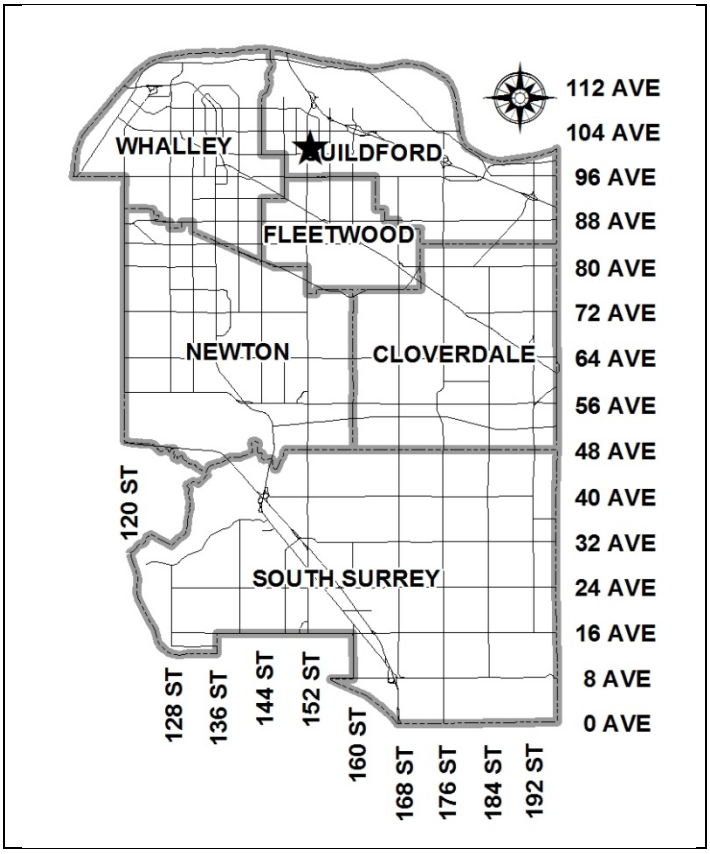


City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7911-0236-00

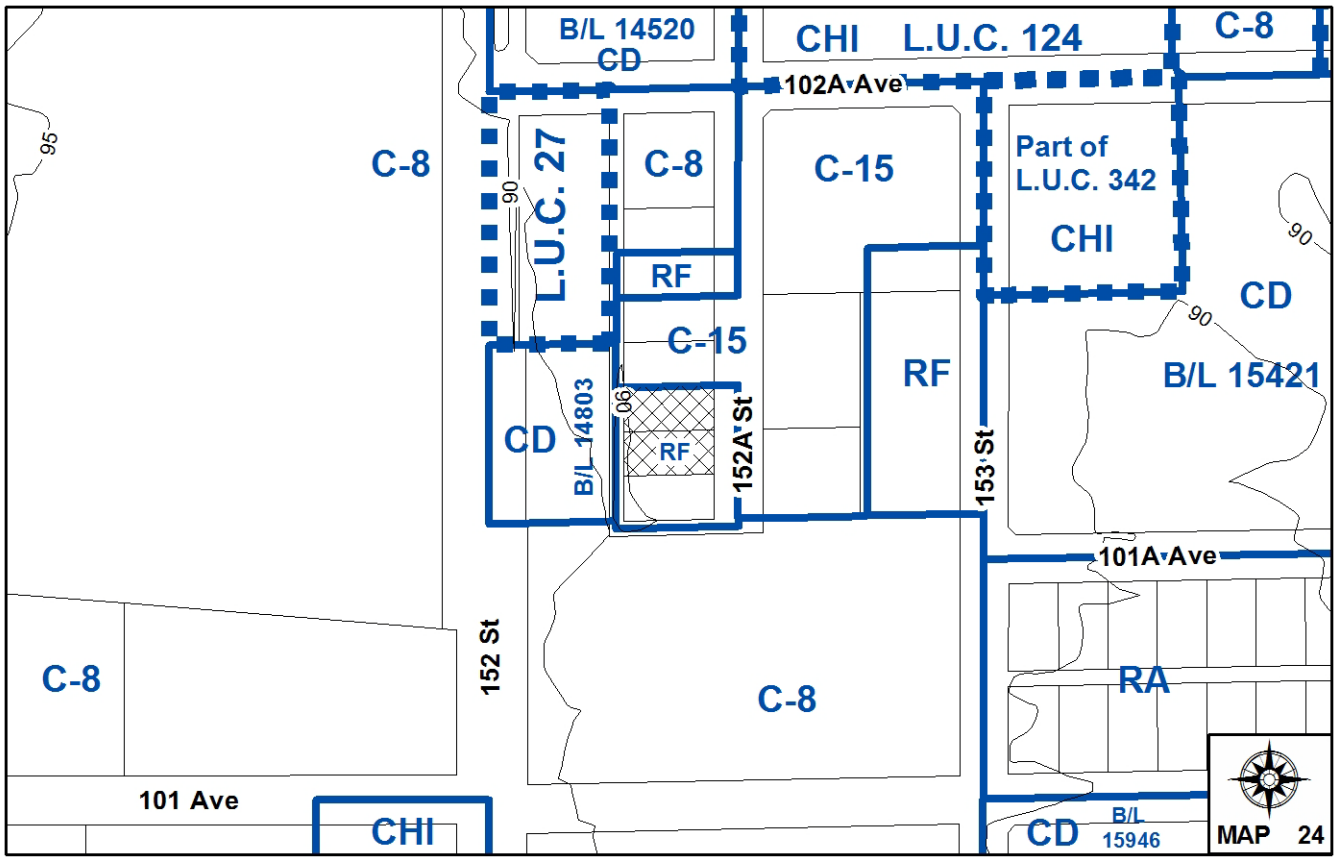
Planning Report Date: April 23, 2012

PROPOSAL:

- **OCP Amendment** from Commercial to Town Centre
- **Rezoning** from RF to C-15
- **Development Permit**

in order to to permit the development of a three-storey retail/office building with two levels of underground parking.

LOCATION:	10173 and 10183 - 152A Street
OWNER:	West Coast Hay Management Ltd., Inc. No. 0593012
ZONING:	RF
OCP DESIGNATION:	Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP amendment from Commercial to Town Centre

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Guildford.

- The proposed development conforms to the goal of achieving higher density development within the Guildford Town Centre.

- The proposed setbacks achieve a more urban, pedestrian streetscape that will support commercial uses and pedestrian movement in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Commercial to Town Centre and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone the subject site from Single Family Residential Zone (RF) (By-law No. 12000) to Town Centre Commercial Zone (C-15) (By-law No. 12000) and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7911-0236-00 generally in accordance with the attached drawings (Appendix II).

5. Council instruct staff to resolve the following issues prior to final adoption:

   (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 subdivision layout to the satisfaction of the Approving Officer;

   (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

   (f) registration of a shared driveway access easement in favour of the property to the south at 10163-152A Street.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two-storey commercial building.	Commercial	C-15
East (Across 152A Street):	Three-storey commercial building with retail at grade.	Town Centre	C-15
South:	Parking lot for commercial development to the west.	Commercial	RF
West (Across lane):	Commercial development.	Commercial	CD (By-law No. 14803)

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated Commercial in the Official Community Plan (OCP). The applicant is proposing an OCP amendment from Commercial to Town Centre to accommodate the proposed 3-storey office building with ground floor retail uses (Appendix II).

- The proposal is consistent with other commercial applications in the area that have either redesignated, or are proposed to be redesignated to Town Centre (e.g. application nos. 7901-0040-00 and 7908-0275-00, both which are located east of the subject site).

DEVELOPMENT CONSIDERATIONS

- The subject 0.13-hectare (0.33-acre) site is located at 10173 and 10183 - 152A Street in Guildford. It is designated Commercial in the Official Community Plan (OCP) and zoned Single Family Residential Zone (RF).

- The applicant proposes an Official Community Plan amendment from Commercial to Town Centre; rezoning from Single Family Residential Zone (RF) to Town Centre Commercial Zone (C-15); and a Development Permit to permit the development of a three-storey office building with retail units on the ground floor.

- The proposal indicates a total floor area of 1,970 square metres (21,204 sq. ft.), representing a net floor area ratio (FAR) of 1.50.

- The application proposes 59 parking spaces (7 surface and 52 underground) which exceeds the Zoning By-law requirement of 46 spaces.

- Incorporation of the adjoining property to the south (10163 – 152A Street) into the subject development site would maximize the development potential of the adjoining lot. The applicant was encouraged to include this property in the application. Unfortunately, the applicant has been unable to negotiate the inclusion of this property with the owner as the property presently provides additional parking for the commercial development to the west (across the lane) at 10174 – 152 Street. The applicant has provided a concept showing how the lot to the south (10163 – 152A Street) may develop in the future (Appendix II).

- To assist with the development of the adjoining site and to minimize the number of driveways from the lane, the applicant has agreed to provide a reciprocal access agreement for future access from the parking ramp to the underground parking in favour of 10163 – 152A Street. Knock out walls will be utilized that can be removed when 10163 – 152A Street develops, with ramp access from the subject lot.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated November 10, 2011, identifies 19 mature trees on the site. All of the trees are proposed to be removed because they conflict with the future building envelope.

- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood	18	0	18
Bitter Cherry	1	0	1
Total	**19**	**0**	**19**

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 20 replacement trees to be provided, which equals the number of replacement trees required under the Tree Protection By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 28, 2011. To date, no correspondence has been received from adjacent landowners regarding the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The application proposes the development of a 3-storey retail/office building, with a total floor area of 1,970 square metres (21,204 sq. ft.), representing a floor area ratio (FAR) of 1.50. Up to 13 office units and 4 commercial retail units are proposed.

- The development provides a commercial interface at the street level along 152A Street, with unit entries for the retail units on the ground floor oriented to the street. The main entry to the lobby, which provides access to the office units on the upper floors, is also located along 152A Street. Individual unit entries and a second access to the lobby are proposed from the rear of the building, adjacent the surface parking area.

- The ground floor retail units range in size from 108 square metres (1,167 sq. ft.) to 141 square metres (1,514 sq. ft.). The office units on the second and third floors range in size from 73 square metres (788 sq. ft.) to 158 square metres (1,698 sq. ft.).

- The applicant has advised that he will be locating the offices for his company, West Coast Hay Management Ltd., to one of the units on the third floor.

Building Design

- The proposed building is a simple rectangle with a flat roof. The proposed design seeks to emphasize the building's horizontal nature.

- To help articulate the building and to break up its massing, the design utilizes metal panel cladding in two shades of grey. This approach allows sections of the building to be expressed vertically.

- A continuous metal and glass canopy is provided at the first floor, along the front (152A Street) and rear façades to provide pedestrian weather protection. The building's main entry is emphasized by having the portion of canopy over the entry raised approximately 0.6 metre (2 ft.). The entry is further emphasized by being recessed approximately 2.0 metres (6.5 ft.) from the remainder of the façade.

- Both the front and rear façades are defined by expansive glass windows which are supported by the awnings. The glazing is particularly pronounced around unit entries where they extend from floor to ceiling. The rear of the building is further articulated with the inclusion of sun shades on the upper floors which extend approximately 0.50 metre (1.5 ft.) from the building.

- Fascia signage over ground floor unit entries will be in the form of channel letters which will be suspended from the canopy on a metal sign band. No free-standing sign is proposed.

Site Access and Parking

- Access to the site and underground parking is proposed from the rear lane. Two levels of underground parking with 52 spaces.

- A total of 59 parking spaces are provided, in two levels of underground parking (52 spaces) along with 7 surface parking spaces. The total number of parking spaces provided exceeds the Zoning By-law requirement of 46 spaces.

- The applicant is required to register a shared driveway access easement in favour of the property to the south at 10163 – 152A Street. Vehicular access to any future underground parkade on the adjacent site will be required to use the driveway and underground parkade ramp on the subject site for access. The shared driveway will reduce the number of driveways along the lane and help to more efficiently develop the adjacent site.

Landscaping

- The applicant is proposing a 3.0-metre wide (10 ft.) rain garden adjacent the sidewalk (within the boulevard area in the road right-of-way of 152A Street). The rain garden will incorporate a series of low grasses, shrubs and perennials around the street tree.

- Permeable paving is proposed at the site's entry along the lane, which will extend approximately 3.4 metres (11 ft.) into the site. As with the rain garden, the permeable paving will assist with stormwater management.

- The parking area will be partially screened along the south, west and east property lines with the inclusion of planting beds which will include a variety of shrubs, grasses and perennials. The planting beds also include up to 3.0-metre (8 ft.) tall trees.

ADVISORY DESIGN PANEL

ADP Date: January 26, 2012

This project was generally supported by the ADP. The applicant has resolved the majority of the issues to the satisfaction of the Planning and Development Department. The following is a brief summary of the issues which remain outstanding:

- Refinement of the canopy/entry detail;
- Design treatment of the ramp entry (including lighting, wall reveal pattern etc.); and
- Project details.

A detailed list of issues has been provided to the applicant, who has agreed to resolve these prior to consideration of final approval of this application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	OCP Redesignation Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms
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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Matthew Cheng
Matthew Cheng Architect Inc.
Address: Unit 202 - 670 Evans Avenue
Vancouver BC
V6A 2K9

Tel: 604-731-3012

2. Properties involved in the Application

(a) Civic Addresses: 10173 and 10183 - 152A Street

(b) Civic Address: 10173 - 152A Street
Owner: West Coast Hay Management Ltd., Inc. No. 0593012
PID: 010-487-034
Lot 11 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442

(c) Civic Address: 10183 - 152A Street
Owner: West Coast Hay Management Ltd., Inc. No. 0593012
PID: 010-487-069
Lot 12 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

(b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,348.93 m^2
Road Widening area		34.80 m^2
Undevelopable area		
Net Total		1,314.10 m^2
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	52.9%
Paved & Hard Surfaced Areas		43.8%
Total Site Coverage		96.7%
SETBACKS (in metres)		
Front (East)	2.0 m	2.03 m
Rear (West)	7.5 m	14.37 m
Side #1 (North)	0.0 m	0.17 m
Side #2 (South)	0.0 m	0.05 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	12.65 m
Accessory		
FLOOR AREA: Commercial		
Retail		610.85 m^2
Office		1,358.99 m^2
Total		1,969.83 m^2
TOTAL BUILDING FLOOR AREA		1,969.83 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)		1.46
FAR (net)	1.50	1.50
PARKING (number of stalls)		
Commercial (Retail)	19	19
Commercial (Office)	27	40
Total Number of Parking Spaces	46	59
Number of disabled stalls	1	1
Number of small cars	12	19
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES

OFFICE BUILDING PROSPECTIVE (SOUTH-EAST)

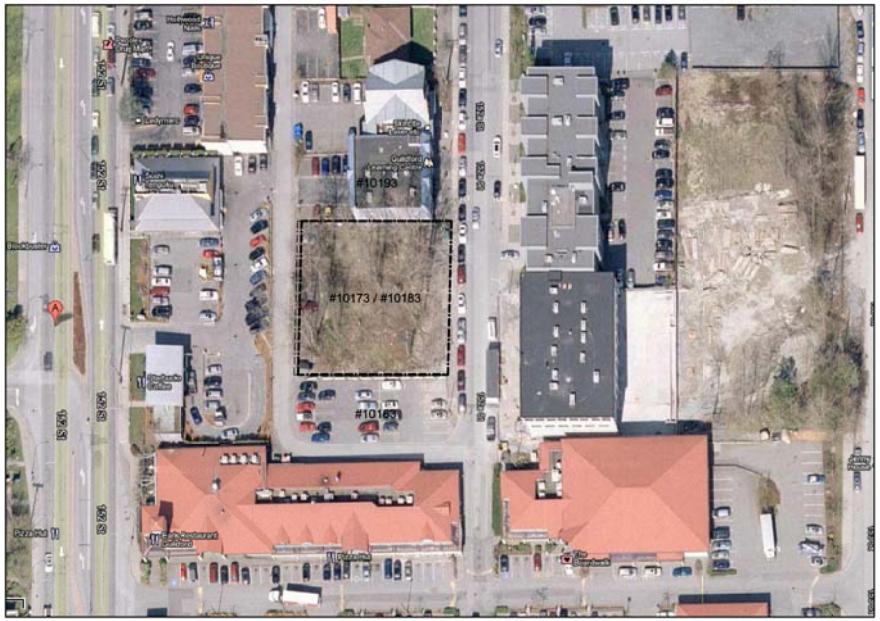
MATTHEW CHENG
ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0669 / Email: matthew@mcai.ca

OFFICE BUILDING ENTRY HIGHLIGHT

Appendix II

AERIAL PHOTO



#10163 SUBJECT PROPERTY #10193

STREETSCAPES ALONG 152A STREET

MATTHEW CHENG
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No	Date	Revision
01	2011/12/12	PLANNING REVIEW
02	2012/01/12	ADP
03	2012/03/19	REV'D FOR PRDR-TO
05	2012/04/10	REV'D FOR PRDR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST

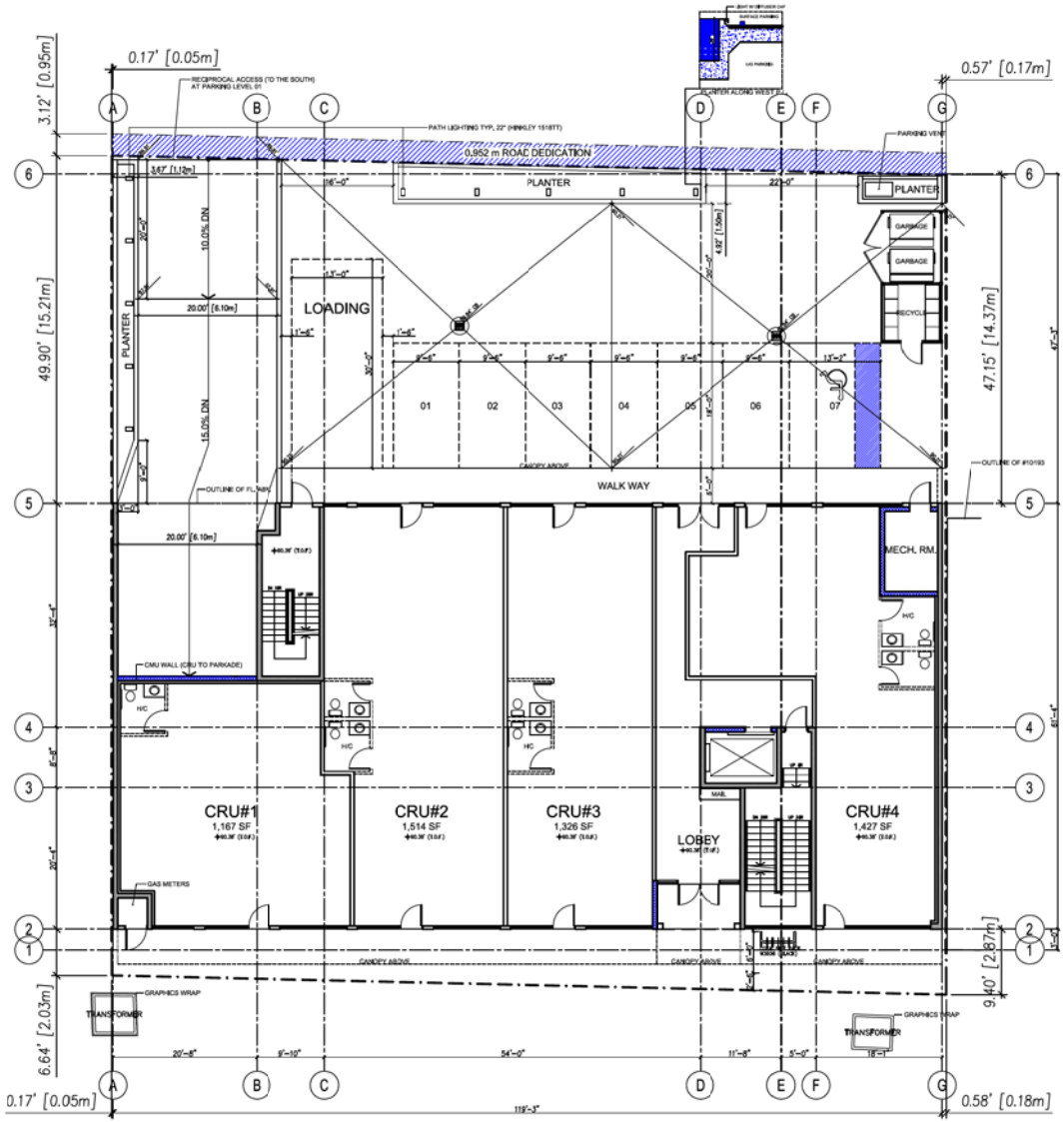
Sheet Title
CONTEXT PLAN AND STREETSCAPES

Drawn: KK/JH
Checked: MC
Scale: NTS
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D00a

DEVELOPMENT DATA:

CIVIC ADDRESS:	10173 / 10183 152A STREET	
LEGAL DESCRIPTION:		
	EXISTING	PROPOSED
ZONING:	RF	C-15
OCP	COMMERCIAL	TOWN CENTRE
USE	VACANT	COMMERCIAL BUILDING
	PERMITTED/EXISTING	PROPOSED
LOT AREA: (GROSS)	14,519.72 SF (1,348.93 SM)	14,144.88 SF (1,314.10 SM)
ROAD DEDICATION:		374.58 SF (34.80 SM)
LOT COVERAGE	80 % MAX.	
F.A.R.	1.5	1.5
FLOOR AREA	21,217 SF	21,216 SF
SETBACKS	REQUIRED	PROPOSED
FRONT (EAST)	2.00M (6.56')	2.03M (6.64')
SIDE (NORTH)	0.0	3.17M (0.56')
SIDE (SOUTH)	0.0	3.05M (0.17')
REAR (WEST)	7.5M (24.61')	14.37M (47.15')
BUILDING HEIGHT	12.8M +/- (42' +/-)	12.65M (41.50')

OFF STREET PARKING	REQUIRED	PROPOSED
Office (21,789.11 SF)		
3 space / 1076 sf (100 sm) of gross floor area of the ground floor or below	3 space / 1076 sf X 6,612.44 SF = 18.43 SPACES	
2 space / 1076 sf (100 sm) of gross floor area of the 2nd floor and above	2 space / 1076 sf X 7,301.76 SF X 2 = 27.14 SPACES	
	TOTAL = 45.56 = 46 SPACES	59
Bicycle Parkings		18 bicycle parkings at P1 level
LOADING		1 LOADING SPACE PROPOSED



GROUND FLOOR PLAN

MATTHEW CHENG ARCHITECT INC.

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01	2011/09/22	RZ APPL
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/16	REVD FOR PRDR-TO
05	2012/04/10	REVD FOR PRDR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

Sheet Title
GROUND FLOOR PLAN

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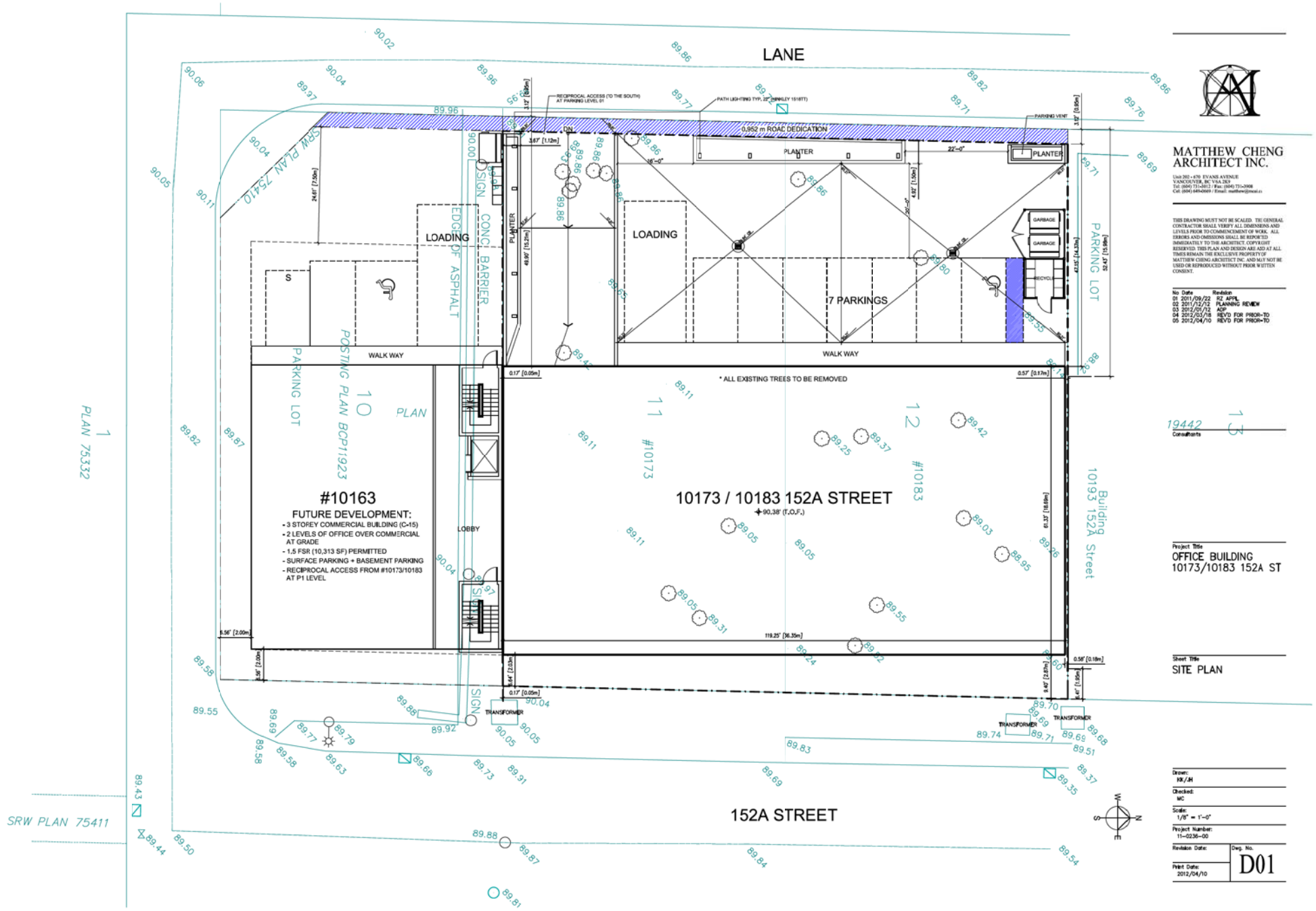
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D00



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No	Date	Revision
01	2011/09/22	RZ APPL.
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/18	REV'D FOR PRIOR-TO
05	2012/04/10	REV'D FOR PRIOR-TO

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Project Title
OFFICE BUILDING
10173/10183 152A ST

Sheet Title
SITE PLAN

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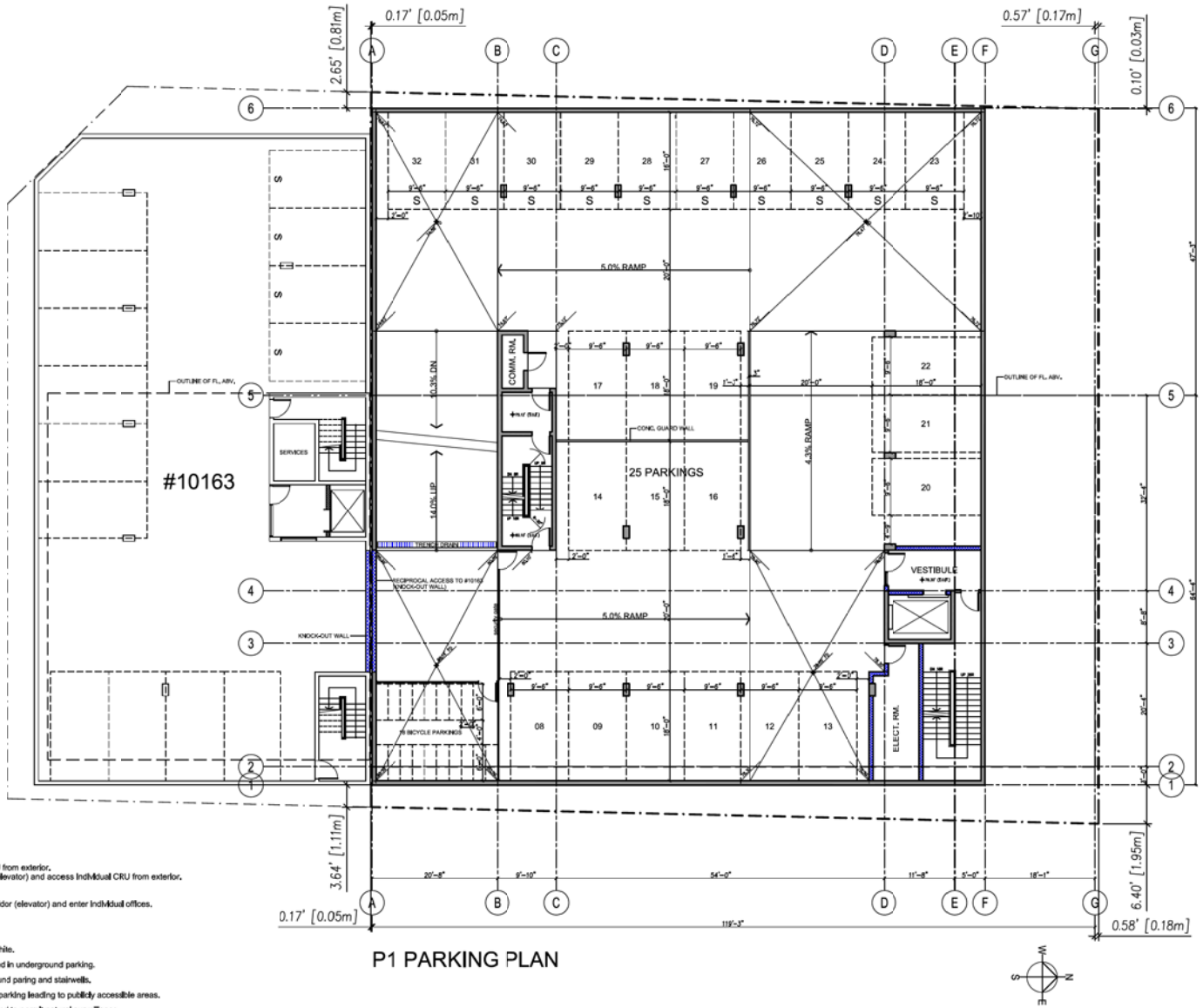
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D01



P1 PARKING PLAN

CPTED Concept:

For visitors to 1/F commercial retail units (CRU):
From above grade parking and access individual CRU from exterior.
From underground parking to main floor entry lobby (elevator) and access individual CRU from exterior.

For visitors to 2/F and 3/F offices:
From underground parking to 2/F or 3/F common corridor (elevator) and enter individual offices.

CPTED Measures:

Underground parking walls & columns to be painted white.

Hard-wired video surveillance equipment to be installed in underground parking.

Convex mirrors to be installed as needed in underground paring and stairwells.

Provision of vision panels in all doors in underground parking leading to publicly accessible areas.

Elevator lobby in underground parking area to be glazed to permit natural surveillance.

Provision of adequate lighting throughout the underground parkings.

Rough surface finish on ramps to deter skateboarders.

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02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/18	REV'D FOR PRIOR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

Sheet Title
PARKING LEVEL 1 PLAN

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Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
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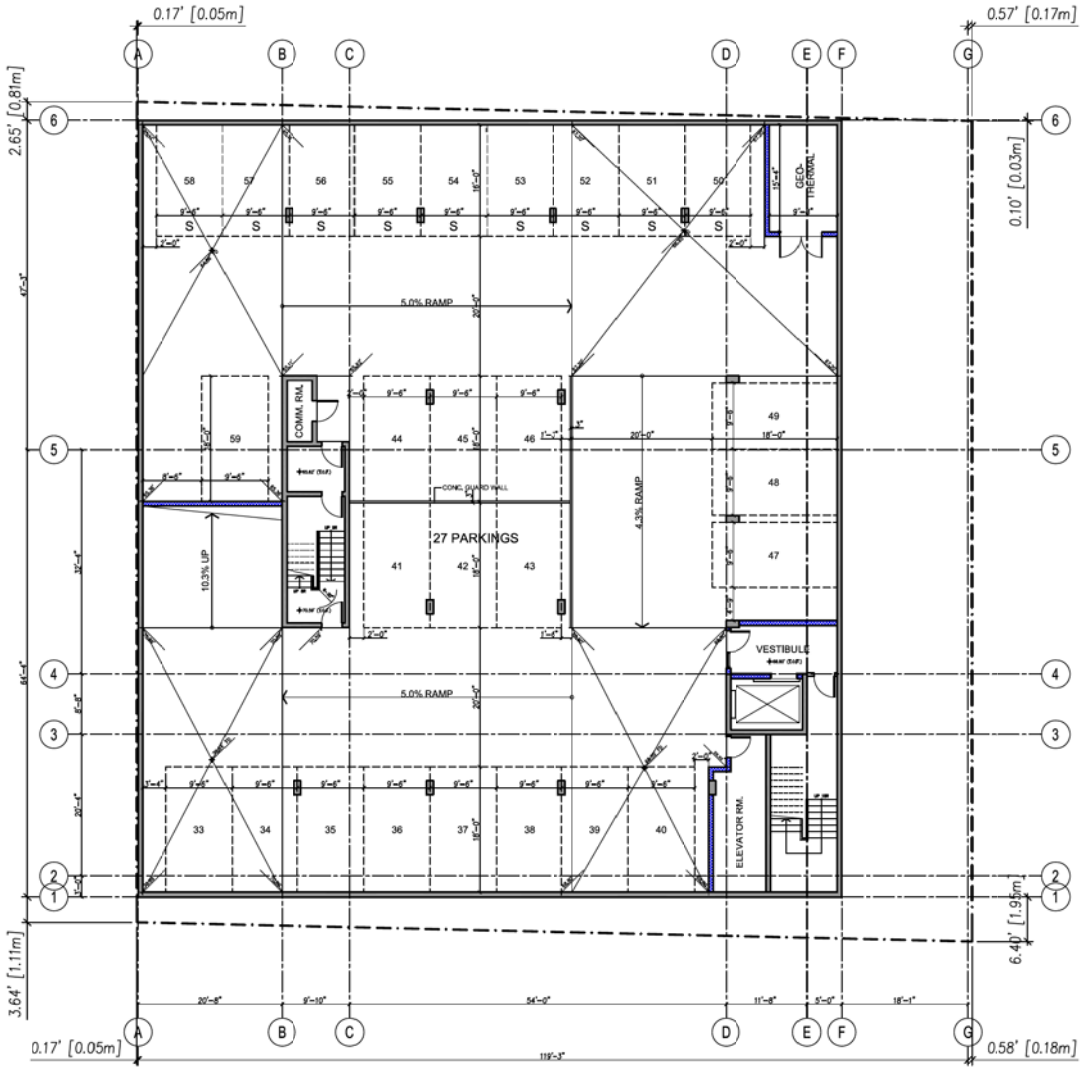

P2 PARKING PLAN

CPTED Measures:

Underground parking walls & columns to be painted white.

Hard-wired video surveillance equipment to be installed in underground parking.

Convex mirrors to be installed as needed in underground paring and stairwells.

Provision of vision panels in all doors in underground parking leading to publicly accessible areas.

Elevator lobby in underground parking area to be glazed to permit natural surveillance.

Provision of adequate lighting throughout the underground parkings.

Rough surface finish on ramps to deter skateboarders.

MATTHEW CHENG ARCHITECT INC.

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03	2012/01/12	ADP
04	2012/03/16	REV'D FOR PRIOR-TO

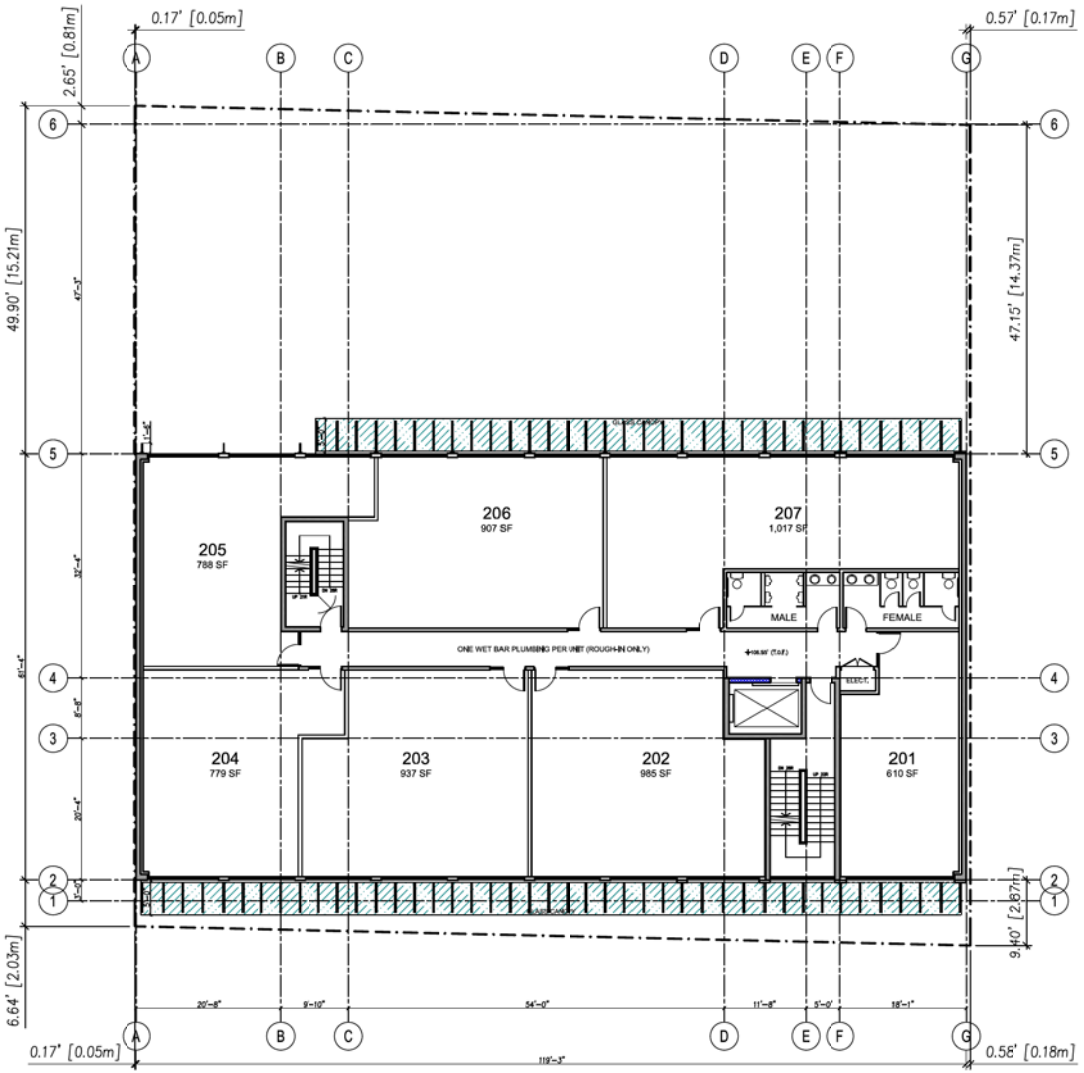
Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

Sheet Title
PARKING LEVEL 2 PLAN

Drawn: KK/JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D03

AREA ALLOCATION	
CRU#1	1,167 SF
CRU#2	1,514 SF
CRU#3	1,326 SF
CRU#4	1,427 SF
TOTAL 1/F CRUs	**5,434 SF**
UNIT 201	610 SF
UNIT 202	985 SF
UNIT 203	937 SF
UNIT 204	779 SF
UNIT 205	788 SF
UNIT 206	907 SF
UNIT 207	1,017 SF
TOTAL 2/F OFFICES:	**6,022 SF**
UNIT 301	610 SF
UNIT 302	985 SF
UNIT 303	836 SF
UNIT 304	1,698 SF
UNIT 305	839 SF
UNIT 306	1,017 SF
TOTAL 3/F OFFICES:	**5,985 SF**
TOTAL CRU + OFFICES:	**17,440 SF**
	1,620 SM



SECOND FLOOR PLAN (7,314 SF)

MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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Cell: (604) 649-0669 / Email: matthew@mcai.ca

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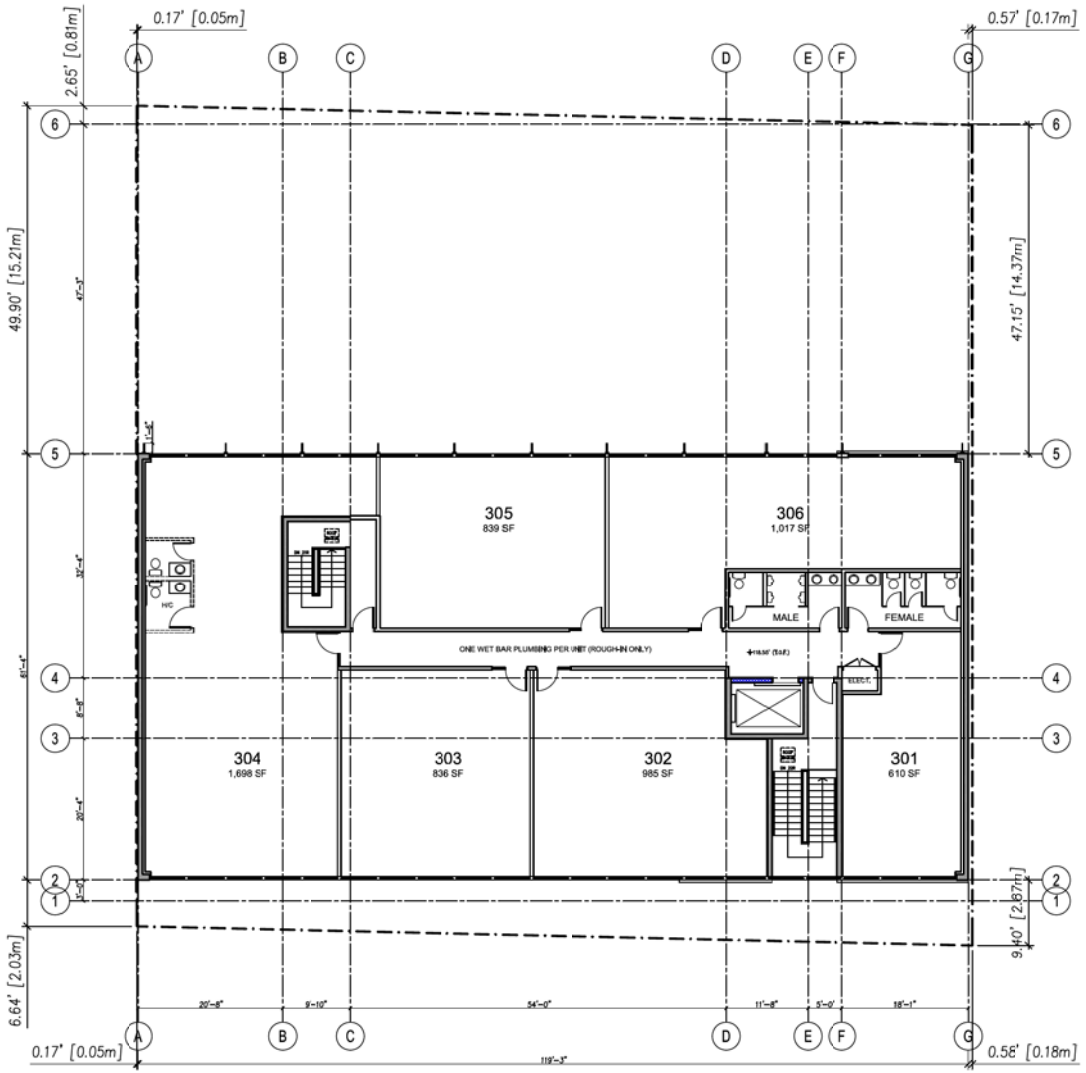
No	Date	Revision
01	2011/09/22	RZ APPL
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/18	REV'D FOR PRIOR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

Sheet Title
SECOND FLOOR PLAN

Drawn: KK/JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D04



THIRD FLOOR PLAN (7,314 SF)

MATTHEW CHENG
ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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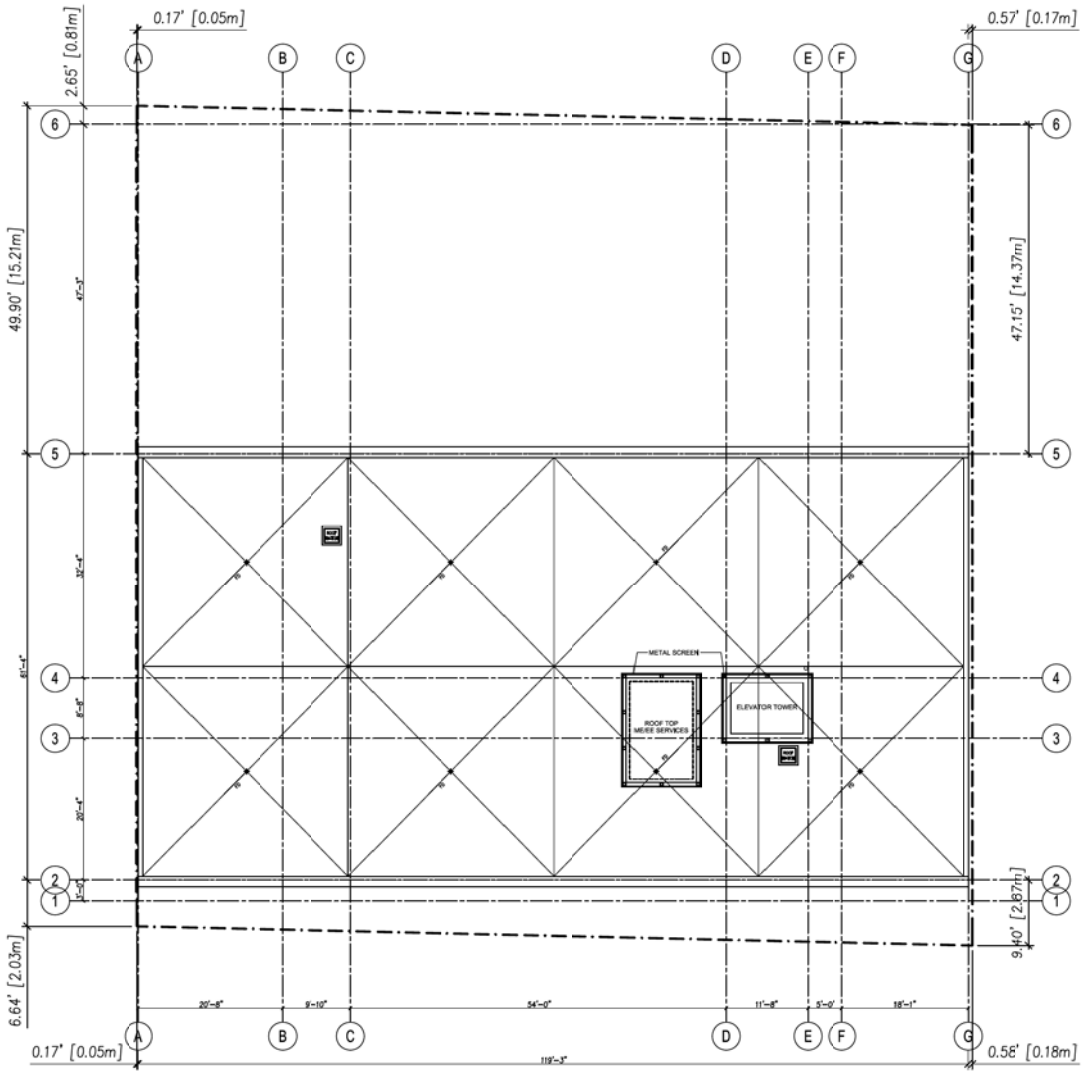
No	Date	Revision
01	2011/09/22	RZ APPL
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/16	REV'D FOR PRIOR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

Sheet Title
THIRD FLOOR PLAN

Drawn: KK/JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D05



ROOF PLAN

MATTHEW CHENG
ARCHITECT INC.

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VANCOUVER, BC V6A 2K9
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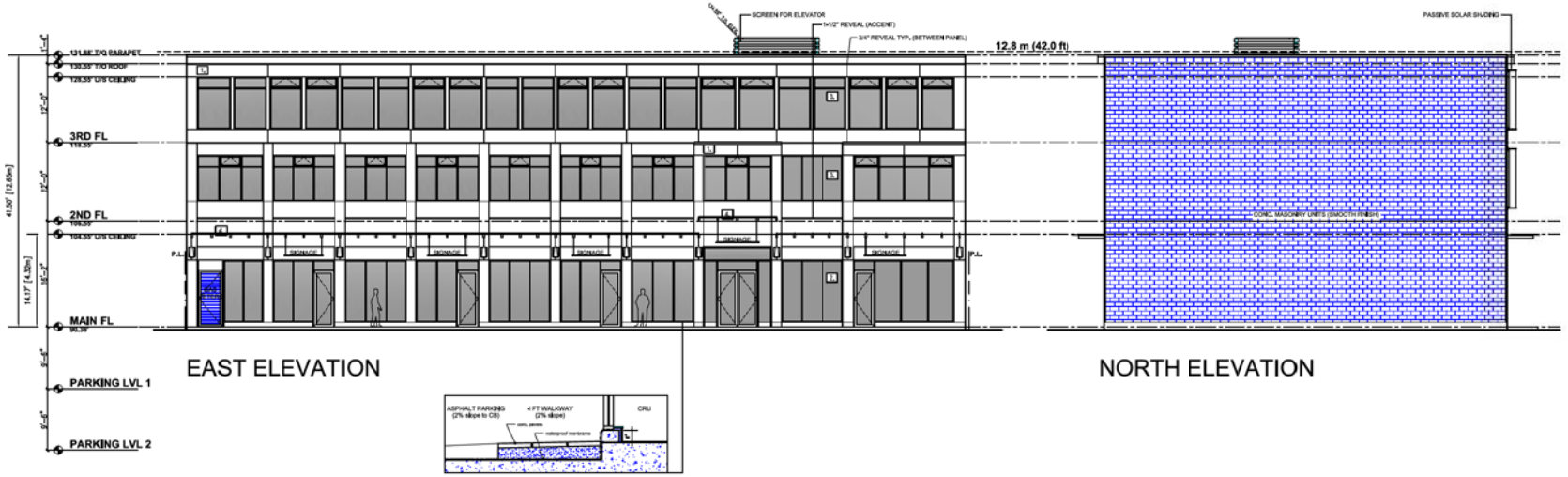
No	Date	Revision
01	2012/01/12	ADP
02	2012/03/16	REV'D FOR PRIOR-TO

Consultants

Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

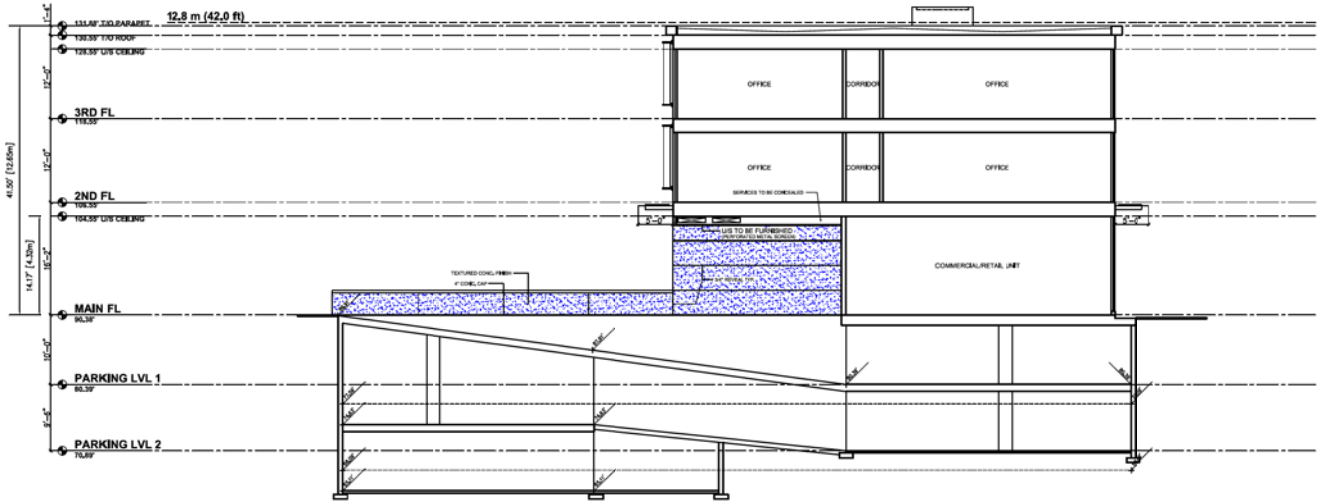
Sheet Title
ROOF PLAN

Drawn: KK/JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D06



EAST ELEVATION

NORTH ELEVATION



BUILDING SECTION (THROUGH RAMP)

EXTERIOR FINISHES

1	METAL PANEL CLADDING
2	ALUMINUM STOREFRONT WINDOWS
3	LOW-E WINDOW WALL GLAZING (LEED Credits Optimize Energy Performance)
4	GLASS CANOPY w/ ALUMINUM FRAMES
5	ELASTOMERIC PAINT ON CAST CONCRETE (SMOOTH FINISH)
6	ELASTOMERIC PAINT ON CAST CONCRETE (TEXTURED)

WINDOWS & DOORS: DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM FRAMES
SOLAR FINS: OPAQUE GLASS, POWDER COATED ALUMINUM FRAMES

MATTHEW CHENG ARCHITECT INC.
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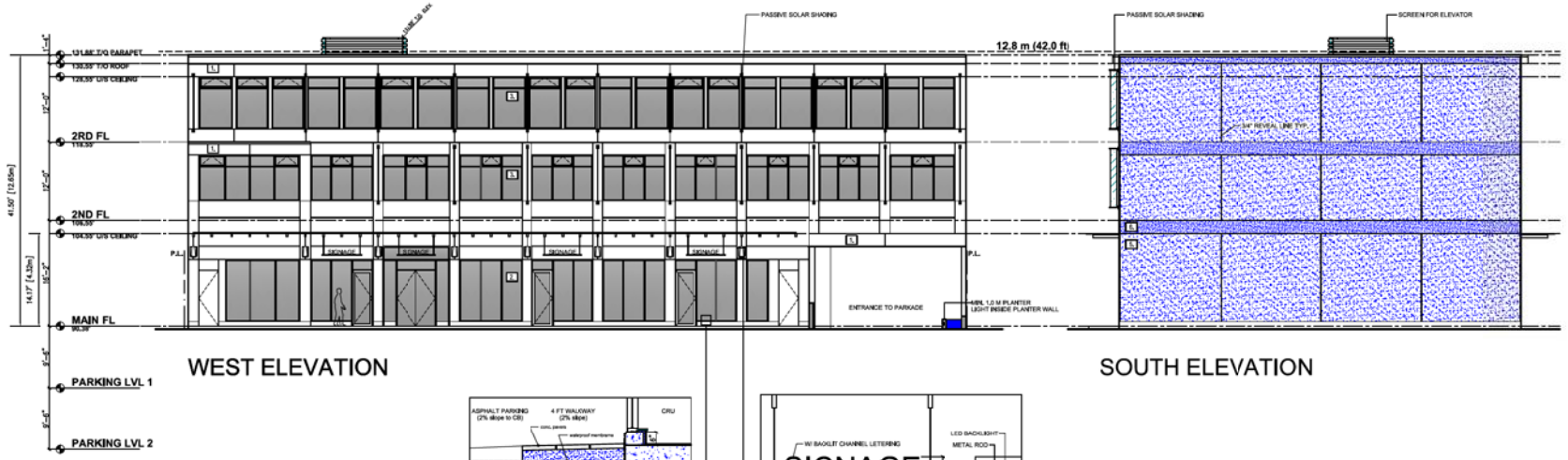
01	2011/09/22	RZ APPL
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/16	REV'D FOR PRGR-TO
05	2012/04/10	REV'D FOR PRGR-TO

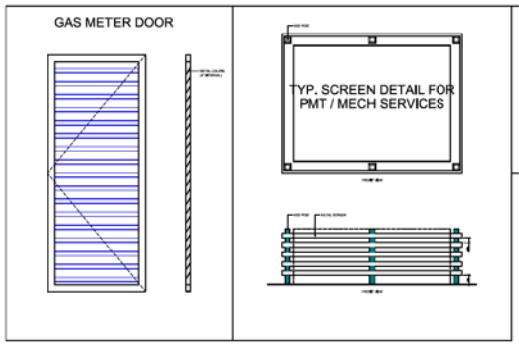
Consultants

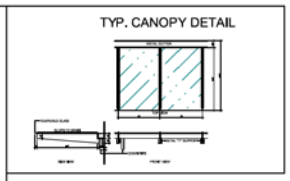
Project Title
OFFICE BUILDING
10173/10183 152A ST
SURREY, BC

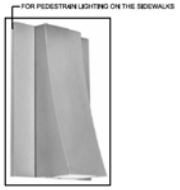
Sheet Title
ELEVATIONS

Drawn: JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D07









EXTERIOR FINISHES

1	METAL PANEL CLADDING
2	ALUMINUM STOREFRONT WINDOWS
3	LOW-E WINDOW WALL GLAZING (LEED Credit: Optimize Energy Performance)
4	GLASS CANOPY w/ ALUMINUM FRAMES
5	ELASTOMERIC PAINT ON CAST CONCRETE (SMOOTH FINISH
6	ELASTOMERIC PAINT ON CAST CONCRETE (TEXTURED)

WINDOWS & DOORS: DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM FRAMES
SOLAR FINS: OPAQUE GLASS, POWDER COATED ALUMINUM FRAMES

KEY SUSTAINABLE FEATURES:
*PASSIVE SOLAR SHADING AT WEST ELEVATION
*UTILIZATION OF GEOTHERMAL ENERGY
*LOW-E WINDOW WALL GLAZING (LEED Credit: Optimize Energy Performance)
*LOW EMITTING MATERIALS: ADHESIVES, SEALANTS, PAINTS AND COATINGS (LEED Credit)
*SECURE ALL-WEATHER BICYCLE PARKING & ELECTRIC VEHICLE PLUG-INS

MATTHEW CHENG
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01	2011/09/22	RZ APPL
02	2011/12/12	PLANNING REVIEW
03	2012/01/12	ADP
04	2012/03/16	REV'D FOR PRCR-TO
05	2012/04/10	REV'D FOR PRCR-TO

Consultants

Project Title
OFFICE BUILDING
10183 152A Street
Surrey, BC

Sheet Title
ELEVATIONS

Drawn: JH
Checked: MC
Scale: 1/8" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D08

PATH LIGHTING @ GRADE

TRANSFORMER GRAPHIC WRAP: HAY BALE IMAGE PRINTED ON VINYL

BICYCLE RACK @ GRADE

CORA Bike Rack

Advocacy Company Products Installation Feedback Ordering and Shipping

The proven solution to bike parking

Choose a product

- CHOOSE ONE -

Cora EXPO®
'W' Series Bicycle Racks

Specifications and Installation

	EXPO® 7510	EXPO® 4508	EXPO® 3606	EXPO® 2704
Capacity:	10	8	6	4
Weight:				
Carbon	90LB	75LB	60LB	45LB
Stainless	99LB	83LB	70LB	50LB
Pin to pin:	74 3/8"	47 3/8"	38 3/8"	29 3/8"
Height:	34"			
Depth:	30"			

Construction: Heavy duty high quality steels
Mainframe C.R.W. 2 3/8" OD
Lock support ASTM A-36 3/4"
H.R. Roundbar

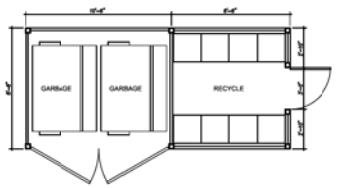
Finishes: Stainless steel, Galvanized steel, Plastic color coated carbon steel

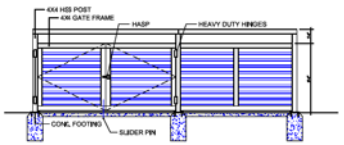
Colours:

sky blue	royal blue	midnight blue
teal	evergreen	hunter green
spartan bronze	statuary bronze	walnut
black	pumpkin	peking grey

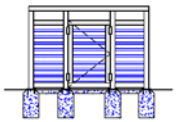
GARBAGE/RECYCLING ENCLOSURE

PLAN VIEW





FRONT VIEW



SIDE VIEW

MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2K9
Tel: (604) 731-2815 / Fax: (604) 731-3908
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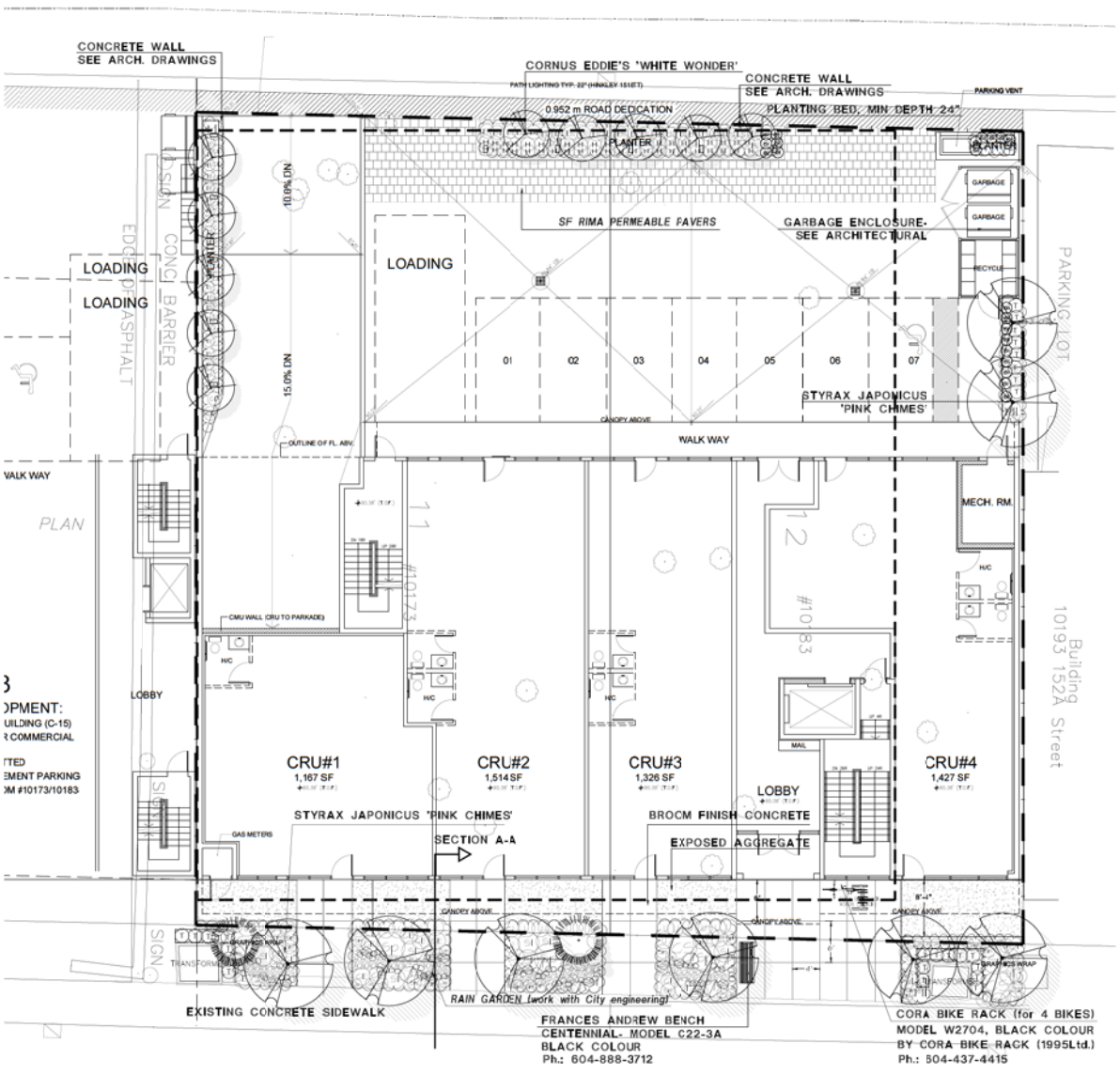
No	Date	Revision
01	2012/04/10	ISSUED FOR PROP-TO

Consultants

Project Title
OFFICE BUILDING
10183 152A Street
Surrey, BC

Sheet Title
SUPPLEMENTARY DETAILS

Drawn: JH
Checked: MC
Scale: 1/4" = 1'-0"
Project Number: 11-0236-00
Revision Date:
Print Date: 2012/04/10
Dwg. No. D09



GROUND FLOOR PLAN

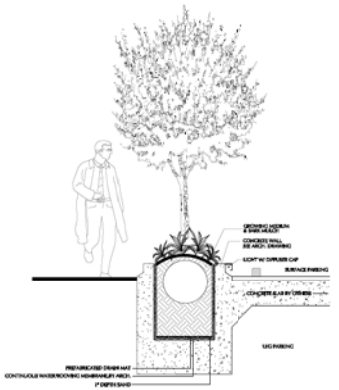
PLANT SCHEDULE

DMG JOB NUMBER: 11-181

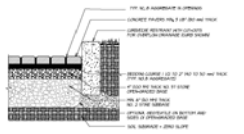
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3M HIS; B&B
	8	STYRAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWBELL	3M; B&B
SHRUB				
	24	BUXUS SEMPERVIRENS	BOXWOOD	#5 POT; 40CM
	2	CORNUS SERICEA 'KELSEYII'	DWARF REDTWIG DOGWOOD	#2 POT
	6	SALIX PURPUREA 'NANA'	PURPLEOSIER HELLOW	#2 POT; 40CM
	15	SYMPHORICARPOS CHENAULTII 'HANCOCK'	TRAILING SNOWBERRY	#2 POT; 50CM
	24	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.25M; B&B
GRASS				
	14	CALAMAGROSTIS ACUTIFLORA 'EVERDAM'	VARIEGATED FEATHER REED GRASS	#1 POT
	44	JUNCUS EFFUSUS	COMMON RUSH	#1 POT; HEAVY
	6	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#2 POT
	21	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
	23	SCIRPUS MICROCARPUS	SMALL FLOWERED BULRUSH	#1 POT; HEAVY
PERENNIAL				
	23	BERGENIA CORDIFOLIA	WINTER BERGENIA-ROSE PINK	#5 GH POT
GROUND COVER				
	33	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	#1 POT; 20CM
	22	GOTHEMASTER DAMNEUS	BEARBERRY COTONEASTER	#1 POT; 25CM
	41	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. B&B PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENT 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 BE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTION SHALL BE REJECTED, ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

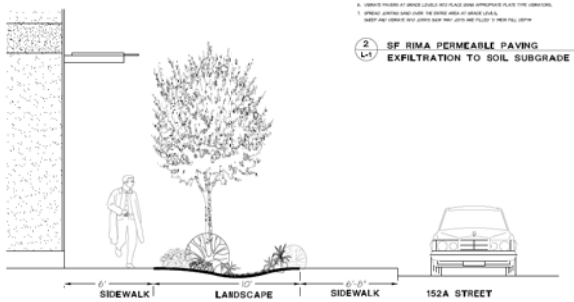
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 L-1 CONCRETE PLANTER ON SLAB ALONG WEST P.L.



2 L-1 SF RIMA PERMEABLE PAVING
EXFILTRATION TO SOIL SUBGRADE



3 L-1 SECTION A-A

11181-7.ZIP

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	12.APR.13	AS PER CITY REQUEST	DD
5	12.MAR.26	NEW SITE PLAN / CITY COMMENTS	DD
4	12.JAN.18	NEW SITE PLAN	DD
3	12.DEC.14	NEW SITE PLAN / CITY COMMENTS	DD
2	12.DEC.13	NEW SITE PLAN	DD
1	12.OCT.18	NEW SITE PLAN	DD

CLIENT:

PROJECT:

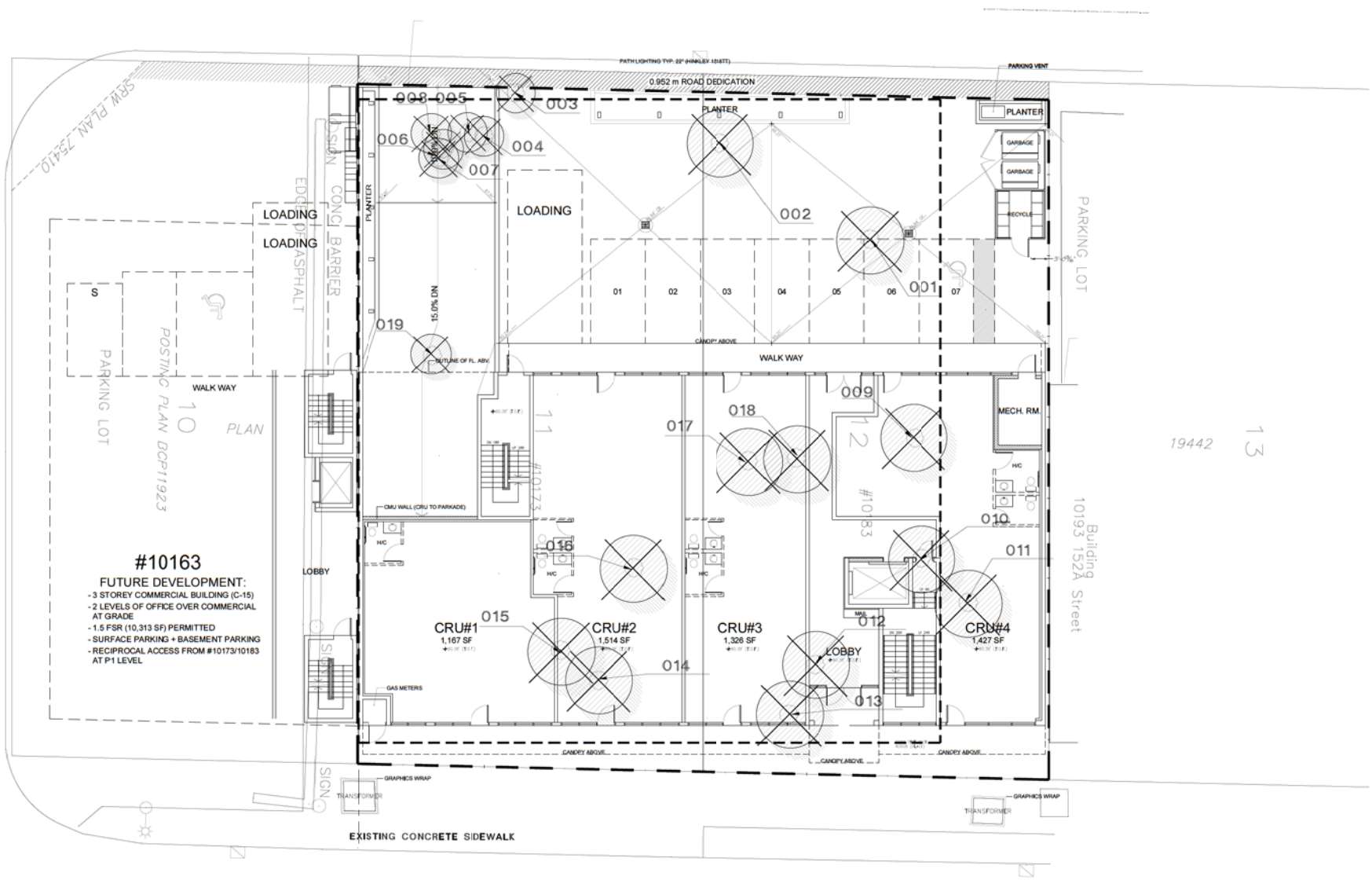
OFFICES
10183 152A STREET
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 11.SEP.22 DRAWING NUMBER:
SCALE: 1/8"=1'-0" L1
DRAWN: DD
DESIGN:
CHKD: PGM OF 1

PMG PROJECT NUMBER: 11-181



GROUND FLOOR PLAN

TREE TO REMOVE

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	22APR.5	AS PER CITY REQUEST	DD
5	22MAR.28	NEW SITE PLAN / CITY COMMENTS	DD
4	22JAN.18	NEW SITE PLAN	DD
3	21DEC.14	NEW SITE PLAN / CITY COMMENTS	DD
2	21DEC.13	NEW SITE PLAN	DD
1	21OCT.28	NEW SITE PLAN	DD

CLIENT:

PROJECT:

OFFICES
10183 152A STREET
SURREY, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 15SEP.22
SCALE: 1/8"=1'-0"
DRAWN: DD
DESIGN:
CHKD: PGM

DRAWING NUMBER: L2

OF 1

11181-7.ZIP

PMG PROJECT NUMBER: **11-181**

PART ONE GENERAL REQUIREMENTS

1.0 REFERENCES

1 CCDC Dec 2 2008
Comply with all of this in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

2 B.C. Landscape Standard, 7th edition 2006 prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association. Landscape, planting, fill work and materials shall meet standards as set forth in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

3 WATER MINERAL OPERATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Provincial Ministry of Water, Land & Air Protection, Municipal Engineers Association, and the Municipal Engineers Division.

4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2006 Prepared by the Irrigation Industry Association of British Columbia.

5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

1 A current soil test more than one month old for all growing medium to be sources this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Submit growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.5 Growing Medium Testing for procedure.

2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

1 Any alternate products differing from that outlined in the contract documents must be pre-approved by the Landscape Architect.

2 Submittals to consist of: product sample of manufacturer's product description.

1.4 SITE REVIEW

1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary to their opinion to confirm conformance to the plan and specifications. Contact Owner's Representative to arrange for site observation at the appropriate times, allow two days notice. Observation schedule may include but not limited to the following:

1.1 Start Up Site Meeting: General Contractor from any site disturbance, a meeting with the general contractor to review these preparation notes, general landscape notes and municipal requirements.

1.2 Start Up Site Meeting: Landscape Contractor: At inception of the start of work with Owner's Representative. Site Superintendent and Landscape Contractor a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results with this meeting.

1.3 Progress Site Visits: To observe materials and workmanship as appropriate through the course of the work. Review of deficient aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium – quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting; plant material including negotiations with suppliers, nursery inspection, plant sizes, quality, quantity; planting practices and layout; tree support; Plastic Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as Pedestrian Paving, Paving, Concrete, Unit Pavers, and Slabs, Wall Facing.

1.4 Substantial Performance Review at 95 work, accounting of all redo/finishes, deficiencies, plant counts, compositions of deficiency list, and recommendations for completion.

1.5 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.

1.6 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

1.7 Warranty Review Prior to the completion of the warranty period (1 Months after issuance of the Certificate of Completion), review all warranty material and report the deficiencies for warranty replacement.

1.5 WORKMANSHIP

1 Unless otherwise defined within the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

2 All work and expenditures/revenues shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current Province licensed by the appropriate authorities.

3 A site visit is required to become familiar with site conditions before bidding and before start of work.

4 Confirm location of all services before proceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

6 Take appropriate measures to avoid environmental damage. Do not dump any materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

7 Collect and dispose of all debris and re-uncover material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

1 Other conditions of Contract may apply. Confirm Scope of work at time of tender.

2 Work includes: supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Relocation of Existing Trees: where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and/or site topsoil.
2.5 Supply and incorporation of additives to meet requirements of soil test as per Table One.
2.6 Preparation of planting beds: supply of plant material and planting.
2.7 Preparation of rough grass areas: supply of materials and seeding.
2.8 Preparation of lawn areas: supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 SUPPLIES FREE: Establishment Maintenance, Section 3.11.
2.12 Other work, work other than this Bid, not specifically listed.

2.2 MATERIALS

1 Growing Medium Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES of GROWING MEDIUM LEVEL 1 GROWED and LEVEL 1 MODIFIED AREAS
Canadian Soil Inventory Soil Classification Textural Class Sand, Loam and Clay

Applications	Low Traffic Areas Lawn Areas	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Type:	1L	1M	1P

Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel Larger than 25mm	0 – 1%	0 – 1%	0 – 1%
Fill Gravel Larger than 2mm	0 – 5%	0 – 5%	0 – 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand Larger than 0.05mm smaller than 2.0mm	50 – 60%	70 – 90%	60 – 80%
Silt Larger than 0.002mm smaller than 0.05mm	10 – 25%	0 – 15%	10 – 25%
Clay smaller than 0.002mm	0 – 25%	0 – 15%	0 – 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 25%
Organic Content (wood)	3 – 10%	3 – 5%	10 – 20%
Organic Content (Humus)	3 – 5%	3 – 5%	15 – 20%
Acidity (pH)	6.0 – 7.0	6.0 – 7.0	6.5 – 6.5
Drainage	Percolation shall be such that no standing water is visible 45 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

2 Fertilizer: As organic and/or inorganic compound containing Nitrogen (N), Phosphate (P2), and Potash (soluble). In the proportions required by soil test.

3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

4 Organic Additive: Commercial compost product to the requirements of the BC Landscape Standard, 4th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Hoover Garden Products, Fraser Richmond Soils & Fibre, Stewardship Organics Incorporated.

5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

6 Compacted Base Rock: Clean 20-0" minus for Washed bark chips and trees free of debris and chips, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicators must hold current licenses issued by the appropriate authorities in the area.

8 Filter Fabric: a non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. Such as: Mirafi 140 N, 140/N/SS, Nilex 4545 or 4560, GSE or alternate product pre-approved by the Landscape Architect.

9 Drainage Piping: If required: Schedule 40 PVC perforated drain.

10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 5mm.

11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.1 Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

12 Sod: Refer to detailed sections in this specification.

13 Supplier and Installers: all approved Schools shall be provide engineered drawings for all walls signed and sealed drawings for all walls individually, in excess of 1.0m, or combinations of walls collectively in excess of 1.0m. Installations must be reviewed and signed off by Certified Professional Engineer outside each of engineering services in Fraser area.

14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

1 Prior to any work on site – protect individual trees of plant groupings indicated to retained on landscape plans in vegetation retention areas.

2 At time between the Landscape Architect will flag trees or areas for review. Discuss tree retention areas at a start up meeting with the Landscape Architect.

3 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

4 No activities, including storage of debris or materials within vegetation retention areas or under canopy of trees to be retained is allowed.

5 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

6 Do not park, load or service vehicles within vegetation retention areas.

7 Prohibit fires, cleaning of tools or trunk burning shall be permitted within vegetation retention areas.

8 Excavations, drains or services trenches or any other disruption shall be permitted within vegetation retention areas without review of the proposed excavations by the Landscape Architect.

9 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

10 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.

11 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

12 Investigate utilities with specific tree retention/protection requirements before commencing excavation.

13 Instruct those employed in construction operations to acquaint themselves with the limitations and requirements.

3.2 GRADE

1 Grades: subgrade is prepared to contours & depths specified in Section 3.5, Grading Rather Supply, below. Where planting is indicated close to existing trees, prepare subgrade planting pockets for materials indicated on the planting plan. Shape subgrade to maintain free standing water and contours for the site grading and drainage plan.

2 Verify locations of all underground utilities and structures and underground utilities prior to commencing work. Utilities may not be located on drawings, and contract work to be coordinated with location of services or drainage to flow. Protect existing structures and utility services and be responsible for damage caused.

3 Blasting: Obtain all necessary permits for blasting. Refer to Section 3.5 Excavating, Subgrade and Trenching.

4 Excavation

3.3 Grubbing and Soil Mixing in accordance with engineering details and specifications.

3.4 Rock Excavation: Remove rock to a depth of not less than 150mm below finish grade. Ensure bottom of each pit is in contact with bed throughout full length.

3.5 Excavating, laying pipe of sufficient and proceed to upstream direction.

3.6 As perforated pipe, with perforations at tops and pipe positions.

3.7 Pipe Laying: Right to accordance with manufacturer's directions.

3.8 Do not allow water to flow through the pipes during construction except as approved by Engineer.

3.9 Place watertight connections for pipe lengths, as per manufacturer's recommendations unless indicated or as directed by Landscape Architect.

3.10 Plug up/grease ends of pipe with watertight sheet and caps.

3.11 Surround and cover pipe with drain rock to uniform 150mm layer. In various depths as shown in details, minimum 150mm.

3.12 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.

3.13 Install perforation drainage.

3.14 Tack fill remainder of trench to backfill.

3.15 Protect all drains from disturbance during installation.

3.4 GROWING MEDIUM TESTING

1 Submit representative samples of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:

1.1 Physical properties: % content of gravel, sand, silt, clay and organics.
1.2 Acidity (PH) and quantities of lime or sulphur required to bring within specified range.
1.3 Nutrient levels of phosphate and trace elements and recommendations for required soil amendments.
1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

2 Supply all growing medium additives as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.

2.1 Thoroughly mix required amendments into the full depth of the growing medium.

2.2 Spread additives may be required for various situations. Refer to drawing notes for instructions.

3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 4" (150mm), over uniform subgrade free of debris.

4 Fine grade all drains to profiles.

4.1 Hydroseeded areas.....50mm
4.2 Groundcover areas.....75mm
4.3 Shrub planted areas.....150mm
4.4 Trees and specimen shrubs.....300mm over volumes and wedge of dish (unless otherwise on this or these locations)
4.5 Depth noted includes 75 to 75 (25-50mm) over and over fitter fabric
4.6 Perennial 18" depth growing medium except where bedded or trees over volume plots.

5 Finally spread growing medium evenly all around existing trees, shrubs and shelters.

6 In perimeter seeded grass areas, feather growing medium out to nothing at edges established hitch and fitting grades.

7 Planted grades shall conform to the elevations shown on landscape and site plans.

3.6 TOPOGRAPHICAL AREAS – GRADING

1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

2 Preparation of Subgrade: To B.C. Landscape Standard Class 3 Areas: Rough grass (section 7.1.1).

2.1 Grass seeding only by mechanical means of depths never 50mm or less dimensions.

2.2 Roughly grade contours to allow for maintenance specified and not possible drainage.

3 Time of Seeding: Seed from early spring (generally April 1st to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixtures delivered in containers bearing the following information:

4.1 analysis of the seed mixture
4.2 percentage of each seed type

5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.

10% Creeping Red Fescue
35% Annual Rye
35% Native Perennial Rye
20% Hard-leafy Fescue

For Wildflower Areas: use a mixture of Wildflowers with Hard Fescues (Turnsfield Central Wildflowers) with Hard Fescue or pre-approved alternate.

6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer at maximum 35% water soluble nitrogen and a formulation ratio of 16-16-16 – 50% P2 max diameter circle around trees in lawn areas. Leave a fresh edge.

7 Seeding: Apply seed at a rate of 10-15-20 lbs / acre with a mechanical spreader. Incorporate seed into the top 1/4" layer of soil and lightly compact.

8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Reapply with fertilizer 3/7 Hydroseeding.

3.7 WATER SEEDING

1 Hydroseed in an alternative to mechanical seeding in rough grass areas.

2 Do not be used in areas of busy unless pre-approved by the Landscape Architect prior to bidding.

3 Preparation and Grading Hydros.

3.1 Leaves of Rough Grass Comply with Section 3.6 Rough Grass.

3.2 Where approved the areas of lawn, comply with Section 3.8 Lawn Areas: Seeding.

4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray weed or mulch on object not expected to grow grass. Protect existing site equipment, roadways, sidewalks, driveways, curbs, pavements, markers and structures from damage. Where contamination occurs, remove seeding slurry by methods or ways means approved by Hydroseeder Architect.

5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for seed fibre certification shall be 100% the weight. Conform to B.C. Landscape Standard for mulch requirements.

6 Water: Shall be free of any impurities that may have an inhibitor effect on the mixture of seeding or may be harmful to life and livestock.

7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume calculated to an identification plate or sticker affixed to plate view on the equipment. The hydraulic seeder mulcher shall be capable of uniformly agitating to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until this applied. The discharge pumps and gun nozzles shall be capable of applying the material uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT – CONT

3.8 Application Rate

A1 Seed Mixture: On log No 105 Bio-Mass
A2 Fertilizer: 20 kg No 100 Bio-Mass
A3 Control of Erosion Mix: Where specified, apply 20 lbs/acre / 50 lbs /1 1 of grass seed.
A4 Water
A4.1 at the Rate of Tuesday Growing, a complete chart of all components of the Mix proposed including mulch, fertilizer, colour etc. Shape other requires fertilizer.
A4.2 Fertilizer
A4.3 Rough Grass: If a soil analysis is available, comply with results.
A4.3.1 Lawn Areas: Hydroseeding is approved, comply with all instructions and recommendations.

4 Accurately measure the quantities of each of the materials to be charged into the tank either by means or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water. In the following sequence: seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no other or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

5 Distribute slurry uniformly over the surface of the area to be hydroseeded. Direct application into previous applications and existing grass areas to form uniform surface.

6 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

7 Maintenance: Begin maintenance immediately after seeding and continue for 45 days after Substantial Completion and until acceptable by the Owner. Re-seed all areas void after rain, where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass areas is fully established. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

7.1 Acceptance: The Hydroseeded areas will be accepted when the following conditions are met: Inspection by the Landscape Architect. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds. In B.C. Landscape Standard, Section 10 Maintenance Level 2 Higher Ground. Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas needed in fall will be accepted in Spring one month after, start of growing season, provided that the above conditions for acceptance are fulfilled.

3.9 LAWN AREAS – SODDING

1 General: Sod all areas marked as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

2 Growing Medium: Comply with Section 3.5.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and conditions of growing medium by the Landscape Architect.

3 Time of Sodding: Sod from April 1st to October 31st. Avoid sodding in adverse circumstances of the Landscape Architect.

4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8.1.C. Standard for Turfgrass Sod.

5 Specified Turfgrass by Area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Areas	Description	Quality Grade	Water Grades
CLASS 1	Areas, all areas marked on drawings as lawn to action between all areas including boulevard grass.	No. 1 Premium	Positively Free from rain. Persistent for shade
CLASS 2	Areas – public parks, industrial and institutional sites	No. 1 Standard	none
CLASS 3	rough grass	non-turfed mowing	
SPECIAL			

6 Lime: The lime shall be as defined in Section 2.2.2, Materials. Apply at rates recommended in required soil test. Refer to Section 3.6 for method.

7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Calibrate into growing medium as directed. Soil conditions drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.

8 Installation and location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings, and conduct work so as to prevent interruption of services or damage to them. Protect existing structures and utility services and be responsible for damage caused.

9 Blasting: Obtain all necessary permits for blasting. Refer to Section 3.5.3, Excavating, Subgrade and Trenching.

10 Excavation

10.1 Grubbing and Soil Mixing in accordance with engineering details and specifications.

10.2 Rock Excavation: Remove rock to a depth of not less than 150mm below finish grade. Ensure bottom of each pit is in contact with bed throughout full length.

10.3 Excavating, laying pipe of sufficient and proceed to upstream direction.

10.4 As perforated pipe, with perforations at tops and pipe positions.

10.5 Pipe Laying: Right to accordance with manufacturer's directions.

10.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.

10.7 Place watertight connections for pipe lengths, as per manufacturer's recommendations unless indicated or as directed by Landscape Architect.

10.8 Plug up/grease ends of pipe with watertight sheet and caps.

10.9 Surround and cover pipe with drain rock to uniform 150mm layer. In various depths as shown in details, minimum 150mm.

10.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.

10.11 Install perforation drainage.

10.12 Tack fill remainder of trench to backfill.

10.13 Protect all drains from disturbance during installation.

3.10 PLANTS AND PLANTING

1 Conform to planting layout as shown on Landscape Plans.

2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

3 Plant edge effects with smooth clean defined lines.

4 Time of Planting

4.1 Plant Shapes: shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions, but seasonal conditions are likely to ensure successful establishment of plants in their new location.

5 Standards

5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2006, unless exceeded by drawing Plant Schedule or this specification.
5.2 Refer to B.C. Landscape Standard, Section 3 Plants, and Planting and to Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
5.3 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
5.4 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

6 Review

6.1 Review of the source of supply and/or collection point does not preclude subsequent rejection of any or all planting stock at the site.

7 Availability

7.1 Lists of sources: Includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any exclusion of area.
7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

8 Substitutions

8.1 Obtain written approval of the Landscape Architect prior to making any substitutions in the specified plant material. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request for substitutions.
8.3 Substitutions are subject to B.C. Landscape Standard – definitions of Conditions of Availability.

9 Plant Species & Location

9.1 Plants: shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or unexpected overhead services are encountered.
9.3 Substitute or plant planting location will only be allowed after review of the proposed substitute by the Landscape Architect.

10 Excavation

10.1 Trees and large shrubs: Excavate a circular shaped hole pit for the depth of the root ball, and to at least 3 wider than the width of the root ball. Ensure that finished grade is at the original grade the tree was grown at.

11 Drainage of Planting Holes:

11.1 Provide drainage of planting pits, where required, by an sloped condition. Break out the side of the planting pit to allow drainage, dish slope, and in that conditions, invert the trees the method above requires base. Notify the Landscape Architect where the drainage of planting holes is faulted.

12 Planting and Fertilizing Procedures:

12.1 Plant all trees and shrubs with the roots placed in their natural growing position. Straightened, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove container without injuring the rootballs. Plant without plugs, cut holes. Fertilize and remove top three inches of ultra.

12.2 Fill/Replanting holes by gently firming the growing medium around the root system in 4" (15cm) layers. Settle the soil with water, add soil as required to meet finish grade. Leave no air voids. When 2/3 of the hole has been placed, apply fertilizer as recommended by the required soil test of the specified ratios.

12.3 Watering/Watering: Is mechanical subsequent to watering times, use special care to avoid disturbance of the newly sodden or natural grades. If such times.

12.4 Where trees are in lawn areas, provide a clean cut mulched 914mm (3 Ft) diameter circle centered on the tree.

13 Staking of Trees:

13.1 Use Two 2" x 2" x 8' stakes, unless approved by municipal requirements. Set stakes minimum 1/3 in soil. Do not drive stakes through rootball.

13.2 Leave the tree vertically verified.

13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from Deepfeed.

13.4 Construct Three rows of soft height. Use 4Ply Hemp Reinforced rubber (3 gauge). Drive three stakes equidistant around the tree completely before grade.

13.5 Stakes: Wire or Concrete Anchor: Use as above using three tandem bolts. 2"x2"x4" buried in the minimum provide depth around of stakes.

13.6 Tree strips: other with stakes through material.

14 Pruning

14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Prune in a manner that maintains the character of the plants. As set of the Leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape and seal as necessary to control disease.

15 Mulching

15.1 Mulch all planting areas with an even layer of mulch to 3"(75 – 3 Yds) – Hand depth. Confirm placement of mulch in areas labelled "Groundcover Areas" on drawings. Mulch a 914 (Three) diameter circle around trees in lawn areas. Leave a fresh edge.

16 Acceptance

16.1 The as-built deposit of all plant material is the responsibility of the Landscape Contractor.

17 Plant Material Maintenance:

17.1 Maintain all plant material but not days after landscape work has received a Certificate of Completion.

17.2 Watering: Conform to B.C. Landscape Standard, Section 7.6.2 – Watering and generally as follows:

17.2.1 Water to replacement material: such that the soil envelope around it is kept to 75% to 100% of field capacity. Water to the all depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Contact owner at water prior to beginning work.

17.3 Use appropriate measures for control pests or diseases: damaging plant material. Comply with all local governing statutes and guidelines for chemical control.

17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.

17.5 Repair fine guards, stakes, and guy wires, when necessary.

17.6 Maintain areas relatively weed free. Approximate level 2, B.C. Landscape Standard, Chapter 7.5.

17.7 Maintain as to specified depths.

18 Plant Warranty:

18.1 Replace all unsatisfactory plant material except those designated "Excluded" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Excluded" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not cost effective as extra to the Contract.

18.2 Three Plants, identified as bonds within one zone of the Canada Department of Agriculture Forest Zones for the area specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures. Below the average of the extreme minimum temperatures officially recorded in the area concerned in the last 10 years, will not be replaced without cost of replacement items by the Owner.

18.3 A review may be requested during the latter part of the warranty growing seasons. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT – CONT

3.11 Establishment Maintenance: Provide maintenance of installed landscaping for 12 months following substantial completion.

3.12 Installed Standards and Legislation: B.C. Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act.

3.13 The Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period there should be three other reviews during the 12 months scheduled by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedure and submit to the designated representative.

3.14 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out professionally during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

3.15 Maintenance Level: Comply with B.C. Landscape Standard, Section 7.0, Table 1, Maintenance Level "Medium".

3.16 Materials: Comply with Part Two of this specification.

3.17 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates are required by soil testing.

3.18 Plant Material Establishment:

18.1 Watering: During the first growing season, water new plants at least every two (2) days between April 1st and July 31st, and every three (3) days between August 1st and September 30th. Provide 25 gallons per hour per plant/tree/shrub/vine/groundcover/perennial/grass. During the second growing season, water new plants at least every three (3) days between April 1st and July 31st and every two weeks August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity in the full depth of the growing medium. Apply water again when the water content reaches 75% of field capacity. Trees 6m and taller require 4 gallons per hour per caliper inch. Scheduled applications are another of 3" for a 75 x Tree. Comply with requirements of BC Landscape Standard section 6.8.C Standard for Turfgrass Sod.

18.2 Weeds: Maintain weed free.

18.3 Insect Control: Prevent soil insects from damaging plant material. Comply with all local governing statutes and guidelines for chemical control.

18.4 Fertilizing: Fertilize all plant material as directed by soil test. Apply fertilizer at rates and durations such that the water content reaches 75% of field capacity. Trees 6m and taller require 4 gallons per hour per caliper inch. Scheduled applications are another of 3" for a 75 x Tree. Comply with requirements of BC Landscape Standard section 6.8.C Standard for Turfgrass Sod.

18.5 Weeds: Maintain weed free.

18.6 Insect Control: Prevent soil insects from damaging plant material. Comply with all local governing statutes and guidelines for chemical control.

18.7 Fertilizing: Fertilize all plant material as directed by soil test. Apply fertilizer at rates and durations such that the water content reaches 75% of field capacity. Trees 6m and taller require 4 gallons per hour per caliper inch. Scheduled applications are another of 3" for a 75 x Tree. Comply with requirements of BC Landscape Standard section 6.8.C Standard for Turfgrass Sod.

18.8 Pruning: Inspect all trees and shrubs at least every two months during the growing season. Prune trees and shrubs in the ornamental area. Re-cut if required throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

3.19 Installing Landscape on Structures:

1 Verify that drainage, waterproofing has been installed and acceptable before beginning work. Contact Landscape Architect for instructions if soil in place.

2 Coordinate work with construction of planters and planter drainage.

3 Verify that planter drain area in place and provides drainage to meet drains in grass and prior to placing any drain rock or soil.

3 Provide clean out at all low-high drain locations. Use 100mm min. dia. PVC Pipe. Mud with drain rock unless specific drawing detail shows.

4 Install drain rock evenly to a minimum depth of 1' (150mm) or alternately sheet drain if specified. Install sheet drain to per manufacturer's recommendations.

5 Cover drain rock or alternate sheet drain if specified on drawing detail with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

6 Place minimum layer of 5 – 50mm clean washed pump sand over filter fabric.

7 Place growing medium in depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight fills required in other grades. Use 50 minimum thick over drain rock shaped to provide smooth surface transition at edges. Both such grass lightly together and cover with filter fabric to prevent soil from migrating downward.

3.20 Establishment Maintenance: Provide a separate price for this method.

1 Mowed: The letter of "establishment" maintenance is to provide contributed care to weeds but initial plant material that is relatively short period of time to ensure or become the long term vigour of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the risks of failure and unnecessary cost associated with improper establishment. Establishment maintenance procedures apply to all new and reclaimed vegetation including cultivated hydroseed areas and sodded areas.

2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

3 Installed Standards and Legislation: B.C. Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act.

4 The Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period there should be three other reviews during the 12 months scheduled by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedure and submit to the designated representative.

5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out professionally during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

6 Maintenance Level: Comply with B.C. Landscape Standard, Section 7.0, Table 1, Maintenance Level "Medium".

7 Materials: Comply with Part Two of this specification.

8 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates are required by soil testing.

9 Plant Material Establishment:

9.1 Watering: During the first growing season, water new plants at least every two (2) days between April 1st and July 31st, and every three (3) days between August 1st and September 30th. Provide 25 gallons per hour per plant/tree/shrub/vine/groundcover/perennial/grass. During the second growing season, water new plants at least every three (3) days between April 1st and July 31st and every two weeks August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity in the full depth of the growing medium. Apply water again when the water content reaches 75% of field capacity. Trees 6m and taller require 4 gallons per hour per caliper inch. Scheduled applications are another of 3" for a 75 x Tree. Comply with requirements of BC Landscape Standard section 6.8.C Standard for Turfgrass Sod.

9.2 Weeds: Maintain weed free.

9.3 Insect Control: Prevent soil insects from damaging plant material. Comply with all local governing statutes and guidelines for chemical control.

9.4 Fertilizing: Fertilize all plant material as directed by soil test. Apply fertilizer at rates and durations such that the water content reaches 75% of field capacity. Trees 6m and taller require 4 gallons per hour per caliper inch. Scheduled applications are another of 3" for a 75 x Tree. Comply with requirements of BC Landscape Standard section 6.8.C Standard for Turfgrass Sod.

9.5 Pruning: Inspect all trees and shrubs at least every two months during the growing season. Prune trees and shrubs in the ornamental area. Re-cut if required throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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LANDSCAPE ARCHITECTS ltd
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p: 604 294-0011; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	12.APR.13	AS PER CITY REQUEST	DD
5	12.MAR.26	NEW SITE PLAN / CITY COMMENTS	DD
4	12.JAN.18	NEW SITE PLAN	DD
3	11.DEC.14	NEW SITE PLAN / CITY COMMENTS	DD
2	11.DEC.13	NEW SITE PLAN	DD
1	11.OCT.28	NEW SITE PLAN	DD

CLIENT:

PROJECT:

OFFICES
10183 152A STREET
SURREY, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 11.SEP.22
SCALE:
DRAWN: DD
DESIGN:
CHKD: PGM

DRAWING NUMBER: L3

OF 1

11181-7.ZIP

PMG PROJECT NUMBER: 11-181

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the future lives here.

INTER-OFFICE MEMO

TO:	**Manager, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Development Services Manager, Engineering Department**		
DATE:	**April 17, 2012**	PROJECT FILE:	**7811-0236-00**
RE:	**Engineering Requirements (Commercial) Location: 10173 152A St**		

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate road widening of 0.952 meters for a commercial lane.

Works and Services

- construct 152A Street boulevard to full urban standards.
- construct the widening of the lane on the developer's side to an ultimate 4.0 metres wide as measured from the center line of the right-of-way.
- payment of Latecomer agreements will be required if the project proceeds prior to August 13, 2012.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

Rémi Dubé, P.Eng.
Development Services Manager

RWB

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11 - 0236 - 00
Project Location: 10173 / 83 - 152A Street
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

A small stand of low value black cottonwood. The trees have little preservation value with respect to the proposed development.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 19
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 19
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (18 alder and cottonwood X 1 and 1 others X 2)	(E) 20
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I)
Average number of Trees per Lot (H/I)	(J) TBD

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 10, 2011

Advisory Design Panel Minutes

PRC1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JANUARY 26, 2012
Time: 4:10 pm

Present:	**Guests:**	**Staff Present:**
Chair - S. Lyon Panel Members: R. Ciccozzi N. Baldwin B. Shigetomi D. Lee (*arrived at 4:15 pm)* Cpl. M. Searle K. Newbert **Absent:** L. Mickelson	Jordan Levine, Omicron Paul Dabbs, Omicron Marlene Messer, DMG Landscape Architects Art Philips, Morgan Crossing Properties Ltd. Karen Donald, Morgan Crossing Properties Ltd. Marc Bricault, Bricault Design John Moorcroft, MCMP Architects Matthew Cheng, Matthew Cheng Architect	T. Ainscough, City Architect - Planning & Development H. Bello, Senior Planner - Planning & Development M. Rondeau, Senior Planner - Planning & Development H. Dmytriw - Legislative Services

B. SUBMISSION

3. 6:00 PM

File No.:	**7911-0236-00**
New or Resubmit:	New
Last Submission Date:	N/A
Description:	**3-Storey Building (Office/Retail)**
Address:	10173/10183 152A Street
Developer:	West Coast Hay Management Ltd. c/o Yoon Sang Ik
Architect	Mathew Cheng Architect Inc. Mathew Cheng
Landscape Architect:	DMG Landscape Architects Marlene Messer
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Project is located one block over from 152 Street, the "Main Street" of Guildford on 152A Street. 103 Street will be a future road.
- Guildford Town Centre mall is located on the west side of 152nd.
- Currently, there is no specific town centre plan for Guildford.
- Staff worked on the public realm treatments with in-ground planters for streetscape and to screen two transformers located in the boulevard.
- Generally the proposal meets the intent of urban design policies.

The City Architect commented:

- Bring forward drawings for garbage enclosure.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- On 150A Street – to north is an existing 3 storey building, a vacant lot to south. The vacant lot is used by the nearby restaurant. Client was unsuccessful to buy this lot.
- The back of the building has good exposure to 152 Street. Treated both building facades front and back as important facades with high quality material metal panel.
- First and second stories are one expression; expressed the top to make building height look lower.
- Incorporated some passive solar features – solar fins and introduced canopy on ground floor. Metal louvers on west elevation and low energy glass, geothermal.
- LEED features highlighted: LED lighting in building, common area and in parking structure; proposed to pre-wire solar panel for future possible solar panels if tenant willing.
- CPTED – basement walls painted white for light and CCTV for safety, mirrors at corners in basement, glass panels and lobby door.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Planters at sidewalk. Raised planters on slab along lane.
- Kiosks will be screened.
- Permeable pavers are proposed in back parking area.

In response to questions the following information was provided by the **Project Architect**:

- No urban design guideline precedent has been set for 3-storey buildings.
- Vertical solar shading on west elevation is not deep but it works.
- No detail drawings available for garbage enclosure.
- Rainwater collection will be permeable pavers at the large floor plate slabs and roof area for slow release. Can do more pavers at the concrete and exposed aggregate.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
3-Storey Building (Office/Retail)
10173/10183 152A Street, Surrey, BC
File No. **7911-0236-00**

It was Moved by Rob Ciccozzi
Seconded by Nigel Baldwin
That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

- Break down the scale of the facade and rooflines to be in context with adjacent development.

  (Metal panels are configured to create a two-storey element which echoes the scale of the building on the adjacent building at 10193-152A Street on the north corner of both the east and west elevations. Please refer to streetscapes drawing on Sheet Dooa.)

- Concern with portions of building:
  - Dominant elements on building are the corner 'goal posts'. Address that two storey form at edge and relief at top and base. Bring corners down and drop band to pump up entry.
  - "Goal posts" at end not needed; they are stronger than the middle entry.

  (The corner 'goal posts' have been now deleted to emphasize horizontality. The windows have also been enlarged on the top level to reduce the perceived building height.)

- Make lobby more inviting, wider; existing is not much wider than exit corridor.

  (The main lobby has been widened and recessed to give it a sense of welcoming. The entrance canopy has also been raised to increase its visual prominence.)

- The office lobby should be more generous inside and be given more importance by articulating the street facade. Consider moving the lobby entry off centre to make a stair available to office users.

  (One of the stair cores has been combined with the elevator. These were also pushed to the building's perimeter which provides much better lighting and comfort.)

- Central entrance doors should be a higher quality and larger dimension with broader entrance canopy, consider recessing entry doors.

  (The entry doors were recessed and widened.)

- Consider making the lane elevation of a different character. Make the solar shades more prominent.

  (The number of solar shades along the west elevation was increased to create a unique identity for this face of the building.)

- Wrap aesthetic around south elevation to mimic east elevation (exposed at short term).

(A fire wall is required for both the north and south elevations (0.0 metre setback) so wrapping the metal panel around the corner may not be permitted by code.

We also anticipate future development on the adjacent site at 10163-152A Street to be proposed at the property line and thus the south elevation will be fully covered.)

- Colours are grey on grey on grey. Bring more life with colour to create a three dimensional look and add more depth, e.g., a change in plane.

  (The darker grey tone (Keith Panel cadet gray) has been eliminated. The colour palette formed by alternating castle grey and alavster cool. See photo of material sample board.

  In addition, two storey framing elements are raised 0.10 metre (4 in.) from the typical wall line to add depth to the building's design.)

Landscaping

- Eliminate north vehicle crossing at lane? More landscaping.

- Consider green roof for general building insulation, water collection, and building envelope in general.

- Consider large planted boulevard areas as rain gardens – work with City engineering on this.

CPTED

- Building itself has good light but exterior lighting an issue. Plenty residential to east and foot traffic streams thru this area.

  (The wall lights now point downwards to provide generous lighting for pedestrian traffic.)

- Bike room will be vulnerable at back.

  (The bike room will have access to some daylight from the top of the ramp. Hard-wired video surveillance equipment is also to be installed to ensure security.)

- Elevation shows blank wall. Measures to prevent graffiti.

  (Anti-graffiti paint is to be painted on below grade elevator walls.)

- Move security OH gate to building edge.

(The overhead gate is provided at its current location to provide future reciprocal access for the adjacent property at 10163-152A Street).

- Glaze doors in parkade and add windows at stairwells, lobby and elevator core.

  (The elevator lobby and doors in the underground parking area will be glazed to permit natural surveillance.

  Notes have been added under CPTED measures on Sheet D02 and D03.)

Accessibility

- Provide at least one barrier free toilet room to serve the whole building.

- Also make the main washrooms accessible, e.g., 1 toilet stall, 1 urinal with grab bars in men's.

  (All first floor commercial-retail units (CRU) will have at least one handicap toilet room. Additionally an accessible toilet stall will be provided in both the male and female washrooms on the second and third floors.)

Sustainability

- Well done relative to sustainability.

- If no green roof, look at light roof membrane.

  (The design team will select a light colour membrane, if possible, to increase reflectance and to reduce the heat island effect.)

- Extend LED lighting throughout offices, either as part of base building or a requirement in tenancy.

  (The developer has instructed the design team to allow for LED lighting throughout the entire building.)

- Geothermal is excellent idea.

- Suggest some form of rainwater collection to at least do some irrigation and possibly grey water for toilet flushing.

  (We will consult with city staff and the mechanical engineer at the construction document stage.)

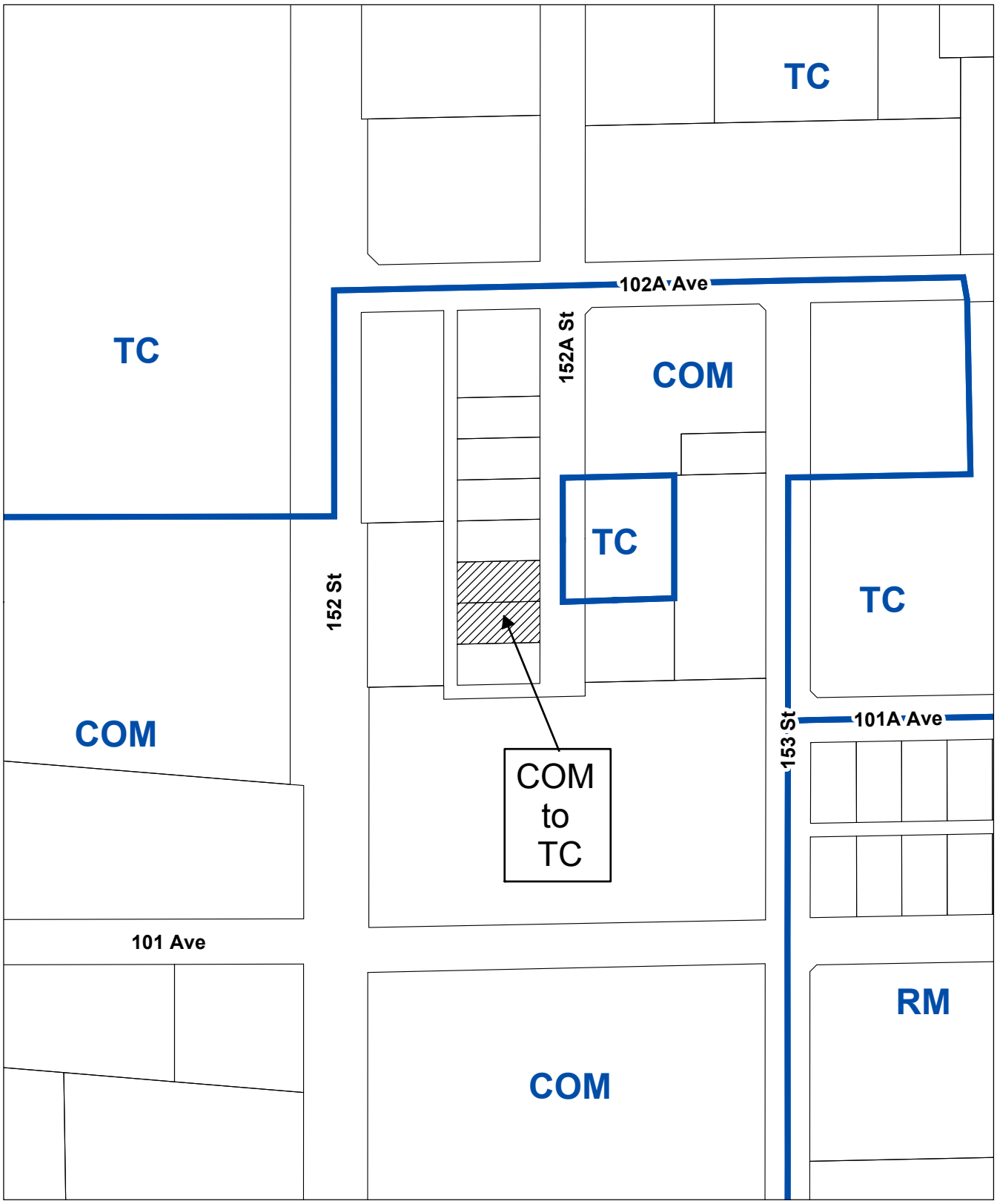
- Solar shade fins should project further to maximize sun protection; detail to demonstrate that they work to provide shade, i.e., show sun angle.

(The proposed solar fins project 0.45 metres (1 ft. 6 in.) from the building which should provide sufficient sun shading. We will work with our mechanical consultant to verify the benefit through energy modelling when the construction document is prepared.)

- Consideration for opening windows on the ground floor tenancy.

The Developer made the following comments on the Statement of Review:

- Appreciate all comments.



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OCP Amendment

Proposed amendment from Commercial to Town Centre

N