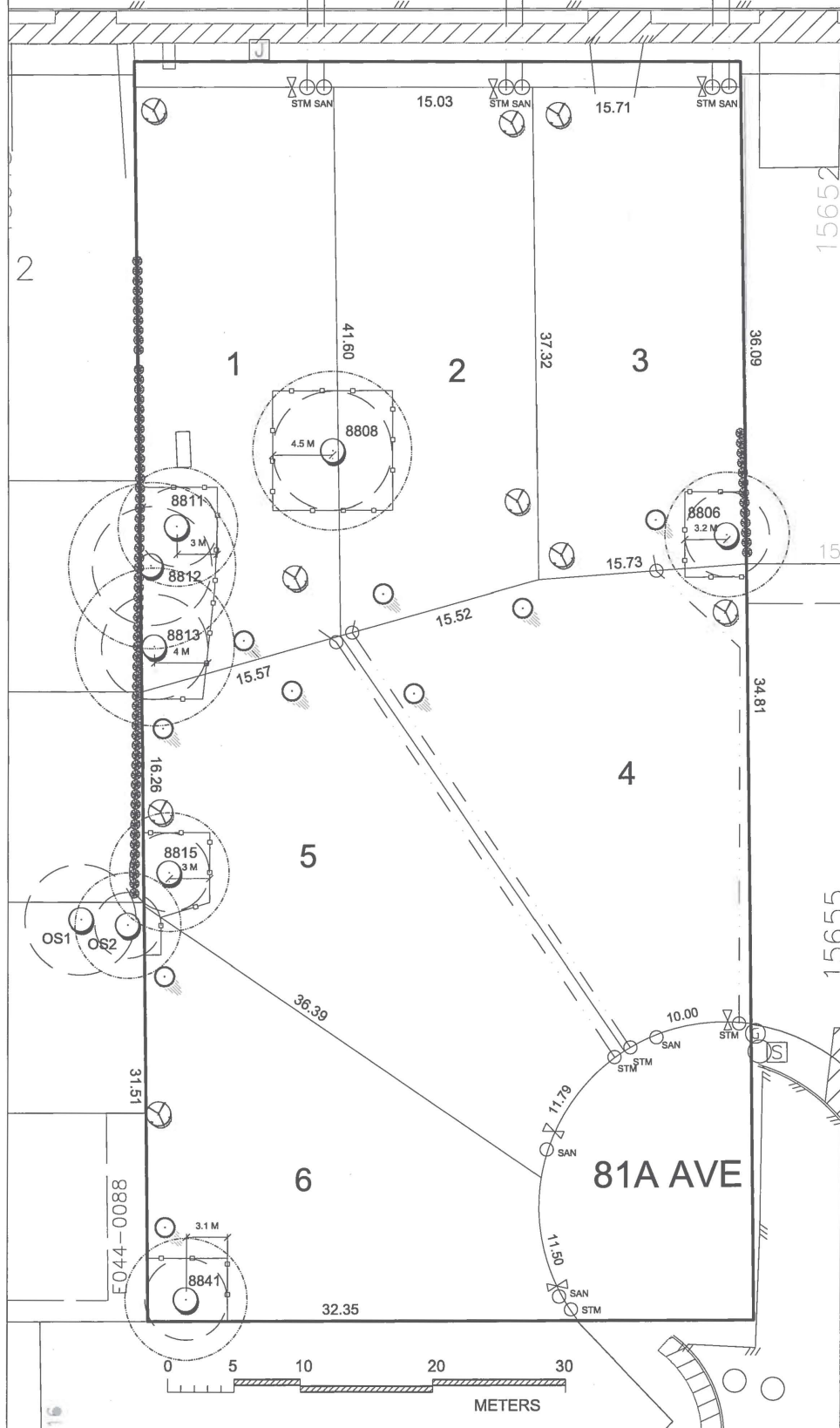
SCALE
AS SHOWN

DATE
JUNE 4, 2013

T-1

SHEET 1 OF 2

82 AVENUE



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- 1.5 M EXCAVATION ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- TREE PROTECTION FENCING

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

15638 82 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LA/B/C/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN

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DRAWN **SGL**

SCALE **AS SHOWN**

DATE **JUNE 4, 2013**

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