

ATTACHMENT C

15409 Buena Vista Avenue

(City File: 22-012)

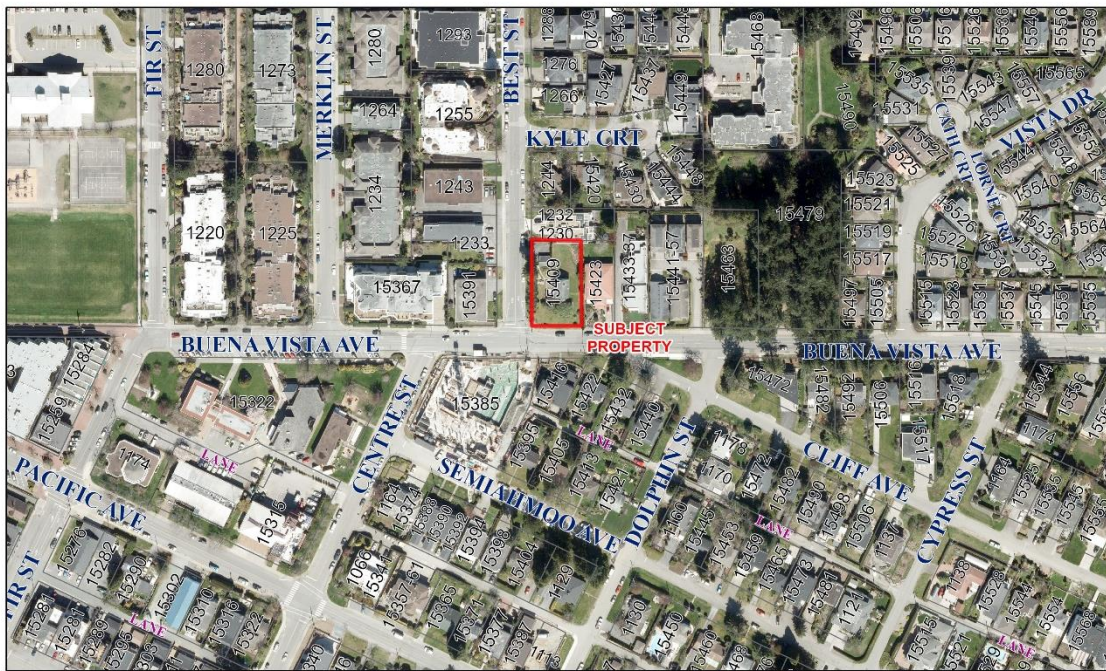
- Location Map and Ortho Map (illustrating the location and context of the property)
- Legal Survey
- Architectural Drawings and Renderings
- Arborist Report



Location Map

15409 Buena Vista Avenue

0 50 100 200 Meters



Orthographic Map

15409 Buena Vista Avenue

0 50 100 200 Meters



TOPOGRAPHIC SITE PLAN OF LOT 1 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 14462

ATTACHMENT C

Scale 1 : 250



ALL DISTANCES ARE IN METRES

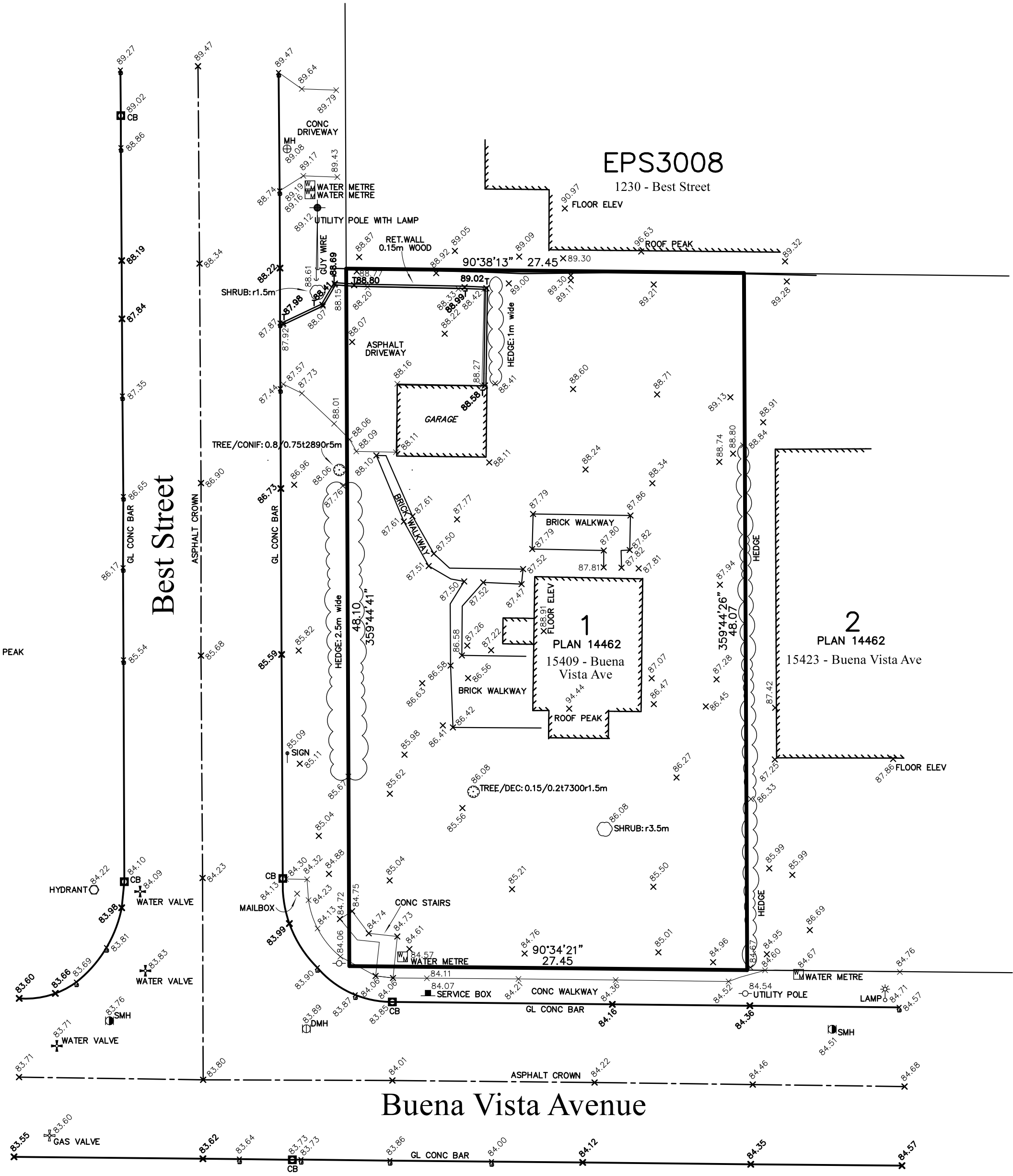
CURRENT CIVIC ADDRESS:

15409 - BUENA VISTA AVENUE,
WHITE ROCK, BC

PID: 009-984-216

Legend

- B Bottom of Feature
- Building Line
- ▣ Catch Basin
- Drain
- Electrical Box/Service Box
- x- Fence Line
- GL Gutterline Elevation
- LD Gutterline Letdown
- ⊕ Gas Valve
- ▣ Gate Post
- ← Guy Wire
- Hedge Line
- Hydrant
- ⊙ Inspection Chamber
- ⊙ Lamp
- ▣ Lawn Basin
- ⊕ Manhole
- ⊙ Monitoring Well
- ⊙ Parking Meter
- ▣ Sanitary Manhole
- ↑ Sign
- × Spot Elevation
- ⊙ Storm Manhole
- ▣ Sump
- T Top of Feature
- TREE/DEC: 0.20t9896r1.5m
- Utility Pole
 - Drip line radius
 - Tag Number
 - Trunk Diameter
- Utility Pole with Lamp
- ⊙ Water Metre
- ⊕ Water Valve



PROPERTY BOUNDARIES	DRAWING NOTES	ELEVATION DERIVATION	DATE OF FIELD SURVEY DECEMBER 20, 2021	H.Y. Associates Land Surveying Ltd. British Columbia Land Surveyors
<ul style="list-style-type: none"> - LEGAL BOUNDARIES ARE DERIVED FROM LAND TITLE OFFICE RECORDS ONLY. PROPERTY BOUNDARIES BASED ON POSTING PLAN EPP39430. - THIS PLAN IS NOT TO BE USED FOR DETERMINATION OF PROPERTY BOUNDARIES. - CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN. REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL CHARGES. 	<ul style="list-style-type: none"> - TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. TRUNK DIAMETER MEASURED 1.4m ABOVE GRADE. - FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL. NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES. - BUILDING LOCATIONS ARE SHOWN TO THE EXTERIOR FACE OF THE EXTERIOR WALL. 	ELEVATIONS DERIVED FROM CITY OF WHITE ROCK MONUMENT 88H3880 LOCATED AT THE INTERSECTION OF BEST STREET AND BUENA VISTA AVENUE ELEV= 83.781m CVD28GVRD2018	EUGENE WONG B.C.L.S.	#200, 9128 - 152nd Street Surrey, B.C. V3R 4E7 Tel. 604-583-1616 File: 215835LS Dwg: 215835_TO.DWG

OCP Amendment 15409 Buena Vista Avenue White Rock

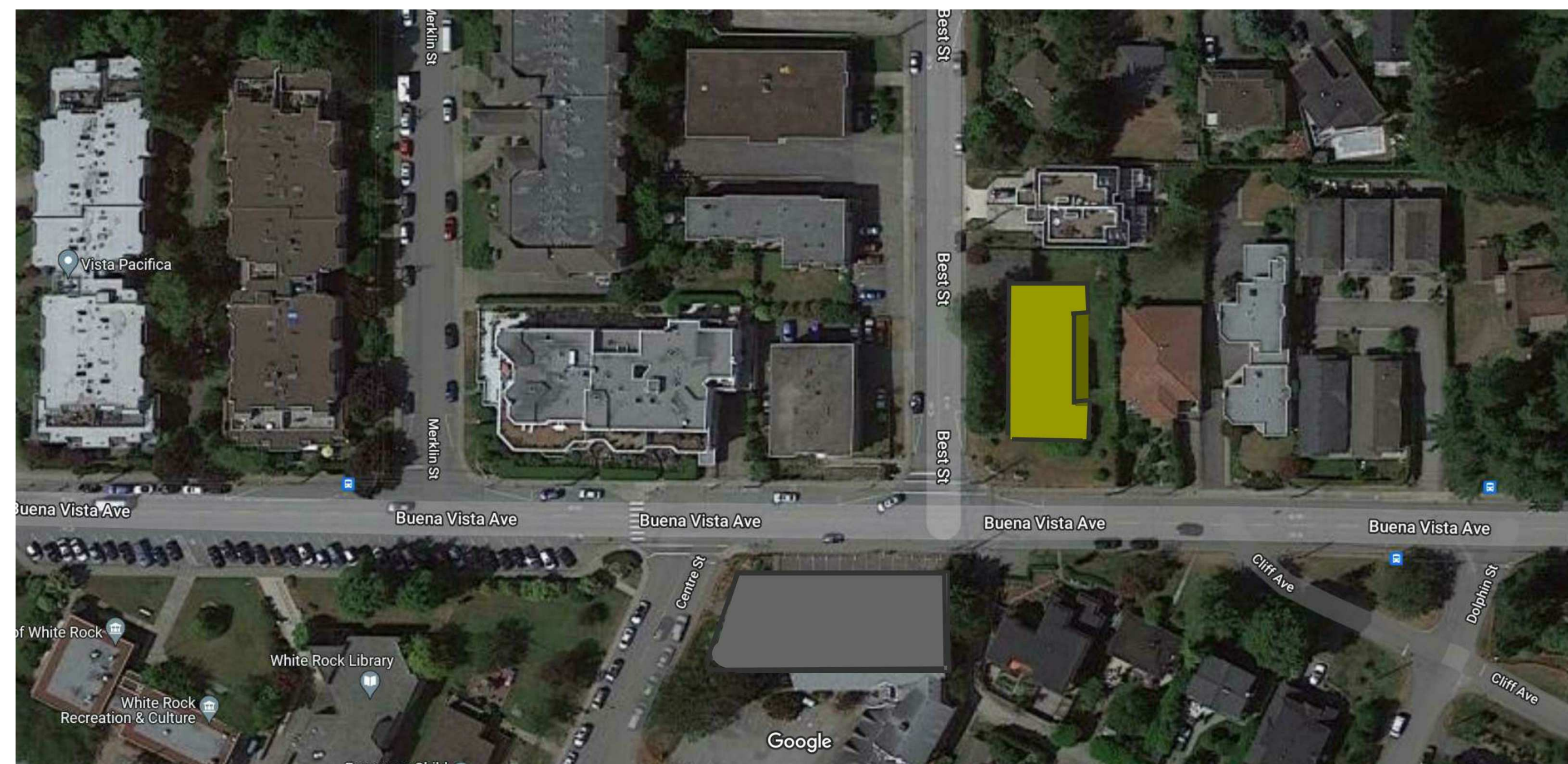
Proposed 15-unit Apartment Building

Lot 1 Section 11 Township 1
New Westminster District
Plan 14462



#923-409 Granville Street
Vancouver, B.C., V6C 1T2
Tel: 604 688 0100
Fax: 604 331 8761
www.salikanarchitecture.ca

1	Issued for Preliminary Review	2021-11-26
2	Issued for OCP Amendment	2022-02-28
3	Revised for OCP Amendment	2022-12-16



OCP Amendment
15409 Buena Vista Avenue
White Rock, B.C.

Cover Sheet

Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

A100

Scale: 1 : 200



Architect AIBC MRAIC

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2 3D View -Front

OCP Amendment & Rezoning - From RS-1 to RM-2:

Requirement	RS-1 Allowable/ Required	RM-2 Allowable/ Required	Provided
Lot Size	15.0m x 27.4m 464 sq.m.	18.0m x 30.5m 742 sq.m.	27.45m x 48.1m 1,315 sq.m.
Setbacks			
Front	7.5m	6.0m	6.0m
Rear	7.5m	6.0m	6.3m
Exterior side	7.5m	6.0m	6.0m
Interior side	1.5m	3.0m	3.0m
- with windows	---	5.0m	5.0m
Building Height	7.7m	10.7m	10.7m (3 stories + basement)
South Facade Height	(upper floor max. 80% of main floor)	6.0m (from avg. grade)	6.0m (from avg. grade)
Site Coverage	40% 526 sq.m.	45% 592 sq.m.	45.7% 601.7 sq.m.
Residential FAR	0.50 657.5 sq.m.	1.10 1,446 sq.m.	1.01 1,331 sq.m.
Parking	2 spaces	23 spaces	17 underground (3 small car; 1 accessible; 1 EV level 2)
Bicycle Parking	---	18 spaces	12 spaces
Density	1 unit	50 units / 0.4ha = 16 units	15 units

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OCP Amendment

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White Rock, B.C.

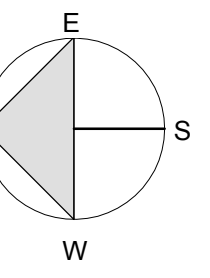
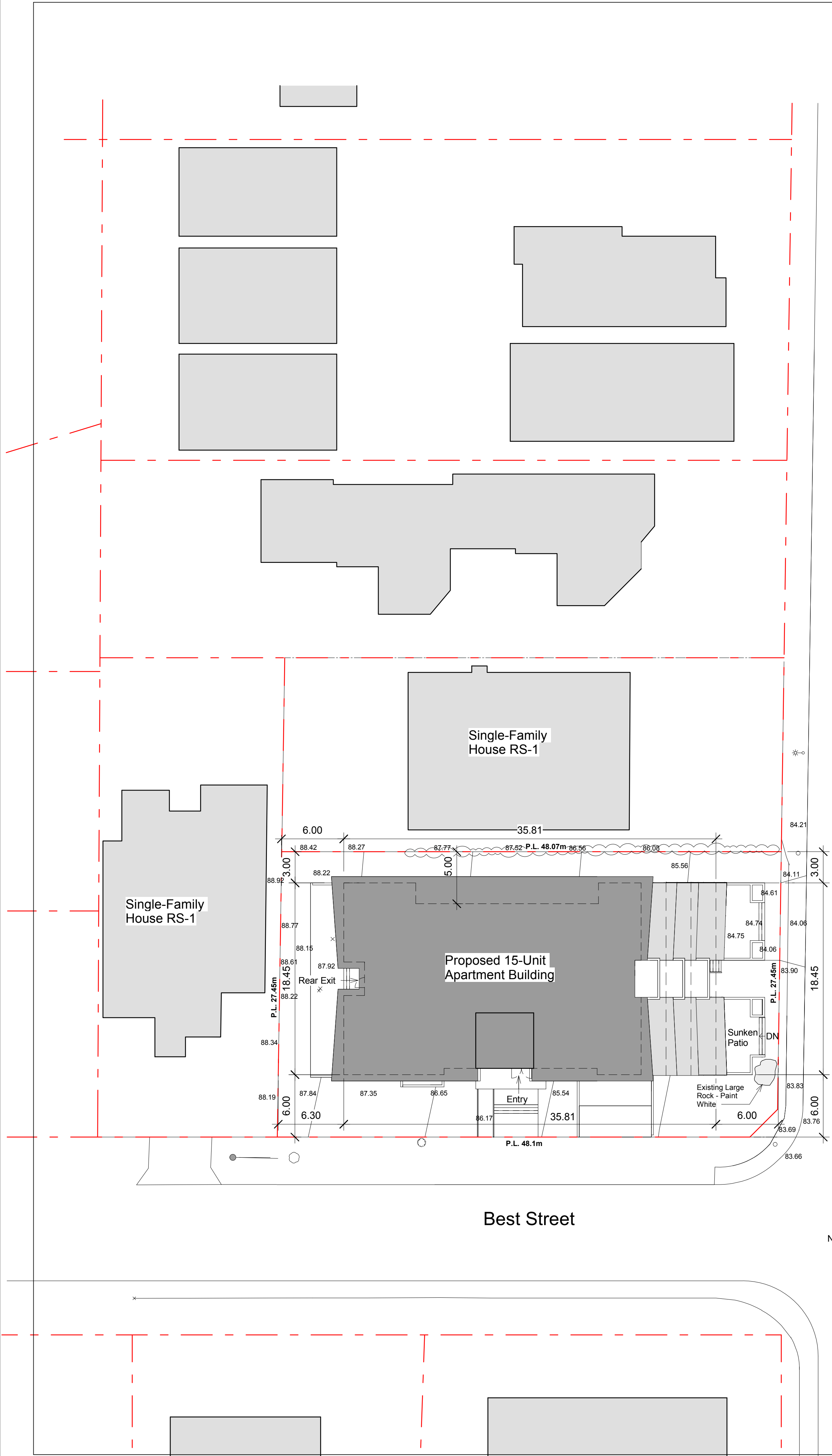
Site Plan, Project
Data, 3D View

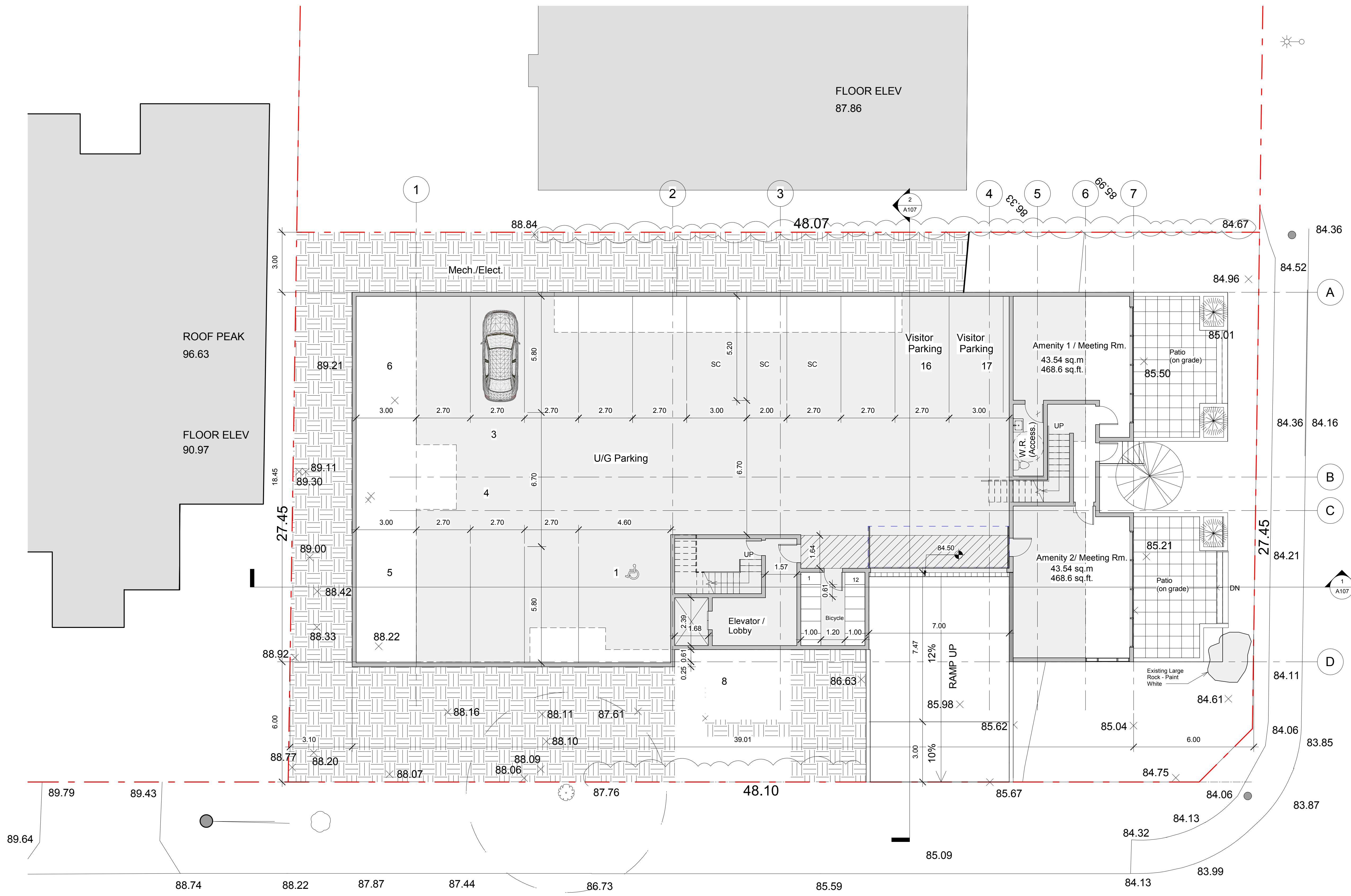
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Date	2021-11-26
Drawn by	JYT
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A101

Scale: 1 : 200

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Buena Vista Avenue

Best Street

1 Basement
1 : 100



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OCP
Amendment

15409 Buena Vista Avenue
White Rock, B.C.

Basement Plan

Scale 1 : 100

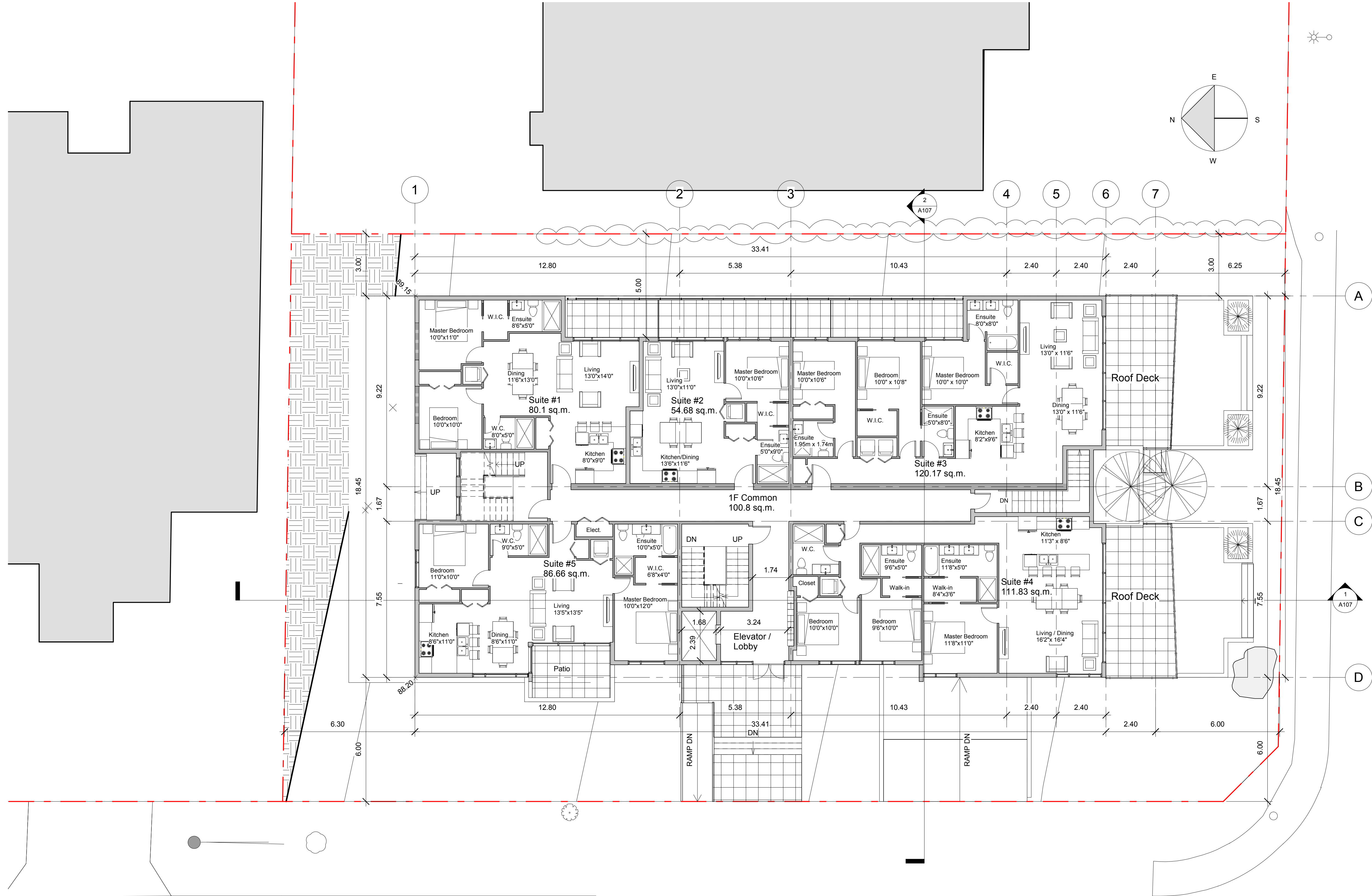
Project number	2107
Date	2021-11-26
Drawn by	Author
Checked by	RAS

A102



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1 1st Floor
1 : 100

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OCP Amendment

15409 Buena Vista Avenue
White Rock, B.C.

1st Floor Plan

Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

A103

Scale: 1 : 200

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OCP Amendment

15409 Buena Vista Avenue
White Rock, B.C.

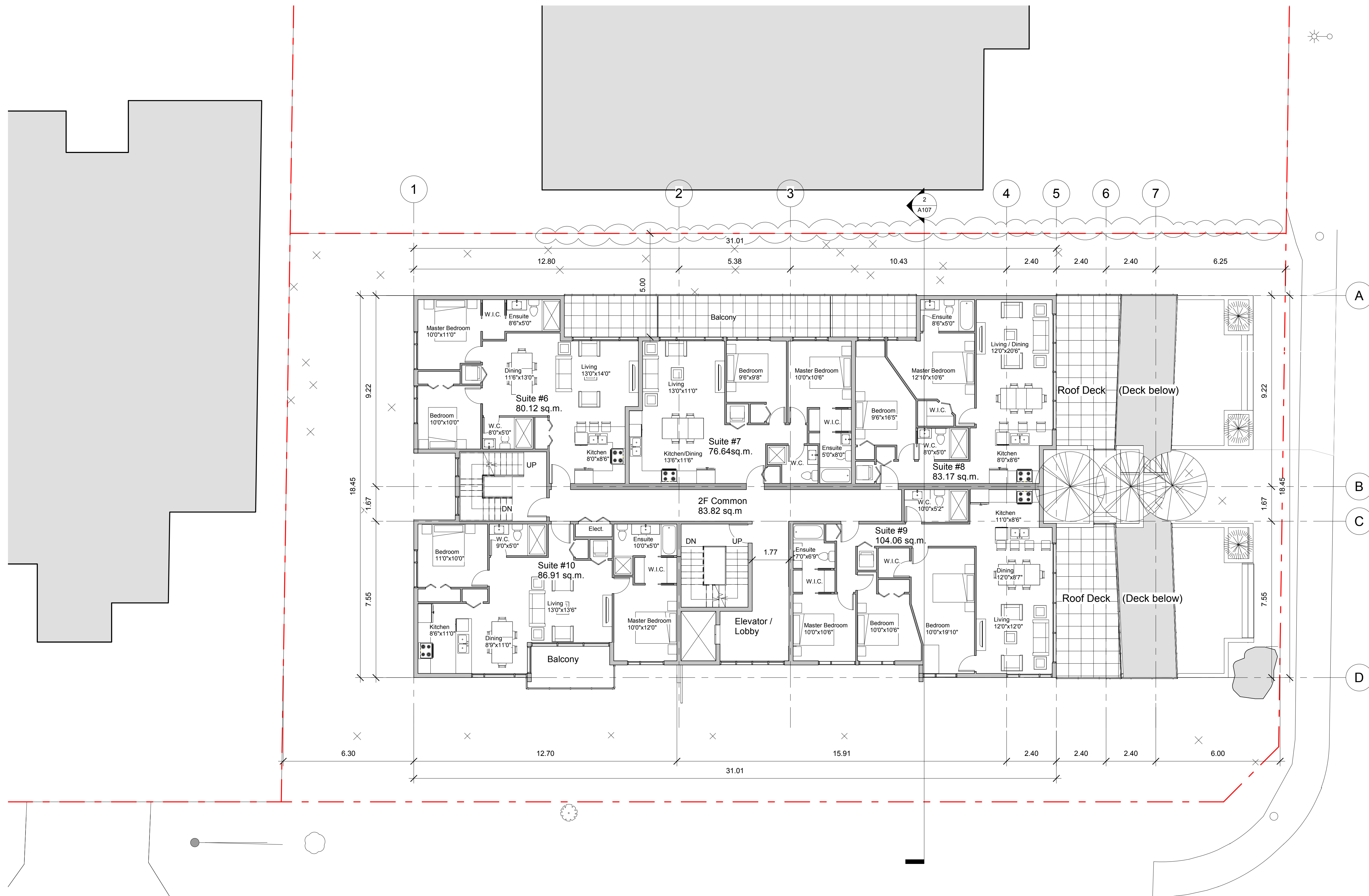
2nd Floor Plan

Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

A104

Scale: 1 : 200

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1 2nd Floor
1 : 100



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OCP Amendment

15409 Buena Vista Avenue
White Rock, B.C.

3rd Floor Plan

Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

A105

Scale: 1 : 200

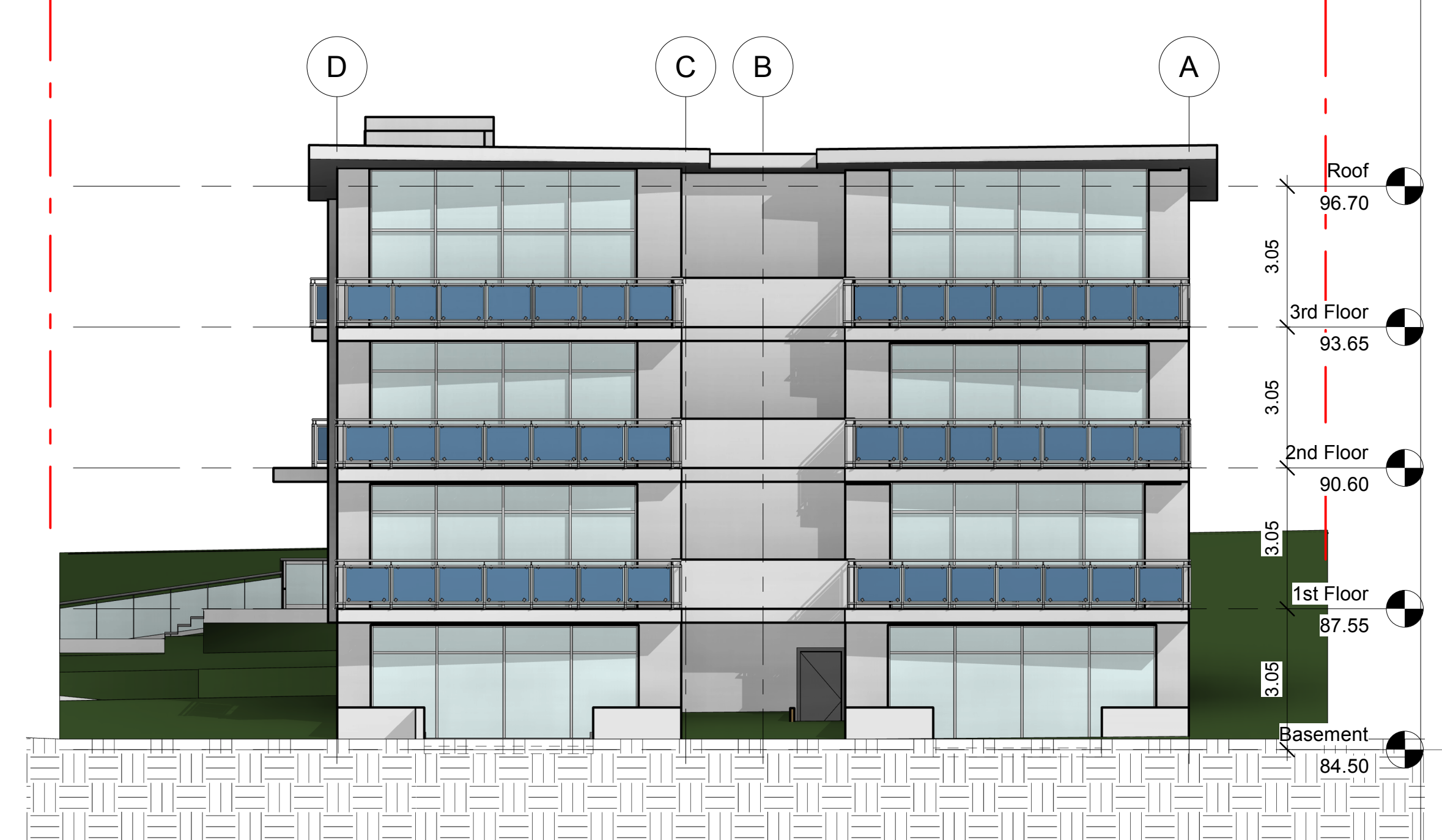


1 3rd Floor
1 : 100

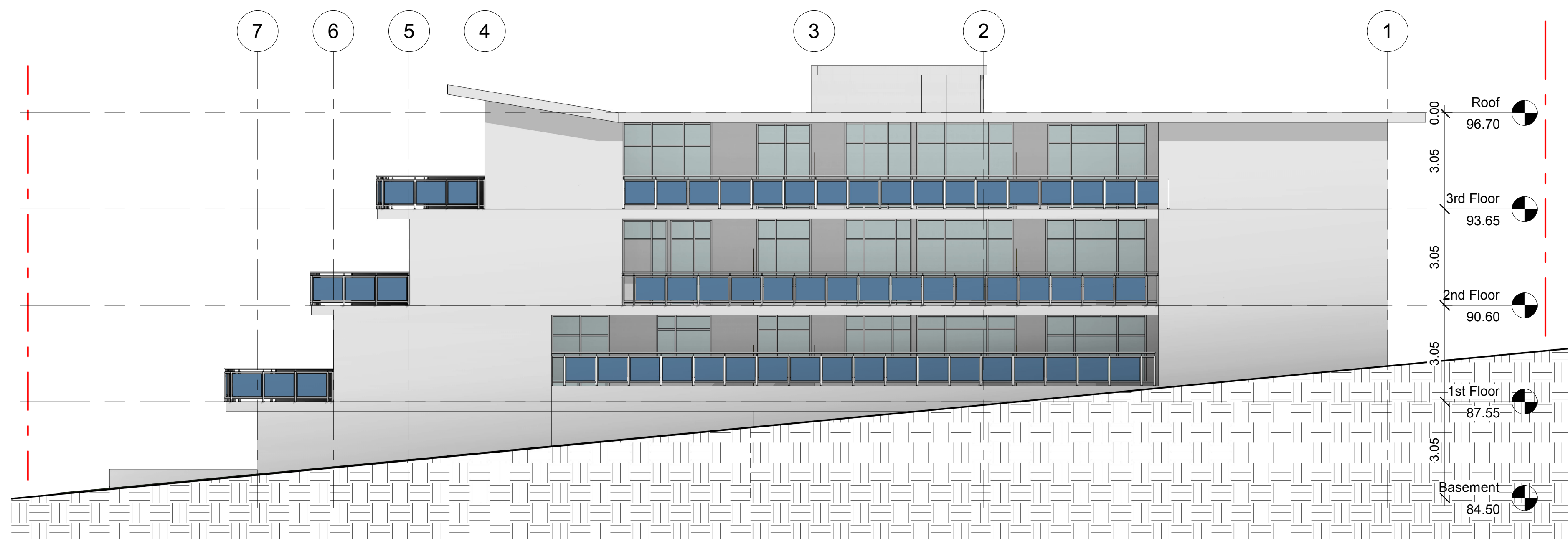
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4 West
1 : 100



1 South
1 : 100



3 East
1 : 100



2 North
1 : 100



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OCP
Amendment

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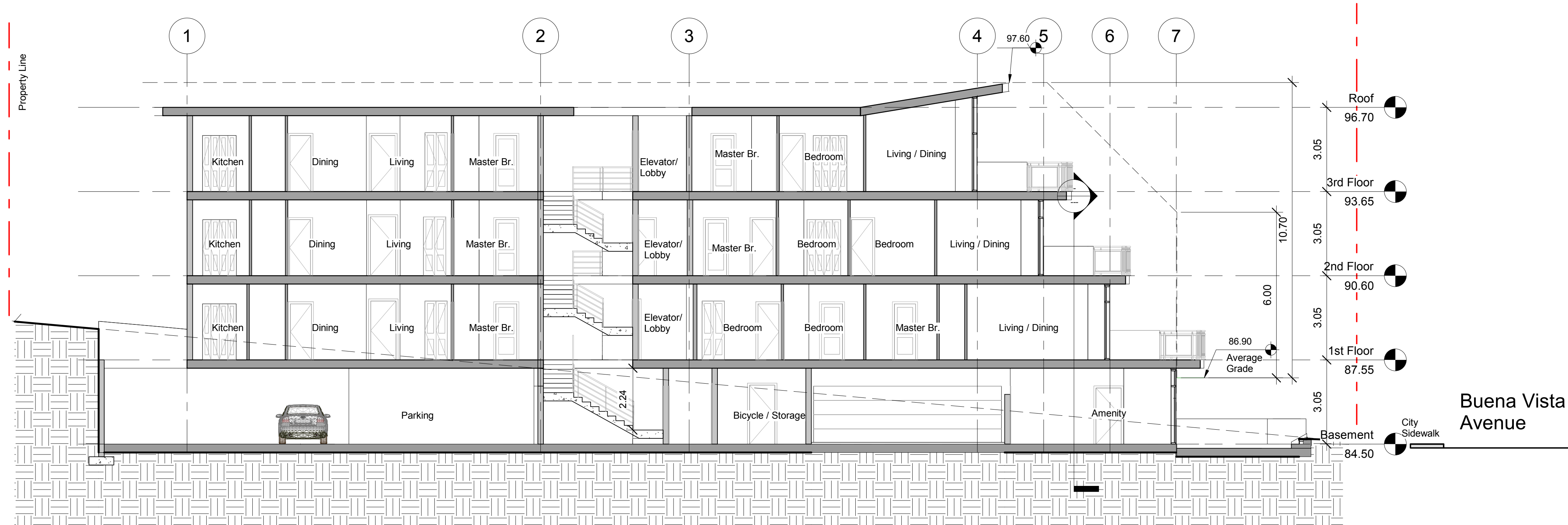
Elevations

A106

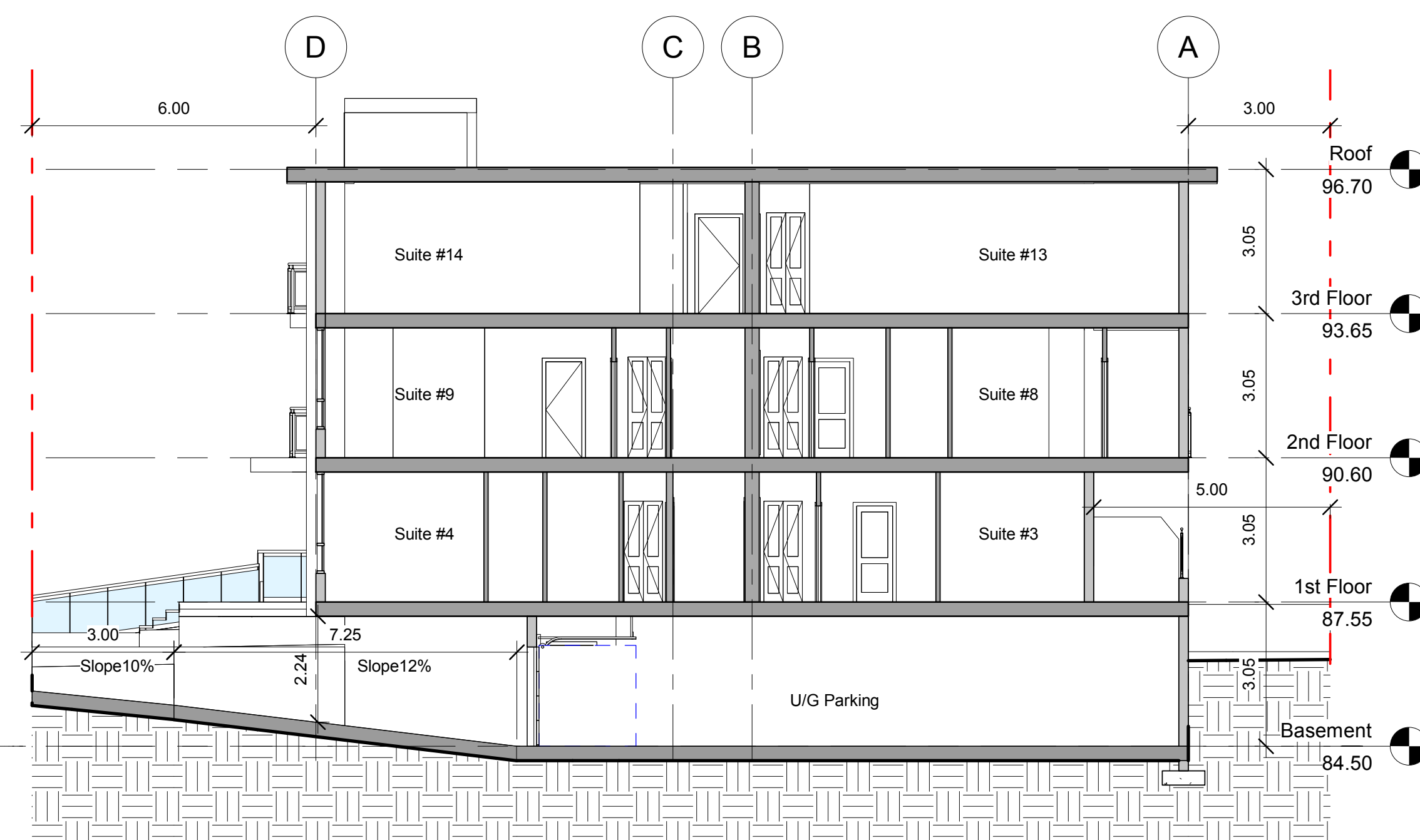
Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

Scale

1 : 100



1 Section 1
1 : 100



2 Section Through Driveway
1 : 100



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OCP
Amendment

15409 Buena Vista Avenue
White Rock, B.C.

Section 1 &
Section Through
Driveway

Scale

1 : 100

Project number	2107
Date	2021-11-26
Drawn by	JYT
Checked by	RAS

A107



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OCP Amendment

15409 Buena Vista Avenue
White Rock, B.C.

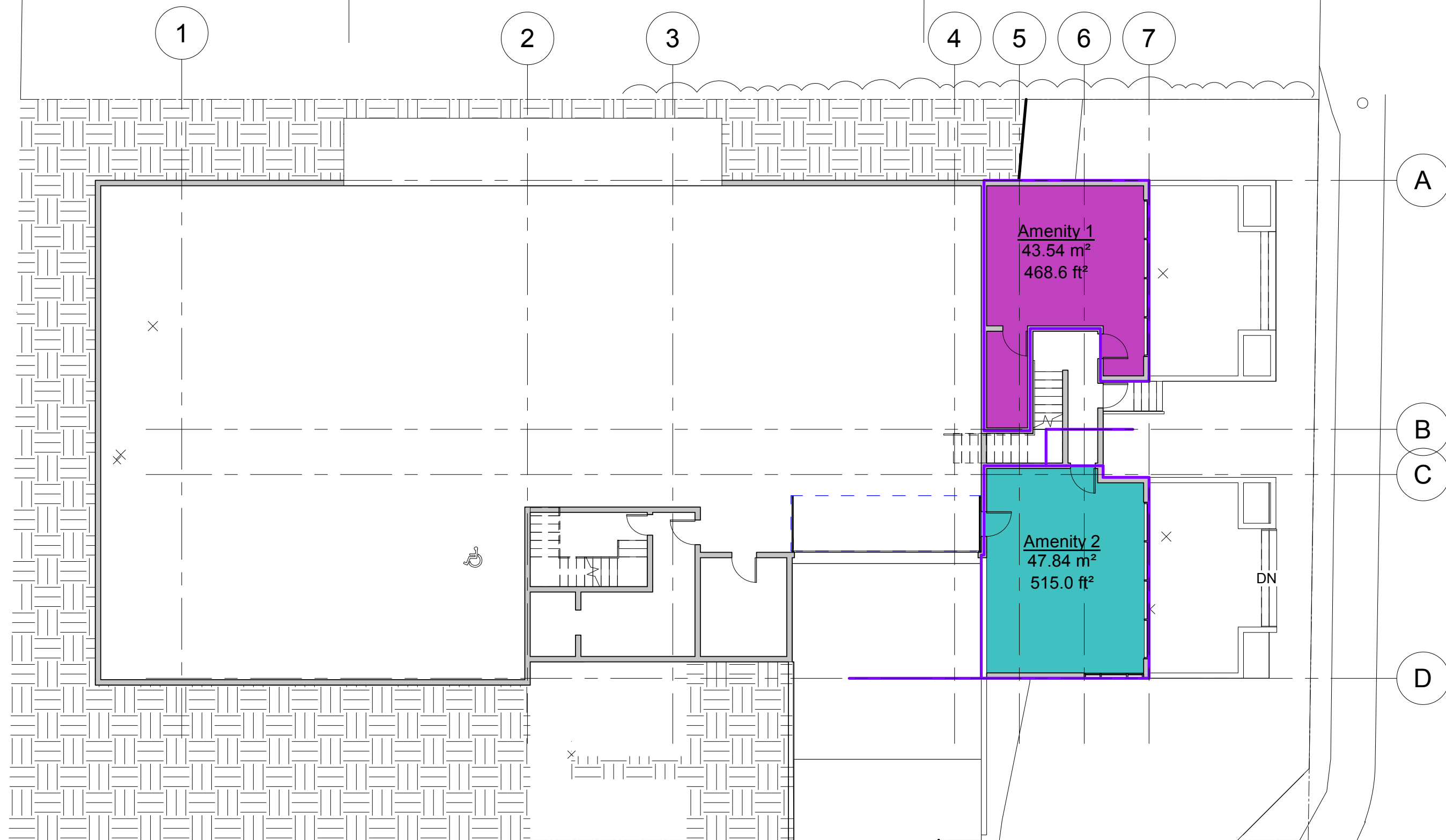
Area Plans

Project number	2107
Date	2021-11-26
Drawn by	Author
Checked by	RAS

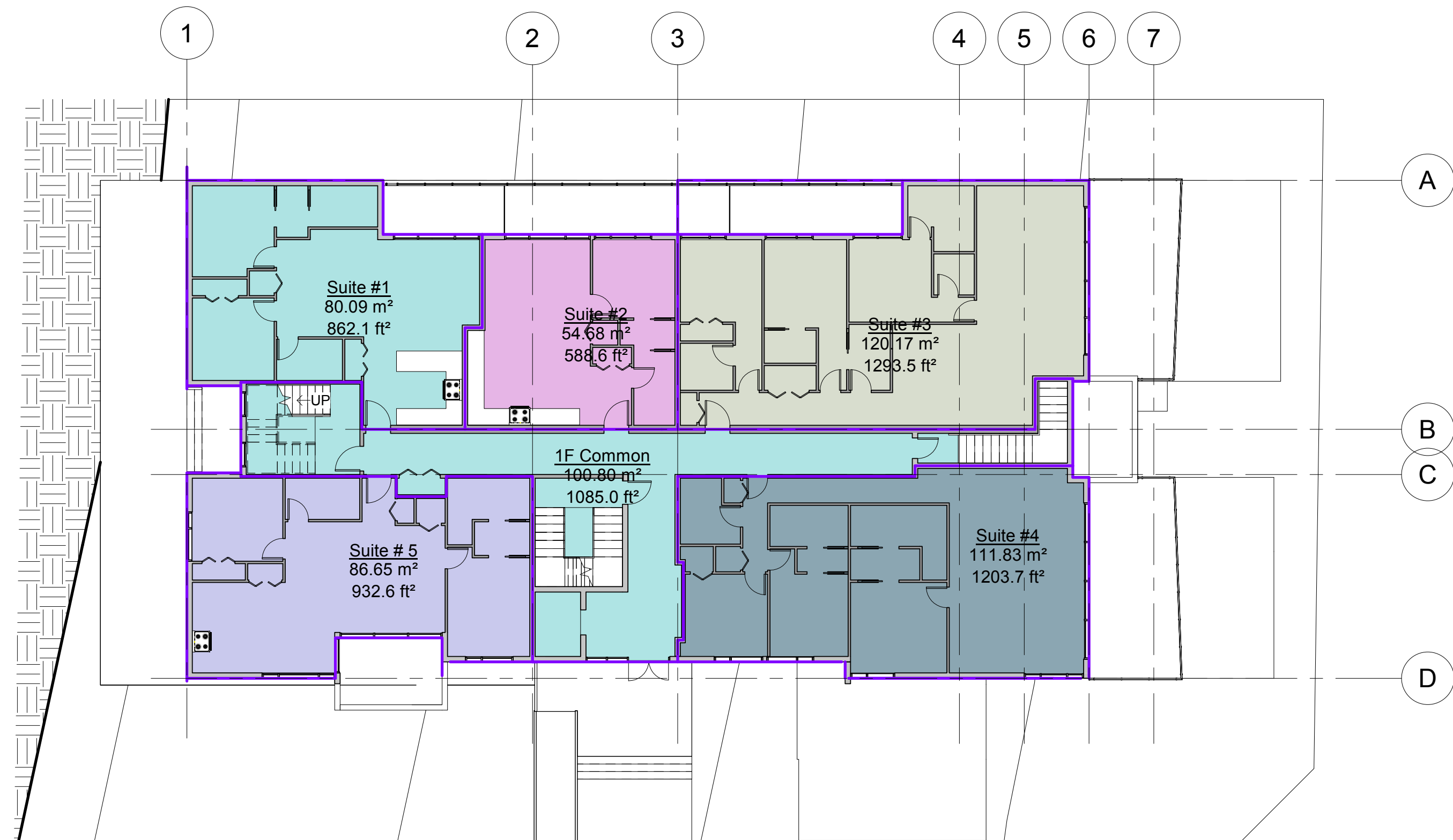
A108

Scale: 1 : 200

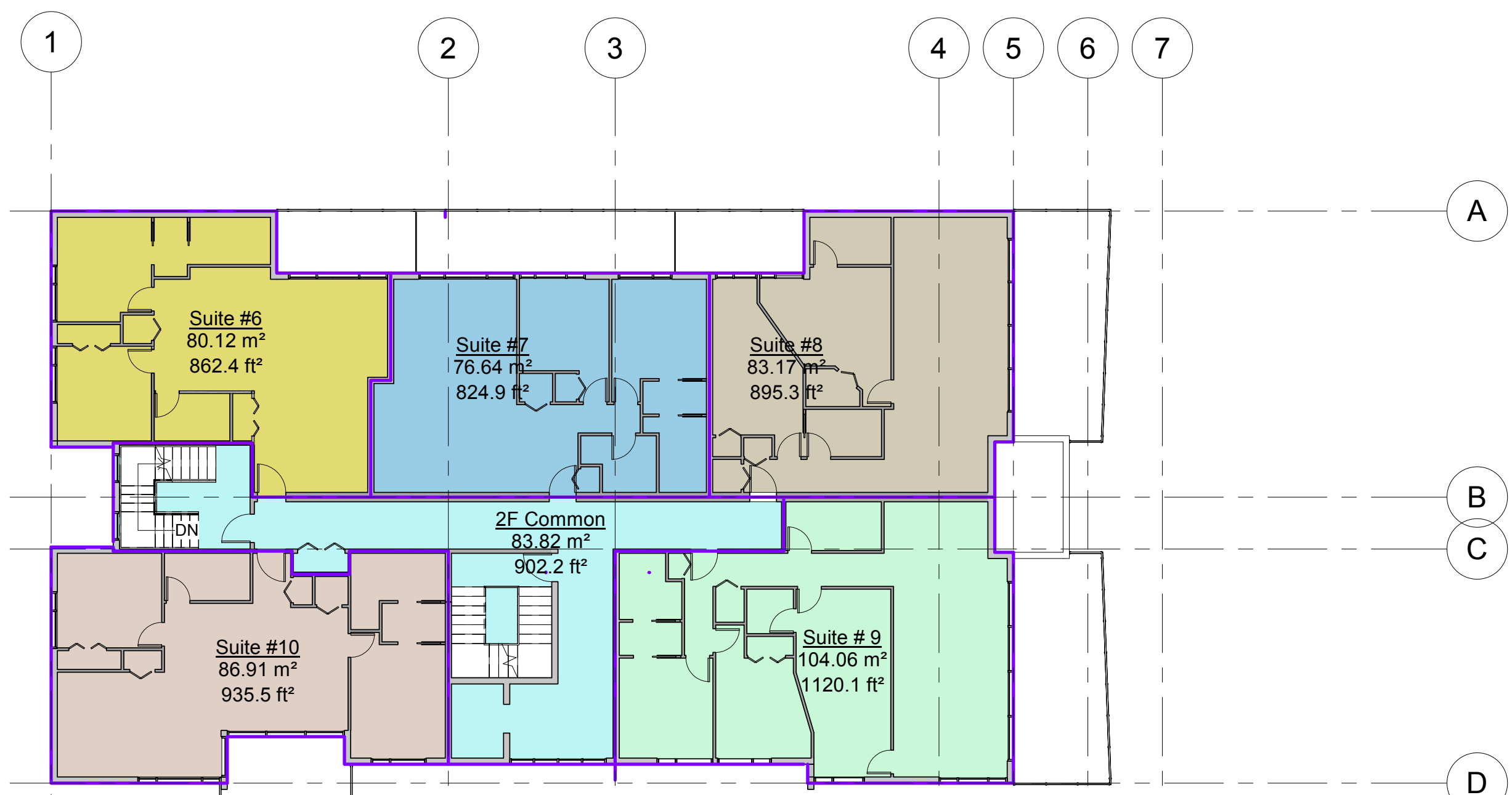
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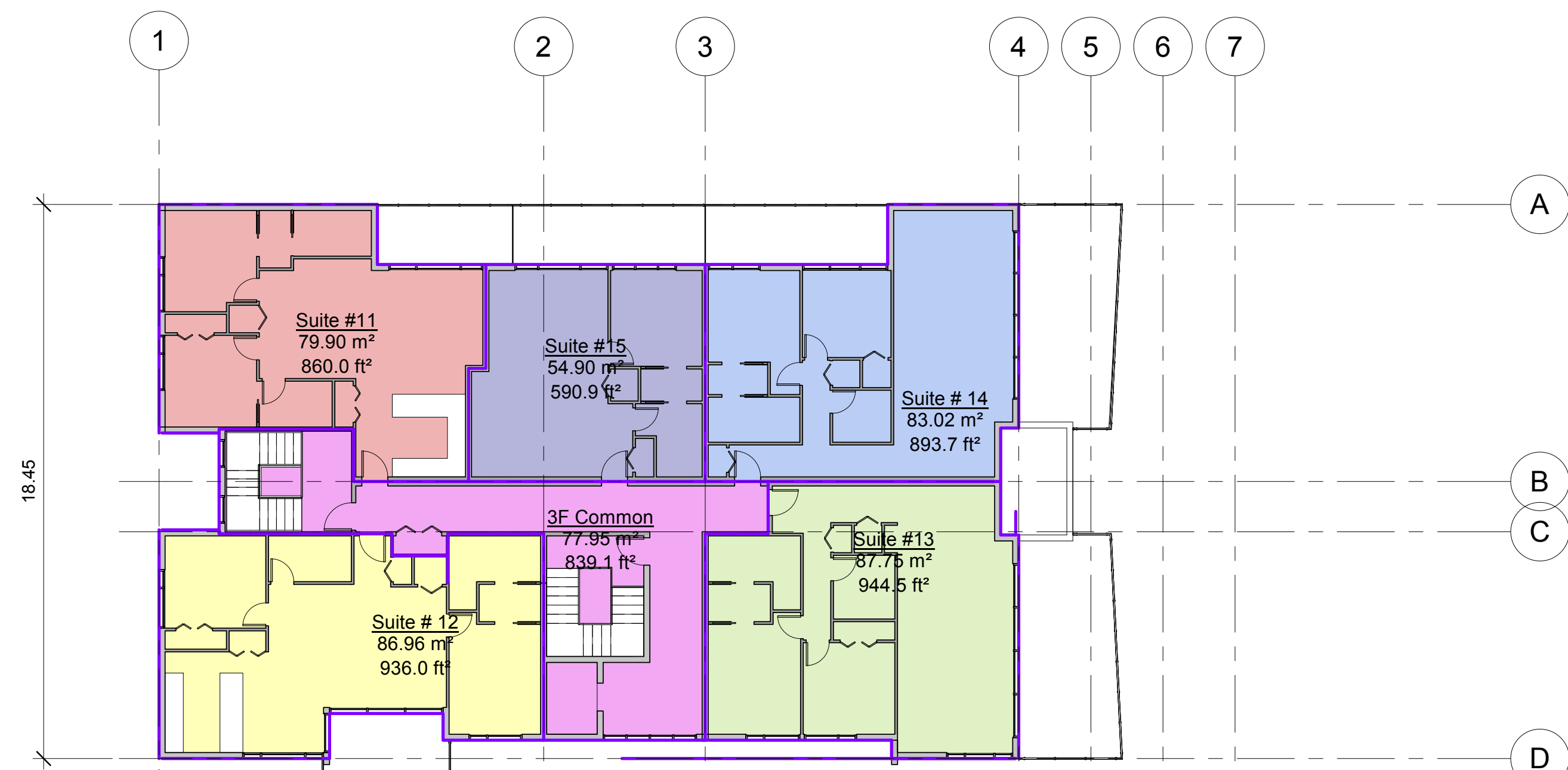
1 Basement
1 : 150



2 1st Floor
1 : 150



3 2nd Floor
1 : 150



4 3rd Floor
1 : 150



1 3D View - NE



2 3D View -SE



3 3D View -SW



4 3D View-NW



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15409 Buena Vista Avenue
White Rock, B.C.

3D Massing Views

Project number	2107
Date	2021-11-26
Drawn by	Author
Checked by	Checker

A109

Scale: 1 : 200

ATTACHMENT C



Arborist Report

Inventory and Assessment of Trees Associated to Construction at
15409 Buena Vista Avenue, White Rock

March 22, 2022

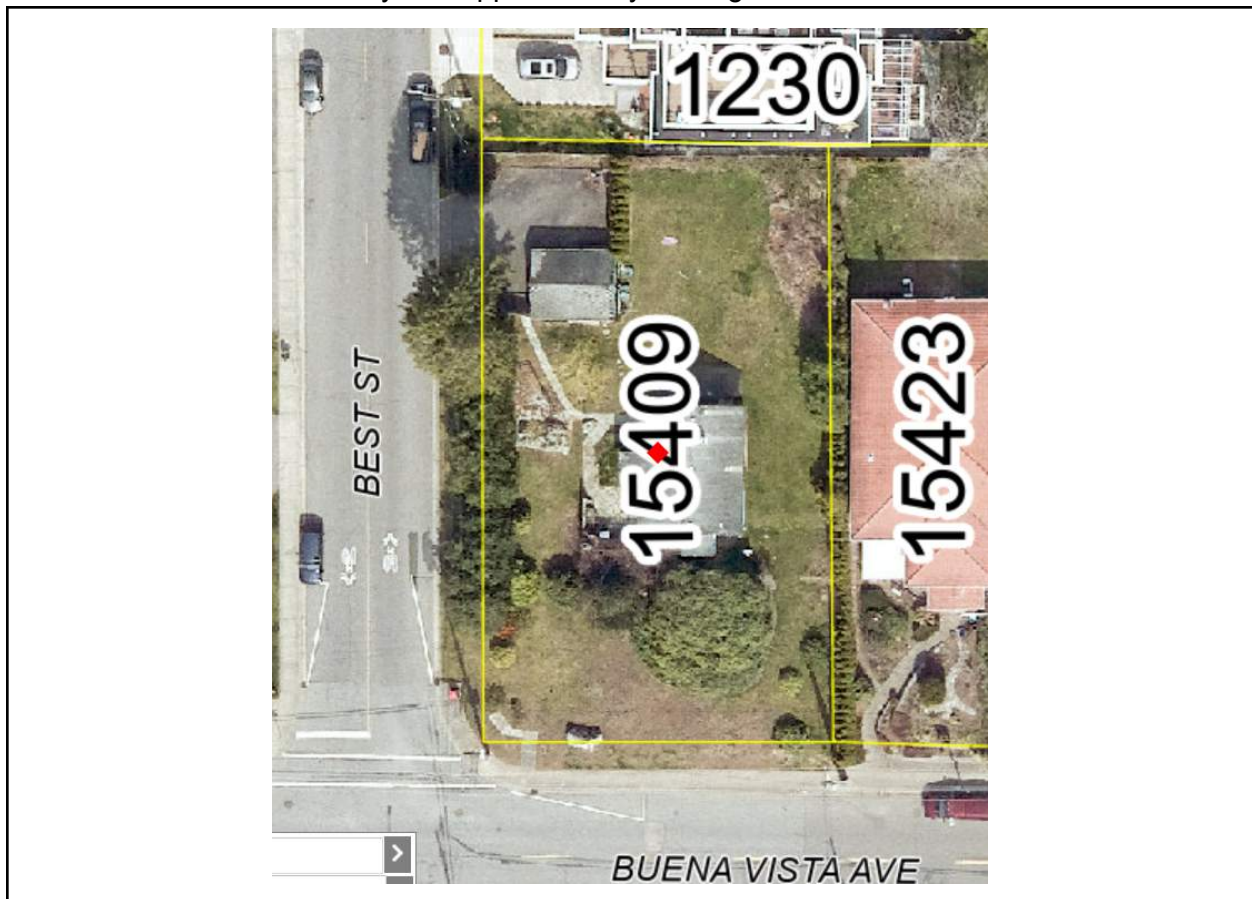
Adrian Szabunio, Diploma in Civil Engineering Technology
ISA Certified Arborist and Tree Risk Assessor PR 5079A

Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated with the demolition and construction of a house at 15409 Buena Vista Avenue, White Rock. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure. Soil testing, root exploration and internal probing of tissue have not been incorporated in the findings.

The observations recorded are based on inspections performed on March 21, 2022. The weather at that time was rainy and approximately six degrees Celsius.



aerial image of property before redevelopment

Findings

The property at 15409 Buena Vista Avenue is located on the North side of Buena Vista Avenue, near the intersection of Best Street and Buena Vista Avenue. At the time of observation a residential house stood on the lot. Associated trees were comprised of native conifers and deciduous species. Trees located on the subject property, City property and neighbors trees close to the property lines are considered in the findings of this report.



image of property from street at time of field data collection

Tree Inventory and Assessment

tag	species	dbh	description	action
432	<i>Ilex aquifolium</i> Holly	16+ 23= 39cm	<p>Single stem tree to 1.2m then splits into twin codominant leaders. Canopy is vigorous, and has light deadwood on the interior.</p> <p>Live Crown Ratio: 70% Crown Radius: 2m Height: 3m</p> <p>Its TPZ is 2.34m</p>	<p>Remove</p> <p>Tree conflicts with proposed building footprint</p>
ci1	<i>Thuja plicata</i> Western Red Cedar	110cm	<p>Twin stems fused together from base with no separation between the stems until approximately 2m high. Canopy is raised above the overhead power lines and has light deadwood on the interior. The top has multiple leaders with included bark unions.</p> <p>Live Crown Ratio: 55% Crown Radius: 3.8m Height: 10-12m</p> <p>Its TPZ is 6.60m</p>	<p>Retain</p> <p>Install a tree barrier 6.60m from the tree.</p> <p>Arborist supervision recommended for building/parkade excavation. Excavation comes 2.89m from the base of the tree.</p>

Summary Table

	subject property	off-site	City property
# of trees in total	1	0	1
# to be removed	1	-	0
# to be protected	0	-	1

Images



IMAGE 1- Tree ci1



IMAGE 2- Tree #432



IMAGE 3- Holly Hedge along Best Street. To be removed



IMAGE 4- Smaragd hedge along East of property. A portion to be removed.



IMAGE 5- Undersize tree



IMAGE 6- Undersize tree



IMAGE 7- Cedar hedge on East side of property. A portion to be removed.



IMAGE 8- Smaragd hedge near existing garage. To be removed.

Conclusion

Property, plans and trees have been assessed by arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Removals:

- Tree #432- Tree conflicts with proposed building footprint.
 - The Smaragd hedge mid lot is recommended for removal, its location conflicts with the building footprint.
 - It is recommended to remove a portion of the hedge on the East side of the property as the excavation for the parkade will conflict with the location of the hedge.
 - It is recommended to remove the hedge along the West property line to accommodate the entry was along the West side of the building

Recommended Tree Protection:

- Tree barriers shown on the “Tree Plan for Construction” are to be installed and kept in place during the entire duration of construction.
 - Arborist supervision recommended for building/parkade excavation within TPZ of tree ci1.

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

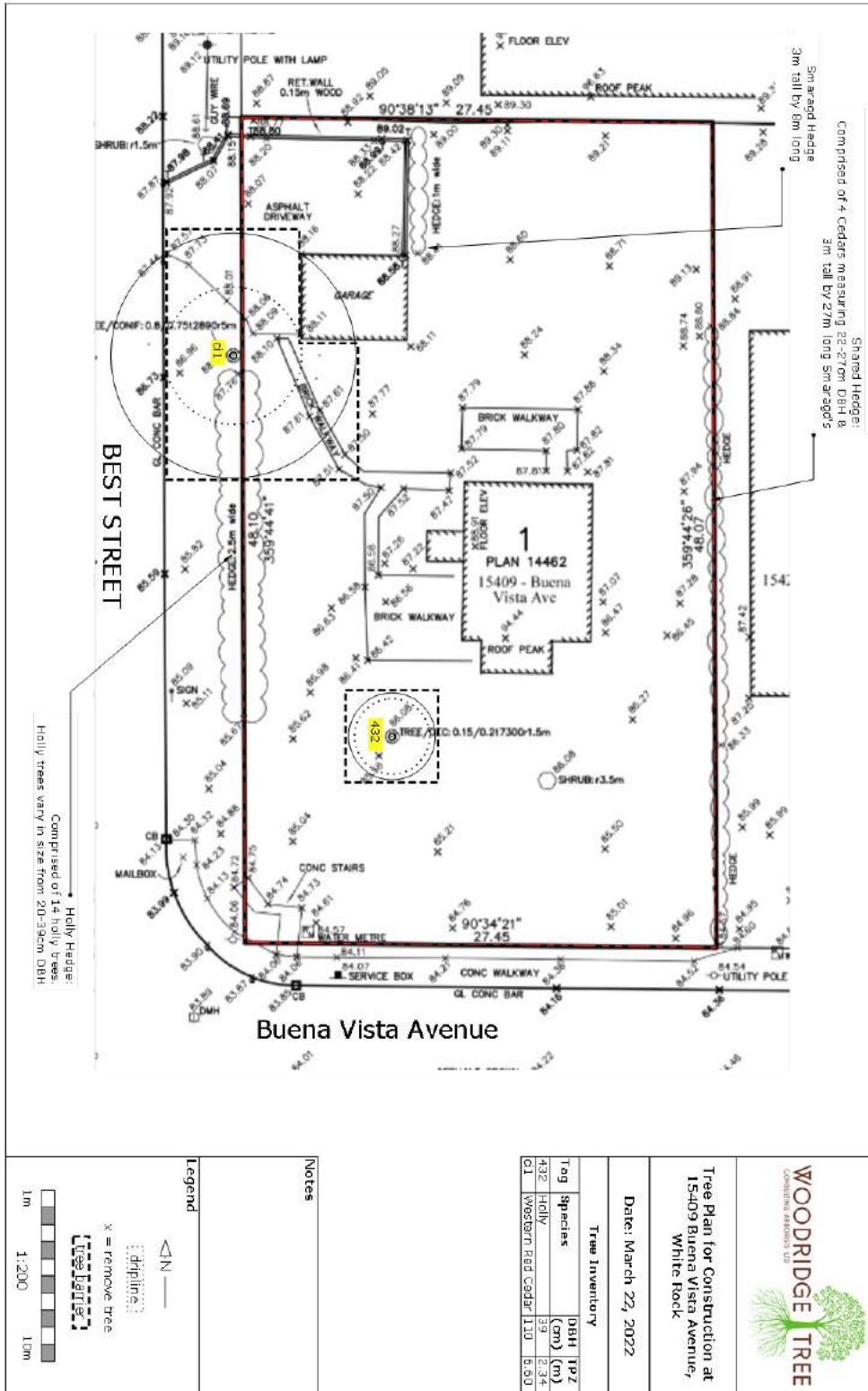
- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.

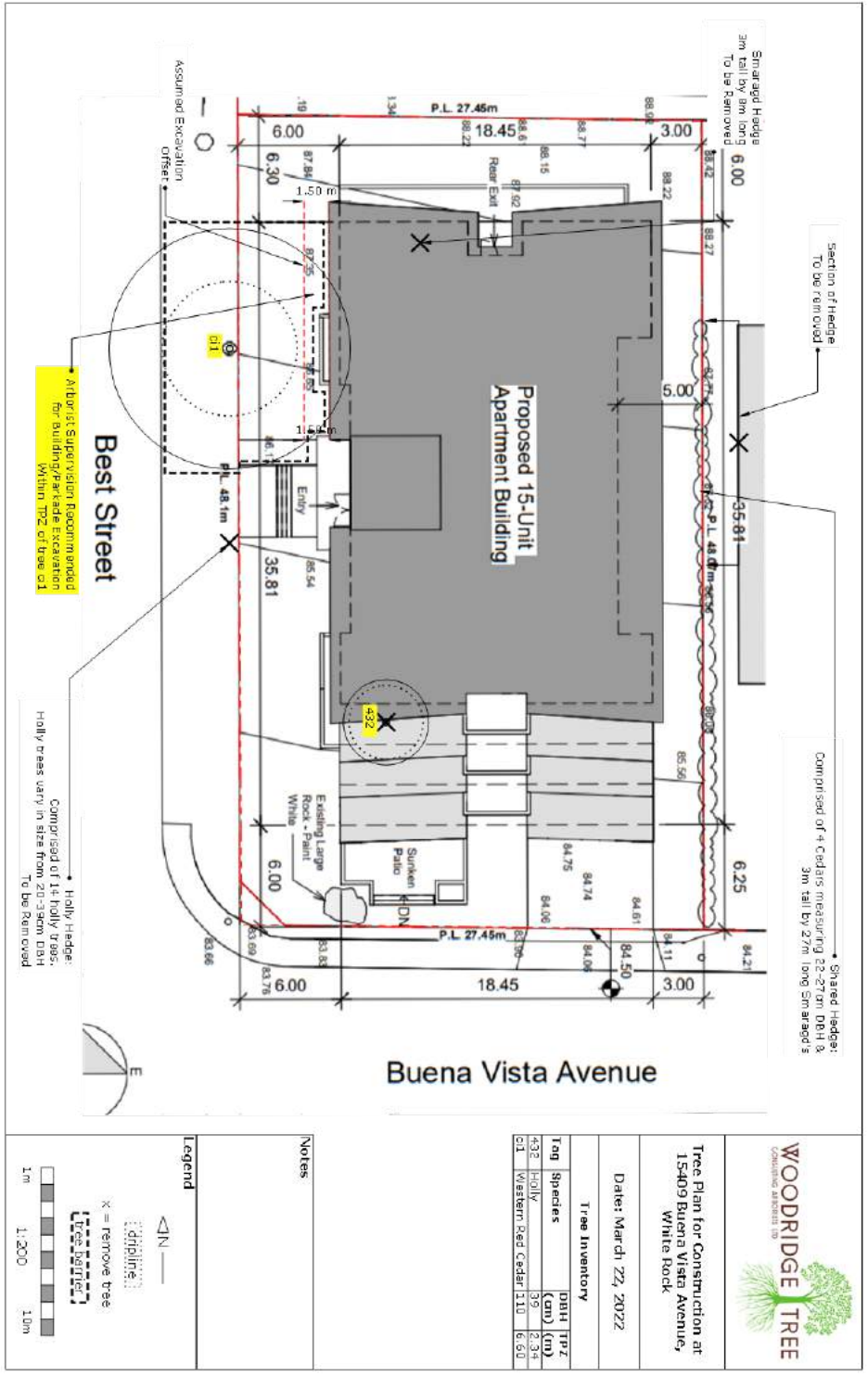


Adrian Szabunio
Diploma in Civil Engineering Technology
ISA Certified Arborist
ISA Tree Risk Assessment Qualified
PR 5079A
Woodridge Tree Consulting Arborists Ltd.
adrian@woodridgetree.com

Existing Site



Proposed Building Footprint Plan



Section of Hedge
To Be Removed

Shared Hedges:
Comprised of 4 Cedars measuring 22-27cm DBH &
3m tall by 27m long Smartard's

Arborist Supervision Recommended
for Building/Parade Excavation
Within 7M of tree c.t.

Holly Hedge:
Comprised of 14 Holly Trees.
Holly trees vary in size from 20-35cm DBH
To Be Removed

Buena Vista Avenue



Tree Plan for Construction at
15409 Buena Vista Avenue,
White Rock

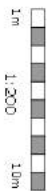
Date: March 22, 2022

Tree Inventory			
Tag	Species	DBH (cm)	Tr P Z (m)
432	HOLLY	39	2-3-4
C1	Western Red Cedar	110	6-50

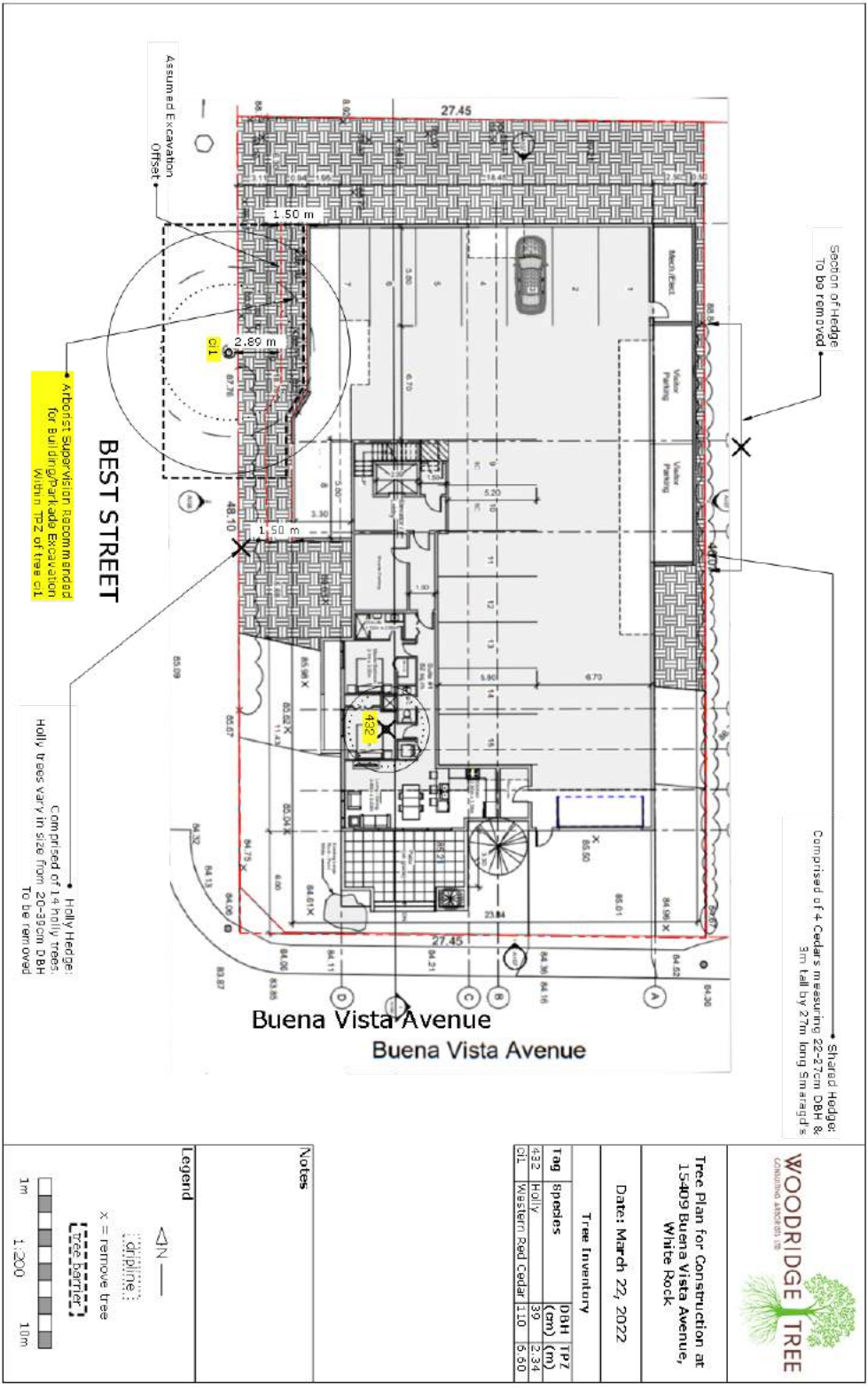
Notes

Legend

- drip-line
- remove tree
- tree



Proposed Building Parkade Plan



Tree Plan for Construction at
15409 Buena Vista Avenue,
White Rock

Date: March 22, 2022

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
432	Holly	30	2.34
C11	Western Red Cedar	110	5.50

Notes

Legend



Replacement Plan

