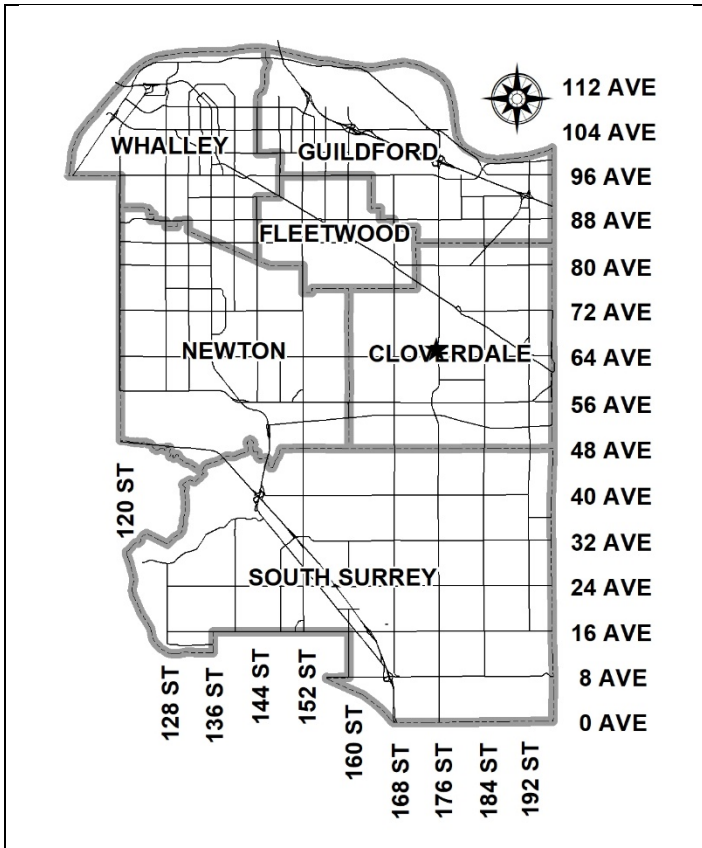


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0234-00

Planning Report Date: October 7, 2019



PROPOSAL:

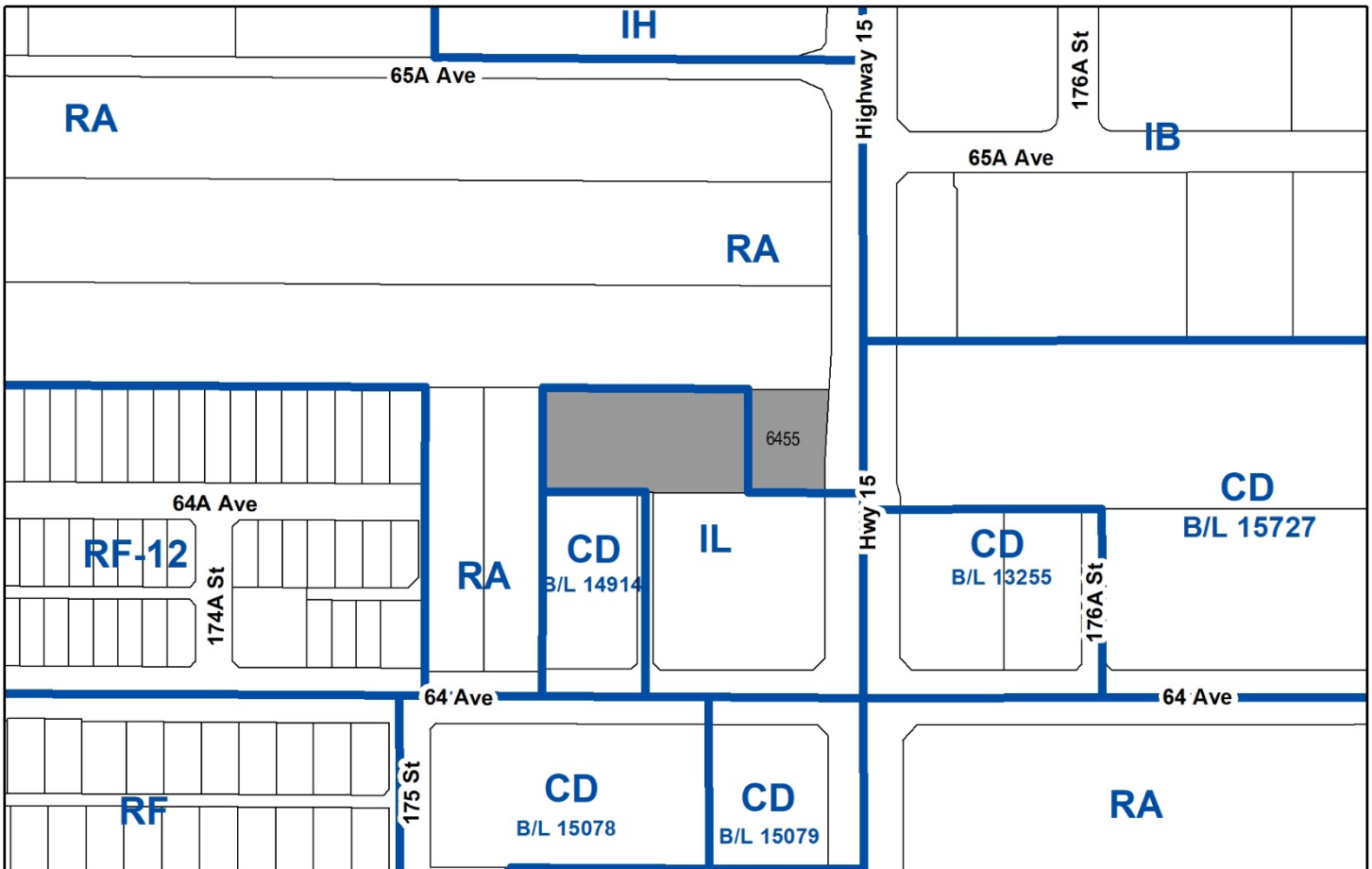
- **Development Permit**
- **Development Variance Permit**
- **Temporary Use Permit**

to, permit the development of an addition to an automotive repair shop, and permit the continuation of outdoor RV storage, for a period not to exceed three (3) years on two industrial lots.

LOCATION: 6455 - 176 Street

ZONING: RA / IL

OCB DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a variance to reduce the minimum front yard building setback on proposed Lot 2 from 7.5 metres (25 ft.) to 5.3 metres (17 ft.);
- Requires a Temporary Use Permit on proposed Lot 1 as the "Light Impact Industrial Zone (IL)" does not permit recreational vehicle storage on industrial-zoned lots without a building that exceeds 100 square metres [1,076 sq. ft] and contains washroom facilities.

RATIONALE OF RECOMMENDATION

- The subject lot is currently part of Development Application No. 7915-0268-00, which includes rezoning a portion of the subject lot and neighbouring lots to the west (17505 and 17515 – 64 Avenue) to permit a 5-storey seniors care facility (PICS Diversity Village) on the western portion of the site and a remnant IL-zoned parcel on the eastern portion of the site. Rezoning By-laws No. 19488 and 19489 are currently at Third Reading.
- Under the subject application, the applicant proposes to subdivide the remnant industrial parcel from File No. 7915-0268-00 into two industrial lots and construct an expanded automotive repair shop on the western lot (Lot 2) and continued temporary RV storage on the eastern lot (Lot 1).
- The proposal complies with the 'Mixed Employment' designation in the Official Community Plan.
- The proposed Development Permit for proposed Lot 2 establishes an appropriate building design, a site plan with efficient vehicular movement for automotive repair use, and appropriate edge conditions with landscaping along the future 175A Street.
- The temporary RV parking on proposed Lot 1 will allow an authorized, interim use of the land that is economically viable for the owners. RV and school bus storage has occurred in this location for 3 years.
- Access to the RV storage lot (proposed Lot 1) will be via a shared panhandle from 175A Street. The existing access from Highway 15 will be removed, which will improve traffic flow and safety.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0234-00, generally in accordance with the attached drawings;
2. Council approve Development Variance Permit No. 7918-0234-00 (Appendix VI), to reduce the minimum west front yard building setback of the IL Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) for proposed Lot 2 to proceed to Public Notification;
3. Council approve Temporary Use Permit No. 7918-0234-00 (Appendix VII) for proposed Lot 1 to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to issuance:
 - (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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (h) demolition of existing buildings and structures to the 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 IV.

Ministry of Transportation & Infrastructure (MOTI): MOTI has provided Preliminary Approval for the project.

Ministry of Environment (MOE): No concerns. Release letters were issued on April 10, 2019.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing automotive repair shop and vehicle (RV) storage

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Fallow land within the ALR and existing single family dwelling with outbuildings	Agricultural	RA
East (Across 176 Street (Highway 15)):	Cloverdale Crossing Shopping Centre	Commercial	CD By-law No. 15727
South:	Multi-tenant warehouse building	Mixed Employment	IL
West:	Vacant, future PICS Site under Development Application 7915-0268-00	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 1.7 acre (0.6 ha) subject site is located on the west side of 176 Street (Highway 15), north of 64 Avenue in Cloverdale. The site is currently occupied by an automotive repair business and RV and bus storage.
- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP) and is split zoned "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)".
- The subject lot is currently part of Development Application No. 7915-0268-00, which includes rezoning a portion of the subject lot and neighbouring lots to the west (17505 and 17515 – 64 Avenue) to permit a 5-storey seniors care facility (PICS) on the western portion of the site and a remnant IL-zoned parcel on the eastern portion of the site. The Rezoning By-laws are currently at Third Reading.
- Under the subject application, the applicant proposes to subdivide the remnant industrial parcel from File No. 7915-0268-00 into two industrial lots and construct an expanded automotive repair shop on the western lot (Lot 2) and continued temporary RV storage on the eastern lot (Lot 1).

- The subject application is contingent on Final Adoption of Development Application 7915-0268-00, which will rezone the subject lands to IL and resolve the existing condition of split-zoning.
- 175A Street will be constructed as part of Development Application 7915-0268-00. Part of the existing automotive repair shop on 6455 – 176 Street is located within the lands to be dedicated for road construction and must be demolished.

Current Application

- The remnant IL lot created through the PICS development, east of the future 175 A Street and west of 176 Street will be further subdivided into two (2) lots, as noted on the Subdivision Plan (Appendix II).
- The existing automotive repair shop will be renovated to include a 2-storey, 391 square metre (4,210 sq. ft.) addition including three (3) new auto repair bays and is subject to a Form and Character Development Permit. A portion of the existing building will be demolished as it is within the 17 metre (55 ft.) road dedication needed for the construction of 175A Street.
- A Development Variance Permit is required for the addition to the automotive repair shop on proposed Lot 2, to accommodate a reduced front (west) yard setback of 5.3 metres (17 ft.), whereas 7.5 metres (25 feet) is required under the IL Zone.
- The applicant has applied for a Temporary Use Permit to allow continued temporary storage of approximately 18 RV's on proposed Lot 1 to facilitate the proposed subdivision. RV's and school buses have been stored in this location for 3 years. During this time, the City has not received complaints from adjacent land owners regarding the use of the lands. The Owners understand that the subject TUP would be temporary and that options to redevelop the site with a building consistent with the IL Zone needs to be pursued.
- Access to both proposed Lots 1 and 2 will be via a shared panhandle from 175A Street. An easement for shared access between Lots 1 and 2 will be registered on title concurrent with subdivision (Appendix III). For Lot 2, a secondary access to/from 175A Street is proposed at the southwest corner of the site.
- Both proposed lots are owned by the same Owner. Following subdivision and development, both lots are proposed to remain under existing ownership.

PRE-NOTIFICATION

Pre-notification letters were mailed out on September 27, 2019. The development sign was installed on September 26, 2019. To date, staff have received no correspondence from the public regarding the development application.

DESIGN PROPOSAL AND REVIEW

Proposed Lot 2 – Auto Repair Site

- All the auto repair bays will be internal to the site so that no loading or vehicular movement is visible from the street. Part of the existing automotive repair shop building to remain has an existing auto repair bay that would front the future road. The bay opening will be modified to include large windows and a door, to ensure no through-movement of vehicles onto 175A Street. Bay 1 will only be accessible from the rear of the site.
- The automotive repair shop will undergo improvements to the exterior façade, as well as interior renovations. The architectural drawings illustrate a modern design, with articulation and window glazing facing 175A Street, and a material palette suitable for an industrial lot.
- The existing shipping container on site, used for storage purposes, will be retained and relocated to the south east corner of the lot (Lot 2). The location of the shipping container does not limit the truck-turning movements or compromise the number of required parking spaces.
- Parking spaces are internal to the site and shielded by the proposed renovated building and a 6-foot fence at the south west corner of the site. The site provides the minimum number of required parking stalls as per the Zoning By-law (19).
- The applicant proposes a landscape buffer, including 4 trees, along the entire frontage of 175A Street, notwithstanding the fenced gate for access and the entrance to the building. The landscaping creates an appropriate transition from 175A Street to the auto repair shop and creates an appealing urban streetscape.
- A 1.5 metre (5 ft.) landscape buffer, including 5 trees, is proposed between the parking stalls along and the east property line and the neighbouring RV storage site. A 1.5 metre (5 ft.) landscape island is also provided within the surface parking lot. The proposed landscaping visually breaks up the surface parking area, and also creates an appropriate buffer between proposed Lots 1 and 2.
- The proposed drive aisle at the rear of the property is at minimum 10 metres (32 ft.) wide and can accommodate truck thoroughfare.

Proposed Lot 1 – RV Parking Site

- A 1.5 metre (5 foot) landscape buffer is proposed along the Highway 15 frontage of proposed Lot 1. This landscape buffer will improve the existing condition and will screen the RV storage from the highway.

Access

- The applicant proposes vehicular access to both proposed lots from 175A Street, via a shared panhandle. An access easement will be registered over a portion of the panhandle (Appendix III) to ensure continued future access for both lots should ownership of Lot 1 change in the future.
- A secondary access to/from 175A Street is proposed at the southwest corner of Lot 2. This access will ensure trucks can move through the site without having to make reversing movements.
- The existing access to proposed Lot 1 from Highway 15 will be removed as part of this development application. This will represent an improvement of the existing traffic and safety conditions of Highway 15.

TREES

- Kelly Koone, ISA Certified Arborist of VDZ + A Consulting Inc. 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			
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Lombardy Poplar	11	11	0
Norway Maple	1	1	0
Horse Chestnut	1	0	1
Coniferous Trees			
Western Redcedar	10 (2 are hedgerows)	8 (1 is hedgerow)	2 (1 is hedgerow)
Sawara Cypress	1	0	1
Grand-fir	1	1	0
White Spruce	1	1	0
Douglas Fir	1	1	0
Dead	1	1	0
Total (excluding Alder and Cottonwood Trees)	28	24	4

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	9
Total Retained and Replacement Trees	13
Contribution to the Green City Fund	\$16,400

- The Arborist Assessment states that there is a total of 28 protected trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 7 % of the total trees on the site, are Cottonwood trees. It was determined that 4 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, road dedication 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 50 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site, the deficit of 41 replacement trees will require a cash-in-lieu payment of \$16,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 175A Street/. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including: Vine Maple, Persian Parrotia and Japanese Pink Snowbell Dwarf.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$16,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 11, 2018. 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"> • Located near Cloverdale Town Centre
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None proposed
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes landscaping along the 175A Street road frontage, and between the two proposed lots • Recycling facilities will be provided

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Standard pre-notification processes have been undertaken (development proposal sign and pre-notification letters)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front (west) yard building setback on proposed Lot 2 from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

Applicant's Reasons:

- The requested variance is required to recognize the existing location of the automotive repair shop, which will not comply to IL requirements post-subdivision.

Staff Comments:

- A portion of the existing automotive repair shop on the lot will be demolished to accommodate the construction of 175A Street.
- The proposal will facilitate retention of a portion of the existing building, and allow the existing business to continue to operate while the proposed addition/renovations are completed.
- It would be an economic hardship for the Owner to have temporary loss of business if more of the existing building were required to be demolished to comply with IL setback requirements.
- Substantial landscaping is proposed between the renovated building and the new street to mitigate the impacts of the reduced setback to the streetscape.
- The requested variance is minor in nature. The proposed renovated automotive repair building complies with all other provision of the IL zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans
- Appendix III. Access Easement Plan
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7918-0234-00
- Appendix VII. Temporary Industrial Use Permit No. 7918-0234-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

SUBDIVISION DATA SHEET

Proposed Zoning: IL

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.7
Hectares	
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	35.6 m - 43.1 m
Range of lot areas (square metres)	1,840 m ² - 2190 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	27.7%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES/NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IL

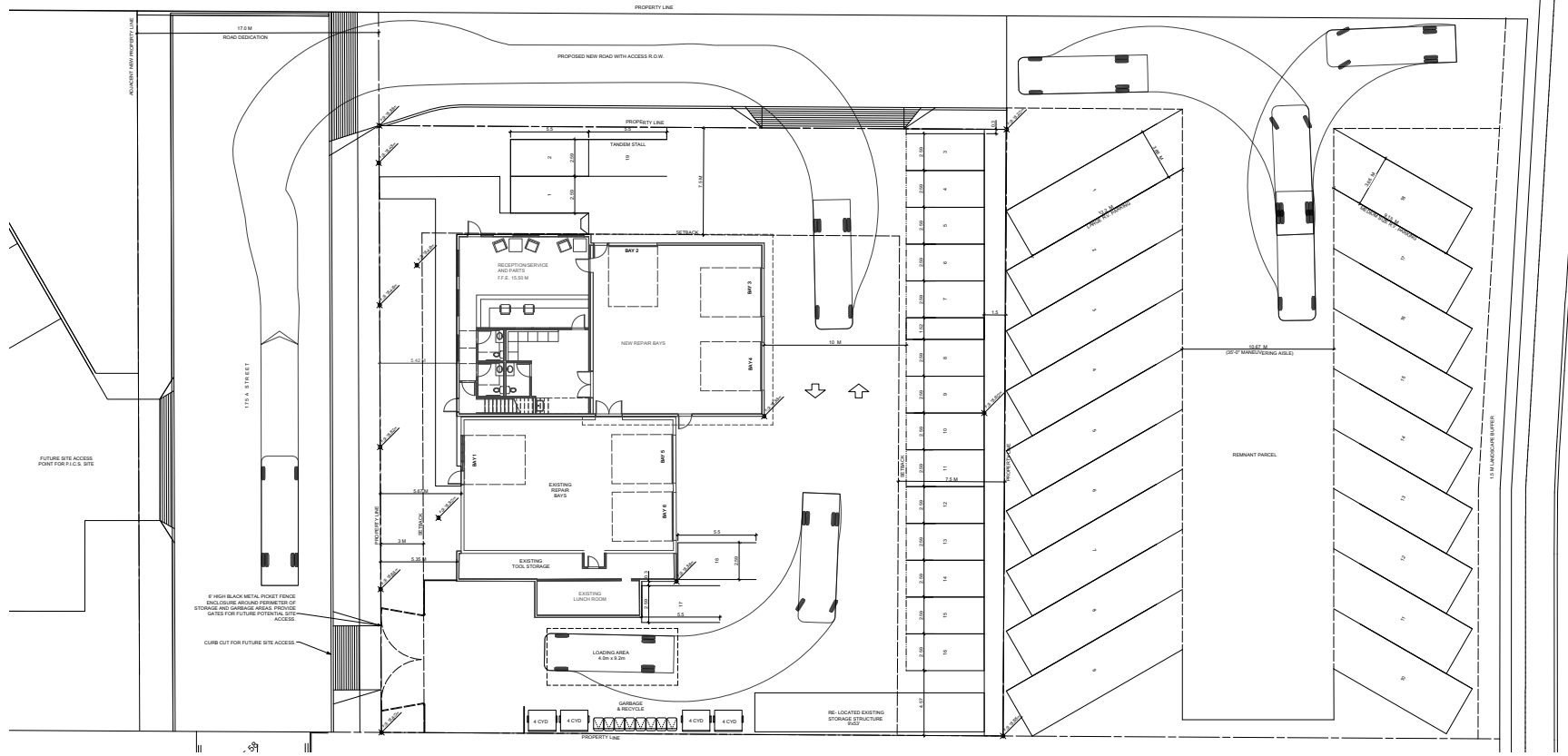
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1839.9 m ²
Road Widening area		
Undevelopable area		
Net Total		1839.9 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	27.7%
Paved & Hard Surfaced Areas		60.2%
Total Site Coverage		87.9%
SETBACKS (in metres)		
Front	7.5 m	5.4
Rear	7.5 m	7.5
Side #1 (N)	7.5 m	7.5
Side #2 (S)	0 or 7.5 m	0
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	7 m
Accessory	6 m	6 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		262.1 m ²
Total		262.1 m ²
FLOOR AREA: Industrial		324.1 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		586.2 m ²

** 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)	1.0	0.31
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	7	7
Industrial	12	12
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	19	19
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



1 SITE PLAN
1:150

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07/05/19	ISSUED FOR CP



CICCOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
VISSCHER REPAIR SHOP
6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: CA 638

SHEET TITLE:
R.V. SITE PLAN

REVISION NO.: -	SHEET NO.: A1.1
-----------------	-----------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
07.05.19	ISSUED FOR CP



CICCOTZI
ARCHITECTURE

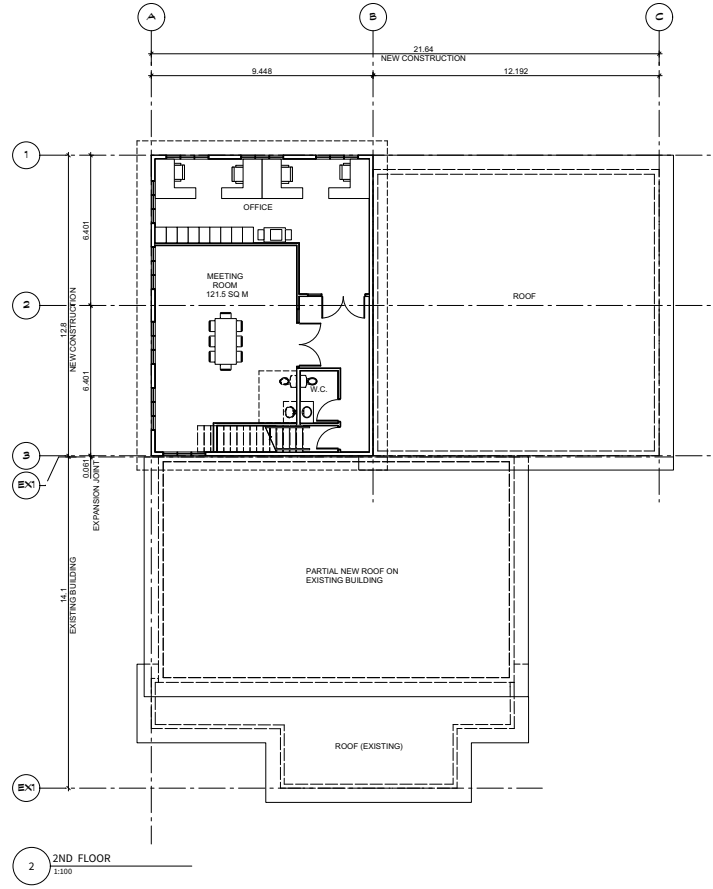
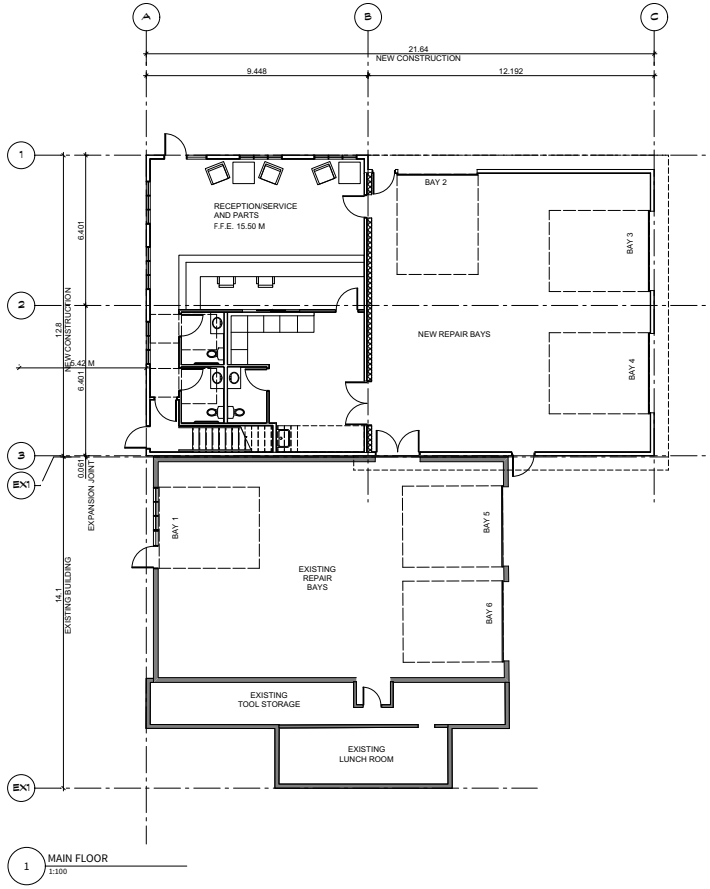
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:
VISSCHER REPAIR SHOP
6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: CA 638

SHEET TITLE:
LEVEL 01 & 02 PLANS

REVISION NO.: -	SHEET NO.: A2.0
-----------------	------------------------



NOTE:
THERE ARE NO EXISTING OR PROPOSED MEZZANINES IN THIS PROPOSAL

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

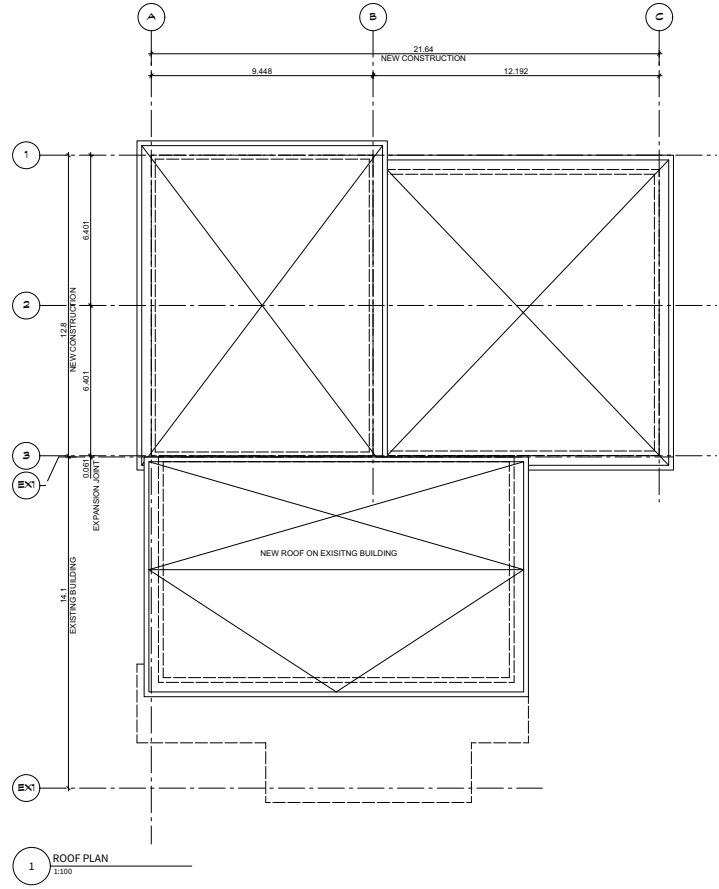
ISSUE:

DATE	DESCRIPTION
07/08/18	ISSUED FOR CP



CICCOTZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



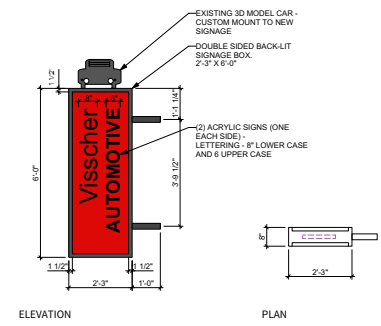
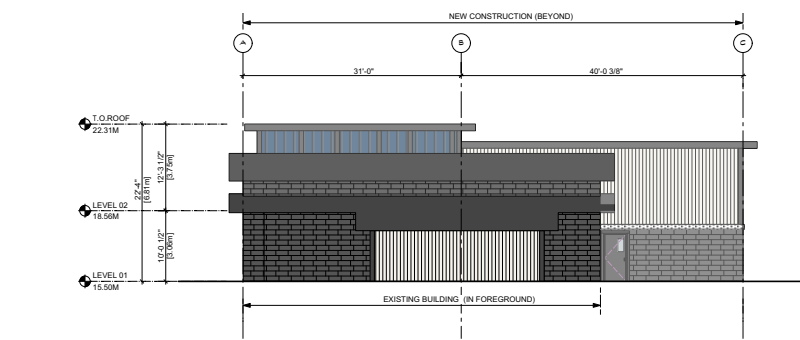
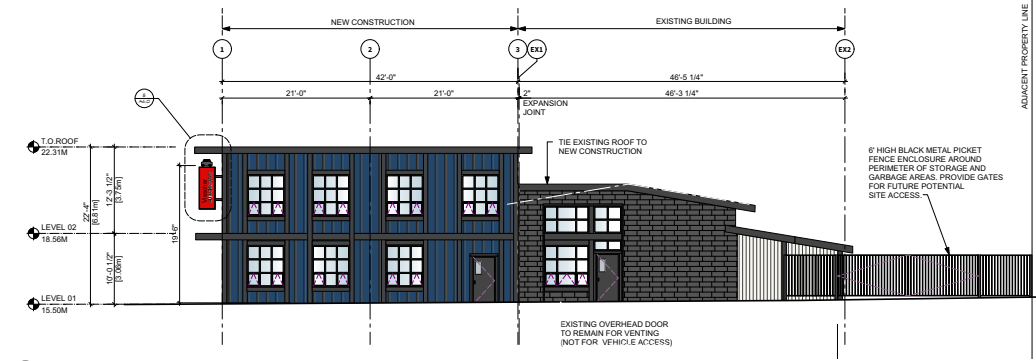
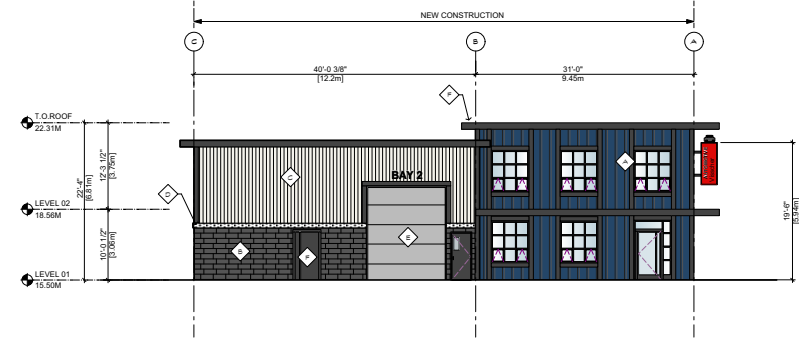
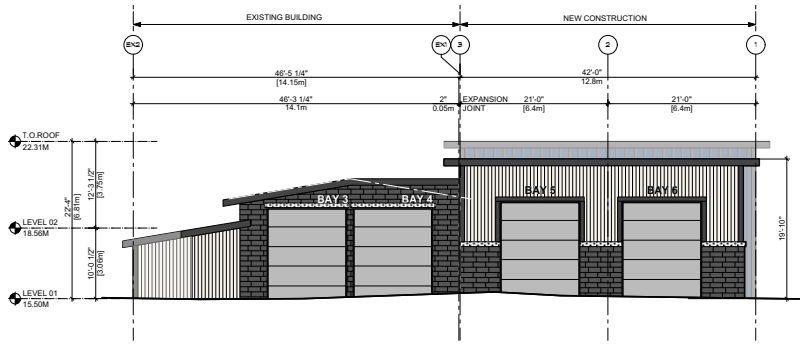
PROJECT:
VISSCHER
REPAIR SHOP
6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: CA 638

SHEET TITLE:
ROOF PLAN

REVISION NO.: -	SHEET NO.: A2.1
-----------------	-----------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



- 6 COLOUR AND MATERIAL LEGEND**
N.T.S.
- LEGEND:
- [Blue square] HARDIE BOARD & BATTEN BENJAMIN MOORE - 2380-20 "DOWNFOUR BLUE"
 - [Dark grey square] CONCRETE MASONRY UNITS (CMU) ELDORADO STONE "TRONISSE TUNDARBLOCK"
 - [Light grey square] HARDIE SIDING BENJAMIN MOORE - OC 117 "SIMPLY WHITE"
 - [Dark grey square] PRECAST CONCRETE
 - [Patterned square] METAL BAY OVERHEAD DOORS - TO MATCH CONCRETE COLOUR
 - [Dark grey square] HARDIE TRIM BENJAMIN MOORE - 2134-30 "IRON MOUNTAIN"

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
07.05.18	ISSUED FOR DP

SEAL:

CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

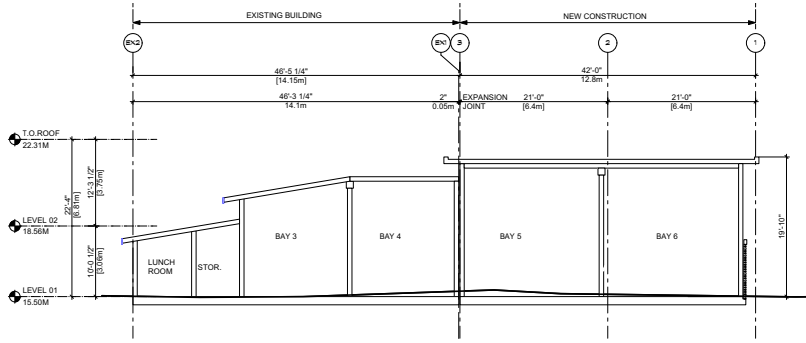
PROJECT:

VISSCHER REPAIR SHOP

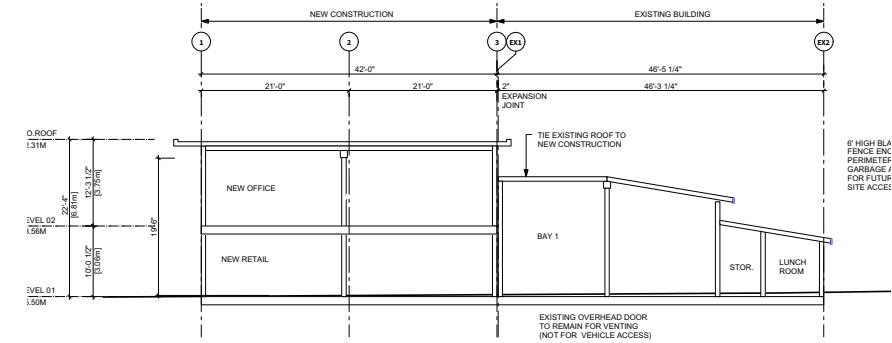
6455 - 176 STREET
SURREY, B.C.

SCALE:	AS NOTED	CHECKED BY:	RC
PROJECT NO.:		PROJECT NO.:	
SHEET TITLE:			
ELEVATIONS			

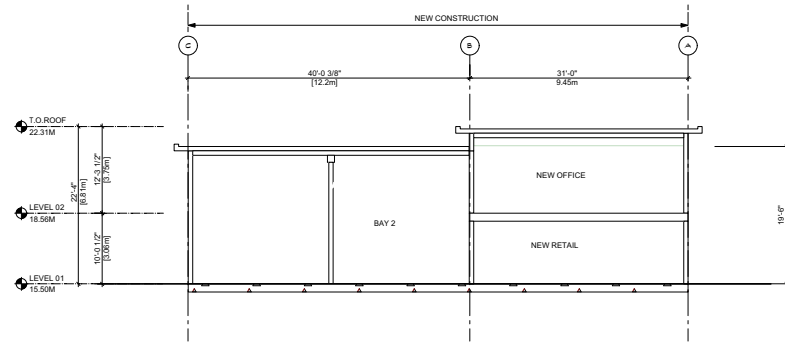
REVISION NO.:	SHEET NO.:
-	A4.0



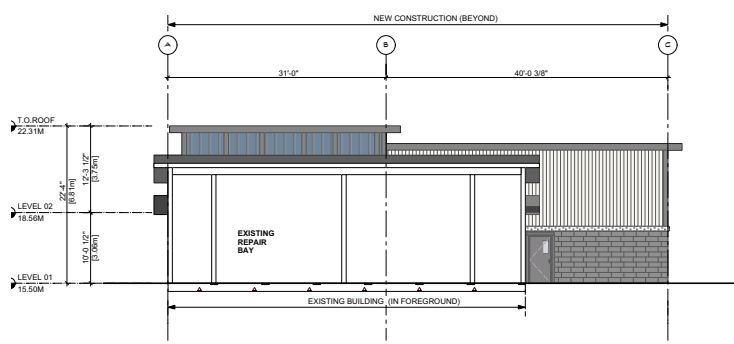
1 EAST SECTION
1:100



2 WEST SECTION
1:100



3 NORTH ELEVATION
1:100



4 SOUTH ELEVATION
1:100

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
27.05.19	ISSUED FOR DP

6' HIGH BLA FENCE ENCL PERIMETER GARAGE / FOR FUTURE SITE ACCESS

TIE EXISTING ROOF TO NEW CONSTRUCTION
EXISTING OVERHEAD DOOR TO REMAIN FOR VENTING (NOT FOR VEHICLE ACCESS)

SEAL:

CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:
VISSCHER REPAIR SHOP

6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.:
SHEET TITLE: SECTIONS	

REVISION NO.: -	SHEET NO.: A4.1
--------------------	--------------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

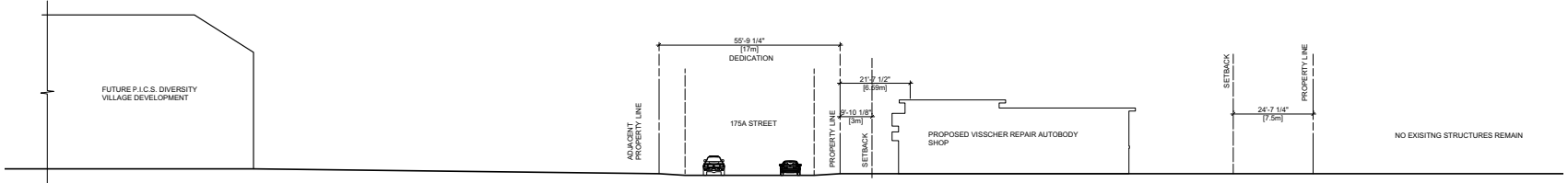
REVISION:

NO.	DATE	DESCRIPTION

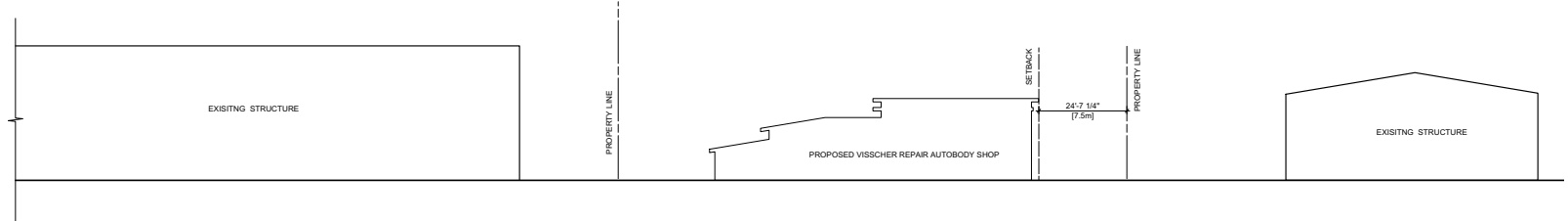
ISSUE:

DATE	DESCRIPTION
07.26.18	SEAL FOR DP

SEAL:



1 LOOKING NORTH
1:200



2 LOOKING WEST FROM 176th
1:200

CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:
**VISSCHER
REPAIR SHOP**

6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.:
SHEET TITLE: STREETSCAPE CONTEXT	

REVISION NO.:	SHEET NO.:
-	A4.2

**EXPLANATORY PLAN OF PART OF LOT 1 SECTION 18 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN EPP94567**

PLAN EPP96260

**Pursuant to Section 99(1)(e) of the Land Title Act
For Access Purposes**

BCGS 92G.017



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

This Plan lies within [or partially within] Integrated Survey Area No. 1, City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD.

Bearings are grid derived from Plan EPP94567.

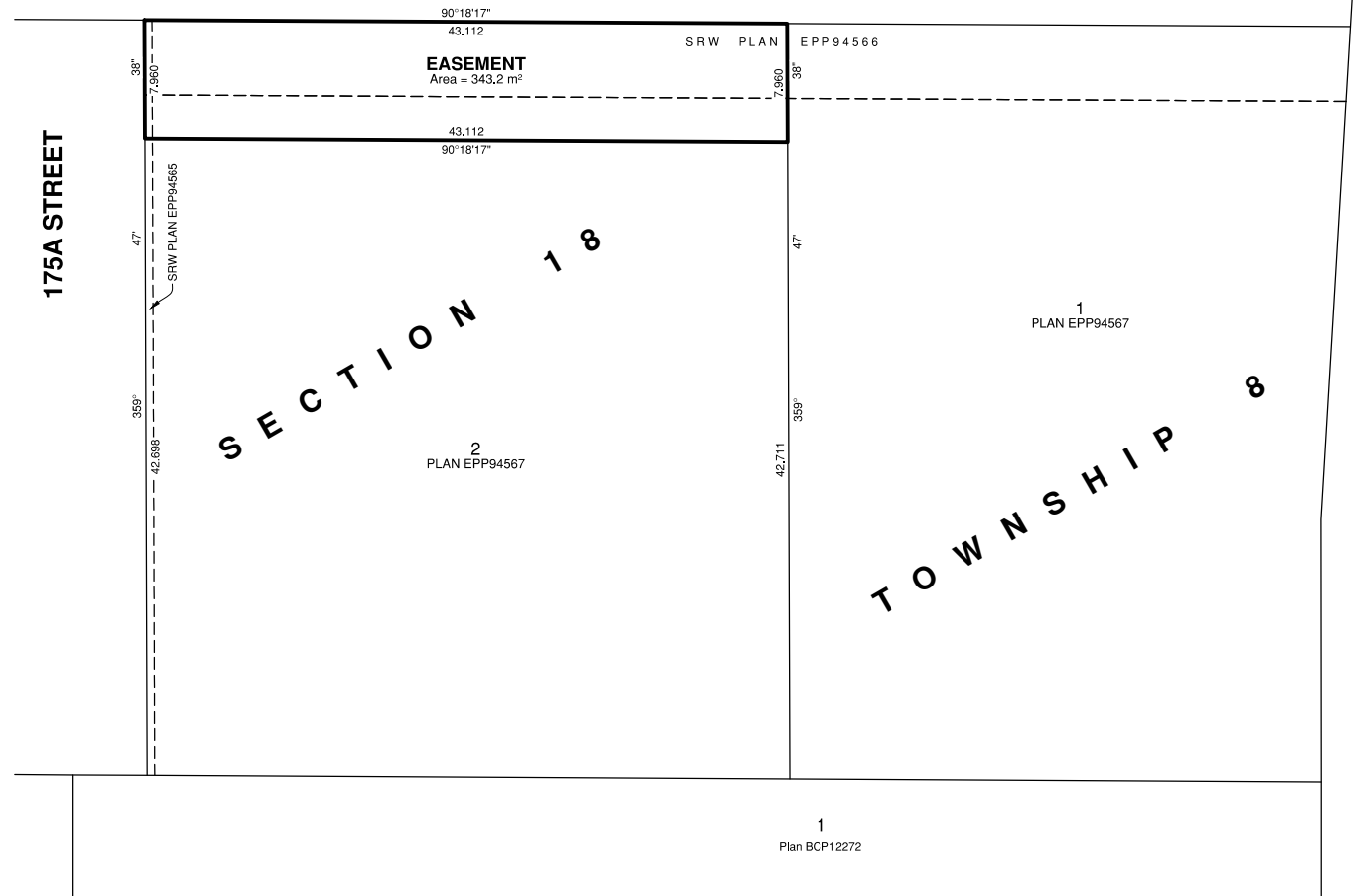
This plan shows horizontal ground level distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor of 0.9996036. The average combined factor has been determined based on Plan EPP94567.



LEGEND
m² denotes square metres
SRW denotes statutory right of way

BOOK OF REFERENCE	
Description	AREA
LOT 1 SECTION 18 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP94567	343.2 m ²
TOTAL	343.2 m ²

Rem Parcel "C"
(Explanatory Plan 4166)
SE 1/4 Sec 18



SECTION 18
TOWNSHIP 8

175A STREET

176 STREET

This plan lies within the Metro Vancouver Regional District

This plan is based on the following Land Title and Survey Authority of BC records: Plan EPP94567

Alan S.Y. Yu, BCLS 818
17th day of September, 2019
ECR# 228440

wsp WSP Surveys (BC) LP
20339 96 Avenue, Suite 100
Langley, BC

PROJECT REF./DRAWING No.
171-09607-00-SUBES001-R0



van der Zalm + associates inc.

Tree Preservation Summary

Surrey Project

No:**Address:** 6455 176th Street Avenue, Surrey, B.C.**Registered****Arborist:** Kelly Koome

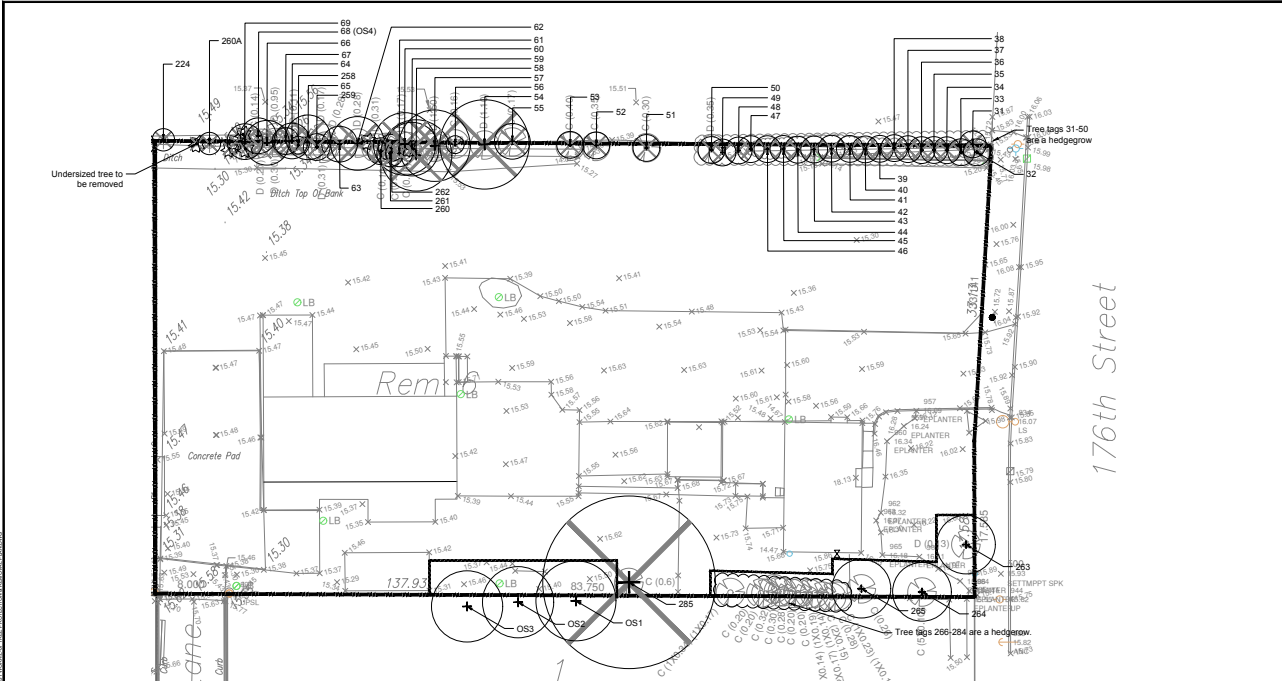
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	26
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio $\frac{2}{1} \times \text{one (1)} = 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{24}{2} \times \text{two (2)} = 48$	50
Replacement Trees Proposed	9
Replacement Trees in Deficit	41
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{1}{2} \times \text{two (2)} = 2$	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2
Protected Off-Site Trees to be Retained	3

Summary, report and plan prepared and submitted by:

Project Arborist

Oct 3, 2019

Date



176th Street

1 TREE PROTECTION AND REMOVAL PLAN
 Scale 1:200



- Specifications for Construction**
1. To meet fence specifications will result in inspection failure and subsequent delay in issuance of other permits.
 2. 1.2m x 1.7m panels
 3. Spacing between vertical posts to be no further apart than 2.7m in 1.2m centre
 4. Dimensions must be checked with vertical posts driven into the ground
 5. Construction panels must surround e.g. orange spool fencing
 6. Panels with visible signage of the site that construction inside the protected area is forbidden
 7. Located in distance from the new entrance, see table below

Tree Diameter (DBH) measured at 1.4m from the ground	Critical Root Zone extension (line distance from the base)
25 (101.6)	1.2 (47.2)
25 (101.6)	1.4 (54.9)
30 (118.3)	1.4 (54.9)
30 (118.3)	1.6 (63.5)
35 (137.8)	1.6 (63.5)
35 (137.8)	1.8 (72.1)
40 (157.5)	1.8 (72.1)
40 (157.5)	2.0 (80.7)
45 (177.8)	2.0 (80.7)
45 (177.8)	2.2 (89.3)
50 (198.1)	2.2 (89.3)
50 (198.1)	2.4 (97.9)
55 (218.4)	2.4 (97.9)
55 (218.4)	2.6 (106.5)
60 (238.1)	2.6 (106.5)
60 (238.1)	2.8 (115.1)
65 (257.6)	2.8 (115.1)
65 (257.6)	3.0 (123.7)

- For diameter not on this table divide the DBH (in cm) by 2.54
- Example: 48 cm = 1.88 x 2.54 = 4.8 m

Tree Protection Barrier Details

NO ENTRY
 No one is permitted to enter the protected area.
 No vehicles, equipment, materials, or other items are allowed to enter the protected area.
 No excavation or other ground disturbing activities are permitted within the protected area.

TREE PRESERVATION SUMMARY	
Protected Trees Identified	30
Protected Trees to be Removed	26
Protected Trees to be Retained	4
Total Replacement Trees Required	48
Replacement Trees Proposed	3
Replacement Trees in Deficit	45

For Official Tree Preservation Summary see Arborist Report conducted by van der Zalm + associates on April 29th, 2019.

LEGEND

KEY	REF.	DESCRIPTION
(+)		EXISTING TREE TO BE RETAIN
(X)		EXISTING TREE TO BE REMOVED
(*)		UNDERSIZED TREE TO BE REMOVED
(2) (L-02)		TREE PROTECTION FENCE

3 TREE AND FENCING LEGEND
 SCALE: NTS

2 TREE PROTECTION BARRIER DETAIL
 SCALE: NTS

Rev.	Description	Date
3	DL - Re-issue for GP	Oct 02, 2019
2	DL - Re-issue for GP	Sept 09, 2019
1	DL - Re-issue for GP	Sept 02, 2019
0	DL - Issue for Review	Aug 15, 2019

REVISIONS TABLE FOR DRAWINGS
 All drawings created. This drawing set is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

Project: **Viscacher Autobody Shop**

Location: **5465 - 176th Street, Surrey, B.C.**

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

Scale: **1:200**

DATE PLOTTED: 2019-09-24 10:52:00
 PLOTTER: HP DesignJet T1100PS
 PLOTTING METHOD: HP DesignJet T1100PS
 PLOTTING DEVICE: HP DesignJet T1100PS
 PLOTTING DRIVER: HP DesignJet T1100PS
 PLOTTING LANGUAGE: HP DesignJet T1100PS
 PLOTTING MODE: HP DesignJet T1100PS
 PLOTTING PAGE: 1 of 1
 PLOTTING RANGE: 0 to 1000
 PLOTTING SCALE: 1:200
 PLOTTING SHEET: 1 of 1
 PLOTTING STATUS: OK
 PLOTTING TIME: 00:00:00

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0234-00

Issued To:

(the "Owner")

Address of Owner:

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: 005-561-167

Lot 6 Except: Part on Plan BCP10827, Section 18 Township 8 New Westminster District Plan 24144

6455 - 176 Street

(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. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum front (west) yard building setback on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbers shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:
NO. DATE DESCRIPTION

ISSUE:
DATE DESCRIPTION
07.05.19 ISSUED FOR CP



CICCOTZI
ARCHITECTURE

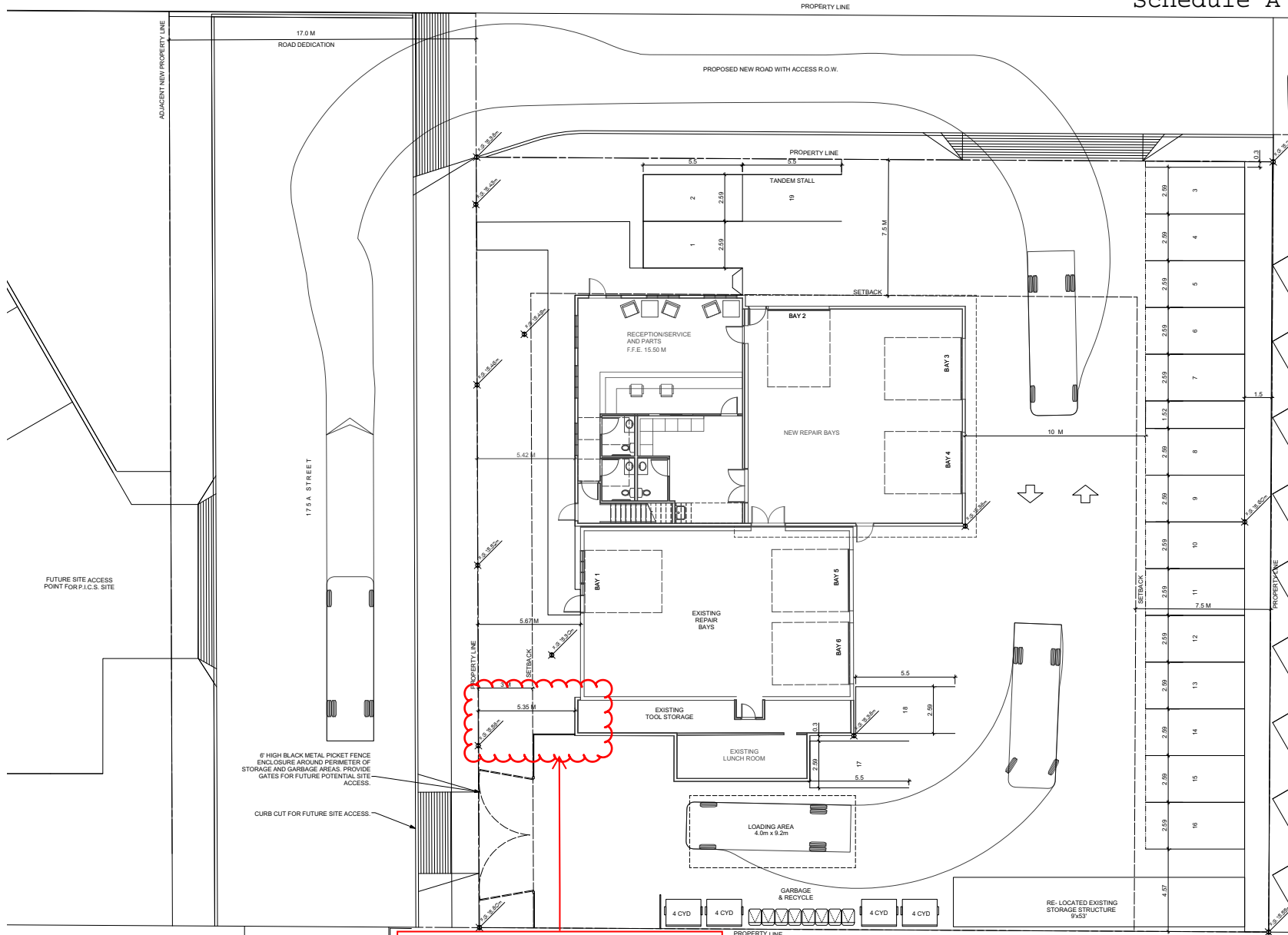
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:
VISSCHER REPAIR SHOP
6455 - 176 STREET
SURREY, B.C.

DRAWN BY: RL CHECKED BY: RC
SCALE: AS NOTED PROJECT NO.: CA 638

SHEET TITLE:
SITE PLAN

REVISION NO.: - SHEET NO.: A1.0



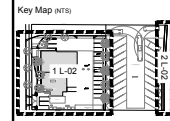
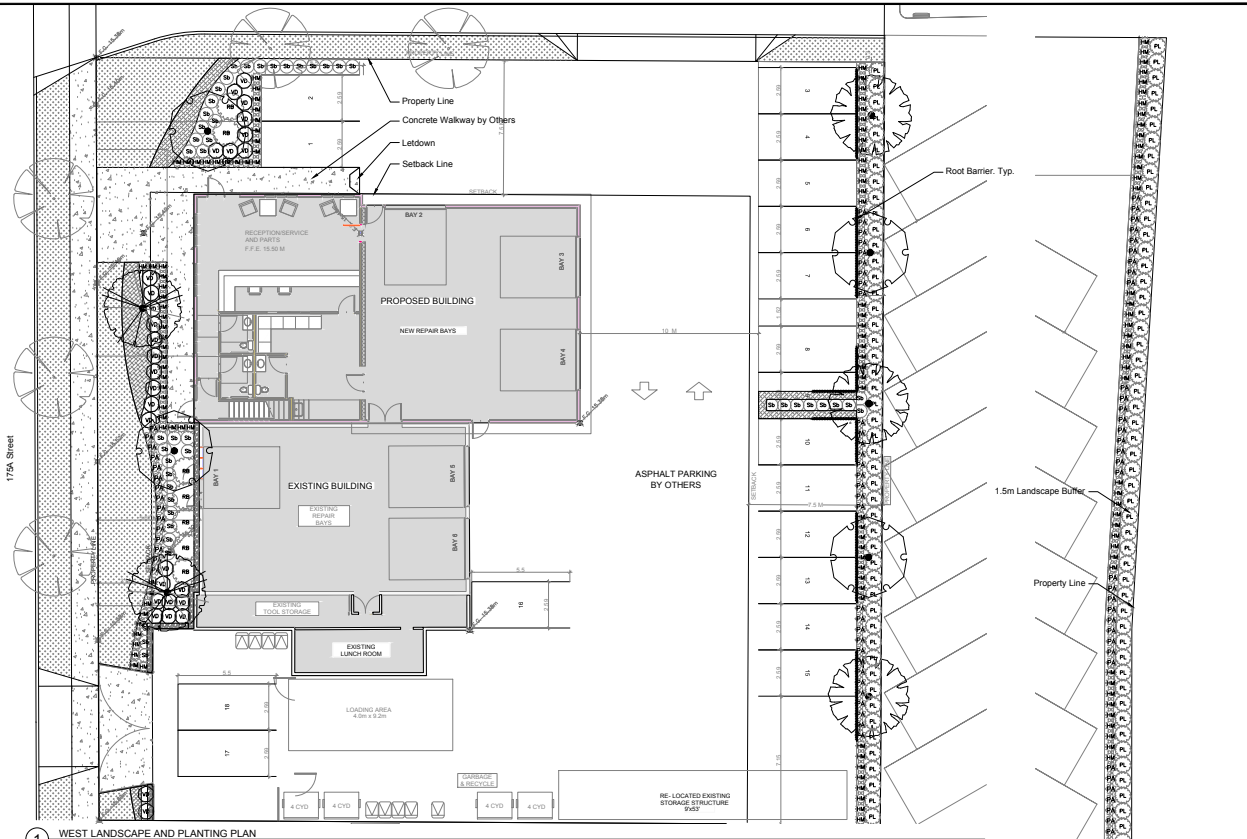
DVP to reduce the minimum front (west) yard building setback from from 7.5 m (25 ft.) to 5.3 metres (17 ft.)

SETBACK VARIANCE RATIONALE:

DUE TO A FUTURE ROAD EXTENSION, A PORTION OF VISSCHER PROPERTY HAS BEEN DEDICATED. THE EXISTING WAS PARTIALLY DEMOLISHED TO ALLOW FOR THIS DEDICATION HOWEVER THE REMAINING REPAIR SHOP HAS RETAINED A SETBACK THAT DOES NOT COMPLY WITH THE NEWEST ZONING BYLAW. WE HERE REQUEST FOR A RELAXATION TO BE GRANTED AND ALLOW THE REPAIR SHOP TO HAVE A SETBACK ALIGNED WITH THE REMAINING STRUCTURE.



1 SITE PLAN
1:100



No.	By	Description	Date
3	DJ	Re-issued for DP	Oct 02, 2015
2	DJ	Site-issued for DP	Sept 09, 2015
1	DJ	Issued for DP	Sept 02, 2015

REVISIONS TABLE FOR DRAWINGS
 * If a drawing is revised, this drawing shall remain in the project file with the Zalm + Associates logo and title and the landscape architect shall be notified by email of any changes to the drawing.

Project: Vischer Autobody Shop
 Location: 5482 - 170 Street, Surrey, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:100	Construction notes (L-02) are shown on the drawing. The contractor shall verify all dimensions and conditions on site before construction. The contractor shall be responsible for all site conditions and shall be notified by email of any changes to the drawing.

1 WEST LANDSCAPE AND PLANTING PLAN
 Scale: 1:100

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
	Acer circinatum Pacific Elm / Vine Maple	B B B	80m cal	2
	Parrotia persica 'Vanessa' / Persian Parrotia	B B B	80m cal	3
	Styax japonica 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B B B	80m cal	4
	Street Tree - spec to be provided by city	B B B	80m cal	5

SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	Hesperaloe parviflora / Red Yucca	#2	130	130
	Perennisetum atopocarpoides Little Bunny / Little Bunny Fountain Grass	#1	82	82
	Prunus serrulata 'Ode to Luster' / Luster's Laurel	#2	108	108
	Phlox subulata 'Sensation Girl' / Sensation Girl Shrub Phlox	#2	7	7
	Spiraea x burbankii Anthony Waterer / Anthony Waterer Spirea	#2	45	45
	Viburnum dentat / David Viburnum	#2	23	23
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	Thlaspi arvense / Field Cress / Pink Spotted Thrift	#1	200mm	200
	See Original Landscape Notes for Specifications			#4-62

2 EAST PROPERTY LINE PLANTING PLAN
 Scale: 1:100



Drawing Title: LANDSCAPE & PLANTING PLAN
 Drawing #: DP2015-25
 Project #: V02
 Date: L-02

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7918-0234-00

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: 005-561-167

Lot 6 Except: Part on Plan BCP10827, Section 18 Township 8 New Westminster District
Plan 24144

6455 - 176 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 parking of 18 recreational vehicles (RVs) on proposed Lot 1 as shown in Schedule A.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the access and parking as shown on Schedule A which is attached hereto and forms part of this permit; and
 - (b) The landscaping shall conform to drawings shown on Schedule A which is attached hereto and forms part of this permit.

6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To permit recreational vehicle storage on proposed Lot 1 as the "Light Impact Industrial Zone (IL)" does not permit recreational vehicle storage on industrial-zoned lots without a building that exceed 100 square metres [1,076 sq. ft.] and contains washroom facilities.

7. The temporary use shall be carried out according to the following conditions:
 - (a) The appearance and location of the access and parking as shown on Schedule A which is attached hereto and forms part of this permit;
 - (b) The landscaping shall conform to drawings shown on Schedule A which is attached hereto and forms part of this permit; and
 - (c) The subject lands are to be used in accordance with the provisions of the Temporary Use permit.

8. 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

The Security is for:
 - i. Landscaping

9. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned:
 - (a) If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and

- (b) If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

- 10. 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.

- 11. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

- 12. This temporary use permit is not transferable.

- 13. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

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.

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;

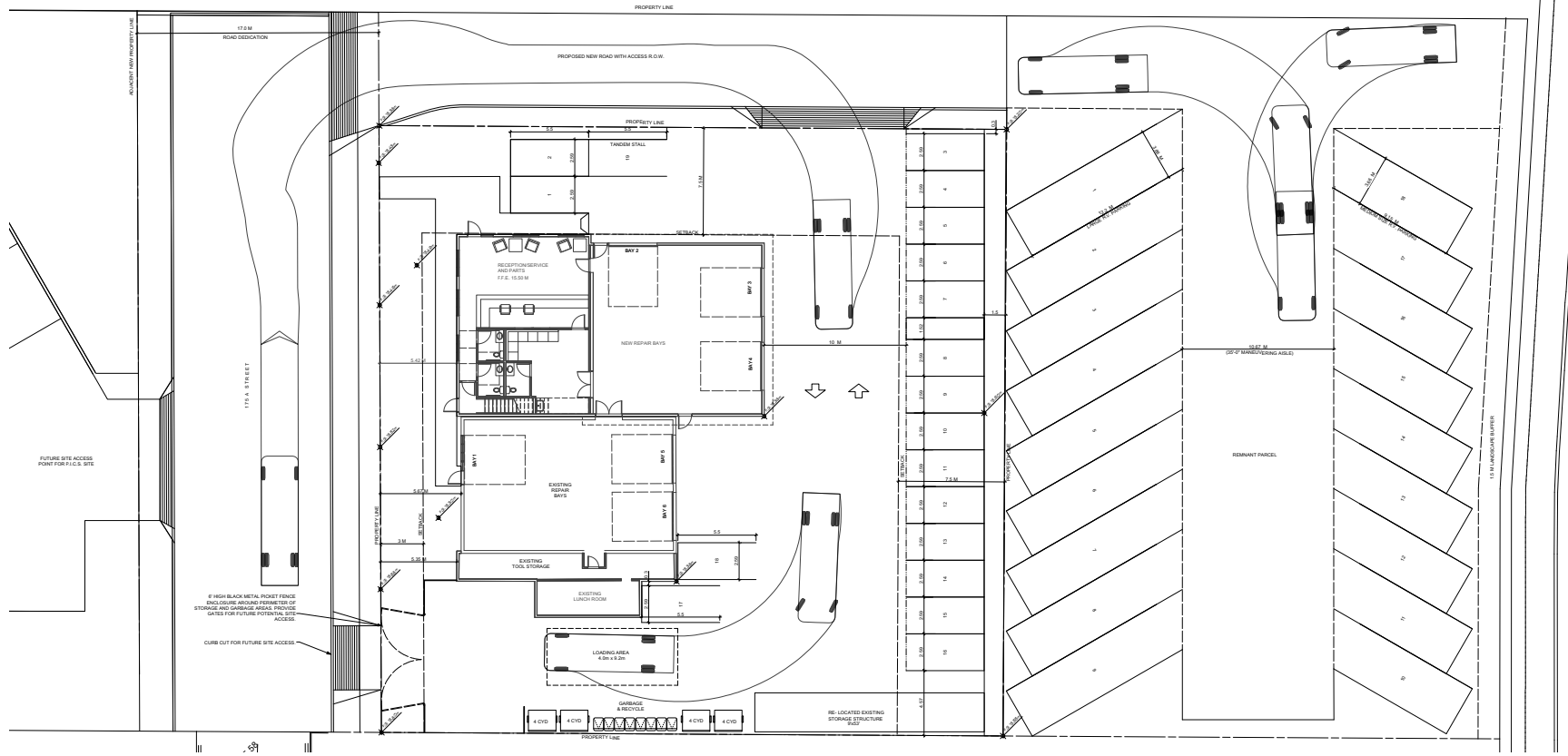
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



1 SITE PLAN
1:150

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
07/05/19	ISSUED FOR CP



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

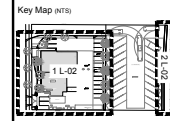
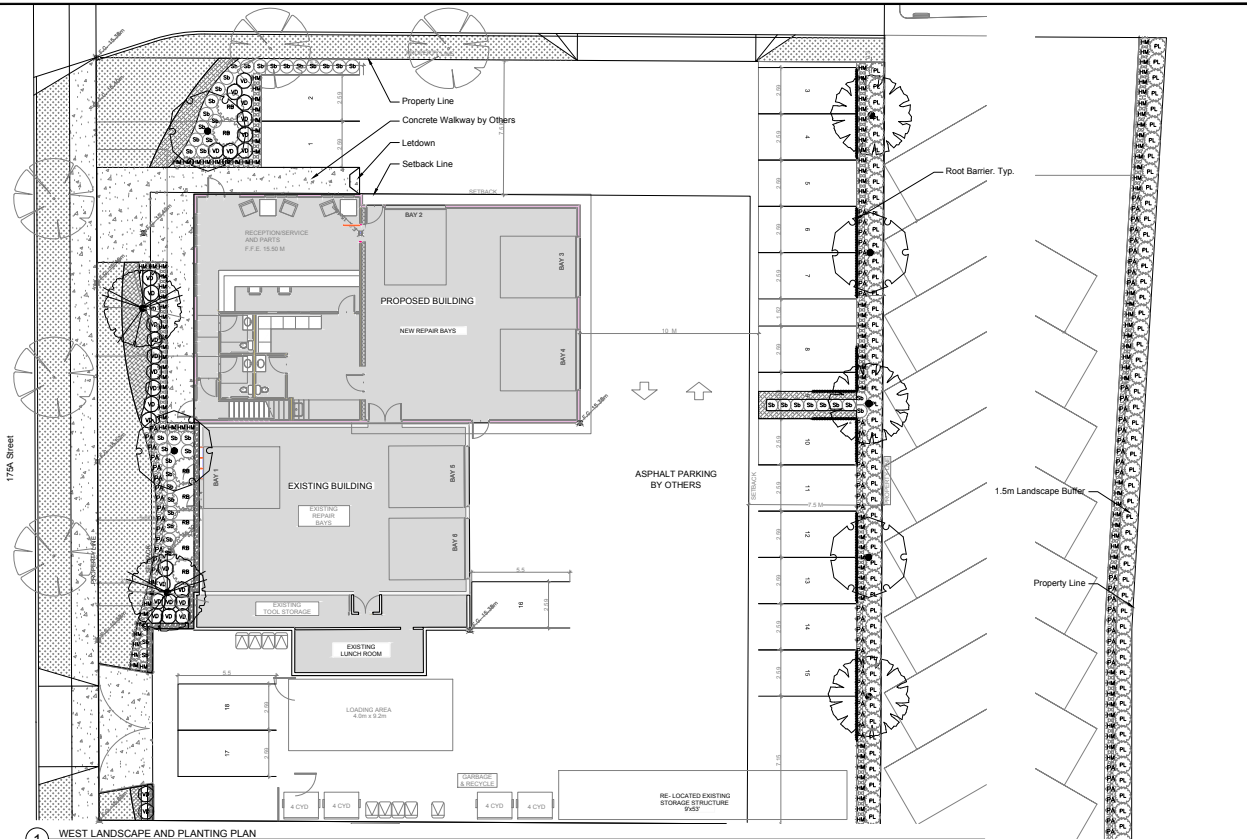


PROJECT:
VISSCHER REPAIR SHOP
6455 - 176 STREET
SURREY, B.C.

DRAWN: RL	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: CA 638

SHEET TITLE:
R.V. SITE PLAN

REVISION NO.: -	SHEET NO.: A1.1
--------------------	---------------------------



No.	By	Description	Date
3	DJ	Re-issued for DP	04/02/2015
2	DJ	Site-issued for DP	Sept 09, 2015
1	DJ	Issued for DP	April 02, 2015

REVISIONS TABLE FOR DRAWINGS
 * All changes are noted. This drawing may change as a result of field work. Van der Zalm + Associates Inc. and its staff are not responsible for work by other parties without permission.

Project: Vischer Autobody Shop
 Location: 5482 - 170 Street, Surrey, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

Scale: 1:100
 Construction notes (L-02) are attached to this drawing. All dimensions are in millimeters unless otherwise specified. All dimensions are to the center of the object unless otherwise specified. All dimensions are to the center of the object unless otherwise specified. All dimensions are to the center of the object unless otherwise specified.

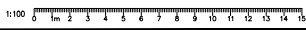
1 WEST LANDSCAPE AND PLANTING PLAN
 Scale: 1:100

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	QTY
	Acer circinatum Pacific Elm / Viva Maple	B B B	80m cal	2
	Parrotia persica 'Vanessa' / Persian Parrotia	B B B	80m cal	3
	Styax japonica 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B B B	80m cal	4
	Street Tree - spec to be provided by city	B B B	80m cal	5

SPRINGS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
HS	Hesperis matronalis / Matrona Grass	#2		135
PA	Pennisetum alopecuroides Little Bunny / Little Bunny Fountain Grass	#1		82
PL	Pennisetum setosum 'Old Lady' / Lady's Laurel	#2		108
SB	Phlox subulata 'Sensation Girl' / Sensation Girl Shrub Phlox	#2		7
SS	Spiraea x burbankii Anthony Waterer / Anthony Waterer Spirea	#2		45
VD	Viburnum dentat / David Viburnum	#2		23

GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
ES	Eriogonum fasciculatum / Pink Spikes Heath	#1	200mm	250
EO	See Original Landscape Notes for Specifications			84-82

2 EAST PROPERTY LINE PLANTING PLAN
 Scale: 1:100



Drawing Title: LANDSCAPE & PLANTING PLAN
 Drawing #: DP2015-25
 Project #: V02
 Project Name: VISCHER AUTOBODY SHOP
 Location: 5482 - 170 STREET, SURREY, B.C.
 Scale: 1:100
 Date: 04/02/2015
 Drawing #: L-02