

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0029-00

Planning Report Date: November 4, 2019

PROPOSAL:

- **Development Permit Amendment**

to permit the addition of a one level underground parkade within a proposed commercial building.

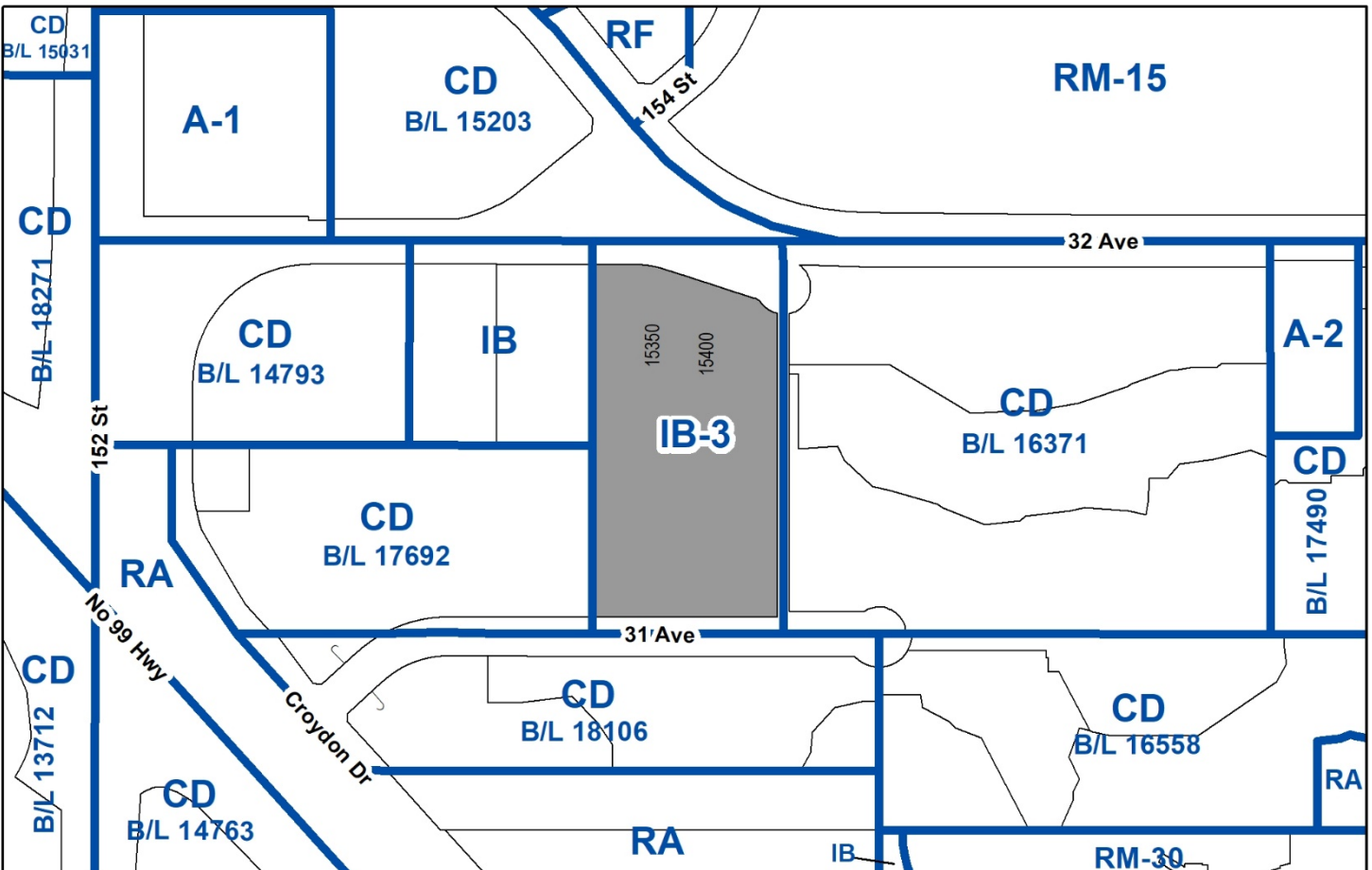
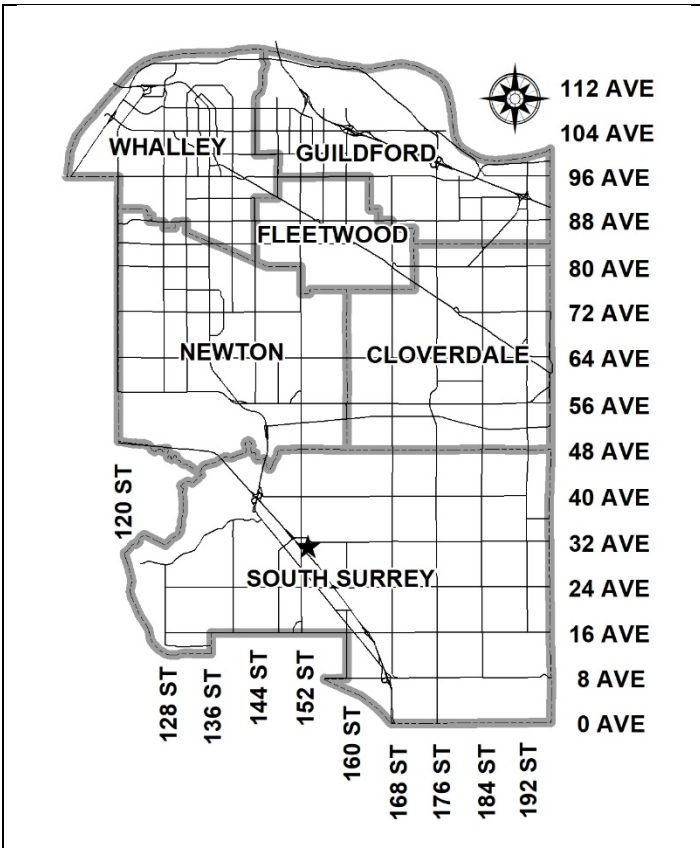
LOCATION: 15400 - Croydon Drive

15350 - Croydon Drive

ZONING: IB-3

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial OCP Designation and with the Business Park Designation in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- The proposal is generally consistent with the form and character of Development Permit No. 7912-0217-00. The proposed parkade is located underground and does not result in a higher building than approved under Development Permit 7912-0217-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0029-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) compensating the City for the removal of trees located in the City-owned pedestrian pathway to the east of the subject property, to the satisfaction of Parks, Recreation, and Culture Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Fire Department: The Fire Department reviewed the proposal through a referral from the Building Division and has no objections.

SITE CHARACTERISTICS

Existing Land Use: Under development for business park buildings.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|---|--------------------------|--|------------------------------|
| North (Across Croydon Drive and 32 Avenue): | Multi-family residential | Townhouses | RM-15 |
| East: | Multi-family residential | Live & Work or Business Park Area/Creek Preservation | CD (By-law No. 16371) |
| South (Across 31 Ave): | Business Park | Business Park | CD (By-law No. 18106) |
| West: | Business Park | Business Park | IB and CD (By-law No. 17692) |

DEVELOPMENT CONSIDERATIONS

Background

- On July 25, 2016, the subject property was rezoned to the "Business Park 3 Zone (IB-3)" and Development Permit No. 7912-0217-00 was issued to allow for the development of two four-storey office buildings with a combined floor area of 9,314 square metres (100,260 square feet) on the site.
- The subject site is a through lot which is fronted by Croydon Drive on the north and 31 Avenue on the south. The buildings are proposed to be sited on the north half of the property. Building A has already been constructed and is sited on the northwest portion of the lot, while Building B is proposed on the northeast portion of the lot and is yet to be constructed.
- The remainder of the site features landscaping, surface parking and a courtyard located in between the two office buildings.
- Siting of the buildings in Development Permit No. 7912-0217-00 was considered to maximize tree retention. Notably, a hedgerow consisting of Western Red Cedars and Douglas Firs were retained along the eastern property line. The hedgerow was retained to provide a visual buffer between the business park use and the adjacent multi-family residential use.
- Prior to the issuance of Development Permit No. 7912-0027-00 there was a 3.0 metre (10 ft.) wide pedestrian walkway located between the subject site and the townhouse complex to the east. As a condition of approval, an additional 3.0 metres (10 ft.) of land was dedicated to increase the walkway width to 6.0 metres (20 ft.). The protected hedgerow was included in the pathway dedication, which transferred responsibility of these trees to the City.

Current Proposal

- The applicant has proposed amendments to Development Permit No. 7912-0217-00 that involves the addition of a one-level underground parkade to Building B and minor changes to the site plan, landscaping and building materials.
- The applicant has indicated the desire to provide "AAA" office space, which offers quality construction and design and excellent amenities. The applicant's leasing agent has indicated that prospective tenants require a higher parking ratio than what was originally approved, even though the amount of parking that was to be provided under Development Permit No. 7912-0217-00 met the minimum requirements of the Zoning By-law. As Building A was already constructed there was minimal opportunity to redesign the site to accommodate the additional parking at grade, requiring the applicants to propose an underground parking structure within Building B.
- The proposed parkade will increase the site's parking supply over and above the minimum required by the Zoning By-law. A minimum of 201 parking stalls are required by the Zoning By-law and were provided under Development Permit No. 7912-0217-00. The current proposal is to add an additional 75 parking stalls, bringing the total to 276 parking stalls. This additional parking will reduce the demand for street parking generated from approved office

development. The provision of underground parking, instead of additional surfacing parking, also ensures the retention of the approved landscaping.

PRE-NOTIFICATION

- Development Proposal Signs were installed on the property on May 3, 2019. To date, staff have received comments from two residents residing in the adjacent townhouse property. The primary concern of the neighbouring residents was the health and condition of the retained hedgerow.

(City Staff have inspected the hedgerow and have noted that the majority of Western Red Cedar trees in the hedgerow are dead or going into decline, with nine having been removed by the applicant. The Douglas Fir trees appear healthy but still require protecting and remedial care (watering, mulching, etc.). It was noted by staff that construction activity has impacted the health of the trees, causing them to decline. It is expected that the applicant will compensate the City for the declining hedgerow and will remove the dead and declining Cedar trees at their cost. The buffer area will require restoring and replanting).

DESIGN PROPOSAL AND REVIEW

- The proposal is generally consistent with the form and character of Development Permit 7912-0217-00.
- The most substantial change to the office park development is the addition of a one-level underground parkade within Building B, which will result in some changes to the site plan and eastern elevation of the building.
- The lot grading between the eastern façade of Building B and property line is proposed to be altered, to properly ventilate the underground parkade. The revised lot grading will expose a portion of the underground parkade, with the exposed façade increasing from north to south. Materials for the parkade façade will be comprised of architectural concrete, painted light beige, with reveals and 1.8 metre (6 ft) by 1.2 metre (4 ft.) black metal grilles. Notwithstanding the revised grading, the site elevations will still match those of the engineering walkway and the façade will be screened with vegetation.
- The underground parkade proposes an additional 55 additional parking stalls and will be accessed from the south of the building. To avoid circuitous navigation to the underground parkade, the east-west drive aisles, which were shown in Development Permit No. 7912-0217-00, were deleted and replaced with landscaping. A new access point to the site is proposed on 31 Avenue to service the surface parking for Building B and the underground parkade.
- In addition to the underground parking, the applicant has proposed 20 additional surface parking stalls, which are located to the north and west of Building A.
- Development Permit No. 7912-0217-00 proposed a total of 201 parking spaces. Under the current proposal a total of 276 parking spaces are proposed.

- The applicant proposes to upgrade the exterior finishes of Building B to attract higher-end tenants. Higher quality materials are now proposed, which include, a butt joint curtain wall and u-kon metal paneling. The character of the building remains consistent with that approved under Development Permit No. 7912-0217-00.
- The applicant also proposes to reconfigure the landscaping approved under Development Permit No. 7912-0217-00 to accommodate the revised parking layout. The total landscaped area is consistent with what was previously approved under this Development Permit.
- The applicant is proposing a 1.5 metre (5 ft.) tall, 1.9 metre (6.2 ft.) wide free-standing sign at the northwest corner of the lot, facing Croydon Drive.
- The free-standing sign is proposed in a monument style with a concrete base that is wider than the extent of the rest of the sign. The upper portion of the sign is comprised of stainless steel and contains a single tenant sign. The sign complies with the Official Community Plan Form and Character Design Guidelines.
- No fascia signage is proposed at this time.

TREES

On-Site Trees

- Cody Laschowski and Trevor Cox, ISA Certified Arborists of Diamond Head Consulting Ltd. 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 |
|---|-----------|----------------|----------|
| Coniferous Trees | | | |
| Western Red Cedar | 17 | 9 | 8 |
| Total (excluding Alder and Cottonwood Trees) | 17 | 9 | 8 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 14 | |
| Total Retained and Replacement Trees | | 22 | |
| Contribution to the Green City Fund | | \$1,600 | |

- The Arborist Assessment states that there is a total of 17 protected trees on the site, all of which are Western Red Cedars. These trees were retained as part of Development Permit No. 7912-0217-00. It was determined that 9 of the on-site trees have not adapted to changes in the site and are in decline. The Arborist has determined that these trees are in poor health, are no longer suitable candidates for retention and should be removed.

- For those trees that cannot be retained, the applicant is required to plant trees on a 2 to 1 replacement ratio, therefore requiring 18 additional trees to be planted. 14 trees have been proposed to be planted on site. The deficit of 4 trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.

City Trees

- Through a City inspection, staff noted that trees within the Western Red Cedar hedgerow, located on City property to the east of the site, had declined and became hazardous. Approximately 9 Western Red Cedar Trees had been removed.
- Further investigation by the project and City Arborists have noted that the remaining Western Red Cedar trees are dead, dying or in decline. Parks staff has requested that the immediate removal of the remaining cedar trees under arborist supervision.
- The City will be seeking compensation, from the applicant, for replanting of the pedestrian walkway so that the site is properly buffered from the adjacent multi-family property. Compensation to the City for the loss of these trees is required to be provided prior to approval of this Development Permit Amendment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Project Data Sheets |
| Appendix II. | Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Summary of Tree Survey and Tree Preservation |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IB-3

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|---------------------------------------|------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | 2,000 sq. m. | 16,527.4 sq. m. |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 14% |
| Paved & Hard Surfaced Areas | | 56% |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front (North) | 7.5 m | 16.79 m |
| Rear (South) | 7.5 m | 85 m |
| Side #1 (E) | 4.5 m | 4.5 m |
| Side #2 (W) | 7.5 m | 18.6 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 17.8 m/4 Storeys | 17.8 m/4 Storeys |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | N/A | N/A |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | N/A | N/A |
| FLOOR AREA: Commercial | N/A | N/A |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | 16,527.4 sq. m. | 9,314.5 sq. m. |
| FLOOR AREA: Institutional | N/A | N/A |
| TOTAL BUILDING FLOOR AREA | 1.0 | 0.56 |

* 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 | 0.56 |
| AMENITY SPACE (area in square metres) | N/A | N/A |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | 201 | 276 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 201 | 276 |
| Number of accessible stalls | 3 | 5 |
| Number of small cars | 72 (max) | 40 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

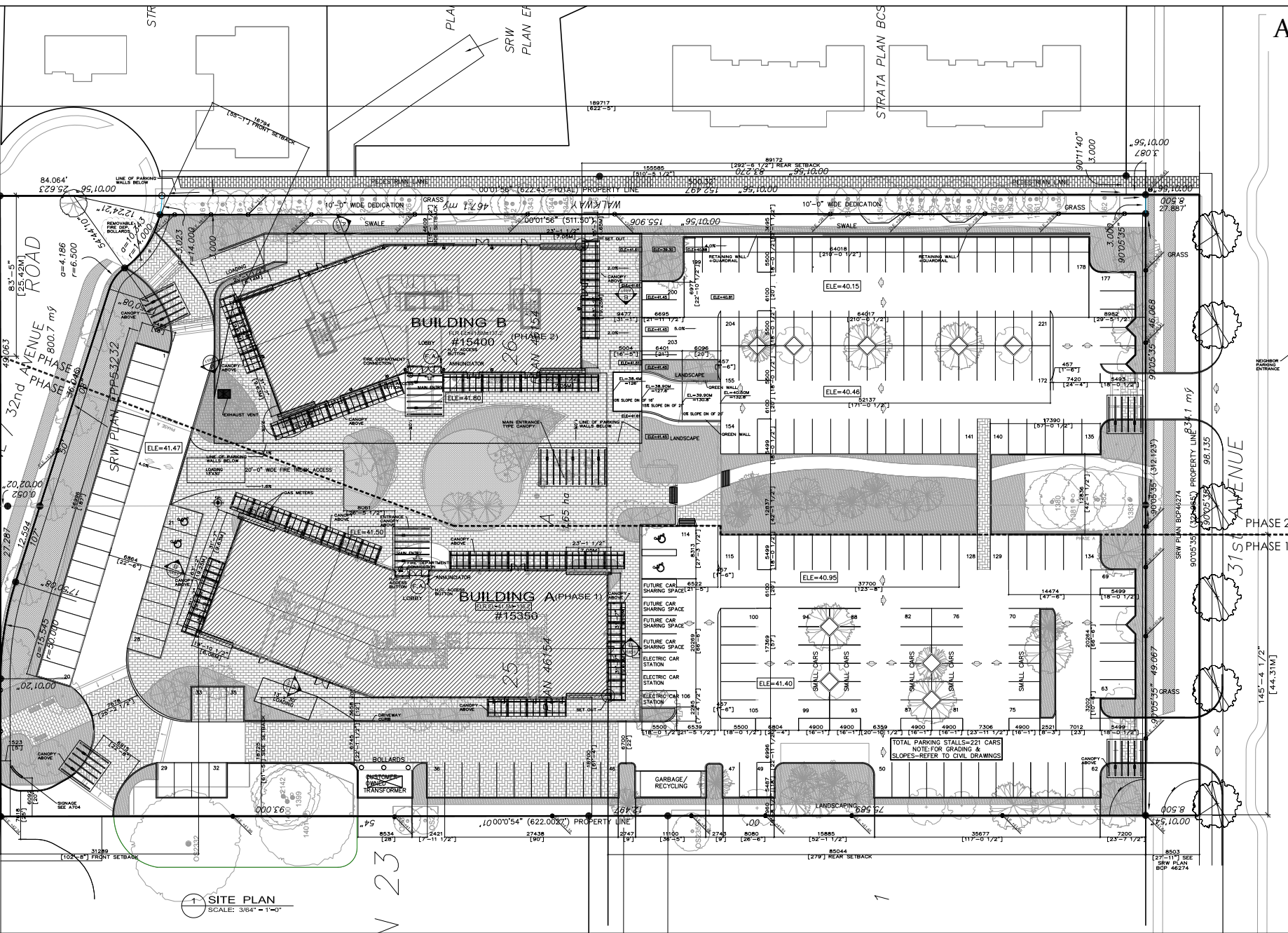
| | | | |
|---------------|-----|---------------------------------|-----|
| Heritage Site | YNO | Tree Survey/Assessment Provided | YES |
|---------------|-----|---------------------------------|-----|

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning IB-3

| Required Development Data | Building #1 | Building #2 | Building #3 |
|--|----------------------------|--------------------|-------------|
| SETBACK (in metres) | | | |
| Front | 31.8 metres | 12.5 metres | |
| Rear | 85.0 metres | 89.1 metres | |
| Side #1 (W) | 18.5 metres | N/A | |
| Side #2 (E) | N/A | 4.5 metres | |
| | | | |
| BUILDING HEIGHT (in metres/storeys) | 17.8 metres (4 storeys) | TBD (4 Storeys) | |
| | | | |
| NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE | Commercial Only | | |
| Bachelor | | | |
| | | | |
| One Bedroom | | | |
| | | | |
| Two Bedroom | | | |
| | | | |
| Three Bedroom + | | | |
| | | | |
| TOTAL FLOOR AREA | 5064.6 sq. m. | 4249.9 sq. m. | |
| | | | |

APPENDIX II



1 SITE PLAN
SCALE: 3/64" = 1'-0"

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NORTH

jordan kutev
architect

PRIME CONSULTANT

CONSULTANT

SEAL: 2018 10 30

| NO | DATE | REMARKS |
|----|------------|--|
| 7 | 10-08-2019 | ISSUED FOR DP/BP AMENDMENT |
| 6 | 04-02-2019 | REISSUED FOR DP/BP AMENDMENT |
| 5 | 12-22-2019 | REISSUED FOR DP/BP AMENDMENT |
| 4 | 11-28-2018 | REISSUED FOR DP/BP AMENDMENT |
| 3 | 08-17-2018 | ISSUED FOR DP/BP AMENDMENT |
| 2 | 03-18-2018 | PROPOSED UIC PARKING BLDG B & ADDITIONAL SURFACE PARKING |

Berezan
DEVELOPMENTS

CROYDON DRIVE
BY BEREZAN

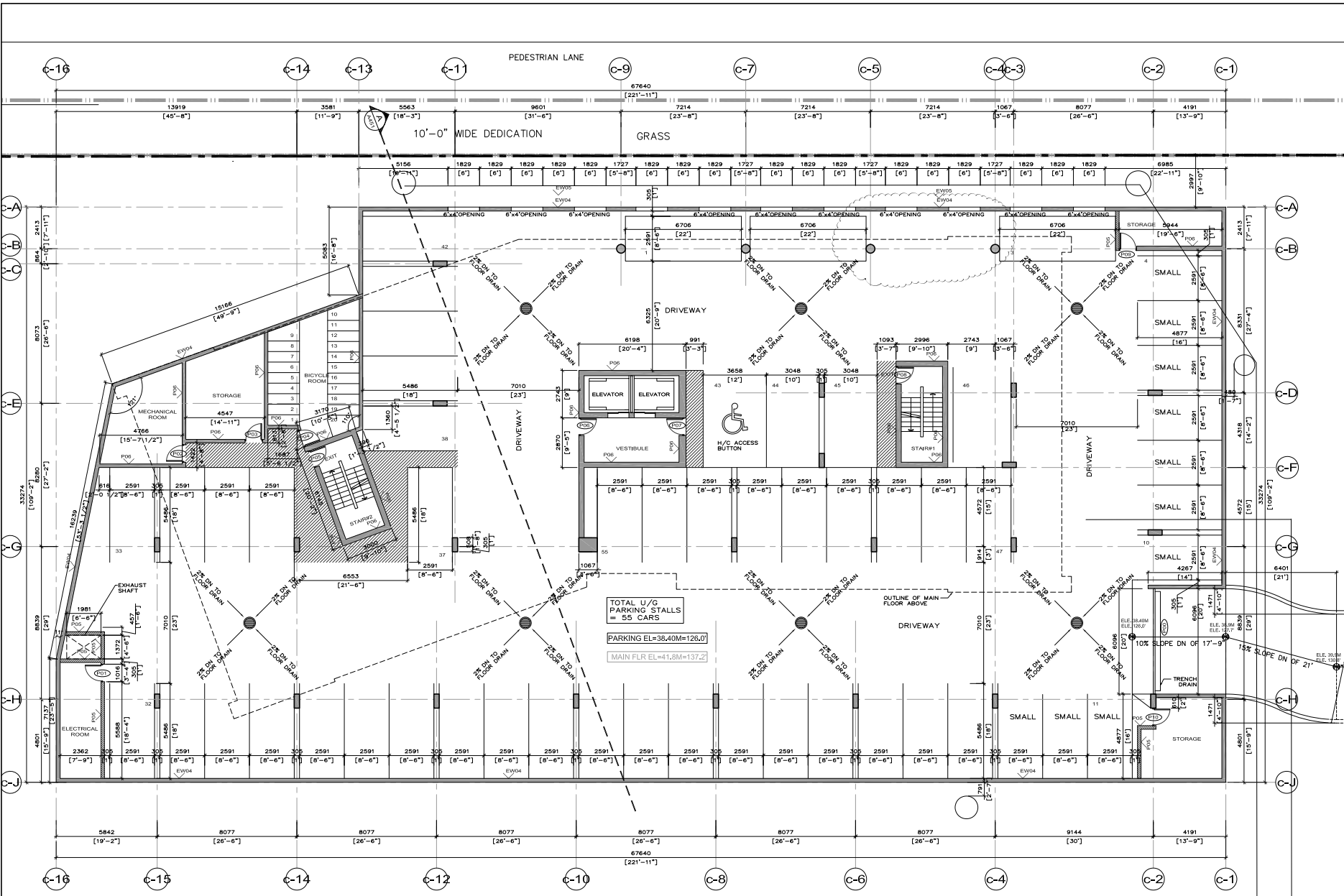
15350 & 15400 Croydon Drive
Surrey, B.C.

SITE PLAN

DP/BP AMENDMENT

A151

| | |
|-----------------|------------------|
| SCALE: AS NOTED | PROJECT NO: 1220 |
| DRAWN BY: CD | DATE: |
| CHECKED BY: JK | SEPT 2012 |



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DO NOT SCALE THE DRAWING.

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BURNBOY BC V3M 3C3

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CONSULTANT



SEAL: 7628 12-30

| | | |
|---|------------|----------------------------|
| 6 | 02-25-2019 | ISSUED FOR DP/BP AMENDMENT |
| 5 | 1-22-2019 | ISSUED FOR DP/BP AMENDMENT |
| 4 | 12-20-2018 | ISSUED FOR DP/BP AMENDMENT |
| 3 | 09-17-2018 | ISSUED FOR DP/BP AMENDMENT |

| NO | DATE | REMARKS |
|----|------------|---|
| 2 | 02-16-2018 | PROPOSED U/G PARKING SLABS & ADDITIONAL SURFACE PARKING |



CROYDON DRIVE BY BEREZAN

15350 & 15400 Croydon Drive
Surrey, B.C.

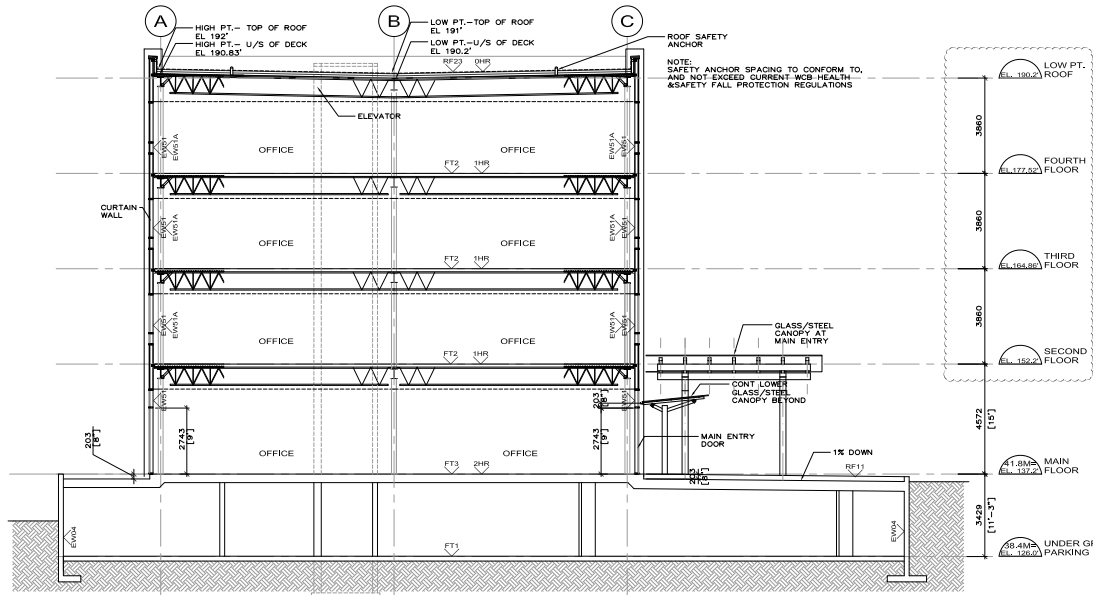
PARKING LEVEL
BUILDING B

DP/BP AMENDMENT

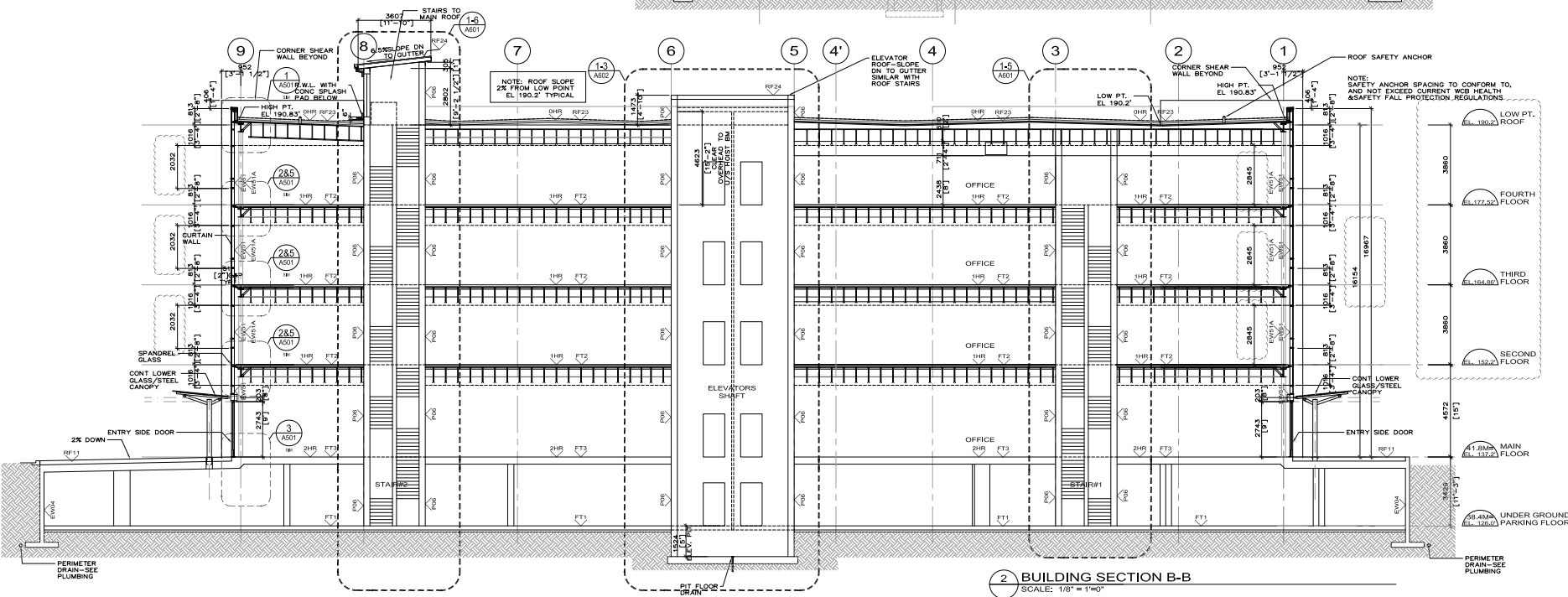
A210

| | |
|-----------------|------------------|
| SCALE: AS NOTED | PROJECT NO: 1220 |
| DRAWN BY: CD | DATE: |
| CHECKED BY: JK | SEPT 2012 |

1 UNDERGROUND PARKING PLAN.
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION A-A
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION B-B
SCALE: 1/8" = 1'-0"

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| 8 | 10-30-2019 | ISSUED FOR DP/BP AMENDMENT |
| 7 | 02-5-2019 | ISSUED FOR DP/BP AMENDMENT |
| 6 | 1-22-2019 | ISSUED FOR DP/BP AMENDMENT |
| 5 | 12-20-2018 | ISSUED FOR DP/BP AMENDMENT |
| 4 | 08-17-2018 | ISSUED FOR DP/BP AMENDMENT |
| 3 | 03-17-2017 | ISSUED FOR CONSTRUCTION |

NO DATE REMARKS

Berezan DEVELOPMENTS

CROYDON DRIVE BY BEREZAN

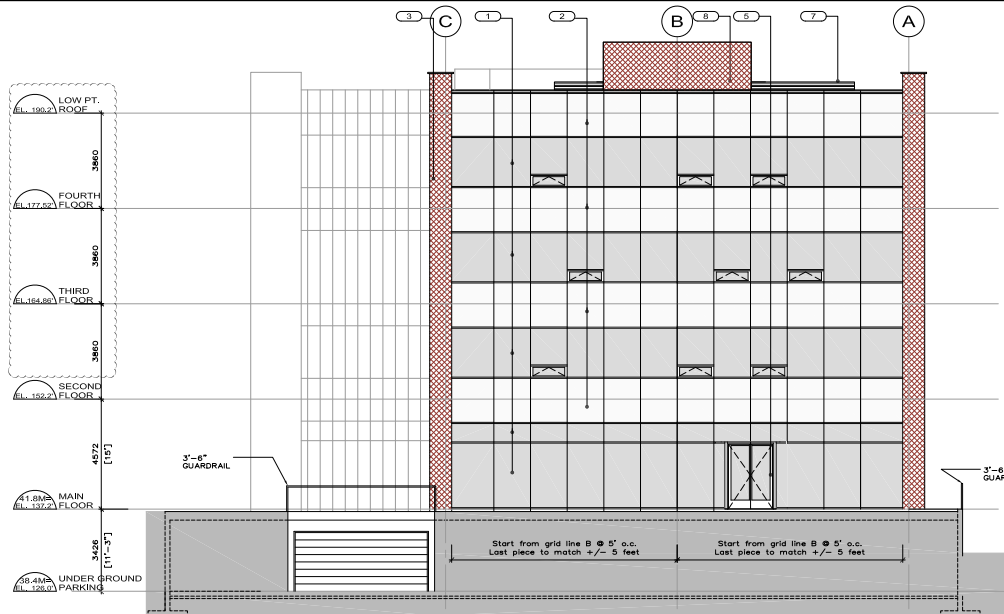
15350 & 15400 Croydon Drive
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BUILDING SECTION A-A
BUILDING SECTION B-B
BUILDING B

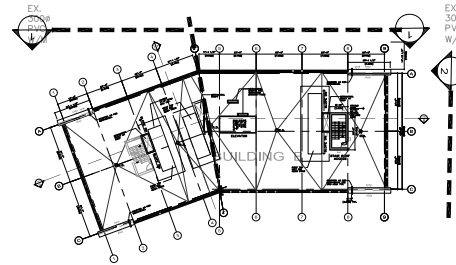
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A451

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| CHECKED BY: JK | SEPT 2012 |



2 SOUTH ELEVATIONS (BLDG. B)
SCALE: 1/8"=1'-0"



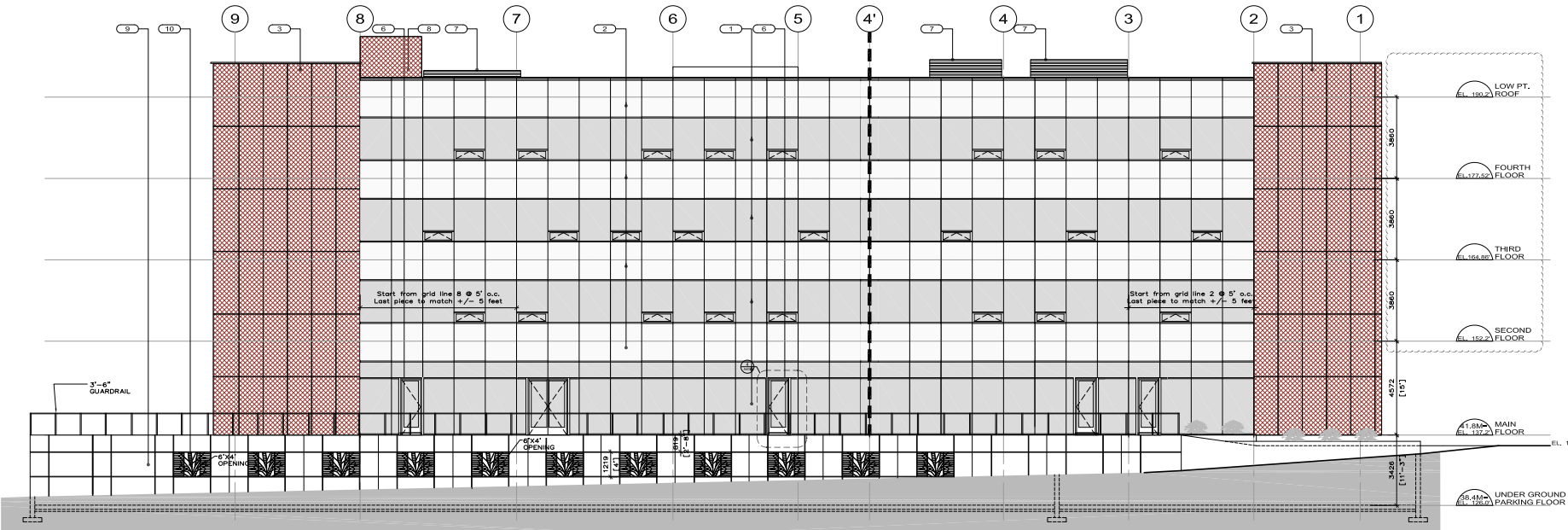
3 DIAGRAM
SCALE: 1/32"=1'-0"

EXTERIOR FINISH LEGEND

- 1 ALUMINUM CURTAIN WALL, GLAZING, BUTT JOINT, VISION PANEL LOW E GLASS, LIGHT BLUE TINT
- 2 ALUMINUM CURTAIN WALL, SPANDREL, BUTT JOINT, WHITE OPAQUE
- 3 UKON METAL PANEL, COLOR-FASHION GREY NO.-JY-6130
- 4 OPERABLE WINDOW
- 5 GLASS DOUBLE DOOR (ENTRY) 6'x8'-10"
- 6 GLASS SINGLE DOOR 3'x8'-10"
- 7 ROOFTOP UNIT ANODIZE METAL SCREEN
- 8 STAIRCASE, UKON METAL PANEL, COLOR-FASHION GREY NO.-JY-6130
- 9 PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (LIGHT BEIGE)
- 10 METAL GRILLE (BLACK)

NOTES

- * FINAL DOOR LOCATION ON TENANTS CHOICES.
- * OPERABLE WINDOW TBC WITH SHOP DRAWINGS
- * FOR CURTAIN WALL DETAILS SEE A405
- * CURTAIN WALL - BUTT JOINT VERTICAL HORIZONTAL CAP TO REMAIN



1 EAST ELEVATIONS (BLDG. B)
SCALE: 1/8"=1'-0"

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|----|------------|------------------------------|
| 10 | 10-30-2019 | REISSUED FOR DP/BP AMENDMENT |
| 9 | 08-05-2019 | ISSUED FOR DP/BP AMENDMENT |
| 8 | 1-22-2019 | REISSUED FOR DP/BP AMENDMENT |
| 7 | 12-20-2018 | REISSUED FOR DP/BP AMENDMENT |
| 6 | 11-26-2018 | REISSUED FOR DP/BP AMENDMENT |
| 5 | 09-17-2018 | ISSUED FOR DP/BP AMENDMENT |
| 4 | 09-13-2018 | ISSUED FOR CONSTRUCTION |

SEAL: 2588 30-30

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CROYDON DRIVE BY BEREZAN

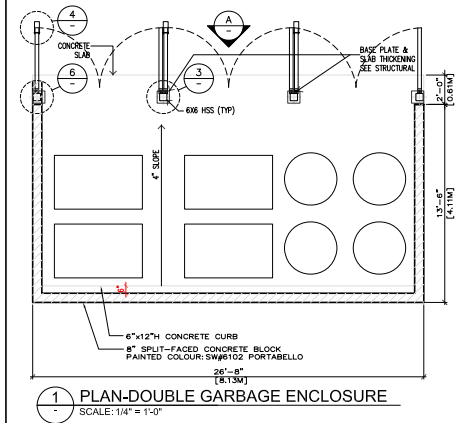
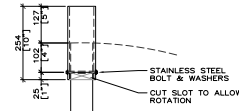
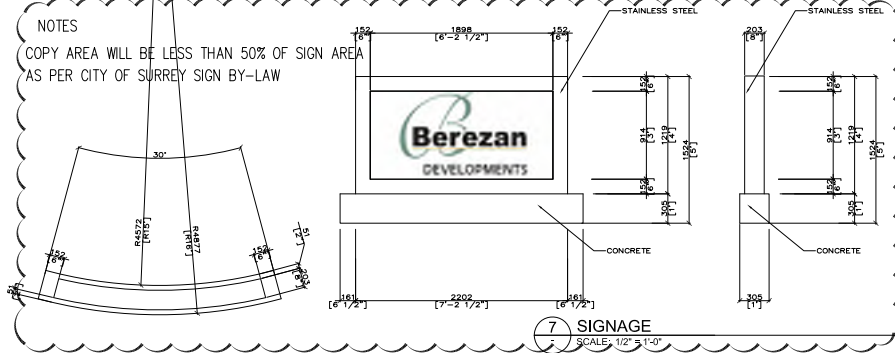
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Surrey, B.C.

SOUTH-EAST ELEVATIONS BUILDING B

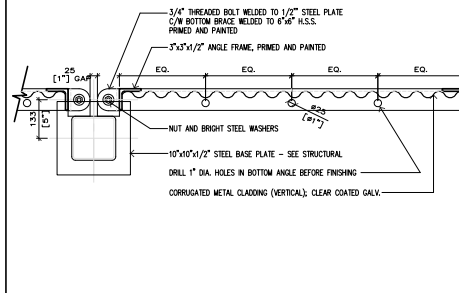
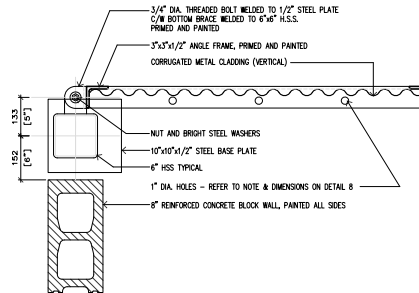
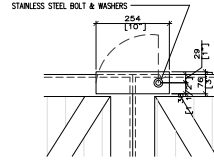
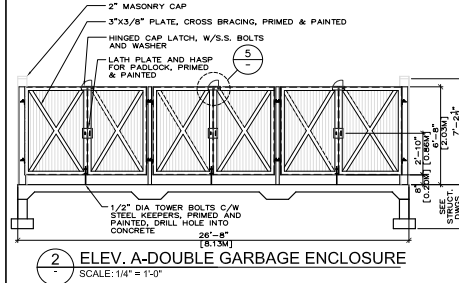
DP/BP AMENDMENT

| | |
|-----------------|------------------|
| A404 | |
| SCALE: AS NOTED | PROJECT NO: 1220 |
| DRAWN BY: AF | DATE: SEPT 2012 |
| CHECKED BY: JK | |

NOTES
COPY AREA WILL BE LESS THAN 50% OF SIGN AREA
AS PER CITY OF SURREY SIGN BY-LAW



GENERAL NOTES
-REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS & PROVIDE SHOP DRAWINGS
FINISHES
-ALL STEEL ELEMENTS TO BE PRIMED AND PAINTED;
BW 2131-10 "BLACK SATIN"
-5" SPLIT-FACED CONCRETE BLOCK PAINTED: SMOOTH PORTABELLO
-CORRUGATED METAL CLADDING (VERTICAL); CLEAR COATED GALVANIZED



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SEAL: 2008 50-30

| NO | DATE | REMARKS |
|----|------------|------------------------------|
| 2 | 28-10-2018 | ISSUED FOR DPI/ BP AMENDMENT |
| 1 | 02-6-2018 | ISSUED FOR DPI/ BP AMENDMENT |

CROYDON DRIVE BY BEREZAN
15350 & 15400 Croydon Drive
Surrey, B.C.

GARBAGE ENCLOSURE
BP/DP

A704

SCALE: AS NOTED PROJECT NO: 1220
DRAWN BY: CD DATE:
CHECKED BY: JK SEPT 2012

PLANTING LEGEND

TREES

| SYM. | QTY. | BOTANICAL NAME | COMMON NAME |
|------|------|---|-------------------|
| | 16 | Abies grandis | Grand Fir |
| | 15 | Acer griseum | Paper Bark Maple |
| | 12 | Cercis canadensis | Eastern Redbud |
| | 11 | Cornus nuttallii 'Eddies White Wonder' | Pacific Dogwood |
| | 11 | Fraxinus oxycarpa 'Raywood' | Raywood Ash |
| | 5 | Liquidambar styraciflua | Sweetgum |
| | 11 | Thuja plicata | Western Red Cedar |

SHRUBS

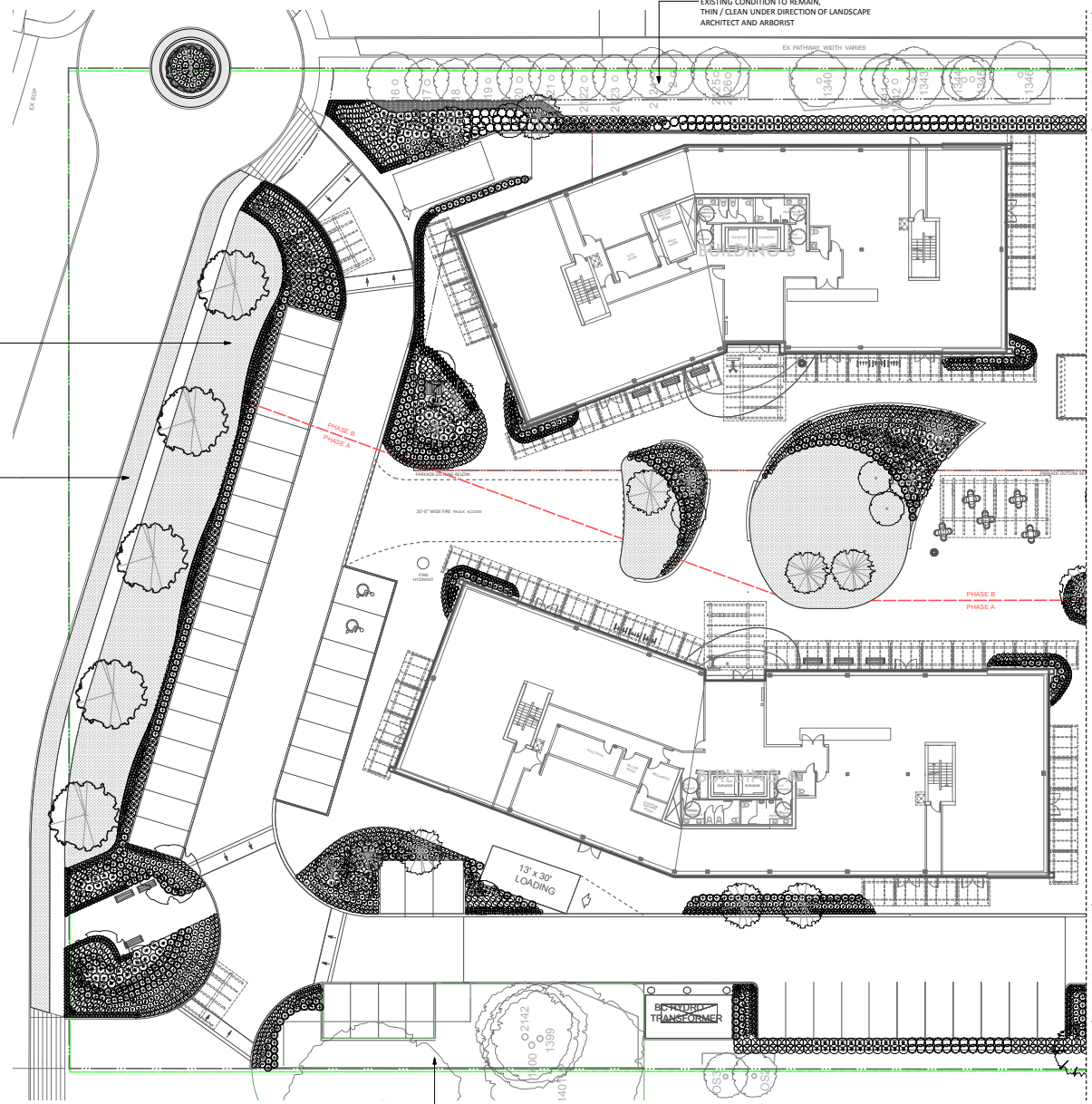
| SYM. | QTY. | BOTANICAL NAME | COMMON NAME |
|------|------|------------------------------------|-----------------------|
| | 429 | Cornus stolonifera | Red Twig Dogwood |
| | 115 | Gaultheria shallon | Salal |
| | 1127 | Lonicera pileata | Privet Honeysuckle |
| | 94 | Mahonia aquifolium | Oregon Grape |
| | 81 | Polystichum munitum | Western Sword Fern |
| | 434 | Potentilla fruticosa 'Mango Tango' | Potentilla |
| | 246 | Rosa rugosa | Rugosa Rose |
| | 221 | Ribes sanguinum | Red Flowering Currant |
| | 1011 | Spiraea x bumulda 'Goldflame' | Goldflame Spiraea |
| | 348 | Vaccinium ovatum | Evergreen Huckleberry |
| | 76 | Parthenocissus quinquefolia | Virginia Creeper |

PERENNIALS, BULBS, AND ANNUALS

| SYM. | QTY. | BOTANICAL NAME | COMMON NAME |
|------|------|-----------------------------|------------------|
| | 735 | Carex morrowii 'Ice Dance' | Ice Dance Sedge |
| | 568 | Carex tumulicola | Berkeley Sedge |
| | 665 | Fragaria chiloensis | Beach Strawberry |
| | 2976 | Hemerocallis 'Stella D'Oro' | Day Lily |

PLANTING NOTES

1. ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL TREE AND SHRUB LOCATIONS TO BE STAKED OUT / FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM OF MEDIUM FINE MULCH, LESS THAN 50MM DIAMETER.
5. LAWN AREAS AS SPECIFIED.
6. STREETSCAPE DESIGN TO MEET CITY OF SURREY GUIDELINES. CITY TO CONFIRM TREE SPECIES PRIOR TO INSTALLATION.



01 PLANTING PLAN
SCALE: 1:200



MATCHLINE A (REFER TO SHEET L302)

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| | | |
|----|-----------------------------------|----------|
| 13 | REVISED PER ARBORIST REPORT | 19-10-23 |
| 12 | RESPONSE TO CITY COMMENTS | 19-07-04 |
| 11 | ISSUED FOR DP AMENDMENT | 19-05-01 |
| 10 | ISSUED FOR DP AMENDMENT | 19-01-22 |
| 9 | ISSUED PER CITY COMMENTS | 18-11-26 |
| 8 | ISSUED FOR BPMA | 18-09-17 |
| 7 | ISSUED FOR CONSTRUCTION | 17-03-17 |
| 6 | REISSUED FOR BP / IT | 16-10-31 |
| 5 | COORDINATION WITH ARBORIST REPORT | 16-09-19 |
| 4 | ISSUED FOR INFORMATION | 13-11-13 |
| 3 | ISSUED FOR BP | 13-08-30 |
| 2 | REISSUED FOR ADP | 13-03-04 |
| 1 | ISSUED FOR ADP | 13-02-07 |

REVISIONS

CROYDON DRIVE

15350 & 15400 Croydon Drive, Surrey, BC
Lot 2 Section 5 Township 8 West Westminster
District Plan EPP 48040

| | |
|-------------|----------------|
| Scale: | As Shown |
| Drawn: | Brett Hitchins |
| Reviewed: | David Stoyko |
| Project No. | 06-302 |

PLANTING PLAN

PLANTING LEGEND

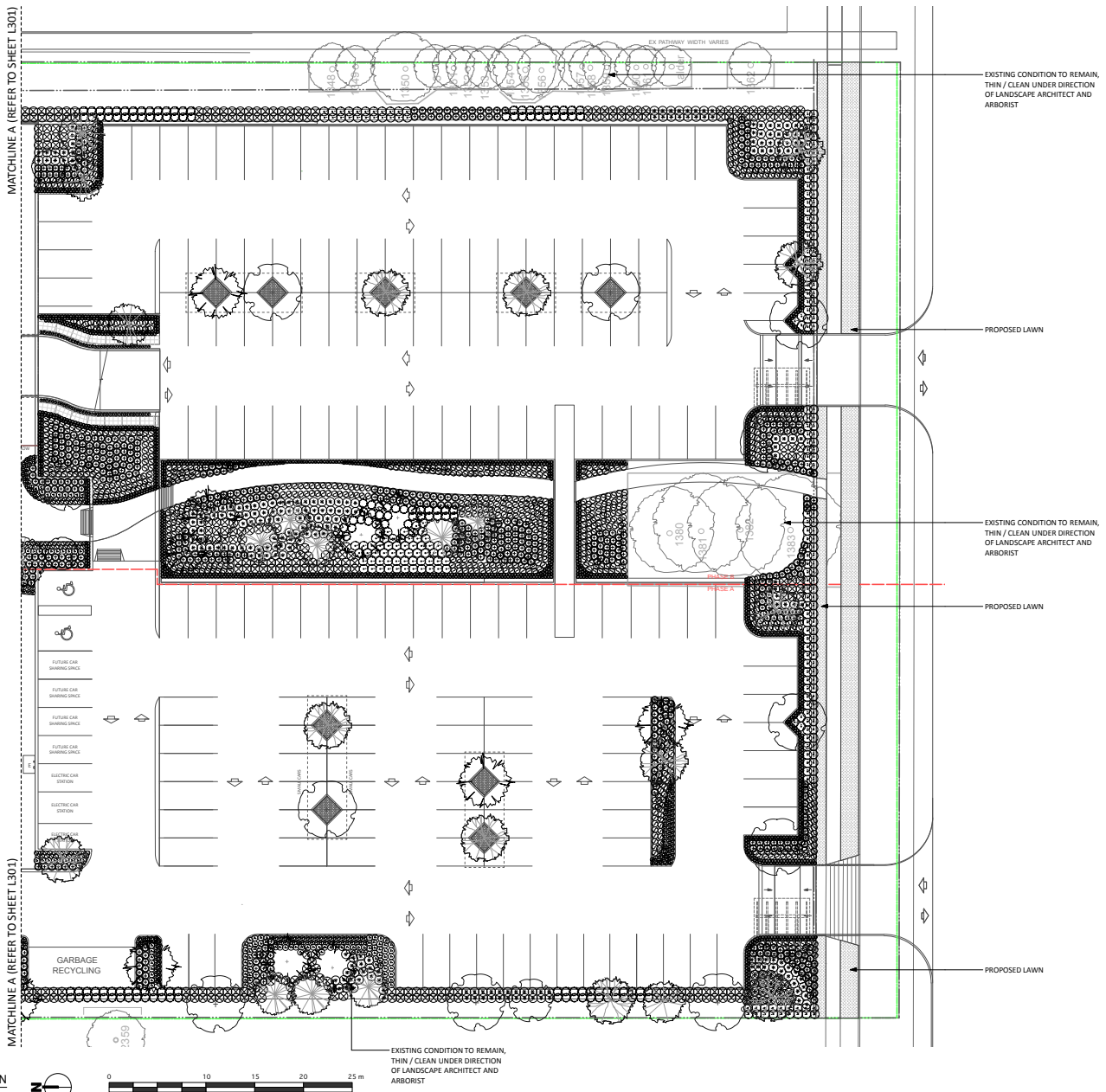
| TREES | SYM. | QTY. | BOTANICAL NAME | COMMON NAME |
|-------|------|------|--|-------------------|
| | 16 | | <i>Abies grandis</i> | Grand Fir |
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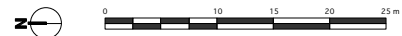
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CROYDON DRIVE

15350 & 15400 Croydon Drive, Surrey, BC
Lot 2 Section 5 Township 8 New Westminster
District Plan EPP 48840

| | |
|-------------|----------------|
| Scale: | As Shown |
| Drawn: | Brett Hitchins |
| Reviewed: | David Stoyko |
| Project No. | 06-302 |

PLANTING PLAN



© Connect Landscape Architecture Inc.

TREE PRESERVATION SUMMARY

Surrey Project No: 15332 & 15360 Croydon Drive Surrey, BC
 Address:
 Registered Arborist: Cody Laschowski
 ISA Certified Arborist (PN-7870AT)
 ISA Qualified Tree Risk Assessor (TRAQ)
 Parks & Recreations Wildlife Dangerous Tree Assessor (P2531)
 Certified in Production Horticulture (Diploma)

| 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) | 17 |
| Protected Trees to be Removed | 9 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 8 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 | 18 |
| Replacement Trees Proposed | 14 |
| Replacement Trees in Deficit | 4 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = | |
| Replacement Trees Proposed | |
| Replacement Trees in Deficit | |

Summary prepared and
submitted by:



October 28,
2018