

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
AGENDA

Tuesday, September 20, 2022, 5:30 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca
T. Arthur, Director of Corporate Administration

	Pages
1. CALL TO ORDER Councillor Johanson, Chairperson	
2. ADOPTION OF AGENDA RECOMMENDATION THAT the Land Use and Planning Committee adopt the agenda for September 20, 2022 as circulated.	
3. ADOPTION OF MINUTES RECOMMENDATION THAT the Land Use and Planning Committee adopt the minutes of the June 27, 2022 meeting as circulated.	4
4. ZONING BYLAW AMENDMENT AND MAJOR DEVELOPMENT PERMIT FOR 877 KENT STREET (ZON/MJP 21-011) - FIRST AND SECOND BYLAW READINGS Corporate report dated September 19, 2022 from the Director of Planning and Development Services titled "Zoning Bylaw Amendment and Major Development Permit for 877 Ken Street (ZON.MJP 21-011) - First and Second Bylaw Readings". RECOMMENDATION THAT the Land Use and Planning Committee recommends that Council: 1. Give first and second readings to "White Rock Zoning Bylaw, 2012,	7

No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;”

2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and
3. Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:
 - a. Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b. Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and
 - c. Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
4. Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.

5. **INITIAL REVIEW OF ACTIVE REZONING APPLICATIONS - JANUARY TO MAY 2022**

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Corporate report dated September 19, 2022 from the Director of Planning and Development Services titled "Initial Review of Active Rezoning Applications - January to May, 2022".

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council:

1. Direct staff to advance the zoning amendment application at 15931 Buena Vista Avenue to the next stage in the application review process,
2. Direct staff to advance the zoning amendment application at 15963 Marine Drive to the next stage in the application review process,
3. Direct staff to advance the zoning amendment application at 15941 Buena Vista Avenue to the next stage in the application review process,
4. Direct staff to advance the zoning amendment application at 1589 Maple Street to the next stage in the application review process.

6. **CONCLUSION OF THE SEPTEMBER 20, 2022 LAND USE AND**

PLANNING COMMITTEE MEETING



Land Use and Planning Committee

Minutes

June 27, 2022, 6:30 p.m.
City Hall Council Chambers
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson (via electronic means)
Councillor Kristjanson (via electronic means)
Councillor Manning
Councillor Trevelyan

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Anne Berry, Director of Planning and Development Services
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 2

1. **CALL TO ORDER**

Councillor Manning, Chairperson

The meeting was called to order at 6.33 p.m.

2. **ADOPTION OF AGENDA**

Motion Number: 2022-LU/P-018 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for June 27, 2022 as circulated.

Motion CARRIED (6 to 0)

3. **ADOPTION OF MINUTES**

Motion Number: 2022-LU/P-019 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the May 30, 2022 meeting as circulated.

Motion CARRIED (6 to 0)

4. **WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD ZONE 67 - 15704, 15724/28/38/48/58/70 NORTH BLUFF ROAD) BYLAW, 2022, NO. 2435**

Corporate report dated June 27, 2022, from the Director of Planning and Development Services titled "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 - 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435".

The Director of Planning and Development Services provided a PowerPoint that gave an overview of the application.

The following discussion point was noted:

- At the Advisory Design Panel meeting there were comments regarding the stepping stones, staff will provide clarification on this

Motion Number: 2022-LU/P-020 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Receive for information the corporate report dated June 27, 2022, from the Director of Planning and Development Services, titled " White Rock Zoning Bylaw, 2012, No 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435"; and

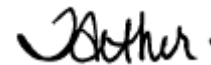
2. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435" as presented, and direct staff to schedule the required Public Hearing;
3. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2435 is given third reading after the public hearing:
 - a. Ensure that all engineering requirements and issues, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b. Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities.

Motion CARRIED (6 to 0)

5. **CONCLUSION OF THE JUNE 27, 2022 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:43 p.m.

Councillor Manning, Chairperson



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2022

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Zoning Bylaw Amendment and Major Development Permit for 877 Kent Street (ZON/MJP 21-011) – First and Second Bylaw Readings

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;”
 2. Direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440;” and
 3. Direct staff to address the following conditions prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440” back for consideration of final adoption:
 - a) Ensure that all engineering requirements and issues, and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Provide tree protection and replacements plans prepared by a certified arborist and obtain a Tree Management Permit as required by the “White Rock Tree Protection Bylaw, 2022, No. 2407,” as amended; and
 - c) Complete the demolition of the existing dwelling to the satisfaction of the Director of Planning and Development Services.
 4. Recommend that pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440, Council consider issuance of Development Permit No. 446 for 877 Kent Street.
-

EXECUTIVE SUMMARY

This application proposes to rezone the property at 877 Kent Street from ‘RT-1 Two Unit Residential Zone’ to ‘RS-2 One-Unit (Small Lot) Residential Zone. The intent is to permit the subdivision of the 20.12 metre wide lot into two 10.06 metre wide lots to construct two new single-family dwellings. Since the two (2) new lots would be less than 12.1 metres (40 feet) in width, it is classified in Section 22.1 of the Official Community Plan (OCP) as “intensive residential development” under Section 488(1)(e) of the *Local Government Act*. In addition, the development is regulated by the requirement for a Major Development Permit and is reviewed

under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. Overall, staff supports the proposal subject to the recommended conditions.

A copy of draft Zoning Amendment Bylaw No. 2440 is included in this corporate report as Appendix A. The draft Major Development Permit No.446 is included in Appendix B, the location and ortho maps of the property are included in Appendix C, Legal Survey is included in Appendix D, and the architectural and landscape drawings are included in Appendix E.

PREVIOUS COUNCIL DIRECTION

Motion & Meeting Date	Motion Details
LU/P-046 March 29, 2021	THAT Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 877 Kent Street proceed to the next stage in the application review process.
2021-189 April 12, 2021	THAT Council resolve that the zoning amendment application at 877 Kent Street proceed to the next stage in the application review process.

INTRODUCTION/BACKGROUND

If approved, the zoning would be amended from RT-1 to RS-2, enabling the property's subdivision into two lots. The subdivision proposes to split the lot north-to-south resulting in two lots having frontages of approximately 10.06 metres and depth of approximately 38.07 metres each; the properties adjacent to the subject property have a similar configuration to that proposed. Figure 1.0 below illustrates the Subject Property (in red) and the site's context.

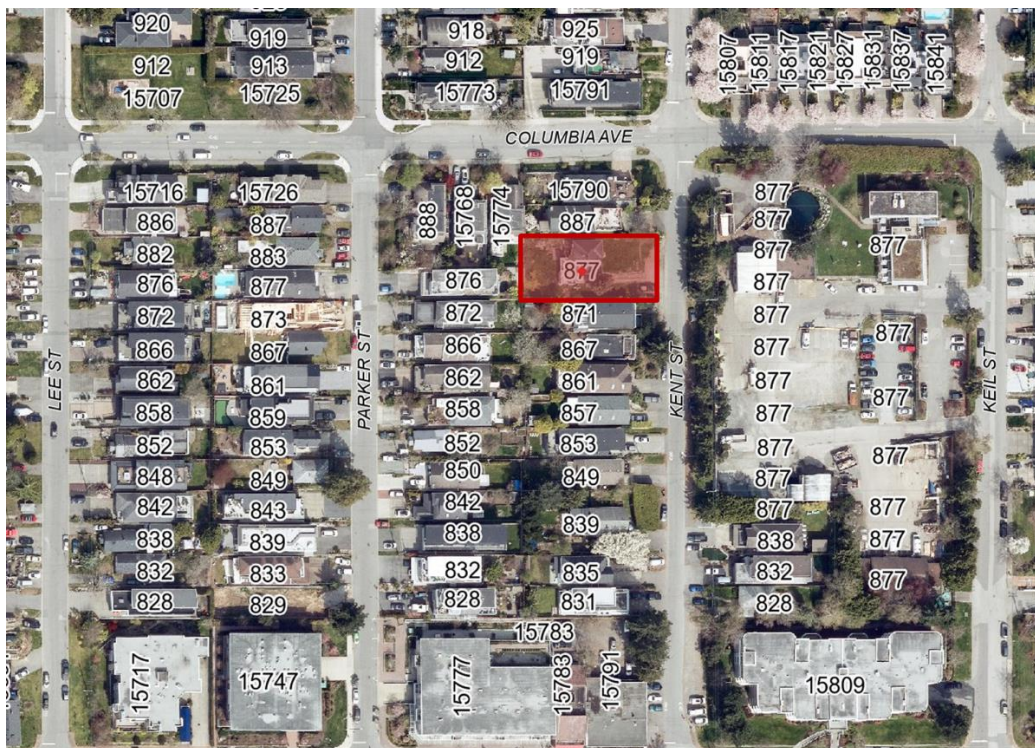


Figure 1: Subject property and site context

The subject property is on the south side of Columbia Avenue between Parker Street and Kent Street. The properties immediately west, north and south are zoned RS-2. The City’s Public Works Yard is directly east of the subject property

The subject property, including the property immediately south of the subject property, is tied to a Statutory Right of Way (SROW) with the City from the 1980’s for a storm main connection. The city constructed the main through the interior side yard of said properties to provide service connections (see Appendix C).

ANALYSIS

The proposal has undergone a series of revisions to ensure alignment with the City’s Development Permit Area. The project is consistent with the OCP’s Mature Neighbourhood DPA policies. The following sections describe details of the proposal and key land use planning considerations in preparing the staff recommendation outlined in this report.

White Rock Official Community Plan, 2017, No. 2220

The property is within the City’s “Mature Neighbourhood” designation as outlined in the Official Community Plan (OCP). This OCP designation aims to create low-scale housing forms, including single-family homes with secondary suites, duplexes, and triplexes. The OCP policies are intended to maintain residential character within established neighbourhoods by encouraging gentle infill while supporting a variety of housing choices and different levels of affordability. The development is regulated by the requirement for a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings within the “Mature Neighbourhood” designation to ensure that the proposal fits within the established character of the existing neighbourhood.

The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood and add housing options to the community by introducing smaller single-family detached homes. The proposal meets the Mature Neighbourhood DPA Guidelines and is consistent with the policy objectives of the OCP. Development Permit No. 446 is included as Appendix B in the report.

Zoning

The subject property is approximately 20.12 m (66.01 ft) wide and 38.07 m (124.90 ft) deep. It has a lot area of approximately 766.0 m² (8,254.1 ft²), exceeding the minimum requirements of both the existing RT-1 zone and the proposed RS-2 zone. Table 1.0 below summarizes the proposed development's current and proposed zoning and configuration. The proposed use of the property is permitted within the RS-2 zone.

Table 1: Existing and Proposed Zoning Matrix

Zone Standard	RT-1 (Existing) zone	Existing Lot conditions	RS-2 (Standard)	RS-2 (Proposed)**	
				Proposed North Lot (Lot 1)	Proposed South Lot (Lot 2)
Lot Width (<i>min</i>)	18.0 m	20.12 m	10.0 m (32.81ft)	10.06 m	10.06 m
Lot Depth (<i>min</i>)	30.5 m	38.07 m	27.4 m (89.9ft)	38.07 m	38.07 m
Lot Area (<i>min</i>)	742.0 m ² (7,986.8 ft ²)	766.0 m ²	362.0 m ² (3896.53 ft ²)	382.98 m²	382.98 m²

Lot Coverage (<i>max</i>)	45%	-	50%	48.8%	48.12%
Floor Area	0.5 times the lot area	-	0.6 times the lot area	0.6 times the lot area	0.6 times the lot area
Height (max)	7.7 m	7.7 m	7.7 m	7.59 m	7.59 m
Setbacks (<i>min</i>)					
Front	7.5 m	14.25 m	3.0 m*	6.12 m	6.27 m
Rear	7.5 m	11.32 m	3.0 m*	6.66 m	5.89 m
Interior side	1.5 m	2.27 m	1.2 m	1.2 m	1.2 m
Off-Street Parking	Two per dwelling unit; 4 spaces in total (no secondary suites permitted in RT-1 zone)		Two per dwelling unit and one for a secondary suite	Two per dwelling unit plus one for a secondary suite	Two per dwelling unit plus one for a secondary suite
<p><i>*Front and rear setbacks shall, in combination, be not less than 12.0m (39.37 ft)</i></p> <p><i>** Exact dimensions are to be determined at the time of building permit; dimensions may not exceed the indicated maximum and minimum requirements</i></p>					

While the existing RT-1 zoning allows for a duplex zone, the proposed RS-2 zoning allows for one single-family dwelling per lot. Additional permitted “accessory” uses in both zones include a childcare centre, boarding use, bed and breakfast, registered secondary suite or home occupation. The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) appear to be satisfied within the design of the subdivided lots. Still, the City’s Parking department expressed some concern with the proposed secondary suites parking spaces on the proposed infill lots (see *Interdepartmental Involvement/Implications* section below).

Council’s approval of the proposed rezoning and subsequent subdivision approval by the City’s Approving Officer would allow for a maximum of two (2) units (two principal homes) along with one secondary suite per lot.

Public Information Meeting and Public Feedback

On June 3, 2021, a Public Information Meeting (PIM) was held digitally to raise awareness of the application. There were 80 letters delivered to property owners and occupants within 100 metres of the subject property. The meeting was advertised in the Peace Arch News on May 20, 2021, and May 27, 2021. There were no attendees at the June 3, 2021, PIM.

Public Realm and Streetscape Improvements

The applicant would complete improvements to the City boulevard at the time of redevelopment (e.g., sidewalks, street tree planting, etc.). Modifications to the overall street would occur when enough money is collected to warrant an overall capital improvement project.

Mature Neighbourhood DPA Guidelines

The applicant has submitted a response to the Mature Neighbourhood Development Permit Area Guidelines, which apply to the proposal according to OCP Policy 22.1. The response to the guidelines is attached as Appendix F. Staff consider the submitted response to conform with the Development Permit Guidelines. Figure 2.0 below is a rendering of the proposed development on the subject property following the subdivision of the property into two lots.



Figure 2: Proposed front view rendering along Kent Street

The applicant has adequately identified how the proposed development meets the development permit guidelines by:

- a) Ensuring that the proposal is compatible with the surrounding neighbourhood comprising a mixture of older and more recently developed houses. The massing of the proposed residences is slightly stepped back from each other to reduce the shadowing effects of the building on the neighbouring properties.
- b) To create visual interest through the design, the proposal incorporates open decks, roofing styles and height variations to break down the building massing and a range of cladding materials.
- c) To address passive solar design principles, solar gain is minimized by setting several windows back on the partially covered decks and providing the maximum canopy permitted by the Angle of Containment on open decks where possible.

Advisory Design Panel Review

The application was presented to the Advisory Design Panel (ADP) on October 19, 2021; the ADP deferred making a recommendation pending the resolution of the issues listed. However, the panel requested that the applicant return and discuss how the issues have been addressed. Accordingly, on February 24, 2022, the applicant presented the following revisions of the application:

- The massing of the garage was reduced. The front garage wall height was reduced by 5 feet, thereby reducing the dominance of the garages;
- The height of the front entrance has been raised, making it more visible from the street;
- The setbacks for dwelling units on the proposed lots have been staggered by 4 feet; making the units appear slightly offset from one another when viewed from Kent Street;
- Revised rear elevations and sections to avoid mirror design;

- Concerns about the accuracy of the renderings for the development. The applicant retained a new rendering consultant renderings to address these concerns;
- EV charging stations are proposed to be installed in both dwelling units.

At the March 15, 2022 meeting, the ADP was overall in support of the design based on the revisions made. The Panel recommended that this application proceeds to Council, subject to the following considerations made to the satisfaction of staff (see Table 2.0 below; see Appendix G for related ADP meeting minutes):

Table 2: ADP comments and applicant's responses

ADP Comments	Applicant's response
<ul style="list-style-type: none"> • Look at ways to improve the character of the north house (Lot #1) if possible. For example, it may be good to look at ways to use a similar material and colour board on the south lot while ensuring the home has its unique identity. 	<ul style="list-style-type: none"> • A revised design for the north lot has been submitted to staff. This new design ensures that the north lot has its unique identity while ensuring that the guidelines for the “Mature Neighbourhood” DPA are met.
<ul style="list-style-type: none"> • Recommended dropping the ceiling height of the front entrances for both units to match the first-storey roof line along the sides of the houses. 	<ul style="list-style-type: none"> • The ceiling height of the front entrances has been dropped to ensure that the first-storey roof matches the storey roof line along the sides of the houses.
<ul style="list-style-type: none"> • Consider implementing more oversized windows and using shared colours and elements between the two houses. 	<ul style="list-style-type: none"> • The new design has larger windows and balconies using shared colours, complementing both homes.
<ul style="list-style-type: none"> • Use a different material for the garage door for the dwelling unit on Lot #2 (south). 	<ul style="list-style-type: none"> • The garage door material for the south home has been revised as recommended.
<ul style="list-style-type: none"> • There are Inconsistencies between the site plan and landscape plan drawings. E.g. the landscaping plan appears to show gravel between the houses and along the outer edges of the properties, which is not consistent with the site plans. 	<ul style="list-style-type: none"> • The site and landscaping plans have been revised to ensure that all drawings are consistent.
<ul style="list-style-type: none"> • Consider planting some larger shrubs and tree varieties at the front of the properties and indicating the same in the landscape plan. 	<ul style="list-style-type: none"> • Conducted further consultations with the applicant's Landscape Architect and provided a new landscape plan consistent with the site plan and has larger shrubs and tree varieties.

Staff believe the applicant has responded satisfactorily and made changes to the proposal to reflect the comments noted above.

Tree Management and Protection

As per the OCP, development projects should be designed to preserve and protect mature, healthy trees. The applicant has submitted an arborist report which identifies a total of six (6) “protected trees,” which are subject to the provisions of the City’s Tree Protection Bylaw, No. 2407 (see Appendix H). In addition, there is one on-site tree and five off-site trees. Table 3.0 below identifies

the protected trees, their size, and whether they are proposed for removal or retention. The table also identifies the value of securities for tree retention and the number and value of replacement trees where removals are proposed.

Table 3: Summary of Protected Trees tied to the development

Tree Ref.	Species	DBH (cm)	Retain / Remove	Security for Retention / Replacement Value	# of Replacements
29	Spruce	45	Remove	\$3,000	2
OS 1	Black Pine	25	Retain	\$3,000	NA
OS 2	Katsura	20	Retain	\$3,000	NA
OS 3	Apple	14	Retain	\$3,000	NA
OS 4	Curly Willow	25	Retain	\$3,000	NA
OS 5	Cherry	70	Retain	\$10,000	NA
Total				\$25,000	2

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures and removals. Two new trees are proposed as part of the development. All the trees identified on the Tree Retention/Removal Plan in the Arborist report (see Appendix H) have been given their retention/removal recommendation on a preliminary basis. This will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building. Final recommendations will be based on design/construction and grading details.

FINANCIAL IMPLICATIONS

The following fees would be collected if approved for rezoning and subdivision (Table 4.0). Note these fees are subject to change:

Table 4: Applicable Development Costs

	Fee (per unit)	Units Subject to Fee	Sub-Total
City of White Rock Development Cost Charges (DCCs)	\$19,294.76	1	\$19,294.76
TransLink DCCs	\$2,993.00	1	\$2,993.00
Metro Vancouver (Regional) DCCs	\$6,254.00	1	\$6,254.00
Surrey School District School Site Acquisition Charges (SSAC)	\$1,000.00	1	\$1,000.00
Total			\$29,541.76

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The applicant held a digital public information meeting (PIM) on June 3, 2021. If Council provides first and second readings of the Zoning Amendment Bylaw, a Public Hearing will offer the community an opportunity for direct written and verbal comments to be provided to Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The Zoning Bylaw amendment application was referred to municipal departments for comments.

The Parking Department noted the following concerns with the proposed secondary suite parking:

- A total of six (6) vehicles on this (sub-divided) property would be an excessive number of vehicles to add to the neighbouring area (i.e. a minimum of three (3) parking spaces per lot required per proposed RS-2 zone, see Table 1.0 above).
- The probability of all vehicles being parked on the properties is slim with the location of the secondary suite parking spaces proposed in tandem with the two-car garages.
- Kent street is too narrow to allow for on-street parking, and the boulevard cannot be encroached on for parking needs.
- Recommend that secondary suites not be permitted on this property.

All other interdepartmental comments provided to the applicant have been addressed related to this stage of the rezoning proposal. The application complies with the City’s Zoning Bylaw requirements.

Approval of the final detailed (civil) designs and the execution of a “Works and Servicing Agreement” to the satisfaction of the Director of Engineering and Operations would be required as a condition of 3rd reading.

CLIMATE CHANGE IMPLICATIONS

The application will enable modest infill within the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

Tree retention benefits the uptake of greenhouse gases and reduces factors contributing to climate change. The subject property contains mature trees subject to the city’s Tree Protection Bylaw. In addition, five off-site mature trees border the property line of the subject property and neighbouring property to the north and south of the subject property that this development would impact. Staff have made efforts to ensure optimal long-term tree preservation occurs.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly concerning supporting a community where people can live, work and play in an enjoyable atmosphere.

OPTIONS / RISKS / ALTERNATIVES

The following alternate options are available for the Council’s consideration:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440 and direct staff to schedule a public hearing with the added condition to register no-secondary suites covenant prior to final adoption.
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440,” or

3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2022, No. 2440,” and refer the application to staff to address any issues identified by Council.

CONCLUSION

The City has received applications for a zoning bylaw amendment and major development permit, to allow the subdivision of the lot at 877 Kent Street into two (2) new lots. Staff recommend that the Zoning Amendment Bylaw be given first and second reading and that a Public Hearing be scheduled. If Council adopts the zoning amendment bylaw, staff recommend that Council approve the subsequent issuance of the Major Development Permit following the final adoption of the bylaw. Overall, staff supports the proposal subject to the recommended conditions noted.

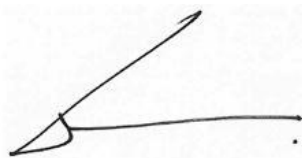
Respectfully submitted,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2440
- Appendix B: Draft Major DP No. 446
- Appendix C: Location and Ortho Maps
- Appendix D: Legal Survey
- Appendix E: Architectural and Landscape Drawings
- Appendix F: Mature Neighbourhood DPA Guidelines Response Table
- Appendix G: Adopted March 15 2022 ADP Meeting Minutes
- Appendix H: Arborist Report and Plans

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2440**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

THAT Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands as shown on Schedule "1" attached hereto from the 'RT-1 Two Unit (Duplex) Residential Zone' to the 'RS-2 One Unit (Small Lot) Residential Zone'.

Lot 8 Block 5 Section 11 Township 1 New Westminster District Plan 3331
(877 Kent Street)
PID: 001-335-766

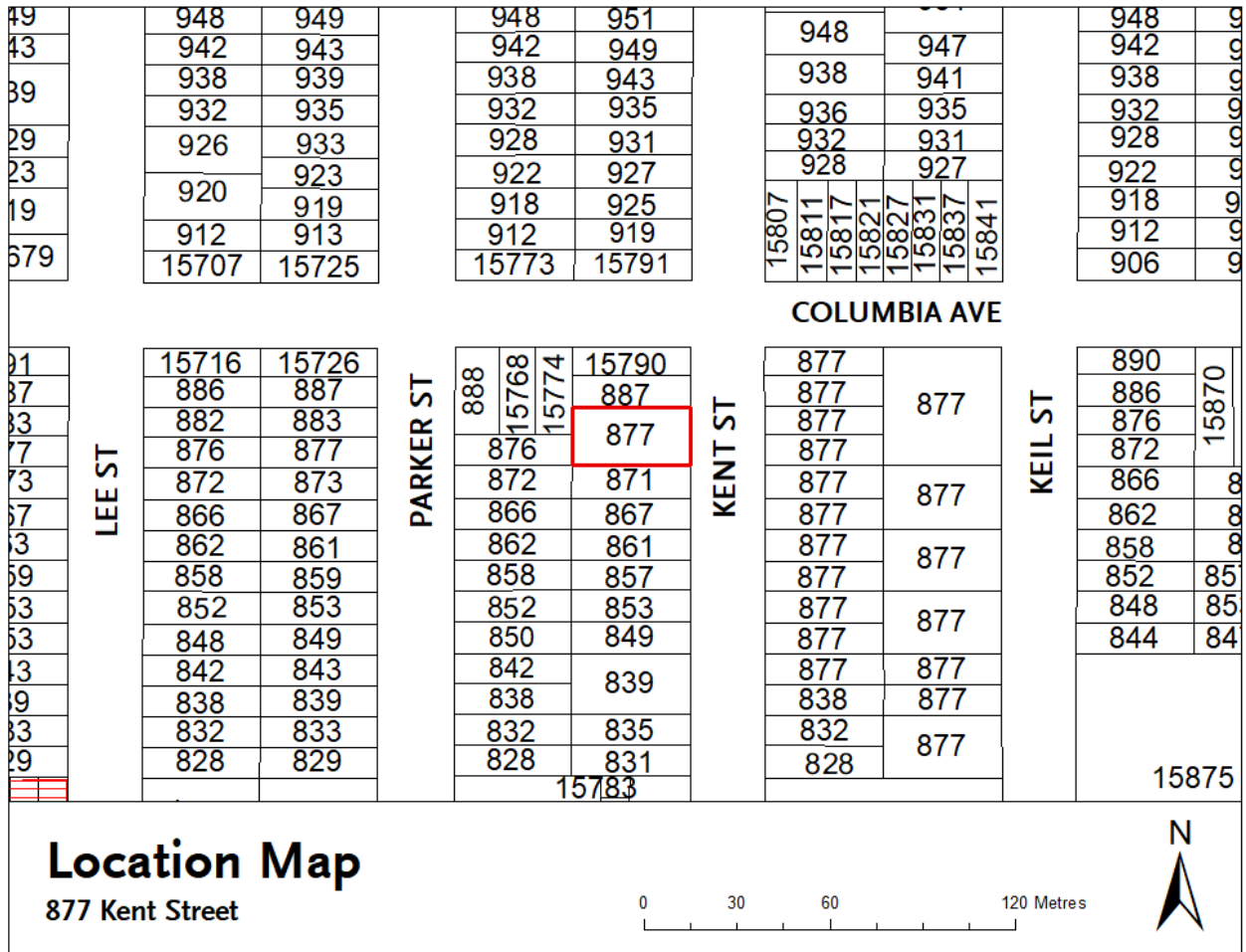
This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-2 – 877 Kent Street) Bylaw, 2020, No. 2440".

PUBLIC INFORMATION MEETING on the	3 rd	day of	June, 2021
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

Schedule "1"



THE CORPORATION OF THE
CITY OF WHITE ROCK



DEVELOPMENT PERMIT NO. 446

1. This Development Permit No. 446 is issued to **1234286 B.C. LTD, INC.NO. BC1234286** as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: **LOT 8 BLOCK 5 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 3331**

Civic Address: **877 Kent Street**

PID: **001-335-766**

The property subject to Development Permit No. 446 is indicated on Schedule A and is referred to herein as the “Lands”.

2. This Development Permit No. 446 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, and in conformity with the procedures prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. The terms, conditions and guidelines as set out in “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, that relate to “Mature Neighbourhood Infill Development Permit Area” shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the “RS-2 One Unit (Small Lot) Residential Zone” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Architectural (Design) Plans prepared by Paragon Designs (dated 6 September 2022) and the Landscape Plans prepared by Huckleberry Landscape Design (dated 6 September 2022) attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Lot 1 Elevation Drawings

Schedule D	Lot 2 Elevation Drawings
Schedule E	Renderings
Schedule F	Landscape Plan

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plan (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$63,176.25 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.
10. In the event of any ambiguity or conflict between this permit and a City Bylaw, the terms of the City Bylaw will apply.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2022.

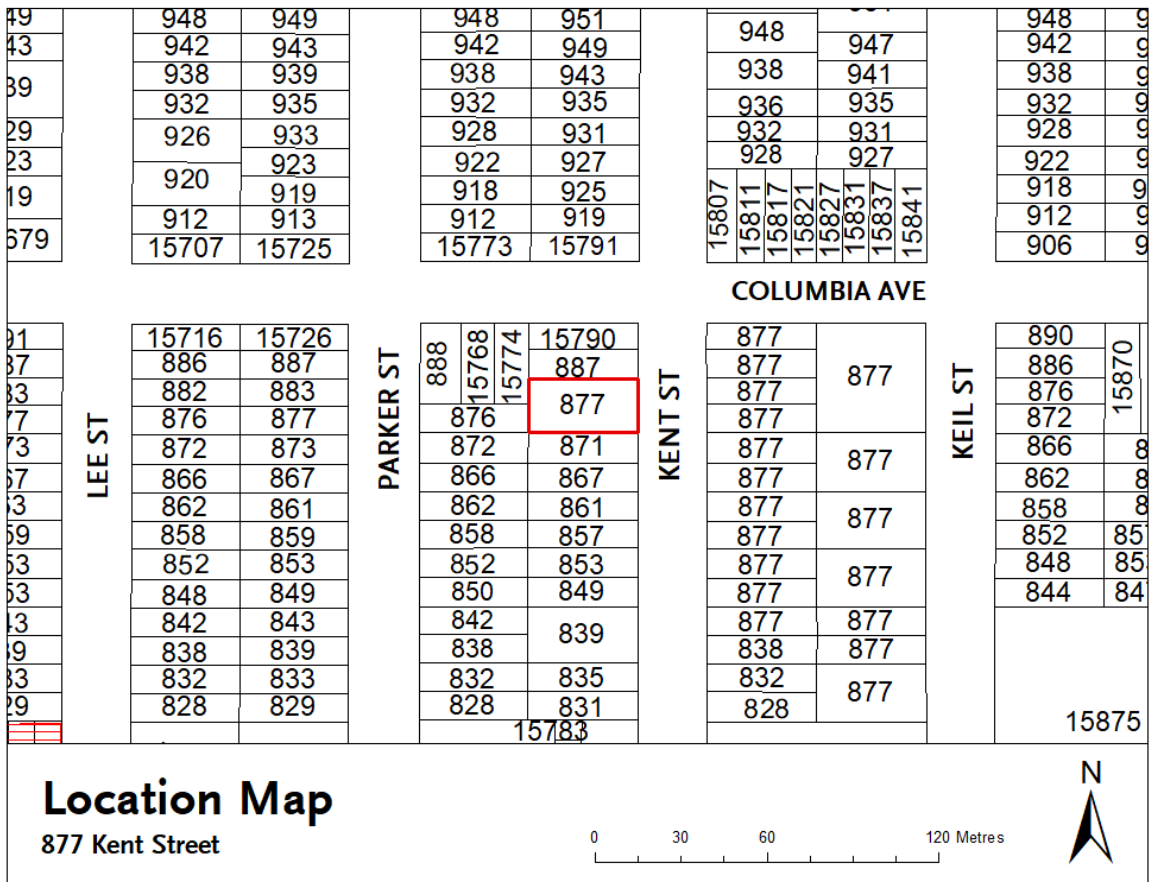
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 2022.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Schedule B – Site Plan [attached separately]

CIVIC ADDRESS:

LOT #2, 877 KENT STREET,
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. II, TWP I
NAD PLAN 12907

CALCULATIONS:

ZONE : RS-2
 LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)
 PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)
 PROPOSED F.A.R.:
 GROUND FLOOR AREA = 1,384.0 SQ.FT.
 SECOND FLOOR AREA = 1,090.0 SQ.FT.
 TOTAL AREA = 2,474.0 SQ.FT.
 GARAGE AREA = 392.0 SQ.FT.
 BASEMENT AREA = 1,384.0 SQ.FT.
 TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.
 PROPOSED SITE COVERAGE = 1,984.0 SQ.FT. (48.12%)

CIVIC ADDRESS:

LOT #1, 877 KENT STREET,
WHITE ROCK, B.C.

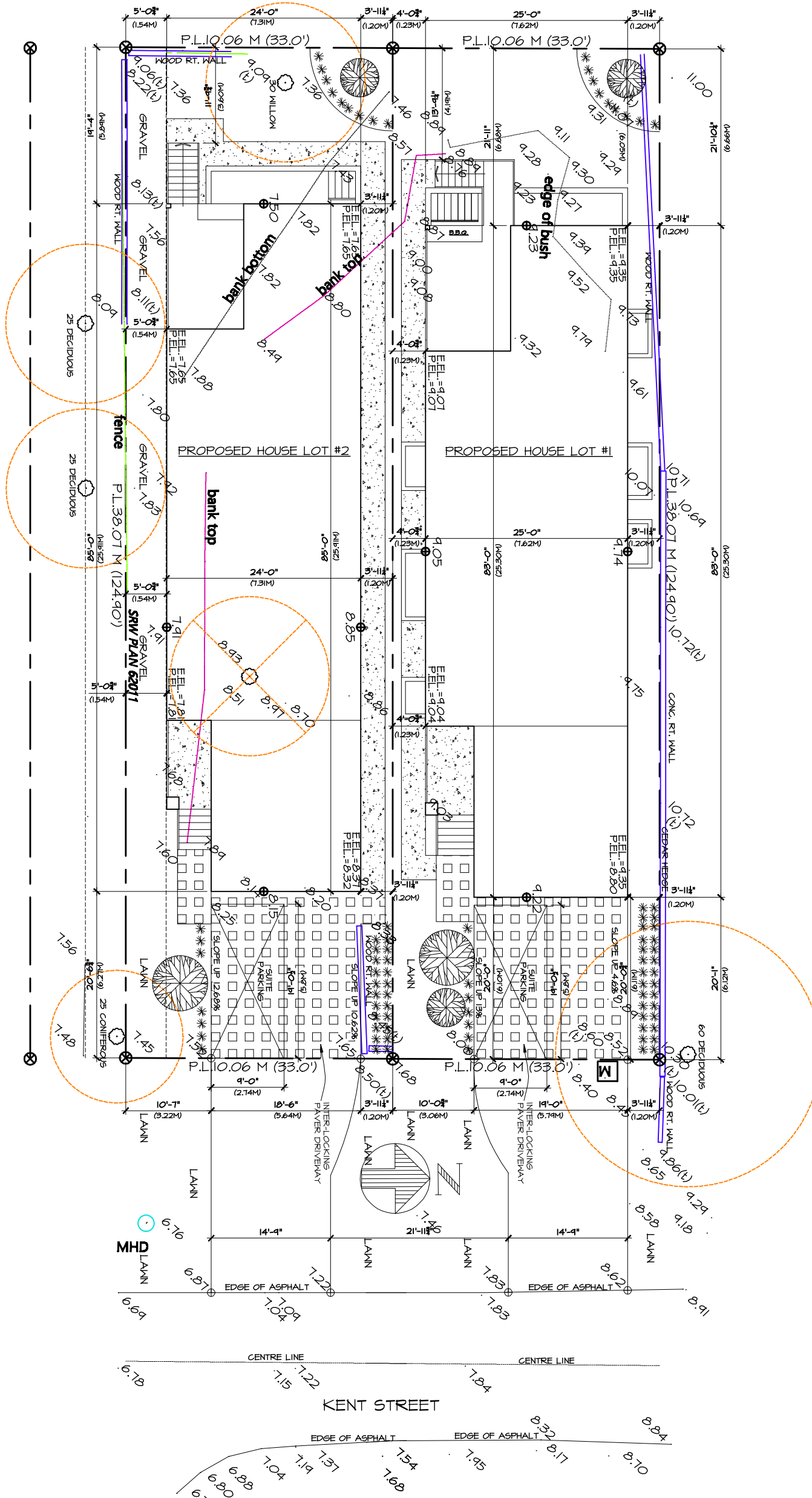
LEGAL DESCRIPTION:

LOT# A, SEC. II, TWP I
NAD PLAN 12907

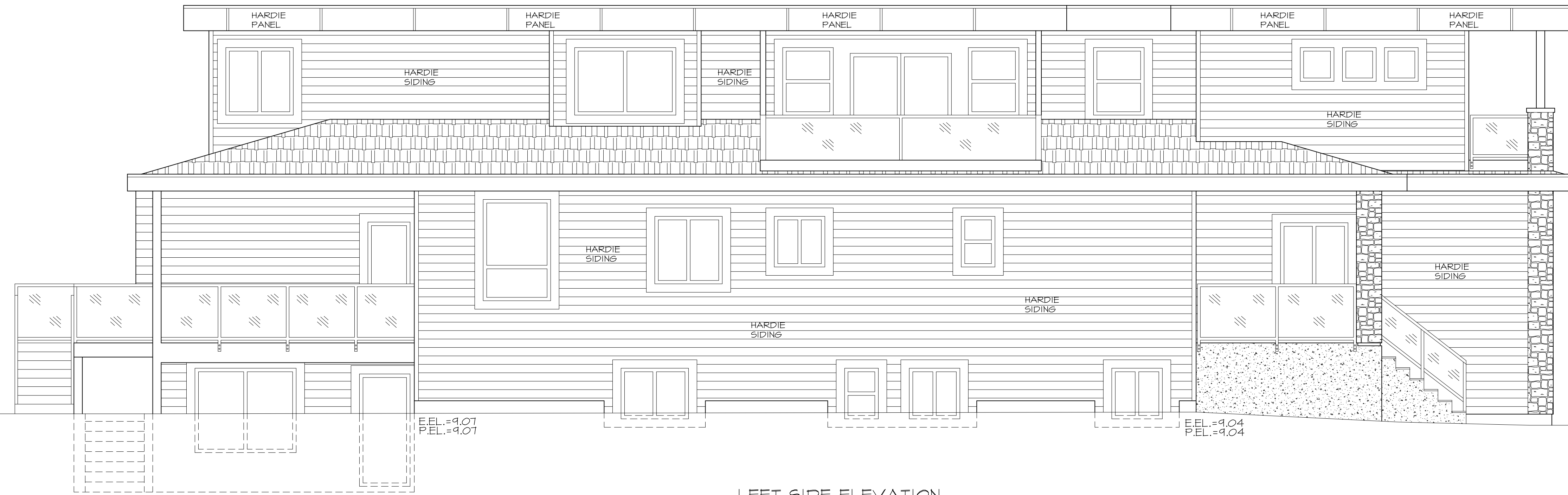
CALCULATIONS:

ZONE : RS-2
 LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)
 PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)
 PROPOSED F.A.R.:
 GROUND FLOOR AREA = 1,383.0 SQ.FT.
 SECOND FLOOR AREA = 1,087.0 SQ.FT.
 TOTAL AREA = 2,470.0 SQ.FT.
 GARAGE AREA = 402.0 SQ.FT.
 BASEMENT AREA = 1,383.0 SQ.FT.
 TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.

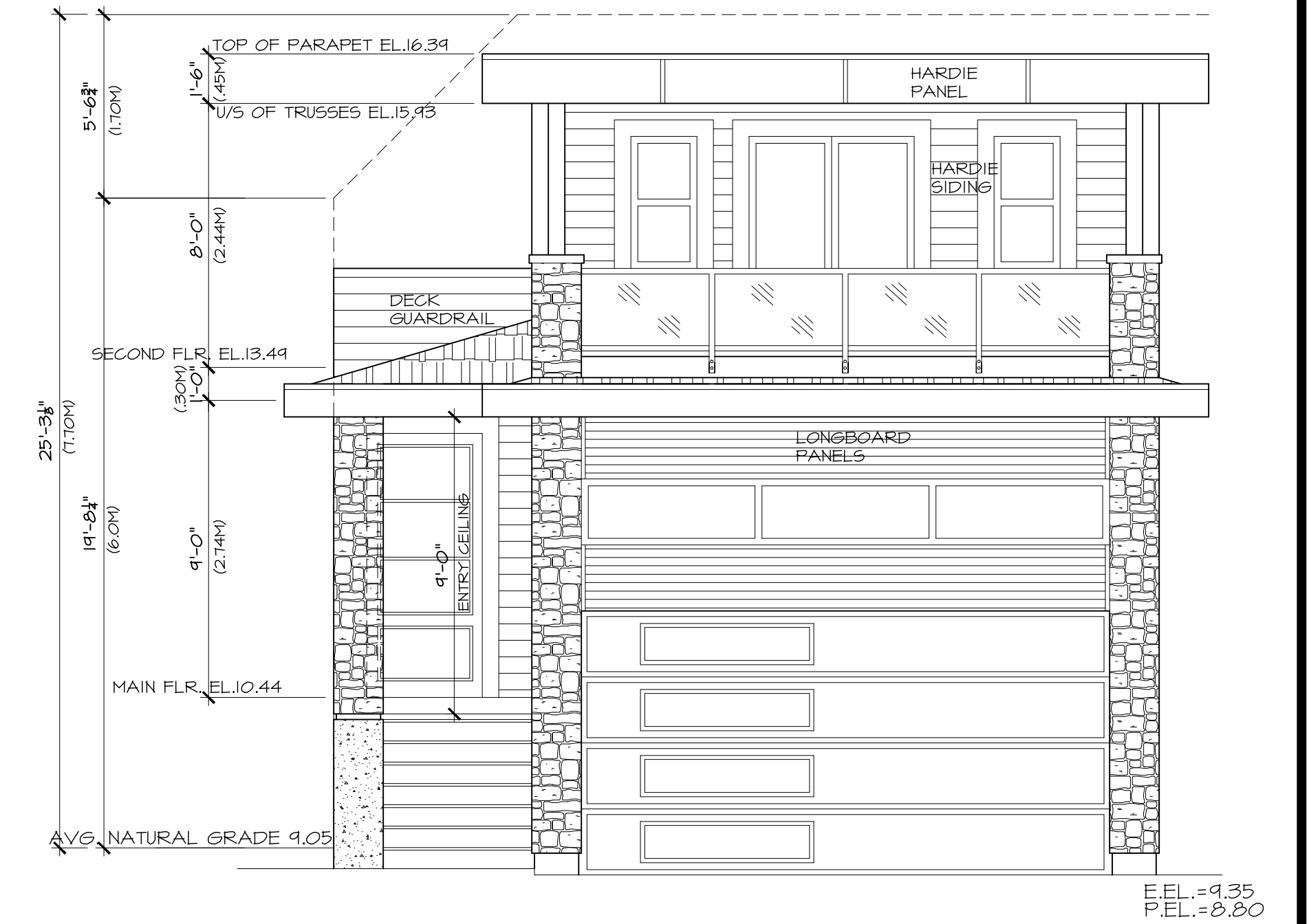
PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.
 PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



Schedule C – Lot 1 Elevations (attached separately)



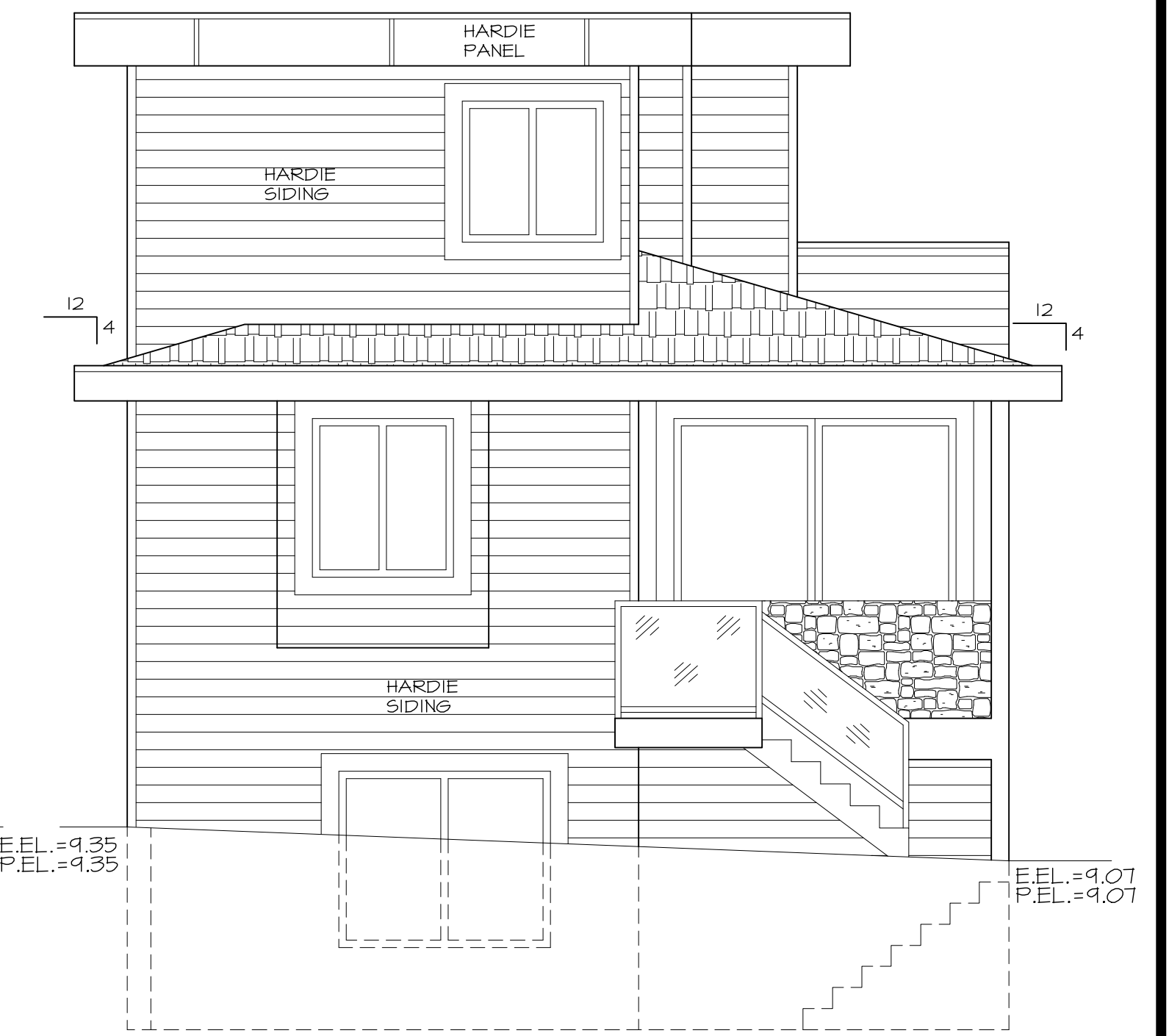
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES:-
 The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or Owner must verify all dimensions and conditions on the plot and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Metric dimensions shall have precedence over scaled dimensions.

DRAWING NO. A 3	DATE: SEP.06, 2022	TITLE: ELEVATIONS
	DRAWN:	
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

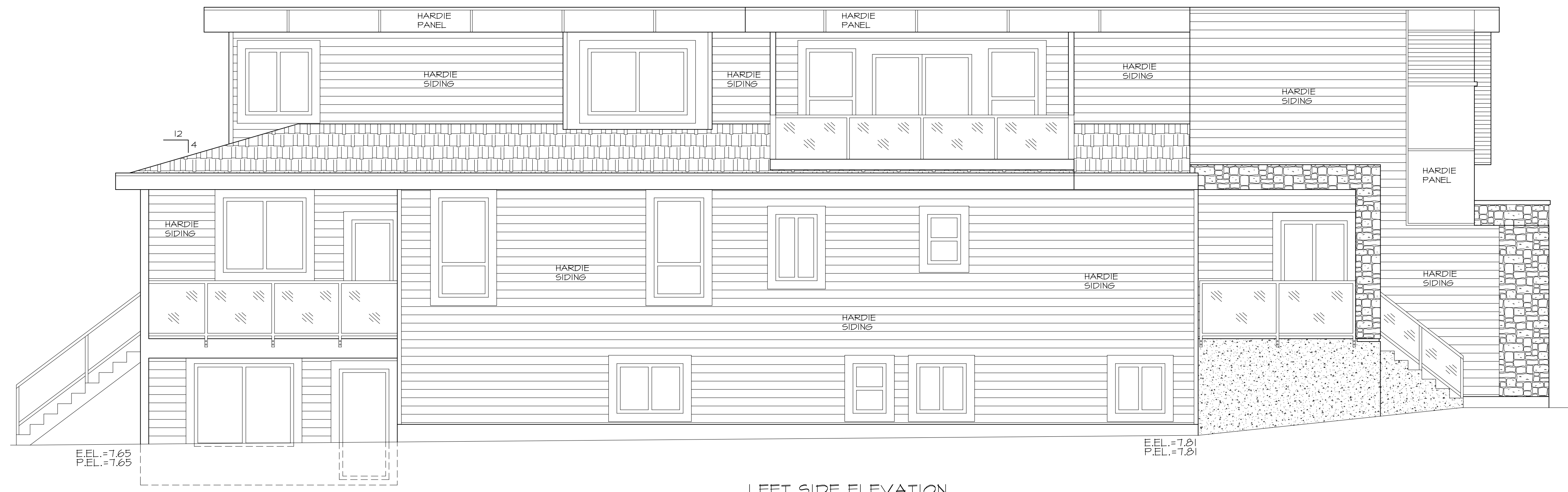
PROPOSED HOUSE FOR
 1234286 B.C. LTD.
 AT LOT# __, 877 KENT STREET,
 WHITE ROCK, B.C.

CUSTOM HOUSE DESIGNS
 SUB-CONTRACTING
 DRAFTING

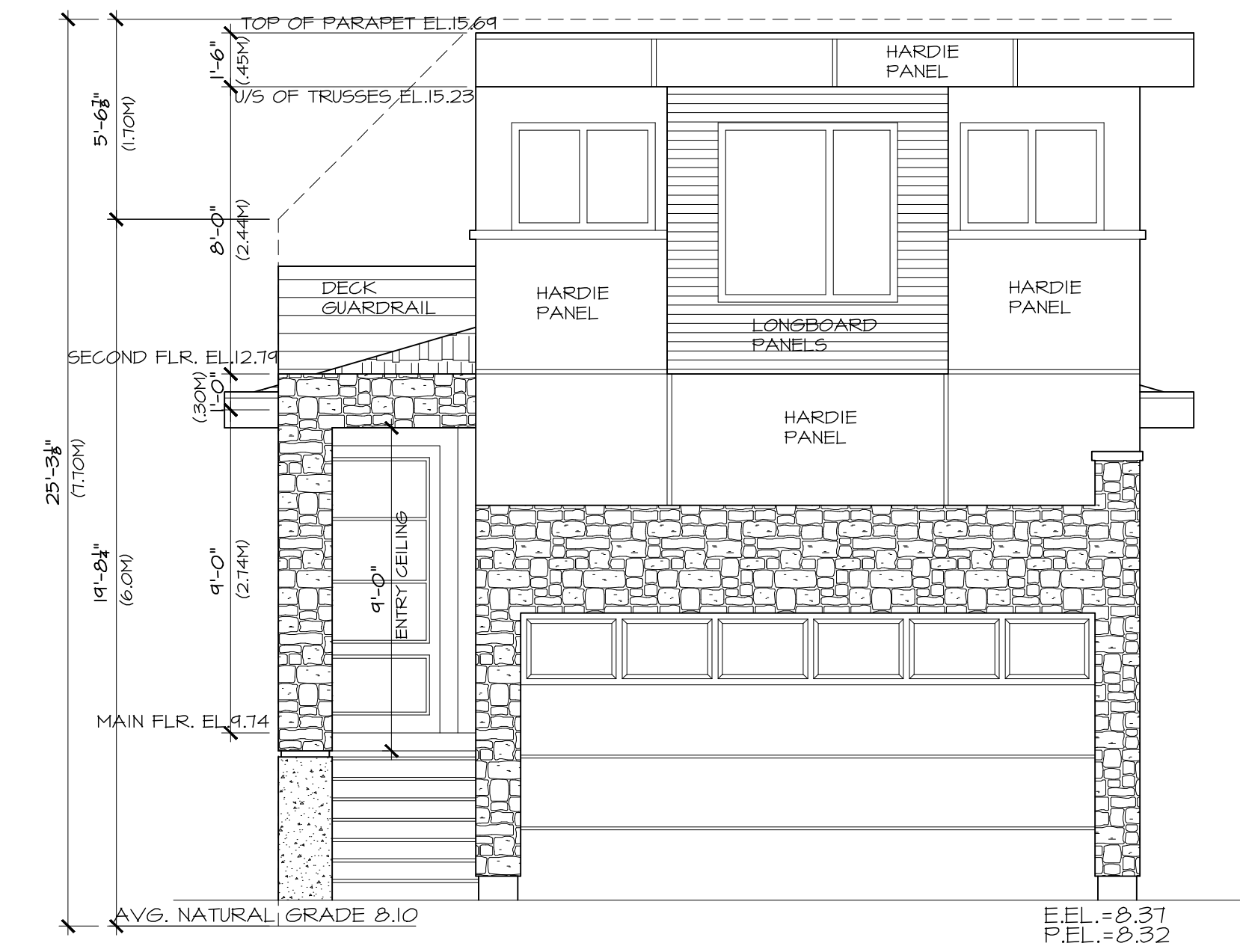
PARAGON DESIGNS
 6948 -150B STREET, SURREY, B.C. V3S - 0W7,
 EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2018 EDITION

Schedule D – Lot 2 Elevations [attached separately]



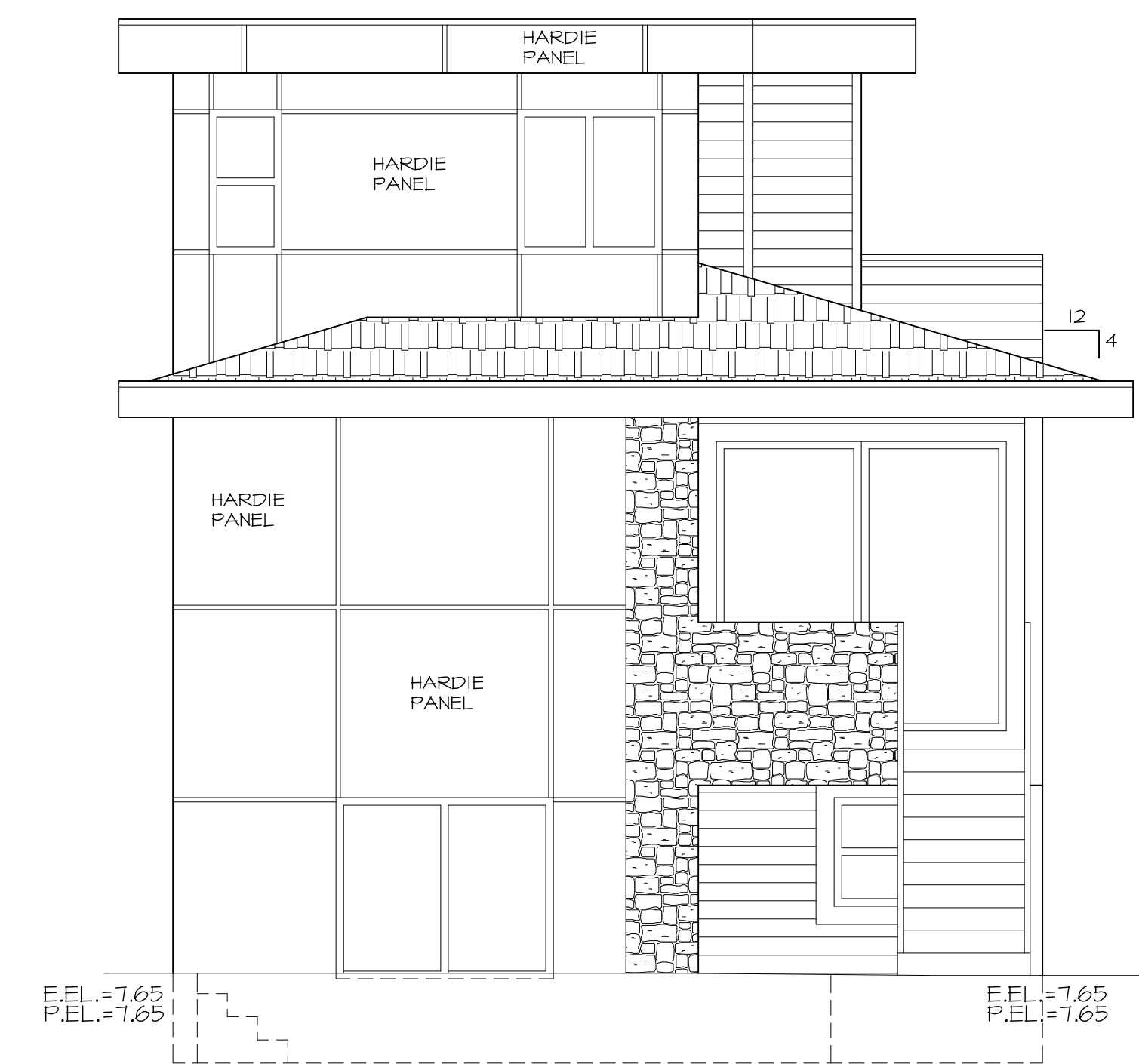
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

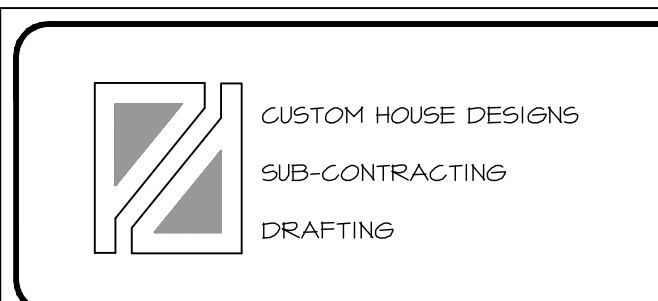


REAR ELEVATION

GENERAL NOTES:-
 The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the Designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Vertical dimensions shall have precedence over scaled dimensions.

DRAWING NO. A 3	DATE: SEP. 06, 2022	TITLE: ELEVATIONS
	DRAWN:	
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

PROPOSED HOUSE FOR
 1234286 B.C. LTD.
 AT LOT# 2, 877 KENT STREET,
 WHITE ROCK, B.C.



PARAGON DESIGNS
 6948 -150B STREET, SURREY, B.C. V3S - 0W7,
 EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2018 EDITION

Schedule E – Renderings

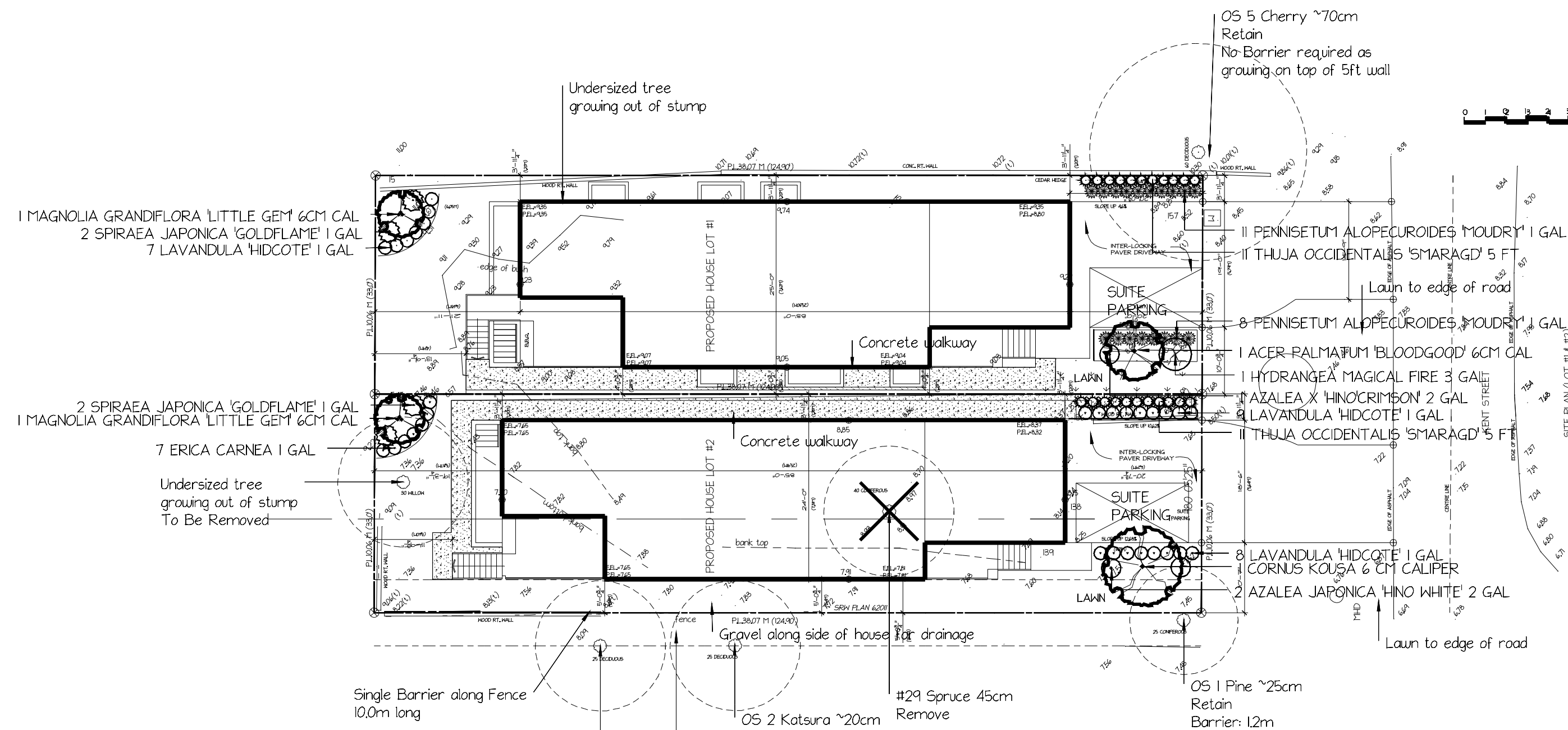
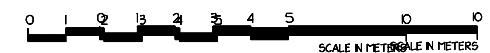
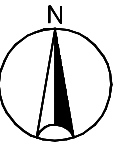
West Elevation (View from Kent Street)



East Elevation (View from Rear yard)



Schedule F – Landscape Plan [attached separately]



- Notes**
- LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
 - ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCMA STANDARD FOR NURSERY STOCK, AND THE BCMA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAYONUM (SODS).
 - PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.
 - PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.
 - LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
 - PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:
PERENNIALS AND ANNUALS - 30CM
SMALL SHRUBS - 40CM
LARGE SHRUBS - 60CM
TREES - MINIMUM 60CM FOR A 101 SQ AREA LAWN - 60CM
 - ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINT DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.
 - ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO PREVENT MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL

- OS 2 Katsura ~20cm Retain Barrier: 1.2m
- OS 3 Apple ~4, 6, 4 Retain Barrier: 1.2m
- OS 4 Willow ~25cm Retain Barrier: 1.2m
- #29 Spruce 45cm Remove
- OS 1 Pine ~25cm Retain Barrier: 1.2m

604-724-3025
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILL	Project: 2 LOT SUBDIVISION
Drawing: LANDSCAPE PLAN	Drawing no: 1 OF 1 Revision no: 4
Scale: 1:200	Date: SEPT 6 2022 Drawn by: AKK

TOPOGRAPHIC SITE PLAN OF LOT 8 BLOCK 5 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 3331

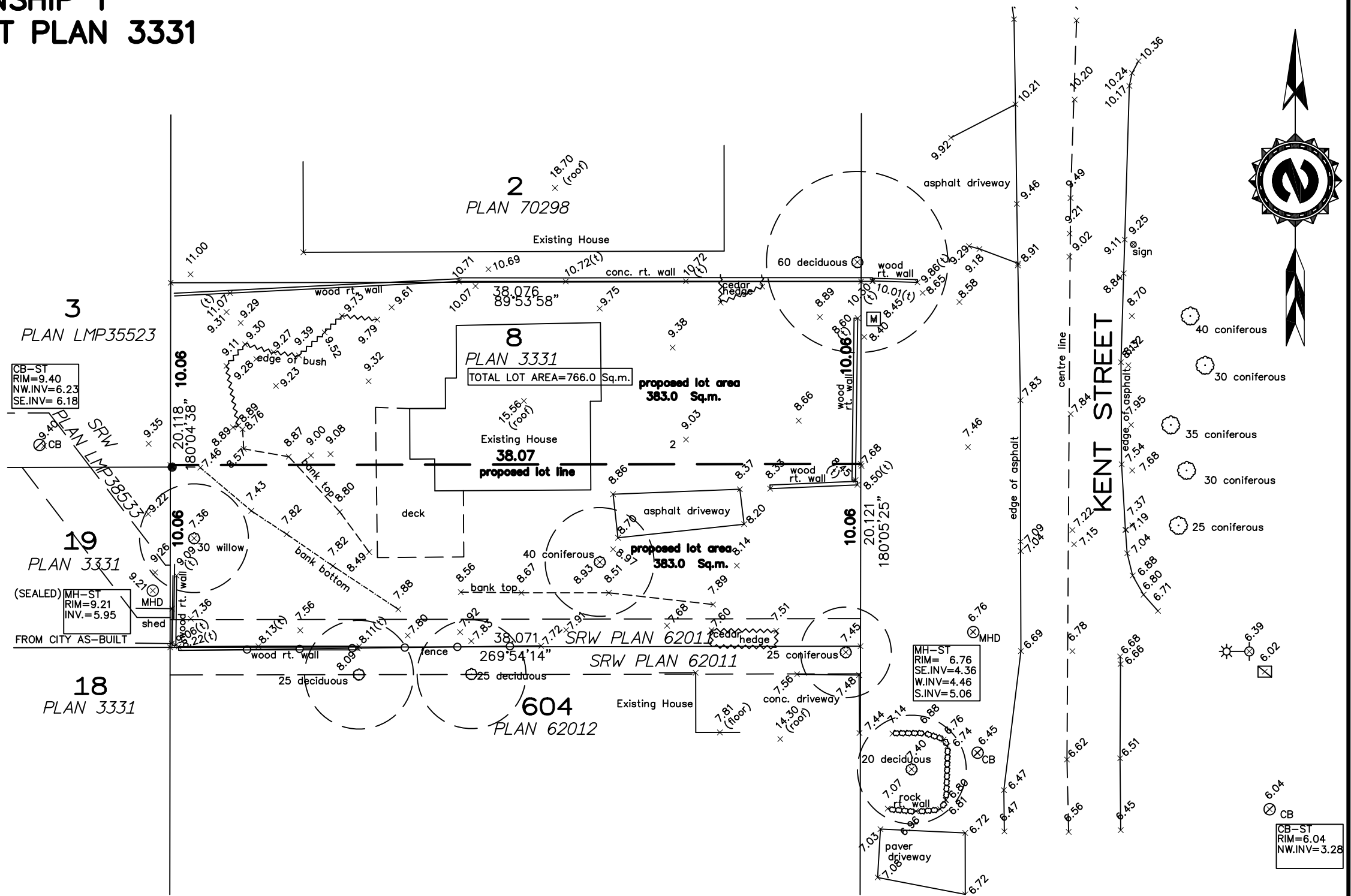
CIVIC ADDRESS:

877 Kent Street, White Rock, BC
P.I.D. 001-335-766

LEGEND

- ⊙ CB DENOTES CATCH BASIN - ROUND
- Ⓜ DENOTES WATER METER
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION

SCALE 1 : 250



Lot dimensions are derived from FIELD SURVEY.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)
Derived from Control Monument WR88003 located at the
intersection of Marine Dr. & Kent St.
Elevation = 4.548m

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are
shown in cm.

This Plan was prepared for architectural design and permit
purposes, and is for the exclusive use of our client. The
signatory accepts no responsibility or liability for any
damages that may be suffered by a third party as a
result of reproduction, transmission or alteration to this
document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 30TH DAY OF MAY, 2020

----- BCLS
Finny Philip



CIVIC ADDRESS:

LOT #2, 877 KENT STREET,
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. II, TWP I
NAD PLAN 12907

CALCULATIONS:

ZONE : RS-2
 LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)
 PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)
 PROPOSED F.A.R.:
 GROUND FLOOR AREA = 1,384.0 SQ.FT.
 SECOND FLOOR AREA = 1,090.0 SQ.FT.
 TOTAL AREA = 2,474.0 SQ.FT.
 GARAGE AREA = 392.0 SQ.FT.
 BASEMENT AREA = 1,384.0 SQ.FT.
 TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.
 PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.
 PROPOSED SITE COVERAGE = 1,984.0 SQ.FT. (48.12%)

CIVIC ADDRESS:

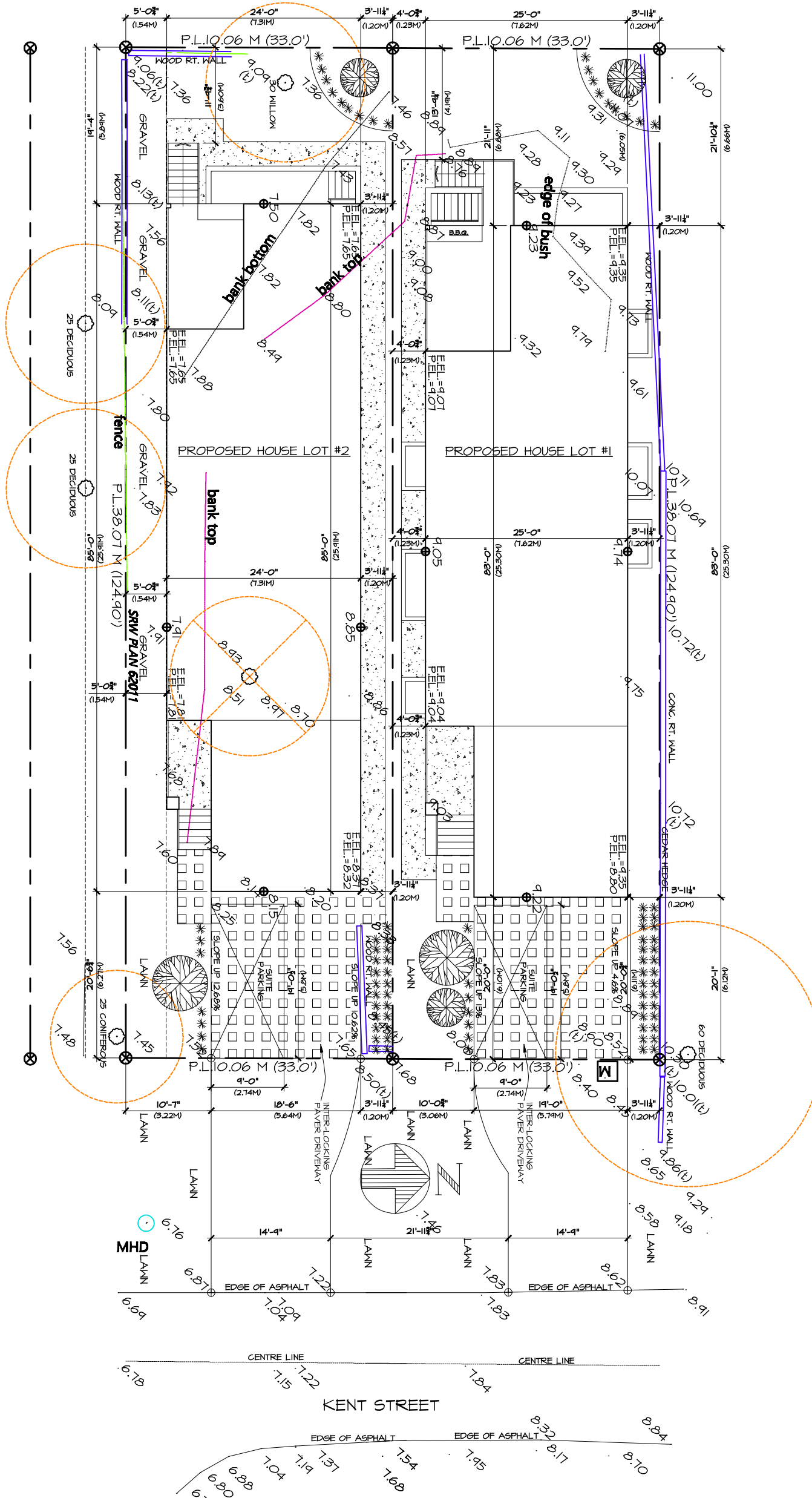
LOT #1, 877 KENT STREET,
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# A, SEC. II, TWP I
NAD PLAN 12907

CALCULATIONS:

ZONE : RS-2
 LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)
 PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)
 PROPOSED F.A.R.:
 GROUND FLOOR AREA = 1,383.0 SQ.FT.
 SECOND FLOOR AREA = 1,087.0 SQ.FT.
 TOTAL AREA = 2,470.0 SQ.FT.
 GARAGE AREA = 402.0 SQ.FT.
 BASEMENT AREA = 1,383.0 SQ.FT.
 TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.
 PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.
 PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



CIVIC ADDRESS:

LOT #1, 877 KENT STREET,
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# A, SEC. II, TWP 1
NAD PLAN 12407

CALCULATIONS:

ZONE : R5-2

LOT AREA = 383.0 M.S. (4,122.58 SQ.FT.)
PERMI. F.A.R. = 229.8 M.S. (2,473.55 SQ.FT.)

PROPOSED F.A.R.:

GROUND FLOOR AREA = 1,383.0 SQ.FT.
SECOND FLOOR AREA = 1,087.0 SQ.FT.

TOTAL AREA = 2,470.0 SQ.FT.

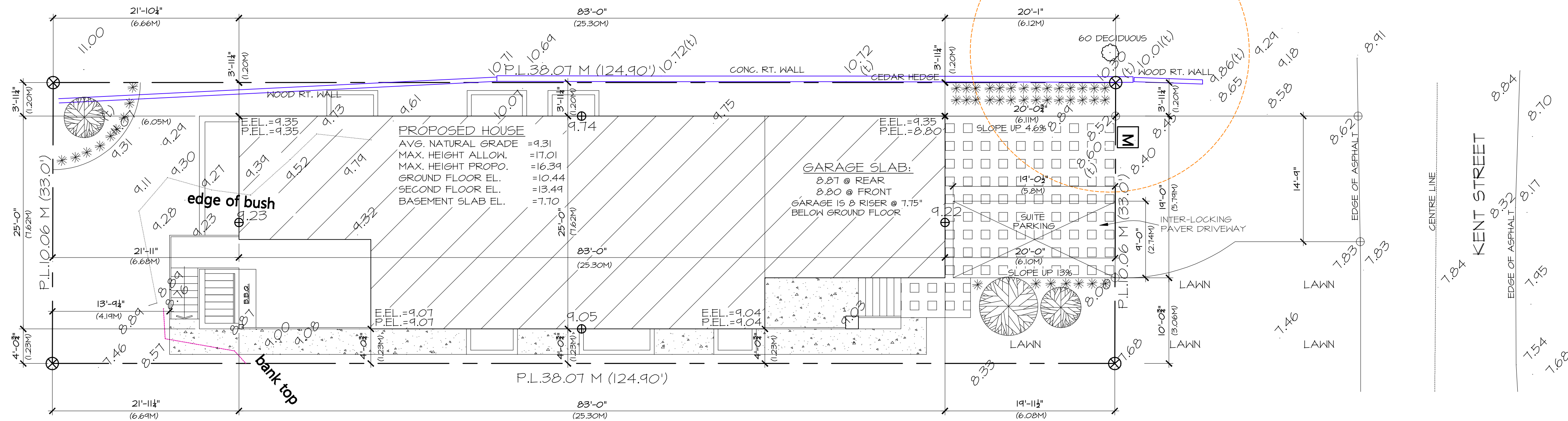
GARAGE AREA = 402.0 SQ.FT.

BASEMENT AREA = 1,383.0 SQ.FT.

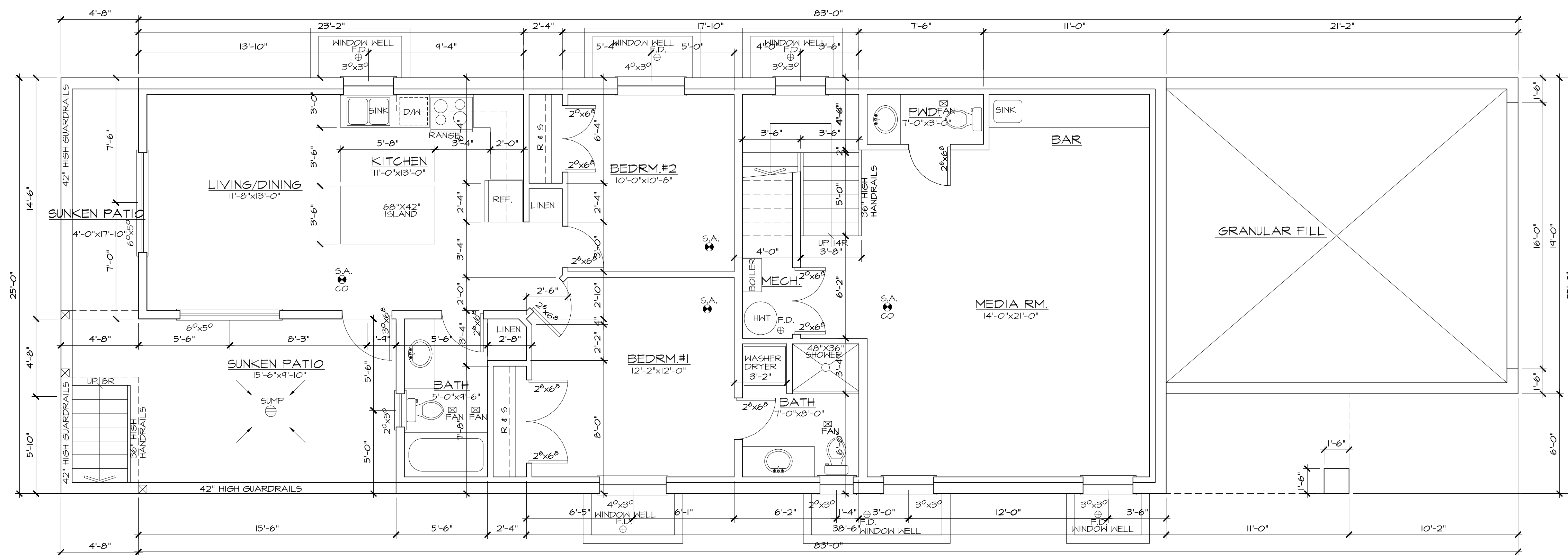
TOTAL AREA OF THE HOUSE = 4,255.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.

PROPOSED SITE COVERAGE = 2,012.0 SQ.FT. (48.80%)



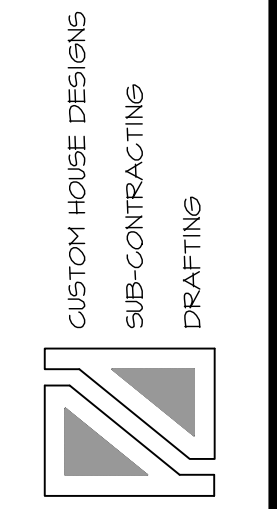
SITE PLAN (LOT #1)



BASEMENT PLAN 1,383.0 SQ.FT. (8'-0" CEILING)
(SECONDARY SUITE AREA = 816.0 SQ.FT.)

GENERAL NOTES:-
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PARAGON DESIGNS
6948 -150B STREET, SURREY, B.C. V3S - 0W7,
EMAIL : PAGON@TELUS.NET PHONE : 604-716-9716



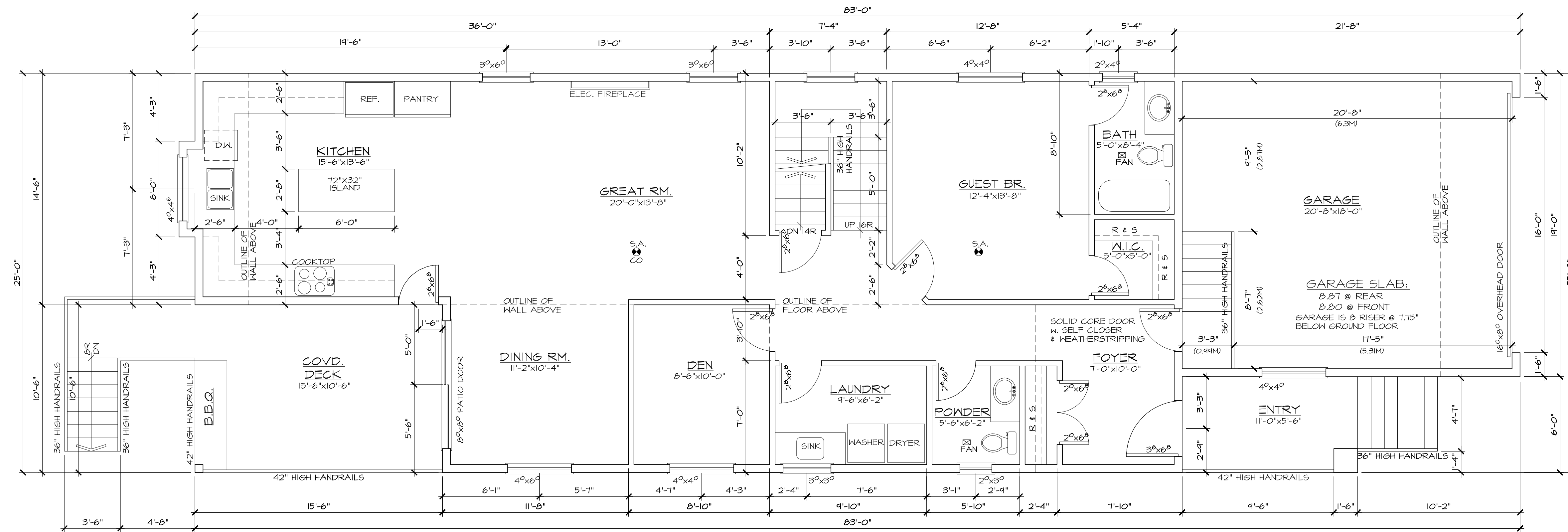
THESE PLANS CONFORM
TO THE B.C. BUILDING
CODE 2018 EDITION

PROPOSED HOUSE FOR
1294286 B.C. LTD.
AT LOT# 1, 877 KENT STREET,
WHITE ROCK, B.C.

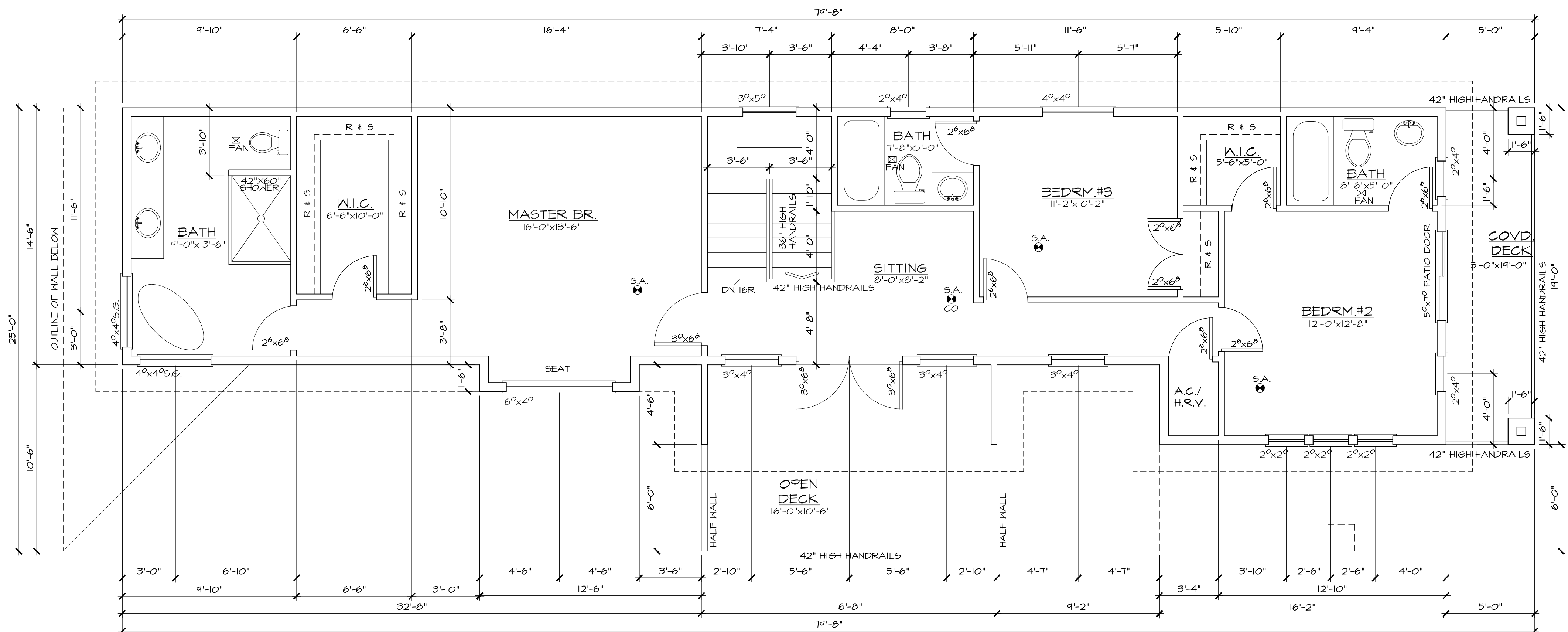
TITLE:
FLOOR PLANS

DATE: SEP 06, 2022
DRAWN BY:
SCALE: 1/4" = 1'-0"
CHECKED BY:

A 1



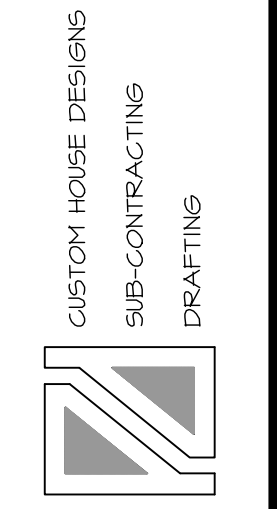
GROUND FLOOR PLAN 1,383.0 SQ.FT. (9'-0" CEILING)
GARAGE AREA = 402.0 SQ.FT.



SECOND FLOOR PLAN 1,087.0 SQ.FT. (8'-0" CEILING)

GENERAL NOTES:-
The Designer assumes no responsibility for standard or dimensional errors or omissions. The contractor and/or Owner must verify all dimensions and conditions on the plot and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permits is issued. Written dimensions shall have precedence over scaled dimensions.

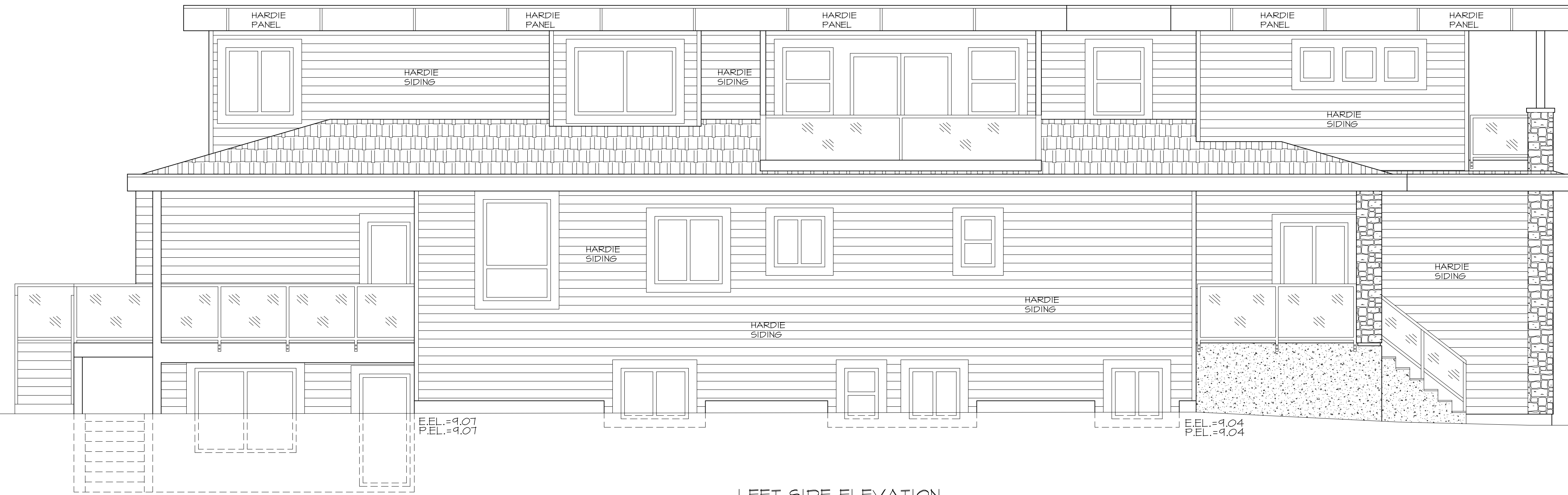
PARAGON DESIGNS
6948 -150B STREET, SURREY, B.C. V3S - 0W7,
EMAIL : PAGON@TELUS.NET PHONE : 604-716-9716



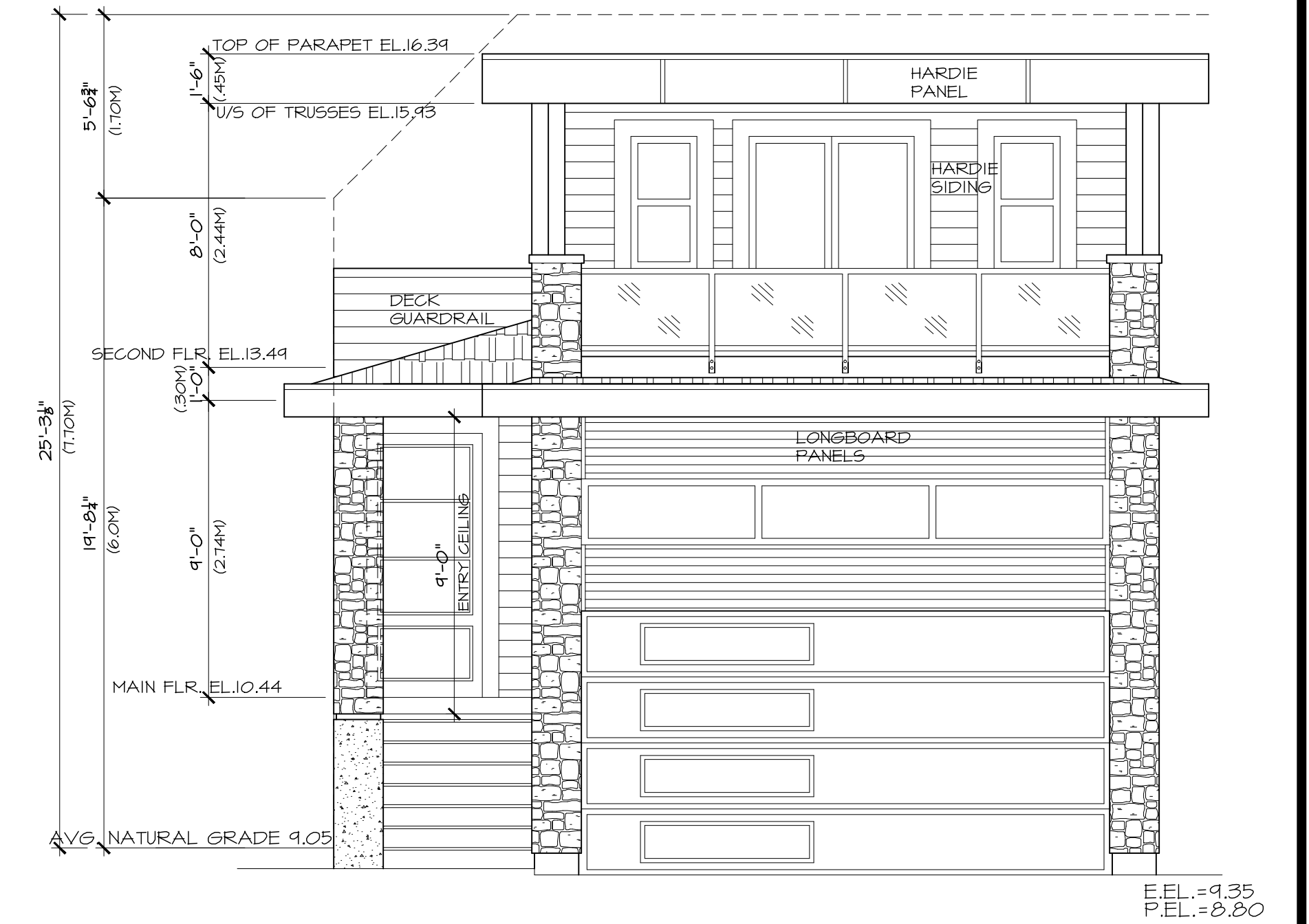
THESE PLANS CONFORM
TO THE B.C. BUILDING
CODE 2018 EDITION

PROPOSED HOUSE FOR
1234286 B.C. LTD.
AT LOT# 1, 877 KENT STREET,
WHITE ROCK, B.C.

TITLE:
FLOOR PLANS
DATE: SEP 06, 2022
DRAWN BY:
SCALE: 1/4" = 1'-0"
DRAWING NO. A 2
CHECKED BY:



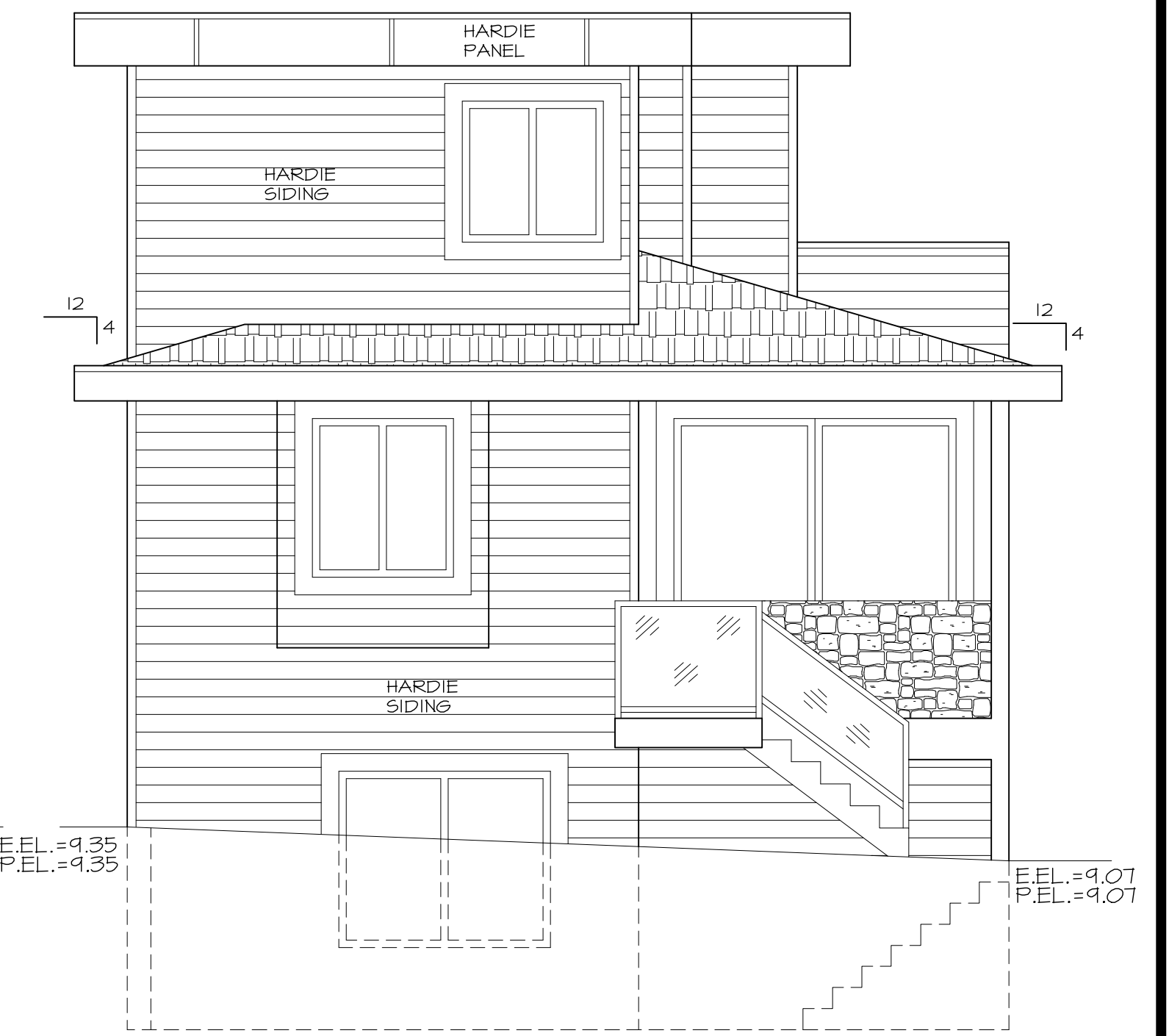
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES:-
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DRAWING NO. A 3	DATE: SEP.06, 2022	TITLE: ELEVATIONS
	DRAWN:	
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

PROPOSED HOUSE FOR
 1234286 B.C. LTD.
 AT LOT# 2, 877 KENT STREET,
 WHITE ROCK, B.C.

CUSTOM HOUSE DESIGNS
 SUB-CONTRACTING
 DRAFTING

PARAGON DESIGNS
 6948 -150B STREET, SURREY, B.C. V3S - 0W7,
 EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2018 EDITION

CIVIC ADDRESS:

LOT #2, 877 KENT STREET,
WHITE ROCK, B.C.

LEGAL DESCRIPTION:

LOT# 2, SEC. II, TWP 1
NAD PLAN 124907

CALCULATIONS:

ZONE : R5-2

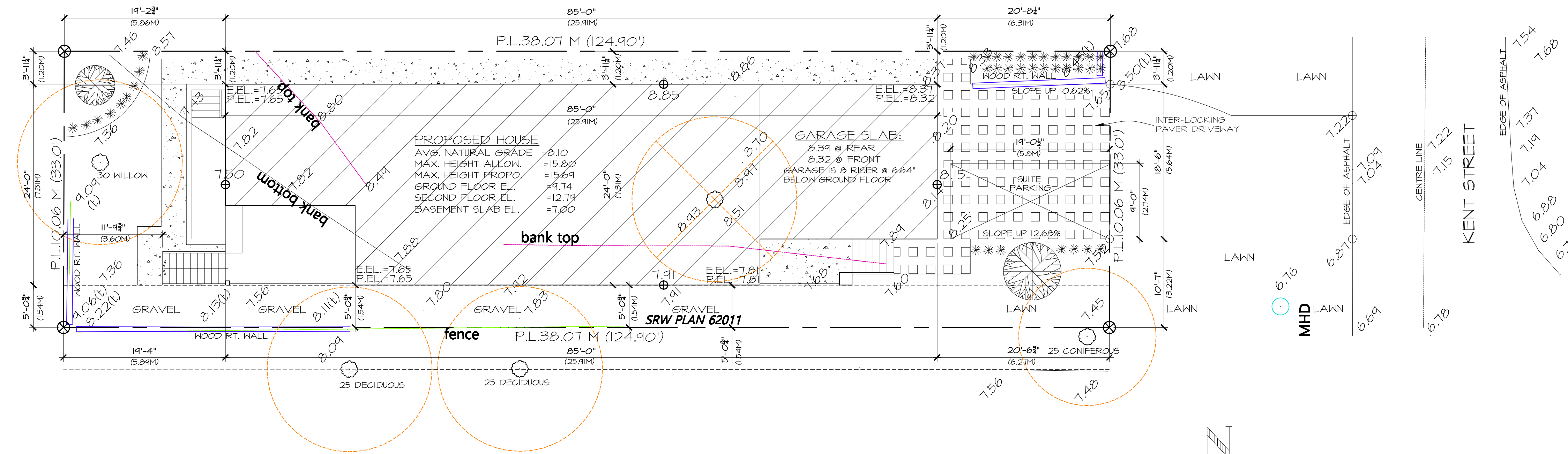
LOT AREA = 383.0 M.S. (4122.58 SQ.FT.)
PERMI. F.A.R. = 224.8 M.S. (2473.55 SQ.FT.)

PROPOSED F.A.R.:
GROUND FLOOR AREA = 1384.0 SQ.FT.
SECOND FLOOR AREA = 1090.0 SQ.FT.

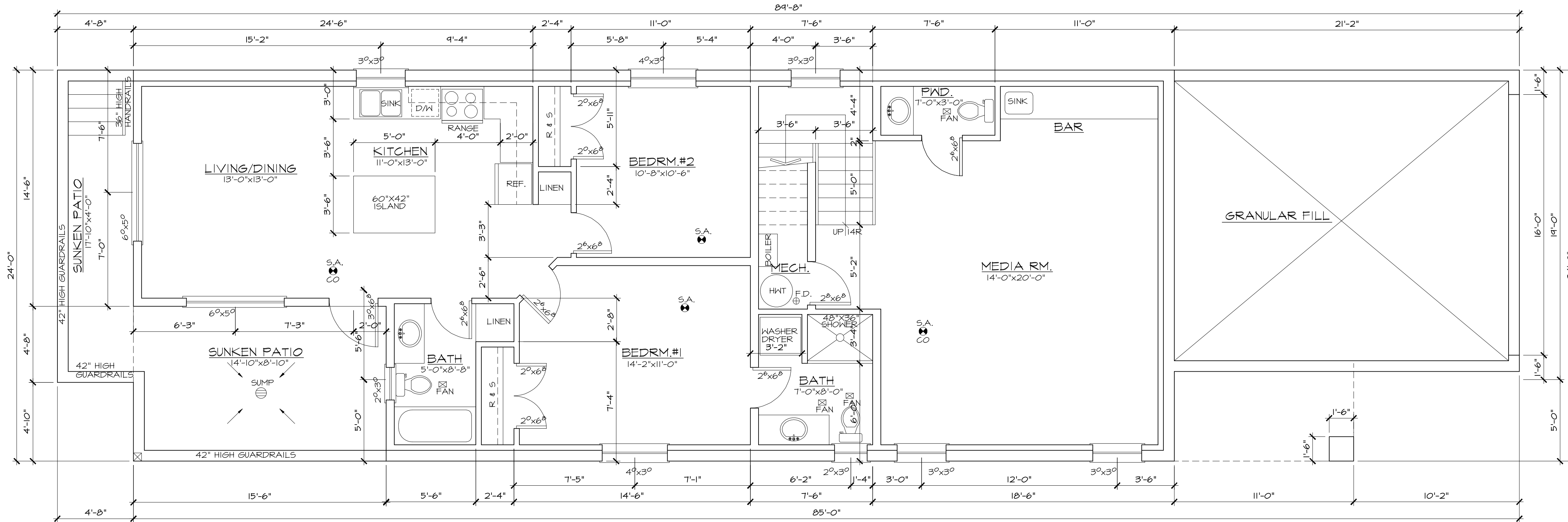
TOTAL AREA = 2,474.0 SQ.FT.
GARAGE AREA = 392.0 SQ.FT.
BASEMENT AREA = 1384.0 SQ.FT.

TOTAL AREA OF THE HOUSE = 4,250.0 SQ.FT.

PERMI. SITE COVERAGE 50% = 2,061.0 SQ.FT.
PROPOSED SITE COVERAGE = 1,984.0 SQ.FT. (48.12%)



SITE PLAN (LOT #2)



BASEMENT PLAN 1,385.0 SQ.FT. (8'-0" CEILING)
(SECONDARY SUITE AREA = 818.0 SQ.FT.)

GENERAL NOTES:-
The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Written dimensions shall have precedence over scaled dimensions.

PARAGON DESIGNS
6948 -150B STREET, SURREY, B.C. V3S - 0W7,
EMAIL : PSON@TELUS.NET PHONE : 604-716-9796

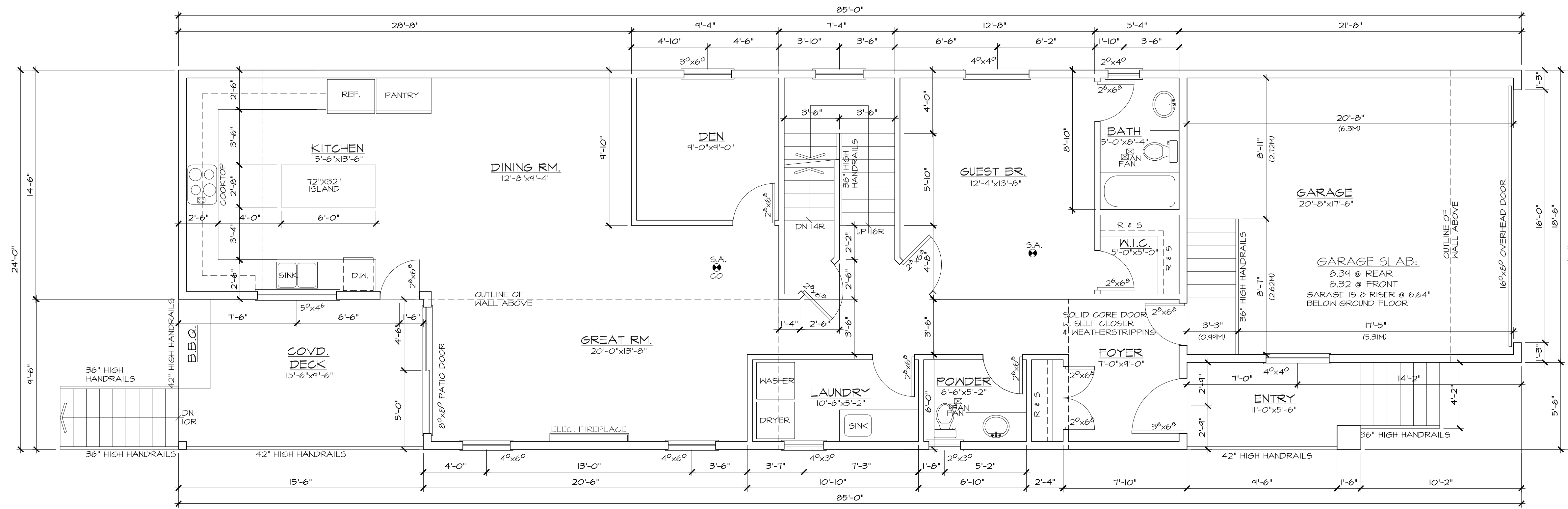
CUSTOM HOUSE DESIGNS
SUB-CONTRACTING
DRAFTING

THESE PLANS CONFORM
TO THE B.C. BUILDING
CODE 2018 EDITION

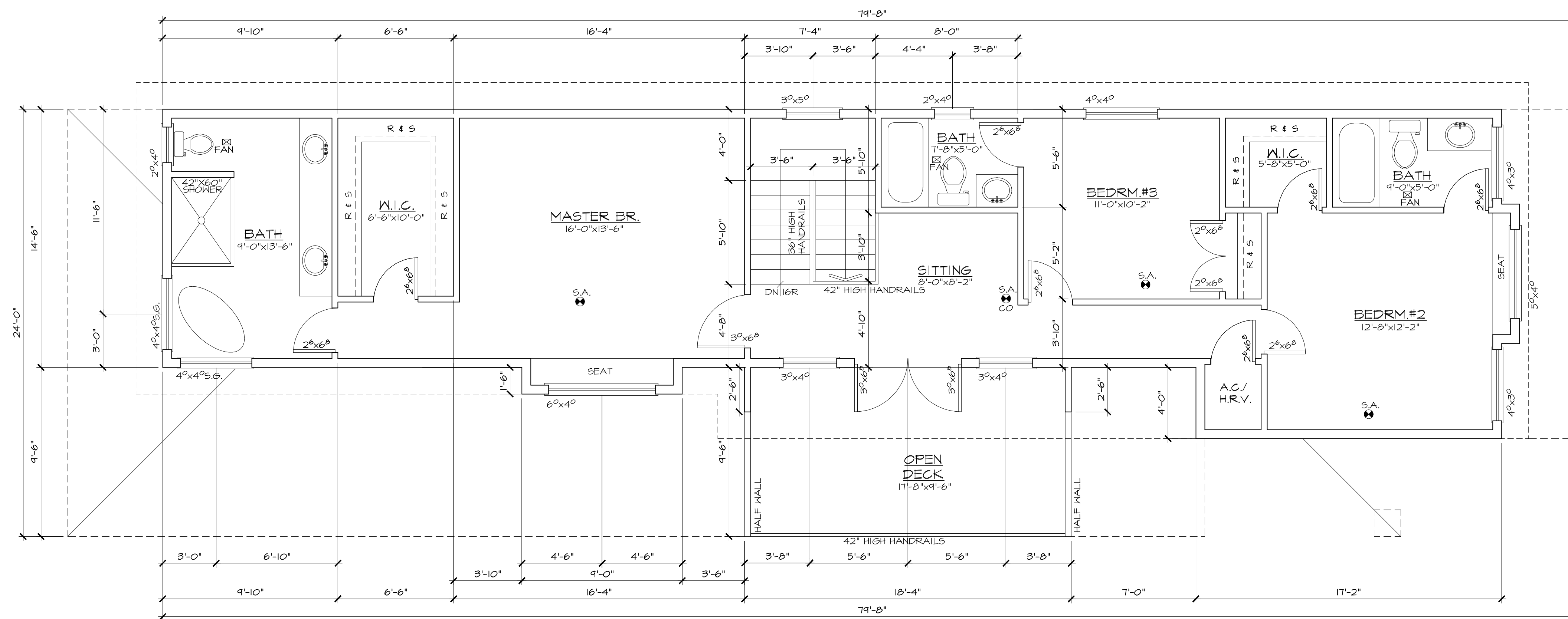
PROPOSED HOUSE FOR
1234286 B.C. LTD.
AT LOT# 2, 877 KENT STREET,
WHITE ROCK, B.C.

TITLE:
FLOOR PLANS

DATE: SEP 06, 2022
DRAWN BY:
SCALE: 1/4" = 1'-0"
CHECKED BY:
DRAWING NO. A I



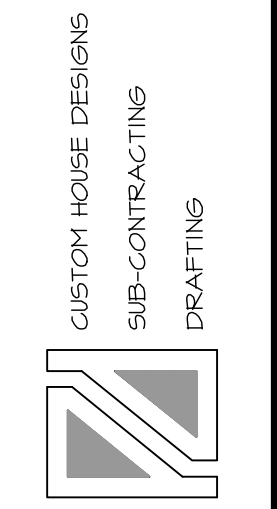
GROUND FLOOR PLAN 1,384.0 SQ.FT. (9'-0" CEILING)
GARAGE AREA = 392.0 SQ.FT.



SECOND FLOOR PLAN 1,090.0 SQ.FT. (8'-0" CEILING)

GENERAL NOTES:-
The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permits is issued. Written dimensions shall have precedence over scaled dimensions.

PARAGON DESIGNS
6948 -150B STREET, SURREY, B.C. V3S - 0A7,
EMAIL : PSON@TELUS.NET PHONE : 604-716-9796



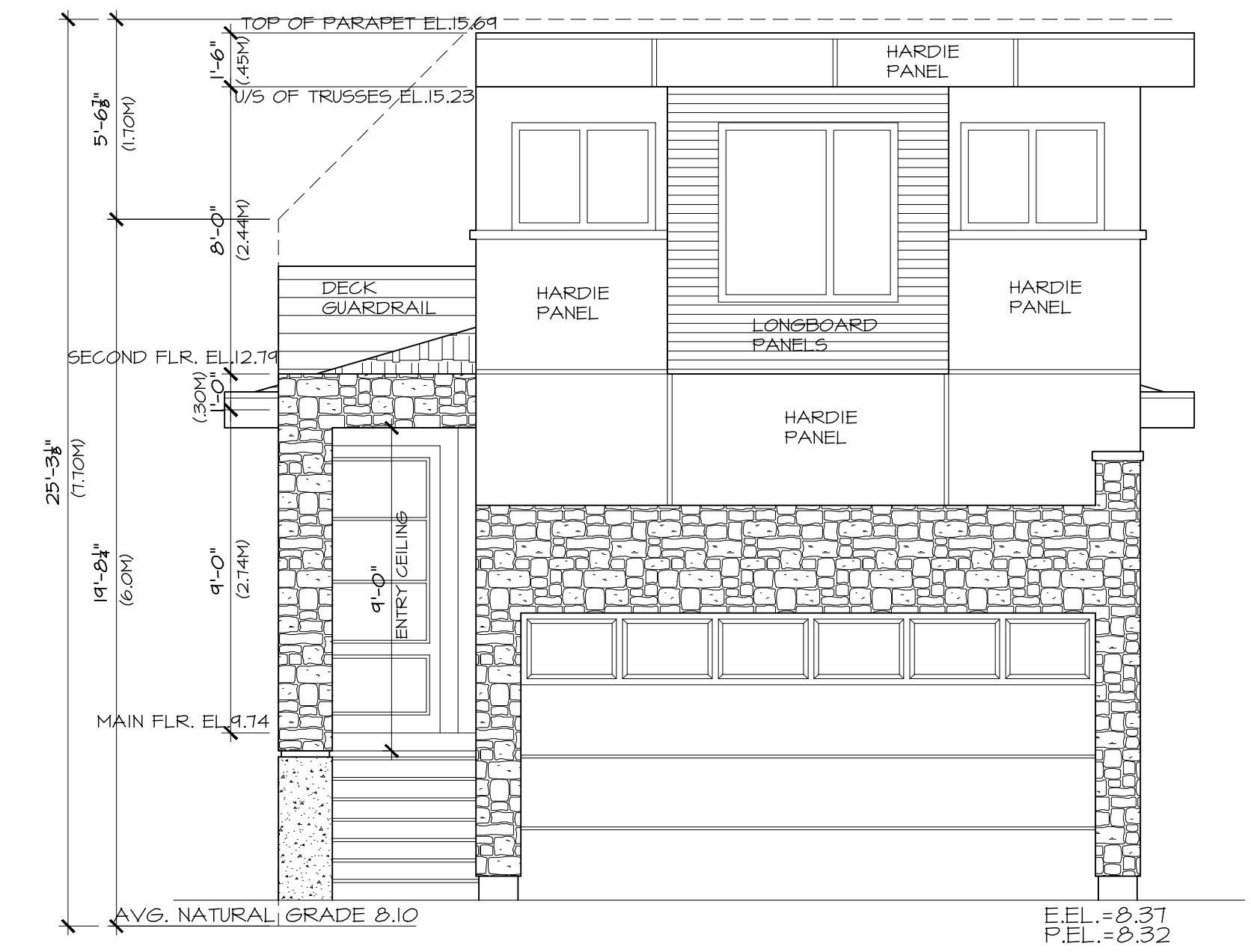
THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018 EDITION

PROPOSED HOUSE FOR 1234286 B.C. LTD. AT LOT# 2, 877 KENT STREET, WHITE ROCK, B.C.

TITLE: FLOOR PLANS	
DATE: SEP 06, 2022	DRAWN BY:
SCALE: 1/4" = 1'-0"	CHECKED BY:
DRAWING NO. A 2	



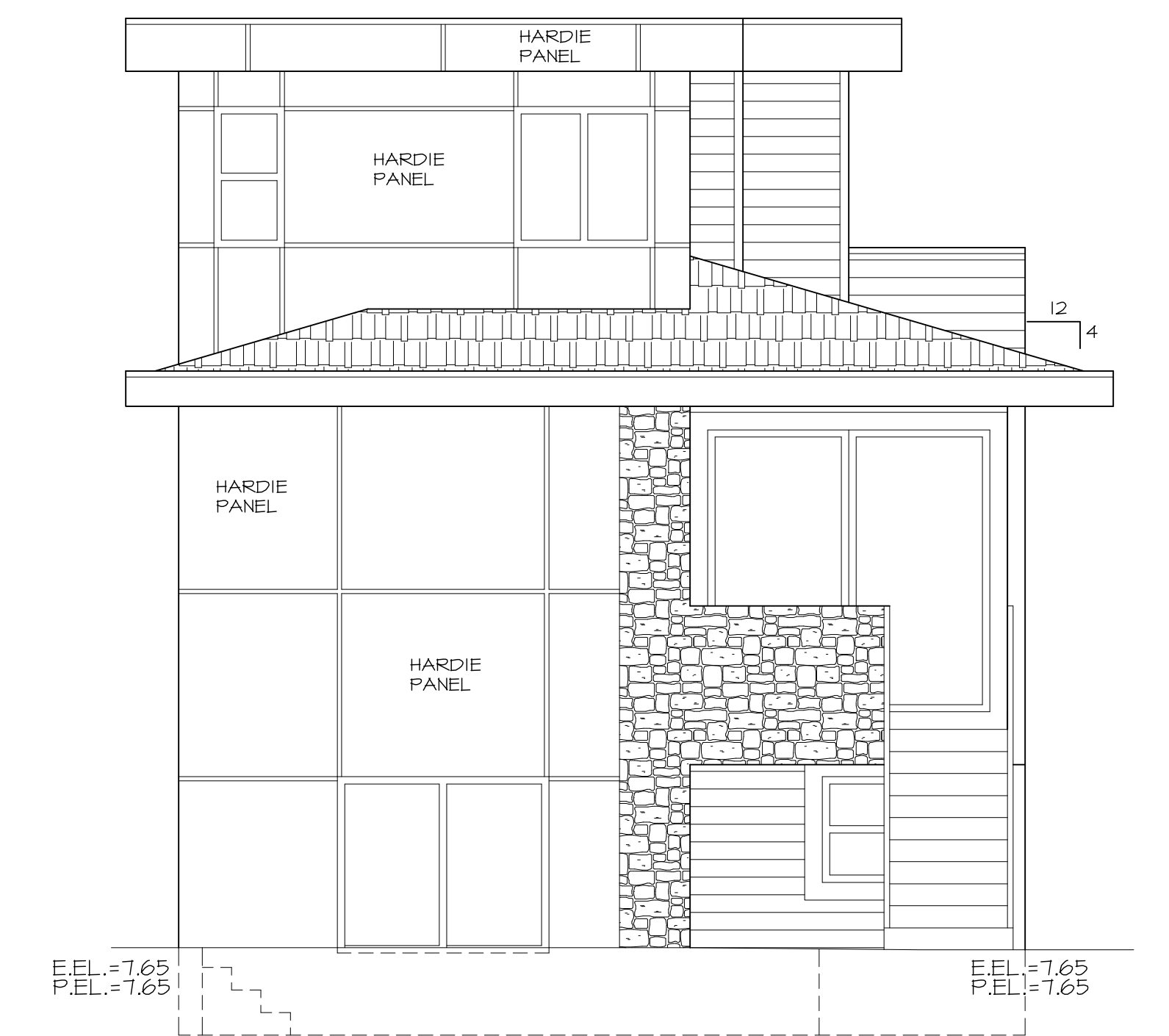
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES:-
 The Designer assumes no responsibility for structural or dimensional errors or omissions. The contractor and/or Owner must verify all dimensions and conditions on the plan and job site prior to start of any construction and report any discrepancies to the designer (PARAGON DESIGNS). Designer will not be responsible for costs incurred to owner or contractor through errors and omissions on plans or specifications after building permit is issued. Vertical dimensions shall have precedence over scaled dimensions.

DRAWING NO. A 3	DATE: SEP. 06, 2022	TITLE: ELEVATIONS
	DRAWN:	
	SCALE: 1/4"=1'-0"	
	CHECKED BY: P.D.	

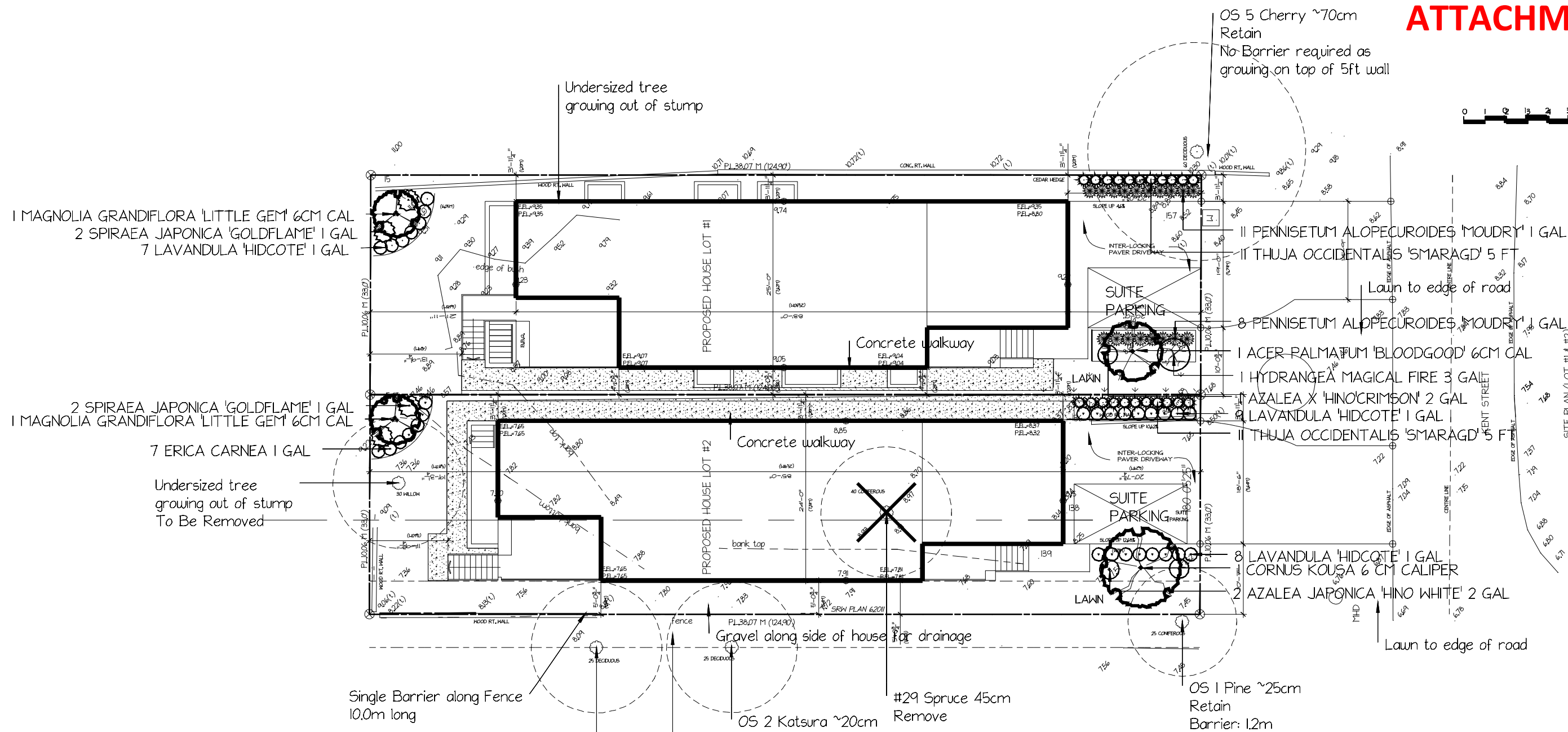
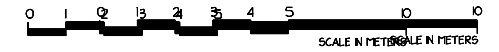
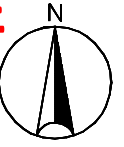
PROPOSED HOUSE FOR
 1234286 B.C. LTD.
 AT LOT# 2, 877 KENT STREET,
 WHITE ROCK, B.C.

CUSTOM HOUSE DESIGNS
 SUB-CONTRACTING
 DRAFTING

PARAGON DESIGNS
 6948 -150B STREET, SURREY, B.C. V3S - 0W7,
 EMAIL : PGON@TELUS.NET PHONE : 604-716-9796

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2018 EDITION

ATTACHMENT E



- Notes:**
- LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
 - ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCMA STANDARD FOR NURSERY STOCK, AND THE BCMA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAYONUM (SODS).
 - PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.
 - PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.
 - LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
 - PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:
PERENNIALS AND ANNUALS - 30CM
SMALL SHRUBS - 40CM
LARGE SHRUBS - 60CM
TREES - MINIMUM 60CM FOR A 101 SQ AREA LAWN - 60CM
 - ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINT DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.
 - ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO PREVENT MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL

OS 4 Willow ~25cm Retain Barrier: 1.2m

OS 2 Katsura ~20cm Retain Barrier: 1.2m

OS 3 Apple ~4, 6, 4 Retain Barrier: 1.2m

604-724-3025
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILL	Project: 2 LOT SUBDIVISION
Drawing: LANDSCAPE PLAN	Drawing no: 1 OF 1 Revision no: 4
Scale: 1:200	Date: SEPT 6 2022 Drawn by: AKK





Mature Neighbourhood Infill

Development Permit Area Guidelines

The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of infill development (i.e: duplexes, triplexes, small-lot single family) within established neighbourhoods.
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:

We have taken into consideration the surrounding home in relation with the Mature neighbourhood Infill Development Guidelines and are confident that building these two homes in place of the existing older home will enhance and is inline with the requirements of the City.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Section 22.9.1 - Buildings

Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

Applicant Response	We have considered the existing homes in the area and have chosen the finishing colors and materials accordingly while ensuring compliance with all zoning requirements.
---------------------------	--

Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. ‘Mirror-image’ designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

Applicant Response	<p>The two homes we are proposing are not "mirror-images" as Lot 1 home has a front balcony where Lot 2 home does not. In addition, we have the overhangs to ensure weather protection.</p> <p>The designs of the two homes are complimentary to each other, trying to avoid a mirror image design by adding windows and verandas as much as possible.</p>
---------------------------	--

Mature Neighbourhood Infill
Development Permit Area Guidelines

Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)	
<p>Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.</p>	
Applicant Response	<p>We have taken into account the neighbouring homes and as it is a good mix of buildings, we opted for the designs as shown. We have created open verandas on both homes, in front and sides. The muted color tones appear to fit in well with the streetscape.</p>
Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)	
<p>Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.</p>	
Applicant Response	<p>The color schemes we have chosen are similar to those in the current neighborhood, sticking to grey and muted tones, using cultured stones and hardie boards.</p>

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

<p>Applicant Response</p>	<p>Will be built to requirements. Window wells will be constructed with customized metal covers to prevent animals or people from falling in.</p>
----------------------------------	---

Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

<p>Applicant Response</p>	<p>The use of cultured stones and hardie board contributes to the natural design elements.</p>
----------------------------------	--

Mature Neighbourhood Infill
Development Permit Area Guidelines



Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)	
<p>Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.</p>	
Applicant Response	<p>We have added landscape details to ensure that the garage does not dominate the front face of the homes, as to soften the appearance.</p>

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Section 22.9.2 – Public Realm and Landscape

Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

<p>Applicant Response</p>	<p>We are willing to work the City to build any sidewalks as required to support the public realm and landscape.</p>
----------------------------------	--

Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.

<p>Applicant Response</p>	<p>N/A</p>
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**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

<p>Applicant Response</p>	<p>We will be ensuring that the paving materials used for the driveways are light colored and thus reduce heat absorption.</p>
----------------------------------	--

Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

<p>Applicant Response</p>	<p>We have retained Anne Kulla, Huckleberry Landscape Design to oversee the project. She is making the necessary recommendations and will be working with us throughout the project.</p>
----------------------------------	--

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)	
<p>Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.</p>	
Applicant Response	<p>We have retained Anne Kulla, Huckleberry Landscape Design to oversee the project. She is making the necessary recommendations and will be working with us throughout the project.</p>
Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)	
<p>Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.</p>	
Applicant Response	<p>We will make use of drainage, gravel and porous soil as required to ensure all City stormwater drainage requirements are met.</p>

**Mature Neighbourhood Infill
Development Permit Area Guidelines**

Section 22.9.3 – Parking and Functional Elements

Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

Applicant Response	Parking requirements have been met as per requirements.
---------------------------	---

Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

Applicant Response	Garbage collection stop will be at the edge of the driveways such that it is accessible by City services.
---------------------------	---

PRESENT: P. Byer, Chairperson
P. Rust
F. Kubacki
J. Vasto
R. Dhall

ABSENT: J. Muego

NON-VOTING MEMBERS: S. Greysen, BIA Representative

GUESTS: S. Gill, Applicant (877 Kent Street)
A. Kulla, Landscape Designer (877 Kent Street)
J. Ogden, Owner (1091 Stayte Road)
J. Kaur, Applicant (1091 Stayte Road)
R. Toora, Designer (1091 Stayte Road)

STAFF: J. Calenda, Interim Director, Planning & Development Services
N. Syam, Planner
J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:32pm.

2. ADOPTION OF AGENDA

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the March 15, 2022, agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the minutes from the February 15, 2022, meeting as circulated.

CARRIED

4. APPLICATION SUBMISSIONS TO THE ADVISORY DESIGN PANEL

At the beginning of this section of the agenda, J. Calenda (Interim Director, Planning & Development Services) provided an overview of the policy and regulatory framework applicable to the applications under review by the ADP. The following subsection outlines the minutes of the meeting as they relate to the applications.

4.1. Application: 877 Kent Street – Proposed Intensive Residential Development – S. Gill (Applicant)

The Applicant provided an overview of the updates to their proposed intensive residential development since the previous ADP review on October 19, 2021.

- A member of the Panel requested clarification on the garage door for the southern house and asked if it was clear glass. The Applicant responded by saying that it was glass but reflective with privacy panels. The Panel recommended using a different material.
- A member of the Panel commented about the landscaping plan only showing small shrubs and columnar trees at the front of the properties and recommended planting some larger shrubs and tree varieties instead.
- A member of the Panel recommended dropping the ceiling height of the front entrances to match the first storey roof line along the sides of the houses.
- A member of the Panel appreciated the change to two single-family homes, which fits in with the character of the street and is less massing for the neighbourhood.
- A member of the Panel noted that the design of the north house could be improved. They recommended implementing larger windows and using some shared colours and elements between the two houses.
- A member of the Panel noted that there are some inconsistencies in the drawings because the landscaping plan appears to show gravel between the houses and along the outer edges of the properties which is not consistent with the site plans. The Applicant acknowledged the inconsistencies and confirmed that they will work with City staff to make sure the landscaping plan is consistent with other plans.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by P. Rust

THAT the Advisory Design Panel supports the application for the development proposal at 877 Kent Street proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

- Revise the design of the garage door on the south house to a different material.
- Recommendation to use larger shrubs and tree varieties at the front of the properties.
- Recommendation to lower the ceiling height of the front entrances to match the first storey roof line along the sides of the houses.
- Revise the design of the north house to have larger windows and some shared colours and elements between the two houses.
- Request for more consistency between the landscaping plan and the other site plans.

CARRIED

4.2. Application: 1091 Stayte Road – Proposed Duplex – J. Ogden (Owner)

The Owner provided an overview of their proposed duplex development.

- A member of the Panel asked the Owner why there was a gap between the units on the second level. The Owner responded that it was an attempt to reduce the mirroring effect of the two units. The Panel noted that there may be some heat loss from having two exterior walls in the design.
- A member of the Panel recommended using a different variety of tree and plant species along the property line. It was suggested that utilizing different tree and plant species may also reduce the need for a large fence.
- A member of the Panel noted that there was a lack of windows on the rear elevation. They recommended using some colours and elements from the front elevation on the rear. They also recommended using vertical windows instead of horizontal windows.
- A member of the Panel had concerns with some mature off-site trees from the adjacent property impacting the building on the first and second floors. The Owner said that there may need to be some trimming done to prevent this. The Panel asked if the Arborist and the neighbour came to an agreement to allow the trees to be trimmed. The Owner responded by saying he will have to discuss this with the Arborist.
- A member of the Panel noted that one of the large off-site trees may not survive the construction that occurs in the root zone area. The Panel also noted that the City's new Tree Protection Bylaw may require revisions to the Arborist Report that was submitted with the application.
- A member of the Panel asked about the location of the garbage/recycling bins. City Staff responded by saying that the Applicant proposed an enclosed structure for the bins, but this may impact the setback requirements and is still under discussion.
- A member of the Panel recommended that the proposal include roughed-in electric vehicle charging infrastructure.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by F. Kubacki.

THAT the Advisory Design Panel supports the application for the development proposal at 1091 Stayte Road proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

- Recommendation to use a different variety of tree and plant species along the property line to reduce the need for a large fence.
- Recommendation to use colours and elements from the front elevation on the rear elevation.
- Revise the design to replace the horizontal windows with larger vertical windows.
- Recommendation to include roughed-in electric vehicle charging infrastructure in the design.

CARRIED

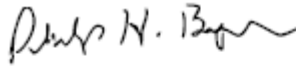
A member of the Panel requested an additional motion to update the unit addresses to align with the streets they are facing.

It was **MOVED** by P. Byer and **SECONDED** by P. Rust.

CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 5:29 pm.



P. Byer
Chairperson, Advisory Design Panel



J. Calenda
Interim Director, Planning & Development
Services, City of White Rock



***Preliminary Arborist Report
For 2 Lot subdivision
For
877 Kent Street
White Rock, BC***

***Prepared for:
Sue Gill
Phone: 604-518-1400
Email: gillsu@gmail.com***

Feb. 17, 2021

***Prepared by:
Huckleberry Landscape Design
Anne Kulla
Certified ISA Arborist PN-6263A
Certified Tree Risk Assessor no. 334
Member BCLNA***

Huckleberry Landscape Design

9756 Crown Cres,
Surrey, BC V3V 6H9
Cell: 604-724-3025

Email: anne@huckleberrylandscape.ca

Subject Property Address: 877 Kent Street, White Rock

Property Inspection Date: June 8, 2020

Submittal Date: February 17, 2021

Summary:

The owner of this lot is planning to demolish the existing house then apply to subdivide it into two lots. This is the preliminary report for the application for subdivision.

There is only one bylaw sized tree on the property and two undersized trees growing out of old stumps. These are all to be removed.

There are four offsite trees on the south neighbouring property and one offsite tree on the north neighbouring property. There are also four hedging cedars along both the north and south property lines; these are all undersized.

The one removed tree will require two replacement trees. The locations are shown on the Landscape Plan.

The offsite trees to the south are to be protected during construction. Protective Tree Barriers (PTB) are to be installed as per the Tree Plan. The one offsite tree to the north does not require a PTB as it is sitting on top of a five-foot high retaining wall; its roots will not be impacted by any work on the subject property.

Based on the lot layout and location of the trees, there should be no tree issues with the services. Services will enter the property from Kent Street, according to the site plan provided to the arborist.

Tree Retention/Removal Table

	Total # of Trees	Retained	Removed	Total Replacements
On Site Trees	1	0	1	2
Off Site Trees	5	5	0	0
City Trees	0	0	0	0
Totals	6	5	1	2

Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for protection or removal of the trees
- Provide a written report of the findings for the landowner and City as part of the development permit application process

Glossary:

TPZ – Tree Protection Zone
 PTB – Protective Tree Barrier
 CRZ - Critical Root Zone
 NBZ – No Build Zone
 P/L – Property Line

Methodology:

The trees were assessed using visual assessment from the ground. Tools used for assessment may include binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

Site Conditions:

This lot is located on a steep slope on Kent St. before it flattens out to the beach area. There is an elevation change of 1.7m between the north side of the property and the south

side. As well, there is a grade change of 2m between where the house is located and the rear property line.

Tree locations:

The sole bylaw sized onsite tree is in the SE quadrant of the lot, close to the existing house.

There are two undersized trees in the back yard, a willow growing on an old stump and an apple growing out of the retaining wall.

There are four offsite trees along the south property line and one offsite tree located in the NE corner on the neighbour's property. This tree is 1.5m above the grade of the subject property.

Tree Inventory and Risk Assessment Table:

A table at the end of the report lists the permit-size trees affected by construction by both common and scientific name, their condition (G = Good, F = Fair and P = Poor), Live Crown Ratio (LCR) and height and spread in metres (ex. 10m x 12m). Other information, recommendations for either retention or removal and protective barrier sizes for trees to be retained is included there as well.

Where a Tree Risk Assessment, using the Basic Tree Risk Assessment form, is given, the following criteria is used:

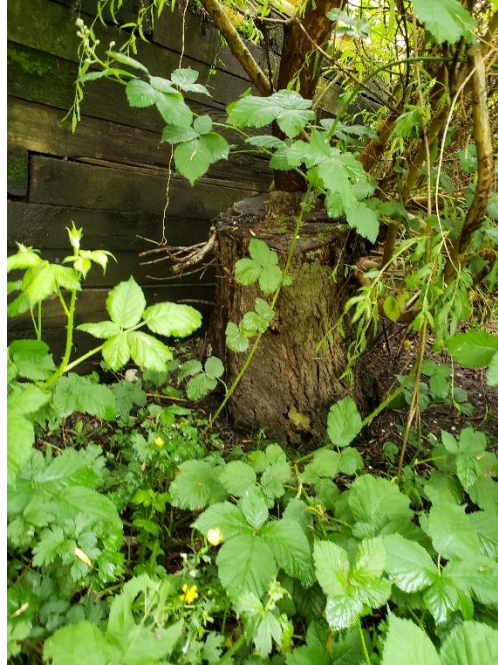
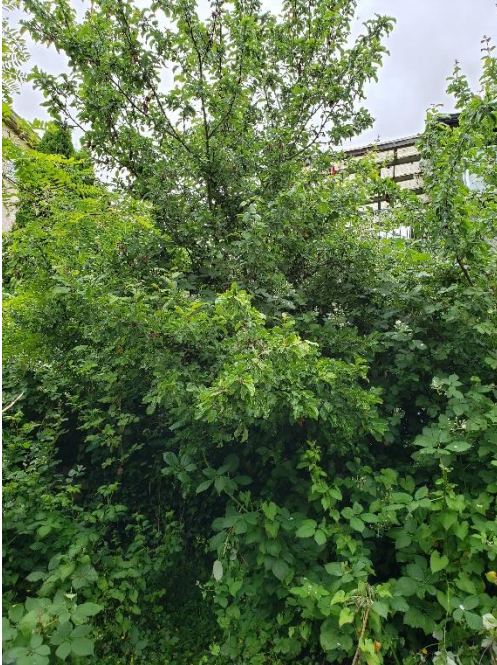
- The Likelihood of impacting a Target
- The Consequences of failure

A rating system of low to high is used for both categories. A rating of high or extreme means removal is recommended.

Arborist Observations:

This lot is quite large for the area. There is only one tree on the property of bylaw size.

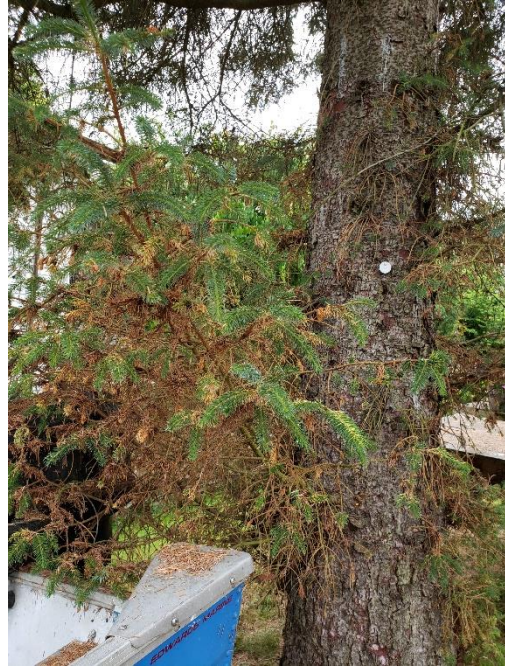
There are two other undersized trees located in the back yard: a willow growing out of a large stump and an apple tree suckering from the neighbour's lot. Both these trees appear to be bigger than they truly are; they are not included in the Tree Inventory.



L: Apple tree stems, all undersized; R: undersized willow tree at back, tree was cut down many years ago and small 15cm stem is growing out of stump.

Tree #29 is a spruce tree located near the existing house.

- There is quite a bit of needle/ branch dieback in the lower north side of the tree; the cause is unknown currently.
- There is a large, surficial root growing in the existing parking area/ driveway area with some surface damage from being driven on.
- The tree is in fair condition
- The tree is located inside one of the new houses
- The tree is to be removed



Tree #29, spruce. Lower north side has extensive needle/ branch dieback.

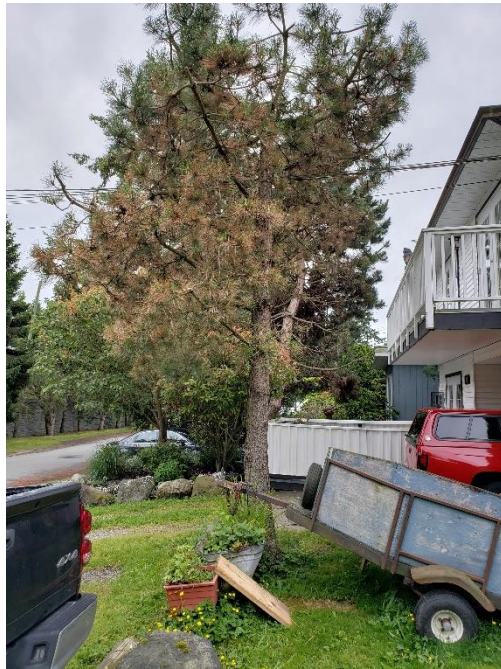


Surficial root getting damage from vehicle traffic

OS1 is a pine tree located along the south property line near the front of the lot.

- The tree has been topped to 5m
- There is excessive dieback in the tree indicating it is in decline.
- The tree is to be retained – it is up to the neighbour to deal with any decline issues of the tree

- A protective tree Barrier of 1.2m is to be constructed and retained during the demolition and construction phases. Please see Tree Plan for layout



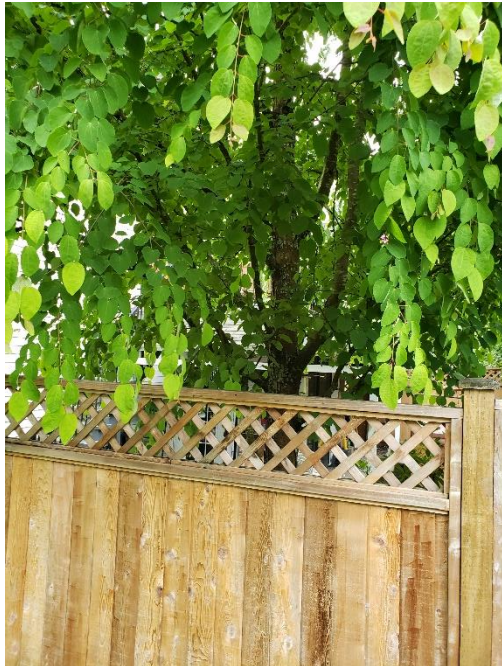
OS 1, Pine on SE corner



2 hedging cedars on south property line appear to be on the subject property, not shared

There are three small offsite trees along the south property line; they are all under 30cm dbh.

- All three are far enough away to not be affected by any demolition or construction.
- A single line of orange fencing should be placed along the fence to remind workers to stay away from this area with machinery.
- The small apple tree between the katsura and the willow tree was not on the survey



L: OS 2, Katsura; R: OS 3, Apple and OS 4, curly willow

On the north property line is a 1.5m concrete retaining wall. The wall appears in good condition and will likely be retained. At the top of the wall are two hedging cedars and a cherry tree. All are on the neighbour's property.

- The cherry tree will not require a PTB or any securities to the city as long as the existing retaining wall is kept in place.
- If the wall is to be removed/ replaced, then the tree will be assigned a security from the city and protective barriers will need to be installed.
- As well, any work removing or doing any work to the wall will require onsite arborist supervision.
- The water connection is located 2.5m south of the wall. With the tree 1.5m higher than the water metre, there should be no conflict with work at the water connection and the tree roots.



L: 2 hedging cedars and OS 5, cherry growing at top of 1.5m retaining wall; R: 1.5m retaining wall on north side of property

Based on the lot layout and location of the trees, there should be no tree issues with the services.

Replacement Trees:

One tree is recommended for removal. Two replacement trees are required. The owner wishes to plant an extra two trees for a total of four trees, two on each lot.

White Rock Tree Protection and Replacement Securities:

Tree Protection securities:

Size of Tree Retained	Securities
Dbh ≤ 50cm	\$2,500.00 per retained tree
Dbh of 51-65cm	\$4,500.00 per retained tree
Dbh > 65cm	\$10,000 per retained tree

Tree Replacement Securities

Size of Tree Removed*	Replacement Ratio	Replacement Ratio Securities/ Cash-in-lieu (\$1,500 per replacement tree)
≤ 50cm dbh	2:1	\$3,000
51-65cm dbh	3:1	\$4,500
51-65cm dbh	4:1	\$6,000
66-75cm dbh	5:1	\$7,500
76-85cm dbh	6:1	\$9,000

*Lower value trees as defined in Bylaw 1831 will have a 2:1 replacement ratio, regardless of size (dbh).

The final location of replacement trees is to be determined at time of planting. Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All trees must be of a size as stated in the City of White Rock Tree Protection Bylaws; 3m in height for conifers and 6cm DBH for deciduous trees; all trees are to be ball and burlap (b & b), not containers.

The trees shall be planted to best landscaping standards as outlined in the latest edition of the Canadian Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat';
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary, using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning, and cultivating the planting area (weeding and loosening topsoil)

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

February 17, 2021



Anne Kulla
Certified ISA Arborist PN-6263A
Certified Tree Risk Assessor no. 334
Dipl. Horticulture, CLT
BCLNA member

Tree Preservation Summary

Address: 877 Kent Street, White Rock

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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)	1
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	0
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0

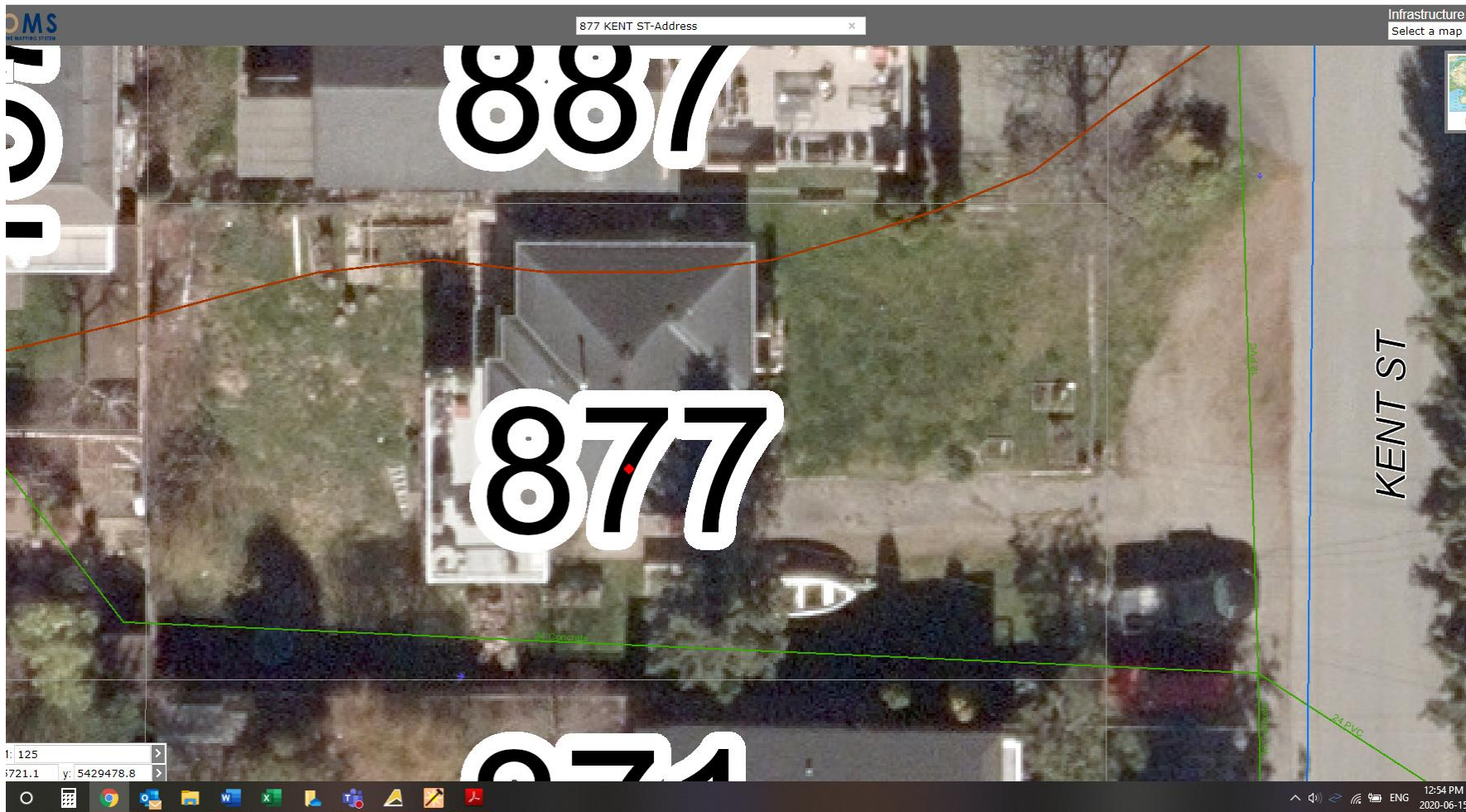
Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0



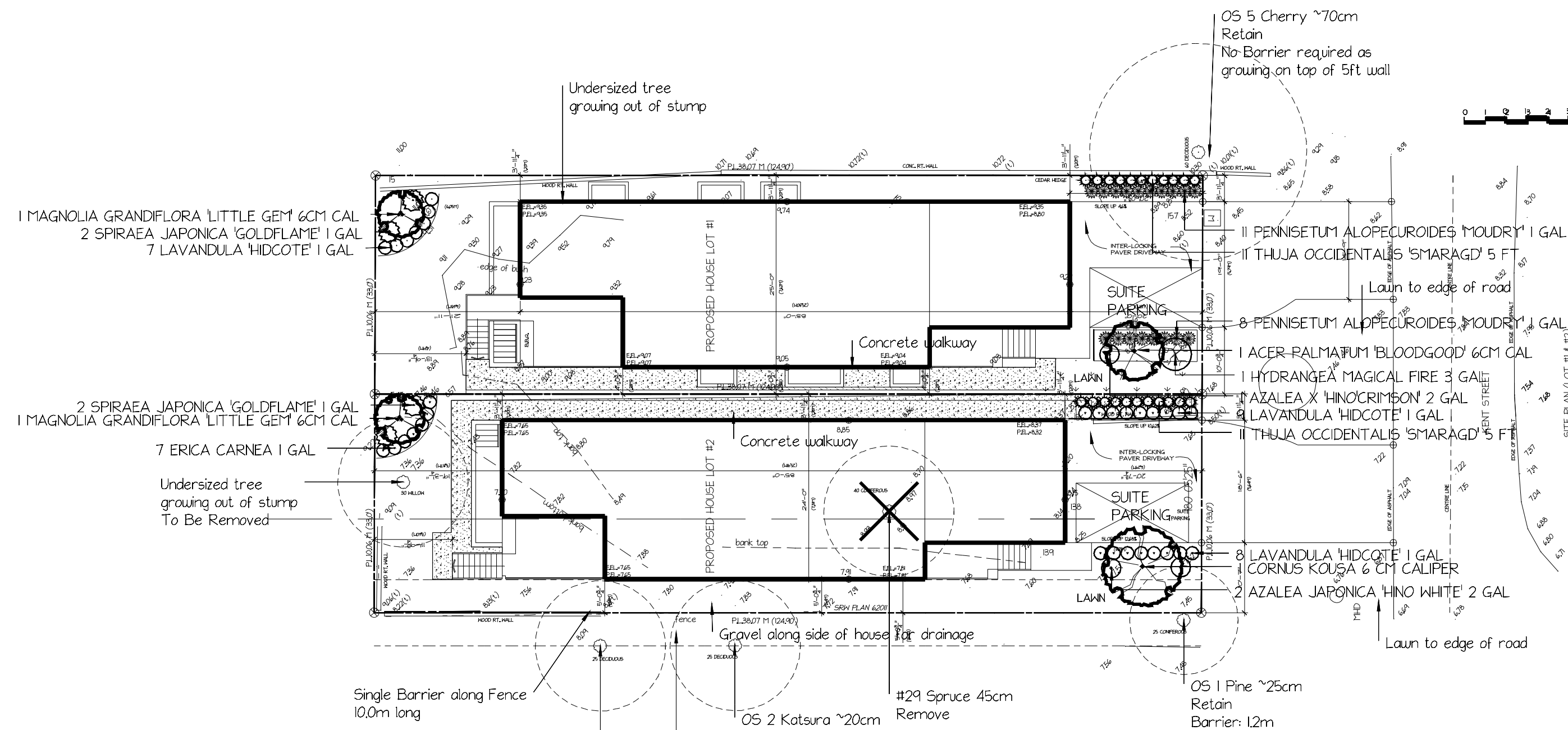
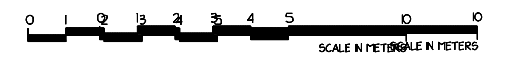
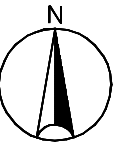
Summary, report and plan prepared and submitted by:

Tree Inventory and Risk Assessment

ID #	Surveyed Y/N	Location: On, Off, Shared, City	Botanical Name	Common Name	DBH (cm)	LCR (%)	Canopy (Dia)	Condition (Structure, Health, TRAQ rating)	Comments	Retain/Remove	TPZ (m)	
12735 Ocean Cliff Drive, Surrey												
1	29	Y	On	<i>Picea species</i>	Spruce	45	90	6 m	Fair	Die back on North side branches. Large exposed root in driveway, damaged Tree will be fully inside building envelope	Remove	3
2	OS 1	Y	Off	<i>Pinus nigra</i>	Black Pine	~25	40	3 m	Fair to poor	Topped, branches have a lot of needle dieback	Retain	1.2
3	OS 2	Y	Off	<i>Cercidiphyllum japonicum</i>	Katsura	~20	90	5 m	Good	No obvious issues	Retain	1.2
4	OS 3	N	Off	<i>Malus species</i>	Apple	~4, 6, 4	50	3 m	Good	0.5m from P/L	Retain	1.2
5	OS 4	Y	Off	<i>Salix matsudana</i>	Curly willow	~25	40	4 m	Good	No obvious issues	Retain	1.2
6	OS 5	Y	Off	<i>Prunus species</i>	Cherry	~70	60	7 m	Good	Growing on top of 1.5m retaining wall; highly unlikely roots will be in subject property. If retaining wall is to be removed, then tree will require securities and protection. Water service is nearby but should not interfere with tree	Retain No barrier required unless retaining wall to be removed	4.5



Screen shot from WRMOS. Services will enter of Kent Street and should not pose any problems for offsite trees.



- Notes**
- LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
 - ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCMA STANDARD FOR NURSERY STOCK, AND THE BCMA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAYONUM (SODS).
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 - LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
 - PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:
PERENNIALS AND ANNUALS - 30CM
SMALL SHRUBS - 40CM
LARGE SHRUBS - 60CM
TREES - MINIMUM 60CM FOR A 101 SQ AREA LAWN - 601
 - ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 - PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINT DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.
 - ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO PREVENT MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS.

1 MAGNOLIA GRANDIFLORA 'LITTLE GEM' 6CM CAL
2 SPIRAEA JAPONICA 'GOLDFLAME' 1 GAL
7 LAVANDULA 'HIDCOTE' 1 GAL

2 SPIRAEA JAPONICA 'GOLDFLAME' 1 GAL
1 MAGNOLIA GRANDIFLORA 'LITTLE GEM' 6CM CAL

7 ERICA CARNEA 1 GAL

Undersized tree growing out of stump
To Be Removed

Single Barrier along Fence
10.0m long

Undersized tree growing out of stump

OS 5 Cherry ~70cm Retain
No Barrier required as growing on top of 5ft wall

#29 Spruce 45cm Remove

OS 2 Katsura ~20cm Retain
Barrier: 1.2m

OS 3 Apple ~4, 6, 4 Retain
Barrier: 1.2m

OS 4 Willow ~25cm Retain
Barrier: 1.2m

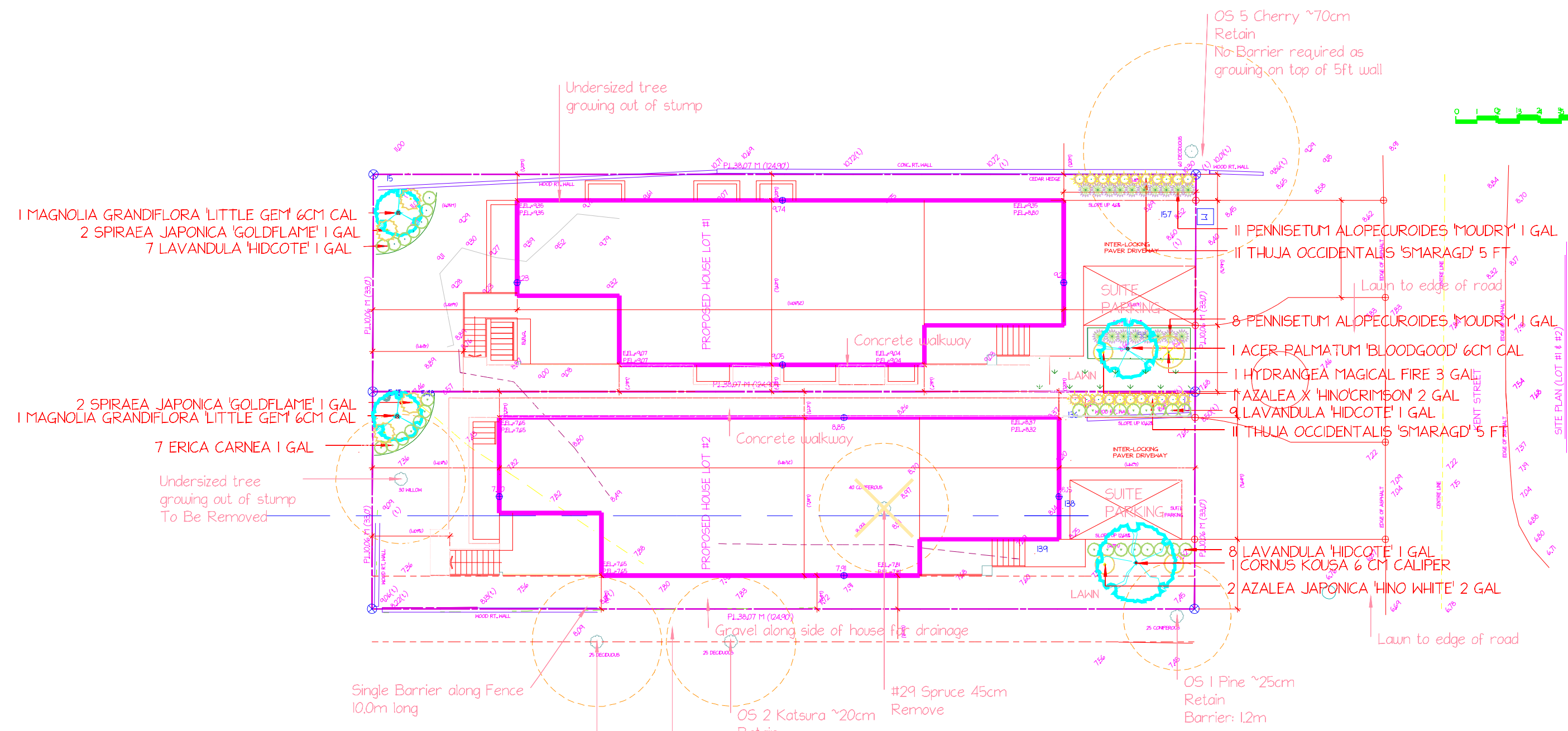
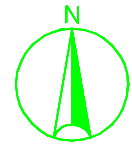
OS 1 Pine ~25cm Retain
Barrier: 1.2m

Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL
1	CORNUS KOUSA	CHINESE DOGWOOD	6 CM CALIPER
2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6CM CAL
Shrubs			
2	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	2 GAL
1	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 GAL
7	ERICA CARNEA	WINTER HEATHER	1 GAL
1	HYDRANGEA MAGICAL FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
4	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	1 GAL
22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	5 FT
Ornamental Grasses			
19	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL
Perennials and Annuals			
24	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL

604-724-3025
www.huckleberrylandscape.ca

Address: 877 KENT STREET

Client Name: SUE GILL	Project: 2 LOT SUBDIVISION
Drawing: LANDSCAPE PLAN	Drawing no: 1 OF 1 Revision no: 4
Scale: 1:200	Date: SEPT 6 2022 Drawn by: AKK



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II PENNisetum ALOPECUROIDES 'MOUDRY' 1 GAL
II THUJA OCCIDENTALIS 'SMARAGD' 5 FT

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THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2022

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Initial Review of Active Rezoning Applications - January to May 2022

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Direct staff to advance the zoning amendment application at 15931 Buena Vista Avenue to the next stage in the application review process,
 2. Direct staff to advance the zoning amendment application at 15963 Marine Drive to the next stage in the application review process,
 3. Direct staff to advance the zoning amendment application at 15941 Buena Vista Avenue to the next stage in the application review process,
 4. Direct staff to advance the zoning amendment application at 1589 Maple Street to the next stage in the application review process,
-

EXECUTIVE SUMMARY

On September 28, 2020, Council gave final reading to a bylaw, which amended the City of White Rock's Planning Procedures Bylaw, 2017, No. 2234, to enable an initial review of zoning bylaw amendment ("rezoning") applications. This amendment aligned rezoning applications with the Official Community Plan (OCP) Amendments' initial review process. Upon receipt of an initial review report, Council can deny the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval).

The intent is to provide Council with the opportunity to intervene early in the application process and to help avoid significant cost and time expended by staff, the applicant, and their consultants in preparing and reviewing application packages that would not be supported by Council. The initial review report's purpose is to include the applicant's rationale for demonstrating how the proposal conforms with and will help realize the OCP's vision, principles, goals and objectives and align with other City Bylaws and Master Plans.

If Council deems that an application aligns with the OCP, City bylaws and policies it can direct the application to the next stage in the application process. However, providing a direction to proceed does not fetter Council's final decision regarding the project and is not a guarantee that the project will ultimately be approved. If Council is certain that the application does not align with the OCP, City's bylaws and policies it may direct that the application be denied and identify

their concerns. An applicant would be refunded a portion of their application fees and may consider making a subsequent application responsive to Council's concerns, continuing the current land use on the property, or they may choose to develop within their current zoning provisions.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
September 14, 2020 2020-443	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
September 28, 2020 2020-473	THAT Council give final reading to "City Of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports For Zoning Amendments) Bylaw, 2020, No. 2357."

INTRODUCTION/BACKGROUND

Staff received 41 development applications between January and August 2022, 39 of which are currently active (this does not include BOV, TUP, LUC, purchase of ROW & sign permits). Approximately 35% of the project proposals received are subject to more than one development application type, e.g., Zoning, Minor Development Permit and Subdivision applications.

The Planning Division within the Planning and Development Services Department underwent significant staff turnover in the past year. This resulted in the development of a backlog of applications. As a result, new applications received after January 2022 were placed in a queue until the Division was suitably staffed to support the review and processing of these more recent applications. While this corporate only covers four of the ten rezoning projects, the remaining six applications will be presented at an upcoming LUPC post the forthcoming election.

Staff is using this initial report process to bring forward four rezoning applications received between January and May 2022. The intent is to work through the planning backlog as efficiently as possible. Each application presented contains basic information about each rezoning application including the site plan, building elevation, architectural drawings, and project statistics. Each application meets the proposed land use, density, and applicable development-related policies (e.g. family-friendly housing, rental replacement, etc.) in the OCP. However, Council is not obligated to approve a rezoning application consistent with the OCP as Council has discretionary authority.

ACTIVE REZONING APPLICATIONS

The following section introduces basic information for the four (4) rezoning applications received between January and May 2022.

15931 Buena Vista Avenue: Rezoning to Enable a Two-Lot Subdivision

The application proposes to change the zoning of the property from the "RS-1 One-Unit Residential Zone" to the "RS-4 One-Unit (12.1m Lot Width) Residential Zone". The rezoning, if approved, would allow for a two-lot subdivision.

A Development Variance Permit (DVP) application was received as part of the proposal to vary the minimum lot width of the "RS-4 One Unit (12.1 metres) Residential Zone" for the westerly lot (identified as Lot 1) and the minimum interior side yard for the eastern lot (identified as Lot 2).

The rationale for this request is related to the applicant's intention to retain the existing dwelling on the property while enabling the creation of a net new lot to the west via subdivision that would conform to most of the RS-4 zone requirements. If approved, the DVP would allow relief of 0.12 metres (0.39 feet) to the minimum interior side lot line setback of 1.35 metres, for a total interior side lot line setback of 1.23 metres (4.03 ft) for Lot 1. The DVP would also allow relief of 0.41 metres (1.34 feet) to the minimum lot width of 12.1 metres, for a total proposed lot width of 11.69 metres (38.35 ft) for Lot 2.

Table 1.0 below includes the current and proposed development statistics. In addition, a location map (illustrating the location and context of the property) and a Subdivision Plan are included in Attachment A.

Table 1: Existing and Proposed development statistics

Zone Standard	RS-1 (Current Zone)	RS-1 (Current lot siting)	RS-4 (Proposed Zone)	RS-4 (West lot proposed configuration)	RS-4 (East lot proposed configuration)
Use	Detached (One-Unit Residential)		Detached (One-Unit Residential with 12.1m Lot Width)		
Lot Requirements					
Lot Width (<i>min</i>)	15.0 m	23.87 m	12.1 m	12.18m	11.69 m
Lot Depth (<i>min</i>)	27.4 m	41.45 m	27.4 m	41.45 m	41.45 m
Lot Area	464.0 m ² (<i>min</i>)	989.41 m ²	410.0 m ² (<i>min</i>)	504.86 m²	484.55 m²
Lot Coverage (<i>max</i>)	40%	36%	45%	45%	45%
Height (<i>max</i>)	7.7 m	7.5 m	7.7 m	7.7 m	7.7 m
Density (<i>max</i>)	0.5 times the lot area			0.5 times the lot area	
Parking Spaces (<i>min</i>)	2 per detached home and 1 per secondary suite			2 per detached home and 1 per secondary suite	
Setbacks					
<i>Front</i>	7.5 m		7.5 m	7.5 m	7.5 m
<i>Rear</i>	7.5 m		7.5 m	7.5 m	7.5 m
<i>Interior Side</i>	1.5 m (east) 1.5 m (west)		1.35 m (east) 1.35 m (west)	1.23 m (east) 1.35 m (west)	1.35 m (east) 1.35 m (west)
OCP Land Use Designation	Mature Neighbourhood – allows single-family homes (including secondary suites), duplexes, and triplexes, with density and height allowed per the applicable provisions in the Zoning Bylaw.				

The OCP establishes development permit areas (DPA) guidelines applicable to infill projects within mature neighbourhoods in the form of duplexes, triplexes, or "intensive residential development." If a subdivided lot has a frontage of less than 12.1 metres it would require a Major Development Permit (DP). In this case, if approved, the subdivision would result in one lot (Lot 2 – the eastern lot) having a frontage of approximately 11.69 metres, triggering a Major

Development Permit (DP). If Council supports the advancement of the rezoning application, staff will review the proposed "intensive residential development" against the City's Mature Neighbourhood Infill DPA guidelines, as set out in Section 22.9 of the OCP.

15963 Marine Drive: Three-Storey Mixed-Use Building (3 Rental Units & One Commercial Unit)

The application proposes changing the property's zoning from the "RS-1 One Unit Residential Zone" to a property-specific Comprehensive Development (CD) zone. The CD zone is proposed to be modelled around the "CR-4 East Beach Business Area Commercial/Residential Zone". If approved, the rezoning would permit a three-storey mixed-use development located above one level of underground parking (see Figure 1.0).

Figure 1: Rendering of the proposed development



Table 2.0 below includes the basic development statistics. An orthophoto (illustrating the location and context of the property) and additional development drawings and surveys are included in Attachment B.

Table 2: Existing and Proposed development statistics

Zone Standard	Existing	Zone Standards <i>(for mixed-use developments in East Beach)</i>	Proposed
Zone	RS-1 zone	CR-4 zone	CD Zone <i>(modelled around CR-4 zone standards)</i>
Use	Detached (One- Unit) Residential	East Beach Business Area Commercial/Residential Zone	Mixed-Use (Commercial/Residential)
Lot requirements			
Lot Area	382.71 sq.m.		

Density (<i>max</i>)	0.5 times lot area	1.75 times lot area	1.29 (3 rental units + 1 commercial unit)
Lot Coverage (<i>max</i>)	45%	85%	87.5%
Height (<i>max</i>)	7.7 m	9.2 metres	Three storeys / 9.5 m
Off-Street Parking Spaces (<i>min</i>)	2 per detached home and 1 per secondary suite	Eight spaces (1.5 spaces per dwelling unit; 1 per 74 m ² commercial floor area for lots fronting marine Drive; 1 loading zone)	Six spaces <i>(relief from 1 loading space & 1 residential space)</i>
OCP Land Use Designation	Waterfront Village (East of Foster Street) – allows multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings, with a density of up to 2.0 FAR (gross floor area ratio) in buildings up to three storeys in height or four storeys where the building's height does not exceed 3.5 metres above the highest ground elevation along the property line.		

The OCP establishes DPA guidelines for developments within the Waterfront land use designation. If Council supports the advancement of the rezoning application, staff will review the proposed mixed-use development against the City's Waterfront Development Permit Area guidelines as set out in Section 22.5 in the OCP. The proposal will be subject to a Major DP.

Additionally, the property is within an Environmental (Floodplain) DPA. Therefore, the application may be subject to a Minor Environmental (Floodplain) DP. This requirement for a Minor DP would be determined at the complete application stage if the application were approved to proceed.

The arborist report submitted by the applicant indicates that ten (10) "protected" trees would be impacted – three (3) on-site trees and seven (7) off-site trees. In addition, staff has received a letter of understanding (LOU) from the neighbouring strata development at 15971 Marine Drive in support of removing the seven (7) off-site shared trees. Staff will conduct a fulsome review of the findings and recommendations of the arborist report at the complete application phase of the project to determine applicable tree replacement securities to be collected before final rezoning approval. The arborist report and LOU are included in Attachment B.

15941 Buena Vista Avenue: Rezoning to enable a two-lot subdivision

The application proposes to change the zoning from "RS-1 One Unit Residential Zone" to the "RS-4 One Unit (12.1m Lot Width) Residential Zone". If approved, it will enable a two-lot subdivision on the property.

A DVP was also received as part of the application to vary the minimum lot width of the "RS-4 One Unit (12.1 metres) Residential Zone" for the subdivided lots. The rationale for this request pertains to the applicant's proposal meeting the minimum lot area requirements for the RS-4 zone to support gentle infill development on slightly narrower lots. If approved, the DVP would also allow relief of 0.16 metres (0.52 feet) to the minimum lot width of 12.1 metres, for a total proposed lot width of 11.94 metres (39.17 ft) for each subdivided lot.

Table 3.0 below includes the project's basic development statistics. A location map (illustrating the location and context of the property), Subdivision Plan and Arborist Report are included in Attachment C.

Table 3: Existing and Proposed development statistics

Zone Standard	RS-1 (Current Zone)	RS-1 (Current lot siting)	RS-4 (Proposed Zone)	RS-4 (East lot proposed configuration)	RS-4 (West lot proposed configuration)
Use	Detached (One-Unit Residential)		Detached (One-Unit Residential with 12.1m Lot Width)		
Lot Requirements					
Lot Width (<i>min</i>)	15.0 m	23.87 m	12.1 m	11.94 m	11.94 m
Lot Depth (<i>min</i>)	27.4 m	39.93 m	27.4 m	39.93 m	39.93 m
Lot Area	464.0 m ² (<i>min</i>)	953.6 m ²	410.0 m ² (<i>min</i>)	476.8 m²	476.8 m²
Lot Coverage (<i>max</i>)	40%	40%	45%	45%	45%
Height (<i>max</i>)	7.7 m	7.7 m	7.7 m	7.7 m	7.7 m
Density (<i>max</i>)	0.5 times the lot area			0.5 times the lot area	
Parking Spaces	2 per detached home and 1 per secondary suite			2 per detached home and 1 per secondary suite	
Setbacks					
<i>Front</i>	7.5 m		7.5 m	7.5 m	7.5 m
<i>Rear</i>	7.5 m		7.5 m	7.5 m	7.5 m
<i>Interior Side</i>	1.5 m		1.35 m	1.35 m	1.35 m
OCP Land Use Designation	Mature Neighbourhood – allows single-family homes (including secondary suites), duplexes, and triplexes, with density and height allowed per the applicable provisions in the Zoning Bylaw.				

The OCP establishes DPA guidelines applicable to infill projects within mature neighbourhoods in the form of duplexes, triplexes, or "intensive residential development." If a subdivision lot has a frontage of less than 12.1 metres it would require a Major Development Permit (DP). In this case, if approved, the subdivision would result in one lot (Lot 2 – the eastern lot) having a frontage of approximately 11.94 metres, triggering a Major Development Permit (DP). If Council supports the advancement of the rezoning application, staff will review the proposed "intensive residential development" against the City's Mature Neighbourhood Infill DPA guidelines, as set out in Section 22.9 of the OCP.

1589 Maple Street – Rezoning to a CD zone to enable Six Storey Multi-Unit Residential Development

The application proposes changing the property's zoning from the "RS-1 One Unit Residential Zone" to a property-specific Comprehensive Development (CD) zone. The CD zone will be modelled around the "RM-3 High-Density Multi-Unit Residential Zone". The rezoning would permit a six-storey multi-unit residential development with 84 dwelling units located above two levels of underground parking. Figure 2.0 below illustrates a rendering of the proposed development along Maple Street.

The proposal includes a mixture of unit types: nine studio units, 38 one-bedroom units, 29 two-bedroom units and eight three-bedroom units. All three-bedroom units include a den. In addition, the 19 one-bedroom and ten two-bedroom units have a den/study space. The allocation of three-bedroom and two-bedroom units upholds the City's "family-friendly housing" policy, which seeks a minimum 10% supply of three-bedroom units and 35% supply of two and/or three-bedroom units, respectively.

Figure 2: Rendering of the proposed development



Currently, the subject property houses a sales centre and construction site office to support the ALTUS development at 1526 Finlay Street. The subject property is surrounded by the White Rock Substation to the west, an ongoing 3-storey townhouse development with shared underground parking to the south and a 12-storey mixed-use building (ALTUS) on the southwest.



Figure 3: Potential Affordable Rental Housing Sites (Figure 11 in OCP)

Figure 3.0 above highlights (in yellow) properties within the City that are identified as potential affordable rental housing sites per Figure 11 in the OCP. The red property in Figure 3.0 relates to the subject property at 1589 Maple Street. The development is proposed as a secured market rental development with 10% of the units proposed as affordable rental housing, which complies with OCP Policies 11.2.1.c & 11.2.4.c.

Table 4.0 below includes the development statistics. An orthophoto (illustrating the location and context of the property) and additional development drawings are included in Attachment D.

Table 4: Existing and Proposed development statistics

	Existing	Zone Standard <i>(for high-density multi-unit residential developments)</i>	Proposed
Zone	RS-1 zone	RM-3 zone	CD Zone <i>(modelled around RM-3 zone standards)</i>
Use	Detached (One-Unit) Residential	High-Density Multi-Unit Residential Zone	Multi-Unit Residential
Lot requirements			
Lot Area	2,436.52 sq.m. (26,226.73 sq. ft)		
Density (<i>max</i>)	0.5 times lot area	2.0 times lot area	2.11 times lot area <i>(84 market rental units including 9 units [10%] as affordable rental housing)</i>
Lot Coverage (<i>max</i>)	45%	85%	48%
Height (<i>max</i>)	7.7 m	23.0 metres	Six storeys / 19.07 metres
Off-Street Parking Spaces (<i>min</i>)	2 per detached home and 1 per secondary suite	131 spaces (1.5 spaces per dwelling unit; 1 loading zone)	125 spaces <i>(relief from 1 loading space & 1 residential space)</i>
OCP Land Use Designation	East Side Large Lot Infill – Allows mixed-use buildings on Finlay Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. On North Bluff Road, allow townhouses and low-rise buildings up to three storeys west of Lee Street, with six storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlined in Policy 11.2.1. c.		

Policy 11.2.4 in the OCP refers to an "Affordable Housing Bonus" to allow rezoning in the Town Centre transition area to permit building up to six (6) storeys and 2.5 FAR. Secured non-market and market rental housing and other forms of affordable housing are considered community amenities as they provide for a more diverse range of housing types, tenures and rent levels available to White Rock residents.

As a market rental housing development proposal, per Council Policy 511 (Density Bonus/Community Amenity Contribution), this development would be only designated for rental purposes. It will be required to be protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building. The appropriate legal tool will be determined by staff at the complete application phase of the process.

Additionally, Policy 511 also outlines considerations of amenity contribution reductions for secured market rental floor space such as:

- *Consider waiving up to a maximum of 50% of applicable amenity contribution for secured market rental floorspace, subject to this floorspace being secured by relevant legal agreements, and a review of the relevant development application and its merits in providing a secured market rental housing amenity that benefits the community.*

A market research/housing consultant may also be utilized to determine potential amenity contribution reductions on a project-by-project basis at the complete application stage if approved to proceed.

FINANCIAL IMPLICATIONS

Application fees for zoning amendment applications that Council refuses would, per the recent amendments to the City's Planning Procedures Bylaw, be subject to a refund minus 30% of the original fees. This refund is intended to cover administrative costs. In addition, if a Public Information Meeting has not yet been held, a refund minus 20% for administrative costs refund would be processed.

Council's denial of any of the above-listed zoning amendment applications would therefore result in a loss of revenue; however, the time and resources otherwise dedicated to advancing the review of the applications would be allocated to other tasks.

LEGAL IMPLICATIONS

Per section 479 of *Local Government Act*, a City's zoning bylaw may regulate the use of land and the density of the uses of land, among other regulations that apply to buildings.

Section 460 of the *Local Government Act* establishes that where a local government has adopted a zoning bylaw, it must define procedures under which an owner of land may apply for an amendment to the bylaw and must consider every application for an amendment.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

These projects would proceed to a Public Information Meeting (PIM) if supported. Following the PIM and circulation of the application for interdepartmental comments, a bylaw would be presented to Council for 1st and 2nd readings. These applications would be subject to a Public Hearing, enabling additional community engagement. Notice of the PIMs and Public Hearings would be circulated to owners and occupants of properties within 100 metres of the developments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The initial review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) before referral to internal City departments and several external agencies (e.g., School District, RCMP, etc.).

CLIMATE CHANGE IMPLICATIONS

These implications will be determined at the complete application stage for each application.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

The level of impact on trees will be determined at the complete application stage for each application. Staff will conduct a fulsome review of the Arborist Report and related documents at that time,

ALIGNMENT WITH STRATEGIC PRIORITIES

These development proposals are generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly concerning supporting a community where people can live, work, and play in an enjoyable atmosphere.

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendations include:

1. LUPC may direct the applications to proceed to the next stage in the process and give additional direction for the applicant and staff;
2. LUPC may direct staff to obtain additional project-specific information before deciding whether to advance or deny the applications;
3. LUPC may deny the applications.

CONCLUSION

This corporate report identifies four zoning amendment applications currently active. Therefore, the Committee has an opportunity to decide on whether each application should proceed to the next step or otherwise.

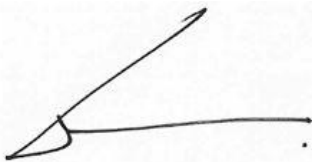
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

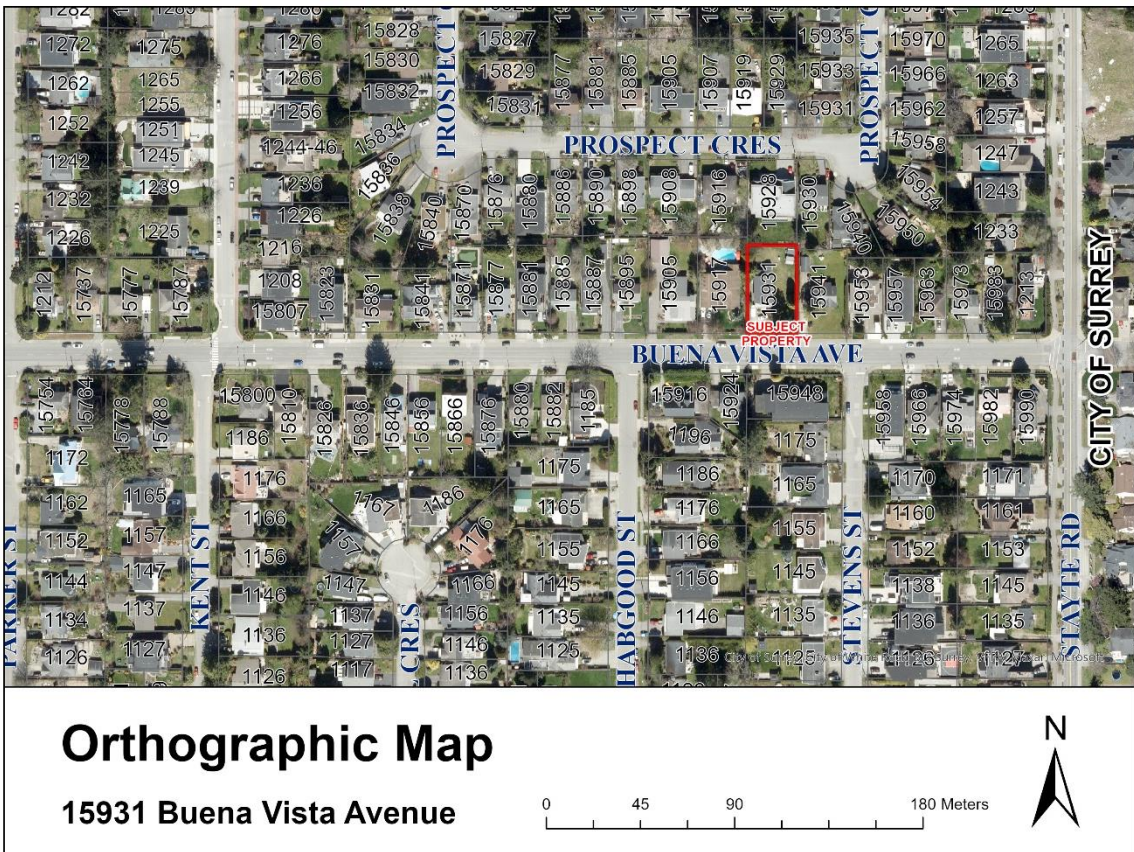
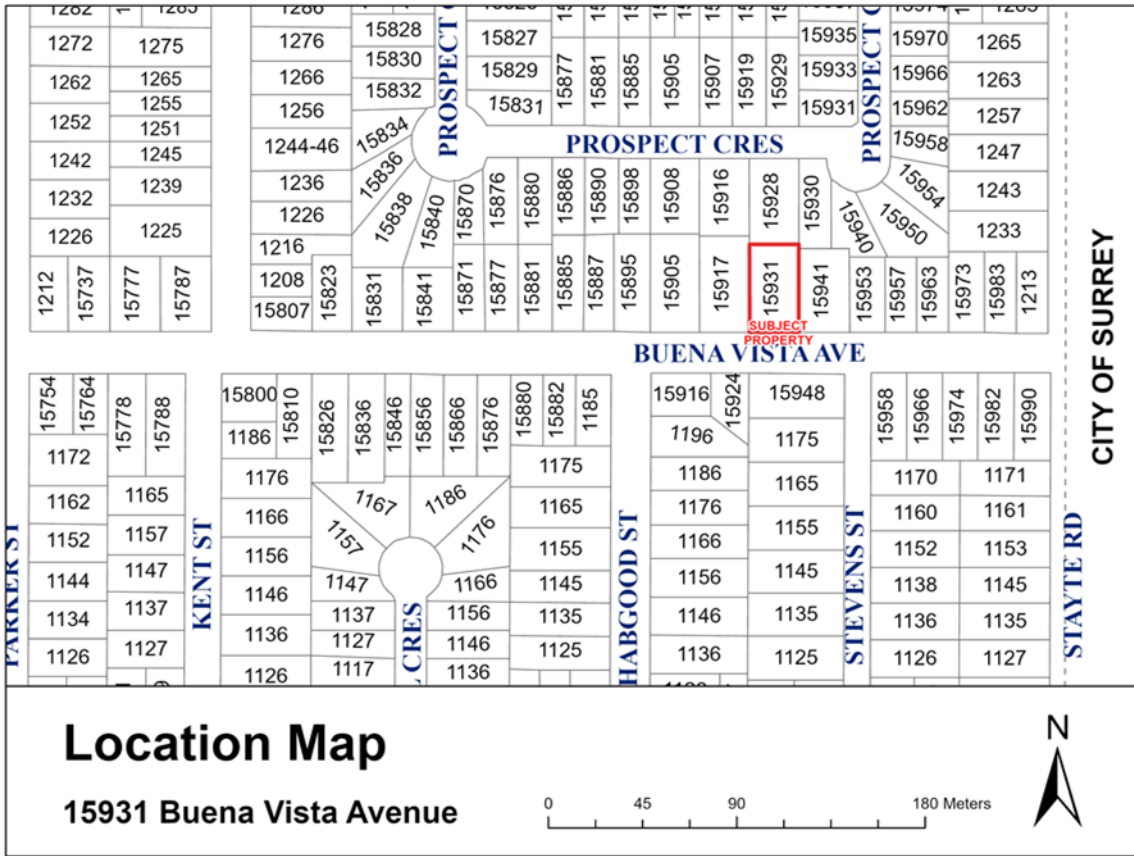
- Appendix A: 15931 Buena Vista Avenue (21-018, 22-015)
- Appendix B: 15963 Marine Drive (22-001)
- Appendix C: 15941 Buena Vista Avenue (22-014)
- Appendix D: 1589 Maple Street (22-018)

ATTACHMENT A

15931 Buena Vista Avenue

(City File: 21-018)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Applicant's Design Rationale
- Topographic Survey
- Statutory Right of Way Plan 39553 (sanitary and sewer easement)
- Preliminary Subdivision Plan
- Arborist Report





TERRA NOBIS CONSULTING INC.

Unit 203 - 15585 24th Avenue, Surrey, BC

604 946 3007

info@terranoibis.com

Permit to Practice #:1000490

May 24th 2022

Reference: Planning Department

Design Rationale
15931 Buena Vista Avenue, White Rock

The purpose of this application is to take the existing property at 15931 Buena Vista Avenue, White Rock and rezone it from RS1 to RS4 and sub-divide it into 2 single family lots. The lot is in an OCP designated mature neighbourhood that currently has mixed zones of RS1 and RS4.

This application will provide our community with 1 new single-family houses with the existing lot area and provide our residents much desired affordable housing in the area. It will take an under-utilized lot area and employ the property more effectively.

Kind Regards,

Jimmy Lee

TOPOGRAPHIC PLAN OF LOT 415 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 39552

CIVIC ADDRESS: 15931 Buena Vista Avenue, Whiterock, BC



SCALE - 1 : 250

All distances are in metres

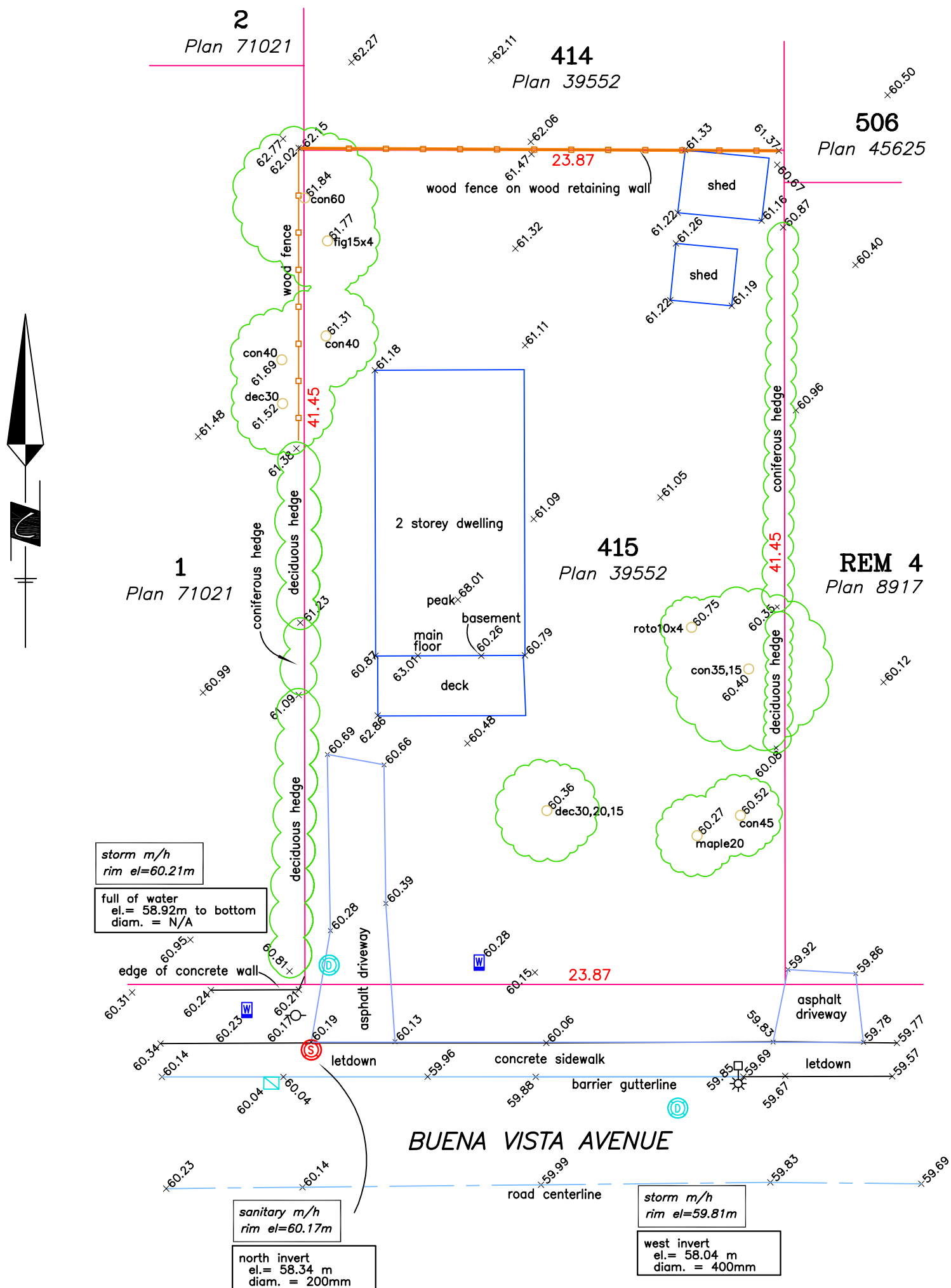
SURVEY LEGEND

- Storm manhole
- Sanitary manhole
- Catch basin
- Power pole
- Water meter
- Lamp standard
- con80 Denotes coniferous tree 80cm diameter
- dec20 Denotes deciduous tree 20cm diameter

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 5757 located on center line of 160 St opposite to the middle of house No.1171, Elevation = 52.181 metres.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and some field ties and are subject to revision upon final legal survey.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.

ATTACHMENT A



storm m/h
rim el=60.21m

full of water
el.= 58.92m to bottom
diam. = N/A

edge of concrete wall

sanitary m/h
rim el=60.17m

north invert
el.= 58.34 m
diam. = 200mm

storm m/h
rim el=59.81m

west invert
el.= 58.04 m
diam. = 400mm

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7675-TP2

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 25th day of February, 2022.

PLAN 39553

RIGHT OF WAY PLAN OVER PORTION OF LOTS 414 AND 415

OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 1.

NEW WESTMINSTER DISTRICT.

ACCORDING TO PLAN 39552.

"FOR SEWERAGE AND DRAINAGE PURPOSES"

SCALE - 1 INCH = 100 FEET.

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

718894 E

Deposited in the Land Registry Office
of New Westminster, B.C.
This 13th day of July 1971

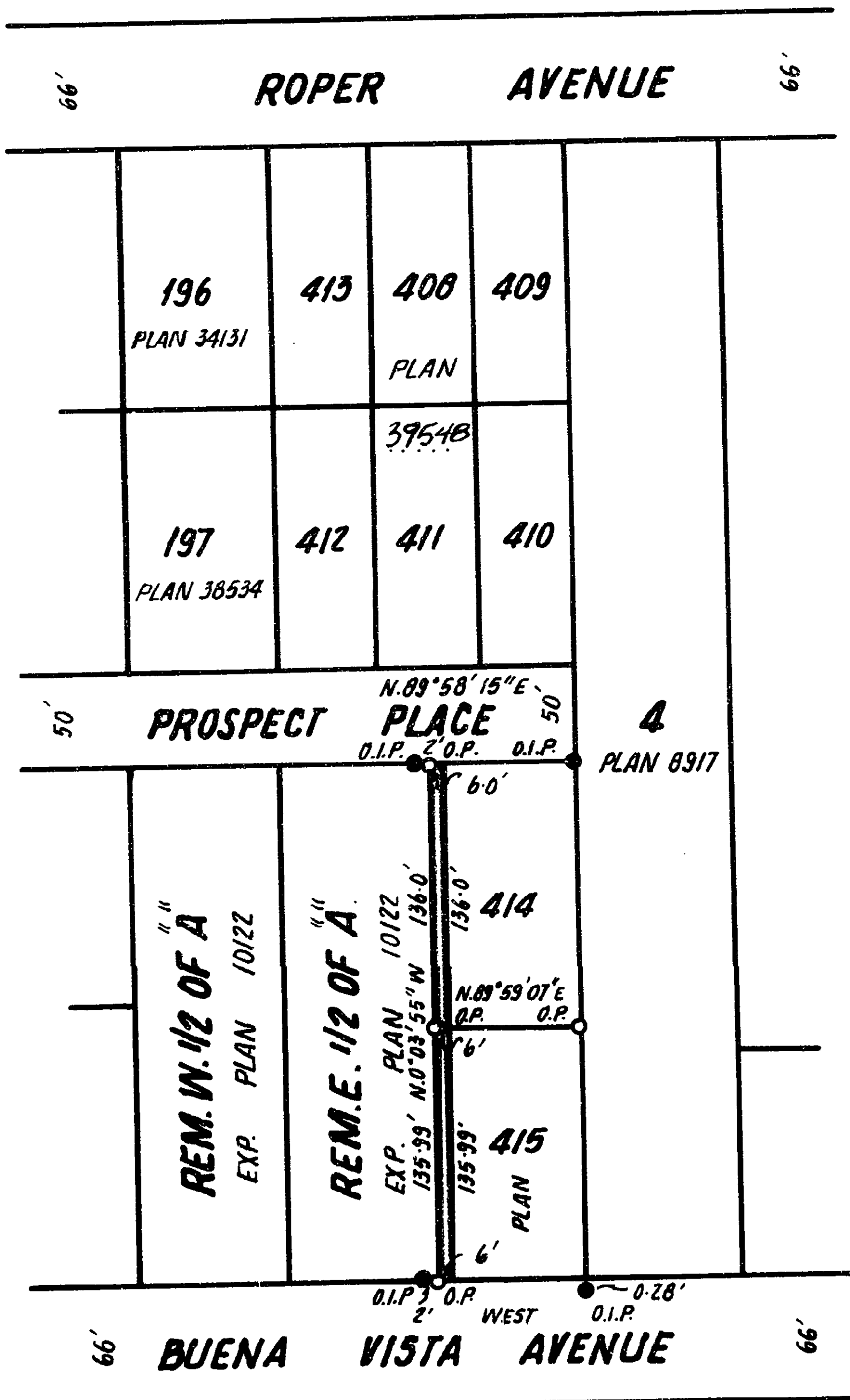
D. Bellwood
REGISTRAR

LEGEND

Bearings are astronomic and are referred to plan 34131.

- O.I.P. Indicates iron post found.
- O.P. Indicates wooden post found.

TABLE OF AREAS	
DESCRIPTION	AREA
LOT 414 OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 1.	816.0 SQ. FT.
LOT 415 " "	816.0 SQ. FT.



I, Ronald G. Scobbie, of North Vancouver, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 10. th. day of June 1970.

Ronald G. Scobbie

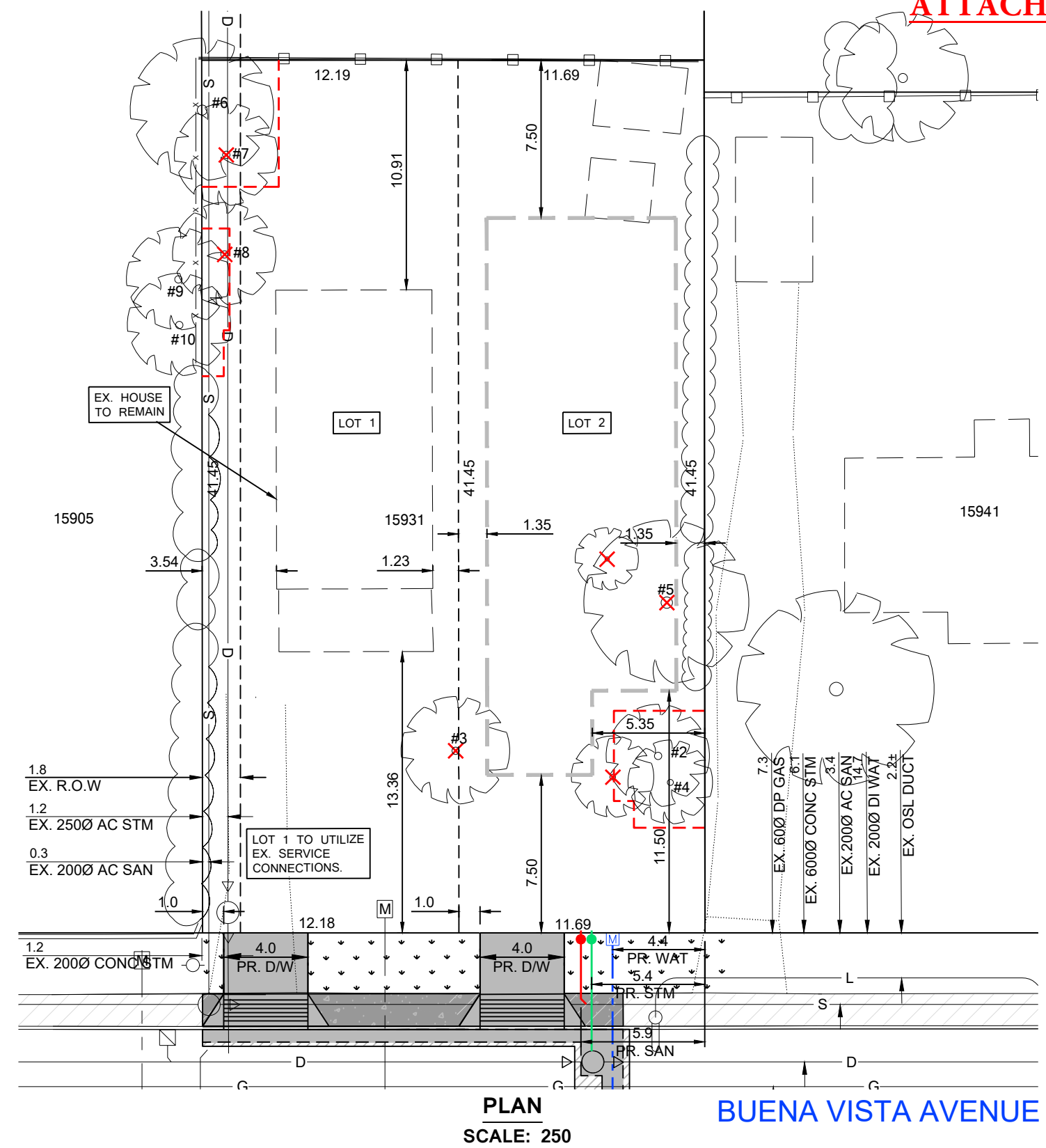
Sworn before me this 17. th. day of June 1971.

[Signature]
A Notary Public in and for the Province of British Columbia.

HUNTER, CROCKFORD & SCOBIE
SURVEYORS & ENGINEERS
NEW WESTMINSTER. B.C.

	EXISTING	PROPOSED	ZONING REQUIREMENT
LOTS	1	2	
ZONING	RS1	RS4	RS4
LOT SIZE	989.5m ²	LOT 1: 504.9m ² LOT 2: 484.6m ²	MIN. 410.0m ²
AVG. LOT WIDTH	23.88m	LOT 1: 12.19m LOT 2: 11.69m*	MIN. 12.1m
AVG. DEPTH	41.45m	LOT 1: 41.45m LOT 2: 41.45m	MIN. 27.4m
FLOOR AREA		LOT 1: 127m ² ± LOT 2: 222m ²	MAX 50% OF LOT AREA
SIDE YARD SETBACK		LOT 1: 1.23m/3.54m* LOT 2: 1.35m	MIN. 1.35
FRONT & REAR YARD SETBACK		LOT 1: 13.36m/10.91m LOT 2: 7.50m	MIN. 7.50m
BUILDING HEIGHT		LOT 1: 7.5m ± LOT 2: 7.70m	MAX. 7.70m
LOT COVERAGE		LOT 1: 36% ± LOT 2: 45%	MAX. 45% OF LOT AREA

* LOT 2: VARIANCE PROPOSED FOR NON-CONFORMING LOT WIDTH: 11.69m
 * LOT 1: VARIANCE PROPOSED FOR NON-CONFORMING BUILDING SIDE YARD SETBACK: 1.23m



BENCHMARK	BENCHMARK: ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT No. 5757. ELEVATION = 52.181m DATUM CVD28GVRD2018. LOT DIMENSIONS AND CLEARANCES ACCORDING TO FIELD SURVEY		
	△		
	△		
	△		
	△		
LEGAL	LEGAL: LOT 415, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 39552		
	△	13 MAY 2022	FOR APPLICATION
	△	16 MAR 2022	FOR DISCUSSION
	△	01 NOV 2021	FOR DISCUSSION

No.	DATE	REVISIONS / SUBMISSIONS
△		
△		
△		
△		

ENGINEER
TERRA NOBIS CONSULTING INC.
 #203 - 15585 24 Avenue, Surrey, V4A 2J4
 PHONE: 604.946.3007
 EMAIL: INFO@TERRANOBIS.COM
 PRACTICE NUMBER: 1000490

CLIENT
GURMINDER JOHAL
 EMAIL: RGJOHAL@GMAIL.COM
 PHONE: 604-537-4486

PROJECT
 21022
SITE ADDRESS
 15931 BUENA VISTA AVENUE, WHITE ROCK

SEAL
 13 MAY 2022

DRAWING
SITE PLAN
 HOR. SCALE AS SHOWN
 VER. SCALE AS SHOWN
 PROJECT NUMBER
 DRAWING NUMBER
 1 OF 1
 REV. 2
 DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER



RADIX TREE & LANDSCAPE CONSULTING INC

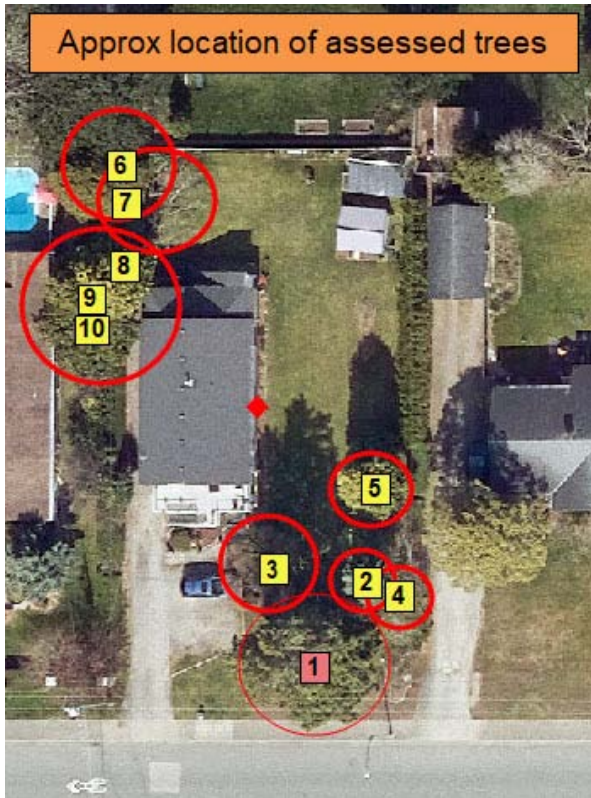
March 12, 2022

Terra Nobis Consulting Inc
Attn: Pawan Gill
203 – 15585 24th Avenue
Surrey, BC
V4A 2J4

RE: *REVISED #1* - Arborist report #1 for trees at 15931 Buena Vista Ave, White Rock

ASSIGNMENT:

This report is in response to your request to assess some trees located at 15931 Buena Vista Ave. The intent of this report is to determine the mode of tree protection that would be recommended to preserve these trees from any damage due to any proposed redevelopment at the above address. Also, to determine which trees might be candidates for removal based on the preliminary plans provided indicating their proximity to the proposed building footprint and the zones of heavy construction and excavation activities.



Picture 1. Aerial View of property

TREE & SITE DETAILS:

The original site visit was conducted on March 24 2021 to assess 10 trees and review the site. A more recent review of the site was undertaken on March 2, 2022. This was prompted by the recent removal of one (1) tree by BC Hydro to maintain line clearance. An updated site survey was provided prior to the visit.



RADIX TREE & LANDSCAPE CONSULTING INC

For the purpose of this report these trees have been assigned a reference number for identification. The species have been identified; the diameter of the trunks measured at 1.5 meters (5.0 ft) above grade (D.B.H) and any observations have been outlined in the inventory table below (Figure 1).

Tree #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Observations
1	Norway Spruce – <i>Picea abies</i>	68.5	22.9	4.7	Fair – located at south PL; moderate trunk taper; moderate live crown ratio; heavily sheared by Hydro at south side; thinning canopy density in upper canopy; co-dominant stems at 3.1 m above grade; sap weep; falls within zones of heavy excavation & construction activities at main access to site – Hydro recently removed tree for clearance to hydro lines
2	Blue Spruce – <i>Picea pungens</i>	29	16.8	2.5	Good – located near east PL; low trunk taper; moderate live crown ratio; falls within proximity to zones of heavy excavation & construction activities – retain; tree protection req'd
3	Crabapple – <i>Malus sp</i>	27, 15 & 17.5	4.9	3.3	Poor – located east of driveway & parking area; previously topped; over pruned; extensive decay in all main stems; falls within proposed bldg footprint & within zones of heavy excavation & construction activities – removal is recommended
4	Common Hazel – <i>Corylus avellana</i>	9.5, 11.5 & 9.5	9.1	4.0	Good – located at east PL; multi-stemmed; falls within proximity to zones of heavy excavation & construction activities – retain; tree protection req'd
5	Cypress – <i>Cupressus sp</i>	17 & 39.5	15.2	4.2	Good – located near to east PL; previously removed stem; phototropic lean to southwest; low trunk taper; moderate live crown ratio; falls within proposed bldg footprint & within zones of heavy excavation & construction activities – removal is recommended
6	Cypress – <i>Cupressus sp</i>	60	12.2	4.0	Good – located at northwest PL; appears to be straddling PL & thus is deemed 'shared' with neighbour (15917 Buena Vista Ave) moderate trunk taper; moderate live crown ratio; falls outside zones of heavy excavation & construction activities – retain; tree protection req'd
7	Common Fig – <i>Ficus carica</i>	17, 14 & 16	5.2	3.1	Fair – located at northwest PL; lean to east; unkempt & unmaintained; appears to have had a partial root failure at some point in past; canopy extends into yard by 6.1 m making it unusable; falls outside zones of heavy excavation & construction activities - removal is recommended



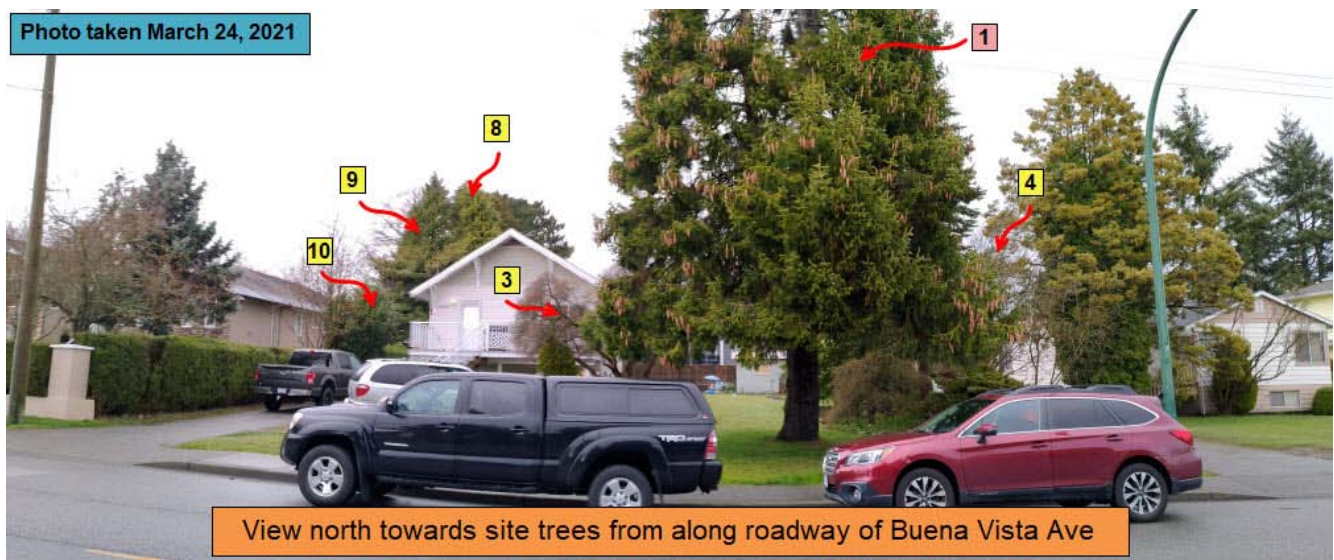
RADIX TREE & LANDSCAPE CONSULTING INC

8	Cypress – <i>Cupressus sp</i>	39	10.7	3.3	Fair to Poor – located at northwest PL; canopy failure at northwest side; canopy dieback moderate trunk taper; moderate to low live crown ratio; falls at edge of proposed bldg footprint & within zones of heavy excavation & construction activities – removal is recommended
9	Western Red Cedar – <i>Thuja plicata</i>	40	10.7	3.5	Fair – located at neighbouring site to west (15917 Buena Vista Ave); ≈0.60 cm (2 ft) west fence; good trunk taper; moderate live crown ratio; falls outside zones of heavy excavation & construction activities – retain; tree protection req'd
10	Evergreen Magnolia – <i>Magnolia grandiflora</i>	30	8.2	4.0	Good – located at neighbouring site to west (15917 Buena Vista Ave); ≈ 0.60 cm (2 ft) west fence; moderate trunk taper; moderate live crown ratio; falls outside zones of heavy excavation & construction activities – retain; tree protection req'd

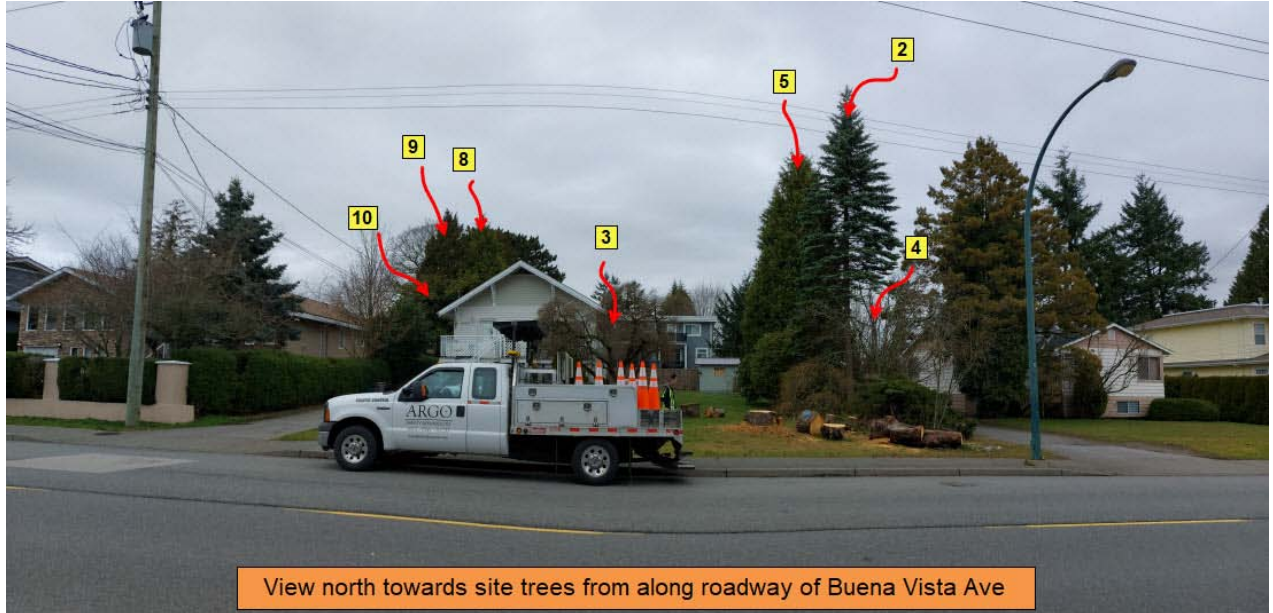
Figure 1. Tree Inventory Table

One (1) tree was recently removed by BC Hydro to maintain clearance to the 3-phase lines along Buena Vista Ave. Seven (7) remaining trees fall within the property boundaries of the subject property of which one (1) appears to be straddling the northwest property line (PL) and thus would be deemed ‘shared’ with the neighbour at 15917 Buena Vista Ave. Two (2) trees are located on the neighbouring property to the west (15917 Buena Vista Ave). There are no trees located on the City Boulevard nor are there any other significant trees noted within proximity of the shared property boundaries.

There is no laneway access into the site and all activities will ingress/egress site from Buena Vista Ave. The site grade is considered fairly level throughout the site. As I understand it this site is proposed for subdivision and therefore a number of these trees would be impacted by the reassigned property lines and proposed bldg footprints.



Picture 2. Site trees – view north (photo taken March 2021)



View north towards site trees from along roadway of Buena Vista Ave

Picture 3. Site trees – view south – recent view



View north towards tree recently removed by BC Hydro

Picture 4. Tree #1 – BC Hydro removed



Picture 5.
Tree #1 –
remnant
stump from
BC Hydro
removal
(recent
photo)



Picture 6. Trees #2 & #4 – view east



Picture 7. Trees #2 & #4 – base of trees



Picture 8.
Tree #3 –
view
northwest



Picture 9. Tree #3 – decayed stems



Picture 10. Tree #3 – decayed stems



View NW towards site tree at southeast PL

Picture 11. Tree #5 – view NW



View west towards site trees at northwest PL

Picture 12. Trees #6 to #8 – view west



View west towards shared tree at northwest PL

Picture 13. Tree #8 – lower trunk



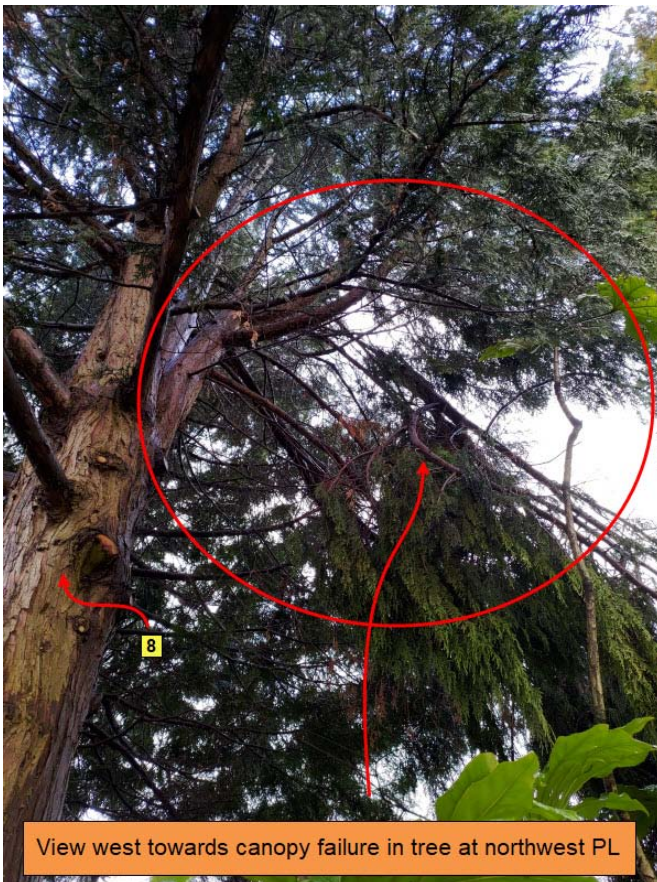
partial root failure in past

View northwest towards trees at northwest PL

Picture 14. Tree #7 – partial failure



Picture 15.
Tree #7 –
over extended
canopy



Picture 16. Tree #8 – canopy failure



View northwest towards site tree at northwest PL

Picture 17. Tree #8 – lower trunk



View southwest towards neighbour trees near northwest PL

Picture 18. Trees #9 & #10 – neighbour trees



Picture 19. Trees #8 to #10 – view north

A number of these trees have been previously topped and a number of them have been poorly maintained or improperly managed overtime. These trees were found to be in varying conditions overall. There were minor signs of chlorosis however none had excessive cone production. Extensive decay was visible in the main stems of one tree and another has experienced a partial root failure at some point in past. The canopy of this tree is also poorly trained and it over extends the north yard which will make it unusable with the subdivision of the property. There were no visible fungal conks or outward signs of root decay. There is no apparent indication of shifting or heaving in the root plates at the time the site visit was conducted.

RECOMMENDATIONS:

1. Removal is recommended for trees #3, #5, #7 & #8 as they would fall either within or at the edge of the proposed building footprints and or within the zones of heaviest excavation & construction activities for the site; are in marginal or poor condition overall and are not like to experience improvement overtime; and or would require improper and over pruning to provide adequate clearance (canopy & root) which would mutilate or deform the tree(s). Their CRZ's are not likely to fare well with the disruption expected within the CRZ therefore removal & replacement is recommended.
 - a. Tree #1 has already been removed by BC Hydro recently in efforts to maintain clearance to their 3-phase Hydro lines along Buena Vista Ave.
2. Refer to Revised Removal, Retention & Protection Plan attached at end of report.



3. For any trees that may or may not be straddling the PLs and could be deemed ‘shared’ with any neighbours, it is recommended to obtain written permission from the tree co-owner(s) prior to performing any works or removal of any shared trees.
4. Refer to Appendix A for further information on construction impact to trees.
5. Retention and monitoring is recommended for the retained trees. The protection zones (TPZs) for the these trees should be constructed to delineate a zone around the CRZ with fencing to prevent encroachment of equipment as well as to prevent items from being stored within the root zone. Based on the CRZ criteria and the City of White Rock Tree Management Bylaw No. 1831 (Part 9 & Schedule A), the following TPZs are recommended for the trees outlined in this report:
 - a. The fencing should be high enough (1.2 metres (4 ft)) to deter anyone from entering that root zone.
 - b. Signage should be placed on the fencing to convey to workers and pedestrians the purpose for the fence.
 - c. Wooden frame and orange fencing is suitable for this application.
 - a. It must remain in place for the duration of the construction until there is no further possibility of damage.
 - d. **Do not move, remove or alter TPZs** without expressed consent or direction of Project Arborist.

Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
2	Blue Spruce – <i>Picea pungens</i>	29	⚡ TPZ should be placed no less than 2.1 m (7 ft) from base of tree; to encompass entire tree on all sides effected
4	Common Hazel – <i>Corylus avellana</i>	9.5, 11.5 & 9.5	⚡ The Project Arborist should be on-site if any excavation activities fall within the protection zone specified for this tree
10	Evergreen Magnolia – <i>Magnolia grandiflora</i>	30	
6	Cypress – <i>Cupressus sp</i>	60	⚡ TPZ should be placed no less than 3.6 m (12 ft) m from base of tree; to encompass entire tree on all sides effected ⚡ The Project Arborist should be on-site if any excavation activities fall within the protection zone specified for this tree
9	Cypress – <i>Cupressus sp</i>	40	⚡ TPZ should be placed no less than 2.5 m (8 ft) m from base of tree; to encompass entire tree on all sides effected ⚡ The Project Arborist should be on-site if any excavation activities fall within the protection zone specified for this tree

Figure 2. Tree Protection Zone Table

6. Refer to Appendix ‘B’ for further information on tree protection barriers.



7. The Project Arborist **must be on-site during any ground works or periods of excavation that falls within or within close proximity to the TPZs of the retained trees which includes for the stump grinding or removal for remnant stumps from trees #7 & #8; excavation/installation of bldg foundations & site services etc; excavation installation of new concrete/paver walkways/footings for fences etc; grading/excavation/installation of any areas to reinstate landscape around the site that fall within the TPZs etc** to observe, assess and ensure that the integrity of the CRZs are maintained and conduct any subsequent root pruning (if req'd).
 - a. Regular inspections throughout the course of project are req'd to document the progress, observe & monitor the trees during & post construction.
 - b. These inspections are to be executed by the Project Arborist to ensure that all aspects of their preservation are being adhered to and properly addressed.
8. Install any site services outside the prescribed TPZs unless otherwise or previously specified. This includes any utilities, or pipes required for drainage, water, sewer, irrigation or landscape lighting etc. If this is not feasible, then they are to be installed by Air Spade® excavation, HydroVac, or manual digging (by hand) to ensure that there are no structural roots severed or damaged during their installation as well as attempting to maintain as many viable feeder roots as possible. This AirSpade® excavation and any subsequent root pruning are to be conducted by or under the direct supervision/instruction of the Project Arborist.
9. Maintain existing grade within CRZ of retained trees unless otherwise or previously approved. Changing the grade around these trees proposed for retention can change the water table and the site's drainage creating other problems such as standing water, anaerobic soil conditions & or root rot etc. It would be discouraged to change the grade by importing fill to level out an area around any retained tree(s).
10. Minor pruning to address any clearance issues is reasonable and should be limited to only the offending branches. This pruning work is to be in conformity with the ANSI Standard Institute (ANSI A300 (Part 1)) and the ISA Best Management Practices for Pruning. These are generally expected and accepted practices and guidelines for qualified Certified Arborists and reputable tree service companies. Proper pruning practices must be adhered to and this work is to be conducted by a qualified Certified Arborist and or under the direct supervision/instruction of the Project Arborist.
11. Based on the parameters of the City of White Rock Tree Management Bylaw No. 1831 (Part 7; section 9 – Permit Fees & Securities & Part 8 - Replacement Trees), replacement planting would be required on these sites. With the exception of the tree removed by Hydro, based on size of the other trees removed the replanting requirement is for approx 10 replacement trees in restitution for the removals. This will cause this site to be overplanted and thus it would be recommended to engage with the City of White Rock to implement Part 8; Item 1 to reduce overall number of new trees installed but increase their overall size at time of planting (ie: use upsized trees). Therefore seven (7) are recommended for these sites. The selected replacement trees could reasonably be incorporated as part of the overall landscape plan. The bylaw size of the replacement trees for deciduous trees are to be a



- minimum of 6 cm caliper and for evergreen/conifer trees they are to be a minimum of 3.0 m in height at time of planting (or what is reasonably available at the nurseries at time of replanting). ***This is subject to verification by the City of White Rock.***
- a. The locations & height at maturity of replacement trees must conform to BC Hydro regulations for planting trees under or near Hydro lines.
 - i. There are specific criteria for planting trees near or under Hydro lines as per BC Hydro. Refer to parameters set out by BC Hydro to avoid conflicts with trees in future. ***Trees at maximum of 5 m (16.5 ft) in height at maturity within 5 m (16.5 ft) from the overhead lines. A maximum of 12 m (39 ft) in height at maturity within the 5m (16.5 ft) to 10 m (33 ft) distance from overhead lines.***
12. Refer to Revised Proposed Preliminary Planting Plan attached at end of report. ***This is subject to change once more information is provided.***
 13. The installation of the replacement trees should be executed in accordance with the specifications set out by the Canadian Landscape Standards (2nd Edition) for proper planting practices. This includes but is not limited to the following items such as exposing the root flare prior to planting, planting it at a proper depth, watering in the plant once it's been installed, staking and mulching, regular watering & care etc.
 14. Any new plant material requires care in the first 2 to 3 growing seasons until they get established. It is important to note that newly planted trees rely on the moisture held within their root balls until they can get their roots out and established. This may take a few seasons therefore it is important to ensure that the root ball ***does not dry out*** even if the soil around it is moist, the root ball could still be dry. It is important that from time to time to get in there and check with your hands. Regular and thorough watering to the selected replacement plant(s) is required. An automated in-ground irrigation system would be suitable for this site. It is important to note however that despite an automated system being in place many landscapes require additional supplementary water to meet the needs of the new or transplanted plant material. **One option** is to use soaker hoses to direct water directly to the root zone of the new plant(s). The soaker hose(s) can be attached to a supply hose directed to the closest hose bib and attached a battery operated timer to assist with watering within the guidelines provided through the GVRD Water Conservation Practices. The **second option** would be to manually provide water or use a tree watering bag which has been known to be available online, Home Hardware, Canadian Tire, Lee Valley Tools and or West Coast Gardeners Co-op.
 15. Monitoring the trees during and post construction is to be executed by the Project Arborist to ensure that all aspects of their preservation are being adhered to and properly addressed. Site visits to document the progress and observe the trees may be required through the duration of the project and beyond completion.
 16. No vehicles, equipment or construction materials or like items are to be stored within the CRZ of the protected trees. No dumping of grey or contaminated water from the construction (cleaning tools etc) or other liquids within CRZs of site trees.
 17. Turf is not recommended to be installed as part of the landscape within the root zone of the trees.



CONCLUSION:

In conclusion, care must be taken when construction activity occurs within or within close proximity to mature trees and in order to preserve them, it is important to understand that mature trees are much less adaptable to site changes that occur during or are associated with construction. TPZs to enforce this are required to prevent potential damage to the root zone of trees. Constructing a wooden frame and orange poly or equivalent fencing is an effective way to achieve the preservation of the CRZs. It is to remain in place for the duration of the construction until there is no further possibility of damage.

The recommendations outlined above may be subject to change based on any further information provided or findings that are uncovered after this report is submitted. Trees play an important role in the urban ecology, and all of us must be stewards to ensure a tree's survival and our own safety.

Testing and Analysis:

The assessment completed on the trees defined within this report, consisted of a visual and physical inspection from the ground and was based upon the principals of Visual Tree Assessments. No invasive tests, such as using a resistograph or increment borer, were used during the testing for this report.

Assumptions and Limiting Conditions:

1. The info contained in this report covers only those items that were examined and reflect the condition of these items at the time of inspection. The inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
2. The opinions in this Report are given based upon observations made using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place. No guarantee, warranty, representation or opinion is offered or made by Radix Tree and Landscape Consulting Inc as to the length of the validity of the results, observations, recommendations and analysis contained within this Report.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/company can neither guarantee nor be responsible for the accuracy of information provided by others.
4. All tree work is to be completed under the supervision of an ISA Certified Arborist and in compliance with ISA, BC Hydro and WCB standards.
5. Alteration of any part of this report invalidates the entire report.

If you have any questions or concerns please feel free to contact us.

Sincerely yours,

Michelle McEwen
ISA Certified Arborist (PN-6707A)
ISA Qualified Tree Risk Assessor (TRAQ)
Wildlife/Danger Tree Assessor BC (P-1453)
C of Q #00317-LH-08
Certified Horticulturist
Radix Tree and Landscape Consulting Inc

TOPOGRAPHIC PLAN OF LOT 4 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 39552

REVISED #1 - REMOVAL, RETENTION & PROTECTION PLAN 15931 Buena Vista Ave, White Rock

Refer to Recommendations section of report for further info on protection parameters for site trees

Project Arborist **must** be on-site when any ground works, excavation or construction activities are occurring within the protection zones prescribed for the site trees.

CIVIC ADDRESS: 15931 Buena Vista Avenue, Whiterock, BC



SCALE - 1 : 250

All distances are in metres

SURVEY LEGEND

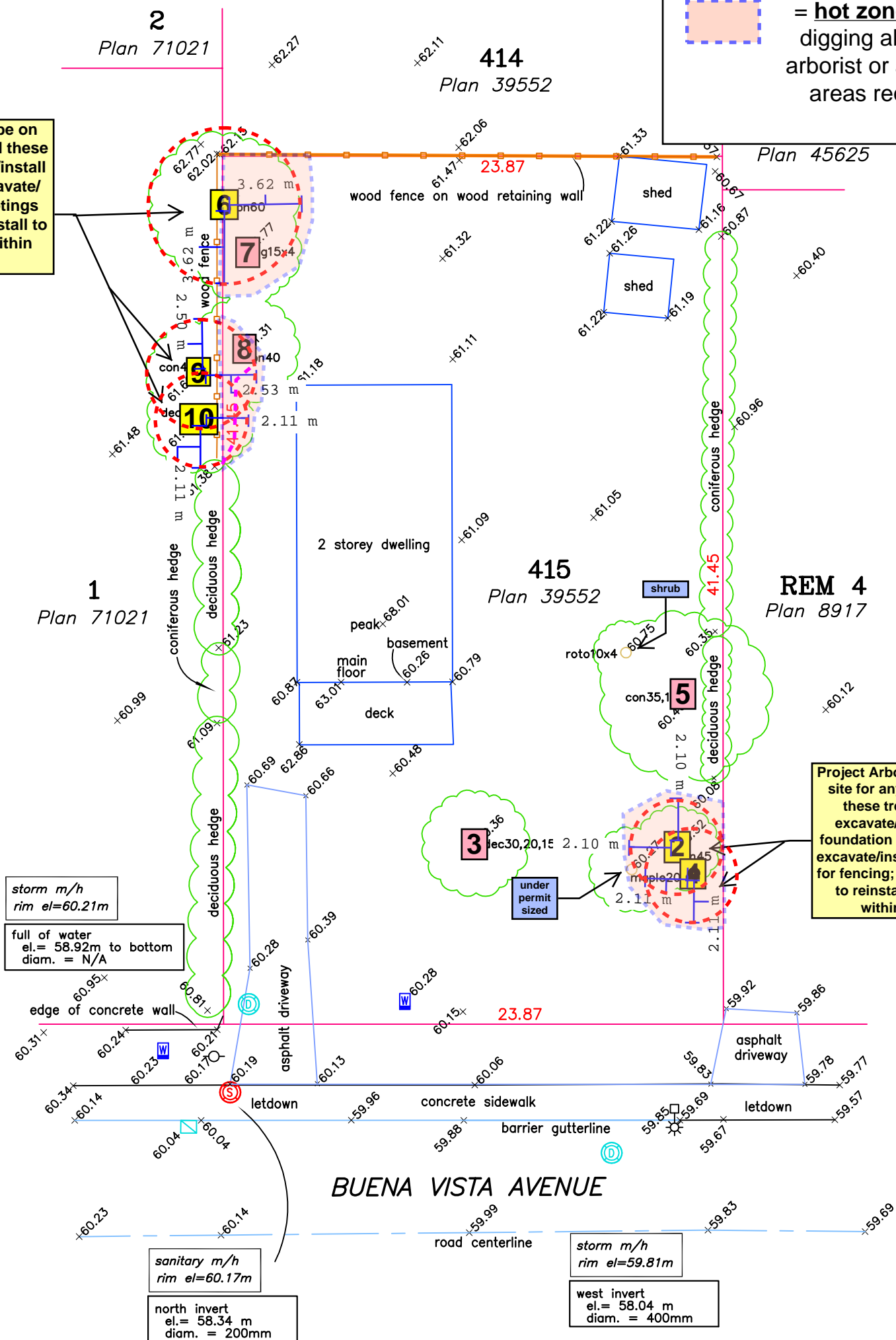
- Storm manhole
- Sanitary manhole
- Catch basin
- Power pole
- Water meter
- Lamp standard
- con80 Denotes coniferous tree 80cm diameter
- dec20 Denotes deciduous tree 20cm diameter

LEGEND:

- = retain; tree protection req'd
- = removal is recommended
- = tree protection barriers
- = adjusted tree protection barrier; **post excavation phase**
- = **hot zone**; no ground works or digging allowed without project arborist or any works within these areas require project arborist supervision

Project Arborist must be on site for any work around these trees incl's for excavate/install house foundation; excavate/install walkways or footings for fencing; excavate/install to reinstate landscape within area etc

Project Arborist must be on site for any work around these trees incl's for excavate/install house foundation & site services; excavate/install for footings for fencing; excavate/install to reinstate landscape within area etc



storm m/h
rim el=60.21m
full of water
el.= 58.92m to bottom
diam. = N/A

sanitary m/h
rim el=60.17m
north invert
el.= 58.34 m
diam. = 200mm

storm m/h
rim el=59.81m
west invert
el.= 58.04 m
diam. = 400mm



TOPOGRAPHIC PLAN OF LOT SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 39552

REVISED #1 - PROPOSED PRELIMINARY REPLANTING PLAN

15931 Buena Vista Ave, White Rock

Refer to Recommendations section of report for further info on protection parameters for site trees

Project Arborist **must** be on-site when any ground works, excavation or construction activities are occurring within the protection zones prescribed for the site trees.

CIVIC ADDRESS: 15931 Buena Vista Avenue, Whiterock, BC



SCALE - 1 : 250

All distances are in metres

SURVEY LEGEND

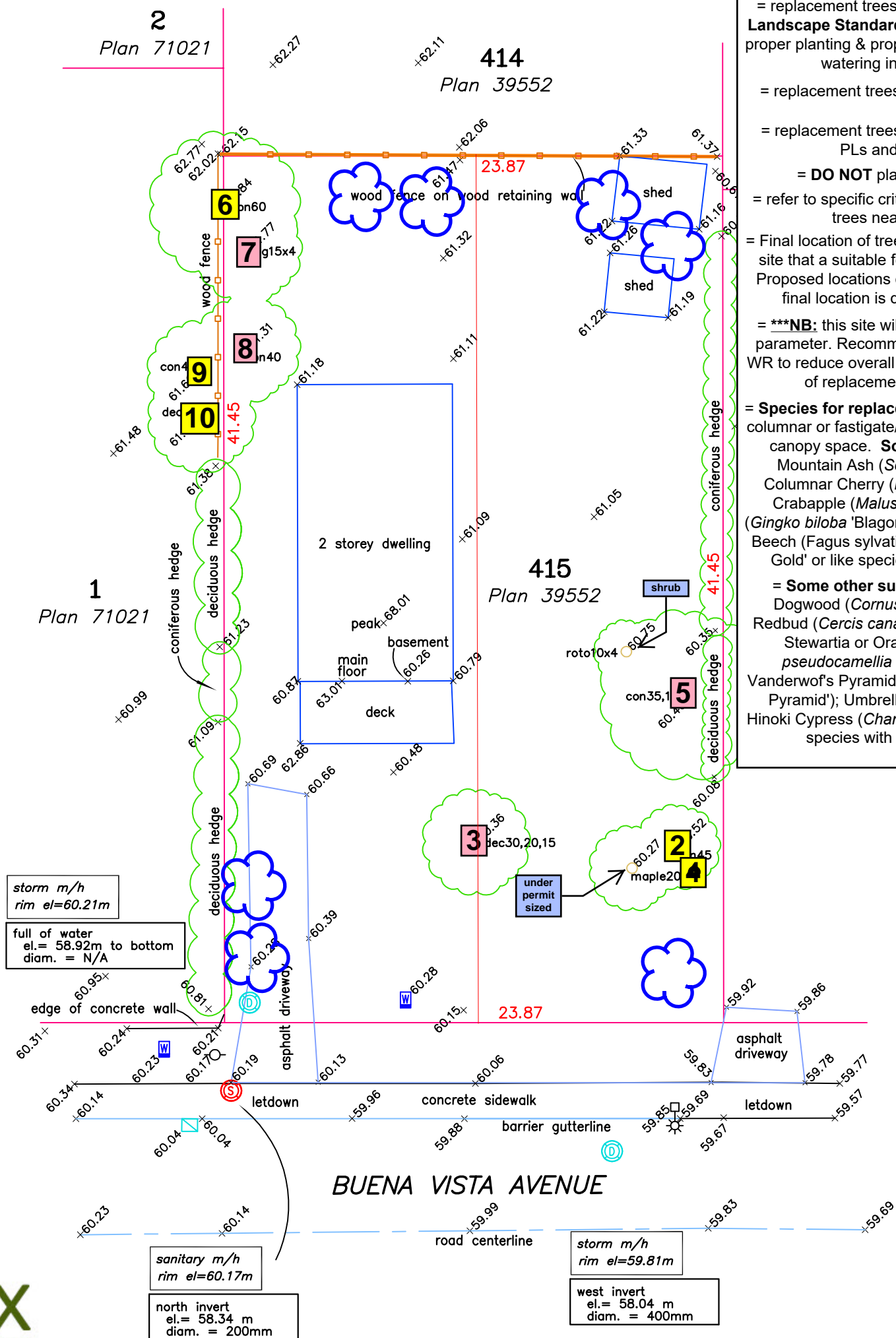
- Storm manhole
- Sanitary manhole
- Catch basin
- Power pole
- Water meter
- Lamp standard
- Denotes coniferous tree 80cm diameter
- Denotes deciduous tree 20cm diameter

LEGEND:

- = existing trees retained
- = deciduous replacement trees = 6.0 cm caliper
- = evergreen/conifer/broadleaf evergreen replacement trees = 3.0 m in height

ADDITIONAL NOTES & REQUIREMENTS:

- = replacement trees **MUST BE** planted to **Canadian Landscape Standards (CLSA 2nd Edition)**; including proper planting & proper spacing for long term success; watering in; staking; mulching etc.
- = replacement trees must be 3.0 m (10 ft) away from foundations
- = replacement trees must be 1.0 m (3 ft) away from PLs and other utility services
- = **DO NOT** plant trees over top of gas lines
- = refer to specific criteria as per BC Hydro for planting trees near or under Hydro lines
- = Final location of trees will be in available areas around site that a suitable for success & long term retention. Proposed locations on this plan are only suggested & final location is determined at time of planting.
- = *****NB:** this site will be over planted based on bylaw parameter. Recommended to explore option with C of WR to reduce overall number of trees by increasing size of replacement trees at time of planting.
- = **Species for replacement trees at 6 cm caliper** is for columnar or fastigate/upright cultivars due to the limited canopy space. **Some suggestions** are: Oakleaf Mountain Ash (*Sorbus thuringiaca* 'Fastigiata'); Columnar Cherry (*Prunus amanogawa*); Flowering Crabapple (*Malus adirondack*); Maidenhair Tree (*Ginkgo biloba* 'Blagon Fastigiata'); Pyramidal European Beech (*Fagus sylvatica* 'Fastigiata', 'Dawyck Purple or Gold' or like species with upright/columnar forms
- = **Some other suggestions** are: Chinese Kousa Dogwood (*Cornus kousa* 'Miss Satomi'); Eastern Redbud (*Cercis canadensis* 'Forest Pansy'); Japanese Stewartia or Orangebark Stewartia (*Stewartia pseudocamellia* or *S. monadelpha*); **Conifers:** Vanderwolf's Pyramidal Pine (*Pinus flexilis* 'Vanderwolf's Pyramid'); Umbrella Pine (*Sciadopitys verticillata*); Hinoki Cypress (*Chamaecyparis obtusa* 'Gracilis') or like species with limited heights at maturity.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7675-TP2

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 25th day of February, 2022.



APPENDIX 'A'

IMPACT OF CONSTRUCTION ON TREES

BACKGROUND OF APPROACH

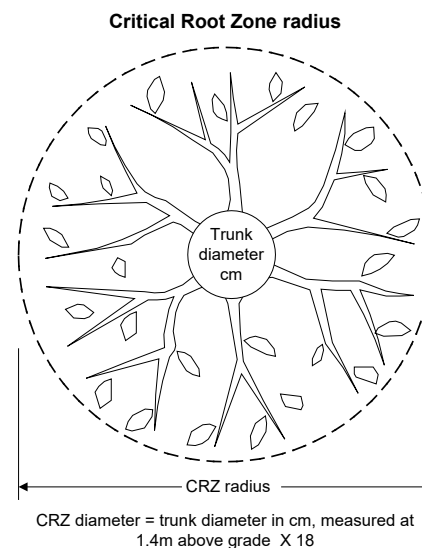
A tree's decline and mortality on construction sites results primarily from damage to the root system. During construction, roots are frequently cut when installing foundations, water, sewer lines or other utilities, driveways, curbs, sidewalks etc. Many roots are also lost when soil is removed during grading. Fine absorbing roots occur primarily within the top 6 to 8 inches of soil. Removing just a few inches of soil during grading can result in the elimination of many of these roots. Loss of fine roots will reduce water and nutrient absorption which will eventually lead to decline. Cutting larger roots could compromise stability and increase the probability of failure.

Compaction of the soil or placing fill over a tree root system during grading is equally as destructive. All plant cells, including those in the roots, require oxygen to survive. Root cells obtain oxygen from the pores space in the soil. When the soil over the root systems is compacted, or fill soil is added during construction, the amount of soil air is greatly reduced. At the same time, gases toxic to plant roots tend to accumulate in the soil. These adverse factors result in root mortality and tree decline.

Mechanical injuries to the stems and limbs also contribute to tree decline. Bark injuries inhibit transport of water and nutrients to the crown and allow entrance of decay and other disease organisms. Storing of supplies and materials within the root zone and soil contamination due to spills of materials such as fuel etc will also damage the root system

The Critical Root Zone (CRZ) is the area of soil around the tree where the majority of the roots are located. The roots within this area provide stability and are responsible for the uptake of water and nutrients to maintain tree health. Any level of compaction limits root growth due to lack of available oxygen.

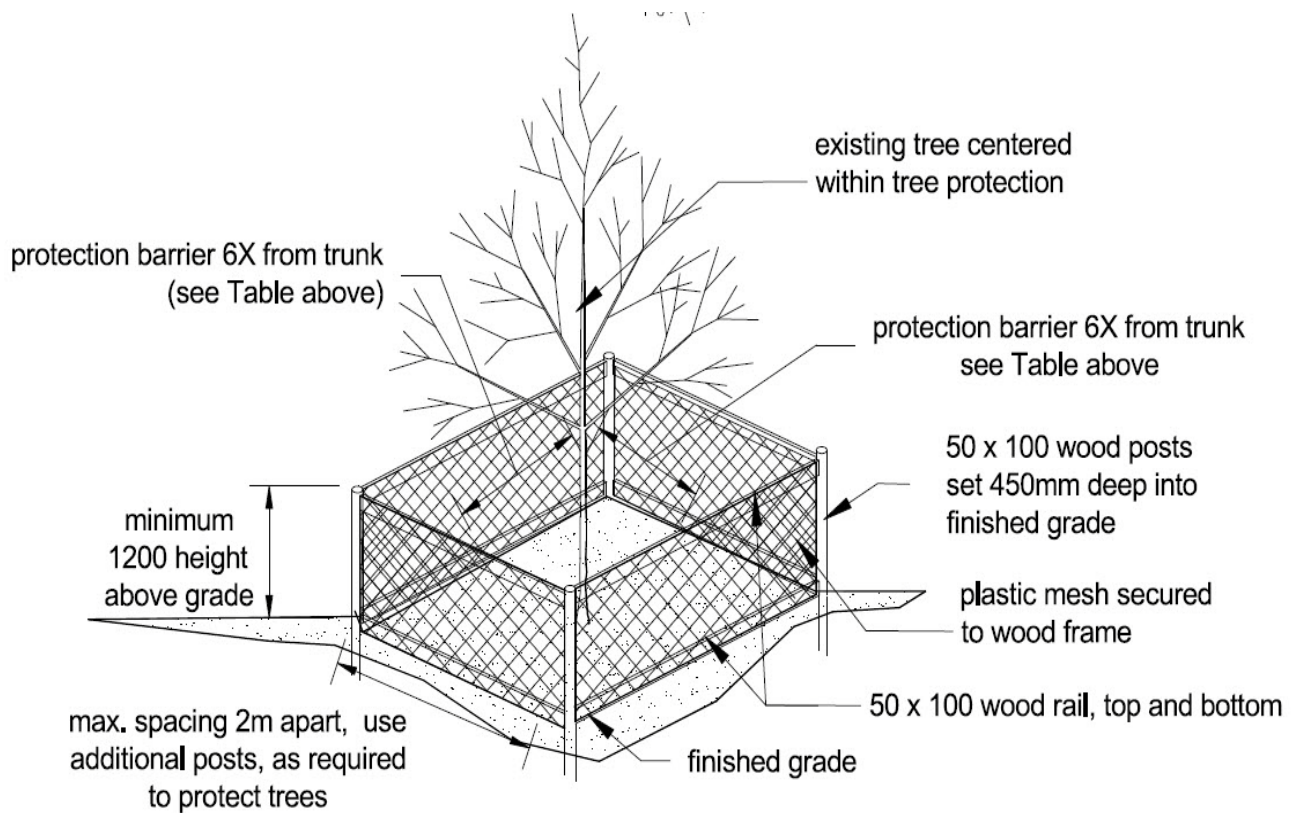
The stress of compaction and low soil fertility, coupled with other physical, environmental and human forces acting against these trees, it is reasonable to expect that the Critical Root Zones of these trees will be impacted, to some degree, due to the proposed construction activity that will occur near the trees. Providing protection for the trees is recommended to reduce any impact to the trees and their root systems.





APPENDIX 'B'

TREE PROTECTION BARRIERS FOR TREES



For further information please refer to the
City of White Rock Tree Protection Guide.

ATTACHMENT B

15963 Marine Drive

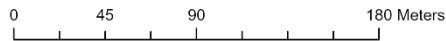
(City File: 22-001)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Legal Survey
- Architectural Drawings and Renderings
- Landscape Plan
- Arborist Report
- Letter of Understanding from Strata Council at 15971 Marine Drive (Neighbouring Property) for shared trees removal

PARKER ST	958	961	KENT ST	956	961	KEIL ST	958	959	HABGOOD ST	958	953	STEVENS S	958	959	STAYTE RD				
	952	955		952	951		952	953		948	949		952	948		949	952	953	
	948	951		948	947		942	943		938	939		948	949		948	949	948	949
	942	949		938	941		942	943		938	939		942	943		942	943	942	945
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842	839	842	845	842	845	842	845	852	853	852	853	852	853						
838	839	838	839	838	839	838	839	848	849	848	849	848	849						
832	835	832	835	832	835	832	835	842	845	842	843	842	843						
828	831	828	829	828	829	828	829	838	839	838	839	838	839						
15777	15783	15809	15875	820	15941	15957	15963	15971	15989	15957	15963	15971	15989						

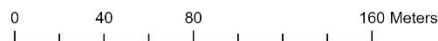
Location Map

15963 Marine Drive



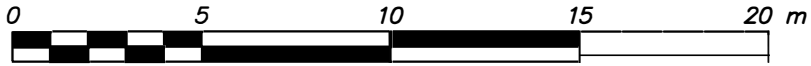
Orthographic Map

15963 Marine Drive



TOPOGRAPHIC PLAN OF LOT 7, BLOCK 1, SECTION 11, TOWNSHIP 1, NWD, PLAN 1334

CIVIC ADDRESS: 15963 Marine Drive, White Rock, B.C.



SCALE 1 : 200

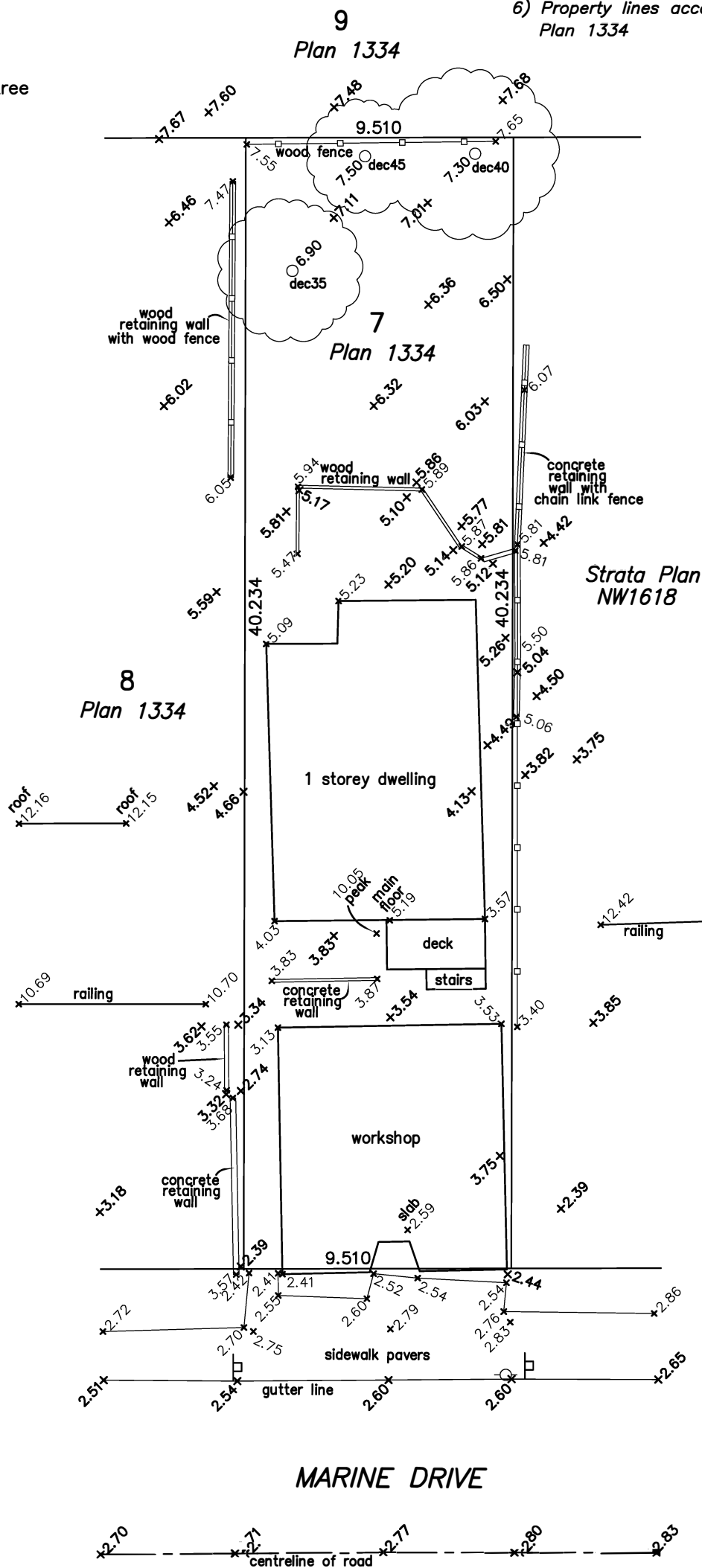
All distances are in metres

SURVEY LEGEND

- Power pole
- ▢ Sign
- dec35 35cm diameter Deciduous tree

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument 5873 located in the intersection of 8th Avenue & 160th Street. Elevation = 3.029 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines according to land titles office records Plan 1334



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 5971-TP

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 16th day of May, 2016.

Sean Costello

B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District

15963 MARINE DRIVE, WHITE ROCK, B.C.

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for DEVELOPMENT PERMIT - 2021-12-23

Client

Llano Developments Inc.
965-87 Nelson St. Vancouver BC V6Z 0E8
Contact: Larry Cheng & Leo Li
Email: leo@llanoglobal.com | larry@llanoglobal.com
Tel: 1.604.999.9932

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Timothy Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595

Arborist

KOOME URBAN FORESTRY LTD.
305 - 1163 The High Street Coquitlam, BC V3B 7W2
Contact: Kelly J Koome
Email: kelly.koome@koomeurbanforestry.ca
Tel: (778) 885-6777

Landscape

RPL PROJECTS LTD.
916 Sperling Ave Burnaby, BC V5B 4H8
Contact: Liu Xu
Email: LIU@RPLPROJECTS.COM
Tel: 604.338.5035

Traffic

CTS Traffic Engineering Specialists
101A - 1952 Kingsway Avenue Port Coquitlam BC V3C 6C2
Contact: Aaron Chan
Email: achan@cts-bc.com
Tel: 604.936.6190

Surveyor

Cameron Land Surveying Ltd.
Unit 206 - 19055 Fraser Highway
Contact: Sean Costello
Email: sean@cameronlandsurveying.com
Tel: 604-597-3777

Code

Radiant City Architecture
#222-1118 Homer St.
Contact: Ron Bijak
Email: rbijak@radiant-city.com
Tel: 604-551-9376



SET LIST

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & SET LIST
A002	STATISTICS
A003	DESIGN RATIONALE
A004	SITE CONTEXT
A005	VIEW ANALYSIS
A030	SURVEY PLAN
A100	SITE PLAN
A102	SHADOW STUDY - WINTER
A103	SHADOW STUDY - SPRING
A104	SHADOW STUDY - SUMMER
A105	SHADOW STUDY - FALL
A106	SOUTH STREETSCAPES
A110	FLOOR PLANS
A111	FLOOR PLANS
A200	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A700	3D VIEWS
A800	AREA PLANS

Grand total: 19

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:

2120
Owner

15963 Marine Dr

15963 Marine Drive, White Rock, BC V4B 1G1

Drawing:

COVER PAGE & SET LIST

Project Status:

DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A001

Design Rationale

The proposed project provides residential density to the growing population in the city of White Rock, in the form of three much-needed rental housing units. The design manages the various site constraints to produce a small-scale mixed-used building that keeps in line with the Waterfront Village's seaside village character.

Originally designed for a 2.0 FSR, we shot for a reduced 1.75 FSR per the new OCP guidelines. This change brought the building's height down from four floors to three and cut two residential units from the program. To meet this new building height, we accommodate the building with underground parking, with storage rooms for residents.

To accommodate future commercial uses as demand grows, we've included a generous retail unit space on the ground floor, with an outdoor intermediate space between street and building entry. Separating the commercial space is a hallway that provides a buffer between the front of house and back of house uses. Additional storage and a universal wash closet are located in this back-of-house area. Service spaces on this floor include the residential and commercial waste rooms, as well as the mechanical service room and bike storage lockers for residents.

The proposed dwelling units are configured around a central circulation core. Each second-floor unit houses a private outdoor patio located on the east side. These patios provide access to light and air while providing an architectural break in the facade. Since the northern unit is more recessed into the earth, we provide it with a secluded private garden. The southern unit is provided with a balcony, so residents can access vital ocean views.

On the west facade, we provide a similarly-long architectural break on the 2nd and 3rd floor for planting and to bring more light into the building.

We've designed a spacious 3rd-floor penthouse with access to a rooftop patio. The patio will not support permanent structures, and thus will be enclosed with clear glazed guards and movable planters. These planters are placed on the east and west portions of the roof for privacy, while the southern ocean view remains uninhibited. The northern portion of the rooftop is a dedicated green roof.

The building design provides a contextual response in terms of height and setback to the adjacent developments but is forward-looking in its aim to catalyze a more vibrant streetscape. The existing public realm functions poorly as adjacent developments turn from the street with significant privacy screening. Extensive glazing and balconies on the south facade promote "eyes on the street" creating both a natural surveillance and a stronger sense of community.

Our building facade's colours utilize West Coast Design sensibilities with toned whites and greys, which contrasts nicely with the rich cedar lap siding.

Key Benefits

- Residential density
- Unique dwelling units with a design emphasis on views and liveability
- Improved streetscape
- High quality, attractive modern design



Project: **2120**
Owner: **15963 Marine Dr**
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing: **DESIGN RATIONALE**

Project Status: **DP**

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

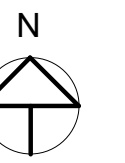
REVISION		
No.	Date	Description

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Scale: _____ DWG. NO: **A003**

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Project:
2120
Owner:
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing:
SURVEY PLAN

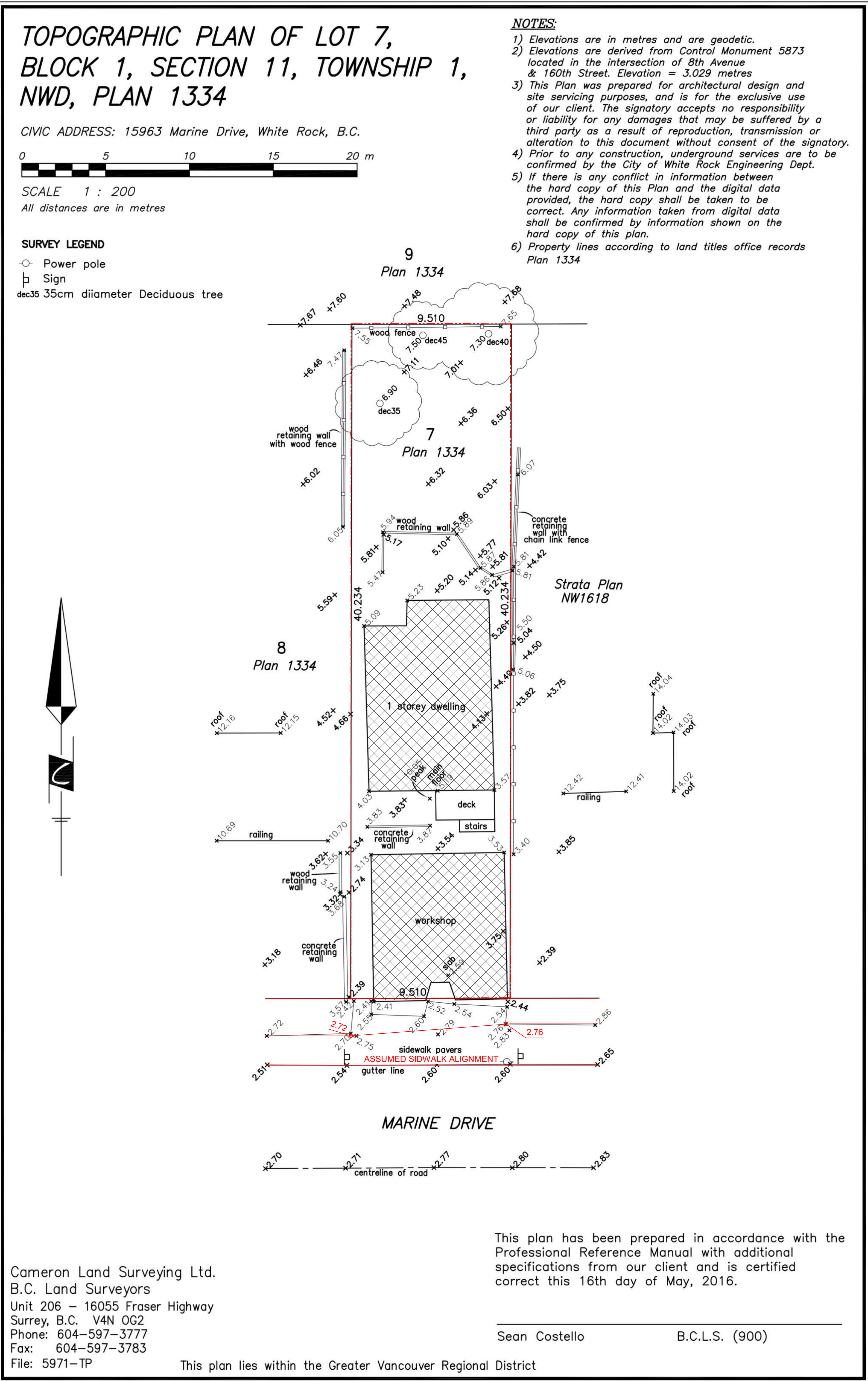
Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

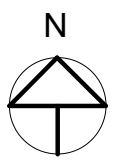
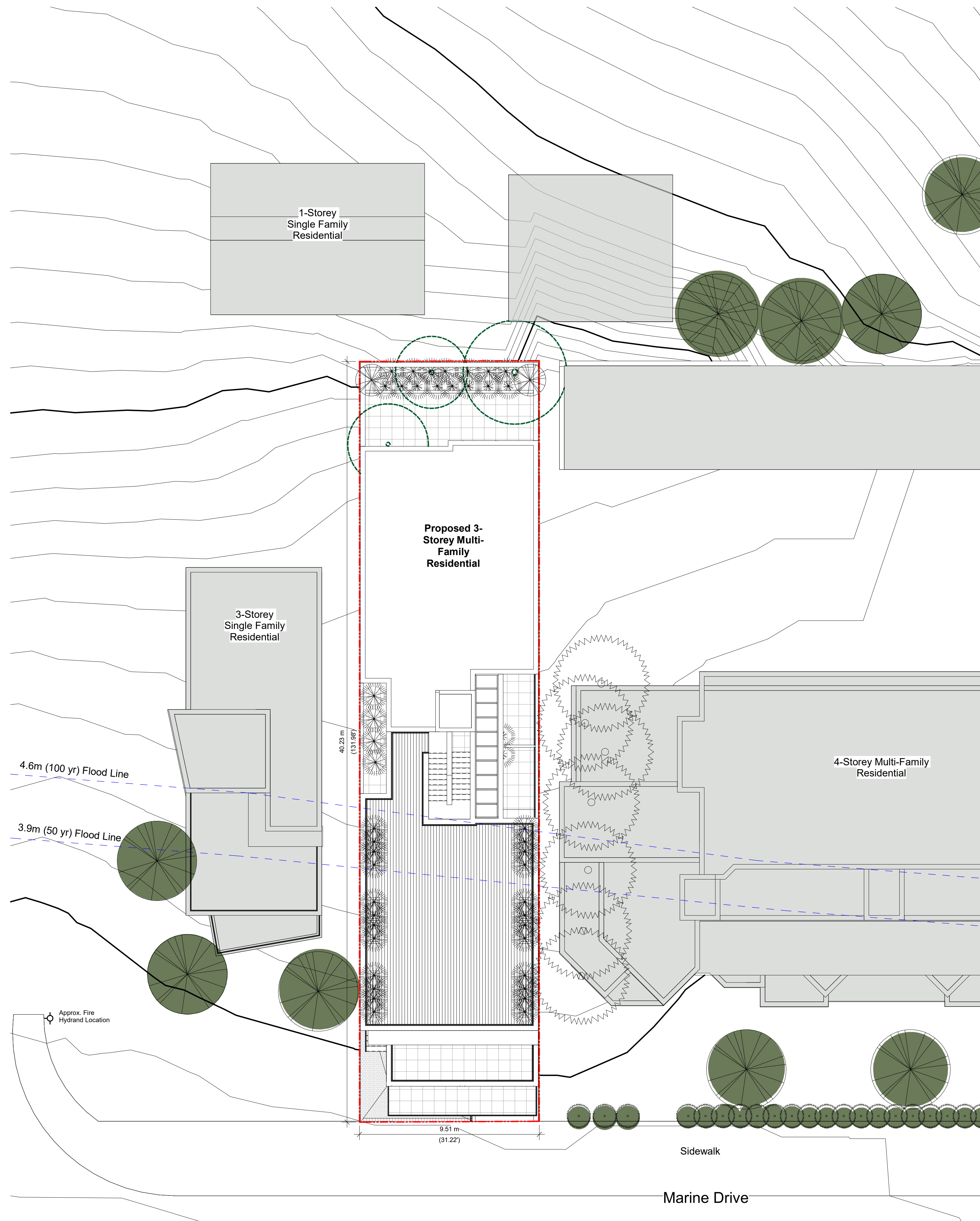
REVISION		
No.	Date	Description

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Scale: 1 : 150
DWG. NO: **A030**



D:\001 REVIT LOCAL FILES\2120_01_MAIN_R20_CF_SD_15963 MARINE DRIVE_hunterAZR7A.rvt Plot Date: 2022-06-21 4:37:15 PM



Project:
2120
Owner:
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing:
SITE PLAN

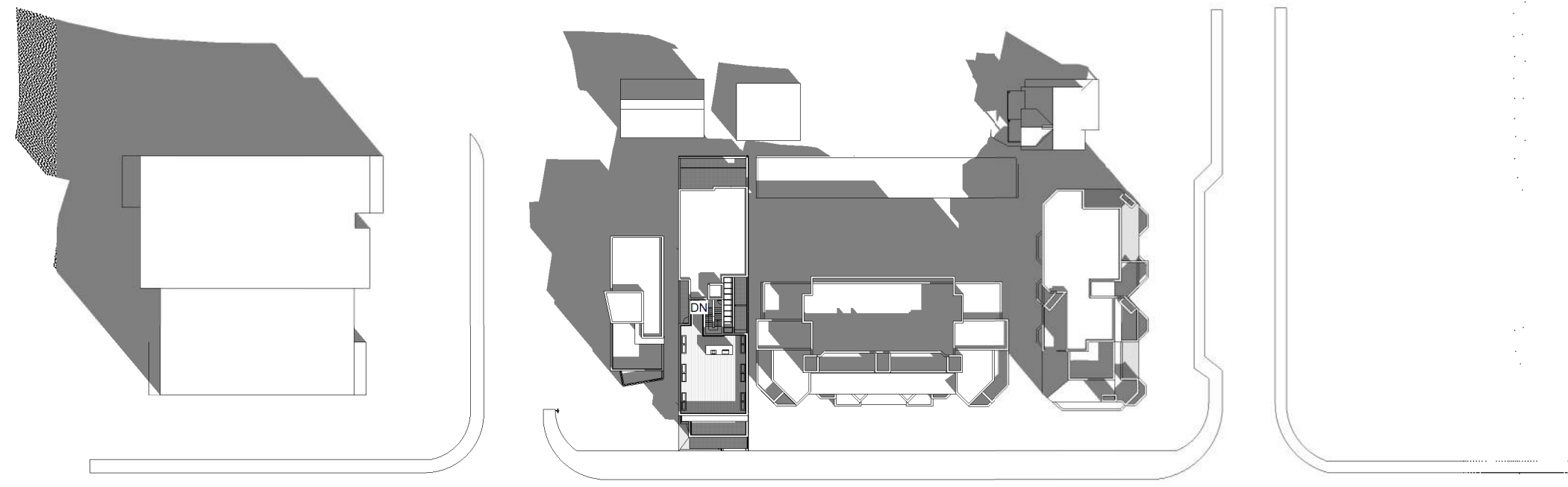
Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

REVISION		
No.	Date	Description

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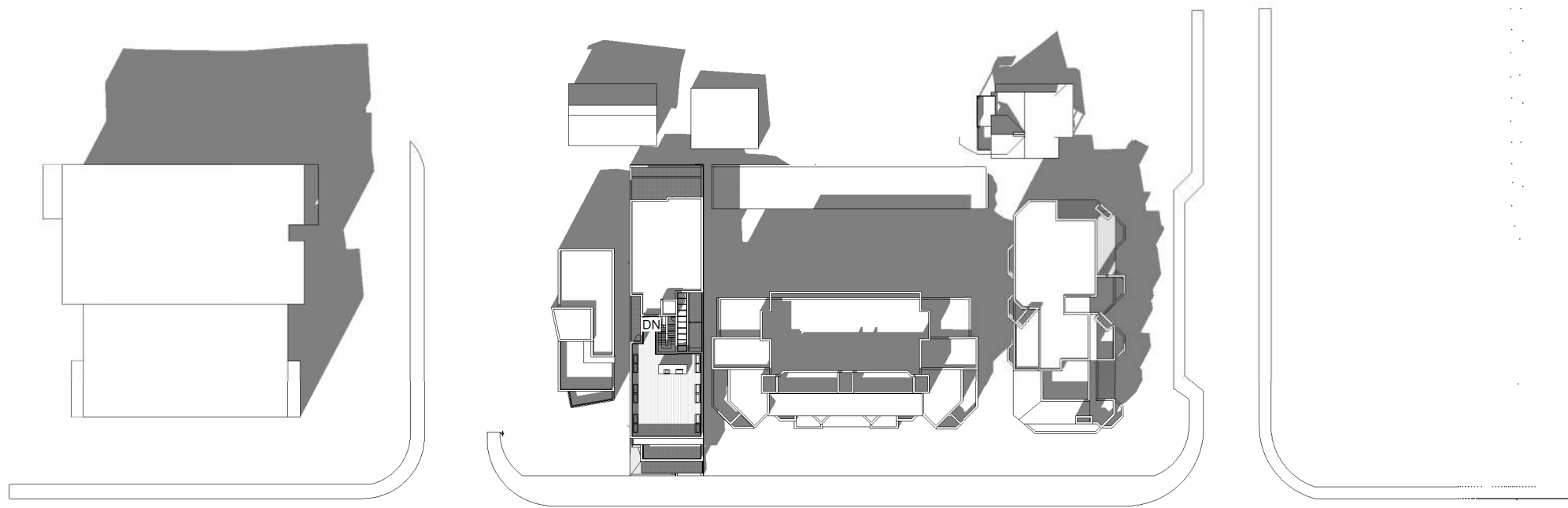
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DWG. NO:
A100



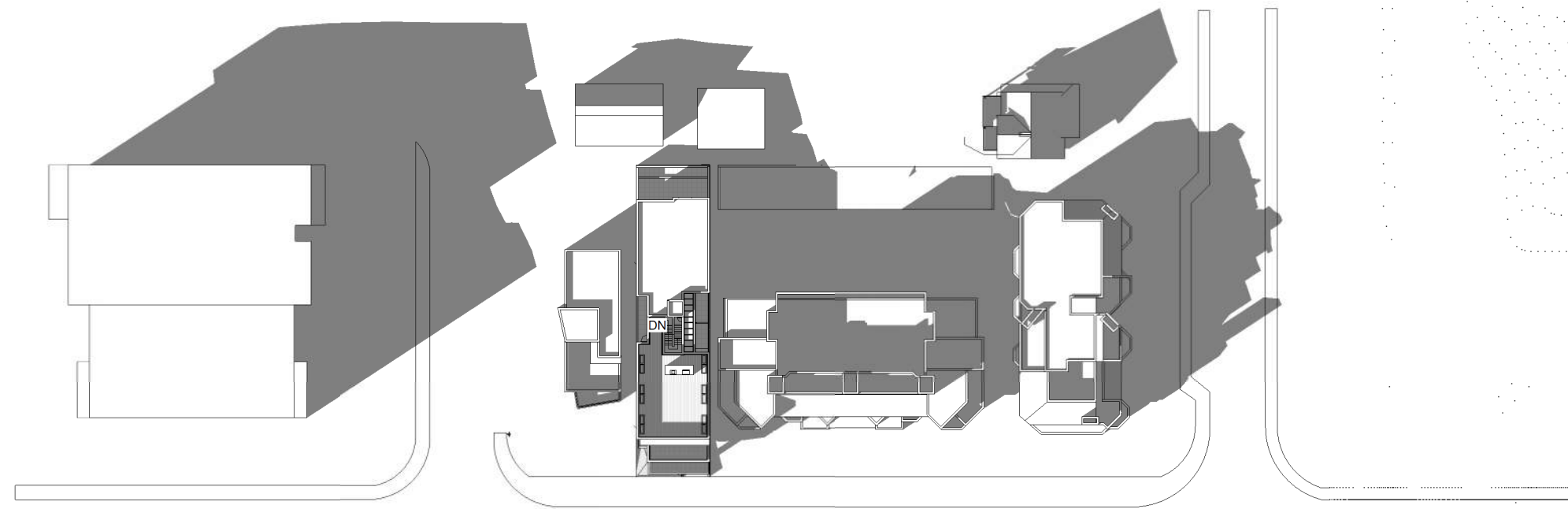
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④ Shadow Study Mar 12am Copy 1
1/64" = 1'-0"



① Shadow Study Mar 2pm Copy 1
1/64" = 1'-0"



② Shadow Study Mar 4pm Copy 1
1/64" = 1'-0"



Project:
2120
Owner
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing:
SHADOW STUDY - SPRING

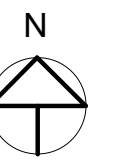
Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

REVISION		
No.	Date	Description

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Scale: 1/64" = 1'-0"
DWG. NO: **A103**



Project:
2120
Owner
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing:
SHADOW STUDY - FALL

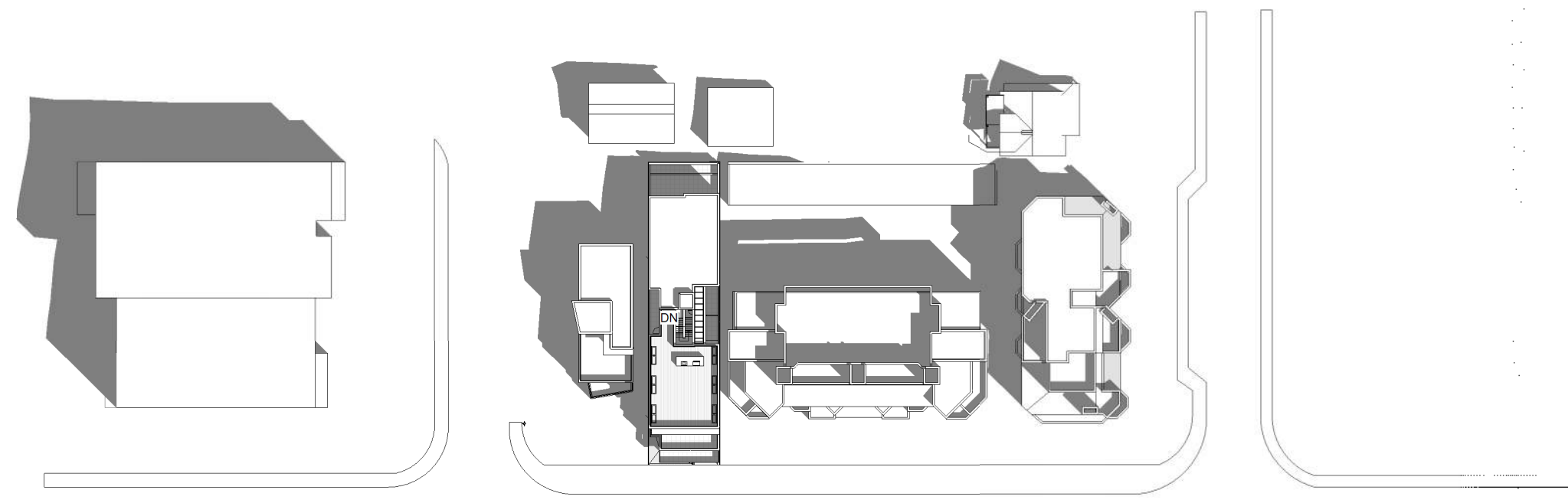
Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

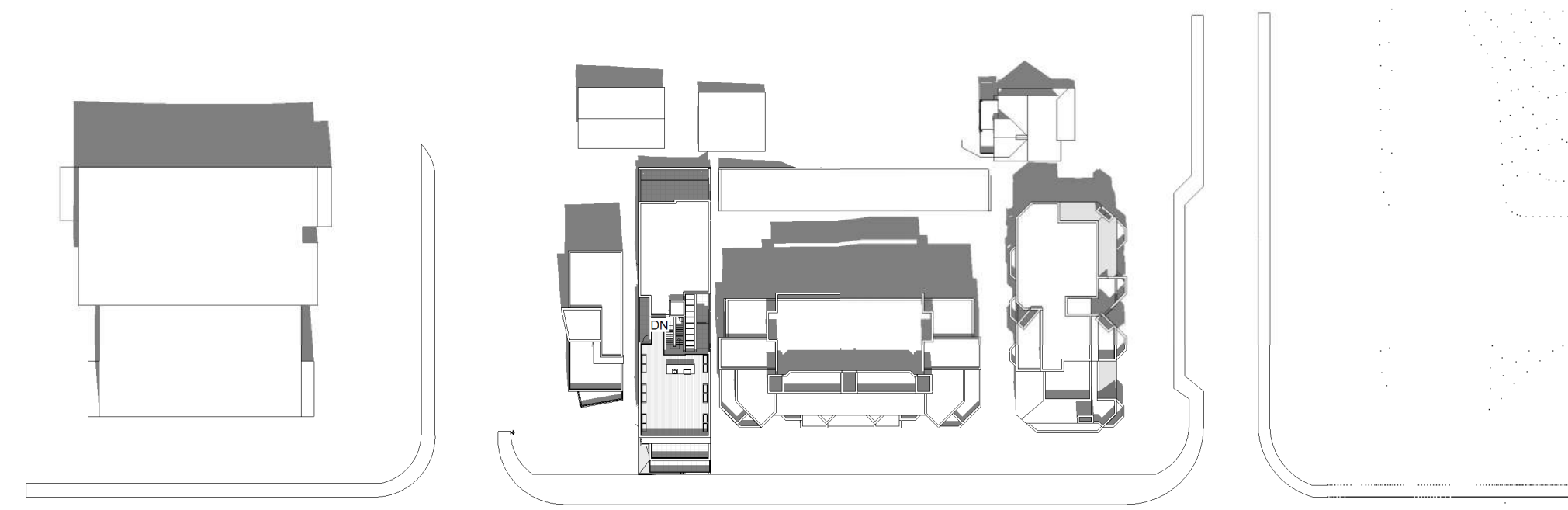
REVISION		
No.	Date	Description

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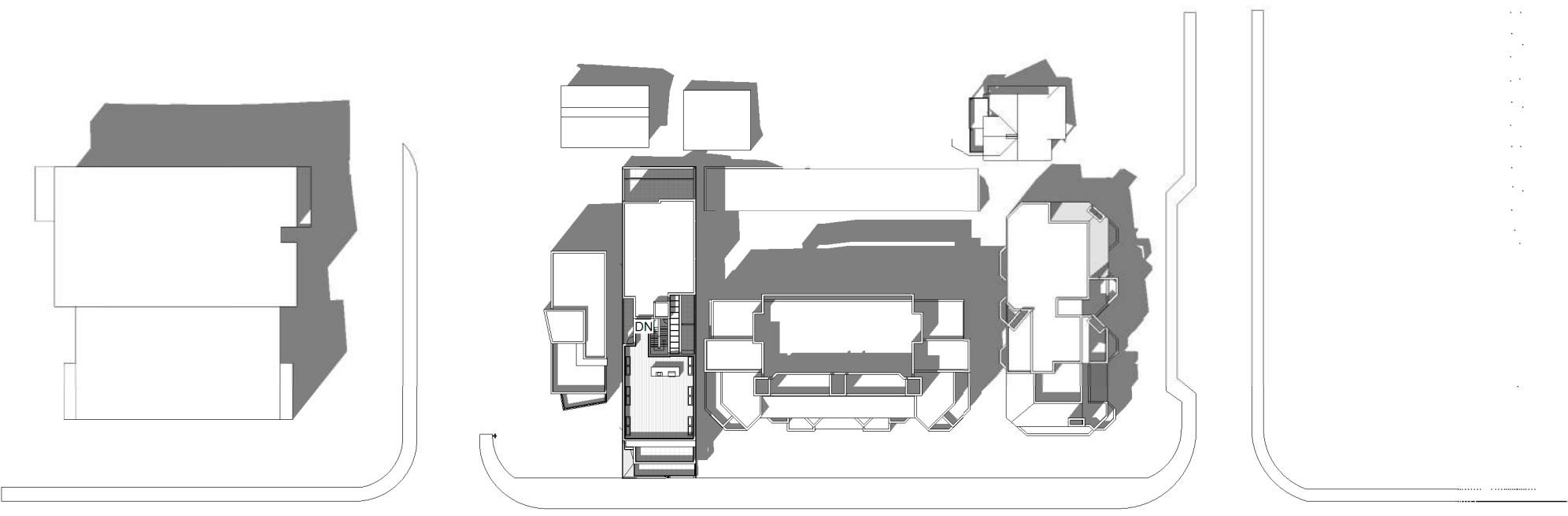
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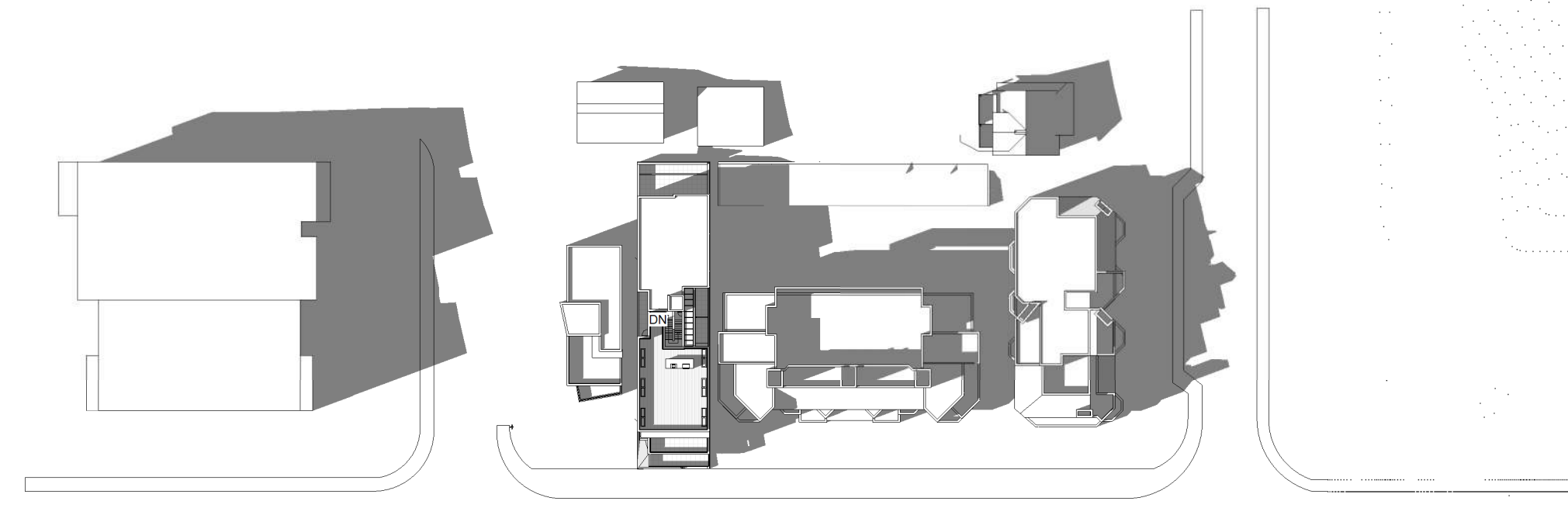
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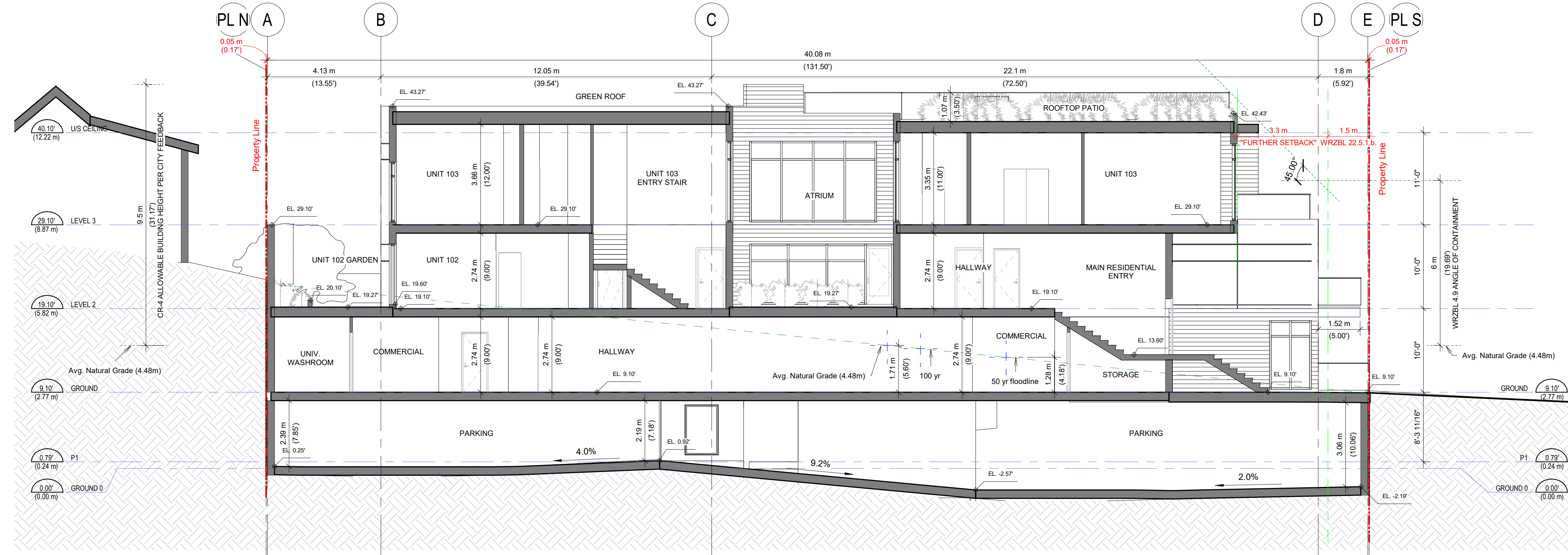
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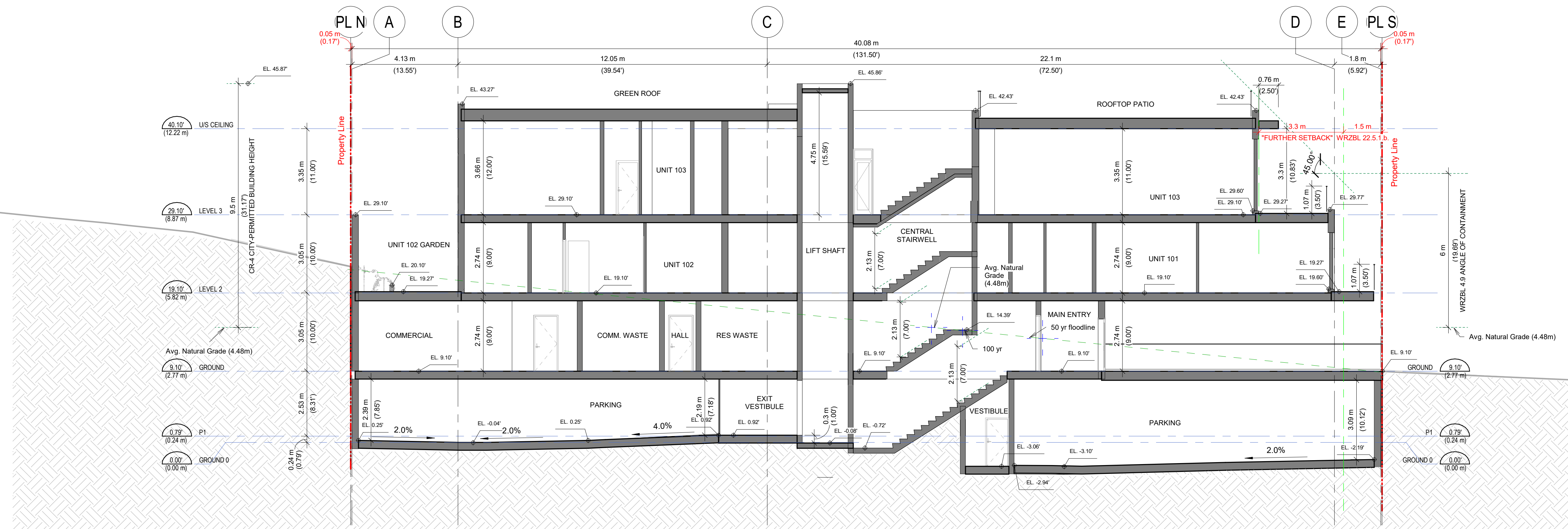
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1/64" = 1'-0"



② Shadow Study Sep 4pm Copy 1
1/64" = 1'-0"



1 WEST STAIR SECTION
1/8" = 1'-0"



2 CENTRAL STAIR SECTION
1/8" = 1'-0"

Project:
2120
Owner:
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing:
SECTIONS

Project Status:
DP

SUBMISSION	
Date	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

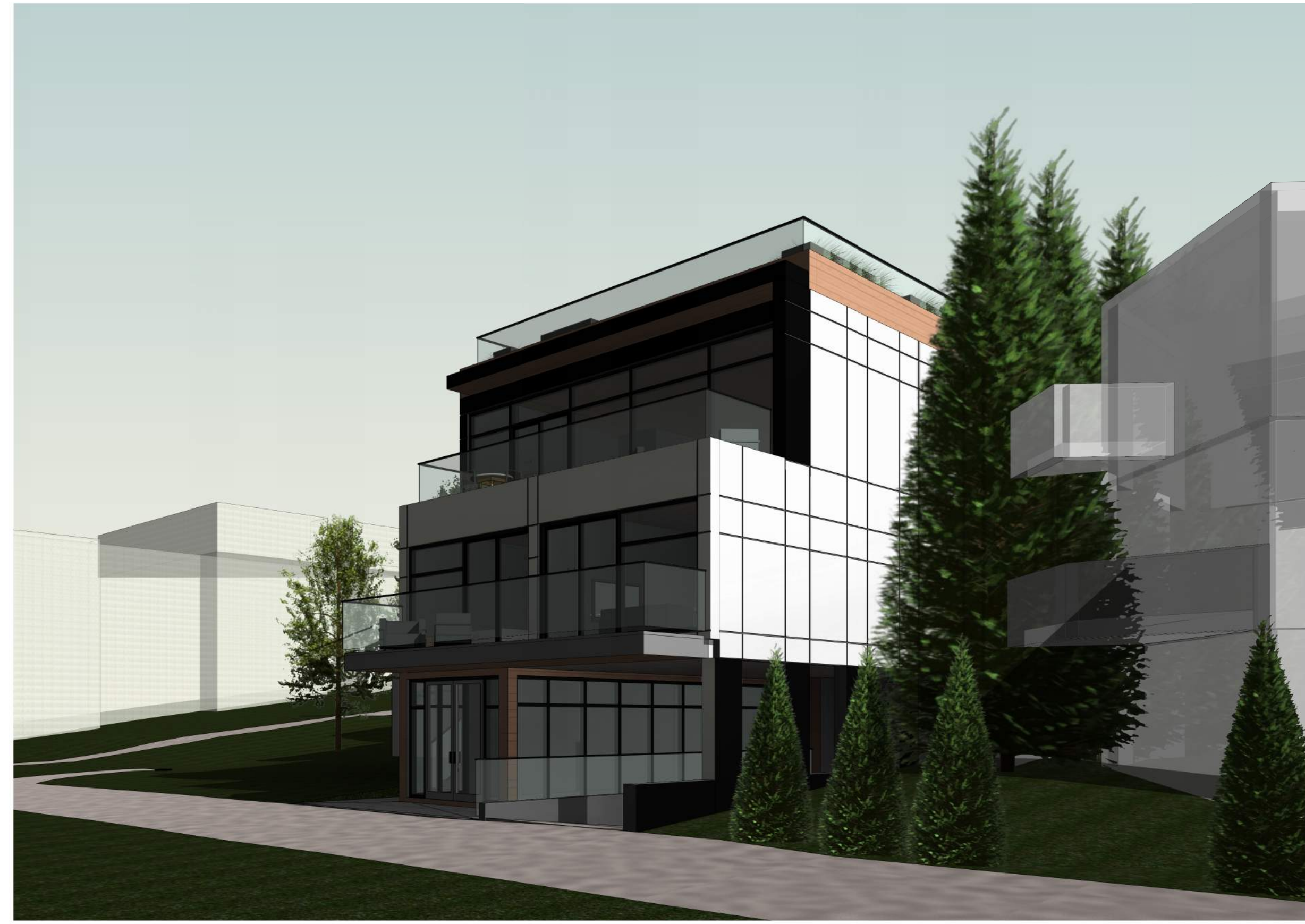
REVISION		
No.	Date	Description

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Scale:
1/8" = 1'-0"
DWG. NO:
A300



① SW Marine Drive View



② SE Marine Drive View



④ SW Bird's Eye View



③ North Elevation View

D:\001 REVIT LOCAL FILES\2120_01_MAIN_R20_CF_SD_15963 MARINE DRIVE_hunterAZR7A.rvt

Plot Date: 2022-06-21 4:40:02 PM

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMAArchitects.com

ANKENMAN MARCHAND

Project:
2120
Owner
15963 Marine Dr
15963 Marine Drive, White Rock, BC V4B
1G1
Drawing:
3D VIEWS

Project Status:
DP

SUBMISSION

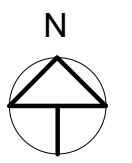
Date (YYYY-MM-DD)	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

REVISION

No.	Date	Description

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Scale: DWG. NO: **A700**



Project: **2120**
Owner: **15963 Marine Dr**
15963 Marine Drive, White Rock, BC V4B 1G1
Drawing: **AREA PLANS**

Project Status: **DP**

SUBMISSION	
Date	Description
2021-12-23	ISSUED FOR DP
2022-06-21	RESPONSE TO COMMENTS

REVISION		
No.	Date	Description

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Scale: **1/8" = 1'-0"** DWG. NO: **A800**

Floor Area Schedule	
Name	Area

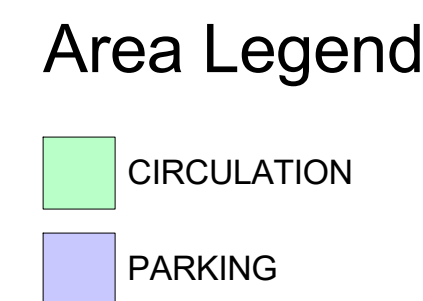
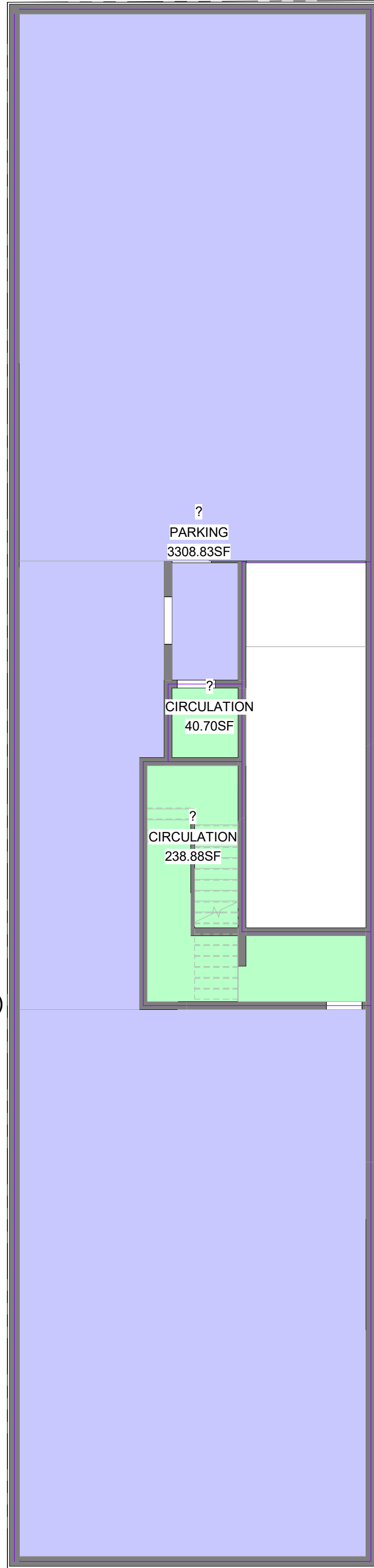
P1	
CIRCULATION	279.58
PARKING	3308.83
GROUND	
CIRCULATION	631.47
COMMERCIAL	1566.16
SERVICE	487.68
LEVEL 2	
2 BED	2073.95
2 BED PENTHOUSE	56.00
CIRCULATION	676.91
SERVICE	69.78
LEVEL 3	
2 BED PENTHOUSE	2618.30
CIRCULATION	132.57
ROOF	
AMENITY	1203.86
Grand total: 21	13105.09

FSR Calculation Schedule	
Name	Area

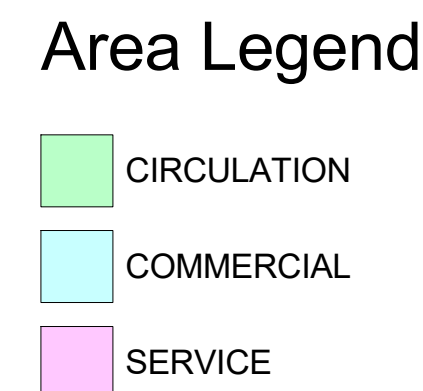
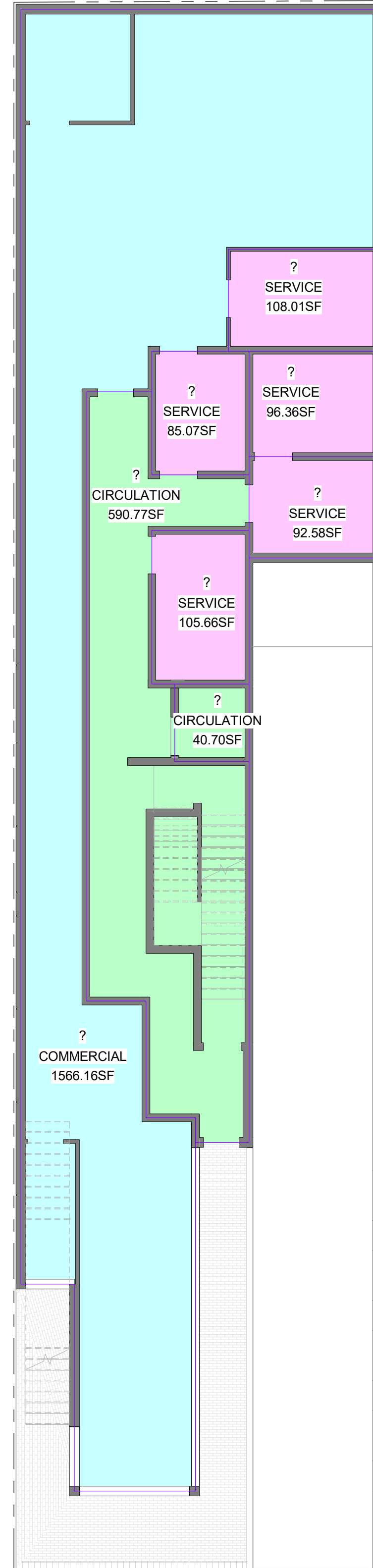
2 BED	2073.95
2 BED PENTHOUSE	2674.30
SERVICE	557.46
Proposed FA	5305.70

FAR
Site Area: 382.71 m² / 4,119.72 ft²
Allowable FAR: 2.00 FAR / 7,209.51 sf (per WROCP 8.4.2.)
Proposed FAR: **1.29 FAR / 5,305.70 sf**

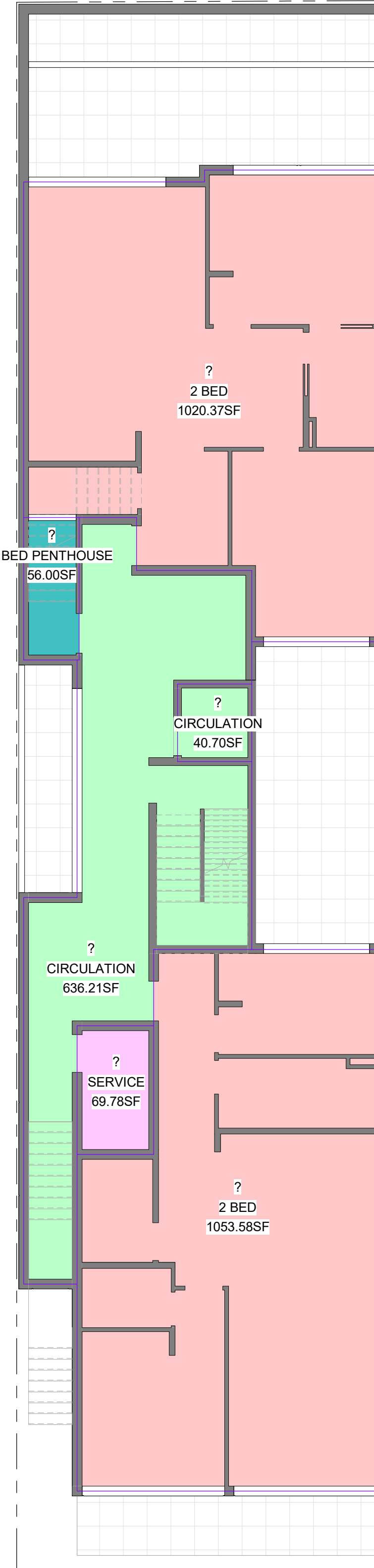
NOTE:
The Ground Floor Commercial Area is considered a basement since its elevation rests 5.60' below average natural grade (WRZBL "Basement" definition). Therefore, it's excluded from FAR calculations (WRZBL 4.10.1)



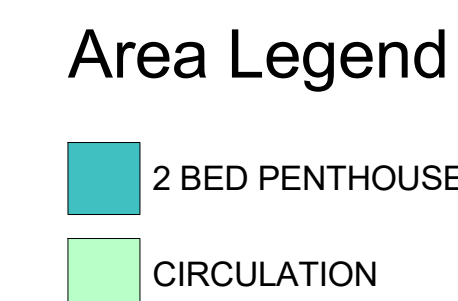
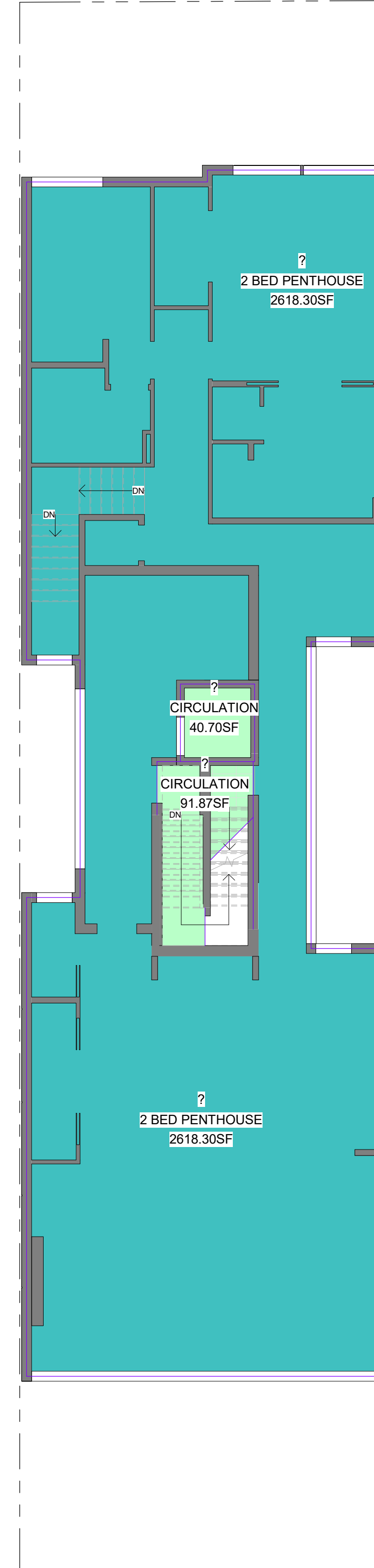
5 P1 FLOOR AREA PLAN
1/8" = 1'-0"



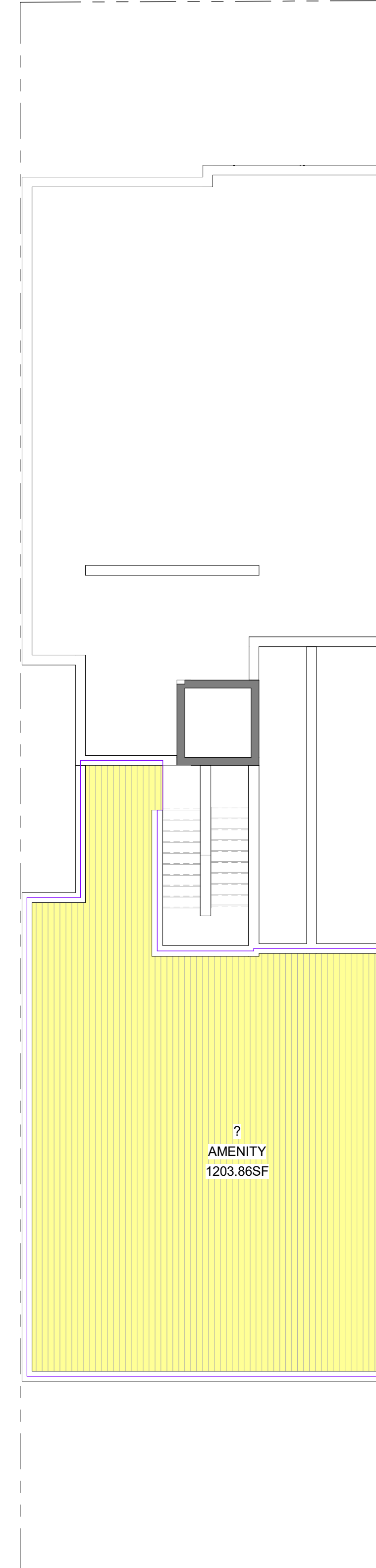
1 GROUND FLOOR AREA PLAN
1/8" = 1'-0"



2 LEVEL 2 AREA PLAN
1/8" = 1'-0"

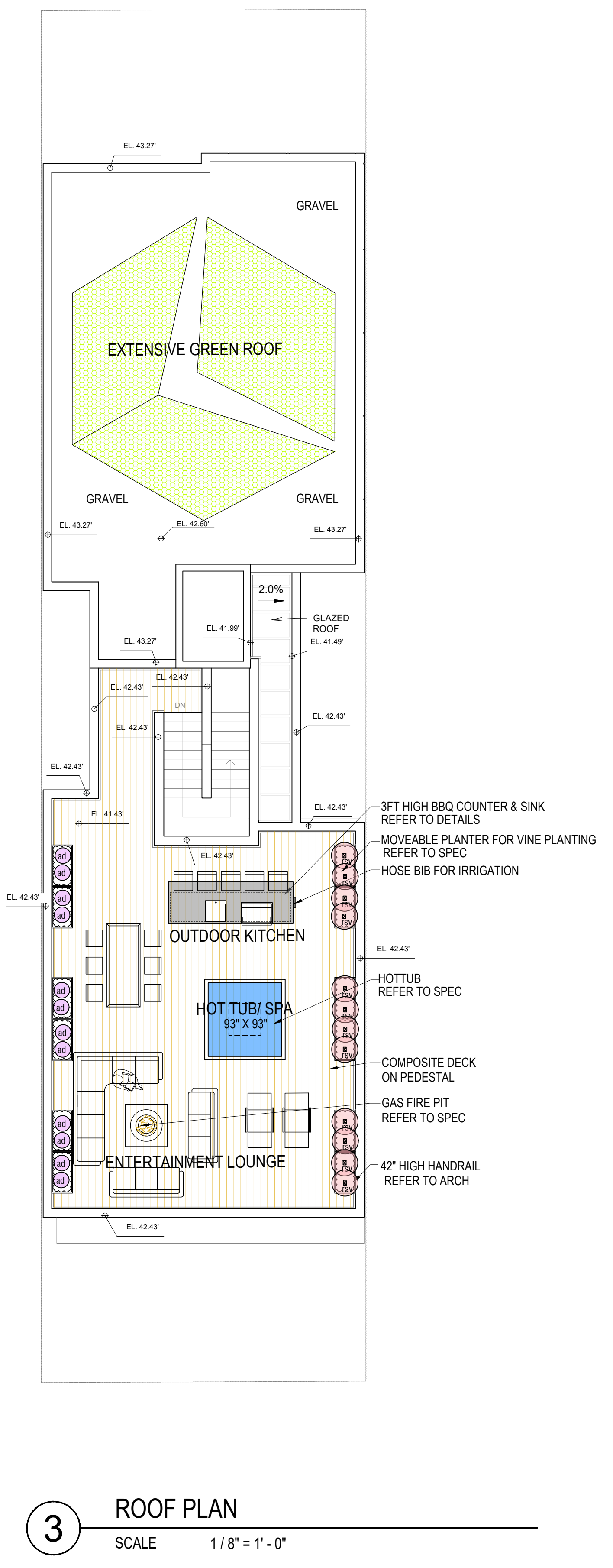
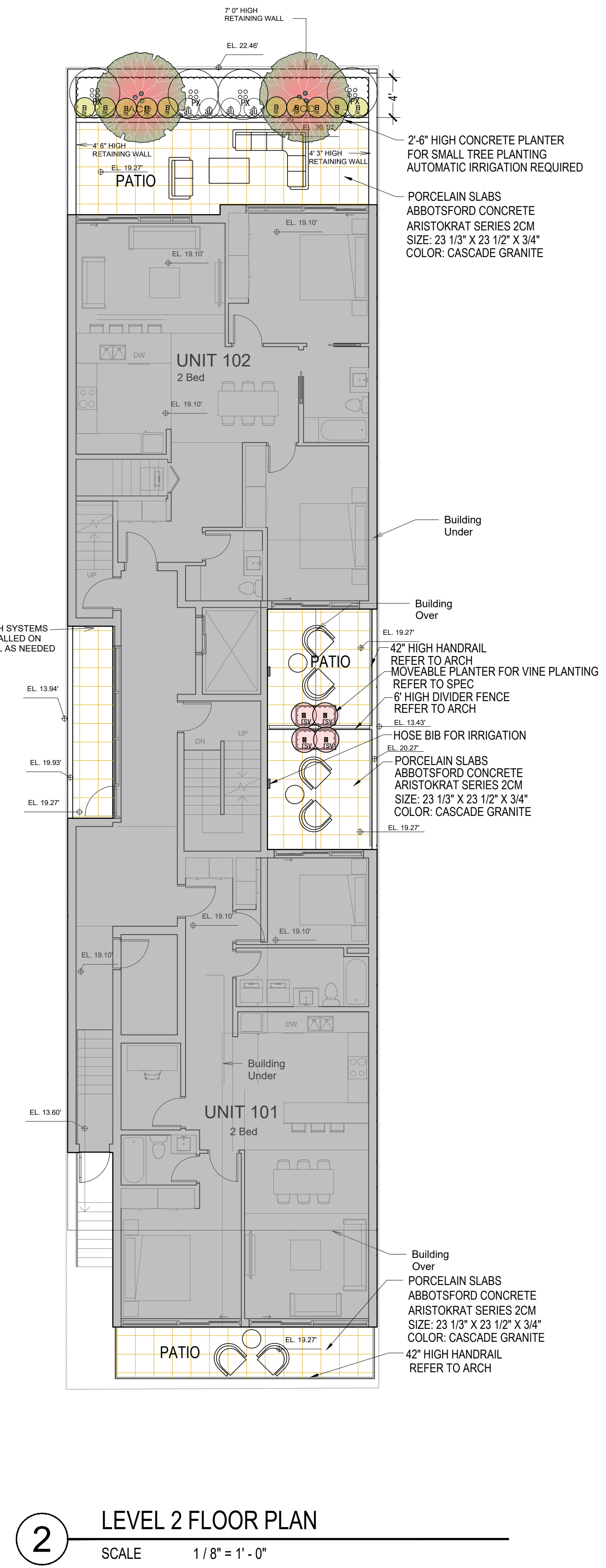


3 LEVEL 3 AREA PLAN
1/8" = 1'-0"



4 ROOF AREA PLAN
1/8" = 1'-0"

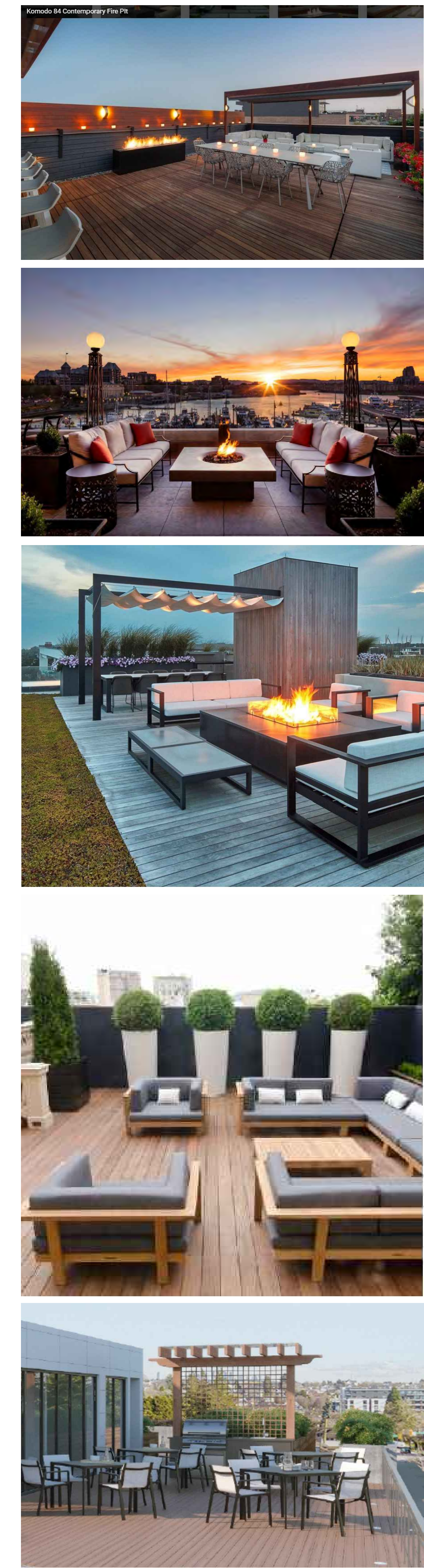
ATTACHMENT B



LEGEND:

- PLANTING BED
- PORCELAIN SLABS
- PERMEABLE PAVERS REFER TO SPEC
- WOOD DECK/PATIO
- EXTENSIVE GREEN ROOF
- PLANTER REFER TO SPEC
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES

+ TOW. TOP OF WALL
 + BOW. BOTTOM OF WALL
 + TOF. TOP OF FENCE
 + FG. FINISHED GRADE



8		
7		
6		
5		
4		
3		
2	ISSUED FOR DP	2021.12.23
1	ISSUED FOR CLIENT REVIEW	2021.11.23
ISSUES		DATE

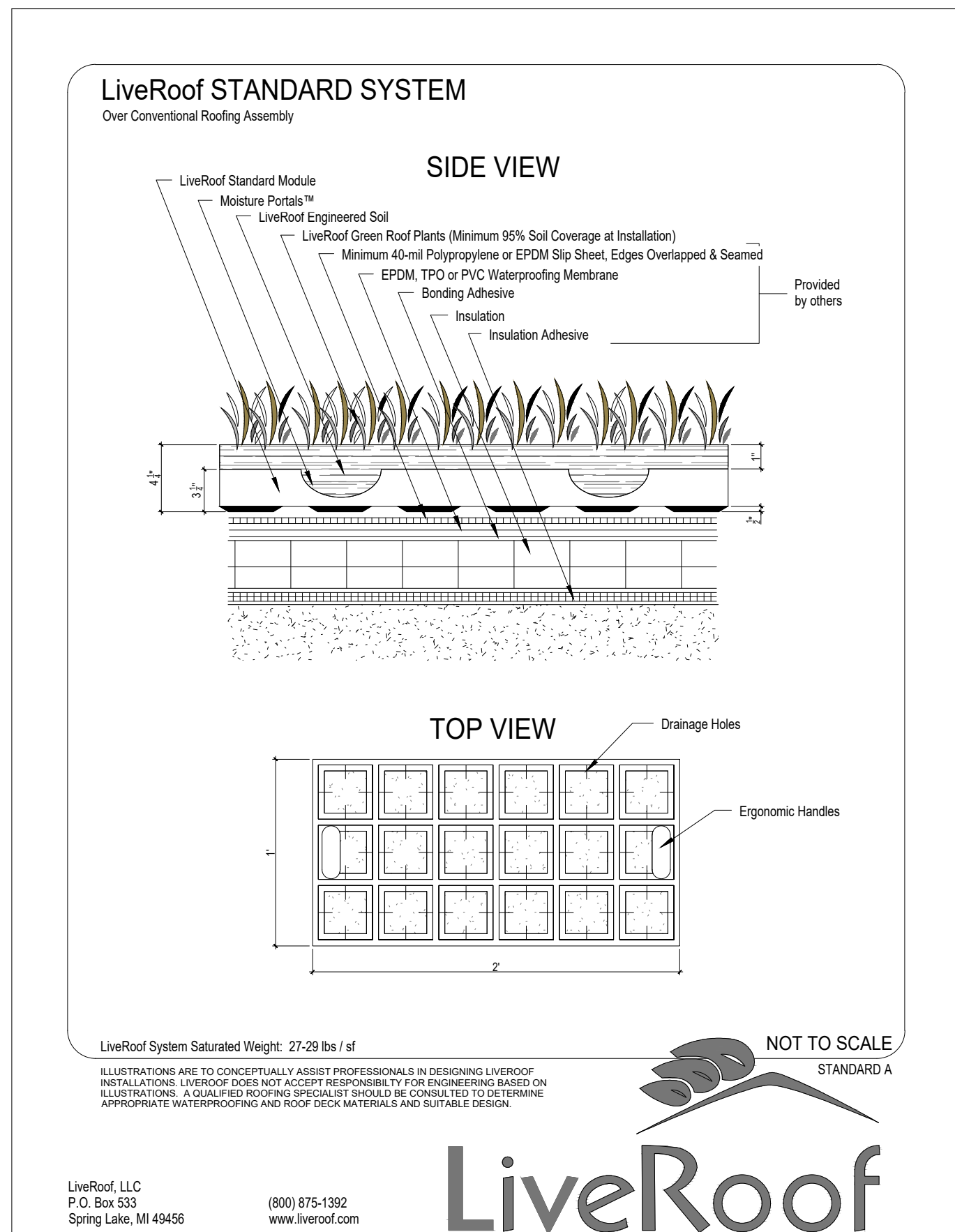
PROJECT NUMBER	LG33
DRAWN BY	LZ/ LX
CHECKED BY	LX
DATE CHECKED	

RPL PROJECTS
www.rplprojects.com
 lu@rplprojects.com
 604-338-5035

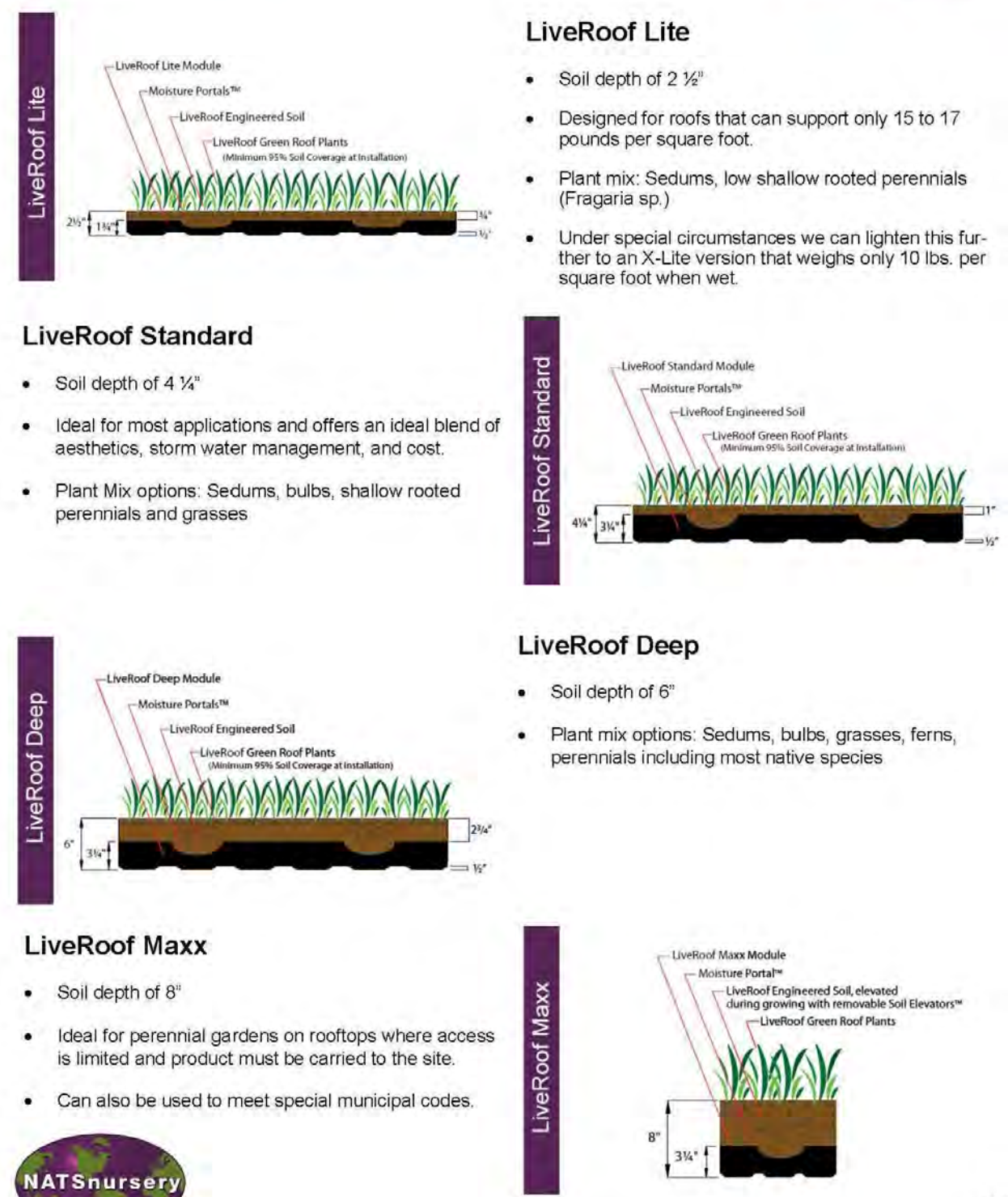
PROJECT
15963 MARINE DRIVE
 WHITE ROCK, BC

DRAWING TITLE
LANDSCAPE PLAN

DRAWING No.
L1



LiveRoof® Module Sizes



permaloc® Products

Regular Inventory:

- **PermaStrip™ L-shaped Aluminum Maintenance Strip**
Unique "L" shape allows the aggregate material to be installed over the top of the horizontal base, resulting in an integrated installation. Forms straight lines by utilizing a rigid L-shaped profile, saving time and eliminating wavy, unsightly lines. Unique, sliding connection system provides quick alignment of sections during installation and eliminates any possibility of separation.
- **1/8" x 3.5" x 8' Mill finish**—Typically used as a Maintenance Strip/Drip Edge bordering buildings, fences, walking/jogging trails and other areas where a straight or gently curving well anchored divider is required.
- **3/16" x 3.5" x 8' Mill finish**—Used in the same locations listed above where a heavier edge is desired.

• **GeoEdge™ Aluminum Green Build Edging**

- Engineered for use in green roof applications. Used to retain green roof planting material, as well as stones, pavers and tiles for rooftop walkways. Proven successful for both Intensive and Extensive Green roofs. Light-weight, flexible restraint that provides a finished look and assures an easy installation, making it a great alternative for poured concrete in permeable pavement applications. Manufactured from recycled aluminum material and is 100% recyclable.
- **3" x 3.25" x 8' Mill finish**
 - **4.25" x 3.25" x 8' Mill finish**
 - **6.5" x 5.5" x 8' Mill finish**
- Base Inside and Base Outside Corners for each of the sizes above also available

NAT Nursery

Plant Lists Grower's Choice (appropriate species will be selected as indicated based on suitability and availability)

Sedums (not limited to this list)	Bulbs	Perennials—Sun
Sedum acre	Allium acuminatum	Achillea millefolium
Sedum acre 'Aureum'	Allium cernuum	Anaphalis margaritacea
Sedum album	Allium schoenoprasum	Anemone multifida
Sedum album 'Coral Carpet'	Brodiaea spp.	Arctostaphylos uva-ursi
Sedum album 'Green Ice'	Carnegiea quamash	Artemisia maritima
Sedum album 'Muralis'	Narcissus spp.	Artemisia frigida
Sedum caudicicola	Osyryth douglasii	Aster spp.
Sedum caudicicola 'Lidakerse'		Campylosiphon rotundifolia
Sedum divergens		Castilleja spp.
Sedum floriferum 'Wienhstephaner Gold'		Eriophyllum lanatum
Sedum hybridum 'Immergrunchen'		Fragaria spp.
Sedum kanschaticum		Gaillardia aristata
Sedum kanschaticum 'Varigata'		Galium boreale
Sedum middendorffianum diffusum		Geum triflorum
Sedum oregonum		Heuchera spp.
Sedum reflexum		Osyryth douglasii
Sedum reflexum 'Blue Spruce'		Penstemon spp.
Sedum reflexum 'Green Spruce'		Sisyrinchium spp.
Sedum rupestre 'Angelina'		Solidago canadensis
Sedum searungulare		
Sedum schotense		
Sedum spathulifolium		
Sedum spathulifolium 'Cape Blanco'		
Sedum spathulifolium 'Carnes'		
Sedum spathulifolium 'Purple'		
Sedum spurium 'Dragons Blood'		
Sedum spurium 'Royal Pink'		
Sedum spurium 'Tricolor'		
Sedum spurium 'Album Superbum'		
Sedum stelfoxii		

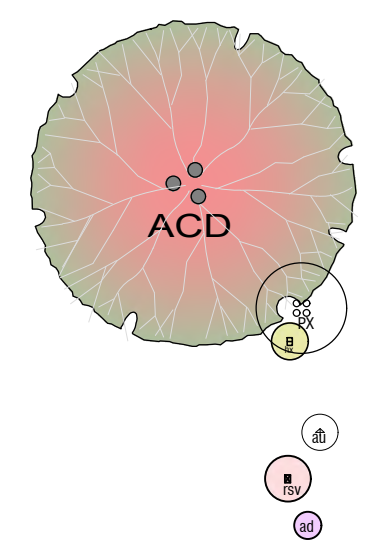
1 EXTENSIVE GREEN ROOF - DETAILS

2 EXTENSIVE GREEN ROOF - SPECIFICATION

3 EXTENSIVE GREEN ROOF EDGING - SPECIFICATION

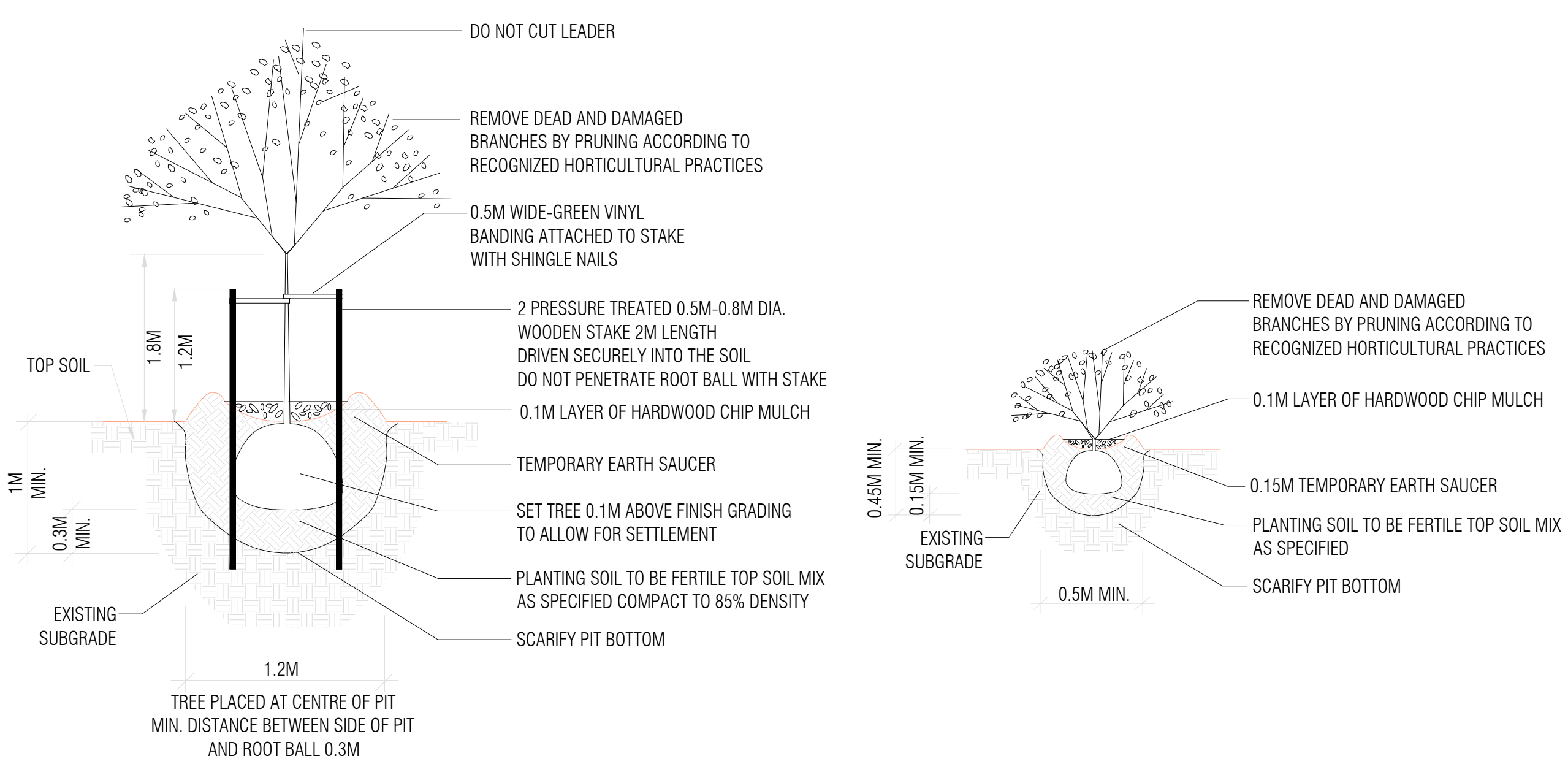
4 EXTENSIVE GREEN ROOF- PLANT LIST

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
 7. 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.



PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.	NOTE
ACD	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT.	NATIVE PLANT
hx	10	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#1 POT, 18" O.C.	DROUGHT TOLERANT
PX	4	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#2 POT, 24" O.C.	NATIVE PLANT
au	4	ARCTOSTAPHYLOS UVA URSI	VANCOUVER JADE	#1 POT, 18" O.C.	NATIVE PLANT
rsv	16	CLIMBING ROSA "EDEN" (PINK)	EDEN CLIMBING ROSE (PINK)	#2 POT, STAKE TO SCREEN	VINE, BUFFER
ad	16	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS	#1 POT @ 18" O.C.	PERENNIALS, SEASONAL INTEREST



5 TYPICAL PLANTING DETAILS

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2 ISSUED FOR DP 2021.12.23
1 ISSUED FOR CLIENT REVIEW 2021.11.23
ISSUES DATE

PROJECT NUMBER	LG33
DRAWN BY	LZ/ LX
CHECKED BY	LX
DATE CHECKED	

WWW.RPLPROJECTS.COM
lu@rplprojects.com
604-338-5035

PROJECT

15963 MARINE DRIVE
WHITE ROCK, BC

DRAWING TITLE

GREEN ROOF PLANTLIST & SPEC

DRAWING No.

L2

HALO 36 LOW MATCH LIT NG & LP

Fire is beautiful and also dangerous if not handled properly. Please have a qualified gas fitter setup and install this product according to local codes.

This product has been tested and certified by Labtest Certification Inc. as being safe, as long as these minimum clearances to adjacent materials are maintained.

FOR OUTDOOR USE ONLY

NORTH AMERICA SPECIFICATIONS

Gas type: Natural Gas Propane/But.
Gas press: 3.5" - 7.0" w.c. N/A
BTU: 60,000 60,000

ANSI Z21.97-2014
CSA 2.41-2014



UK & EUROPEAN SPECIFICATIONS

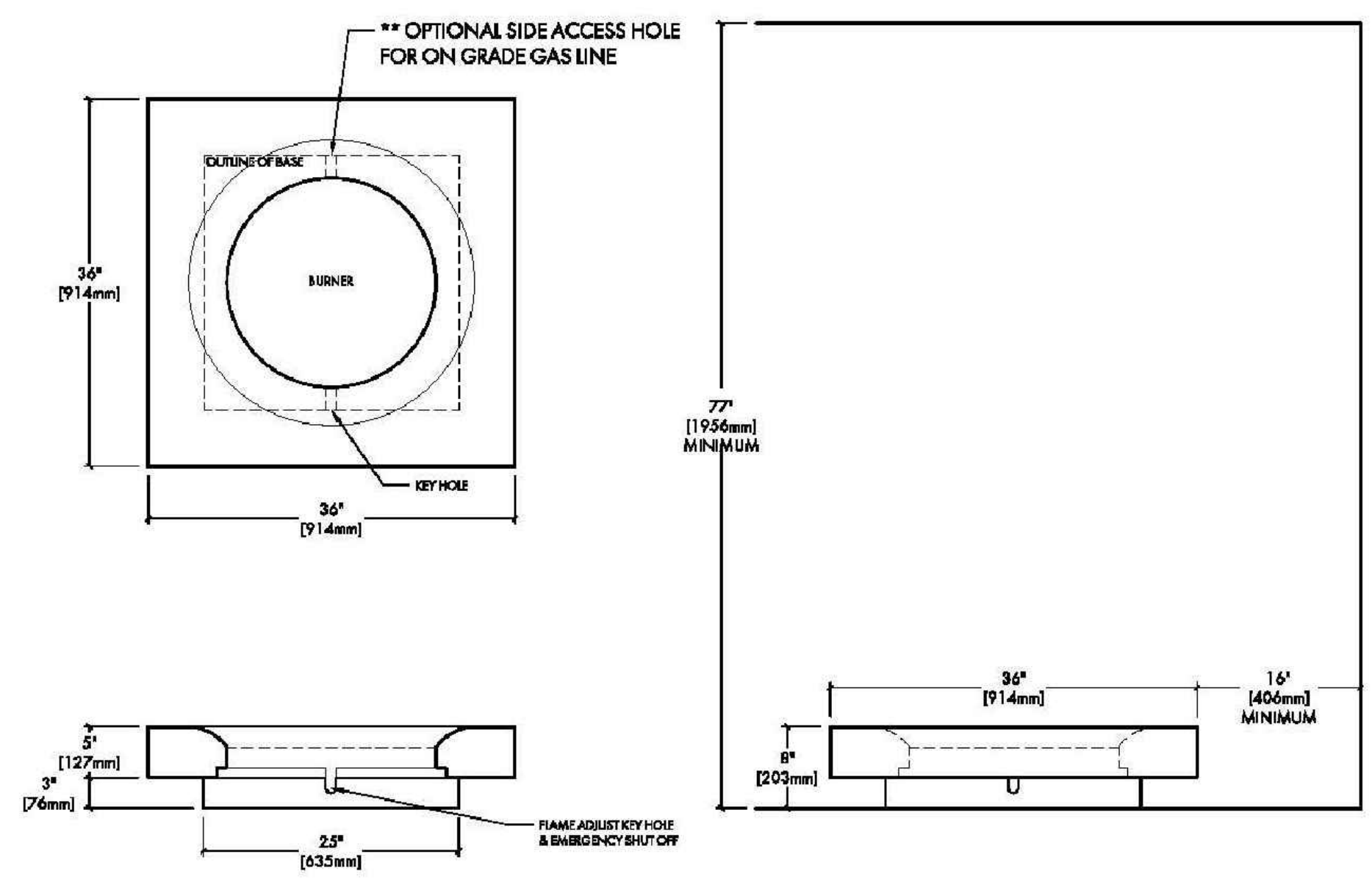
Product not available in UK/Euro area.

CONCRETE SPECS

Strength: 10,000 psi (proprietary)
Weight: Top - 253 lbs / 115 kg
Base - 77 lbs / 35 kg

JOB / ORDER

Name or Number:
Signature & Date:

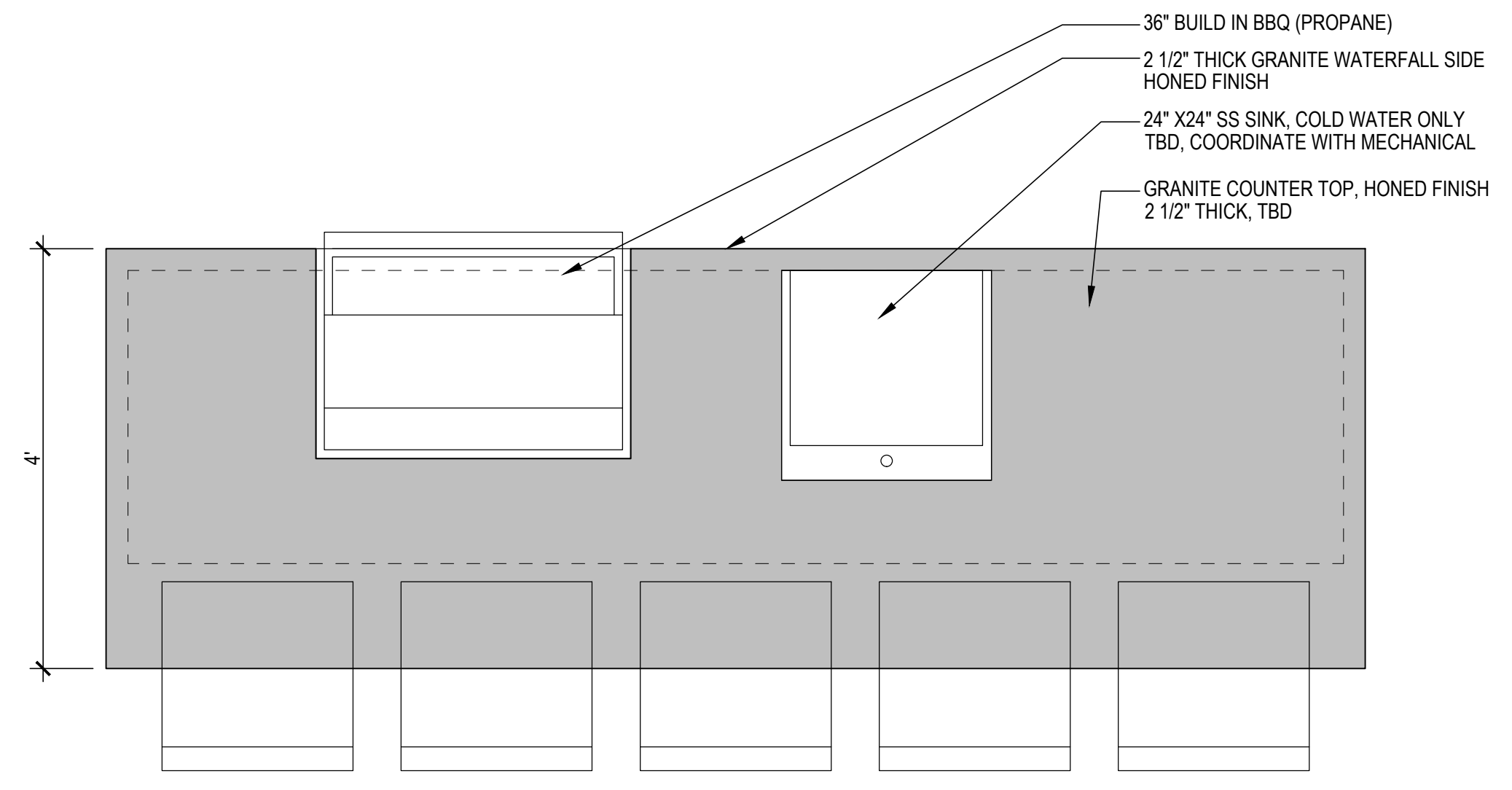


CLEARANCES to ADJACENT MATERIALS

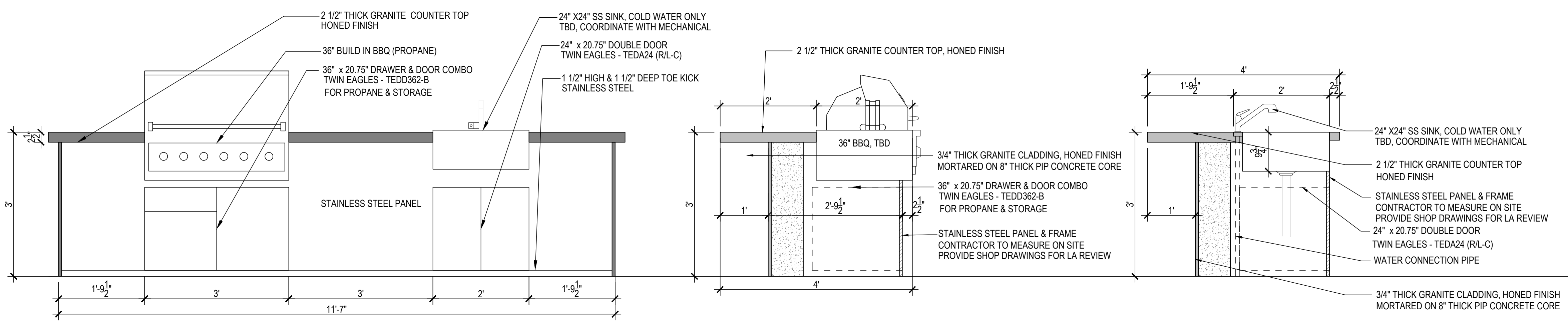
rev 19.05.10



4 GAS FIRE PIT - SPECIFICATION
SCALE: NTS



1 BBQ COUNTER & SINK - PLAN
SCALE: 3/4" = 1'-0"



2 BBQ COUNTER & SINK - ELEVATION
SCALE: 3/4" = 1'-0"

3 BBQ COUNTER & SINK - SECTIONS
SCALE: 3/4" = 1'-0"

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DATE CHECKED		



PROJECT
15963 MARINE DRIVE
WHITE ROCK, BC

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING No.
L3



Standard Sizes:
 23 1/2" x 47 1/2" x 1/2" (60cm x 120cm x 2cm)
 23 1/2" x 35 1/2" x 1/2" (60cm x 90cm x 2cm)
 23 1/2" x 23 1/2" x 1/2" (60cm x 60cm x 2cm)
 17 1/2" x 35 1/2" x 1/2" (45cm x 90cm x 2cm)
 17 1/2" x 17 1/2" x 1/2" (45cm x 45cm x 2cm)
Wood Plank Size:
 8 1/2" x 35 1/2" x 1/2" (22.5cm x 90cm x 2cm)
 All sizes rounded



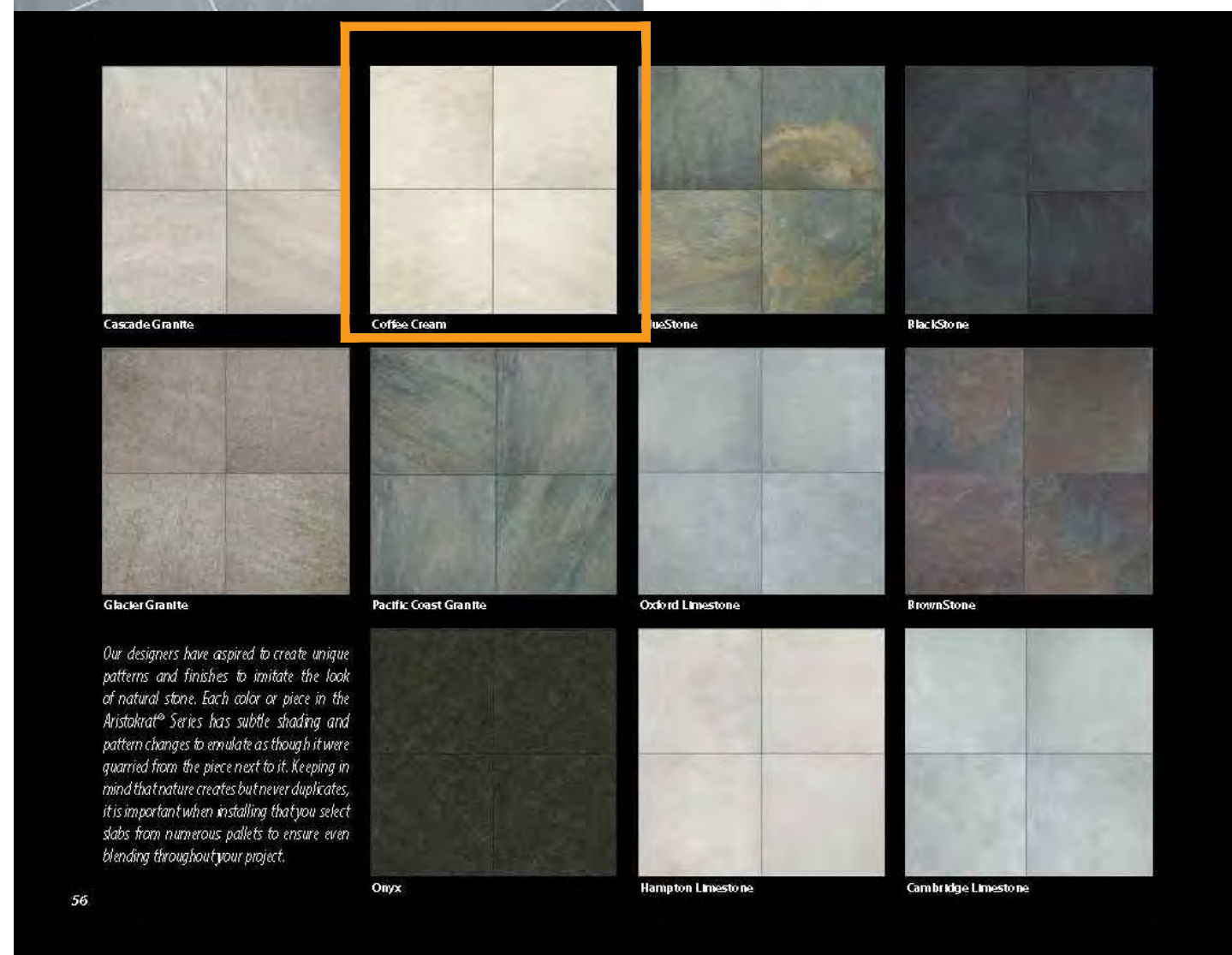
Built-in Coping and Stair Treads are available in all colors: 11 1/2" x 23 1/2" x 1/2" (30cm x 60cm x 2cm)



Note: Weathering steel panel has a rustic, untreated finish and will rust. See page 5 for information about the properties of weathering steel. Laser cut panels (above) are an added cost option.

Boulevard™ Mixed Media Planters - Weathering Steel Panel Options

Part. No.	Description	Size	Weight
BMM-WS1206	Single Weathering Steel plank for Boulevard planter	121" x 5.5"H	2 lbs.
BMM-WS1212	Double Weathering Steel plank for Boulevard planter	121" x 11.25"H	3 lbs.
BMM-WS1224	Weathering Steel full side panel for Boulevard planter	121" x 24"H	5.5 lbs.
BMM-WS1236	Weathering Steel full side panel for Boulevard planter	121" x 36"H	8 lbs.
BMM-WS1806	Single Weathering Steel plank for Boulevard planter	181" x 5.5"H	3 lbs.
BMM-WS1812	Double Weathering Steel plank for Boulevard planter	181" x 11.25"H	4.5 lbs.
BMM-WS1824	Weathering Steel full side panel for Boulevard planter	181" x 24"H	8.5 lbs.
BMM-WS1836	Weathering Steel full side panel for Boulevard planter	181" x 36"H	12 lbs.
BMM-WS2406	Single Weathering Steel plank for Boulevard planter	241" x 5.5"H	4 lbs.
BMM-WS2412	Double Weathering Steel plank for Boulevard planter	241" x 11.25"H	6 lbs.
BMM-WS2424	Weathering Steel full side panel for Boulevard planter	241" x 24"H	11 lbs.
BMM-WS2436	Weathering Steel full side panel for Boulevard planter	241" x 36"H	16 lbs.
BMM-WS3606	Single Weathering Steel plank for Boulevard planter	361" x 5.5"H	6 lbs.
BMM-WS3612	Double Weathering Steel plank for Boulevard planter	361" x 11.25"H	9 lbs.
BMM-WS3624	Weathering Steel full side panel for Boulevard planter	361" x 24"H	16.5 lbs.
BMM-WS3636	Weathering Steel full side panel for Boulevard planter	361" x 36"H	24 lbs.
BMM-WS4806	Single Weathering Steel plank for Boulevard planter	481" x 5.5"H	8 lbs.
BMM-WS4812	Double Weathering Steel plank for Boulevard planter	481" x 11.25"H	12 lbs.
BMM-WS4824	Weathering Steel full side panel for Boulevard planter	481" x 24"H	22 lbs.
BMM-WS4836	Weathering Steel full side panel for Boulevard planter	481" x 36"H	32 lbs.
BMM-WS6006	Single Weathering Steel plank for Boulevard planter	601" x 5.5"H	10 lbs.
BMM-WS6012	Double Weathering Steel plank for Boulevard planter	601" x 11.25"H	15 lbs.
BMM-WS6024	Weathering Steel full side panel for Boulevard planter	601" x 24"H	27.5 lbs.
BMM-WS6036	Weathering Steel full side panel for Boulevard planter	601" x 36"H	40 lbs.
BMM-WS7206	Single Weathering Steel plank for Boulevard planter	721" x 5.5"H	12 lbs.
BMM-WS7212	Double Weathering Steel plank for Boulevard planter	721" x 11.25"H	18 lbs.
BMM-WS7224	Weathering Steel full side panel for Boulevard planter	721" x 24"H	33 lbs.
BMM-WS7236	Weathering Steel full side panel for Boulevard planter	721" x 36"H	48 lbs.
BMM-WS9606	Single Weathering Steel plank for Boulevard planter	961" x 5.5"H	16 lbs.
BMM-WS9612	Double Weathering Steel plank for Boulevard planter	961" x 11.25"H	24 lbs.
BMM-WS9624	Weathering Steel full side panel for Boulevard planter	961" x 24"H	44 lbs.
BMM-WS9636	Weathering Steel full side panel for Boulevard planter	961" x 36"H	64 lbs.



PATIO PAVING
ABBOTSFORD CONCRETE
ABBOTSFORD CONCRETE
ARISTOKRAT SERIES 2CM
SIZE: 23 1/3" X 23 1/2" X 3/4"
COLOR: COFFEE CREAM

3



Occupancy Rating

Volume: 1405 Litres | 371 US gallons

THE EPIC

Jets: 61
Pumps: 5

LEGEND

Jets: 45
Pumps: 3

SIGNATURE

Jets: 30
Pumps: 2

Standard Features - The Arctic Advantage

- Self-Cleaning "Hot Tubs"™ Pure Fiberglass Shell
- Free Heat™ Remote Control System
- Rigid Spa Box and Self-Diagnose Escape Control
- Insulated Mattress - Relax System
- Flow Through Removable Filter
- Weather Resistant Cabinet with Solid Acrylic™
- Powerful 4000 Series Jet with Peak™
- Peak™ is built with bearings for rotation
- Water Cover
- Remote Control Filteration Valve
- 1 Three-Stage Sentinel Filter
- LED Lighting
- Adjustable Headrests
- Softly Approach
- Control Panel Enclosure
- Relaxation Base
- Bluetooth

Available Custom Options

- No Heat™ Color Changing LED System
- Family Lighting System
- Ultimate Lighting System
- Wall-Less Stereo System with Bluetooth & BlueTooth
- Appointer Stereo System with Bluetooth & BlueTooth
- Appointer Bluetooth System with Bluetooth & BlueTooth
- Peak 1 Ultimate System
- Peak 2 Ultimate System
- Green Salt Water System
- Energy Star
- SpaBox Ultimate Water Care System
- Bluetooth
- Bluetooth-Free Cabinet
- Onyx Smart Phone Controls
- Bluetooth Walk on Spa Cover
- Bluetooth™ Remote
- Bluetooth™ System
- SkyFoli Water Feature
- Forever Floor Composite Shroud Floor

SUMMIT

1 PATIO PAVING SPECIFICATION
 SCALE NTS

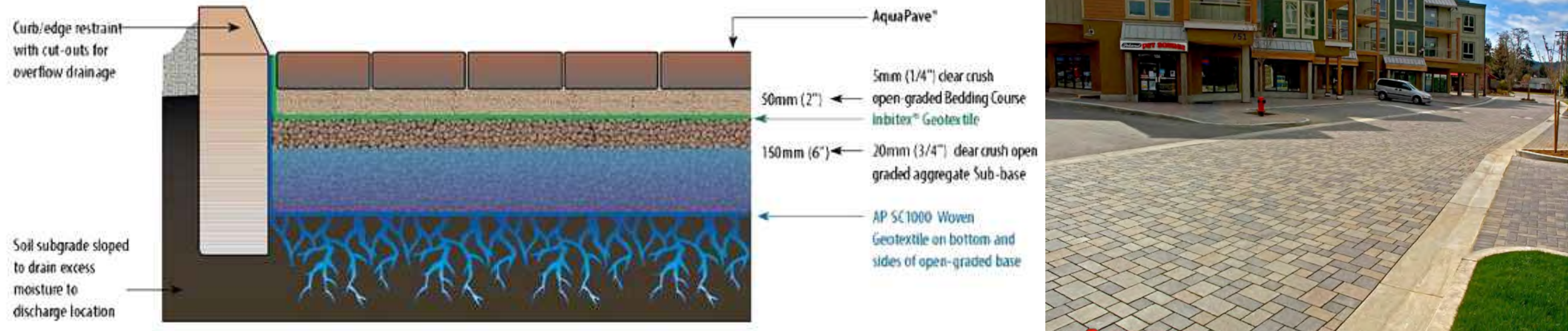
2 MOVABLE PLANTER SPECIFICATION
 SCALE NTS **TOURNESOL - BOULEVARD - BMM-WS4824**

3 HOT TUB SPECIFICATION
 SCALE NTS

PERMEABLE PAVERS SPECIFICATION



California Nevada and 3:1 Standard available in limited stock colors. While the colors shown here are represented as accurately as possible, they should only be used as a guide. Actual samples should be viewed before making a final color selection. *For best results, pavers should be installed from several pallets to ensure color consistency, especially with multi-color blends.



4 PERMEABLE PAVERS SPEC
 SCALE NTS

THE APPLICANT WILL PROVIDE A LETTER OF CONFIRMATION FROM THE CERTIFICATED PERMEABLE SYSTEM INSTALLER, STATING THE PERMEABLE SYSTEM HAS BEEN INSTALLED ON SITE TO THE REQUIRED PRODUCT SPECIFICATIONS

PERMEABLE PAVERS MAINTENANCE SCHEDULE

Table 2: Maintenance guidelines for all PCC distresses

Distress	Activity	Frequency
Clogging	Vacuum sweep surface to remove sediment.	1 to 2 times annually; adjust frequency based on sediment loading
Clogged/Damaged Secondary Features	Clean out or repair secondary drainage features.	Annually, after major rain event
Depressions	Repair all paver surface depressions, exceeding 0.5 in. (13 mm)	Annually, repair as needed
Rutting	Repair all paver surface rutting, exceeding 0.6 in. (15 mm)	Annually, repair as needed
Faulting	Repair all paver surface faulting, exceeding 0.25 in. (6 mm)	Annually, repair as needed
Damage Paver Units	Replace medium to high severity cracked, spalled or chipped paver units.	Annually, repair as needed
Edge Restraint Damage	Repair pavers offset by more than 0.25 in. (6 mm) from adjacent units or curbs, inlets, etc.	Annually, repair as needed
Excessive Joint Width	Repair pavers exhibiting joint widths exceeding 0.5 in. (13 mm)	Annually, repair as needed
Joint Filler Loss	Replenish aggregate in joints.	As needed
Horizontal Creep	Repair areas exhibiting horizontal creep exceeding 0.4 in. (10 mm)	Annually, repair as needed
Additional Distresses	Missing pavers shall be replaced. A geotechnical investigation is recommended for pavement heaves.	Annually, repair as needed

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DATE CHECKED	



15963 MARINE DRIVE
 WHITE ROCK, BC

LANDSCAPE SPECIFICATIONS

DRAWING No.

L4



**Koome Urban Forestry Ltd.
Arborist Report**

Submitted to:

Llano Developments INC.

15963 Marine Drive
White Rock, BC
V2X 6R8

Submitted by:

koome
urban forestry 

305 –1163 The High Street
Coquitlam, BC
V3B 7W2
604 900-8262

Internal Project Code: KUF-LLANO_Marine Dr
Original Report: February 18, 2022 – DW

This report's content was performed and managed by:



Kelly Koome, Consulting Arborist
ISA Certified Arborist, PN-5962A
ISA Tree Risk Assessment Qualified
Wildlife Danger Tree Assessor, #P2546



Dionne Wong
Arborist Technician
Bachelor of Urban Forestry

Any questions or concerns as to the contents of this report please direct them to the following:

Phone: 778.885.6777 (Kelly), 604.999.8269 (Dionne)

Email: kelly.koome@koomeurbanforestry.ca, dionne.wong@koomeurbanforestry.ca

Website: www.koomeurbanforestry.ca



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1.0 Introduction

1.1 Background

Koome Urban Forestry Ltd. (KUF) was contracted by Larry Cheng (larry@llanoglobal.com, 6049999932) to prepare an ISA Certified Arborist Tree Report for the property at 15963 Marine Drive, White Rock, BC.

1.2 Assignment

KUF has been retained by the client to assess the health and condition of the tree(s) in accordance with The City of White Rock Tree Management Bylaw, 2021, No. 2407.

As part of this assessment, the KUF Ltd. has performed a site review entailing identification and visual assessment of the tree(s) on site. The report also includes off site trees which may be impacted by development based on the tree survey provided by the client or representative(s). The Project Arborist will provide recommendations for the retention or removal of tree(s) on this site based on the existing site conditions and the proposed use of the site.

The mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

1.3 Limits of the Assignment

KUF's observations were limited to one site visit on February 15th, 2022. No tissue or soil samples were sent to a lab for identification or analysis. KUF located the trees using the survey provided by the client.

During winter deciduous trees are in winter dormancy and this is a limitation for assessing tree health at that time.

1.4 Testing & Analysis

KUF used visual tree assessment and mallet sounding to test the trees' health, condition, and risk level.

The International Society of Arboriculture Best Management Practices (for Managing Trees During Construction, Second Edition) and ANSI A300 Standards (Part 5: Tree, Shrub and Other Woody Plant Maintenance—Standard Practices [Management of Trees and Shrubs During Site Planning, Site Development, and Construction]) were used to prepare this report.

1.5 Purpose & Use of Report

The purpose of this report is to assist the property owner in compliance with The City of White Rock Tree Management Bylaw, 2021, No. 2407.



2.0 Site Description

2.1 Site Review



Fig. 1 – WROMS aerial view of property

2.2 Proposed Site Development

Development of a 3-storey multi-family residential home.

2.3 Environmental Description

The property currently consists of a one-story dwelling with a deck and workshop.

There is no evidence of raptors nests, osprey nests or heron colonies on the site. Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with the City) will require a bird nesting survey. This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they follow the city's regulations governing nesting birds on sites where development is occurring.

Off-site Trees – There are private off-site trees with this project.

Municipal Trees – There are no City of White Rock trees associated with this project.

Trees Straddling the Property Line – There are trees no straddling the property line

2.4 Tree Preservation Summary

All the trees identified on the Tree Management Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction, and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed.

Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.

3.0 Findings

3.1 Summary of Findings

- The site is dominated by heavily pruned deciduous trees.
- The proposed design will require 3 on-site (Tree 938, 937, 936) and 7 off-site tree (OS1-OS7) removals.
 - Based on the sizes of trees to be removed and the replacement requirements:
 - 6 replacement trees are required for the 3 on-site removals.
 - 15 replacement trees are required for the 7 off-site removals.
 - Written permission has been obtained by the Strata NW 1618 Council of 15971 Marine Dr. for the 7 off-site removals (see appendix C)



3.2 Tree Inventory Assessment

Table 1: Tree Inventory Assessment

Tree #	Tag #	Common Name <i>Botanical Name</i>	On the Survey	DBH (cm.)	C-RAD (m.)	LCR (%)	Comments	Recommendation & Rationale
The following trees are located onsite								
-	936	Fruiting cherry <i>Prunus spp.</i>	Yes	35	4	Dormant	FAIR CONDITION, POOR STRUCTURE CROWN- Heavily pruned TRUNK- Co-dominant at 1.2m with included bark. Stems wrap around each other. Relies on existing shed for structural support	Remove due to re-grading, construction and installation associated with proposed house, outdoor paving, and landscape upgrades.
-	937	Apple <i>Malus spp.</i>	Yes	35	5	Dormant	FAIR CONDITION, POOR STRUCTURE CROWN- Epicormic growth throughout	Remove due to re-grading, construction and installation associated with proposed house, outdoor paving, and landscape upgrades.
-	938	Walnut <i>Juglans spp.</i>	Yes	48	5	Dormant	GOOD CONDITION, FAIR STRUCTURE CROWN- Harsh pruning resulting in epicormic growth TRUNK- Co-dominant at 2m	Remove due to re-grading, construction and installation associated with proposed house, outdoor paving, and landscape upgrades.
The following trees are located offsite								
OS1	No tag	Western red cedar <i>Thuja plicata</i>	No	37	3	60	FAIR CONDITION, POOR STRUCTURE ROOTS- Girdling roots Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.

Tree #	Tag #	Common Name <i>Botanical Name</i>	On the Survey	DBH (cm.)	C-RAD (m.)	LCR (%)	Comments	Recommendation & Rationale
OS2	No tag	Western red cedar <i>Thuja plicata</i>	No	41	3	60	FAIR CONDITION TRUNK- No top. Co-dominant at 5m Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.
OS3	No tag	Western red cedar <i>Thuja plicata</i>	No	50	3.5	50	GOOD CONDITION, FAIR STRUCTURE CROWN- Clearance pruned on E side TRUNK- Co-dominant stem at 4m. Swelling at the union Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.
OS4	No tag	Western red cedar <i>Thuja plicata</i>	No	31	2	40	FAIR CONDITION, FAIR STRUCTURE TRUNK- Co-dominant at 3m Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.
OS5	No tag	Western red cedar <i>Thuja plicata</i>	No	34	2	40	FAIR CONDITION, FAIR STRUCTURE CROWN- Clearance pruned on E side TRUNK- Leans E, self-corrects at 3.5m. Co-dominant stem pruned off at 3.5m. 2m long flat seam on north side Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.
OS6	No tag	Western red cedar <i>Thuja plicata</i>	No	28	3	50	FAIR CONDITION, FAIR STRUCTURE CROWN- Suppressed. Pruned TRUNK- Co-dominant at 4m Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.

Tree #	Tag #	Common Name <i>Botanical Name</i>	On the Survey	DBH (cm.)	C-RAD (m.)	LCR (%)	Comments	Recommendation & Rationale
OS7	No tag	Western red cedar <i>Thuja plicata</i>	No	60	4	50	GOOD CONDITION, FAIR STRUCTURE TRUNK- Co-dominant at 3.5m. Northern portion of stem is flat for 2m from base Hand-plotted, location on TMP is approximate	Remove due to proximity to re-grading, construction and installation associated with proposed works. ~40% of the critical root zone is within adjacent development.



3.3 Replacement Tree Requirements

REPLACEMENT TREES REQUIRED	
Protected Onsite and Straddling Trees to be Removed	3 - (20cm – 50cm) x (2 replacements) = 6 0 - (51cm – 65cm) x (3 replacements) = 0 0 - (66cm – 75cm) x (4 replacements) = 0 0 - (76cm – 85cm) x (5 replacements) = 0 0 - (>85cm) x (6 replacements) = 0 Total = 6 replacement trees proposed
Protected Offsite Trees	6 - (20cm – 50cm) x (2 replacements) = 12 1 - (51cm – 65cm) x (3 replacements) = 3 0 - (66cm – 75cm) x (4 replacements) = 0 0 - (76cm – 85cm) x (5 replacements) = 0 0 - (>85cm) x (6 replacements) = 0 Total = 15 replacement trees proposed
Total = 21 replacement trees proposed Final numbers to be determined by City of White Rock	

8. *Replacement trees* shall be required as follows:

- a) *Less than 50 cm DBH protected tree removed – Two (2) replacement trees*
- b) *51 cm to 65 cm DBH protected tree removed – Three (3) replacement trees*
- c) *66 cm to 75 cm DBH protected tree – Four (4) replacement trees*
- d) *76 cm to 85 cm DBH protected tree – Five (5) replacement trees*
- e) *Greater than 85 cm DBH protected tree – Six (6) replacement trees*

Notwithstanding the foregoing, two (2) *replacement trees* shall be required for the removal of a *lower value tree* regardless of their size (DBH).

Excerpt from White Rock Tree Protection Bylaw, 2021, No. 2407



Appendix A – Glossary of Key Terms

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.

Fungus (singular) / Fungi (plural): Unicellular, multicellular, or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms, and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure, which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.



Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e., sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May include aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees, or ground.

No Disturbance Zone: The area adjacent to the tree that is restricted from all construction activity.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.

RAR: Riparian Areas Regulation.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.

Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition are negatively impacted by adjacent tree(s).

TPB: Tree Protection Barrier

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.



Appendix B– Photos



Fig. 2 Poorly pruned walnut tree



Fig. 3 Poorly pruned apple tree





Fig. 4 Tree tagged 936





Fig. 5 Off-site western red cedars





Fig. 6 Off-site western red cedars



Appendix C – Letter of Understanding

Letter of Understanding

1) As per the attached Landscape Plan A1-0 "Site Plan For Tree Removal and Restoration of Adjacent Strata Site" attached as Schedule A, Liang Cheng as Owner and/or LLano Developments Inc., as Developer, of 15963 Marine Drive, has agreed to do the following work on our property at 15971 Marine Drive:

Remove 7 cedars, grind the stumps, re-grade the 10ft span from our property line to our building, install pvc drainage pipe, drainage gravel, filter cloth, river rock, fencing, a gate, a stepping stone path and 26 4ft high laurels.

2) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, will be responsible for all of the above construction expenses, fees, permits and agreements.

3) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, will indemnify and save Strata NW 1618 from, and against, all actions, claims, demands, proceedings, suits, losses damages, costs and expenses of any kind or nature arising in any way or connected with the above work.

4) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, will not undertake any work until all municipal approvals, fees and or permits are in place and will comply with all relevant provisions of the bylaws and statutes of the City of White Rock, including but not limited to, building bylaws, ESC Bylaw and Tree Removal Bylaws.

5) Liang Cheng as Owner and/or LLano Developments Inc., as Developer will comply with the Workers Compensation act and pay all fees and requirements required by such act.

6) Liang Cheng as Owner and/or LLano Developments Inc., as Developer will be the Prime Contractor onsite and assume all the responsibilities of the Prime Contractor.

7) Liang Cheng as Owner and/or LLano Developments Inc., as Developer will maintain general liability insurance and will provide a copy of such to Strata NW 1618.

8) Liang Cheng as Owner and/or LLano Developments Inc., as Developer will provide a copy of the approval from the City of White Rock, ideally the attached Schedule A stamped by them.

9) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, and/or subsequent Strata Corporation and/or Owners of 15963 Marine Drive will be responsible for routine maintenance and upkeep of the property line fencing per the fencing manufacturer's specifications and best recommended maintenance practices in perpetuity.

Owner of 15963 Marine Dr.

Strata NW 1618 Council of 15971 Marine Dr.

Print Name: Larry Cheng

Print Name: George Merry

Signature: 
7A64594099D3408...

Signature: 
FC79A76C63740C...

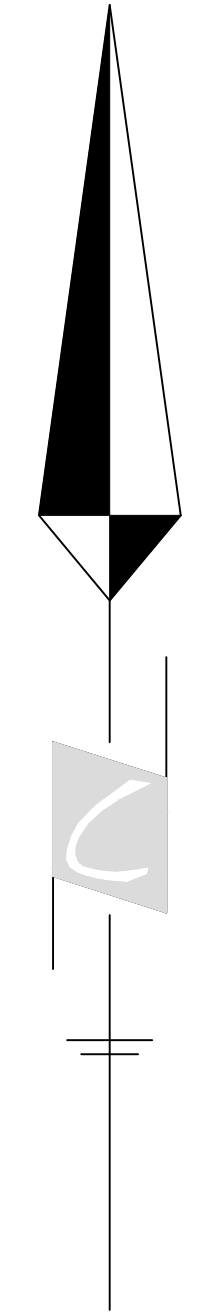




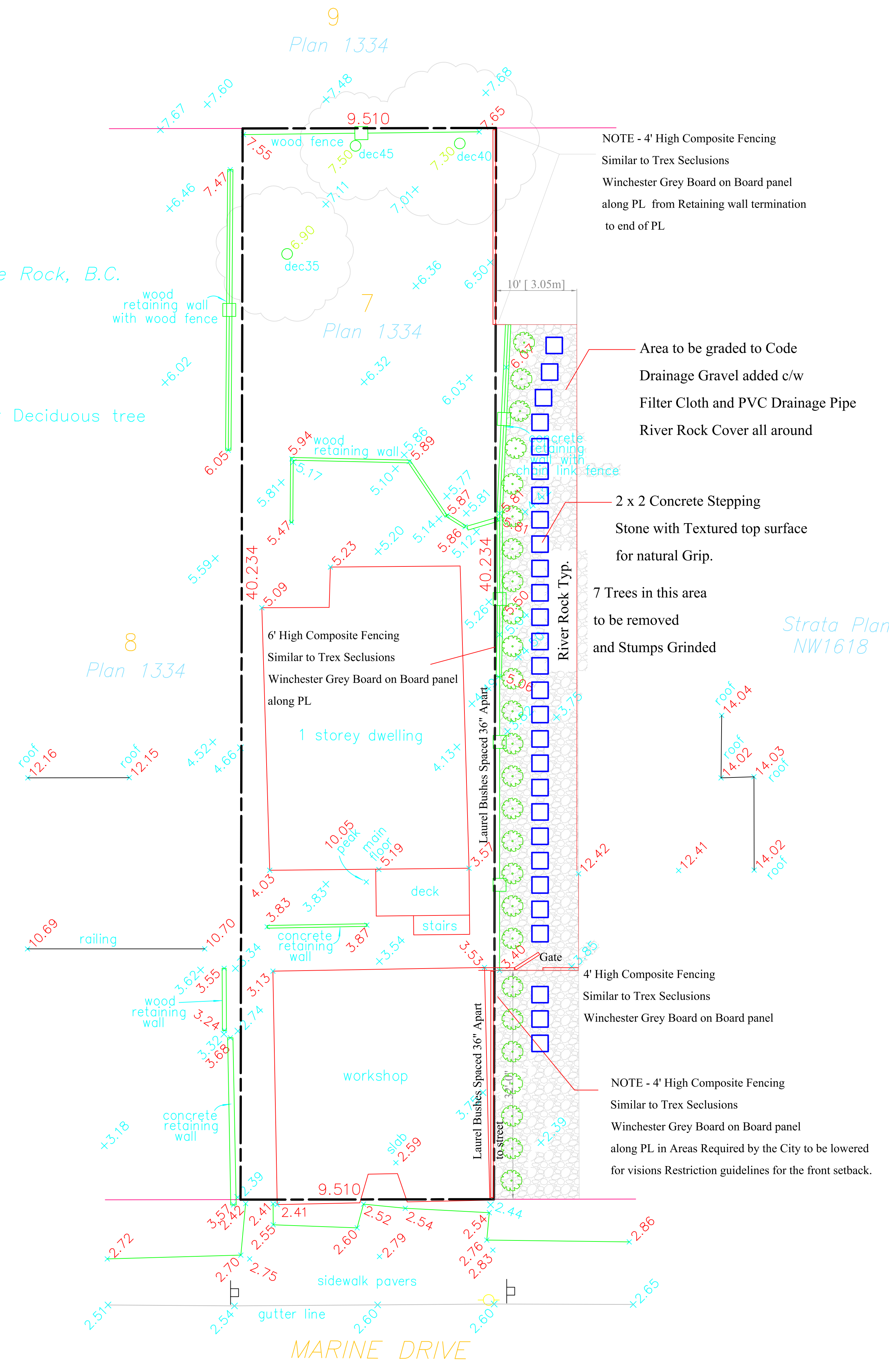
CIVIC ADDRESS: 15963 Marine Drive, White Rock, B.C.

SURVEY LEGEND

- Power pole
- ⊥ Sign
- dec35 35cm diameter Deciduous tree



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783
 File: 5971-TP



NOTE - 4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel
 along PL from Retaining wall termination
 to end of PL

Area to be graded to Code
 Drainage Gravel added c/w
 Filter Cloth and PVC Drainage Pipe
 River Rock Cover all around

2 x 2 Concrete Stepping
 Stone with Textured top surface
 for natural Grip.

7 Trees in this area
 to be removed
 and Stumps Grinded

4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel

NOTE - 4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel
 along PL in Areas Required by the City to be lowered
 for visions Restriction guidelines for the front setback.

Builder:	Llano Developments Inc. 604 999 9932
Site:	15963 Marine Dr. White Rock BC
Drawing Title:	Site Plan For Tree Removal and Restoration of Adjacent Strata Site
Sheet:	A1-0

Appendix D – Construction Activity Around Tree Protection Zone

TREES THAT REQUIRE TREE PROTECTION BARRIERS:

- All Bylaw Protected Trees that are being retained on your property.
- All Bylaw Protected Trees on adjacent property within 4m of the property line.
- All trees located on the City Boulevard, Parkland, or City land within 4m of the property line

Specifications for Tree Protection Barriers

TRUNK DIAMETER (CM)	MINIMUM PROTECTION DISTANCE (M. FROM TRUNK)
X	6X
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

NOTES

- Install tree protection barrier before construction begins and keep in place until landscape installation is complete.
- Storage of building materials & litter within or against protection barrier is prohibited. Developer/Owner responsible for maintenance within Tree Protection Barrier.
- Damaged trees will be replaced at Developer/Owner's cost.
- Maintain existing grades at protection barrier for all protected retained and existing trees.
- Regrading outside of protection barrier should not adversely compromise protected retained and existing trees.

Materials:

- 2x4's for framing (vertical posts, top and bottom rails, and cross-bracing)
- Plastic mesh screening (also known as snow fencing).

Dimensions:

- Panels must be 1.2m in height
- Maximum 3.7 m spacing between vertical posts (see Tree Management Plan for spacing recommended for each retained tree – based on the crown radius/dripline measurement).

Maintaining your tree protection barriers:

Tree protection barriers must be installed and maintained throughout the entire construction process. Barriers that are in disrepair must be fixed immediately to prevent possible fines, "Stop Work" orders, and/or permit delays.



General Requirements and Limitations for Operations Within the Tree Protection Zone

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including operating, moving, or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- If construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:
- In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either using hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
- Knife excavations were indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
- When encountered, exposed roots, 1 inch and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be always maintained above permanent wilt point. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
- Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be **RETAINED** when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Always protect the Tree Protection Zone from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist.



Appendix E – Assumptions and Limiting Conditions of This Report / Assessment

It is the policy of Koome Urban Forestry Ltd. (KUF) to attach the following clauses regarding limitations. We do this to ensure that developers, owners, and approving officers are clearly aware of what is technically and professionally realistic in retaining trees.

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the tree(s) situated thereon by Koome Urban Forestry Ltd. and upon information provided by the Client to KUF. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by KUF as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment.

As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically. Only the subject tree(s) was inspected and no others.

Restriction of Assessment

Notwithstanding the recommendations and conclusions made in this Assessment, it must be realized that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather. The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground.

The Assessment carried out was restricted to the Property. No Assessment of any other trees or plants has been undertaken by KUF. Koome Urban Forestry Ltd. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Report. The conclusions of this Assessment do not imply or in any way infer that other tree on this site or near this site are sound and healthy.

While reasonable efforts have been made to ensure that the tree(s) recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree -- or group of trees --, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. In accordance with standard practice, the Assessment presented in this Report is valid at the time it was undertaken. It is not a guarantee of safety. It is the owner's responsibility to maintain the tree(s) and inspect the tree(s) to reasonable standards and to carry out recommendations for mitigation suggested in this Report.

Professional Responsibility

In carrying out this Assessment, Koome Urban Forestry Ltd. and any Assessor appointed for and on behalf of KUF to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment.



The Assessment of the tree(s) presented in this Report has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Without limiting the foregoing, no liability is assumed by Koome Urban Forestry Ltd. or its directors, officers, employers, contractors, agents, or Assessors for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to KUF by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against KUF, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to KUF.

Further, under no circumstance may any claims be initiated or commenced by the Client against Koome Urban Forestry Ltd. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Assessment are based on assumptions, facts or information provided to KUF by the Client and/or third parties and unless otherwise set out within this Assessment, KUF will in no way be responsible for the veracity or accuracy of any such information.

Further, the Client acknowledges and agrees that KUF has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Assessment is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. KUF explicitly denies any legal liability for all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the Property to which this Assessment applies.

Third Party Liability

This Report was prepared by Koome Urban Forestry Ltd. exclusively for the Client. The contents reflect KUF's best Assessment of the tree(s) and plant(s) situate on the Property considering the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. KUF accepts no responsibility for any damages or loss suffered by any third party or by the Client because of decisions made or actions based upon the use or reliance of this Assessment by any such party.

Further Services

Notwithstanding the recommendations made in this Assessment, Koome Urban Forestry Ltd. accept no responsibility for the implementation of all or any part of this plan, unless we have specifically been requested to examine said implementation activities. Approval and implementation of this plan in no way implies any inspection or supervisory role on the part of Koome Urban Forestry Ltd. If inspection or

supervision of all or part of the implementation of the plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on-site inspection or supervisory work undertaken by Koome Urban Forestry Ltd. shall be recorded in written form and submitted to the client as a matter of record.

Koome Urban Forestry Ltd. nor any of its representatives shall be required to give testimony, or to act as an expert witness or to attend court by reason of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Koome Urban Forestry Ltd.'s regular hourly billing fees.

Koome Urban Forestry Ltd. nor any of its representatives shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Koome Urban Forestry Ltd.'s regular hourly billing fees.

General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

KUF shall not be held responsible for the manner of use of the interpretations that other parties may attach to the report. This report is not to be re-printed, copied, published, or distributed without prior approval by Koome Urban Forestry Ltd.

The Report shall be considered a whole, no sections are severable, and the Report shall be considered incomplete if any pages are missing.

This Report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Koome Urban Forestry Ltd. accepts no liability for misunderstandings due to a black and white copy of the Report.

Sketches, drawings, and photographs in this Report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural Report of surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of co-ordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Koome Urban Forestry Ltd. as to the sufficiency or accuracy of said information.

Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Koome Urban Forestry Ltd. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where KUF has given its prior written consent. This Report may not be used for any other project or any other purpose without the prior written consent of Koome Urban Forestry Ltd.

Unless required by law otherwise, possession of this Report or a copy thereof does not imply right of publication or use for any purpose by any other than the person, parties, or agencies to whom it is addressed, without the prior expressed written consent of Koome Urban Forestry Ltd.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the Internet, or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Koome Urban Forestry Ltd.



Appendix F – References

- Bond, Jerry & Buchanan, Beth (2006) Best Management Practices: Tree Inventories, International Society of Arboriculture, Champaign, IL.
- Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA
- Dunster, Dr. Julian & Edmonds, Dr. R. (2014) Common Fungi Affecting Pacific Northwest Trees, ISA Pacific Northwest Chapter, Silverton, OR, USA
- Fite, Kelby & Smiley, E. Thomas (2016) Best Management Practices: Managing Trees During Construction, International Society of Arboriculture, Champaign, IL.
- Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY
- Smiley, E.T., Matheny, N., Lilly, S. (2011) Best Management Practises: Tree Risk Assessment. International Society of Arboriculture, Champaign, IL.

Appendix G – Certificate of Performance

I certify that:

1. I have personally inspected the trees and property referred to in this report and have stated my findings accurately.
2. I have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboriculture practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. My compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing with the International Society of Arboriculture, and the Pacific Northwest Chapter of the ISA.

Koome Urban Forestry Ltd.,



Kelly Koome, Project Arborist
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment Qualified
Certified Wildlife Dangerous Tree Assessor, P2546



Appendix H – Tree Management Plan

See attached

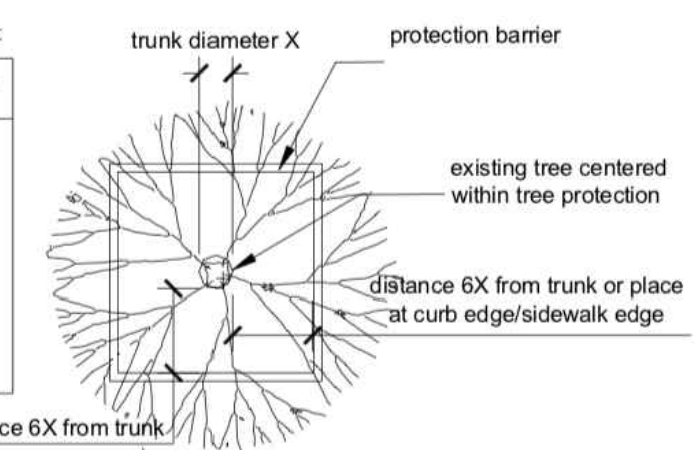
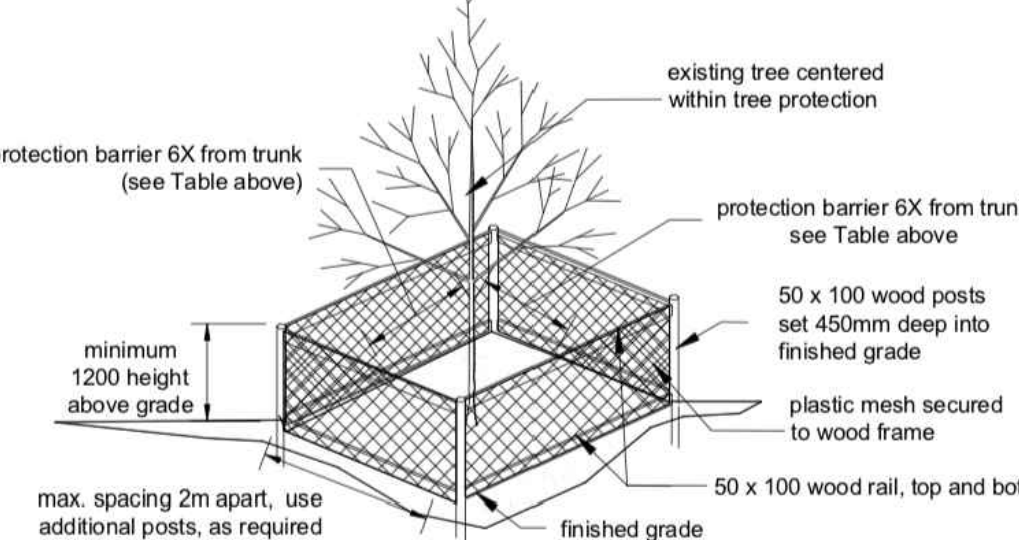
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LEGEND

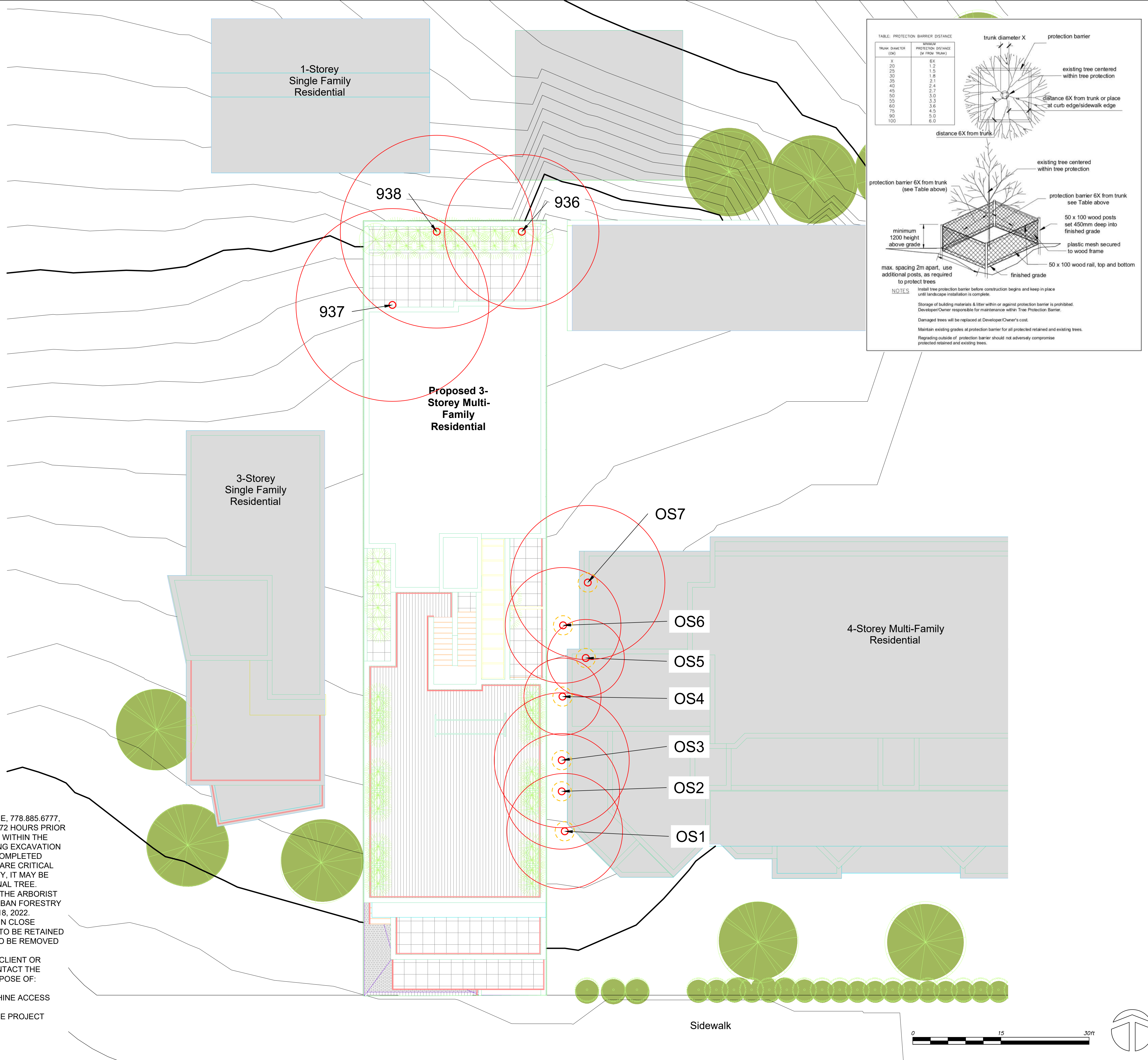
-  EXISTING TREE TO BE REMOVED
-  HAND-PLOTTED TREE
-  TREE TAG/NO.

TABLE: PROTECTION BARRIER DISTANCE	
TRUNK DIAMETER (CM)	MINIMUM PROTECTION DISTANCE (M FROM TRUNK)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

NOTES

- Install tree protection barrier before construction begins and keep in place until landscape installation is complete.
- Storage of building materials & litter within or against protection barrier is prohibited. Developer/Owner responsible for maintenance within Tree Protection Barrier.
- Damaged trees will be replaced at Developer/Owner's cost.
- Maintain existing grades at protection barrier for all protected retained and existing trees.
- Regrading outside of protection barrier should not adversely compromise protected retained and existing trees.



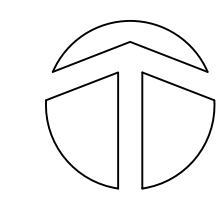
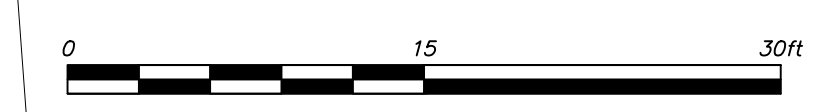
- NOTE:**
1. CONTACT ARBORIST (KELLY KOOME, 778.885.6777, kelly.koome@koomeurbanforestry.ca) 72 HOURS PRIOR TO ANY GRADING OR EXCAVATION WITHIN THE TREE PROTECTION ZONE. IF DURING EXCAVATION IT IS FOUND THAT IT CANNOT BE COMPLETED WITHOUT SEVERING ROOTS THAT ARE CRITICAL TO THE TREE HEALTH OR STABILITY, IT MAY BE NECESSARY TO REMOVE ADDITIONAL TREE.
 2. READ THIS PLAN TOGETHER WITH THE ARBORIST REPORT PREPARED BY KOOME URBAN FORESTRY LTD (KUF) AND DATED FEBRUARY 18, 2022.
 3. IF STUMP GRINDING IS TO OCCUR IN CLOSE PROXIMITY TO TREES WHICH ARE TO BE RETAINED THEN IT IS REQUESTED STUMPS TO BE REMOVED UNDER ARBORIST SUPERVISION.
 4. IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
 - *LOCATING TPZ FENCING
 - *LOCATING WORK ZONE AND MACHINE ACCESS CORRIDORS WHERE REQUIRED
 - *REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR

1.	18/02/22	D.W.
	(DD/MM/YY)	NAME
REVISIONS		

PROJECT CODE
KUF-LLANO_Marine Dr

PROJECT ADDRESS
15963 Marine Drive
White Rock, BC

DRAWING TITLE
TREE MANAGEMENT PLAN



Letter of Understanding

1) As per the attached Landscape Plan A1-0 "Site Plan For Tree Removal and Restoration of Adjacent Strata Site" attached as Schedule A, Liang Cheng as Owner and/or LLano Developments Inc., as Developer, of 15963 Marine Drive, has agreed to do the following work on our property at 15971 Marine Dive:

Remove 7 cedars, grind the stumps, re-grade the 10ft span from our property line to our building, install pvc drainage pipe, drainage gravel, filter cloth, river rock, fencing, a gate, a stepping stone path and 26 4ft high laurels.

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4) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, will not undertake any work until all municipal approvals, fees and or permits are in place and will comply with all relevant provisions of the bylaws and statutes of the City of White Rock, including but not limited to, building bylaws, ESC Bylaw and Tree Removal Bylaws.

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8) Liang Cheng as Owner and/or LLano Developments Inc., as Developer will provide a copy of the approval from the City of White Rock, ideally the attached Schedule A stamped by them.

9) Liang Cheng as Owner and/or LLano Developments Inc., as Developer, and/or subsequent Strata Corporation and/or Owners of 15963 Marine Drive will be responsible for routine maintenance and upkeep of the property line fencing per the fencing manufacturer's specifications and best recommended maintenance practices in perpetuity.

Owner of 15963 Marine Dr.

Strata NW 1618 Council of 15971 Marine Dr.

Print Name: Larry Cheng

Print Name: George Merry

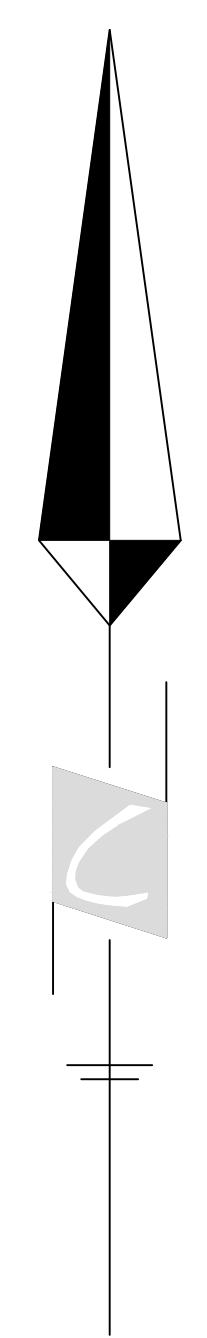
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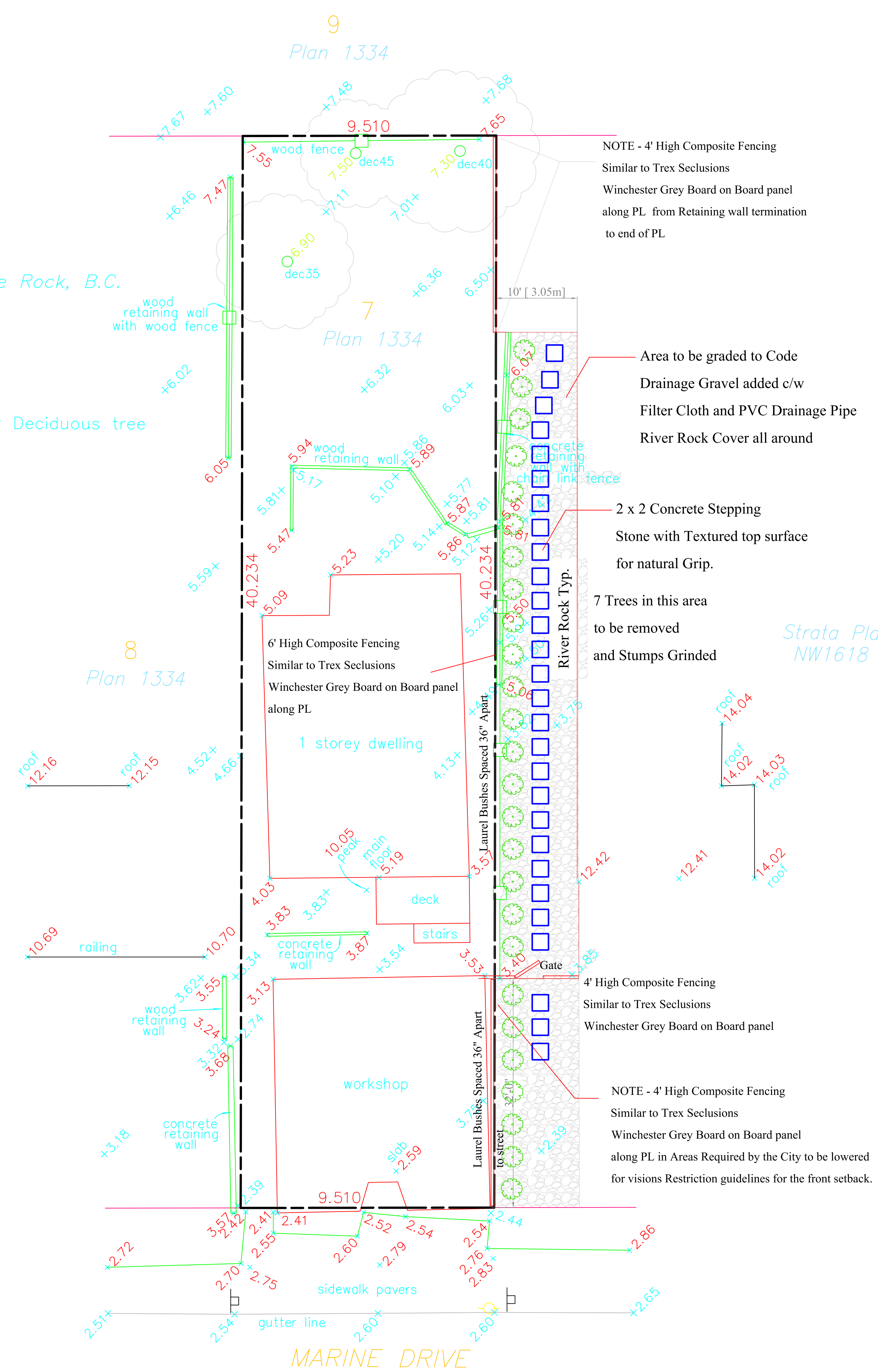
CIVIC ADDRESS: 15963 Marine Drive, White Rock, B.C.

SURVEY LEGEND

- Power pole
- Sign
- dec35 35cm diameter Deciduous tree



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783
 File: 5971-TP



NOTE - 4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel
 along PL from Retaining wall termination
 to end of PL

Area to be graded to Code
 Drainage Gravel added c/w
 Filter Cloth and PVC Drainage Pipe
 River Rock Cover all around

2 x 2 Concrete Stepping
 Stone with Textured top surface
 for natural Grip.

7 Trees in this area
 to be removed
 and Stumps Grinded

Strata Plan
 NW1618

4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel

NOTE - 4' High Composite Fencing
 Similar to Trex Seclusions
 Winchester Grey Board on Board panel
 along PL in Areas Required by the City to be lowered
 for visions Restriction guidelines for the front setback.

MARINE DRIVE

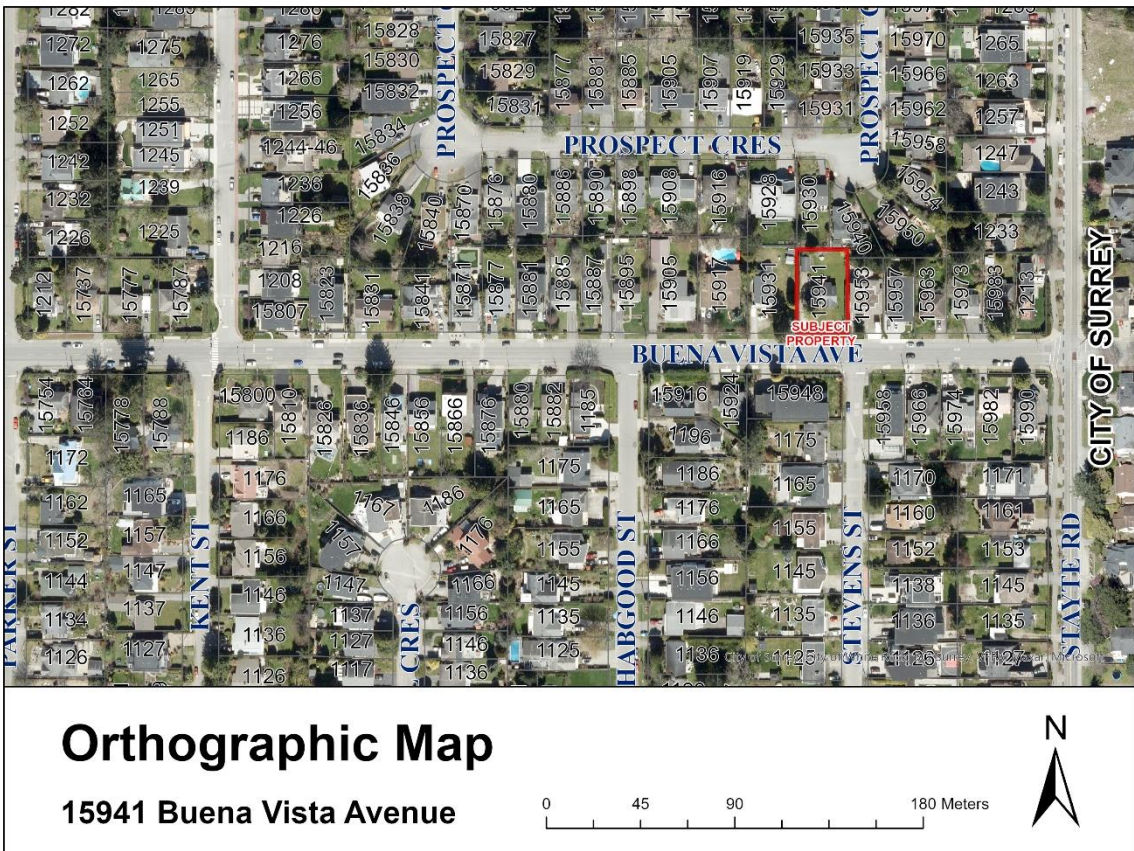
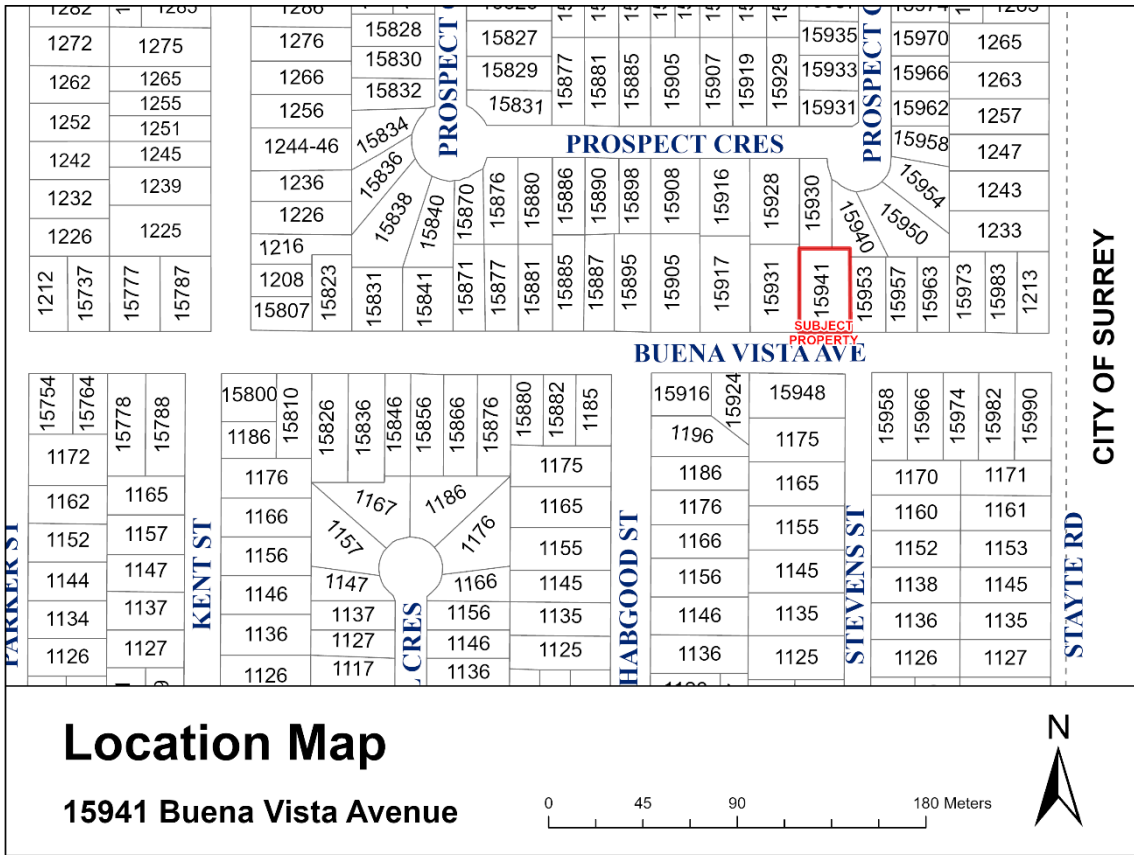
Builder:	Llano Developments Inc. 604 999 9932
Site:	15963 Marine Dr. White Rock BC
Drawing Title:	Site Plan For Tree Removal and Restoration of Adjacent Strata Site
Sheet:	A1-0

ATTACHMENT C

15941 Buena Vista Avenue

(City File: 22-014)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Applicant's Design Rationale
- Preliminary Subdivision Plan
- Arborist Report





TERRA NOBIS CONSULTING INC.

Unit 203 - 15585 24th Avenue, Surrey, BC

604 946 3007

info@terranobis.com

Permit to Practice #:1000490

May 6th 2022

Reference: Planning Department

Design Rationale

15941 Buena Vista Avenue, White Rock

The purpose of this application is to take the existing property at 15941 Buena Vista Avenue, White Rock and rezone it from RS1 to RS4 and sub-divide it into 2 single family lots. The lot is in an OCP designated mature neighbourhood that currently has mixed zones of RS1 and RS4.

This application will provide our community with 2 new single-family houses and provide our residents much desired affordable housing in the area. It will take an under-utilized lot area and employ the property more effectively.

Kind Regards,

Jimmy Lee

TOPOGRAPHIC PLAN OF LOT 4 EXCEPT: NORTH 465.5 FEET,
SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT,
PLAN 8917

CIVIC ADDRESS: 15941 Buena Vista Avenue, Whiterock, BC



SCALE - 1 : 250
All distances are in metres

SURVEY LEGEND

- Storm manhole
- Sanitary manhole
- Catch basin
- Power Pole
- Water Meter
- Lamp Standard
- Gas valve
- Sign
- Water valve
- Junction box
- Hydro manhole
- con80 Denotes coniferous tree 80cm diameter
- dec20 Denotes deciduous tree 20cm diameter



storm m/h
rim el=60.21m

full of water
el.= 58.92m to bottom
diam. = N/A

sanitary m/h
rim el=60.17m

north invert
el.= 58.34 m
diam. = 200mm

storm m/h
rim el=59.81m

west invert
el.= 58.04 m
diam. = 400mm

storm m/h
rim el=58.03m

east invert
el.= 58.29 m
diam. = 600mm

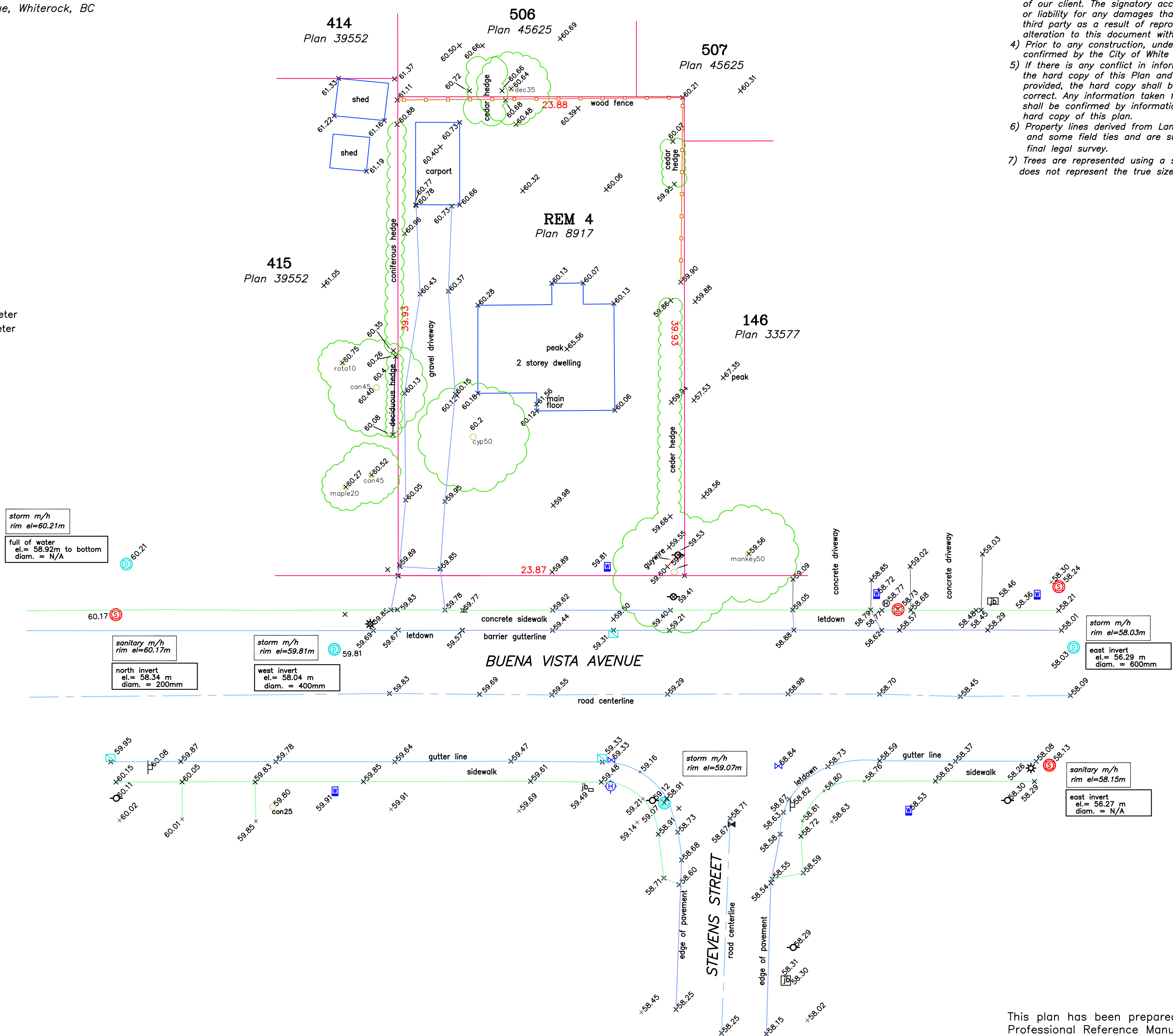
storm m/h
rim el=59.07m

sanitary m/h
rim el=58.15m

east invert
el.= 56.27 m
diam. = N/A

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 5757 located on center line of 160 St opposite to the middle of house No.1171, Elevation = 52.181 metres.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of White Rock Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and some field ties and are subject to revision upon final legal survey.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8193-TP

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 21st day of September, 2021.

Sean Costello

B.C.L.S. (900)



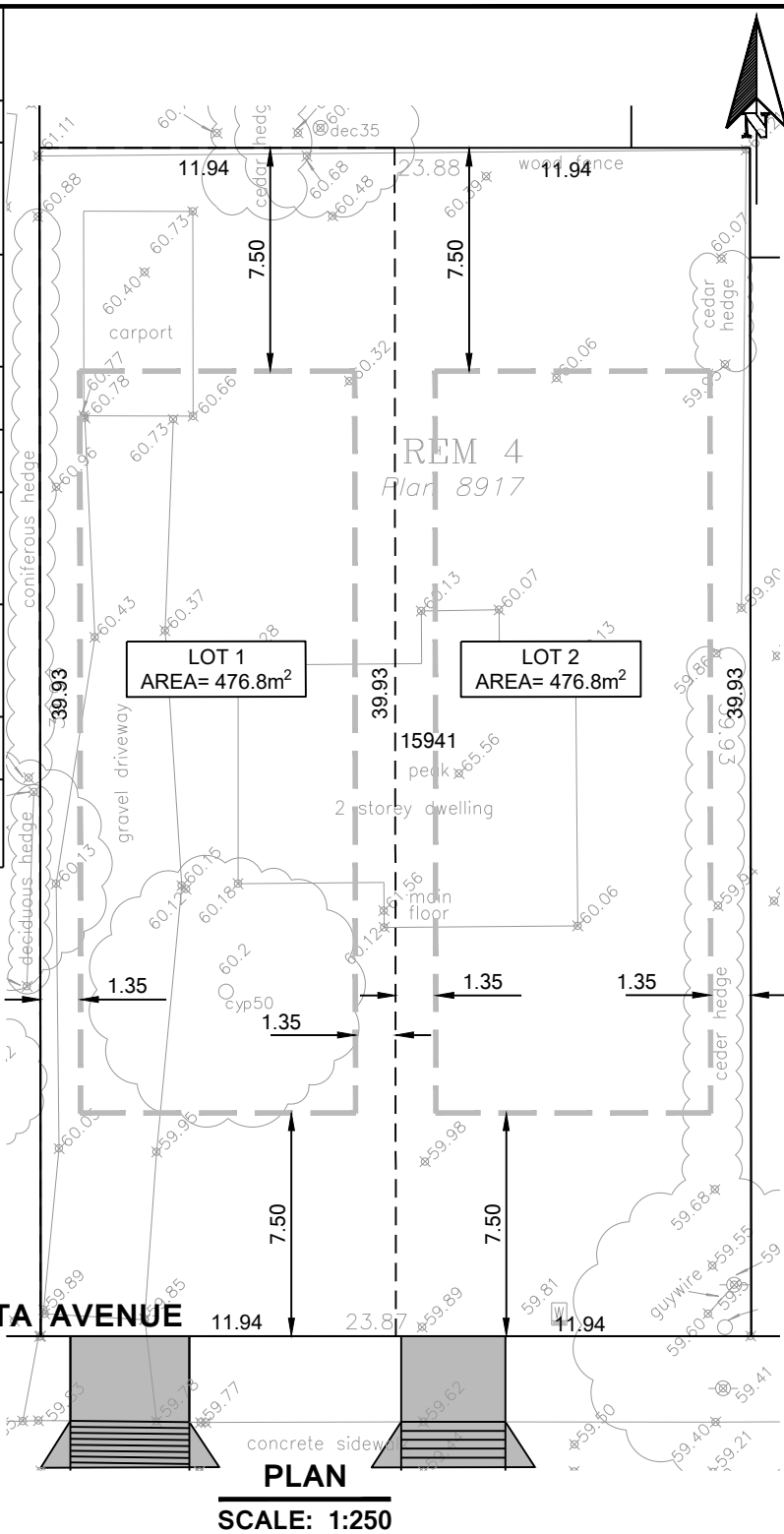
TERRA NOBIS CONSULTING INC.
 #203-15585 24 AVENUE
 SURREY, BC, V4A 2J4
 EMAIL: INFO@TERRANOBIS.COM
 PHONE: 604.946.3007
 PERMIT TO PRACTICE #: 1000490

ATTACHMENT C

C:\Dropbox (Personal)\Terra-Nobis Consulting\3. Projects\22046 - 15941 Buena Vista Avenue, White Rock - Planning (Kamaljit lehal)\Design\Drawings\22046 - Working.dwg [Subdivision Plan] 5/03/2022 10:41AM

	EXISTING	PROPOSED	ZONING REQUIREMENT
LOTS	1	2	
ZONING	RS1	RS4	RS4
LOT SIZE	953.67m ²	LOT1: 476.8 m ² LOT2: 476.8 m ²	MIN. 410.0m ²
AVG.LOT WIDTH	23.88 m	LOT1: 11.94 m* LOT2: 11.94 m*	MIN. 12.1m
AVG. DEPTH	39.93 m	LOT1: 39.93 m LOT2: 39.93 m	MIN. 27.4m
FLOOR AREA		LOT1: 230 m ² LOT2: 230 m ²	MAX. 50%
SIDE YARD SETBACK		LOT1: 1.35 m LOT2: 1.35 m	MIN. 1.35m
FRONT & REAR YARD SETBACK		LOT1: 7.50 m LOT2: 7.50 m	MIN. 7.50m
BUILDING HEIGHT		LOT1: 7.70 m LOT2: 7.70 m	MAX. 7.70m
LOT COVERAGE		45%	MAX. 45%

* VARIANCE PROPOSED FOR NON CONFIRMING LOT WIDTH: 11.94m



No	DATE	BY	CK	REVISIONS DESCRIPTION
1.	25 APR 2020	JL	PG	FOR INITIAL APPLICATION
0.	09 APR 2020	HM	PG	FOR DISCUSSION

TITLE : SUBDIVISION/SITE PLAN
 15941 BUENA VISTA AVENUE, WHITE ROCK
 JORAWAR LEHAL & REHMIT LEHAL
 EMAIL: JSLEHAL96@GMAIL.COM
 SCALE: 1:250

SEAL
NOT FOR CONSTRUCTION
 DATE: 03 MAY 2022

22046
 REV
1.

WYATT EARTH

Consulting Arborists

604-833-5155

Wyatt.the.arborist@gmail.com



April 25, 2022

Arborist Report

**For Development; Two-lot Subdivision
15941 Buena Vista Avenue, White Rock**

Prepared for: Narian Ventures Ltd.
Attn. Mr. Jay Lehal
604-616-9888; jslehal96@gmail.com

Prepared by: Wyatt Earth, Consulting Arborists
2653 Wildwood Drive, Langley BC V2Y 1G2

Wyatt Sjodin
ISA #PN-0430-A
TRAQ #341

Sit Visit: April 20, 2022

City of White Rock Business Licence #24534
Township of Langley Business License #66635
Inter-Municipal Business License #66854
WorkSafe BC Registration #995492
CGL Insurance Policy No. PSIO 11880073 (\$5 000 000.)



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Discussion	3 - 7
1.0 Introduction	3
2.0 Methods	3 - 4
3.0 Observations/Recommendations	4 - 5
4.0 Security Deposits/ Replacement Trees ..	5
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Replacement Tree Plan	12
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1.0 Introduction

This preliminary arborist report is to provide a tree protection plan and a tree replacement plan in support of type 3 tree management permit, in relation to applications for demolition and building permits at 15941 Buena Vista Avenue.

There is one permit-sized tree on the subject property; and seven neighbouring trees that are within four metres of the property boundaries that will require protection. These off-site trees should have tree protection barriers (TPB) installed around their critical root zones (CRZ) before any other work on the site begins.

This report recommends the removal and replacement of the one tree on the site. There should be six replacement trees required in relation to this tree removal, due to the combined diameter at breast height (DBH) of its two stems.

The owners of this property plan on demolishing the old house, subdividing the lot, and building two new residences. Mr. Lehal of Narian Ventures contracted Wyatt Earth on April 13, 2022 as the project arborist to conduct the reporting on tree protection and replacement throughout the development.

I attended the site on April 20, 2022 to collect the information on the trees.

Tree protection, removal and replacement for this site is within the jurisdiction of the City of White Rock's Tree Protection Bylaw No. 2407, which was enacted on December 14, 2021.

2.0 Methods

Mr. Lehal provided me with a surveyed site plan, drafted by Terra Nobis Consulting, with the locations of on-site and neighbouring trees on it, as well as the existing residence and proposed new building envelopes. I used this plan to indicate tree removal and retention recommendations, and tree protection barrier locations, for the tree protection plan included as part of this report. I used the same surveyed site plan to plot new replacement tree recommendations as part of the tree replacement plan

I conducted a risk assessment of the tree on the subject property, using the qualitative tree risk assessment method (TRAQ) as prescribed by the International Society of Arboriculture (ISA). Details are in the tree risk assessment and evaluation summary table below. I performed a basic level two visual inspection (a 360-degree visual evaluation of a tree where the crown, trunk, trunk flare, above-ground roots, and site conditions are evaluated in regard to targets). While evaluating for probability of failure, I considered a time frame of within three years of date of inspection.

When assessing the tree for health and condition, I utilized the rating categories as prescribed by the British Columbia Landscape and Nursery Association's (BCLNA) Guide for Plant Appraisal, 10th Edition.

While on site, I gathered information regarding the trees. Weather was pleasant and visibility was great. I measured the DBH and canopy spread of the one tree on the site with a standard DBH tape. I took photographs of all trees related to this project with an iPhone to help document the inspection.

The perimeter spread of the tips of the longest branches on a tree are referred to as its drip line; the area on the ground directly below this is called the critical root zone (CRZ). While at the site, I took note of potential encroachment into the CRZ of each tree that would be caused by the proposed development.

I did not climb into the trees, or dig to examine any roots. I did not utilize any invasive techniques to determine internal wood characteristics. I did not conduct any soil tests or take any samples to a diagnostic lab for evaluation. I did not assess neighbouring trees for risk potential. This report does not provide any cost estimates for any of the recommendations.

3.0 Observations/Recommendations

The tree in front of the existing house at 15941 Buena Vista Avenue, a sawara cypress, is well within the proposed building envelope for the lot indicated on the plan as 'Lot 3.' For this tree, there is no practical alternative to removal. One would be left with about half of the allowable building area on this lot if the tree were to remain; a normal-sized house would not be possible.

The tree has two co-dominant trunks, with a seam of included bark between them; however, failure of one of these stems is not a high likelihood at this time and the tree is a low risk. Its health is not ideal, as it has been suffocated by climbing ivy vines for many years. The canopy is a little bit more sparse than what would be normal for a sawara cypress of this size and age.

Exact measurement of the trunk diameters was problematic due to the thick vines encompassing the stems, but I gained enough information to see that each stem is greater than 45cm each in girth, resulting in what I would call a total DBH of 90cm.

The seven neighbouring off-site trees can be retained, and should have tree protection barrier (TPB) installed around them before any other site work begins. Minimum distances for the TPB for these trees are listed in the tree evaluation summary table, and are indicated on the site plan. I went with a recommended TPB distance of: the off-site tree's drip line into the subject lot plus one metre.

Details for adequate construction of the TPB are included below on page 9. There should be no unauthorized activity within these tree protection zones; no excavation, no grade changes and no stockpiling of materials. There should be signage posted on each TPB section to warn people on the site (example included below, on page 10).

Any work at all that may be necessary within the tree protection barriers should be performed by, or under the direct supervision of, a certified arborist.

At 15931 Buena Vista Avenue, there is a cedar tree that has a drip line that extends 1.5m into the subject property, for a width of 6.5m along the property line. There is also a small spruce tree here, the drip line of which does not reach the subject lot; this tree does not require TPB.

To the north of the subject lot, at 15930 Prospect Crescent, there are four trees near the property line: two western red cedars, one quaking aspen and one walnut tree. A TPB put up at 4.5m from the property line, for a width of 12m, will adequately protect these trees.

There is a small ornamental plum tree near the southeast corner of the subject lot. This is 19cm in DBH, and therefore is too small to be within the jurisdiction of the Bylaw – if it is on private property. However, it is possible that this tree may be partially on City property, and therefore out of an abundance of caution it was included in this report, as tree OS7, and a TPB measuring 3m by 4.5m is recommended for it.

4.0 Security Deposits/ Replacement Trees

The tables below are copied from the City’s Guide to the Tree Protection Bylaw, for help in calculating the deposits to be paid for ensuring protection of retained trees and survival of replacement trees.

Securities are held for one year after the City receives an accepted Tree Protection and Replacement Report. The funds are not returned unless retained and replacement trees are in good health and condition. In some cases where the installation of a number of replacement trees is highly impractical, the property owner may submit a cash-in-lieu proposal whereby the City keeps some or all of the security deposit money, and fewer trees are planted on the site. The City uses money from cash-in-lieu files and forfeited deposits to fund urban canopy enhancement projects.

Size of Tree Retained	Securities
DBH ≤ 50cm	\$3,000.00 per retained tree
DBH of 51-65cm	\$4,500.00 per retained tree
DBH > 65cm	\$10,000 per retained tree

Size of Tree Removed*	Replacement Ratio	Securities / Cash-in-lieu (\$1,500 per replacement tree)
≤ 50cm DBH	2:1	\$3,000
51-65cm DBH	3:1	\$4,500
66-75cm DBH	4:1	\$6,000
76-85cm DBH	5:1	\$7,500
>85cm DBH	6:1	\$9,000

4.1 For the 6 replacement trees, the Tree Replacement security is as follows:

(no retained trees = no security deposit for that category)

(1) tree removed, >85cm DBH = a security deposit for 6 replacement trees of: **\$9 000.**

All the replacement trees must be of good health and structure, meeting BCLNA guidelines, and must be installed in accordance with current industry standards. Recommendations for species and placement are below in the tree replacement plan (may be subject to change). An inspection report done by a certified arborist is to be submitted after the new trees are installed.

Minimum sizes at time of planting are: 6cm caliper for deciduous species; 3m height for evergreen species.

5.0 Tree Risk Assessment - Explanation

The most current accepted method of tree risk assessment according to industry standards involves the following steps:

1) assess the likelihood of failure, of a whole tree or the part of it most likely to fail (imminent, probable, possible, or improbable);

2) assess the likelihood that the failed tree or part would impact a target, i.e., a person, building, road, car, power line, etc. (very low, low, medium or high);

(this gives the likelihood of a failure to impact a target: unlikely, somewhat likely, likely or very likely)

3) likelihood of failure and impact are then integrated with potential consequences (negligible, minor, significant or severe);

4) the end result being the risk rating for the tree or tree part (low, moderate, high or extreme)

This process is represented by two matrices:

Tree Risk Matrices

Table 1. The matrix used to estimate the likelihood of a tree failure impacting a specified target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Table 2. Risk rating matrix showing the level of risk as the combination of likelihood of a tree failing and impacting a specified target, and severity of the associated consequences.

Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

5.1 Tree Risk Assessment – Subject Tree

(Likelihood of Failure assessed: within the time period of three years from day of inspection)

Tree #304, sawara cypress

Likelihood of Failure:	improbable	
Likelihood of Impacting a Target:	high	
	= Likelihood of Failure Impacting a Target:	unlikely
Consequences: significant or severe		
	= Tree Risk Rating:	LOW

If there are any questions regarding these trees or this report, please do not hesitate to contact me.

Wyatt Sjodin

Consulting Arborist; ISA #PN-0430
Tree Risk Assessor TRAQ #0341
Pesticide Applicator Cert #246490
Certified Utility Arborist #0025-TT-95
Arborist Technician ITA# 00007-TA-12

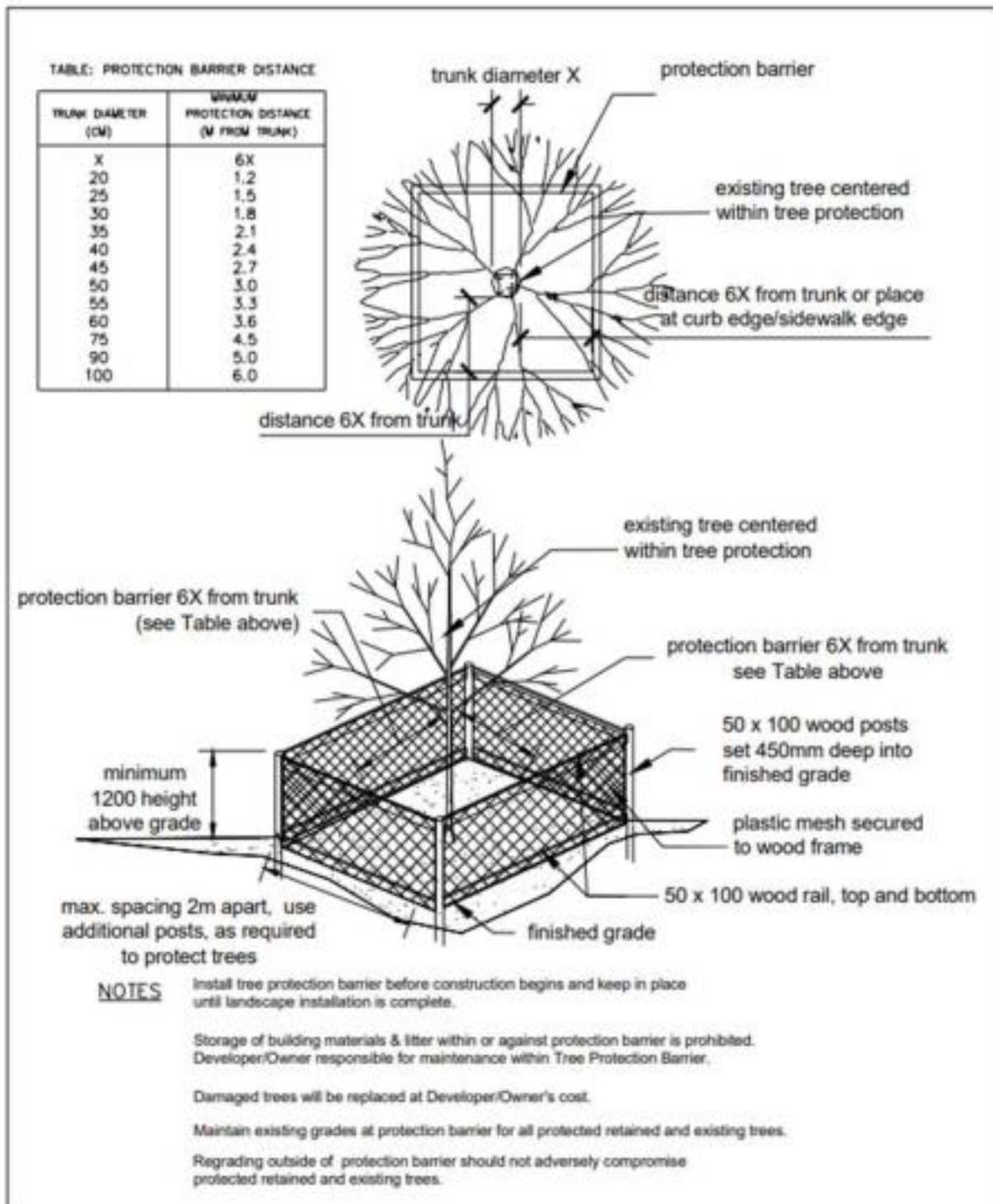
Tree Evaluation Summary Table

(DBH = Diameter at Breast Height; LCR = Live Crown Ratio)

ID #	species	DBH (cm)	canopy spread (m)	LCR (%)	condition, TRAQ rating	comments	recommendations
304	sawara cypress, <i>Chamaecyparis pisifera</i>	45,45	8.5m	60	health fair, structure fair; LOW risk rating	in direct conflict with proposed development; inside building envelope. Covered in ivy; co-dom trunks	REMOVE; install 6 replacement trees
OS1	spruce, <i>Picea sp.</i>	~25	0	80	--	unlikely to be affected by proposed development	retain; no TPB required
OS2	western red cedar, <i>Thuja plicata</i>	~40	1.5m into lot	90	--	may be slightly affected by proposed development	retain; install TPB 2.5m x 6.5m
OS3	western red cedar, <i>Thuja plicata</i>	~30	2.6m into lot	95	--	unlikely to be affected by proposed development	retain; install TPB 4.5m x 12m
OS4	western red cedar, <i>Thuja plicata</i>	~30	2.6m into lot	95	--	unlikely to be affected by proposed development	retain; install TPB 4.5m x 12m
OS5	quaking aspen, <i>Populus tremuloides</i>	~30	2.3m into lot	90	--	unlikely to be affected by proposed development	retain; install TPB 4.5m x 12m
OS6	walnut, <i>Juglans sp.</i>	~25	3.5m into lot	80	--	unlikely to be affected by proposed development	retain; install TPB 4.5m x 12m
OS7	plum, <i>Prunus sp.</i>	19	2.0m into lot	60	--	unlikely to be affected by proposed development	retain; install TPB 4.5m x 3m

Tree Protection Barrier Details

(City of White Rock publication)



Placard for Tree Protection Zone
(City of White Rock publication)

TREE PROTECTION ZONE



No Dumping
No Fill



No Digging or
Excavating



No Lumber or
Supply Storage

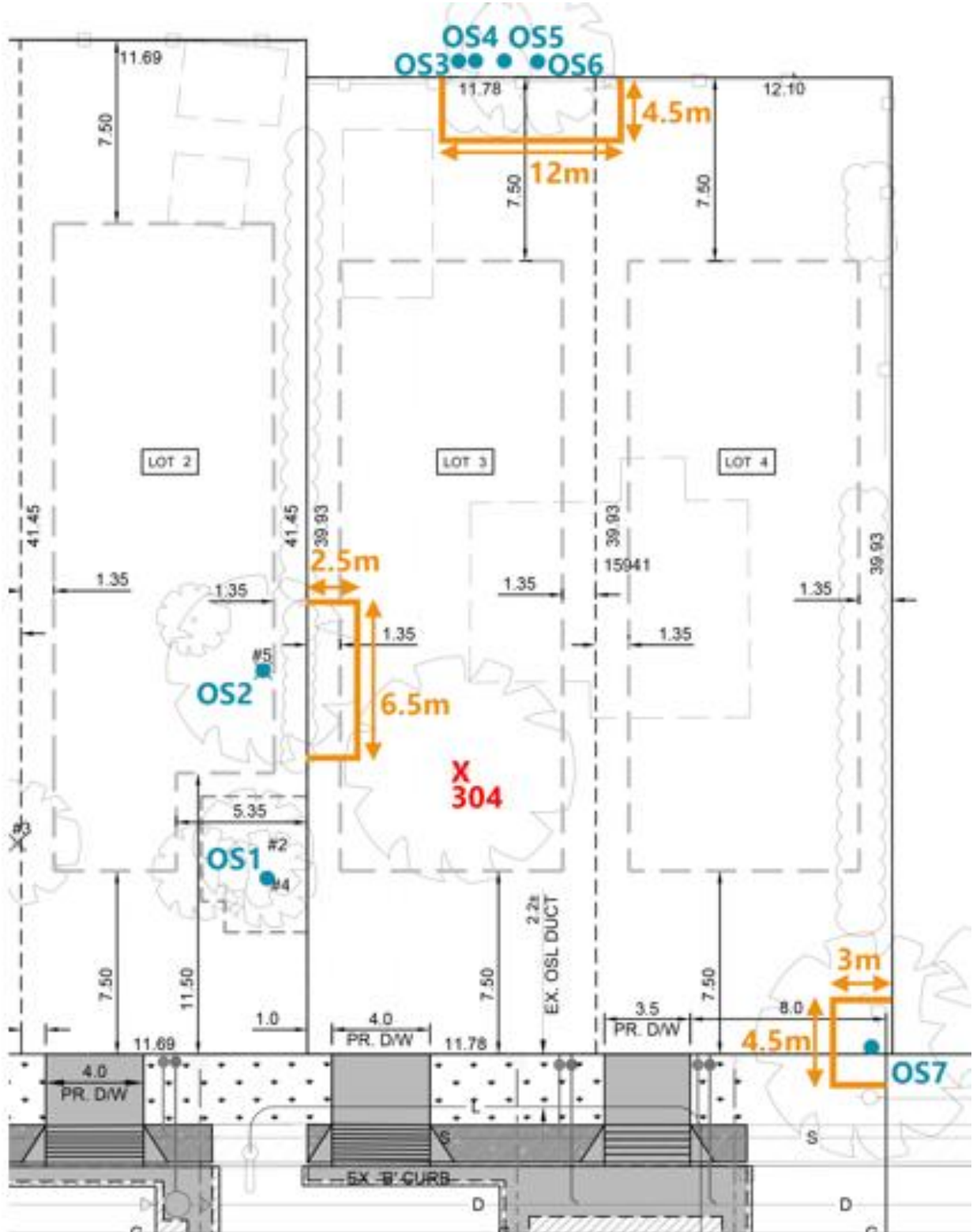
Fencing to be installed prior to demolition and remain in place until construction is complete. Do not remove, relocate or enter without arborist on site.

WHITE ROCK TREE PROTECTION BYLAW, 2021, No. 2407

WHITE ROCK
My City by the Sea!

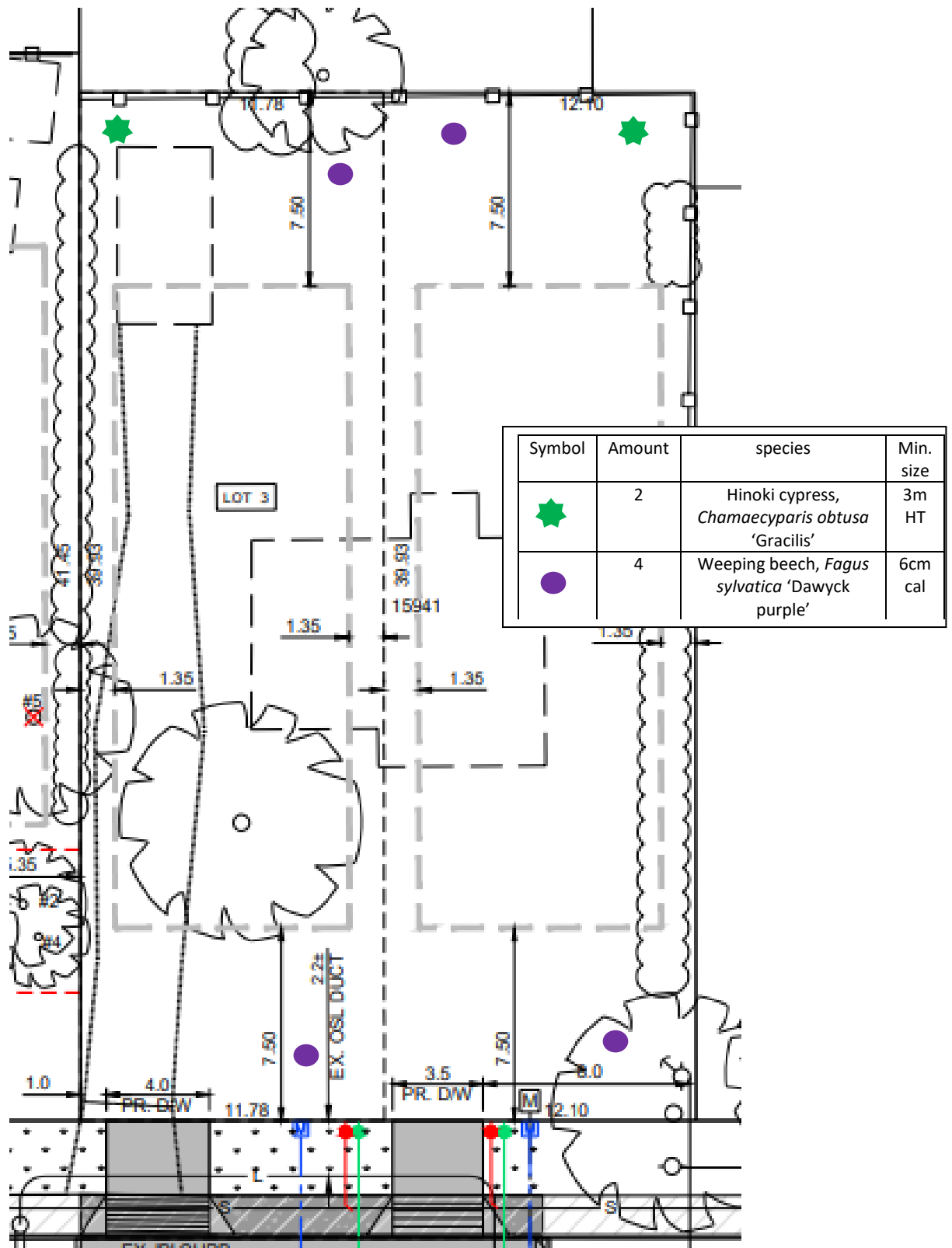
Placards must be posted on every tree protection barrier

Tree Protection Plan



Snip of plan by Terra Nobis Consulting

Replacement Tree Plan



Snip of plan by Terra Nobis Consulting

Photographs

Photo 1



aerial photo of site, from the White Rock Online Mapping System

Photos 2 - 4



front view of subject property



OS1 and OS2 to the left; tree #304, covered in ivy

Photos 5 & 6



neighbouring trees, OS3 to OS6



plum tree in front

Qualifications of Author

- Over 30 years of experience in the field of arboriculture
- Sole proprietor, Wyatt Earth Trees & Gardens
- Professional Member, International Society of Arboriculture (ISA)
- Arborist; ISA Certified #PN-0430 (1993)
- Certified Tree Risk Assessor #0341 (2005)
- Certified Pesticide Applicator #191294 and #190700 (1993)
- Certified Utility Arborist #0025-TT-95 (1995)
- Certified Arborist Technician ITA# 00007-TA-12 (2012)
- Davey Institute of Tree Sciences graduate, (2000)
- Guest speaker:
 - British Columbia Recreation and Parks Association conference, February 2019;
 - Mt Lehman Garden Club, 2019;
 - Abbotsford Garden Club, 2020
- For his opinion on tree-related matters:
 - Interviewed by Global TV news and CTV, four times
 - Interviewed by CBC radio twice
 - Interviewed by Business in Vancouver newspaper once

Limitations

The conclusions and recommendations in this report refer to the condition of the tree(s) on the day of inspection only. The report should be read and considered in its entirety. All care has been taken to use the most current arboricultural information in the preparation of this report.

The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of extreme weather events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

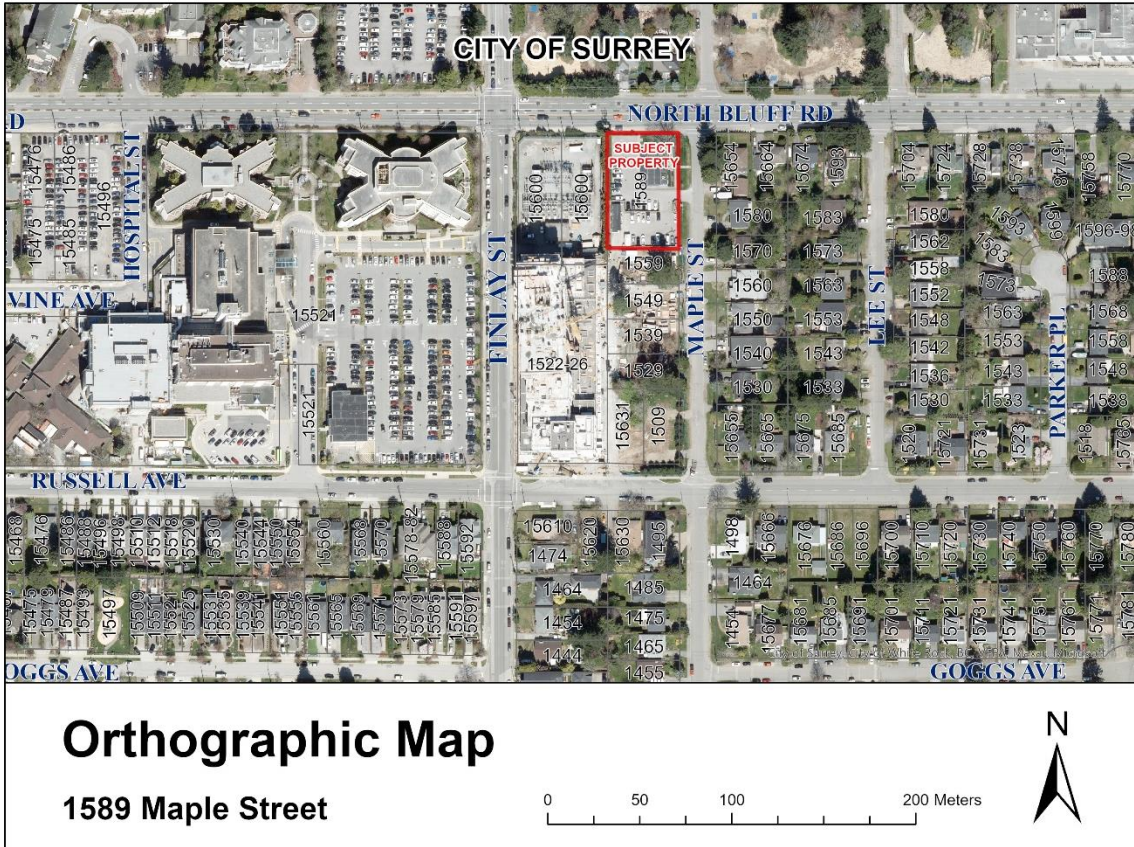
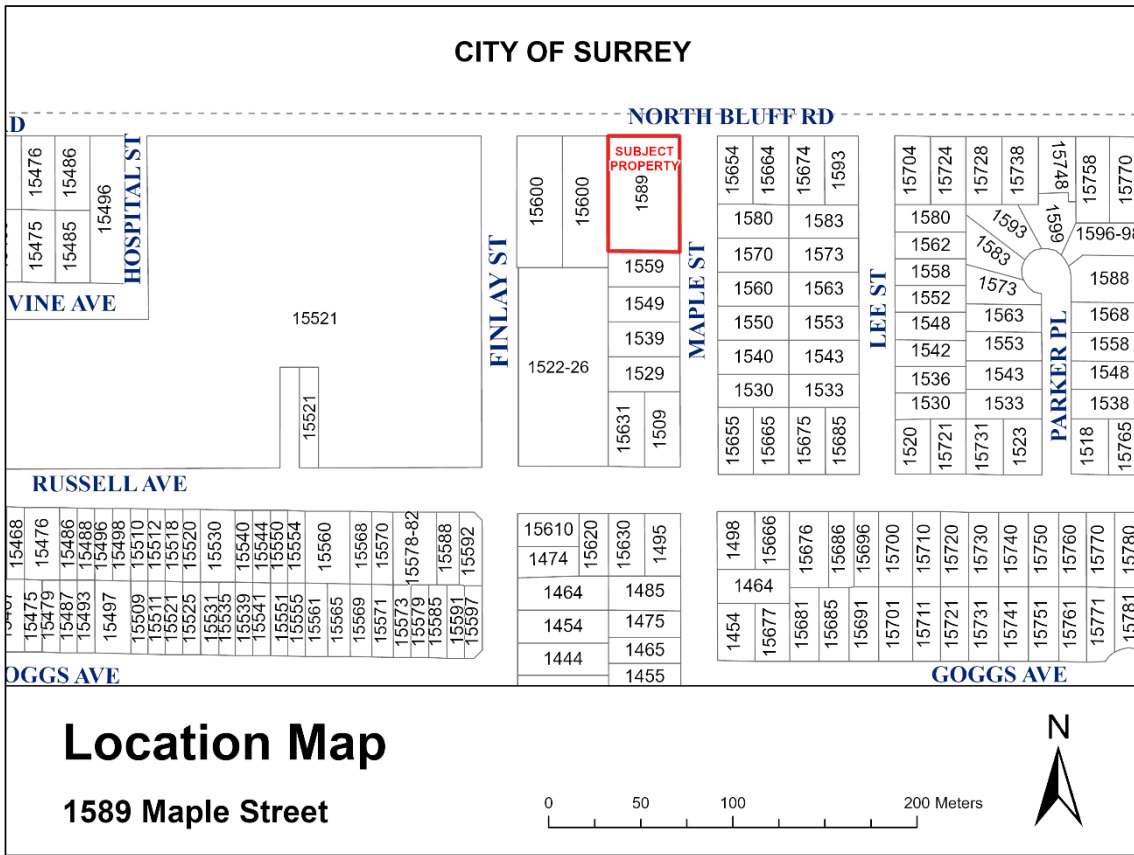
Tree Risk Assessments were done to the accepted industry standard of care. However, trees that do not have obvious defects or signs of decline can still fail under abnormal weather conditions and wind events.

ATTACHMENT D

1589 Maple Street

(City File: 22-018)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Legal Survey
- Architectural Drawings and Renderings
- Arborist Report



TOPOGRAPHICAL SURVEY PLAN OF LOT 1
SECTION 11 TOWNSHIP 1
NWD PLAN EPP80367

PID : 030-401-861

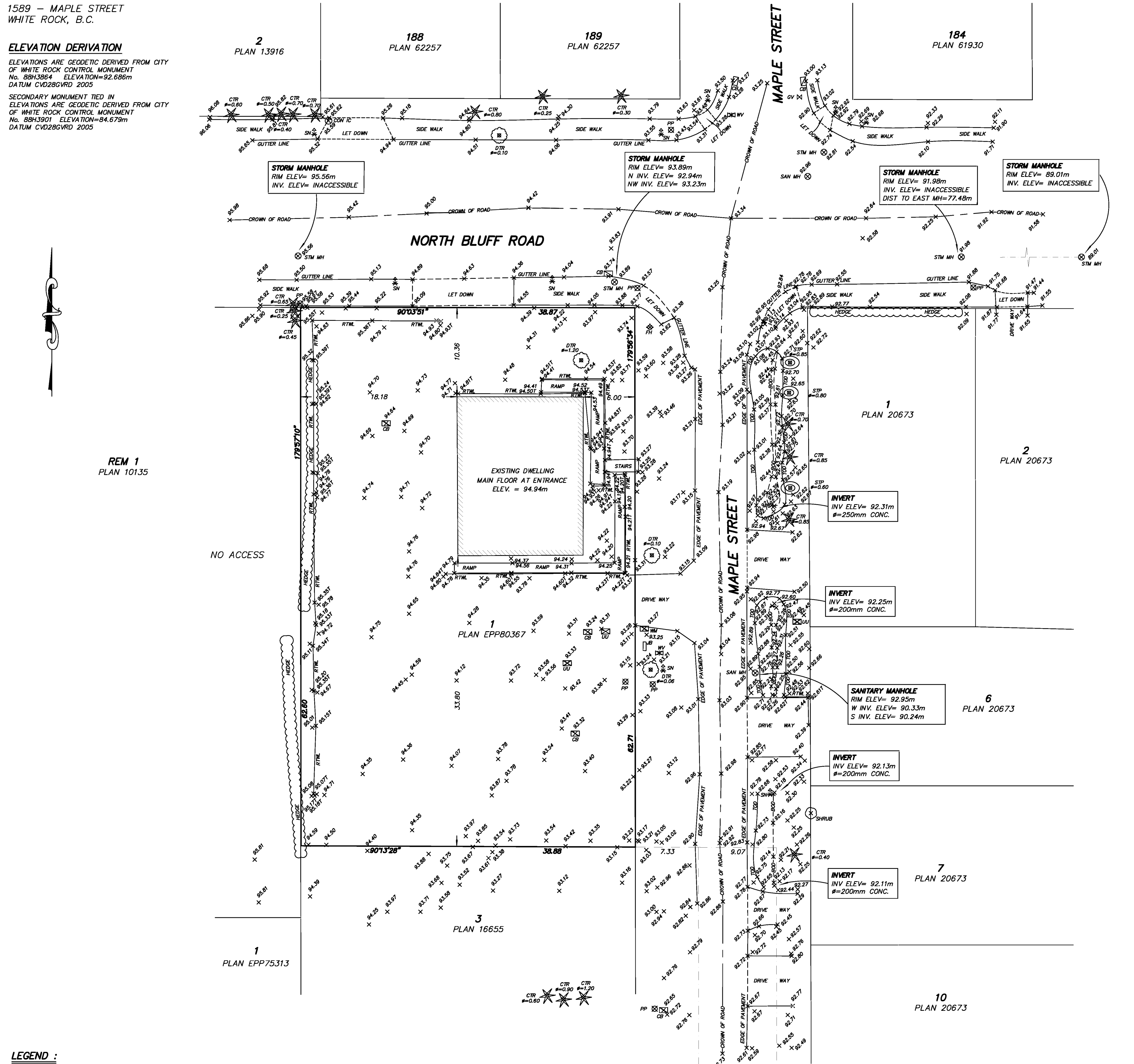
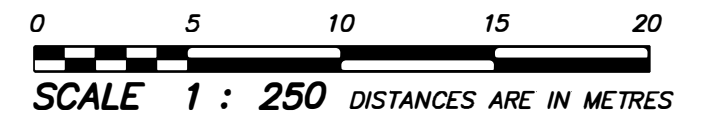
CIVIC ADDRESS :

1589 - MAPLE STREET
WHITE ROCK, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF WHITE ROCK CONTROL MONUMENT No. 88H3864 ELEVATION=92.686m DATUM CVD28GVRD 2005

SECONDARY MONUMENT TIED IN ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF WHITE ROCK CONTROL MONUMENT No. 88H3901 ELEVATION=84.679m DATUM CVD28GVRD 2005



- LEGEND :**
- CTR DENOTES CONIFEROUS TREE
 - DTR DENOTES DECIDUOUS TREE
 - PP DENOTES POWER POLE
 - SN DENOTES SIGN
 - JB DENOTES JUNCTION BOX
 - FH DENOTES FIRE HYDRANT
 - CB DENOTES RECTANGULAR CATCH BASIN
 - WV DENOTES WATER VALVE
 - WM DENOTES WATER METER
 - RTM DENOTES RETAINING WALL
 - UU DENOTES UNDERGROUND UTILITY
 - STM MH DENOTES STORM MANHOLE
 - TOB DENOTES TOP OF BANK
 - BOB DENOTES BOTTOM OF BANK
 - STP DENOTES STUMP OF TREE
 - SAN MH DENOTES SANITARY MANHOLE
 - CON IC DENOTES CONCRETE INSPECTION CHAMBER
 - CV DENOTES GAS VALVE

Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 19th DAY OF NOVEMBER, 2021.

ADDITIONAL TOPOGRAPHICAL SURVEY HAS BEEN COMPLETED AND IS CERTIFIED CORRECT THIS 15th DAY OF FEBRUARY, 2022.

SANITARY MANHOLE
RIM ELEV= 92.31m
N INV. ELEV= 89.70m
S INV. ELEV= 89.67m
DIST TO SOUTH MH=68.66m

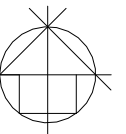
STORM MANHOLE
RIM ELEV= 91.58m
N INV. ELEV= 90.02m

SANITARY MANHOLE
RIM ELEV= 91.21m
N INV. ELEV= 89.23m

STORM MANHOLE
RIM ELEV= 91.21m
N INV. ELEV= 89.90m
W INV. ELEV= 89.45m

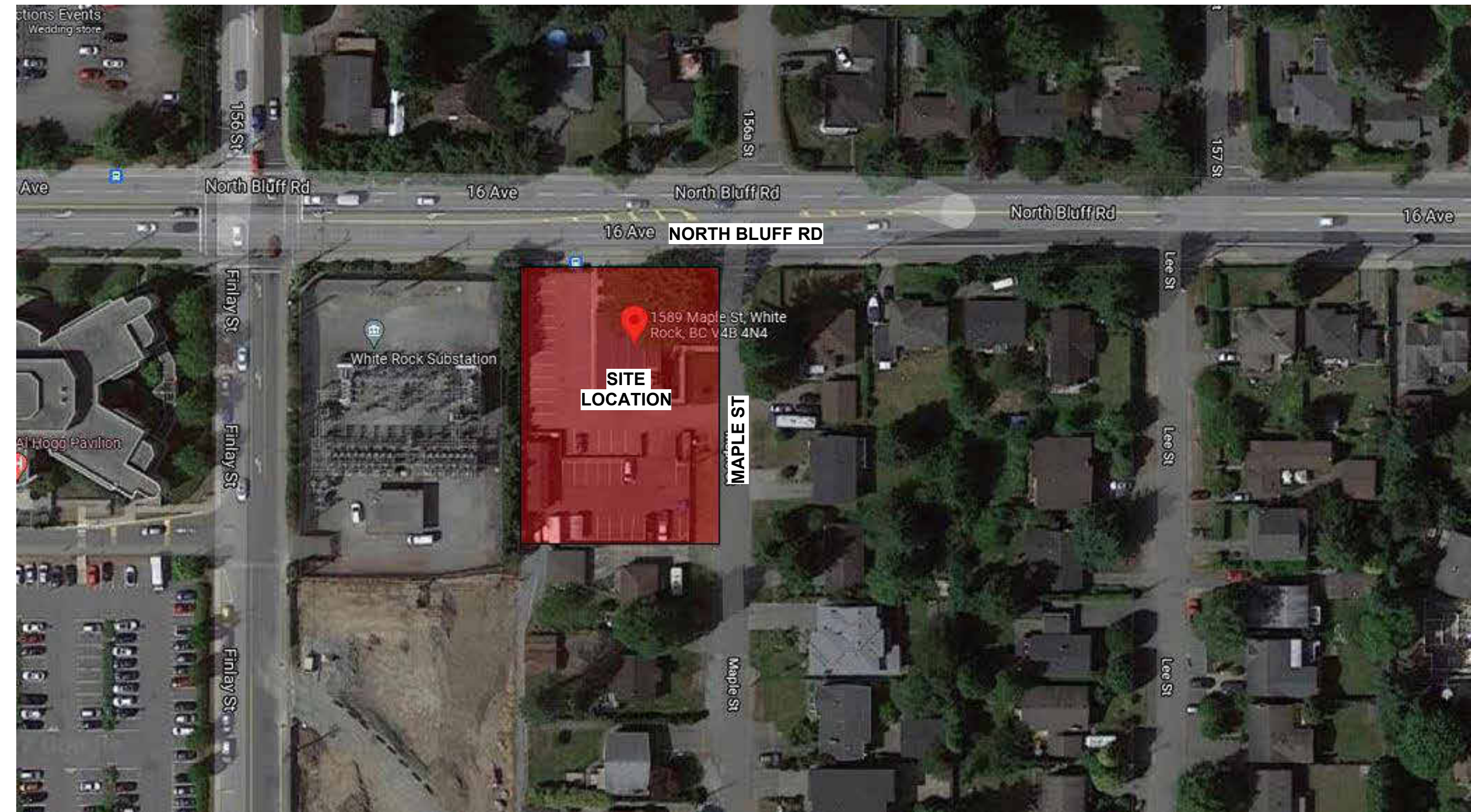
LAKHJOT S. GREWAL B.C.L.S.

Grewal & Associates
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveyors.com
FILE : 1708-028
DWG : 1708-028 13



MULTI FAMILY DEVELOPMENT

1589 MAPLE STREET, WHITE ROCK, BC



PROJECT INFO

LEGAL DESCRIPTION:

LOT 1 SECTION 11 TOWNSHIP 1 NWD PLAN
EPP80367

CIVIC ADDRESS:

1589 MAPLE STREET, WHITE ROCK, BC

ZONING INFORMATION:

ZONE:

EXISTING: RESIDENTAL
PROPOSED: CD

LOT AREA:

GROSS SITE AREA - 0.60 AC. / 2,436.52 SQM
NET SITE AREA(*) - 0.60 AC. / 2,436.52 SQM

PROJECT DIRECTORY

CLIENT:

OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET,
SURREY, BC
CONTACT: KANWAR DHAMRAIT
T: 604-355-6789
EMAIL:kanwar@oviedoproperties.com

ARCHITECTURAL:

DF ARCHITECTURE INC.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BC V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEY:

**GREWAL&ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
UNIT 204, 15299-68TH AVENUE
SURREY, B.C. V3S 2C1
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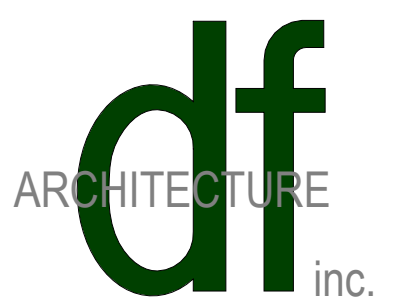
CIVIL:

HUB ENGINEERING INC.
SUITE 212, 12992 - 76 AVENUE,
SURREY, B.C. V3W 2V6
CONTACT: JAKUB CZOCH
T 604-572-4328
jakub@hub-inc.com

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER PAGE
	A-002	DEVELOPMENT DATA
	A-003	BASE PLAN
BUILDING & UNIT PLANS	A-100	SITE PLAN
	A-200	PARKING LEVEL 1
	A-200'	PARKING LEVEL 2
	A-201	FLOOR PLAN (LEVEL-1)
	A-202	FLOOR PLAN (LEVEL-2)
	A-203	FLOOR PLAN (LEVEL-3)
	A-204	FLOOR PLAN (LEVEL-4)
	A-205	FLOOR PLAN (LEVEL-5)
	A-206	FLOOR PLAN (LEVEL-6)
	A-220	UNIT PLANS
	A-221	UNIT PLANS
	A-222	UNIT PLANS
	A-223	UNIT PLANS
	A-224	UNIT PLANS
	A-225	UNIT PLANS
	A-226	UNIT PLANS
	ELEVATIONS & 3D VIEWS	A-301
A-350		3D VIEWS

REVISION	DATE	DESCRIPTION
2022-08-29 E		REVISED INITIAL APP SUBMISSION
2022-08-18 D		REVISED INITIAL APP SUBMISSION
2022-05-19 C		INITIAL APPLICATION SUBMISSION
2022-02-23 B		PRE APPLICATION SUBMISSION
2020-10-28 A		PRELIMINARY LAYOUT



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PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET, SURREY, BC

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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

COVER PAGE

DRAWING No.	A-001	E
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DEVELOPMENT DATA					
LEGAL DESCRIPTION					
Lot 1 Section 11 Township 1 NWD Plan EPP80367					
CIVIC ADDRESS					
1589 Maple Street, White Rock					
ZONING INFORMATION					
ZONE					
EXISTING	RESIDENTIAL				
PROPOSED	CD Based om RM-3				
LOT AREA					
GROSS SITE AREA		26,226.73 Sq.Ft.	2,436.52 Sq.Mt.	0.60 ac	0.24 ha
BUILDING HEIGHT					
PROPOSED	6 STOREYS				
SETBACK					
NORTH (From North Bluff Road)			12.46 ft	3.80 Mt.	
SOUTH (From Neighboring Lot)			19.68 ft	6.00 Mt.	
EAST (From Maple Street)			7.87 ft	2.40 Mt.	
WEST (From Neighboring Lot)			10.73 ft	3.27 Mt.	

GROSS BUILDABLE AREA		
LEVEL 1	10,093.44 Sq.Ft.	937.68 Sq.Mt.
LEVEL 2	11,792.80 Sq.Ft.	1,095.55 Sq.Mt.
LEVEL 3	11,952.05 Sq.Ft.	962.55 Sq.Mt.
LEVEL 4	11,937.98 Sq.Ft.	1,109.04 Sq.Mt.
LEVEL 5	11,060.52 Sq.Ft.	1,027.52 Sq.Mt.
LEVEL 6	10,759.93 Sq.Ft.	999.60 Sq.Mt.
INDOOR AMENITY	1,050.00 Sq.Ft.	97.55 Sq.Mt.
TOTAL BUILDABLE AREA (EXCLUDING INDOOR AMENITY)	66,546.72 Sq.Ft.	6,182.19 Sq.Mt.
FAR		
LEVEL 1	6,989.21 Sq.Ft.	649.30 Sq.Mt.
LEVEL 2	10,021.88 Sq.Ft.	931.03 Sq.Mt.
LEVEL 3	10,043.90 Sq.Ft.	933.08 Sq.Mt.
LEVEL 4	10,029.83 Sq.Ft.	931.77 Sq.Mt.
LEVEL 5	9,170.11 Sq.Ft.	851.90 Sq.Mt.
LEVEL 6	8,977.35 Sq.Ft.	834.00 Sq.Mt.
NET FLOOR AREA (EXCLUDING INDOOR AMENITY,COMMON STAIRWELLS,ELEVATOR SHAFTS,COMMON CORRIDORS)	55,232.28 Sq.Ft.	5,131.08 Sq.M.
PROPOSED FAR ON GROSS SITE AREA	2.11	

UNIT SCHEDULE										
UNIT TYPE		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL AREA	NO. OF UNITS	
UNIT A	1 BED RM.+1 BATH RM. +DEN	4	3	3	1	0	0	592.18 Sq.Ft.	11	13%
UNIT A1	1 BED RM.+1 BATH RM.	0	0	0	0	2	0	546.78 Sq.Ft.	2	2%
UNIT A2	1 BED RM.+1 BATH RM. +DEN	0	1	1	1	0	0	620.81 Sq.Ft.	3	4%
UNIT A3	1 BED RM.+1 BATH RM.	0	0	0	0	1	1	502.87 Sq.Ft.	2	2%
UNIT A4	1 BED RM.+1 BATH RM.	0	0	0	0	0	2	529.78 Sq.Ft.	2	2%
UNIT B	1 BED RM.+1 BATH RM.	1	3	3	3	0	0	508.33 Sq.Ft.	10	12%
UNIT B1	1 BED RM.+1 BATH RM.	0	1	0	0	0	0	519.10 Sq.Ft.	1	1%
UNIT B2	1 BED RM.+1 BATH RM.	0	0	1	1	0	0	537.76 Sq.Ft.	2	2%
UNIT C	3 BED RM.+ 2BATH RM.+DEN	1	0	0	0	0	0	1,162.27 Sq.Ft.	1	1%
UNIT D	2 BED RM.+ 2BATH RM.	2	1	1	1	0	0	853.22 Sq.Ft.	5	6%
UNIT D1	2 BED RM.+ 2BATH RM.	0	1	1	1	0	0	875.63 Sq.Ft.	3	4%
UNIT D2	2 BED RM.+ 2BATH RM.	0	0	0	0	2	2	794.88 Sq.Ft.	4	5%
UNIT E	STUDIO	0	1	1	1	0	0	364.30 Sq.Ft.	3	4%
UNIT E1	STUDIO	0	1	1	1	1	1	376.07 Sq.Ft.	5	6%
UNIT E2	STUDIO	0	0	0	1	0	0	359.51 Sq.Ft.	1	1%
UNIT F	1 BED RM.+1 BATH RM. +DEN	1	0	0	0	0	0	680.58 Sq.Ft.	1	1%
UNIT F1	1 BED RM.+1 BATH RM. +DEN	1	0	0	0	0	0	676.47 Sq.Ft.	1	1%
UNIT G	1 BED RM.+1 BATH RM. +DEN	0	1	1	1	0	0	658.04 Sq.Ft.	3	4%
UNIT H	2 BED RM.+ 2BATH RM.	0	1	1	1	1	0	853.22 Sq.Ft.	4	5%
UNIT H1	2 BED RM.+ 2BATH RM.	0	0	0	0	0	1	745.23 Sq.Ft.	1	1%
UNIT I	2 BED RM.+ 2BATH RM. +STUDY	0	0	0	0	2	0	787.28 Sq.Ft.	2	2%
UNIT I1	2 BED RM.+ 2BATH RM. +DEN	0	0	0	0	0	2	771.35 Sq.Ft.	2	2%
UNIT J	2 BED RM.+ 2BATH RM.	0	0	0	0	1	1	718.33 Sq.Ft.	2	2%
UNIT K	2 BED RM.+ 2BATH RM. +STUDY	0	1	1	1	1	1	806.00 Sq.Ft.	5	6%
UNIT K1	2 BED RM.+ 2BATH RM. +DEN	0	0	0	1	0	0	811.24 Sq.Ft.	1	1%
UNIT L	3 BED RM.+ 2BATH RM.+DEN	0	0	0	0	1	1	1,030.14 Sq.Ft.	2	40%
UNIT M	3 BED RM.+ 2BATH RM.+DEN	0	1	1	1	1	1	962.09 Sq.Ft.	5	6%
TOTAL NO. OF APARTMENT UNITS		10	16	16	16	13	13		84	
TOTAL RENTABLE AREA								56,535.90 Sq.Ft.		
AS PER OCP 10% OF THE UNITS ARE PROPOSED AS AFFORDABLE RENTAL HOUSING (POLICY 8.7.1)										
TOTAL NUMBER OF STUDIOS									9	11%
TOTAL NUMBER OF 1 BEDROOM UNITS									38	45%
TOTAL NUMBER OF 2 BEDROOM UNITS									29	35%
TOTAL NUMBER OF 3 BEDROOM UNITS									8	10%

OFF STREET PARKING					
UNIT TYPE		NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
REQUIRED RESIDENTIAL PARKING		84	1.2	100.8	101
VISITOR PARKING		84	0.3	25.2	25
NO. OF PARKING REQUIRED(INCLUDING VISITOR PARKING)					126
NO. OF PARKING PROVIDED IN 2 LEVELS OF UNDER GROUND PARKING					125
NO. OF SMALL CAR STALLS PROVIDED				49	39%
NO. OF ACCESSIBLE STALLS PROVIDED				3	2%
EV STALLS:1 OF EVERY 10(14 STALLS) OFF STREET PARKING SPACES ARE PROPOSED WITH LEVEL 2 ENERGIZED OUTLET.1 OF EVERY 10(14 STALLS) OFF STREET PARKING SPACES ARE PROPOSED WITH ROUGHED-IN-EV CHARGING.					

BICYCLE SPACES					
REQ. BICYCLE SPACES		REQUIRED	SAY	PROVIDED	
CLASS 1		1 SPACE PER UNIT	84	93	In the first level of u/g parkade
CLASS 2		0.2 SPACE PER UNIT	17	17	Provided beside lobby entrance

STORAGE LOCKER	
22 Storage Lockers provided in the second level of underground parking	

Amenity Space			
Required Amenity Space	6.0 SQM Per UNIT	504.00 Sq.M.	5,423.04 Sq.Ft.
Provided Amenity Space		577.66 Sq.M.	6,155.53 Sq.Ft.
OUTDOOR AMENITY A-ON GRADE		288.62 Sq.M.	3,106.72 Sq.Ft.
OUTDOOR AMENITY B-ON ROOF		191.49 Sq.M.	2,061.22 Sq.Ft.
INDOOR AMENITY -ON 1ST FLOOR		97.55 Sq.M.	1,050.00 Sq.Ft.

2022-08-29	E	REVISED INITIAL APP. SUBMISSION
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2020-10-28	A	PRELIMINARY LAYOUT



350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)264-5194 F (604)264-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIEDO PROPERTIES LTD.
101/102, 8310- 130 STREET, SURREY, BC

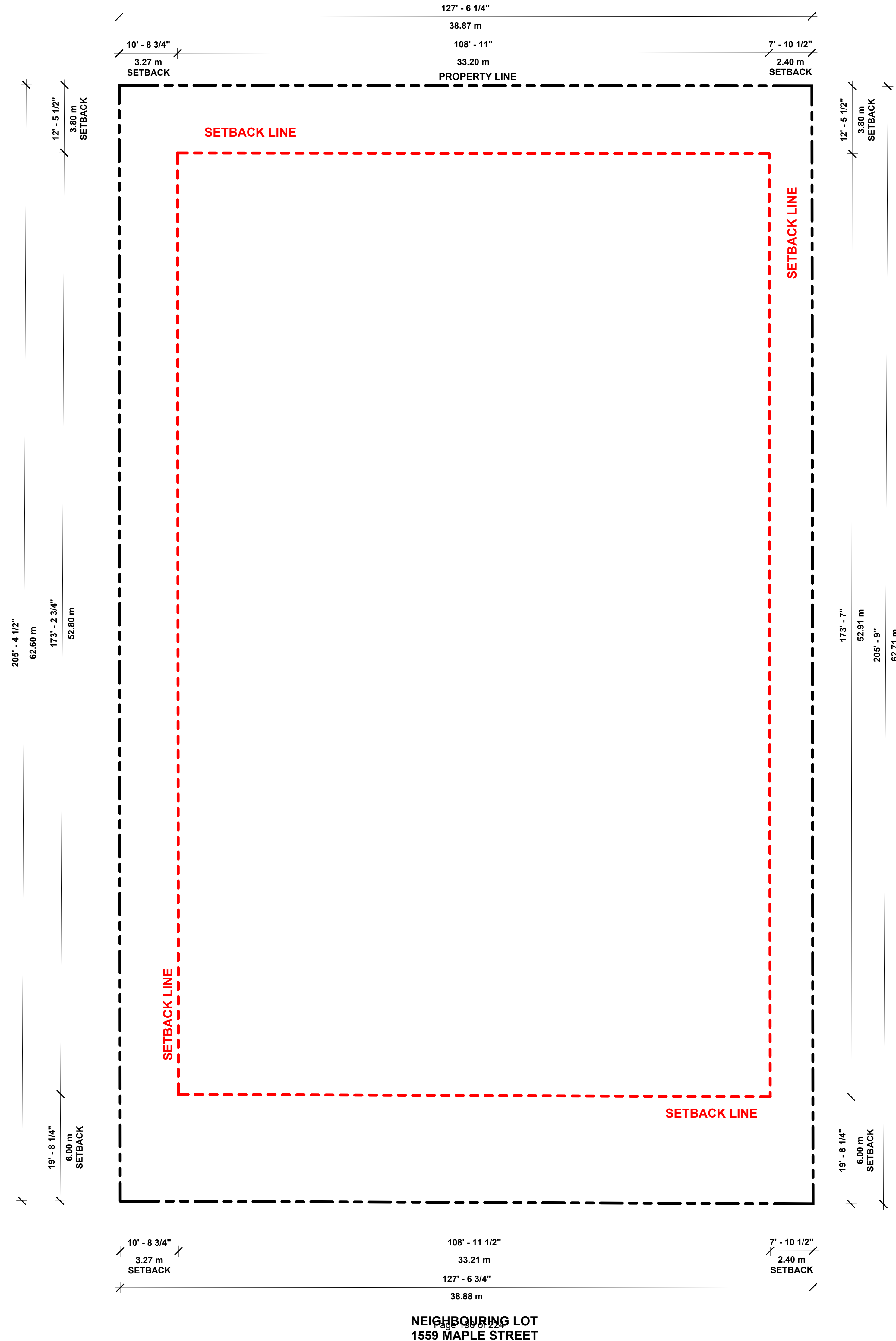
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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

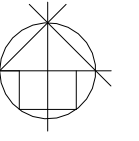
DEVELOPMENT DATA

DRAWING No.	A-002	E
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NEIGHBORING LOT
15600 NORTH BLUFF ROAD



NOTES:



REVISION	DATE	DESCRIPTION
2020-10-26	A	PRELIMINARY LAYOUT
2022-02-23	B	PRE APPLICATION SUBMISSION
2022-05-19	C	INITIAL APPLICATION SUBMISSION
2022-08-18	D	REVISED INITIAL APP. SUBMISSION
2022-08-29	E	REVISED INITIAL APP. SUBMISSION



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SCALE:	3/32" = 1'-0"
JOB NO.:	WTR- 001
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BASE PLAN

1 BASE PLAN
A-003 3/32" = 1'-0"

DRAWING No.	A-003	E
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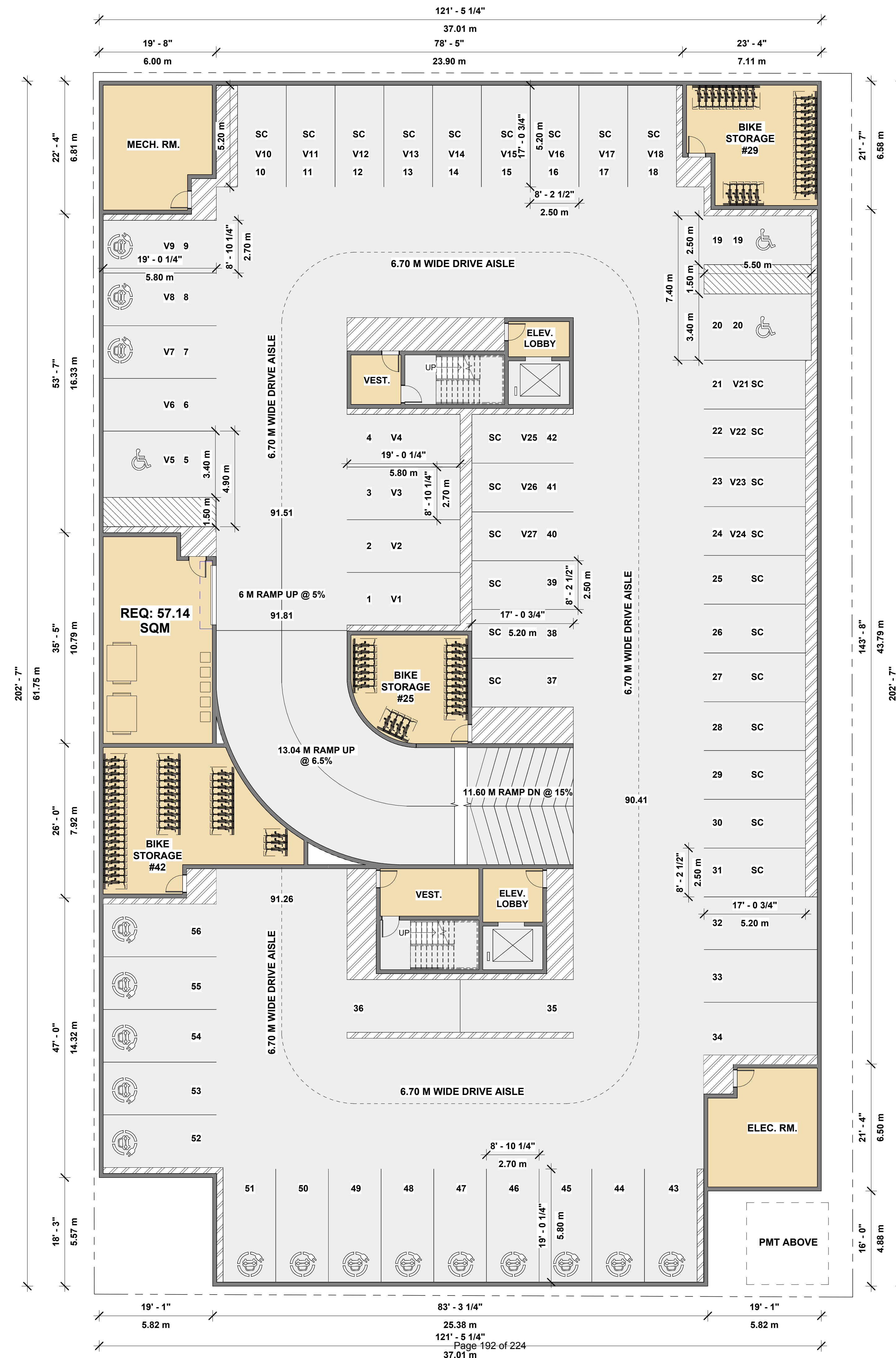
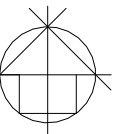
PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

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101/102, 8310- 130 STREET, SURREY, BC

SITE PLAN

DRAWING No. A-100 E

NOTES:



REVISION	DATE	DESCRIPTION
2022-08-29	E	REVISED INITIAL APP SUBMISSION
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2022-02-23	B	PRE APPLICATION SUBMISSION
2020-10-26	A	PRELIMINARY LAYOUT



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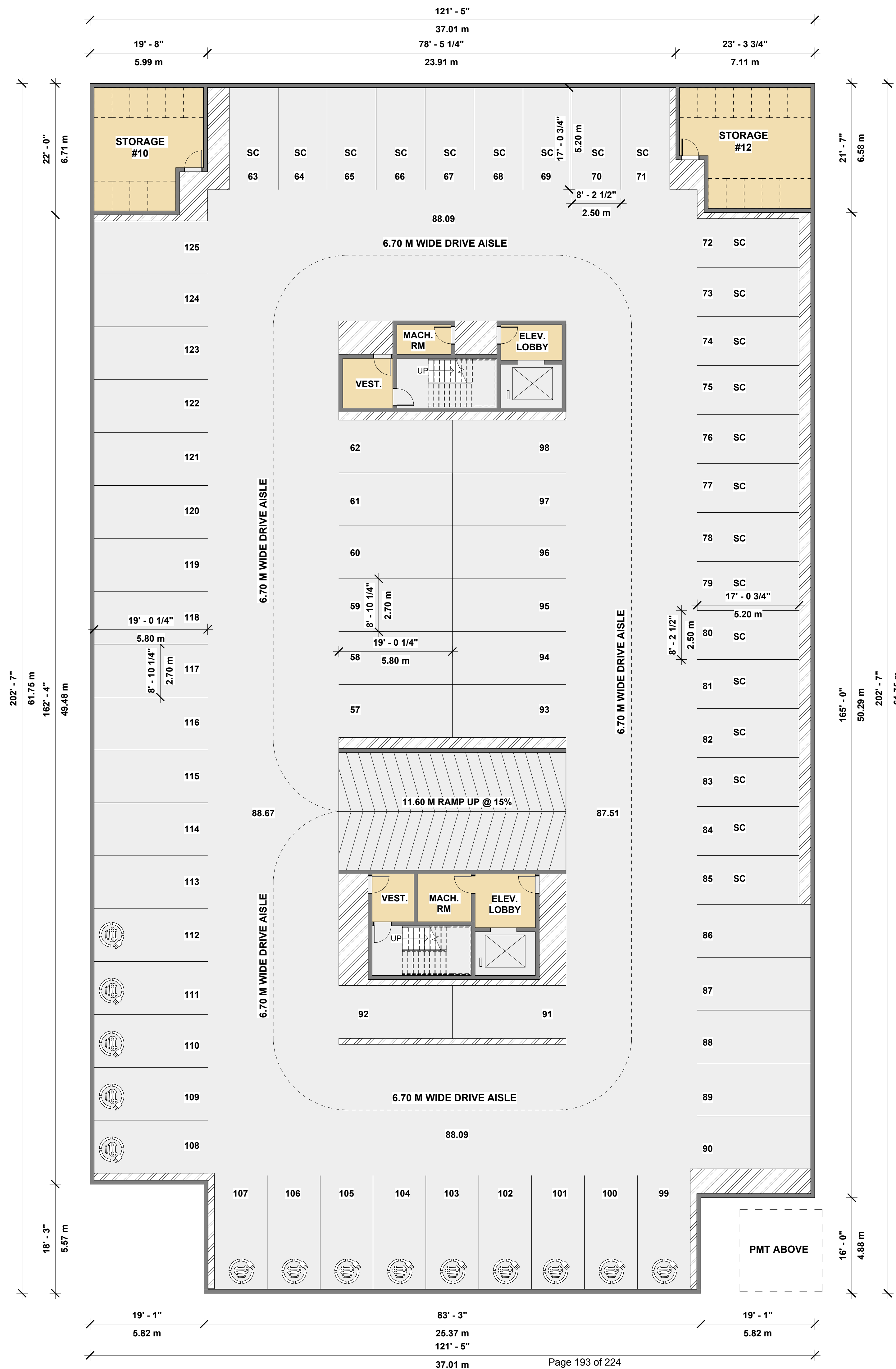
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JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

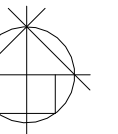
1 PARKING LVL 1
 A-200 1" = 10'-0"

PARKING LEVEL 1

DRAWING No.	A-200	E
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NOTES:



REVISION	DESCRIPTION
2022-08-29 E	REVISED INITIAL APP SUBMISSION
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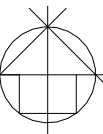
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SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

1 **PARKING LVL 2**
A-200 1" = 10'-0"

PARKING LEVEL 2

DRAWING No.	A-200'	E
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NOTES:



1 Level 1
A-201 1" = 10'-0"

REVISION	DATE	DESCRIPTION
E	2022-08-29	REVISED INITIAL APP SUBMISSION
D	2022-08-18	REVISED INITIAL APP SUBMISSION
C	2022-05-19	INITIAL APPLICATION SUBMISSION
B	2022-02-23	PRE APPLICATION SUBMISSION
A	2020-10-26	PRELIMINARY LAYOUT



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SCALE: 1" = 10'-0"
JOB NO.: WTR- 001
DATE: AUG 2022
SHEET TITLE:

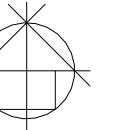
FLOOR PLAN (LEVEL-1)

DRAWING No. **A-201** **E**



1 Level 2
A-202 1" = 10'-0"

NOTES:



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2022-08-29 E	REVISED INITIAL APP. SUBMISSION
2022-08-18 D	REVISED INITIAL APP. SUBMISSION
2022-05-19 C	INITIAL APPLICATION SUBMISSION
2022-02-23 B	PRE APPLICATION SUBMISSION
2020-10-26 A	PRELIMINARY LAYOUT



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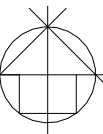
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 CHECKED: NN
 SCALE: 1" = 10'-0"
 JOB NO.: WTR- 001
 DATE: AUG 2022
 SHEET TITLE:

FLOOR PLAN (LEVEL-2)

DRAWING No. **A-202** **E**

NOTES:



1 Level 3
A-203 1" = 10'-0"

REVISION	DATE	DESCRIPTION
	2022-08-29	E REVISED INITIAL APP. SUBMISSION
	2022-08-18	D REVISED INITIAL APP. SUBMISSION
	2022-05-19	C INITIAL APPLICATION SUBMISSION
	2022-02-23	B PRE APPLICATION SUBMISSION
	2020-10-28	A PRELIMINARY LAYOUT



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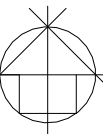
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SCALE:	1" = 10'-0"
JOB NO.:	WTR- 001
DATE:	AUG 2022
SHEET TITLE:	

FLOOR PLAN (LEVEL-3)

DRAWING No.	A-203	E
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NOTES:



1 Level 4
A-204 1" = 10'-0"

REVISION	DATE	DESCRIPTION
E	2022-08-29	REVISED INITIAL APP. SUBMISSION
D	2022-08-18	REVISED INITIAL APP. SUBMISSION
C	2022-05-19	INITIAL APPLICATION SUBMISSION
B	2022-02-23	PRE APPLICATION SUBMISSION
A	2020-10-26	PRELIMINARY LAYOUT



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RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT
1589 MAPLE STREET, WHITE ROCK, BC

CLIENT:
OVIDO PROPERTIES LTD.
101/102, 8310-130 STREET, SURREY, BC

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DATE:	AUG 2022
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FLOOR PLAN (LEVEL-4)

DRAWING No.	A-204	E
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NOTES:

REVISION	DATE	DESCRIPTION
E	2022-08-29	REVISED INITIAL APP. SUBMISSION
D	2022-08-18	REVISED INITIAL APP. SUBMISSION
C	2022-05-19	INITIAL APPLICATION SUBMISSION
B	2022-02-23	PRE APPLICATION SUBMISSION
A	2020-10-28	PRELIMINARY LAYOUT



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PROJECT:
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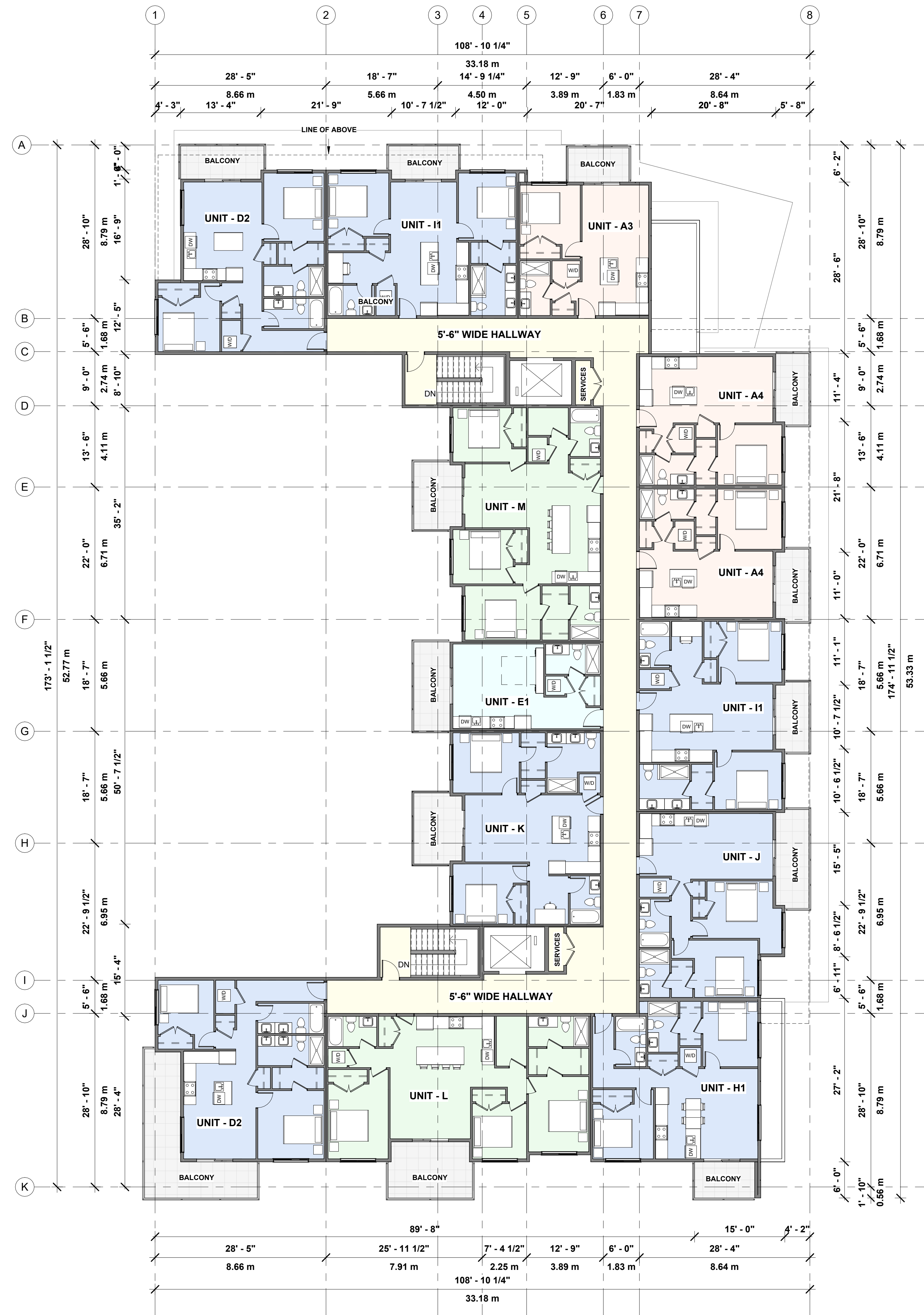
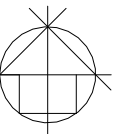
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1 Level 5
A-205 1" = 10'-0"

FLOOR PLAN (LEVEL-5)

DRAWING No.	A-205	E
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NOTES:



1 Level 6
A-206 1" = 10'-0"

REVISION	DATE	DESCRIPTION
E	2022-08-29	REVISED INITIAL APP. SUBMISSION
D	2022-08-18	REVISED INITIAL APP. SUBMISSION
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A	2020-10-26	PRELIMINARY LAYOUT



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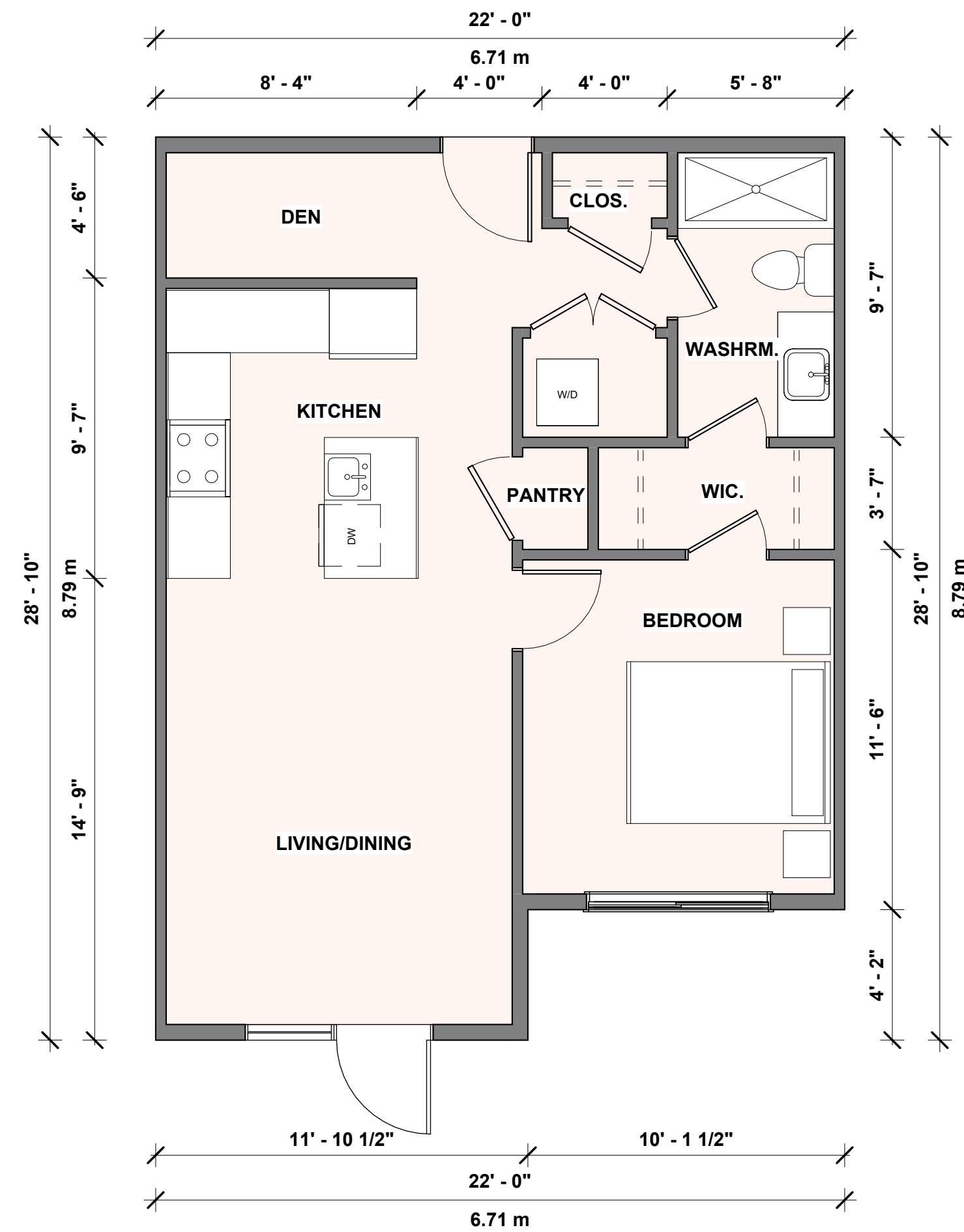
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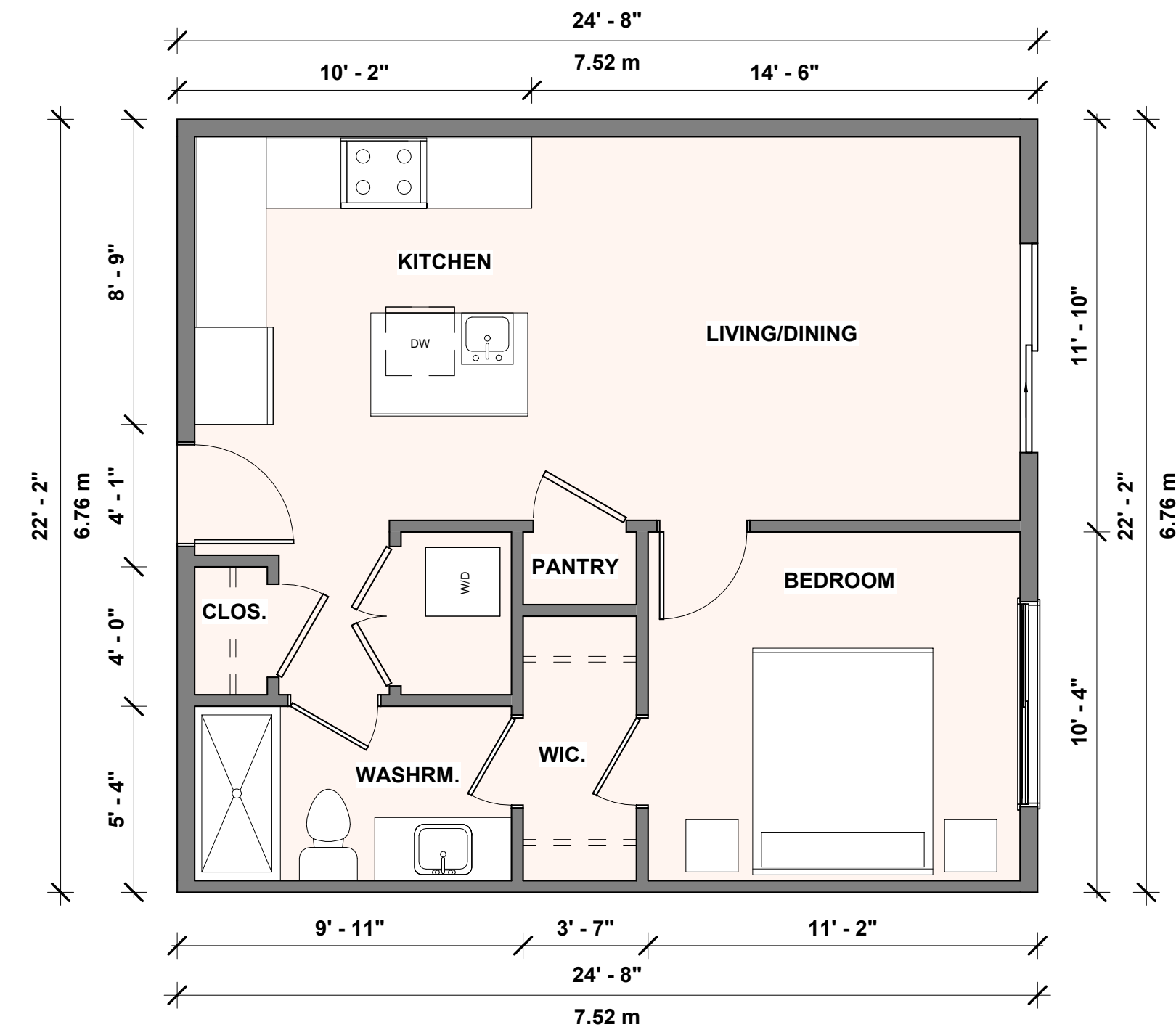
FLOOR PLAN (LEVEL-6)

DRAWING No.	A-206	E
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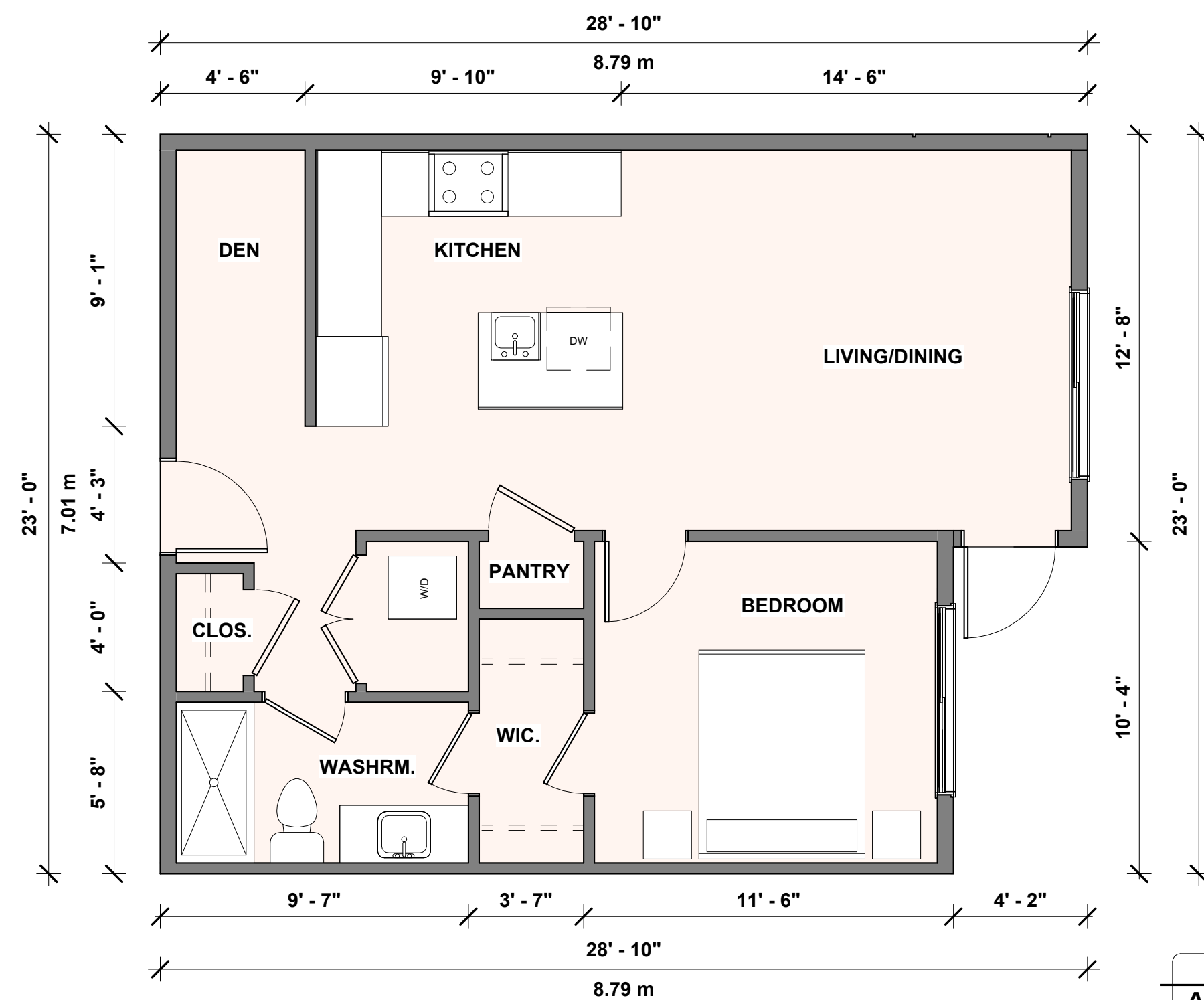
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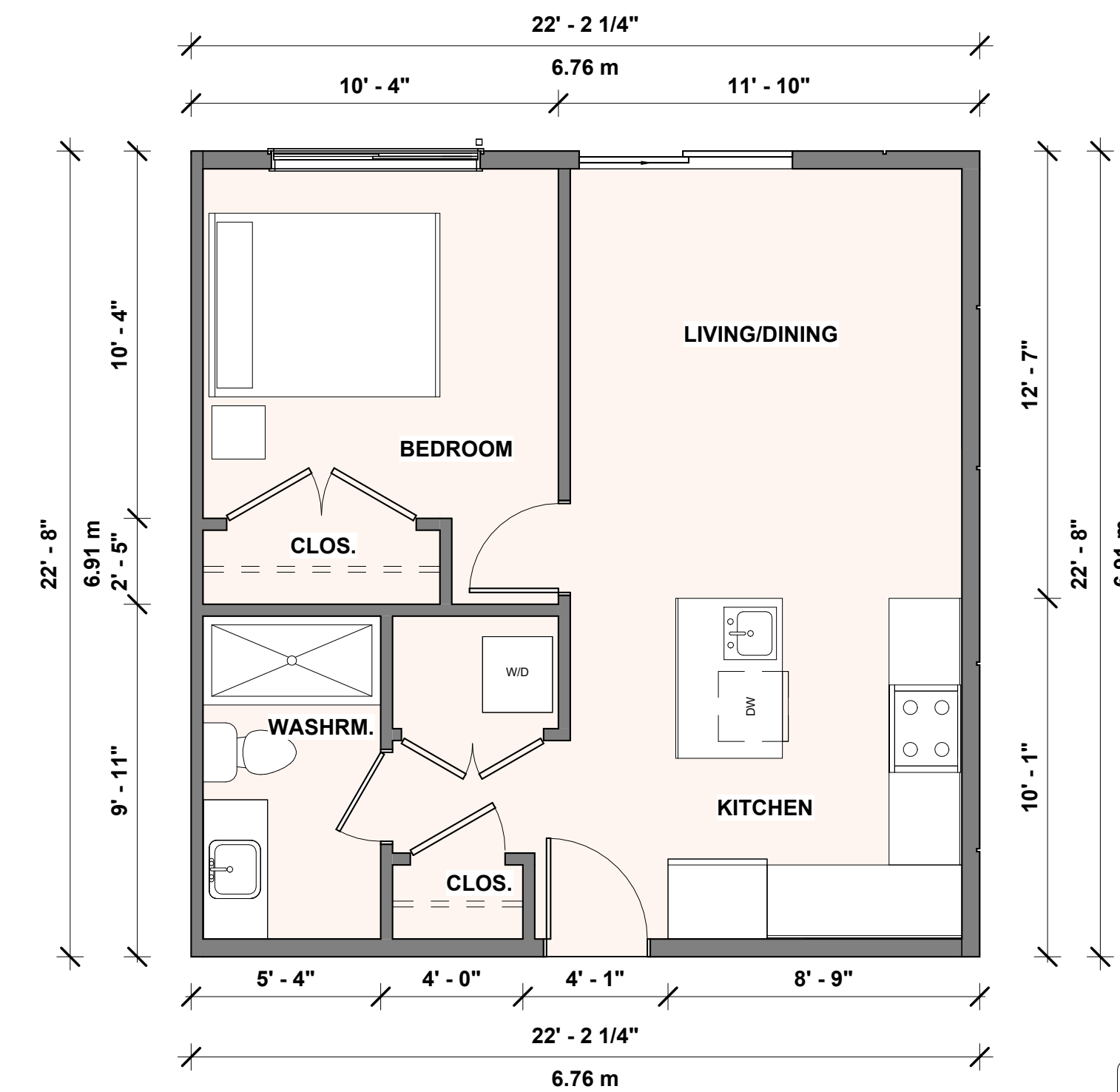
1 UNIT PLAN - A
A-220 1/4" = 1'-0"
FLOOR AREA: 592.18 SQFT
55.01 SQM



2 UNIT PLAN - A1
A-220 1/4" = 1'-0"
FLOOR AREA: 546.78 SQFT
50.80 SQM

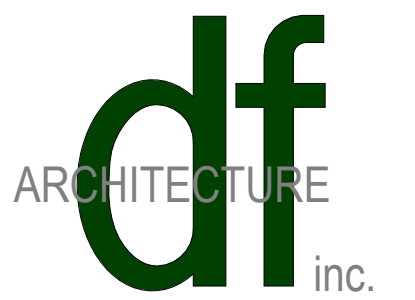


3 UNIT PLAN - A2
A-220 1/4" = 1'-0"
FLOOR AREA: 620.81 SQFT
57.67 SQM



4 UNIT PLAN - A3
A-220 1/4" = 1'-0"
FLOOR AREA: 502.87 SQFT
46.71 SQM

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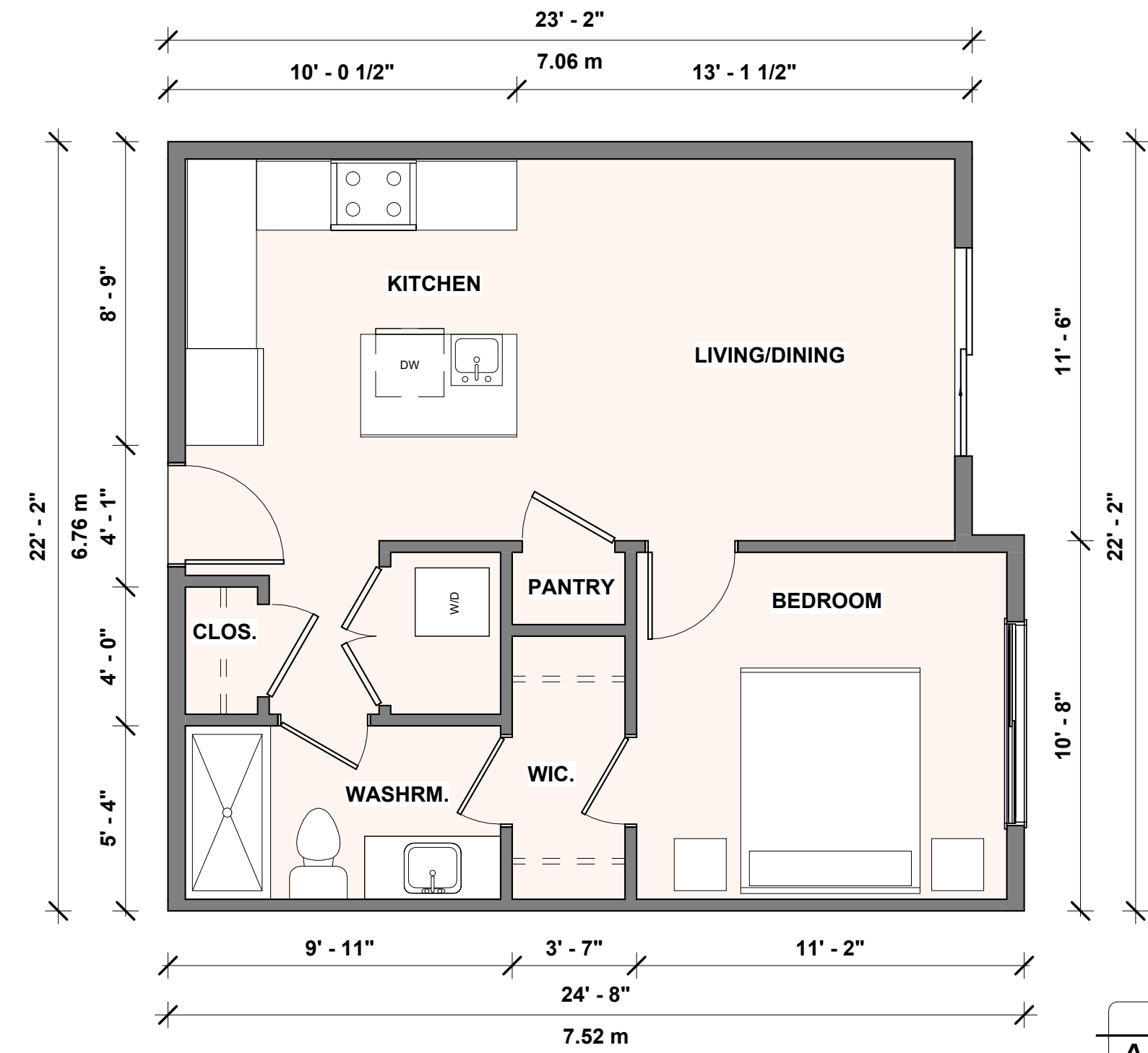
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UNIT PLANS

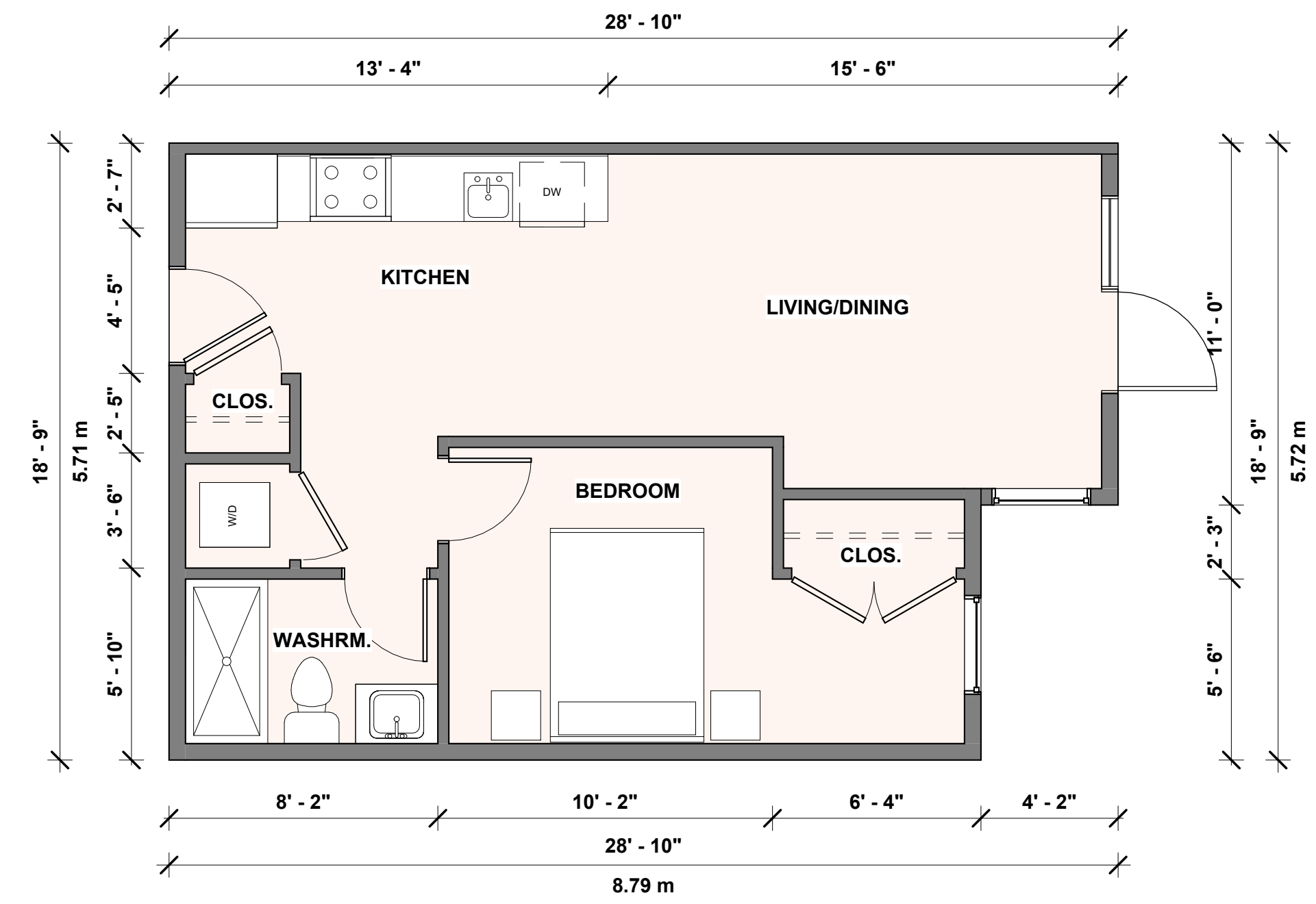
DRAWING No.	A-220	E
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NOTES:



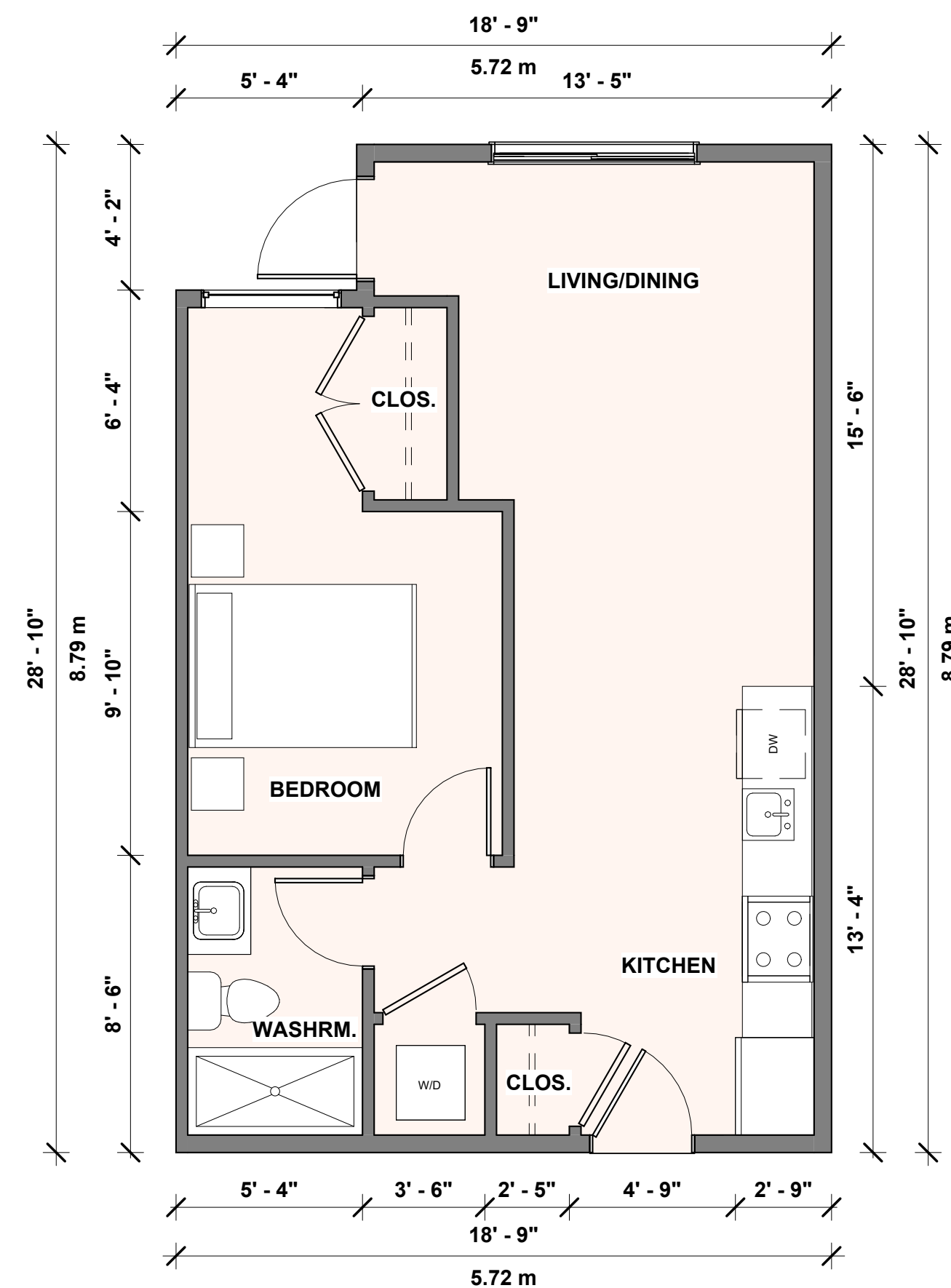
1 UNIT PLAN - A4
A-221 1/4" = 1'-0"

FLOOR AREA: 529.78 SQFT
49.22 SQM



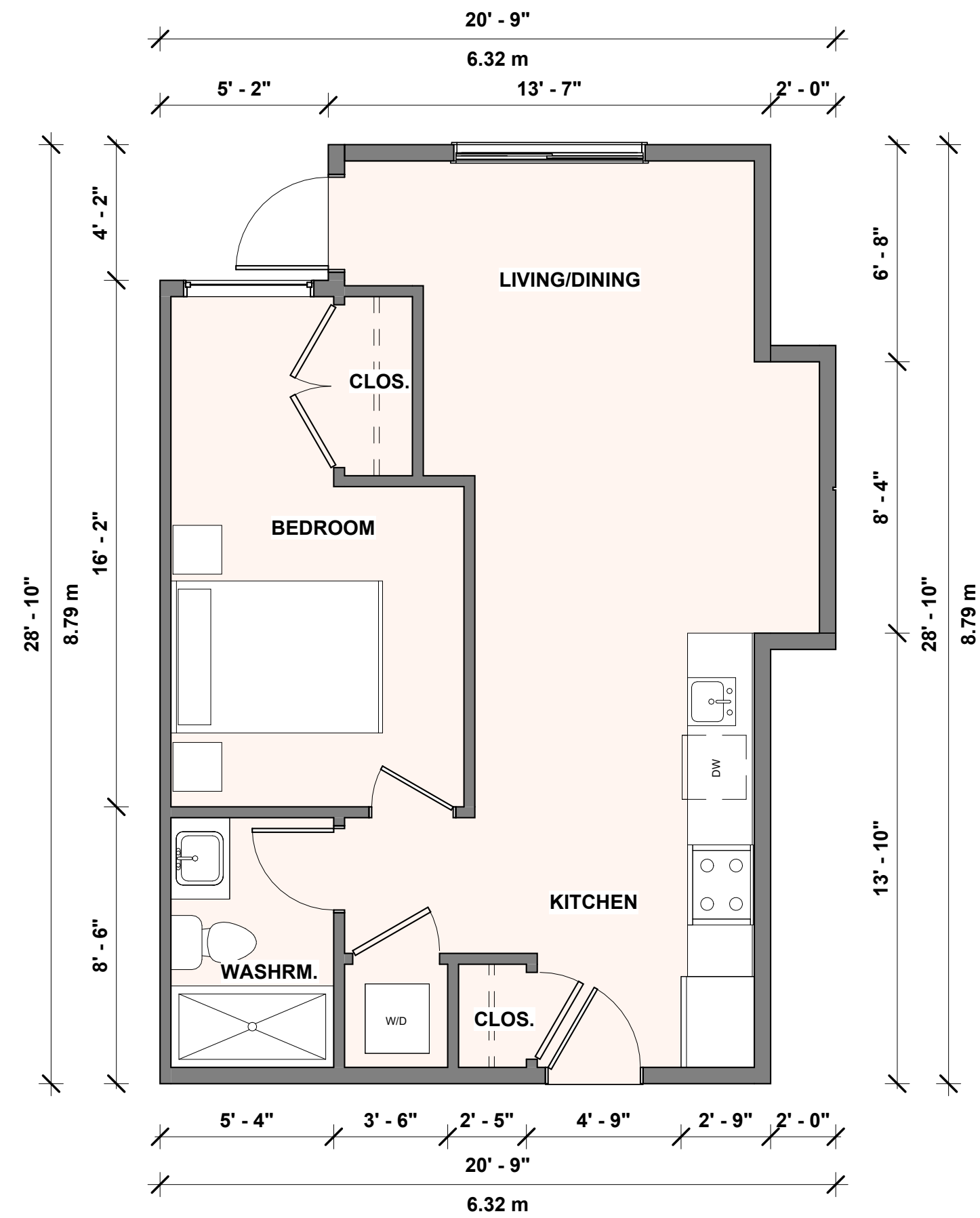
2 UNIT PLAN - B
A-221 1/4" = 1'-0"

FLOOR AREA: 508.33 SQFT
47.22 SQM



3 UNIT PLAN - B1
A-221 1/4" = 1'-0"

FLOOR AREA: 519.10 SQFT
48.22 SQM



4 UNIT PLAN - B2
A-221 1/4" = 1'-0"

FLOOR AREA: 537.76 SQFT
49.95 SQM

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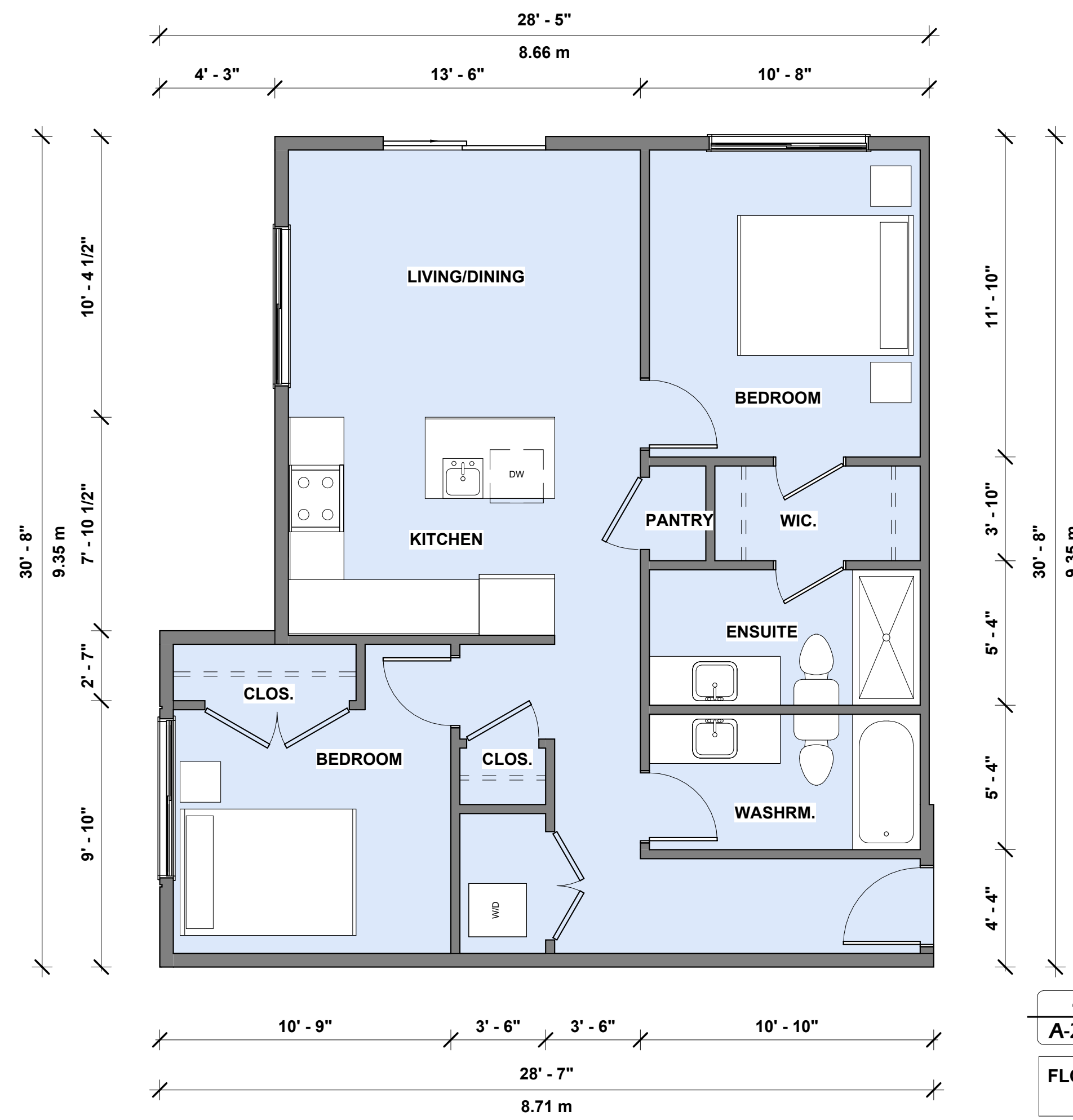
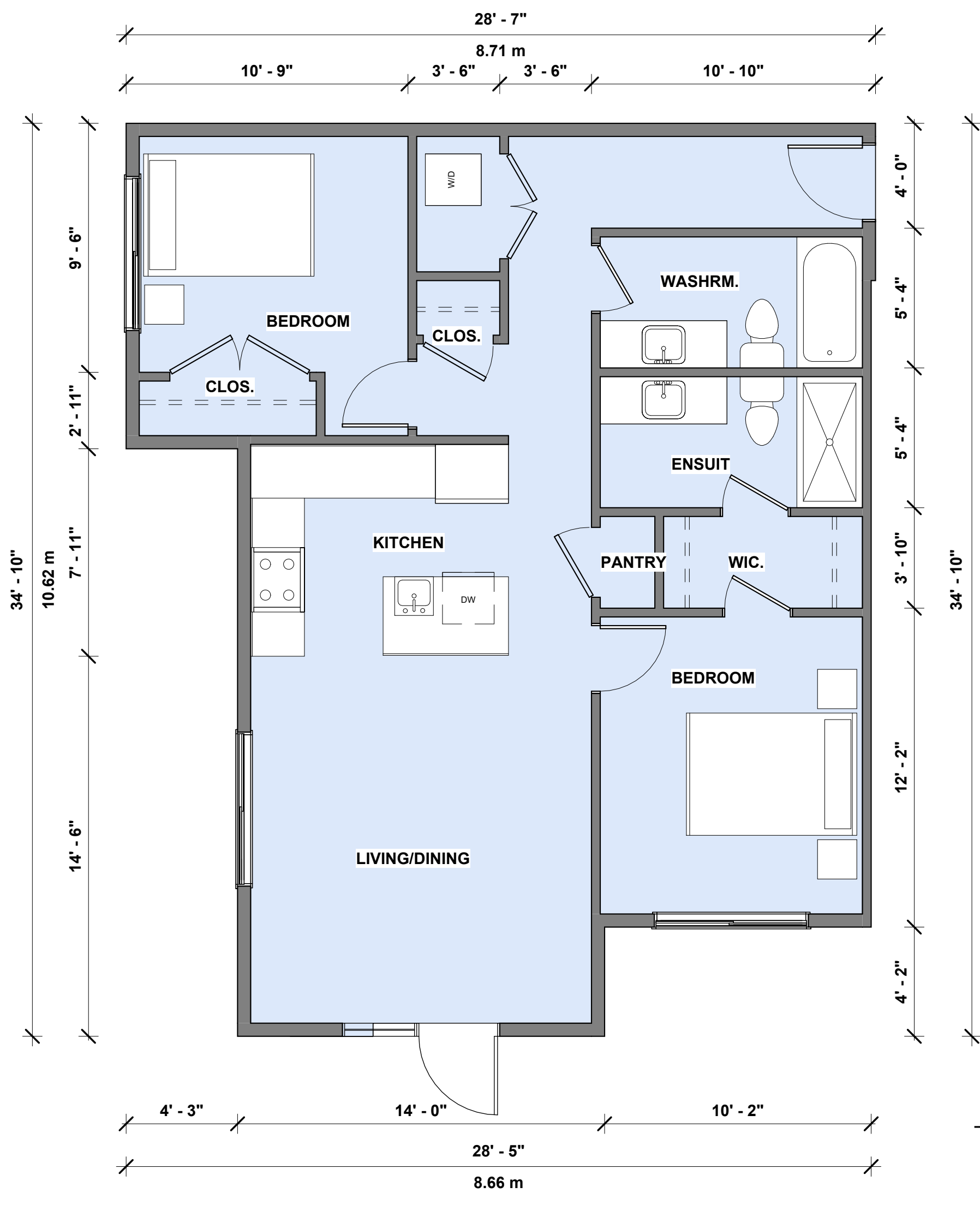
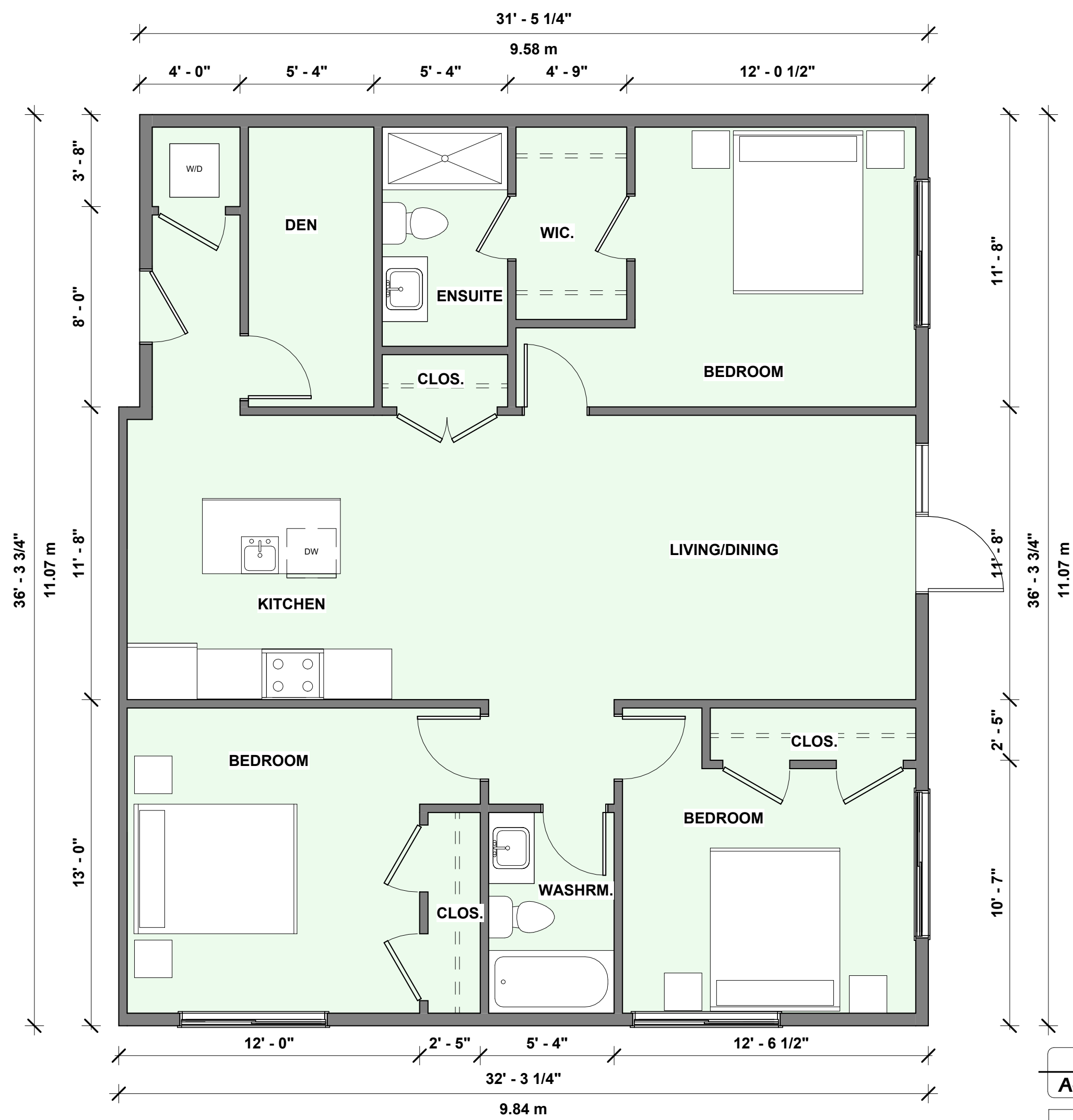
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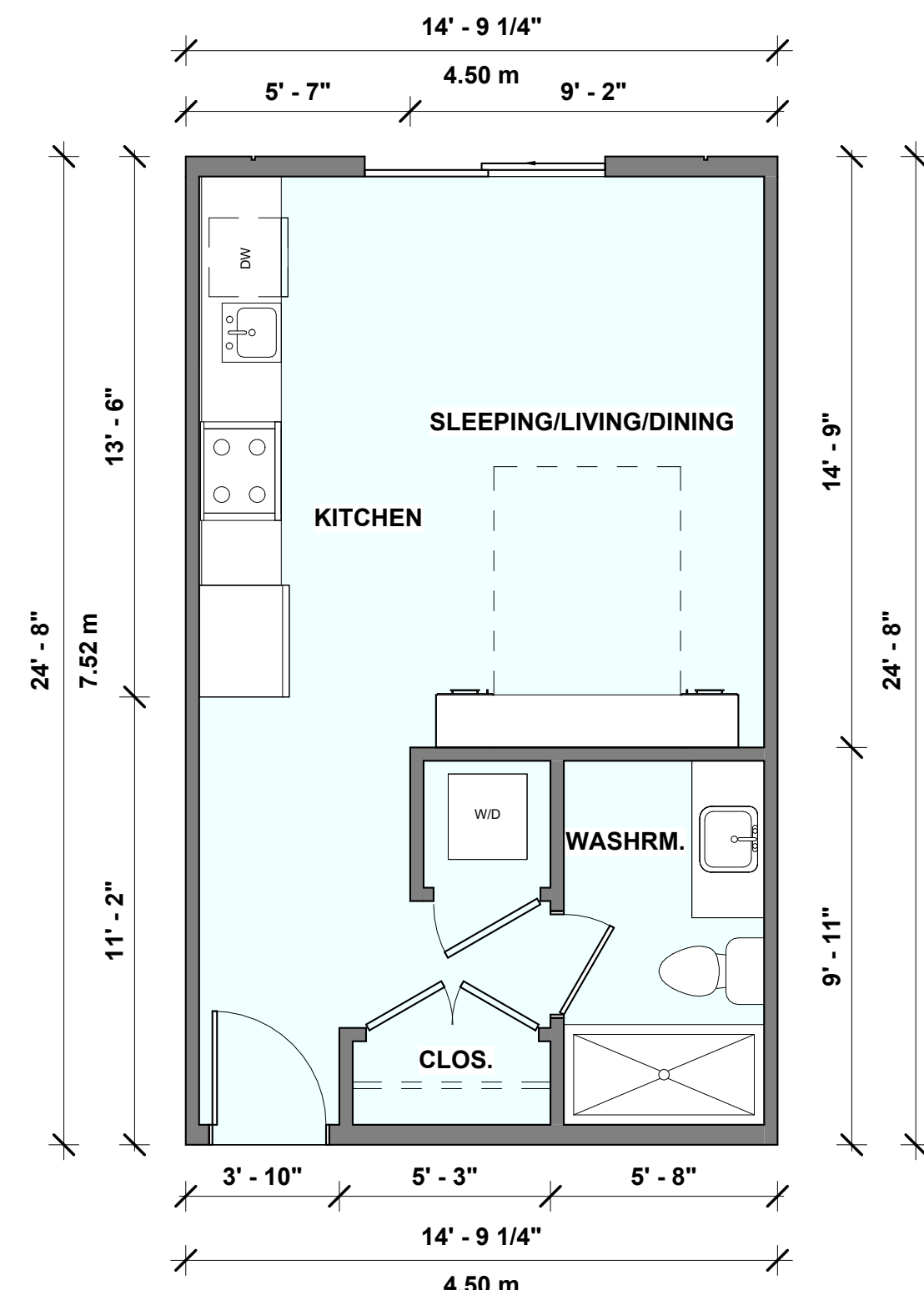
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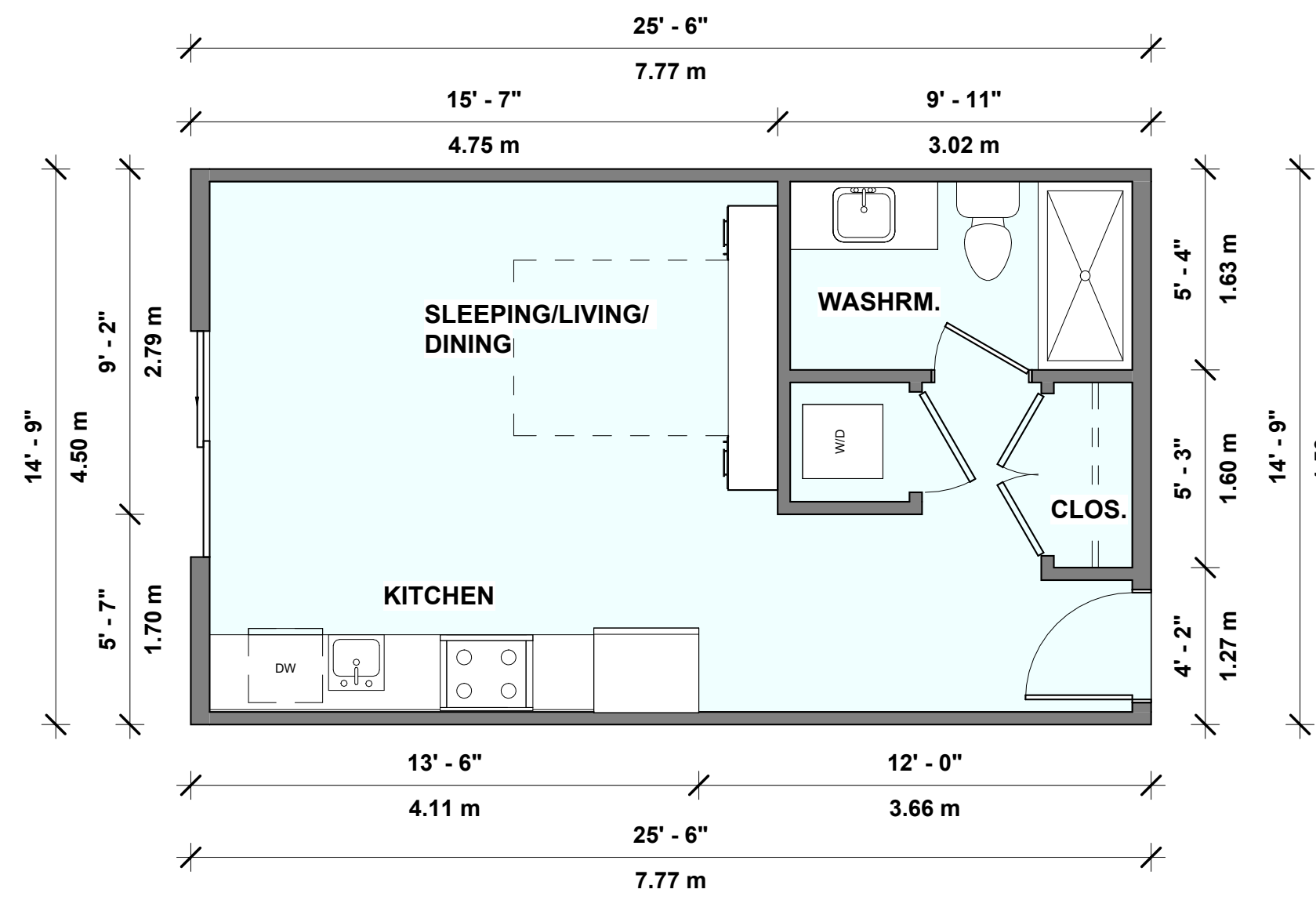
DRAWING No. **A-222** **E**





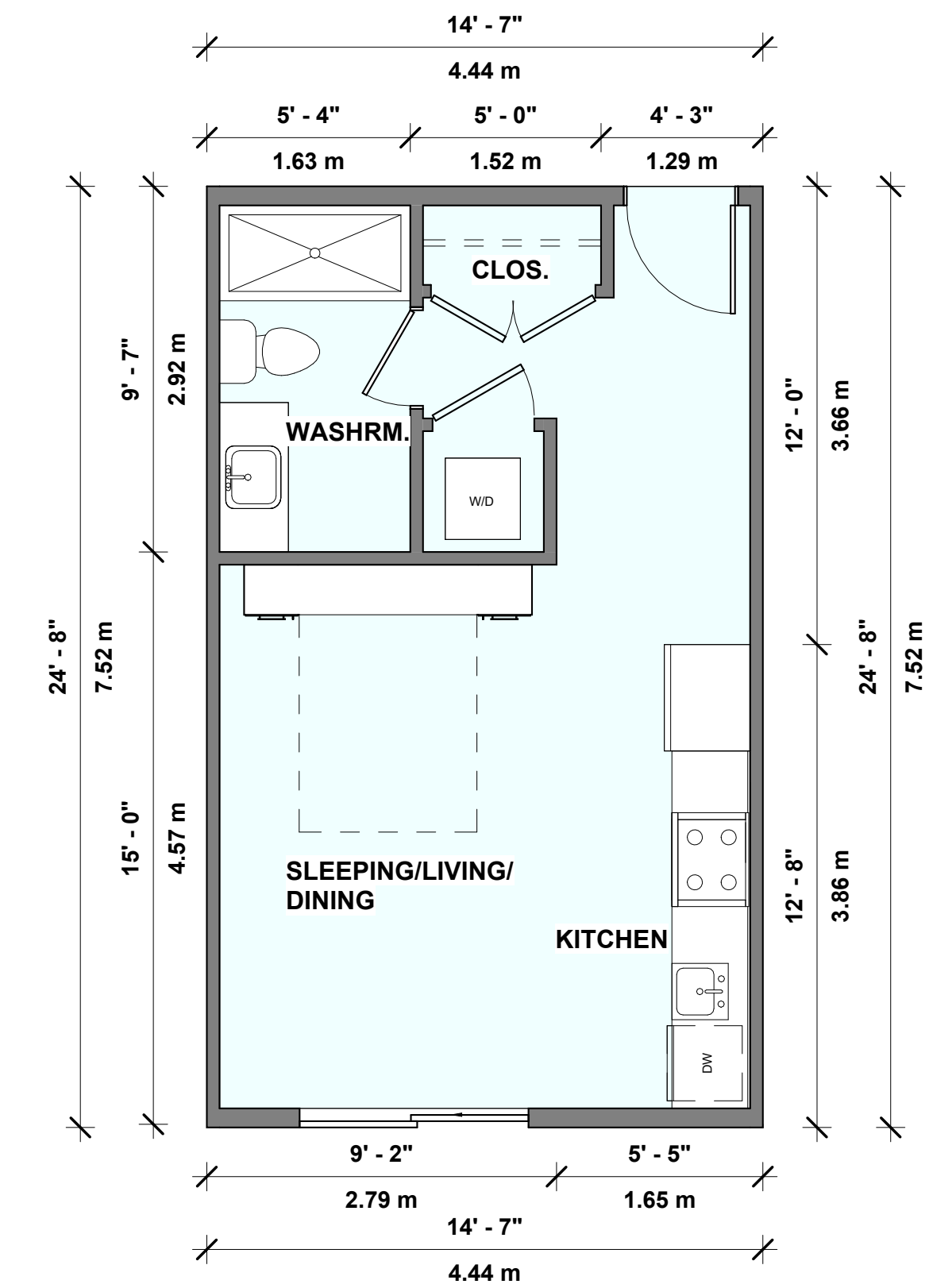
1 UNIT PLAN - E
A-223 1/4" = 1'-0"

FLOOR AREA: 364.30 SQFT
33.84 SQM



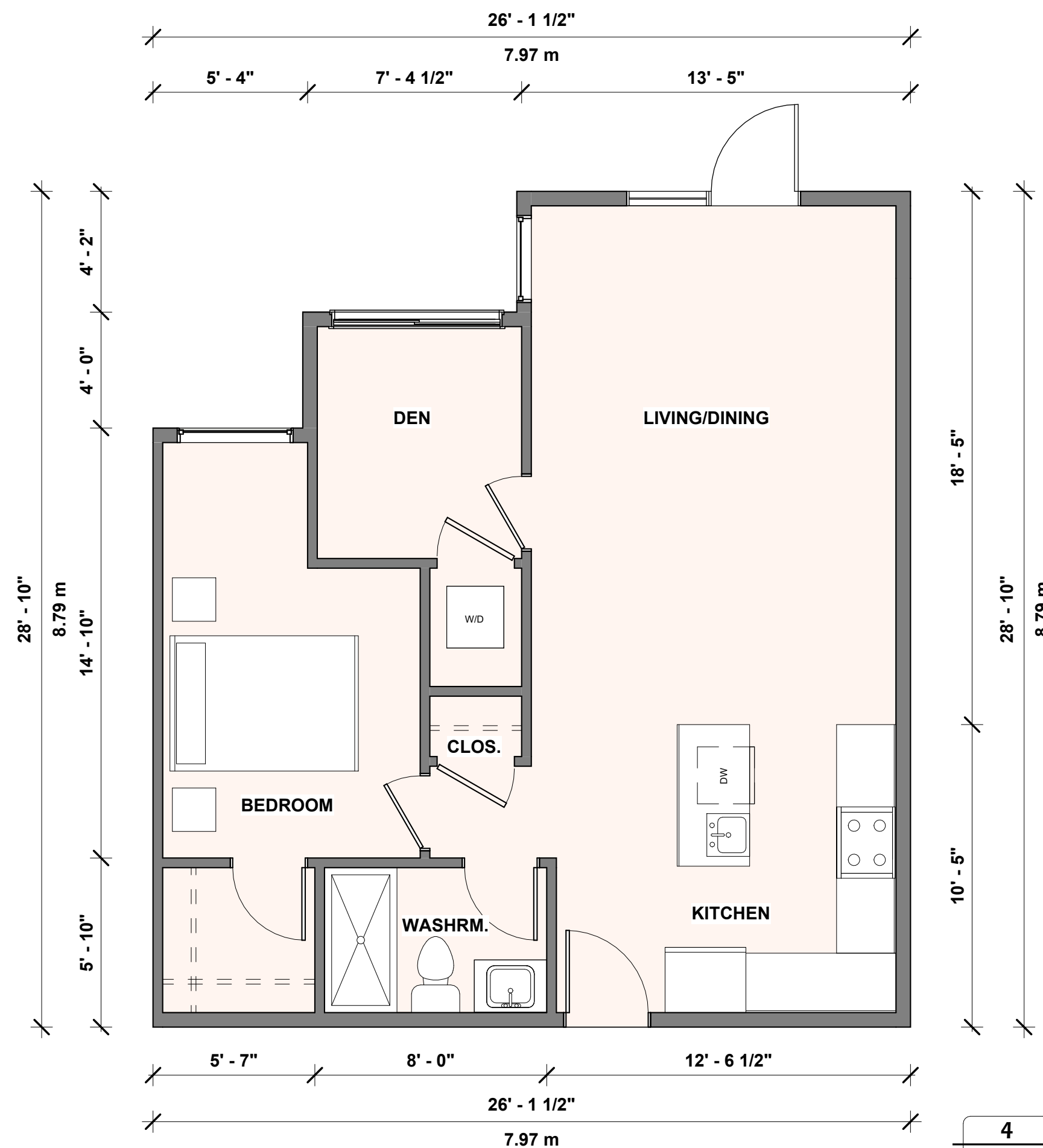
2 UNIT PLAN - E1
A-223 1/4" = 1'-0"

FLOOR AREA: 376.07 SQFT
34.94 SQM



3 UNIT PLAN - E2
A-223 1/4" = 1'-0"

FLOOR AREA: 359.51 SQFT
33.40 SQM



4 UNIT PLAN - F
A-223 1/4" = 1'-0"

FLOOR AREA: 680.58 SQFT
63.22 SQM



5 UNIT PLAN - F1
A-223 1/4" = 1'-0"

FLOOR AREA: 676.47 SQFT
62.84 SQM

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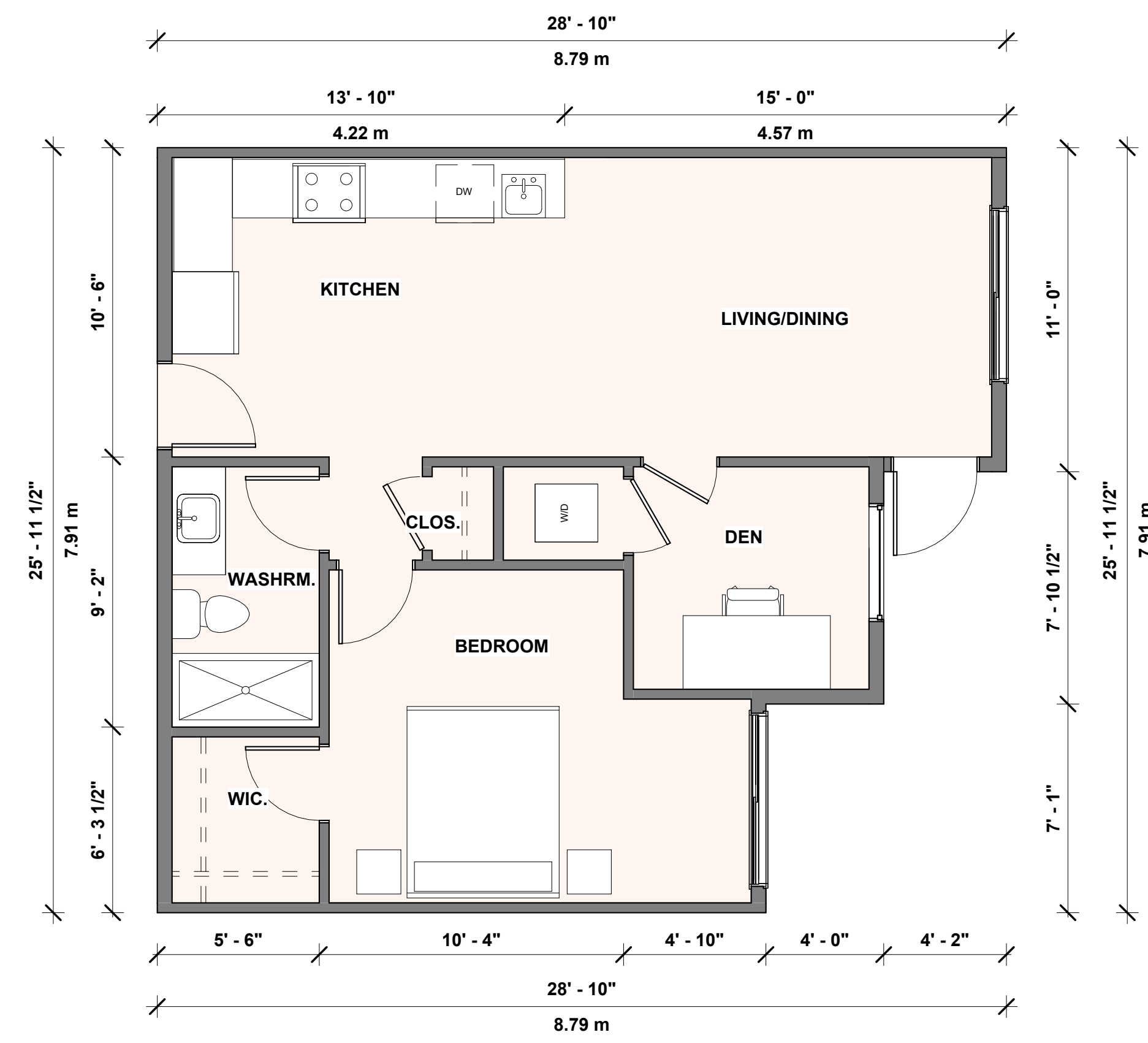
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DATE: AUG 2022
SHEET TITLE:

UNIT PLANS

DRAWING No. **A-223** **E**

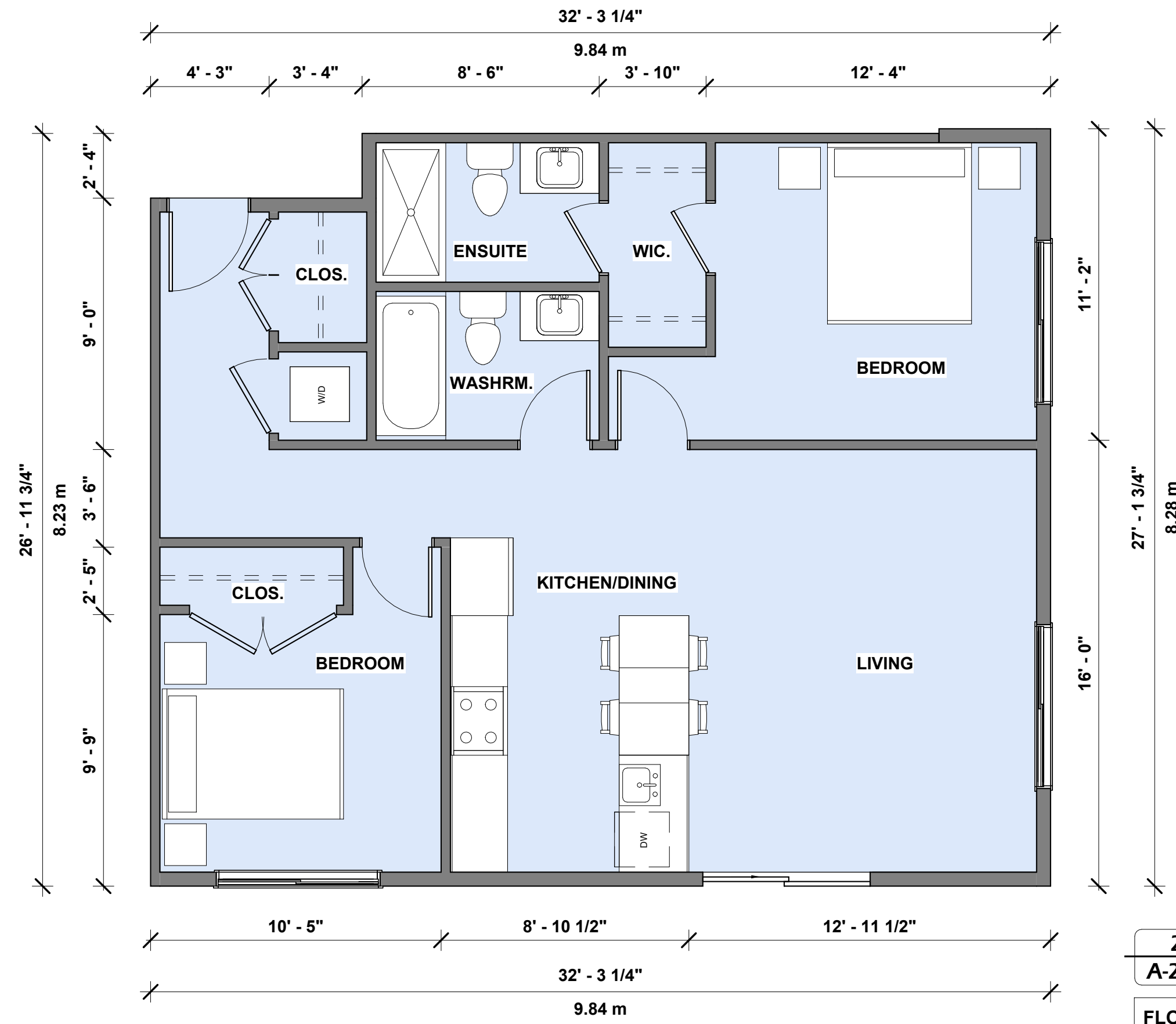
NOTES:



1 UNIT PLAN - G

A-224 1/4" = 1'-0"

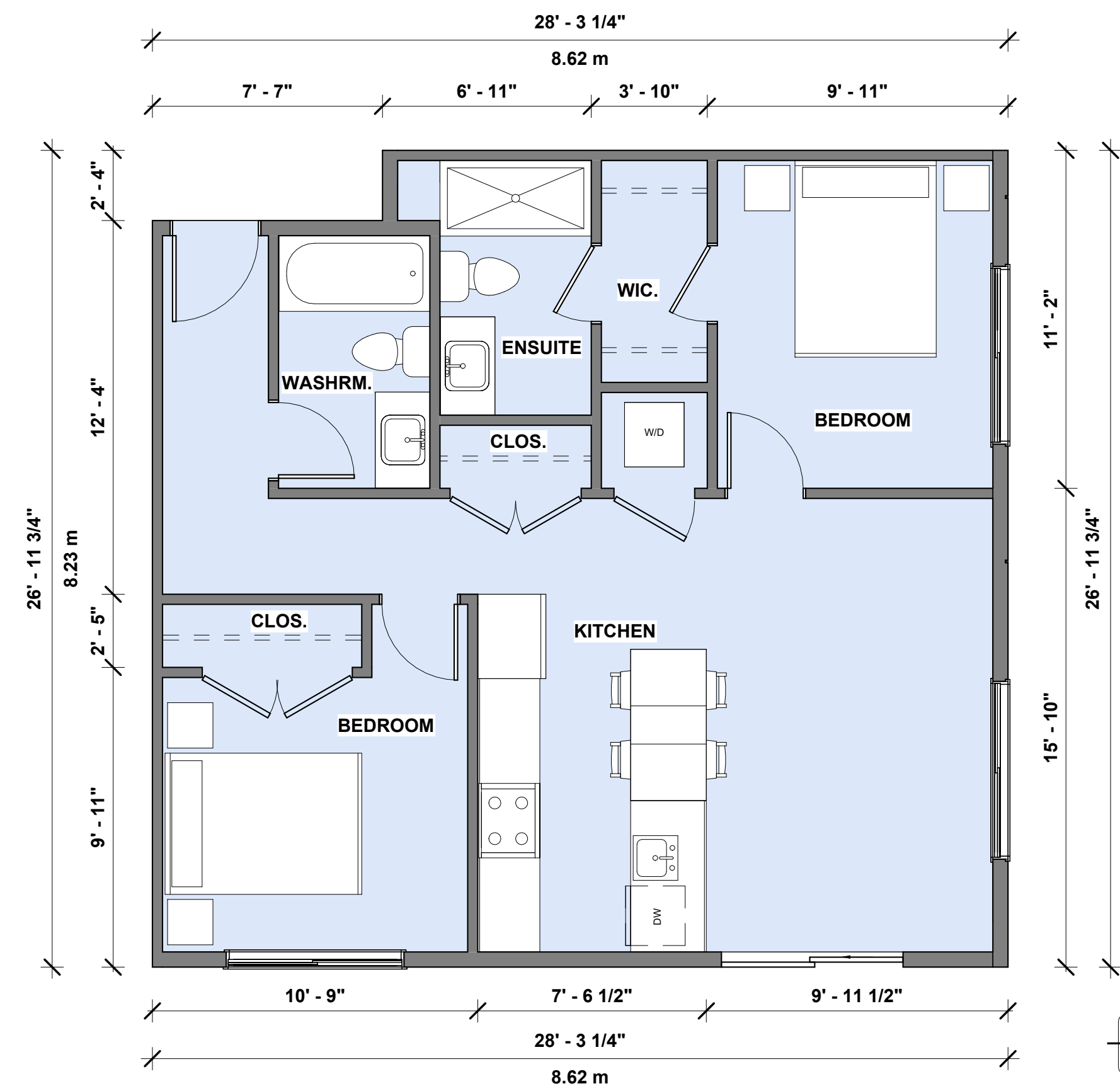
FLOOR AREA: 658.04 SQFT
61.13 SQM



2 UNIT PLAN - H

A-224 1/4" = 1'-0"

FLOOR AREA: 853.22 SQFT
79.26 SQM



3 UNIT PLAN - H1

A-224 1/4" = 1'-0"

FLOOR AREA: 745.23 SQFT
69.23 SQM



4 UNIT PLAN - I

A-224 1/4" = 1'-0"

FLOOR AREA: 787.28 SQFT
73.13 SQM

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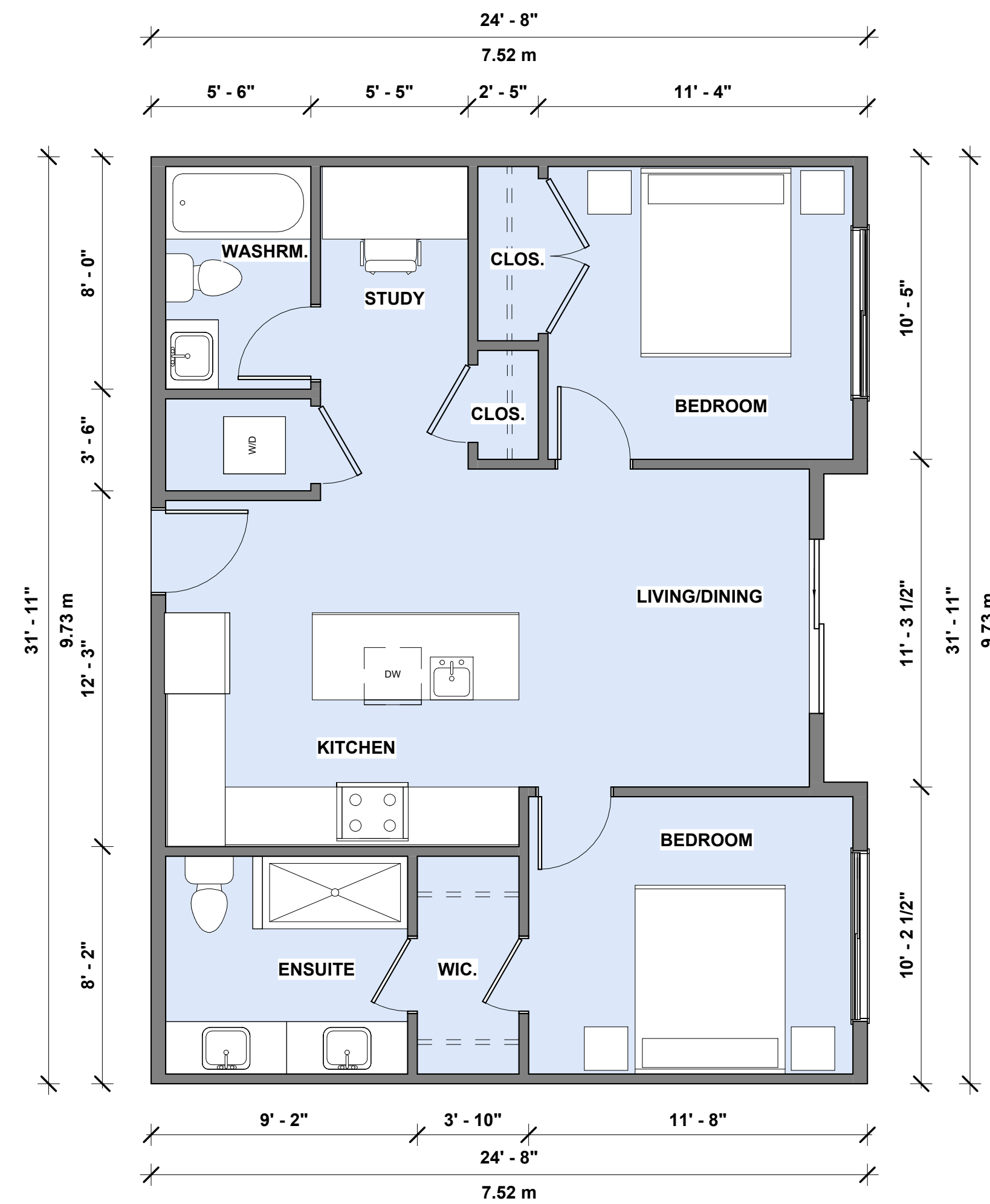
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UNIT PLANS

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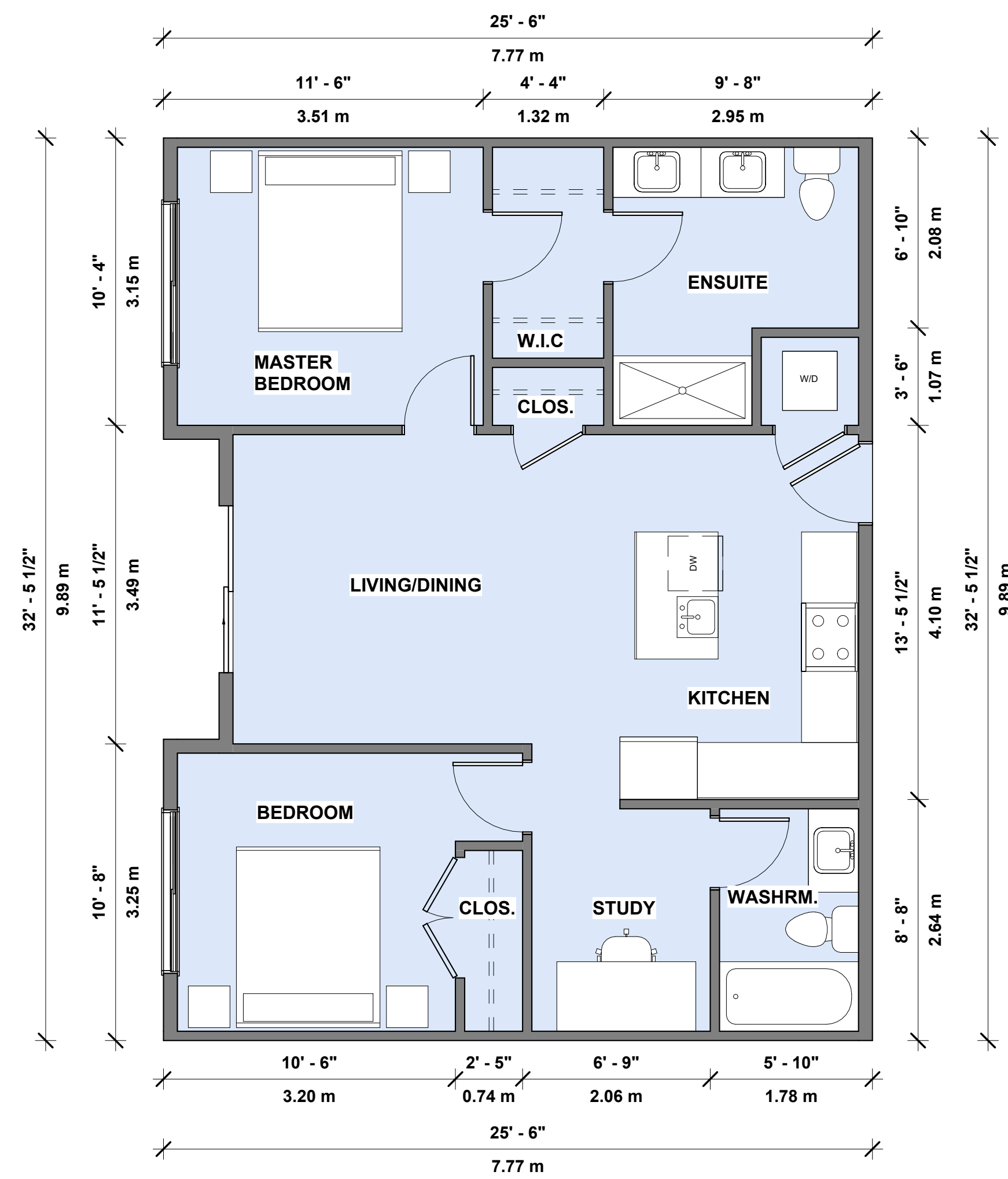
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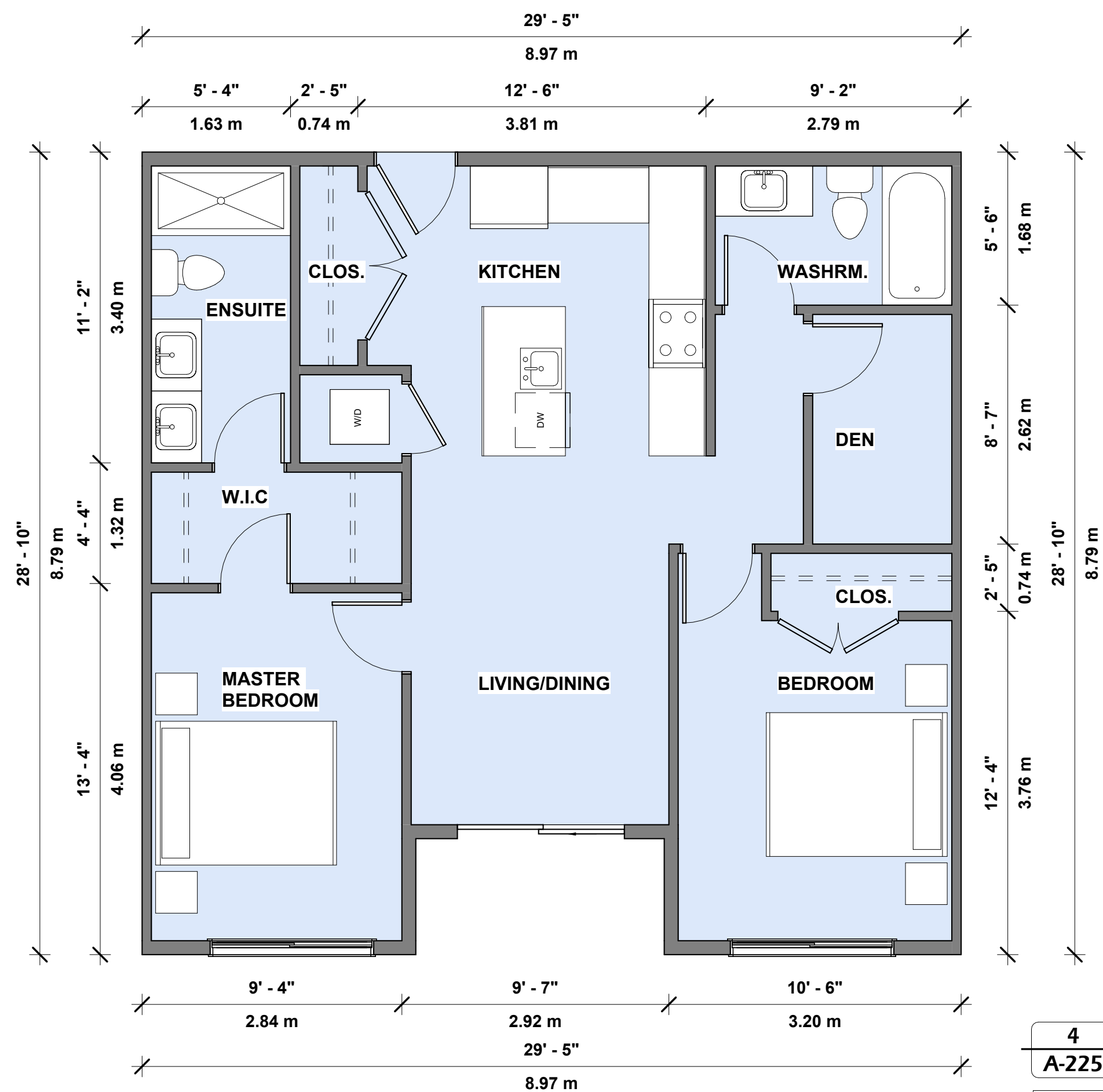
1 UNIT PLAN - I1
 A-225 1/4" = 1'-0"
 FLOOR AREA: 771.35 SQFT / 71.65 SQM



2 UNIT PLAN - J
 A-225 1/4" = 1'-0"
 FLOOR AREA: 718.33 SQFT / 66.73 SQM



3 UNIT PLAN - K
 A-225 1/4" = 1'-0"
 FLOOR AREA: 806.00 SQFT / 74.38 SQM



4 UNIT PLAN - K1
 A-225 1/4" = 1'-0"
 FLOOR AREA: 811.24 SQFT / 75.36 SQM

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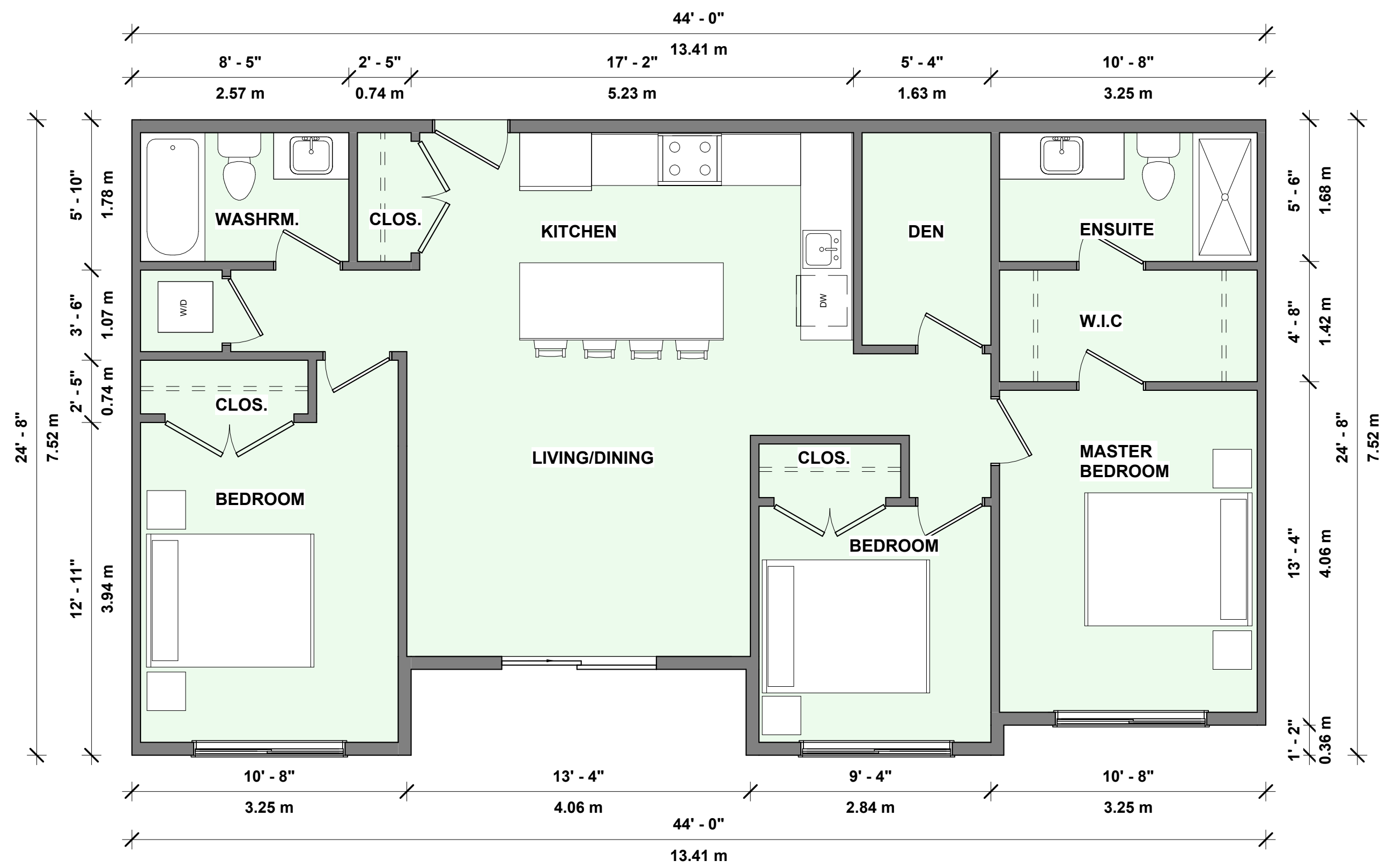
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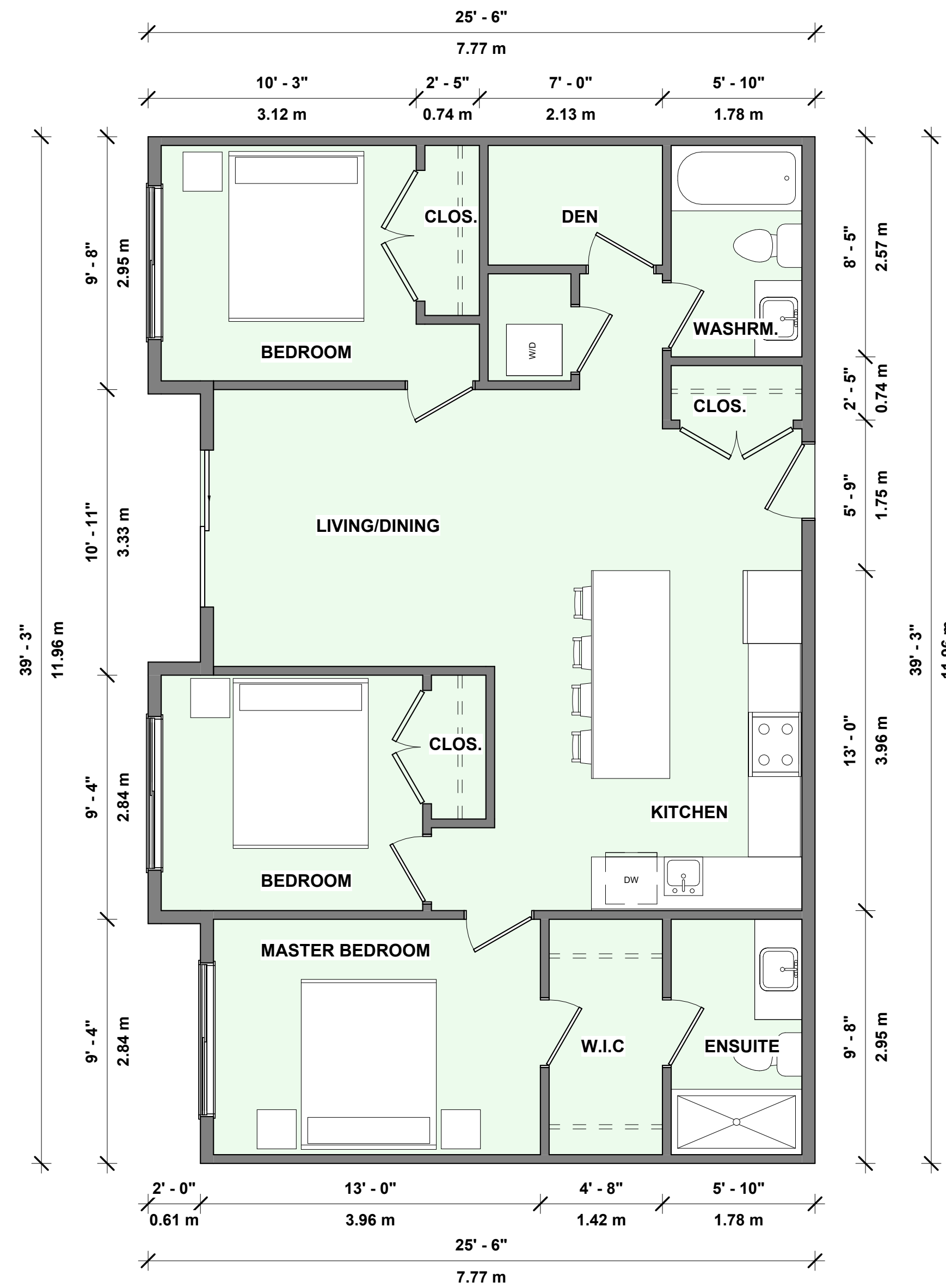
UNIT PLANS

DRAWING No.	A-225	E
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1 UNIT PLAN - L
A-226 1/4" = 1'-0"

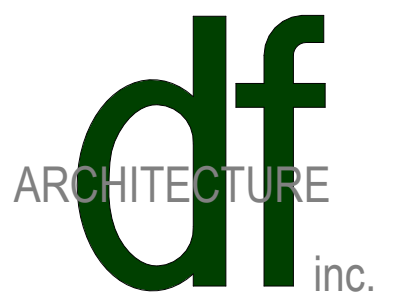
FLOOR AREA: 1030.14 SQFT
95.70 SQM



2 UNIT PLAN - M
A-226 1/4" = 1'-0"

FLOOR AREA: 962.09 SQFT
89.39 SQM

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UNIT PLANS

DRAWING No.	A-226	E
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2 EAST ELEVATION
A-301 1/8" = 1'-0"



1 NORTH ELEVATION
A-301 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: JH 0593 CRISP WHITE - REVEAL COLOR MATCHED 2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: JH 0593 CRISP WHITE 3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7660 EARL GREY - REVEAL COLOR MATCHED 4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7660 EARL GREY 5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: BM 1603 GRAPHITE - REVEAL COLOR MATCHED 6. BRICK - MUTUAL MATERIAL COLOR: COAL CREEK 7. ALUCOBOND AXCENT - BLACK METALLIC 70047 8. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: AL 13 - SD347 COBALT 9. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK 10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK 11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT(*) 12. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR | <ul style="list-style-type: none"> 13. SOFFIT - WOODTONE RUSTIC SERIES PROFILE COLOR : SUMMER WHEAT 14. ARCHITECTURAL FINISH CONCRETE 15. GLASS AWINING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS 16. FLASHINGS COLOR TO MATCH: JH 0593 CRISP WHITE 17. FLASHINGS CONCRET CAPPING 18. FLASHINGS COLOR TO MATCH: BM 1603 GRAPHITE 19. FLASHINGS COLOR TO MATCH: SW 7660 EARL GREY 20. SPANDREL PANEL COLOR TO MATCH : CRISP PEAR #2 3500 - ICD COATINGS 21. FLASHINGS COLOR TO MATCH: BRICK 22. TRELIS OVER DRIVEWAY ENTRANCE - LONGBOARD - LIGHT NATIONAL WALNUT 23. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINIUM MULLION |
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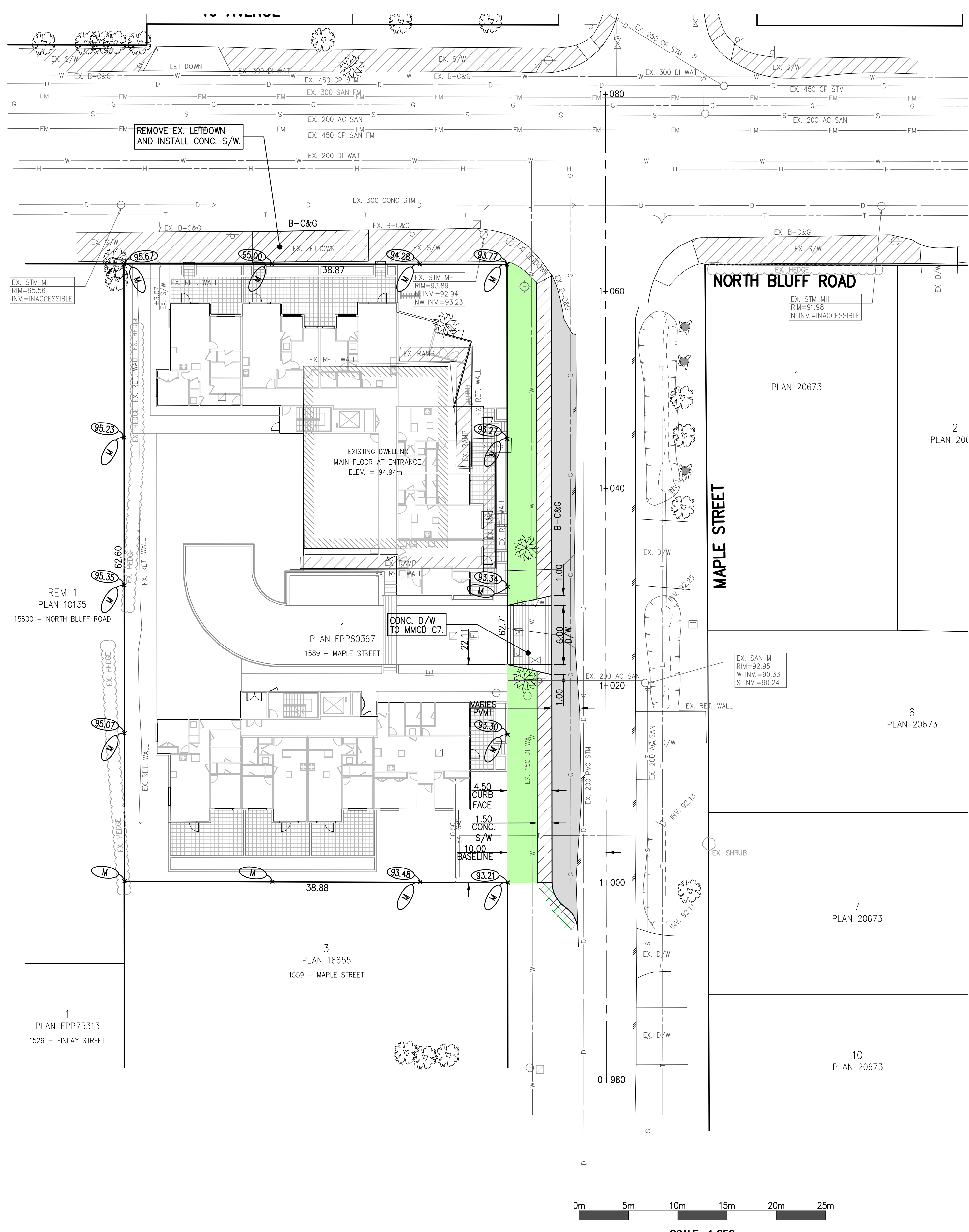
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ELEVATIONS

DRAWING No.	A-301	E
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LEGEND

- NEW ASPHALT PAVEMENT AS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS (BY DEVELOPER'S CONTRACTOR)
- MILL AND REPAVE EXISTING PAVEMENT AS REQUIRED (BY DEVELOPER'S CONTRACTOR)
- PAVEMENT RESTORATION TO CITY OF WHITE ROCK STD SSD-G.2 TO G.5 (TYP.)
- MIN. 450mm TOPSOIL AND SOD TO WHITE ROCK STD (TYP.)
- REINSTATE DISTURBED BOULEVARD WITH MIN. 450mm TOPSOIL AND SOD (TYP.)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED w/ TREE ROOT ZONE
- TREE PROTECTION BARRIER FENCE

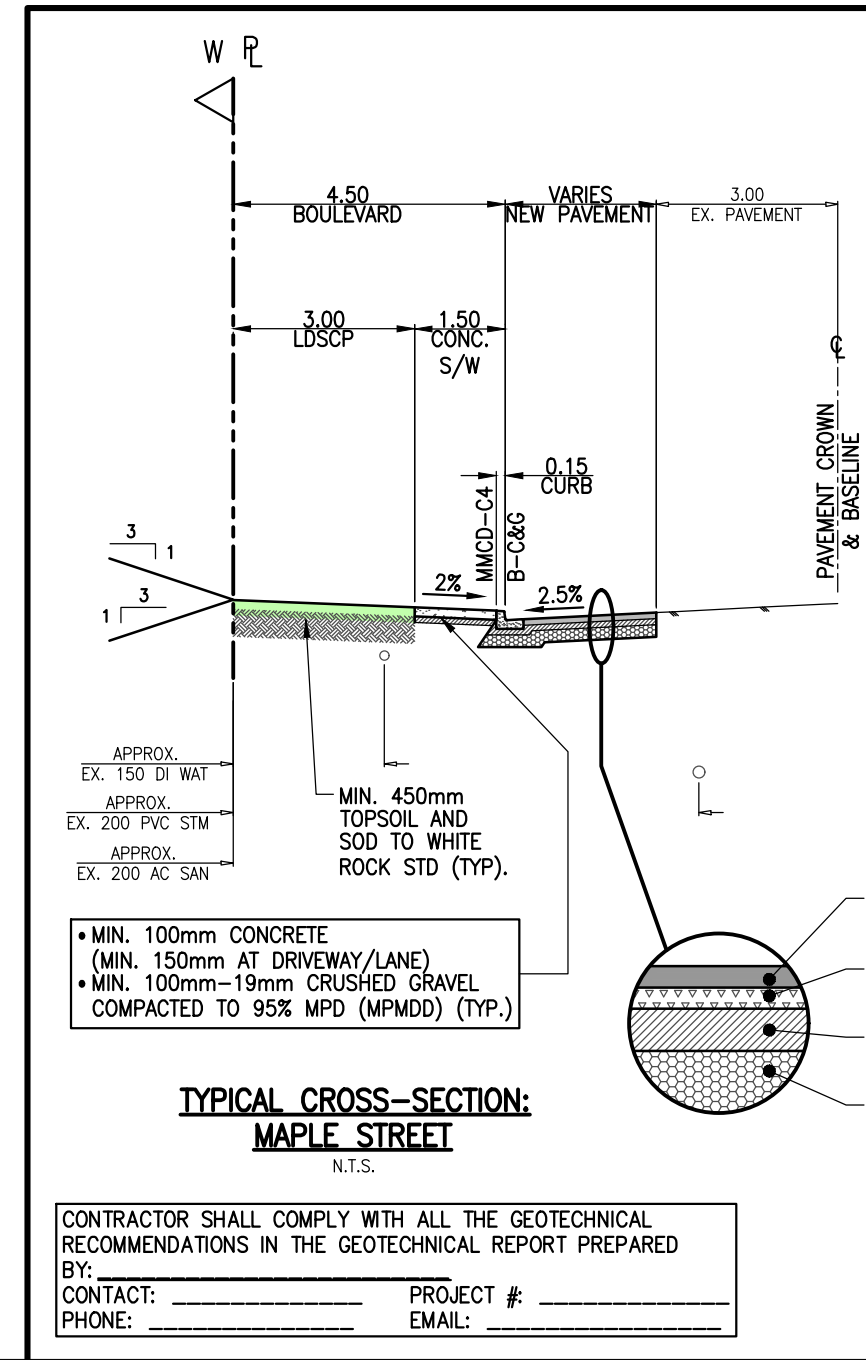
- NOTES:**
- ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO CURRENT CITY OF WHITE ROCK STANDARDS.
 - ALL NEW SERVICE CONNECTIONS SHALL CONFORM TO CURRENT CITY OF WHITE ROCK STANDARDS.
 - ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT CITY OF WHITE ROCK STANDARDS.
 - ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. CONTRACTOR SHALL EXPOSE AND VERIFY (INVERT, LOCATION, MATERIAL TYPE AND SIZE OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT THE IN- AND CROSSING POINTS PRIOR TO CONSTRUCTION, AND ADVISE HUB ENGINEERING INC. IMMEDIATELY OF ANY DISCREPANCY.
 - CONTRACTOR SHALL REPLACE ANY NATIVE BACKFILL OVER EXISTING MAINS WITH IMPORTED GRANULAR BACKFILL.
 - ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDERGROUND.
 - ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT MMCO AND CITY OF WHITE ROCK STANDARDS.
 - CONTRACTOR SHALL ADJUST ALL EXISTING RIMS AND COVERS FLUSH WITH NEW SURFACE GRADES (UNLESS NOTED OTHERWISE).
 - CONTRACTOR TO TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
 - CONTRACTOR SHALL MAKE ARRANGEMENTS WITH CITY OF WHITE ROCK TO INSTALL ALL WATER SERVICES, TIE-INS AND RELOCATES AS IDENTIFIED ON DRAWINGS, AND ADVISE HUB ENGINEERING'S SITE REVIEWER OF INSTALL DATE(S).
 - ALL EXISTING BUILDINGS, FENCES, DRIVEWAYS, STRUCTURES, POOLS, SEPTIC TANKS AND OTHER FIELDS ON THE SITE SHALL BE DEMOLISHED AND DISPOSED OFFSITE PRIOR TO CONSTRUCTION WITH A DEMOLITION PERMIT. NO DEMOLITION TO COMMENCE UNTIL ALL EXISTING SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR SHALL PROVIDE COPY OF DEMOLITION SIGN OFF LETTER FROM CITY OF WHITE ROCK TO HUB ENGINEERING INC.
 - REMOVE ALL TOPSOIL AND UNSUITABLE MATERIAL WITHIN ROAD DEDICATION AND DISPOSE OFFSITE.
 - CONTRACTOR SHALL PREVENT RELEASE OF SEDIMENT LADEN WATER TO ANY WATERCOURSE OR STORM SEWER FOR DURATION OF CONSTRUCTION. PREVENTIVE MEASURES INCLUDE (BUT ARE NOT LIMITED TO):
 - CONSTRUCTION OF SWALES c/w SILT FENCES AT DOWNSTREAM OF ROADS.
 - SILT FENCES REQUIRED IN ALL DITCHES THAT MAY COLLECT DRAINAGE OFF THE CONSTRUCTION SITE.
 - STREET SWEEPING TO BE PROVIDED.
 - CATCHBASIN SLIMPS TO BE CLEANED REGULARLY.
 - ALL NEW SWALES TO BE SODDED IMMEDIATELY AFTER CONSTRUCTION.
 - CONTRACTOR SHALL MAKE ALL EFFORTS TO PERFORM SITE STRIPPING (AND PLACE CLEAN GRAVEL ON EXPOSED SURFACES) AND PERFORM CONSTRUCTION DURING DRY WEATHER.
 - a) NEW STORM CONNECTION SHALL BE 150mm PVC AT MIN. 2%
 b) NEW SANITARY CONNECTION SHALL BE 100mm PVC AT MIN. 2%
 c) NEW WATER CONNECTION SHALL BE 19mm AND INSTALLED BY THE CITY OF WHITE ROCK FORCES.
 - ALL CATCHBASIN (CB) LEADS TO BE 200mmØ AT MIN. 1% SLOPE.

PRIOR TO ANY CONSTRUCTION (IN PARTICULAR TREE CUTTING), CONTRACTOR SHALL CONTACT ARBORIST TO DETERMINE WHICH TREES TO BE CUT DOWN AND REMOVED. NO TREES SHALL BE CUT DOWN WITHOUT ARBORIST WRITTEN AUTHORIZATION.

WATER TIE-IN BY CITY OF WHITE ROCK AT THE DEVELOPER'S COST. CONTRACTOR TO COORDINATE WITH CITY OF WHITE ROCK AND TO SUPPLY MATERIALS, TRAFFIC CONTROL, EXCAVATION AND RESTORATION. REFER TO WATERWORKS PLAN FOR DETAILS.

CITY OF WHITE ROCK TO RELOCATE EXISTING FIRE HYDRANT TO NEW LOCATION SHOWN AT THE DEVELOPER'S COST.

ALL STORM, SANITARY, AND WATER SERVICE CONNECTIONS WITHIN DRIVEWAY OR WITHIN 2.0m OF DRIVEWAYS TO BE CAST IRON MR10 STYLE COVER (OR EQUIVALENT) CAPABLE OF H2O LOADING AS PER CITY OF WHITE ROCK STANDARDS.



- PARK & TREE RETENTION NOTES:**
- PARKS TECH TO BE INVITED TO PRE-CONSTRUCTION MEETING. CONTACT THE DEVELOPMENT INSPECTOR AT 604-501-5166 TO MAKE THE NECESSARY ARRANGEMENTS.
 - PRIOR TO CONSTRUCTION, TEMPORARY PARKS BARRIERS (SSD-PK500S) NEED TO BE INSTALLED AND ACCEPTED BY PARKS, AROUND ALL BOULEVARD TREES TO BE RETAINED, PRIOR TO LAND CLEARING. IF BARRIER NEEDS TO BE REMOVED FOR ANY REASON, CONTACT PARKS TECH. TO MAKE THE NECESSARY ARRANGEMENTS.
 - NO GRADE CHANGES PERMITTED INSIDE TREE PROTECTION ZONE.
 - ANY WORK WITHIN THE CRITICAL ROOT ZONE OF ANY CITY TREES MUST BE SUPERVISED BY A CONSULTING ARBORIST. SCOPE OF WORK TO BE REVIEWED BY CITY ARBORIST PRIOR TO ANY ENCROACHMENT OR EXCAVATION INSIDE THE CRITICAL ROOT ZONE OF ANY CITY TREES. FOLLOW UP REPORTS REQUIRED FOR ANY AND ALL WORK SUPERVISED BY A CONSULTING ARBORIST.
 - NO TREES OR VEGETATION ARE TO BE REMOVED FROM FUTURE OR EXISTING PARKLAND WITHOUT PRE-APPROVAL BY PARKS.
 - PARKS TO INSPECT PARKLAND INTERFACE THROUGH LAND DEVELOPMENT'S FINAL INSPECTIONS.

- TRAFFIC MANAGEMENT PLAN**
- A TRAFFIC MANAGEMENT PLAN WILL BE REQUIRED FOR WORK ON SPECIFIC LOCAL AND COLLECTOR ROADS. A SPECIFIC LOCAL ROAD MAY REQUIRE TRAFFIC MANAGEMENT PLAN AS DIRECTED BY THE TRAFFIC OPERATIONS SECTION OF THE ENGINEERING DEPARTMENT.
 - THE DEVELOPER'S CONTRACTOR SHALL COMPLETE AND OBTAIN APPROVAL FROM THE WHITE ROCK TRAFFIC OPERATIONS SECTION. UNTIL APPROVAL HAS BEEN OBTAINED FROM THE TRAFFIC OPERATIONS SECTION, THE INSPECTION SERVICES SECTION WILL NOT CONDUCT A PRE-CONSTRUCTION MEETING OR ISSUE ANY PERMITS FOR WORKS AND SERVICES.

- LEGAL ENCUMBRANCES**
- SUBDIVISION PLAN INCLUDING _____M WIDE ROAD DEDICATION ALONG _____ STREET/AVENUE FRONTAGE.
- PRIVATE EASEMENT ON LOTS _____
- RESTRICTIVE COVENANT ON LOTS _____ FOR INDIVIDUAL LOT SEDIMENT AND EROSION CONTROL.
- RESTRICTIVE COVENANT ON LOTS _____ FOR BUILDING SCHEMES GUIDELINES.
- 0.5M WIDE R.O.W. ON LOTS _____ FOR UTILITY MAINTENANCE.
- RESTRICTIVE COVENANT ON LOTS _____ FOR ENGINEERED FOUNDATIONS.
- RESTRICTIVE COVENANT ON LOTS _____ FOR NO BUILD WITHIN TREE PRESERVATION AREAS.
- RESTRICTIVE COVENANT ON LOTS _____ FOR PUMPED SANITARY SERVICE CONNECTION TO EXISTING SANITARY SEWER MAIN ON _____ STREET/AVENUE.
- RESTRICTIVE COVENANT ON LOTS _____ FOR PUMPED STORM SERVICE CONNECTION TO EXISTING STORM SEWER MAIN ON _____ STREET/AVENUE.

LEGAL DESCRIPTION: PARCEL A (EXP PL 14134) N 1/2 BLOCK 34B SEC 11 TP 1 NWD PL 1334 LOT 1 EXP.T. PARCEL M (BYLAW PL 30172) LOT 2 BOTH OF SEC 11 TP 1 NWD PL 16655

SURVEY BENCHMARK: MON: 88H3864 LOC: THRIFT STREET & FINLAY STREET SCALE FACTOR: ELEV.: 92.686m (GEODETIQ)

REV.	DATE	DESCRIPTION	BY

FOR COORDINATION ONLY

NOT FOR CONSTRUCTION

CONSULTANT

Hub Engineering Inc.
 Engineering and Development Consultants
 EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com
 www.hub-inc.com

CLIENT

Client
 Address
 Tel/Fax

TITLE

KEY PLAN

15630 NORTH BLUFF RD & 1569/1589 MAPLE ST

SEAL

SCALE: HOR. 1:250
 VERT. _____

DATE (YYYYMMDD)
 2021-11-18

MUNICIPAL PROJECT NUMBER
7800-0000-00

DESIGNED DD
 CONSULTANT PROJ. NO. 2021-231
 DRAWING TYPE

DRAWN AKG
 DWG. NO. _____

REVIEWED -/MGK
 REV. _____

KEY PLAN

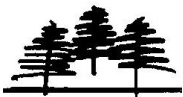
Mar 2, 2022

ATTACHMENT D

**Tree Evaluation Report for:
1589 Maple Street
White Rock, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



**Date: October 11, 2017
Revised: April 5, 2022**

1.0 INTRODUCTION

We attended the site on October 6, 2017, January 2018 and March 29, 2022 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 1589 Maple Street, White Rock, BC. The development site consists of one consolidated lot (formerly three) located at the southwest corner of the North Bluff Road and Maple Street intersection. The site is currently being used as a temporary sales center for a nearby development. The proposal includes a multistory residential building with underground parking. A plan showing the proposed building footprint, lot lines, parking and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of 1589 Maple Street (WROMS, April 2020).



2.0 FINDINGS

The onsite tree resource includes one mature red oak (*Quercus rubra*) and two recently planted boulevard trees flanking Maple Street. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended root protection zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the root protection zone. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring

and implementation of mitigating works, such as watering, mulching, etc., is essential for success.



5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Best efforts have been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

On behalf of Mike Fadum and Associates Ltd.

Peter Mennel BSc
ISA Certified Arborist PN-5611A
TRAQ



Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	CRZ (m)	Recommendation
3304	Red Oak (<i>Quercus rubra</i>)	98	M	M	65	Crown raised ~5m above ground level. Hydro pruned with epicormic growth. Some dead scaffolds. 132.0m dripline Tree conflicts with construction.	7.0	Remove.
5000	Cherry (<i>Prunus</i> sp.)	~12/12/8	M	MP	25	Phototrophic crown. Severe cavity on a smaller stem. Thin crown. 3.0m dripline. Not surveyed. Tree conflicts with construction.	2.25	Remove to accommodate construction. Applicant to confirm ownership prior to removal and provide permission from registered owner(s) if tree is shared or offsite.
C1	Japanese Snowbell (<i>Styrax japonicus</i>)	7	MG	MG	NA	1.25m DL. Open grown symmetrical canopy.	1.5	Retain.
C2	Japanese Snowbell (<i>Styrax japonicus</i>)	4	MG	M	NA	0.5m DL. Open grown symmetrical canopy. Expected to be significantly impacted by entrance construction and not suitable long-term location.	1.5	Remove to accommodate construction.
C3	Falsecypress (<i>Chamaecyparis</i> sp)	39	M	G	100	Pruned for overhead utility line clearance. Pistol butt base. Sweep to northwest. Codominant at 1.75m. 4.0m DL. Expected to be significantly impacted by excavation.	3.0	Remove to accommodate construction.



Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	CRZ (m)	Recommendation
OS1	Falsecypress (<i>Chamaecyparis sp</i>)	19	M	G	90	Narrow canopy. Topped previously. 3.0m DL. Expected to be significantly impacted by excavation.	2.0	Remove to accommodate construction.
OS2	Falsecypress (<i>Chamaecyparis sp</i>)	32/9	M	G	80	Stick nest at 1/2 in codominant crotch. 3.5m DL. Expected to be significantly impacted by excavation.	3.0	Remove to accommodate construction.
Hedge1	Emerald Cedar (<i>Thuja occidentalis</i> 'Smaragd') X6	14-32	M	MG	75	6 plants with DBH's > 20cm. Many other < 20cm DBH. 8-9m Tall. Foliage only in the upper 1/2 of the crown on the West side. Flagging. Minor snow damage. 1.25m dripline. Conflicts with construction.	1.5	Remove to accommodate construction.
OS Hedge	Emerald Cedar (<i>Thuja occidentalis</i> 'Smaragd') X6	14-32	M	MG	75	6 plants with DBH's > 20cm. Many other < 20cm DBH. 8-9m Tall. Foliage only in the upper 1/2 of the crown on the West side. Flagging. Minor snow damage. 1.25m dripline. Expected to be significantly impacted by excavation.	1.5	Remove to accommodate construction.
ADDITIONAL RECOMMENDATIONS								
<ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. Permission from the registered owner(s) is required prior to the removal of all offsite and shared trees regardless of their size. 								

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary 'C' refers to trees on City property.



Date: April 1, 2022

Table 1 - Tree Evaluation: 15630 North Bluff Road and 1569, 1589 Maple Street, White Rock, BC

Page 3 of 2





Figure 1. 3304.



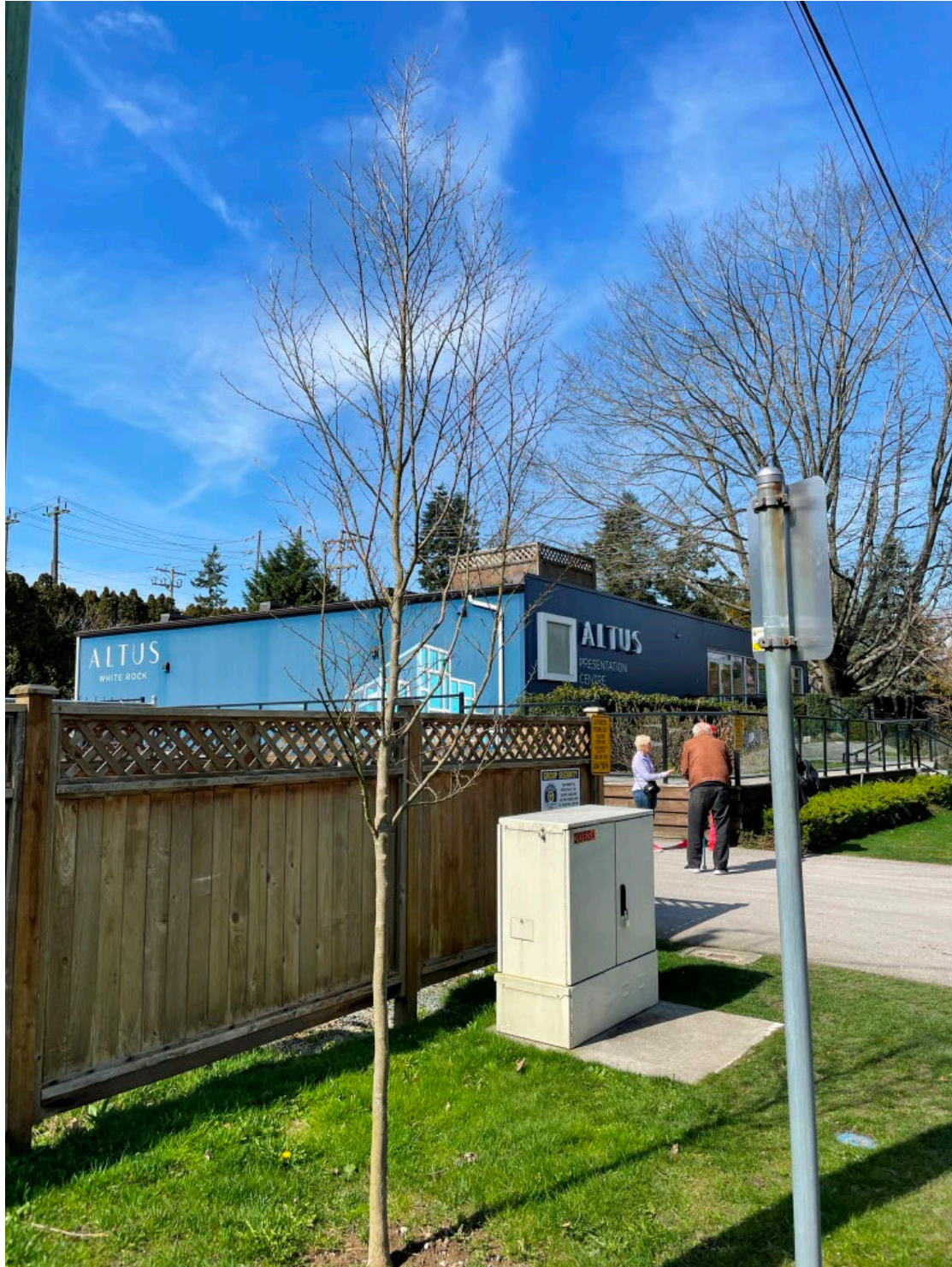


Figure 2. C2.





Figure 3. C1.





Figure 4. C3 and OS1 and OS2 (left to right).





Figure 5. Hedge1





Figure 6. 5000.



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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V3W 0A6
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

1589 MAPLE STREET
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR29/22	MK	UPDATED SURVEY SITE & KEY PLAN



SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN PROPOSED BUILDING

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DRAWN

MK

SCALE

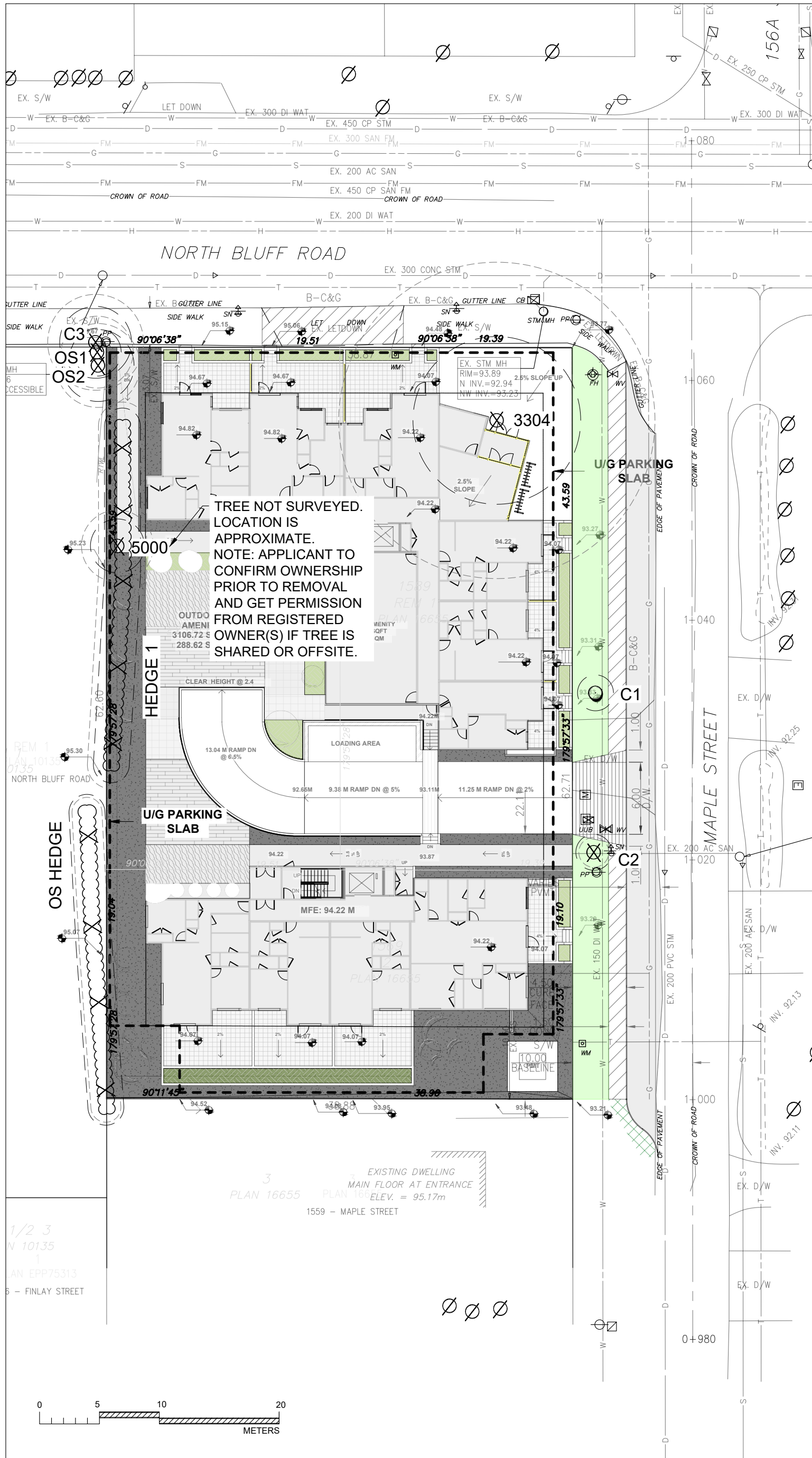
AS SHOWN

DATE

JANUARY 17, 2022

T-1

SHEET 1 OF 2



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FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1589 MAPLE STREET
 WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR29/22	MK	UPDATED SURVEY SITE & KEY PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. THIS IS ONLY A CONCEPT.



SHEET TITLE

T2 - TREE RETENTION PLAN PROPOSED BUILDING

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DRAWN

MK

SCALE

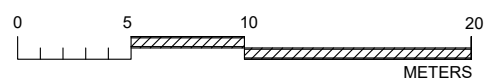
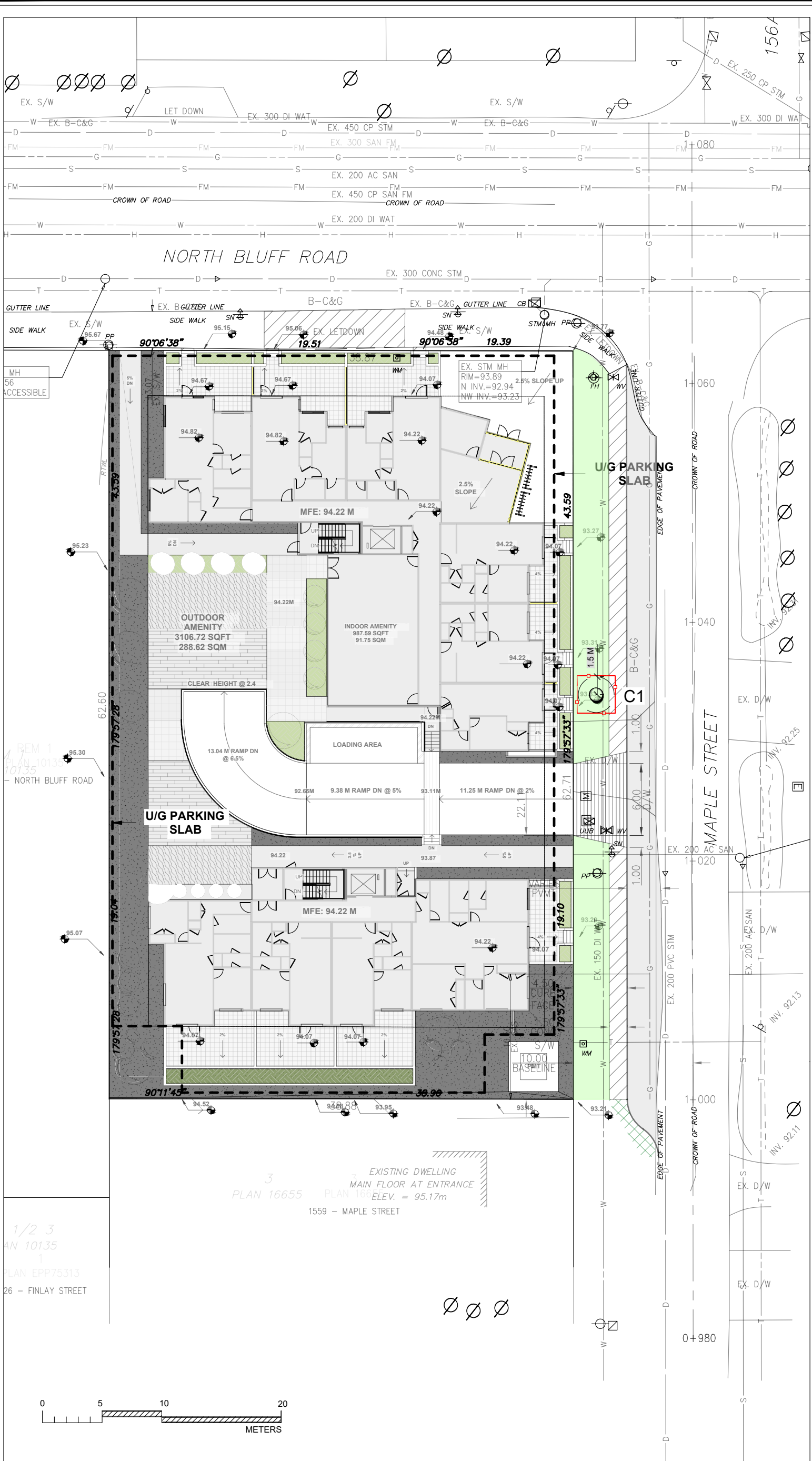
AS SHOWN

DATE

JANUARY 17, 2022

T-2

SHEET 2 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE NOT ASSESSED		TREE DRIPLINE
	TREE PROTECTION FENCING		