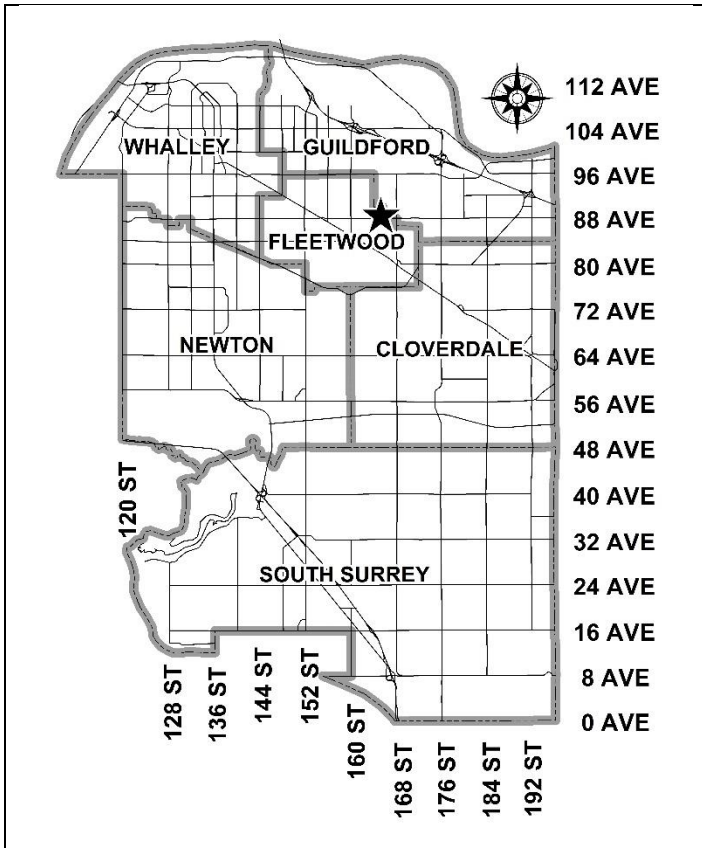


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0249-00

Planning Report Date: September 27, 2021



**PROPOSAL:**

- **Rezoning** from RA to RQ
- **Development Permit**
- **Development Variance Permit**

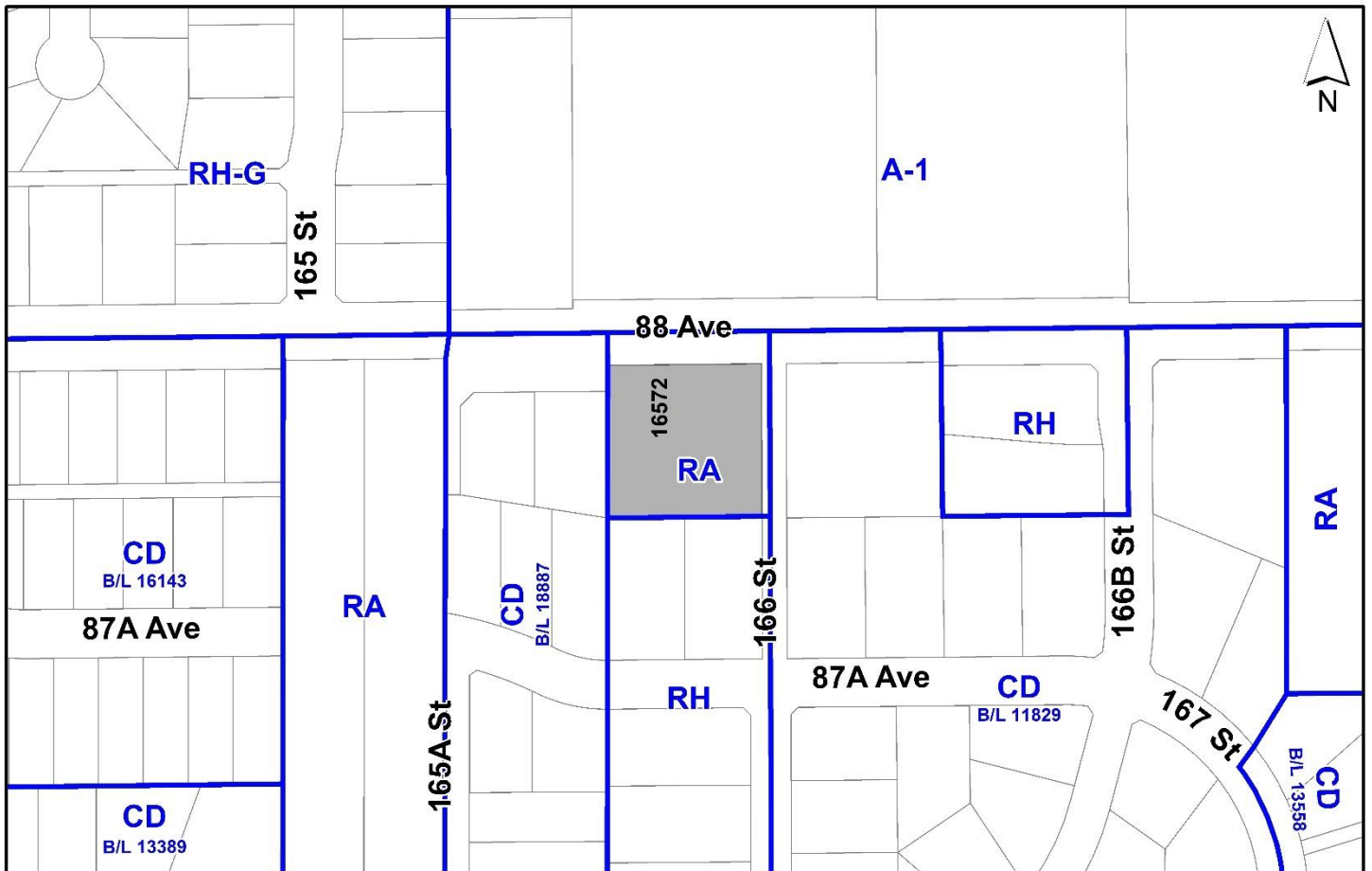
to allow subdivision into two large quarter acre single family residential lots.

**LOCATION:** 16572 88 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**TCP DESIGNATION:** Single Family Suburban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Farming Protection Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard setback requirements of the RQ Zone for proposed Lot A in order to retain an existing single family dwelling.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP) with a maximum density of 5 units per hectare (2 upa) for areas that are within 200 metres of the Agricultural Land Reserve (ALR) boundary.
- The proposal will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site. The proposal also complies with the Single Family Suburban designation in the current Stage 1 Fleetwood Town Centre Plan (TCP) and does not preclude future longer-term redevelopment opportunities.
- The proposed density and building form are appropriate for this part of Fleetwood, where half-acre sized lots currently exist, and will reinforce the transition between the existing, adjacent half-acre lots to the south and the agricultural lands to the north.
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection. The applicant is proposing a 15 metre-wide undulating agricultural landscape buffer along the northern property line over a portion of Lot A and all of Lot B. The buffer over Lot A will be completed when the existing house is ultimately demolished.
- The addition of a frontage road and agricultural landscape buffer on the proposed subdivision will enhance the Agricultural Land Reserve (ALR) interface along the south side of 88 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0249-00 for Farm Protection generally in accordance with the attached drawing (Appendix VIII).
3. Council approve Development Variance Permit No. 7920-0249-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RQ Zone from 7.5 metres to 5.0 metres for proposed Lot A in order to retain an existing single family dwelling.
3. 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) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (e) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (f) registration of a Section 219 Restrictive Covenant "no build" and for the installation, maintenance, and protection of the agricultural landscape buffer over a portion of proposed Lot A and over the entirety of proposed Lot B (excluding the driveway) and for the completion of the agricultural landscape buffer upon demolition of the existing house on Lot A (excluding the driveway); and
  - (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the farm operations on the agricultural lands in the area that may produce noise, odour, and dust.

**SITE CONTEXT & BACKGROUND**

| Direction                 | Existing Use   | OCP/TCP Designation   | Existing Zone                      |
|---------------------------|--|---|------------------------------------|
| Subject Site              | Single Family Dwelling on acreage lot  | Suburban in the OCP and Single Family Suburban in the Fleetwood TCP | RA                                 |
| North (Across 88 Avenue): | Mushroom farm on a 5-acre lot within the ALR                                     | Agricultural in the OCP   | A-1                                |
| East:                     | Vacant one-acre residential lot under Application No. 7920-0116-00 (pre-Council) | Suburban in the OCP and Single Family Suburban in the Fleetwood TCP | CD Bylaw No.11829 (based on RH-G)  |
| South:                    | Single Family Dwellings on half acre lots  | Suburban in the OCP and Single Family Suburban in the Fleetwood TCP | RH                                 |
| West:                     | Single Family Dwellings, under construction                                      | Suburban in the OCP and Single Family Suburban in the Fleetwood TCP | CD Bylaw No. 18887 (based on RH-G) |

**Context & Background**

- The subject property is 3,967 square metres (0.40 hectare) in size and is located at 16572 88 Avenue in the Fleetwood Town Centre Plan (TCP) area. It is a remainder lot of a subdivision created under Development Application No. 7992-0021-00.
- The subject property is designated Suburban in the Official Community Plan (OCP), currently designated "Single Family Suburban" in the Fleetwood Town Centre Plan (TCP) and is zoned "One-Acre Residential Zone (RA)".
- City staff are currently in the process of developing an updated comprehensive plan for the Fleetwood community that reflects the extension of the SkyTrain along Fraser Highway to Langley. In the future, it is anticipated that this area may be redesignated for Urban Residential uses.
- The proposed development is considered an appropriate use in the interim, and is consistent with the surrounding context.
- The property is across from lands that are within the Agricultural Land Reserve (ALR) to the north on 88 Avenue. To the west, south, and east is an existing residential neighbourhood, consisting primarily of one-acre and half-acre residential lots.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the property to "Quarter Acre Residential Zone (RQ)" in order to subdivide into two large quarter acre lots while retaining the existing single family dwelling on proposed Lot A.
- The proposed subdivision complies with the Suburban designation in the Official Community Plan (OCP) and will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site. The proposal also complies with the Single Family Suburban designation in the current Stage 1 Fleetwood Town Centre Plan (TCP).
- The proposed subdivision complies with the maximum density of 5 dwelling units per hectare for suburban lands that are within 200 metres of the Agricultural Land Reserve (ALR) boundary.
- Proposed Lots A and B will each have a lot area of 1,650 square metres, exceeding the 930 square metres minimum lot area requirement of the RQ Zone.
- The applicant proposes access to proposed Lots A and B through a new frontage road in lieu of the rear lane as identified in the Fleetwood TCP. This new frontage road will mirror the frontage road created under Development Application No. 7914-0365-00 to the west.
- The applicant is proposing to retain the existing house, detached double garage, and shed on proposed Lot A. The front yard building setback requirement of the RQ Zone can no longer be met because of the frontage road. The applicant is proposing to reduce the front yard building setback along the north property line of proposed Lot A from 7.5 metres to 5 metres.
- No variances are required for the detached double garage and shed as they meet the side yard setback requirements for accessory buildings greater than 10 square metres and other accessory buildings and structures of the RQ Zone. Building Permit No. 2001-012954-000-00 for the detached double garage received final acceptance on May 29, 2002.
- The existing house, detached double garage and shed to be retained on proposed Lot A will meet the allowable floor area and lot coverage requirements of the RQ Zone after the proposed subdivision.
- The retention of the applicant's existing home meets the required building setback from the ALR boundary, as prescribed in the Farming Protection Development Permit Guidelines. The Guidelines prescribe a minimum 37.5 metre separation distance between the ALR's boundary and a residential building.
- The subject site is across from the Agricultural Land Reserve (ALR) and therefore requires a Farming Protection Development Permit (DP). The applicant is proposing a 15 metre-wide undulating agricultural landscape buffer along the northern property line over a portion of Lot A and all of Lot B. The buffer over Lot A will be completed when the existing house is ultimately demolished.

- The proposed buffer width exceeds the Development Permit Farming Protection guidelines' recommended 7.5 to 12 metre wide undulating buffer or 10 metre wide straight buffer for single family developments built across a road from the ALR.

|                            | Proposed                       |
|----------------------------|--------------------------------|
| <b>Lot Area</b>            |                                |
| Gross Site Area:           | 0.40 ha                        |
| Road Dedication:           | 670 square metres (0.7 ha)     |
| Undevelopable Area:        | N/A                            |
| Net Site Area:             | 0.33 ha                        |
| <b>Number of Lots:</b>     | 2                              |
| <b>Unit Density:</b>       | 5 UPH                          |
| <b>Range of Lot Sizes</b>  | .0165 ha (1,650 square metres) |
| <b>Range of Lot Widths</b> | 31.6 metres                    |
| <b>Range of Lot Depths</b> | 52 metres                      |

## Referrals

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

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Frost Road Elementary School  
1 Secondary student at North Surrey 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 mid-September 2022.

## Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
  - Construct the south side of 88 Avenue to the Arterial Frontage Road standard;
  - Construct the frontage road to extend to the eastern property line of 166 Street Greenway/walkway;

- Construct the 166 Street Greenway with a 4.0 metre wide concrete path, with a 3.0 metre buffer on either side with street trees and pedestrian lighting;
- Provide concrete letdowns on the north and south side of the frontage road to align with the walkway; and
- Construct 6.0m wide concrete letdowns from frontage road for Lots A and B.

### **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 subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Suburban" designation within 200 metres of the ALR edge of the OCP.

#### Themes/Policies

- The proposal is supported by the following OCP policies:
  - Theme A3.5 supports infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.
  - Theme B4.1 develops complete, accessible and walkable green neighbourhoods through the planning and development of new neighbourhoods and through sensitive redevelopment within existing neighbourhoods.
  - Theme B.14 protects and enhances the character of the agriculture/urban interface by retaining natural landscape features and planting appropriate landscape buffers between urban development and agricultural operations.

## Secondary Plans

### Land Use Designation

- The proposal complies with the current "Single Family Suburban" designation in the Fleetwood Town Centre Plan (Stage 1).
- The subject property is located within the expanded Fleetwood Plan Area, currently under development by staff, and intended for future Council consideration. The proposed use is consistent with the current designation, does not preclude opportunities for urban development in the future, and is an appropriate use given the surrounding context.

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and parking requirements.

| <b>RQ Zone (Part 15C)</b> | <b>Permitted and/or Required</b>    | <b>Proposed</b>                    |
|---------------------------|-------------------------------------|------------------------------------|
| <b>Unit Density:</b>      | 10 dwelling units per gross hectare | 5 dwelling units per gross hectare |
| <b>Yards and Setbacks</b> |                                     |                                    |
| Front Yard:               | 7.5 metres                          | 5 metres*                          |
| Side Yard:                | 2.4 metres                          | 2.4 metres                         |
| Side Yard Flanking:       | 3.6 metres                          | N/A                                |
| Rear:                     | 7.5 metres                          | 7.5 metres                         |
| <b>Lot Size</b>           |                                     |                                    |
| Lot Size:                 | 930 square metres                   | 930 square metres                  |
| Lot Width:                | 24 metres                           | 24 metres                          |
| Lot Depth:                | 30 metres                           | 30 metres                          |
| <b>Parking (Part 5)</b>   |                                     |                                    |
| <b>Number of Spaces</b>   | <b>Required</b>                     | <b>Proposed</b>                    |
|                           | 3                                   | 3                                  |

\*Variance requested.

### Setback Variance

- The applicant is requesting the following variance:
  - (a) to reduce the minimum front yard setback of the RQ Zone from 7.5 metres to 5.0 metres for proposed Lot A in order to retain the existing house.
- The front yard building setback requirement of the RQ Zone can no longer be met because of the frontage road dedication.
- The existing house on the property was recently renovated and is still in good condition.



- The house, garage and shed to be retained on proposed Lot A will meet the minimum floor area and lot coverage requirements of the RQ Zone after the proposed subdivision.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Raymond Bonter of Raymond S. Bonter, Designer Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include two-storey homes with basements, two or three-car garages with wall articulation between the second and third garage bays, stamped concrete and/or exposed aggregate concrete or concrete paving stones for surfacing materials, a minimum 4:12 roof pitch for the main roof form with feature roofs flat or of lower pitch. The main cladding materials are restricted to brick, stone, stucco, cedar, or cementitious siding. Fascia boards and trims should complement the context homes as detailed in the building design guidelines (Appendix V).
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated January 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **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 Final Subdivision Approval \$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and the current Stage 1 Fleetwood Town Centre Plan designation.

## 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 new 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 contribute \$1,000 per new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 16, 2021, and the Development Proposal Signs were installed on December 16, 2020. Staff received no responses from neighbouring properties, including the Fleetwood Community Association.

## Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 37.5 metres if single family use is separated from ALR by a road.

*(The installation of a 10.6-metre frontage road and 15-metre agricultural landscape buffer will exceed the required 37.5 metre minimum building setback from the ALR. The siting of the applicant's retained existing home exceeds the required minimum building setback from the ALR boundary.)*

- Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling.

*(Not applicable.)*

- The minimum vegetated buffer width is 15 metres or undulating buffer width is from a minimum of 7.5 metres to a maximum of 12 metres, with an overall net width of 10 metres if single family use is separated from ALR by a road.

*(The applicant is proposing an undulating agricultural landscape buffer with a width of 15 metres.)*

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

*(The applicant proposes to install a variety of coniferous and deciduous trees as well as shrubs.)*

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour, and dust.

*(A Restrictive Covenant will be required advising future homeowners of the farm operations on the agricultural lands in the area that may produce noise, odour and dust.)*

- As per the Agricultural, Environment and Investment Advisory Committee's (AEIAC) Terms of Reference, which was endorsed by Council on January 11, 2021, the AEIAC reviews development applications that directly impact agricultural lands and require referrals to the Agricultural Land Commission and the Ministry of Agriculture. Since this application does not require these referrals, it was not referred to the AEIAC.

## TREES

- There are no trees on the property (Appendix VI).

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|                |  |
|----------------|--|
| Appendix I.    | Proposed Subdivision Layout                  |
| Appendix II.   | Engineering Summary                          |
| Appendix III.  | School District Comments                     |
| Appendix IV.   | Fleetwood Town Centre Plan                   |
| Appendix V.    | Building Design Guidelines Summary           |
| Appendix VI.   | Tree Plan for Development                    |
| Appendix VII.  | Development Variance Permit No. 7920-0249-00 |
| Appendix VIII. | Development Permit No. 7920-0249-00          |

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

**SUBDIVISION PLAN OF LOT 6 SECTION 25 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN LMP36677**

**PLAN EPP**

B.C.G.S. 926.017

DRAFT DATED: DEC-18-2020

Note:  
This plan shows one or more witness posts which are NOT set on the true corner(s).

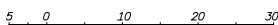
**LEGEND**

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS
- ha DENOTES HECTARES
- m<sup>2</sup> DENOTES SQUARE METRES
- COV. DENOTES COVENANT
- EX. DENOTES EXPLANATORY
- NF DENOTES NOT FOUND
- NSP DENOTES NOT SUITABLE FOR POSTING

Coordinates are shown for mapping purposes only.

86H1259  
Datum: NAD 83 (CSRS) 40.0.BC.1.MVRD  
UTM Zone: 10 N  
UTM Coordinates  
N: 5445172.68  
E: 5169322.27  
Absolute accuracy: +/-0.03

**SCALE 1 : 500**



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 560mm in height (C size) when plotted at a scale of 1:250.



0092'10"  
409.376

86H1260  
Datum: NAD 83 (CSRS) 40.0.BC.1.MVRD  
UTM Zone: 10 N  
UTM Coordinates  
N: 5444763.47  
E: 516932.01  
Absolute accuracy: +/-0.02

**INTEGRATED SURVEY AREA No. 1, SURREY**

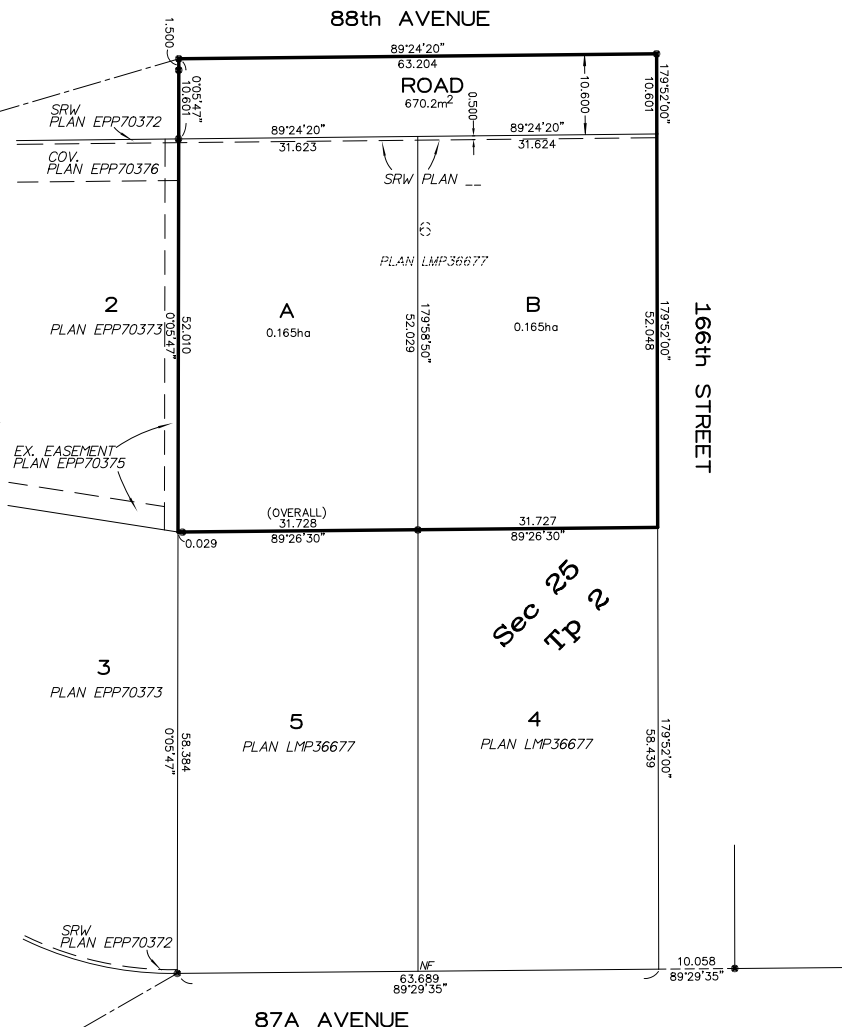
NAD 83 (CSRS) 40.0.BC.1.MVRD  
Grid bearings are derived from GNSS RTK observations to geodetic control monuments 86H1259 and 86H1260 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995971, which has been derived from control monument 86H1259.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the \_\_\_th day of \_\_\_\_\_, 2020.  
Pirry Philip, BCLS 995



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



# INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 30, 2021** PROJECT FILE: **7820-0249-00**

---

RE: **Engineering Requirements  
Location: 16572 88 Ave  
NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment/ALR Exclusion.

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 10.6m along 88 Avenue/Frontage road
- Register 0.5m SRW along 88 Avenue/Frontage road

#### *Works and Services*

- Construct the south side of 88 Avenue/Frontage road
- Construct a 4.0m wide concrete path along the 166 Street Greenway
- Construct adequately-sized service connections for sanitary, drainage, and water, complete with inspection chambers/water meter/backflow preventor, to service the lots.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 is required.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Engineer

P209331

February 2, 2021

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The District is currently constructing a 100-capacity addition at Frost Road Elementary which opened the Fall 2020. Both the site and school will have reached maximum build out capacity with the opening of the new classroom space.

The 10-year enrolment projections in this report have not included for future enrolment growth from the proposed transit oriented housing that will support the new Skytrain line. The projections for both elementary and secondary are based on migration factors and are to be considered very conservative.

To relieve the enrolment pressure at North Surrey Secondary, the District 2021/2022 Five Year Capital Plan is requesting a 425-capacity addition. The Ministry has yet to approve funding for the capital request; consequently, enrolment growth will be handled by portables as required.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0249 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

|                      |   |
|----------------------|---|
| Elementary Students: | 1 |
| Secondary Students:  | 1 |

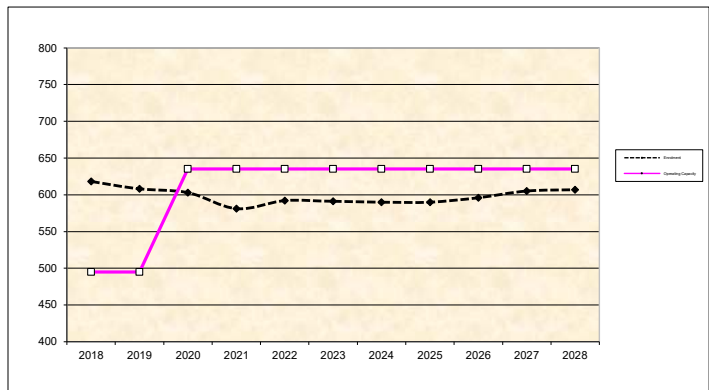
September 2020 Enrolment/School Capacity

|                               |            |
|-------------------------------|------------|
| <b>Frost Road Elementary</b>  |            |
| Enrolment (K/1-7):            | 63 K + 540 |
| Operating Capacity (K/1-7)    | 76 K + 559 |
| <b>North Surrey Secondary</b> |            |
| Enrolment (8-12):             | 1408       |
| Capacity (8-12):              | 1175       |

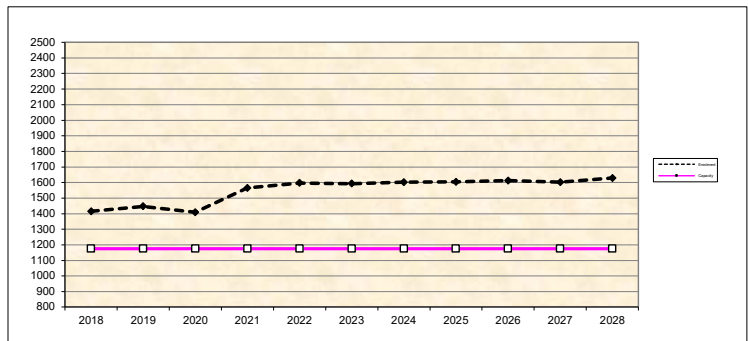
|  |   |
|--|---|
| <b>Projected population of school-age children for this development:</b> | 4 |
|--|---|

*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.

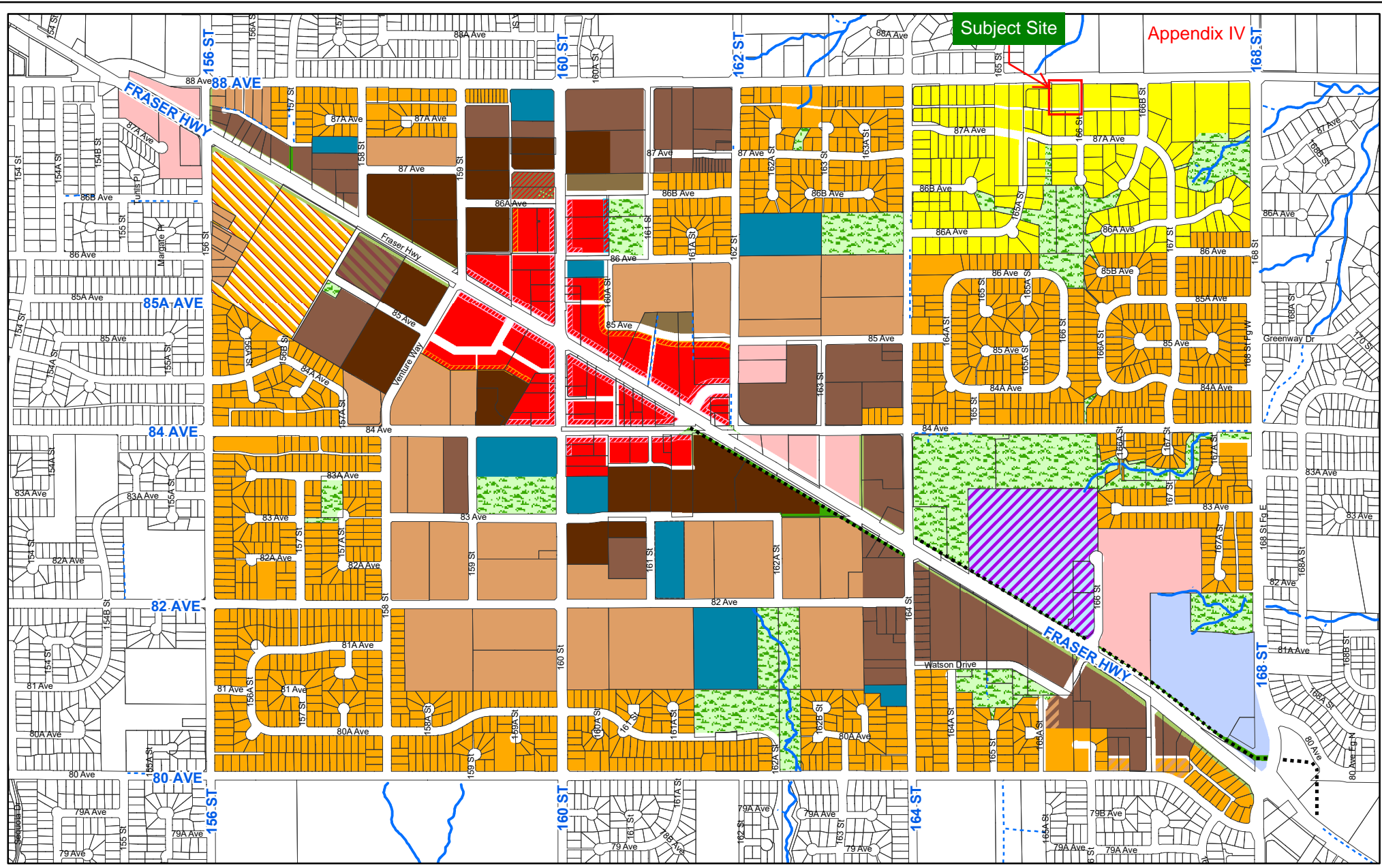
**Frost Road Elementary**



**North Surrey 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.



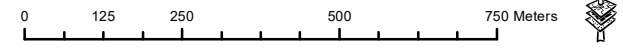
Appendix IV

Subject Site

**Legend**

- |   |   |   |   |                                    |
|---|---|---|---|------------------------------------|
| Mixed Use 2.5 FAR 6 Storey Maximum              | Apartment 2.0 FAR 6 Storey Maximum      | Low Density Townhouses In Duplex Form   | Commercial 1.5 FAR  | Parks & Linear Corridors           |
| Commercial Frontage Required                    | Apartment 1.5 FAR 4 Storey Maximum      | Low Density Townhouses or Single Family | Industrial  | Multiuse Corridor/Landscape Buffer |
| 4 Storey Maximum                                | Apartment and Medium Density Townhouses | Single Family Urban                     | Institutional   | Buffer Within Private Land         |
| Residential Frontage Required 4 Storey Maximum  | Medium Density Townhouses               | Single Family Suburban                  | Institutional/Commercial  | 4m Wide Paved Path                 |
| Apartment or Mixed Use 1.5 FAR 4 Storey Maximum | Low Density Townhouses                  | Manufactured Homes                      | Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey |                                    |

**FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1**  
 City of Surrey Planning & Development Department



Amended 22 July 2019

# CHARACTER STATEMENT AND BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0249-00  
Project Location: 16572 88<sup>TH</sup> Avenue, Surrey, B.C.  
Design Consultant: Raymond S. Bonter, Designer Ltd.

**The following is a summary of the Residential Character of the neighborhood and recommendations for the Design Guidelines which highlight the important features of the existing neighborhood and form the basis of the draft Building Scheme.**

**This summary is supported by two additional documents;  
Appendix A – Context Neighborhood Plan  
Appendix B – Context Neighborhood Photos**

## **1. Residential Character**

### **1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:**

The subject property for the proposed two lot subdivision is located at the North end of the neighborhood known as Cedar Grove Estates which was developed in the early Nineties. When that development was created the subject parcel, along with adjacent parcels on the South side of 88<sup>th</sup> avenue, were generally one acre in size or larger and were initially intended to be a density buffer between the A-1 zoned agricultural property to the North and the half acre lots to the South.

The larger interface lots along the South side of 88<sup>th</sup> avenue have begun to densify. Two doors to the East of the subject property a one acre parcel has recently been subdivided into two half acre lots and rezoned to RH. Immediately to the West of the subject property a larger parcel has been subdivided into ten lots and rezoned to CD, with the two lots facing 88<sup>th</sup> avenue having roughly one third of an acre. Immediately to the West of that development is a proposal to subdivide a two acre parcel into three lots and rezone to RQ, with one lot facing 88<sup>th</sup> avenue that is roughly a quarter acre.

The context neighborhood for the proposed two lot subdivision includes four lots to the East of the subject property, five lots to the West of the subject property, and two lots on the North side of 88<sup>th</sup> avenue on the West side of the agricultural zoned lands. These are all the Residential zoned lots which are visible from the front of the subject property, are adjacent to the same road, and will be perceived as the same Neighborhood. Additional homes on 88<sup>th</sup> avenue which are farther away would not be perceived as being similar considering that the context neighborhood is still a transitional area between the higher density lots and the agricultural land. Also, homes to the south will not be perceived as being in the same neighborhood. The A-1 zoned properties along the north side of 88<sup>th</sup> avenue have not been included the context neighborhood as these are a different use and area plan.



The vacant lot at 16628 88<sup>th</sup> avenue, immediately to the East of the subject property, has been included in the context neighborhood as it has a registered building scheme which is the same as many of the half acre lots to the south, so the character that is encouraged in the building scheme can be predicted. There is also a vacant lot at 8777 166B street which shares a building scheme with 8787 166B street, again this makes the character of the future new home predictable. There is a high probability that 16628 88<sup>th</sup> avenue will be subdivided into two lots, and if so then there will most likely be a new building scheme for that development which is very similar to the building scheme registered on 8777 and 8787 166B street. The same could be said for 8788 166B street, which may subdivide into two half acre lots at some time in the future.

16550 and 16562 88<sup>th</sup> avenue immediately to the West of the subject property are part of a recent ten lot subdivision and have a building scheme which would be considered current and was developed considering the emerging character of the neighborhood. 16506 and 16504 88<sup>th</sup> avenue on the West side of the ten lot subdivision are roughly two acres each and most likely be subdivided and developed in the near future. They currently do not have a registered building scheme but will most likely have one similar to the ten lot subdivision when they are developed.

The home at 16492 88<sup>th</sup> avenue is part of a larger block of homes to the West which were developed in 2007 and are roughly a quarter acre and zoned CD based on RH-G. These homes all share a building scheme which was developed considering the emerging character of the neighborhood and so it can be said that 16492 88<sup>th</sup> avenue is indicative of the homes further to the west of this address. The same can be said for 8805 and 8808 165 street, which are also roughly a quarter acre and zoned RH-G, and are indicative of a larger number of homes in the block to the Northwest. However, this block of homes was developed in 1990 and so the character of the homes encouraged by the registered building scheme could be considered somewhat outdated.

Of special note is the pedestrian path and greenway on the East side of the subject property. This is technically an extension of 166 street but for many years has been used as a pedestrian path with a well-established meandering asphalt surface trail with lawn on either side. All indications are that this public walkway will remain and continue to have the same use.

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

With many of the lots in the context neighborhood undergoing subdivision and development it can be said that the existing homes are an eclectic mix of styles and ages. Only two homes remain which are earlier than 1990 and these will most likely be removed due to development relatively soon. Along with the new unbuilt lots in the context neighborhood, these lots will eventually have new homes of a current style with quality and detailing indicative of our current industry standards. The remaining existing homes in the context neighborhood represent the true character of the area and should be acknowledged as having defining characteristics which should be considered when the new building scheme is developed for this project.

The following breakdown of features, style and layout are based on all lots in the context neighborhood. Where an existing dwelling is not present on any lot then the configuration, style and features supported by the registered building scheme on that lot has been used and projected to what will be built.

**General home types as a percentage of the context neighborhood;**

- two-storey-plus-basement - 64% of context neighborhood
- two-storey without basement – 18% of context neighborhood
- single-storey with or without basement - 9% of context neighborhood
- split-level - 10% of context neighborhood - 9% of context neighborhood

**Roof slope as a percentage of the context neighborhood;**

- steep-slope (8:12 and steeper) – 9% of context neighborhood
- mid-slope (5:12 to 8:12) - 36% of context neighborhood
- low-slope (3:12 to 5:12) - 55% of context neighborhood

**Roof material as a percentage of the context neighborhood;**

- concrete tile – 27% of context neighborhood
- asphalt shingle – 64% of context neighborhood
- torch-on sheet – 9% of context neighborhood

**Cladding and accent material as a percentage of the context neighborhood;**

- stucco with stone or brick accents - 73% of context neighborhood
- horizontal siding with wood or stone accents - 27% of context neighborhood

**Size and type of garage as a percentage of the context neighborhood;**

- four car attached garage - 9% of context neighborhood
- three car attached garage - 46% of context neighborhood
- two car attached garage - 18% of context neighborhood
- detached garage - 18% of context neighborhood
- attached carport - 9% of context neighborhood

**Summary of features common to homes in the context neighborhood;**

Considering that there is an eclectic mix of homes in the context neighborhood it can be said that some of the pre 1990 homes are expected to be removed and most new homes being built will meet current industry standards and design trends. The existing homes to remain are generally two storey and most new homes will be two storey with basement. Due to the varying topology and road design in the area there is no consistent theme for access but most homes will have attached garages and it would be most common to have a two or three car garage. Stucco has been widely used and will continue to be popular as long as it is combined with feature materials to offset the lack of texture. Most homes have pitched roofs with either concrete tile or asphalt shingles, and both will continue to be popular on the new homes to be built.

**Conclusion:**

The surrounding area has neighborhoods which are well established but the context neighborhood would be considered emerging as it undergoes densification. There has been very little development in the context neighborhood since the early nineties but in recent years is actively undergoing a transformation which roughly doubles the density. In a few more years the context neighborhood will include mostly newer or updated homes. Similarly, where the context neighborhood has previously been a mix of properties with and without a registered building scheme, and the building schemes were becoming outdated by today's standards, in a few years most of the properties will have building schemes which would be considered current and support the emerging character of the area. It is recommended that massing, layout, material and form restrictions incorporated into a new set of building guidelines should mostly address the trends of today's home design industry but that still suit the character of the surrounding area and specifically address the transitional nature of the context neighborhood.

## 2. Proposed Design Guidelines

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

#### **Building massing:**

- the context homes are all generally two storey homes with or without basements.
- the context homes have a mix of two storey massing and upper floors which are partially concealed by rooflines.
- it is recommended that two storey homes with basements should be encouraged with some specific restrictions to ensure wall massing higher than two stories is not permitted.

#### **Covered parking:**

- the context homes mostly have attached two or three car garages.
- the context homes which have a three car or four car garage generally have wall articulation between the second and third garage bays.
- it is recommended that new homes have a minimum of two car garage and maximum of three car garages, and require wall articulation between the second and third garage bays.

#### **Surfacing materials:**

- the context homes include a mix of stamped concrete and exposed aggregate concrete with some having both with one as a border and the other as the field. Concrete paving stones have also be used.
- it is recommended that new homes have either stamped concrete or exposed aggregate concrete or a mixture of both and also be permitted to use concrete paving stones which are generally considered to be a quality surfacing material.

#### **Roofing pitch and materials:**

- the majority of the context homes have low to medium pitch roofs with either concrete roofing tiles or asphalt shingles.
- the main roof form of the majority of the context homes is pitched but there are many different feature roof elements which create the individual styles of each home.
- the original Building Scheme on the subject property and the lots to the south permit cedar roofing, which has been used near the context homes.
- it is recommended that the proposed new homes be restricted to minimum 4:12 roof pitch for the main roof form but that feature roofs which form the style of the homes may be lower pitch or flat.

#### **Cladding material:**

- the majority of the context homes have stucco cladding with stone or brick accents.
- horizontal siding is also widely used and is combined with stone or wood trim accents.
- vinyl siding does not appear to be used on any of the context homes.
- it is recommended that the proposed new homes be restricted to brick, stone, stucco or siding for the main cladding material and where siding is used it can be cedar or cementitious. Vinyl siding would not be an appropriate material and should not be permitted on the homes.

**Fascias and trims:**

- most of the context homes have built-in gutters with layered wood fascia boards.
- some of the context homes have surface mounted metal gutters on wood fascia boards which creates the appearance of layering.
- context homes that have gable barge boards have used layered wood fascia material.
- all of the context homes have window and door trim which suits the cladding material.
- it is recommended that the proposed new homes be required to use a minimum 1x4 window and door trim on street facing elevations, minimum 2x8 fascia boards, minimum 2x10 with 1x4 barge boards and minimum 2x8 base trim to compliment the context homes and also to respect current design trends and the restrictions in the original Building Scheme.

**Landscaping:**

- the context homes generally have mature, well established landscaping but with new homes having required minimums.
- landscapes include mature trees, privacy hedging, manicured front lawns and planting beds.
- it is recommended that the proposed new homes be required to provide minimum standards for shrubs and lawn which match the surrounding homes.

**Corner Lots:**

- very few of the context homes are on corner lots. Most of them have significant landscaping which screens the home from view. This is mostly due to 88<sup>th</sup> avenue being an arterial road which connects to agricultural land.
- it is recommended that the new lot which has the 166 street greenway on the East side should have minimum requirements for massing and embellishment for the side which faces the greenway, but that it not be treated as if it were a proper corner lot on an intersection.

**Compliance Deposit:** \$5,000.00

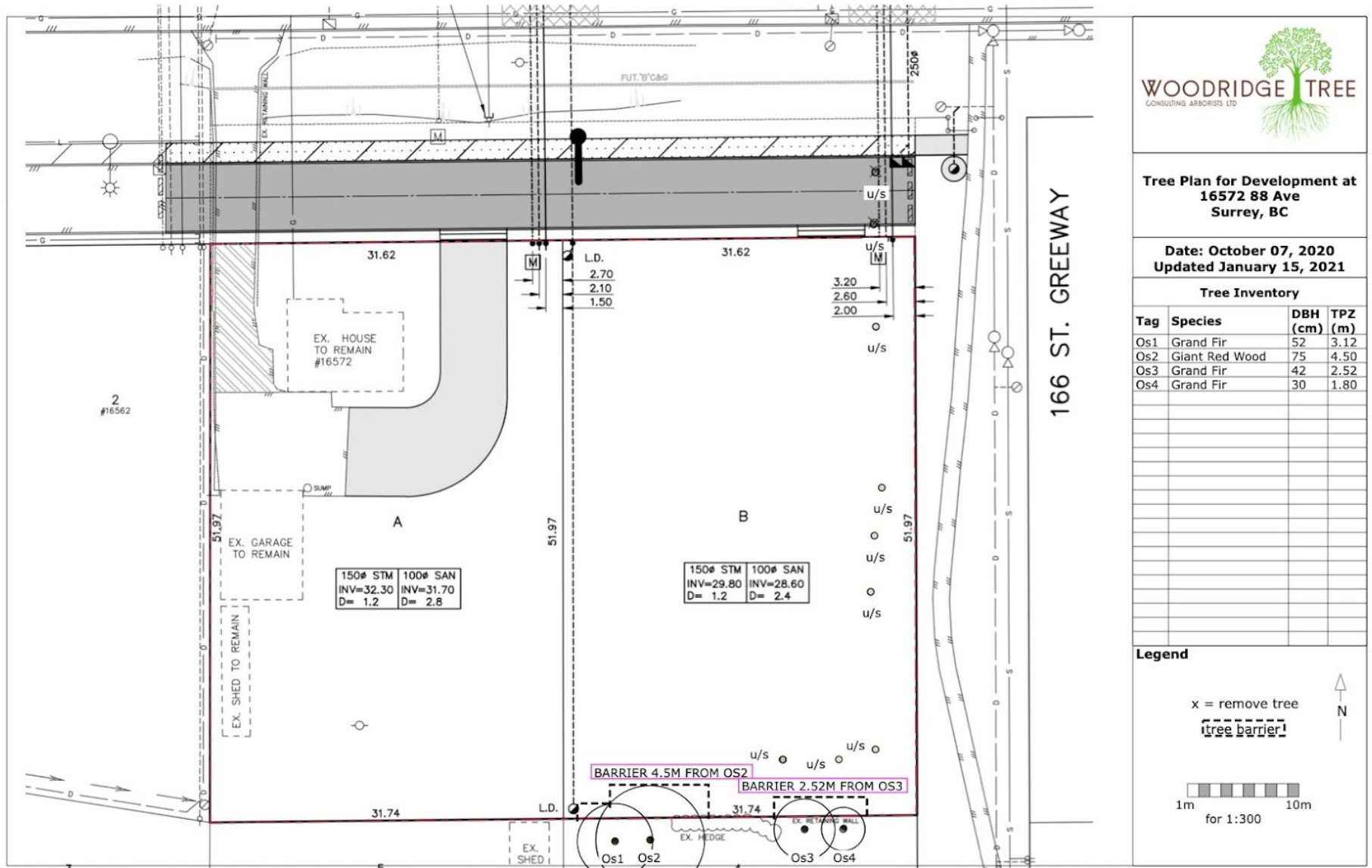
**Summary prepared and submitted by:** Raymond S. Bonter, Designer Ltd.

Date: January 15, 2021



**Reviewed and Approved by:** Raymond Bonter

Date: January 15, 2021



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0249-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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

Parcel Identifier: 024-024-139  
Lot 6 Section 25 Township 2 New Westminster District Plan LMP36677

16572 - 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:
- 

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Yards and Setbacks of Part 15C "Quarter Acre Residential Zone (RQ)" the minimum front yard setback is reduced from 7.5 metres to 5.0 metres for proposed Lot A in order to retain the existing house.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

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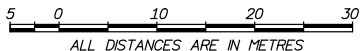
City Clerk – Jennifer Ficocelli

# B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R. CALCULATION COVERING PROPOSED LOT A SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP\_\_\_

CIVIC ADDRESS:

16572 88 Avenue, Surrey, BC  
P.I.D. 024-024-139

SCALE 1 : 500



**F.A.R. CALCULATION**  
 HOUSE FLOOR AREA=79.8 Sq.m.  
 GARAGE FLOOR AREA= Sq.m.  
 SHED FLOOR AREA=28.2 Sq.m.  
 TOTAL FLOOR AREA= Sq.m.  
 PROPOSED LOT AREA=1647.6 Sq.m.  
 F.A.R. =



Notes:  
Measurements shown are to the outside exterior of buildings.

Property boundary dimensions shown hereon, are derived from FIELD SURVEY

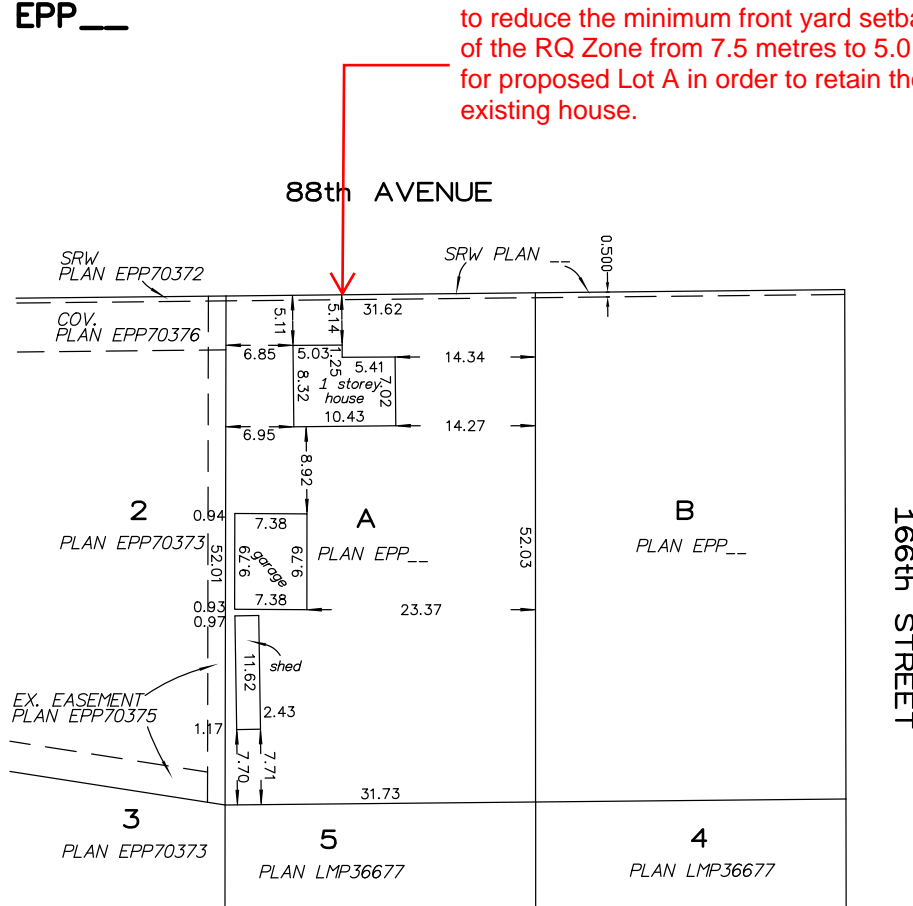
This plan is intended for subdivision approval purposes.

Elevate Land Surveying and the signatory accepts no responsibility or liability for any damages that may be suffered as a result of any decisions made, or actions taken based on this document beyond the intended use as mentioned above.

CERTIFIED CORRECT  
DATED THIS DAY OF 2020.

\_\_\_\_\_  
Finny Philip BCLS

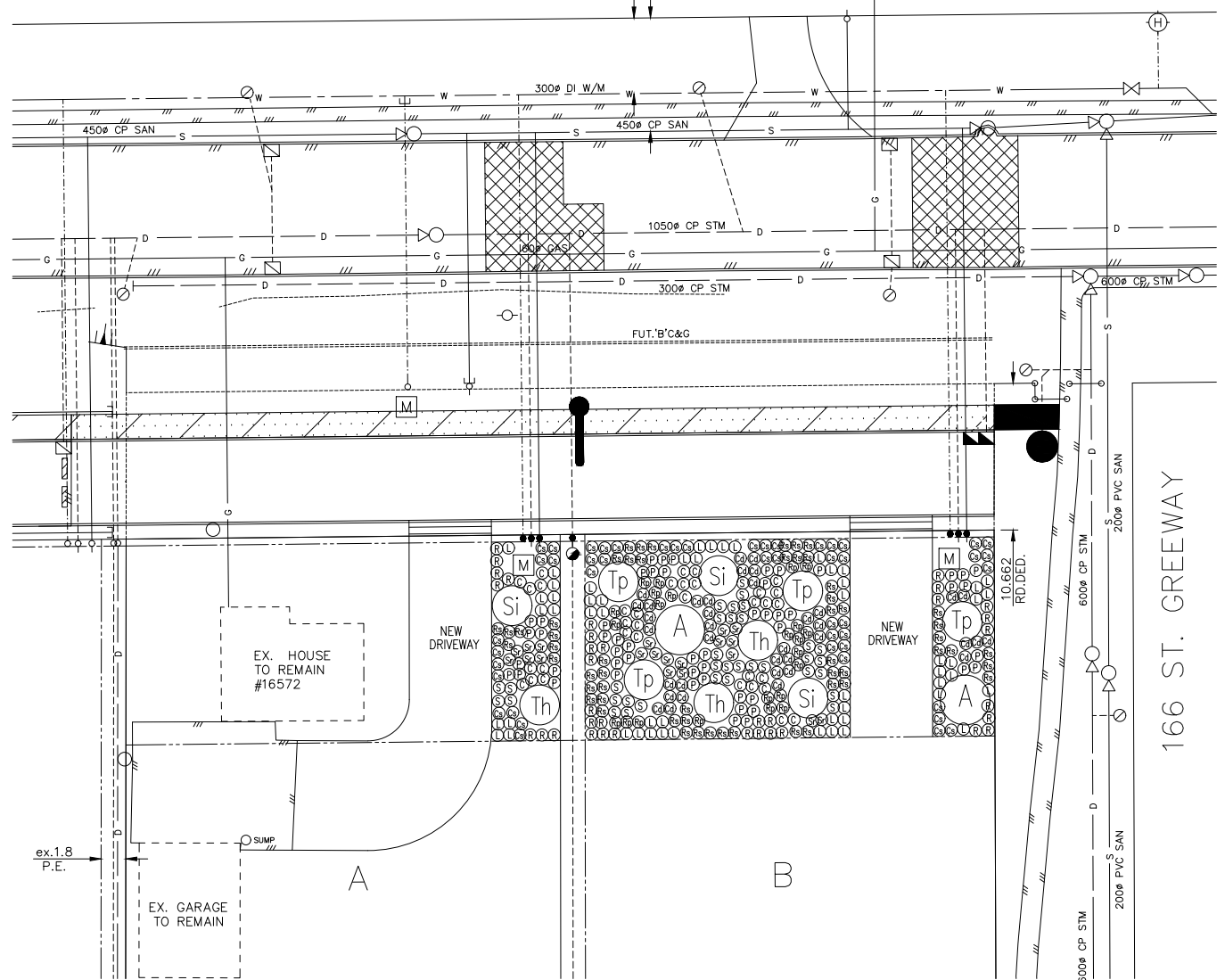
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED  
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS





88 AVE.

Appendix VIII



| DATE | REVISION | NO. |
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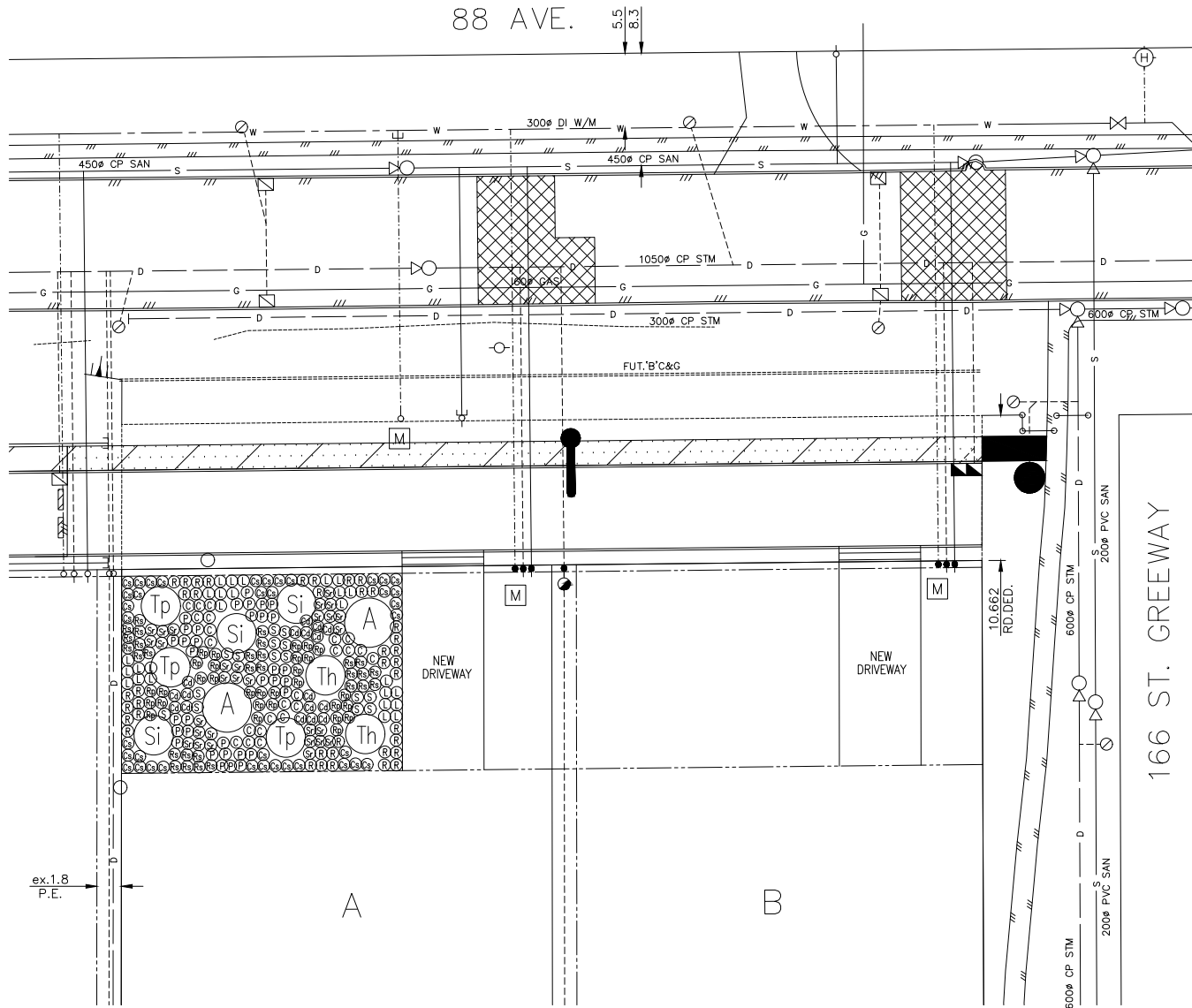
C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2442 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

CLIENT  
 MR. MIKE BELLE  
 COASTLAND ENGINEERING AND SURVEYING LTD.  
 SUITE #101  
 19292 - 60th AVENUE  
 SURREY, B.C.  
 V3S 3M2  
 604-532-9700

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 15 METER BUFFER  
 2 LOT SUBDIVISION  
 16572 - 88 AVENUE  
 SURREY, B.C.  
 CESL #2771

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| SCALE 1:150      | DATE DEC/20 |
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| ENL. DWD         |             |
| APPROV. AS BUILT |             |

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

CLIENT  
 MR. MIKE HELLE  
 COASTLAND ENGINEERING AND SURVEYING LTD.  
 SUITE #101  
 19292 - 60th AVENUE  
 SURREY, B.C.  
 V3S 3M2  
 604-532-9700

TITLE  
 PLAN VIEW

LANDSCAPE PLAN  
 15 METER BUFFER  
 2 LOT SUBDIVISION  
 16672 - 88 AVENUE  
 SURREY, B.C.

CESL #2771

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| SCALE    | 1:150 | DATE     | DEC/20 |
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| DESIGNED |       | APPROVED |        |

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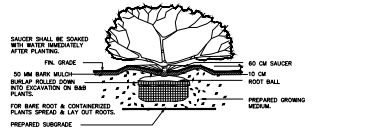
PLANT LIST

| KEY                     | BOTANICAL NAME              | COMMON NAME        | QTY. | SIZE        | SPACING          | REMARKS       |
|-------------------------|-----------------------------|--------------------|------|-------------|------------------|---------------|
| <b>CONIFEROUS TREES</b> |                             |                    |      |             |                  |               |
| Ⓣ                       | THUJA PLICATA               | WESTERN RED CEDAR  | 3    | 2.50 METERS | 5.00 METERS O.C. | B. & B.       |
| Ⓢ                       | PICEA SITCHENSIS            | SITKA SPRUCE       | 3    | 2.50 METERS | 5.00 METERS O.C. | B. & B.       |
| Ⓣ                       | TSUGA HETEROPHYLLA          | WESTERN HEMLOCK    | 2    | 2.50 METERS | 5.00 METERS O.C. | B. & B.       |
| <b>DECIDUOUS TREES</b>  |                             |                    |      |             |                  |               |
| Ⓐ                       | ACER CAMPESTRE              | FIELD MAPLE        | 2    | 6 CM. CAL.  | 5.00 METERS O.C. | B. & B.       |
| <b>SHRUBS</b>           |                             |                    |      |             |                  |               |
| Ⓒ                       | AMELANCHIER FLORIDA         | SASKATOON BERRY    | 23   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓓ                       | PIERIS JAPONICA             | JAPANESE ANDROMEDA | 17   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓟ                       | CORNUS ALBA                 | TARTARIAN DOGWOOD  | 34   | #2 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓢ                       | CORNUS STOLONIFERA          | RED OSIER DOGWOOD  | 38   | #2 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓢ                       | VIBURNUM OPULUS 'ROSEUM'    | SNOWBALL BUSH      | 15   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓡ                       | TALL RHODODENDRON (VARIOUS) | RHODODENDRON       | 39   | #7 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓢ                       | PRUNUS TOMENTOSA            | MANCHU CHERRY      | 29   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓡ                       | KOLKWTZIA AMABILIS          | BEAUTY BUSH        | 30   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓛ                       | SYRINGA VULGARIS (CULT)     | FRENCH LILAC       | 26   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |
| Ⓢ                       | HYDRANGEA PANICULATA        | PG HYDRANGEA       | 29   | #5 POT      | 1.00 METERS O.C. | WELL BRANCHED |

NOTES / GENERAL

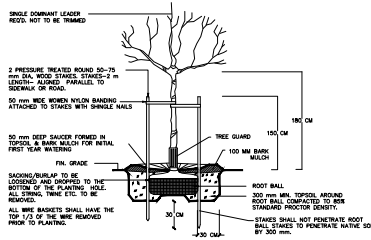
- PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO "BC LANDSCAPE STANDARD" LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER "ONTARIO STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" 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 CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "BC/LANSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

|                    |                         |
|--------------------|-------------------------|
| LAWN AREAS         | 300 mm                  |
| GROUND COVER AREAS | 450 mm                  |
| SHRUB AREAS        | 600 mm                  |
| TREE FITS          | 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 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECORDED 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 SOLID SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOLS SHALL BE VIRTUALLY FREE FROM SUBSOL, ROOT INCL. WOODY PLANT PARTS, NESTS OR REPRODUCTIVE PARTS OF BEES, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND OTHER OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE 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) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE 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. |
|      | REVISIONS |     |

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSA  
2462 JONQUIL COURT  
ABSTOTFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
MR. MIKE HELLE  
COASTLAND ENGINEERING AND SURVEYING LTD.  
SUITE #101  
19292 - 60th AVENUE  
SURREY, B.C.  
V3G 3M2  
604-532-9700

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
15 METER BUFFER  
2 LOT SUBDIVISION  
16572 - 88 AVENUE  
SURREY, B.C.  
CESL #2771

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