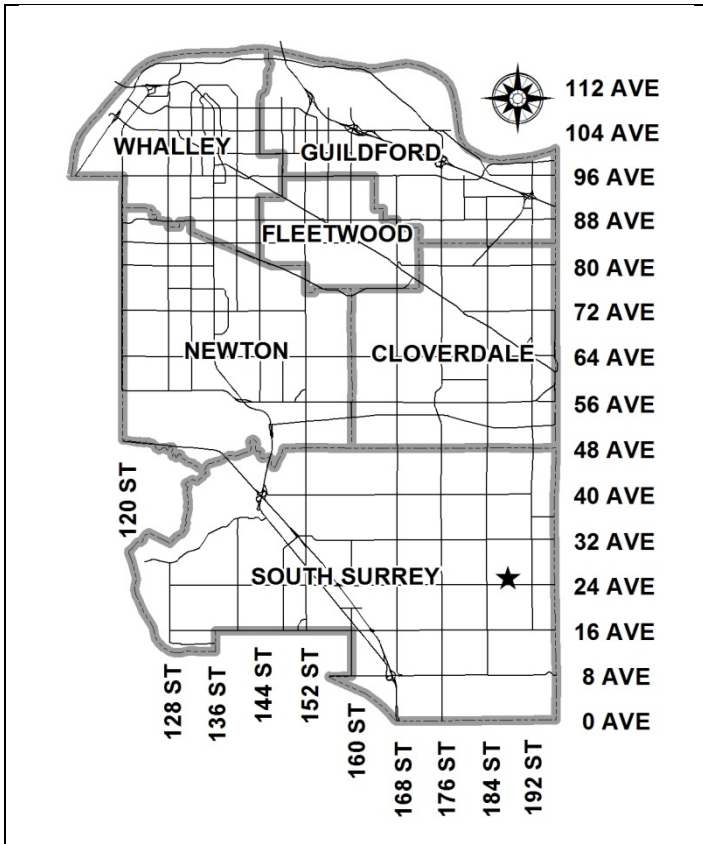


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0163-00

Planning Report Date: February 01, 2016



PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

to permit the development of a warehouse / distribution centre with outdoor trailer parking.

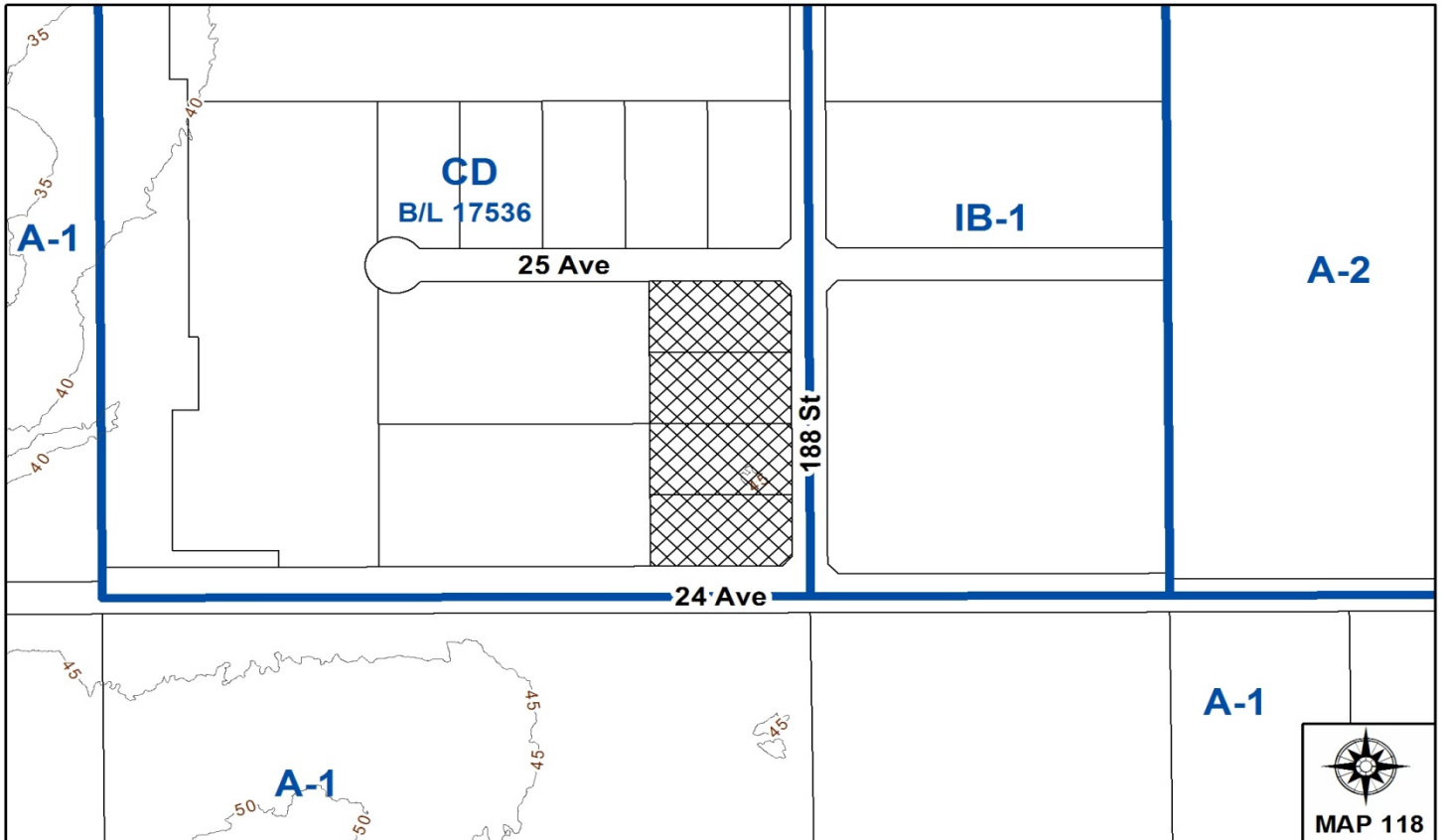
LOCATION: 2421, 2449, 2477 and 2495 - 188 Street

OWNER: Aman Enterprises 1989 Ltd

ZONING: CD (By-law No. 17536)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology Park / Business Park and Landscape Strip



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary the CD Zone (By-law No. 17536) in order to permit outdoor trailer parking.

RATIONALE OF RECOMMENDATION

- The proposal complies with OCP Designation.
- The proposal complies with the Campbell Heights Business Park Local Area Plan.
- The development is consistent with the General Development Permit No. 7910-0301-00 and the Campbell Heights Design Guidelines registered on site. The development is also generally consistent with the CD Zone (By-law No. 17536) governing the site.
- The DVP allowing for outdoor trailer parking is supportable given the large landscape buffer and berm provided and the nature and logistics of the warehouse operation. The outdoor trailer parking is planned to be temporary, until a future development phase is proposed on the northern portion of the site. The timeline for Phase 2 will be determined once Phase 1 is in operation, but the applicant expects to apply for Phase 2 within a 5-year timeframe.
- The applicant has worked with staff to provide appropriate screening along 25 Avenue and 188 Street to shield the outdoor trailer parking away from public view.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0163-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7915-0163-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law No. 17536)" to allow outdoor storage of any goods, materials or supplies, including parking of trucks and trailers associated with the use and operations allowed on the lot in Area A.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Consolidation of the subject properties into one legal parcel;
 - (b) 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
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks requires a 2.7 meter right of way for the City greenway running east-west along 24 Avenue. Width to be confirmed by Engineering.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: vacant undeveloped land

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 25 Avenue):	Vacant land (current Development Application No. 7915-0353-00)	Mixed Employment / Technology Park/Business Park	CD (By-law No. 17536)
East (Across 188 Street):	Under General DP application No. 7910-0308-00 for Loblaws expansion	Mixed Employment / Technology Park/Business Park	IB-1
South (Across 24 Avenue):	Farmland (ALR)	Agricultural / -	A-1
West:	Warehouse/ distribution centre (DP No. 7913-0178-00)	Mixed Employment / Technology Park/Business Park	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSBackground

- The development site is located on the west side of 188 Street, between 24 Avenue and 25 Avenue in Campbell Heights South. The site consists of four properties that will be consolidated by the applicant through an internal lot line cancellation before final approval.
- The subject 1.4 hectares (3.44 acres) site, is designated “Mixed Employment” in the Official Community Plan (OCP) and “Technology Park/Business Park” and “Landscape Strips” in the Campbell Heights Local Area Plan (LAP).
- In November 2012, the property was rezoned to CD Zone (By-law No. 17536), allowing for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses. A General Development Permit was issued as part of the same Development Application (No. 7910-0301-00).
- Under the original rezoning and subdivision applications (No. 7910-0301-00), the site was cleared and serviced for development. There are no trees or vegetation on the site.

Proposal

- The applicant proposes a Development Permit (DP) to facilitate the development of a new warehouse and distribution centre operation with office space. The facility will be the future home of Aman Group, providing handling, storage (cold and dry) and distribution of goods.
- Aman Group is currently based in Langley, and has been in operation for over 30 years. The proposed facility will replace the Langley facility, and will be used as their primary warehousing and distribution centre. This new facility will also permit the addition of cold storage (frozen and refrigerated goods). The company is also expanding their operations in Calgary, which is expected to increase the volume for this facility.

- Aman Group's management anticipates the expansion will be required by 2018/2019. The subject site will allow room for this expansion on the portion of the site where the outdoor trailer parking is currently proposed (identified as Phase 2 on Appendix II). At that time, the parking lot will also be expanded to accommodate for the increase in the number of staff.
- Overall the proposed 2,172 square meters (23,380 sq. ft.) building will consist of 1,801 square meters (19,386 sq. ft.) of warehousing and 371 square meters (3,994 sq. ft.) of offices. The proposed building complies with the setbacks, building height, FAR, parking requirement and permitted uses of CD By-law No. 17536 for the site. The exception is the outdoor trailer parking, which requires a variance and is discussed later in this report.
- 9 loading bays are proposed at the rear of the building (northern façade), and adequate screening is proposed to screen this area from public view. The proposal includes a total of 30 parking stalls, which exceeds the 22 parking spaces required under the Zoning By-law.
- Two vehicular accesses are proposed to the site: one from 188 Street and one from 25A Avenue. The access on 25A Avenue will be for trucks only, and the one on 188 Street will be for both trucks and vehicles.

PRE-NOTIFICATION

- On July 14, 2015 a development sign was posted on the site and on November 18, 2015, the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal as there is no apparent short-term impact perceived on the Little Campbell River at this time. Staff have received no other comment in response to the proposal.

DESIGN PROPOSAL AND REVIEW

Site Layout and Design

- The proposed warehouse facility will be sited on the southern half of the site, adjacent to 24 Avenue. A future expansion is planned where a building will be located on the northern portion of the site (current outdoor truck parking).
- The proposed building is consistent with the design guidelines outlined in General Development Permit No. 7910-0301-00 and the OCP, and is reflective of the existing design standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building, which is proposed at the corner of 24 Avenue and 188 Street. The building will have a significant amount of glazing and building articulation to provide visual interest.
- The proposed building construction includes concrete tilt-up and insulated metal wall panels, steel structure and glazing systems. The proposed colour scheme uses shades of grey (charcoal, grey and storm) with teal accents.

- Pedestrian access to the site will be available at the corner of 24 Avenue and 188 Street, by way of a sidewalk that will connect the building's main entry at the southeast corner to the multi-use pathway along 24 Avenue.
- The primary vehicular access to the site is proposed on 188 Street, with secondary access for outdoor storage provided from 25A Avenue. Both accesses provide textured paving at the entrance, and a minimum of 6 metres queuing space.
- No signs are proposed at this time.

Trees and Landscaping

- An arborist report was not provided as there are no trees and very little vegetation on the property.
- The landscaping plan has been reviewed by staff and found to be generally acceptable.
- The proposed landscaping consists of 3.0 metre (10 ft.) wide landscape strips along both 25A Avenue and 188 Street, a 10.0 metre (33 ft.) wide landscape strip along 24 Avenue, and additional landscaping along 188 Street (18.0 metre [59 ft.]) on the northern portion of the site, to help screen the outdoor storage from public view.
- As the multi-use pathway along 24 Avenue will not be constructed at this time, grass will be planted between the edge of the future pathway and the curb or sidewalk on 24 Avenue.
- A 3.0 metre (10 ft.) wide landscape buffer is proposed along 25A Avenue. This will act to screen the current use (outdoor storage) from public view. This buffer will include 6 Princeton Gold trees, as well as shrubs and groundcover. A manual sliding gate is proposed here for entrance into the storage area.
- A 3.0 metre (10 ft.) wide landscape buffer is proposed along the southern portion 188 Street (south of the driveway entrance), and a temporary 18.0 metre (59 ft.) wide landscape buffer is proposed along the northern portion, to provide screening of the temporary outdoor storage area. The planting will include Princeton Gold trees, and several shrubs and groundcover species.
- A wildlife corridor is proposed along 24 Avenue, which will be coordinated with a future multi-use pathway. The applicant has retained Raincoast Applied Ecology to assist with the planting plan along 24 Avenue for the wildlife corridor. The key biodiversity components of this landscape strip are:
 - A shallow swale will receive surface runoff from the adjacent parking areas and will be vegetated with sedge, rushes and grasses. The swale will remain moist and have standing water for a portion of the year.
 - A band of larger canopy trees (non-native Maple, Douglas Fir), sub-canopy trees (Bitter Cherry, Dogwood, Black Hawthorn), and tall shrubs (Red-osier Dogwood, Indian Plum, Snowberry, Nootka Rosa, etc.) will provide a diverse, multi-layered canopy and enhance habitat for birds.

- The margin of the site as well as the future pathway and adjacent road right of way (outside of development site) will be seeded with fescues and wildflower to enhance habitat for bees and other pollinators. Trees and shrubs are not proposed in the area due to future maintenance requirements and proposed pathway.
- Approximately 30 logs will be installed within the treed section of the landscaping to enhance habitat for small mammals and birds. In addition, a row of old fence posts approximately 1.2 m (4 ft.) tall will be installed to provide perching sites for birds and refuge sites for invertebrates. Fence posts are a valuable part of hedgerow habitats.
- The landscape buffer also incorporates a corner plaza at 24 Avenue and 188 Street, which includes a connection to the sidewalk at 188 Street. The plaza has two large trees at the corner, and finishes the wildlife corridor along 24 Avenue. Behind the trees, there is a large amenity area for staff with a seating area.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters and target area of 2,000 square meters (0.5 acres) which is approximately 15 % of the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The main objectives of this corridor are to provide a protected forested corridor along the perimeter of the ALR.
- The development proposal enhances approximately 800 square meters (0.2 acres) of the subject site through a 10-metre (33 ft.) wide corridor along 24 Avenue. This corridor includes part of a 4-metre (13 ft.) multi-use pathway, and a planted landscape strip along the south border of the site. This represents over 5% of the site area. This method of GIN enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 1,200 square meters (0.3 acres) of the GIN area would be required on the corridor, and can be achieved to the south, within the 24 Avenue road right-of-way and the ALR.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 20, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposal complies with the OCP designation, the Campbell Heights LAP designation and the existing zoning.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed 0.15 FAR is within maximum 1.0 FAR for the site. Includes public outdoor amenity areas.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal provides a 10-metre landscape buffer along 24 Avenue, as part of the Biodiversity Conservation Strategy objectives.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> A SROW for a multi-use pathway is provided along 24 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED design principles have been applied, including lighting, glazing and landscaping.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> n/a

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines approved with General Development Permit No. 7910-0301-00 for Campbell Heights and the OCP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to vary Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law No. 17536)" to allow outdoor storage of any goods, materials or supplies, including areas for parking of trucks and trailers associated with the use and operations allowed on the lot in Area A.

Applicant's Reasons:

- The applicant proposed to use a portion of the site for storage of trucks and trailers. This interim condition will allow the applicant to make full use of the property while making plans for a future expansion.

Staff Comments:

- The outdoor storage is proposed along the northern portion of the site. This is consistent with the adjacent property to the west, which also has outdoor storage, and it is also properly screened.
- The applicant is proposing a landscape buffer with varying widths to minimize the visual impact of outdoor storage: 3 metres (10 ft.) along 25A Avenue, and 18 metres (59 ft.) along 188 Street. The 3 metres (10 ft.) buffer along 25A Avenue is considered adequate, as this is a cul-de-sac with low traffic. At the corner and along the busier 188 Street, a more significant buffer of 18 metres (59 ft.) is considered adequate to screen the outdoor storage from public view.
- Staff support the proposed variance to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7915-0163-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CTA Design Group and Jonathan Losee Ltd, respectively, dated January 21, 2016 and January 18, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

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KD 1/28/16 10:00 AM

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17536)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	13,933 m ²
Road Widening area	-	
Undevelopable area	-	
Net Total	-	13,933 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	13%
Paved & Hard Surfaced Areas	-	58%
Total Site Coverage	-	71%
SETBACKS (in metres)		
Front (South)	16 m	18.6 m
Front (North)	16 m	126.6 m
Side #1 (W)	3.6 m	3.6 m
Side #2 (E) Flanking Street	9 m	18.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10.7 m
Accessory	6 m	-
FLOOR AREA: Industrial		2,172 m ²
TOTAL BUILDING FLOOR AREA	13,933 m ²	2,172 m ²
DENSITY		
FAR (net)	1.0	0.15
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	135 m ²
PARKING (number of stalls)		
Industrial	22	30
Total Number of Parking Spaces	22	30
Number of disabled stalls	1	2
Number of small cars	6	-

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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AERIAL FROM SOUTHEAST



BUILDING ENTRY DETAIL FROM SOUTHEAST



SITE ENTRY FROM SOUTHEAST



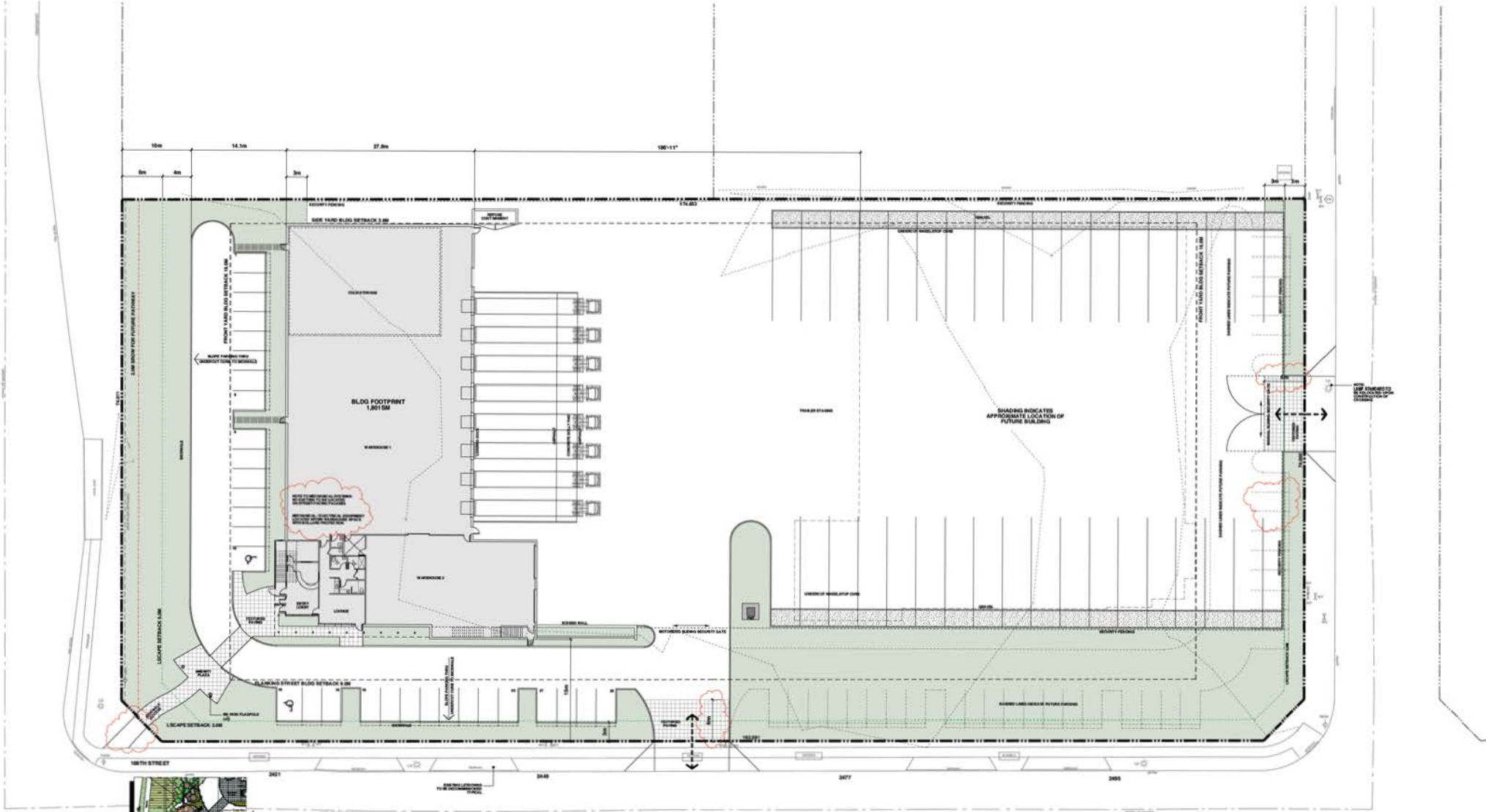
REV	DATE	REMARKS
1		
A	MAY25.15	DP SUBMISSION
B	JUN25.15	DP RESUBMISSION
C	JAN21.16	DP FORAMWORKER JANEL G INTERNAL REVIEW



100 UNIVERSITY AVENUE
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civil & structural engineers
A PROFESSIONAL CORPORATION
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NEW INDUSTRIAL BUILDING
FOR
AMAN GROUP
100TH STREET
CAMPBELL HEIGHTS
SURREY BC

TITLE	
-CONTEXT / ROOF PLAN	
-BUILDING IMAGES	
DRAWN: JK	CHECKED: JK
SCALE: 1:1000	FILE:
DRAWING NUMBER:	VERSION:
	A1
	G



SITE DATA	
MUNICIPAL ADDRESS:	1874 18TH STREET
LEGAL DESCRIPTION:	1874 18TH STREET
ZONE:	LD-2 (LD-1 & LD-2)
CITY:	CHICAGO
INDUSTRY:	INDUSTRIAL
APPROX. LOT AREA:	11,000 SQ. FT.
BUILDING FOOTPRINT:	1,801 SQ. FT.
DATE:	11/21/2011
SCALE:	AS SHOWN
DATE:	11/21/2011
SCALE:	AS SHOWN

REMARKS	
1	SHOWS BLDG AREA 2,170 SQ. FT.
2	FRONT YARD (SOUTH)
3	FRONT YARD (NORTH)
4	FRONT YARD (WEST)
5	FRONT YARD (EAST)
6	REAR YARD (SOUTH)
7	REAR YARD (NORTH)
8	REAR YARD (WEST)
9	REAR YARD (EAST)
10	REAR YARD (SOUTH)
11	REAR YARD (NORTH)
12	REAR YARD (WEST)
13	REAR YARD (EAST)
14	REAR YARD (SOUTH)
15	REAR YARD (NORTH)
16	REAR YARD (WEST)
17	REAR YARD (EAST)
18	REAR YARD (SOUTH)
19	REAR YARD (NORTH)
20	REAR YARD (WEST)
21	REAR YARD (EAST)
22	REAR YARD (SOUTH)
23	REAR YARD (NORTH)
24	REAR YARD (WEST)
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28	REAR YARD (WEST)
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35	REAR YARD (NORTH)
36	REAR YARD (WEST)
37	REAR YARD (EAST)
38	REAR YARD (SOUTH)
39	REAR YARD (NORTH)
40	REAR YARD (WEST)
41	REAR YARD (EAST)
42	REAR YARD (SOUTH)
43	REAR YARD (NORTH)
44	REAR YARD (WEST)
45	REAR YARD (EAST)
46	REAR YARD (SOUTH)
47	REAR YARD (NORTH)
48	REAR YARD (WEST)
49	REAR YARD (EAST)
50	REAR YARD (SOUTH)

REV.	DATE	REMARKS
1	MAY 20, 2011	FOR SUBMITTAL
2	JUN 20, 2011	FOR SUBMITTAL
3	JUL 18, 2011	FOR SUBMITTAL
4	JUL 18, 2011	FOR SUBMITTAL
5	JUL 18, 2011	FOR SUBMITTAL
6	JUL 18, 2011	FOR SUBMITTAL
7	JUL 18, 2011	FOR SUBMITTAL
8	JUL 18, 2011	FOR SUBMITTAL

CONSTRUCTION NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

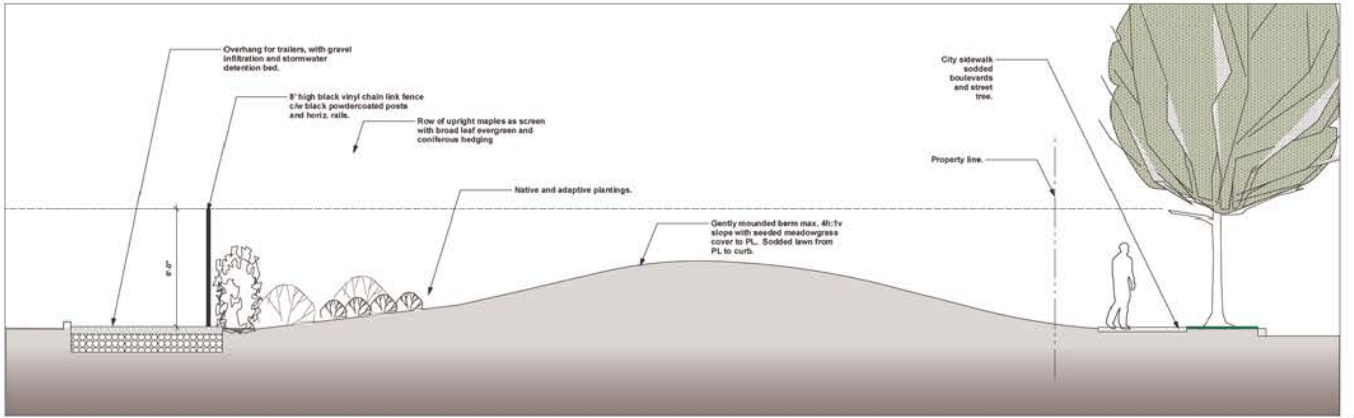
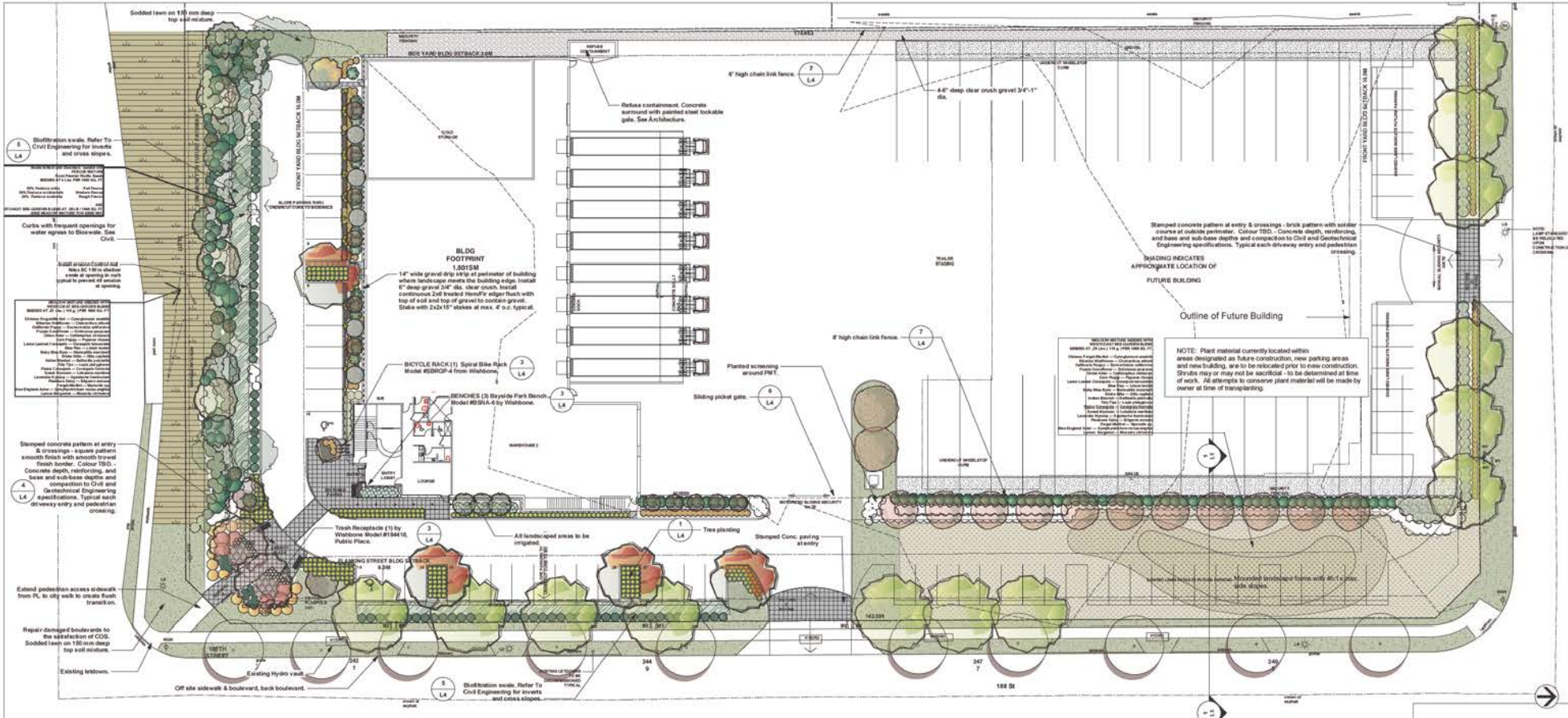


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 WWW.CTACONTRACTGROUP.COM



NEW INDUSTRIAL BUILDING
 FOR
AMAN GROUP
 1874 STREET
 CAMPBELL HEIGHTS
 SURREY BC

TITLE		-SITE / MAIN FLOOR PLAN	
DRAWN:	JK	CHECKED:	JK
SCALE:	1:250	FILE:	
DATE:		VERSION:	A2
			G



SECTION THROUGH PERIMETER FENCING, SCREENING, AND MOUNDED LANDFORMS

Jan 11, 2016	Resubmit for DP
Jan 7, 2016	For Review
Dec. 26, 2015	For Review
Jul 06, 2015	For Clarification (SROW)
May 25, 2015	For Review
May 20, 2015	Development Permit Submission
May 15, 2015	For Review
May 13, 2015	For Review

Revisions:

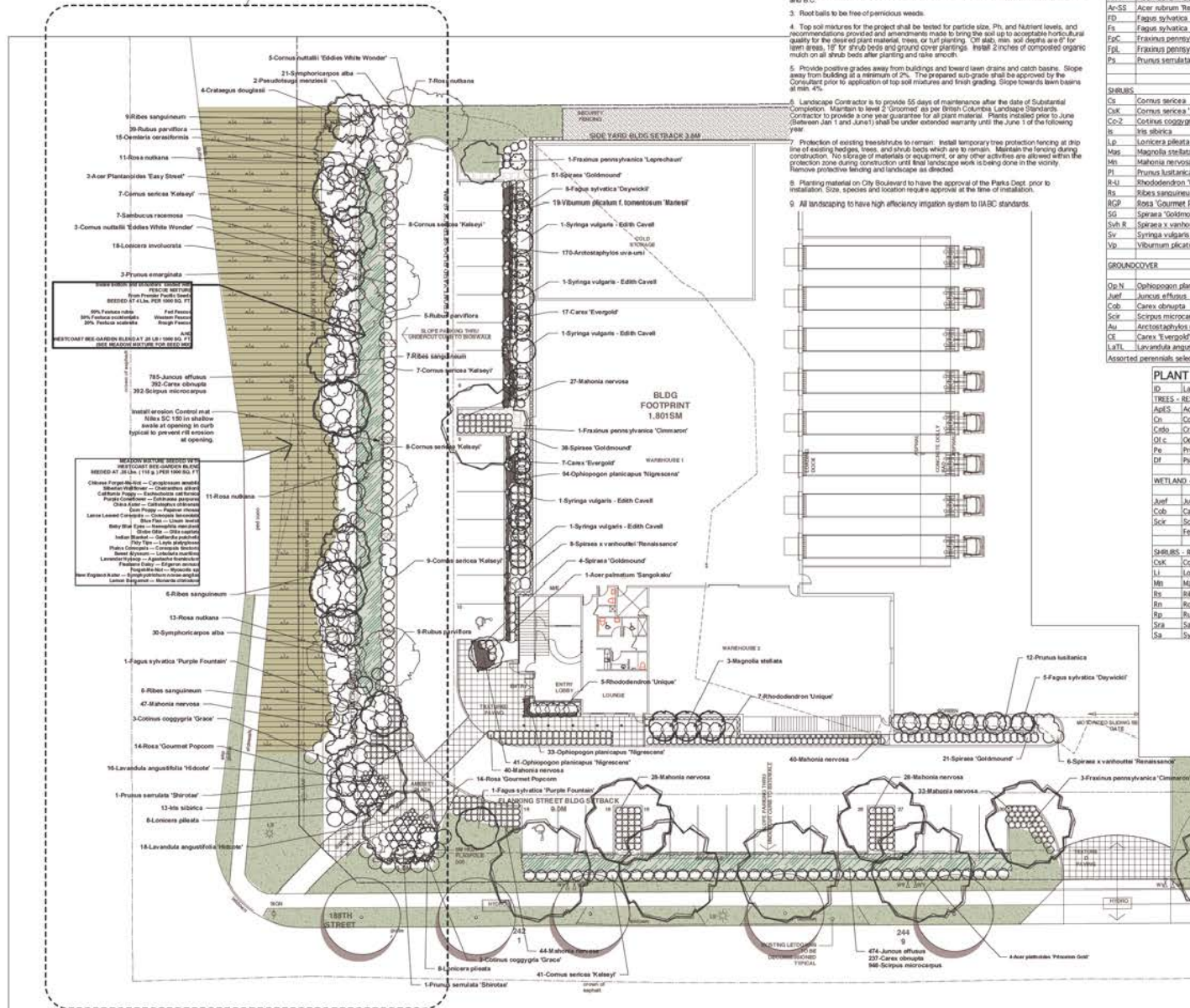
Jonathan Insee Ltd.
 Landscape Architecture
 802 - 367 W. 2nd Ave.
 Vancouver, BC, V6B 1T1
 Ph: 604-682-1050
 E-mail: info@jonathaninsee.com

Project:
New Industrial Building for Aman Group
 188th Street
 Campbell Heights, Surrey, BC

Sheet Title:
Landscape Plan

Scale: 1:200
 Date: May 2015
 Project No: 2015-18

See drawing L2a for Restoration Area Details



LANDSCAPE NOTES

- Sizes on the planting plan shall be considered minimum sizes
- All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
- Root balls to be free of perennials weeds.
- Top soil mixtures for the project shall be tested for particle size, PH, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees or turf planting. **Note:** min soil depths are 2' for lawn areas, 12' for shrub beds and ground cover planting. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
- Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from buildings at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
- Landscape Contractor to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
- Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- All landscaping to have high efficiency irrigation system to IAEC standards.

PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled	Size	Notes
TREES						
Ala	Acer palmatum 'Sangoakuh'	Coral Bark Japanese Maple	1	2H HT.	B & B	
APrg	Acer platanoides 'Princeton Gold'	Princeton Gold Norway Maple	13	5cm cal.	B & B	
Alm	Acer rubrum 'October Glory'	Mojgan Red Maple	2	5cm cal.	B & B	
Ac-SS	Acer rubrum 'Red Sugar Sone'	Super Sone Maple	11	5cm cal.	B & B	
FD	Fagus sylvatica 'Doywickif'	Festigate Purple Leaf Beech	11	5cm cal.	B & B	
Fs	Fagus sylvatica 'Purple Fountain'	Purple Fountain Beech	2	5cm cal.	B & B	
FrC	Fraxinus pennsylvanica 'Cinnamom'	Common Green Ash	4	5cm cal.	B & B	
FrL	Fraxinus pennsylvanica 'Leoprechta'	Lignacian Green Ash	1	5cm cal.	B & B	
Ps	Prunus serotina 'Shirotae'	Shirotae cherry	2	5cm cal.	B & B	
			0			
SHRUBS						
Cs	Cornus sericea	Red-Osier Dogwood	59	#2 pot.	Cont.	
CaK	Cornus sericea 'Kelsey'	Kelsey Redosier Dogwood	41	#3 pot.	Cont.	
Co-2	Cornus coccinea 'Grace'	Smoke Tree	6	#10 pot.	Cont., Std	
Is	Iris sibirica	Siberian Iris	13	#1 pot.	Cont.	
Lo	Lonicera pileata	Privet Honey-suckle	16	#2 pot.	Cont.	
Mag	Magnolia stellata	Star Magnolia	3	#20 pot., 1.2.5m	Cont.	
Me	Mahonia nervosa	Dull Oregon grape	2400	#1 pot.	Cont.	
Pt	Prunus laetiflora	Portulacae Laurel	58	1.5 m	B&B	
R-1	Ribes sibiricum 'Unique'	Unique Rhododendron	12	#5 pot.	Cont., White, 4ft tall species	
Rs	Ribes sanguineum	Red flowered currant	18	#2 pot.	Cont.	
BCP	Rosa 'Gourmet Popcorn'	Gourmet Popcorn Rose	28	#2 pot.	Cont.	
SG	Spiraea 'Goldmound'	Goldmound Spirea	188	#2 pot.	Cont.	
Dub R	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	116	#2 pot.	Cont.	
Sv	Syringa vulgaris - Edith Cavell	Common Lilac - double white	5	#5 pot.	Cont.	
Vv	Viburnum plicatum l. tomentosum 'Maiesii'	Doublefile Viburnum	19	#3 pot.	Cont.	
			0			
GROUND COVER						
Op N	Oenothera plantaginacea 'Nigrescens'	Black Mondo Grass	168	#1 pot.	Cont.	
Juf	Juncus effusus	Soft Bush	474	4" plug	Cont.	
Cob	Carex obovata	Rough sedge	237	4" plug	Cont.	
Scr	Scirpus microcarpus	small flowered bulrush	948	4" plug	Cont.	
Au	Arctostaphylos uva-ursi	Kinnick	170	#1 pot.	Cont.	
CE	Carex 'Evergold'	Golden Sedge Grass	24	#1 pot.	Cont.	
LAU	Lavandula angustifolia 'Hidrole'	Nestole Lavender	34	#2 pot.	Cont.	
			100	#1 pot.	Cont.	
Assorted perennials selected by Landscape Architect						

PLANT LIST - HABITAT RESTORATION AREA

ID	Latin Name	Common Name	Quantity	Scheduled	Size	Notes
TREES - RESTORATION AREA						
AplS	Acer platanoides 'Easy Street'	Easy Street Maple	3	6cm cal.	B&B	
On	Cornus nutallii 'Eddies White Wonder'	Western Flowering dogwood	8	#10 pot.	Cont.	
Cob	Crataegus douglasii	Black Hawthorn	4	#7 pot.	Cont.	
Sic	Quercus coccinea	Indian Plum	15	#2 pot.	Cont.	
Pe	Prunus emarginata	Bitter cherry	3	4cm cal.	B&B	
Df	Pseudotsuga menziesii	Douglas fir	2	2.5M Ht.	B & B	
			0			
WETLAND - BROOMRALE PLANTING						
			0			
Juf	Juncus effusus	Soft Bush	785	4" plug	Cont.	
Cob	Carex obovata	Rough sedge	392	4" plug	Cont.	
Scr	Scirpus microcarpus	small flowered bulrush	352	4" plug	Cont.	
		Fescue Seed Mix site plan				
SHRUBS - RESTORATION PLANTING						
CaK	Cornus sericea 'Kelsey'	Kelsey Redosier Dogwood	39	#3 pot.	Cont.	
Ll	Lonicera xylocacta	Black Twinberry	18	#3 pot.	Cont.	
Mt	Mahonia nervosa	Dull Oregon grape	47	#1 pot.	Cont.	
Rs	Ribes sanguineum	Red flowering currant	28	#2 pot.	Cont.	
Rn	Rosa nutkana	Nootka rose	42	#2 pot.	Cont.	
Rp	Rubus parviflorus	Thimbleberry	53	#2 pot.	Cont.	
Sra	Sambucus racemosa	Red elderberry	7	#2 pot.	Cont.	
Sp	Symphoricarpos alba	Snowberry	51	#2 pot.	Cont.	

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Jonathan Ince Ltd.
Landscape Architecture
1002 - 1041 W. 2nd Ave
Vancouver, B.C. V6H 4E4
PH: 604-683-1001
Email: jon@joninanceltd.com

Project:
New Industrial Building for Aman Group
188th Street
Campbell Heights, Surrey, BC

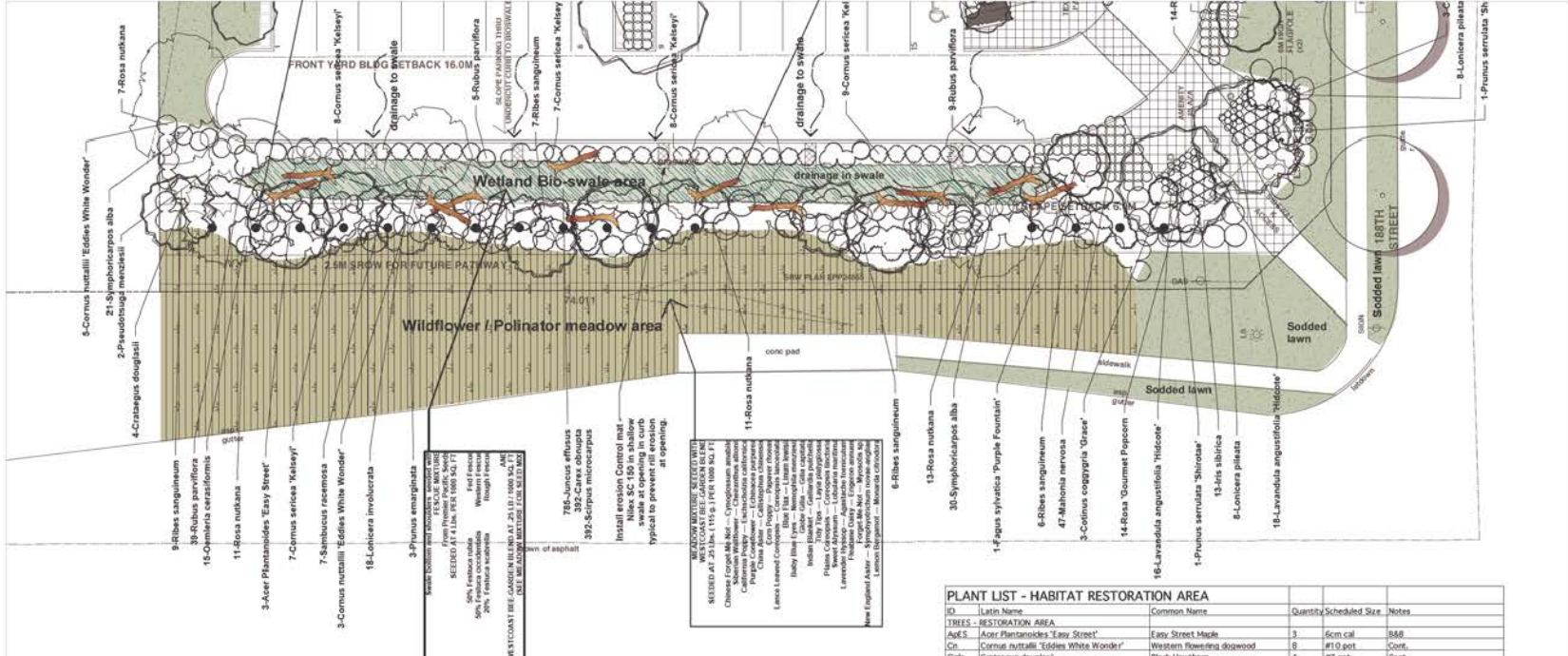
Sheet Title:
Landscape Plan - SOUTH

Scale: 1:200

Date: May 2015

Project No:
2015-18

L-2



PLANT LIST - HABITAT RESTORATION AREA

ID	Latin Name	Common Name	Quantity	Scheduled	Size	Notes
TREES - RESTORATION AREA						
AcS	Acer Plantanoides 'Easy Street'	Easy Street Maple	3		6cm cal	R&B
Cn	Cornus nuttallii 'Eddies White Wonder'	Western flowering dogwood	8		#10 pot	Cont.
Crdb	Crataegus douglasii	Black Hawthorn	4		#7 pot	Cont.
Qc	Oemerita cerastiformis	Indian Plum	115		#2 pot	Cont.
Pr	Prunus emarginata	Bitter cherry	3		4cm cal	R&B
Df	Pseudotsuga menziesii	Douglas fir	2		2.5M M	R & B
			0			
WETLAND - BIOSWALE PLANTING						
			0			
Jef	Juncus effusus	Soft Rush	785		4" plug	Cont.
Col	Carex obovata	Rough sedge	392		4" plug	Cont.
Sc	Scirpus microcarpus	small flowered bulrush	392		4" plug	Cont.
	Fescue Seed Mix see plan					
SHRUBS - RESTORATION PLANTING						
CoK	Cornus sericea 'Kelsay'	Kelsay Dogwood	39		#3 pot	Cont.
Lj	Lonicera involucrata	Black Twinstem	118		#3 pot	Cont.
Mn	Mahonia nervosa	Dull Oregon grape	47		#1 pot	Cont.
Rs	Ribes sanguineum	Red flowering currant	28		#2 pot	Cont.
Rn	Rosa nutkana	Nootka rose	42		#2 pot	Cont.
Ru	Rubus saxiflorus	Thimbleberry	53		#2 pot	Cont.
Sr	Sambucus racemosa	Red elderberry	7		#2 pot	Cont.
Sa	Symphoricarpos alba	Snowberry	51		#2 pot	Cont.

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 Jan 7, 2016 For Review
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 Jul 25, 2015 For Review
 May 20, 2015 Development Permit Submission
 May 15, 2015 For Review
 May 13, 2015 For Review

Revisions:

Jonathan Insee Ltd.
 Landscape Architecture
 #202 - 1047 W. 2nd Ave
 Vancouver, BC, V6J 1W4
 Ph. 604-681-1031
 Email: info@jonathaninsee.com

Project:
**New Industrial Building
 for Aman Group**
 188th Street
 Campbell Heights, Surrey, BC

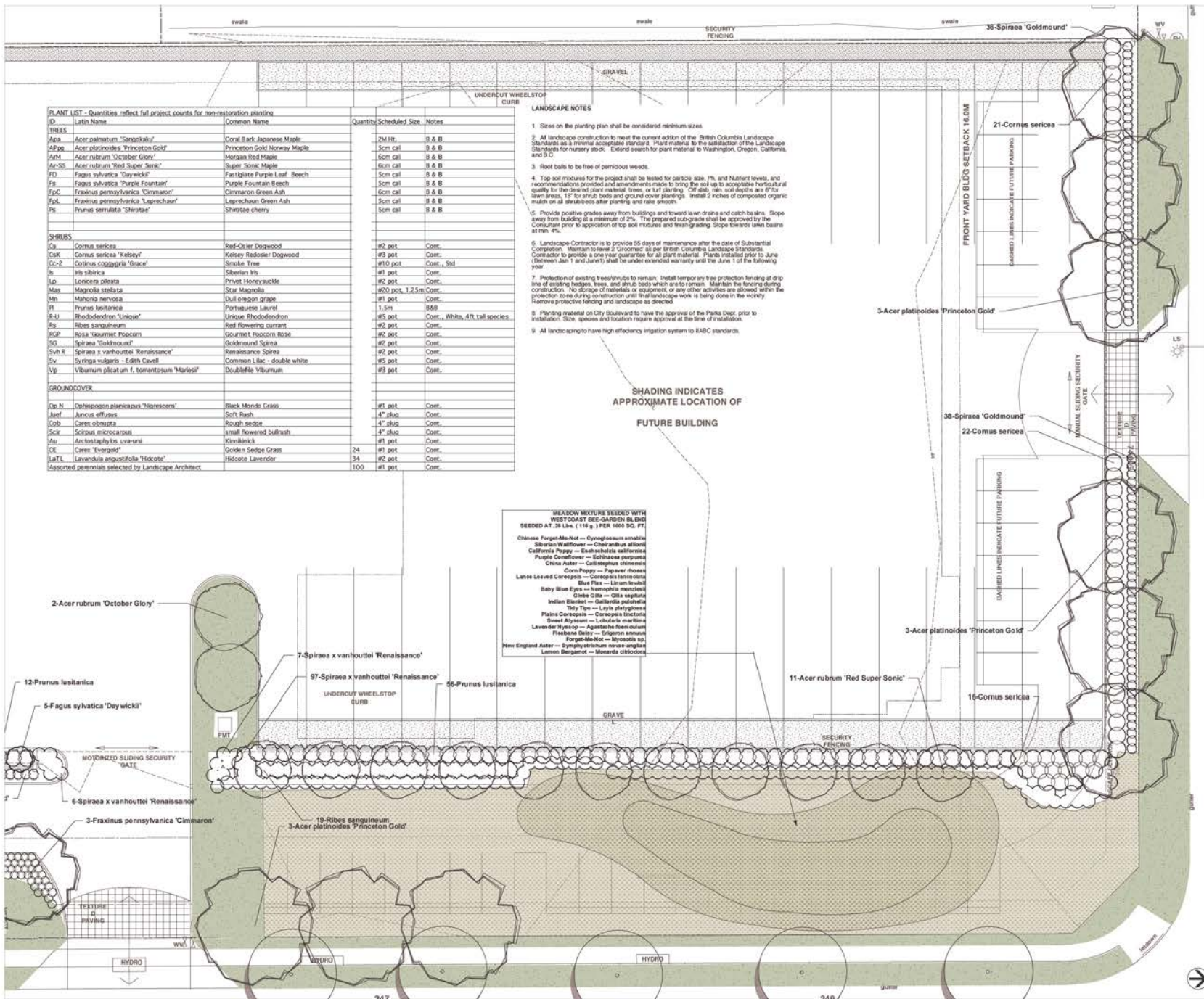
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**Landscape Plan -
 Habitat Restoration**

Scale:
 1:100

Date: May 2015
 Project No:
 2015-18

L-2a





PLANT LIST - Quantities reflect full project counts for non-restoration planting	ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES						
Apa	Acer palmatum 'Sangojaku'	Coral Bark Japanese Maple		2M Ht.	B & B	
APG	Acer platanoides 'Princeton Gold'	Princeton Gold Norway Maple		5cm cal	B & B	
ArH	Acer rubrum 'October Glory'	Moran Red Maple		6cm cal	B & B	
Ar-SS	Acer rubrum 'Red Super Sonic'	Super Sonic Maple		6cm cal	B & B	
FD	Fagus sylvatica 'Daywick'	Festigate Purple Leaf Beech		5cm cal	B & B	
Ff	Fagus sylvatica 'Purple Fountain'	Purple Fountain Beech		5cm cal	B & B	
FpC	Fraxinus pennsylvanica 'Cinnamon'	Cinnamon Green Ash		6cm cal	B & B	
FpL	Fraxinus pennsylvanica 'Leoprechian'	Leoprechian Green Ash		5cm cal	B & B	
Sh	Prunus serotina 'Chocoma'	Shanck cherry		5cm cal	B & B	
SHRUBS						
Ca	Cornus sericea	Red-Osier Dogwood		#2 pot	Cont.	
Kit	Cornus sericea 'Kelsey'	Kelsey Redosier Dogwood		#3 pot	Cont.	
Co-2	Cornus cogzygria 'Grace'	Smoke Tree		#10 pot	Cont., 5yd	
Is	Iris sibirica	Siberian Iris		#1 pot	Cont.	
Lp	Lonicera plantaginifolia	Privet Honey-suckle		#2 pot	Cont.	
Mae	Maecostema axillata	Star Maecostema		#20 pot, 1.25m	Cont.	
Mn	Moronea nervosa	Dull Oregon grape		#1 pot	Cont.	
Pl	Prunus lusitanica	Portuguese Laurel		1.5m	B&B	
R-U	Rhododendron 'Uniques'	Uniques Rhododendron		#5 pot	Cont., White, 4ft tall species	
Rs	Ribes sanguineum	Red flowering currant		#2 pot	Cont.	
RGP	Rosa 'Gourmet Pocomo'	Gourmet Pocomo Rose		#2 pot	Cont.	
SG	Spiraea 'Goldmound'	Goldmound Spirea		#2 pot	Cont.	
SVH R	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea		#2 pot	Cont.	
Sv	Syringa vulgaris - 'Edith Cavell'	Common Lilac - double white		#5 pot	Cont.	
Vb	Viburnum plicatum f. tomentosum 'Marble'	Doublefile Viburnum		#3 pot	Cont.	
GROUNDCOVER						
Op N	Ophiopogon planicaulis 'Nocescent'	Black Mondo Grass		#1 pot	Cont.	
Jurf	Juncus effusus	Soft Rush		4" skuz	Cont.	
CoB	Carex obovata	Rough sedge		4" skuz	Cont.	
ScF	Scirpus microcarpalis	Small Flowered Bulrush		4" skuz	Cont.	
Am	Arctostaphylos ovata	Kinnikinnick		#1 pot	Cont.	
OE	Carex 'Evergold'	Golden Sedge Grass	24	#1 pot	Cont.	
LaTL	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	34	#2 pot	Cont.	
	Assorted perennials selected by Landscape Architect		100	#1 pot	Cont.	

- LANDSCAPE NOTES**
- Sizes on the planting plan shall be considered minimum sizes.
 - All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.
 - Root balls to be free of perennous weeds.
 - Top soil mixtures for the project shall be tested for particle size, PH, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 4" for lawn areas, 10" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
 - Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared subgrade shall be approved by the Consultant prior to application of top soil mixtures and fresh grading. Slope towards lawn basins at min. 4%.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to ISBC standards.

MEADOW MIXTURE SEEDS WITH WESTCOAST BEE-GARDEN BLEND SEEDS AT .25 Lbs. (116 g.) PER 1000 SQ. FT.

Chinese Forget-Me-Not — *Cynoglossum amabile*
 Siberian Wallflower — *Chorizanthe alba*
 California Poppy — *Euthyasia californica*
 Purple Coneflower — *Echinacea purpurea*
 China Aster — *Callistephus chinensis*
 Corn Poppy — *Papaver rhoeas*
 Lance Leaved Coreopsis — *Coreopsis lanceolata*
 Blue Flax — *Linum catharticum*
 Baby Blue Eyes — *Nemophila menziesii*
 Globe Gilia — *Gilia scutellata*
 Indian Basket — *Callitriche pedunculata*
 Tiny Tins — *Lysichiton alatus*
 Plains Coreopsis — *Coreopsis tinctoria*
 Sweet Alyssum — *Loebelia maritima*
 Lavender Eyes — *Agastache heterophylla*
 Fleabane Daisy — *Erigeron annuus*
 Forget-Me-Not — *Myosotis sp.*
 New England Aster — *Symphoricarpos no-vae-angliae*
 Lemon Bergamot — *Monarda didyma*

Jan 11, 2016	Resubmit for DP
Jan 7, 2016	For Review
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May 20, 2015	For Review
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Revisions:

Jonathan Insee Ltd.
 Landscape Architecture
 1857 164th St. 2nd Ave.
 Vancouver, B.C. V6L 1G4
 Ph: 604-667-0001
 Email: info@jonathaninsee.com

Project:
New Industrial Building for Aman Group
 188th Street
 Campbell Heights, Surrey, BC

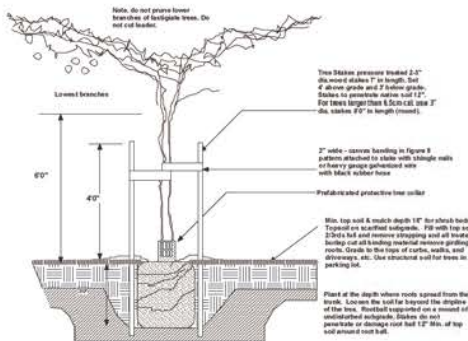
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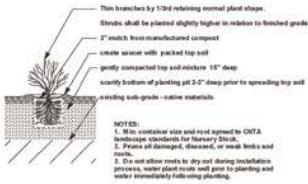
Date: May 2015

Project No:
 2015-18

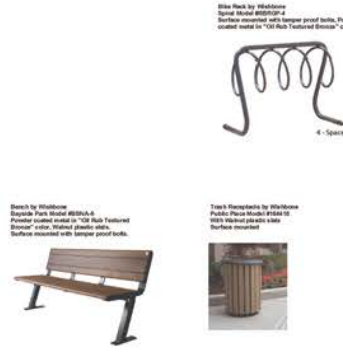
L-3



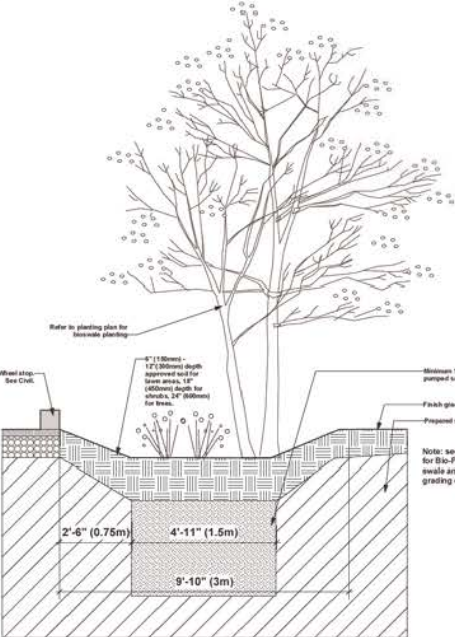
1 Tree Planting
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2 Shrub Planting
Scale: 1/2" = 1'-0"

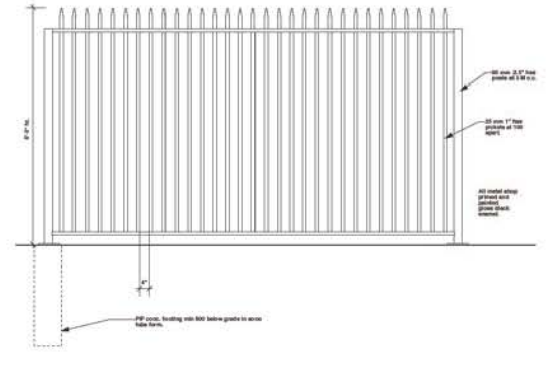


3 Site Furniture
Scale: 1/2" = 1'-0"

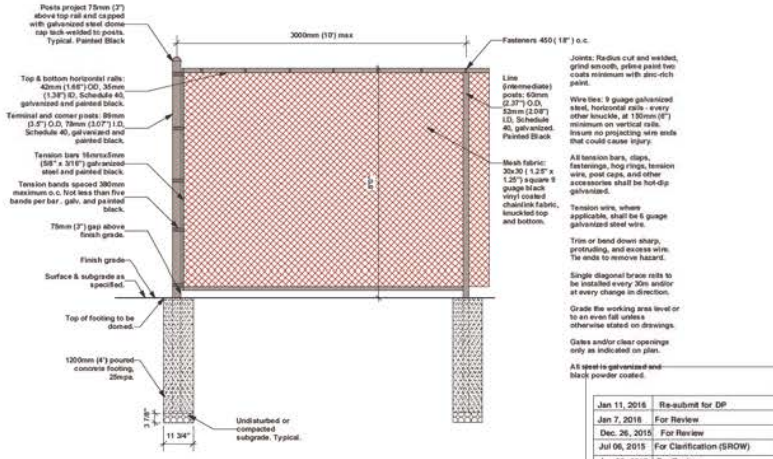


4 Stamped Concrete Paving
Scale: 1/2" = 1'-0"

5 Biofiltration swale planting
Scale: 1/2" = 1'-0"



6 Metal Picket Fence and sliding gate
Scale: 1/2" = 1'-0"



7 Chain Link Fencing w/ 9 gauge fabric
Scale: 1/2" = 1'-0"

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Jonathan Insee Ltd.
Landscape Architecture
1002 - 1041 W. 2nd Ave.
Vancouver, BC, V6J 1K1
Ph: 604-667-1001
Email: info@jonathaninsee.com

Project:
**New Industrial Building
for Aman Group**
188th Street
Campbell Heights, Surrey, BC

Sheet Title:
Landscape Details

Scale: 1/2" = 1'-0"
Date: May 2015
Project No: 2015-18

L-4

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

FROM: Development Services Manager, Engineering Department

DATE: January 26, 2016 PROJECT FILE: **7815-0163-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 2421/2449/2477/2495 - 188 Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following engineering issues are to be addressed as a condition of issuance of the Building Permit:

- Provide necessary Statutory Right-of-way for Greenway on north side of 24 Avenue.
- Works and services associated with Parent Development project 7810-0301-00 must be completed and accepted prior to issuance of Building Permit.
- Remove, cap and grout all redundant service connections.
- Remove redundant driveway letdowns and re-instate boulevards.
- Construct new driveway letdowns as approved by the City's Transportation Planning Section.
- Provide on-site stormwater management features as specified in the design drawings for 7810-0301-00 and associated stormwater management design brief requirements specified in the Restrictive Covenant Registered on title.
- Provide a landscaping plan completed/endorsed by a Registered Professional Biologist to support the objectives of the Bio-Conservation Strategy Corridor. This will be reviewed by the City's Parks Recreation and Culture Department.

Based on the Development Permit Plans submitted, a Servicing Agreement may not required as a condition of issuance of the Building Permit since all works noted above are likely achievable through City Road and Right of way Permits. Any water service connection works are to be completed by City forces at the applicant's expense



Rémi Dubé, P.Eng.
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0163-00

Issued To: AMAN ENTERPRISES 1989 LTD.

("the Owner")

Address of Owner: 20255 - 102 Avenue
Langley, BC V1M 4B4

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

Parcel Identifier: 028-975-642

Lot 1 Section 21 Township 7 New Westminster District Plan Epp24887

2421 - 188 Street

Parcel Identifier: 028-975-651

Lot 2 Section 21 Township 7 New Westminster District Plan Epp24887

2449 - 188 Street

Parcel Identifier: 028-975-669

Lot 3 Section 21 Township 7 New Westminster District Plan Epp24887

2477 - 188 Street

Parcel Identifier: 028-975-677

Lot 4 Section 21 Township 7 New Westminster District Plan Epp24887

2495 - 188 Street

(the "Lands")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law No. 17536)" in Area A, outdoor storage of any goods, materials or supplies is permitted, including areas for parking of trucks and trailers.

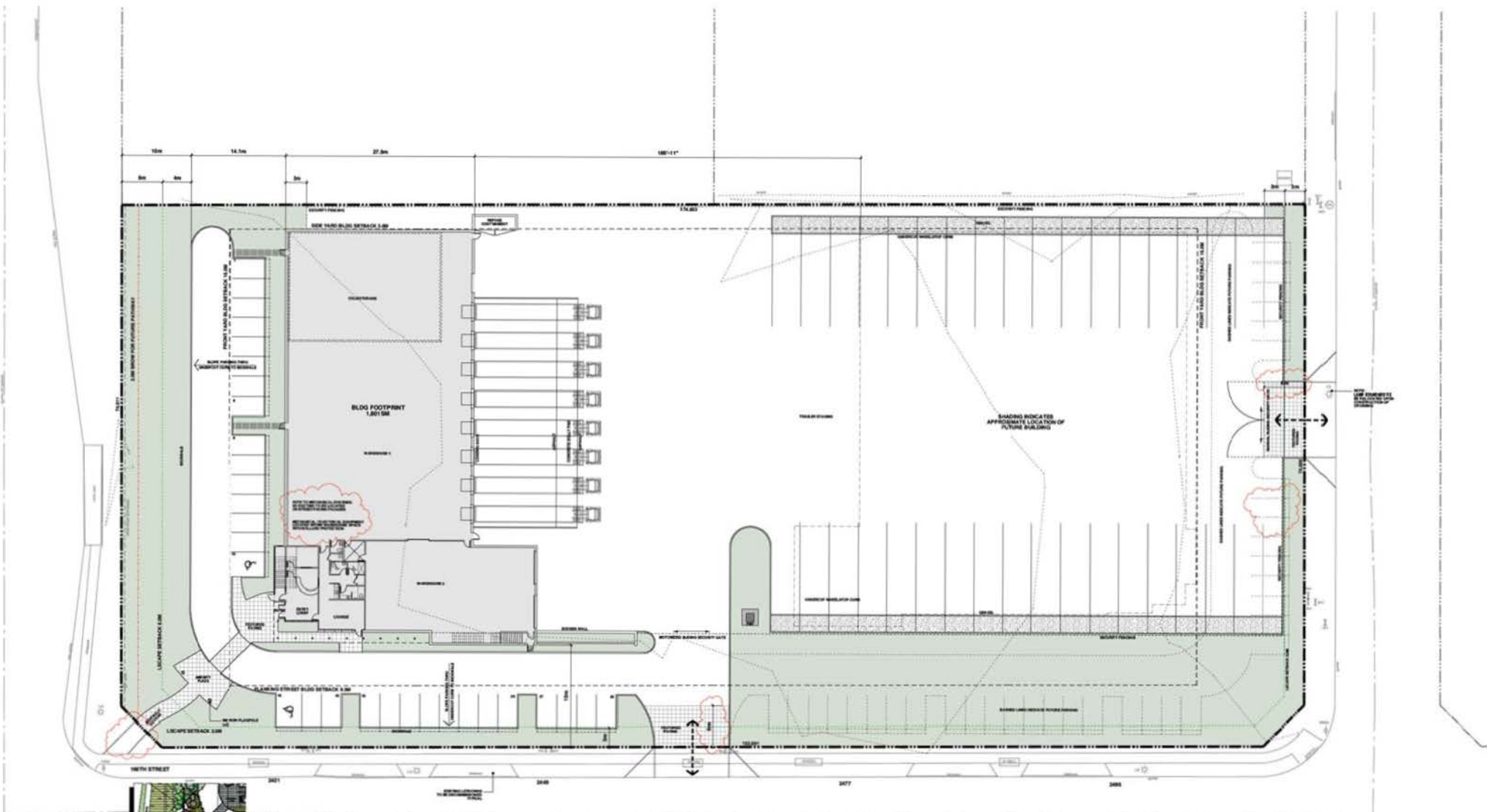
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. Landscape screening shall be provided and maintained in accordance with attached Schedule B.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

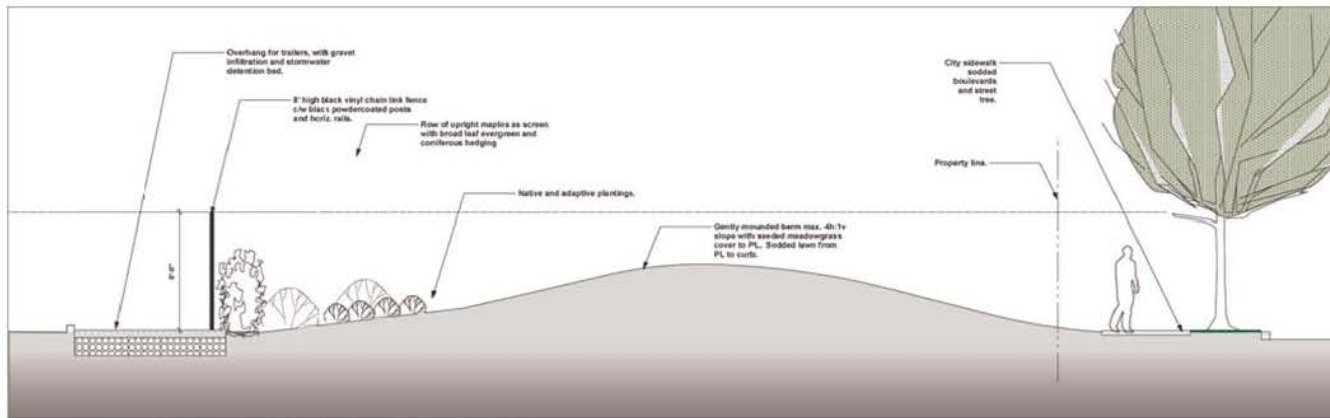
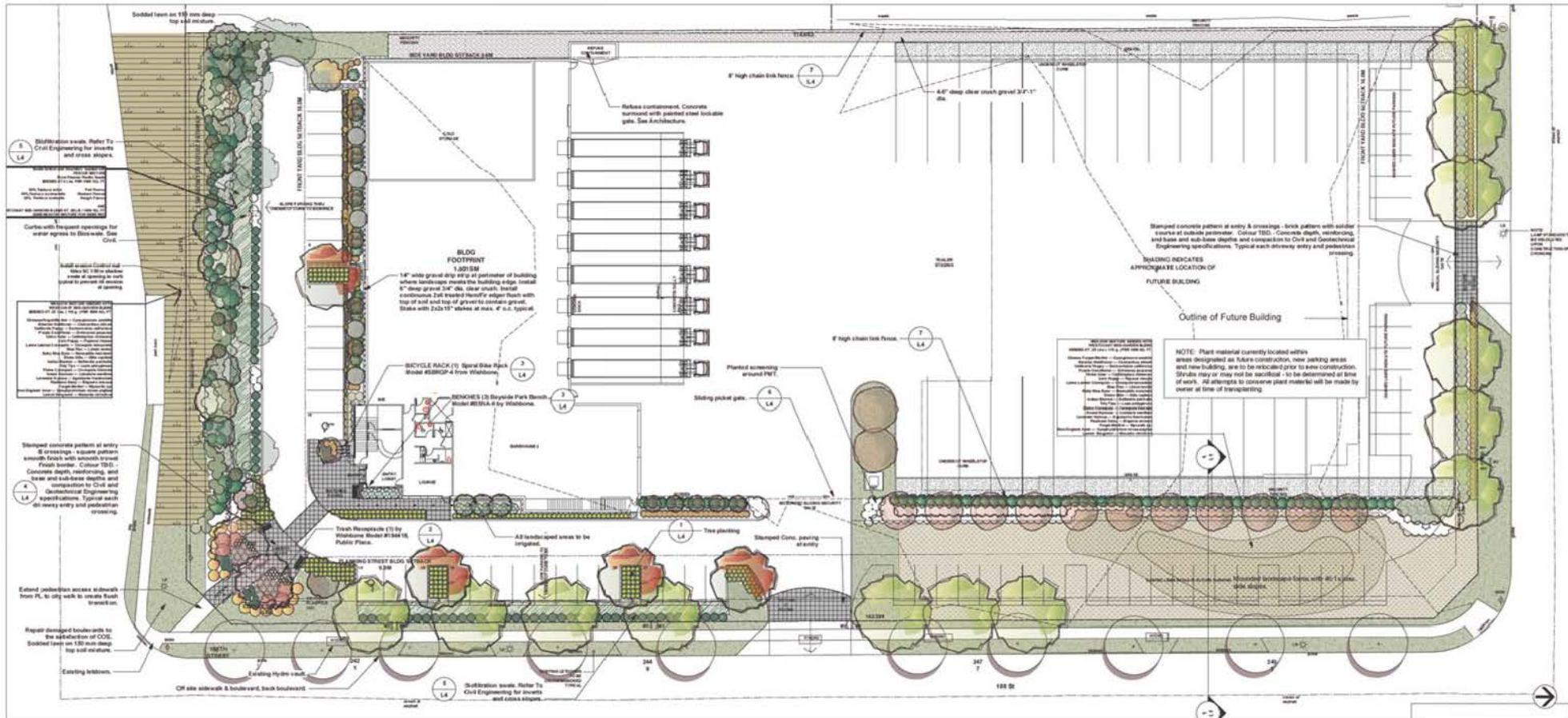
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



SITE DATA MUNICIPAL ADDRESS: 1871 1/2 ST SW, SUITE 100, 18TH STREET, SURREY, BC V4A 4L5, OFFPARK ZONING: C-2 (COMMERCIAL) USE: LIGHT INDUSTRIAL SITE AREA: APPROX. 13,000 SQ. METERS (30,000 SQ. FT.) DATE: 2011		GENERAL NOTES 1. THIS SITE IS A 100% DEVELOPMENT. 2. ALL UTILITIES ARE TO BE LOCATED AS SHOWN. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS. 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.				UNIVERSITY OF BRITISH COLUMBIA 1871 1/2 ST SW, SUITE 100 SURREY, BC V4A 4L5 TEL: 604-273-3333 FAX: 604-273-3334 WWW.CTRA.CA CTRA CIVIL TALENT RESOURCES INCORPORATED				NEW INDUSTRIAL BUILDING FOR AMAN GROUP 1871 1/2 STREET CAMPBELL HEIGHTS SURREY BC		TITLE - SITE / MAIN FLOOR PLAN DRAWN: JK CHECKED: JK SCALE: 1:250 SHEET NUMBER: A2 TOTAL SHEETS: G	
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SECTION THROUGH PERIMETER FENCING, SCREENING, AND MOUNDED LANDFORMS

Jan 11, 2016	Re-submit for DP
Jan 7, 2016	For Review
Dec. 26, 2015	For Review
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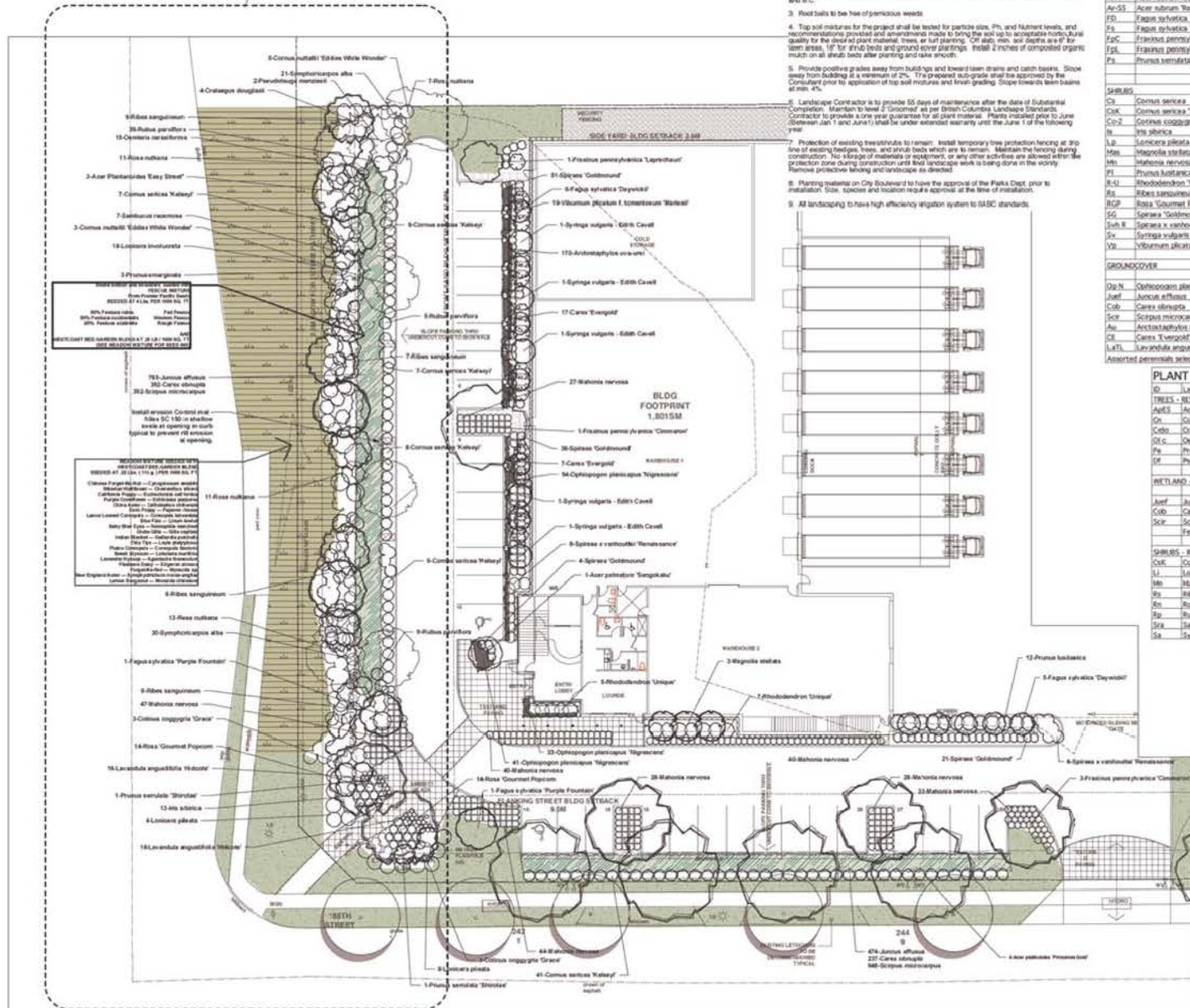

Jonathan Loeve Ltd.
 Landscape Architecture
 402-362-7630
 Vancouver, BC, V6V 1H4
 P: 604-683-1000
 E: info@jloeve.com

Project:
New Industrial Building for Aman Group
 188th Street
 Campbell Heights, Surrey, BC

Sheet Title:
Landscape Plan
 Scale: 1:250
 Date: May 2015
 Project No: 2015-18

SCHEDULE B
 L-1

See drawing L2a for Restoration Area Details



LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Particular to the satisfaction of the Landscape Standards for new tree stock. Extend search for plant material to Washington, Oregon, California, and B.C.
3. Root balls to be free of perennials weeds.
4. Top soil mixtures for the grade shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil to acceptable horticultural quality for the plant at planting. Or also mix soil depths as per best practices for grade levels and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
5. Provide pooling grades away from built-ups and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The proposed sub-grade shall be approved by the Contractor prior to application of top soil mixtures and final grading. Slope towards lawn basins at min. 4%.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level of 'Good' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
7. Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at the line of existing trees, shrubs, and stumps which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
9. All landscaping to have high efficiency irrigation system to BASC standards.

PLANT LIST - Quantities reflect full project counts for non-restoration plantings

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Apa	Acer palmatum 'Sango-kaku'	Orn. Bark Japanese Maple	1	24" Ht.	B & B
Alpa	Acer platanoides 'Fraxinoides Gold'	Fraxinoides Gold Norway Maple	13	5cm cal.	B & B
Alpa	Acer rubrum 'October Glory'	October Glory Maple	2	5cm cal.	B & B
Av-S	Acer rubrum 'Red Spider Spire'	Spider Spire Maple	1	5cm cal.	B & B
Fa	Fagus sylvatica 'Dawyckii'	Fatsygon Purple Leaf Beech	11	5cm cal.	B & B
Fa	Fagus sylvatica 'Purple Fountain'	Purple Fountain Beech	2	5cm cal.	B & B
Fa-S	Fraxinus pennsylvanica 'Cordmarston'	Cordmarston Green Ash	4	5cm cal.	B & B
Fa-S	Fraxinus pennsylvanica 'Lappaceana'	Lappaceana Green Ash	1	5cm cal.	B & B
Fa	Prunus serotina 'Shirotae'	Shirotae cherry	2	5cm cal.	B & B
			0		
SHRUBS					
Co	Cornus sericea	Red-Osier Dogwood	59	#2 pot.	Cont.
Co-K	Cornus sericea 'Yellow'	Yellow Red-osier Dogwood	43	#3 pot.	Cont.
Co-2	Cornus cogolata 'Grace'	Snake Tree	6	#10 pot.	Cont., Std
Il	Ilis alba	Starbush	13	#1 pot.	Cont.
Il-S	Ilis alba	Pink Starbush	16	#2 pot.	Cont.
Ma	Magnolia stellata	Star Magnolia	3	#20 pot. 1.25m	Cont.
Ma	Magnolia nervosa	Dwarf Oregon grape	740	#1 pot.	Cont.
Pl	Prunus laurocerasus	Portulacaria Laurel	26	1.5m	B&B
Pl-S	Prunus laurocerasus 'Sargol'	Red flowering laurel	12	#5 pot.	Cont., White, 4ft tall species
Ri	Ribes sanguineum	Red flowering currant	19	#2 pot.	Cont.
RCP	Rosa 'Gourmet Popcorn'	Gourmet Popcorn Rose	28	#2 pot.	Cont.
Sa	Spiraea 'Goldmound'	Goldmound Spirea	188	#2 pot.	Cont.
Sa-B	Spiraea x vanhouttei 'Rembrandt'	Rembrandt Spirea	118	#2 pot.	Cont.
Sv	Syringa vulgaris - Edith Cavell	Common Lilac - double white	5	#5 pot.	Cont.
Va	Viburnum plicatum f. tomentosum 'Mairei'	Doublefile Viburnum	19	#3 pot.	Cont.
			0		
GROUND COVER					
Op-N	Ophiopogon planicaulis 'Naxosensis'	Black Mondo Grass	168	#1 pot.	Cont.
Juf	Juncus effusus	Soft Rush	474	4" plus	Cont.
Co	Carex obovata	Rough Sedge	232	4" plus	Cont.
Sc	Scirpus microcarpis	small flowered bulrush	948	4" plus	Cont.
Au	Arctostaphylos uva-ursi	Kinnikinnick	170	#1 pot.	Cont.
Cl	Carex Turgecroftii	Golden Sedge Grass	24	#1 pot.	Cont.
Lu-L	Luzula angustata 'Hickory'	Hickory Leaved	34	#2 pot.	Cont.
			100	#1 pot.	Cont.

PLANT LIST - HABITAT RESTORATION AREA

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES - RESTORATION AREA					
Al-S	Acer flabellifolius 'Easy Street'	Easy Street Maple	9	5cm cal.	B&B
Co	Cornus nuttallii 'Tidalia White Wonder'	Western Flowering dogwood	8	#10 pot.	Cont.
Co	Cornus canadensis	Black Spicebush	4	#7 pot.	Cont.
Co	Ostrya canadensis	Indian Plym	15	#2 pot.	Cont.
Pr	Prunus emarginata	Bitter cherry	3	4cm cal.	B&B
Pr	Prunella montezumensis	Douglas fly	2	2.5M Ht.	B & B
			0		
WETLAND - BUSHY PLANTING					
Juf	Juncus effusus	Soft Rush	785	4" plus	Cont.
Co	Carex obovata	Rough Sedge	292	4" plus	Cont.
Sc	Scirpus microcarpis	small flowered bulrush	352	4" plus	Cont.
SHRUBS - RESTORATION PLANTING					
Co-K	Cornus sericea 'Yellow'	Yellow Red-osier Dogwood	39	#3 pot.	Cont.
Il	Ilis alba floridana	Black Sweetberry	18	#3 pot.	Cont.
Ma	Magnolia nervosa	Dwarf Oregon grape	47	#1 pot.	Cont.
Ri	Ribes sanguineum	Red flowering currant	26	#2 pot.	Cont.
Ri	Ribes rubrum	Nootka rose	42	#2 pot.	Cont.
Sa	Spiraea paniculata	Thimbleberry	53	#2 pot.	Cont.
Sa	Sambucus racemosa	Red elderberry	7	#2 pot.	Cont.
Sa	Symphoricarpos alba	Snowberry	51	#2 pot.	Cont.

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Project:
New Industrial Building for Aman Group
188th Street
Campbell Heights, Surrey, BC

Draw Title:
Landscape Plan - SOUTH

Scale: 1:200

Date: May 2015

Project No: 2015-18

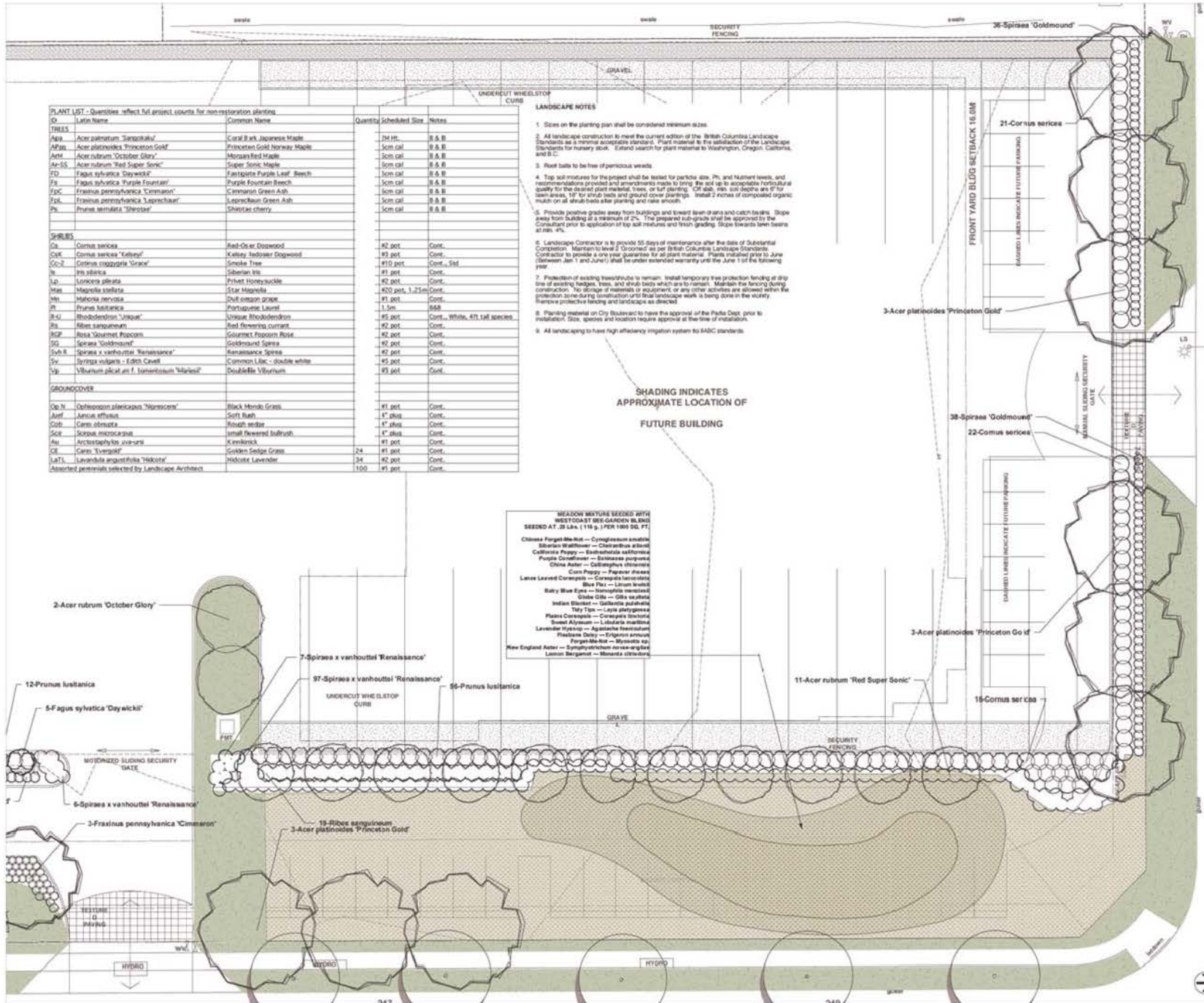
PLANT LIST - Quantities reflect full project counts for non-irrigation plants	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
AJA	Acer palmatum 'Sango-kaku'	Carol Ark Japanese Maple	24	#2 HR	# & #
AFJA	Acer platanoides 'Princeton Gold'	Princeton Gold Norway Maple	5cm cal	# & #	# & #
AMR	Acer rubrum 'October Glory'	Moravia Red Maple	5cm cal	# & #	# & #
AR-SS	Acer rubrum 'Red Super Sonic'	Super Sonic Maple	5cm cal	# & #	# & #
FD	Fagus sylvatica 'Daywicki'	Fantastic Purple Leaf Beech	5cm cal	# & #	# & #
FR	Fagus sylvatica 'Purple Fountain'	Purple Fountain Beech	5cm cal	# & #	# & #
FGC	Fraxinus pennsylvanica 'Cinnamon'	Cinnamon Green Ash	5cm cal	# & #	# & #
FGL	Fraxinus pennsylvanica 'Leoprechta'	Leoprechta Green Ash	5cm cal	# & #	# & #
FR	Prunus serotina 'Staccato'	Staccato cherry	5cm cal	# & #	# & #
SHRUBS					
CR	Cornus sericea	Red-Chair Dogwood	#2 pot	Cont.	
CRK	Cornus sericea 'Kelley'	Kelley Reddog Dogwood	#3 pot	Cont.	
CR-2	Cornus coccinea 'Grace'	Smoke Tree	#10 pot	Cont./Std	
IR	Iris sibirica	Siberian Iris	#1 pot	Cont.	
LD	Lonicera japonica	Private Honeyuckle	#2 pot	Cont.	
MIA	Maackelia amurensis	Star Maackelia	#20 pot, 1.25m	Cont.	
MT	Malva moschata	Ornamental Malva	#1 pot	Cont.	
PL	Prunus laurifolia	Portuguese Laurel	1.5m	Std	
RJ	Rhododendron 'Capehart'	Japanese Rhododendron	#5 pot	Cont./White, 4ft tall species	
FR	Rosa rugosa 'Carnegie'	Rose	#2 pot	Cont.	
RGP	Rosa 'Gourmet Popcorn'	Gourmet Popcorn Rose	#2 pot	Cont.	
SG	Spiraea 'Goldmound'	Goldmound Spirea	#2 pot	Cont.	
SvB R	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	#2 pot	Cont.	
CR	Syringa vulgaris 'Edith Crisp'	Common Lilac - Double white	#2 pot	Cont.	
VB	Viburnum plicatum f. lametorum 'Maries'	Doublefile Viburnum	#3 pot	Cont.	
GROUNDCOVER					
Op N	Ophiopogon plicatus 'Horseshoe'	Black Mondo Grass	#1 pot	Cont.	
AJF	Ajuga reptans	Soft Bush	#1 pot	Cont.	
CR	Carex obovata	rough sedge	#1 pot	Cont.	
SC	Scilla maritima	Small Broomed Bulbush	#1 pot	Cont.	
AV	Arctostaphylos uva-ursi	K. emberc	#1 pot	Cont.	
CE	Carex 'Vanguard'	Golden Sedge Grass	24	#1 pot	Cont.
LaTi	Lavandula angustifolia 'Hokote'	Hokote Lavender	24	#2 pot	Cont.
			100	#1 pot	Cont.

- LANDSCAPE NOTES**
- Sizes on the planting plan shall be considered minimum sizes.
 - All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimum acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend season for plant material to Washington, Oregon, California, and B.C.
 - Root balls to be free of perennous weeds.
 - Top soil moisture for the project shall be tested for particle size, pH, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depth are 6" for lawn areas, 12" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
 - Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from buildings at a minimum of 2%. The prepared subgrade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn drains shall be 4%.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain level 2 'Grounded' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Preserve protective fencing and landscape as directed.
 - Planting material on City Boulevard to have the approval of the Public Dept. prior to installation. Signs, speedos and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to BADC standards.

SHADING INDICATES APPROXIMATE LOCATION OF FUTURE BUILDING

MEADOW MIXTURE SEEDS BY THE WEST COAST BEE GARDEN BLEND
 SEEDS AT 33 Lbs. (110 g.) PER 1000 SQ. FT.

Chinese Forget-Me-Not — *Cynoglosson amabile*
 Siberian Wildflower — *Chamaejasme alba*
 California Poppy — *Ethysanthia californica*
 Purple Crocifer — *Scilla maritima*
 China Aster — *Callistephus chinensis*
 Corn Poppy — *Papaver rhoeas*
 Lance Leaved Coreopsis — *Coreopsis lanceolata*
 Blue Flax — *Linum catharticum*
 Baby Blue Eyes — *Nemophila menziesii*
 Globe Gilia — *Gilia scutellaria*
 Indian Buckler — *Salicaria pulchella*
 Sky Top — *Lupinus albus*
 Plains Coreopsis — *Coreopsis tricolor*
 Sweet Alyssum — *Lythrum maritima*
 Lavender Eyes — *Aquilegia scopulorum*
 Fleabane Daisy — *Erigeron annuus*
 Forget-Me-Not — *Myosotis salsola*
 New England Aster — *Symphoricarpos rosea-anglica*
 Lunaria — *Lunaria annua*

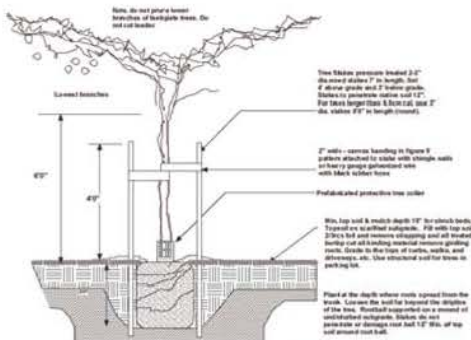


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Jonathan Love Ltd.
 Landscape Architecture
 8827 156th St. 3rd Fl.
 Vancouver, B.C. V6P 1H2
 Ph: 604-271-1550
 E-mail: info@jonathanlove.com

Project:
New Industrial Building for Aman Group
 188th Street
 Campbell Heights, Surrey, BC

Drawn By:
Landscape Plan - NORTH
 Scale: 1:150
 Date: May 2015
 Project No: 2015-18

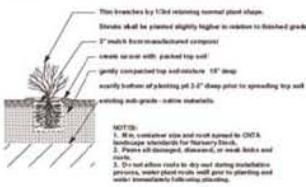


Root ball width shall be 32" Min. Compacted to 95% standard proctor density. Securely backfill and slope of tree pit prior to planting.

All wire backfill shall have the top 1/2 of the wire removed prior to planting.

Keep the soil moist, not waterlogged, for the full depth of the roots. 4" deep above/below on top soil for full depth year of watering. Provide 1" deep of soil compacted back month in year for all circumference. Do not exceed top 2" depth. Remove soil and 2" deep trenches that will be the second growing season to begin watering back for shaping and to begin fertilizing.

1 Tree Planting
Scale: 1/2" = 1'-0"



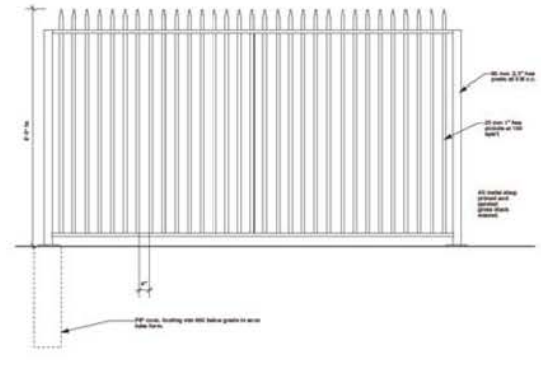
2 Shrub Planting
Scale: 1/2" = 1'-0"



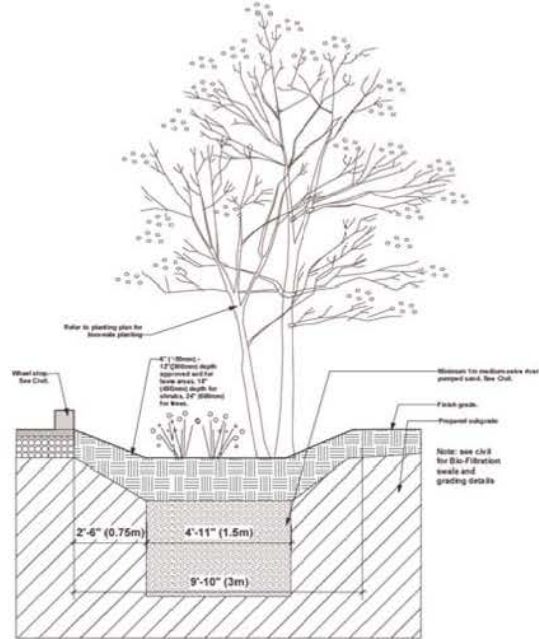
3 Site Furniture
Scale: 1/2" = 1'-0"



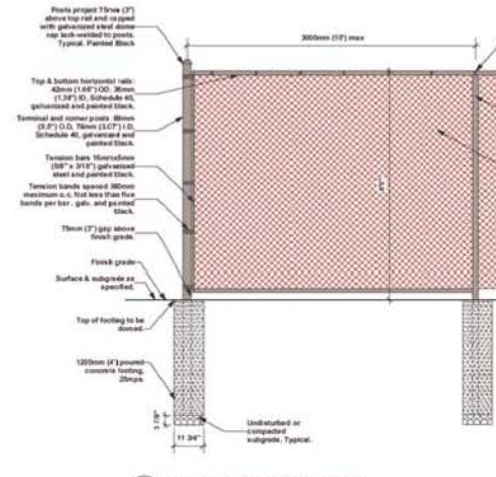
4 Stamped Concrete Paving
Scale: NTS



6 Metal Picket Fence and sliding gate
Scale: 1/2" = 1'-0"



5 Biofiltration swale planting
Scale: 1/2" = 1'-0"



7 Chain Link Fencing w/ 9 gauge fabric
Scale: 1/4" = 1'-0"

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Revisions:

Jonathan Louie Ltd.
Landscape Architecture
4122 125th St, Suite 200
Vancouver, BC, V6T 1Z1
Ph: 604-942-1500
E-mail: info@jlonlouie.com

Project:
New Industrial Building for Aman Group
188th Street
Campbell Heights, Surrey, BC

Sheet Title:

Landscape Details

Scale: 1/2" = 1'-0"
Date: May 2015
Project No: 2015-18

L-4