

**PROPOSAL:**

- **Development Permit**

in order to permit the construction of an industrial building in South Westminster.

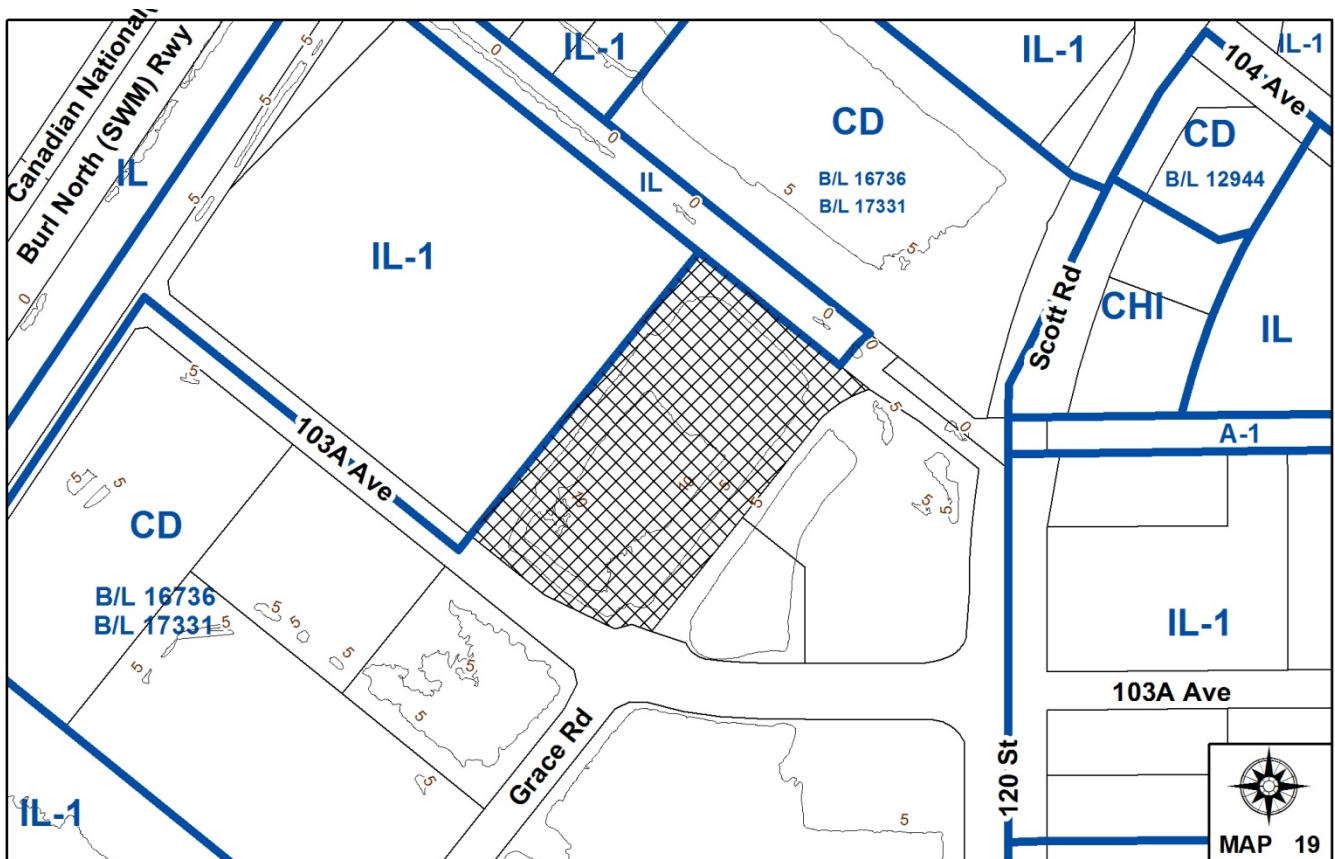
**LOCATION:** 11897 - 103A Avenue

**OWNER:** Pacific Link Industrial Park Ltd

**ZONING:** CD By-law No. 16736, amended by By-law No. 17331

**OCP DESIGNATION:** Industrial

**NCP DESIGNATION:** Light Impact Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed building for the north-east portion of the site complies with the current zoning (CD By-law No. 16736 as amended by By-law No. 17331) and the proposed zoning under application No. 7913-0070-00.
- The applicant is anxious to proceed with the construction of the proposed building, rather than await the rezoning of the site. The proposed rezoning is to accommodate additional commercial uses for the southern portion of the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7913-0104-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Manson Canal (red-coded watercourse).	Parks and Open Space	IL
East (Across private road):	Lordco Auto Parts and vacant industrial site, under Rezoning Application No. 7913-0070-00.	Highway Commercial	CD (By-law Nos. 16736 and 17331)
South (Across 103A Avenue):	Vacant industrial site, under Rezoning Application No. 7913-0070-00.	Light Industrial / Highway Commercial	CD (By-law Nos. 16736 and 17331)
West:	Frito Lay distribution centre.	Light Industrial	IL-1

DEVELOPMENT CONSIDERATIONS

- The 2.2-hectare (5.5 ac.) subject lot is located in South Westminster, west of Scott Road, north of 103A Avenue.
- The lot is currently designated Industrial in the OCP, and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP), and is currently zoned Comprehensive Development (CD By-law No. 16736, amended by By-law No. 17331).

- The applicant proposes to construct an industrial building on the northern portion of the subject lot.
- The current zoning permits light impact industry, recycling depots, warehouse uses, distribution centres, limited general service uses, limited office uses and limited accessory uses on the subject lot.
- The lot is also under rezoning application No. 7913-0070-00 to permit additional commercial uses on the southern portion of the site, but does not propose any change to the northern portion of the site on which the proposed industrial building is located. Application No. 7913-0070-00 will be considered at the July 8, 2013 Regular Council – Land Use meeting for By-law introduction and to set a date for the Public Hearing.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

#### Building Design

- The proposed warehouse is intended for storage and distribution of wholesale products related to the building industry.
- The proposed floor area is 5,202 square metres (56,000 sq. ft.).
- The proposed building is 11.4 metres (37 ft.) in height, which is lower than the maximum 14 metres (46 ft.) permitted in the existing CD Zone (By-law No. 16736 as amended by By-law No. 17331).
- The proposed building is a simple industrial building, made of tilt-up concrete panels.
- The majority of the proposed building consists of loading bays and warehouse areas. A two-storey office component is incorporated into the northeast corner of the building.
- The building consists of simple massing with clean lines. Subtle reveal lines within the concrete panels will add visual interest to the elevations.
- The northeast corner of the building entails considerable glazing to help define the main entrance into the building and to provide additional interest to the exterior of the building.
- Rows of small, square-shaped anodized aluminum windows are proposed on the south, west, and east elevations. These windows will provide natural light into the warehouse, and add variety to the elevations.
- The primary colour of the building will be light grey. Dark grey will be used as an accent colour.

### Landscaping

- A continuous 1.5-metre (5 ft.) wide landscape strip is proposed along the southern boundary of the site, adjacent to 103A Avenue, and along the eastern boundary of the site, next to the shared drive aisle.
- The portion of the site that fronts 103A Avenue is currently undeveloped, and is intended to be developed under a future Development Permit application. As a result, the full 3.0-metre (10 ft.) wide landscaping strip that is required along 103A Avenue will not be constructed at this time. As an interim measure, the developer of the northern portion of the lot will install a 1.5 metre (5 ft.) wide landscaping strip along 103A Avenue in conjunction with the subject application.
- There are no existing trees on the site. However, the applicant is proposing to plant 41 trees as part of the proposed landscaping.
- In addition to the proposed perimeter landscaping, seven islands within the surface parking lot will be planted with trees and shrubs.
- Manson Canal, a Class A (red-coded) watercourse, borders the northern portion of the site. A riparian enhancement plan for this area of the Manson Canal was prepared by Envirowest Environmental Consultants Ltd. in 2009 and was planted as a condition of the original rezoning of the subject site. The majority of the riparian plantings are located on lands that adjoin the subject site, with a small portion that includes cedar trees and shrubs, planted on the northern edge of the subject property.

### Parking and Circulation

- Access to the site will be provided at two points; one along the shared drive aisle adjacent the eastern property line, and the other along 103A Avenue frontage of the site that utilizes a shared easement with the neighbouring property at 11811 – 103A Avenue to the west.
- On-site truck traffic will be concentrated along the northwest portion of the building where nine loading bays are proposed (three at grade and seven dock loading bays). Eight of the overhead doors will be painted white and one will be painted dark grey.
- The applicant demonstrated that there is a sufficient turning radius for semi-trucks to access the loading bays along the western portion of the building.
- The proposed development incorporates 58 surface parking spaces, which includes one disabled parking space and ten spaces for small cars, which is in excess of the 56 parking spaces required under the Zoning By-law.

### Signage

- The proposal incorporates a large fascia sign in the northeast corner of the building. It will consist of illuminated channelized letters.
- A small canopy sign is proposed directly above the main entry doors on the south elevation.

- Both of the proposed signs comply with the Sign By-law.

#### ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

#### 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. Development Permit No. 7913-0104-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law Nos. 16736 and 17331

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	0.5 ac. / 1,800 sq. m.	5.46 ac. / 22,099 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
West	6 metres	60.7 metres
East	7.5 metres	21.8 metres
South	7.5 metres	30.3 metres
North	7.5 metres	19.2 metres
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14 metres	11.43 metres
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		NA
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		NA
<b>FLOOR AREA: Commercial</b>		NA
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	22,099 sq. m.	5,202 sq. m.
<b>FLOOR AREA: Institutional</b>		NA
<b>TOTAL BUILDING FLOOR AREA</b>	22,099 sq. m.	5,202 sq. m.

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



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.235
FAR (net)		
AMENITY SPACE (area in square metres)		NA
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	55	58
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	1	1
Number of small cars	13	10
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0104-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD  
("the Owner")

Address of Owner: #2000, 1055 - Dunsmuir Street  
PO Box 49150 Stn Bentall Centre  
Vancouver, BC V7X 1J1

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.

2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-885-160

Lot 18 District Lots 9 and 10 Group 2 and Section 25 Block 5 North Range 3 West New Westminster District Plan BCP40313

11897 - 103A Avenue

(the "Land")

3. This development permit applies to only to that portion of Land shown on Schedule A which is attached hereto and forms part of this development permit.

4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.

5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7913-0104-00 (A) through to and including 7913-0104-00 (I) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawing numbered 7913-0104-00 (J) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$48,946.80

(the "Security")

- (d) The Security is for:
  - (e) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 11. This development 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

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

  
\_\_\_\_\_  
Authorized Agent: (Signature)

  
\_\_\_\_\_  
Name: (Please Print)

OR

\_\_\_\_\_  
Owner: (Signature)

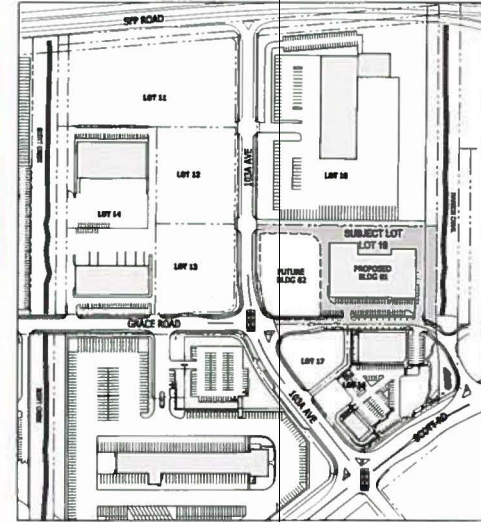
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# PROPOSED WAREHOUSE: BUILDING 01 LOT 18, 103A AVENUE, SURREY, BC



ARTIST RENDERING - VIEW EAST SITE ENTRANCE  
SCALE: 1/2" = 1'-0"



LOCATION PLAN  
SCALE: 1/8" = 1'-0"

STATISTICS		
CMHC ADDRESS:	LOT 18, 103A AVENUE, SURREY, BC	
LEGAL DESCRIPTION:	LT 18 PL. 8440 B.L.S. 841 842 843 844 845 846 847 PL. 84000013 8400	
ZONE:	CPI - BLOCK C	
	PROPOSED	PROPOSED
LOT AREA	5.21 ACRES (224,700 SQ. FT.)	5.21 ACRES (224,700 SQ. FT.)
FLOOR AREA	10,000 SQ. FT.	10,000 SQ. FT.
DENSITY	1.9 FPA	1.9 FPA
HEIGHT	PROPOSED: 60 FT	60 FT (60 FT)
	PROPOSED: 20 FT	21 FT (21 FT)
	PROPOSED: 20 FT	20 FT (20 FT)
	PROPOSED: 20 FT	20 FT (20 FT)
	PROPOSED: 20 FT	20 FT (20 FT)
LOT COVERAGE	60% (13,300 SQ. FT. COV.)	60% (13,300 SQ. FT. COV.)
SETBACK	15 FT	15 FT
PARKING	1 STALL PER 100 SQ. FT. (220 STALLS) + 10 STALLS	80 STALLS
	1 ACCESSIBLE PARKING (INCL. 1 STALL)	1 ACCESSIBLE STALL (INCL.)
	SMALL CAR PARKING ALLOWABLE + 10 STALLS (OPEN)	10 SMALL CAR PARKING (INCL.)
LOADING	1 LOADING	10 LOADING

PLANS REVIEWED  
BY *[Signature]*  
DATE: June 27/13

Schedule A

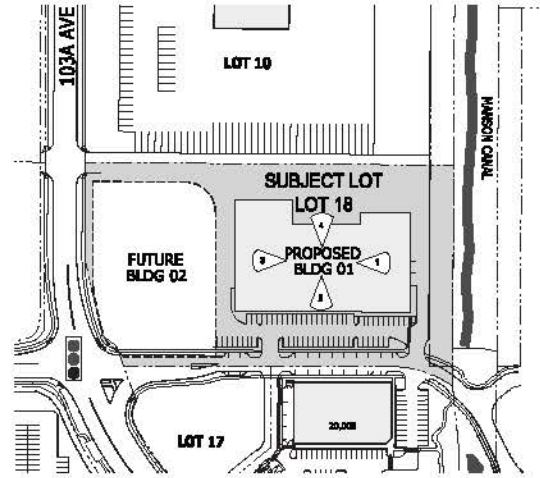
7913-0104-00 (A) "Drawings"



LOT 18  
BUILDING 01

SITE PLAN

DATE:	DATE:
SCALE:	SCALE:
DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:



CONTEXT PHOTO - VIEW 1  
SCALE: N.T.S.



CONTEXT PHOTO - VIEW 2  
SCALE: N.T.S.



CONTEXT PHOTO - VIEW 3  
SCALE: N.T.S.



CONTEXT PHOTO - VIEW 4  
SCALE: N.T.S.

NO.	DATE	ISSUED FOR	DESCRIPTION
1	MAY 15/13	ISSUED FOR DP	

**wesgroup**

2000 - 1788 EDWARDS BLVD  
VANCOUVER BC  
CANADA V7E 1L6  
TEL (604) 848-6200  
FAX (604) 622-1737

PROJECT

**PACIFIC LINI**

LOT 18  
BUILDING 01

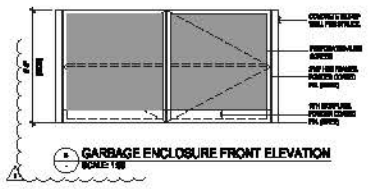
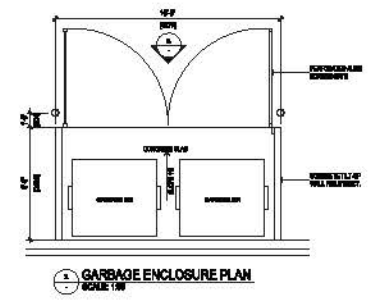
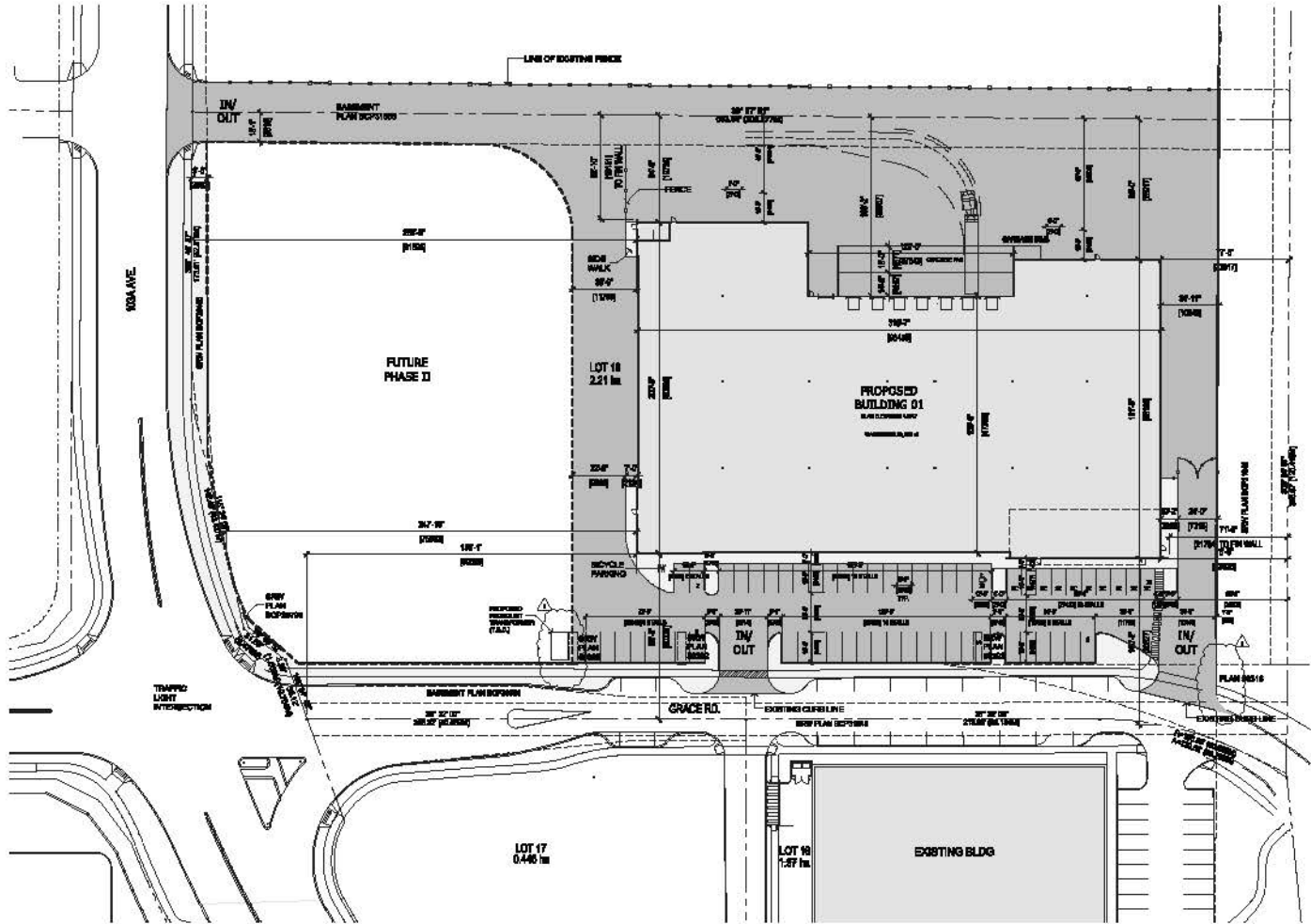
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SURREY, B.C.

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CONTEXT PHOTOS

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DATE	APR 2013	CHECKED	
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7913-0104-00 (B) "Drawings"

AD



**SITE PLAN**  
SCALE: 1/8"

2	JUNE 12/13	REVISIONS BY: REYO DERRIENY ADD PADMOUNT TRANSFORMER ADD GARBAGE ENCLOSURE
1	MAY 15/13	ISSUED FOR DP
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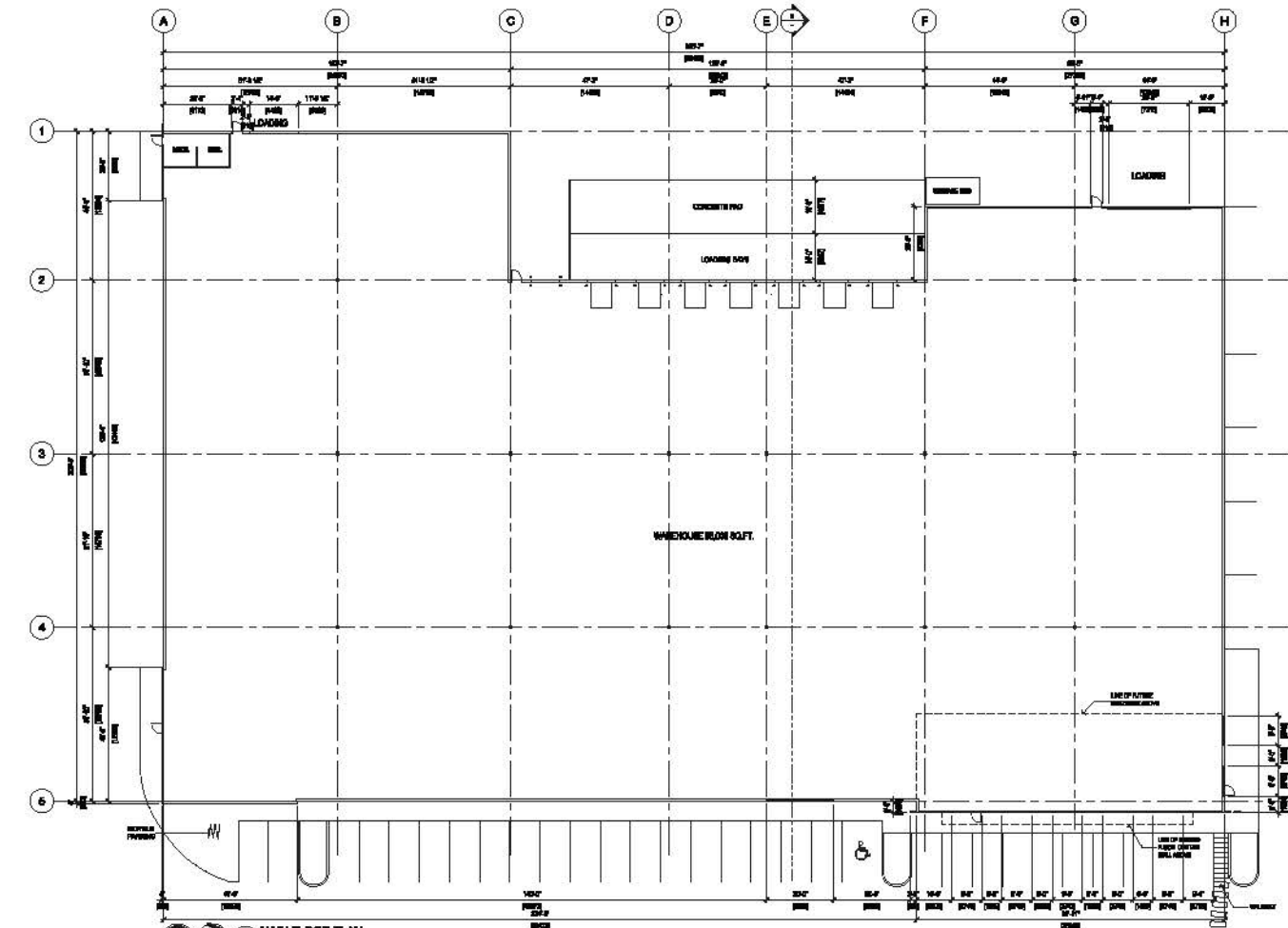
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CANADA V7K 1L6  
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FAX: (604) 622-1737

**PACIFIC LINI**  
LOT 18  
BUILDING 01

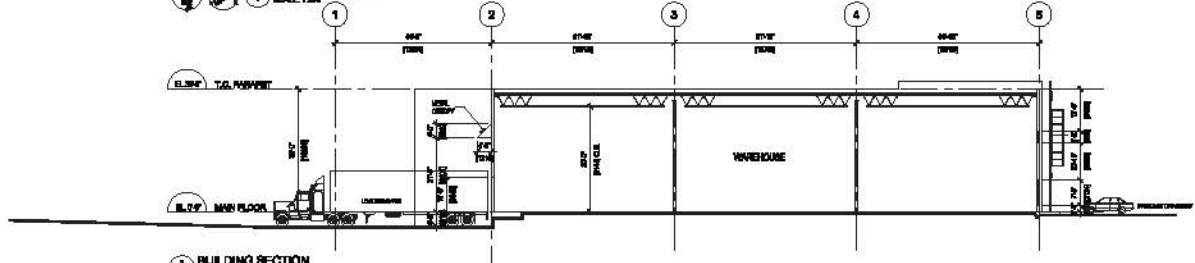
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**SITE PLAN**

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7913-0104-00 (C) "Drawings"



1 MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"



1 BUILDING SECTION  
SCALE 1/8" = 1'-0"

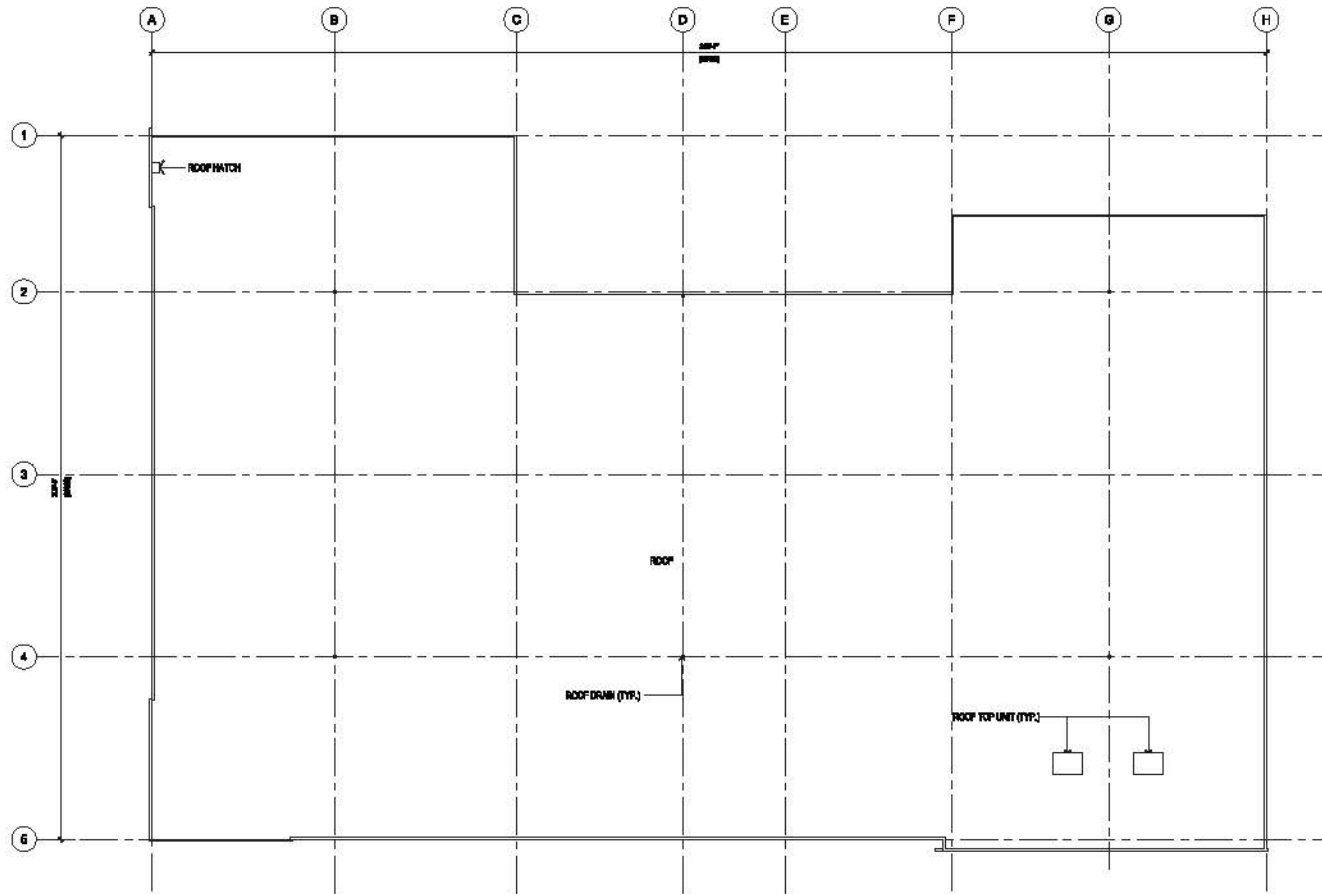
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 CANADA V7K 1L6  
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 FAX (604) 622-1737

PROJECT  
**PACIFIC LINK**  
 LOT 18  
 BUILDING 01  
 2779777  
 SURREY, B.C.  
 DRAWING  
**MAIN FLOOR PLAN  
 & BUILDING SECTION**

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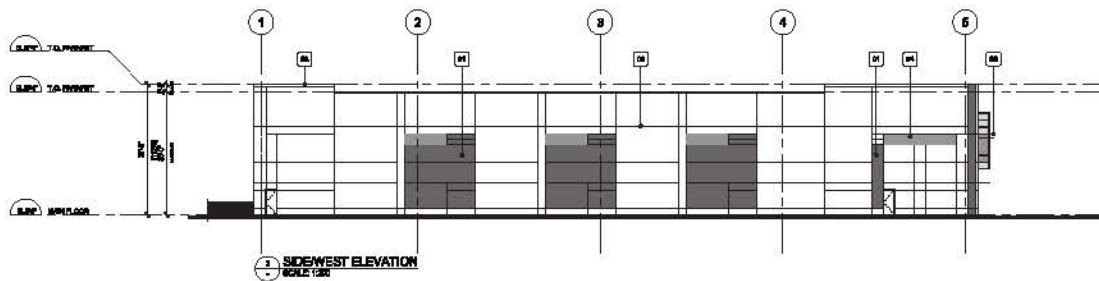
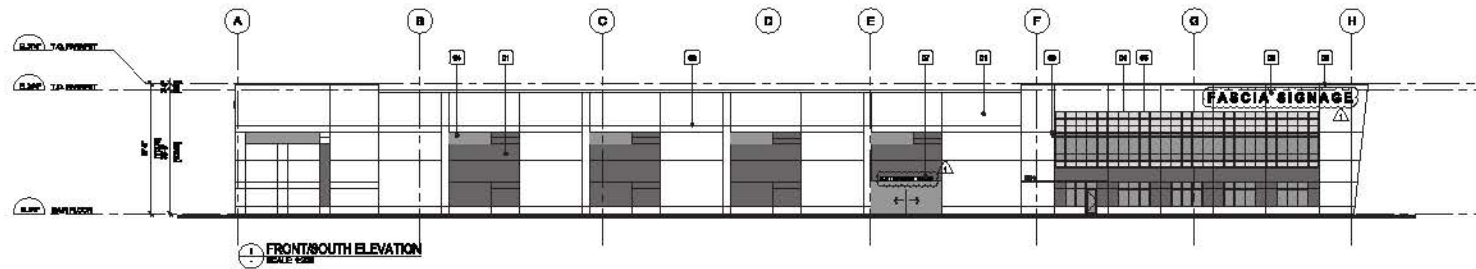
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 FAX ( 604 ) 622-1122

SCALE

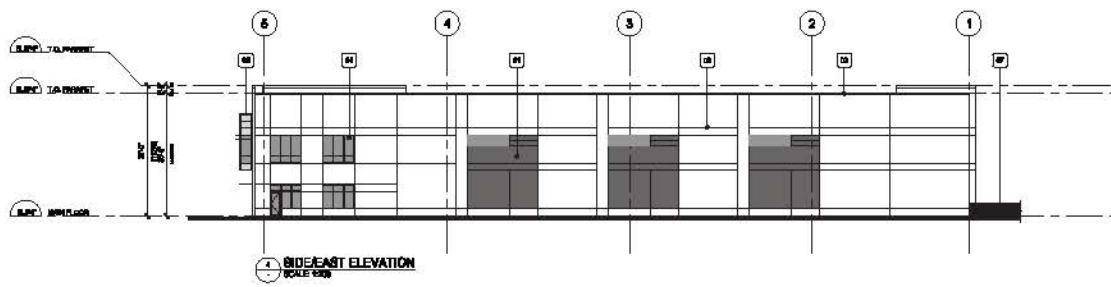
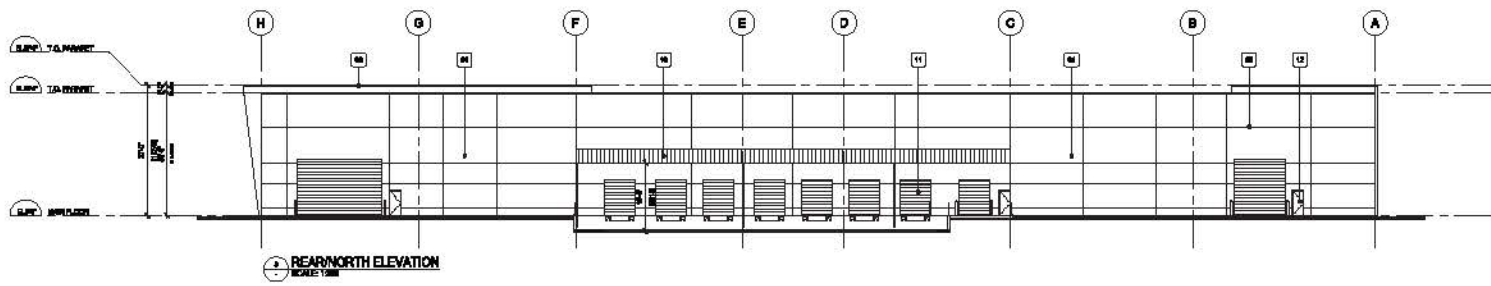
PROJECT  
**PACIFIC LIN**  
 LOT 18  
 BUILDING 01  
 2779777  
 SURREY, B.C.

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ROOF PLAN	
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DATE: APR 2013	CHECKED:
PROJECT NUMBER:	DRAWING NUMBER:
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7913-0104-00 (E) "Drawings"



- EXTERIOR MATERIAL & FINISHES**
- 1/2\"/>

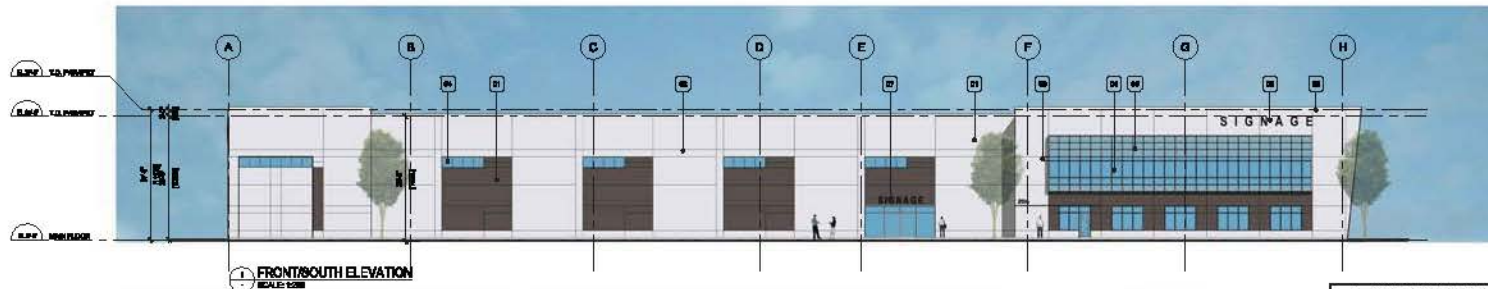


7	JUNE 1913	REVISION #1: REVISED SIGNAGES
1	MAY 1513	ISSUED FOR IFC
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<b>wesgroup</b>		
2000 - 1088 GRANVILLE VANCOUVER BC CANADA V7K 1L6 TEL: (604) 646-6200 FAX: (604) 632-1137		

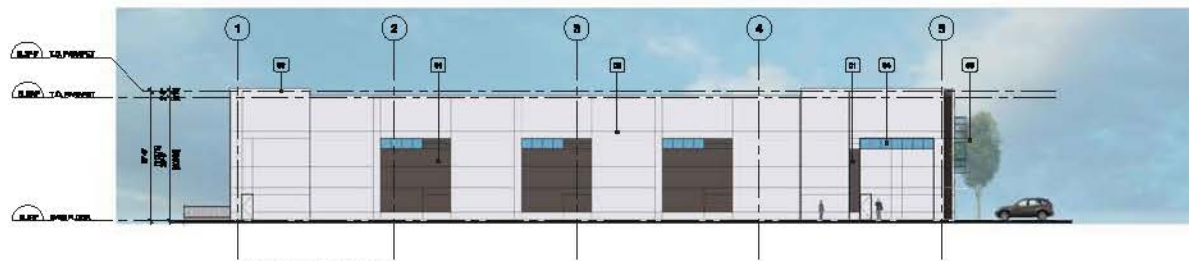
PROJECT  
**PACIFIC LINI**  
 LOT 18  
 BUILDING 01  
 2779777  
 SURREY, B.C.  
 DRAWING  
 ELEVATIONS

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PROJECT NUMBER		DRAWING NUMBER	
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7913-0104-00 (F) "Drawings"

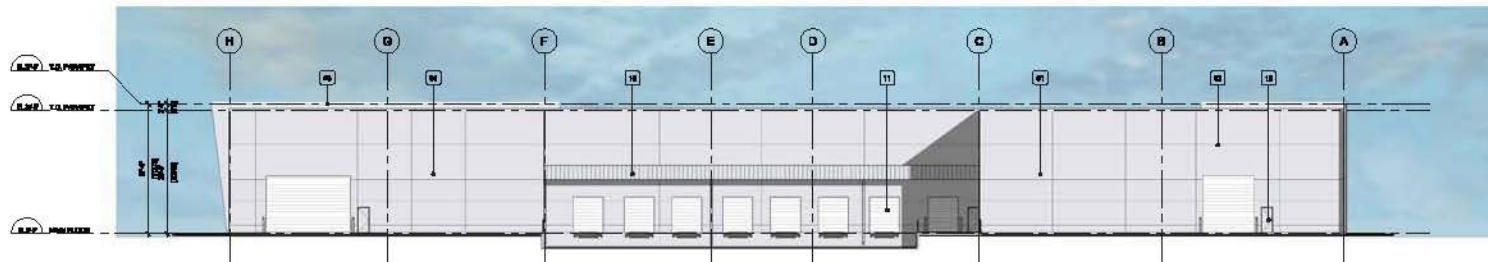


1 FRONT/SOUTH ELEVATION  
SCALE: 1/200

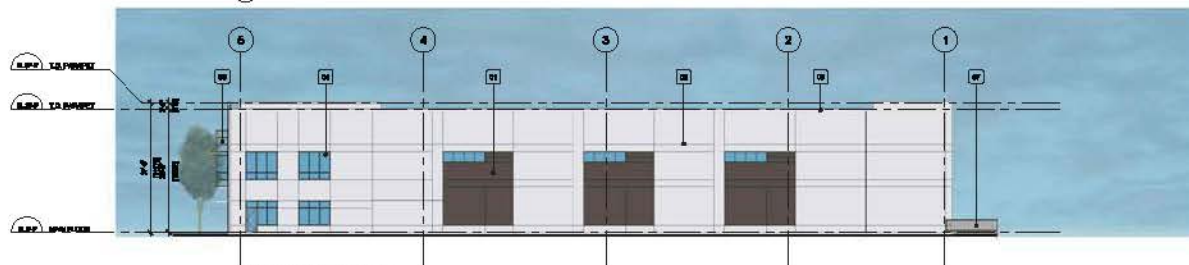


1 SIDE/WEST ELEVATION  
SCALE: 1/200

EXTERIOR MATERIAL & FINISHES	
(M)	SLIP-RESISTANT WALL PANEL (WATER RESISTING BARRIER)
(N)	SLIP-RESISTANT FLOOR FINISH (WATER RESISTING BARRIER)
(O)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(P)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(Q)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(R)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(S)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(T)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(U)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(V)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(W)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(X)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(Y)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)
(Z)	EXTERIOR WALL FINISH (WATER RESISTING BARRIER)



1 REAR/NORTH ELEVATION  
SCALE: 1/200



1 SIDE/EAST ELEVATION  
SCALE: 1/200

NO.	DATE	ISSUED FOR	DESCRIPTION
1	MAY 15/13	ISSUED FOR DP	

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TEL: (604) 848-6200  
FAX: (604) 622-1737

PROJECT  
**PACIFIC LINN**  
LOT 18  
BUILDING 01  
2779777  
SURREY, B.C.  
DRAWING  
**COLOURED  
ELEVATIONS**

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PROJECT NUMBER		DRAWING NUMBER	
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7913-0104-00 (G) "Drawings"

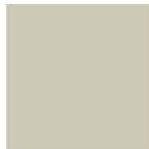
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**TILT-UP CONCRETE WALL PANEL**



**ACCENT COLOUR: DARK GREY**



**FIELD COLOUR: LIGHT GREY**



**ANODIZED ALUMINUM WINDOW WITH CLEAR GLASS & SPANDREL GLASS**



**ANODIZED ALUMINUM STOREFRONT WINDOWS & DOORS**



**BICYCLE RACK**

No	DATE	ISSUED FOR	DESCRIPTION
1	MAY 15/13	ISSUED FOR DP	

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2000 - 1288 CLAPHAM AVENUE VANCOUVER BC CANADA V7K 1L6 TEL (604) 848-6200 FAX (604) 622-1737

SCALE



**LOT 18 BUILDING 01**

2779777 SURREY, B.C.

**EXTERIOR MATERIAL & FINISHES**

DESIGN	M.L.	CHECKED	L.S.
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DATE	APR 2013	CHECKED	
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PROJECT NUMBER	-	DRAWING NUMBER	
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7913-0104-00 (H) "Drawings"

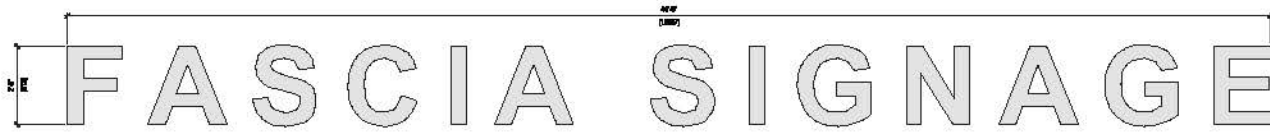
A3



CANOPY SIGNAGE: 15'-0W x 1'-2"H

SIGNAGE AREA: 17.8 SQ.FT.

ILLUMINATED SIGN BOX



FASCIA SIGNAGE: 41'-0W x 2'-6"H

SIGNAGE AREA: 108.5 SQ.FT.

ILLUMINATED CHANNEL LETTERING

NO.	DATE	REVISIONS BY	REVISIONS DESCRIPTION
2	JUNE 2013		REVISED SIGNAGE

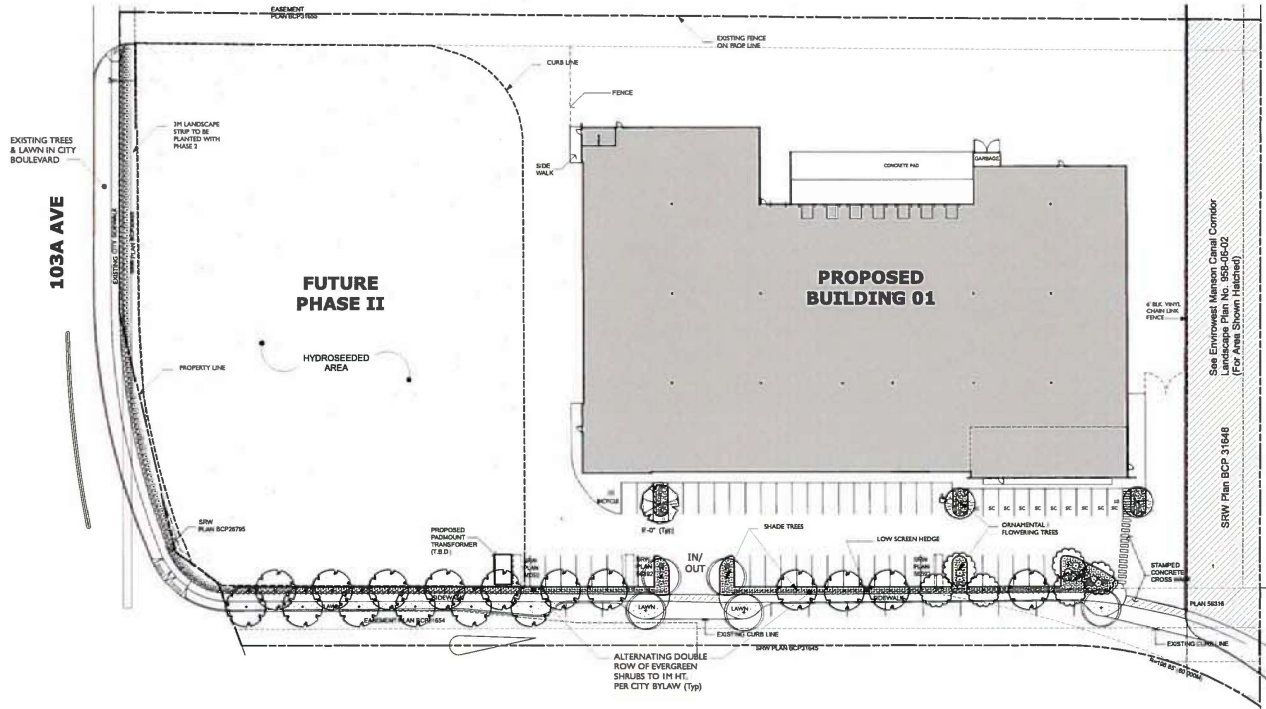
**wesgroup**  
 2000 - 1088 QUINLAN BLVD  
 VANCOUVER BC  
 CANADA V7K 1L6  
 TEL (604) 848-6200  
 FAX (604) 622-1122

PROJECT  
  
**PACIFIC LINK**  
 LOT 18  
 BUILDING 01  
 2779777  
 SURREY, B.C.

DRAWING	
<b>SIGNAGE</b>	
DESIGN	CHECKED
M.L.	L.S.
DATE	CHECKED
APR 2013	
PROJECT NUMBER	DRAWING NUMBER
-	

7913-0104-00 (1) "Drawings"

A4



PLANT LIST				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	17	Acer rubrum 'Red Sunset'	Red Maple Var.	5cm cal / 1.8m std
	8	Fraxinus americana Autumn Blaze®	Ash	7cm cal / 1.8m std
	1	Quercus palustris	Pin Oak	5cm cal / 1.8m std
	2	Magnolia grandiflora *	Southern Magnolia	5cm cal / 1.8m std
	6	Prunus serrulata 'Pink Perfection'	Flowering Cherry Var.	5cm cal / 1.8m std
<b>Shrubs</b>				
	320	Azalea japonica 'Coral Belle'	Evergreen Japanese Azalea	#2 pot
	3	Weigelia 'Newport Red'	Weigelia Var.	#3 pot
	21	Ilia x cronata 'Green Thumb'	Japanese Holly	#3 pot
<i>Continued...</i>				
	5	Pieris japonica 'Temple Belle'	Japanese Andromeda	#3 pot
	262	Prunus l. 'Oto Luyken'	Evergr. Oto Luyken Laurel	#2 pot
	18	Prunus l. 'sablilane'	Zabel's Laurel	#2 pot
	8	Rhododendron 'Christmas Cheer'	Rhododendron (med. var.)	#3 pot
	1	Rhododendron 'Anna Rose Whitney'	Rhododendron (all var.)	#7 pot
	6	Rose 'meiland' (various var.) *	Hardy French Rose var.	#3 pot
	16	Viburnum davidii	David's Viburnum	#3 pot
	9	Spiraea x burmaid 'Froebel'	Spiraea Var.	#3 pot
	42	Viburnum tinus cheert	Spring Bouquet	#3 pot
<b>Notes:</b>				
1. Specification as per most recent BC/SLAB/CLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.				
2. * Denotes varieties / alternatives to be selected by Landscape Architect at nursery.				
3. Landscape Areas Irrigated.				

Plans checked by RJ  
 Planning & Development, City of Surrey  
 Date 2013/06/28  
 Acceptable     Not Acceptable

3	JUN 28/13	ISSUED FOR DP (per city rev)
2	JUN 13/13	ISSUED FOR DP
1	MAY 15/13	ISSUED FOR DP
No	DATE	DESCRIPTION

3000 - 1058 DUNSMuir  
 VANCOUVER, BC  
 CANADA V7X 1L5  
 TEL: (604) 684-0200  
 FAX: (604) 632-1727



**LOT 18 BUILDING 01**  
 LOT 18, 103A AVENUE  
 SURREY, B.C.

LANDSCAPE PLAN

DRAWN	A.C.T.	SCALE	1"=30'
PLOT	MAY 10 / 2013	DRAWN	
PROJECT NUMBER		DRAWING NUMBER	L-1