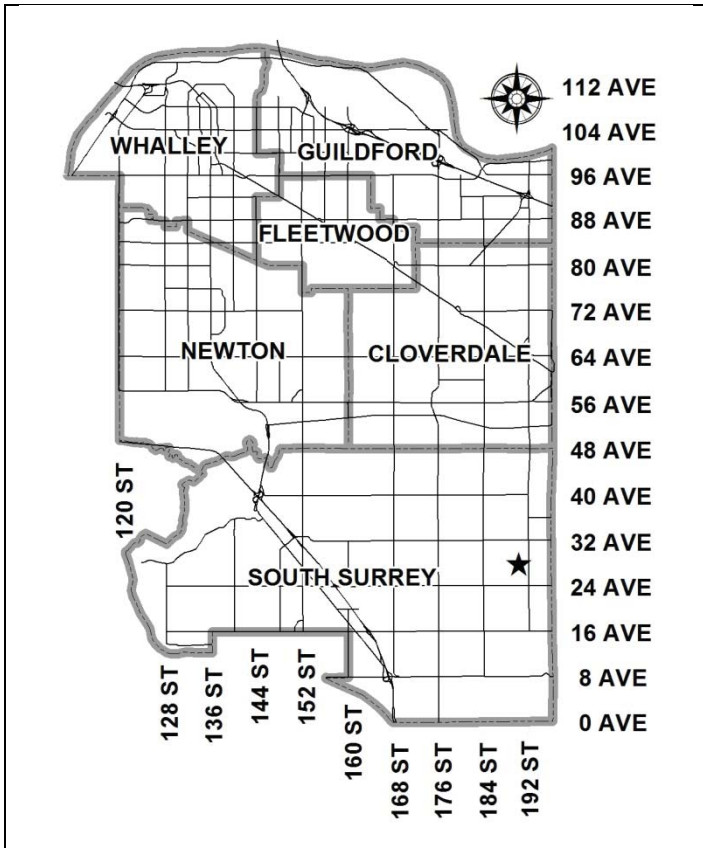


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0292-00

Planning Report Date: November 20, 2017



PROPOSAL:

- **Development Permit**

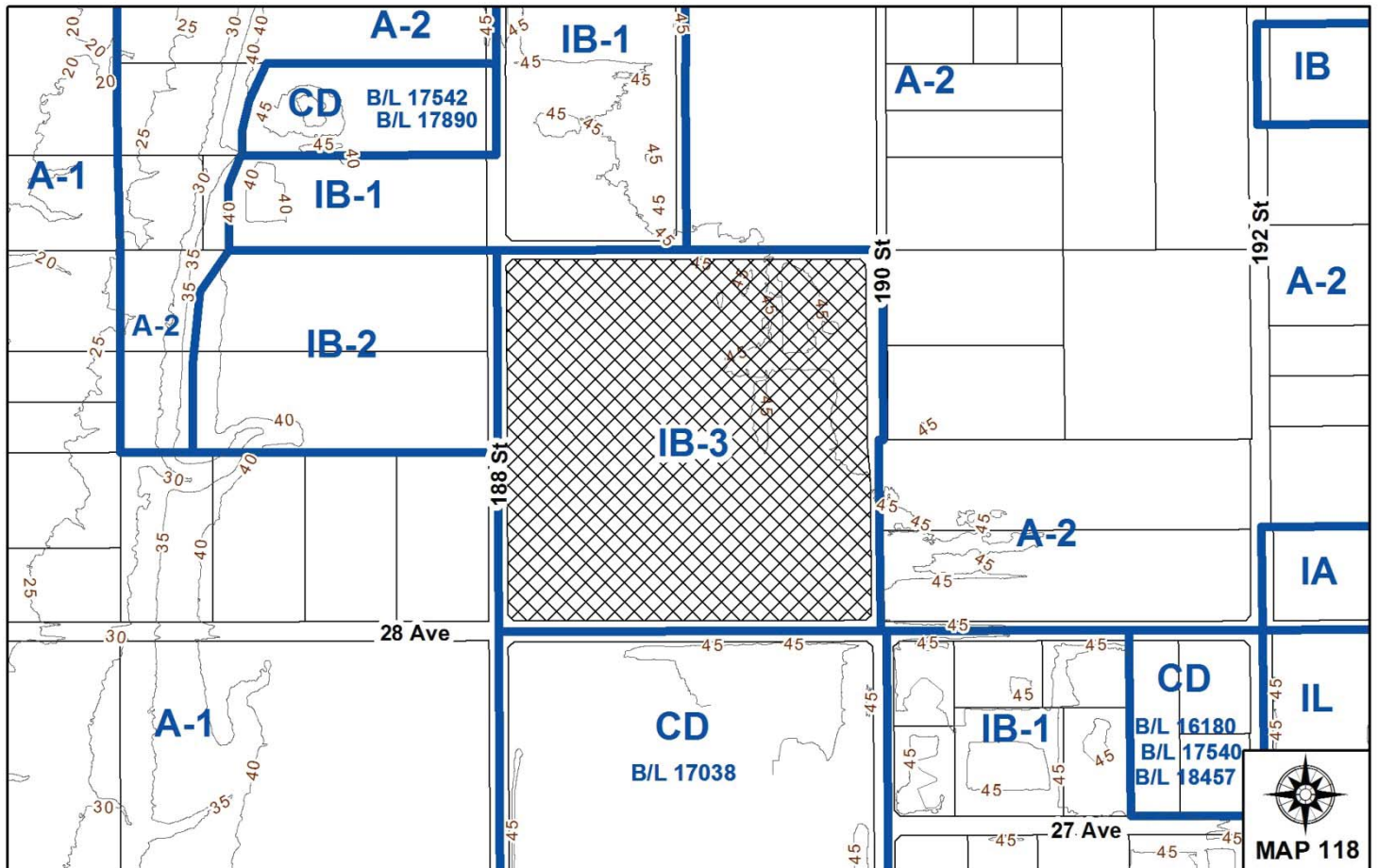
to permit the development of a 18,287 square metre (196,840 sq. ft.) industrial warehouse facility.

LOCATION: 18899 - 28 Avenue

ZONING: IB-3

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park/Business Park (Office)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" and "Business Park (Office)" designations in the Campbell Heights LAP.
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the Campbell Heights Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0292-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7914-0337-00 prior to the issuance of a Building Permit.
- Surrey Fire Department:** The City of Surrey's By-law (No. 19108) for Public Safety Electronic Communication Amplification applies to buildings of this size.

SITE CHARACTERISTICS

Existing Land Use: Industrial warehouse (Building 1) approved under Development Application No. 7914-0337-00 under construction on the southern portion of the site. A second industrial warehouse (Building 2) approved under Development Application No. 7917-0157-00 to be constructed on the northwestern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 30 Avenue):	Agricultural use and greenhouse operations (east). Cold Storage facility approved under Development Application No. 7914-0316-00 under construction (west).	Mixed Employment/ Business Park, Business Park (Office)	A-2 and IB-1

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 190 Street):	Various agricultural uses and greenhouse operations.	Mixed Employment/ Business Park, Business Park (Office)	A-2
South (Across 28 Avenue):	Cold storage facility.	Mixed Employment/ Technology Park or Business Park	CD (By-law No. 17038)
West (Across 188 Street):	Keery Park and greenhouse operations.	Mixed Employment/ Open Space Corridors, Buffers, Business Park	A-1 and IB-2

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is a large 14.5 hectare (35.9 acres) site located in Campbell Heights, bound by 30 Avenue to the north and 28 Avenue to the south, and 188 Street to the west and 190 Street to the east.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park"/"Business Park (Office)" in the Campbell Heights Local Area Plan (LAP). The site is zoned "Business Park (3) Zone (IB-3)" which accommodates business park developments with no accessory retail sales on site.
- Under Development Application No. 7914-0337-00, the subject site was created by consolidating four parent properties and rezoning the lands from "General Agricultural Zone (A-1)" to IB-3. Under the same application, a Development Permit (DP) application was proposed to permit the development of a 19,895 square metre (214,155 sq. ft.) industrial warehouse facility (Building 1) along the southern edge of the site. The subdivision, rezoning, and DP applications were approved in April 2016. Building 1 is currently under construction.
- Development Permit Application No. 7915-0517-00 to permit the construction of the second industrial warehouse building located at the northwestern corner of the site was recently approved on July 24, 2017.
- The completion of Development Application No. 7914-0337-00 provided the necessary road dedication and works and services required to facilitate Building 1 and 2, the subject proposal (Building 3), and the future and final building (Building 4).

Proposal

- The applicant is proposing a Development Permit for Building 3 consisting of a 18,287 square metres (196,840 sq. ft.) industrial warehouse facility for a single or multiple tenants, located on the north central portion of the site and parallel to approved Building 2 to the west.

- The site is being developed by Hopewell Development Corporation. Hopewell Development, a division of the Hopewell Group of Companies, is a privately held company based in Calgary, specializing in commercial real estate and industrial and retail development across Canada.
- Proposed Building 3 will face 30 Avenue to the north, and encompass required areas needed for parking, loading, operations, and landscaping.
- The proposal for adding Building 3 on the site represents a gross floor area ratio (FAR) of 0.37 and a lot coverage of 37%, which complies with the maximum requirements of the IB-3 Zone.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the IB-3 Zone, including FAR, lot coverage, building heights, and building setbacks.

Access and Parking

- Building 3 will primarily be accessed by two (2) vehicular entrances. Both of the main vehicular entry to the employee and visitor parking lot and truck access will be provided via accesses from 30 Avenue, east and west of the building.
- Under Development Application No. 7917-0157-00, a comprehensive parking calculation was completed for the entire site. In the site's ultimate build out, the applicant proposed parking based on warehouse use with a maximum of 10.5% mezzanine office use, resulting in a total of 845 parking spaces for the entire site.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant proposed a maximum of 10.5% office mezzanine floor space and has registered a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site. The applicant has confirmed that their experience with similar industrial projects has shown that the restricted office component is sufficient to accommodate the uses that will be proposed.
- The proposal includes a total of 214 parking spaces for Building 3 located along the building's perimeter. In accordance with the parking requirements of the Zoning By-law and required parking for the potential 10.5% mezzanine space, Building 3 requires 231 parking spaces. However, the total number of parking spaces provided under Building 1 and 2 exceeded the requirement by 66 parking spaces and therefore compensates for the deficiency of parking spaces proposed for Building 3. Overall, the total parking spaces that will ultimately be provided for the entire site will meet the parking requirements required for the site.
- The proposal includes 30 loading bays which are located at the rear of the building (west). In accordance with the Zoning By-law, the rear loading area will be appropriately screened from public view with a 5.5 metre (18 ft.) high decorative concrete wall.

Future Development

- The proposed building is the third building of four industrial warehouse buildings which will ultimately occupy the site. The future development of Building 4 is proposed to be sited parallel to Building 2 and proposed Building 3; Building 4 will face 30 Avenue and 190 Street and be designed in accordance with the Campbell Heights Design Guidelines.
- The applicant has advised that the timeline for the DP application for proposed Building 4 will be dependent on market leasing requirements.

Air Emissions

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City’s business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site.
- If any applicable amendments to the business park zones are completed before the subject application receives final approval, the requirement for the restrictive covenant may no longer apply.

PRE-NOTIFICATION

- Development proposal signs were installed on the site on August 21, 2017 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. A response from the LCWS has yet to be received.

DESIGN PROPOSAL AND REVIEW

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights Design Guidelines and the Official Community Plan (OCP), and is reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The proposed tilt-up concrete building will have its north building side facing 30 Avenue. Additional attention has been given to the north elevation with a series of clear storey windows, sun shades, coloured metal cladding, and painted concrete bands consistent with architectural elements on the main east elevation.
- The front entrances of the proposed building (east) will be broken up with a series of defined, canopied entries consisting of vertically articulated stepped walls, treated with sun shades, glazing and coloured metal cladding. It will also be enhanced with shadow bars and concrete colour bands that add texture and provide visual continuity to the building.

- The exterior colours to be used on the building are based on Hopewell's own corporate colour scheme and will include a palette of light and dark greys (regent grey and charcoal), with accents of red (terracotta) and silver (anodized aluminum).
- Pedestrian paths from the public sidewalk to the building will be provided at key entrances of the building. A series of plazas will be incorporated along some of the pedestrian paths around the perimeter of the building to provide outdoor amenity areas for staff.
- Roof air handling equipment will be located to minimize visibility from the street and screened with metal cladding where necessary. Wall mounted lighting is proposed to provide light and augment the building's soffit-mounted lighting.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements. A 3.0 metre (10 ft.) wide landscape area along 30 Avenue frontage of Building 3 is proposed and incorporates the bioswales required in Campbell Heights to treat storm water runoff and allow for site bio-filtration.
- The proposed landscaping will consist of 68 new trees to be planted on-site, including a combination of Armstrong Red Maple, Morgan Red Maple, Red Rocket Maple, Cinnamon Green Ash, Worplesdon Sweet Gum, Mariana Spruce, Green Pillar Pin Oak, and Crimson Spire Fastigiata Oak. A complementary variety of shrubs and groundcover will also be planted in the landscaping surrounding the site.
- The location of two waste enclosures will be situated at the west and southwest side of the proposed building, adjacent to the truck loading area and away from public view. The proposed enclosures will consist of a concrete pad and steel gates. A pad-mounted transformer (PMT) will also be located at the southwest side of the building and will not be visible from any public view.

Signage

- A free-standing sign is proposed to be located at the key entrance located on 30 Avenue. The applicant has advised that signage will be dealt with through a separate permitting process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 12, 2017. 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 site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal will incorporate various rain water management solutions, including bioswales and sediment control devices. The development will use low impact development standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the proposed landscaping, lighting, entrances/exits, and pedestrian pathways.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A Development Proposal Sign was installed on the site.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be acceptable. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights and the OCP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CTA Design Group and Johnathan Losee Ltd., respectively, dated September 29, 2017 and September 18, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IB-3

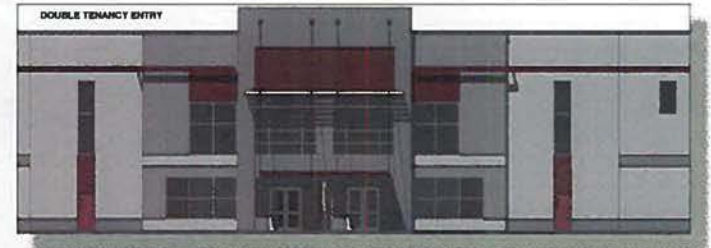
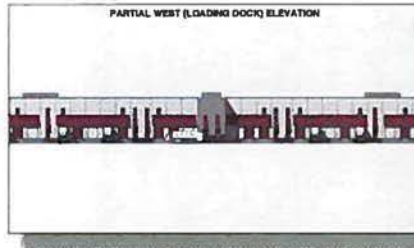
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		14.5 hectares (35.9 acres)
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		66%
SETBACKS (in metres)		
Front (east - 190 Ave)	16m	289 m
Front (west - 188 Ave)	16m	136.4m
Side #1 (north - 30 Ave)	9m	152.2 m
Side #2 (south - 28 Ave)	9m	137.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14m	12.9
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial		Bldg 1: 19,895 sq. m Bldg 2: 14,376 sq. m Bldg 3: 18,287 sq. m
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA		54,558 sq. m

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.37
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Building 3	231	214
Entire Site	845	845
(10.5% max office space)		
Residential Bachelor + 1 Bedroom	N/A	
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	845	845
Number of accessible stalls		8
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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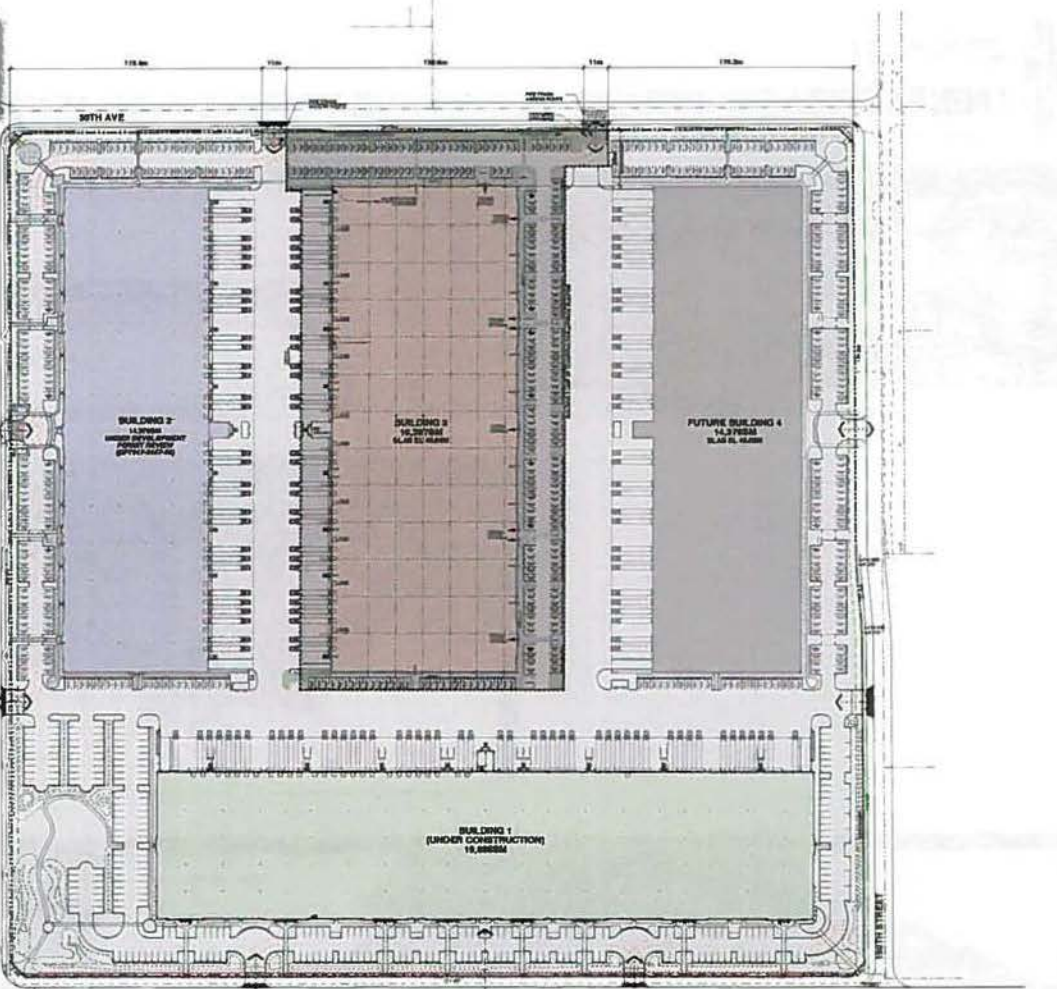


DEVELOPMENT DATA

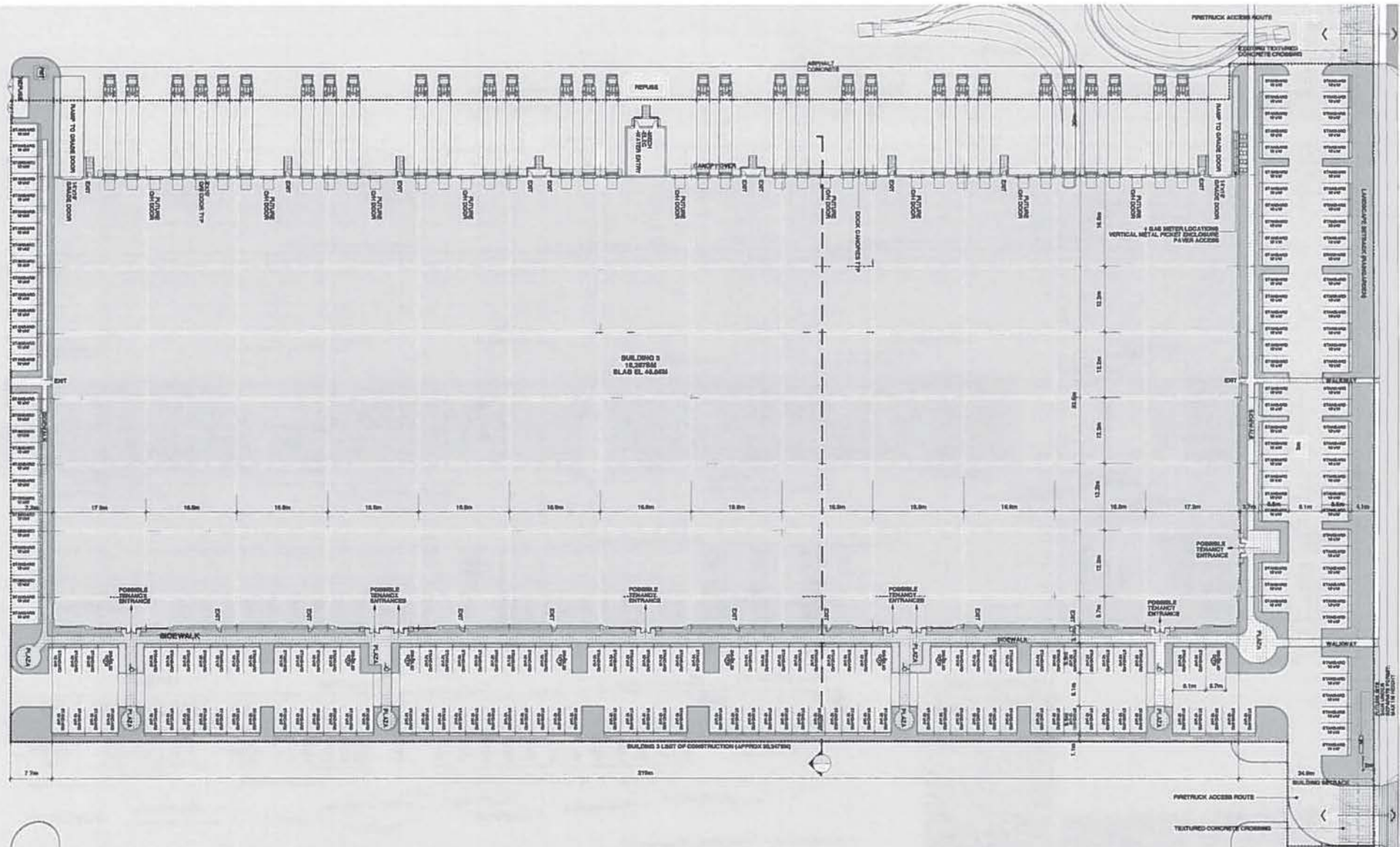
Site: 18000 80th Avenue, Surrey BC
 Project: L&L Building 11, Inventory 11, South Plan E-170-172
 Project Number: 2018-0001
 Project Name: 18000 80th Avenue
 Project Location: 18000 80th Avenue, Surrey BC
 Project Area: 14.2 Hectares
 Project Density: 1.5 Units/acre
 Project Value: \$10,000,000
 Project Status: Under Construction

Proposed Buildings & Features

Proposed Building 1: 180,000 sq ft
 Proposed Building 2: 180,000 sq ft
 Proposed Building 3: 180,000 sq ft
 Proposed Building 4: 180,000 sq ft
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 Proposed Building 100: 180,000 sq ft



<p>DATE</p> <p>REVISIONS</p> <p>A JAMES 17 DP SUBMISSION</p> <p>B JAA 7/27/17 DP REVIEW</p> <p>C JAMES 17 DP SUBMISSION</p>	<p>PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT</p> <p>BUILDING 3</p> <p>18000 80th AVENUE</p> <p>SURREY, BRITISH COLUMBIA</p>	<p>CLIENT</p> <p>SITE & LOCATION PLANS DEVELOPMENT DATA SHEET</p> <p>SCALE</p> <p>1:1000</p> <p>DATE</p> <p>2017-07-27</p> <p>PROJECT NUMBER</p> <p>18000 80th AVENUE</p> <p>PROJECT NAME</p> <p>BUILDING 3</p> <p>PROJECT LOCATION</p> <p>18000 80th AVENUE, SURREY, BC</p> <p>PROJECT NUMBER</p> <p>A1</p> <p>PROJECT NAME</p> <p>C</p>
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NO.	DATE	DESCRIPTION
A.	JAN 22 17	DP SUBMISSION
B.	JUL 17 17	DRS REVIEW
C.	SEP 15 17	DP RESUBMISSION

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PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

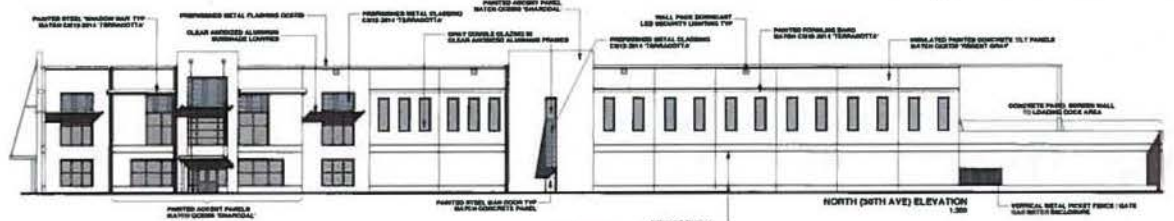
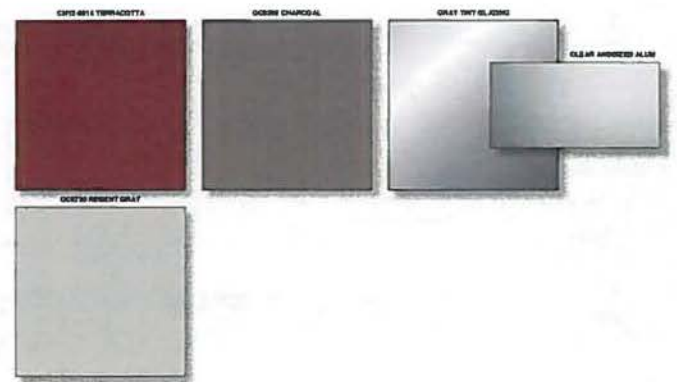
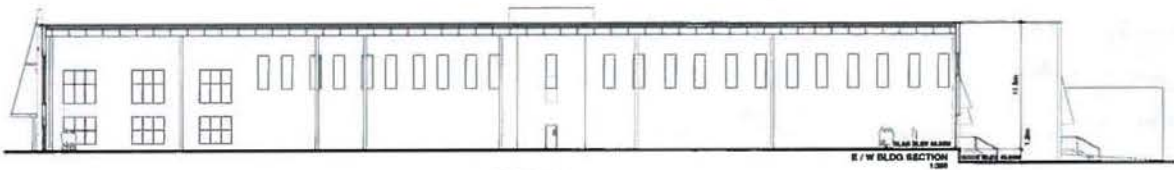
1500 30TH AVE SW
SOUTH SURREY BC

Hopewell

PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

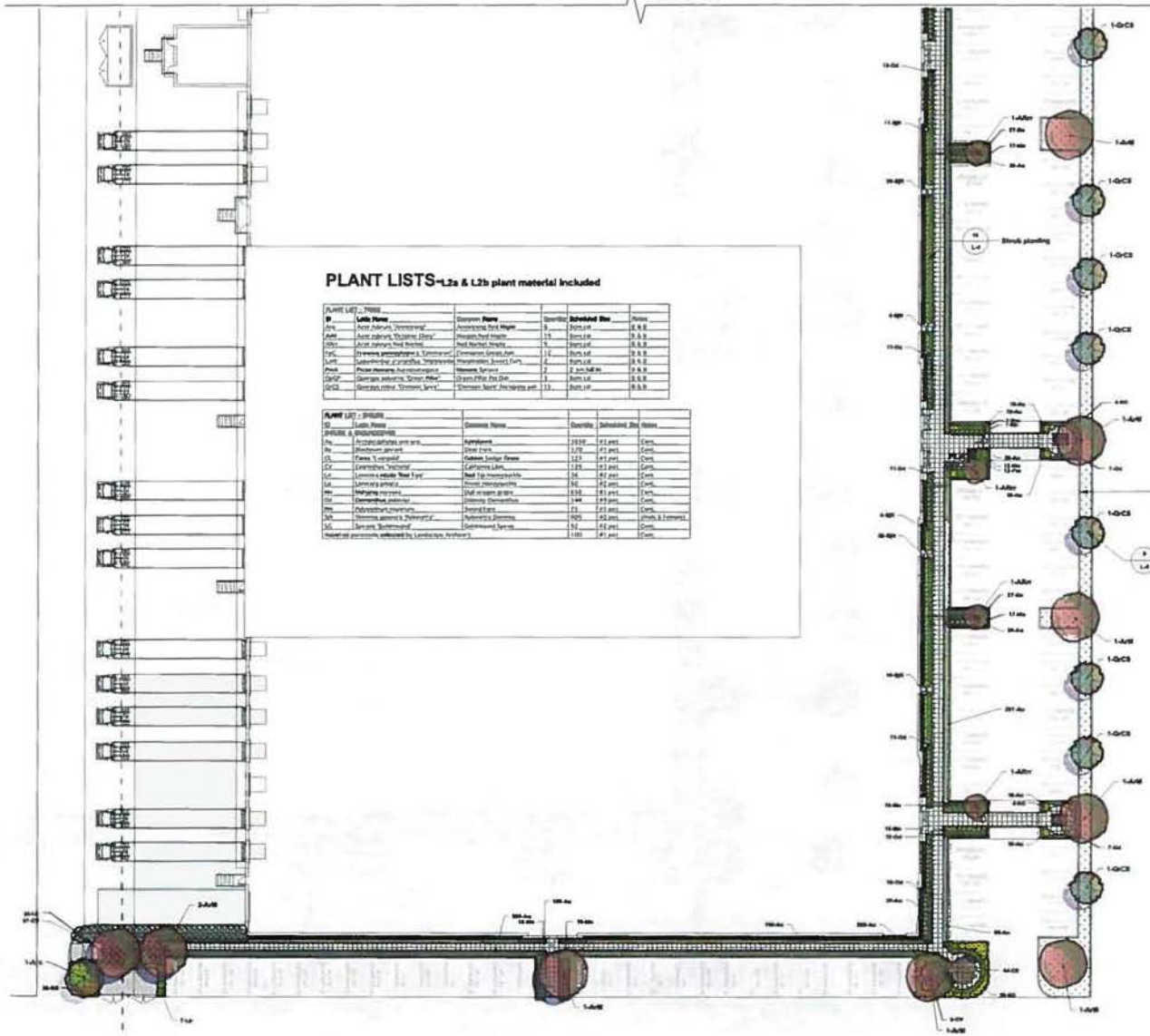
BUILDING 3
1500 30TH AVE SW
SOUTH SURREY BC

FLOOR PLAN					
DESIGNER: JL	CHECKED: JK				
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<table border="1"> <tr> <td>Sheet No.</td> <td>A2</td> </tr> <tr> <td>Project No.</td> <td>C</td> </tr> </table>		Sheet No.	A2	Project No.	C
Sheet No.	A2				
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DWG NO.	C																																				

SEE L2a



PLANT LISTS - L2a & L2b plant material included

PLANT LIST - TREES	ID	Latin Name	Common Name	Quantity	Substituted Size	Notes
TR1	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR2	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR3	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR4	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR5	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR6	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR7	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR8	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR9	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR10	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR11	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR12	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR13	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR14	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR15	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR16	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR17	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR18	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR19	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR20	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR21	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR22	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR23	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR24	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR25	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR26	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR27	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR28	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR29	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR30	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR31	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR32	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR33	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR34	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR35	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR36	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR37	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR38	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR39	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR40	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR41	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR42	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR43	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR44	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR45	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR46	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR47	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR48	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR49	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
TR50	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB

PLANT LIST - SHRUBS	ID	Latin Name	Common Name	Quantity	Substituted Size	Notes
SR1	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR2	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR3	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR4	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR5	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR6	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR7	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR8	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR9	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR10	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
SR11	100	Quercus agrifolia	California Oak	1	12" x 12"	1-OB-CB
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- LANDSCAPE NOTES**
1. Base on the planting plan shall be reviewed minimum once.
 2. All landscape construction to meet the current edition of the California Landscape Standard for a general landscape standard that is required by the subdivision of the Landscape Standards for various sites. Current search for plants listed in Washington, Oregon, California, and B.C.
 3. Plant beds to be for permanent events.
 4. Top soil features for the project shall be tested for particle size, pH, and nutrient levels, and amendments provided and appropriate means to bring the soil up to acceptable horticulture quality for the proposed landscape. Tests at soil depths: 0-10 inch, 10-20 inch, and 20-30 inch. Soil for shrub beds and ground cover planting shall be 10-20 inch depth. Soil for trees shall be 20-30 inch depth. All amendments shall be applied to the soil depth.
 5. Provide positive grades away from buildings and lower level areas 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 and mulch and from grading. Slope towards storm drains at one %.
 6. Landscape Contractor to provide 60 days of maintenance after the date of Substantial Completion. Monthly to track "100% of the" and the Month Complete Landscape Standards. Contractor to provide a site plan for all plant material. Plants installed prior to June (December for 1 and June) shall be under automatic watering until the date of 100% of the following year.
 7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at edge line of existing trees, shrubs, and ground cover areas to remain. Maintain the fencing during construction. An attempt to maintain an existing tree or shrub shall be made unless the protection base during construction until final landscape work is being done in the vicinity. Remove protection fencing and landscape as directed.
 8. Planting material on City Right-of-Way must be approved by the Parks Dept prior to installation. See, notes and location map provided at the end of this drawing.
 9. All landscaping to meet high performing irrigation system to SDC standards.

Sept 15, 2017	Issue with Priorities
June 25, 2017	Issue for GP
Revisions:	

INTEGRAL LANDSCAPE
 1107 16th St SW
 Vancouver, B.C. V6P 1Y2
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@integral-landscape.com

Project:
Hopewell Development
Building #3
1899 - 28th Ave.
Surrey, B.C.

Sheet Title:
Landscape Planting Plan -
South East Corner

Scale: 1:200
 Date: June 2017
 Project No: 2017-07

L-2b