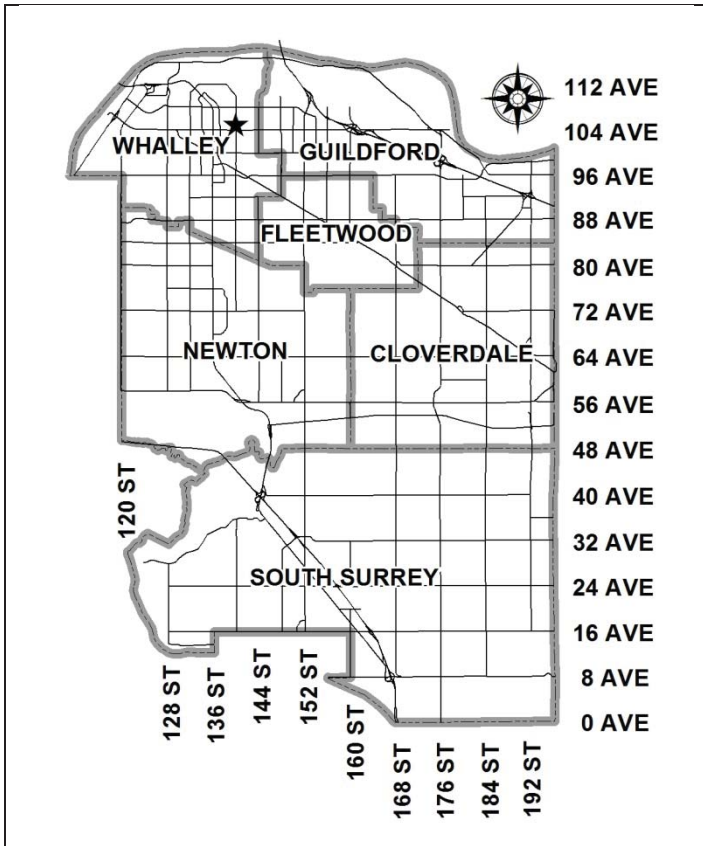


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0188-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **Temporary Use Permit**

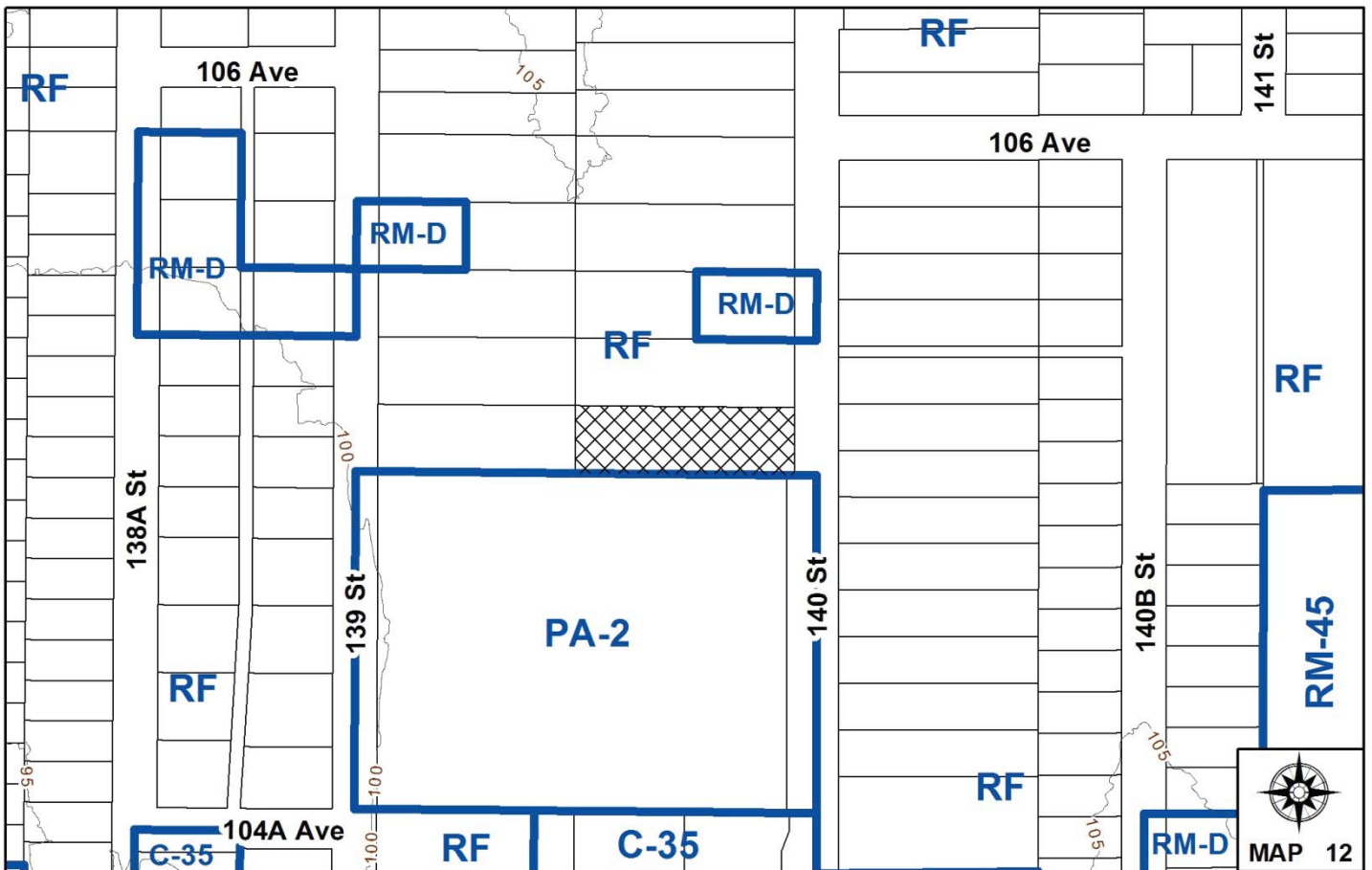
to permit the development of a temporary real estate sales centre for three, 6-storey, apartment buildings proposed on lands to the north.

LOCATION: 10531 - 140 Street

OWNERS: Allan Shen
 Alice Shen

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Temporary Use Permit (TUP) will allow for the construction of a temporary sales centre from which the applicant will be able to market residential units for the proposed “HQ” apartment development by Porte Communities. The three proposed 6-storey apartment buildings will be located on a development site to the north of the subject site (Application No. 7915-0344-00).
- The associated rezoning from RF and RM-D to CD (based on RM-70) for the four lots at 10555, 10577, 10595 and 10607 – 140 Street to permit the proposed apartment development received Third Reading on May 16, 2016.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7916-0188-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to 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;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) submission of a security to ensure that the site is restored following termination of the Temporary Use Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant, treed property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant City-owned lot for proposed 105A Avenue extension.	Multiple Residential	RF
East (Across 140 Street):	Single family dwellings.	Multiple Residential	RF
South:	Our Lady of Good Counsel school complex.	Multiple Residential	PA-2
West:	Vacant treed property.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at 10531 – 140 Street in City Centre is designated Multiple Residential in the Official Community Plan (OCP) and is zoned “Single Family Residential Zone (RF)”.
- The adjacent lot to the north at 10549 – 140 Street is City-owned property for the future proposed 105A Avenue extension.
- The associated development project (Application No. 7915-0344-00) for the four lots to the north of the City-owned property received Third Reading of the rezoning by-law on May 16, 2016 to permit the proposed development of three, 6-storey apartment buildings, called “HQ”.

Current Proposal

- The developer for “HQ”, Porte Communities, wishes to construct a sales centre on the subject site from which to market the project.
- They have therefore applied for a Temporary Use Permit (TUP) to permit the development of a temporary real estate sales centre and associated surface parking.
- The Temporary Use Permit is proposed to be in effect for three years, which should be sufficient time for the applicant to complete the sales of the proposed residential units for the proposed project on the lots to the north.

PRE-NOTIFICATION

- In accordance with Council Policy, a Development Proposal sign was placed on the property and pre-notification letters were sent out. Staff has not received any comments or concerns with respect to the proposal to date.

DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey building with a total floor area of 333 square metres (3,584 sq. ft.).
- The sales centre will contain a sales area and offices, as well as mock-ups of a one-bedroom plus den suite and a two-bedroom suite.
- The exterior of the building will be clad in hardie panel siding painted in three shades of grey, with metal flashing painted in grey. The west elevation entrance is featured with fibre cement siding in wood grain.
- Signage is proposed on the west elevation entrance with thick chrome 3-dimensional lettering applied directly to the exterior cladding. The proposed signage complies with the Sign By-law.

- A surface parking lot, with spaces for ten (10) vehicles, will be constructed on the western portion of the site and will be surfaced with asphalt paving.
- An exterior gravel walkway along the south and east of the building will provide pedestrian access to the rear (east) entrance.
- The front of the building will be landscaped with grasses, shrubs and maple, spruce and pear trees.

TREES

- Michael J Mills, ISA Certified Arborist of Michael J Mills Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Cottonwood	24	5	19
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Poplar	2	2	0
Coniferous Trees			
Douglas Fir	1	0	1
Western Red Cedar	4	0	4
Total (excluding Alder and Cottonwood Trees)	8	3	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		40	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 8 mature trees on the site, excluding Alder and Cottonwood trees. Twenty-six (26) existing trees, approximately 76 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 25 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parking lot location and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. The applicant is proposing 15 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Armstrong Maple, Serbian Spruce and Chanticleer Pear.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Temporary Use Permit No. 7916-0188-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/dk

c:\users\dk7\appdata\local\temp\oa\folderdocumentdetail_getfile.tmp
KD 6/23/16 7:29 AM

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

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

DATE: **June 20, 2016** PROJECT FILE: **7816-0188-00**

RE: **Engineering Requirements (Temporary Use Permit)
Location: 10531 - 140 Street**

TEMPORARY USE PERMIT (TUP)

The following issues are to be addressed as a condition of the TUP

Works and Services

- Construct 7.3m wide temporary asphalt letdown. Address drainage impact, if any.
- Construct new sidewalk fronting new driveway.
- Install no parking signs along 140 Street.
- Provide sanitary, storm, and metered water connections.
- Register a restrictive covenant for water quality/sediment control.

A Servicing Agreement is required prior to issuance of this TUP.



Rémi Dubé, P.Eng.
Development Services Manager
HB4

May 30th 2016

Verve II, Temporary Sales Centre
 10531 - 140th Street, Surrey
 MJM File # 1528

Tree Preservation Summary									
Surrey Project No:		7916-0188-00							
Address:		10531 - 140 th Street							
Registered Arborist:		Michael Mills, Michael J Mills Consulting							
On-Site Trees									
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)									34
Protected Trees to be Removed									7
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)									27
Total Replacement Trees Required:									10
-	Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio								
	4	X	one (1)	=	4				
-	All other Trees Requiring 2 to 1 Replacement Ratio								
	3	X	two (2)	=	6				
Replacement Trees Proposed (refer to PMG Landscape Architects)									15
Replacement Trees in Deficit									0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]									n/a
Off-Site Trees									n/a

Verve II, Temporary Sales Centre
 10531 - 140th Street, Surrey
 MJM File # 1528

Summary of Tree Preservation by Tree Species:			
Surrey File 7916-0188-00			
10531 - 140th Street			
Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Cottonwood	24	3	21
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Poplar	2	2	0
Coniferous Trees			
Douglas Fir	1	0	1
Western Red Cedar	4	0	4
Total (excluding Alder and Cottonwood Trees)	8	3	5
Additional Trees in the proposed Open Space / Riparian Area			N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees Refer to PMG Landscape Architects tree planting plan for replacement tree information.		42	

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7916-0188-00

Issued To: ALLAN SHEN
ALICE SHEN

("the Owner")

Address of Owner: 260-8291 Alexandra Road
Richmond, BC V6X 1C3

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: 011-310-758

The North Half Lot 15 Section 23 Block 5 North Range 2 West New Westminster District
Plan 8054

10531 - 140 Street

("the Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a real estate sales centre and associated surface parking lot.

5. The temporary use permitted on the Land shall be carried out in accordance with the following conditions:
 - (a) The appearance and location of the sales centre, access and parking as shown on Schedule A and numbered 7916-0188-00 (A) through to and including 7916-0188-00 (G) (the "Drawings") which is attached hereto and forms part of this permit.
 - (b) The landscaping shall conform to drawings shown on Schedule A and numbered 7916-0188-00 (H) through to and including 7916-0188-00 (I) (the "Landscaping") which is attached hereto and forms part of this permit.
 - (c) Parking is restricted to vehicles less than 5,000 kilograms [11,000 lbs.] GVW; and
 - (d) Upon termination of this Temporary Use Permit, the real estate sales centre shall be removed and the land restored to its original condition.

6. 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 in the amount of \$5,000

7. 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.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this Temporary Use Permit.

9. This Temporary Use Permit is not transferable.

10. 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:

I, Allen Shen and Alice Shen (Name of Owners)

being the owner of 011-310-758 The North Half Lot 15 Section 23 Block 5 North Range 2 West New Westminster District Plan 8054
(Legal Description)

known as 10531 - 140 Street
(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)

(Owner)

(Witness)

240 - 388 West 8th Ave
Vancouver, B.C. V5Y 3K2
Tel: 604-731-2966
Fax: 604-734-1121
studioonearchitecture.ca
Tomas Wolf MAABC

studioone
architecture inc.



DRAWING LIST:

A0.0	COVER PAGE
A0.1	KEY PLAN AND AERIAL VIEW
A0.2	SITE PLAN
A1.0	FLOOR PLAN
A1.1	ROOF PLAN
A2.0	BUILDING ELEVATIONS
A4.0	STAIRS AND RAMP DETAIL

HQ SALES CENTRE 10531-140TH STREET, SURREY, B.C.

PORTE HOMES (HQ) LTD
380-1565 West Broadway, Vancouver, BC, Canada V6J 1X1 - P: 604 732 7651

ISSUED FOR TEMPORARY USE PERMIT
JUNE 15, 2016

ARCHITECTURAL

Studio One Architecture Inc.
240-388 West 8th Ave
Vancouver, B.C. V5Y 3K2
Tomas Wolf
sow@studioonearchitecture.ca
P: 604-731-2966
F: 604-734-1121

BUILDING ENVELOPE

Britica building innovation
5472 Coakerecreek Blvd S Lethbridge, AB
T1K 5S3
Lynne Richman
lrichman@wibico.com
P: 800-527-4826

CODE/CP CONSULTANT

Protective Engineering
#201-2433 West Broadway
Vancouver, BC, V6R 2B4
Gerald Goss
ggoss@protectiveengineering.com
P: 604-682-0388
F: 604-682-6180

CIVIL ENGINEER

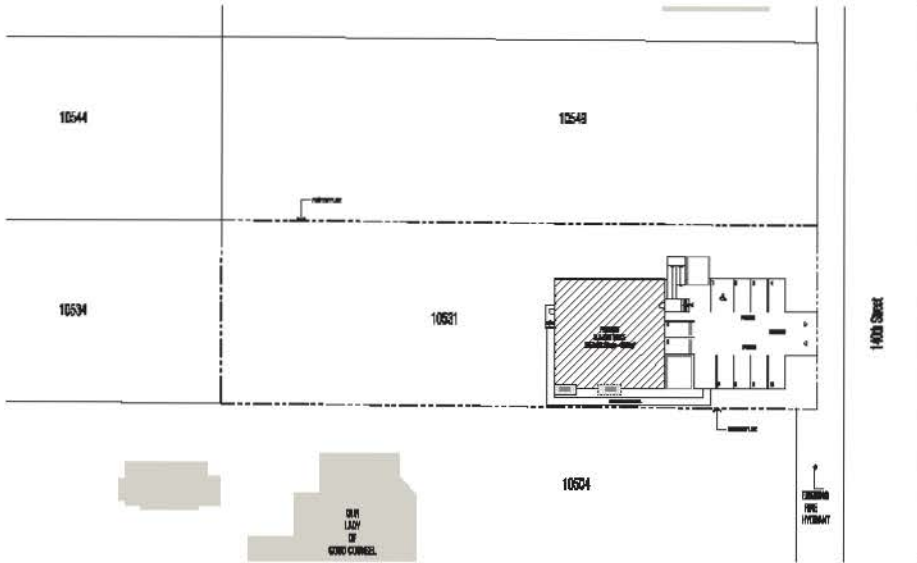
HY Engineering
200-9128-152nd Street,
Surrey, BC V3R 4E7
Phil Harley
phil.harley@hyengineering.com
P: 604-583-1816
F: 604-583-1737

LANDSCAPE ARCHITECT

PMG LANDSCAPE ARCHITECTS
C 100 4185 Selti Creek Drive,
Burnaby, BC V5C 6G9
Mary Chan Yip
mary@pmglandscape.com
P: 604-294-0011
F: 604-294-0022

INTERIOR DESIGN

BYU DESIGN
SUITE 307, 375 West 5TH Avenue
Vancouver, BC, Canada V5Y 1J8
Kristina Lee
kristina@byudesign.com
P: 604-601-5330 ext.208
F: 604-601-5332



SALES CENTRE KEY PLAN
SCALE: 1/4" = 1'-0"

PROJECT DATA

SITE STATISTICS	
ONE ADDRESS	10531-140th STREET, SURREY, BC
LEGAL DESCRIPTION	SECTION 28 PART 3 PLAN 8884 NUMBER LOT 14, NEIGHBOURHOOD CENTRE
PID	001-219-708
TOTAL SITE AREA	2,012 sq. metres (24,425 sq. ft.) - 0.30 ACRES - 0.74 ACRES
PRESENT ZONING	BC

ZONING REQUIREMENTS

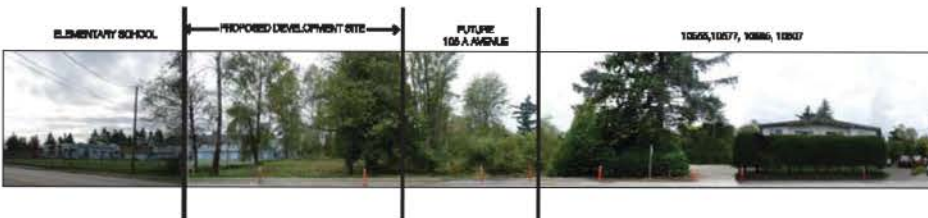
	REQUIRED	PROVIDED
FRONT YARD SETBACK	7.6 m (25'-0")	26.32 m (86'-0")
SIDE YARD SETBACK - NORTH	1.8 m (6'-0")	0.12 m (0.42')
SIDE YARD SETBACK - SOUTH	1.8 m (6'-0")	2 m (6.56')
REAR YARD SETBACK	7.6 m (25'-0")	30.41 m (100'-0")
HEIGHT OF BUILDING	9M.0m (ALLOWED)	1 STOREY - 4.00m
FSR		0.11
LOT COVERAGE (NET)		(410.00sqm - 996.00sqm) = 11%

TABLE OF CONTENTS

- A0.0 COVER PAGE
- A0.1 KEY PLAN
- A0.2 SITE PLAN
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 BUILDING ELEVATION
- A4.0 STAIRS DETAIL

PRO SALES CENTRE BUILDING CODE SUMMARY B.C. B.C. 2012

TOTAL SQUARE METRE PROPOSED: 840.00sqm - 996.00sqm
 OCCUPANCY TYPE: GROUP D, BCCIC APPLICABLE SECTION PART 8
 TOTAL NUMBER OF EXITS REQUIRED: -2
 TOTAL NUMBER OF EXITS INDICATED: -2
 MAX TRAVEL DISTANCE: 25.3 m - 78.6 ft ALSO SEE LAYOUT PLAN A1.0
 TOTAL OCCUPANT LOAD: 18 PERSONS
 TOTAL NUMBER OF WASHROOM PROVIDED: -1 ACCESSIBLE
 NUMBER OF PARKING SPACES PROVIDED: 10 (INCLUDING ONE ACCESSIBLE)
 NUMBER OF WASHROOM: 1 HVAC Other required number of washrooms as per specific BCCIC-2012 requirements (BCCIC-2012-3.2.1.4.1).



VIEW -1- 140th ST. PROPOSED DEVELOPMENT SITE
LOOKING EAST



VIEW -3- 140th ST. PROPOSED DEVELOPMENT SITE
LOOKING SOUTHWEST



SITE LOCATION AND AERIAL VIEW OF VICINITY
SCALE: 1/4" = 1'-0"

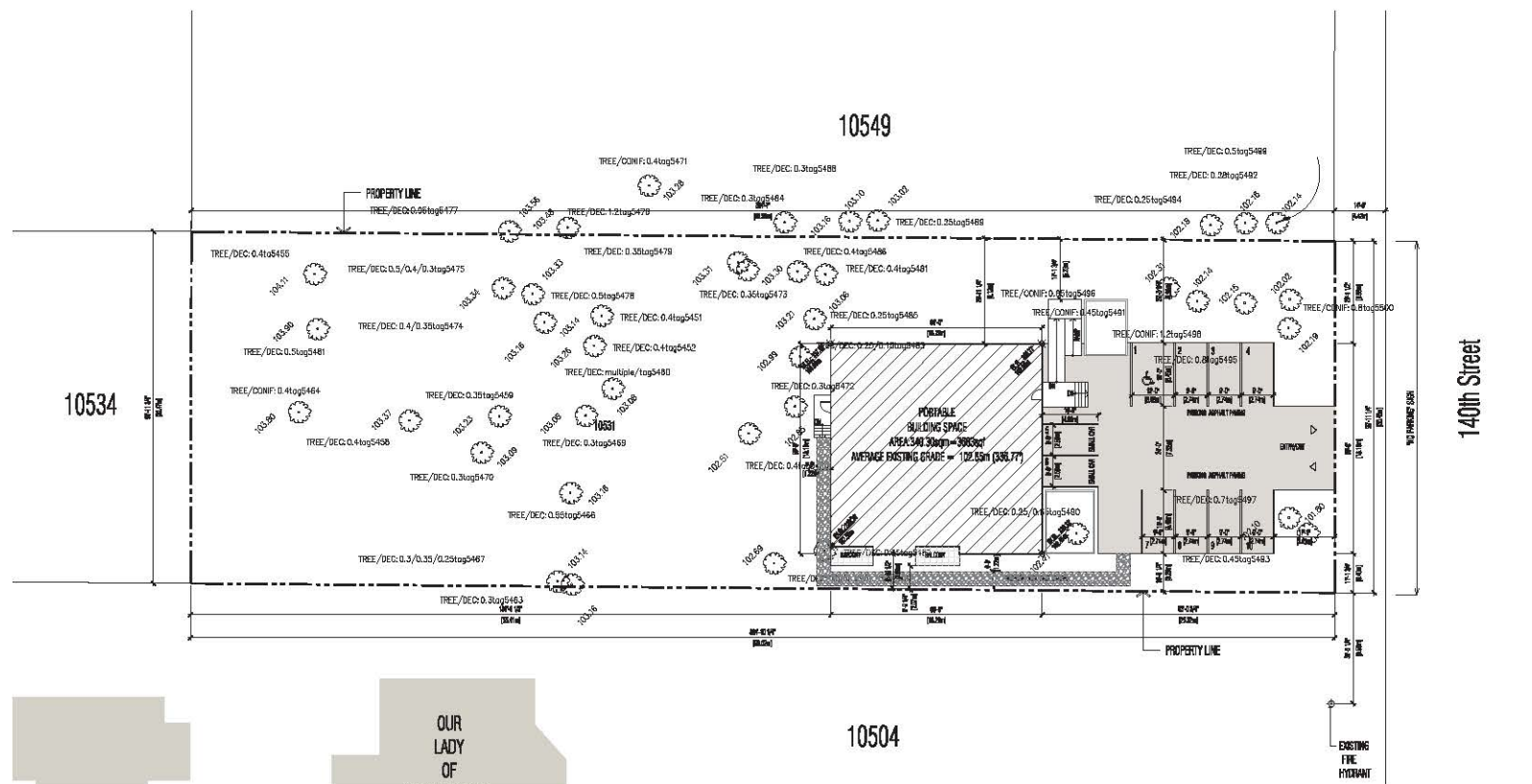
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- 4 JUNE 15, 2016 ISSUED FOR REVIEW
 - 3 JUNE 09, 2016 ISSUED FOR REVIEW
 - 2 MAY 11, 2016 ISSUED FOR REVIEW
 - 1 APRIL 25, 2016 ISSUED FOR REVIEW
- no.: date: description:
revisions:

project title:
SALES CENTRE
10531-140th STREET,
SURREY, BC
drawing title:
AERIAL VIEW
CONTEXT PHOTOS

project no.: 16008
drawn by: MS
checked by: ST
date: APRIL 26, 2016
scale: AS NOTED

drawing no.:
A0.1



SITE PLAN
SCALE 1/16" = 1'-0"

PAVING LEGEND:
ASPHALT (ROAD) [hatched pattern]
GRAVEL [stippled pattern]

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- 4 JUN 15, 2016 ISSUED FOR REVIEW
 - 3 MAY 30, 2016 ISSUED FOR REVIEW
 - 2 MAY 05, 2016 ISSUED FOR REVIEW
 - 1 APRIL 07, 2016 ISSUED FOR REVIEW
- no. : date: description:
revisions:

project title:
SALES CENTRE
10531-140th STREET,
SURREY, BC
drawing title:
SITE PLAN

project no.: 16008
drawn by: MS
checked by: ST
date: APRIL 26, 2016
scale: AS NOTED

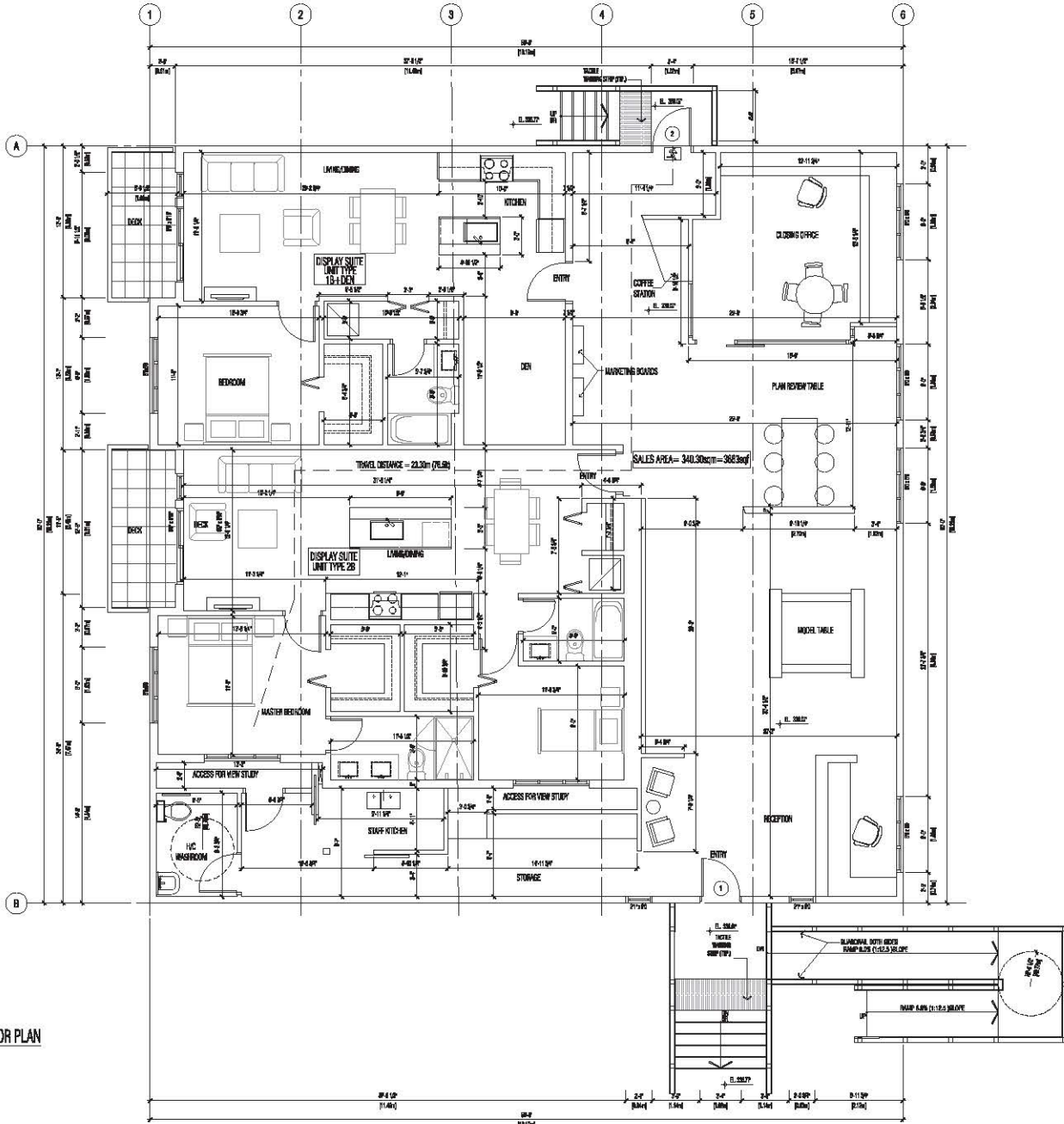
drawing no.:
A0.2



DOOR NUMBER 1 & 2

30 x 70 SOLID CORE
 WOOD DOOR WITH WOOD FRAME
 DEADBOLT BC1 60P
 PASSAGE SCHLAGE MDIOS x SPARTA x C200
 & BUTTS C21901 x 4 1/2" x 4" x INFP x C200
 CLOSER LCNH110689
 THRESHOLD
 SET WEATHER STRIPPING

WALL DETAIL AND SECTION
 SEE BRVCO DESIGN SHEET NO. AS.01



PROPOSED FLOOR PLAN
 SCALE 1/4"=1'-0"

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no.	date	description
4	JUNE 15, 2016	ISSUED FOR REVIEW
3	MAY 30, 2016	ISSUED FOR REVIEW
2	MAY 03, 2016	ISSUED FOR REVIEW
1	APRIL 25, 2016	ISSUED FOR REVIEW

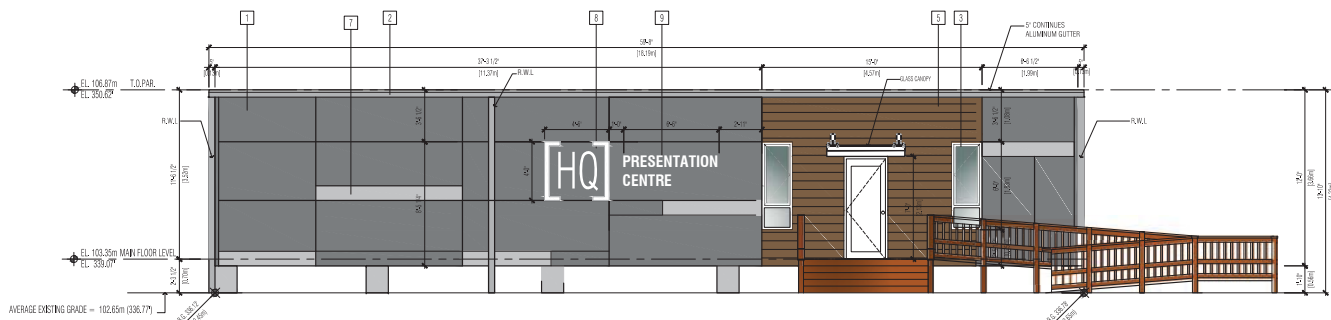
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SALES CENTRE
 10531-140th STREET,
 SURREY, BC
 drawing title:
FLOOR PLAN

project no.:	16008
drawn by:	MS
checked by:	ST
date:	APRIL 26, 2016
scale:	AS NOTED
drawing no.:	

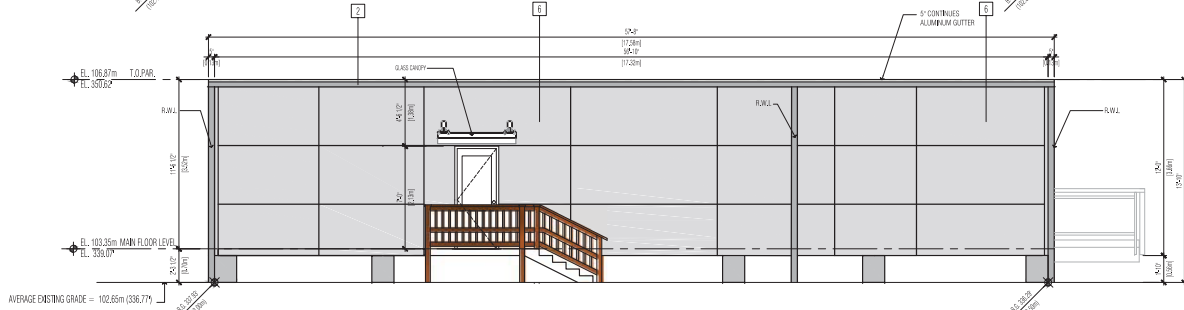
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FINISH SCHEDULE

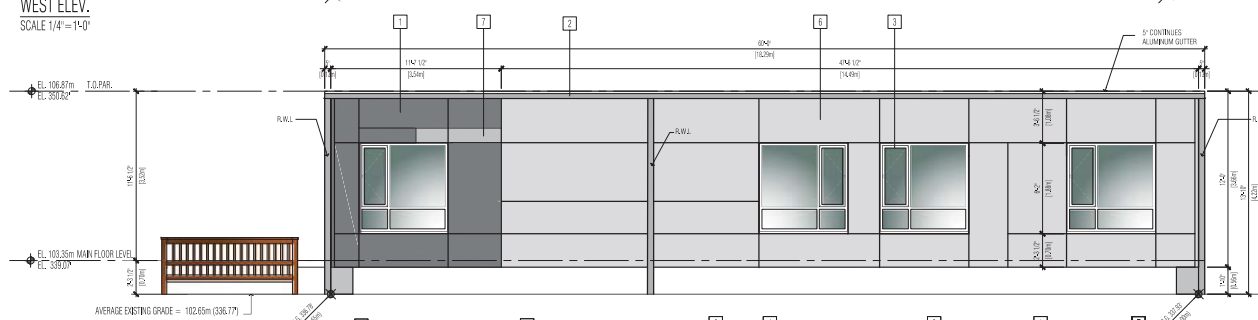
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- 2 PRE-PAINTED METAL FLASHING COLOR: MAIN METALS, STONE GREY
- 3 VINYL WINDOWS COLOR: WHITE
- 4 ALUMINUM GUARDRAILS WITH GLASS PANELS COLOR: GREY
- 5 FIBRE CEMENT SIDING IN WOOD GRAIN COLOR: DARK ASH
- 6 HARDE PANEL SMOOTH FINISH COLOR: ARCTIC WHITE (COLORPLUS)
- 7 HARDE PANEL SMOOTH FINISH COLOR: COBBLESTONE (COLORPLUS)
- 8 HOLLOW 1/8" THICK CHROME FINISHED 3D LETTERS APPLIED DIRECTLY TO EXTERIOR CLADDING.
- 9 PRESENTATION CENTRE LETTERS ARE 1" THICK CHROME FINISHED LETTERS APPLIED DIRECTLY TO CLADDING.



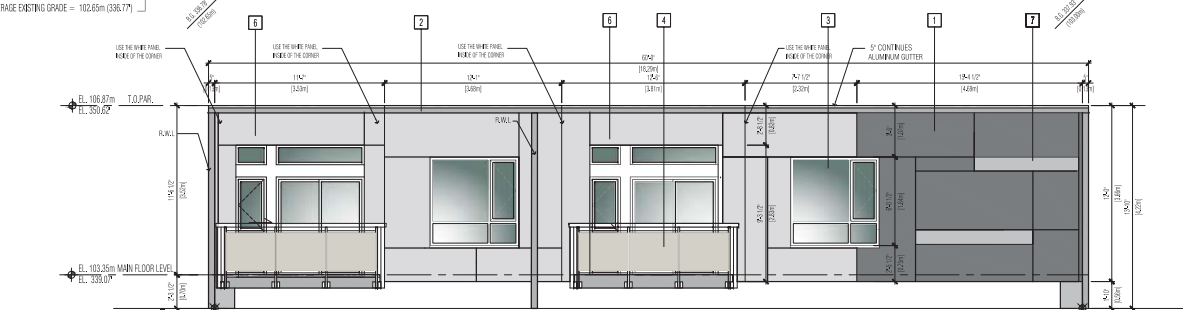
EAST ELEV.
SCALE 1/4" = 1'-0"



WEST ELEV.
SCALE 1/4" = 1'-0"



NORTH ELEV.
SCALE 1/4" = 1'-0"



SOUTH ELEV.
SCALE 1/4" = 1'-0"



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no.	date	description
4	JUNE 15, 2016	ISSUED FOR REVIEW
3	MAY 30, 2016	ISSUED FOR REVIEW
2	MAY 11, 2016	ISSUED FOR REVIEW
1	APRIL 25, 2016	ISSUED FOR REVIEW

project title:
SALES CENTRE
10531-140TH STREET,
SURREY, BC
drawing title:
ELEVATION

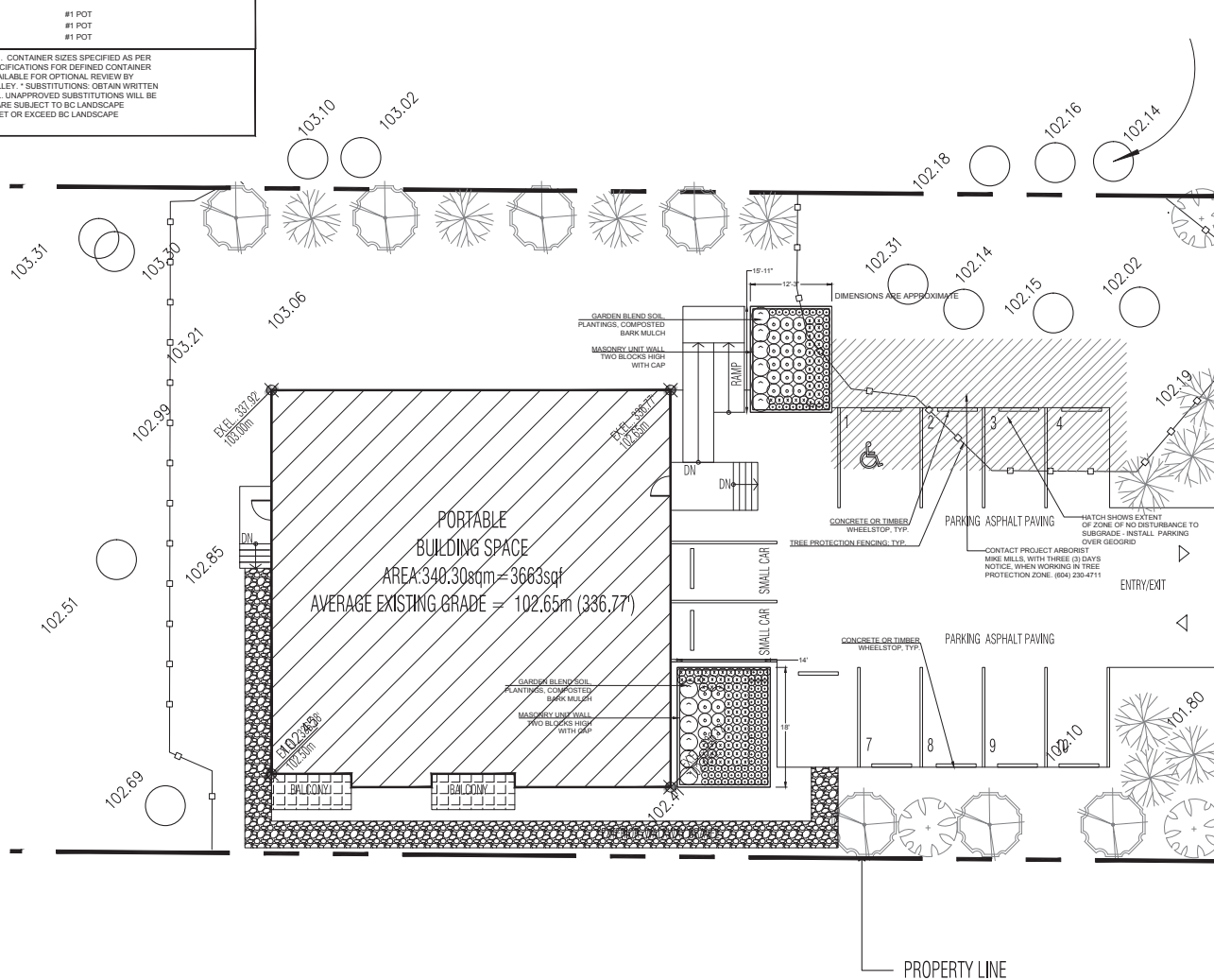
project no.:	16008
drawn by:	MS
checked by:	ST
date:	APRIL 26, 2016
scale:	AS NOTED

drawing no.:
A2.0

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-137A
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
7		ACER RUBRUM 'ARMSTRONG'	COLLIANAR ARMSTRONG MAPLE	6CM CAL. 2M STD. B&B
10		PICEA OMORICA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT. B&B
3		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL. 1.5M STD. B&B
SHRUB				
12		BUXUS SEMPERVIRENS	BOXWOOD	#3 POT; 40CM
GRASS				
28		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
106		OPHIOGOGON	GREEN MONDO GRASS	#1 POT
87		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CILA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

TOTAL REPLACEMENT SIZED TREES PROPOSED: 20



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Suite C 100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 6C9
p: 604 294-0011 | f: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	16 JUN 15	UPDATE FOR NEW SITE PLAN	GLG
2	16 MAY 16	COORDINATE WITH ARCHITECT	GLG
3	16 MAY 25	LANDSCAPE CONCEPT UPGRADE	GLG

CLIENT:

PROJECT:
**SALES CENTRE
THE 'HQ'**

10555, 10577, 10595, 10607
140TH ST. SURREY, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 16.MAY.16 DRAWING I
SCALE: 1:50
DRAWN: PCM
DESIGN: PCM
CHK'D: PCM

