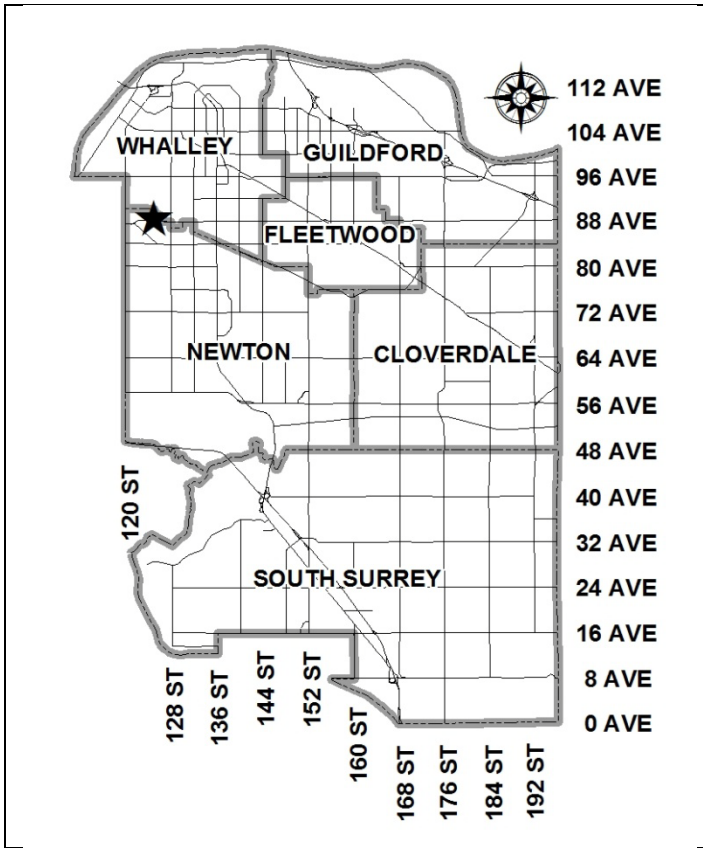


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0019-00

Planning Report Date: July 23, 2012

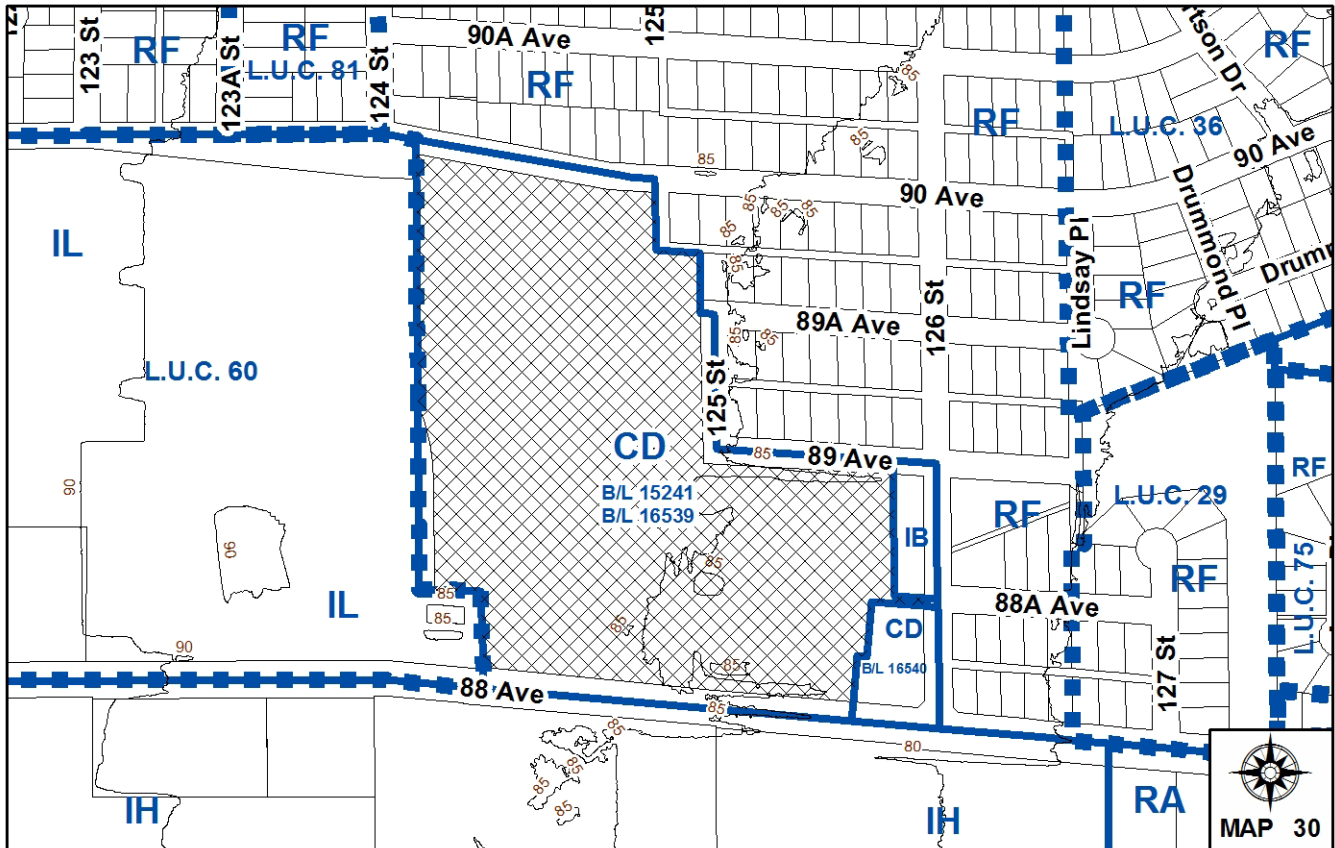


**PROPOSAL:**

- **Development Permit**

in order to permit the development of a 232 m<sup>2</sup> drive-through restaurant (Tim Horton's).

**LOCATION:** 12451 88 Avenue  
**OWNER:** Surrey West Shopping Centres Ltd., Inc. No. A-60761  
**ZONING:** CD (By-law No. 15241)  
**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the existing Zoning.
- The proposed density and building form are appropriate for this part of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7912-0019-00 and authorize the Mayor and Clerk to execute the Permit.

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in Appendix II.
- BC Hydro:** BC Hydro has no concerns with the proposal subject to the applicant abiding by the terms of the Compatible Use Letter dated June 26, 2012.
- Fortis BC:** FortisBC has no concerns with the subject Development Permit, though will require review of final construction drawings and confirmation of the extent of the pipeline upgrade in relation to the parking lot boundaries at the Building Permit stage.
- Surrey Fire Department:** No Concerns.

SITE CHARACTERISTICS

**Existing Land Use:** Vacant portion of land in an existing large format shopping centre site (Wal-Mart), zoned CD (By-law No. 15241). The site is traversed by both BC Hydro and Fortis BC utility corridors.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Existing Retail Centre (Wal-Mart)	Commercial	CD
East:	Existing Retail Centre (Sleep Country, Burger King)	Commercial	CD

Direction	Existing Use	OCP Designation	Existing Zone
South (Across 88 Avenue):	BC Hydro works yard	Industrial	IH
West:	BC Hydro warehouse and works yard	Industrial	IL

### DEVELOPMENT CONSIDERATIONS

- The site was rezoned to CD By-law No. 15241 under Application No. 7903-0153-00 to permit the development of a large format retail centre. A Wal-Mart, Sleep Country Canada and Burger King Restaurant are in operation on the site, with other CRUs approved and constructed under Application No. 7906-0056-00 and No. 7907-0112-00 occupied by a variety of users. The remainder of the land is undeveloped.
- This Development Permit application seeks to construct a free-standing 232 square metre (2500 ft<sup>2</sup>) commercial retail unit to accommodate a Tim Horton's restaurant with a drive-through. The proposed floor area ratio, lot coverage and size of retail units, complies with the provisions of the CD Zone.
- CD By-law No. 15241 allows for retail uses provided that the gross floor area of each of the individual businesses exceeds 370 m<sup>2</sup> (3,980 ft<sup>2</sup>), except that up to 25% of the total developed gross floor area may be used by businesses that individually occupy less than 370 m<sup>2</sup> (3,980 ft<sup>2</sup>) of floor area. At 232 m<sup>2</sup> (2500 ft<sup>2</sup>) in area this building would count toward the 25% total of smaller businesses. The maximum FAR is 0.80 and the maximum lot coverage for the site overall is 50%.
- The area included in this Development Permit is outlined as per the attached site plan (Appendix IV) and is located in the south-western portion of the site along 88 Avenue.

### PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed building. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

### DESIGN PROPOSAL AND REVIEW

- The proposed restaurant is located in the southwest corner of the retail centre, adjacent to 88 Avenue. The BC Hydro and Fortis BC rights-of-way pass diagonally in front of the building, resulting in the building being set back from the road with a north- south orientation.
- The main dining area and service counter is located at the south end of the building with extensive glazing providing animation to the streetscape.

- An outdoor patio and dining area is provided at the southwest corner of the building to allow patrons the opportunity to make use of the sunny southern exposure.
- The building design includes a varied roofline and multiple cladding materials that add depth and interest to the facade. This is enhanced by the addition of multi-coloured awnings and decorative light fixtures.
- Signage is to consist of two fascia signs, one on each of the south and east facades. These signs are to be individually mounted channel letters. The signage as proposed complies with the Sign Bylaw.
- Vehicle access to this portion of the site is taken from the main site entrance on 88 Avenue, to the east of the subject area. The proposed 16 parking stalls conform with the overall parking requirements for the CD Bylaw. In addition, the drive-through access is fully separated from the parking lot drive aisles and provides stacking distance for an additional 12 cars, if needed.
- Pedestrian access is being provided from 88 Avenue, where the city recently constructed multi-use pathway, through the western edge of the subject area and north into the rest of the existing shopping centre. Access to the rear garbage and recycling enclosure and loading zone is to be constructed as a raised traffic table to keep the pedestrian path on a single plain and improve pedestrian accessibility. An additional path is provided along the front of the building, across the drive through Aisle and into the parking lot.

#### TREES AND LANDSCAPING

- The site was cleared and graded with the original rezoning in 2003. Since that time a number of cottonwoods have appeared along the western property line, three (3) of which have grown to by-law size. As cottonwoods are generally incompatible with development all three (3) are proposed to be removed. Seventeen (17) replacement trees will be planted on site once the development is complete.
- The planting plan includes a number of trees and shrubs along the 88 Avenue frontage, some smaller trees and shrubs screening three existing utility kiosks at the centre of the site and lawn areas over the Fortis BC right-of-way. In addition, plantings are proposed along the western boundary to provide separation from the adjacent industrial site and define the patio area.

#### SUSTAINABILITY CHECKLIST

- On July 16, 2011 the applicant prepared and submitted a sustainable development checklist for the site.
- There are limited opportunities to use environmental technologies as the property was cleared and pre-serviced as part of the original rezoning of the site. However, the development contributes to sustainability by increasing development on a transit route, installing additional trees and landscaping, and constructing additional pedestrian facilities beyond those envisioned in the original rezoning.

ADVISORY DESIGN PANEL

Given the context, scope and scale of the proposal staff determined that ADP for review was not warranted in this case.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Permit No. 7912-0019-00

INFORMATION AVAILABLE ON FILE

- Set of Architectural Plans prepared by ARK Architecture Research + Knowledge Inc. dated May 31, 2012 and Landscape Plans prepared by PMG Landscape Architecture, dated June 18, 2012.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MN/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD (Based on C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Tim Horton's Only)
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	n/a	3088.2 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		7%
Paved & Hard Surfaced Areas		48%
Total Site Coverage		55%
SETBACKS ( in metres)		
Front	7.5 m (25 ft)	28 m (92 ft.)
Rear	7.5 m (25 ft)	313 m (1,027 ft)
Side #1 (N,S,E, or W)	7.5 m (25 ft)	7.5 m (25 ft)
Side #2 (N,S,E, or W)	7.5 m (25 ft)	209 m ( 686 ft)
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m (40 ft)	6 m (20 ft)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		232 m <sup>2</sup> (2500 ft <sup>2</sup> )
Office		
Total		232 m <sup>2</sup> (2500 ft <sup>2</sup> )
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		232 m <sup>2</sup> (2500 ft <sup>2</sup> )

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		16
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## INTER-OFFICE MEMO

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

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

DATE: **July 16, 2012** PROJECT **7812-0019-00**  
FILE:

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RE: **Engineering Requirements (Commercial)  
Location: 12451-88 Avenue**

**DEVELOPMENT PERMIT**

The previous site development plans (City Project 7803-0152-00) indicate requirement for building rooftop stormwater detention, suggesting that all buildings within the site are to provide this feature. The applicant will be required to confirm this item in respect to the ultimate development on the lands. If feasible and as an alternative servicing approach to consider, the applicant may choose to determine if there is sufficient area available within the proposed landscaping to provide the equivalent amount of stormwater detention necessary.

A 400mm diameter City watermain aligns within statutory right-of-way along the eastern limit of the development area, extending within the site between 88 and 90 Avenues. A connection to this watermain will not be permitted to service the development. Records show that there are two existing 75mm metered service connections within the site on each side of the watermain. Service to the development is to be obtained from an existing connection with branch off from behind the meter. The City will not be responsible for landscaping reinstatement should City access to the watermain be necessary for operation and maintenance.

A private sanitary connection is to be provided from the sewer within the site, to service the development.

A Servicing Agreement is not required. The servicing requirements will be confirmed through the Building Permit review process by Engineering. The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit for the works from Engineering, as condition of Building Permit if disturbed area exceeds 2000 m<sup>2</sup>. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system during building construction. An application fee of \$435.00 (HST exempt) will be required for administration of the Permit process.



Rémi Dubé, P.Eng.  
Development Services Manager

KH

## TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 12451 – 88<sup>th</sup> Ave, Surrey

Register Landscape Architect / Arborist Michael Mills PMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in May of 2012. The following is a summary of the tree assessment report for quick reference.

### 1. General Tree Assessment of the Subject Site

- a. The subject site is located in the south west corner of the Walmart Retail Centre on 88<sup>th</sup> Ave.
- b. The existing tree resource is limited to 3 Cottonwoods of protected tree status under the size criteria of the bylaw.
- c. No tree preservation has been recommended due to species tendencies and the need to re grade the site to match the surrounding grades.

### 2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	3	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	3	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required @ 2:1	0	(E1)
○	Number of Replacement Trees Required @ 1:1	3	(E2)
○	Total Number of Replacement Trees Required	3	(E3)
○	Number of Replacement Trees Proposed	17	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	17	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

### 3. Tree Survey and Preservation Plan

\_\_\_\_\_ A Tree Survey was not completed for this site.

Summary and plan prepared and submitted by: **Michael J Mills**  
**ISA Certified Arborist #PN0392**  
**PMG Landscape Architects**  
**May 14<sup>th</sup> , 2012**

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0019-00

Issued To: SURREY WEST SHOPPING CENTRES LIMITED, INC. NO. A-60761  
("the Owner")

Address of Owner: 201 - 1120 Horseshoe Way  
Richmond BC  
V7A 5H7

1. This development 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 permit.
2. This development 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: 025-989-367  
Lot A Section 31 Township 2 New Westminster District Plan BCP11404

12451 - 88 Avenue

(the "Land")

3. This development permit applies to only the portion of the Land shown in side the heavy dashed line on drawing DP7912-0012-00 (A) which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered DP7912-0019-00 (A) through to and including DP7912-0019-00 (F) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered DP7912-0019-00 (D) through to and including DP7912-0019-00 (E) (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:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$55,344.52

(the "Security")

- (d) The Security is for:
  - i. Phase I \$55,344.52
- (e)
  - 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. This development permit supplements/amends Development Permit No. 7903-0153-00

9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
12. This development permit is not a building permit.

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

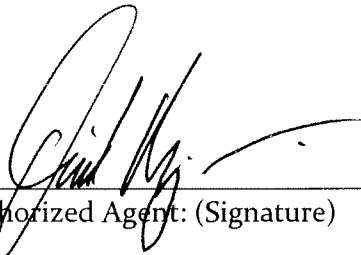
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



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Authorized Agent: (Signature)

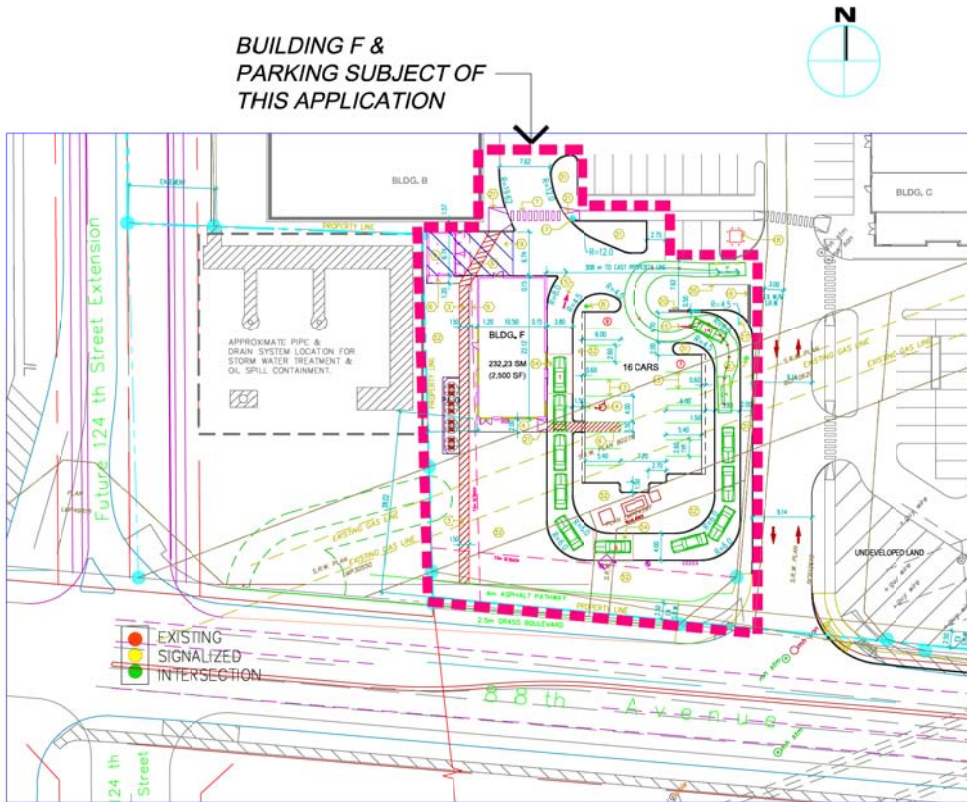
David Major

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Name: (Please Print)

**SITE STATISTICS FOR APPLICATION AREA:**

PHASE AREA : 3,298.9 SM (35,510 SF) (0.82 ACRES)  
 TOTAL BUILDING AREA: 232.23 SM (2,500 SF)  
 PARKING PROVIDED : 16 CARS



**SITE PLAN**  
SCALE 1:300



**KEY PLAN**  
NOT TO SCALE

**BUILDING F & PARKING SUBJECT OF THIS APPLICATION**

**TOTAL SITE STATISTIC:**  
 GROSS SITE AREA: 98,948.4 SM (1,065,107 SF) (24.45 ACRES)  
 LESS:  
 UNDEVELOPED AREA: 930.8 SM (10,019 SF) (0.23 ACRES)  
 ROAD DEDICATION AREA: 1,254.5 SM (13,504 SF) (0.31 ACRES)  
 2,372 SM (25,533 SF) (0.58 ACRES)  
 NET SITE AREA: 94,391.1 SM (1,016,051 SF) (23.33 ACRES)



- GENERAL NOTES :**
- 1 CONCRETE SIDEWALK
  - 2 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
  - 3 WALKWAY CROSSWALK
  - 4 GARBAGE ENCLOSURE
  - 5 150' PARKING STRIP (TYP.)
  - 6 HANDICAP PARKING SPACE AND SIGN (TYP.)
  - 7 TRAFFIC FLOW ARROWS
  - 8 STOP BAR
  - 9 EXISTING FIRE HYDRANT TO REMAIN
  - 10 EXISTING ELECTRICAL BOX TO REMAIN
  - 11 HANDED SWEEP TABLE
  - 12 FLOUNDER CURB
  - 13 HANDICAP RAMP
  - 14 STOP SIGN
  - 15 FIRE LANE MARKING
  - 16 LANDSCAPING ISLAND (TYP.)
  - 17 LANDSCAPING AREA
  - 18 CONCRETE PAD
  - 19 115mm SINGLE SOLID YELLOW LINE PER CTY STANDARDS

- 1 PHASING LINE
- 2 CONCRETE CURB
- 3 CONCRETE / CONC. WALKWAY
- 4 PAINTED ISLAND
- 5 LANDSCAPED / CONCRETE ISLAND
- 6 RAMP / DEPRESSION CURB
- 7 HANDICAP PARKING STALL

NO.	DESCRIPTION	DATE	BY	CHKD.
1	124th STREET	2011.11.15	...	...
2	125th STREET	2011.11.15	...	...
3	126th STREET	2011.11.15	...	...
4	127th STREET	2011.11.15	...	...
5	128th STREET	2011.11.15	...	...
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8	131st STREET	2011.11.15	...	...
9	132nd STREET	2011.11.15	...	...
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77	200th STREET	2011.11.15	...	...

SURREY WEST COMMERCIAL DEVELOPMENT  
 BUILDING 2  
 124th STREET  
 SURREY, BRITISH COLUMBIA  
 FOR: SURREY WEST COMMERCIAL DEVELOPMENT LTD.

**SITE PLAN**

ARCHITECTS + ENGINEERS INC.  
**ARK**

200 TOWN CENTRE BLVD. SUITE 100  
 MARKHAM ONTARIO CANADA L3R 0H8  
 TEL: 905.476.9000 FAX: 905.476.2000

DATE: 2011.11.15  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 01571  
 SHEET NO: SA-001







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SEAL:



1	2 JAN 16	PAVING FINISHES	DR
2	2 JAN 16	EXISTING FENCE SPEED TABLE LABEL	DR
3	2 JAN 16	LANDSCAPE RESURFACING PATIO GREENWAY	DR
4	2 JAN 16	ISSUED FOR TENDER	DR
5	2 JAN 16	NEW SITE PLAN	DR
6	2 JAN 16	NEW SITE PLAN	DR
7	2 JAN 16	NEW SITE PLAN	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**Tim Horton's**  
12451 - 88th Avenue  
Surrey, B.C.

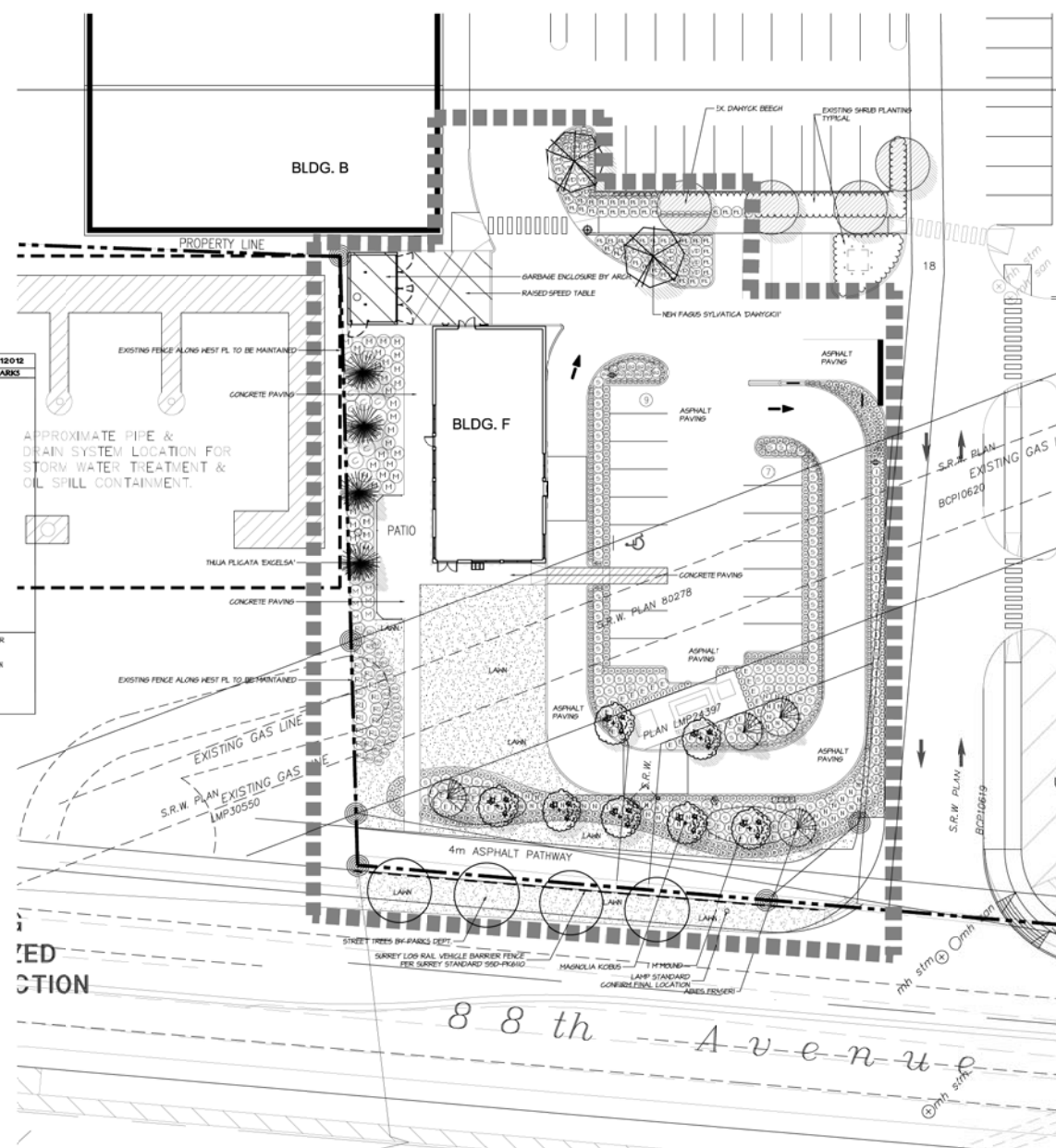
DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 02-JAN-16 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MCF  
DESIGN: MCF  
CHKD: MCF

PMG PROJECT NUMBER:

12012-5-00



PLANT SCHEDULE				DMG JOB NUMBER: 12012
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ABIES FRASERI	FRASER FIR	3M HI; DMB
	2	FABUS SYLVATICUS 'DANYGCI'	DANYGK BEECH	60CM CAL; DMB
	1	MAGNOLIA KOBUS	KOBUS MAGNOLIA	12M CAL; 1.5M STD
	4	TILIA PLICATA 'EXCELSA'	HEBURN RED CEDAR	4M HI; BMB
SHRUB	12B	BUNDS MICROPHYLLA NINTER GREEN	LITTLE-LEAF BOX	15 POT; 40CM
	13	CORNUS ALBA 'ELEGANTISSIMA'	VAREGATED SHRUB DOGWOOD	15 POT; 50CM
	60	BIORTYMS ALATA 'COMPACTUS'	COMPACT HINGED BURNING BUSH	15 POT; 50CM
	34	ILEX GREUTAI 'GONVEDIA'	JAPANESE HOLLY	15 POT; 50CM
	47	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	15 POT; 50CM
	56	NANDINA DOMESTICA 'WOLF STREAM'	DWARF HEAVENLY BAMBOO	15 POT; 25CM
	50	FRAXINUS LAURICOMISSA 'OTTO LUTKEN'	OTTO LYNNEN LAUREL	15 POT; 50CM
	21	RHODOCODENDRON 'FLAM'	RHODOCODENDRON LIGHT PURPLE, E. MAY	15 POT; 50CM
	53	SPIRAEA X JAPONICA 'NEON'	SPIRAEA PINK	15 POT; 40CM
	27	TILIA OCCIDENTALIS 'SHARAGO'	EMERALD GREEN CEDAR	15M HI; BMB
	21	VIORNIUM DAVIDE	DAVEY'S VIORNIUM	15 POT; 50CM
GRASS	36	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	15 POT
	102	FESTUCA CINEREA 'ELLIAN BLUE'	ELLIAN BLUE ORNAMENTAL GRASS	15 POT; HEAVY
	86	SPERNATA CYLINDRICA 'RED BARDON'	BLOOD GRASS	15 POT
	231	PRINKESTIA ALCOCKINGROIDES 'WAXLIN'	DWARF FOUNTAIN GRASS	15 POT; HEAVY
	9	COTONEASTER MICROPHYLLA	COTONEASTER	15 POT; 45CM
	41	GAILTHERIA SHALLOON	SALAL	15 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR ORIGINAL 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 CONDITIONS OF AVAILABILITY.

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

DP7912-0019-00 (D)

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SEAL:



7	02 JAN 18	PAVING FINISHES	DR
6	02 JAN 18	POST HOLE PL. FENCE SPEED TABLE LABELS	DR
5	02 JAN 18	LANDSCAPE RESURFACING PATIO GREENWAY	DR
4	02 JAN 18	ISSUED FOR TENDER	DR
3	02 JAN 18	NEW SITE PLAN	DR
2	02 JAN 18	NEW SITE PLAN	DR
1	02 JAN 18	NEW SITE PLAN	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**Tim Horton's**  
12451 - 88th Avenue  
Surrey, B.C.

DRAWING TITLE:

**TREE MANAGEMENT PLAN**

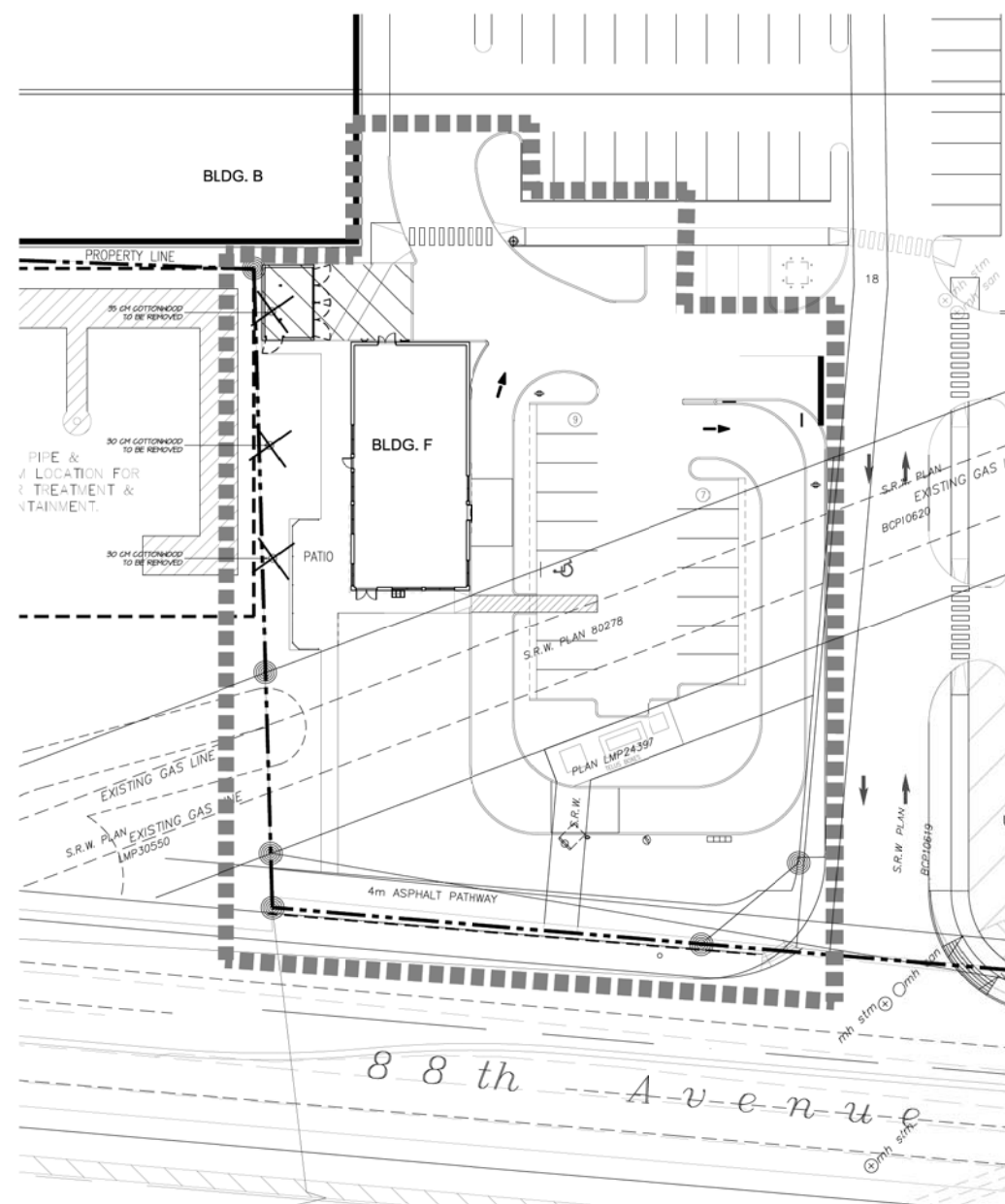
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**L2**

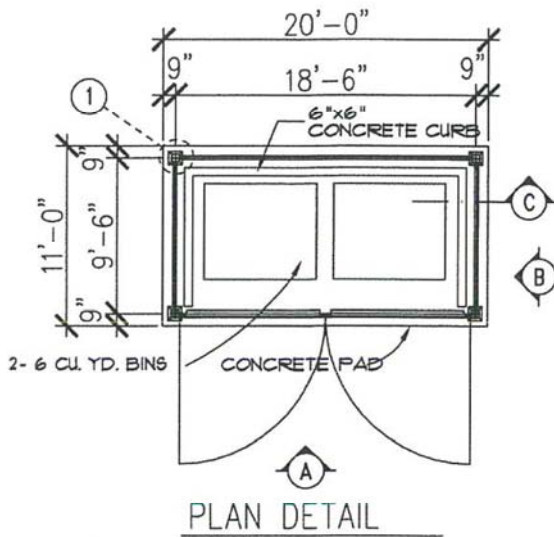
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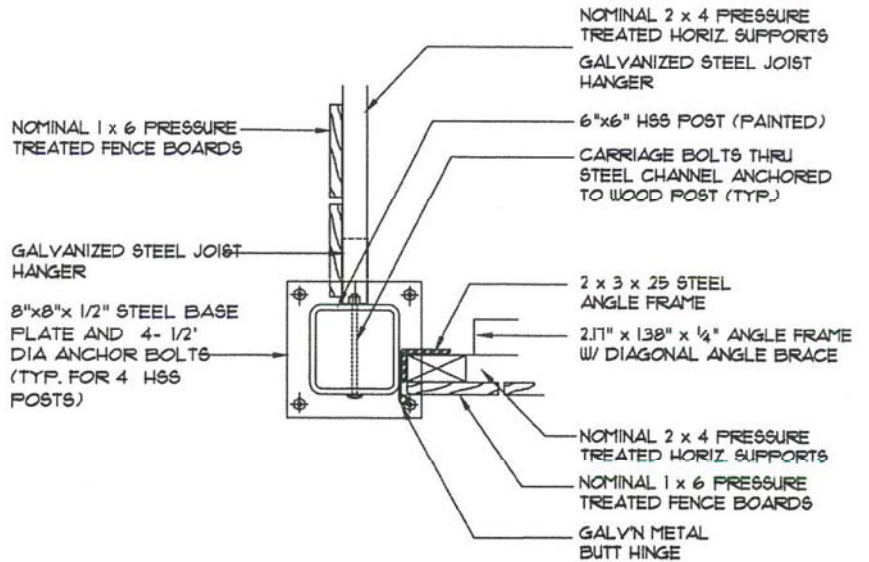
12-00



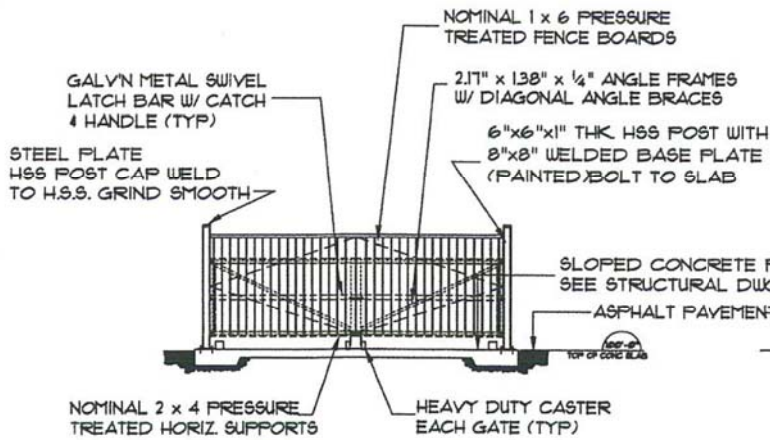
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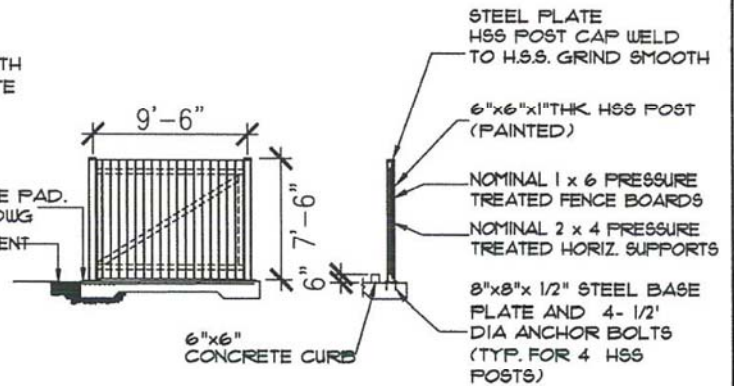
PLAN DETAIL



1 POST DETAIL



A FRONT ELEVATION



B SIDE ELEVATION

C SECTION

# 2 BINS STANDARD EXTERIOR GARBAGE ENCLOSURE

sheet

1/1

scale  
N.T.S.

drawn by  
GM / PC

date of revision  
FEB 22, 05

drawing no.  
FP-GRE-02