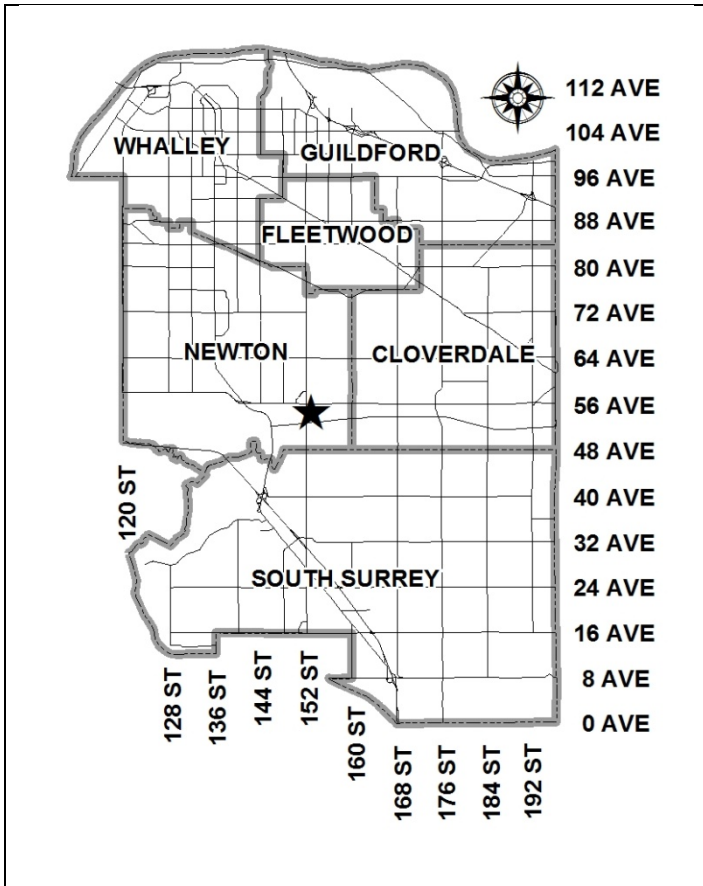


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0206-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **Rezoning** from IB and CD (By-law No. 14165) to IB-3
- **Development Permit**
- **Development Variance Permit**
 to allow for development of 3 business park buildings with a total floor area of 15,873 sq.m. (171,000 sq.ft.), and to relax setbacks

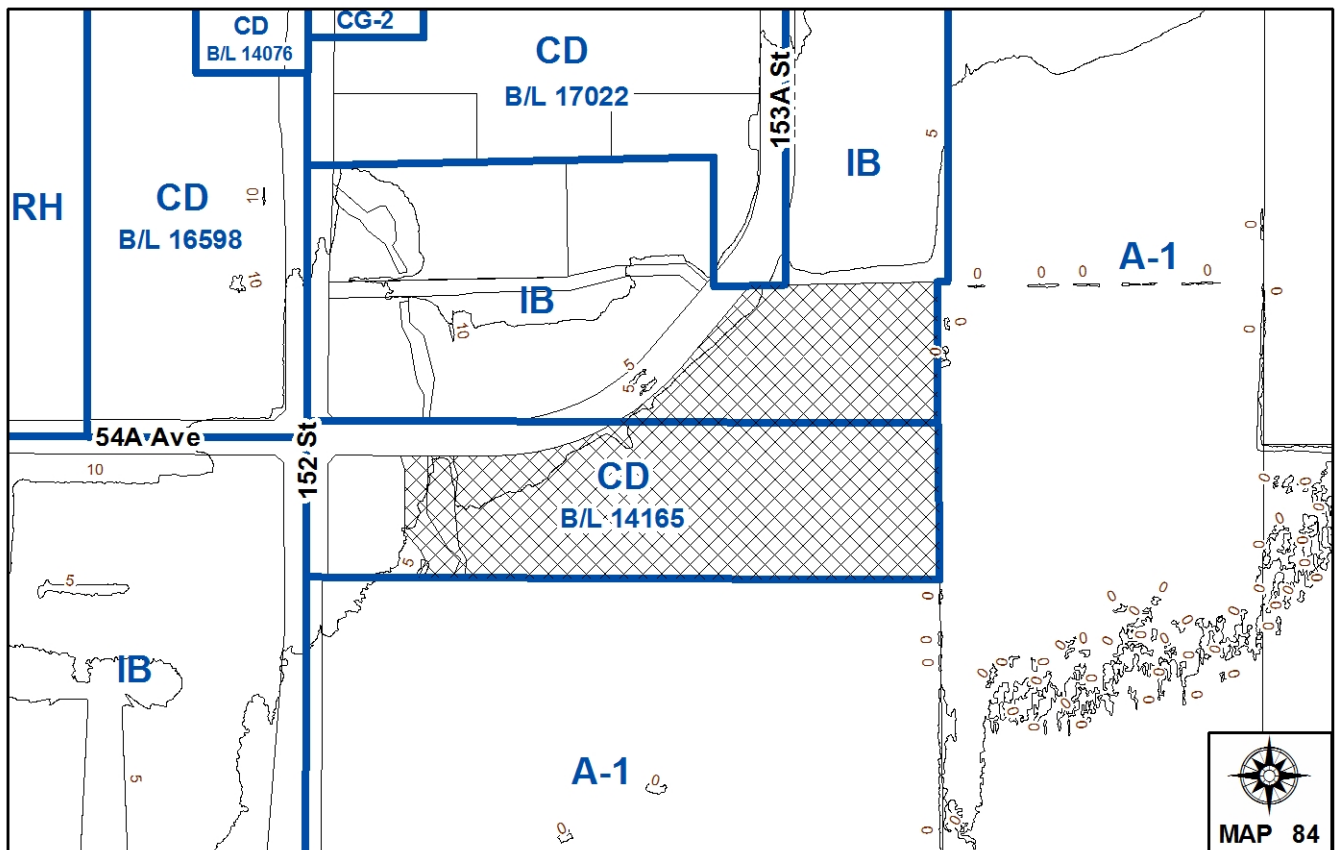
LOCATION: 15250 & 15330 - 54A Avenue

OWNER: Prado Holdings Ltd.

ZONING: CD (By-law No. 14165) and IB

OCP DESIGNATION: Industrial

LAP DESIGNATION: Private School/Business Park and Agro-Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for the Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The East Panorama Ridge Local Area Plan (LAP) requires an amendment from "Agro-Industrial" to "Business Park" for the parcel at 15330 – 54A Avenue.
- The applicant is proposing a westerly side yard setback relaxation from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House, and a northerly front yard setback relaxation from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Partially complies with the East Panorama Ridge LAP. The proposed LAP amendment brings the parcel at 15330 – 54A Avenue into compliance with the business park character of the area that has emerged in recent years.
- The proposed westerly side yard setback for the heritage McKettrick House is needed as the riparian area adjacent to the house is being conveyed to the City as part of the subject application. The proposed northerly front yard relaxation is for canopies only, as the building face is setback 7.5 metres (25 feet) from 54A Avenue. The applicant is proposing an aesthetically-pleasing interface with 54A Avenue.
- The proposed density and building form are appropriate for this part of East Panorama Ridge.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the parcel at 15250 – 54A Avenue from "Comprehensive Development Zone (CD)" (By-law No. 14165) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and the parcel at 15330 – 54A Avenue from "Business Park Zone (IB)" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0206-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0206-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House; and
 - (b) to reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.
4. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) input from Senior Government Environmental Agencies;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant identifying the potential for agricultural impacts from the adjacent Agricultural Land Reserve (ALR) lands;
 - (h) 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
 - (i) registration of a shared parking and shared access easement between the two proposed parcels.
5. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the parcel at 15330 – 54A Avenue from "Agro-Industrial" to "Business Park" when the project is considered for final adoption.

REFERRALS

| | |
|--|---|
| Engineering: | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III. |
| Department of Fisheries and Oceans (DFO): | Grey Creek (on the west side of the site) is to be conveyed to the City for riparian protection purposes. A P-15 agreement is required for the Grey Creek area. The watercourses along the south, east and north property lines are to be protected via a Statutory Right-of-Way/Restrictive Covenant combination document. |
| Ministry of Transportation & Infrastructure (MOTI): | No concerns. |
| Surrey Fire Department: | No concerns. |
| Agricultural and Food Security Advisory Committee (AFSAC): | AFSAC supports the proposal, with the request that notification of "agricultural nuisance" be registered on title, and that no <i>vaccinium</i> be planted in the ALR buffer/riparian planting. |

SITE CHARACTERISTICS

Existing Land Use: Vacant, except for Montessori daycare operating in the heritage McKettrick House located at the western end of the parcel at 15250 – 54A Avenue.

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|---|---|--|---------------------|
| Directly North: North (Across 54A Avenue): | Flooring warehouse. Business park buildings. | Industrial/ Business Park | IB |
| East and South: | Agricultural land within the Agricultural Land Reserve (ALR). | Agricultural/ Agricultural | A-1 |
| West: | Recently constructed business park building, under File No. 7910-0281-00. | Industrial/ Private School and Business Park | CD By-law No. 14165 |

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the East Panorama Ridge Local Area Plan to redesignate the parcel at 15330 – 54A Avenue land from "Agro-Industrial" to "Business Park". The other parcel at 15250 – 54A is designated "Private School/Business Park", which permits the proposed use.
- Large portions of the East Panorama Ridge LAP were once designated "Agro-Industrial" but over time the area has developed more of a business park character rather than an "agro-industrial" character. The properties to the north and west are business park developments (the properties to the south and east are in the ALR).
- The proposed LAP amendment brings the parcel at 15330 – 54A Avenue into compliance with the business park character of the area and the neighbouring parcels.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of 2 parcels located at 15250 – 54A Avenue and 15330 – 54A Avenue. The parcel at 15250 – 54A Avenue is zoned "Comprehensive Development Zone (CD)" By-law No. 14165 and is designated "Industrial" in the Official Community Plan (OCP) and "Private School/Business Park" in the East Panorama Ridge LAP. The parcel at 15330 – 54A Avenue is zoned "Business Park Zone (IB)" and is designated "Industrial" in the OCP and "Agro-Industrial" in the East Panorama Ridge LAP.
- The subject site is bordered by business park uses to the north and west. To the south and east the site is bordered by agricultural land in the ALR.
- The subject site is 4.4 hectares (10.8 acres) in size, and contains the McKettrick House, which is a protected heritage house, on the southerly parcel at 15250 – 54A Avenue. The southerly parcel at 15250 – 54A Avenue was rezoned from "General Agriculture Zone (A-1)" to CD and a Development Permit was issued for a private school in 2007 (File No. 7900-0163-00). The private school was never built and Development Permit No. 7900-0163-00 expired in July, 2009.
- A Heritage Alteration Permit (No. 7911-0158-00) was issued in July 2011 to upgrade the McKettrick House. The heritage house has since been upgraded and a daycare is currently operating in the house. A Development Permit (No. 7912-0051-00) for the development of landscaping and a parking area for the daycare in the heritage house was issued in January, 2013.
- The previous owner of the parcel at 15250 – 54A Avenue, Roots & Wings Montessori, has moved their school operation to Langley and has sold the parcel to the neighbouring landowner, Prado Holdings Ltd. Roots & Wings Montessori operates the daycare in the McKettrick House on a leased basis.

Proposal

- The applicant is proposing:
 - a rezoning from CD By-law No. 14165 (15250 – 54A Avenue) and IB (15330 - 54A Avenue) to IB-3;
 - a development permit to allow 3 business park buildings with a total floor area of 15,873 sq.m. (171,000 sq.ft.); and
 - a subdivision to facilitate a lot line adjustment between the 2 parcels.
 - A Development Variance Permit to relax the westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House, and a northerly front yard setback relaxation from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.
- The lot line adjustment will allow Building 5 and the heritage house to be in one parcel, and Buildings 6 and 7 to be in a separate parcel. This arrangement is preferred for financial and phasing reasons. Although the two properties will be separate parcels, the proposal will functionally operate as one site.
- The site is proposed to be zoned to IB-3 in order to create a business park development that limits accessory uses. The IB-3 zone is intended to be applied to future business park developments throughout the City in order help concentrate commercial and retail uses in Town Centres and help to sustain integrity in business and office parks.

Watercourses

- The subject site is surrounded on all 4 sides by watercourses and ditches. Grey Creek (on the west side of the site) is to be conveyed to the City for riparian protection purposes. A P-15 agreement is required for the Grey Creek area. The watercourses (ditches) along the south, east and north property lines are to be protected via a Statutory Right-of-Way/Restrictive Covenant combination document.

DESIGN PROPOSAL AND REVIEW

Access, Pedestrian Circulation and Parking

- The applicant is proposing 2 vehicular accesses to 54A Avenue. The main access is located at the centre of the site with a smaller access at the western edge of the site to primarily serve the daycare located in the heritage house. The drop-off area for the daycare has been separated from the main drive aisle for safety reasons. Reciprocal access and parking easements between the 2 proposed reconfigured parcels will be required as the parcels will function as a single site.

- The applicant is proposing pedestrian connections between the proposed street-oriented buildings and the sidewalk along 54A Avenue, and also between the street and the parking areas. The applicant is proposing on-site pedestrian connections to connect with the proposed building at the rear of the site and also the various outdoor amenity areas.
- A total of 360 parking spaces are required for the proposed business park buildings. The applicant is proposing to provide 90 underground parking spaces and 458 surface parking spaces, for a total of 548 parking spaces, well in excess of the Zoning By-law requirement. The applicant's experience with office park development is that, due to smaller workspaces, contemporary office buildings typically generate more parking demand than the 2/100 sq.m. (1,075 sq.ft.) parking ratio for second/third floor offices would provide for.

Site and Building Design

- The applicant is proposing three 3-storey business park office buildings with a total floor area of 15,873 sq.m. (171,000 sq.ft.). The site design reflects an effort to place more buildings along the street frontage (as opposed to the interior of the site), reducing the amount of parking visible from the street and providing an attractive interface with the public realm. The two street-fronting buildings are oriented to the curve of the street and will have a 2-storey appearance from the street. These two buildings take advantage of the site's grade which allows for underground parking. The buildings will be 3-storeys on the rear (south) elevations.
- The third building, located at the interior of the site, has been situated in line with the main vehicle entry, thus providing a visual anchor for the interior of the site.
- The fourth building on the site, the existing heritage house described above, is located on the western portion of the site and is adjacent to the vegetated riparian area of Grey Creek, which provides a natural setting for the heritage building.
- Riparian areas extend around the site along the south, east and north property lines and serve as a buffer to the adjacent ALR lands and also provide a significant landscaped area surrounding the parking area.
- The three buildings are proposed to be tilt-up concrete buildings. The proposed finishing materials include significant amounts of glazing, metal panels, and brick veneer. Metal canopies, recessed balconies, and articulation especially at the corners enhance the building design. The proposed colour scheme includes red, beige, grey, and red brick.

Signage

- The applicant is proposing to locate 2 free-standing signs on the property, along 54A Avenue. The signs are proposed to be 4.3 metres (14 feet) in height and are concrete with a sand-blasted finish and will feature illuminated signage within the sign area.
- The applicant is proposing fascia signs for the buildings. The majority of the signage is proposed to be 76 centimetres (2.5 feet) in height and consists of illuminated channel letters. One (1) sign (in addition to the address number) is permitted on the third floor elevation.

Trees and Landscaping

- An arborist report for the site was prepared by Arbortech Consulting Ltd. The arborist report states that there are a total of 55 trees on the development portion of the subject site (which does not include the heritage house area and the Grey Creek area, which were dealt with under File No. 7912-0051-00). The applicant is proposing to remove all of the trees because they're poor quality species, or have marginal health and/or conflict with proposed construction. Because many of the trees proposed to be removed are in the easterly riparian setback area, final sign-off for tree removal in this area will need to come from Fisheries and Oceans Canada (DFO).
- The following is a table providing the breakdown by tree species:

| Tree Species | Total no. of mature trees (on-site) | Total proposed for retention (on-site) | Total proposed for removal (on-site) |
|-------------------|-------------------------------------|--|--------------------------------------|
| Alder | 35 | 0 | 35 |
| Birch | 12 | 0 | 12 |
| Cottonwood | 1 | 0 | 1 |
| Western Red Cedar | 5 | 0 | 5 |
| Douglas Fir | 1 | 0 | 1 |
| Sitka Spruce | 1 | 0 | 1 |
| Total | 55 | 0 | 55 |

- The applicant is required to plant 78 replacement trees and the applicant is proposing to plant 206 replacement trees. The new trees on the site will consist of a variety of trees including maple, pine, oak and fir. The tree planting will be complemented by shrub and ground cover planting.
- The applicant is proposing a landscaped feature (dry stream bed with boulders) and various trees and shrubbery as a focal point near the main entryway in the centre of the on-site traffic circle.
- Various outdoor employee sitting areas are provided throughout the site. The applicant is proposing benches, picnic tables, bike racks, seasonal planting pots and litter receptacles throughout the site.
- Two garbage enclosures are proposed in the parking area, where they are not visible from 54A Avenue. The enclosure is proposed to be concrete with a decorative metal grill on the front.
- The applicant is providing specialty pavement treatment in the pedestrian areas of the site and various walkways through the site are identified with the use of sawcut concrete.
- Site lighting will have the appropriate shields, baffles, louvers and cut-off features to prevent light spillage and glare.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on December 6, 2012 (Appendix V). The ADP comments and suggestions have been satisfactorily addressed.

PRE-NOTIFICATION

Pre-notification letters were sent on September 4, 2012 and staff received no comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 16, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|--|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> The site is located in the East Panorama Ridge Local Area Plan (LAP). One of the properties needs an LAP amendment. The proposal is consistent with the site's "Industrial" designation in the OCP. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> The applicant has retained the heritage McKettrick House, which has been refurbished for use as a daycare. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> The applicant is proposing to provide absorbent soils greater than 30cm (1 foot) in depth, bioswales and permeable pavement. The applicant is proposing to convey the Grey Creek riparian area to the City and is protecting other watercourse areas via Restrictive Covenant and special planting areas. The applicant is proposing to provide recycling pick-up. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> The applicant is providing pedestrian walkways on-site, connections to off-site pedestrian sidewalks, showers and change facilities, and underground bicycle parking. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> The site incorporates CPTED principles. The parking area will be gated after business hours. The buildings are designed to reduce "hidden spaces". Site lighting is proposed. The applicant is providing a daycare on-site in the heritage McKettrick House. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> The applicant is using LEED design initiatives where appropriate. |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> Area residents are involved as per the typical public notification processes. |

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House.

Applicant's Reasons:

- The proposed variance will allow for the retention of the McKettrick House.

Staff Comments:

- The riparian area was not conveyed to the City under past File No. 7900-0163-00 as the prevailing practice at that time was to protect riparian areas on private land through the use of Restrictive Covenants. This practice changed as it was felt that City ownership of riparian areas was more effective for riparian protection than relying on Restrictive Covenants. The applicant has agreed to convey the Grey Creek area to the City as part of the subject application.
- The previous owner of the site restored the McKettrick House and its setting adjacent to the riparian area enhances the aesthetics of this restored heritage building.

(b) Requested Variance:

- To reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.

Applicant's Reasons:

- The canopies provide weather protection and visual interest to the front of the building.

Staff Comments:

- The proposed variance is for the weather protection canopies only, as the actual building face is set back at 7.5 metres (25 feet).
- The applicant has designed an attractive interface with the street by using patio areas, street furniture and landscaping, and the canopies add to the aesthetics of the front of the building.

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 and Applicant's Response |
| Appendix VI. | Development Variance Permit No. 7912-0206-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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Information for City Clerk

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

1. (a) Agent: Name: Samuel Chan
 Ionic Architecture Inc.
 Address: 5500 - 152 Street, #201
 Surrey, BC
 V4S 5J9

 Tel: 778-571-0618

2. Properties involved in the Application

- (a) Civic Address: 15330 - 54A Avenue
 15250 - 54A Avenue

- (b) Civic Address: 15330 - 54A Avenue
 Owner: Prado Holdings Ltd
 PID: 025-169-033
 Lot A Section 2 Township 2 New Westminster District Plan LMP51505

- (c) Civic Address: 15250 - 54A Avenue
 Owner: Prado Holdings Ltd
 PID: 027-239-594
 Lot 2 District Lot 167 Group 2 New Westminster District Plan BCP32709

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone both properties.

- (b) Proceed with Public Notification for Development Variance Permit No. 7912-0206-00 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.

- (c) Application is under the jurisdiction of MOTI.

MOTI File No. 2013-00107

DEVELOPMENT DATA SHEET – Proposed Lot 1

Proposed Zoning: IB-3

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|--|---|
| LOT AREA* (in square metres) | | |
| Gross Total | | 16,490 sq.m. /4.07 ac |
| Road Widening area | | 0 |
| Park conveyance area (riparian) | | 3,097 sq.m. |
| Net Total | | 13,393 sq.m. |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 18% |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front (54A Avenue) | 7.5m | Variance: 6.7m for canopy |
| Rear (South) | 7.5m | 7.5m+ |
| Side #1 (West) | 7.5m | Variance: 1.47m for building; 0.65m eave encroachment |
| Side #2 (East) | 7.5m | 7.5m+ |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 14m | 13.8m |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | |
| FLOOR AREA: Commercial (Building 5) | | 6,247 sq.m. |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | |
| FLOOR AREA: Institutional (daycare) | | 249 sq.m. |
| TOTAL BUILDING FLOOR AREA | | 6,496 sq.m. |

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | |
| # of units/ha /# units/acre (net) | | |
| FAR (gross) | | |
| FAR (net) | 1.0 | 0.49 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | 161 | 212 |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional (daycare) | 8 | 8 |
| Total Number of Parking Spaces | 169 | 220 |
| Number of disabled stalls | | 3 |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

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

DEVELOPMENT DATA SHEET – Proposed Lot 2

Proposed Zoning: IB-3

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|--|---------------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 25,280 sq.m./6.25 ac |
| Road Widening area | | 0 |
| Park conveyance area (riparian) | | 0 |
| Net Total | | 25,280 sq.m |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 15% |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front (54A Avenue) | 7.5m | Variance: 6.7m for canopy |
| Rear (East) | 7.5m | 7.5m+ |
| Side #1 (West) | 7.5m | 7.5m+ |
| Side #2 (North) | 7.5m | 7.5m+ |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 14m | 13.8m |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | |
| FLOOR AREA: Commercial | | 9,626 sq.m. |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | 9,626 sq.m. |

Development Data Sheet cont'd

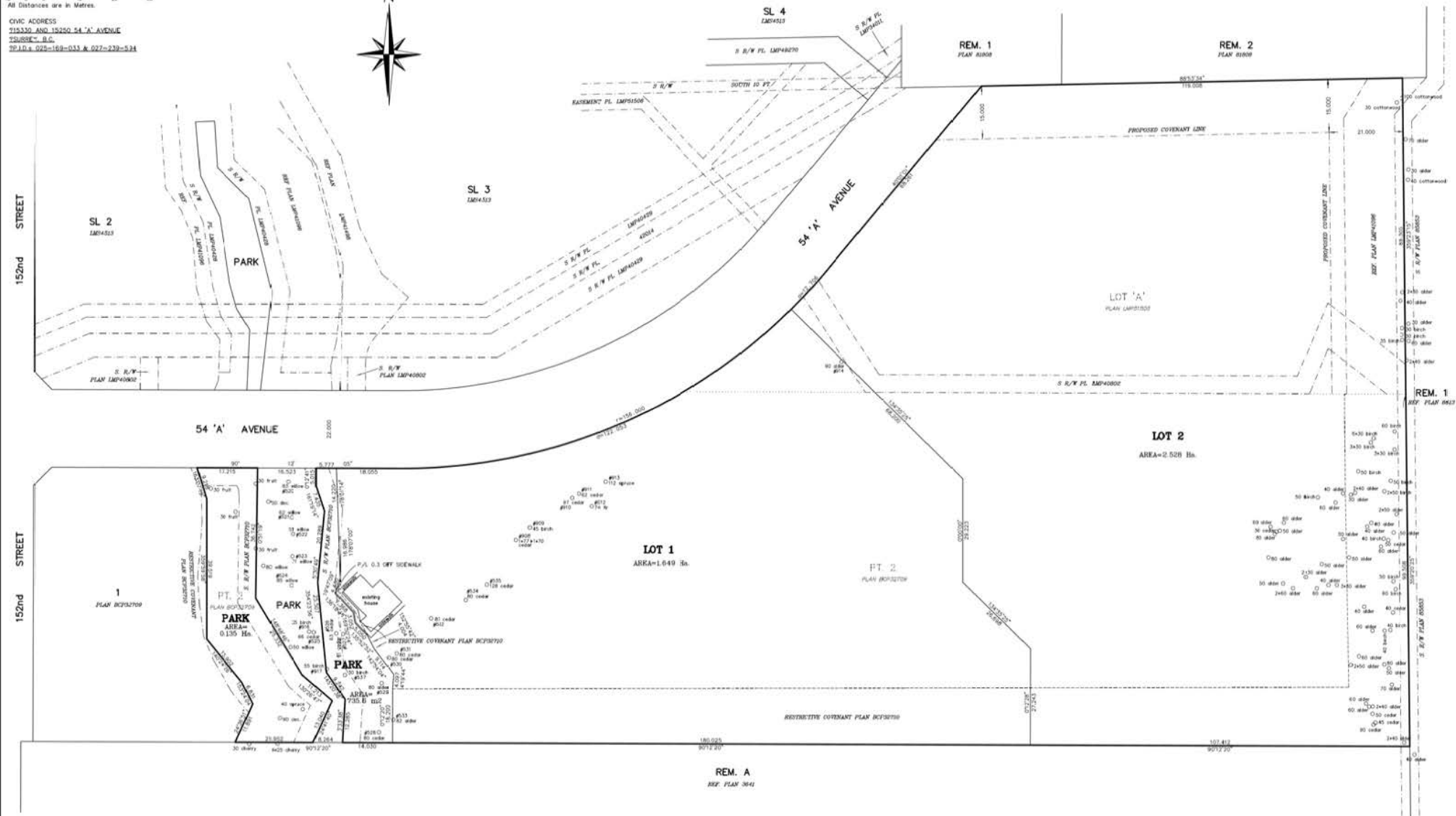
| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | |
| # of units/ha /# units/acre (net) | | |
| FAR (gross) | | |
| FAR (net) | | 0.38 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | 254 | 336 |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | | |
| Number of disabled stalls | | 3 |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

| | | | |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|

**PROPOSED SUBDIVISION PLAN AND TREE SURVEY OF
 LOT 'A', SECTION 2, TOWNSHIP 2, N.W.D. PLAN LMP51505 AND
 LOT 2, DISTRICT LOT 167, GROUP 2, N.W.D. PLAN BCP32709.**

SCALE: 1:500
 All Distances are in Metres.

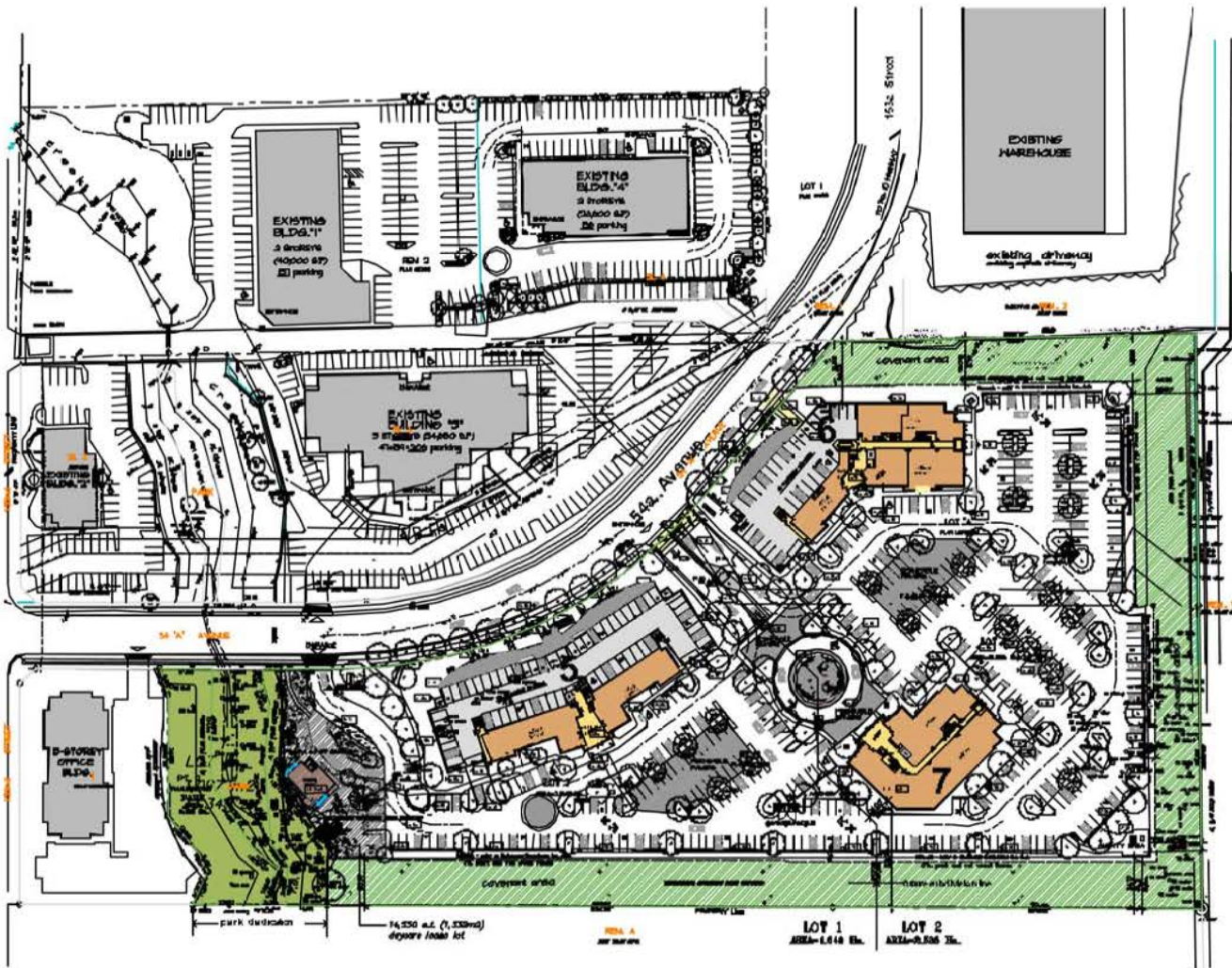
CIVIC ADDRESS
 215330 AND 15250 54 'A' AVENUE
 TORONTO, ONT.
 416-491-1688 & 416-491-534



Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Burnaby, B.C.
 FILE: J0771P512_TR

This plan is certified correct
 completed on the 15th day of May, 2012.

B.C.L.S.



NORTH
 ADDRESS: 15300 34A AVENUE, SURREY, B.C.
 LEGAL DESCRIPTION:
 REFERENCE PLAN OF PORTIONS OF LOTS 1 AND 2,
 DISTRICT LOT 107, GROUP 2, NEH HERSTYMER DISTRICT,
 PLAN BCP-_____

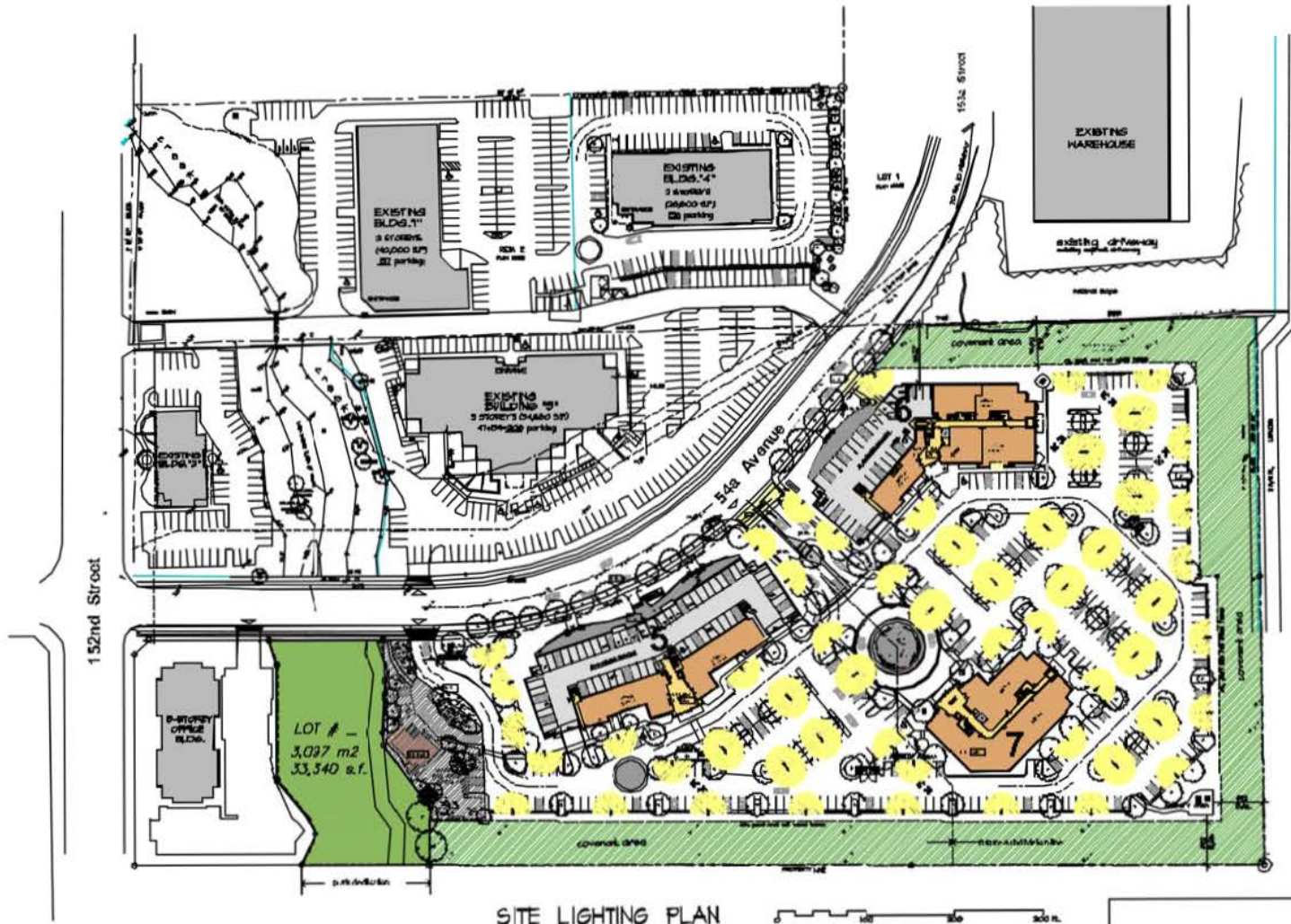
| LOT 1 SITE DATA: | LOT 2 SITE DATA: |
|--|---|
| EXISTING ZONING: B BUSINESS PARK & CO, REFER TO MAP ON O440-A-1 PROPOSED ZONING: B-2.5 F CO based on B BUSINESS PARK | EXISTING ZONING: B BUSINESS PARK & CO, REFER TO MAP ON O440-A-1 PROPOSED ZONING: B-2.5 F CO based on B BUSINESS PARK |
| LOT 1 SITE AREA: 17700 SQ. (4.07 acres) / 14.99 ac. (square lease lot included in site area) * all areas approximate | LOT 2 SITE AREA: 27200 SQ. (6.25 acres) / 23200 ac. * all areas approximate |
| GROUND FLOOR AREA: (garage excluded from calculations) PROPOSED BUILDING 5: GROUND FLOOR: 3300 SQ. SECOND FLOOR: 27800 SQ. THIRD FLOOR: 20,400 SQ. TOTAL: 67,500 SQ. (15,241 m ²) ADD DAYCARE BLDG.: GROUND FLOOR: 1240 SQ. SECOND FLOOR: 2600 SQ. (2440 m ²) TOTAL FLOOR AREA: 69,420 SQ. (6,490 m ²) * all areas approximate | GROUND FLOOR AREA: (garage excluded from calculations) PROPOSED BUILDING 6: GROUND FLOOR: 18400 SQ. SECOND FLOOR: 24000 SQ. THIRD FLOOR: 24,100 SQ. TOTAL: 66,500 SQ. (6,091 m ²) PROPOSED BUILDING 7: GROUND FLOOR: 18700 SQ. SECOND FLOOR: 19700 SQ. THIRD FLOOR: 19,700 SQ. TOTAL: 58,100 SQ. (5,371 m ²) TOTAL FLOOR AREA: 124,600 SQ. (11,460 m ²) * all areas approximate |
| DENSITY ALLOWED P.A.R. OF 0.22 x 177000 = 18821 SQ. (447,800 sq ft) DENSITY PROPOSED: 67400 SQ. (4,970 m ²) P.A.R. OF 0.28 | DENSITY ALLOWED P.A.R. OF 0.22 x 272000 = 20480 SQ. (484,800 sq ft) DENSITY PROPOSED: 102800 SQ. (9,280 m ²) P.A.R. OF 0.28 |
| COVERAGE ALLOWED PER B-2.5: 60.9 = 106800 SQ. (1,226,000 sq ft) COVERAGE PROPOSED: 32,200 SQ. (1,000,000 sq ft) | COVERAGE ALLOWED PER B-2.5: 60.9 = 160,000 SQ. (1,740,000 sq ft) COVERAGE PROPOSED: 97,700 SQ. (1,000,000 sq ft) |
| BUILDING HEIGHT: ALLOWED - 14 m. (46 FT.) PROPOSED - 13.6 m. (43.9 FT.) | BUILDING HEIGHT: ALLOWED - 14 m. (46 FT.) PROPOSED - 13.6 m. (43.9 FT.) |
| SETBACKS: REQUIRED PER B-2.5 ZONING: 15% (20 FT.) of all sides PROPOSED: ALL SIDES SETBACKS EXCEED 15% (REFER TO SITE PLAN) * PARALLELS REQ'D FOR BLDG. 5 ENTRANCE CANOPY | SETBACKS: REQUIRED PER B-2.5 ZONING: 15% (20 FT.) of all sides PROPOSED: ALL SIDES SETBACKS EXCEED 15% (REFER TO SITE PLAN) * PARALLELS REQ'D FOR BLDG. 6 ENTRANCE CANOPY |
| PARKING REQUIRED: 8 / 1075 SQ. FT. FOR GROUND & 2ND FLOORS - 108 SPACES (floors with grade access) 2 / 1075 SQ. FT. FOR 3RD FLOOR AREA - 32 SPACES TOTAL PARKING REQUIRED: 140 SPACES PARKING PROVIDED: OUTDOOR - 85 SPACES INDOOR - 55 SPACES TOTAL - 140 SPACES (INCLUDES 8 SPACES FOR PERSONS WITH DISABILITIES) (OUTSIDE PARKING - 58 SPACES = 3.28 SPACES/1000 SQ. FT.) BICYCLE PARKING REQUIRED: 81240 / 1075 = 75.68 x 200 = 15,136 SQ. FT. = 4 SPACES REQUIRED 8 SPACES PROVIDED (IN GARAGE) | PARKING REQUIRED: 8 / 1075 SQ. FT. FOR GROUND & 2ND FLOORS - 104 SPACES (floors with grade access) 2 / 1075 SQ. FT. FOR 3RD & 4TH FLOOR AREAS - 30 SPACES TOTAL PARKING REQUIRED: 134 SPACES PARKING PROVIDED: OUTDOOR - 505 SPACES INDOOR - 83 SPACES TOTAL - 588 SPACES (INCLUDES 8 SPACES FOR PERSONS WITH DISABILITIES) (OUTSIDE PARKING - 87 SPACES = 2.91 SPACES/1000 SQ. FT.) BICYCLE PARKING REQUIRED: 102800 / 1075 = 95.62 x 200 = 19,124 SQ. FT. = 8 SPACES REQUIRED 0 SPACES PROVIDED (IN GARAGE) |
| LANDSCAPING: 25% LANDSCAPE STRIP REQUIRED AT 34A AVENUE 15% PROVIDED | LANDSCAPING: 25% LANDSCAPE STRIP REQUIRED AT 34A AVENUE 15% PROVIDED |

SITE PLAN
 Scale 1"=50'

Prado Holdings development phases 5-7.

| | | Date | Y-07 | Drawn | Site | Scale | 1:500 | Project Title | Office Park Development | 15300 34A AVENUE, SURREY, B.C. | Client | Prado Holdings | Sheet | A-2b |
|------|---------|-----------------------------|----------|--------|------|-------|-------|---------------|-------------------------|--------------------------------|--------|----------------|-------|------|
| | | Date | JUL 2013 | Drawn | Site | Scale | 1:500 | Project Title | Office Park Development | 15300 34A AVENUE, SURREY, B.C. | Client | Prado Holdings | Sheet | A-2b |
| H | 1-03-03 | Submitted to Planning Dept. | 07 | 07-727 | | | | | | | | | | |
| Rev. | Date | Description | | | | | | | | | | | | |

Ionic Architecture Inc.
 architect-member a.i.b.c.
 15300 34A AVENUE
 SURREY, B.C. V3R 5A9
 TEL: 604-273-2222
 FAX: 604-273-2222
 www.ionic-arch.com



site lighting :

LEGEND:

HALL-HEART FIXTURE
PLUS ADDITIONAL UNDER-CANOPY
RECESSED LIGHTING
(ABOVE NOT SHOWN ON THIS PLAN)

POLE LIGHT - (SINGLE OR DOUBLE)

LEGEND:

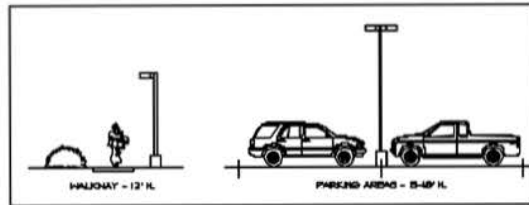
POLE LIGHT - SINGLE
POLE LIGHT - DOUBLE
WALKWAY HEIGHT - 12' - 15'

NOTES:

LIGHTING ALL HAVE APPROPRIATE
SHIELDS, BATTERING LAMBS AND
CUT-OFF FEATURES TO PREVENT
LIGHT OVERSPILL TO ADJACENT
PROPERTIES AND INTO THE SKY, AND
GLARE FROM THE LIGHT SOURCE.

LIGHTING SCHEDULE IS PRELIMINARY
ONLY TO ILLUSTRATE THE GENERAL
CONCEPT. FINAL SCHEDULE TO BE
DETERMINED WITH THE
ELECTRICAL/LIGHTING CONSULTANT
AT BUILDING PERMIT STAGE.

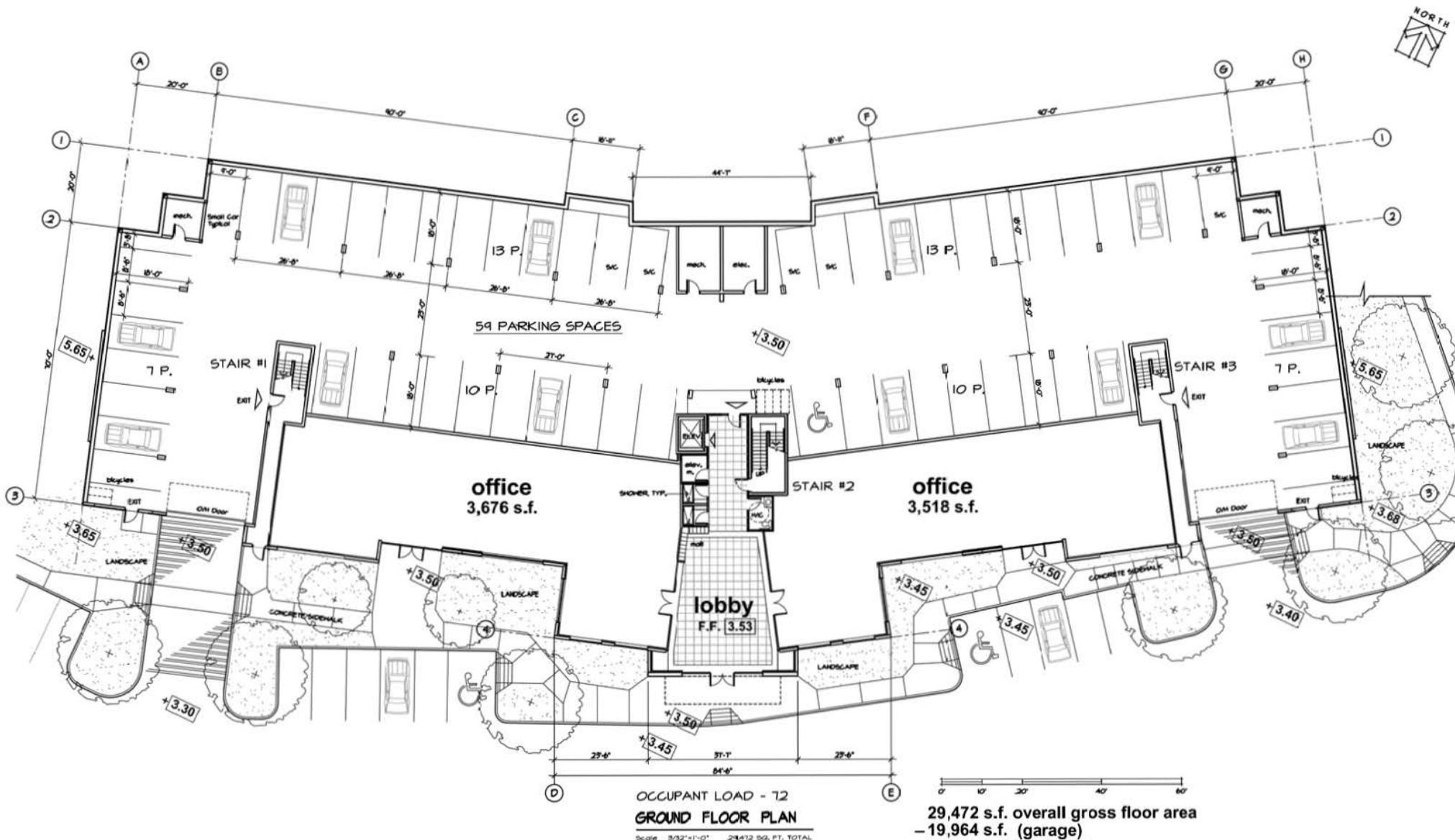
SITE LIGHTING PLAN
Scale: 1"=60'



**Prado Holdings
development phases 5-7.**

| <table border="1"> <tr> <th>Date</th> <th>Description</th> <th>Sheet No.</th> <th>Project No.</th> </tr> <tr> <td>03</td> <td>07-727</td> <td></td> <td></td> </tr> </table> | | Date | Description | Sheet No. | Project No. | 03 | 07-727 | | | <table border="1"> <tr> <th>Date</th> <th>Version</th> </tr> <tr> <td>MAY 2013</td> <td>01</td> </tr> </table> | Date | Version | MAY 2013 | 01 | <table border="1"> <tr> <th>Project No.</th> <th>Project Name</th> </tr> <tr> <td>07-727</td> <td>OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY B.C.</td> </tr> </table> | Project No. | Project Name | 07-727 | OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY B.C. | <table border="1"> <tr> <th>Client</th> <th>Address</th> <th>Phone</th> <th>Fax</th> </tr> <tr> <td>IONIC ARCHITECTURE INC.</td> <td>15300 54A AVENUE SURREY B.C. V3R 5A8</td> <td>604.276.0148</td> <td>604.276.0149</td> </tr> </table> | Client | Address | Phone | Fax | IONIC ARCHITECTURE INC. | 15300 54A AVENUE SURREY B.C. V3R 5A8 | 604.276.0148 | 604.276.0149 | <table border="1"> <tr> <th>Scale</th> <th>Sheet No.</th> </tr> <tr> <td>1"=60'</td> <td>A-2a</td> </tr> </table> | Scale | Sheet No. | 1"=60' | A-2a |
|--|--|--------------|--------------|-----------|-------------|----|--------|--|--|--|------|---------|----------|----|--|-------------|--------------|--------|--|---|--------|---------|-------|-----|-------------------------|---|--------------|--------------|---|-------|-----------|--------|------|
| Date | Description | Sheet No. | Project No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | 07-727 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | Version | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAY 2013 | 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project No. | Project Name | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07-727 | OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY B.C. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client | Address | Phone | Fax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IONIC ARCHITECTURE INC. | 15300 54A AVENUE SURREY B.C. V3R 5A8 | 604.276.0148 | 604.276.0149 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale | Sheet No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1"=60' | A-2a | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

REVISED TO HWY 28 / 16



Prado Holdings Ltd. - phase 5.

15300 54A Avenue

Surrey

| Rev. | Date | Description | Scale | As Noted | Revision | Project No. | Drawing Title | Project Name | Sheet |
|------|----------|---|-------|------------|----------|-------------|--|---|--------|
| 04 | 8-06-13 | ISSUED TO PLANNING DEPT. | | | | | Bldg. 5 - GROUND FLOOR PLAN | | 1 of 1 |
| 03 | 04-11-13 | ISSUED FOR TO PLANNING DEPT. FOR REVIEW | | APRIL 2012 | | | | | 2 of 2 |
| 02 | 03-06-13 | ISSUED FOR CLIENT REVIEW | | | | | | | 3 of 3 |
| 01 | 11-29-12 | ISSUED FOR A.D.P. | | | 04 | 07-727 | OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY B.C. | 201 - 8820 162nd Street Surrey B.C. V2S 8J8 Tel: (778) 871-0818 E-mail: office@ionicarchitecture.com | A-3 |

REVISED TO A06/13

Ionic Architecture Inc.
architect-member a.i.b.c.

| EXTERIOR MATERIALS & FINISHES | |
|--------------------------------------|-----------------|
| MATERIAL / FINISH | COLOR |
| 1 CONCRETE OR BRICK / PAINTED (WED) | 000 |
| 2 CONCRETE OR BRICK / PAINTED (EDGE) | 000 |
| 3 METAL PANELS / LIGHT GRAY | PRE FINISH |
| 4 ALUMINUM WINDOWS & DOORS | NATURAL |
| 5 GLASS | CLEAR LOWE |
| 6 SPANDREL GLASS | |
| 7 METAL FLASHING - PREPARED METAL | R. 000 CHARCOAL |
| 8 STEEL DOORS & FRAMES - PAINT | TO MATCH GC-300 |
| 9 METAL CANOPY - METAL FLASHING | MATCH WINDOWS |
| 10 BRICK VENEER | |

* PAINT COLORS ARE BENJAMIN MOORE



BLDG 5 south elevation
352' x 1'-0"

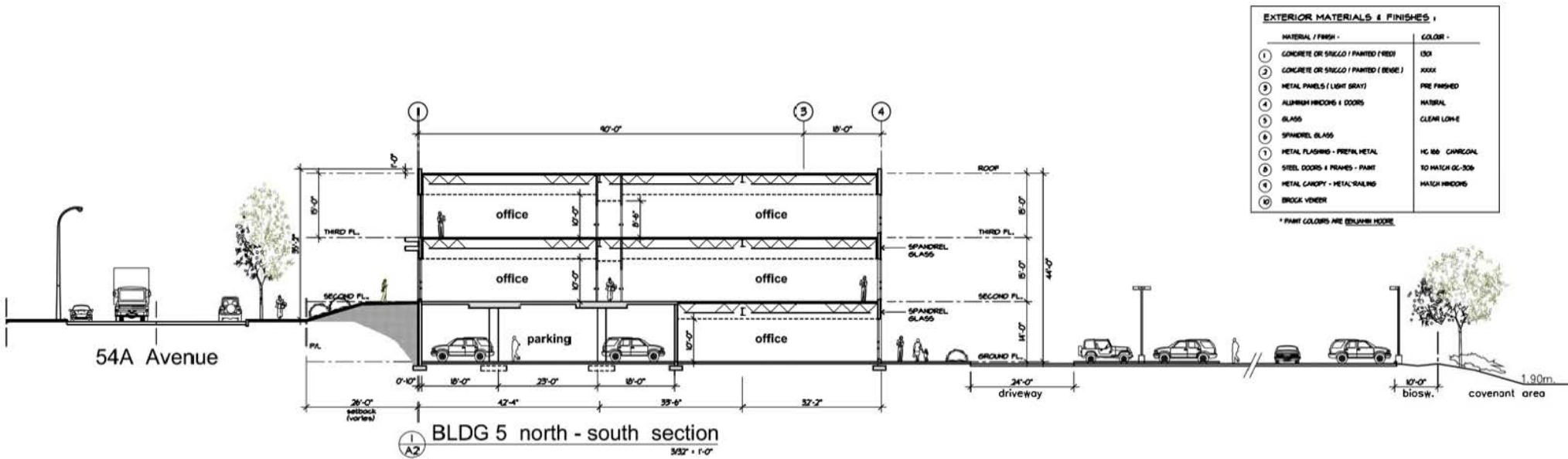


BLDG 5 north elevation
352' x 1'-0"

Prado Holdings Ltd. - phase 5.
15300 54A Avenue Surrey

| | | | | | | | | | | | | |
|-----|----------|--|-------|------------|---------------|-----------------------------|--------------|----------------------------------|--------------------------------|---|-------|-----|
| 04 | 5-23-13 | ISSUED TO PLANNING DEPT | Scale | As Noted | Drawing Title | Bldg 5 - N. & S. ELEVATIONS | Project Name | proposed OFFICE PARK DEVELOPMENT | 15,300 54A AVENUE SURREY, B.C. | 101 - 8400 152nd Street Surrey B.C. V3E 5A9 Tel: (778) 571-0288 E-mail: office@ionicarchitecture.com | Sheet | A-7 |
| 03 | 04-11-13 | ISSUED FOR TO PLANNING DEPT FOR REVIEW | Date | APRIL 2012 | Revision | 04 | 07-727 | | | | | |
| 02 | 03-06-13 | ISSUED FOR CLIENT REVIEW | | | | | | | | | | |
| 01 | 11-29-12 | ISSUED FOR A.D.P. | | | | | | | | | | |
| Rev | Date | Description | | | | | | | | | | |

REVISED TO 3/25/13



EXTERIOR MATERIALS & FINISHES :

| MATERIAL / FINISH - | COLOR - |
|--|-----------------|
| ① CONCRETE OR STUCCO / PAINTED (RED) | 100 |
| ② CONCRETE OR STUCCO / PAINTED (BEIGE) | XXXX |
| ③ METAL PANELS (LIGHT GRAY) | PRE FINISHED |
| ④ ALUMINUM FINISHES / DOORS | NATURAL |
| ⑤ GLASS | CLEAR LOW-E |
| ⑥ SPANDREL GLASS | |
| ⑦ METAL FLASHING - PRETIN METAL | HC 80 CARBON |
| ⑧ STEEL DOORS + FRAMES - PAINT | TO MATCH GC-306 |
| ⑨ METAL CANOPY - METAL/RAILING | MATCH FINISHES |
| ⑩ BRICK VENEER | |

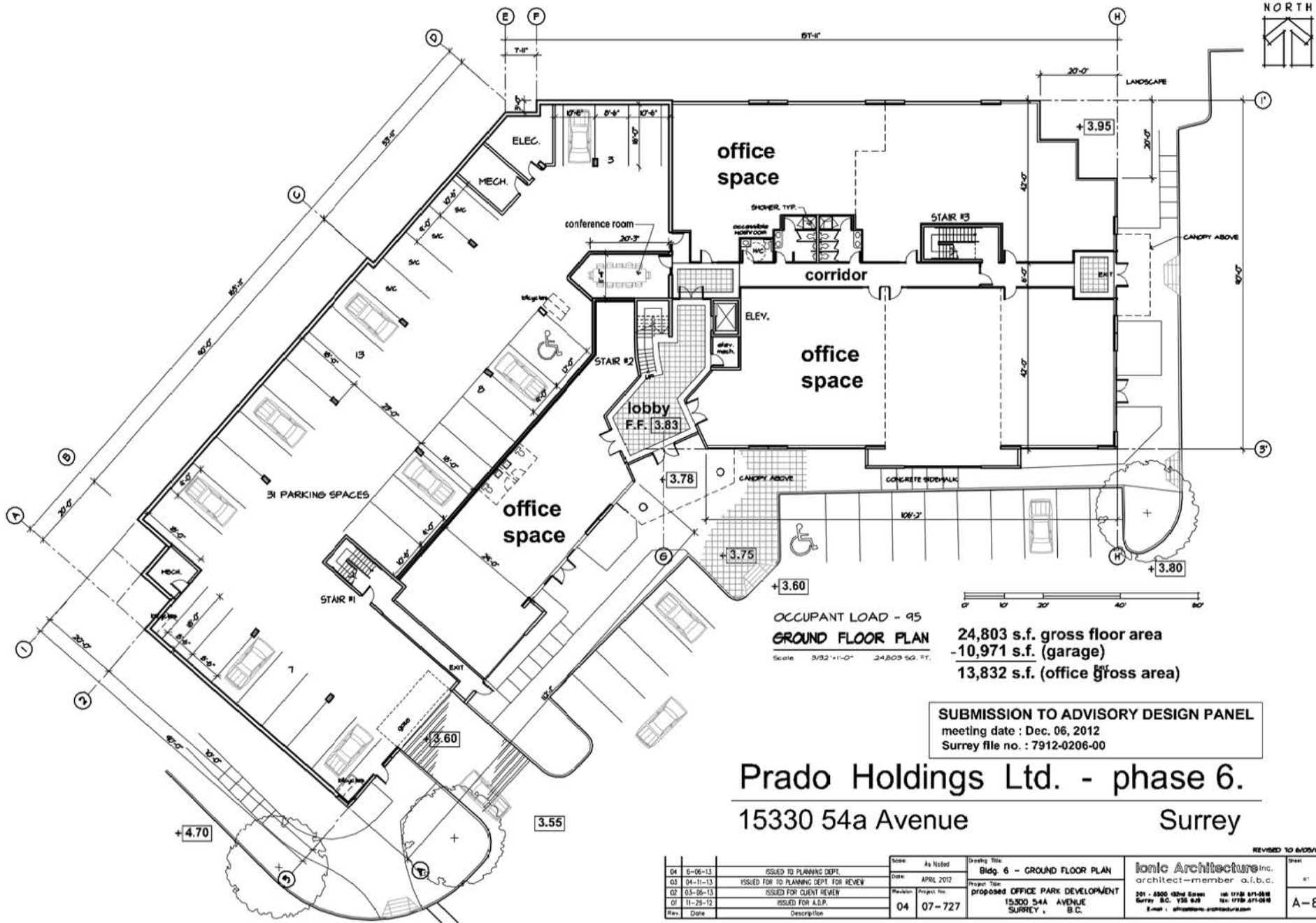
* PAINT COLORS ARE EXAMPLE HOUS



Prado Holdings Ltd. - phase 5.
15300 54A Avenue
Surrey

| | | | | | | | | |
|-----|----------|---|----------|-------------|---------------|--|--|---------------------------|
| 04 | 8-06-13 | ISSUED TO PLANNING DEPT. | Scale | As Noted | Drawing Title | BLDG 5 - WEST ELEV. & SECTION proposed OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY, B.C. | Ionic Architecture inc. architect - member a.i.b.c. 201 - 8800 153rd Street Surrey B.C. V3S 6J9 Tel: (778) 871-0818 Fax: (778) 871-0818 E-mail: office@ionic-architecture.com | Sheet of A-6 |
| 03 | 04-11-13 | ISSUED FOR TO PLANNING DEPT. FOR REVIEW | Date | APRIL 2012 | Project No. | | | |
| 02 | 03-06-13 | ISSUED FOR CLIENT REVIEW | Revision | Project No. | 04 07-727 | | | |
| 01 | 11-29-12 | ISSUED FOR A.D.P. | | | | | | |
| Rev | Date | Description | | | | | | |

REVISED TO 6/06/15



OCCUPANT LOAD - 95
GROUND FLOOR PLAN
 Scale: 3/32" = 1'-0" 24,803 S.Q. FT.

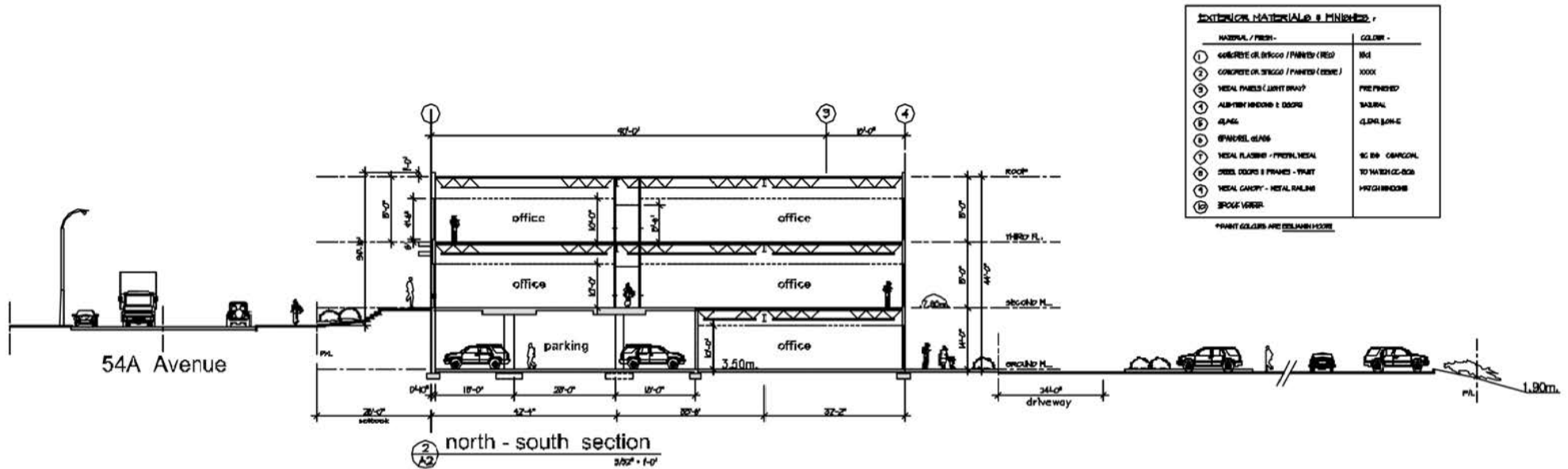
24,803 s.f. gross floor area
 -10,971 s.f. (garage)
 13,832 s.f. (office gross area)

SUBMISSION TO ADVISORY DESIGN PANEL
 meeting date : Dec. 06, 2012
 Surrey file no. : 7912-0206-00

Prado Holdings Ltd. - phase 6.
 15330 54a Avenue Surrey

| Rev | Date | Description | Scale | As Noted | Project No. | Project Title | Client | Sheet |
|-----|----------|--|-------|------------|-------------|----------------------------------|---|-------------------|
| 04 | 05-06-13 | ISSUED TO PLANNING DEPT. | | | 04 | Bldg 6 - GROUND FLOOR PLAN | Ionic Architecture Inc. | #1 |
| 03 | 04-11-13 | ISSUED FOR TO PLANNING DEPT FOR REVIEW | | APRIL 2012 | | PROPOSED OFFICE PARK DEVELOPMENT | architect-member a.i.b.c. | |
| 02 | 03-06-13 | ISSUED FOR CLIENT REVIEW | | | | 15300 54A AVENUE | 201 - 4905 136th Street | 1st 1178 871-0818 |
| 01 | 11-29-12 | ISSUED FOR A.D.P. | | | | SURREY, B.C. | Surrey B.C. V3E 6A9 | 1st 1778 871-0818 |
| | | | | | 04 | 07-727 | E-mail : info@ionic-architecture.com | A-8 |

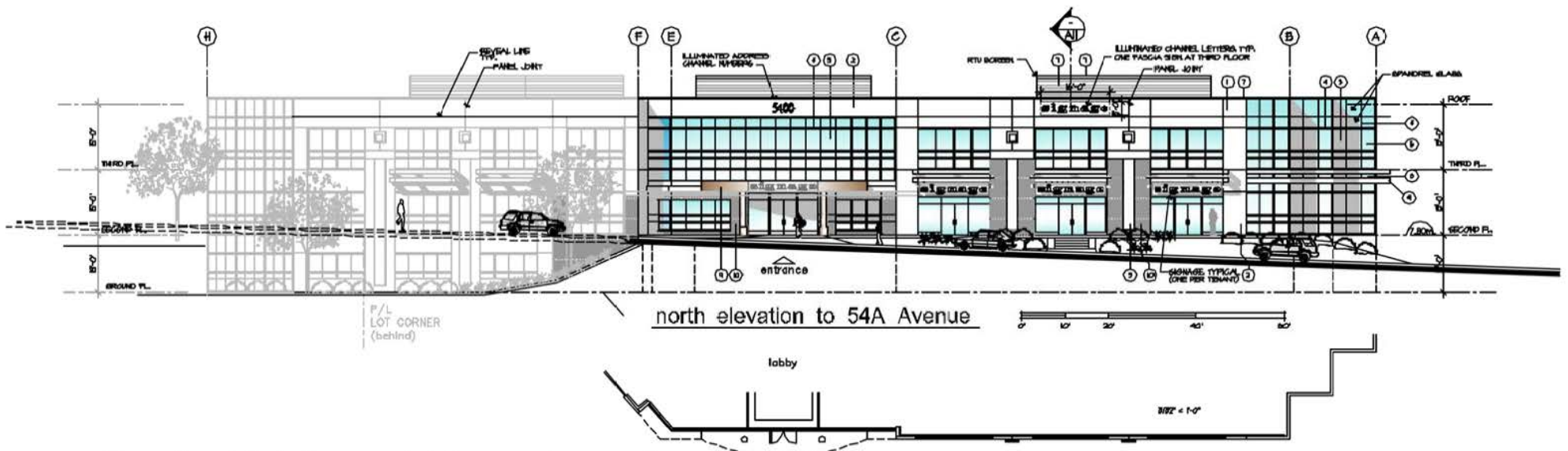
REVISED 10/05/13



EXTERIOR MATERIALS & FINISHES

| MATERIAL / FINISH | COLOR |
|---------------------------------------|------------------|
| ① CONCRETE OR BRICK / PAINTED (RED) | 104 |
| ② CONCRETE OR BRICK / PAINTED (BEIGE) | 1000 |
| ③ METAL PANELS (LIGHT GRAY) | PUR FINEST |
| ④ ALUMINUM WINDOW & DOOR | 3430RAL |
| ⑤ GLASS | CLEAR GLASS |
| ⑥ SPANREL GLASS | |
| ⑦ METAL FLASHING - FINISH METAL | SC 80 - GRAYCON. |
| ⑧ STEEL DOORS & FRAMES - PAINT | TO MATCH GLASS |
| ⑨ METAL CANOPY - METAL PANELS | PUR FINEST |
| ⑩ BRIDGE VESTIB | |

*PAINT COLORS ARE DELTA ECH 3000



Prado Holdings Ltd. - phase 6.
 15300 54A Avenue Surrey

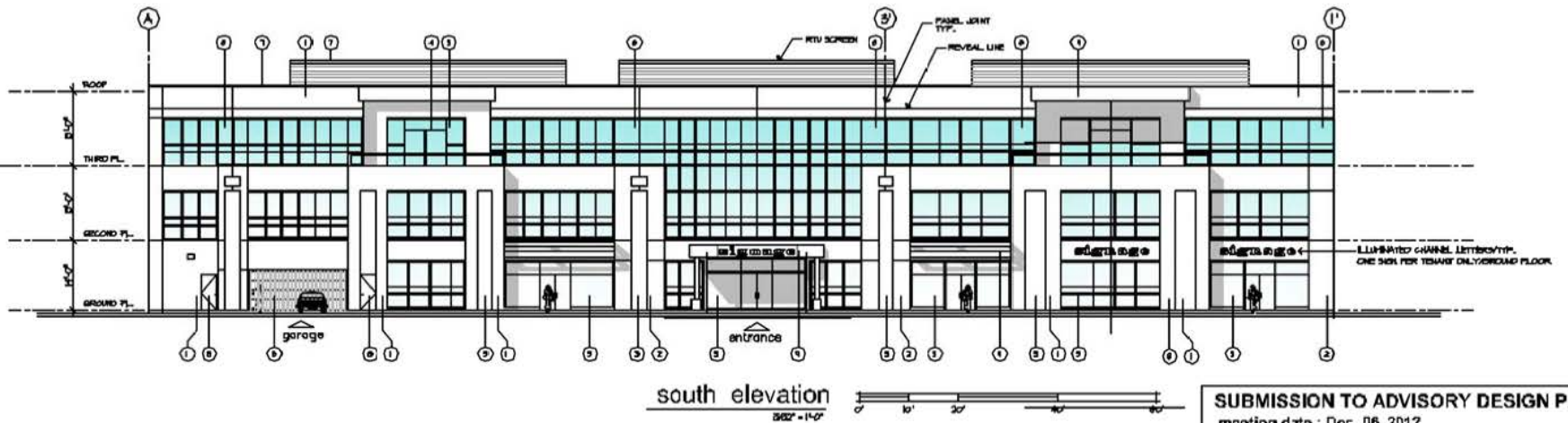
| | | | | | |
|-------------|---|------------------|--|---|-----------|
| 01 6-06-13 | ISSUED TO PLANNING DEPT. | Drawn: A. Nabal | Project Title: Bldg. 5 - N. ELEVATION & SECTION | lombi Architecture Inc. architect-member a.i.b.c. 101 - 900 West Street 1st Floor Surrey BC V4L 0A1 Tel: 6781 871-0000 Fax: 6781 871-0000 Email: info@lombiarch.com | Sheet: #1 |
| 02 04-11-13 | ISSUED FOR TO PLANNING DEPT. FOR REVIEW | Date: APRIL 2012 | Project No: PROPOSED OFFICE PARK DEVELOPMENT 15300 54A AVENUE SURREY, B.C. | | A-11 |
| 03 09-04-13 | ISSUED FOR CLIENT REVIEW | Project No: D4 | 07-727 | | |
| 04 11-28-13 | ISSUED FOR A.D.P. | Date: D4 | 07-727 | | |
| REV. Date | Drawn's Name | | | | |

REVISED TO A-11/08



| EXTERIOR MATERIALS & FINISHES | |
|---------------------------------------|-----------------|
| MATERIAL / FINISH | COLOR |
| ① CONCRETE OR GALVA / PAINTED / PEEK | BOX |
| ② CONCRETE OR GALVA / PAINTED / BEIGE | XXX |
| ③ METAL PANELS / LIGHT GRAY | PEE PINKED |
| ④ ALUMINUM MICHOS & COORS | NATURAL |
| ⑤ GLASS | CLEAR LONE |
| ⑥ BRUSHED BRASS | |
| ⑦ METAL PANELS - PINKISH-GRAY | HS 86 CHOCOLATE |
| ⑧ STEEL COORS & FINISH - PAINT | TO MATCH SC-308 |
| ⑨ METAL CASSETT - METAL WALLING | NASA MICHOS |
| ⑩ BRASS VIBERT | |

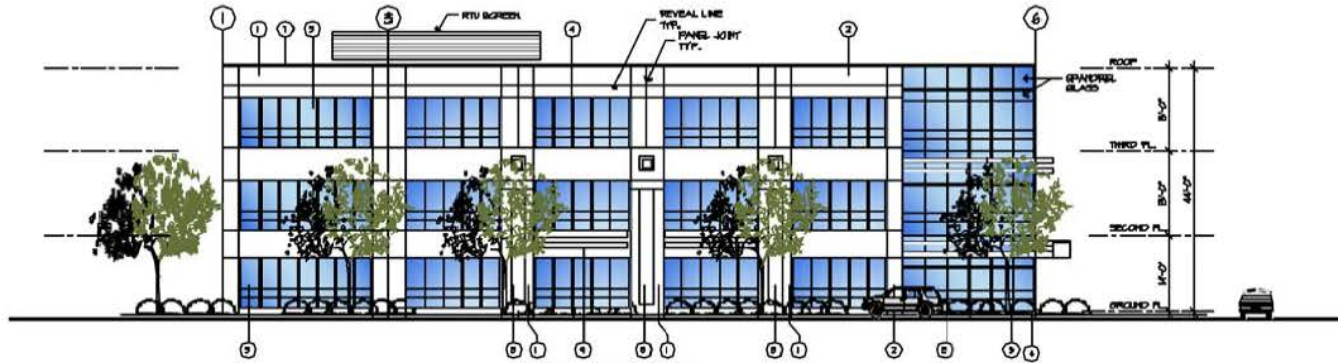
* PAINT COLORS ARE DRYLON 8000



SUBMISSION TO ADVISORY DESIGN PANEL
 meeting date : Dec. 06, 2012
 Surrey file no. : 7912-0206-00

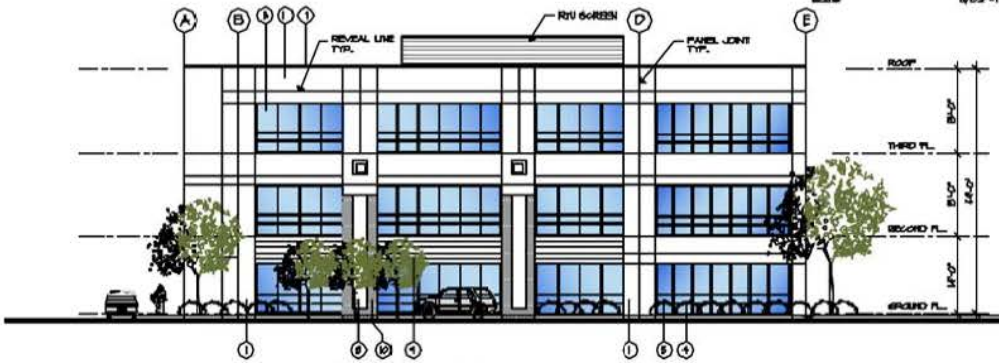
Prado Holdings Ltd. - phase 6.
 15300 54A Avenue Surrey

| | | | | | | | | |
|-------------|---|--------|-------------|---------------|----------------------------------|--|-------|------|
| 01 6-06-13 | ISSUED TO PLANNING DEPT. | Revise | As Noted | Drawn Title | Bldg. 5 - S. & W. ELEVATIONS | lorde Architecture Inc. architect-member a.i.b.c. 201 - 800 1604 Street 1st Floor 15200 54A AVENUE SURREY, B.C. Tel: 6781 871-008 Fax: 6781 871-008 E-mail: info@lordearch.com | Sheet | A-12 |
| 02 04-11-13 | ISSUED FOR TO PLANNING DEPT. FOR REVIEW | Date | APRIL 2012 | Project Title | PROPOSED OFFICE PARK DEVELOPMENT | | 12 | |
| 03 09-04-13 | ISSUED FOR CLIENT REVIEW | Revise | Project No. | D4 | 07-727 | | | |
| 04 11-28-13 | ISSUED FOR A.D.P. | Date | Drawn By | | | | | |
| | | | | | | | | |



SOUTH ELEVATION

Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"

| EXTERIOR MATERIALS & FINISHES | | |
|--|-------|---------|
| MATERIAL / FINISH | COLOR | TEXTURE |
| 1 CONCRETE OR STUCCO / PAINTED (RED) | RED | SMOOTH |
| 2 CONCRETE OR STUCCO / PAINTED (BEIGE) | BEIGE | SMOOTH |
| 3 METAL PANELS (SAGE GREY) | GREY | SMOOTH |
| 4 ALUMINUM / WOOD / GLASS | WOOD | SMOOTH |
| 5 GLASS | GLASS | SMOOTH |
| 6 SPANREL GLASS | GLASS | SMOOTH |
| 7 METAL FINISHING - PREPARED METAL | GREY | SMOOTH |
| 8 METAL DOORS & FRAMES - FINISH | GREY | SMOOTH |
| 9 METAL CORNER - METAL PANELS | GREY | SMOOTH |
| 10 BRICK VENEER | BRICK | SMOOTH |

* FINISH COLORED AND SHOWN AS SHOWN

Prado Holdings Ltd. - phase 7.

15300 54A Avenue

Surrey

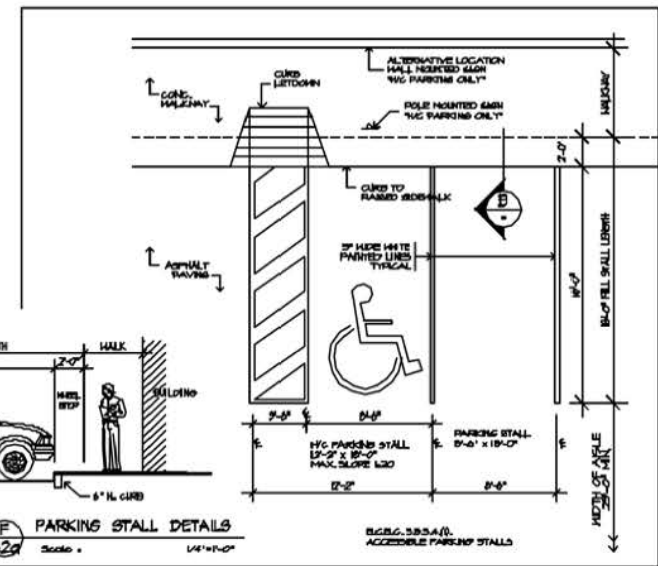
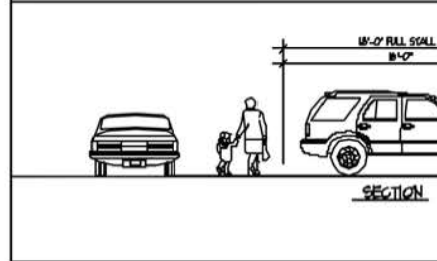
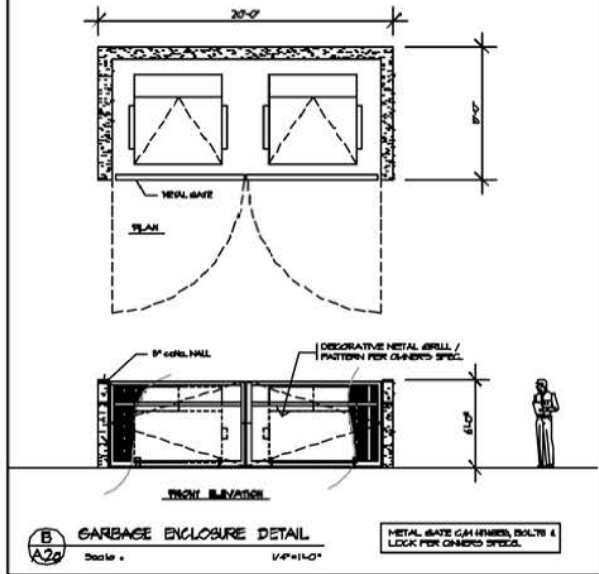
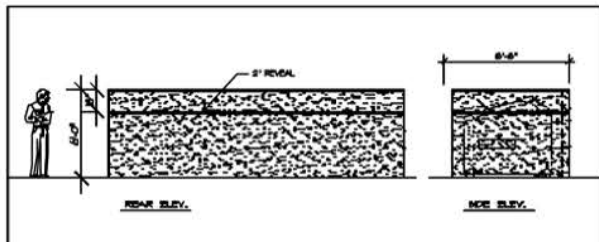
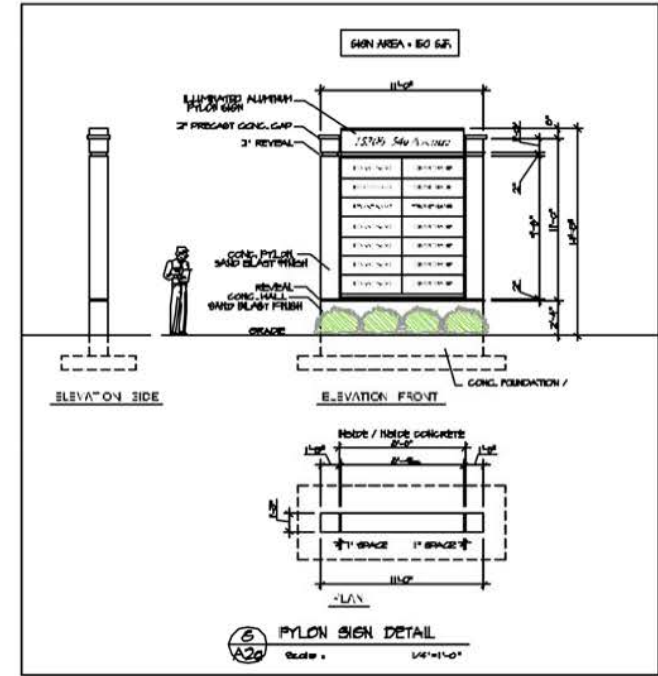
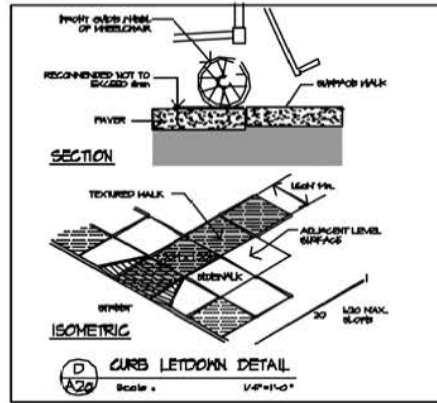
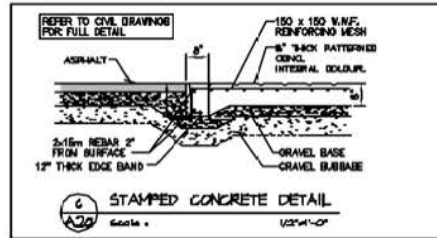
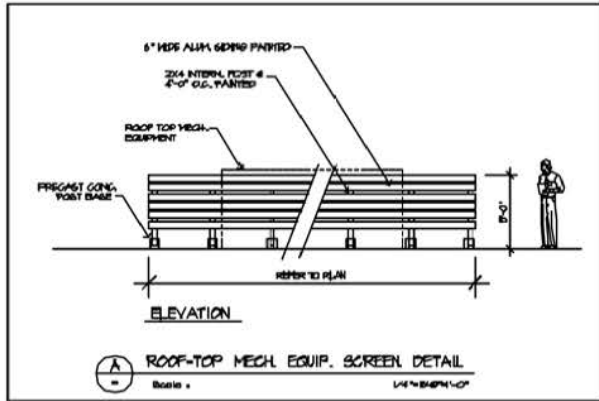
| Rev. | Date | Description | Author | As Noted | Project No. | Project Title |
|------|----------|-------------------------------------|--------|----------|-------------|----------------------------------|
| 01 | 1-20-12 | RESUBMIT TO PLANNING DEPT. | | | 04 | Bldg. 7 - ELEVATIONS |
| 02 | 04-11-13 | ISSUED TO PLANNING DEPT. FOR REVIEW | | MAY 2012 | | PROPOSED OFFICE PARK DEVELOPMENT |
| 03 | 03-06-13 | ISSUED FOR CLIENT REVIEW | | | | 15310 54A AVENUE |
| 04 | 11-28-12 | ISSUED FOR ADP. | | | 04 | SURREY, B.C. |

| Author | As Noted | Project No. | Project Title |
|--------|----------|-------------|----------------------------------|
| | | 04 | Bldg. 7 - ELEVATIONS |
| | | | PROPOSED OFFICE PARK DEVELOPMENT |
| | | | 15310 54A AVENUE |
| | | | SURREY, B.C. |

| Ionic Architecture Inc. | | Sheet |
|--|-----------------|-------|
| architect-member a.i.b.c. | | of |
| 201 - 880 10th Street | Van 678 614-088 | A-16 |
| 1000 - 500 10th Street | Van 678 614-088 | |
| 1000 - 500 10th Street | Van 678 614-088 | |
| E-mail: info@ionic-arch.com | | |



REVISED TO ADJUST



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| DATE | DESCRIPTION |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
| 02-11-2013 | REVISION FOR ADJUST. |

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| Project Name | Office |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
| 02-11-2013 | REVISION FOR ADJUST. |

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| DATE | DESCRIPTION |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
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| DATE | DESCRIPTION |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
| 02-11-2013 | REVISION FOR ADJUST. |

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| DATE | DESCRIPTION |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
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| DATE | DESCRIPTION |
| 02-11-2013 | REVISION TO PLANNING DEPT. |
| 02-11-2013 | REVISION FOR ADJUST. |
| 02-11-2013 | REVISION FOR ADJUST. |







PLANT SCHEDULE

PMG JOB NUMBER: 12-114

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|------|-----|---------------------------------------|-----------------------------|------------------------|
| TREE | | | | |
| 7 | | ACER GRiseum | PAPERBARK MAPLE | 6CM CAL; 1.8M STD; B&B |
| 46 | | ACER RUBRUM 'ARMSTRONG' | COLUMNAR RED MAPLE | 6CM CAL; 2M STD; B&B |
| 8 | | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 6CM CAL; 2.0M STD; B&B |
| 19 | | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 6CM CAL; 1.8M STD; B&B |
| 1 | | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR | 6CM CAL; 2M STD; B&B |
| 15 | | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMID PINE | 3M HT; B&B |
| 29 | | PINUS NIGRA 'ARNOLD'S SENTINEL' | ARNOLD'S SENTINEL PINE | 2.5M HT; B&B |
| 6 | | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 3M HT; B&B |
| 12 | | QUERCUS ROBUR 'FASTIGIATA' | FASTIGIATE ENGLISH OAK | 6CM CAL; 1.8M STD; B&B |
| 19 | | STREET TREES | PLANTED BY CITY OF SURREY | - |
| 63 | | SYRINGA RETICULATA | IVORY SILK TREE | 6CM CAL; 1.8M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA 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: MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL 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.

PAVING LEGEND:

| KEY | PATTERN | DETAILS |
|-----|-----------|--|
| 1 | [Pattern] | ASPH/CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |
| 2 | [Pattern] | ASPH/CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |
| 3 | [Pattern] | ASPH/CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |
| 4 | [Pattern] | CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |
| 5 | [Pattern] | CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |
| 6 | [Pattern] | CONCRETE DRIVE CONCRETE SIDEWALK CONCRETE DRIVE |



revised site plan Jan. 10 /13

updated to Jan. 18 /13



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p: 604-294-0011 f: 604-294-0022

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SEAL

| NO. | DATE | REVISION DESCRIPTION | DR |
|-----|----------|------------------------------|----|
| 1 | 12.18.12 | REV SITE PLAN | MM |
| 2 | 12.18.12 | REV SITE PLAN | MM |
| 3 | 12.18.12 | REV DRAWING AND AREA | MM |
| 4 | 12.18.12 | REV SITE PLAN AND SUBMISSION | MM |

CLIENT

PROJECT

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02G-00

DRAWING TITLE

LANDSCAPE
TREE PLAN

DATE: 12 JUN 20
SCALE: 1"=40' 0"
DRAWN: MM
DESIGN: MM
CHKD: PCM

DRAWING NUMBER:

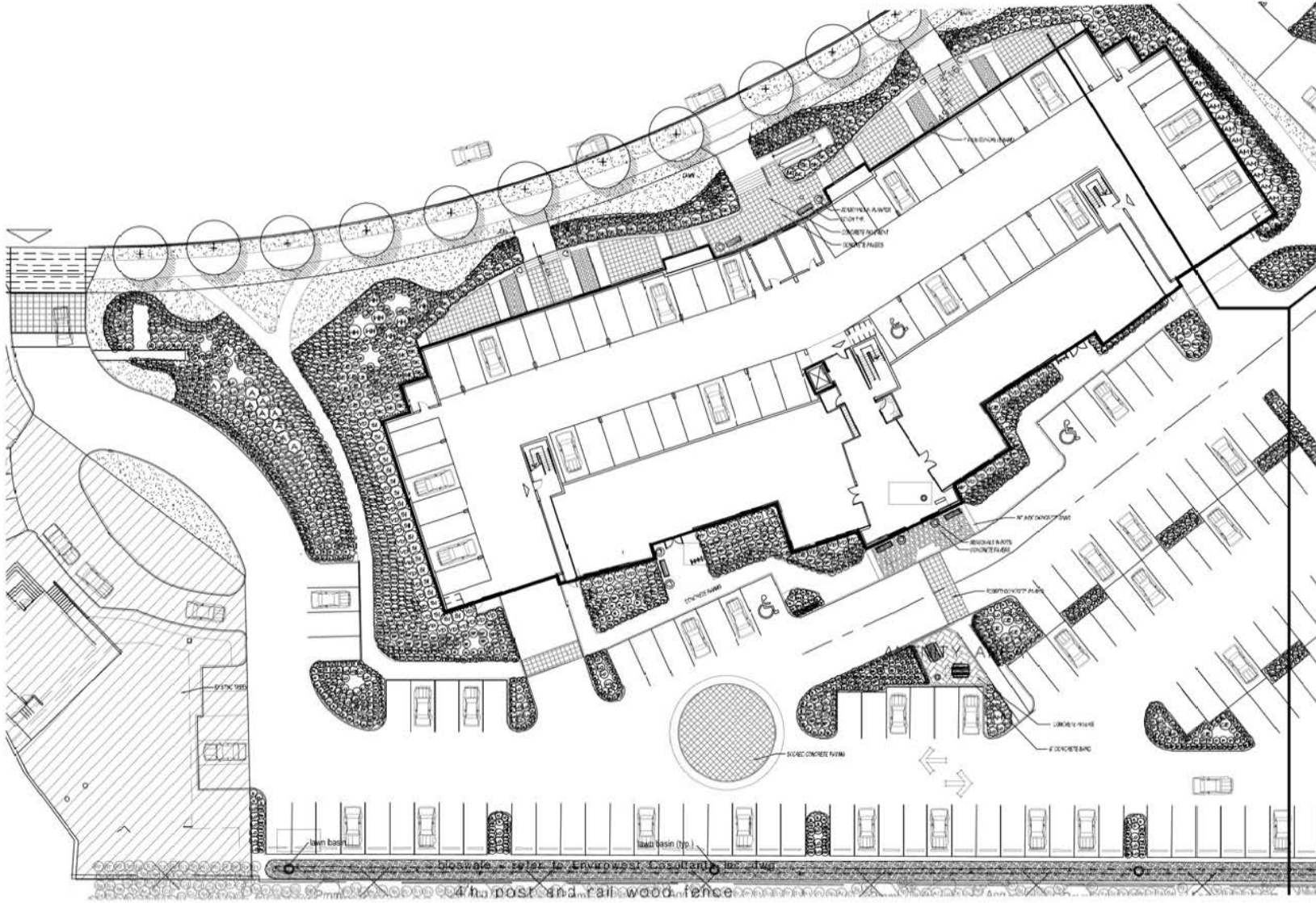
L1

PMG PROJECT NUMBER:

12134 1.0P

OF 8

12-114



12134-1.DWG



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SCALE

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|------------------------------|-----|
| 4 | 10.08.10 | REV SITE PLAN | MM |
| 3 | 10.08.10 | REV SITE PLAN | MM |
| 2 | 11.01.10 | REV DIMENSIONS REV AREA | MM |
| 1 | 10.08.10 | REV SITE PLAN FOR SUBMISSION | MM |

CLIENT

PROJECT

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02C6-00

DRAWING TITLE

LANDSCAPE
SHRUB PLAN

DATE: 12 JUN 24
SCALE: 1/8" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: PCM

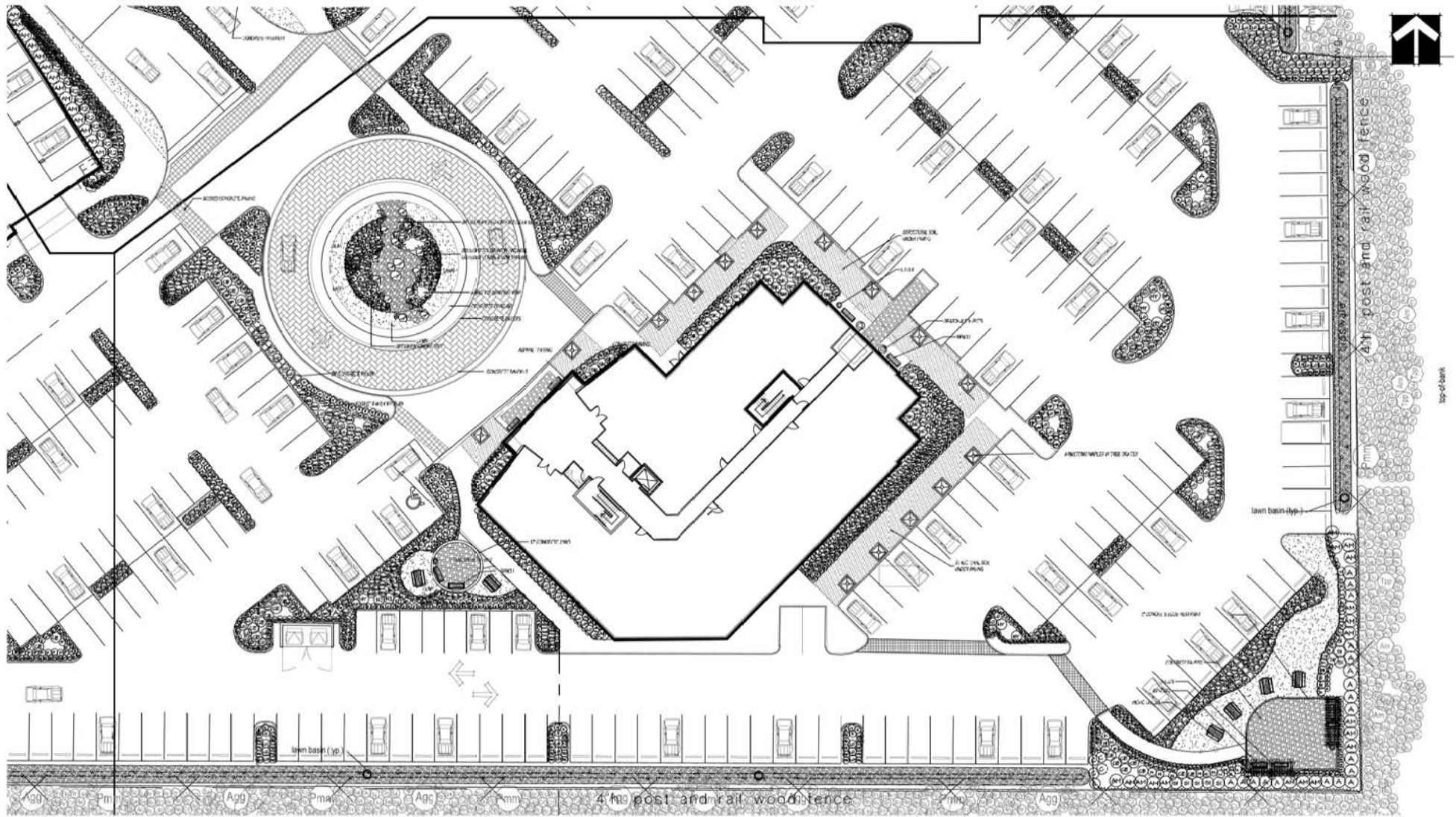
DRAWING NUMBER:

L2

OF 8

PMG PROJECT NUMBER:

12-114



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SEAL

| NO. | DATE | REVISION DESCRIPTION | DR |
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CLIENT

PROJECT

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02G6-00

DRAWING TITLE

**LANDSCAPE
SHRUB PLAN**

DATE: 12 JUN 24
SCALE: 1/16" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: PCM

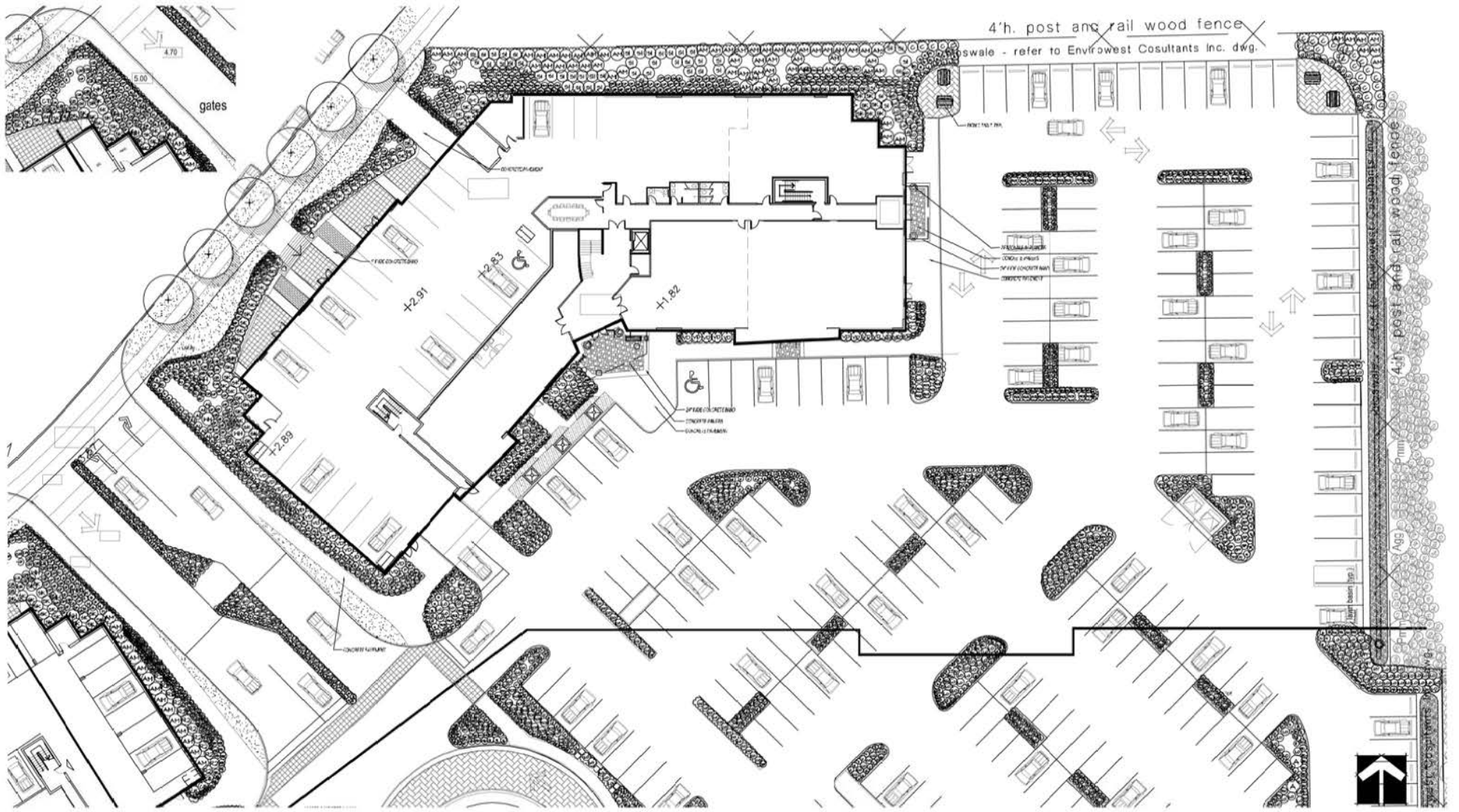
DRAWING NUMBER:

L3

PMG PROJECT NUMBER

OF 8

12-114



pmg
LANDSCAPE ARCHITECTS

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SEAL

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|------------------------------|-----|
| 1. | 10.08.10 | REV SITE PLAN | MM |
| 2. | 10.08.10 | REV SITE PLAN | MM |
| 3. | 11.01.11 | REV SUBMITTED REV SHEET | MM |
| 4. | 10.01.11 | REV SITE PLAN FOR SUBMISSION | MM |

CLIENT

PROJECT

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02C6-00

DRAWING TITLE

**LANDSCAPE
SHRUB PLAN**

DATE: 11 JUN 24
SCALE: 1/16" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: PCM

DRAWING NUMBER:

L4

PMG PROJECT NUMBER

OF 8

12-114

PAVING LEGEND:

| KEY | PATTERN | DETAILS |
|-----|---------|---|
| 1 | | 2" P.C. CONCRETE BAND AS-44 NETERY |
| 2 | | 4" P.C. CONCRETE BAND AS-44 NETERY |
| 3 | | 6" P.C. CONCRETE BAND AS-44 NETERY |
| 4 | | CONCRETE PAVERS LIGHT BROWN |
| 5 | | 6" P.C. RUNNER PAVERS CONCRETE PAVERS LIGHT BROWN |
| 6 | | 6" P.C. CONCRETE PAVERS CONCRETE PAVERS LIGHT BROWN |

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | P.M.O. JOB NUMBER: 12-114 | PLANTED SIZE / SPACING |
|--------|-----|--|-----------------------------------|---------------------------|----------------------------|
| A | 32 | ARBITUS UNEDO COMPACTA | COMPACT STRAWBERRY BUSH | | 40 POT, 80CM |
| B | 161 | ARONIA MELANOCARPA AUTUMN MAGIC | CHERRYBERRY | | 40 POT, 30CM |
| C | 86 | AGALIA JAPONICA 'GRANDIS HOT SPOT' | AGALIA SCHMELT GRANGE | | 40 POT, 30CM |
| D | 37 | CEANOTHUS THYRSIFLORUS VICTORIA | CALIFORNIA LILAC | | 40 POT, 80CM |
| E | 30 | CORNUS SERICEA | RED TWIG DOGWOOD | | 40 POT, 80CM |
| F | 1 | COTONEASTER GOLDEN SPIRIT | GOLDEN SPIRIT BUSH | | 40 POT, 80CM |
| G | 14 | HAMMILL'S X INTERMEDIANA 'KANE' | RED WITCH Hazel | | 40 POT, 80CM |
| H | 227 | HYDRANGEA MACROPHYLLA 'MASIA' | HYDRANGEA DK. PINK LOW | | 40 POT, 30CM |
| I | 23 | HYDRANGEA 'SOCIOLATA 'BO BEN' | BIG BEND HYDRANGEA | | 40 POT, 30CM |
| J | 31 | PAUS MUGO 'PUMILO' | DWARF MUSSOGRAPE | | 40 POT, 20CM SHEARED |
| K | 16 | RHODODENDRON BOVA BELLE | RHODODENDRON PINK | | 40 POT, 30CM |
| L | 1 | RHODODENDRON 'DAMARIS YELLOW' | RHODODENDRON YELLOW | | 40 POT, 30CM |
| M | 48 | ROSA EXP. 'ORION CHAMPLAIN' | CHAMPLAIN ROSE, EARLY RED | | 40 POT, 40CM |
| N | 58 | ROSA EXP. 'ORION FRONTENAC' | FRONTENAC ROSE, DEEP PINK | | 40 POT, 40CM |
| O | 287 | ROSA RUSSICA 'PRO DIGNA' HASTROP | RUSSIA ROSE, PINK | | 40 POT, 30CM |
| P | 212 | SAURAU JAPONICA '10% MALE' | JAPANESE SAURAU | | 40 POT, 30CM |
| Q | 144 | SPYRAEA X BIMALDA 'DARTS RED' | SPYRAEA | | 40 POT, 40CM |
| R | 79 | SYMPHORICARPOS DOORENBOSII 'ARISIO' | PURPLE CHERRYBERRY | | 40 POT, 30CM |
| S | 47 | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN CEDAR | | 1.5M HT, 80CM |
| T | 36 | VEURINUM DAVIDI | DAVID'S VEURINUM | | 40 POT, 30CM |
| U | 34 | WEIGELA x 'SOKRATWIO' | WEIGELA PINK WEIGELA | | 40 POT, 40CM |
| V | 117 | VARIEGATED FALSA DAT. SHADE | VARIATED FALSA DAT. SHADE | | 40 POT, 30CM |
| W | 386 | CALAMAGROSTIS ACUTIFLOLIA 'OVERDAM' | VARIATED FEATHER REED GRASS | | 40 POT, 30CM |
| X | 388 | CAREX 'ICE DANCE' | SILVER VARIATED REED | | 40 POT, 30CM |
| Y | 4 | CHAMPSAETHUM LATIFOLIUM | NORTHERN SEA OATS, SHADE | | 40 POT, 80CM |
| Z | 143 | ELYNUS IMBELLICUS | BLUE WHEAT GRASS | | 40 POT, 80CM |
| AA | 9 | HIMANTOCYLLUS 'ALPREDIA' | JAPANESE TORRIST GRASS | | 40 POT, 80CM |
| AB | 123 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | | 40 POT, 80CM |
| AC | 233 | MELIENBERGIA CAPILLARIS | SEA OAT GRASS | | 40 POT, 80CM |
| AD | 170 | MAISELLA TENUSSIANA | MEXICAN FEATHER GRASS | | 40 POT, 80CM |
| AE | 361 | PENNISETUM ALOPECUROIDES 'HAEMELI' | DWARF FOXTAIL GRASS | | 40 POT, 80CM |
| AF | 81 | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOXTAIL GRASS | | 40 POT, 80CM |
| AG | 2 | TEUFRUM AUTUMNALE | AUTUMN BURNING GRASS | | 40 POT, 80CM |
| AH | 4 | HYDRANGEA PETIOLARIS | CLIMBING HYDRANGEA | | 40 POT, 80CM, STAKED |
| AI | 54 | CIMICIFUGA RAMOSA | FRAGRANT BIUGRADE SHADE | | 40 POT, 30CM |
| AJ | 144 | EDMUNDEA PURPUREA 'COCONUT LIME' | CONFLOVER, WHITE | | 40 POT, 30CM |
| AK | 75 | EDMUNDEA PURPUREA 'RAZDMATAZ' | PURPLE CONFLOVER | | 40 POT, 30CM |
| AL | 72 | HELLEBORUS OR. 'WINTER THRILLERS MIX' | HELLEBORUS | | 40 POT, 30CM |
| AM | 27 | HOSTA UNDULATA 'VAREGATA ALBO MARGINATA' | WHITE VARIATED HOSTA | | 40 POT, 1 EVE, HEAVY SHADE |
| AN | 47 | LAURENTIA ANGISETICOLA 'NICOLOE BLUE' | ENGLISH LAURENCE | | 40 POT, 30CM |
| AO | 248 | NERITA X VERANICA 'DROPSMORE' | CATMINT | | 40 POT, 30CM |
| AP | 62 | PEROVSKIA ATRIPLEXIFOLIA | RUSSIAN SAGE | | 40 POT, 30CM |
| AQ | 117 | RHODODENDRON 'FALSA DAT. SHADE' | VARIATED FALSA DAT. SHADE | | 40 POT, 30CM |
| AR | 384 | SEDUM SPURSUM 'DRAGON'S BLOOD' | DRAGON'S BLOOD STONECROP | | 11CM POT |
| AS | 789 | ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' | KINKY KINKY | | 40 POT, 20CM |
| AT | 463 | CYRTOLAIMA FORTUNEI | FORTUNE'S GOLD HARDY HOLLY FER. V | | 40 POT, 45CM |
| AV | 588 | LONGICHA FALSA DAT. SHADE' | WESTERN BURNING FER. V | | 40 POT, 25CM |
| AW | 61 | POLYTRICHUM MEXICANUM | POLYTRICHUM MEXICANUM | | 40 POT, 40CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 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 SUBSTITUTIONS. 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. WOODEN PICNIC TABLE ON CONCRETE PAD (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



2. WOODEN BENCH ON CONCRETE PAD (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



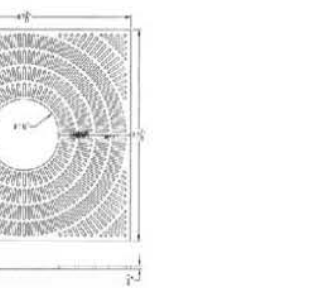
3. WOODEN BENCH WITH TRASH CAN UNDER SHELTER (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



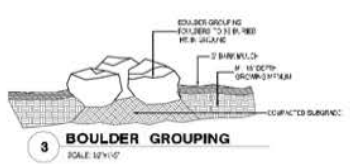
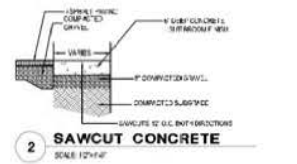
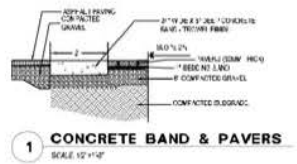
4. BICYCLE RACK ON CONCRETE PAD (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



5. WOODEN BENCH WITH TRASH CAN UNDER SHELTER (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



6. WOODEN BENCH WITH TRASH CAN UNDER SHELTER (1200 X 1800 X 75) WITH 100 X 100 X 75 CONCRETE PAVERS



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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|--------|--------------------------|-----|
| 1 | 12-114 | REV. SITE PLAN | MM |
| 2 | 12-114 | REV. SITE PLAN | MM |
| 3 | 12-114 | REV. SITE PLAN AND NOTES | MM |
| 4 | 12-114 | REV. SITE PLAN AND NOTES | MM |

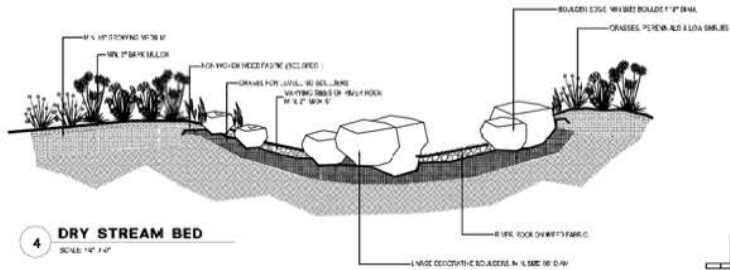
SEAL: _____ CLIENT: _____ PROJECT: _____ DRAWING TITLE: _____ DATE: 12 JUN 24

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02G6-00

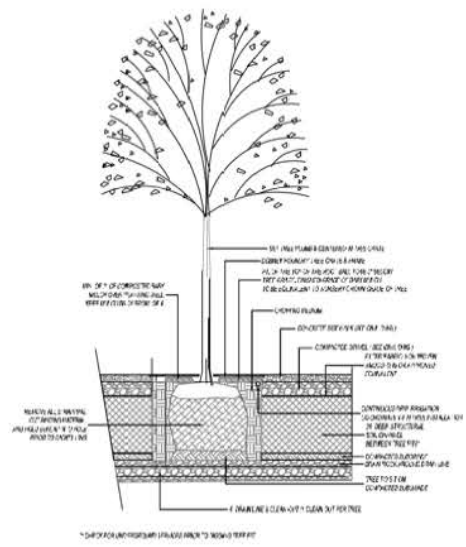
SITE FURNISHINGS, DETAILS
PLANT LIST

SCALE: _____
DRAWN: MM
DESIGN: MM
CHKD: PM

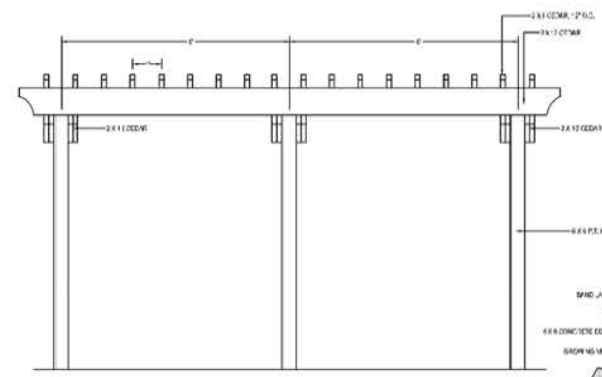
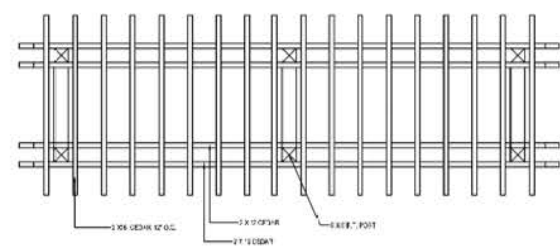
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OF 8
PMG PROJECT NUMBER: 12-114



4 DRY STREAM BED
SCALE: 1/4" = 1'-0"

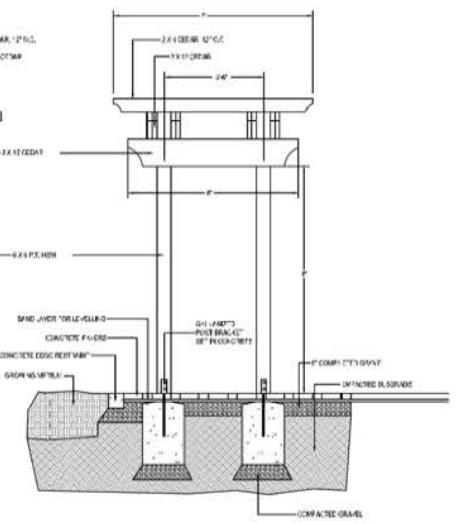


5 STRUCTURAL SOIL DETAIL
SCALE: 1/2" = 1'-0"



- NOTES**
1. ALL POSTS TO BE PRECAST, TREATED TO 28-FPMANURES
 2. ALL OTHER MEMBERS TO BE DECORATIVE COMPRESSION STAINLESS METAL
 3. ALL FINISHES SHALL BE PER PERMITS
 4. PANEL 2 (L&L) IS A TYPICAL ONE. IF SPECIAL CONDITIONS APPLY TO FORMS AND IN A COLOR TO MATCH SURROUNDING PERMITS PERMITS AND PERMITS

6 TRELLIS DETAIL
SCALE: 1/8" = 1'-0"



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SCALE

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|-----------------------------|-----|
| 4 | 10/08/20 | REVISED PLAN | MM |
| 3 | 10/08/20 | REVISED PLAN | MM |
| 2 | 11/01/20 | REVISED PERMITS AND PERMITS | MM |
| 1 | 10/08/20 | REVISED PERMITS AND PERMITS | MM |

CLIENT

PROJECT

PRADO HOLDINGS - PHASES 5-7
15320 - 15340 54A AVENUE
SURREY, BC
SURREY - DP # 7912-02G6-00

DRAWING TITLE

LANDSCAPE DETAILS

DATE: 12 NOV 19
SCALE: -
DRAWN: MM
DESIGN: MM
CHKD: PCM

DRAWING NUMBER:

L6

PMG PROJECT NUMBER:

12/13/19 DP

OF 8

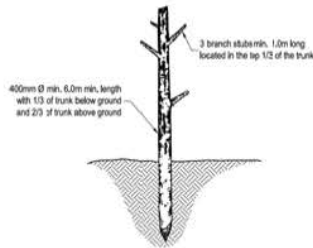
12-114

PLANT SPECIES LIST AND SPECIFICATIONS

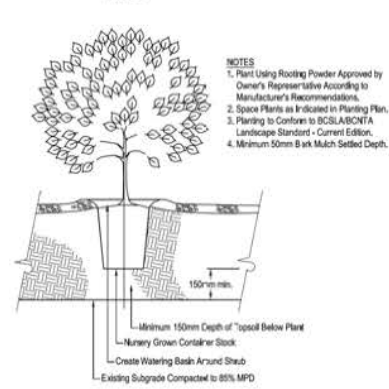
| SYMBOL | COMMON NAME | LATIN NAME | NUMBER | COMMENTS |
|--------|-------------------|--|--------------------|---|
| | western redcedar | <i>Thuja plicata</i> | 9 | no. 10 pot; 1.5m min.; densely branched; well established |
| | western redcedar | <i>Thuja plicata</i> | 15 | no. 5 pot; 1.0m min.; densely branched; well established |
| | Sitka spruce | <i>Picea sitchensis</i> | 11 | no. 5 pot; 1.0m min.; densely branched; well established |
| | Douglas-fir | <i>Pseudotsuga menziesii</i> | 16 | no. 10 pot; 1.5m min.; densely branched; well established |
| | Douglas-fir | <i>Pseudotsuga menziesii</i> | 5 | no. 5 pot; 1.0m min.; densely branched; well established |
| | grand-fir | <i>Abies grandis</i> | 16 | no. 10 pot; 1.5m min.; densely branched; well established |
| | broadsleaf maple | <i>Acer macrophyllum</i> | 15 | no. 5 pot; 1.5m min.; densely branched; well established |
| | Pacific crabapple | <i>Malus fusca</i> | 8 | no. 5 pot; 1.0m min.; densely branched; well established |
| | red alder | <i>Alnus rubra</i> | 9 | no. 5 pot; 1.5m min.; densely branched; well established |
| | red alder | <i>Alnus rubra</i> | 82 | no. 2 pot; densely branched; well established |
| | catkins | <i>Rhamnus purshiana</i> | 21 | no. 2 pot; densely branched; well established |
| | black hawthorn | <i>Crataegus oblongifolia</i> | 150 | no. 2 pot; densely branched; well established |
| | Nootka rose | <i>Rosa nutkana</i> | 840 | no. 2 pot; multi-stemmed; densely branched; well established |
| | Pacific ninebark | <i>Physocarpus opulifolius</i> | 67 | no. 2 pot; densely branched; well established |
| | salthornberry | <i>Rubus spectabilis</i> | 648 | no. 2 pot; multi-stemmed; densely branched; well established |
| | red elderberry | <i>Sambucus racemosa</i> | 77 | no. 2 pot; densely branched; well established |
| | snowberry | <i>Symphoricarpos albus</i> | 631 | no. 2 pot; densely branched; well established |
| | Indian plum | <i>Osmorhiza cerasifolia</i> | 154 | no. 2 pot; densely branched; well established |
| | thimbleberry | <i>Rubus parviflorus</i> | 439 | no. 2 pot; densely branched; well established |
| | beaked hazelnut | <i>Corylus cornuta</i> | 50 | no. 2 pot; densely branched; well established |
| | vine maple | <i>Acer circinnatum</i> | 82 | no. 1 pot; well established |
| | common rash | <i>Juncus effusus</i> | 360 | no. 1 pot; well established |
| | snag | Composed of: <i>Taxus heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Alnus rubra</i> ; or <i>Acer macrophyllum</i> | 21 | 400mm Ø min.; 6.0m min. in length; 1/3 below ground; 2/3 above ground |
| | hydroseed mix | | 760 m ² | |

for swale only - see tabulation

TYPICAL SNAG PLACEMENT DETAIL
N.T.S.

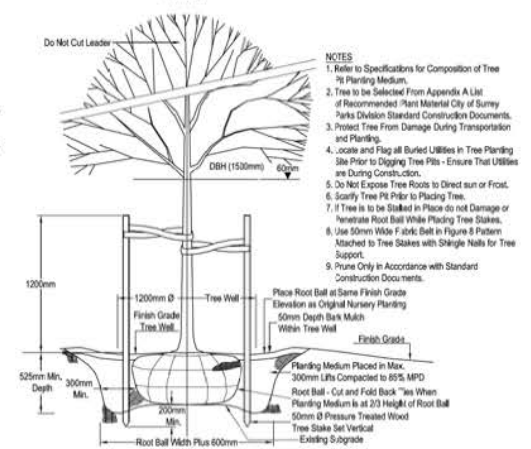


CITY OF SURREY SHRUB PLANTING DETAIL
N.T.S.



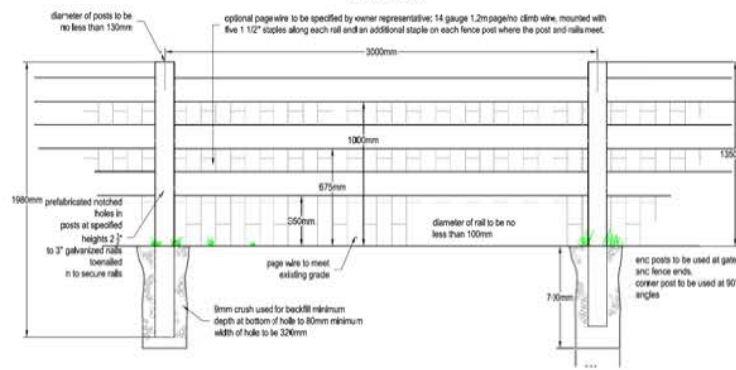
- NOTES**
1. Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations.
 2. Space Plants as Indicated in Planting Plan.
 3. Planting to Conform to BCSLA/BONITA Landscape Standard - Current Edition.
 4. Minimum 50mm Ø wk Mulch Setted Depth.

CITY OF SURREY TREE PLANTING DETAIL
N.T.S.

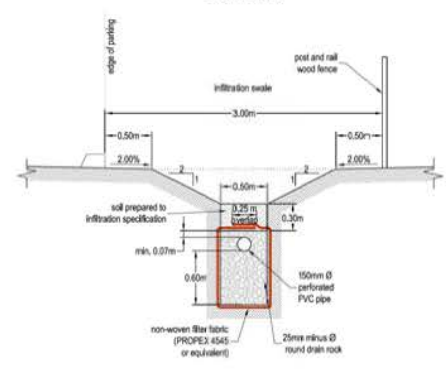


- NOTES**
1. Refer to Specifications for Composition of Tree % Planting Medium.
 2. Tree to be Selected From Appendix A List of Recommended Plant Material City of Surrey Parks Division Standard Construction Documents.
 3. Protect Tree From Damage During Transportation and Planting.
 4. Locate and Flag all Buried Utilities in Tree Planting Site Prior to Digging Tree Pits - Ensure That Utilities are During Construction.
 5. Do Not Expose Tree Roots to Direct Sun or Frost.
 6. Soak Tree Pit Prior to Planting Tree.
 7. If Tree is to be Staked in Place do not Damage or Penetrate Root Ball While Placing Tree Stakes.
 8. Use 50mm Wide F. Fibre Belt in Figure 6 Pattern Attached to Tree Stakes with Single Nails for Tree Support.
 9. Prune Only in Accordance with Standard Construction Documents.

CITY OF SURREY TREE RAIL SPLIT FENCE DETAILS (SSD-PK6112)
SCALE 1:25



TYPICAL CROSS-SECTION OF B/W LOTS INFILTRATION SWALE (CHANNEL SECTION)
SCALE 1:25



GENERAL LANDSCAPE SPECIFICATIONS

1. Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
3. All plant material is to be inspected and approved by Environment prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
5. All blackberry (*Rubus discolor* and *R. lacustris*) to be cleared and grubbed from project site.
6. All soils and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with: fescue (*Elymus angustifolium*) and gillflower (*Solidago canadensis*) seed. Percentage composition and application rate of final seed mix to be determined by Environment.
8. All western redcedar (*Thuja plicata*) must be of native stock any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
9. The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

| C.R. Fescue/Tall Fescue/Hard Fescue Mixture for Swale | | |
|---|------------------|-----------------|
| | % by Seed Weight | % by Seed Count |
| Creeping Red Fescue | 10 | 17.5 |
| Turf-type Tall Fescue | 65 | 42.0 |
| Hard Fescue | 25 | 40.5 |

PRADO HOLDINGS

15250 54A AVENUE
Surrey, BC

envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-544-0502
facsimile: 604-544-0507
www.envirowest.ca

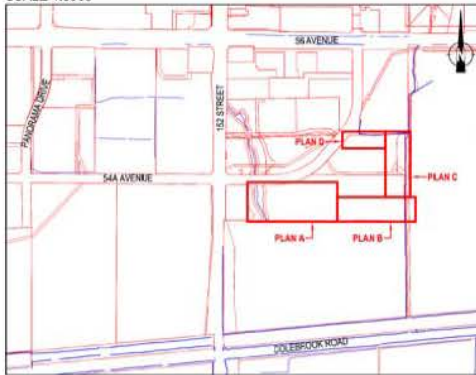
LANDSCAPE PLAN SPECIFICATIONS AND DETAILS

| | | | | |
|--------------------|----------------|----------|---------------------------|-----------------------------|
| DESIGN: PJW | DRAWN: CEV/SCM | CHECKED: | REVISION: 05 | REVISION DATE: May 28, 2013 |
| SCALE: As Shown | | | DRAWING NUMBER: 567-02-03 | |
| DATE: May 07, 2008 | | | | SHEET 3 OF 3 |

PLAN A
SCALE 1:250



LOCATION
SCALE 1:5000



REFERENCE DRAWINGS

1. Project No. 12-114, Drawing No. L1, "Landscape Plan", June 26, 2012, PMG Landscape Architects.
2. Project No. 07-727, Rev. 03, "Site Plan, Proposed Office Park Development", May 02, 2013, Ionic Architecture Inc.
3. 2011 Legal Base From City of Surrey.

PRADO HOLDINGS

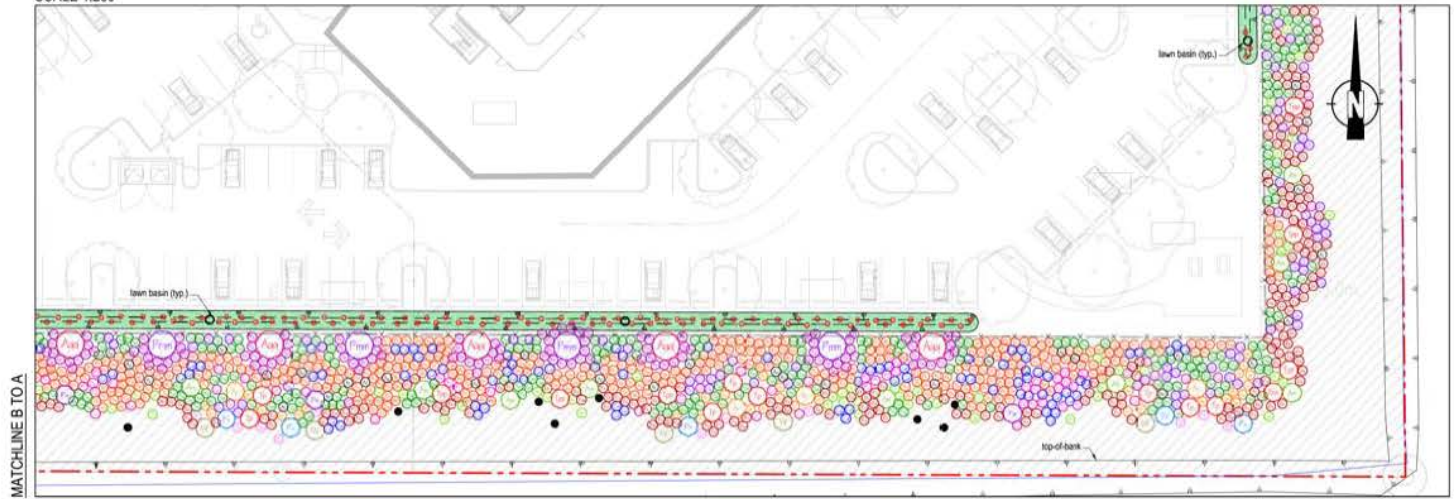
15250 54A AVENUE
Surrey, BC

envirowest consultants inc.
 Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
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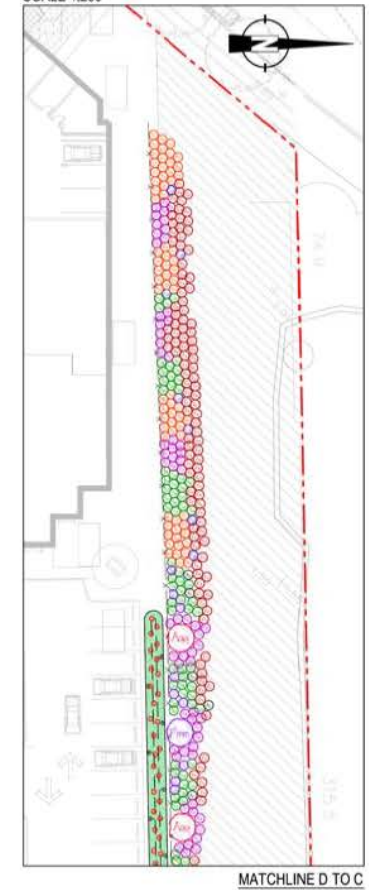
LANDSCAPE PLAN

| | | | | |
|--------------------|----------------------------|----------|------------------------------|--------------------------------|
| DESIGN: P/JW | DRAWN: CEV/SCM | CHECKED: | REVISION: 06 | REVISION DATE: May 28, 2013 |
| SCALE: As Shown | DATE: February 05, 2008 | | DRAWING NUMBER: 567-02-01 | SHEET 1 OF 3 |

PLAN B
SCALE 1:250



PLAN D
SCALE 1:250



PLAN C
SCALE 1:250



REFERENCE DRAWINGS

1. Project No. 12-114, Drawing No. L1, "Landscape Plan", June 26, 2012, PMG Landscape Architects.
2. Project No. 07-727, Rev. 03, "Site Plan, Proposed Office Park Development", May 02, 2013, Ionic Architecture Inc.
3. 2011 Legal Base From City of Surrey.

PRADO HOLDINGS

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Surrey, BC



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Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

LANDSCAPE PLAN

| | | | | |
|--------------------|----------------------------|----------|------------------------------|--------------------------------|
| DESIGN: P.J.W. | DRAWN: CEV/SCM | CHECKED: | REVISION: 06 | REVISION DATE: May 28, 2013 |
| SCALE: As Shown | DATE: February 05, 2008 | | DRAWING NUMBER: 567-02-02 | SHEET 2 OF 3 |

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

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

DATE: **June 12, 2013** PROJECT FILE: **7812-0206-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15250/15330 - 54A Ave**

REZONE/SUBDIVISION

Works and Services

- construct sanitary sewer to the proposed development.
- construct storm sewer to the proposed development.

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

LR

TREE PRESERVATION SUMMARY

Surrey Project No.: 7912-0206-00
 Project Location: 15250 and 15330 94A Avenue Surrey, BC
 Consulting Arborist: Norman Hol

1 Summary description of the existing tree resource. See also the arborist report on file

See Arborist Report

2 Summary of Proposed Tree Removal and Replacement

| | | |
|--|-------------|------------|
| Quantity of Bylaw Protected Trees Identified | (A) | <u>55</u> |
| Quantity of Bylaw Protected Trees to be Removed (Hazard in relation to existing land use) | (B) | <u>0</u> |
| Quantity of Bylaw Protected Trees to be Removed | (C) | <u>55</u> |
| Quantity of Bylaw Protected Trees to be Retained | (A-B-C) (D) | <u>0</u> |
| Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio) | (E) | <u>78</u> |
| Quantity of Replacement Trees Proposed | (F) | <u>n/a</u> |
| Quantity of Replacement Trees in Deficit | (E-F) (G) | <u>n/a</u> |
| Quantity of Retained Trees and Replacement Trees on Site | (D+F) (H) | <u>n/a</u> |
| Number of Lots Proposed in the Project | (I) | <u>n/a</u> |
| Average Number of Trees per Lot | (H/I) | <u>n/a</u> |

3 Tree Survey and Preservation/Replacement Plan Attached

Yes

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: June 11, 2013

Direct: 604 813 9194
 Email: norm@aclgroup.ca

Ionic Architecture Inc

unit 201-5500 , 152nd Street , Surrey
BC V3S 5J9

office 778-571-0618 fax 778-571-0619
office@ionic-architecture.com

Keith Broersma
City of Surrey
14245 - 56th Avenue
Surrey, British Columbia V3X 3A2
Canada
604-591-4766

April 11, 2013

15250 / 15330 - 54A Avenue
File No. 7912-0206-00

Dear Keith ,

Please find the revised drawing packages addressing the ADP comments. The revisions are summarized as follows:

- Building number 7 has been relocated to align with entrance axis.
The building footprint has been enlarged from 9,820 s.f. to 13,707 s.f.; the floor area of this building has also been increase from 29,207 s.f to 40,762 s.f. consequently, the floor area vs parking spaces ratio has been reduced
- The turn- around has been modified to facilitate uninterrupted turns. (Two middle entrances to this turn-around are eliminated).
- The front elevations of Building no.5 and building no.6 are enhanced with brick veneers, metal composite panels, glass canopies, additional storefront entrances, street orientated large patios, with ornamental plantings and benches .
- Additional amenity areas are provided
- The site lighting are specified to have appropriate shields, baffles, louvers and cut-off features to be used to prevent light overspill to nearby residence and the sky, and glare from the light source.

Please also find our response to each of the ADP comments as follows:

STATEMENT OF REVIEW COMMENTS

Site

- Consider relocating the back building 7 to leave a "clean" site for a later denser, more sustainable development.
- The back building 7 could amalgamate with the front building or be located east of the front building 6 or shifted on axis with the entry driveway and roundabout.

Response:

- Building no. 7 (rear stand alone building) has been redesigned with similar architectural features of building 5 and 6. It is aligned on axis with the entry driveway and roundabout.
- The roundabout is a focal point. This location could have a strong impact. A good opportunity to work in some public area or some other feature.

Response:

- The roundabout is being treated as a focal point featuring ornamental plants. With the anticipated heavy traffic at this location. The developer feels that public activities should not be encouraged at this location.
- Although appreciated, the green front yard area does not seem to reach its full potential of engaging the street.

Response:

- The green front yard areas has been redesigned with free flow form patios, planters and benches , with the additional store front entrances . These enhanced front areas are street friendly and have the potential to attract street activities. .
- Consider reducing number of parking spaces and enlarging landscape areas.

Response:

- With the increase floor area of building no. 7, the parking ratio per floor area has been significantly reduced.
- More Landscape area and amenity areas are added.
- Although the amount of pedestrian zone, exterior amenity and greenery is appreciated, they could be laid out to create better lunch space and links to the park to the north and south of the daycare site. The amenity areas could be linked.

Response:

- Walkways are provided around buildings , with links to lunch amenity spaces throughout the site and to the daycare site.

- More Landscape area and amenity areas are added. There are total of 4 separate amenity areas, plus the additional two large street front patios along 54 A Ave.
- The daycare drop off should be separate, and not shared as a parking entry.

Response:

- The Daycare has its own dedicated drop-off aisle away from the main traffic aisle. Given the size of the development, the location of the buildings and the prominence of the main entrance , most traffic flow will be at the main entrance driveway, traffic conflicts at this secondary entry will be kept to a minimum.

Building Form and Character

- The architectural design needs an overall concept that binds the site and buildings – it appears placeless. This site could be seen as more of an office village.
- Work on 54A Avenue frontage to better engage the street. Individual entrances and patios could be added where the floor levels are close to the grade. Also, windows, entries, signs, canopies, etc.

• **Response:**

- The overall site plan has been enhanced with the strategically location of building no.7.
- 54 A Ave frontage is now provided with patios , entrances , seating area , signs and canopies etc.

- The rendered 2D elevations show the level of detail needed and should be further developed. Use richer materials for street and other canopies/steel, wood, glass not concrete.

• **Response:**

- Brick veneers are added to the front elevations at the lower level, with the combination of composite metal panel, brick, concrete ,curtain wall glazing, signs and canopies, there are enough detailing to make the buildings look attractive.

- Building 7 is a symmetrical form that is asymmetrical to the axis, could be an asymmetrical form. The building form is also blocky, it could be 2 storey with the second floor extending over the parking.

• **Response:**

- Building no.7 has been redesigned. The main entrance is aligned with the entrance axis, and the building form is asymmetrical , articulated with enough details to make it an attractive centre piece for this development.

- Consider operable windows.
 - **Response:**
 - Operable windows will be used.
- Consider shading on south side of buildings 5 and 6 and southeast and southwest on building 7.
 - **Response:**
 - The developer proposes to us high efficiency low-E glazing to all south and south west exposures.
- Consider further development of interior corridors to enhance the feel of community.
 - **Response:**
 - The developer will consider enhancing the interior corridors.

Landscaping(*written comments read into minutes*)

- Good use of structural soil where some tree pits in the paving are too small, such as along the building fronts
- Good provision of outdoor sitting areas for employees

CPTED

- No pre-existing crime calls in this area.
- Patrol concerns - ensure way finding for calls of service
- Site is buffered by riparian and provides a barrier.
- Common to these types of buildings is that employees park on perimeters of site and at end of day employees walk the farthest. Have clearly defined, consider CCTV and well lit.
- Interior parking should be well lit and have security enclosure.
- Ground level units should be protected from driving into fronts of shops with bollards etc.
- **Response:**
 - The developer will define employee parking area, well lit interior parking with security enclosure.

Disabled Access

- Appreciate the written accessibility statement.
- Have power doors.
- Elevator panels to be horizontal.
- Emergency call buttons in parking lobby and underground.
- Access to third floor roof decks assured by applicant.
- Building 5 let downs for wheelchair access in parking be placed on corner to left and right of entrance.
 - **Response:**
 - Power door will be provided.

- Elevator panels will be specified as horizontal, with emergency call buttons in parking lobby and underground . Third floor patio decks will be Accessible.
- Letdowns to building 5 is provided.

Sustainability

- Appreciate the sustainability statement.
- Would very much like to see a development such a this have a LEED goal at least. LEED Gold would be excellent, but LEED Silver acceptable. Certified LEED rather than equivalent would be even better.
- Consider providing extensive green roofs to all three buildings.
- Systems are indicated as split heat pump and fan coil system. Look at central heat pumps to benefit from inherent heat recovery.
- Parking should be reduced, made permeable to somehow deal with the amount of asphalt.

- **Response:**

- This building is not intended to be LEED accredited but will be targeting LEED design initiatives.
- The developer will consider central heat pumps as an alternative.
- Green roof – instead of green roofs , the developer is committed to implement the latest in technology and other sustainable design principles as follows:
 - Provision for Alternative Fuel vehicles (3% parking spaces allocated for Hybrid vehicles)
 - Light Pollution reduction – Both Outdoor and indoor lighting level to meet IESNA standard .
 - Limit the use of pesticides
 - End of trip cycling facilities, including bike racks, showers, and change rooms
 - Reduce potable water use

Low-flush toilets and faucets.

Reduce potable water use Water efficient Landscaping : with Native plant species which require less irrigation and maintenance.

- Optimize Energy Performance.

Install energy-efficient windows : low E, reflective

Windows.

- Tenant sub-metering, through Quoldlogic electrical meters
- Light fixture motion sensors in corridors for off hours, fixtures on timers to turn off in evenings.
- Washroom lights are off until motion sensor is activated.
- HVAC system on reduced setting through evening
- High efficiency light fixtures in the corridors and public areas.
- Extensive glazing with operable windows for natural day lighting and ventilation

Please review the above submissions and would appreciate your call should you have any comments.

Regards,

Samuel M. Chan Architect, AIBC
Ionic Architect Inc.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0206-00

Issued To: Prado Holdings Ltd.

("the Owner")

Address of Owner: #100, 5550 - 152 Street
Surrey, BC
V3S 5J9

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: 025-169-033
Lot A Section 2 Township 2 New Westminster District LMP51505
15330 - 54A Avenue

Parcel Identifier: 027-239-594
Lot 2 District Lot 167 Group 2 New Westminster District Plan BCP32709
15250 - 54A Avenue

(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(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - To reduce the minimum westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House; and
 - To reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0206-00 (A) through to and including 7912-0206-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land OR 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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

