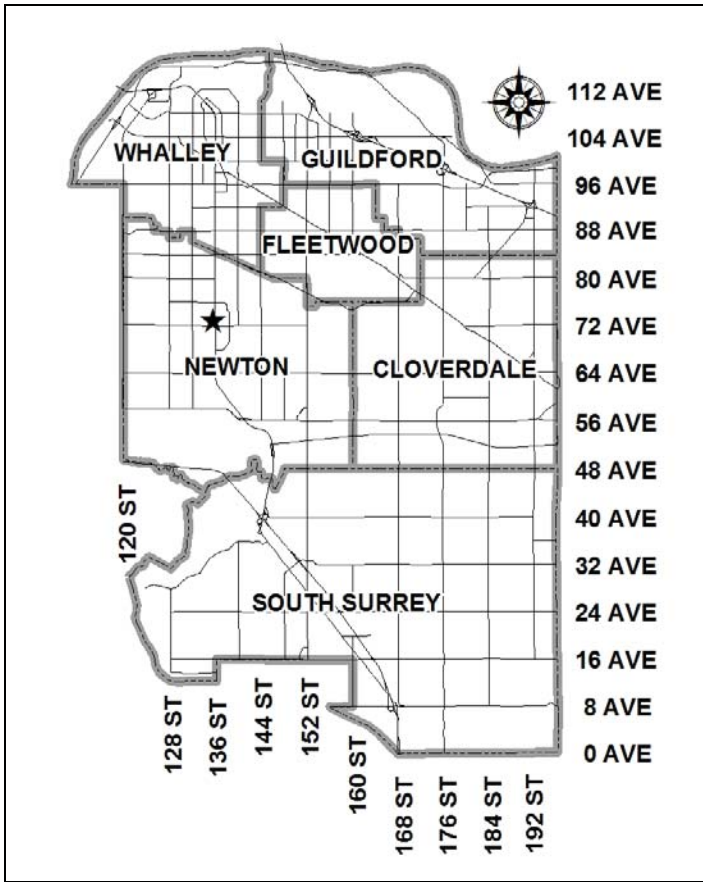


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0321-00

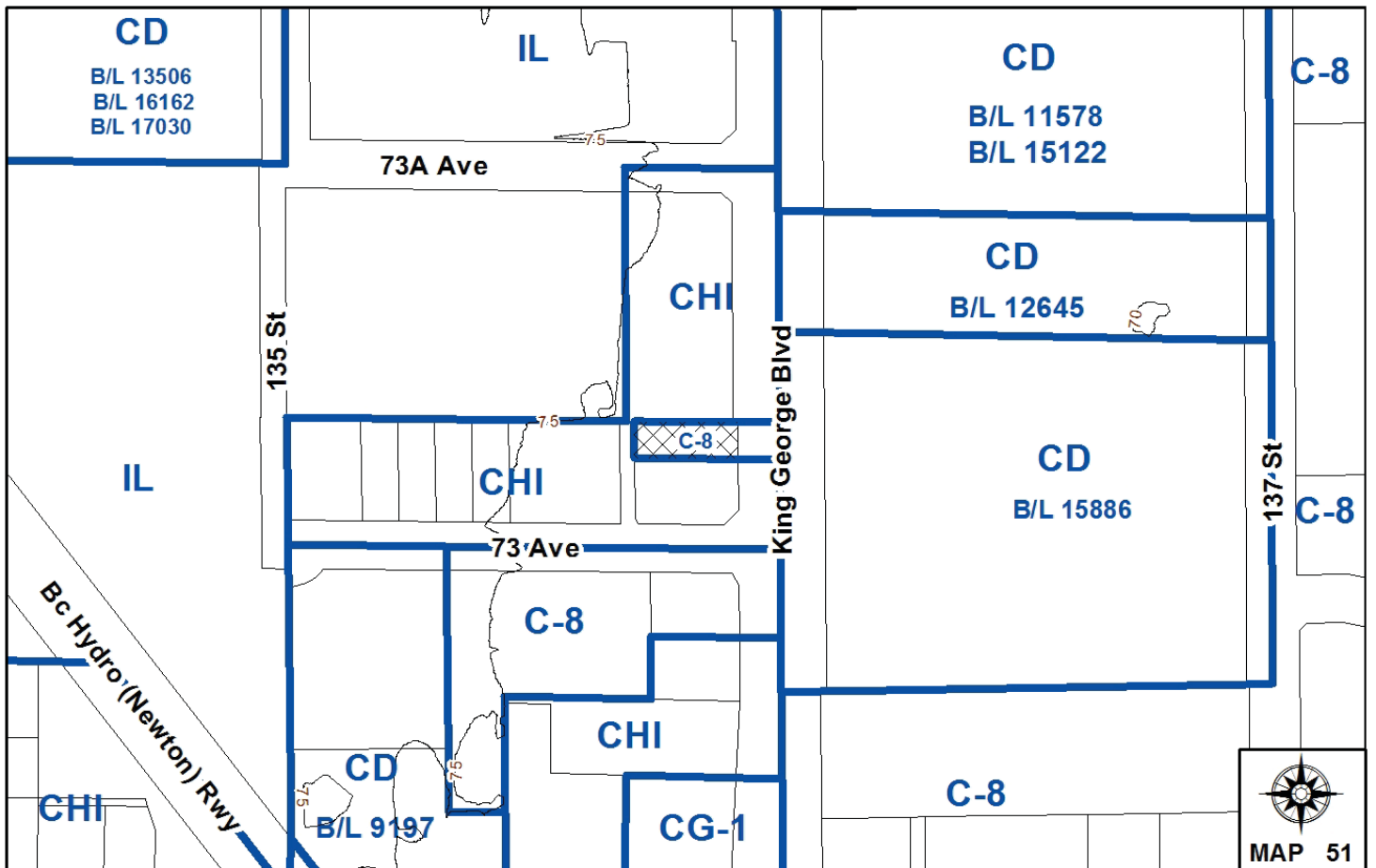
Planning Report Date: February 6, 2017



PROPOSAL:

- **Temporary Use Permit**
 to allow temporary vehicle parking on site.

LOCATION: 7315 - King George Boulevard
OWNER: High Noon Investment Corporation
ZONING: C-8
OCP DESIGNATION: Commercial
TCP DESIGNATION: Mass Merchandising (1990 Newton Town Centre Plan)



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing the use of the subject property as a staff parking lot for employees of Sunrise Poultry Processors Ltd. located at 13542 – 73A Avenue (northwest of the subject site) and for rental vehicles of Hertz Corporation located at 7319 - King George Boulevard (north of the subject site). Parking is not permitted as a singular use under the "Community Commercial Zone (C-8)".

RATIONALE OF RECOMMENDATION

- The subject site has been used as a parking lot since 2014.
- A Temporary Use Permit will allow for the interim use of the subject site as a parking lot while the owners of Sunrise Poultry Processors Ltd. address a long-term solution for their employee parking.
- A Temporary Use Permit will not prevent the property from developing as a commercial use within the Newton Town Centre Plan (TCP) in the future.
- No concerns have been raised by surrounding property owners or businesses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7914-0321-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) registration of a reciprocal parking and access easement across the subject lot (7315 - King George Boulevard) and the adjacent lot to the north (7319 - King George Boulevard).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: An unauthorized parking lot associated with the Sunrise Poultry processing facility (located to the northwest at 13542 – 73A Ave) and Hertz Corporation (located to the north at 7319 – King George Boulevard).

Adjacent Area:

Direction	Existing Use	OCP Designation/ TCP Designation	Existing Zone
North:	Sunrise Poultry Processor Ltd. employee parking and car rental (site owned by the applicant)	Mixed Employment/ Mass Merchandising	CHI

Direction	Existing Use	OCP Designation/ TCP Designation	Existing Zone
East (Across King George Blvd):	Commercial Plaza	Town Centre/ Commercial Office	CD (By-law No. 15886)
South:	Restaurant with drive-through (site owned by the applicant)	Commercial/ Mass Merchandising	CHI
West:	Truck parking/storage (site owned by the applicant)	Commercial/ Mass Merchandising	CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located on the west side of King George Boulevard, between 73 Avenue and 73A Avenue in Newton Town Centre. The property is designated "Commercial" in the Official Community Plan (OCP) and "Mass Merchandising" in the Newton Town Centre Plan. It is zoned "Community Commercial Zone (C-8)".
- The property is 653 square metres (7,029 square feet) in area, 15 metres (50 ft.) wide, and 43 metres (141 ft.) deep. The site is currently owned by High Noon Investment Corporation, which operates Sunrise Poultry Processors Ltd. (located at 13542 – 73A Ave to the northwest) and owns surrounding lands to the immediate north, south, and west.
- The site previously contained an older 372 square metres (4,000 sq.ft.) 2-storey commercial building which was non-conforming with respect to parking and setbacks. A Development Permit under Application No. 7908-0267-00 was granted in July 2009 to allow for the renovation of the building to open a Pizza Pizza restaurant on the ground level and offices on the second floor. Subsequently, building renovations were not completed and the vacant building was demolished in 2014 and the site has since been used as a parking lot.
- The applicant has inquired about rezoning the subject site to allow for long-term parking as the C-8 Zone does not permit the use of a parking lot. Staff have advised that rezoning the site to permit a parking lot would not be supported as the subject site is located along the future light rail transit (LRT) route and is within the Newton Town Centre. Accordingly, a more intensive commercial use would be desired along this portion of King George Boulevard.

Current Proposal

- The applicant proposes a Temporary Use Permit (TUP) to permit the subject site to be used as employee parking for Sunrise Poultry Processors Ltd. (located at 13542 – 73A) and rental vehicle parking, which occupies a portion of the adjacent site to the north (7319 - King George Boulevard). The owner of the subject site also owns these two neighbouring sites.

- The applicant explains that the intent of the TUP is to permit additional parking to accommodate the growth and expansion of Sunrise Poultry Processors Ltd. and to accommodate additional rental vehicles for Hertz Corporation, which has recently extended their lease with the property owner for a 5-year term. The adjacent site to the north currently accommodates 108 parking spaces for employees and rental vehicles. The existing off-site employee and customer parking at 7319 King George Boulevard was approved under Development Application No. 7908-0115-00.
- The applicant proposes twenty (20) parking stalls on the subject site (Appendix II). A TUP will allow for the interim use of the subject site as a parking lot while the owners of Sunrise Poultry Processors Ltd. address a long-term solution for their employee parking.
- In 2015, the applicant completed the landscaping on the subject site (and 7319 King George Boulevard) as required under Development Application No. 7908-0115-00. The landscaping on the site consists of a 3 metre (10 ft.) wide planting strip with Pyrus Calleryana trees and shrubs, and will remain unchanged as part of the TUP (Appendix II). The site will also remain partially paved with asphalt on the western half and surfaced with gravel on the eastern half.
- No structures or lighting are proposed for the site. The existing concrete barriers partitioning employee parking and the car rental parking on the site will be removed to implement the proposed parking lot. The waste disposal container currently on site will also be removed.
- The applicant will be required to complete the rear lane to the 6.0 metre (20 ft.) lane standard. An easement for reciprocal access and parking will be required to be registered on title between the subject site and 7319 King George Boulevard to the north.
- The applicant understands that a TUP is only valid for a maximum of 3 years, with the possibility of one three-year extension, subject to Council approval.
- Staff support the TUP to proceed to public notification.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 31, 2015 and January 24, 2017 (update) to 253 property owners and businesses within a distance of three lots deep of the subject site. A Development Proposal Sign was also installed on site on March 12, 2015. To date, staff have not received any responses from the public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Commercial Use Permit No. 7914-0321-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

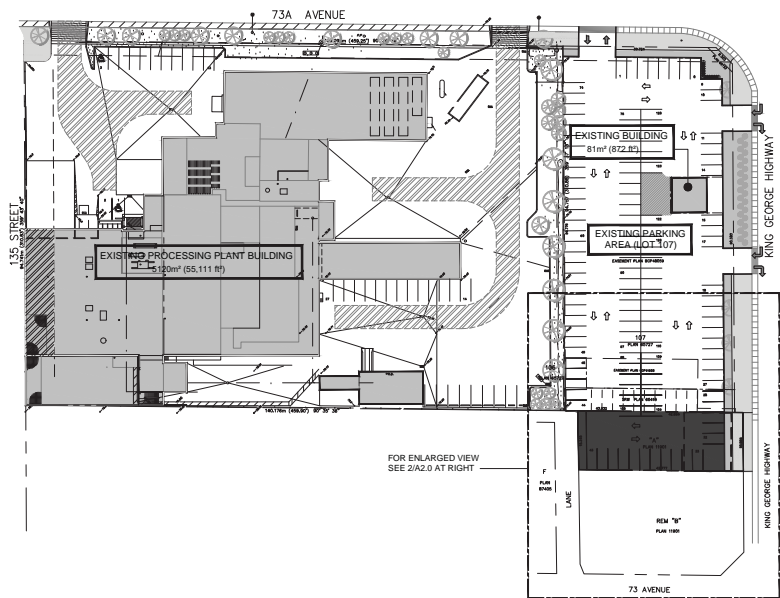
1. (a) Agent: Name: Doreen Kerr

 Address: Sunrise Poultry Processors Ltd.
 13542 - 73A Avenue
 Surrey, BC V3W 1C9

2. Properties involved in the Application
 - (a) Civic Address: 7315 - King George Boulevard

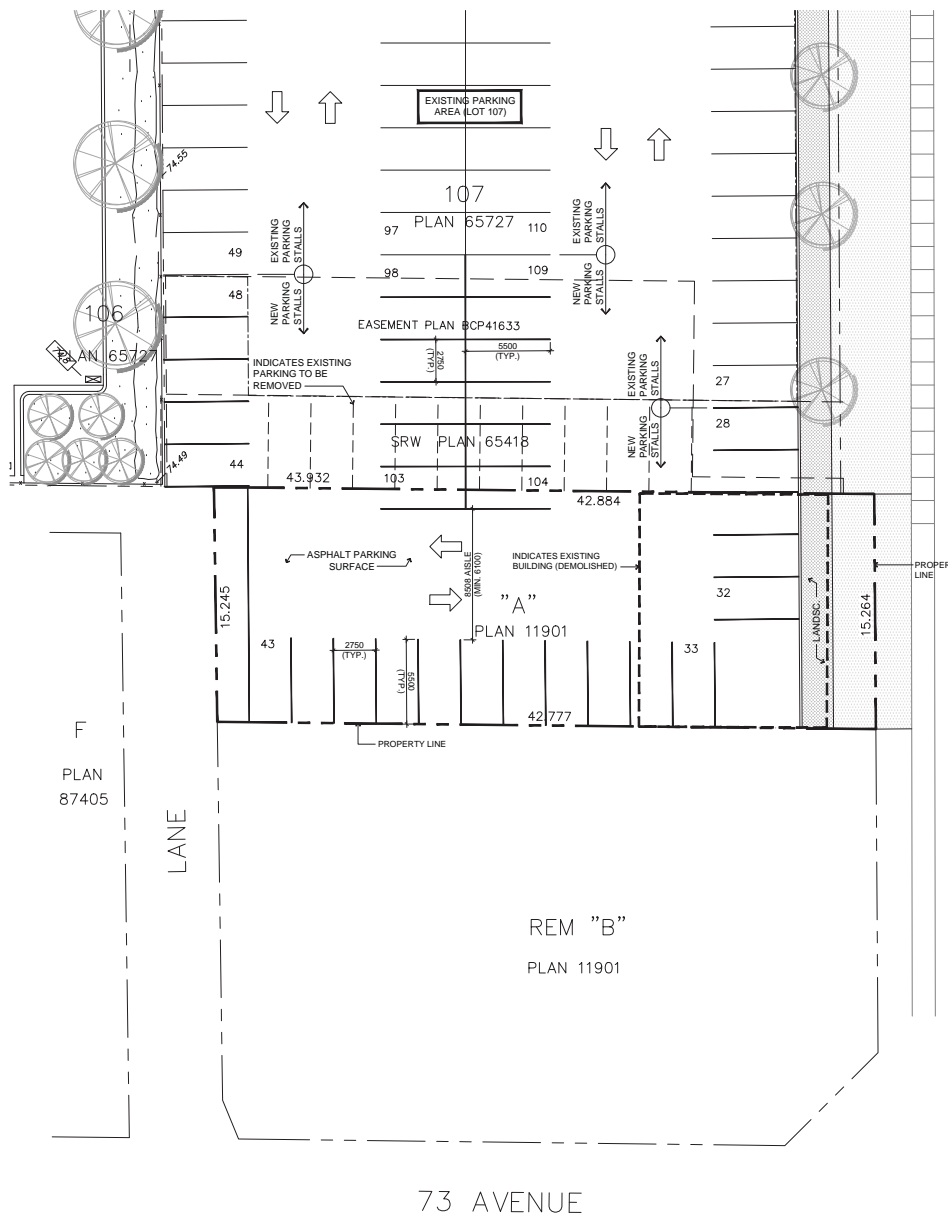
 - (b) Civic Address: 7315 - King George Boulevard
 Owner: High Noon Investment Corporation
 PID: 009-706-593
 Lot "A" Section 20 Township 2 New Westminster District Plan 11901

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7914-0321-00 and bring the Temporary Use Permit forward for an indication of support by Council. If supported, the Temporary Use Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.



1 OVERALL SITE CONTEXT PLAN
A2.0 SCALE: 1:800

PROJECT DATA	
ADDRESS:	7315 KING GEORGE HWY, SURREY, BC
LEGAL DESCRIPTION:	LOT A SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 11901
ZONING:	C-8 - COMMUNITY COMMERCIAL ZONE
SITE AREA:	653m ² (7,028.83 ft ²)
PARKING STALL SIZE:	STANDARD STALL: 2.75m x 5.50m MIN. AISLE WIDTH = 6.1m
EXISTING PARKING (LOT 107):	108 STALLS
NEW PARKING PROVIDED (LOT A):	20 STALLS
TOTAL PARKING PROVIDED (COMBINED LOTS):	128 STALLS



2 SITE PLAN
A2.0 SCALE: 1:150



NO.	DATE (dd/mm)	DESCRIPTION
1	10/21/2014	ISSUED FOR PERMIT
2		

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
**SUNRISE FARM'S
- ADDITIONAL PARKING
LOT**

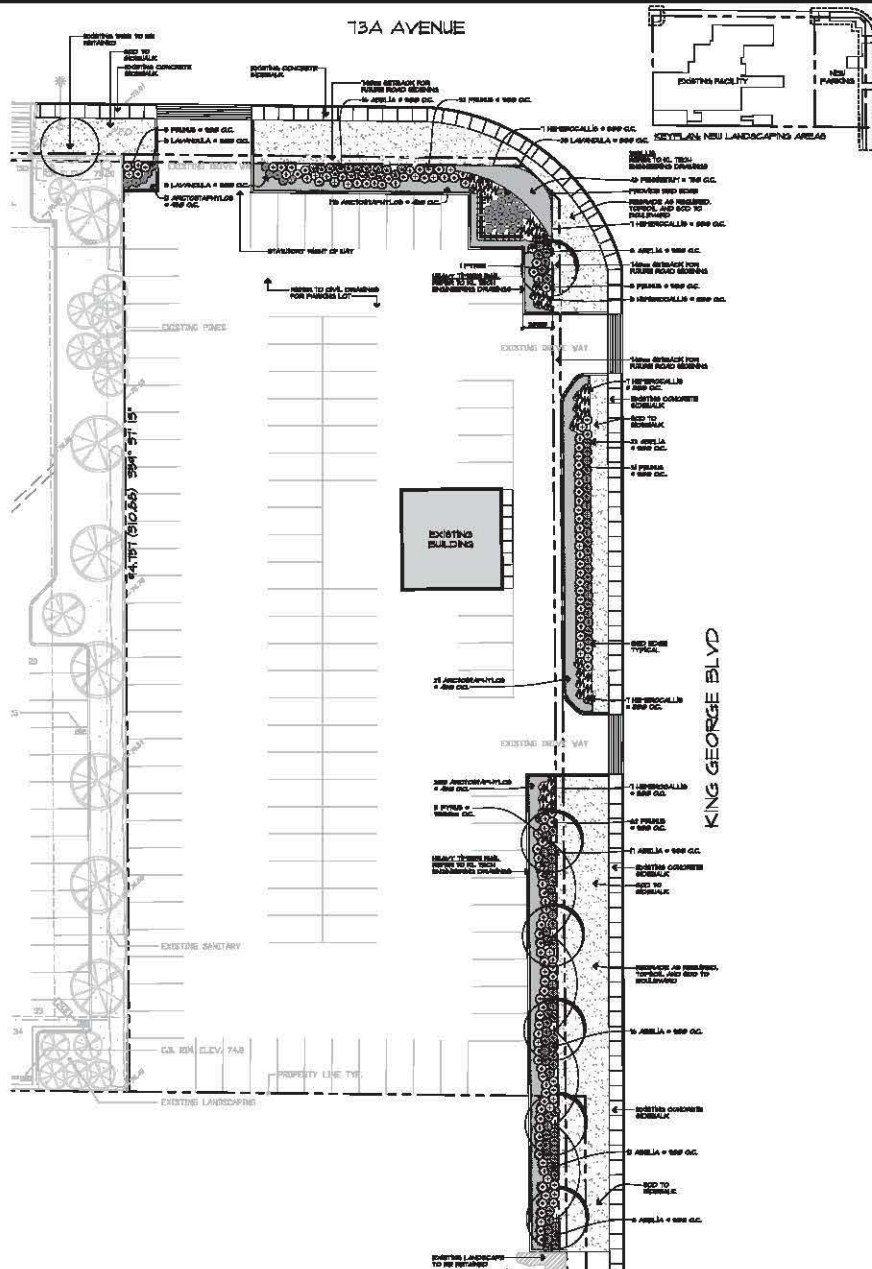
PROJECT ADDRESS:
**7315 KING GEORGE HWY,
SURREY, B.C.**

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	PL
PROJECT NO.:	KL14015

DRAWING NO. **A2.0**

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ENLARGED PLAN-WEST
SCALE: 1/8"=1'-0"

ENLARGED PLAN-NORTHEAST
SCALE: 1/8"=1'-0"

LANDSCAPE SPECIFICATIONS

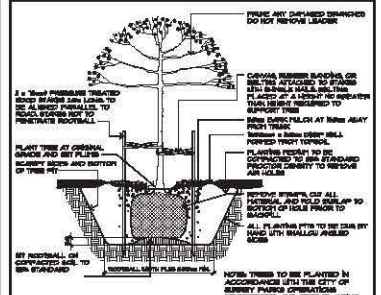
- FINISH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 - SUBGRADE TO BE COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - SUBGRADE SHALL BE SCARIFIED TO 6" MINIMUM DEPTH PRIOR TO PLANTING OR TOPSOIL.
 - REMOVE ALL MISCELLANEOUS DEBRIS AND STONES OVER 2" IN DIAMETER.
 - GRADE ALL GRASS AREAS TO SLOPE TYPICAL MAX.
- TOPSOIL AND PLANTING MEDIA**
 - TOPSOIL FOR USE ON GRASSED AREAS SHALL BE 6" MIN OF THIS BLEND AS SUPPLIED BY THE ABOVE GARDEN PRODUCTS (60%:40%).
 - PLANTING MEDIA FOR PLANTINGS SHALL BE PROVIDED AS SUPPLIED BY THE ABOVE GARDEN PRODUCTS (40%:60%).
 - SPREAD TOPSOIL AND PLANTING MEDIA TO THE FOLLOWING DEPTHS:
 - FOR GRASS AREAS 6" FOR GRASS SEEDS
 - 6" FOR DETAILS
 - NEWLY Laid AND ORIGINAL ADJUSTIVE SHALL BE AS REQUIRED TO OBTAIN THE GRADUATION FOR SLOPING MEDIA AND TOPSOIL AS SET OUT IN THE S.C. LANDSCAPE SPECIFICATIONS, 2017A, 2021A, LATEST EDITION.
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONSUMER STOCK AND COMPLY WITH THE STANDARDS OF THE B.C. LANDSCAPE ARCHITECTS, 2017A, 2021A, LATEST EDITION WITH RESPECT TO SIZE, GRADES AND QUALITY.
 - TREES SHALL BE GUYED AS PER DETAILS.
 - TREES SHALL BE GUYED AS PER DETAILS TO REMOVE DEAD OR HANGED BRANCHES ONLY.
 - ALL SHRUBS ARE TO BE PLANTED IN A CONTAINER BED WITH A MINIMUM OF 2" BLACK CHIP MULCH UNDER TREES AND MULCH AND 2" LAYER GROUND COVER.
 - LANDSCAPE ARCHITECT TO NOTIFY OF THE LOCATION OF TREES TO BE REMOVED PRIOR TO COMMENCEMENT. LANDSCAPE ARCHITECT MAY HAVE THE RIGHT TO REMOVE TREES OR TO REMOVE TREES TO BE REMOVED. THE LANDSCAPE ARCHITECT'S RIGHT TO REMOVE TREES AT SITE.
- INSTALLATION**
 - THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING.
- SCOOPS**
 - SOIL TO BE HIGH CANADIAN 1 (S1) FOR GENERAL SUBSTRATA / FRESH SOIL. SOIL FROM APPROVED FERTILIZED SUBSTRATA AND FRESH SOIL.
- MAINTENANCE**
 - MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.
- WARRANTY**
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF PLANTING. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF PLANTING.
 - ALL SCOOPED AND REEDED AREAS SHALL BE GUARANTEED FOR ONE YEAR.

PLANT LIST

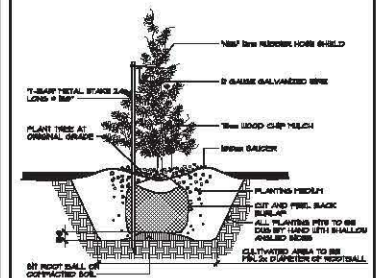
NOTE: PLANT LIST COUNTS ARE FOR CONFORMANCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND PRADDER VALLEY.

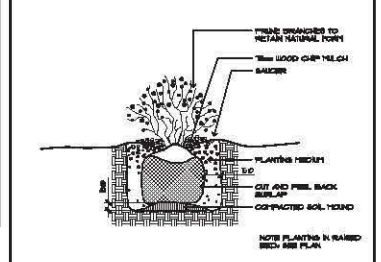
SYM	QTY	LATX / COMMON NAME	SIZE	ROOTS	REMARKS
AS NOTED	5	PYRAE CALLERYANA RECONSTRUCTED PEAR	60x 60x 60	SHR	
AS NOTED	1	SHRUBS			
AS NOTED	28	LAVANDELA ANGUSTIFOLIA / LAVENDER	NO. 1 POT		
AS NOTED	18	PRUNUS LAUROCERASUS VITO LAYNER / LAUREL	NO. 2 POT		
AS NOTED	8	ABELIA REICHERD GOUCHER / ABELIA	NO. 2 POT		
AS NOTED	4	ARCTOSTAPHYLOS OVA LEMN VANDERWER LACE / SEABERRY	NO. 1 POT		
AS NOTED	4	HEMIBODICALLIS PALM / DAYLILLY	NO. 1 POT		
AS NOTED	4	PERUVIENY ALCOBRODUS TAPPELIN / DUMPER PANTAN GRASS	NO. 1 POT		



DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/4"=1'-0"

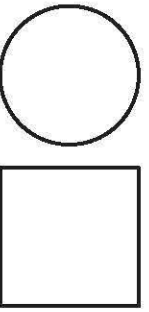


CONIFEROUS PLANTING DETAIL
SCALE: 1/4"=1'-0"



SHRUB PLANTING DETAIL
SCALE: 1/4"=1'-0"

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 46067 PRINCESS AVENUE, CHILLIWACK B.C., V2P 2A4 TEL: 793-9445



SUNRISE POULTRY
ADDITION
(LANDSCAPE)
D.P. NO. 7908-0267-00 & D.P. NO. 7908-0115-00
7315 & 7319 KING GEORGE BLVD.
SURREY, B.C.

PROJECT NUMBER: 1423

SCALE: AS SHOWN

DATE: JUNE 2014

PROJECT TITLE: ENLARGED PLAN AND DETAIL

DATE: 1423

SCALE: AS SHOWN

DATE: JUNE 2014

PROJECT NUMBER: 1423

SCALE: AS SHOWN

DATE: JUNE 2014

PROJECT TITLE: ENLARGED PLAN AND DETAIL

DATE: 1423

SCALE: AS SHOWN

DATE: JUNE 2014





INTER-OFFICE MEMO

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

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

DATE: **January 31, 2017** PROJECT FILE: **7814-0321-00**

RE: **Engineering Requirements
Location: 7315 King George Blvd**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- No dedication required along King George Boulevard or Lane under current TUP application;
- Construction of the lane with 5.4 m pavement and rollover curb & gutter on east side is required;
- Applicant is advised that no direct access to King George Blvd will be permitted;
- Registration of a blanket easement for reciprocal access and parking on 7319 King George Blvd and 7315 King George Blvd is required; and
- A Restrictive Covenant must be registered for water quality treatment of runoff from paved areas (oil/grit separator or infiltration strip).

A Servicing Agreement is required for construction of the lane and administration of legal documents prior to issuance of the Temporary Use Permit.

A processing fee of \$6,877.50 (GST included) is required for the Servicing Agreement.

Rémi Dubé, P.Eng.
Development Services Manager

M51

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7914-0321-00

Issued To: HIGH NOON INVESTMENT CORPORATION
(the "Owner")

Address of Owner: 13542 - 73A Avenue
Surrey, BC V3W 1C9

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

Parcel Identifier: 009-706-593
Lot "A" Section 20 Township 2 New Westminster District Plan 11901

7315 - King George Boulevard

(the "Land")

3. The temporary use permitted on the Land shall be for a parking lot for the use of employees of Sunrise Poultry Processors Limited located at 13542 - 73A Avenue and rental vehicles of Hertz Corporation at 7319 King George Boulevard, in accordance with the plan shown on Schedule A, which is attached hereto and forms part of this permit.
4. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works.

There is submitted accordingly:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$5,000.00.

5. Landscaping shall be maintained on the Land in accordance with the plan shown on Schedule A.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. This temporary use permit shall lapse on or before three years from date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

High Noon Investment Corporation (Name of Owner)

being the owner of Lot "A" Section 20 Township 2 New Westminster District Plan 11901
(Legal Description)

known as 7315 - King George Boulevard (Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

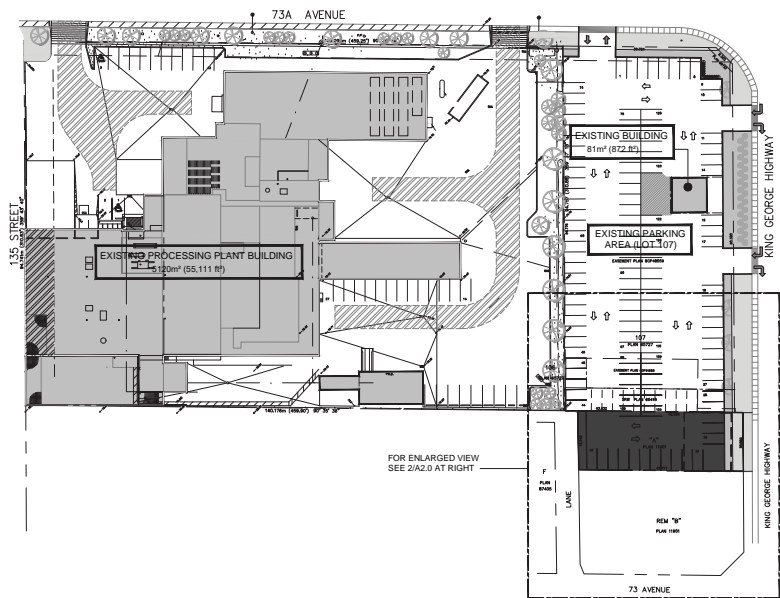
all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

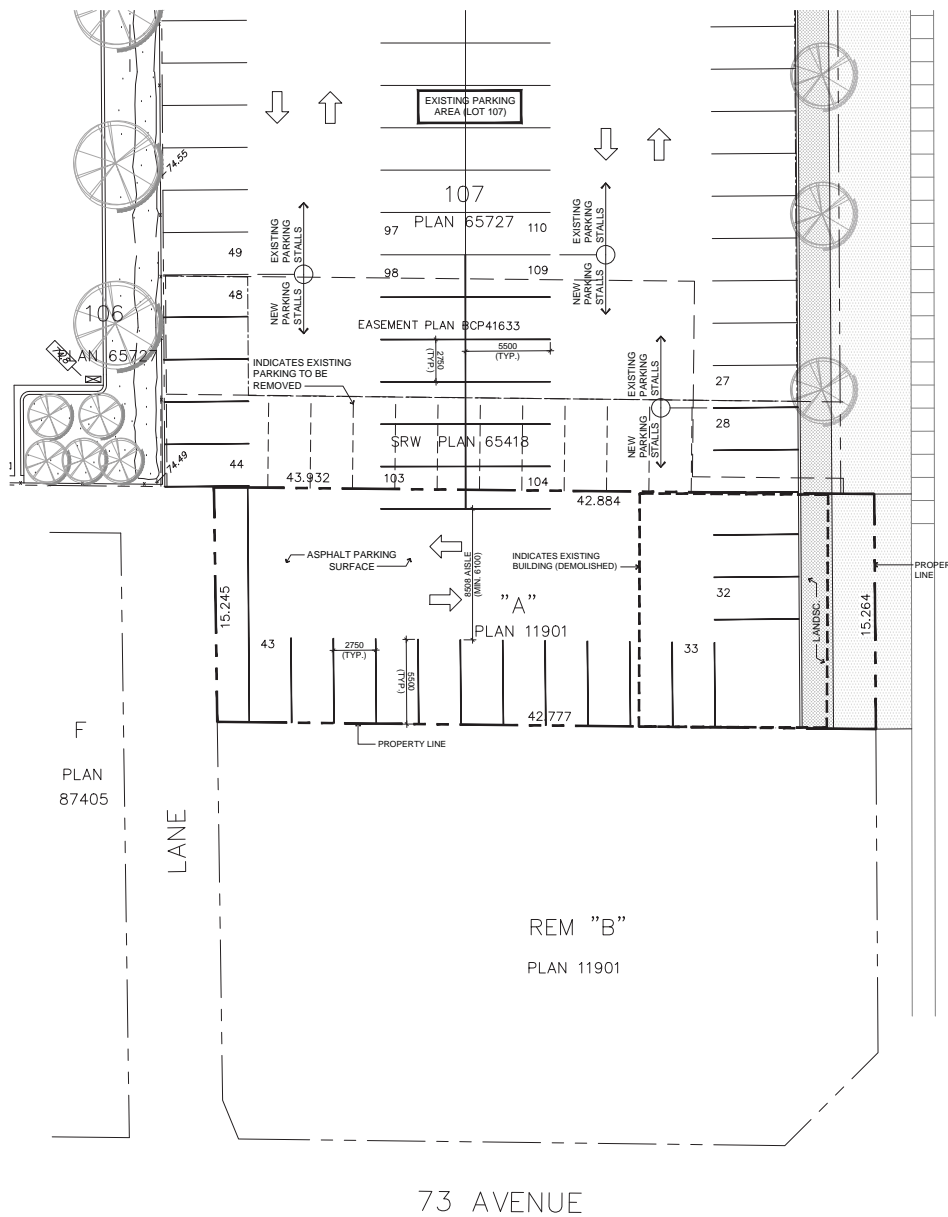
(Owner)

(Witness)



1 OVERALL SITE CONTEXT PLAN
A2.0 SCALE: 1:800

PROJECT DATA	
ADDRESS:	7315 KING GEORGE HWY, SURREY, BC
LEGAL DESCRIPTION:	LOT A SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 11901
ZONING:	C-8 - COMMUNITY COMMERCIAL ZONE
SITE AREA:	653m ² (7,028.83 ft ²)
PARKING STALL SIZE:	STANDARD STALL: 2.75m x 5.50m MIN. AISLE WIDTH = 6.1m
EXISTING PARKING (LOT 107):	108 STALLS
NEW PARKING PROVIDED (LOT A):	20 STALLS
TOTAL PARKING PROVIDED (COMBINED LOTS):	128 STALLS



2 SITE PLAN
A2.0 SCALE: 1:150



NO.	DATE (dd/mm)	DESCRIPTION
1	10/21/2014	ISSUED FOR PERMIT
ISSUES & REVISIONS:		

SEAL:

PROJECT NAME:
**SUNRISE FARM'S
- ADDITIONAL PARKING
LOT**

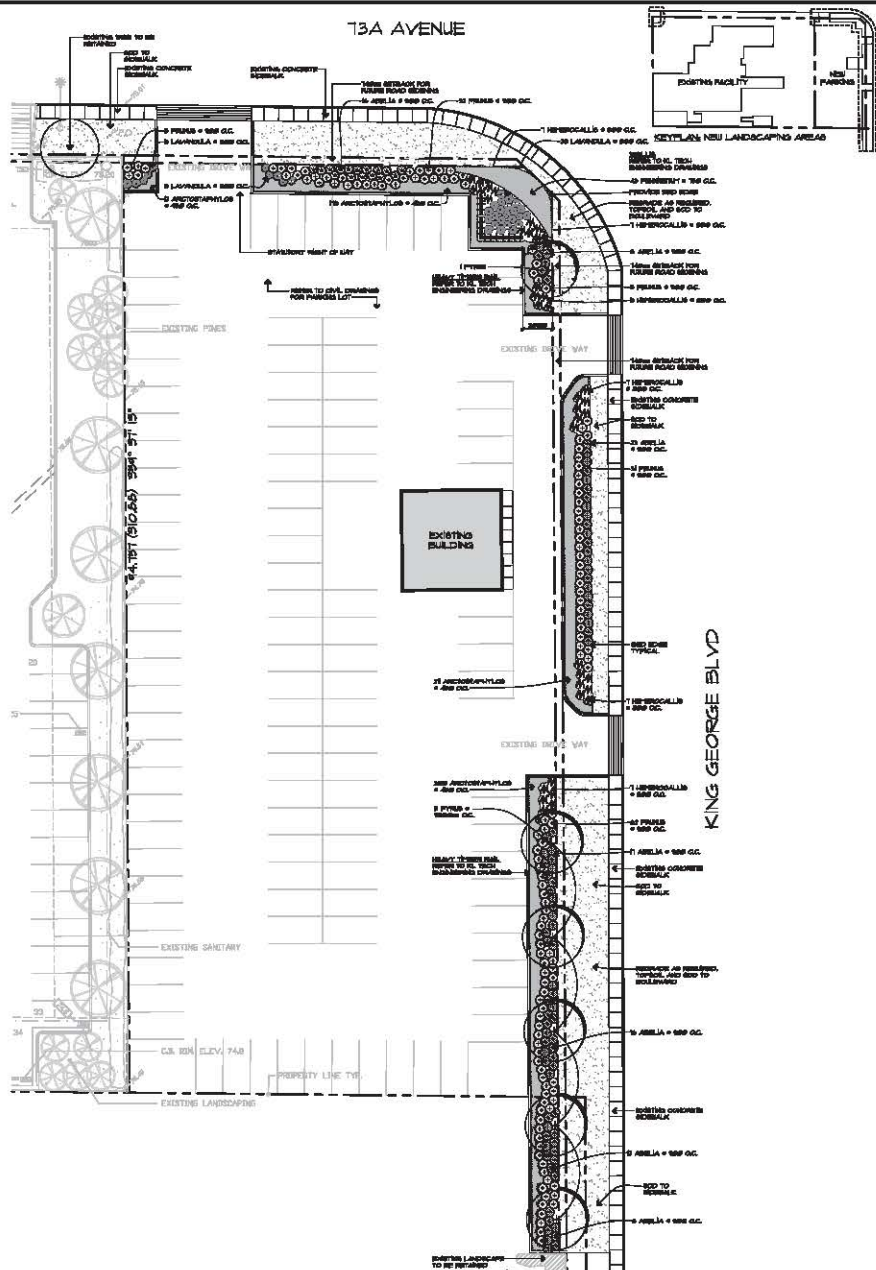
PROJECT ADDRESS:
**7315 KING GEORGE HWY,
SURREY, B.C.**

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	PL
PROJECT NO.:	KL14015
DRAWING NO.:	

A2.0

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ENLARGED PLAN-WEST
SCALE: 1/8"=1'-0"

ENLARGED PLAN-NORTHEAST
SCALE: 1/8"=1'-0"

LANDSCAPE SPECIFICATIONS

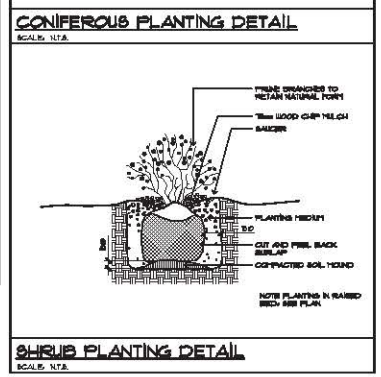
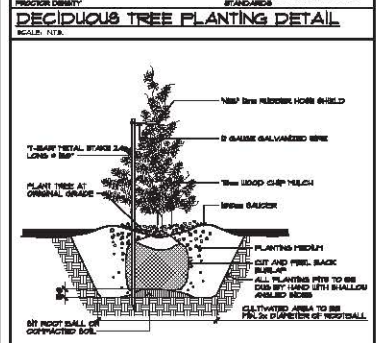
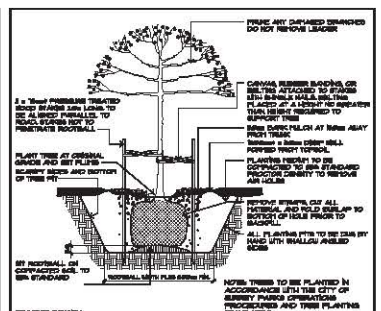
- FINISH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 - SUBGRADE TO BE COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - GRASSHOLE SHALL BE SCANNED TO 4" MINIMUM DEPTH PRIOR TO PLANTING OF TOPSOIL.
 - REMOVE ALL MISCELLANEOUS DEBRIS AND DEBRIS OVER 2" IN DIAMETER.
 - GRADE ALL GRASS AREAS TO SLOPE 1/8" PER 10' MIN.
- TOPSOIL AND PLANTING MEDIUM**
 - TOPSOIL FOR USE ON GRASS AREAS SHALL BE 8" MINIMUM DEPTH AS SPECIFIED BY THE AMERICAN SAISON PRODUCTS (AS-800-800).
 - PLANTING MEDIUM FOR PLANTINGS SHALL BE PROVIDED AS SPECIFIED BY THE AMERICAN SAISON PRODUCTS (AS-800-800).
 - SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - IF NOT GRASS AREAS: 4" FOR 6" PIPES DEEDS, 6" FOR 8" PIPES DEEDS.
 - NEWLY LAIN AND ORIGINAL ADJUSTIVE SHALL BE AS REQUIRED TO OBTAIN THE GRADATIONS FOR GRASSING MEDIUM AND TOPSOIL AS SET OUT IN THE S.C. LANDSCAPE SPECIFICATIONS, 2017A, 2021A, LATEST EDITION.
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONSUMER STOCK AND COMPLY WITH THE SPECIFICATIONS OF THE S.C. LANDSCAPE SPECIFICATIONS, 2017A, 2021A, LATEST EDITION WITH RESPECT TO SIZE, SEASONS AND QUALITY.
 - TREES SHALL BE GATED AS PER DETAILS.
 - ALL BRUSHES ARE TO BE PLANTED IN A CONTAINER WITH A MINIMUM OF 2" BARK CHIP MULCH UNDER TREES AND BRUSHES AND 2" UNDER GRASS COVERS.
 - LANDSCAPE ARCHITECT TO NOTIFY CITY OF NEW BRUNSWICK OF TREES TO BE NURSERY PRIOR TO OFFICIAL LANDSCAPE ARCHITECT MAY HAVE THE MATERIALS TO BE GATED ON SITE TO OBTAIN THE LANDSCAPE ARCHITECT'S SIGN TO RECEIVE PLANTS AT SITE.
- INSTALLATION**
 - THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING.
- WARRANTY**
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. PLANTS PLANTED IN LATE FALL, PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM FOLLOWING SPRING.
 - ALL GATED AND GATED AREAS SHALL BE GUARANTEED FOR ONE YEAR.

PLANT LIST

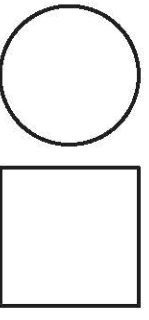
NOTE: PLANT LIST COUNTS ARE FOR CONFORMANCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND PRASER VALLEY.

SYM	QTY	LATX / COMMON NAME	SIZE	ROOTS	REMARKS
AS NOTED	6	PYRUS CALLERYANA RECOMPRENEDREPE GALLERY PEAR	60x GAL	SHD	
		SHRUBS			
AS		LAYANDELLA ANGLUSTICOLA / LAVANDER	NO. 1 POT		
AS		PRUNUS LAUROCERASUS VITO LUYER / LAUREL	NO. 2 POT		
AS		ABELIA RICHARD SOUTHER / ABELIA	NO. 2 POT		
		GROUNDCOVER			
AS		ARCTOPHYLLOIDES OVA LIME VANDOVER JADE / BEANBERRY	MINI POT		
AS		HIBISCODALLIS PALAM / DAYLILLY	NO. 1 POT		
AS		PERUVIENY ALPHEGRODUS TAPTELIN / DUMPEY PONTAIN GRASS	NO. 1 POT		



CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 46067 PRINCESS AVENUE, CHILLIWACK B.C., V2P 2A4 TEL: 793-9445



SUNRISE POULTRY ADDITION
(LANDSCAPE)
D.P. NO. 7908-0267-00 & D.P. NO. 7908-0115-00
7315 & 7319 KING GEORGE BLVD.
SURREY, B.C.

PROJECT NUMBER: 14223

SCALE: AS SHOWN

DATE: 01/11/2023

PROJECT TITLE: ENLARGED PLAN AND DETAIL

DATE: 01/11/2023

SCALE: AS SHOWN

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