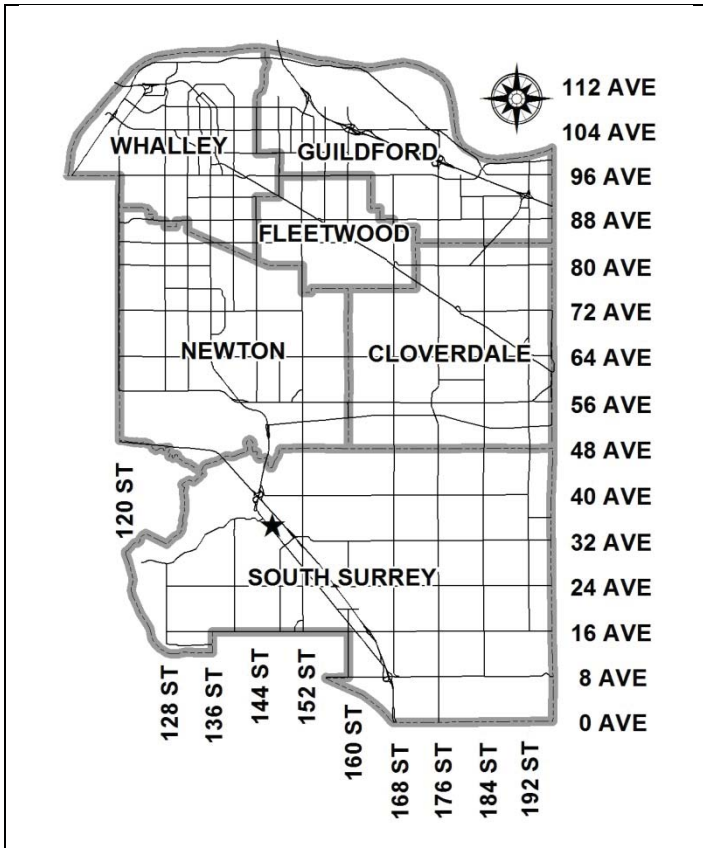


Planning Report Date: October 2, 2017



**PROPOSAL:**

- **Temporary Use Permit**

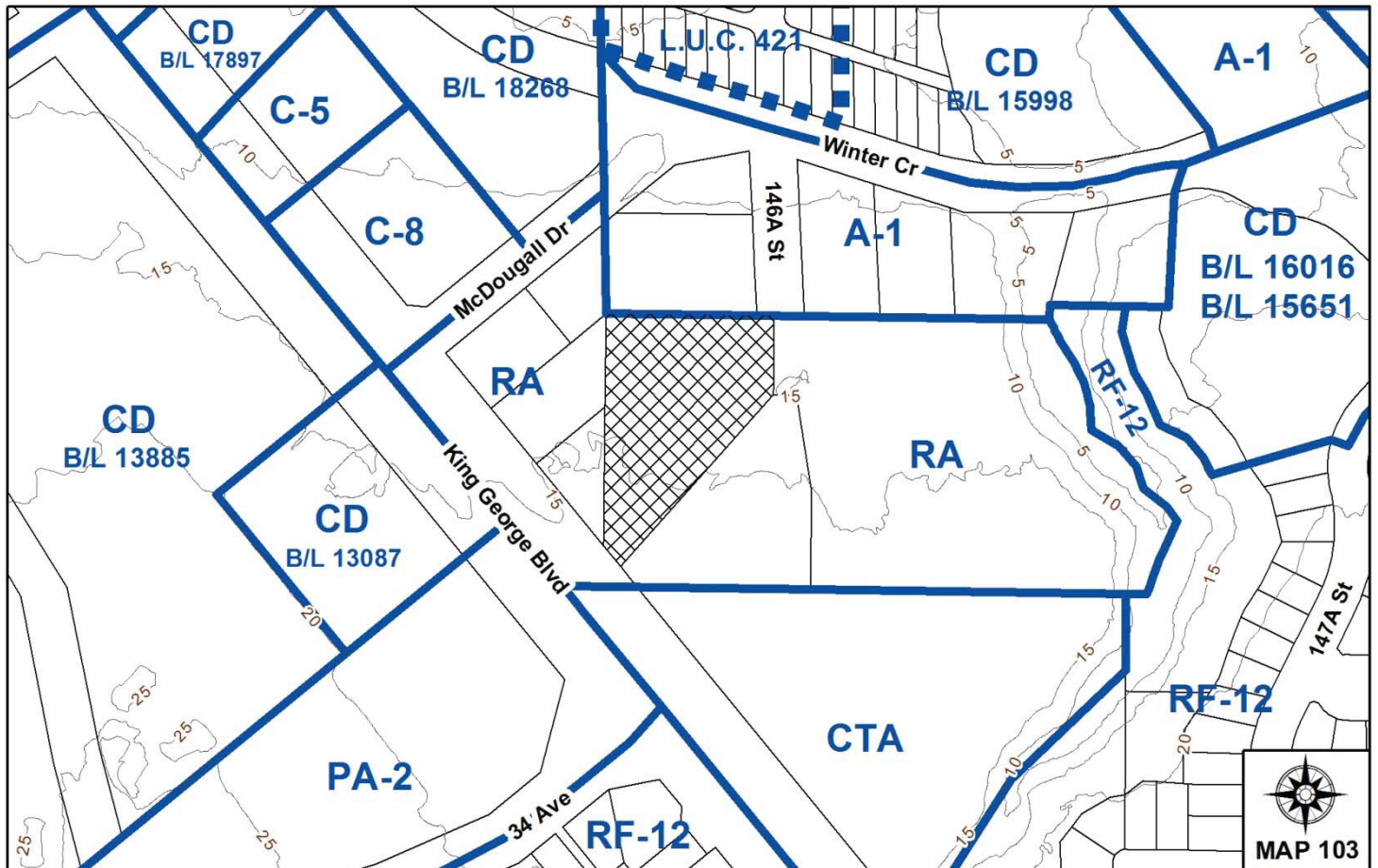
to permit the development of a temporary real estate sales centre for three proposed 5-storey apartment buildings on the subject site and adjacent properties.

**LOCATION:** 3488 - King George Boulevard

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Clustering (8 upa) and 15-metre Landscape Buffer



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 (Quadra Homes) will be able to market residential units for a proposed development on the subject property and adjacent properties.
- The subject application is associated with Development Application No. 7915-0255-00 which proposed to construct 177 apartment units within three buildings. The application received Third Reading at the Regular Council – Public Hearing meeting of April 24, 2017.
- The applicant will post \$5,000.00 bond to ensure the removal of the temporary building in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0366-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit; and
  - (d) Completion of Development Application No. 7915-0255-00, including Final Adoption of OCP Amendment By-law No. 19208 and Rezoning By-law No. 19209 and issuance of Development Permit No. 7915-0255-00.

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: The site is vacant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across McDougall Drive):	A commercial business and 4-storey apartment building under construction	Commercial and Multiple Residential/ Commercial and Apartments	C-8 and CD (By-Law No. 18268)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Winter Crescent):	Single family small lots	Urban/Clustering at Urban Single Family Density (8 upa)	CD (By-Law No. 15998)
East and South:	Single Family residential and RV park. The RV park is under application for townhouses (Application No. 7915-0322-00; pre-Council)	Urban/Clustering at Urban Single Family Density (8 upa) and 15-metre Landscape Buffer	A-1, RA and CTA
West (Across King George Boulevard):	Gas station and church	Urban/Commercial and Institutional	CD (By-Law No. 13087) and PA-2

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site at 3488 - King George Boulevard is currently designated Urban in the Official Community Plan (OCP), designated Single Family Clustering (8 upa) and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP) and zoned "One-Acre Residential Zone (RA)".
- Development Application No. 7915-0255-00, which received Third Reading of the associated OCP Amendment and Rezoning By-laws at the Regular Council – Public Hearing meeting of April 24, 2017, proposes to redesignate the site from Urban to Multiple Residential under the OCP, to amend site's NCP designation to Apartments, and to rezone the property to CD (By-Law No. 19209), based on RM-70 Zone. The application also proposed to consolidate properties 3488, 3494, 3506, 3516 - King George Boulevard, 14600 - McDougall Drive, 14634 - Winter Crescent and 3545 - 146A Street, and the subdivision into small lots of property 3562 - 146A Street.
- Development Application No. 7915-0255-00 proposes the development of 177 apartment units in 3 apartment buildings, and the creation of 4 single family small lots.

### Current Proposal

- Quadra Homes, the developer of Development Application No. 7915-0255-00 is requesting a Temporary Use Permit (TUP) to allow a sales centre on the subject site from which to market their residential project called "Forrest Ridge".
- The sales centre is proposed on the location of proposed building C of the apartment buildings, which is the last phase of the development (see Appendix II).
- The TUP is proposed to be in effect for three years, which should be sufficient time for the applicant to complete the sales of the proposed apartments.

- The applicant will post a bond of \$5,000 to ensure the removal of the temporary building after marketing of the project is completed.

### PRE-NOTIFICATION

- In accordance with Council policy, a development proposal sign was erected on September 13, 2017 and a pre-notification letter was sent on September 08, 2017. To date, staff has received one response asking for clarification on the proposal.

### DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey building with a total floor area of 290 square metres (3,128 square feet), and a footprint that is approximately 14 metres (46 feet) by 20.7 metres (68 feet).
- The sales centre will contain an office/reception area with a small kitchen and bathroom, and a mock-up of a 2-bedroom and den apartment.
- The building and parking lot are proposed with a 7.5-metre (25 feet) setback from the property lines. A 1.5-metre (5 feet) landscape strip is proposed around the building, and is partly within the 7.5-metre setback.
- The exterior of the building will be hardi panel siding in a red colour with stone on the entrance columns. The building proposes a flat roof that will be raised at the entry.
- A sign for "Forest Ridge" is proposed on the north and south elevations. Signs are proposed in channel letters applied directly to the exterior of the building. Sign dimensions are 1.2 metres (4 feet) by 2.4 metres (8 feet), which complies with the Sign By-Law.
- A gravel surface parking lot, with space for 17 vehicles, will be constructed southwest of the building. A concrete paver sidewalk will connect the parking lot to the entrance of the building. A concrete paver walkway (wood appearance) connection is also proposed from the entrance of the building to 146A Street.
- The building will be landscaped with grasses, shrubs, and maple, dogwood and spruce trees.

### TREES

- Trees were assessed as part of Development Application No. 7915-0255-00. No trees will be impacted by this TUP application, and no trees will be removed from site until Development Application No. 7915-0255-00 receives Final Adoption of the associated By-laws. Final Adoption of this application is also a condition for issuance of the proposed TUP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

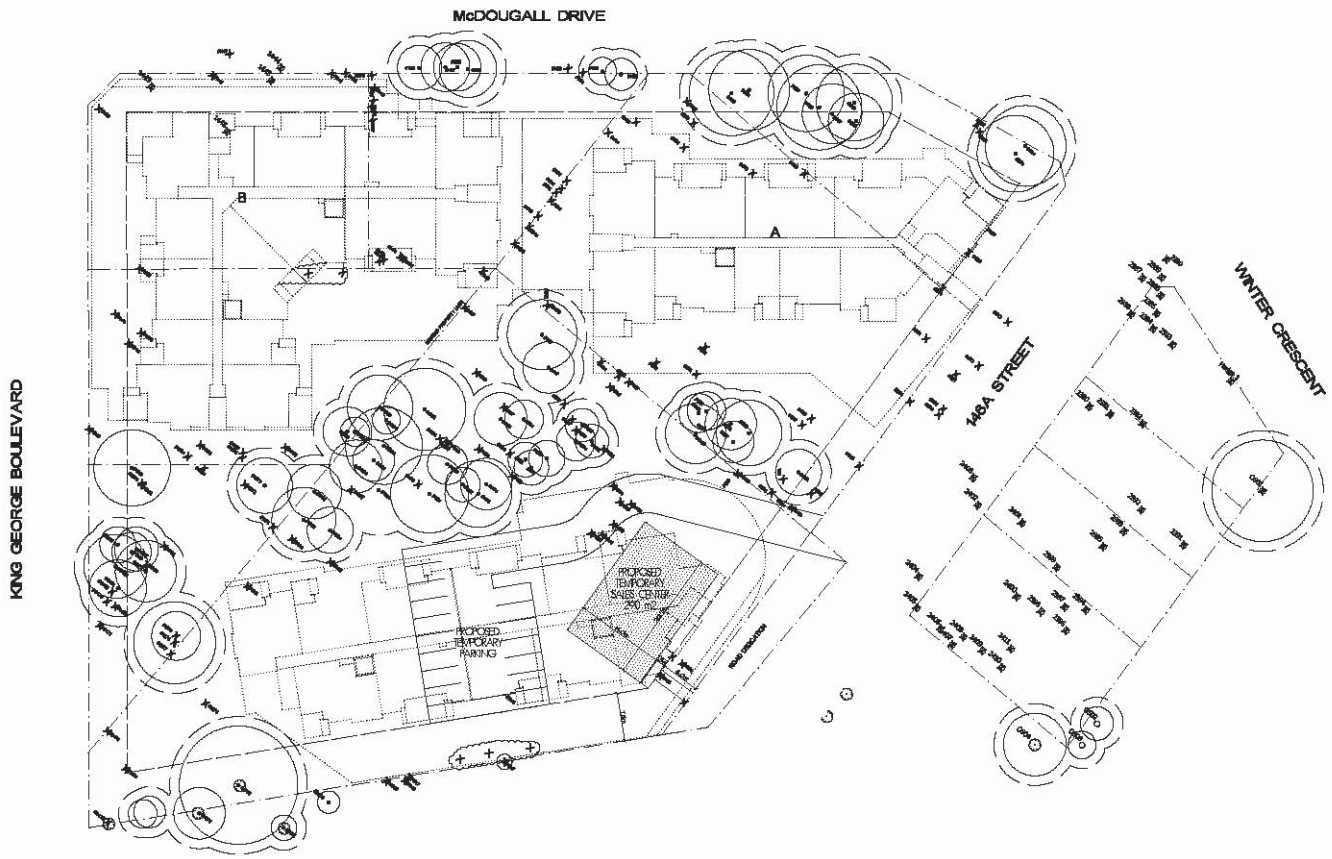
- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Temporary Use Permit No. 7917-0366-00

*original signed by Ron Hintsche*

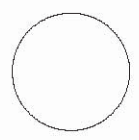
Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



**SITE PLAN**  
SCALE: 1" = 50'-0"



REVISION - ADDS WIND OVERSIGHT & AREA  
 REVISION - ADDS ORIGINAL PROPERTY LINES  
 REVISIONS

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 703.333.1000  
 FAX: 703.333.1001  
 www.pointswest.com  
 info@pointswest.com

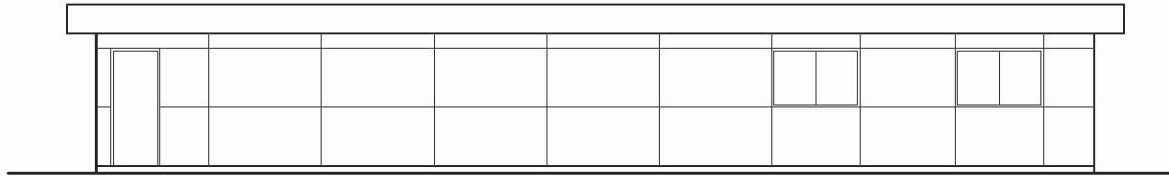
PROJECT:  
**TEMPORARY SALES CENTER**  
 300 KING GEORGE HWY.  
 SUREY, VA

DATE:	AUGUST 2, 2017
SCALE:	AS NOTED
DRAWN:	WE

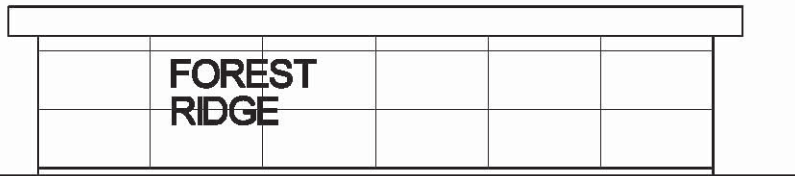
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**SITE PLAN**

JOB NO.	1504
SHEET NO.	A-1

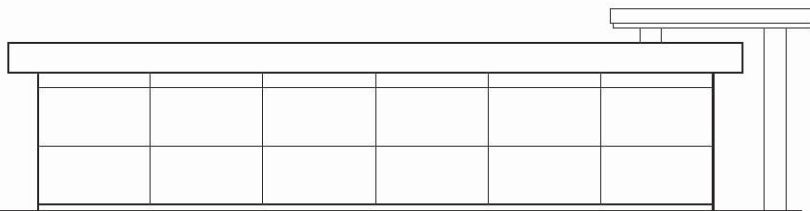




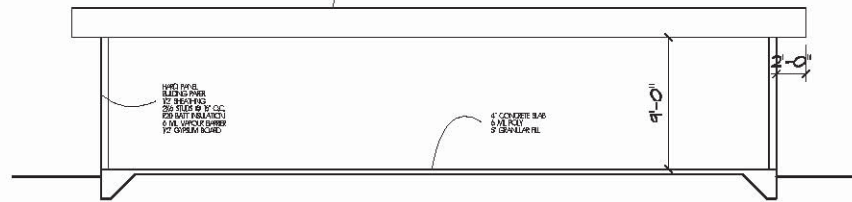
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SCALE: 1/4" = 1'-0"



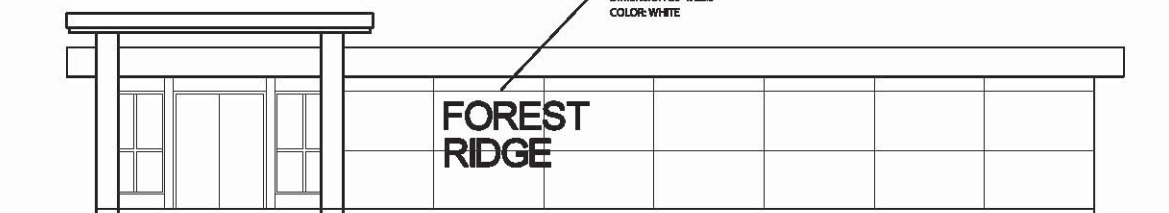
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SCALE: 1/4" = 1'-0"



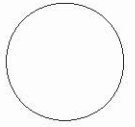
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



REVISIONS

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CONSULTANT:

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ARCHITECTURE

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Abbeville, SC 29522

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FAX: 803-884-8806  
www.pointswestarch.com

PROJECT:  
**SALES CENTER**

150A STREET & MCCOUGAL DR.  
SHERY, SC

DATE:	AUGUST 2, 2017
SCALE:	1/4" = 1'-0"
DRAWN:	WF TM

DRAWING TITLE:  
**ELEVATIONS**

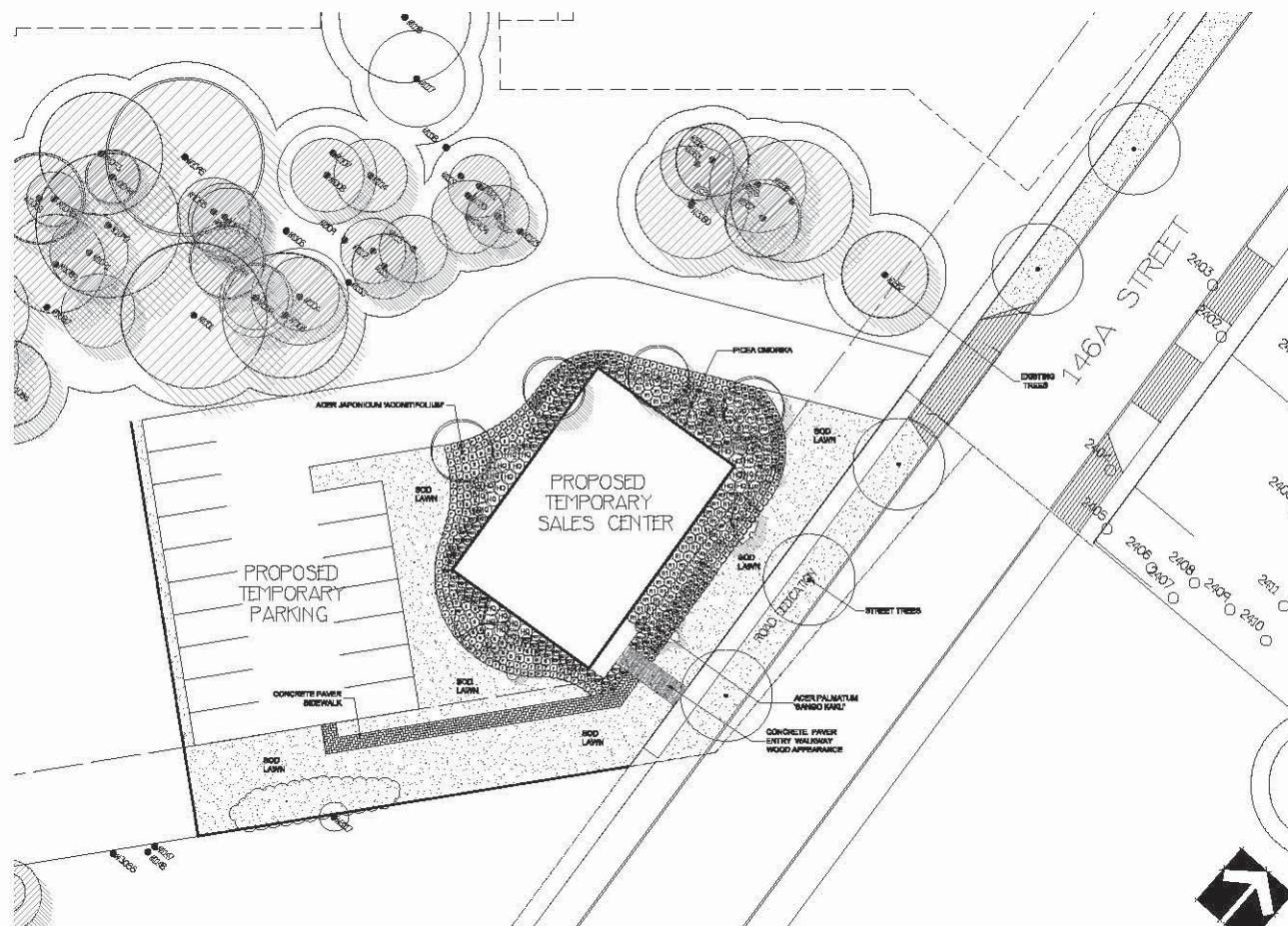
JOB NO.  
**1504**

SHEET NO.  
**A-3**

SCALE:

PLANT SCHEDULE		PMG PROJECT NUMBER: 15-1235C		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
Tree	4	ACER JAPONICUM 'ACUTICULUM'	FRENCH LEAF FULLMOON MAPLE	30cm CAL., 1.5m STD.
	3	ACER PALMATUM 'BANDAI MARU'	CORAL BARK MAPLE	30cm CAL., 1.5m STD.
	2	CORDONUS FLORIDA 'YUBAW'	PINK FLOWERING DOGWOOD	30cm CAL., 1.5m STD., B&S
Shrub	2	PIERIS OREGANA	KEWENAW SPIRUECE	30cm HT, B&S
	20	HYDRANGEA QUERCIFOLIA	ONCLEAF HYDRANGEA	#6 POT; 60cm
	02	PHLOX DENDRON 'PL. M.'	PHLOX DENDRON; LIGHT PINK; E. MAY	#6 POT; 60cm
	70	ROSA MEDIANA 'YENDY'	MEDIAN ROSE; CORAL PINK	#6 POT; 60cm
	75	SPYRINAE JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPYRINAE; PINK	#2 POT; 40cm
Grass	41	VIOLARIA DAVIDI	DAVID'S VIOLARIA	#6 POT; 60cm
	100	PESTUCA GRENEA 'ELIJAH BLUE'	-	#1 POT
Fern	111	HELICTOTICHON GAMBROVENSIS	BLUE OAT GRASS	#1 POT
	20	POLYTAETICHUM MUNTLUM	WESTERN SWORD FERN	#1 POT; 20cm

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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. UNSPECIFIED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.





FOREST  
RIDGE

---

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

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

DATE: **September 25, 2017** PROJECT FILE: **7817-0366-00**

---

RE: **Engineering Requirements  
Location: 3488 King George Blvd**

### TEMPORARY USE PERMIT

Subject to final approval of the proposed rezoning under project 7815-0255-00, the following issues are to be addressed as a condition of the Temporary Use Permit (TUP) to allow for a temporary Sales Centre at 3488 King George Boulevard:

- Remove existing driveway along King George Boulevard, and replace with top-soil and sod within boulevard.
- Install on-site storm water management features, including 450 mm of topsoil on all pervious areas and proper water quality treatments to collect the temporary parking areas and drive aisled prior to discharge to the City storm system. The applicant is required to direct run-off from all new impervious areas onto pervious areas onsite to minimize increased run-off from the development.
- Provide water and sanitary service connections to service the proposed Sales Centre.
- Construct 146A Street as per final design under project 7815-0255-00, with 7.3 m wide concrete letdown at proposed access location. ***Construction of 146A Street must be completed prior to final occupancy of the Sales Centre.***

A Servicing Agreement is not required for the proposed TUP, subject to completion and acceptance of 146A Street, including road construction and installation of water, sanitary and storm sewer mains on 146A Street under project 7815-0255-00.



Rémi Dubé, P.Eng.  
Development Services Manager

IK1

## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7917-0366-00

Issued To:

(the "Owner")

Address of Owner:

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: 013-028-286

Parcel "One" (Explanatory Plan 11190) of Parcel "A" (Reference Plan 7601) of District Lot 165 Group 2 New Westminster District

3488 - King George Boulevard

(the "Land")

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. 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.
5. The temporary use permitted on the Land shall be for a real estate sales centre and associated surface parking lot.
6. The temporary use permitted on the Land shall be in accordance with the following conditions:
  - (a) The appearance and location of the buildings, access and parking as shown on Schedule A and numbered 7917-0366-00 (A) through to and including 7917-0366-00 (C) (the "Drawings") which is attached hereto and forms part of this permit;
  - (b) The landscape shall conform to drawings shown on Schedule A and numbered 7917-0366-00 (D) 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.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$5,000
8. 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.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

- 10. This temporary use permit is not transferable.
  
- 11. 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, \_\_\_\_\_ . (Name of Owner)

being the owner of \_\_\_\_\_

(Legal Description)

known as \_\_\_\_\_

(Civic Address)

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

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

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

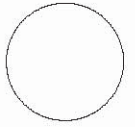
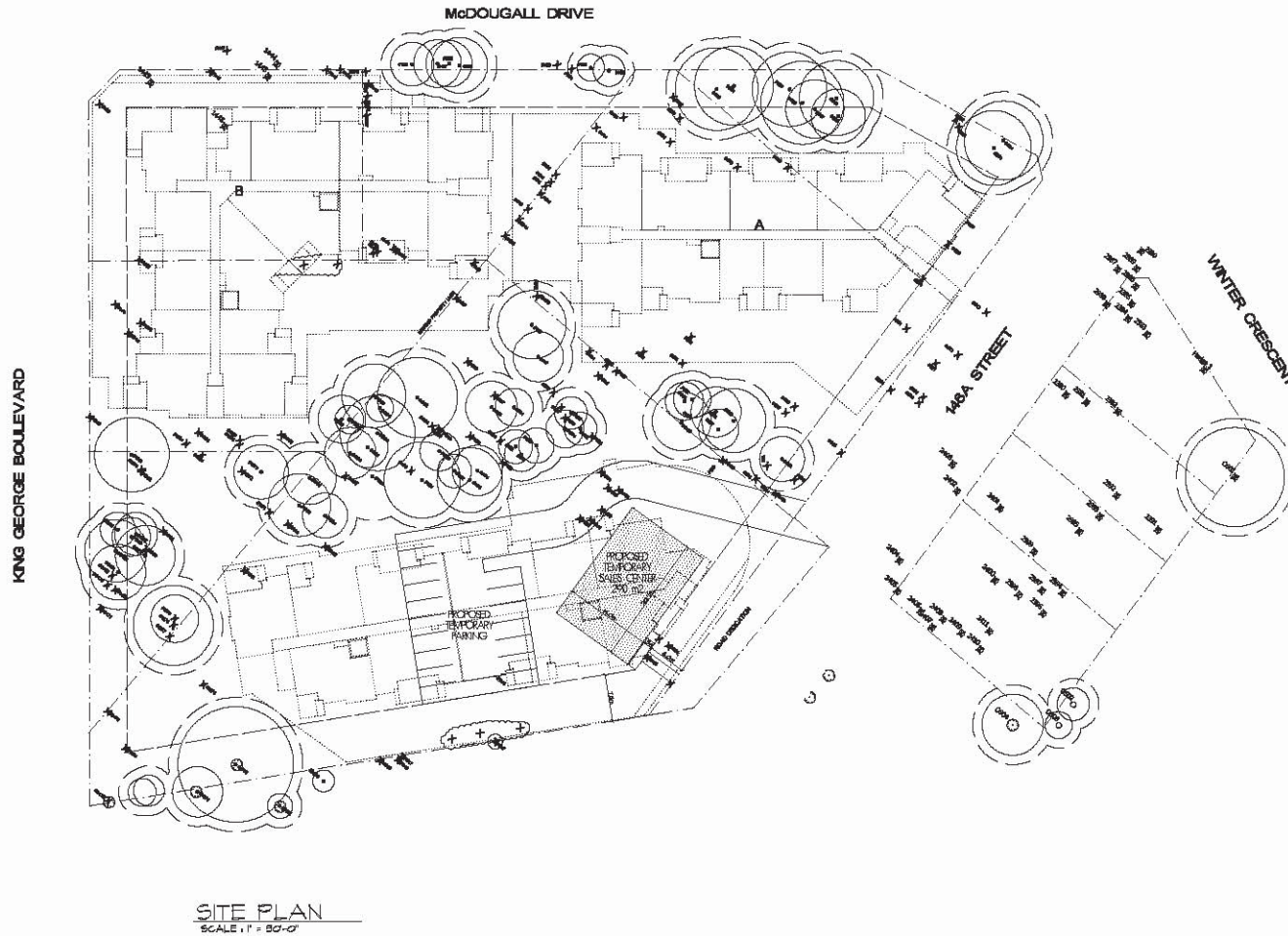
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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

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

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)





REVISION - ADDED WIND OVERSIGHT & AREA  
 REVISION - ADDED ORIGINAL PROPERTY LINES  
 REVISIONS

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CONSULTANT:

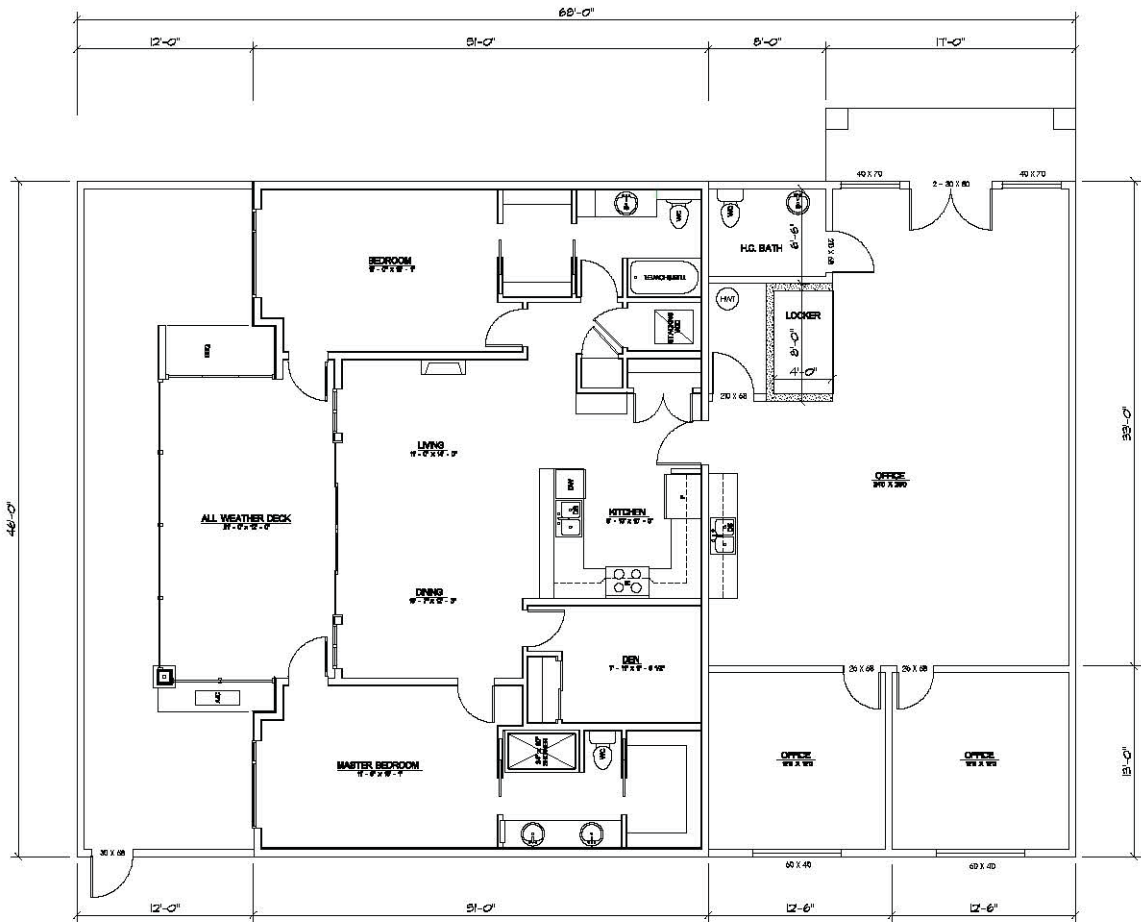
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PROJECT:  
**TEMPORARY SALES CENTER**  
 300 KING GEORGE HWY.  
 SUREY, VA

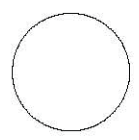
DATE:	AUGUST 2, 2017
SCALE:	AS NOTED
DRAWN:	WE

DRAWING TITLE:  
**SITE PLAN**

JOB NO. <b>1504</b>	SHEET NO. <b>A-1</b>
------------------------	-------------------------



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



DATE: 7/20/07 - REVISED FOR CONSTRUCTION  
REVISIONS:

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CONSULTANT:

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Abbotsford, BC V2Y 8C3  
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FAX: 604-864-8888  
pw@pointswestarch.com

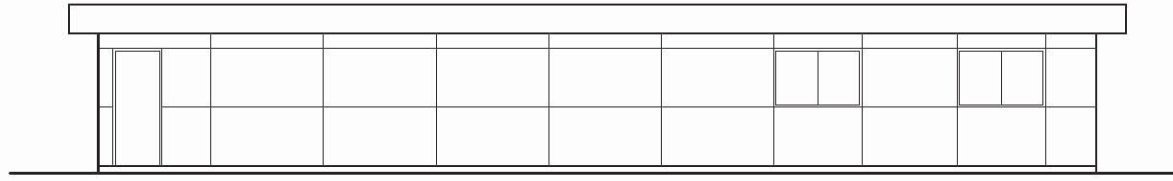
PROJECT:  
**SALES CENTER**

155A STREET & MCCOY GALL DR.  
SURREY, BC

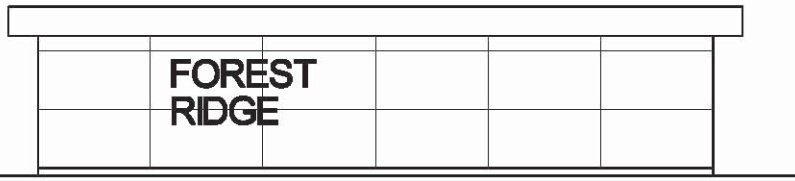
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DRAWN:	VF TM

DRAWING TITLE:  
**FLOOR PLAN**

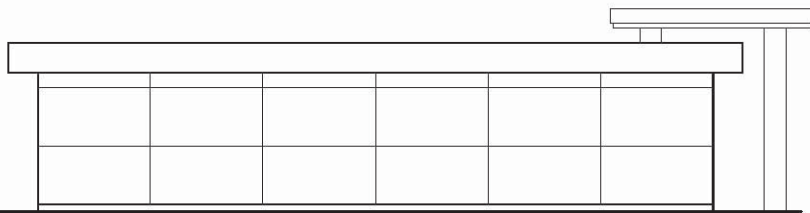
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SHEET NO.:	A-2



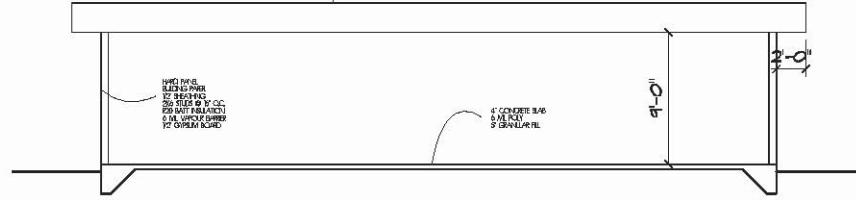
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



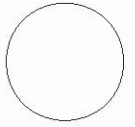
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



REVISIONS

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CONSULTANT:

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ARCHITECTURE

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Abbeville, SC 29522

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FAX: 803-884-8806  
www.pointswestarch.com

PROJECT:  
**SALES CENTER**

150A STREET & MCCOUGAL DR.  
SHERY, SC

DATE:	AUGUST 2, 2017
SCALE:	1/4" = 1'-0"
DRAWN:	WF TM

DRAWING TITLE:  
**ELEVATIONS**

JOB NO.  
**1504**

SHEET NO.  
**A-3**

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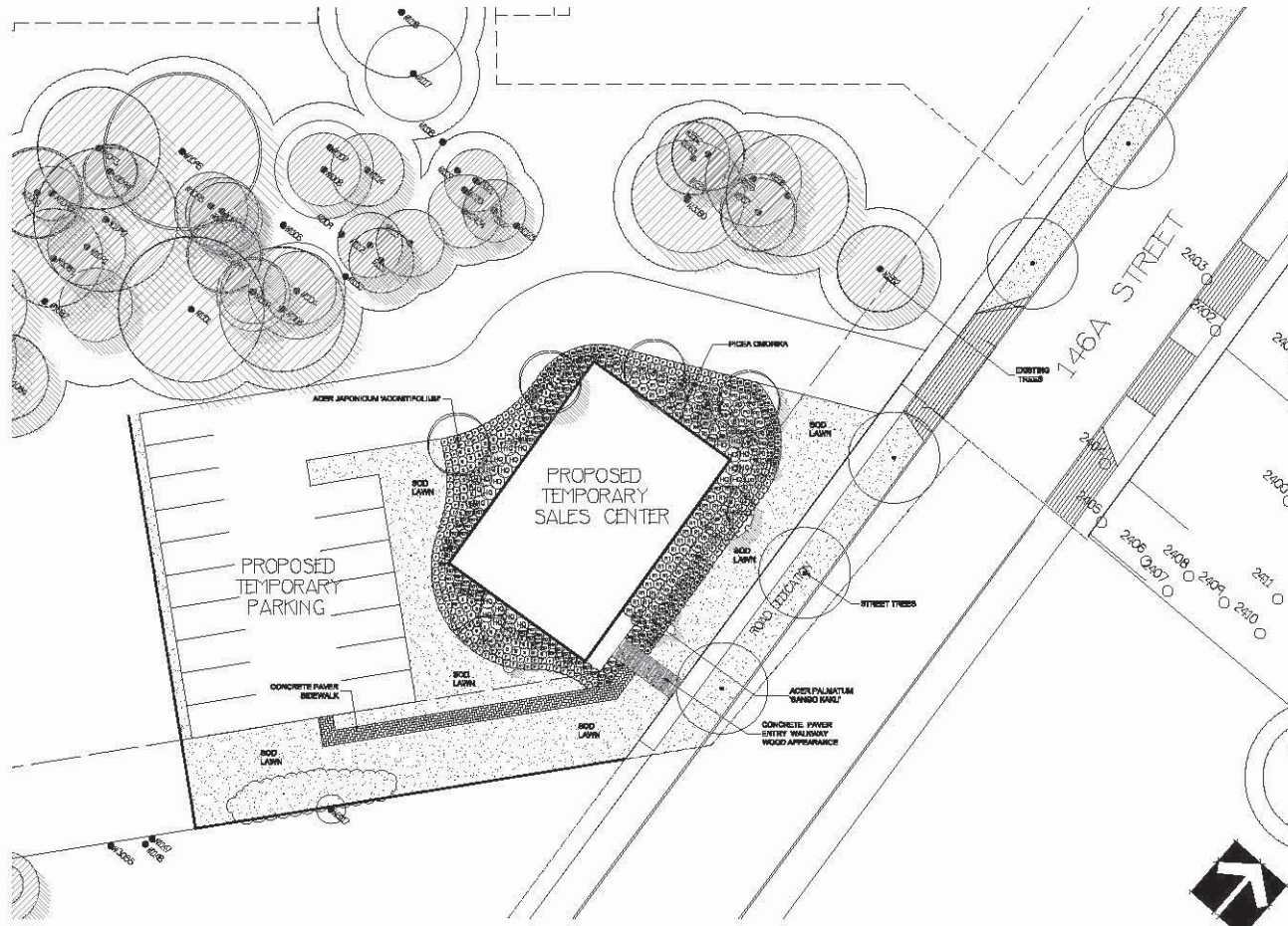


Suite 2100 - 4165 86th Creek Drive  
 Burnaby, British Columbia, V5C 6B8  
 P: 604 294-0011 ; F: 604 294-8322

SCALE:

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-1235C
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
Tree	4	ACER JAPONICUM 'ACCENTIFOLIUM'	FRENCH LEAF HULLMOON MAPLE	30CM CAL., 1.5M STD.
	3	ACER PALMATUM 'BANGKO MARF'	CORAL BARK MAPLE	30CM CAL., 1.5M STD.
Shrub	2	OSYRIS FLORIDA 'TRUBEN'	PINK FLOWERING DOGWOOD	30CM CAL., 1.5M STD., B&S
	2	PIRENE CINEREA	REDSHAW SPYGLICE	30 H.T. B&S
Shrub	28	HYDRANGEA QUERCIFOLIA	ONICLEAF HYDRANGEA	#6 POT; 80CM
	62	PHLOEOXYLON 'PL. H.'	PHLOEOXYLON; LIGHT FLUSH; R. MAY	#6 POT; 80CM
	78	ROSA MEDLAND 'YENDY'	MEDLAND ROSE; CORAL PINK	#6 POT; 80CM
	76	SPYRINEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPYRINEA; PINK	#2 POT; 40CM
	41	VIORNIUM DAVIDI	DAVID'S VIORNIUM	#6 POT; 80CM
Grass	196	POSTULA CINEREA 'ELIJAH BLUE'	-	#1 POT
	111	HELOCTYCHUM GAMBROVENSE	BLUE OAT GRASS	#1 POT
	28	POLYPODIUM MUNIUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN A 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. UNSPECIFIED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	BY

CLIENT:

PROJECT:

**SALES CENTRE RESIDENTIAL DEV.**  
 McDUGAL DRIVE  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 22 JUL 2015 DRAWING NUMBER:  
 SCALE: 1/8"=1'-0" **L1**  
 DRAWN: DO  
 DESIGNED: DO  
 CHECKED: MCV **OF 1**

