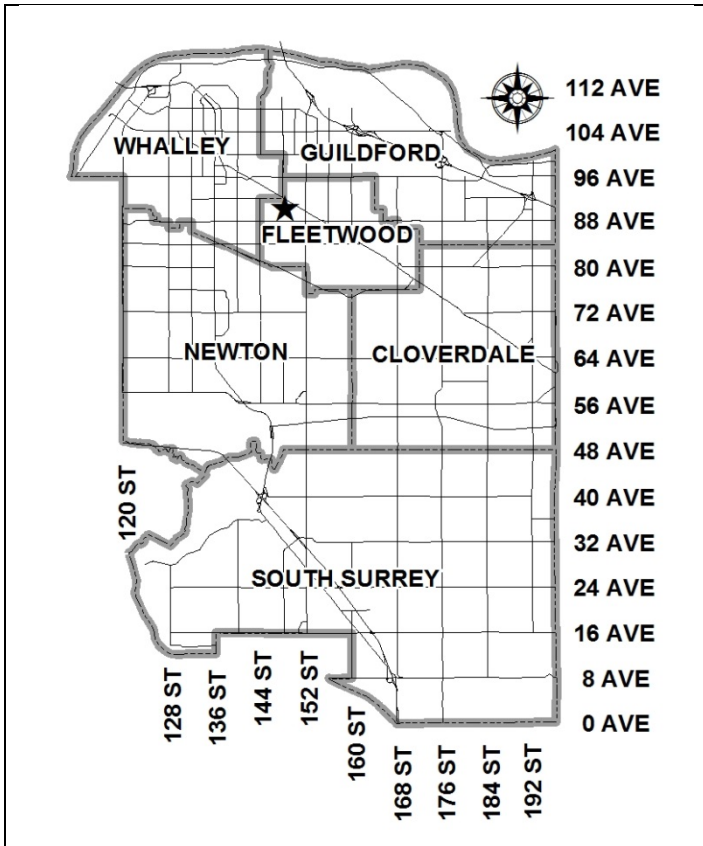


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0023-00

Planning Report Date: July 21, 2014



PROPOSAL:

- **Rezoning** from RF to RF-12

in order to allow subdivision into seven small single family lots

LOCATION: 9082 - 148 Street

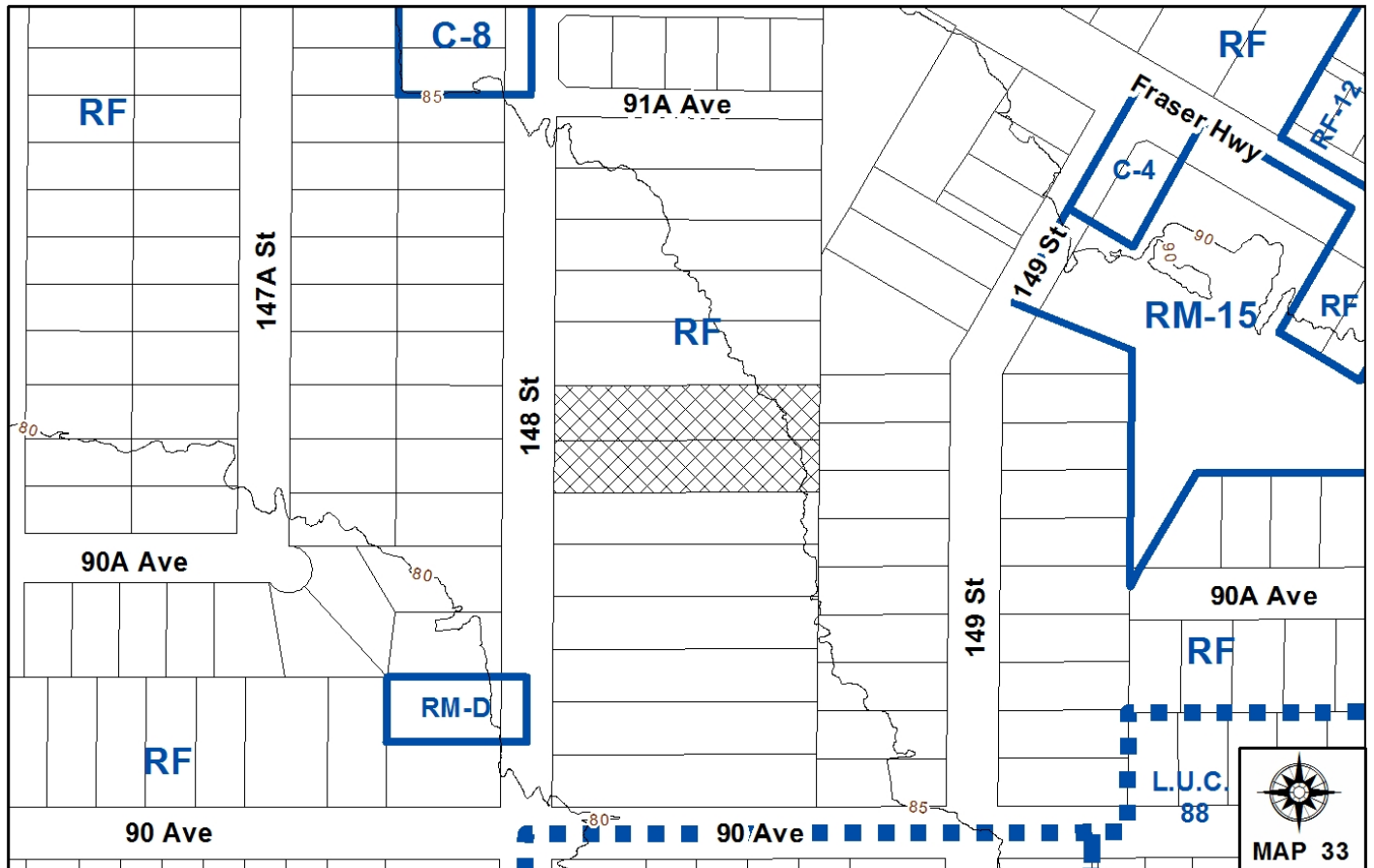
9072 - 148 Street

OWNERS: Satbir S. Gill

Beant K. Gill

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban OCP Designation.
- The proposed subdivision conforms to guidelines in the Small Lot Policy.
- The proposed subdivision will allow for incremental redevelopment of neighbouring properties.
- The proposed density is appropriate for this part of Fleetwood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property to the south at 9060 – 148 Street.

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:**

4 Elementary students at Green Timbers Elementary School
2 Secondary students at Enver Creek 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 Fall 2015.

Parks, Recreation & Culture:

Parks supports the proposal provided the applicant addresses concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on oversized (1/2 acre) lots.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|-------------------------|-----------------|---------------|
| North: | Single family dwelling | Urban | RF |
| East: | Single family dwellings | Urban | RF |
| South: | Single family dwelling | Urban | RF |
| West (Across 148 Street): | Single family dwellings | Urban | RF |

DEVELOPMENT CONSIDERATIONS

Background and Context

- The 0.4 hectare (1 acre) subject site consists of two lots located at 9060 and 9072 – 148 Street in an established neighbourhood in Fleetwood. Each subject lot is 0.2 hectare (1/2 acre) in area.
- The subject lots were part of a 22-lot subdivision that was registered in 1950. Most lots in the area were created in the 1950's and contain their original homes.
- There has not been any redevelopment in the area, with the exception of development application no. 7907-0257-00, which in 2009, created five RF-zoned lots to the north of the subject site, along a new 91A Avenue on the east side of 148 Street.

Current Proposal and Concept Plan for Surrounding Properties

- The applicant proposes to introduce a new lot size to the area, by rezoning the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into seven single family small lots.
- All seven proposed lots comply with the lot area and dimensional requirements of Type II RF-12-zoned lots.

- A proposed east/west road from 148 Street will provide internal access to a proposed north/south road. The proposed north/south road will connect 90 Avenue to 91A Avenue when the areas to the north and south of the subject site redevelop in the future.
- The applicant's concept plan (Appendix VIII) for the area proposes to establish RF-zoned lots fronting the east side of 148 Street. This will help maintain some of the existing character in the area on the west side of 148 Street (predominantly RF-zoned lots) by maintaining wider lot frontages along 148 Street.
- In order to minimize the visual impact of the increased density, the proposed RF-12-zoned lots will front the new internal roads.
- Based on the applicant's concept plan for the surrounding area, Type II RF-12-zoned lots can be achieved for almost all future lots fronting the future north/south internal road, between 90 and 91A Avenues, subject to development applications being submitted for the affected properties and Council approval of the rezoning. Some consolidation with neighbouring lots will be required, which can be achieved with no-build Restrictive Covenants to potentially allow properties to redevelop independently.
- A no-build Restrictive Covenant will be registered on the southern portion of proposed Lot 7, to allow future consolidation with the neighbouring lot to the south (9060 – 148 Street), in order to allow the pattern of RF-12-zoned lots to develop along the future north/south road.
- The existing homes on the subject site will be removed.

Small Lot Residential Zone Policy Compliance

- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. C002 approved by Council on January 17, 2000). The policy states that the RF-12 Zone may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres and employment areas. The subject property is located:
 - 160 metres (525 ft.) south of a community commercial development on 148 Street;
 - 240 metres (785 ft.) south of the intersection of Fraser Highway and 148 Street, which is in close proximity to a future proposed light rail stop;
 - 240 metres (785 ft.) south of Green Timbers Urban Forest Park;
 - 350 metres (1,150 ft.) northwest of Maple Green Park;
 - 1 kilometre (2/3 mile) west of a commercial centre at 152 Street and Fraser Highway;
 - 1.2 kilometres (3/4 mile) northeast of Green Timbers Elementary School; and
 - 2 kilometres (1-1/4 miles) southeast of a major employment hub consisting of the RCMP E-Division and the Jimmy Pattison Outpatient Facility at 140 Street and Fraser Highway.
- In order to facilitate the movement of traffic generated from small lot developments and to provide for shorter walking distances for residents, the guidelines recommend a maximum block length of approximately 100 to 150 metres (330 to 500 ft.). The proposed development will bisect the east side of 148 Street between 90 and 91A Avenues, to create a 150 metre (490 ft.) block length and a 110 metre (360 ft.) block length.

- The proposed development will allow for neighbouring properties to redevelop incrementally.
- The RF-12 Zone is supportable within the context of the existing and future anticipated land uses in the surrounding area.

Design Guidelines and Lot Grading

- The applicant has retained Ran Chahal of Apex Design Group Inc. 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). The new homes will incorporate modern design, massing and finishing standards.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. and was reviewed by staff. Minor revisions are required to address the amount of proposed fill. The applicant will address this issue prior to receiving a Preliminary Layout Approval (PLA) for the associated subdivision. Based on the proposed grading, basements can be achieved on all lots.

PRE-NOTIFICATION

Pre-notification letters were mailed on March 5, 2014. Staff received two responses which are summarized below (staff comments in italics):

- One respondent opposed the development and expressed concern that the respondent's trees would be damaged due to the proposed development.

(There are several offsite trees located in close proximity to the northern property line of the subject site. According to the applicant's arborist and engineering consultant, the offsite trees will not be damaged by the proposed development, as the protection zone of the offsite trees does not encroach into the subject site. To further demonstrate that the offsite trees won't be impacted, the applicant provided cross-sections showing that the proposed east/west road will meet the existing grade along the north property line.)

- One respondent expressed concern that the respondent's property would be impacted by runoff from the new lots created under the proposed development.

(Drainage and runoff will be managed on-site, such that runoff does not impact neighbouring lots.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|--|-----------|----------------|----------|
| Alder and Cottonwood Trees | | | |
| Alder | 0 | 0 | 0 |
| Cottonwood | 0 | 0 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Black Locust | 1 | 1 | 0 |
| Cherry / Plum | 2 | 2 | 0 |
| Lombardy Poplar | 2 | 2 | 0 |
| Coniferous Trees | | | |
| Black Pine | 2 | 2 | 0 |
| Blue Spruce | 1 | 0 | 1 |
| Douglas Fir | 15 | 15 | 0 |
| Juniper | 1 | 1 | 0 |
| Norway Spruce | 1 | 1 | 0 |
| Western Red Cedar | 1 | 1 | 0 |
| Total | 26 | 25 | 1 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 20 | |
| Total Retained and Replacement Trees | | 21 | |
| Contribution to the Green City Fund | | \$9,000 | |

- The Arborist Assessment states that there are a total of 26 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Five trees are rated in normal condition, and all remaining trees are in poor, very poor, or high risk condition. Of the five trees in normal condition, one tree is proposed to be retained, and the remaining four trees are affected by road construction or grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 50 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 3 trees per lot, the deficit of 30 replacement trees will require a cash-in-lieu payment of \$9,000 representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$9,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 8, 2014. 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) | The subject site is an urban infill site and the proposed use is consistent with the Urban designation in the OCP. |
| 2. Density & Diversity (B1-B7) | Provides for a mix of house sizes in the area. |
| 3. Ecology & Stewardship (C1-C4) | Sediment control devices and replacement trees are proposed. |
| 4. Sustainable Transport & Mobility (D1-D2) | N/A |
| 5. Accessibility & Safety (E1-E3) | Proposed homes will be adaptable and accessible. |
| 6. Green Certification (F1) | N/A |
| 7. Education & Awareness (G1-G4) | Area residents were informed of the proposed development through pre-notification letters and a development proposal sign. |

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
- Appendix VII. Aerial Photo of Subject Area
- Appendix VIII. Proposed Concept Plan for Area

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

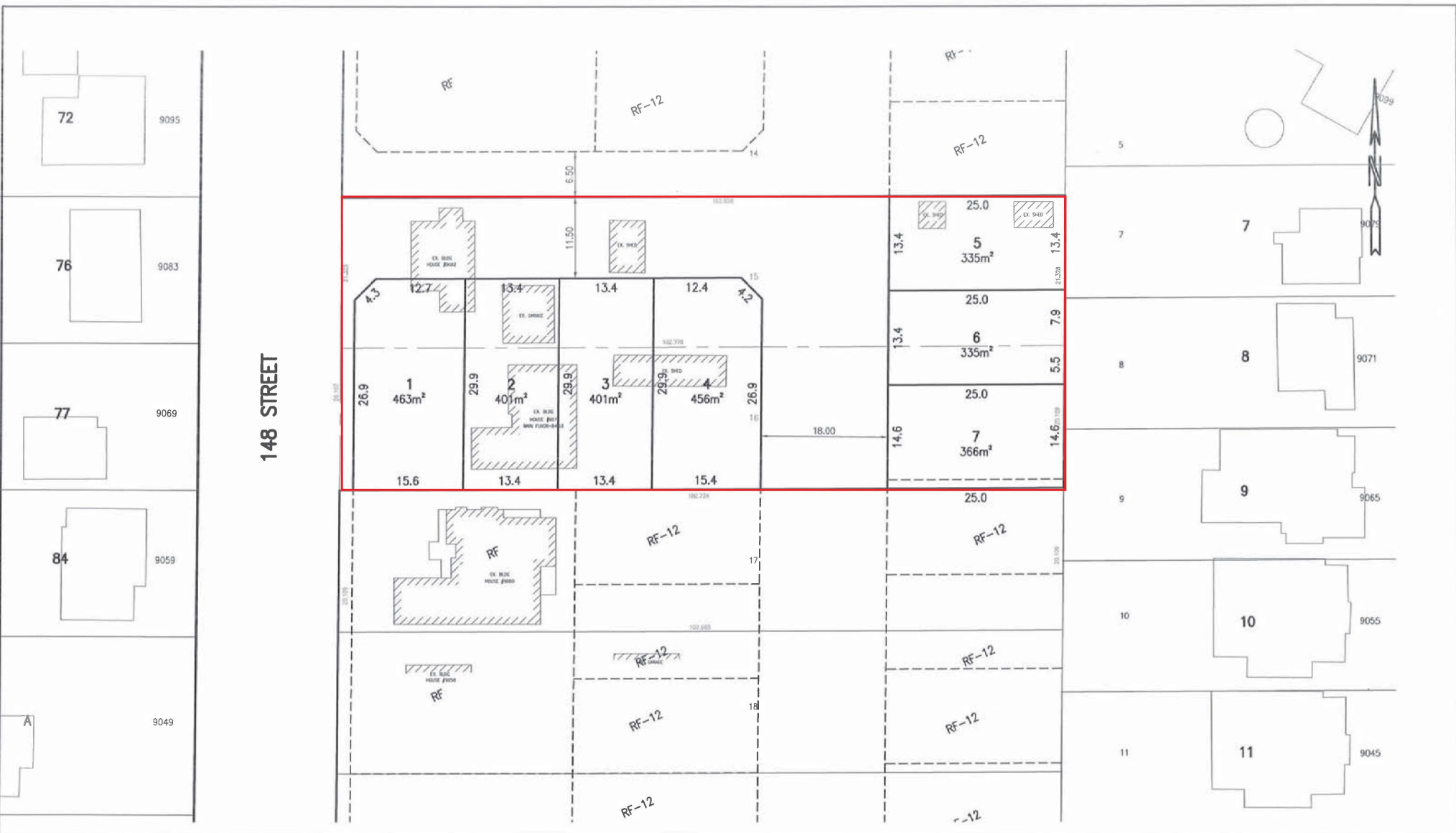
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

| Requires Project Data | Proposed |
|--|---------------------------------|
| GROSS SITE AREA | |
| Acres | 1.0 |
| Hectares | 0.4 |
| NUMBER OF LOTS | |
| Existing | 2 |
| Proposed | 7 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 13.4 m. – 15.6 m. |
| Range of lot areas (square metres) | 335 sq. m. – 463 sq. m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 17.5 Lots/Hectare & 7 Lots/Acre |
| Lots/Hectare & Lots/Acre (Net) | 25 Lots/Hectare & 10 Lots/Acre |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 40 |
| Estimated Road, Lane & Driveway Coverage | 25 |
| Total Site Coverage | 65 |
| PARKLAND | |
| Area (square metres) | NA |
| % of Gross Site | NA |
| Required | |
| PARKLAND | |
| 5% money in lieu | YES |
| TREE SURVEY/ASSESSMENT | |
| | YES |
| MODEL BUILDING SCHEME | |
| | YES |
| HERITAGE SITE Retention | |
| | NO |
| FRASER HEALTH Approval | |
| | NO |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | NO |

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| | | | | |
|----------------|---|--------|----------|------------------------|
| CLIENT: | PROJECT: 9060, 9072 AND 9082 148 STREET | | | |
| DRAWING TITLE: | RESIDENTIAL SUBDIVISION | | | |
| PROJECT No. | 14008 | DATE: | JUL 2014 | MUNICIPAL PROJECT No.: |
| LEGAL: | | SCALE: | 1:500 | |

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

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

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

DATE: **July 16, 2014** PROJECT FILE: **7814-0023-00**

RE: **Engineering Requirements
Location: 9072/ 9082 148 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942-metre along 148 Street to the 24.0-metre collector road standard;
- dedicate 11.5-metres for 90A Avenue, ultimately 18.0-metre through local road;
- dedicate 18.0-metres for 148A Street through local road;
- dedicate 3.0-metre x 3.0-metre corner cuts on 90A Avenue at 148 Street and at 148A Street;
and
- register 0.5-metre statutory right-of-way along 148 Street, 148A Street, and 90A Avenue.

Works and Services

- construct 90A Ave to the half road standard;
- construct 148A Street to the 18.0-metre through local road standard;
- construct storm, water, and sanitary mains along 90A Avenue and 148A Street and provide each lot with service connections; and
- provide on-site stormwater management measures to mitigate runoff.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Planning

April-28-14

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.
 There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0023-00 (Revised)

SUMMARY

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

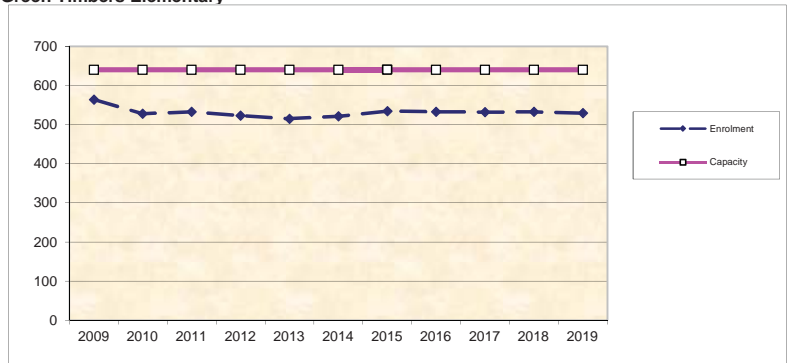
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students: | 2 |

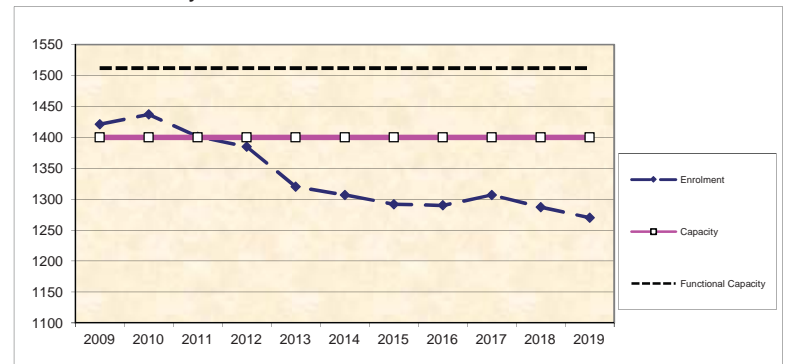
September 2013 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| Green Timbers Elementary | |
| Enrolment (K/1-7): | 66 K + 449 |
| Capacity (K/1-7): | 40 K + 600 |
| Enver Creek Secondary | |
| Enrolment (8-12): | 1320 |
| Nominal Capacity (8-12): | 1400 |
| Functional Capacity*(8-12): | 1512 |

Green Timbers Elementary



Enver Creek 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

V.1.0

Surrey Project no.: 14-0023-00
Property Location: 9060,9072,9082-148 ST. Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, CRD)
 #157 - 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 1980's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have low-massing characteristics with 92% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Asphalt roof being most common.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant), Stucco and Vinyl Siding for an accent material. Accent trims are not evident on most of the existing homes.

Landscaping is of a low planting standard with 100% of the homes having Asphalt driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 24.0%
 "Basement Entry/Cathedral Entry" 0.00%

“Rancher (Bungalow)” 76.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: (Floor Area and Volume) Size range: 76.0% under 2000 sq.ft excl. garage
 24.0% 2001 - 2500 sq.ft excl. garage
 0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Cedar: 52.0% Stucco: 32.0% Vinyl: 16.0%
 Brick or stone accent on 0.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 100.0% Cedar Shingles: 0.00%
 Concrete Tiles: 0.0% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Tiles on most of the homes. Most homes are clad in Cedar.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: (Floor Area and Volume) Two-Storey or Split Levels - 2000 sq.ft. minimum
 Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials: No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Restrictions on Dwellings:**
- Basement Entry homes not allowed.
 - No second kitchen or food preparation area;
 - Not more than one bedroom on the main floor of a *two-storey* single family dwelling.
 - No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder or the main floor.
 - No access to the basement from the outside other than from the rear of the single family dwelling.
 - Not more than one bathroom in the basement.

Exterior Materials /Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch: Minimum 7:12

Roof Materials/Colours: Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.

Window/Door Details: Dominant: Rectangular or Gently arched windows.

In-ground basements: Permitted if servicing allows.

Landscaping: Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:


 Ron Chahal, CRD, Design Consultant
 Apex Design Group Inc.

April 02, 2014
 Date

Table 4. Tree Preservation Summary

| TREE PRESERVATION SUMMARY | |
|---|------------------------|
| Surrey Project No: | |
| Address: 9072, 9082 148 th Street, Surrey, BC | |
| Registered Arborist: Trevor Cox, MCIP | |
| ISA Certified Arborist (PN1920A) | |
| Certified Tree Risk Assessor (43) | |
| BC Parks Wildlife and Danger Tree Assessor | |
| On-Site Trees | Number of Trees |
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 26 |
| Protected Trees to be Removed | 25 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 1 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0 | 50 |
| - All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = 50 | |
| Replacement Trees Proposed | 20 |
| Replacement Trees in Deficit | 30 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0 | 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 | |
| Replacement Trees Proposed | |
| Replacement Trees in Deficit | 0 |

Summary prepared and
submitted by:

Arborist



May 21, 2014

Date



LEGEND

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

| DATE | REVISED | BY |
|------|---------|----|
| | | |

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA

2405 JENNIFER COURT
ABERTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

MR. MIKE KEMPTER
H&B ENGINEERING INC.
SUITE #101
7485 - 130 STREET
SURREY, B.C.
V3W 1E8
604 572 4328

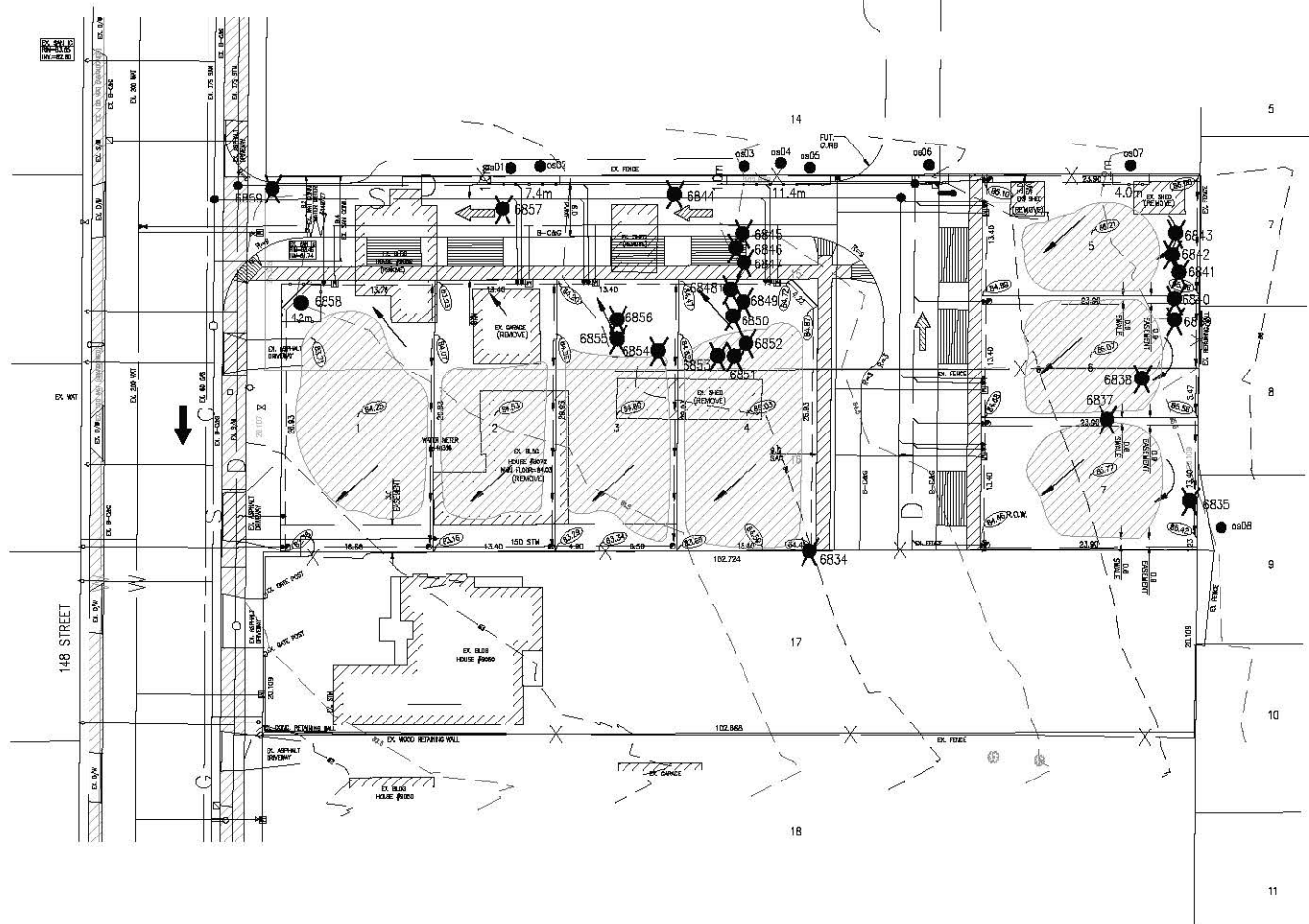
TITLE

PLAN VIEW

TREE LOCATION PLAN
TREE RETENTION PLAN
7 LOT SUBDIVISION
8072 & 8082 - 148 STREET
SURREY, B.C.

| | |
|-------------------|--------------|
| SCALE: 1:250 | DATE: MAY/14 |
| DRAWN: DMS | |
| CHECKED: DMS | |
| APPROVED: M. WELT | |

| | |
|---------|-------------|
| PROJECT | JOB No. |
| | DRAWING No. |
| | TR-1 |



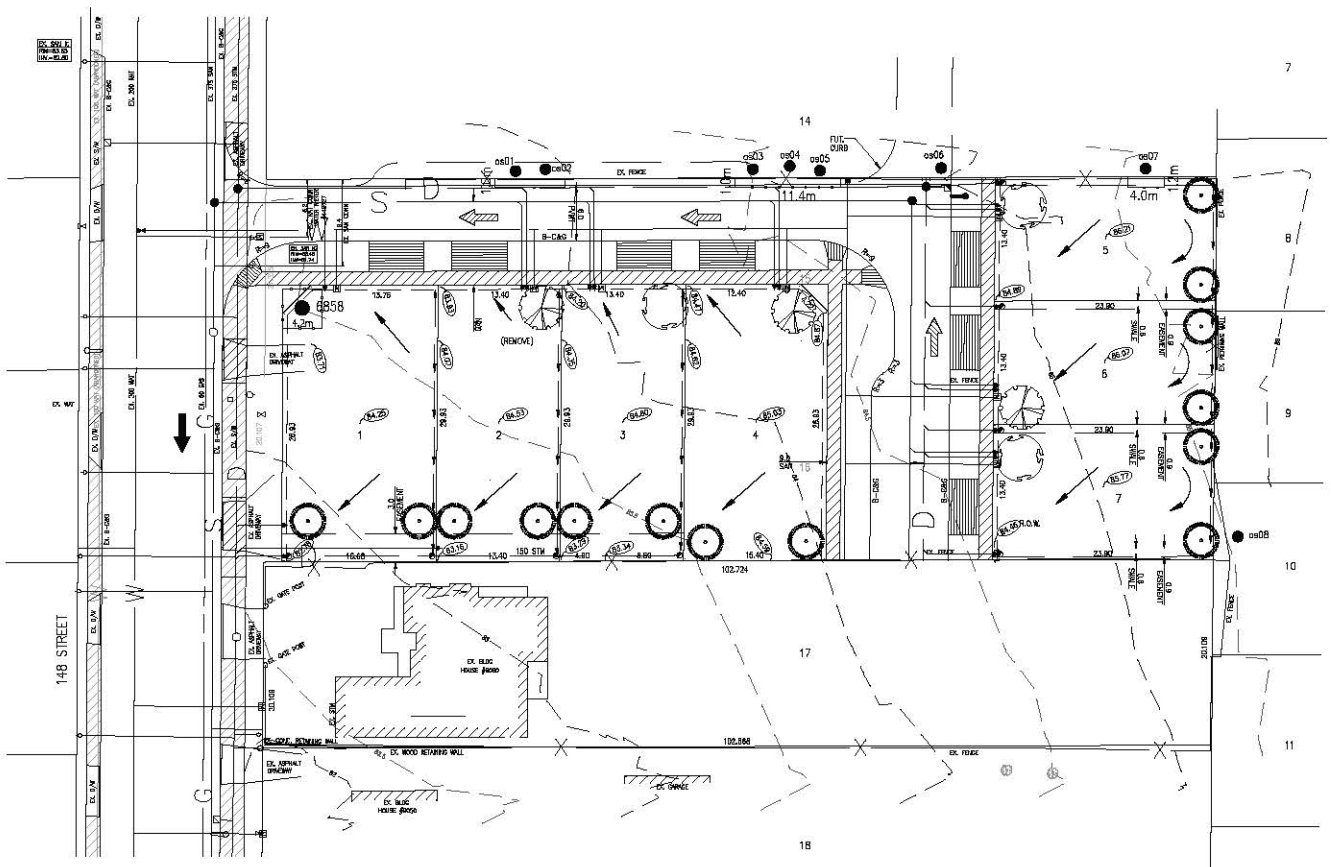
REPLACEMENT TREE LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|---|---------------------------------|-----------------|------|-------------|----------|---------|
|  | SYRINGA RETICULATA 'IVORY SILK' | LILAC TREE | 3 | 6 CM. CAL. | AS SHOWN | B. & B. |
| | PRUNUS YEDOENSIS 'AKEBONO' | DAYBREAK CHERRY | 3 | 6 CM. CAL. | AS SHOWN | B. & B. |
| | PICEA OMORIKA | SERBIAN SPRUCE | 14 | 4.00 METERS | AS SHOWN | B. & B. |




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

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

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



LEGEND

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

| DATE | REVISION | BY |
|------|----------|----|
| | REVISED | |

C.KAVOLINAS & ASSOCIATES INC.
 BOSLA CSIA
 2142 JERQUILL COURT
 ABSTERSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2378

CLIENT
 MR. MIKE KOMPTER
 HUB ENGINEERING INC.
 SUITE #101
 7462 - 140 STREET
 SURREY, B.C.
 COW 118
 604 572 4328

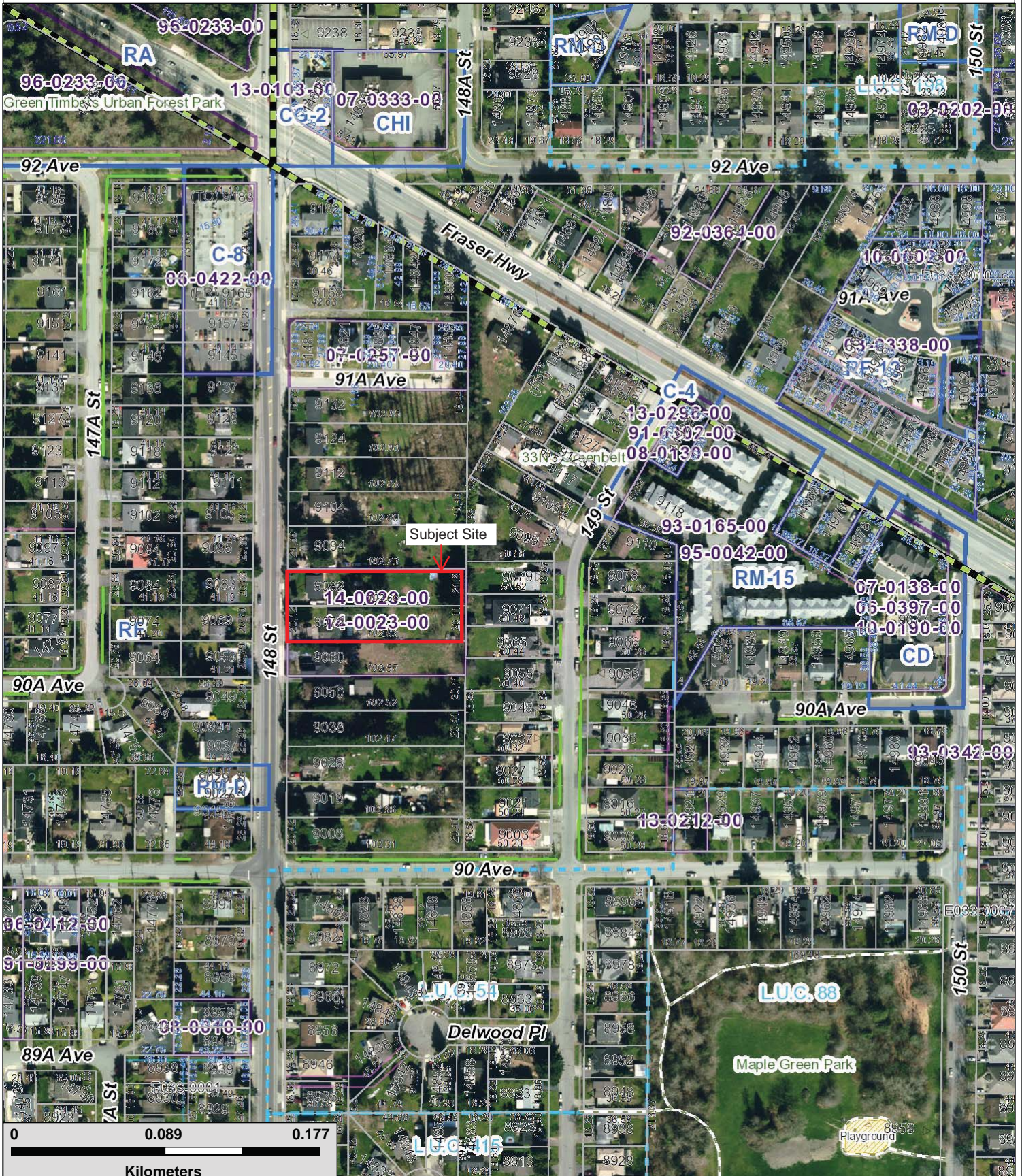
TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 7 LOT SUBDIVISION
 8072 & 8082 - 148 STREET
 SURREY, B.C.

| | | | |
|-------|-------|----------|----------|
| SCALE | 1:250 | DATE | MAY/14 |
| DRAWN | DMT | CHECKED | DMT |
| DATE | | APPROVED | AS SHOWN |

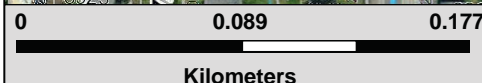
| | | |
|---------|-------------|---|
| PRINTED | JOB No. | △ |
| | DRAWING No. | |
| TR-2 | | |



7914-0023-00 Subject Area



Subject Site



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Scale: 1: 2,958

Map created on: July-07-14



Subject Site

Hub Engineering Inc.
Engineering and Development Consultants



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

| | | | | | |
|--|----------------|-----------------------------------|---------------|------------------------|--|
| CLIENT: | | PROJECT: 9072 AND 9082 148 STREET | | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | | | |
| PROJECT No. 14008 | DATE: JUL 2014 | LEGAL: | SCALE: 1:1000 | MUNICIPAL PROJECT No.: | |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES | | | | | |