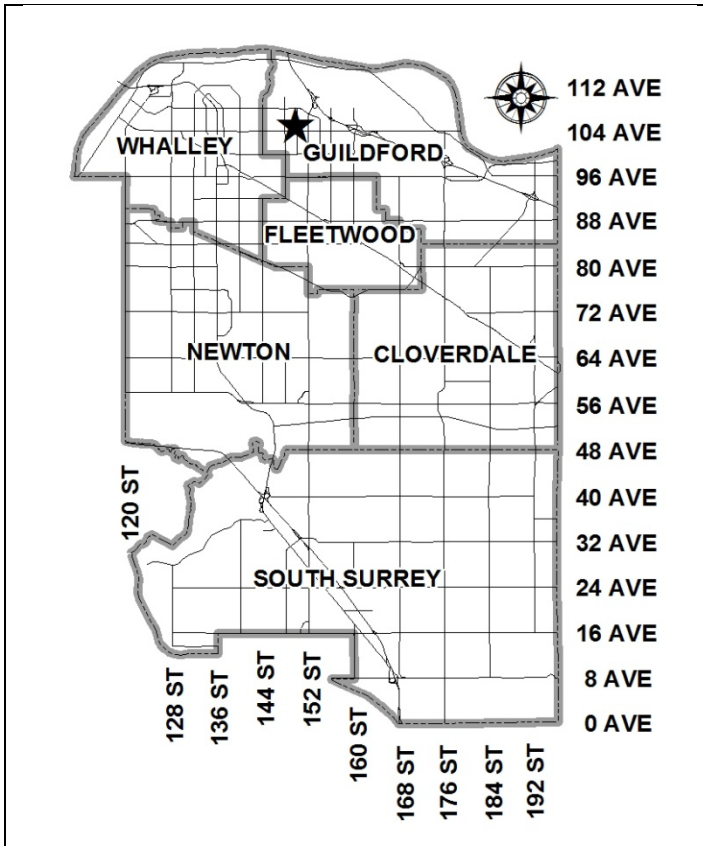


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0030-00

Planning Report Date: June 11, 2012



PROPOSAL:

- **Development Permit**

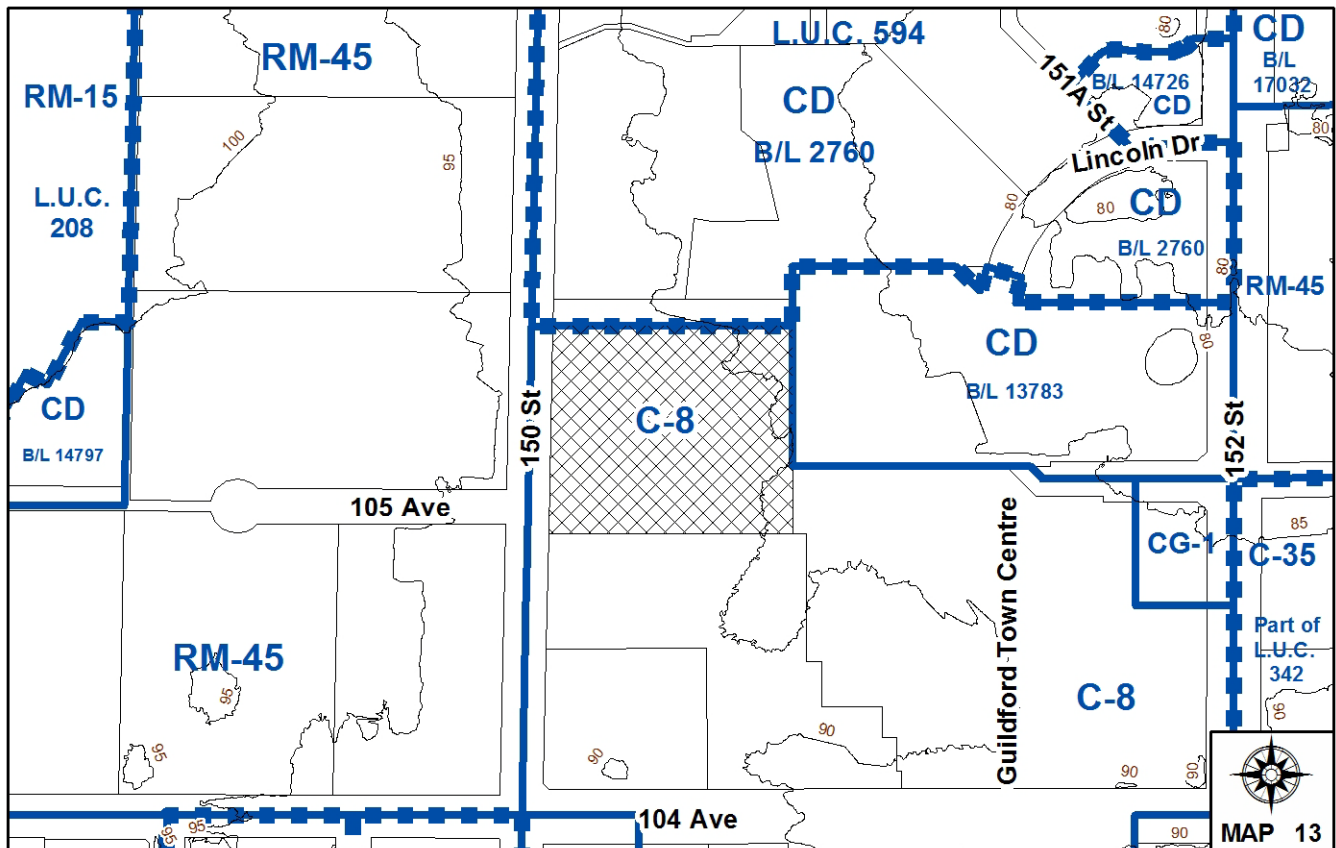
in order to permit the development of a surface parking lot for the adjoining Guildford Town Centre Mall.

LOCATION: 10520 - 150 Street

OWNER: 4239431 Canada Inc.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed parking lot is a permitted use under the C-8 Zone.
- This proposed parking lot is to provide patrons of the Guildford Town Centre Mall with overspill parking, especially during construction of Phase 2 of the Mall redevelopment.
- The owner/applicant, Ivanhoe Cambridge, proposes to landscape all four (4) sides of the property, to ensure that the surrounding residents are screened from parked vehicles and vehicle lights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0030-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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 final tree survey and a statement regarding tree preservation; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: A temporary surface parking lot containing approximately 445 parking spaces.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouses.	Multiple Residential	LUC No. 594 (underlying CD Bylaw No. 2760)
East:	Guildford Recreation Centre and Library, including proposed new Aquatic Centre addition, under Application No. 7912-0106-00 (Pre-Council).	Town Centre Town Centre and Multiple Residential	CD (By-law No. 13783) CD (By-law No. 2760) and LUC No. 594
South:	Parking lot of Guildford Town Centre Mall.	Town Centre	C-8
West (Across 150 Street):	Apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 10520 - 150 Street in Guildford Town Centre and is approximately 1.6 hectares (4 acres) in gross area. The property is zoned Community Commercial Zone (C-8) and is designated Commercial in the Official Community Plan (OCP).
- The subject property is currently being used as a temporary surface parking lot for vehicles less than 5,000 kg GVW, that was permitted under Temporary Commercial Use Permit (TUP) No. 7909-0216-00. The TUP was approved by Council on July 29, 2010.
- Ivanhoe Cambridge, the company that owns and manages the Guildford Town Centre Mall, applied for a temporary surface parking lot on the subject site, in order to compensate for the loss of parking during the renovations to the Mall.
- Ivanhoe Cambridge has now applied for a Development Permit in order to make the temporary parking lot permanent.
- Ivanhoe Cambridge has indicated that the Mall continues to require additional parking to compensate for the loss of parking during the renovations to the Mall and, after the renovations are completed, to accommodate overspill parking during busy holiday shopping periods.
- Under the reconfigured design for the parking lot, the number of parking spaces will be increased to 448, from the 445 parking spaces approved under TUP No. 7909-0216-00.
- Of these 448 parking spaces, 120 parking spaces will be "small spaces".

Road Dedication, Statutory Rights-of-Way and Vehicular Access

- Under Application No. 7909-0216-00, the applicant provided a statutory right-of-way width of 1.308 (4.3 ft.), for the future widening of 150 Street. The applicant has now agreed to dedicate this area to the City, for future improvements to 150 Street.
- As well, under the previous application, the applicant had provided a 10.8-metre (35 ft.) wide statutory right-of-way over the existing east-west drive aisle, which forms the extension of 105 Avenue. Under this application, the applicant has agreed to provide an additional width of 3.1 metres (10.2 ft.), to make up an overall 13.9-metre (45.6 ft.) wide statutory right-of-way area. 105 Avenue has been identified on the City's R91 Road Classification Map, as a future collector road with a standard width of 24 metres (78.7 ft.). The additional statutory right-of-way will assist the City in achieving this ultimate collector standard, as well as improving the vehicular and pedestrian connection between 150 and 152 Streets.
- Vehicular access to the parking lot will be from the 105 Avenue extension.
- As a wider statutory right-of-way will be provided for 105 Avenue, this has impacted the parking area to the south at 1800 Guildford Town Centre, which is under the same ownership. A minor change to Development Permit No. 7909-0174-00 (for the Phase II Mall redevelopment) will be required to allow for some of the parking to be reoriented.

Tree Preservation and Replacement (Appendix IV)

- An arborist report, prepared by Alexander Man-Bourdon, Certified Arborist, for PWL Partnership Landscape Architects Inc., was submitted for this application.
- Under this report, twenty-eight (28) trees have been identified on site, with twenty-three (23) trees proposed for removal and five (5) identified for retention as summarized below:

Tree Species	No. of Trees	Trees to be Retained	Trees to be Removed
Austrian Black Pine	7	3	4
Japanese Flowering	16	0	16
Black Cottonwood	1	0	1
Eddie's White Wonder	4	2	2
TOTAL	28	5	23

- As a result, 46 replacement trees would be required, at a 2:1 replacement ratio. Eighty-two (82) replacement trees are proposed to be planted throughout the subject property.

DESIGN PROPOSAL AND REVIEW

- The proposed parking lot will be paved with asphalt and the parking spaces will be delineated with painted lines.
- In order to screen the proposed parking lot from adjoining residential and institutional land uses, the applicant proposes to landscape all four sides of the subject site with landscape buffers, ranging from a minimum of 1.5 metres (4.9 ft.) wide along the west and north, to 2.3 metres (7.4 ft.) to 3.7 metres (12.1 ft.) along the south (along 105 Avenue), to a proposed 2.59-metres(8.5 ft.) wide along the east, adjacent the Guildford Library and Recreation Centre site.
- The landscape buffers will incorporate a mixture of trees, shrubs and ground cover.
- Landscape islands will also be added at the end of each row of parking, and additional landscape islands will be interspersed throughout the parking rows to break up the asphalt parking lot.
- The applicant also proposes to add lighting to the parking lot in the form of 9-metre (30 ft.) high steel posts on concrete bases, with single and double head light fixtures.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plans and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\15427838032.doc
.6/6/12 10:08 AM

Information for City Clerk

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

1. (a) Agent: Name: Jacques Beaudreault
 Musson Cattell Mackey Partnership
 Address: 555 Burrard Street, Suite 1600
 Vancouver, BC V7X 1M9
 Tel: 604-687-2990 - Primary
 604- 687-1771 - Fax

2. Properties involved in the Application

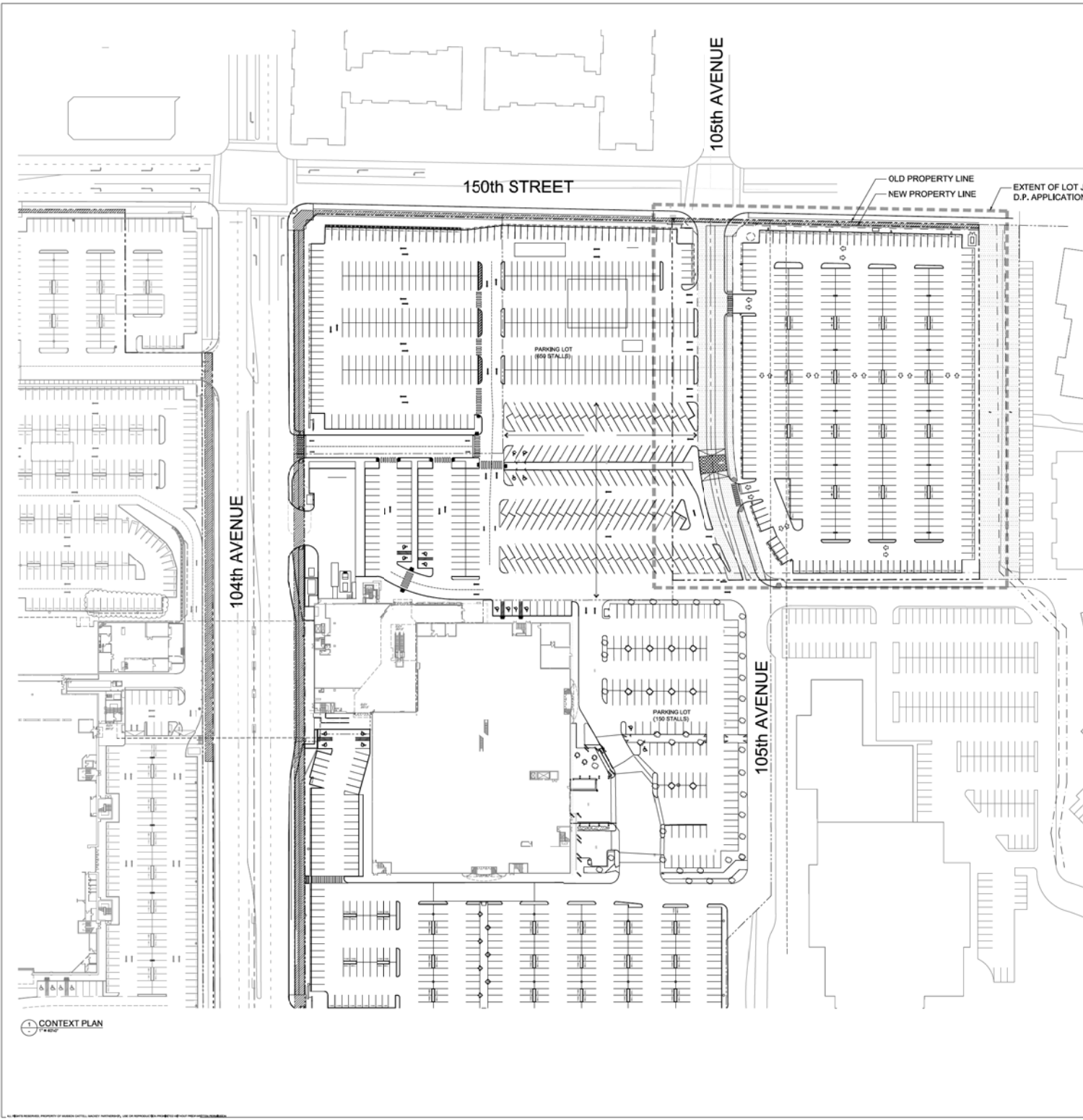
(a) Civic Address: 10520 - 150 Street

(b) Civic Address: 10520-150 Street
 Owner: 4239431 Canada Inc.
 Director Information:
 n/a

Officer Information Not Available

PID: 006-599-761
Lot 54 Section 20 Block 5 North Range 1 West New Westminister District Plan 31513

3. Summary of Actions for City Clerk's Office



PROJECT DATA

PROJECT DESCRIPTION:
DEVELOPMENT OF VACANT LOT INTO A PARKING LOT TO SERVE GUILDFORD TOWN CENTRE.

LEGAL DESCRIPTION:
LOT 54, SECTION 20, BLOCK 5 NORTH, RANGE 1 WEST, WVD, PLAN 31513

CIVIC ADDRESS:
PID: 006-599-761

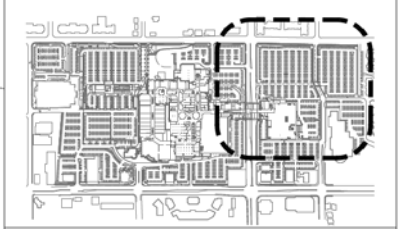
ZONING:
C8

MCM

Ivanhoe Cambridge
Landscape Architect

GUILDFORD TOWN CENTRE

KEYPLAN



CONSULTANTS

OWNER / CLIENT:
BANKS ENGINEERING INC.
NORTH OFFICE TOWER
700-800 WEST 41 AVENUE
VANCOUVER, BC V6C 2R6 CANADA
MAIL OPERATIONS MANAGER:
KEN NICHOLSON, PHONE 604-274-1111

GENERAL CONTRACTOR:
LEDOOR CONSTRUCTION LTD.
1350 - 1067 JORDOVA STREET WEST
VANCOUVER, BC V6C 1C7 CANADA

ELECTRICAL ENGINEER:
FALCON ENGINEERING LTD.
339 - 6401 ROBERTS STREET
BURNABY, BC V5G 4E1 CANADA

ARCHITECT:
MUSSON CATTELL MACKEY PARTNERSHIP
180 - 740 BENTALL CENTRE,
888 BURNHAM STREET
VANCOUVER, BC V7X 1M9 CANADA

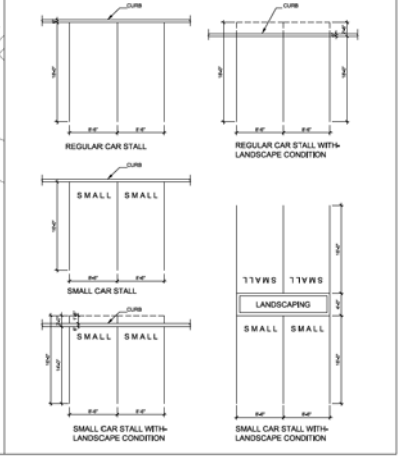
LANDSCAPE CONSULTANT:
PWS PARTNERSHIP
5TH FLOOR EAST ASIAN BLDG.
1201 WEST PENDER STREET
VANCOUVER, BC V6Z 2V2 CANADA

CIVIL ENGINEER:
A/S/B AND ASSOCIATES CONSULTANTS LTD.
201 - 12048 85 AVENUE
BURNABY, BC V5N 3E9 CANADA

DRAWING INDEX

ARCHITECTURAL		
SHEET #	CONTENTS / DRAWING DESCRIPTION	SCALE
A-201	CONTEXT PLAN & PROJECT DATA	1/4" = 100'
A-202	SITE PLAN	1/16" = 10'
LANDSCAPE		
L20101	LANDSCAPE CONCEPT PLAN	AS SHOWN
L20102	LANDSCAPE SITE PLAN	AS SHOWN
ELECTRICAL		
E2	PRELIMINARY OUTLINE SPECIFICATION	AS SHOWN
E3	PRELIMINARY OUTLINE SPECIFICATION	AS SHOWN

TYPICAL PARKING STALLS & DRIVING AISLES (PER CITY OF SURREY PARKING BYLAW)



▲ JUNE 01, 2012 REVISION FOR DEVELOPMENT PERMIT
▲ MAY 14, 2012 REVISION FOR DEVELOPMENT PERMIT
▲ FEB 10, 2012 REVISION FOR DEVELOPMENT PERMIT

MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS

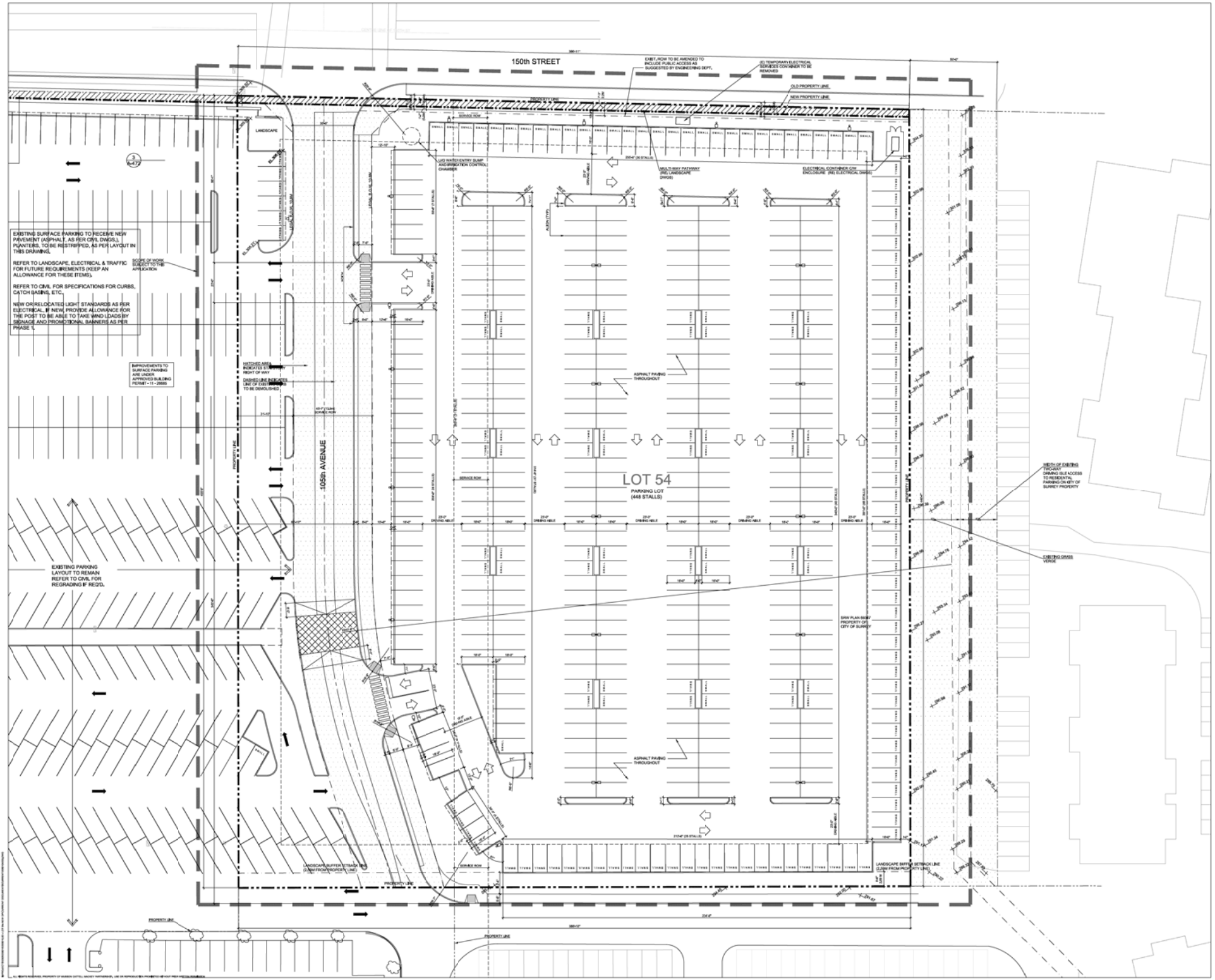
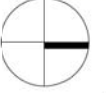
180 - 740 BENTALL CENTRE
888 BURNHAM STREET 5TH FLOOR VANCOUVER BC
CANADA V7X 1M9
T 604 481 3392 F 604 481 1771
mcp@mussoncattellmckey.com
www.mussoncattellmckey.com

GUILDFORD TOWN CENTRE EXPANSION

CONTEXT PI & PROJECT APPENDIX II

SCALE: _____
DATE: _____
DRAWN: _____
REVISION: 01 JUN
PROJECT: _____
SHEET: **A-**

1 CONTEXT PLAN



EXISTING SURFACE PARKING TO RECEIVE NEW PAVEMENT (ASPHALT), AS PER CIVIL DWSG. PLANTERS TO BE RESTORED, AS PER LAYOUT IN THIS DRAWING.
REFER TO LANDSCAPE, ELECTRICAL & TRAFFIC FOR FUTURE REQUIREMENTS (KEEP AN ALLOWANCE FOR THESE ITEMS).
REFER TO CIVIL FOR SPECIFICATIONS FOR CURBS, CATCH BASINS, ETC.
NEW OR RELOCATED LIGHT STANDARDS AS PER ELECTRICAL. IF NEW, PROVIDE ALLOWANCE FOR THE POST TO BE ABLE TO TAKE WIND LOADS BY SIGNAGE AND PROMOTIONAL BANNERS AS PER PHASE 1.

IMPROVEMENTS TO SURFACE PAVING AND UNDER APPROVED BUILDING PERMIT # 11-28888

EXISTING PARKING LAYOUT TO REMAIN. REFER TO CIVIL FOR REGRADING IF REQ'D.

LOT 54
PAVED LOT
(448 STALLS)

RELOCATE EXISTING TRUCKING TRAILER ACCESS TO RESIDENTIAL PARKING ON CITY OF SUDBURY PROPERTY

- ▲ JUNE 01, 2012 RE-REVISED FOR DEVELOPMENT PERMIT
- ▲ MAY 14, 2012 RE-REVISED FOR DEVELOPMENT PERMIT
- ▲ FEB 10, 2012 REVISED FOR DEVELOPMENT PERMIT

MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS

1050 1702 BRIMLEY CENTRE
1050 BRIMLEY STREET, SUITE 104, WILLOWDALE, ONT. M2H 3G9
TEL: 416 497 1771
WWW.MCPARTNERSHIP.COM

GUILDFORD TOWN CENTRE EXPANSION

SITE PLAN

SCALE: 1/8" = 1'-0"
DATE: 17 MAR 2011
DRAWN: AK
REVISION: 01 JUNE 2012
PROJECT: 200910.33
SHEET: A-202



TREE PROTECTION NOTES

- NOTE:**
- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
 - DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
 - DO NOT LIGHT A FIRE WITHIN THE DRUPLINE OF A TREE, A REPLACEMENT TREE OR A REPLACEMENT TREE.
 - DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
 - DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
 - NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5 CM (2") WITHIN 1 M (3') OF THE TRUNK AND BY NO MORE THAN 15 CM (6"), FROM THAT POINT OUT TO THE DRUPLINE OF THE TREE.
- TREE PROTECTION:**
- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH SCHEDULE A.
 - NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED IN COMPLIANCE WITH SCHEDULE A.
 - ANY TREE WHICH IS LOCATED WITHIN 2 M (6'-7") OF A DEVELOPMENT SITE OR AN A STREET OR LANE AND ADJACENT TO A DEVELOPMENT SITE SHALL BE PROTECTED BY A TREE PROTECTION BARRIER ON THE SITE IN ACCORDANCE WITH SCHEDULE A, EXCEPT THAT THE TREE PROTECTION BARRIER NEED NOT EXTEND INTO THE REQUIRED SIDEYARD OF THE SITE BY THE LESSEOR OF 50% OF THE DISTANCE BETWEEN THE BUILDING DEVELOPMENT AND THE PROPERTY LINE, OR 1 M (3'-0").
 - DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

TREE CUTTING PERMIT

CONTRACTOR TO ERECT TREE PROTECTION FENCING TO MEET CITY REQUIREMENTS AND THEN REQUEST AN INSPECTION BY THE CITY OF SURREY. ONCE INSPECTION HAS BEEN COMPLETED, TREE CUTTING PERMIT WILL BE ISSUED.

TREE LEGEND

DECIDUOUS TREE TO BE RETAINED: (Symbol: Circle with a vertical line)

DECIDUOUS TREE TO BE REMOVED: (Symbol: Circle with an 'X')

CONIFEROUS TREE TO BE RETAINED: (Symbol: Circle with a plus sign)

CONIFEROUS TREE TO BE REMOVED: (Symbol: Circle with an 'X')

PLAN TO BE READ IN CONJUNCTION WITH ARBORIST REPORT PREPARED BY PWL LANDSCAPE ARCHITECTS DATED JUNE 25, 2010

EXCAVATION AROUND TREES AND SHRUBS

- During any excavation within the drip line of a tree(s) the contractor shall excavate around tree roots as directed by the Consultant.
- Hand excavate to minimize damage to root systems.
- Use narrow line spading forks to probe and comb soil to expose roots.
- Relocate roots into backfill areas whenever possible. If large, main lateral roots are encountered, expose beyond excavation limits as required to bend and relocate without beasing.

UTILITY TRENCHING WITHIN THE DRIP LINE OF TREES

- Tunnel under and around roots by hand digging.
- Do not cut main lateral roots.
- Cutting of smaller roots that interfere with installation of new work shall be done with clean, sharp pruning tools.
- Roots, which are encountered immediately adjacent to location of new construction and are not readily relocatable, shall be cut 150mm (6") back from new construction.
- All excavation within root zone to be done under direction of an I.S.A. Certified Arborist.

TREE RETENTION CARE DURING CONSTRUCTION

TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT. ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION ARE TOO DIFFICULT TO RELOCATE. SHALL BE CUT 15 CM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN, SHARP TREE PRUNING SAWS AND TOOLS.

NOTE:

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.2M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL STAKES SPACED NO FURTHER THAN 1M APART, PLYWOOD NAILED TO WOOD STAKES, OR ANOTHER FORM OF BARRIER SATISFACTORY TO THE CITY BUILDING INSPECTOR OR, WHERE THE BARRIER IS ALN OR PARTIALLY LOCATED ON A STREET OR LANE, ALLOWANCE, THE CITY ENGINEER.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY PROJECT ARBORIST.
- INFORM PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED. PRIOR TO ANY CONSTRUCTION ON SITE.

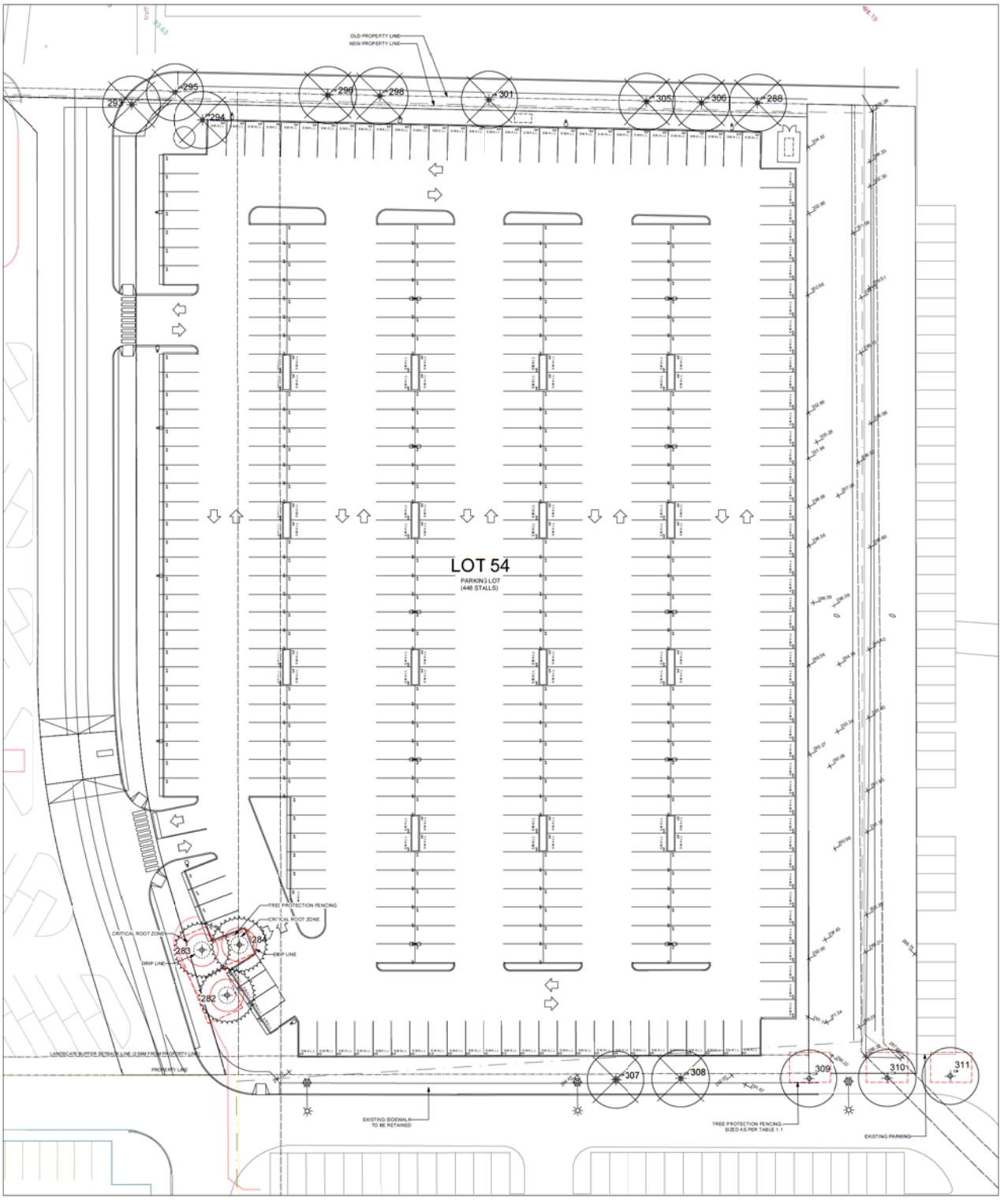
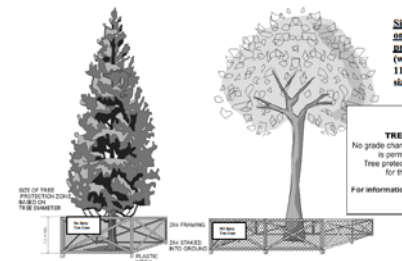
SPECIFICATIONS FOR TREE BARRIER INSTALLATION

TABLE 1.1

- 1.2 m (-4') height
- 2"x4" to be used for vertical posts, top and bottom rail; and cross-bracing (in an "X"); round, untreated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
- Structure must be sturdy with vertical posts driven firmly into the ground
- Continuous plastic mesh screening (e.g., orange snow fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

• For distances not on this table divide the DBH (in cm) by 16.6
 • Example: 80 cm ÷ 16.6 = 4.8 m



03 June 01 2012 REISSUED FOR DP
 02 May 12 2012 REISSUED FOR DP
 01 Feb 11 2012 REISSUED FOR DP

**MUSSON
 CATTELL
 MACKAY
 PARTNERSHIP**
 ARCHITECTS DESIGNERS PLANNERS

1000 - TWO BRINDLE CENTRE
 303 BARKER STREET RICHMOND BC
 CANADA V7V 1G7
 T 604 687 2900 F 604 687 1771
 www.mcpdesign.com

**GUILDFORD
 TOWN CENTRE
 EXPANSION**

**LOT J
 TREE PROTECTION
 PLAN**

SCALE: 1/8" = 1'-0"
 DATE: June 01 2012
 DRAWN: SD
 REVISION:
 PROJECT: 0632
 SHEET: LDP 1.01

Plant List

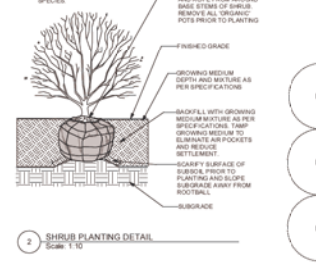
Guidford Town Centre Expansion - Lot J

ID	Qty	Botanical Name	Common Name	Min. Size	Spacing	Remarks
Trees						
01	17	Acer glaberrimum	Common Fraxinifera	1.2m (4' 0")	4.5m (15' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
02	20	Castanea sativa	Common Chestnut	1.2m (4' 0")	4.5m (15' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
03	20	Quercus robur	Common Oak	1.2m (4' 0")	4.5m (15' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
04	20	Liquidambar styraciflua	Sweetgum	1.2m (4' 0")	4.5m (15' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
05	1	Prunus avium	Wild Cherry	2.4m (8' 0")	12m (40' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
Shrubs						
06	400	Buxus microphylla	Common Boxwood	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
07	30	Cornus sericea	Japanese Dogwood	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
08	150	Euonymus alatus	Winged Spindle Tree	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
09	300	Hamamelis virginica	Witch Hazel	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
10	150	Prunella vulgaris	Common Blackberry	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
11	150	Rosa rugosa	Rugosa Rose	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
12	150	Spirea japonica	Japanese Spirea	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
13	150	Thalictrum flavum	Yellow Poppy	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
14	150	Yucca filamentosa	Common Yucca	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
Ground Covers						
15	1000	Androsace sp.	Androsace	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
16	1000	Androsace sp.	Androsace	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H
17	1000	Androsace sp.	Androsace	400mm (16")	1.2m (4' 0")	DBH: 100mm (4" diameter), 2.1m (7' 0") H

- PLANTING GENERAL NOTES**
- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE B.C. SOCIETY OF LANDSCAPE ARCHITECTS AND B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
 - PLANT MATERIAL SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR NATURAL SURFACES FOR THIS PROJECT.
 - PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SPECIES.
 - PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SECTION 03.00 PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
 - CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND REVISIONS.
 - PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATION SECTION 03.00.
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SECTION 03.00. ANY SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT I.A.B.C. STANDARDS.



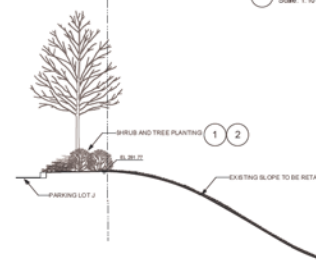
- NOTES:**
- TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL WITH FINISHED GRADE.
 - CONCRETE BARK MULCH IS TO BE KEPT AT LEAST 7" AWAY FROM BASE OF TREE TRUNK.
 - ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROPRIATE PRUNING TOOLS AND STANDARD (I.E. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARCHITECT. SEE SPECIFICATIONS.
 - PLANTING PIT MUST BE FREE DRAINING.
 - ROOT BALLS TO BE PROVIDED FOR TREES APPROXIMATELY 2" TO 3" DEEP AND EXTEND FOR 3 FEET EACH WAY FROM CENTER OF TREE.



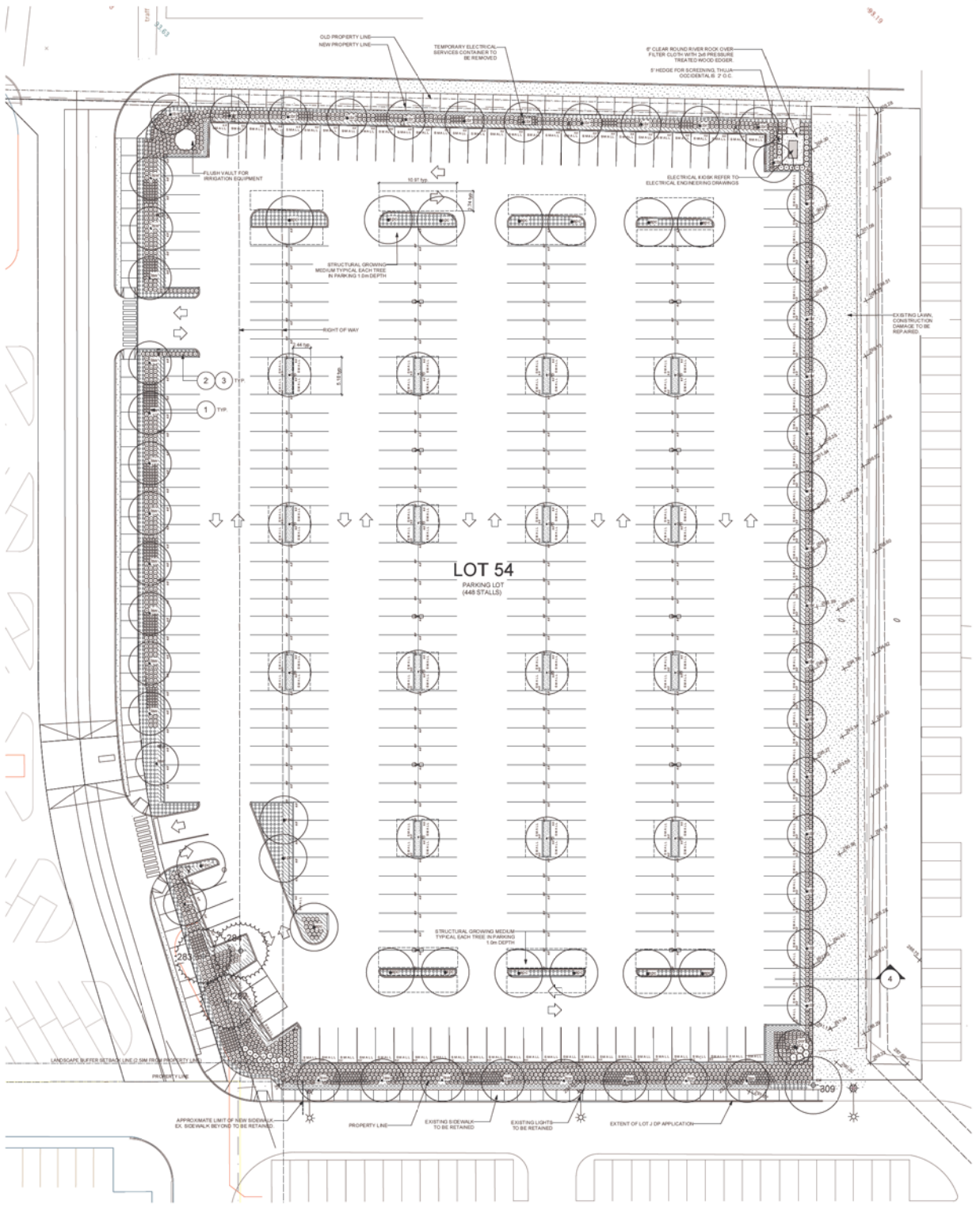
- NOTES:**
- SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL ON POT LEVEL WITH FINISHED GRADE ELEVATION.
 - CONCRETE BARK MULCH IS TO BE KEPT AT LEAST 7" AWAY FROM TRUNK OF SHRUB.
 - PLANTING PIT MUST BE FREE DRAINING.
 - THE CONTRACTOR SHALL REMOVE TOP 10% OF BURLAP AND BARK FROM AROUND BASE STEMS OF SHRUBS REMOVE ALL SYNTHETIC POTS PRIOR TO PLANTING.



- NOTES:**
- PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISHED GRADE AT LEAST 7" AWAY FROM TRUNK.
 - PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROPRIATE PRUNING TOOLS AND STANDARD (I.E. PRUNING PRACTICES. SEE SPECIFICATIONS).



- NOTES:**
- PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISHED GRADE AT LEAST 7" AWAY FROM TRUNK.
 - PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROPRIATE PRUNING TOOLS AND STANDARD (I.E. PRUNING PRACTICES. SEE SPECIFICATIONS).



MCM

PWL

01 June 01 2012 REVISION FOR DP
 02 May 14 2012 REVISION FOR DP
 03 Feb 10 2012 REVISION FOR DP
 04

MUSSON CATTELL MACKEY PARTNERSHIP
 ARCHITECTS DESIGNERS PLANNERS

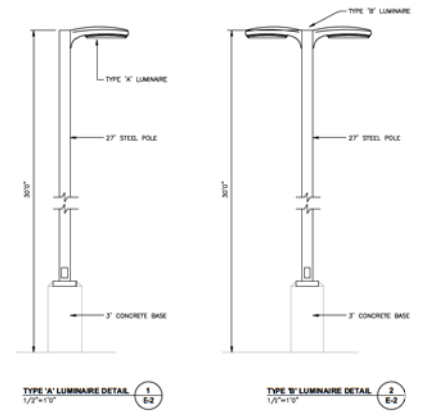
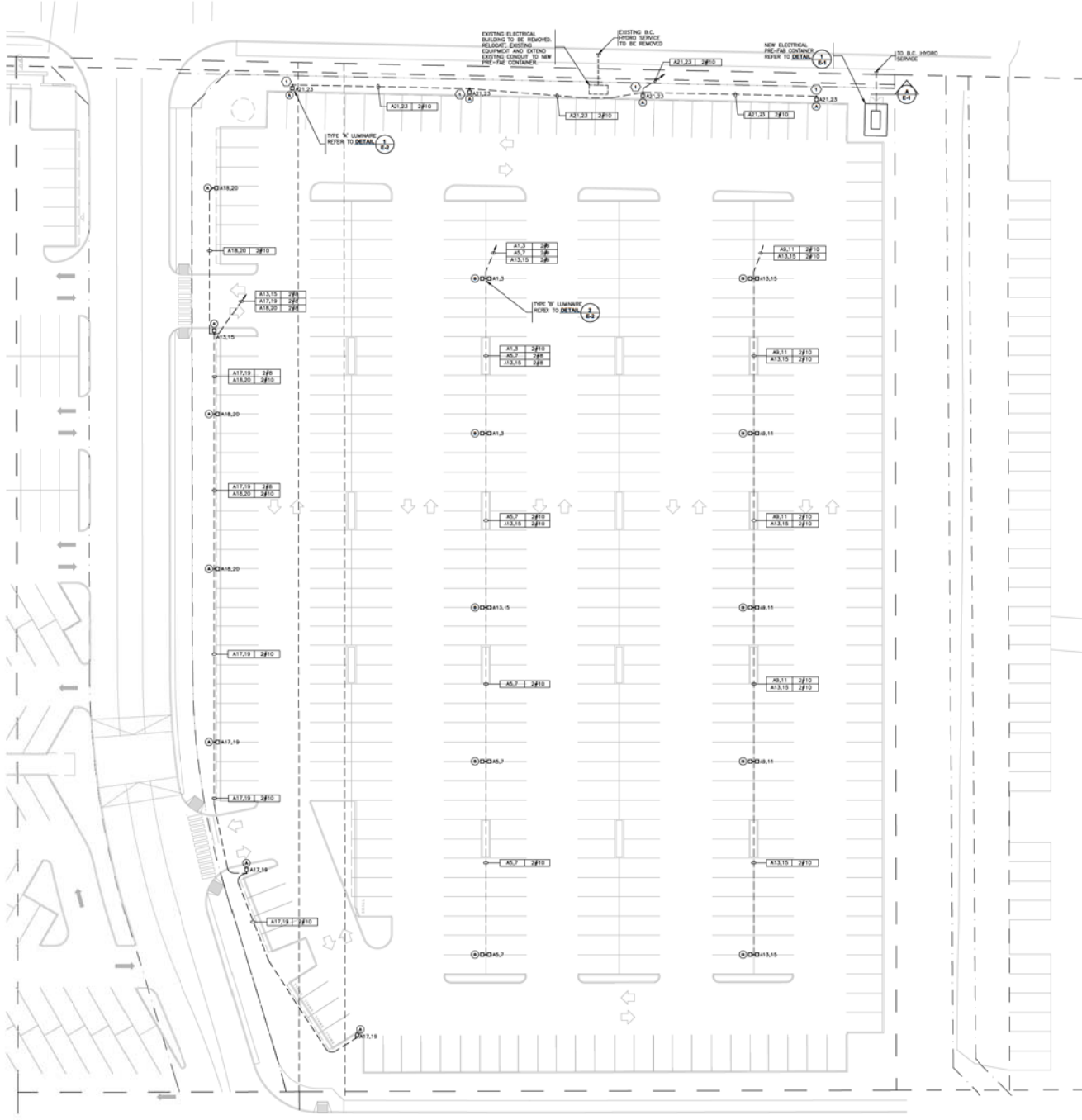
1405 WEST BISHOP STREET
 VANCOUVER, BC
 CANADA V7E 1S1
 TEL: 604.681.7771
 FAX: 604.681.1071
 www.mcm.ca

GUILDFORD TOWN CENTRE EXPANSION

LOT J

LAYOUT & PLANTING PLAN

SCALE: 1/8" = 1'-0"
 DATE: June 01 2012
 DRAWN: SD
 REVISION: A
 PROJECT: 0633
 SHEET: **LDP 1.02**



REFERENCE NOTE:
 1. THE LUMINAIRE IS TO BE C/W INSIDE SIDE SHELD ON THE PROPERTY LINE SIDE OF LUMINAIRE.
 GENERAL NOTE:
 1. ALL SITE CONDUIT TO BE 8"WC MINIMUM 1".



ISSUED FOR IP & CON #04-03 JUN/01/12
 ISSUED FOR DEVELOPMENT PERMIT FEB/10/12
 VERSION:

**MUSSON
 CATTELL
 MACCELL
 PARTNERSHIP**
 ARCHITECTS DESIGNERS PLANNERS

1805 - TWO BRIDGES CENTRE
 500 BALDWIN STREET, SUITE 200 WILSON ONTARIO L0R 2K0
 TEL: 905.477.1111 FAX: 905.477.1112
 WWW.MCPARTNERSHIP.COM

GULDFORD
 TOWN CENTRE
 EXPANSION
 LOT J

SITE PLAN

SCALE: 1/16"=1'-0"
 DATE: JUN/01/12
 DRAWN/CHECKED: GAWN/DH
 REVISION: △
 PROJECT: MCA-25A
 SHEET: E-2

INTER-OFFICE MEMO

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

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

DATE: **May 24, 2012** PROJECT FILE: **7812-0030-00**

RE: **Engineering Requirements Commercial
Location: 10520 - 150 St**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

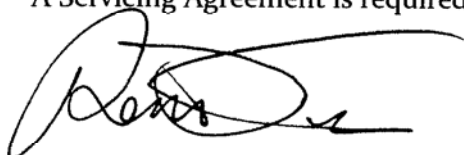
Property and Right-of-Way Requirements

- dedicate 1.308 meters on 150th Street.
- register a 0.5 metre wide right-of-way adjacent to the 150 Street road dedication for a sidewalk.

Works and Services

- construct a 2.5 metre wide sidewalk and road widening on 150 Street fronting the site.

A Servicing Agreement is required prior to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

RWB

Tree Preservation Summary

Surrey Project No: 7906 – 0413 - 00

Project Location: Guildford Town Centre – South Parcel Development
Lot J
2695 Guildford Town Centre Surrey, BC

Project Arborist: Alexandre Man-Bourdon – PWL Partnership Landscape Architects
I.S.A. Certification # 206009

Summary of Proposed Tree Removal and Replacement:

A	Number of Protected Trees	28
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	23
D	Number of Protected Trees to be Retained	5
E	Number of Replacement Trees Required $(C-B) \times 2$	46
F	Number of Replacement Trees Proposed	82
G	Number of Replacement Trees in Deficit $(E-F)$	0
H	Number of Retained and Replacement Trees on Site $(D+F)$	87
I	Number of Lots Proposed on Project	NA
J	Average Number of Trees per Lot (H/I)	NA

June 1, 2012

Alexandre Man-Bourdon
I.S.A. Certification # 206009
PWL Partnership Landscape Architects Inc