

**PROPOSAL:**

- **Rezoning** from CD to RQ
- **Development Permit for Farm Protection**

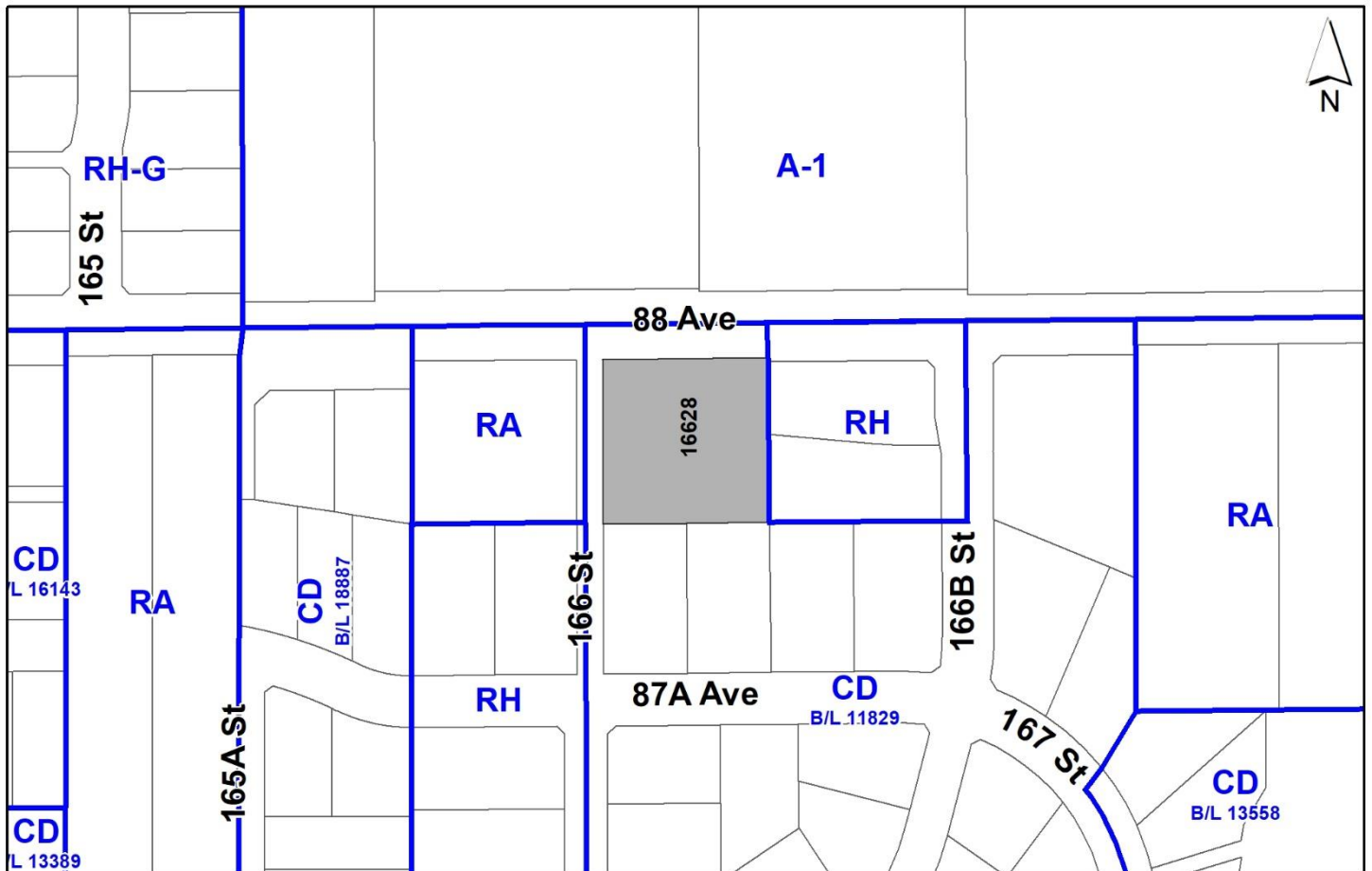
to allow subdivision into two quarter acre single family residential lots.

**LOCATION:** 16628 – 88 Avenue

**ZONING:** CD

**OCF DESIGNATION:** Suburban

**TCP DESIGNATION:** Single Family Suburban



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit for Farm Protection.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**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 complies with the Single Family Suburban designation in the Fleetwood Town Centre Plan (TCP). The proposal will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site and does not preclude future longer-term redevelopment opportunities.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Fleetwood, where half-acre and large quarter-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 proposed Lots A and B.
- The addition of a frontage road and agricultural landscape buffer for 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 "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0116-00 for Farm Protection generally in accordance with the attached drawings (Appendix V).
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 for installation and maintenance of the landscape buffer;
  - (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; and
  - (h) registration of a Section 219 Special Indemnity Restrictive Covenant to modify the existing Building Scheme to include a secondary suite and/or to alter other provisions in the existing Building Scheme.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Vacant one-acre residential lot	Suburban in the OCP and Single Family Suburban in the Fleetwood TCP	CD Bylaw No. 11829

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across 88 Avenue):	Mushroom farm on a 5-acre lot within the ALR; single family dwelling on a 34-acre lot within the ALR	Agricultural in the OCP	A-1
East:	Single Family Dwelling on half acre lot (8787 - 166B Street); 8777 - 166B Street on half acre lot under construction	Suburban in the OCP and Single Family Suburban in the Fleetwood TCP	RH
South:	Single Family Dwellings on half acre lots	Suburban in the OCP and Single Family Suburban in the Fleetwood TCP	CD Bylaw No. 11829
West:	Single Family Dwelling on acreage lot under Development Application No. 7920-0249-00 (at Third Reading)	Suburban in the OCP and Single Family Suburban in the Fleetwood TCP	RA (under application to RQ)

### Context & Background

- The subject property is 4,047 square metres (0.40 hectare) in size and is located at 16628 - 88 Avenue in the Fleetwood Town Centre Plan (TCP) area. It is a remainder lot of a subdivision created under Development Application No. 7991-0366-00.
- 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 "Comprehensive Development Zone (CD) Bylaw No. 11829".
- 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 quarter acre residential lots.

- 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 1,707 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 both Development Application No. 7914-0365-00 as well as Development Application No. 7920-0249-00 to the west when completed.
- 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 Lots A and B.
- 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.
- The Farming Protection Development Permit Guidelines prescribe a minimum 37.5 metre separation distance between the ALR's boundary and a residential building. The applicant intends to meet the required building setback from the ALR boundary, as prescribed in the Guidelines.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.40 hectares
Road Dedication:	634 square metres (0.06 ha)
Undevelopable Area:	N/A
Net Site Area:	0.34 hectares
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	5 uph
<b>Range of Lot Sizes</b>	1,707 square metres
<b>Range of Lot Widths</b>	31.66 metres – 32.38 metres
<b>Range of Lot Depths</b>	52.72 metres – 61.84 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 4 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 March 1, 2023.

### Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
  - Extend and construct frontage road from the west with connection to 88 Avenue roadway, complete with concrete curb and gutter, sidewalk, street lighting and boulevard treatment
  - Address 168 Street Greenway (multi-use pathway) design and traffic signing requirements at the crossing of the proposed frontage road
  - Provide 6.0 metre access to each lot from the proposed frontage road

### 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 "Comprehensive Development Zone (CD)" 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)", streamside setbacks 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 (direction):	7.5 metres	7.5 metres
Side Yard (direction):	2.4 metres	2.4 metres
Side Yard Flanking (direction):	3.6 metres	N/A
Rear (direction):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	930 square metres	1,707 square metres
Lot Width:	24 metres	31.66 metres – 32.38 metres
Lot Depth:	30 metres	52.72 metres – 61.84 metres
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

### Lot Grading and Building Scheme

- The subject property has one Building Scheme Covenant (BH456267), one modification of the existing Building Scheme Covenant (BK217505) and two Statutory Building Schemes (BL195505 and BL330167) registered on title that were created under Development Application Nos. 7991-0366-00 and 7998-0052-00. Raymond Bonter of Raymond S. Bonter, Designer Ltd. was the Design Consultant for both applications. The applicant has retained Raymond S. Bonter, Designer Ltd. to modify the existing building scheme to allow a secondary suite and to alter other provisions in order to bring them up to current standards. The applicant understands that a Section 219 Special Indemnity Covenant will be required which will indemnify the City from liabilities, claims, damages and legal action from third parties.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated August 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, \$2,000 per new unit for projects 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 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 December 21, 2021, and the Development Proposal Signs were installed on September 8, 2021. Staff received one response from a neighbouring resident who had questions about the multi-use pathway west of the property and access from 88 Avenue to the proposed new lots. The resident also voiced concern on the need for a roundabout at the intersection of 166B Street and 87A Avenue close to the development site. *(staff comments in italics):*

*(The multi-use pathway west of the subject site will remain. The applicant is required to address the design and traffic signing requirements at the crossing of the proposed frontage road. A lot layout was provided to the resident in order to visualize access from 88 Avenue to the proposed new lots through the required frontage road. The resident's concern regarding the intersection at 166B Street and 87A Avenue was forwarded to Engineering Traffic Operations for further review.)*

- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association did not provide any comments.

## DEVELOPMENT PERMIT

### 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, combined with the 88 Avenue road allowance, will exceed the required 37.5 metre minimum building setback from the ALR.)*

- 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.
- The applicant is proposing to plant approximately 22 trees within the landscape buffer, and an additional 5 or more trees on each proposed new lot.

**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. Landscape and Planting Plan
- Appendix VI. Aerial Photo

*approved by Ron Gill*

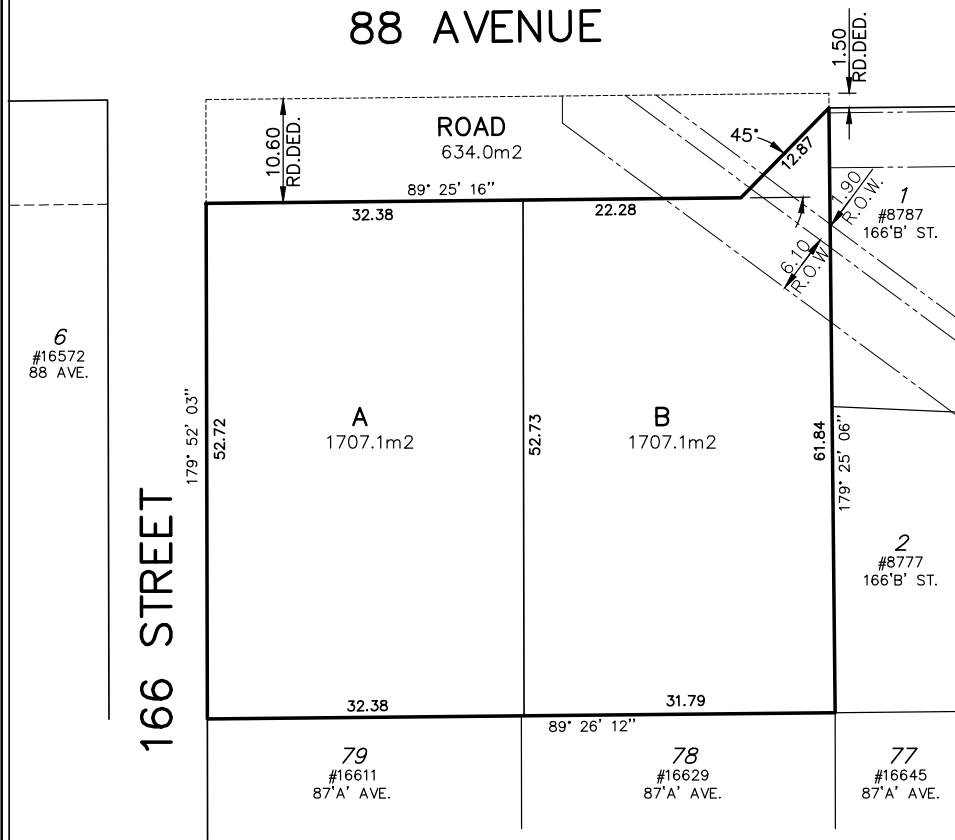
Ron Gill  
Acting General Manager  
Planning and Development

DQ/cm

SUBDIVISION PLAN OF LOT 7,1 SECTION 25,  
TOWNSHIP 2, NEW WESTMINSTER DISTRICT,  
PLAN LMP33300



88 AVENUE



**NOTES**

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



PROJECT No: #2798  
LAYOUT-C  
SCALE: 1: 500  
DATE: AUGUST 3, 2021

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

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

DATE: **January 6, 2022** PROJECT FILE: **7821-0116-00**

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RE: **Engineering Requirements  
Location: 16628 88 Avenue**

**REZONE/SUBDIVISION**

***Property and SRW (Statutory Right-of-Way) Requirements***

- Dedicate 10.6 metres for 88 Avenue Arterial frontage road
- Register 0.5 metre SRW along property line
- Register 2.0 metre SRW on the west side of the existing SRW that bisects the site

***Works and Services***

- Construct 88 Avenue frontage road
- Provide onsite low impact development drainage features
- Install water, sanitary and drainage service connections

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

KMH



July 5, 2021

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0116 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**

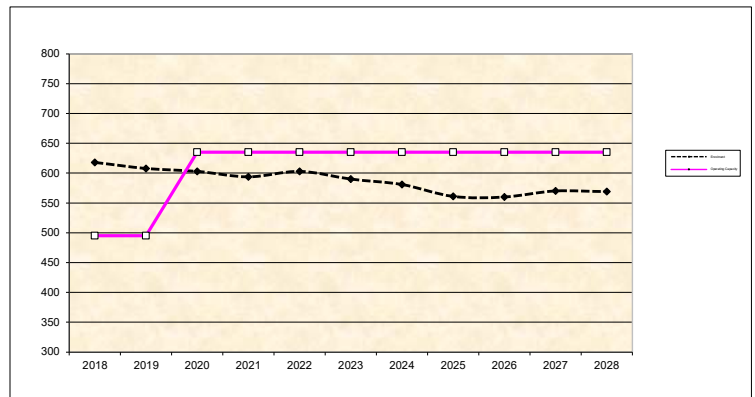
<b>Frost Road Elementary</b>	
Enrolment (K/1-7):	63 K + 540
Operating Capacity (K/1-7)	76 K + 559
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1408
Capacity (8-12):	1175

<b>Projected population of school-age children for this development:</b>	4
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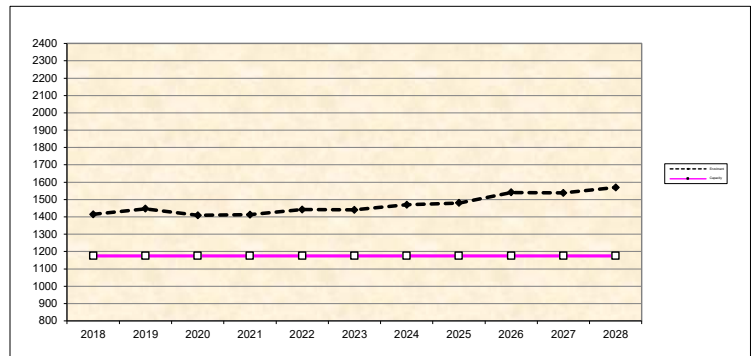
*Population* : The projected population of children aged 0-19 Impacted by the development.  
*Enrolment* : The number of students projected to attend the Surrey School District ONLY.

**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 opened a 100 capacity addition at Frost Road Elementary 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.

**Frost Road Elementary**



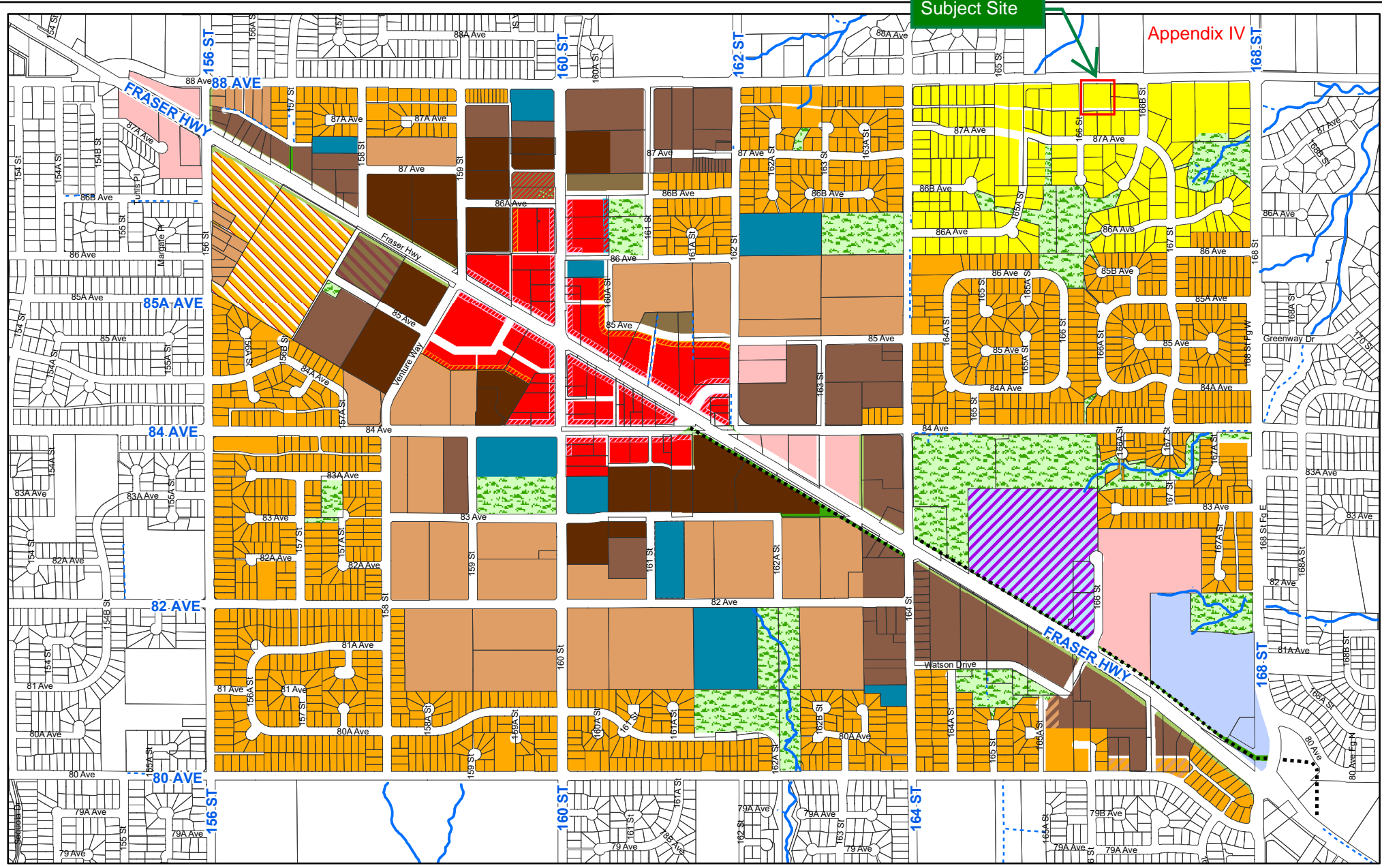
**North Surrey Secondary**



\* 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.

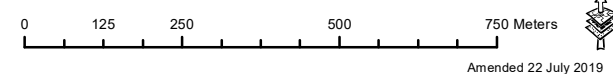
Subject Site

Appendix IV



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

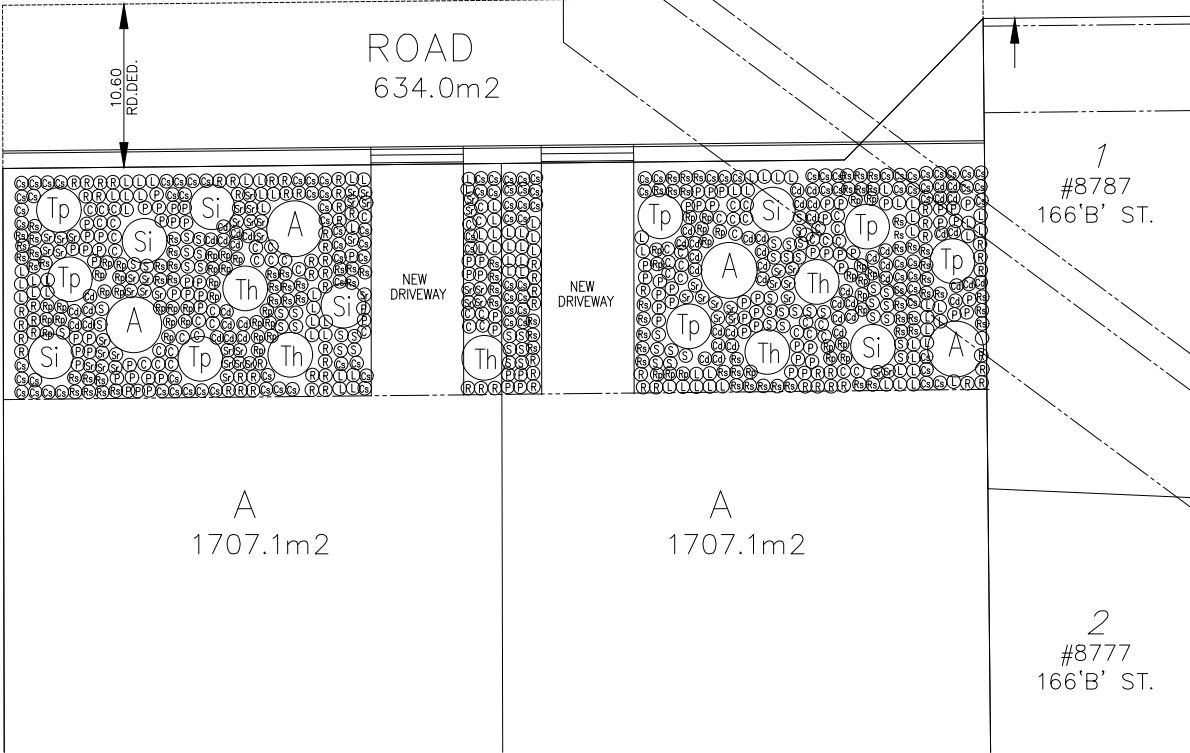


Amended 22 July 2019



166 STREET

88 AVENUE



DATE	REVISIONS	NO.
	REVISED	

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA

2462 JONGUIL COURT  
ABBOTSFORD, B.C.  
V3C 3E9

PHONE (604) 857-2376

CLIENT

MR. MIKE HELLE  
COASTLAND ENGINEERING AND SURVEYING LTD.

SUITE #101  
19292 - 65TH AVENUE  
SURREY, B.C.  
V3S 3A2  
604-532-9700

TITLE

PLAN VIEW

LANDSCAPE PLAN  
15 METER BUFFER  
2 LOT SUBDIVISION  
16628 - 88 AVENUE  
SURREY, B.C.

CESL #2798

SCALE 1:150	DATE AUG/21
DRAWN	CHKD
ENG.	CHKD
APPROV	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1



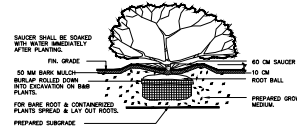
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
<u>CONIFEROUS TREES</u>						
Ⓣ <sub>p</sub>	THUJA PLICATA	WESTERN RED CEDAR	7	2.50 METERS	5.00 METERS O.C.	B. & B.
Ⓣ <sub>i</sub>	PICEA SITCHENSIS	SITKA SPRUCE	6	2.50 METERS	5.00 METERS O.C.	B. & B.
Ⓣ <sub>h</sub>	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	5	2.50 METERS	5.00 METERS O.C.	B. & B.
<u>DECIDUOUS TREES</u>						
Ⓐ	ACER CAMPESTRE	FIELD MAPLE	4	6 CM. CAL.	5.00 METERS O.C.	B. & B.
<u>SHRUBS</u>						
Ⓒ	AMELANCHIER FLORIDA	SASKATOON BERRY	56	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓓ	PIERIS JAPONICA	JAPANESE ANDROMEDA	58	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓔ	CORNUS ALBA	TARTARIAN DOGWOOD	90	#2 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓢ	CORNUS STOLONIFERA	RED OSIER DOGWOOD	109	#2 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓢ	VIBURNUM OPULUS 'ROSEUM'	SNOWBALL BUSH	55	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓡ	TALL RHODODENDRON (VARIOUS)	RHODODENDRON	74	#7 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓢ	PRUNUS TOMENTOSA	MANCHU CHERRY	55	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓢ	KOLKWTZIA AMABILIS	BEAUTY BUSH	53	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓛ	SYRINGA VULGARIS (CULT)	FRENCH LILAC	90	#5 POT	1.00 METERS O.C.	WELL BRANCHED
Ⓢ	HYDRANGEA PANICULATA	PG HYDRANGEA	84	#5 POT	1.00 METERS O.C.	WELL BRANCHED

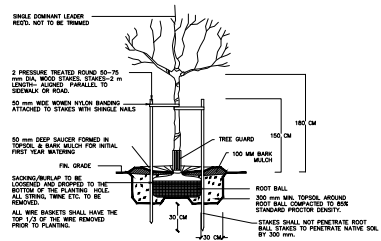
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA 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. "SUBSTITUTION" 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 FROM REQUESTER. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA P200A "LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
 

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 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 SODDING 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 MINUTELY FREE FROM SURBOL, WOOD INCL, ROOTY PLANT PARTS, WEEDS OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND OTHER DEBRIS.
- 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	REVISED	NO.
	REVISIONS	

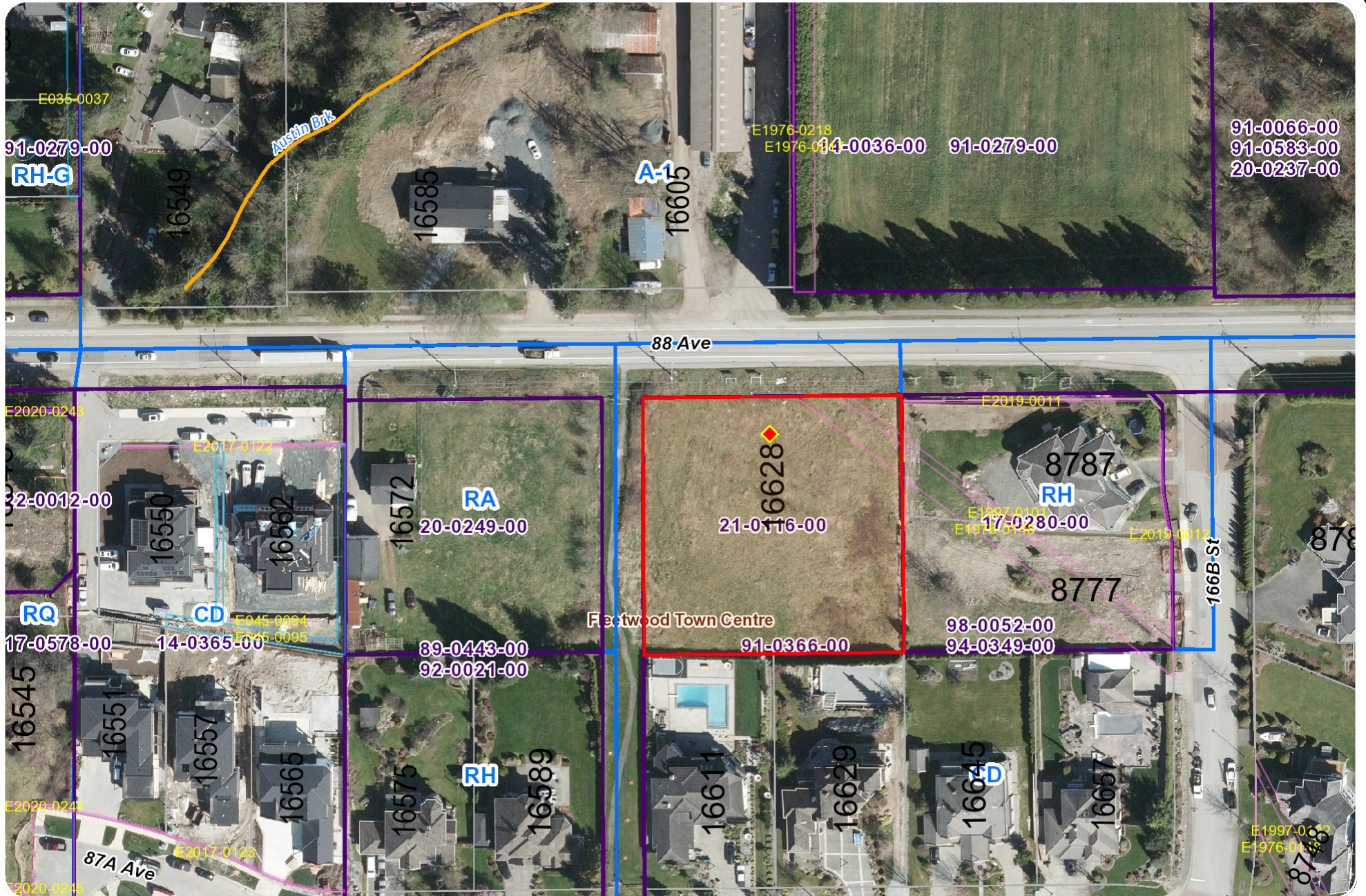
C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
MR. MIKE HELLE  
COASTLAND ENGINEERING AND SURVEYING LTD.  
SUITE #101  
19292 - 50th AVENUE  
SURREY, B.C.  
V3E 3A2  
604-532-9700

TITLE  
PLAN VIEW  
LANDSCAPE DETAILS  
15 METER BUFFER  
2 LOT SUBDIVISION  
16628- 88 AVENUE  
SURREY, B.C.  
CESL #2798

SCALE	N.T.S.	DATE	AUG/21
DRAWN	CH/D		
ENG.	CH/D		
APPROV.	AS BUILT		

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