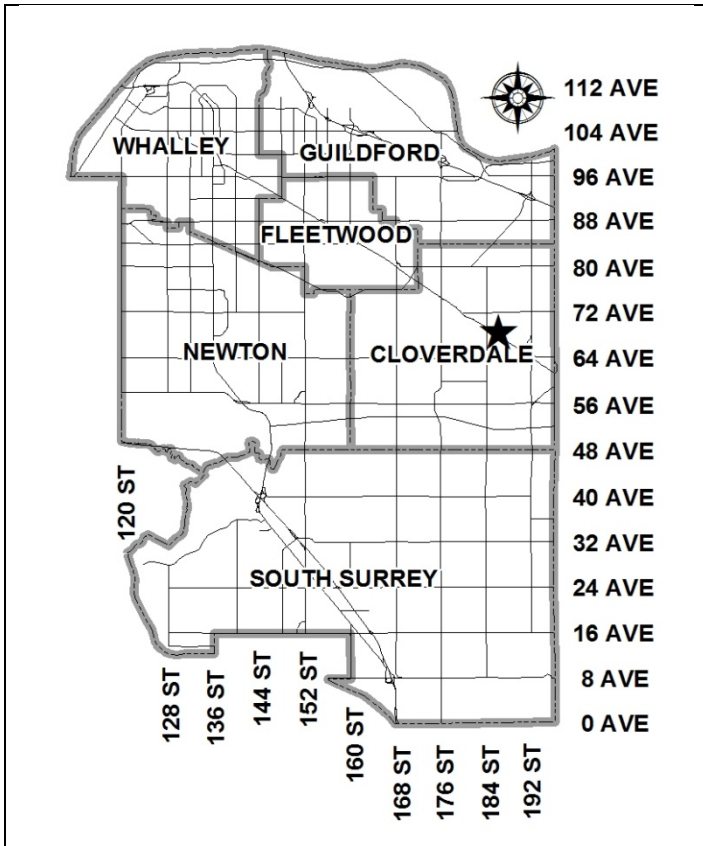


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7911-0244-01

Planning Report Date: June 17, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to permit the development of a church.

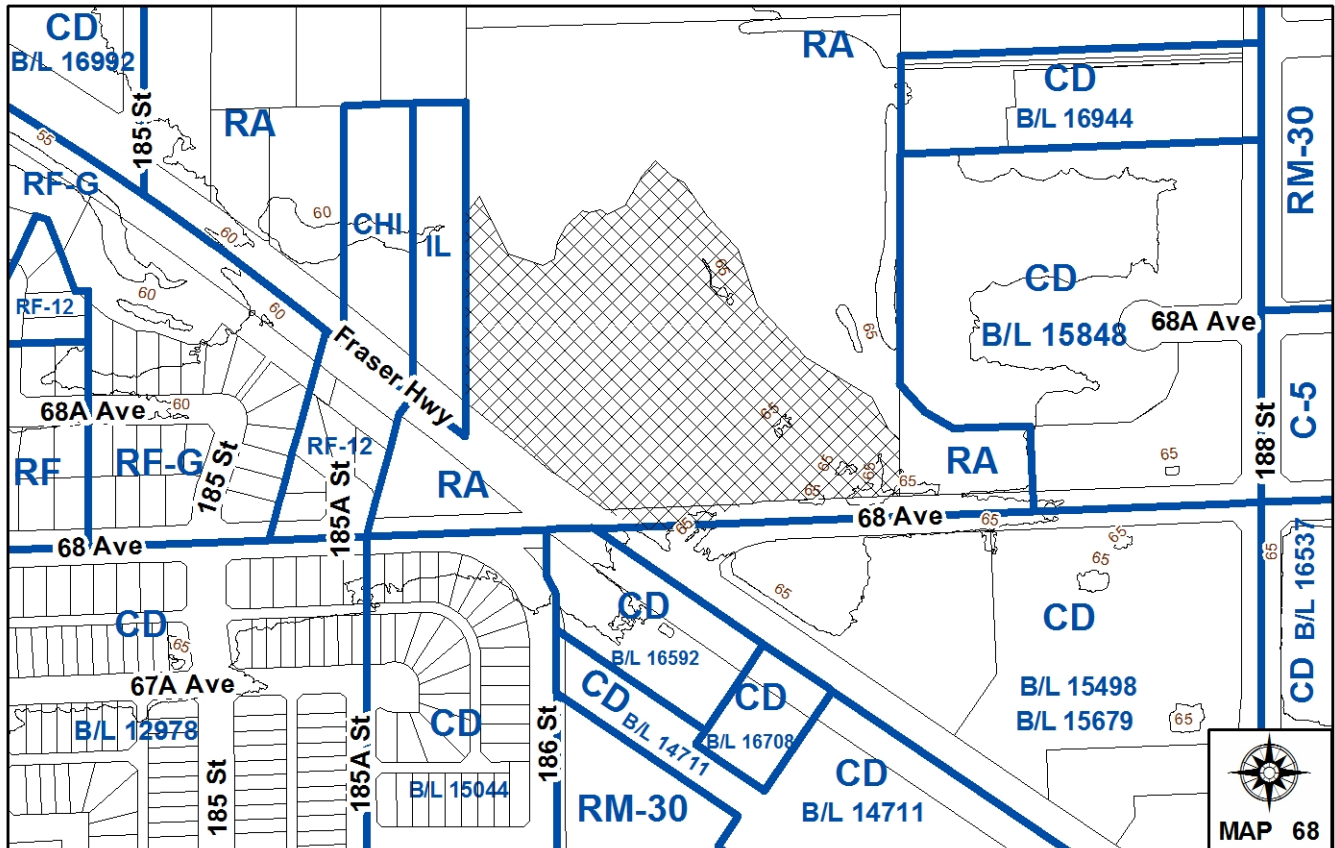
LOCATION: Portion of 18625 - Fraser Highway
 Portion of 68 Avenue Road
 Allowance

OWNERS: Hope Community Church of Surrey
 BC and City of Surrey

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Setbacks from both Fraser Highway and 68 Avenue are proposed to be reduced.

RATIONALE OF RECOMMENDATION

- The proposed church will remain in the same location as previously proposed and reviewed by City Council and will continue to be street-oriented and featured prominently at the intersection of 68 Avenue and Fraser Highway.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7911-0244-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback on a flanking street (Fraser Highway) of the PA-2 Zone from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre to the roof overhang;
- (b) to reduce the minimum front yard setback (68 Avenue) of the PA-2 Zone from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metre to the roof overhang; and
- (c) to vary Part 4 General Provisions of Zoning By-law No. 12000 to allow a structure more than 0.60 metre (2 ft.) in height to be located within the building setback area.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal. Engineering comments were previously provided with the Initial Planning Report No. 7911-0244-00, dated September 10, 2012.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
East:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
South (Across 68 Avenue):	Shopping centre	Commercial in OCP	CD (By-law No. 15498 amended by No. 15679)
West:	Forklift shop	Suburban in OCP	IL

DEVELOPMENT CONSIDERATIONS

- At the Regular Council – Land Use meeting of September 10, 2012, Council considered the Initial Planning Report proposing:
 - OCP amendment from Suburban to Urban;
 - NCP amendment on portions of the site from Institutional and Riparian Protection Area to 22-45 u.p.a. (High Density) and from Institutional to Riparian Protection Area;
 - Rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and Public Assembly 2 Zone (PA-2);
 - Development Permit; and
 - Development Variance Permit

in order to permit the development of 52 townhouse units and a church.

- At the October 1, 2012 Regular Council – Public Hearing meeting, both the OCP Amendment and Rezoning By-laws associated with the proposal received Third Reading.
- Since the Public Hearing, the applicant has expressed concern with the significant cost that is associated with the purchase of the City-owned road allowance at the corner of 68 Avenue and Fraser Highway, particularly as there is no development potential on these lands, other than the provision of a multi-use pathway.
- As a result, in order to reduce the costs of development, the applicant is proposing to purchase less road allowance than originally indicated.
- Whereas originally the applicant proposed to purchase approximately 525 square metres (0.13 ac.) of excess road allowance from the City, the applicant now proposes to purchase approximately 95 square metres (0.023 ac.).
- However, although the proposed church building remains in the same location as originally proposed, by virtue of the fact that the applicant is purchasing less road allowance, the ultimate property lines along Fraser Highway and 68 Avenue will now be located closer to the church than was originally anticipated resulting in a need for a Development Variance Permit to accommodate reduced setbacks.
- The current proposal is for a Development Variance Permit to reduce the building setbacks from both Fraser Highway and 68 Avenue and to increase the height of a structure that can be located within the building setback area as outlined in the By-law Variance and Justification section.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum side yard setback on a flanking street (Fraser Highway) of the PA-2 Zone from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang;

- To reduce the minimum front yard (68 Avenue) setback of the PA-2 Zone from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang.

Applicant's Reasons:

- The City has requested that the building be located at the corner of Fraser Highway and 88th Avenue and as close as possible to the intersection, for a more urban presence.
- The PA-2 Zone requires the building to be set back 9.0 metres (30 ft.) from the front lot line. In order to locate the building as requested by the City, and to maximize space generally for the church's activities on the resultant smaller site, the church will purchase part of the available City property and propose to construct the building with a 3.7-metre (12 ft.) building setback, and a zero setback at any eave or signage element, which is consistent with urban, reduced and/or zero lot line setbacks.
- The building will appear to be 9.0 metres (30 ft.) back from the intersection, in keeping with the bylaw requirement, since there will be no indication of where the church property ends and where the left over and undevelopable City parcel begins. This will allow the building to be as close as possible to the intersection as requested by the City of Surrey.

Staff Comments:

- To minimize the cost of development on the church site, the applicant is now proposing to purchase less of the City road right-of-way at the intersection of 68 Avenue and Fraser Highway for consolidation with the subject site. As a result of this objective, the site area is smaller and the property lines are further back from the curb and sidewalk.
- Physically this change in the amount of road to be acquired does not affect the design of the building nor the layout of the site, as the church will be sited in its original position. However as the property lines are set back further from Fraser Highway and 68 Avenue, they are now closer to the proposed location of the building.
- Staff support the proposed variances.

(b) Requested Variance:

- To vary Zoning By-law No. 12000 to allow a structure more than 0.60 metre (2 ft.) in height to be located within the building setback area.

Applicant's Reasons:

- See above comments.

Staff Comments:

- The project landscaping includes a 0.90-metre (3 ft.) high wall directly adjacent the amended property line at the intersection of Fraser Highway and 68 Avenue, along the building's south façade.
- The wall serves to separate a patio area from the public realm and will act as an outdoor gathering space for the church use. The church's signage is proposed to be fastened to the top of the wall directly adjacent the intersection. At its highest point, the sign will be a maximum of 1.20 metres (4 ft.) high.
- The wall was proposed as part of the original proposal and is located in the same location.
- Staff support the proposed variance.

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 Subdivision Layout
Appendix III. Development Variance Permit No. 7911-0244-01

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. Dated March 7, 2012.
- Complete Set of Architectural and Landscape Plans prepared by OCA Architects BC Inc., and PMG Landscape Architects respectively, dated January 10, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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DRV 6/13/13 10:26 AM

Information for City Clerk

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

1. (a) Agent: Name: Ted Dawson
 Dawson Benchmark
 Address: 12205 - Gardiner Street
 Surrey, BC V4A 3C5

 Tel: 604-626-5401

2. Properties involved in the Application
 - (a) Civic Address: Portion of 18625 Fraser Highway
 Portion of 68 Avenue Road Allowance

 - (b) Civic Address: Portion of 18625 Fraser Highway
 Owner: Hope Community Church of Surrey BC
 PID: 029-014-069
 Lot A Section 16 Township 8 New Westminster District Plan EPP28335

 - (c) Address: Portion of 68 Avenue Road Allowance
 Owner: City of Surrey

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0244-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

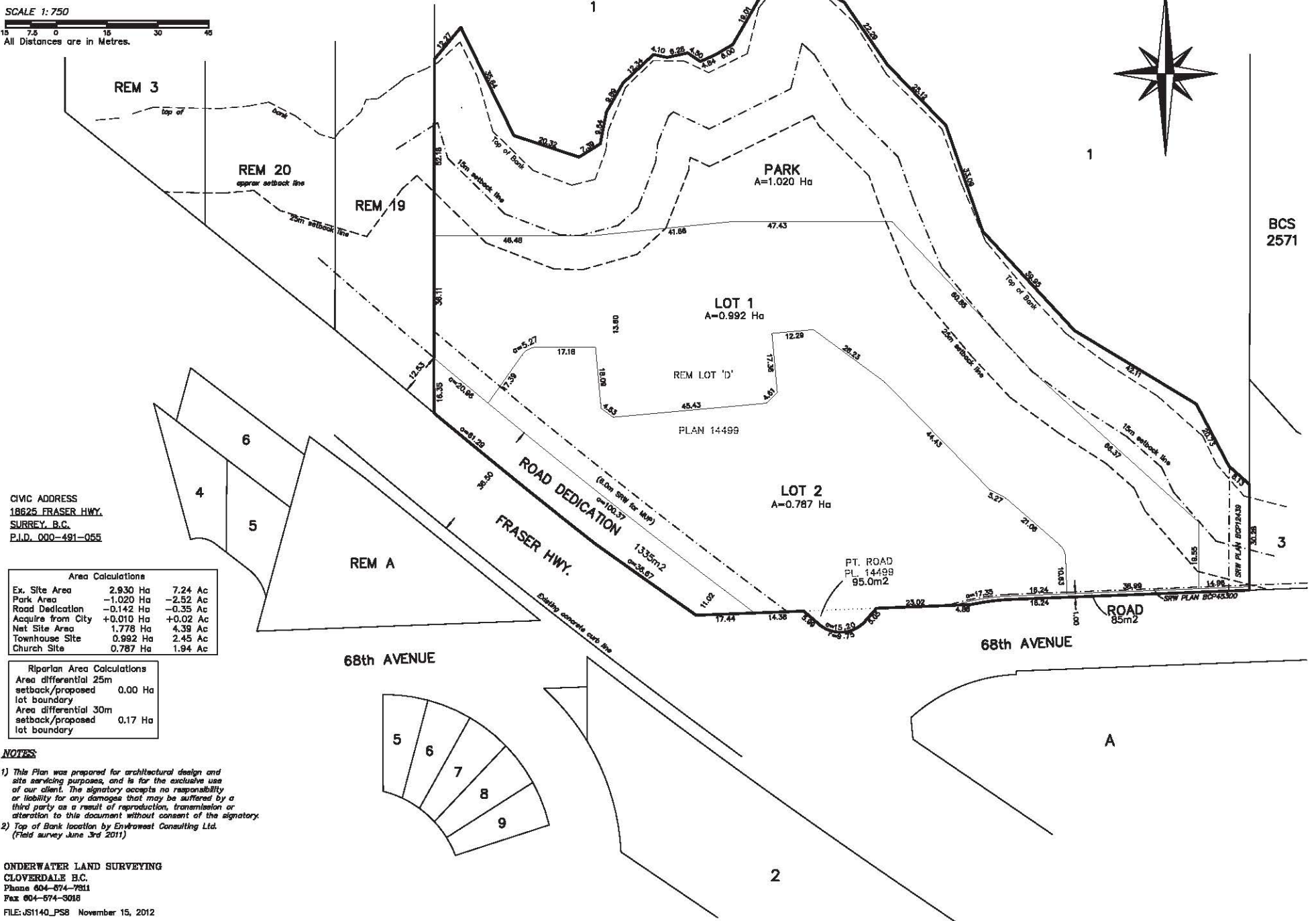
Proposed Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		7,870 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	15.2%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South-east; 68 Avenue)	9 m	4.3 m *
Rear (North)	9 m	23 m
Flanking Side (South-west; Fraser Highway)	9 m	3.6 m *
Side (West)	9 m	9 m
Side (East)	9 m	23 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		
FLOOR AREA: Institutional	3,935 m ²	1,574 m ²
TOTAL BUILDING FLOOR AREA	3,935 m ²	1,574 m ²
DENSITY		
FAR (gross)		
FAR (net)	0.50	0.20
PARKING (number of stalls)		
Institutional	113	113
Number of disabled stalls	2	4
Number of small cars	28	17

* *Variance requested*

PROPOSED SUBDIVISION PLAN OF REM LOT 'D' AND PART OF ROAD (68th AVENUE) BOTH OF SECTION 16, TOWNSHIP 8 N.W.D. PLAN 14499

SCALE 1:750
 15 7.5 0 15 30 45
 All Distances are in Metres.



BCS 2571

CIVIC ADDRESS
 18625 FRASER HWY.
 SURREY, B.C.
 P.I.D. 000-491-065

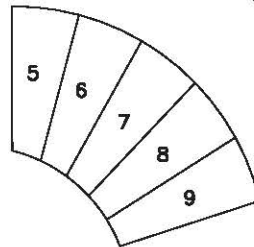
Area Calculations		
Ex. Site Area	2.930 Ha	7.24 Ac
Park Area	-1.020 Ha	-2.52 Ac
Road Dedication	-0.142 Ha	-0.35 Ac
Acquire from City	+0.010 Ha	+0.02 Ac
Net Site Area	1.778 Ha	4.39 Ac
Townhouse Site	0.992 Ha	2.45 Ac
Church Site	0.787 Ha	1.94 Ac

Riparian Area Calculations		
Area differential 25m setback/proposed lot boundary	0.00 Ha	
Area differential 30m setback/proposed lot boundary	0.17 Ha	

NOTES:

- 1) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 2) Top of Bank location by Eynwest Consulting Ltd. (Field survey June 3rd 2011)

ONDERWATER LAND SURVEYING
 CLOVERDALE B.C.
 Phone 604-574-7811
 Fax 604-574-3018
 FILE:JS1140_PS8 November 15, 2012



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0244-00

Issued To: HOPE COMMUNITY CHURCH OF SURREY BC
("the Owner")

Address of Owner: 17352 - 59 Avenue
Surrey, BC
V3S 1P1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-014-069
Lot A Section 16 Township 8 New Westminster District Plan EPP28335

18625 Fraser Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) The minimum side yard setback on a flanking street (Fraser Highway) in Section F.2 of the Assembly Hall 2 Zone (PA-2) is reduced from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre (0 ft.) to the roof overhang;

- (b) the minimum front yard (68 Avenue) setback in Section F.2 of the Assembly Hall 2 Zone (PA-2) is reduced from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metres (0 ft.) to the roof; and
 - (c) Sub section E.17(c) of Part 4 General Provisions is varied to allow a structure more than 0.60 metres (2 ft.) in height to be located within the building setback area.
- 5. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0244-01 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
- 6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 7.
 - (a) The landscaping shall conform to drawings numbered 7911-0244-01 (B) through to and including 7911-0244-01 (F) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$131,002.41

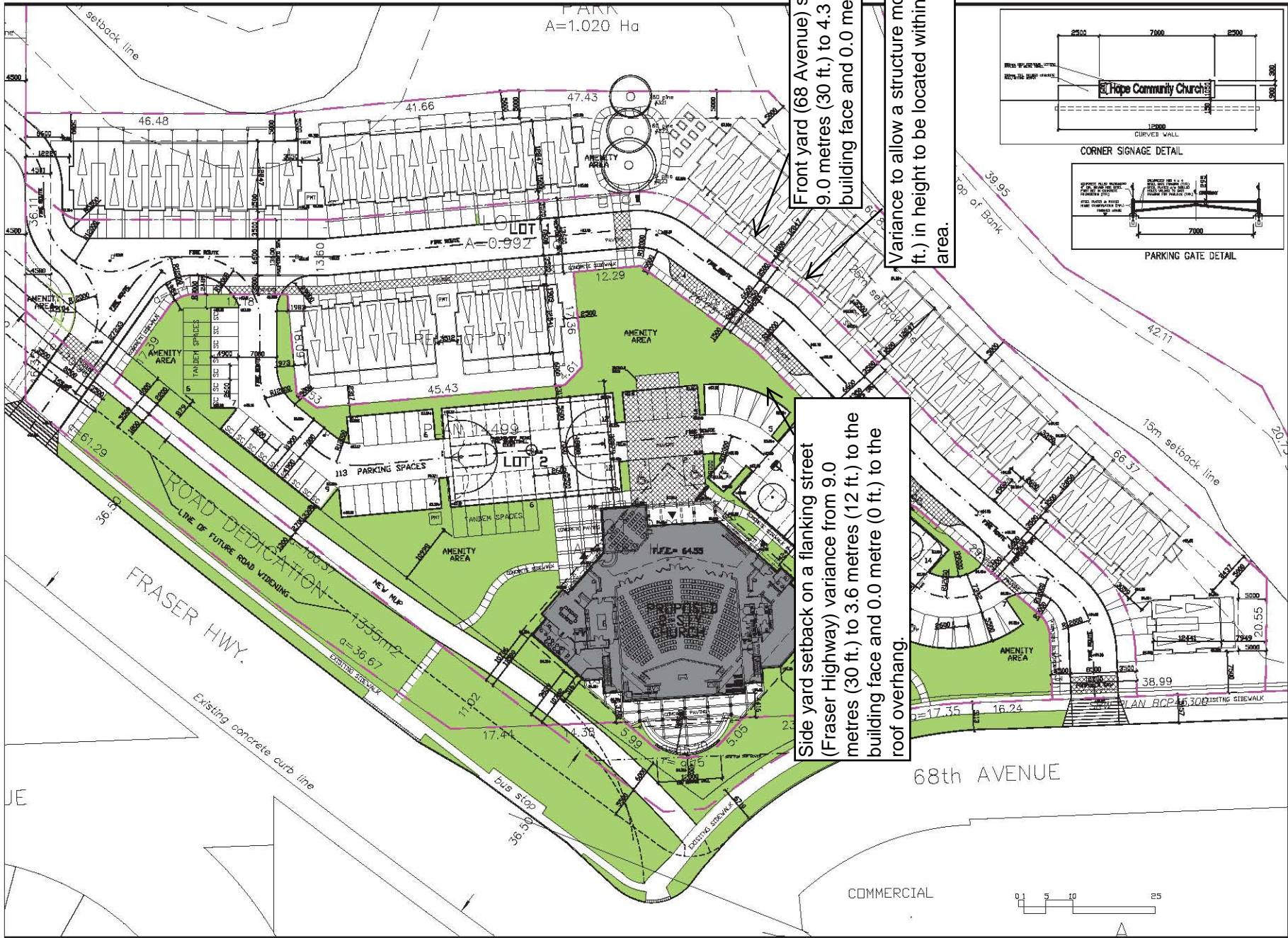
(the "Security")
 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

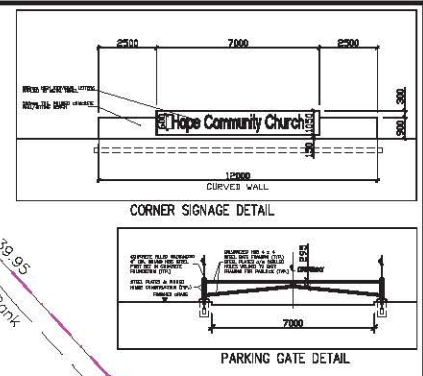
City Clerk – Jane Sullivan



Front yard (68 Avenue) setback varies from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to building face and 0.0 metres (0 ft.) to building face and 0.0 metres (0 ft.) to building face.

Side yard setback on a flanking street (Fraser Highway) variance from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and 0.0 metre (0 ft.) to the roof overhang.

Variance to allow a structure more than 0.60 ft.) in height to be located within the building area.



Notes
 Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.
 We act under the Design.
 All drawings, specifications and related documents, and the project property of the Architect and shall be returned to the Architect upon completion of the project. It is prohibited to reproduce or use any part of this drawing without the Architect's written consent.
 This drawing is not to be used for construction until authorized by the Architect.

Architect's signature
 Date

No.	Revision	Date
1	PLANNING COMMENTS	5/4/21
2	PLANNING COMMENTS	5/4/21
3	PAVING AT SIGN FOR SIGN SERIES	11/10/21
4	PAVING & PROPERTY LINE AT SIGN FOR SIGN SERIES	1/10/22
5		
6		

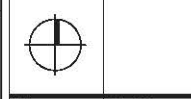
No.	Revision	Date
5		
6	PLANNING COMMENTS	5/20/21
7	REVISIONS	11/20/21
8	CLIENT REVISION	12/01/21
9	CLIENT REVISION	8/18/21
10		

Project Title
LOT 2 SITE PLAN

Project
HOPE COMMUNITY CHURCH
 18225 FRASER HWY.
 VANCOUVER, BC

OCA Architects (BC) Inc.
 360-550 INDUSTRIAL STREET
 VANCOUVER, BC V6L 2R6
 TEL: (604) 428-8870
 FAX: (604) 428-8871

- Structure -
- Mechanical -
- Electrical -
- Landscape -
- Plot Date -



Scale: 1:500
 Drawing Number: A01.2
 Sheet by: -
 Checked by: -
 File number: 220
 Date: NOV. 2020

SEAL:

PLANT SCHEDULE				
STREET TREES ALONG MUP				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	FRAX NIGRA GREEN SELECT	AUSTRIAN BLACK PINE	2.0M HT, 8.0B
	4	PRINOSPOMA MEROPE (SMALL)	DONALDAS FIR	2.0M HT, 8.0B
	8	PARROTIA PERICA ROBY VARIET	ROBY VINE PARROTIA	6.0M CAL., 1.0M STD.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

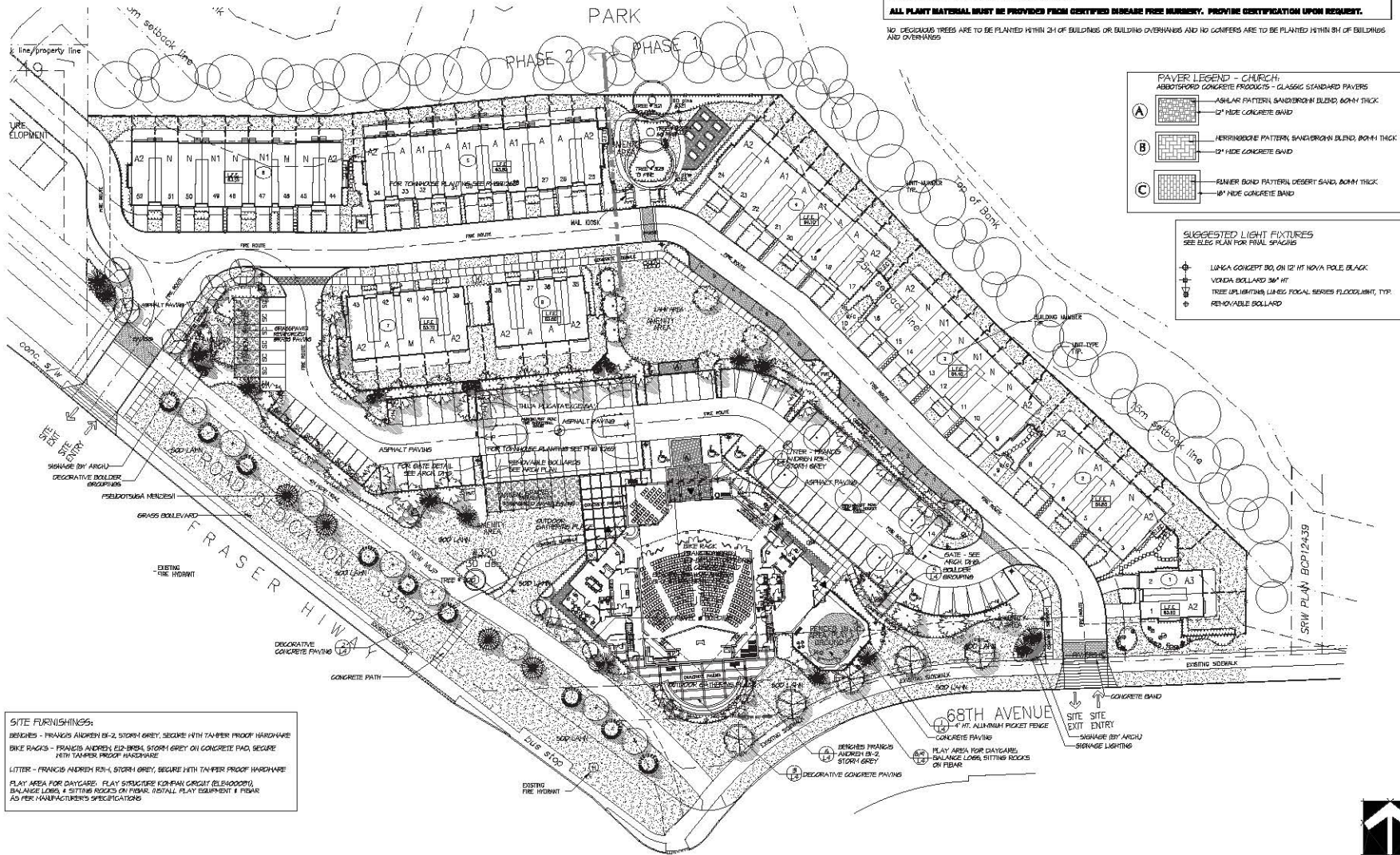
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE CHURCH SITE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER GISEMONTII	VINE MAPLE	2.5M HT, 8.0B, 9.0 STEIL CLIMF
	8	ACER RUBRUM 'ARMSTRONGII'	ROUNDFACE RED MAPLE	6.0M CAL., 2M STD, 8.0B
	8	CARRINUS BETULUS 'FASCIOLATA'	PYRAMIDAL EUROPEAN HORSEBEAM	5.0M CAL., 1.5M STD, 8.0B
	8	CERDOPHILUM JAPONICUM	KATSURA TREE	6.0M CAL., 1.5M STD, 8.0B
	2	QUINQUELOBA OBUSA 'SERRACULI'	SLANDER HORNED OYSTERBEE	2.5M HT, 8.0B
	5	CORUNUS FLORIDA 'RUBRA'	PINK FLOUNDER DOGWOOD	2.5M HT, 8.0B
	2	FRAX NIGRA	AUSTRIAN BLACK PINE	3M HT, 8.0B
	4	FRAX NIGRA ARNOLD'S SENTINEL	ARNDLES SENTINEL PINE	2.0M HT, 8.0B
	6	QUERCUS ROBUR 'FASCIOLATA'	FASCIOLATE ENGLISH OAK	6.0M CAL., 1.5M STD, 8.0B
	7	TILIA PLICATA 'EXCELSA'	HESPEREN RED CEDAR	3M HT, 8.0B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

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

NO DECIDUOUS TREES ARE TO BE PLANTED WITHIN 2M OF BUILDINGS OR BUILDING OVERHANGS AND NO CONIFERS ARE TO BE PLANTED WITHIN 8M OF BUILDINGS AND OVERHANGS



SITE FURNISHINGS:
 DESKERS - FRANCIS ANDREX BK-2, STORH1 GREY, SEQUE WITH TAMPER PROOF HARDWARE
 BIKE RACKS - FRANCIS ANDREX E22 BK2M, STORH1 GREY ON CONCRETE PAUL, SEQUE WITH TAMPER PROOF HARDWARE
 LITTER - FRANCIS ANDREX RH-4, STORH1 GREY, SEQUE WITH TAMPER PROOF HARDWARE
 PLAY AREA FOR DAYCARE: PLAY STRUCTURE KOMPAN GREGAT (ELB400001), BALANCE LOGS, 4 SITTING ROCKS ON PISAR, INSTALL PLAY EQUIPMENT 1 PISAR AS PER MANUFACTURERS SPECIFICATIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 MAY 20	NEW SITE PLAN	DR
2	12 JUN 04	CLIENT COMMENTS / DETAILS	DR
3	12 AUG 08	NEW SITE PLAN	MMT
4	12 AUG 22	NEW SITE PLAN/CLIMATE COMMENTS	CV
5	12 OCT 10	REV. AS PER MAIL COMMENTS	MMT
6	12 NOV 18	NEW SITE PLAN	DO
7	13 MAR 18	REVISE SHT. / LANDSCAPE / FINISH	DO
8	13 MAY 20	CIVIL/ENGINE COMMENTS	DO

CLIENT:

PROJECT:
HOPE COMMUNITY CHURCH
 18625 FRASER HWY.
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 12 AUG 14 DRAWING NO:
 SCALE: 1"=30'-0"
 DRAWN: DO
 DESIGN: MCY
 CHKD: MCY

PMG PROJECT NUMBER: 1



11265-12041-8.2P

7911-0244-01 (B)

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 MAY 20	NEW SITE PLAN	DO
2	12 JUN 24	CLIENT COMMENTS / DETAILS	DO
3	12 AUG 28	NEW SITE PLAN	MMT
4	12 AUG 22	NEW SITE PLAN/UTILITY COMMENTS	CW
5	12 OCT 10	REV. AS PER MAIL COMMENTS	MMT
6	12 NOV 23	NEW SITE PLAN	DO
7	13 MAR 18	REVISE SPT. / LANDSCAPE / FENCE	DO
8	13 MAY 20	CITY/CLIENT COMMENTS	DO

CLIENT:

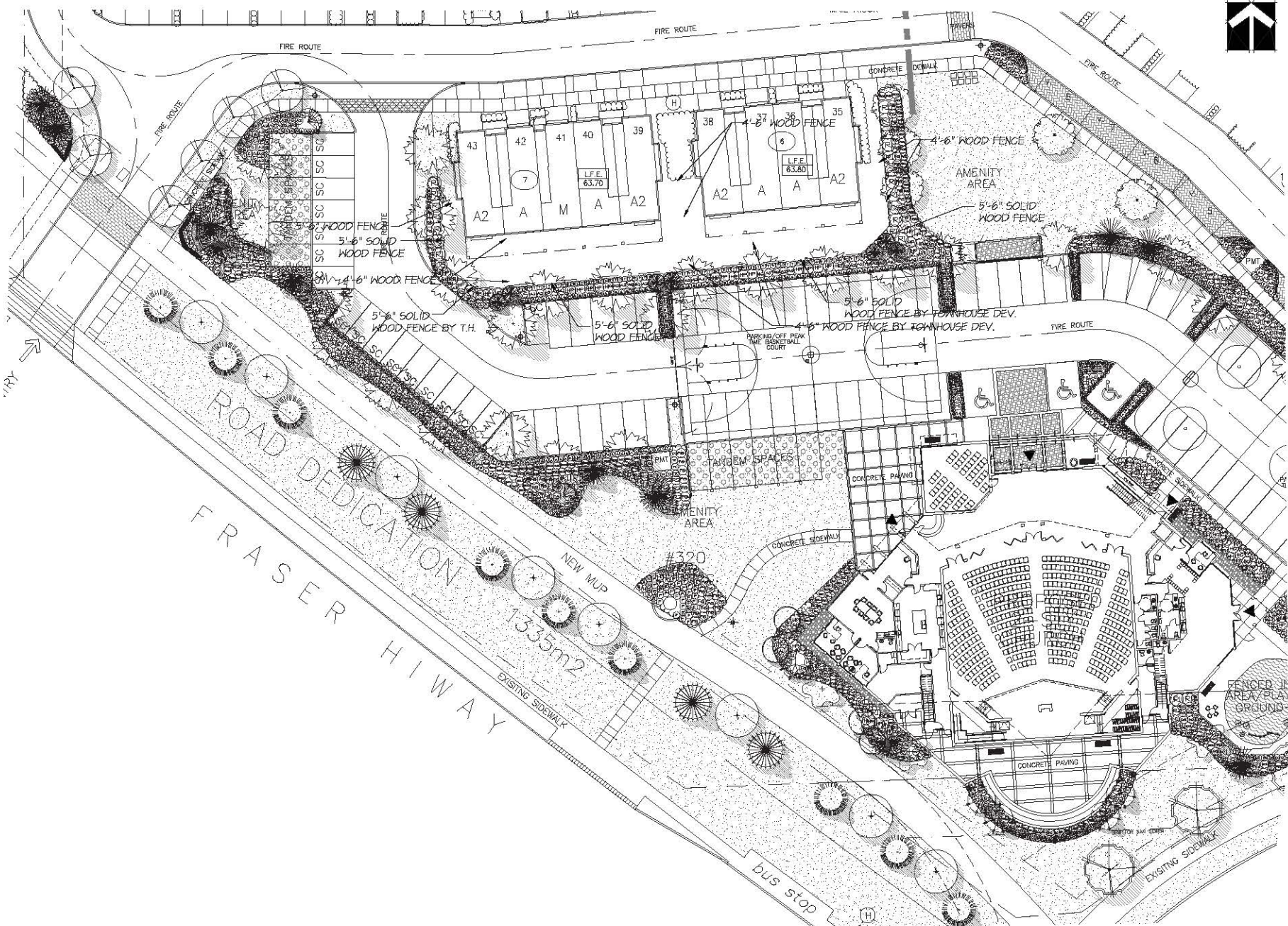
PROJECT:

**HOPE COMMUNITY
CHURCH**
18625 FRASER HWY.
SURREY, B.C.

DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

DATE: 12.AUG.14 DRAWING:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

11265-12041-8.ZIP PMG PROJECT NUMBER:



7911-0244-01 (C)

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Suite C110 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 | f. 604 294-0022

SEAL:

8	13 MAY 10	CIVIL/ENGINE COMMENTS	
7	13 MAR 10	REVISE SITE / LANDSCAPE / FENCE	DO
6	12 NOV 09	NEW SITE PLAN	DO
5	12 OCT 09	REV. AS PER MARK COMMENTS	MM
4	12 AUG 09	NEW SITE PLANT/CITY COMMENTS	CV
3	12 AUG 09	NEW SITE PLAN	MM
2	12 JUN 09	CLIENT COMMENTS / DETAILS	DO
1	12 MAY 09	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
HOPE COMMUNITY CHURCH
18625 FRASER HWY.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 12.AUG.14 DRAWING NO:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

PMG PROJECT NUMBER:



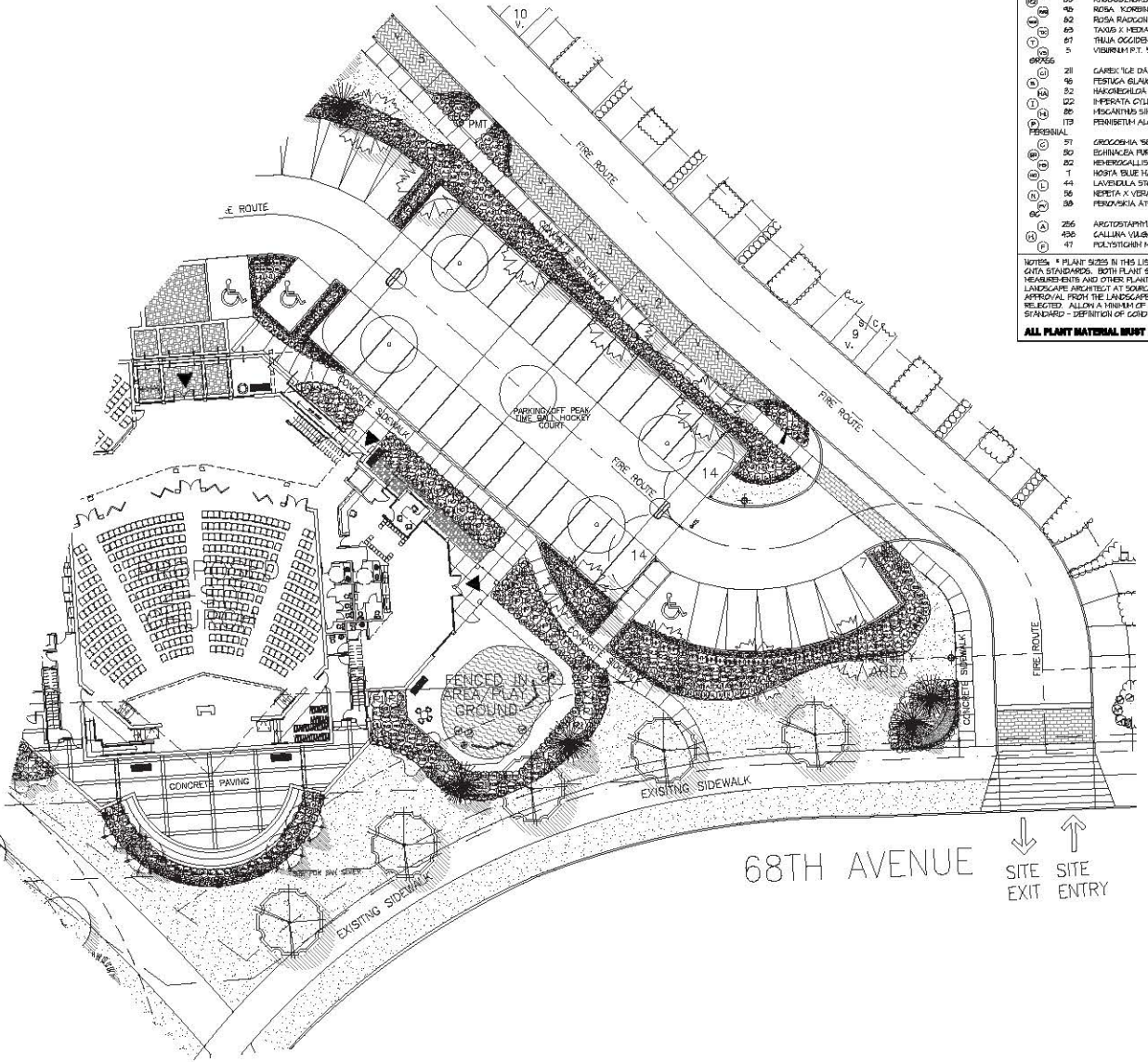
11265-12041-8-2P

7911-0244-01 (D)

PLANT SCHEDULE		CHURCH SITE	PMG JOB NUMBER	12-041
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
194	(N)	ADALEA JAPONICA 'BIRARD'S BRISON'	ADALEA JAPANESE RED	12 POT, 25CM
195	(N)	ADALEA JAPONICA 'HINO WHITE'	ADALEA HARDY WHITE	12 POT, 25CM
66	(N)	BERRBERIS THUNBERGII 'LAWSON PYGMY'	CRIMSON PIGEON SAGEBERRY	18 POT, 50CM
40	(N)	GORTYLOPSA SPICATA 'AUREA'	SPICE PRINCE HAZEL	18 POT, 50CM
84	(N)	POTERILLA GARDNERI	POTERILLA	12 POT, 60CM
44	(N)	HYDRANGEA HAKONENSIS 'SLOVENIA EMBERS'	SLOVENIA EMBERS HYDRANGEA	12 POT, 50CM
43	(N)	HYDRANGEA PANICULATA 'BIG BOB'	BIG BOB HYDRANGEA	12 POT, 50CM
14	(N)	PRINS HANO 'PIRLID'	GRAMP HANO PINE	12 POT, 25CM
39	(N)	RHOZODENDRON 'HRS. PURNIVAL'	RHOZODENDRON ROSE PINK, MAY	12 POT, 50CM
68	(N)	RHOZODENDRON 'LJLI'	RHOZODENDRON LIGHT PURPLE E. MAY	12 POT, 50CM
46	(N)	ROSA 'KORBI'	ICE BIRD ROSE, LOKI WHITE	18 POT, 45CM
62	(N)	ROSA 'RADCOBI' 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE RED, PINK	12 POT, 40CM
63	(N)	TAXUS 'N. HEERA MUGSI'	HICKS' YEW	12X BAR
67	(N)	TRILIA OCCIDENTALIS 'SHARADU'	EMERALD GREEN CEDAR	18H HY, BAR
5	(N)	VIORUM P.T. 'SUNRISE SNOWFLAKE'	SUNRISE SNOWFLAKE VIORUM	18 POT, 60CM
SPRING				
28	(N)	CAREX 'ICE DANCE'	SILVER VAREGATED SEDGE	11 POT
48	(N)	FERTICA 'GLAUKA' 'BOULDER BLUE'	BLUE FESCUE	11 POT
53	(N)	HAKONEGLIZA 'MAKRA' 'ALSO STRIATA'	JAPANESE FOREST GRASS	11 POT
22	(N)	IMPATIENS CYLINDRICA 'RED BARRON'	BLOOD GRASS	11 POT
26	(N)	HECANTHE SIBENSIS 'RUPURASCENS'	PLAIE GRASS	11 POT, 1/2 POT
178	(N)	FENISITH ALPESGARDIES 'NANSELAF'	CHARR FOUNTAIN GRASS	11 POT
PERENNIAL				
37	(N)	GRACCOBIA 'SILVER SUNROSE'	GRACCOBIA	11 POT, 25CM
30	(N)	SETHINEA PURPUREA 'RACZ-VATAC'	PURPLE CONEFLOWER	11 POT
62	(N)	HEMEROCALLIS 'SCOTTAL' 'SUNSHADE'	DARTLBY	11 POT, 1/2 PAL
1	(N)	HOSTA 'BLUE HAI-MOBI'	BLUE HAI-MOBI HOSTA	11 POT, 1 EYE, HEAVY SHADE
44	(N)	LAVENDULA STROKOHV 'OTTO BRAS'	SPANISH LAVENDER	11 POT
38	(N)	HEPETA 'N. VERANICA' 'DOP-KOPE'	CATHART	15CM POT
39	(N)	PERYSKIA ATRIFOLIOLATA	RUSSIAN SAGE	11 POT
TWO YEAR				
256	(N)	ARGYOSTEPHALOS (IVA-ARSI) 'MASSAGEBETTS'	KONIKVINEK	11 POT, 20CM
436	(N)	CALLUNA VILGARIS 'WINTER CHOCOLATE'	WINTER CHOCOLATE HEATHER	11 POT
47	(N)	POLYSTICHUM PANITUM	WESTERN SWORD FERN	12 POT, 40CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BG LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW TAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BG LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



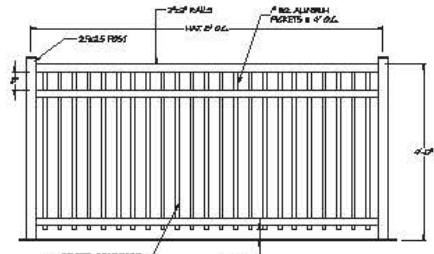
68TH AVENUE



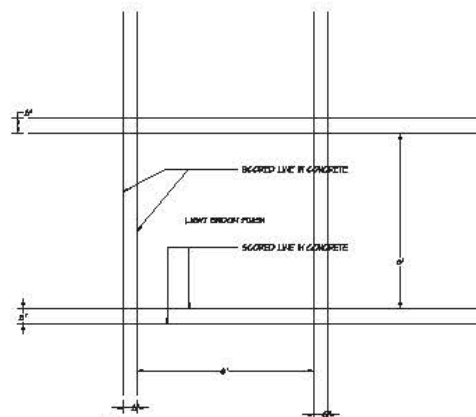
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pmg
LANDSCAPE ARCHITECTS
 Suite C110 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p. 604 294-0011 | f. 604 294-0022

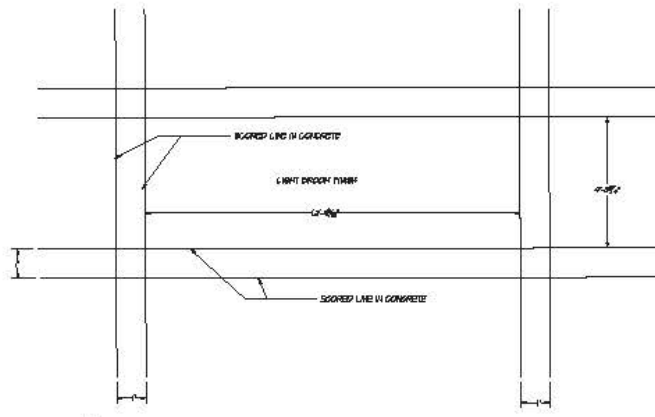
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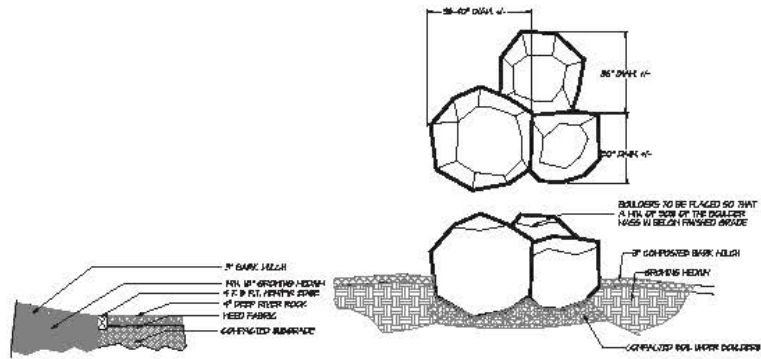
1
14
4 FT. HEIGHT ALUMINIUM PICKET FENCE
 1/2" = 1'-0"



2
14
DECORATIVE CONCRETE PAVING
ENTRANCE
 1/2" = 1'-0"



3
14
DECORATIVE CONCRETE PAVING
SOUTH SIDE
 1/2" = 1'-0"



4
11
GRAVEL @ BLDG.
 1/2" = 1'-0"

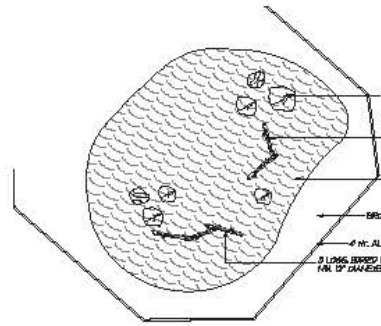
5
14
BOULDER GROUPINGS
PLANTING
 1/2" = 1'-0"



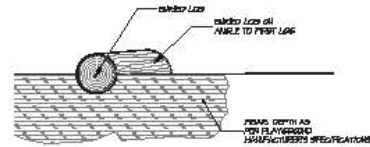
6
14
FRANCIS ANDREW BENCH: B1-2,
STORM GREY



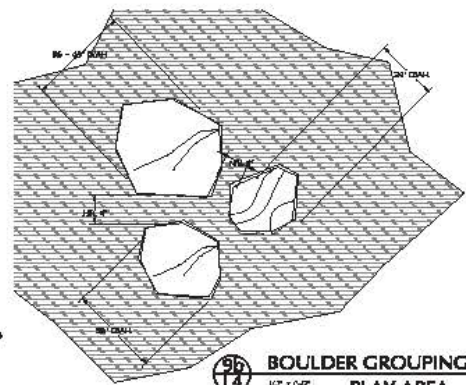
7
14
FRANCIS ANDREW LITTER:
R31-1, STORM GREY



9
14
PLAY AREA
 1/8" = 1'-0"



9a
14
BURIED LOGS
 1/2" = 1'-0"



9b
14
BOULDER GROUPINGS
PLAY AREA
 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	13 MAY 20	CIVIL/ENV COMMENTS	
7	13 MAR 19	REV. SITE / LANDSCAPE / FENCE	DO
6	12 NOV 18	NEW SITE PLAN	DO
5	12 OCT 18	REV. AS PER MARK COMMENTS	MM
4	12 AUG 18	NEW SITE PLAN/CITY COMMENTS	CV
3	12 AUG 18	NEW SITE PLAN	MM
2	12 JUN 18	CLIENT COMMENTS / DETAILS	DO
1	12 MAY 18	NEW SITE PLAN	DO

PROJECT:

HOPE COMMUNITY CHURCH
 18625 FRASER HWY.
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12 JUN 04 DRAWING NO:
 SCALE: AS SHOWN
 DRAWN: DO
 DESIGN: MCY
 CHKD: MCY
 PMG PROJECT NUMBER: 12

7911-0244-01 (E)

