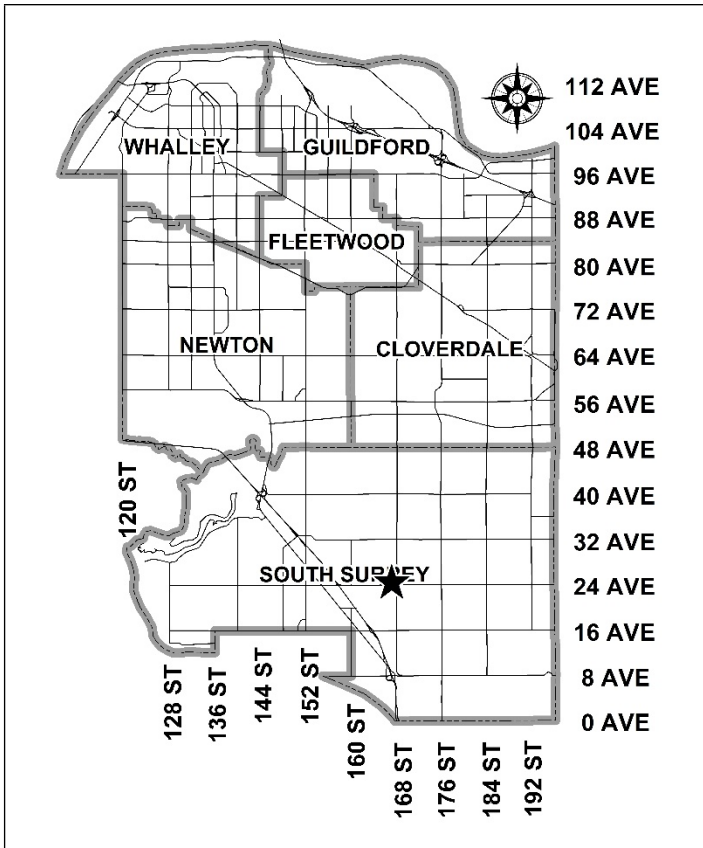


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0460-00

Planning Report Date: April 26, 2021



PROPOSAL:

- **OCP Amendment** from Commercial to Urban
- **NCP Amendment** to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue
- **Rezoning** from RA to CD
- **Development Permit**

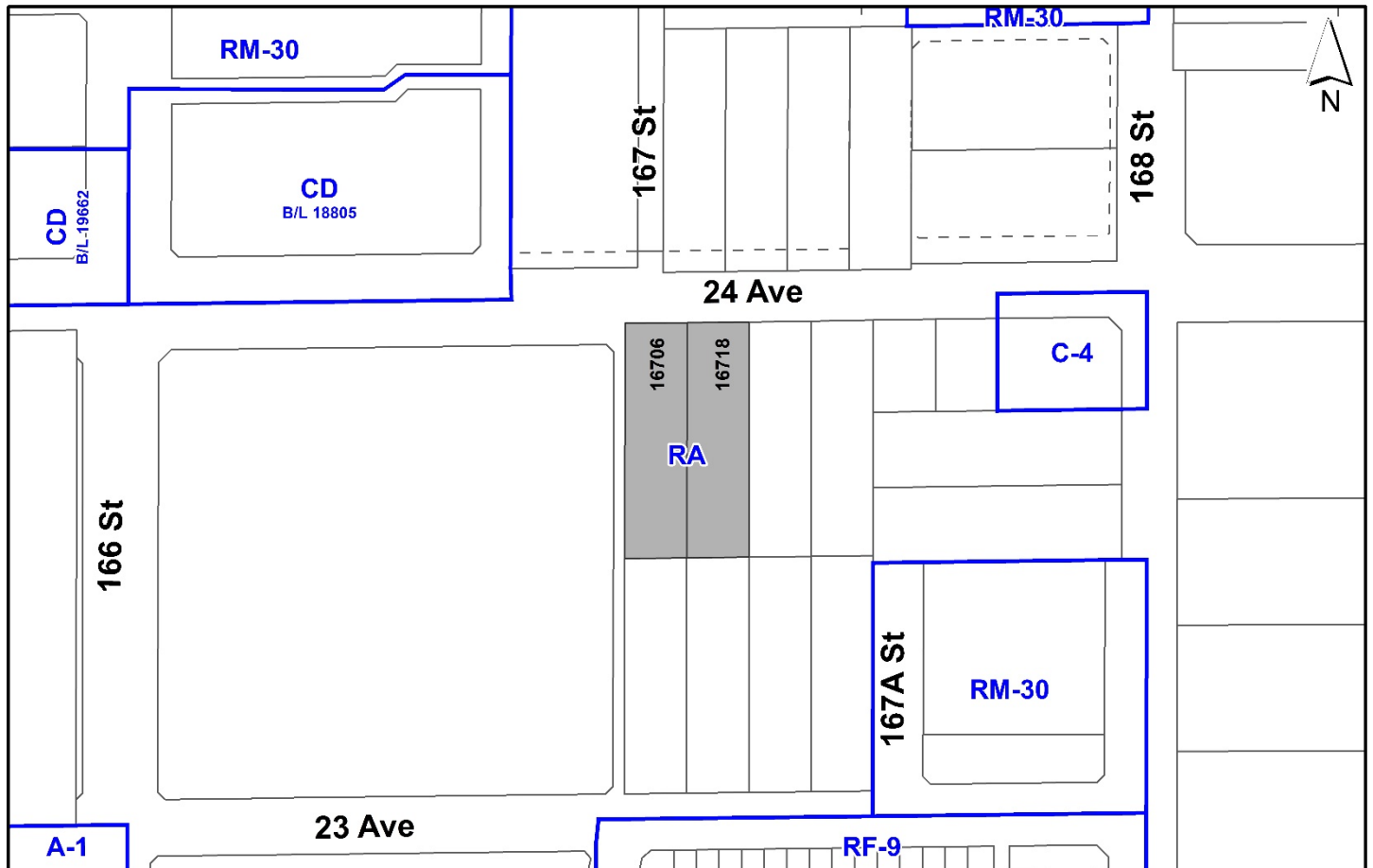
to permit the development of 5 live-work townhouse units and 12 townhouse units.

LOCATION: 16706 – 24 Avenue
 16718 - 24 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Special Residential 15-25 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Commercial to Urban.
- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The Commercial designation of the Official Community Plan only permits multi-unit residential when the ground-level uses are exclusively commercial. No commercial uses are proposed for the 12 townhouse units on the southern portion of the site. Therefore, an OCP amendment is required to change the designation from Commercial to Urban. The 5 townhouse units on the north portion of the site, fronting 24 Avenue, are proposed to have a live-work component.
- The proposal complies with the intent of the Special Residential 15-25 upa designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The north portion of the site is being developed in accordance with the Sunnyside Heights NCP Special Residential designation. This portion is suitable for live-work type commercial uses as it has direct exposure on 24 Avenue. The south portion of the site does not have exposure to 24 Avenue, which makes it less viable for commercial enterprises.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights NCP area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Urban and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
3. 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 475 of the Local Government Act.
4. A By-law be introduced to rezone the subject site from ""One-Acre Residential Zone (RA)"" to ""Comprehensive Development Zone (CD)"" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7918-0460-00 generally in accordance with the attached drawings (Appendix I).
6. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the garage parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, the City's Affordable Housing Strategy, and the Tier 1 Community Amenity Contribution to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (i) registration of a Section 219 "No-Build" Restrictive Covenant on the portion of the lands proposed for the live-work units to ensure that the dwelling units will be built incorporating the commercial units in accordance with the BC Building Code.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family residential	Commercial/Special Residential 15-25 upa	RA
North (Across 24 Avenue):	City-owned Orchard Grove Park	Multiple Residential/Park	RA
East:	Single family residential	Commercial/Special Residential 15-25 upa	RA
South:	Single family residential, under application for townhouses (pre-Council; Application No. 7921-0093-00)	Commercial/Special Residential 15-25 upa	RA
West (Across 167 Street):	Metro Vancouver water facility.	Urban/Civic Utility	RA

Context & Background

- The subject site consists of two properties located at 16706 and 16718 - 24 Avenue. The site is approximately 4,633 square metres in area and is designated Commercial in the Official Community Plan (OCP) and Special Residential (15-25 u.p.a.) in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The properties are currently zoned "One-Acre Residential Zone (RA)".
- The intent of the Special Residential areas is to provide a flexible option for commercial and residential development. This designation permits and encourages the development of a medium density dual use (residential and business) neighbourhood allowing a wide array of compatible businesses such as artists workshops / studios, craft stores, shops, and similar small-scale retail businesses, personal service uses, and consultants' offices, consistent with those permitted under the "Neighbourhood Commercial Zone (C-5)".

- The site is bordered to the west by the proposed 167 Street and a Metro Vancouver water facility. To the east and south (across proposed 23A Avenue), there are single family residential parcels. The properties to the south are under application for townhouses (pre-Council; Development Application No. 7921-0093-00). Across 24 Avenue to the north is the new Orchard Grove Park.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - An Official Community Plan (OCP) amendment from Commercial to Urban;
 - A Neighbourhood Concept Plan (NCP) amendment to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue when the project is considered for final adoption;
 - A rezoning from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" based on "Multiple Residential 30 Zone (RM-30)" and "Neighbourhood Commercial Zone (C-5)"; and
 - A Form and Character Development Permit to permit 17 townhouse units, 5 of which have a live-work component.

	Proposed
Lot Area	
Gross Site Area:	4,633 sq.m.
Road Dedication:	1,968 sq.m.
Net Site Area:	2,665 sq.m.
Number of Lots:	1
Building Height:	11.2 m.
Unit Density:	64 uph (26 upa)
Floor Area Ratio (FAR):	0.90
Floor Area	
Residential:	2,307 sq.m.
Commercial:	92 sq.m.
Total:	2,399 sq.m.
Residential Units:	
3-Bedroom:	17
Total:	17

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: **The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Edgewood Elementary School
4 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns have been identified.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is proposing one vehicular access from 167 Street. The applicant is providing dedication for the multi-use pathway that is on the south side of 24 Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Commercial to Urban.

Amendment Rationale

- The Commercial designation of the Official Community Plan only permits multi-unit residential when the ground-level uses are exclusively commercial. No commercial uses are proposed for the 12 townhouse units on the southern portion of the site. Therefore, an OCP amendment is required to change the designation from "Commercial" to "Urban". The 5 townhouse units on the north portion of the site, fronting 24 Avenue, are proposed to have a live-work component.
- The north portion of the site is being developed in accordance with the Sunnyside Heights NCP Special Residential designation. This portion is suitable for live-work type commercial uses as it has direct exposure on 24 Avenue. The south portion of the site does not have exposure to 24 Avenue, which makes it less viable for commercial enterprises.
- Pursuant to Section 475 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.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS) (2011)*.
(The proposed development complies with the RGS designation.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order.
(The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan.)
 - B4.7 – Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.
(The townhouse units along 24 Avenue, 23A Avenue and 167 Street are oriented to the street.)

Secondary Plans

Land Use Designation

- The proposal complies with the intent of the Special Residential 15-25 upa designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The north portion of the site is being developed in accordance with the Sunnyside Heights NCP Special Residential designation. This portion is suitable for live-work type commercial uses as it has direct exposure on 24 Avenue. The south portion of the site does not have exposure to 24 Avenue, which makes it less viable for a commercial enterprise.
- The proposed unit density, at 26 units per acre, is slightly higher than the 25 units per acre specified in the NCP designation. The unit density is higher due to the very significant road dedications being provided by the applicant, which amount to approximately 42% of the site (1,968 square metres of road dedication on a 4,663 square metre site). Given the extent of road dedication the intent of the NCP designation is being met.
- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue.

Amendment Rationale

- The Sunnyside Heights NCP identifies the four parcels at 16706/16718/16730/16742 – 24 Avenue as a Lot Consolidation Area. The applicant was not able to consolidate all 4 parcels, and hence the subject application is for only 2 of the 4 parcels identified. The applicant's 2 parcels have the most road dedication proportionally (due to the location of 167 Street), and therefore, the applicant has taken on most of the road dedication and construction costs.
- The applicant has prepared a concept plan for the 2 parcels which are not part of the land assembly (16730/16742 – 24 Avenue) and has demonstrated a feasible development pattern for these 2 parcels.
- The Engineering Department supports the proposed relocation of the drainage corridor from the north side of 23A Avenue to the south side of 23A Avenue.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed live-work townhouses on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks. The CD By-law will have provisions based on the "Multiple Residential 30 Zone (RM-30)" and "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-30 Zone (Part 22)	C-5 Zone (Part 35)	Proposed CD Zone
Unit Density:	75 uph (30 upa)	n/a	64 uph (26 upa)
Floor Area Ratio:	1.00	0.50	0.90
Lot Coverage:	45%	50%	39%
Yards and Setbacks	Front: 4.5m; Rear: 6.0m; Side: 6.0m; Flanking Street: 4.5m	7.5m	Front (north): 3.0m; Rear (south): 4.0m; Side (east): 4.0m; Flanking Street (west): 4.0m
Principal Building Height:	13m	9m	13m
Permitted Uses:	Neighbourhood scale commercial uses (list in detail in Section B.1 and B.2 of the C-5 Zone).	- Multiple unit residential buildings; - Ground-oriented multiple unit residential buildings; Child care centres (provide not a singular use on the lot).	- All uses permitted under the RM-30 Zone. - All uses permitted under Section B-1 of the C-5 Zone, excluding the following: <ul style="list-style-type: none"> • Neighbourhood Pubs; • Eating Establishments; • Indoor recreational facilities; • Community services; • Vehicle rentals; • Appliance repair shops; • Veterinary clinics • Adult education institutions; • Convenience stores; • Retail warehouses; and • Flea markets.
Amenity Space			
Indoor Amenity:	3 sq.m./unit (51 sq.m. required)	n/a	The proposed 80 sq.m. exceeds the Zoning By-law requirement.
Outdoor Amenity:	3 sq.m./unit (51 sq.m. required)	n/a	The proposed 51 sq. m. meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Residential Ground-Oriented:		34	34
Residential Visitor:		3	4
Total:		37	38
Tandem (%):		50% maximum	0

- The commercial uses permitted in the development are drawn from the C-5 Zone. However, neighbourhood pubs will not be permitted because of the location of the site and the neighbourhood character. Additionally, the CD By-law will not permit eating establishments due to the high parking requirement associated with this use.
- Other C-5 uses that have been excluded from the CD Zone include indoor recreational facilities, community services, vehicle rentals, veterinary clinics, adult education institutions, convenience stores, retail warehouses, and flea markets.
- The proposed unit density is 64 units per hectare (26 units per acre) and the proposed floor area ratio (FAR) is 0.90. Both the unit density and FAR are below the maximum unit density of 75 uph (30 upa) and 1.00 FAR permitted under the RM-30 Zone on which the CD Zone is based.
- The proposed lot coverage is 39%, which is less than the maximum lot coverage permitted under the RM-30 Zone and C-5 Zone.
- The proposed minimum front yard (north) setback in the CD Zone is reduced from the RM-30 Zone. The setback to the building face will be 4.0 metres from the front lot line (24 Avenue) rather than the 4.5 metres setback required in the RM-30 Zone. This reduction is in recognition of the commercial expression of the live-work building fronting 24 Avenue.
- The proposed minimum rear yard (south) setback and the flanking street setback (west) is reduced to 4.0 metres, which is in keeping with the 4.0 metre setback recommended in the Sunnyside Heights Neighbourhood Concept Plan, to encourage surveillance of the public realm.
- The proposed side yard (east) setback is 3.0 metres for the side of units and is 6.0 metres to building face for the 3 units that have their rear yard facing the eastern property line.
- The applicant proposes 34 resident parking spaces, which complies with the minimum parking requirement outlined in the Zoning By-law. There are 4 visitor parking spaces proposed, which exceeds the minimum visitor parking requirements by 1 stall. No tandem parking is proposed.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 20, 2019, and the Development Proposal Signs were installed on April 20, 2021. In response, staff have received 2 emails. A summary is provided below with staff comments provided in italics:
- 1 respondent called to inquire how the interface with other mixed-use developments would be designed for live-work units.

(The live-work units are designed within the townhouse units. Interface for these units would be the same as other townhouse units).

- 1 respondent called to inquire whether consolidation with the other two properties were still required as per the NCP.

(Consolidation was required for cost sharing of the proposed roads. The applicant is providing road dedication and construction of the required roads with their application; therefore, consolidation is not required. A context plan showing how the other two properties may develop independently in the future was provided in support of the proposal.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP) and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The proposed development consists of 4 buildings containing a total of 17 townhouse units and an indoor amenity space. The number of units within individual buildings ranges from 3 to 5 units. The proposed units range in size from 130 square metres to 167 square metres.
- Of the 17 townhouse units, 5 of them are proposed as live-work units, fronting 24 Avenue. The live-work units are proposed to have 18 square metres of commercial space located on the main floor of each unit, facing 24 Avenue. The live-work units have extensive glazing on the street-facing elevation, a weather canopy, and channel letter signage.
- The site plan reflects an effort to orient buildings towards the abutting streets (24 Avenue, 167 Street and 23A Avenue), to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor (or commercial space in the case of the live-work units), doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm.
- Articulation is provided along the elevations, and the roof line is broken up through the use of gable roofs. The proposed high quality exterior materials include hardie panel (white), hardie siding (white and slate blue), hardie shingles (gray) and brick (red-brown). The use of red and orange doors provides an accent of colour.
- An acoustical report is required for the residential units facing 24 Avenue, and recommendations from the report will be incorporated on the drawings before issuance of the Development Permit, as required by the OCP DP1.1 Common Guidelines.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. A corner plaza is proposed in the northwest and southwest corners of the site to enhance the public realm. The corner plazas will feature stamped concrete, benches, and bollard lighting.
- Decorative paving is proposed at the vehicular site entrance. Stamped concrete (along with landscaping) is proposed at the front of the live-work units, to provide more street presence for the commercial spaces and a stronger connection to the multi-use pathway proposed along 24 Avenue at this location.
- No fences are proposed along the street frontages as the applicant is using landscaping to demarcate the private realm from the public realm.

Indoor Amenity

- The Zoning By-law requires that 51 square metres (4,910 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.

- The applicant is proposing 80 square metres (5,145 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity space is located within Building 2, on the northern end of the building. There is a ground floor entry area, with the main amenity space located on the second floor. Three visitor parking spaces are located beneath the second floor amenity space. The amenity space contains a lounge and kitchen area, with a washroom.

Outdoor Amenity

- The applicant is proposing to provide 51 square metres of outdoor amenity space, which meets the requirements of the Zoning By-law. The outdoor amenity area is located near the indoor amenity space and consists of landscaping, benches and a saw-cut concrete plaza area.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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/Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Weeping Willow	1	1	0
English Laurel	1	1	0
English Walnut	1	1	0
Coniferous Trees			
Douglas-fir	3	3	0
False cypress	2	2	0
Spruce	4	4	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees		30	

- The Arborist Assessment states that there is a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 14% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal due to the location of services, building footprints, and road dedication.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 26 replacement trees on the site. The applicant is proposing 30 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including magnolia, oak, dogwood, maple, and cypress.
- In summary, a total of 30 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Amendment Plan
Appendix VI.	OCP Redesignation Map

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HS/cm



PROPOSED 17 UNITS TOWNHOUSE DEVELOPMENT AT

16706,16718 24 AVE

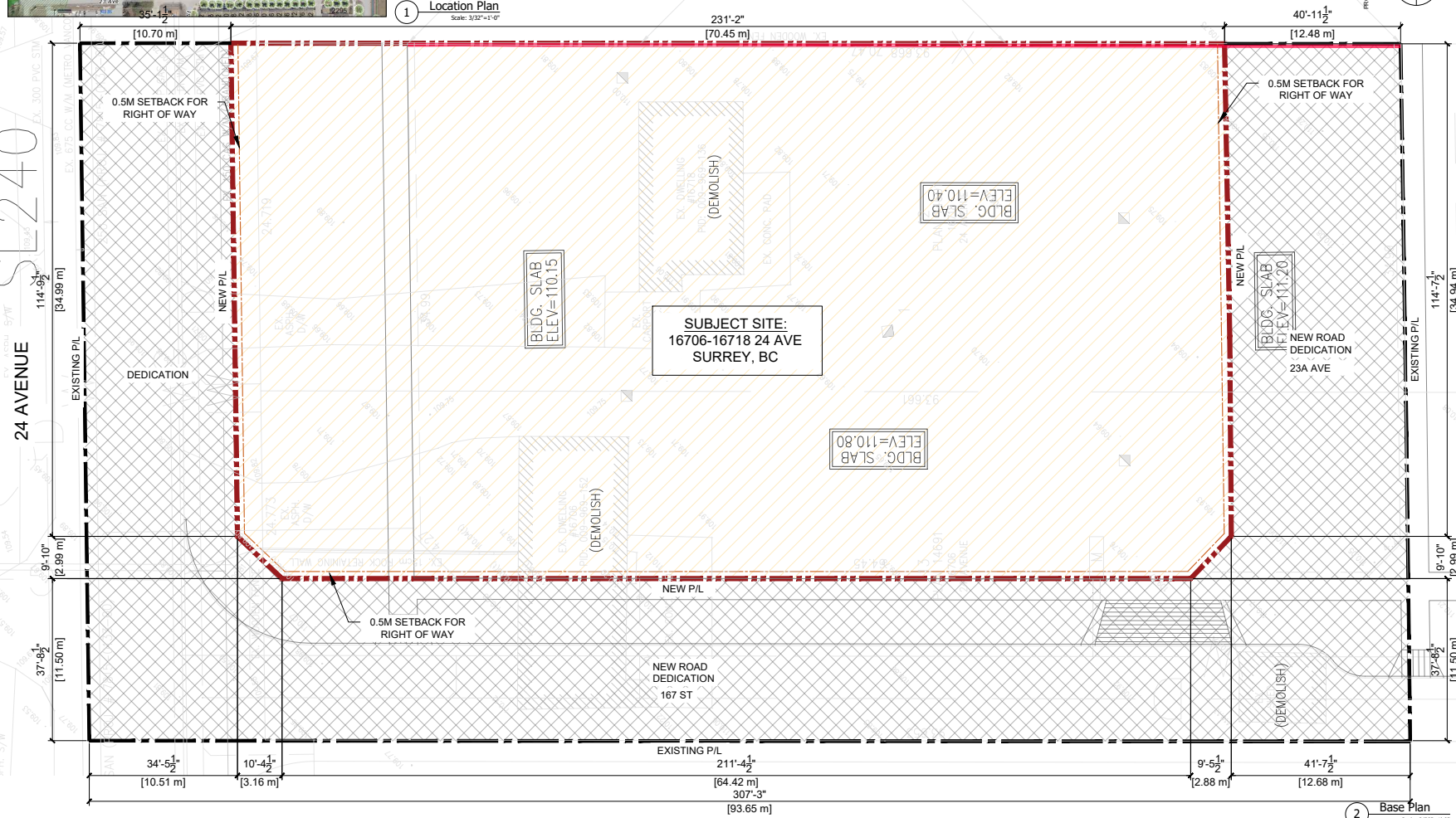
SURREY, BC



SUBJECT SITE:
16706-16718 24 AVE
SURREY, BC

① **Location Plan**
Scale: 3/32"=1'-0"

PLAN 14691
16706
24 AVENUE



② **Base Plan**
Scale: 3/32"=1'-0"



Unit 209, 5251 King George Blvd
Surrey, BC, V3K 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
16706, 16718 24 Ave
Surrey BC

CLIENT:

DATE: 2020-08-20
SCALE: 3/32"=1'0"
DRAWN BY: JG
PROJECT NO: 18-231

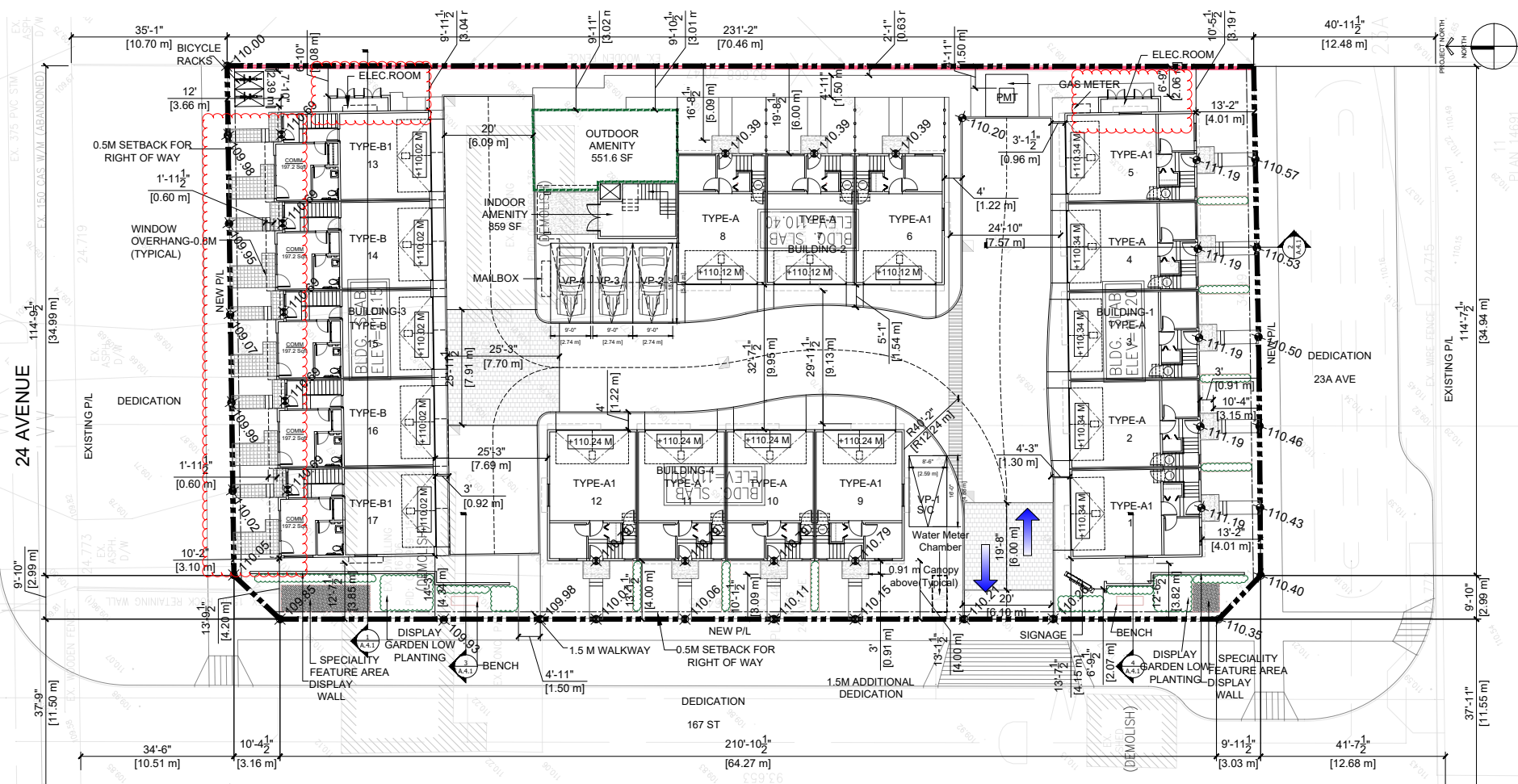
NO.	REV.	DESCRIPTION	DATE

All rights reserved. This drawing is a property of FLAT Architecture Inc. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without written permission of FLAT Architecture Inc.

BASE PLAN

A.1.0

NO.	DATE	DESCRIPTION



1 Site Plan
Scale: 3/32"=1'-0"

CIVIC ADDRESS:
16706 & 16718 24 AVE.
SURREY, BC

ZONING INFORMATION:
ZONE:

EXISTING : RA
NCP : SUNNYSIDE HEIGHTS
LAND USE : MULTIPLE RESIDENTIAL

PROPOSED: 25 UPA
SITE DENSITY: 17 UNITS (25.91 UPA)(net)
ALLOWABLE: 25 UPA (INCLUDING 1.5M ADDITIONAL DEDICATION)
PROVIDED:

LOT AREA:
GROSS SITE AREA = 49,879 SFT (4,633.00 SMT) = 1.14 Ac. (0.463 Ha)
DEDICATIONS = 21,183.72 SFT (1,968.03 SMT)
NET SITE AREA = 28,696 SFT (2,665.25 SMT)

LOT DENSITY:
FAR:

PERMITTED : 0.90
PROPOSED : 25,821 SFT / 28,667 = 0.90 (NET)
25,821 SFT / 49,879 = 0.51 (GROSS)

LOT COVERAGE:
PERMITTED : 45%
PROPOSED : 11,218.1 Sqft (1042.1 m² / 2663.25 m² = 39.1%)

BUILDING HEIGHT:
ALLOWABLE : 43 ft (13.00 M)
PROPOSED : 36' 8" (11.17 M)

INDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 x 17 UNITS = 544 SFT
PROPOSED : 859 SFT

OUTDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 x 17 UNITS = 544 SFT
PROPOSED : 551 SFT

EXISTING P/L

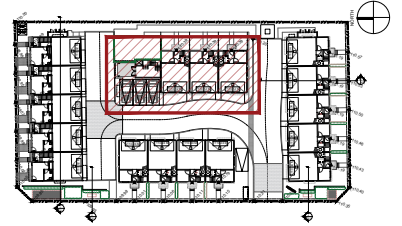
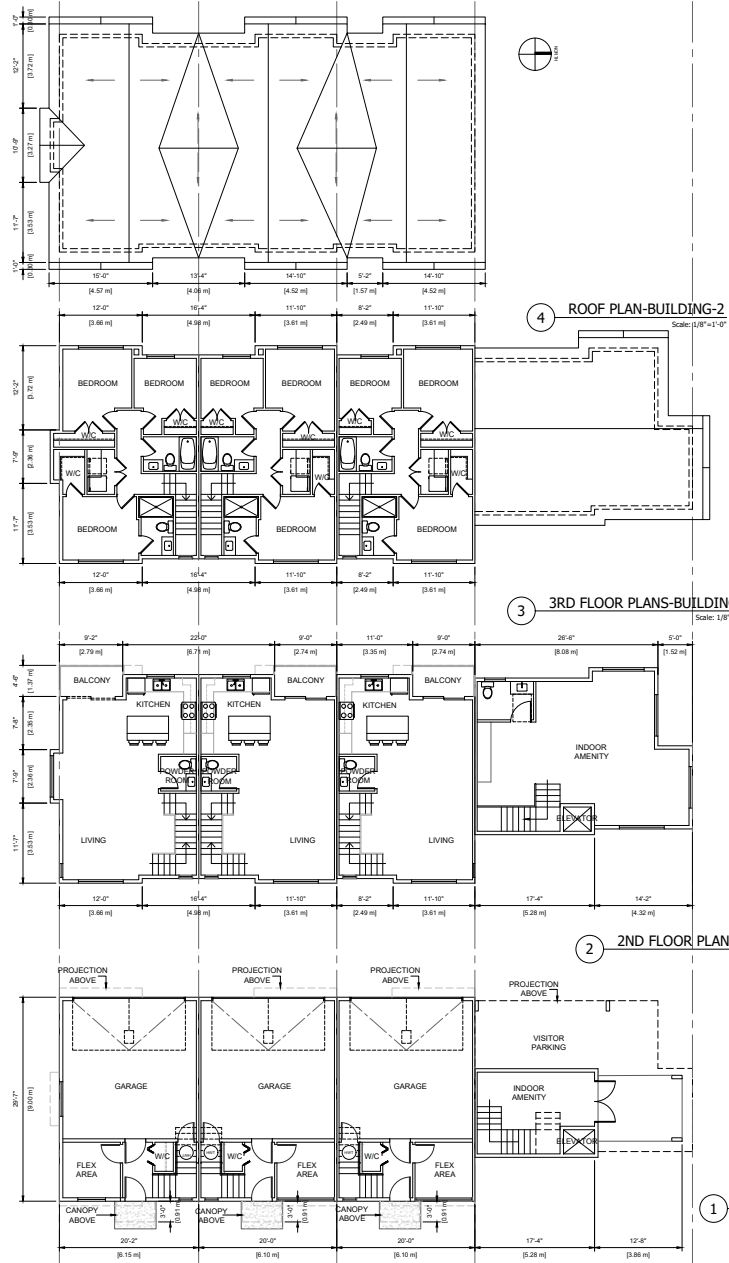
SETBACKS:

EAST SIDE : 19'-8" (6.00M) AND 9'-10" (3.00 M) INDOOR AMENITY
WEST SIDE : 13'-1" (4.00 M)
NORTH SIDE : 10'-0" (3.05 M)
SOUTH SIDE : 13'-2" (4.02 M)
PARKING:

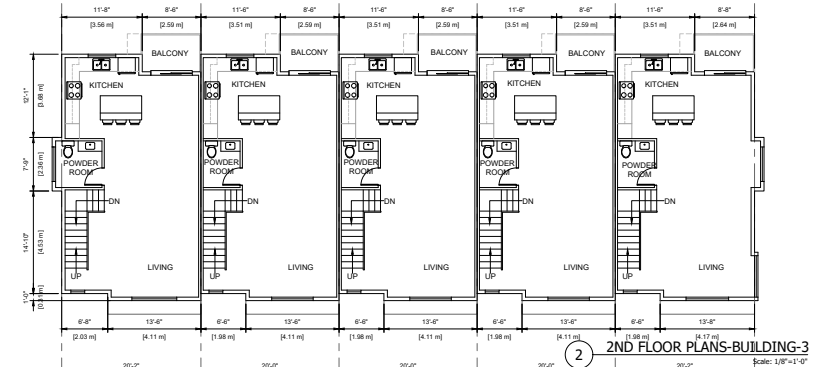
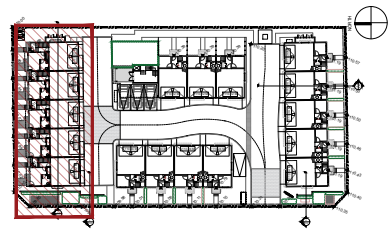
RESIDENTIAL:
REQUIRED : 2.0 STALLS PER UNIT 34.0 STALLS
PROVIDED : 34.0 STALLS

RESIDENTIAL VISITOR:
REQUIRED : 0.2 STALLS PER UNIT 3.4 STALLS [SAY 3]
PROVIDED : 4.0 STALLS

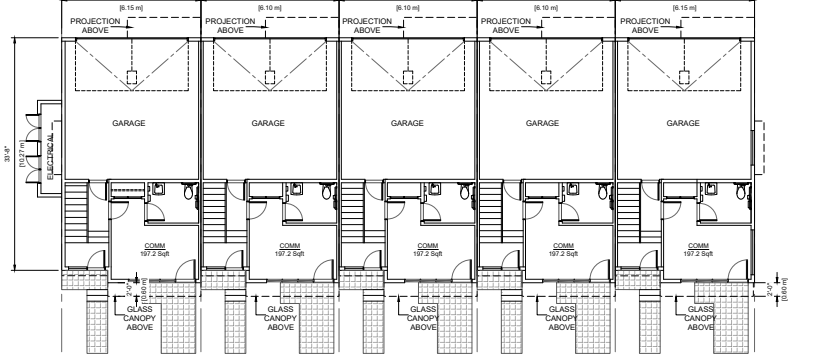
UNIT TYPE	TOTAL PROVIDED 38.0 STALLS						
	FAR CALCULATIONS						
	GARAGE	LVL 1	LVL 2	AREA	LVL 3	TOTAL	NOS.
TYPE A1'	386.2	209.10 Sq.Ft.	583.10 Sq.Ft.	624.10 Sq.Ft.	1,416.30 Sq.Ft.	5	5
TYPE 'A'	386.7	209.10 Sq.Ft.	572.70 Sq.Ft.	620.20 Sq.Ft.	1,402.00 Sq.Ft.	7	3
TYPE B1'	386.5	331.30 Sq.Ft.	713.70 Sq.Ft.	751.90 Sq.Ft.	1,797.10 Sq.Ft.	2	3
TYPE 'B'	386.5	331.30 Sq.Ft.	703.60 Sq.Ft.	742.20 Sq.Ft.	1,777.30 Sq.Ft.	3	3
							17
							28,821.69 Sq. Ft.



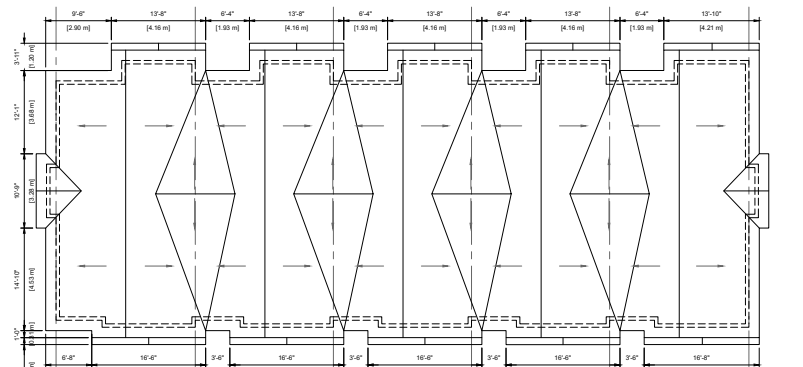
NO	BY	DATE	DESCRIPTION



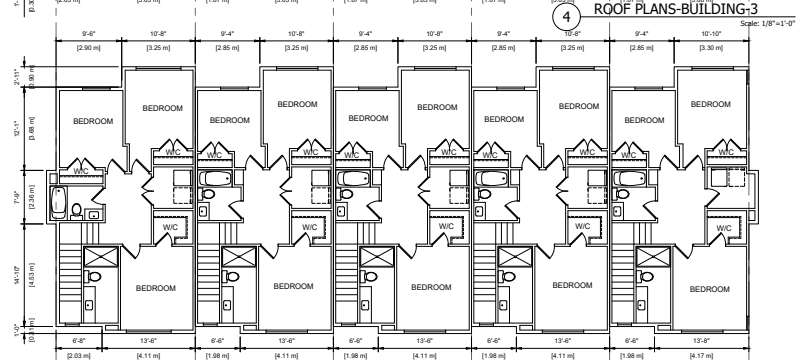
2ND FLOOR PLANS-BUILDING-3
Scale: 1/8"=1'-0"



1ST FLOOR PLANS-BUILDING-3
Scale: 1/8"=1'-0"

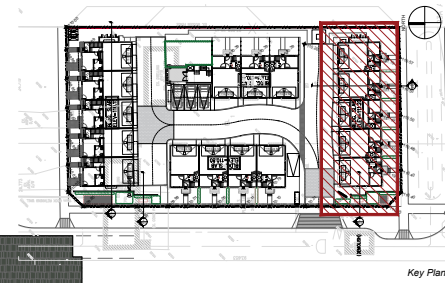


ROOF PLANS-BUILDING-3
Scale: 1/8"=1'-0"



3RD FLOOR PLANS-BUILDING-3
Scale: 1/8"=1'-0"


NO.	REV.	DESCRIPTION	DATE



MATERIAL LEGEND

1. HARDIE PANEL- ARCTIC WHITE
2. 6\"/>

Note: Reveal to match panel color



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Multi Family Residential Development
16706, 16718 24 Ave
Surrey, BC
CLIENT:

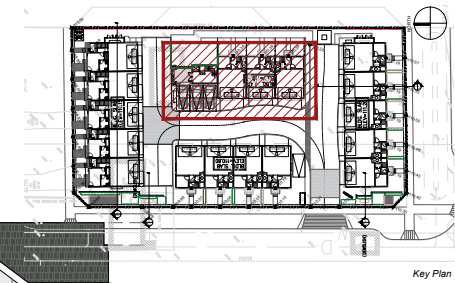
DATE: 2020.08.20
DRAWN BY: JG
PROJECT NO: 18-231

NO.	DESCRIPTION	DATE

Building- 1 Elevations

A.3.1

All rights reserved. This drawing is a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.



Key Plan



MATERIAL LEGEND

- HARDIE PANEL-ARCTIC WHITE
- 6\"/>

Note: Reveal to match panel color

Unit 209- 6321 King George Blvd
Surrey BC V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
Multi Family Residential Development
16706, 16718 24 Ave
Surrey, BC
CLIENT:

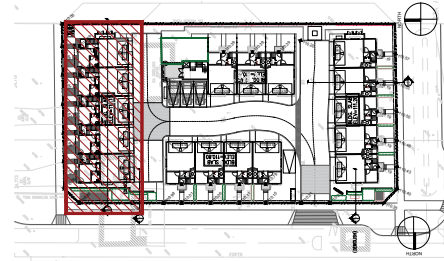
DATE: 2020.08.20
SCALE: 1/8\"/>

NO.	REV.	DATE	DESCRIPTION

All rights reserved. This drawing is a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.

Building-2 Elevations

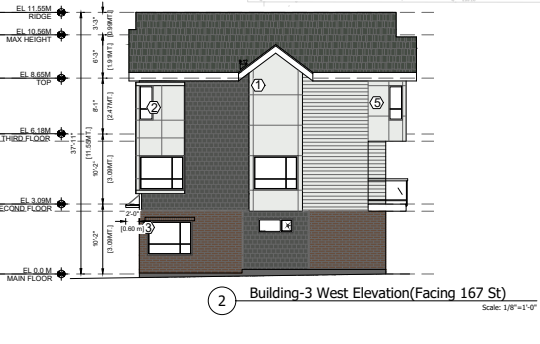
A.3.2



Key Plan



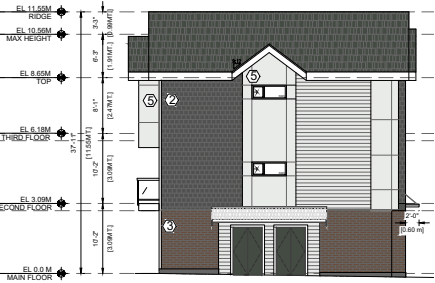
1 Building-3 North Elevation (Facing 24 Ave)
Scale: 1/8"=1'-0"



2 Building-3 West Elevation (Facing 167 St)
Scale: 1/8"=1'-0"



3 Building-3 South Elevation
Scale: 1/8"=1'-0"



4 Building-3 East Elevation
Scale: 1/8"=1'-0"

MATERIAL LEGEND

1. HARDIE PANEL- ARCTIC WHITE
2. 6" HORIZONTAL SIDING- EVENING BLUE
3. HARDIE SHINGLE SIDING- IRON GRAY
4. 6" HORIZONTAL SIDING- ARCTIC WHITE
5. THIN BRICKS- LIGHT- DARK SANDSTONE
6. 12" TRIMS- EXTRA WHITE (12" X 1/2")
7. ROOF- PABCO PREMIER
8. 4" TRIMS- EXTRA WHITE (4" X 1/2" TYPICAL FOR ALL)
9. ALUM. HANDRAIL- BLACK
10. SHERWIN WILLIAMS PAINT- CHINESE RED
11. SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER
12. SHERWIN WILLIAMS PAINT- NIGHT OWL
13. GARAGE DOOR- FRAME TO MATCH DARK SANDSTONE
14. FACIA - EXTRA WHITE (12" X 2")

Note: Reveal to match panel color



Unit 209- 6321 King George Blvd
Surrey BC V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
Multi Family Residential Development
16706, 16718, 24 Ave
Surrey, BC
CLIENT:

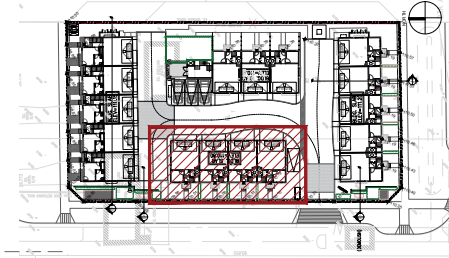
DATE: 2020.08.20
SCALE: PROJECT NO: 18-231

REV.	DESCRIPTION	BY	DATE
04			
03			
02			
01			

All drawings created by the author are a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.

Building-3 Elevations

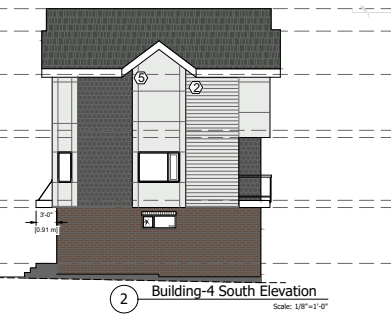
A.3.3



Key Plan



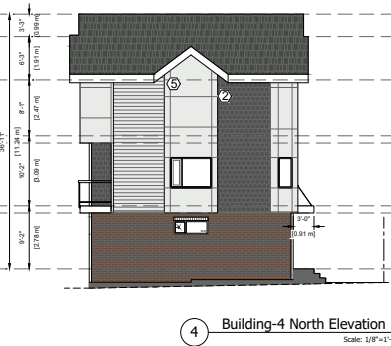
1 Building-4 West Elevation (facing 167 St)
Scale: 1/8"=1'-0"



2 Building-4 South Elevation
Scale: 1/8"=1'-0"



3 Building-4 East Elevation
Scale: 1/8"=1'-0"



4 Building-4 North Elevation
Scale: 1/8"=1'-0"

MATERIAL LEGEND

1. HARDIE PANEL- ARCTIC WHITE
2. 6" HORIZONTAL SIDING- EVENING BLUE
3. HARDIE SHINGLE SIDING- IRON GRAY
4. 6" HORIZONTAL SIDING- ARCTIC WHITE
5. THIN BRICKS- LIGHT- DARK SANDSTONE
6. 12" TRIMS- EXTRA WHITE (12" X 1/2")
7. ROOF- PABCO PREMIER
8. 4" TRIMS- EXTRA WHITE (4" X 1/2")- TYPICAL FOR ALL
9. ALUM. HANDRAIL- BLACK
10. SHERWIN WILLIAMS PAINT- CHINESE RED
11. SHERWIN WILLIAMS PAINT- ROCKWOOD AMBER
12. SHERWIN WILLIAMS PAINT- NIGHT OWL
13. GARAGE DOOR- FRAME TO MATCH DARK SANDSTONE
14. FACIA - EXTRA WHITE (12" X 2")

Note: Reveal to match panel color

REV	DESCRIPTION	DATE
01		
02		
03		
04		

NOTE: EXPOSED FASTENERS, TRIMS, REVEALS ON THE HARDIE BOARD PANEL TO BE PAINTED SAME COLOR AS HARDIE BOARD PANELS

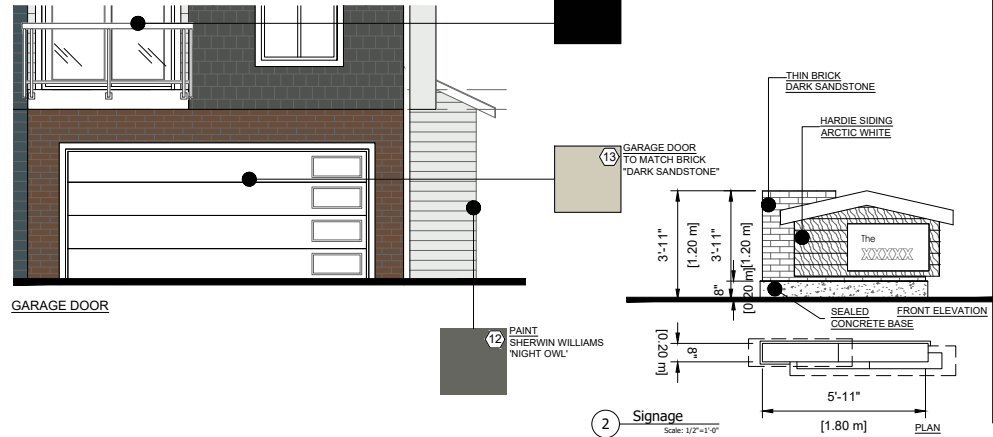
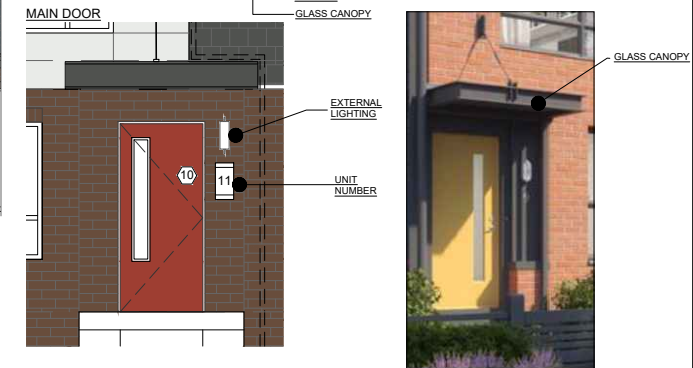
- ① HARDIE PANEL
JAMES HARDIE
'ARCTIC WHITE'
Note: Reveal to match panel color
- ② HORIZONTAL SIDING
JAMES HARDIE HOR. SIDING
'EVENING BLUE'
- ③ HORIZONTAL SHINGLES
JAMES HARDIE HOR.
SHINGLES
'IRON GRAY'
- ④ HORIZONTAL SIDING
JAMES HARDIE HOR. SIDING
'ARCTIC WHITE'
- ⑤ THIN BRICKS
ENDICOTT
'DARK SANDSTONE'



ALUMINUM STORE FRONT
GLAZING

FRAMES TO MATCH
IRON GRAY

⑥ TRIMS
TO MATCH IRON GRAY



Unit 209- 6321 King George Blvd
Surrey BC V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO
Multi-Family Residential Development
16706, 16718 24 Ave
Surrey, BC
CLIENT:

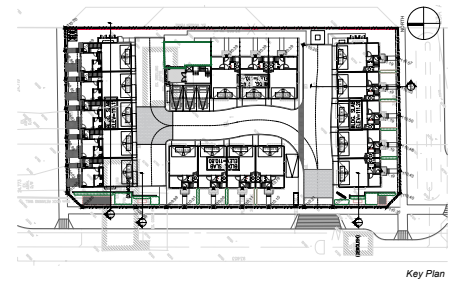
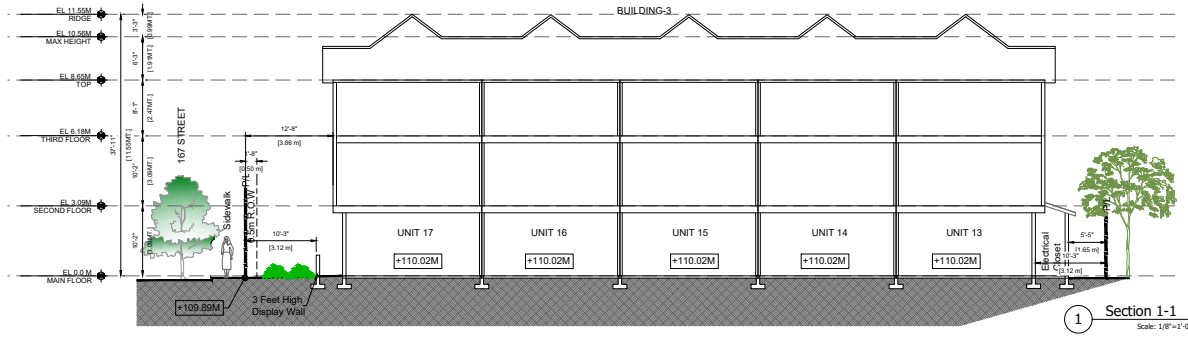
DATE 2020.08.20
DRAWN BY JG
SCALE PROJECT NO 18-231

NO.	REV.	DATE	BY	CHK.

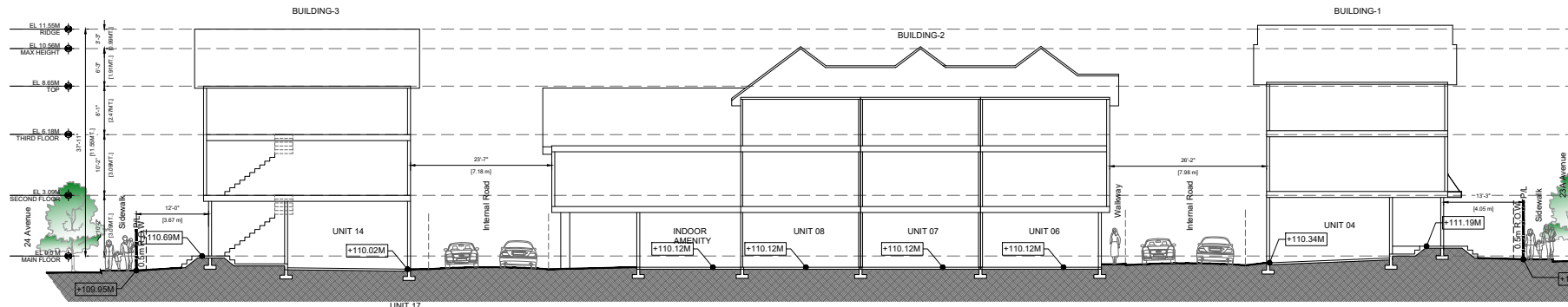
All rights reserved. This drawing is a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.

Color Scheme

A.3.5



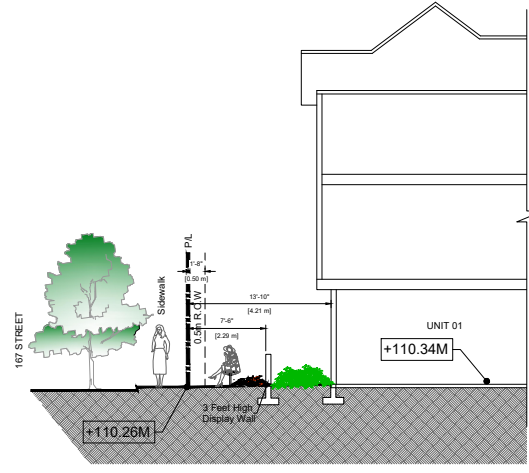
Key Plan



Section 2-2
Scale: 1/8"=1'-0"



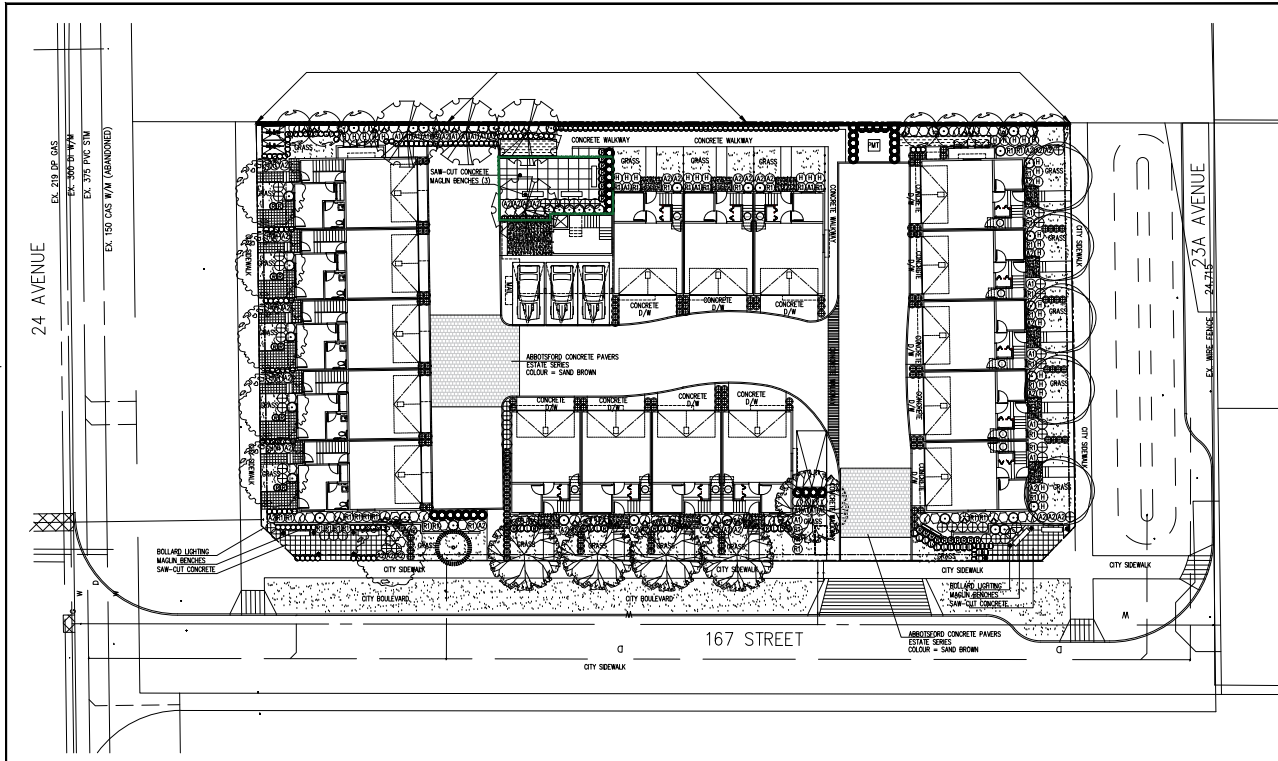
Section 3-3
Scale: 3/16"=1'-0"



Section 4-4
Scale: 3/16"=1'-0"

NO.	REV.	DESCRIPTION	DATE

All rights reserved. This document is a property of FLAT Architecture Inc. No part of this drawing may be copied in any form or reproduced without written permission of FLAT Architecture Inc.



mar/21	city comments	4
nov/20	revised site plan	3
July/20	revised site plan	2
may/20	revised site plan	1
DATE	REVISIONS	NO.

K. KAVOLINAS & ASSOCIATES INC.
BSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3G9

PHONE (604) 857-2378

CLIENT

KAM SINGH
ACE POINT INC.

c/o FLAT ARCHITECTURE
8208 6301 KING GEORGE BOULEVARD
SURREY, B.C.
V3T0J1
604-5034848

PLAN TITLE

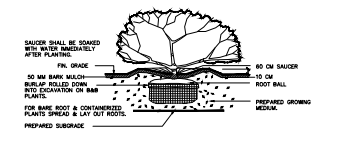
LANDSCAPE PLAN
17 UNIT
TOWNHOUSE DEVELOPMENT
16706 16718 - 24th AVENUE
SURREY, B.C.

SCALE	1:200	DATE	AUG/19
DRAWN	DHND	CHECKED	DHND
ENL.	DHND	APPROVED	AS BUILT
PRINTED	JOB No.	DRAWING No.	

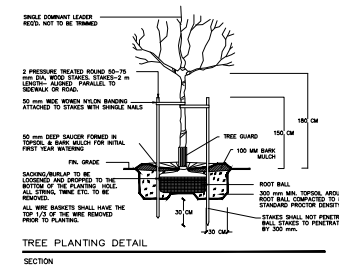
L-1

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	MAGNOLIA GALAXY	GALAXY MAGNOLIA	4	6 CM. CAL.	AS SHOWN	B. & B.
○	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	8	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	5	6 CM. CAL.	AS SHOWN	B. & B.
○	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	3	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	44	#3 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	21	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	34	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	37	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	105	#3 POT	45 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	34	#3 POT	90 CM. O.C.	
○	SPIRAEA HIPPOCISTRA SNOWMOUND	SNOWMOUND SPIRAEA	21	#2 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	35	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	48	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	12	#3 POT	90 CM. O.C.	
●	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	134	#3 POT	70 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	33	1.50 METERS	70 CM. O.C.	
●	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	23	#3 POT	45 CM. O.C.	
●	RUBECKIA TRILOBA	BLACK-EYED SUSAN	36	#3 POT	45 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "LATEST STANDARD" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM IDENTIFIED "LICENSED FREEL" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROPOSED CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/BSLA "LANDSCAPE STANDARD".
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS: 300 mm
 - GROUND COVER AREAS: 400 mm
 - SHRUB AREAS: 400 mm
 - TREE PITS: 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 4 PROTECTIVE PROTECTING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SURGOL, ROOT INCL, ROOT PLANT PARTS, WEEDS OR REPRODUCING PARTS OF WEEDS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL REZEDE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK MAINTAIN THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

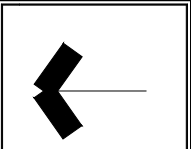
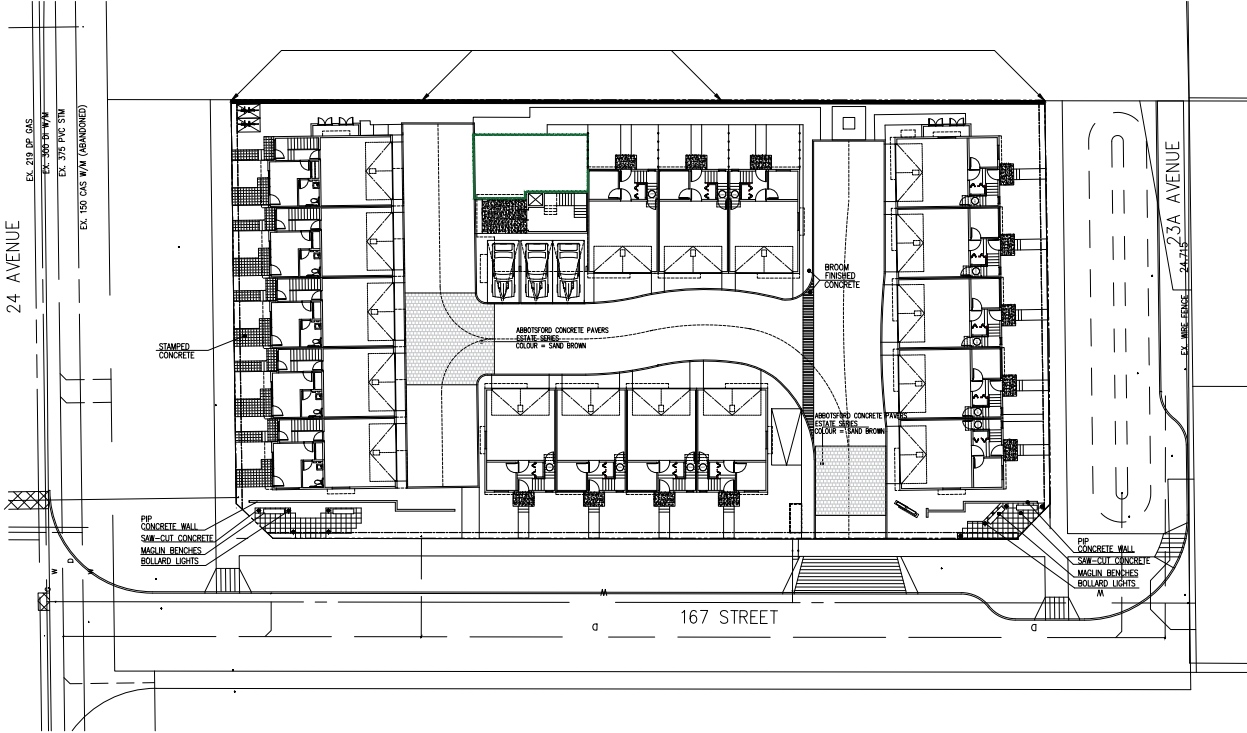


PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.





DATE	REVISIONS	NO.
mar/21	city comments	4
nov/20	revised site plan	3
july/20	revised site plan	2
may/20	revised site plan	1

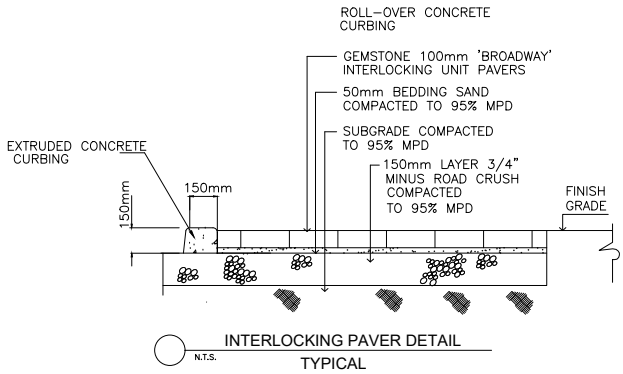
D.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2376

CLIENT
 KAM SINGH
 ACE POINT INC.
 c/o FLAT ARCHITECTURE
 #209 6321 KING GEORGE BOULEVARD
 SURREY, B.C.
 V3X1G1
 604-5034484

TITLE
 PLAN VIEW
 GRADING PLAN
 17 UNIT
 TOWNHOUSE DEVL.
 16706 16718 - 24th AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	AUG/19
DRAFT	DW/D		
ENL	DW/D		
APPRO	AS BUILT		

PRINTED	JOB NO.	
DRAWING NO.	L-1A	



0 5 10 20 30 Meters

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 16, 2021** PROJECT FILE: **7818-0460-00**

RE: **Engineering Requirements
Location: 16706 24 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.642 m along 24 Avenue;
- Dedicate 11.50 m along 167 Street;
- Dedicate 12.5 m along 23A Avenue;
- Register 3.0 m x 3.0 m corner cuts; and
- Register 0.5 m statutory right-of-way along road frontages.

Works and Services

- Construct 4.0 m MUP along 24 Avenue;
- Construct east side of 167 Street;
- Construct the north side of 23A Avenue;
- Construct 7.3 m wide concrete letdown;
- Construct storm, water, and sanitary mains along development frontage required to service the development and meet frontage requirements; and
- Construct service connections, along with inspection chambers/water meters.

A Servicing Agreement is required prior to Rezone and Subdivision.

A processing fee of \$13,461.00 (GST included) is required for the Servicing Agreement. An application fee of \$1,124.00 (GST exempt) is required for administration of the ESC Permit process.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit.



Jeff Pang, P.Eng.
Development Engineer

M51

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.

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong and enrollment will surpass 100% occupancy by 2024, even with a smaller catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and targeted to open September 2021; which will provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Edgewood catchment will feed two Secondary schools: Grandview Heights and Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0460 00

SUMMARY

The proposed 17 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	7
Secondary Students:	4

September 2020 Enrolment/School Capacity

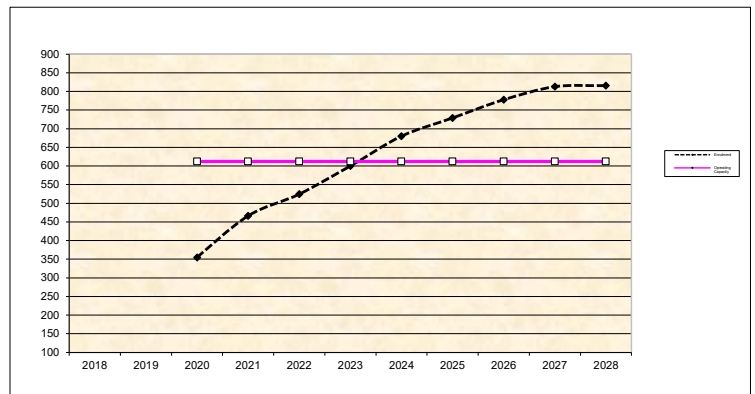
Edgewood Elementary	
Enrolment (K/1-7):	79 K + 276
Operating Capacity (K/1-7)	76 K + 536
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	14
--	----

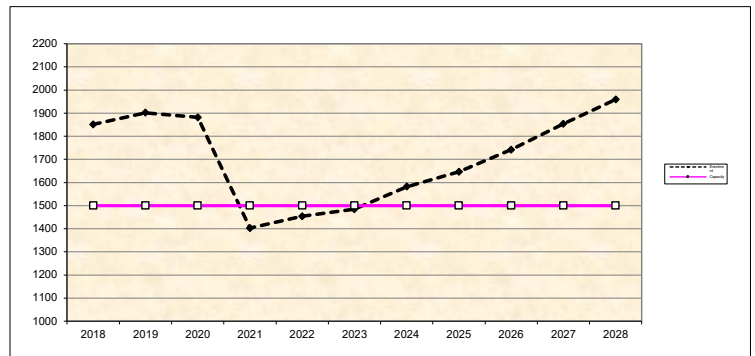
Population : The projected population of children aged 0-19 Impacted by the development.

Enrolment : The number of students projected to attend the Surrey School District ONLY.

Edgewood Elementary



Earl Marriott Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No: 18-0460-00

Address: 16706 16708 24 Avenue

Registered Arborist: Tim Vandenberg

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)	14
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u> - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = <u>24</u>	26
Replacement Trees Proposed	30
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	13
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: April 20, 2021



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

16706 & 16718 24 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV28/18	MK	SITE PLAN
2	AUG16/19	MK	SITE PLAN
3	AUG26/19	MK	GRADING PLAN
4	APR07/20	MK	SITE PLAN
5	SEPT04/20	MK	SITE PLAN
6	MAR17/21	MK	ADDITIONAL SURVEY
7	MAR23/21	MK	KEY PLAN

GENERAL NOTES:

- FINAL RECOMMENDATIONS FOR ALL TREES IN THE SRW TO BE MADE BY SFRD DEPARTMENT.
- REASSESS ALL TREES ADJACENT TO NEW ROAD WITH FINAL GRADES AND LIMITS OF EXCAVATION.
- REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T1 - TREE PRESERVATION
AND REMOVAL PLAN

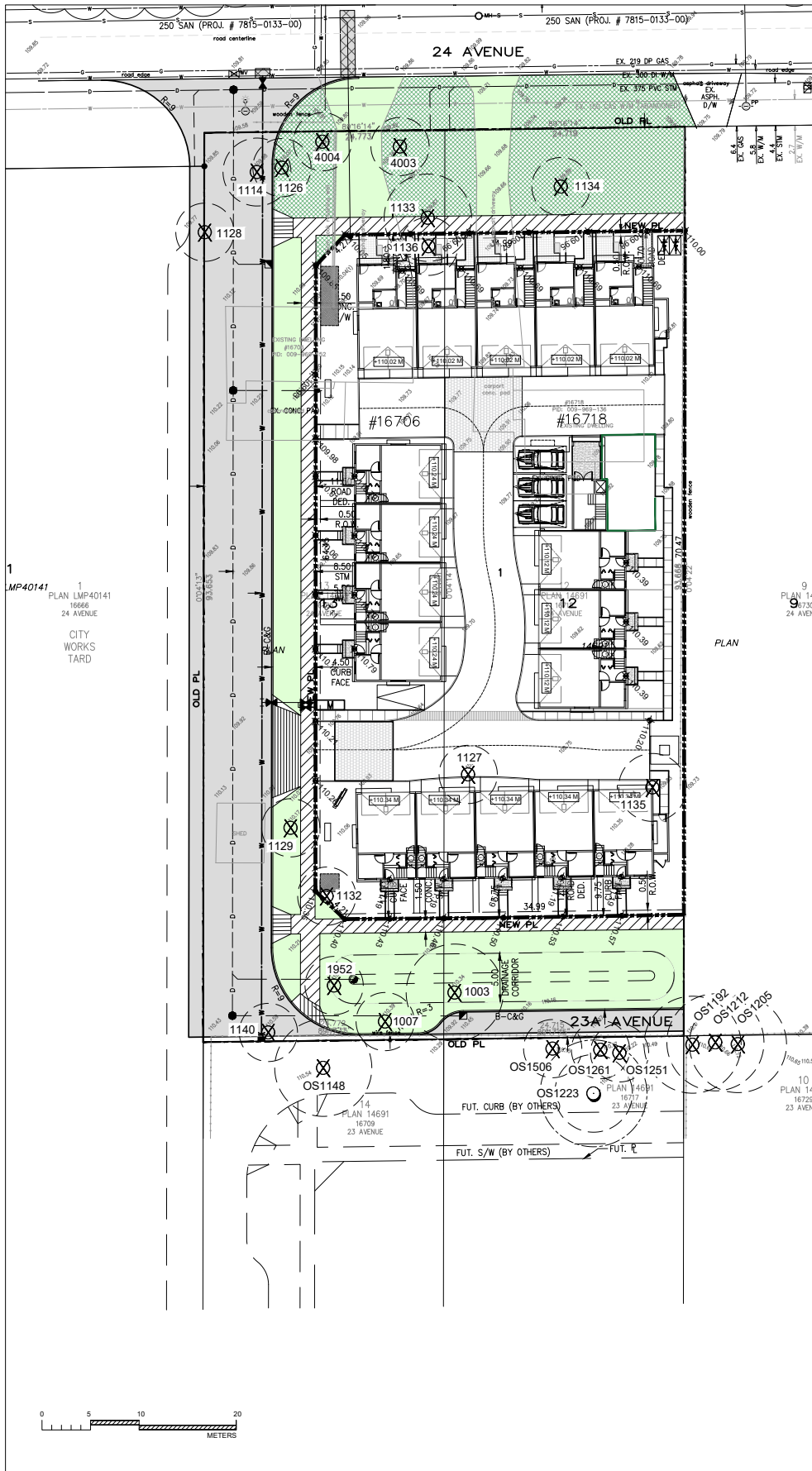
© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN
MK

SCALE
AS SHOWN

DATE
AUGUST 14, 2018

T - 1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



Figure 2.3 Land Consolidation Areas

