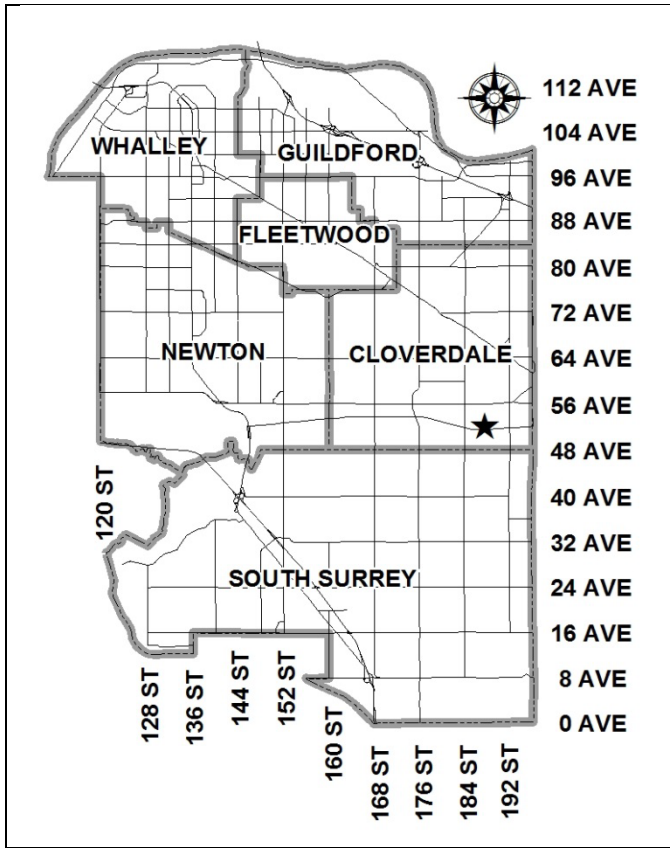


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0088-00

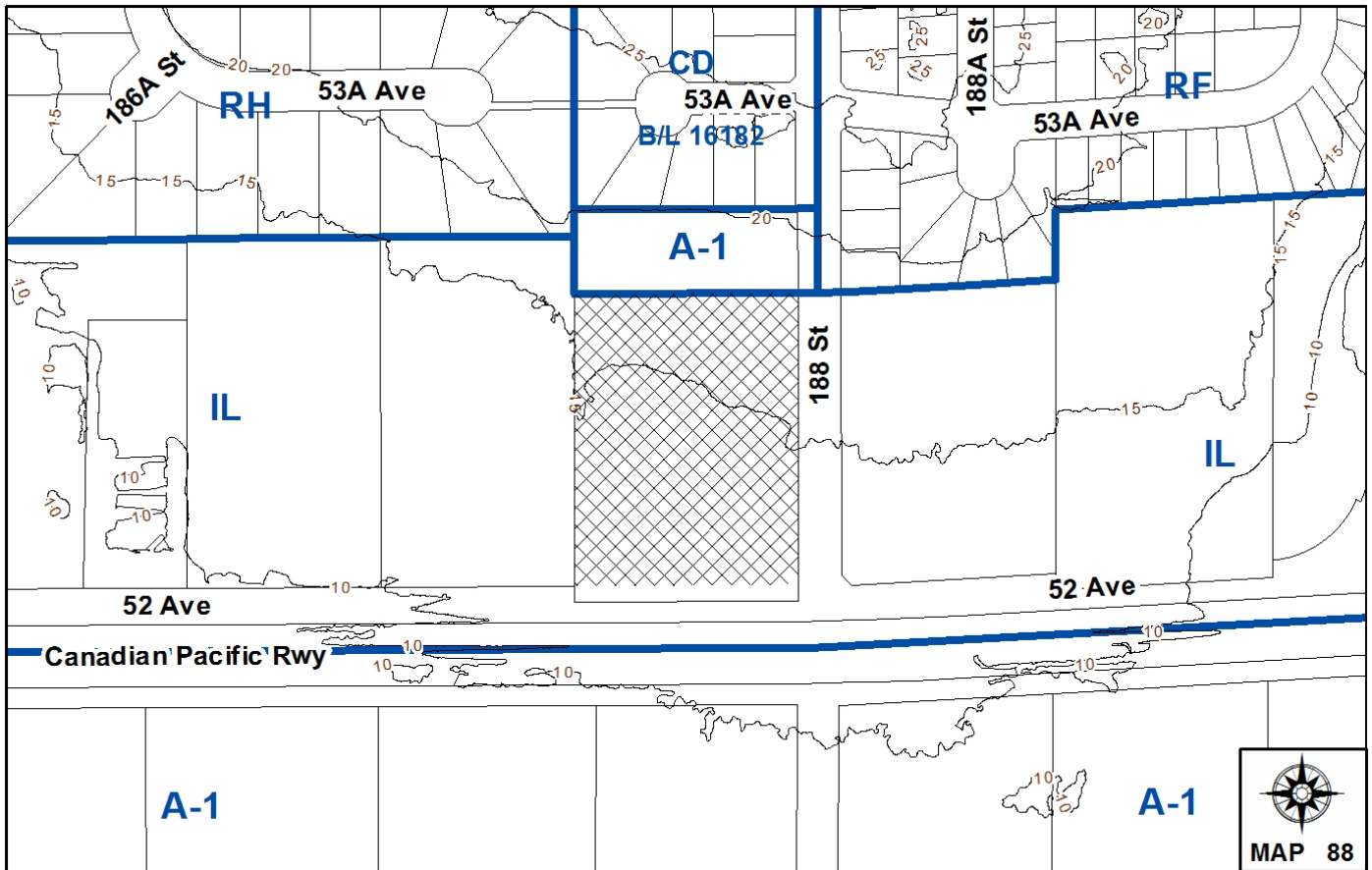
Planning Report Date: December 15, 2014



PROPOSAL:

- **Development Permit**
 in order to permit the development of a multi-tenant industrial park.

LOCATION: 5219 - 188 Street
OWNER: Royale Development Group Inc.
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the OCP and with the regulations of the IL Zone.
- The proposal supports the City's Economic Development and Employment Lands Strategies.
- The proposed building form and land use are appropriate for this area.
- The buildings feature durable materials with substantial glazing towards the street edges.
- Landscaping is proposed along the street frontages and within a 10-metre (33 ft.) wide buffer along the north property line, adjacent residential lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0088-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues 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.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling with a daycare.	Suburban	A-1
East (Across 188 Street):	Vacant property.	Industrial	IL
South (Across 52 Avenue and rail right-of-way):	Agricultural land within the ALR.	Agricultural	A-1
West:	Vacant property.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 5219 – 188 Street at the northwest corner of 52 Avenue and 188 Street. The site encompasses an area of 1.65 hectares (4.1 acres). The subject property is

designated Industrial in the Official Community Plan (OCP), and is zoned Light Impact Industrial Zone (IL).

- The site slopes upwards approximately 4%, or 6 metres (20 ft.) from the south end of the site to the north end of the site and slopes upwards approximately 2%, or 2 metres (7 ft.) from the west end of the site to the east end of the site.
- The site borders an acreage property to the north that is currently zoned “General Agricultural Zone (A-1)” and designated Suburban in the OCP. Adjacent properties to the west and east are zoned and designated for industrial use. The Canadian Pacific Railway is located to the south across 52 Avenue.
- The applicant is proposing a Development Permit to permit development of an industrial park comprised of four buildings and approximately 28 industrial units.
- The proposed buildings will have a floor area of 14,355 square metres (154,515 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.40 and a lot coverage of 41.7% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.

PRE-NOTIFICATION

- A development sign was installed on October 14, 2014 and staff have not received any responses.

DESIGN PROPOSAL AND REVIEW

Building

- The applicant proposes four industrial buildings comprising approximately 28 units. The proposed buildings are all one-storey concrete tilt-up construction with potential for mezzanine space. The proposed height for all of the buildings is 8.5 metres (28 ft.) with an additional 0.9-metre (3 ft.) parapet.
- The proposed size of the individual units ranges from 158 square metres (1,700 sq. ft.) to 334 square metres (3,600 sq. ft.).
- Due to the existing grades on the site, three of the buildings (1, 3 and 4) are oriented east-west and Building 4 is oriented north-south.
- The proposed buildings are tilt-up concrete construction but feature substantial amounts of glazing (windows and spandrel glass) along the front entry façades and on the portions of the building facing the street. Metal overhead doors provide access for loading at the rear of the buildings. Three shades of grey are the primary colours used in the development.
- For weather protection, supported glass canopies with red metal trim are proposed over all the front and rear entrances.

- Metal paneled screening is proposed around the rooftop equipment. The proposed rooftop equipment on Building 4 is proposed to be on the southern portion of the building to maximize the distance from the neighbouring residential area to the north.
- The proposed locations of the pad mounted transformers are internal to the site and away from the street. Gas meters are proposed to be located on building ends away from public view.
- To reduce the need for internal retaining walls on the site, the applicant proposes to step the north-south oriented Building 2 to work with the sloping grades.

Parking and Site Access

- Two (2) driveway accesses are proposed; one each off of 52 Avenue and 188 Street. The proposed driveways will be highlighted by stamped concrete.
- The proposed drive aisles within the site are 7 metres (23 ft.) wide. It is anticipated that due to the nature of the smaller industrial units, only small vehicles such as cube vans, will access the site.
- Surrey Zoning By-law No. 12000 requires 1 parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. As such, the proposal requires a total of 57 on-site parking spaces for both employees and customers of the business. However, to accommodate future mezzanine space additional parking spaces are proposed.
- The applicant has proposed 28 parking spaces along 52 Avenue and 34 spaces along 188 Street with an additional 33 spaces internal to the site at the front entries to the buildings. In total the applicant proposes 95 parking spaces, which complies with the Zoning By-law.
- The applicant proposes 4 bike racks, which are located throughout the site.
- As part of the Roberts Bank Rail Corridor Program (RBRC), a new east-west connector route designed to accommodate industrial traffic has just been constructed between 192 Street and 184 Street, to the east, south and west of the subject site (189A Street). The new route includes a new road (189A Street) connecting 52 Avenue to 54 Avenue east of the subject site, which connects to 192 Street at a signalized intersection. Large and heavy truck traffic will not use 188 Street through the residential area north of the subject site.

Lighting:

- The applicant proposes surface wall lighting on the building. Downward lighting is proposed along the north face of Building 4 adjacent to the buffer and should not impact the neighbouring residential area.
- No pole lighting is proposed within the development.

Signage:

- The applicant proposes two entrance/address monument signs designed of high quality materials. One sign is proposed to the west of the 52 Avenue entrance and the other north of

the 188 Street entrance. The proposed signs are 0.9 metre (3 ft.) tall by 2.6 metres (8.5 ft.) wide for a total area of 2.37 square metres (25.5 sq. ft.), which complies with the Sign By-law.

- The applicant has provided details on location of fascia signage for each unit. The typical location will be above the canopies over the entrance door. In some cases, end units will have a second additional sign above the side entrances (see elevations in Appendix II).

TREES

- Glen Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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			
Cottonwood	5	5	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
White Poplar	2	0	2
Eastern Poplar	1	1	0
Black Locust	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Shore Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	8	6	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		66	
Total Retained and Replacement Trees		68	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 8 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 38% of the total trees on the site, are Cottonwood trees. It was determined that 2 trees 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 17 replacement trees on the site. The applicant is proposing 66 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 52 Avenue and 188 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Fir, Maple, Beech, Ash, Sumac and Spruce. All proposed trees are located on the boulevard or in the landscaped buffer.
- In summary, a total of 68 trees are proposed to be retained or replaced on the site.

Landscaping and Retaining Walls

- The applicant is proposing landscape screening and 0.8-metre (3 ft.) high fencing within the site to screen the loading and parking areas from the street.
- A 10-metre (33 ft.) wide landscaped buffer is proposed along the north property line adjacent to the residential area and consists of a variety of deciduous and coniferous trees and shrubs. The proposed buffer will help transition the grade down from the property to the north and has an approximate slope of 3:1.
- Through careful site design, the applicant has been able to reduce the need for retaining walls along the streets with only a single 0.6-metre (2 ft.) high retaining wall needed along a portion of 52 Avenue. The proposed retaining wall will be screened through landscaping. A 0.8-metre (3 ft.) retaining wall is needed along the north portion of the western property line. Both walls are proposed to be constructed of Allan block.
- Landscaping is proposed along the entire length of 188 Street and 52 Avenue with a proposed width varying from 3 metres (10 ft.) to 2.4 metres (8 ft.). At the corner of the two streets a larger landscape area of approximately 62 square metres (671 sq. ft.) is proposed.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 7, 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)	<ul style="list-style-type: none"> • Conforms to the OCP and Cloverdale Local Area Plan. • The proposal represents an efficient use of industrial land and provides employment opportunities.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The site will provide for a mix of industrial and accessory uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant proposes to provide substantial tree planting and a 10-metre (33 ft.) buffer. • Recycling facilities are provided.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike parking is provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • View corridors are provided throughout the site.

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. Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 12/11/14 10:03 AM

Information for City Clerk

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

1. (a) Agent: Name: Sunny Garcha of Royale Development Group Inc.
 Address: 16295 – 36A Avenue
 Surrey, BC
 V3S 0X5

 Tel: 604-372-2224

2. Properties involved in the Application

- (a) Civic Address: 5219 - 188 Street

- (b) Civic Address: 5219 - 188 Street
 Owner: Royale Development Group Inc
 PID: 010-083-618
 Lot: Lot "A" Section 4 Township 8 New Westminster District Plan 15256

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		16,509 m ²
Road Widening area		1171 m ²
Undevelopable area		984 m ²
Net Total		14,355 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	41.7%
Paved & Hard Surfaced Areas		53.6%
Total Site Coverage		95.3%
SETBACKS (in metres)		
Front (South)	7.5 m	16.45 m
Rear (North)	7.5 m	12.34 m
Side #1 (West)	0 m	0 m
Side #2 (East)	7.5 m	16.45 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	12 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial	n/a	
Retail	n/a	
Office	n/a	
Total		
FLOOR AREA: Industrial	14,355 m ²	5,702 m ²
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA	14,355 m ²	5,702 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0 FAR	0.40 FAR
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	57	95
Residential Bachelor + 1 Bedroom	n/a	
2-Bed	n/a	
3-Bed	n/a	
Residential Visitors	n/a	
Institutional	n/a	
Total Number of Parking Spaces	58	95
Number of disabled stalls	1	4
Number of small cars	24.5	25
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DISPERSED, ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED AND THE AREA PROVIDED IS SUBJECT TO THE APPROVALS OF THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY. THE AREA PROVIDED IS SUBJECT TO THE APPROVALS OF THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY. THE AREA PROVIDED IS SUBJECT TO THE APPROVALS OF THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY.

DATE	BY	CHK	DATE	BY	CHK



DATE: 11/14/14

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PROJECT:	3214 - 130 STREET, SURREY, BC INDUSTRIAL DEVELOPMENT
SHEET NO.:	CONCEPTUAL LIGHTING PLAN

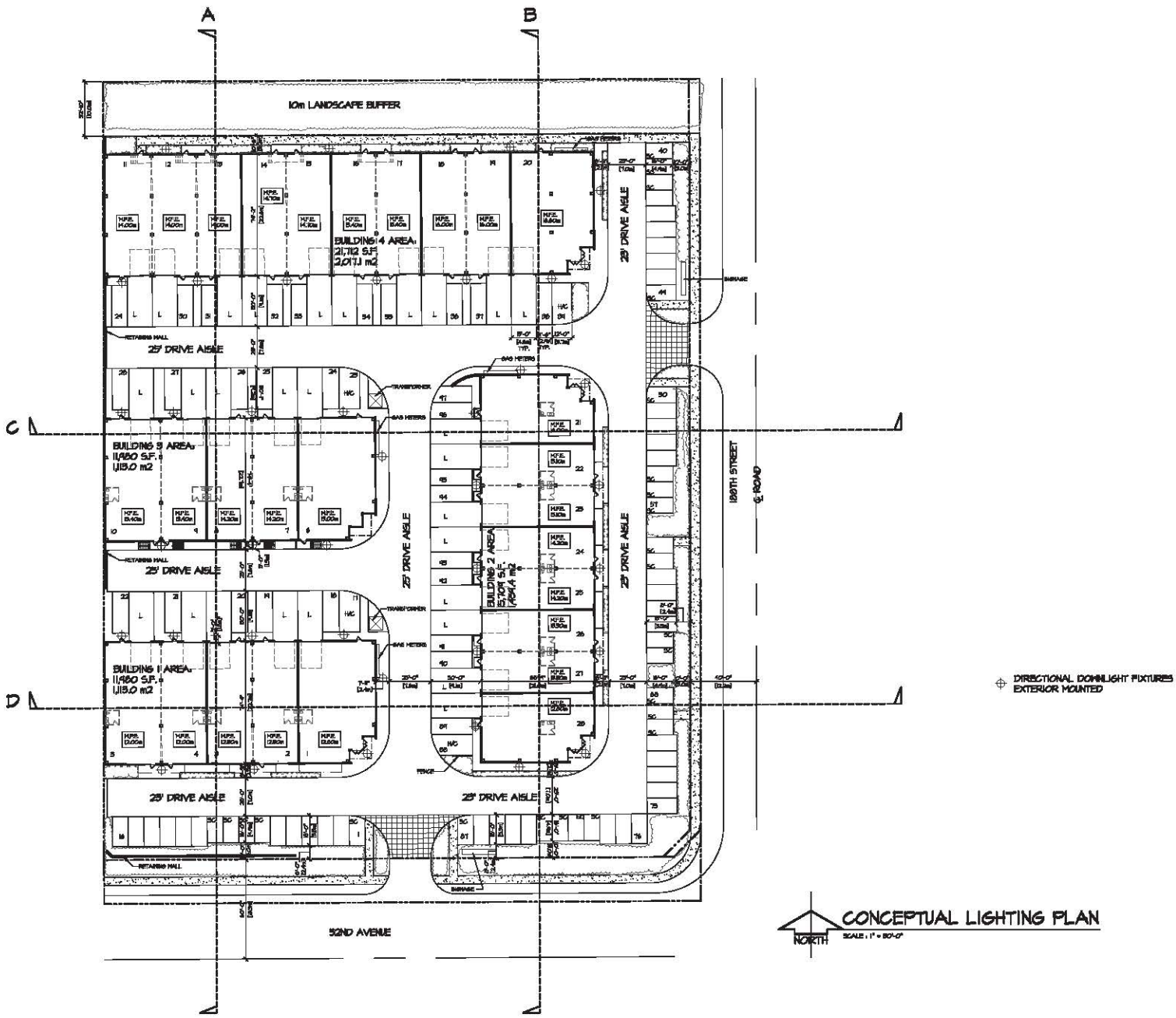
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PROJECT:	3214 - 130 STREET, SURREY, BC INDUSTRIAL DEVELOPMENT
SHEET NO.:	CONCEPTUAL LIGHTING PLAN

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T6

PHONE: (804) 597-7100
FAX: (804) 597-2098
EMAIL: info@barnett.com

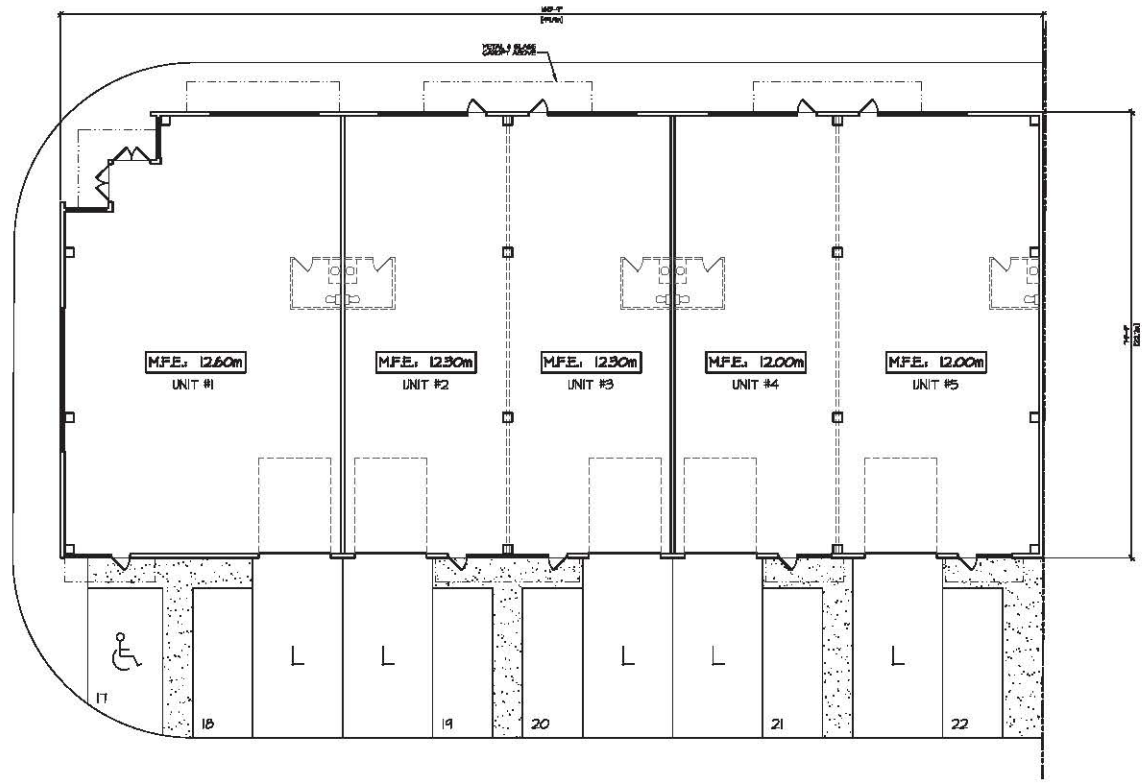
CLIENT NO.		SHEET NO.	AC-11
PROJECT NO.		REV. NO.	



CONCEPTUAL LIGHTING PLAN
NORTH SCALE: 1" = 50'-0"

DIRECTIONAL DOWNLIGHT FIXTURES EXTERIOR MOUNTED

DISCLAIMER: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE INFORMATION PROVIDED HEREON. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE INFORMATION PROVIDED HEREON. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THE INFORMATION PROVIDED HEREON.



MAIN PLAN - BUILDING #1
 SCALE: 3/32" = 1'-0"
 11,480 S.F.
 1,130 m²

REV. NO.	DATE	BY	CHK.	APP.

REVISION	DATE	BY	CHK.	APP.

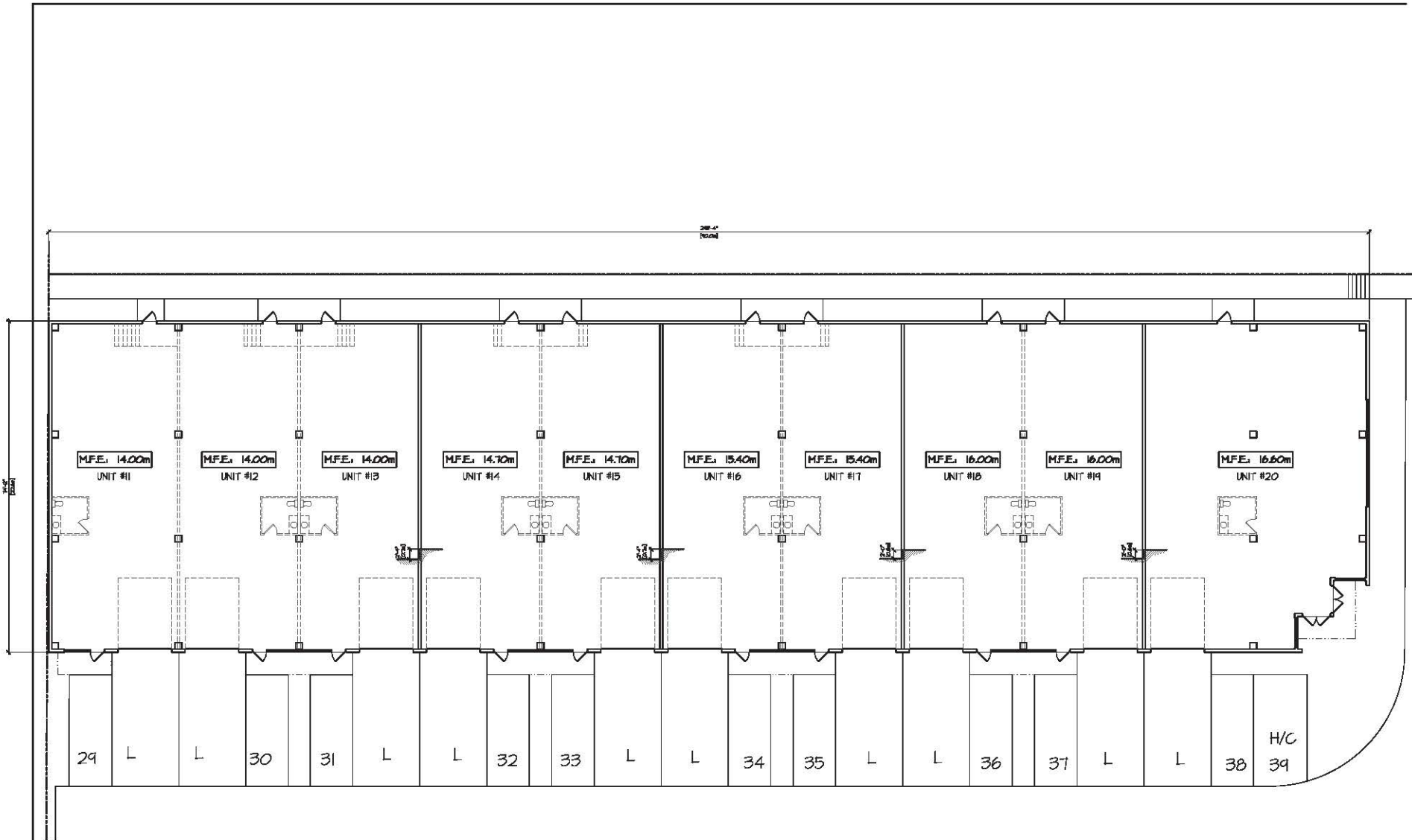
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 PROJECT : 3214 - 100 STREET, SURREY, BC
 INDUSTRIAL DEVELOPMENT
 SHEET CONTENTS :
 BUILDING PLAN
 BUILDING #1

barnett dembek
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (804) 597-7100
 FAX: (804) 597-2098
 EMAIL: mail@barnettlaw.com

CLIENT NO.	SHEET NO.
	AC-21
PROJECT NO.	REV. NO.
BC47	

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MAIN PLAN - BUILDING #4
 SCALE: 3/32" = 1'-0"
 21,712 S.F.
 2,017.1 m²

DATE	BY	CHK	APP	REV

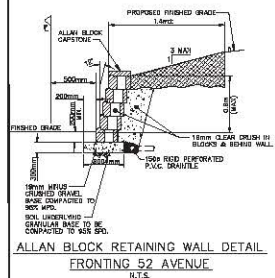
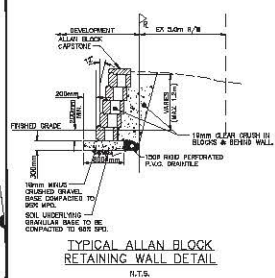
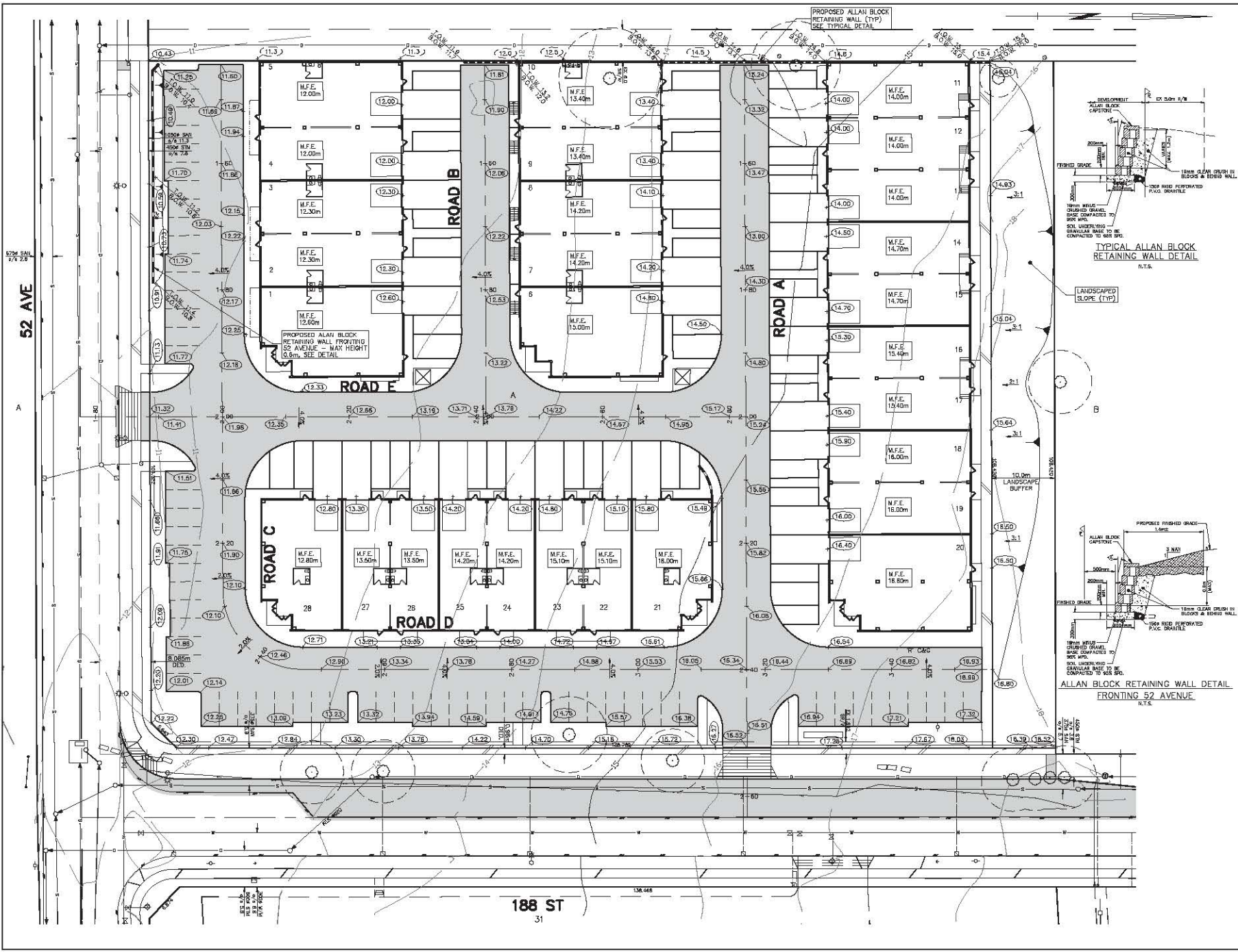
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DATE :	Dec. 4-14
DRAWN BY :	
CHECKED BY :	
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barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T6

PHONE: (804) 597-7100
 FAX: (804) 597-2098
 EMAIL: md@barnett.com

CLIENT NO.	SHEET NO.
	AC-24
PROJECT NO.	REV. NO.
EO47	



Hunter Laird
 A FOCUS Company
 600-85 MIDLAND STREET
 NEW WINDHAM, N.C. 27578
 TEL: 352-481-1000 FAX: 352-9713

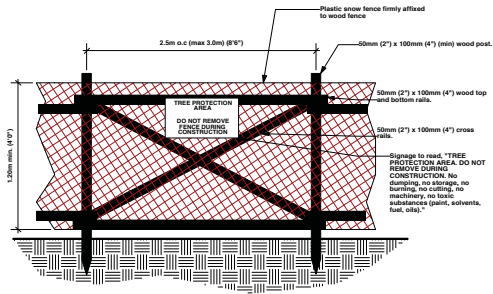


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 DATE: Nov. 25 14
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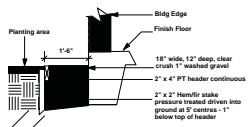
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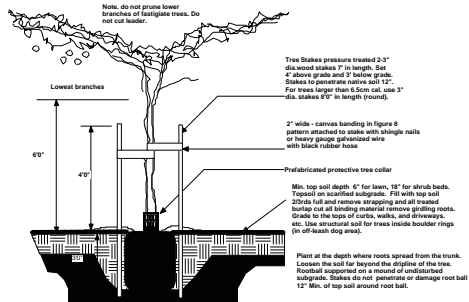
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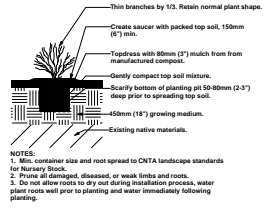
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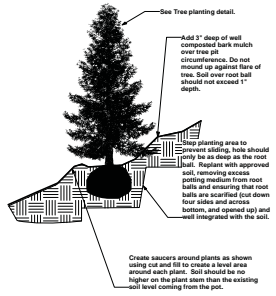
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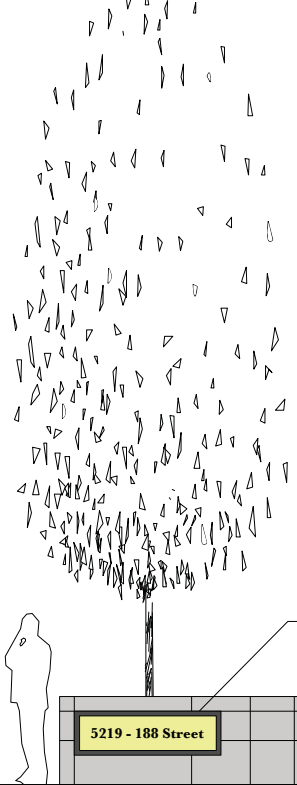
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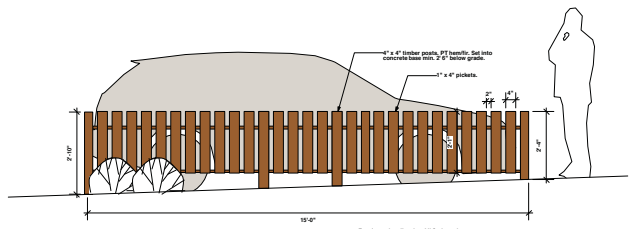
4 Shrub planting
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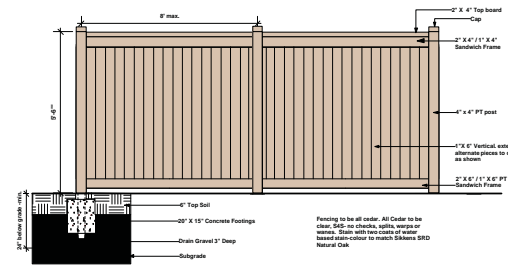
5 Planting on steep slopes
L-2 Scale: 1/2\"/>



6 Entry Signage
L-2 Scale: 1/2\"/>



7 Low fence
L-2 Scale: 1/2\"/>



8 Fence at PL
L-2 Scale: 1/2\"/>

Dec 04, 2014	For Review
Nov 25, 2014	Reissue for DP
Nov 24, 2014	For Client Review
Nov 19, 2014	For Client Review
Oct 24, 2014	Issue for DP
Sep 23, 2014	For Review

Revisions:

Jonathan Losoe Ltd.
Landscape Architecture

#102-1663 W. 2nd Ave.
Vancouver, B.C. V6J 1E3
Ph: 604-680-1001
E-mail: info@jlosoe.com

Project:
Royale Properties Ltd.
5219 - 188 Street
Surrey, BC

Sheet Title:
Landscape Details

Scale:
1\"/>

Date: September 2014

Project No:
2014-19

L-2

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

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

DATE: **December 10, 2014** PROJECT FILE: **7814-0088-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 5219 188 Street**

DEVELOPMENT PERMIT

The Development Permit for this application is related to the onsite building design elements. The following engineering requirements will be triggered through the Building Permit for the site.

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 188 Street;
- Dedicate 5.0m x 5.0m at the intersection of 188 Street and 52 Avenue; and
- Provide 0.5m wide statutory rights-of-way (SROW) along the full frontage of both 188 Street and 52 Avenue.

Works and Services

- Construct west side of 188 Street to Collector standard;
- Construct a concrete sidewalk and ensure that the onsite grades match the existing boulevard on 52 Avenue;
- Construct a water main for the full frontage of 52 Avenue;
- Provide a restrictive covenant (RC) for a private onsite oil / water separator and an RC for a sanitary pumped connection if required; and
- Pay applicable latecomer fees.

A Servicing Agreement is required prior to issuance of the Building Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

Tree Preservation Summary

Surrey Project No:
Address: 5219 188th Street Surrey
Registered Arborist: Glenn Murray

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)	11
Protected Trees to be Removed	9
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 4 </u> X two (2) = 8	9
Replacement Trees Proposed	0
Replacement Trees in Deficit	9
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 <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

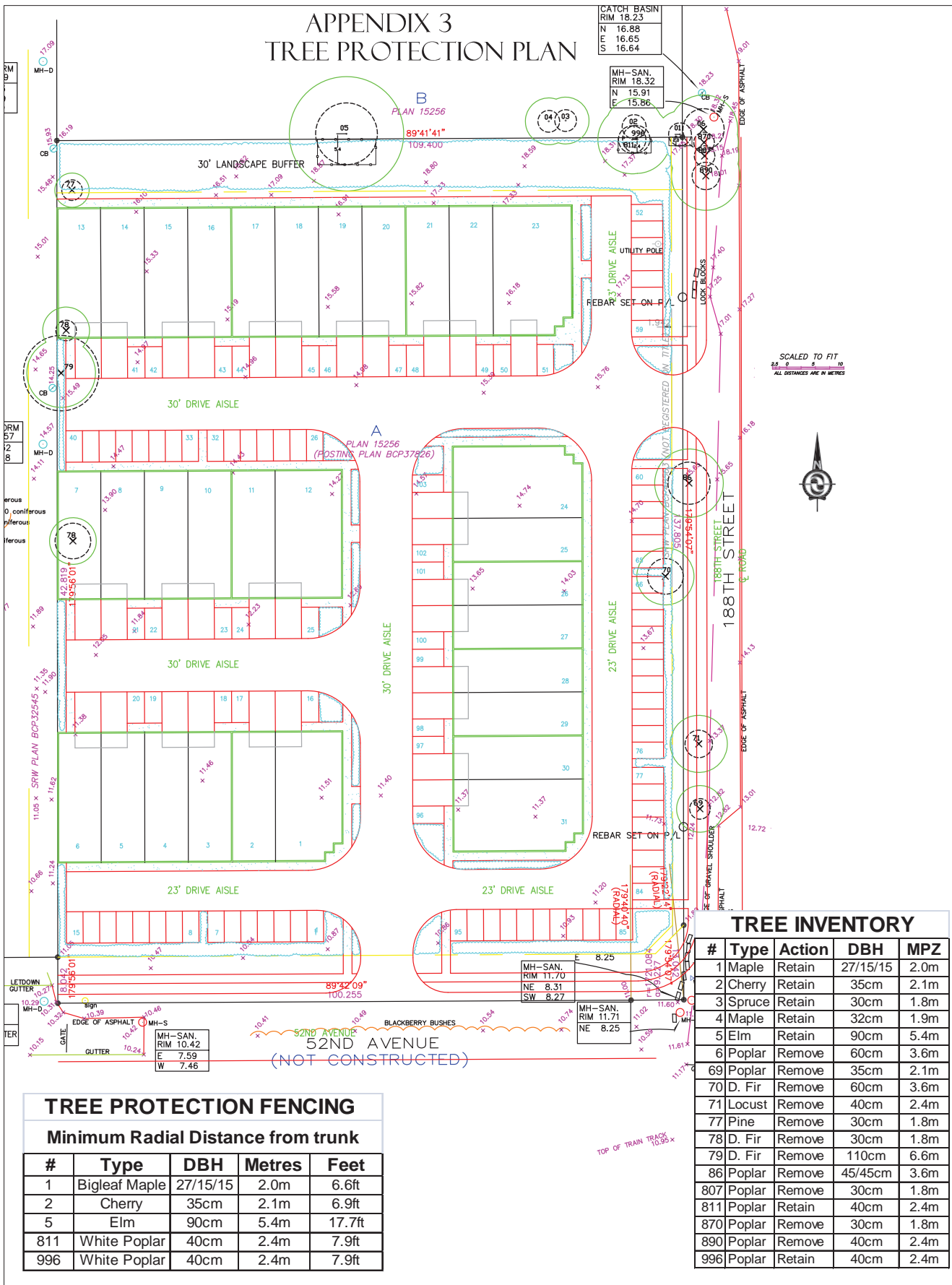


 (Signature of Arborist)

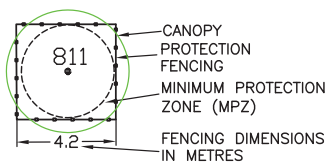
21-May-14

 Date

APPENDIX 3 TREE PROTECTION PLAN



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

5219 188th Street, Surrey BC

TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

May 21, 2014