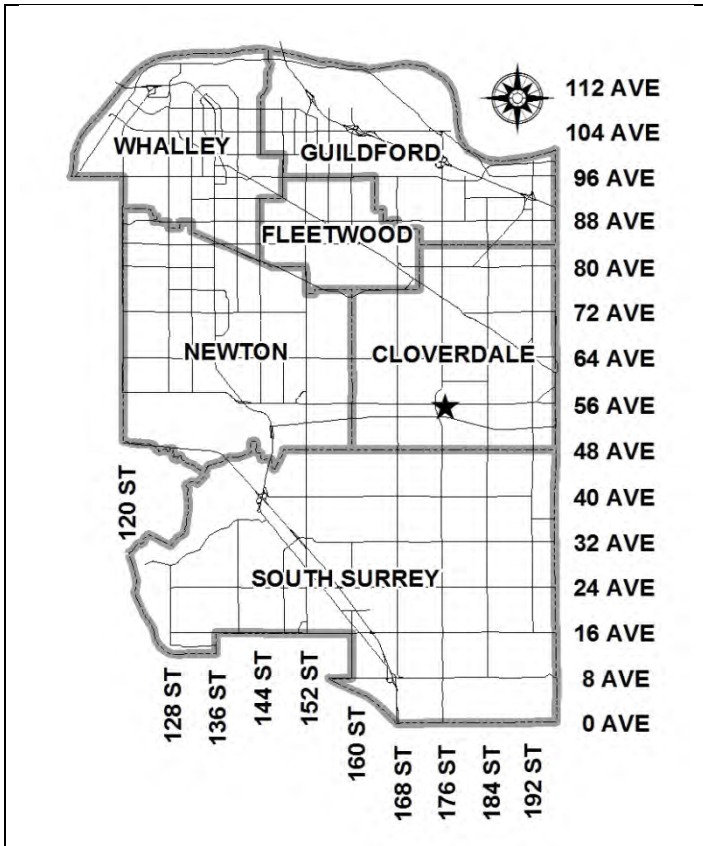


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0031-00

Planning Report Date: April 14, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to amend the building siting and landscaping plans attached to LUC No. 144, to accommodate a new tenant at the Clover Square Village shopping mall.

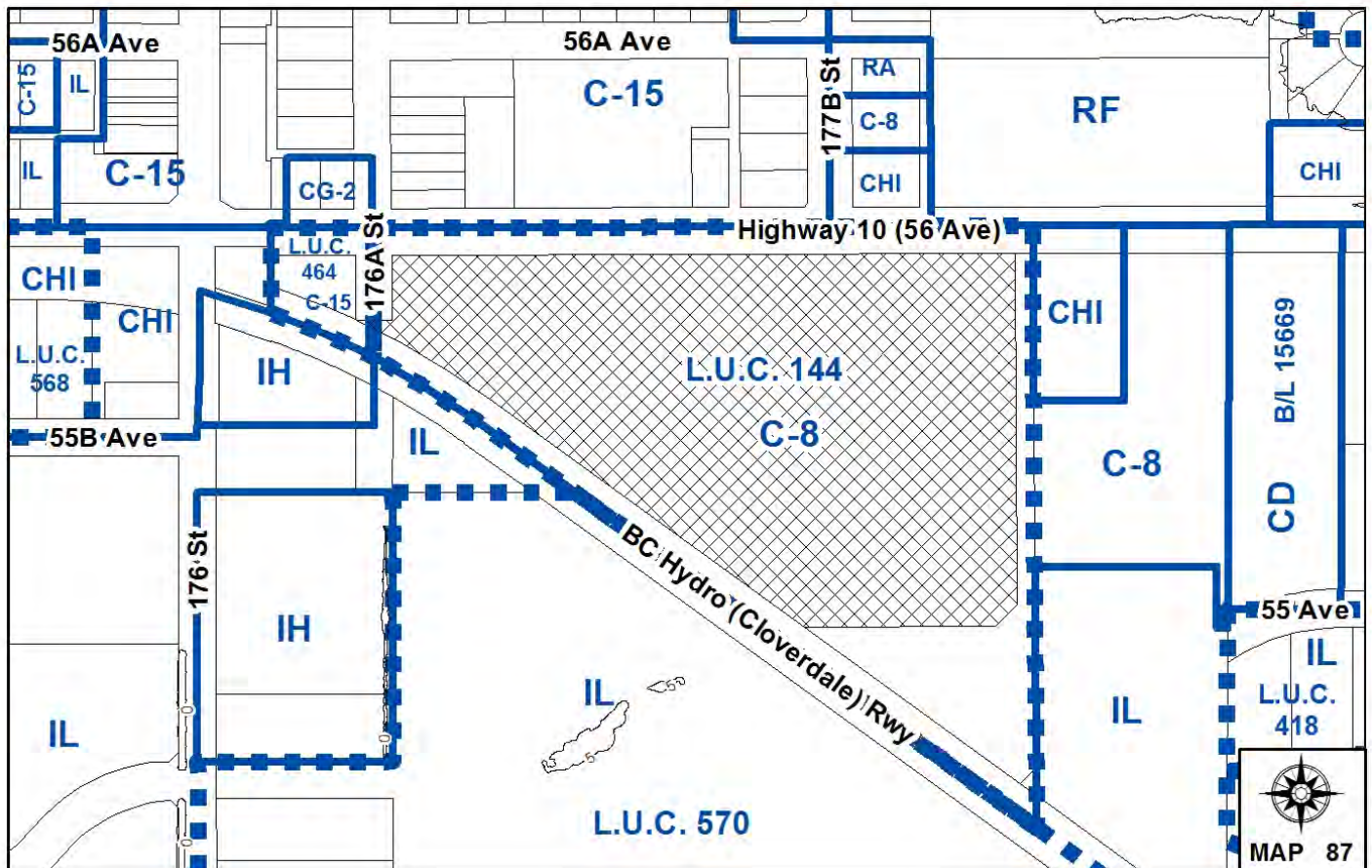
**LOCATION:** 17780 - No. 10 Highway (56 Ave.)

**OWNER:** Clover Square Holdings Ltd.

**ZONING:** Land Use Contract No. 144  
 (underlying C-8 Zone)

**OCP DESIGNATION:** Commercial

**TCP DESIGNATION:** Retail/Service Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Commercial designation in OCP.
- Complies with the Cloverdale Town Centre Plan.
- Facilitates a new tenant with some outdoor sales display area, to occupy a unit at the existing mall.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0031-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) amend the building siting and landscaping plans attached to Land Use Contract (LUC) No. 144, as amended, for commercial retail unit F1 in Building F.

**REFERRALS**

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

Ministry of Transportation & Infrastructure (MOTI): The Ministry has no objection to the proposal.

**SITE CHARACTERISTICS**

Existing Land Use: Clover Square Village shopping mall.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across No. 10 Highway):	Surrey Archives, Surrey Museum, flower shop and restaurant.	Institutional and Retail/Service Commercial	C-15 and CHI
East:	Restaurants and Delta Controls office building.	Highway Commercial	CHI and C-8
South (Across decommissioned rail right-of-way):	Vacant lot under Application No. 7908-0088-00 (third reading).	Industrial	LUC No. 570 (underlying IL)
West (Across 176A Street):	Hotel, pub and liquor store and Surrey Heritage Rail Station.	Commercial Retail	LUC No. 484 (underlying C-15)

## DEVELOPMENT CONSIDERATIONS

### Background

- The 5.0-hectare (12.5-acre) subject property is located on the south side of No. 10 Highway, east of 176A Street at 17700 to 17790 – No. 10 Highway in the Cloverdale Town Centre. The property is designated Commercial in the Official Community Plan (OCP) and Service/Retail Commercial in the Cloverdale Town Centre Plan (TCP), and is regulated by Land Use Contract (LUC) No. 144, with underlying "Community Commercial Zone (C-8)".
- LUC No. 144 was approved by Council in 1976 with a schedule of drawings.
- The current building siting, building design and landscaping plans were approved under Development Variance Permit (DVP) No. 7998-0149-00 on July 28, 1998.
- Previous amendments to the schedule of drawings were approved under Development Variance Permit Nos. 7996-0209-00, 7996-0209-07 and 7997-0159-00.
- The main tenants of the Cover Square Village shopping mall include an IGA food store, Shoppers Drug Mart, a credit union, gas station and a number of restaurants.

### Current Proposal

- The applicant is proposing to amend the building siting and landscaping plans attached to Land Use Contract (LUC) No. 144 to accommodate a new tenant, Ace Hardware, in Building F (Appendix II).
- Ace Hardware will be locating in an existing commercial retail unit (CRU) F<sub>1</sub>, and requires an area for outdoor storage and sales.
- This proposed Ace Hardware location will be a boutique hardware store geared toward homeowners and will include the Benjamin Moore paint line as well as timber for small-scale home renovation projects.
- The applicant is proposing to fence 427 square metres (4,600 sq. ft.) for an outdoor storage and sales space to accommodate seasonal storage and treated timber.
- Aside from the proposed fenced enclosure, there are no exterior façade changes proposed for the existing building.
- The proposal does not affect the use or density approved under LUC No. 144, but does vary the siting and design of the approved plans attached to the Land Use Contract. Therefore in accordance with Section 930 of the *Local Government Act*, this proposed LUC Amendment is being processed as a development variance permit application.
- The total building area approved under LUC No. 144 for the subject site is 14,525 square metres (156,360 sq. ft.). The total building area reflected on the current plans provided is 14,363 square metres (154,587 sq. ft.).

## DESIGN PROPOSAL AND REVIEW

### Site Layout

- Primary access to the site will continue to be provided from two existing driveways off No. 10 Highway and one from 176A Street.
- The applicant is proposing to install two types of fencing to enclose the 427-square metre (4,600-sq. ft.) area for the proposed outdoor storage and sales area. The proposed fencing includes a small portion of 3.0-metre (10-ft.) high aluminum fencing and the remainder enclosed with a 2.4-metre (8-ft.) high chain link fence.
- To accommodate the outdoor storage and sales area, the existing surface parking lot and drive aisles have been reconfigured.
- Approximately 688 surface parking spaces are currently provided on site. The total number of parking spaces proposed after the parking lot reconfiguration is approximately 692, which exceeds the current number of parking spaces by 4.
- A new garbage enclosure is proposed to be located east of the outdoor storage and sales area.
- The applicant has demonstrated that the proposed drive aisle and parking reconfiguration satisfies the required fire truck access route.

### Landscaping

- A triangular landscaped island is located in the northwest corner of the site, which the applicant will replant with two Golden Locust trees, Rose Glow Barberry and David's Viburnum shrubs with Quaking Grass and Crawling Raspberry. Concrete stepping stones will be installed to provide a walking path through the landscaping for pedestrians.
- No by-law sized trees will be removed as part of this application.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- Amend the building siting and landscaping plans attached to Land Use Contract (LUC) No. 144 as amended, for commercial retail unit F1 in Building F with plans labelled Drawing Nos. A-1.0, A-F2.1, A-F3.1 and L1.

### Applicant's Reasons:

- The proposed outdoor sales and storage area is a key component in the business operation for the new tenant, Ace Hardware.
- This will be the first Ace Hardware location in Surrey.

**Staff Comments:**

- The proposed changes required to accommodate the outdoor sales and storage area have been mitigated by reconfiguring the existing parking spaces and drive aisle.
- No changes are proposed to the exterior of the building and the proposed traffic movement, parking configuration and landscaping changes are minimal and do not negatively impact the overall development.
- Staff support the requested variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7914-0031-00

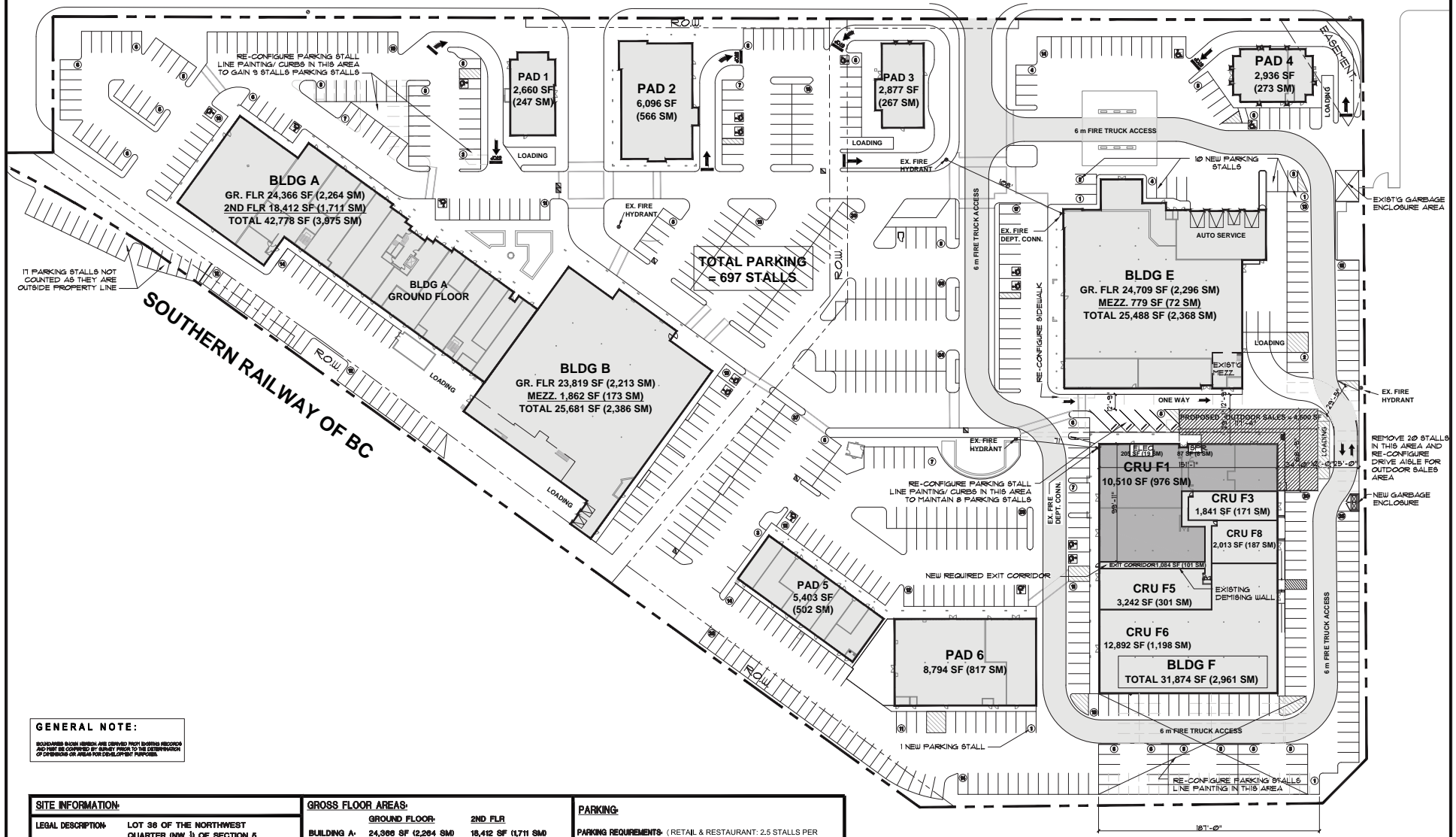
*Original signed by Judith Robertson for*  
Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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HWY 10 (56TH AVE)



**GENERAL NOTE:**  
SQUAREAGE WHICH APPEARS HAS DERIVED FROM DRAWING RECORDS AND THE RE-CONFIGURED BY ADJUSTING DIMENSIONS TO THE CORRECTION OF DIMENSIONS OR AREAS FOR DEVELOPER PURPOSES.

SITE INFORMATION:		GROSS FLOOR AREAS:		PARKING:	
<b>LEGAL DESCRIPTION:</b>	LOT 38 OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 8, PLAN 67691, N.W.D.	<b>GROUND FLOOR:</b>	<b>2ND FLR:</b>	<b>PARKING REQUIREMENTS:</b>	(RETAIL & RESTAURANT: 2.5 STALLS PER 1,075 SF (100 SM) OF G.F.A.) TOTAL PARKING REQUIRED = 360 STALLS
<b>CIVIC ADDRESS:</b>	17700-17790 No. 10 HIGHWAY CLOVERDALE, BC	<b>BUILDING A:</b>	24,366 SF (2,264 SM)	<b>EXISTING PARKING:</b>	688 STALLS
<b>EXISTING ZONING:</b>	EXISTING LAND USE CONTRACT #144.8/464	<b>BUILDING B:</b>	23,819 SF (2,213 SM)	<b>EXISTING PARKING RATIO:</b>	688 STALLS / 154,587 SF = 4.45 / 1,000 SF
<b>TOTAL BUILDING AREA APPROVED IN LAND USE CONTRACT:</b>	156,380 SF (14,526.8 SM)	<b>BUILDING E:</b>	24,709 SF (2,296 SM)	<b>PROPOSED PARKING:</b>	692 STALLS
<b>TOTAL SITE AREA:</b>	642,346.7 SF (60,386.68 SQ M)	<b>BUILDING F:</b>	31,874 SF (2,961 SM)	<b>PROPOSED PARKING RATIO:</b>	692 STALLS / 154,587 SF = 4.47 / 1,000 SF
<b>LOT COVERAGE:</b>	(133,634 SF / 642,346.7 SF) X 100 = 24.6%	<b>PAD 1:</b>	2,660 SF (247 SM)		
		<b>PAD 2:</b>	6,096 SF (566 SM)		
		<b>PAD 3:</b>	2,877 SF (267 SM)		
		<b>PAD 4:</b>	2,936 SF (273 SM)		
		<b>PAD 5:</b>	5,403 SF (502 SM)		
		<b>PAD 6:</b>	8,794 SF (817 SM)		
		<b>SUBTOTAL:</b>	133,634 SF (12,406 SM)		
		<b>TOTAL BUILDING AREA:</b>	154,687 SF (14,388 SM)		

**SITE PLAN**  
SCALE: 1/32" = 1'-0"

**CLOVER SQUARE VILLAGE**  
17700-17790 56TH AVE, SURREY, BC  
For STANDARD LIFE INVESTMENTS

Appendix III

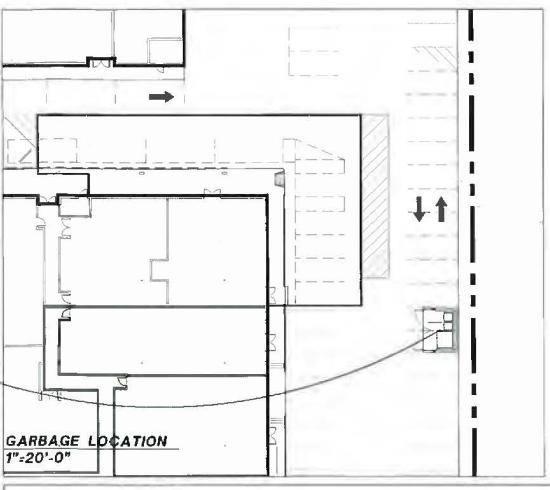
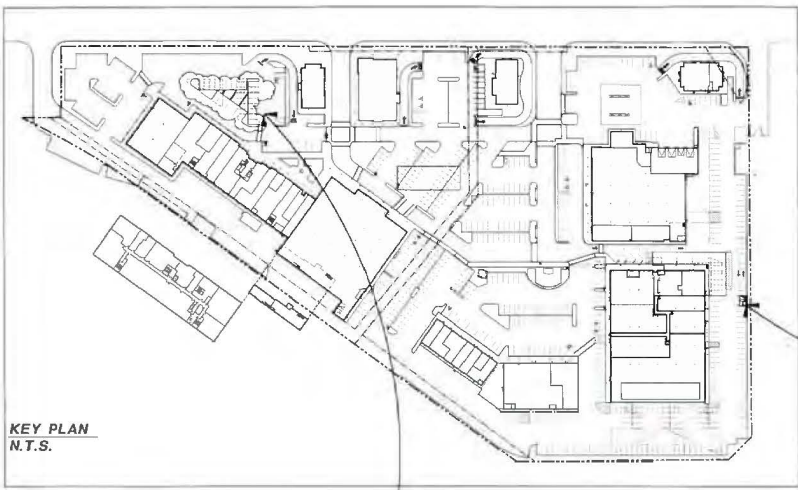
architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6C 4C3  
TELEPHONE: 604-685-2234  
FAX: 604-685-7481

Project number: 3788  
Site name: PROPOSED SITE PLAN  
Site: [blank]  
Sheet number: A-1.0

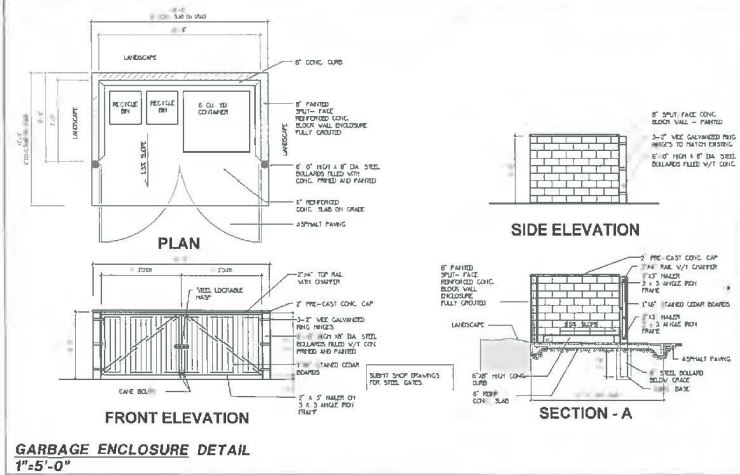
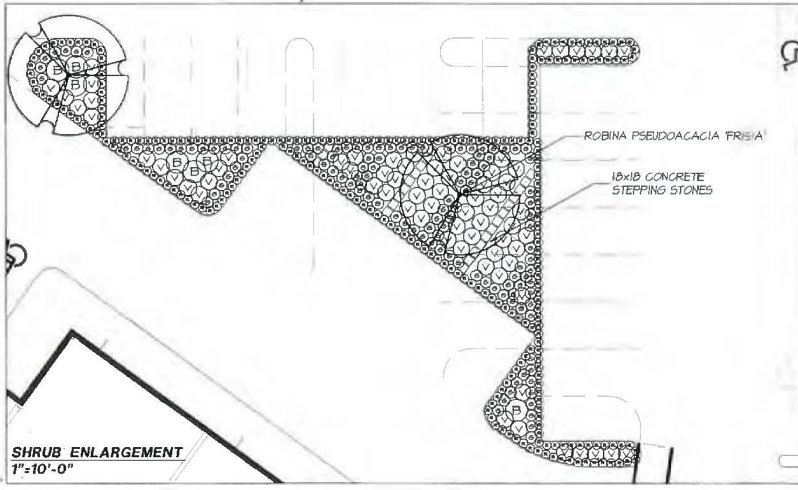








Checked by Am  
 Planning & Development, City of Surrey  
 Date 8 April 2014  
 Acceptable  Not Acceptable



PLANT SCHEDULE			
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
2	ROBINIA PSEUDOACACIA FRISIA	GOLDEN LABBIT	50x100, 1.5M LTD. DIB
1	ROSE OLGA BARBERY	ROSE OLGA BARBERY	13 POT, 40CM
15	VEURMANN DAVIDI	DAVID'S VEURMANN	12 POT, 30CM
23	ERICA MEDA	GRASSY ERICA	11 POT
263	RUBUS CALYCAEOLIS	CRANKING RASPBERRY	11 POT, 15CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. DRAGAGE AND RESURFACE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY LANDSCAPE ARCHITECTS AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HILLS AND FRASER VALLEY. IF 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.

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 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

NO	DATE	REVISION DESCRIPTION	DR
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PROJECT  
 CLOVER SQUARE VILLAGE  
 #17700, 17790 Highway 10  
 SURREY, B.C.

LANDSCAPE PLAN

DATE	M. JAN 14	DRAWN BY	N.M.M.R.
SCALE	1"=10'-0"		
DRAWN	HTM		
CHECKED	HTM		
DATE			
M2LA PROJECT NUMBER	14-007		

L1

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

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

DATE: **April 8, 2014** PROJECT FILE: **7814-0031-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 17700 No 10 (56 Ave) Hwy**

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.

Dedication and construction of 55 Avenue will be a requirement at future redevelopment of the site.



Rémi Dubé, P.Eng.  
Development Services Manager

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0031-00

Issued To: CLOVER SQUARE HOLDINGS LTD.

("the Owner")

Address of Owner: 1 - Queen Street East, Suite 2200  
Toronto, ON  
M5c 2z2

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: 001-859-285

Lot 36 Except: Part Subdivided by Plan 69815; Section 5 Township 8 New Westminister  
District Plan 57691

17780 - No. 10 Highway (56 Ave.)

(the "Land")

3. Land Use Contract No. 144, as amended by Development Variance Permit Nos. 7996-0209-00, 7996-0209-07, 7997-0159-00 and 7998-0149-00, is varied as follows:  
  
Amend the building siting and landscaping plans attached to Land Use Contract (LUC) No. 144, amended, for commercial retail unit F1 in Building F, with plans labelled Drawing Nos. 7914-0031-00 (A) through to and including 7914-0031-00 (D).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7914-0031-00 (A) through to and including 7914-0031-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.



5. This development variance permit applies to only the 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.
  
6.
  - (a) The landscaping shall conform to the drawing numbered 7914-0031-00 (D) (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 \$10,236.42  
(the "Security")
  
  - (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
  
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 .

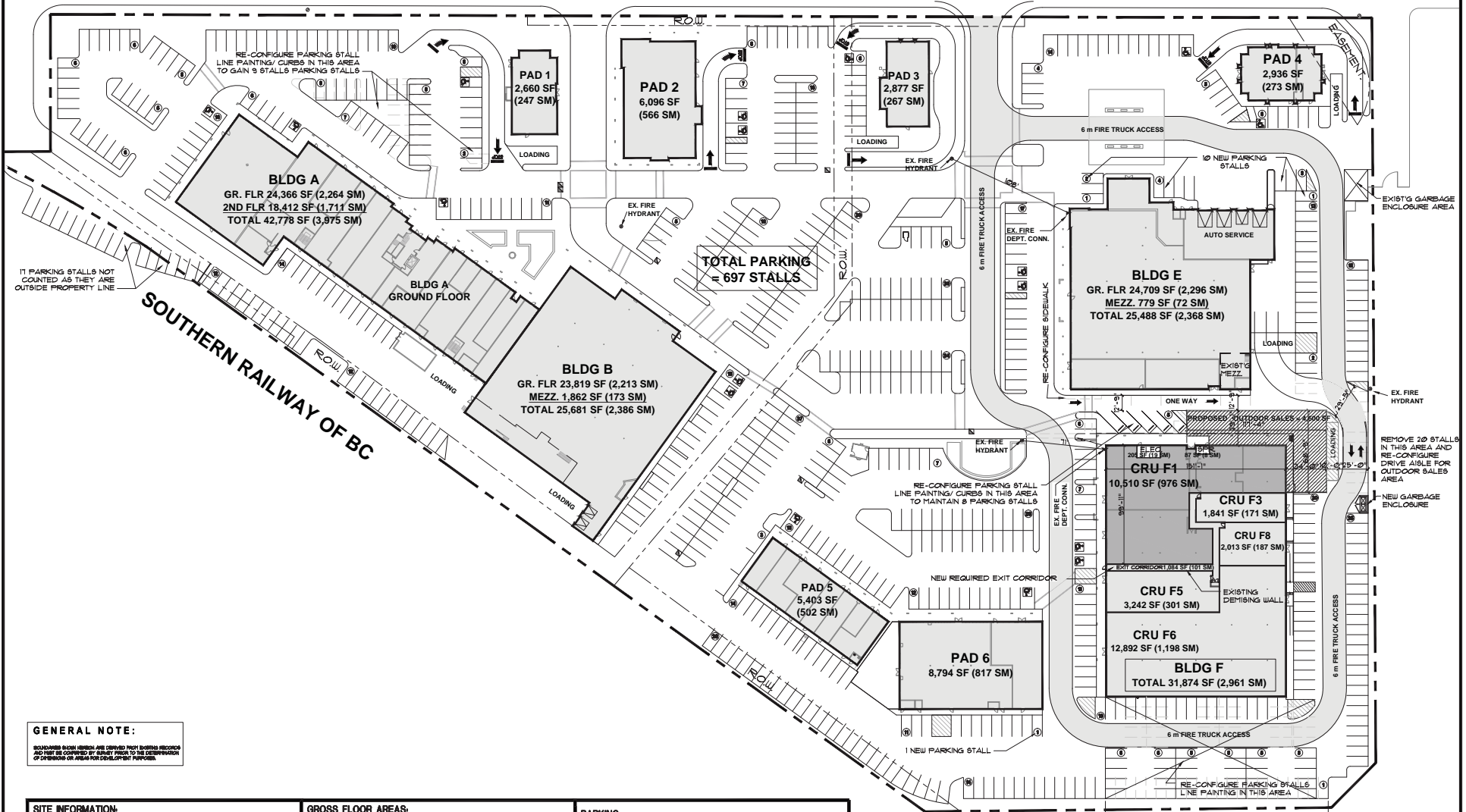
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

HWY 10 (56TH AVE)



**GENERAL NOTE:**  
SQUARES WHICH AREN'T ARE DERIVED FROM BIDDING RECORDS AND ARE NOT CONTROLLED BY ANYTHING FROM THE CONSTRUCTION OF DIMENSIONS OR AREAS FOR DEVELOPER PURPOSES.

SITE INFORMATION:		GROSS FLOOR AREAS:		PARKING:	
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<b>CIVIC ADDRESS:</b>	17700-17790 No. 10 HIGHWAY CLOVERDALE, BC	<b>BUILDING A:</b>	24,366 SF (2,264 SM)	<b>EXISTING PARKING:</b>	688 STALLS
<b>EXISTING ZONING:</b>	EXISTING LAND USE CONTRACT #144&1464	<b>BUILDING B:</b>	23,819 SF (2,213 SM)	<b>EXISTING PARKING RATIO:</b>	688 STALLS / 154,587 SF = 4.45 / 1,000 SF
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		<b>TOTAL BUILDING AREA:</b>	154,687 SF (14,388 SM)		

**SITE PLAN**  
SCALE: 1/32" = 1'-0"

**CLOVER SQUARE VILLAGE**  
17700-17790 56TH AVE, SURREY, BC  
For STANDARD LIFE INVESTMENTS

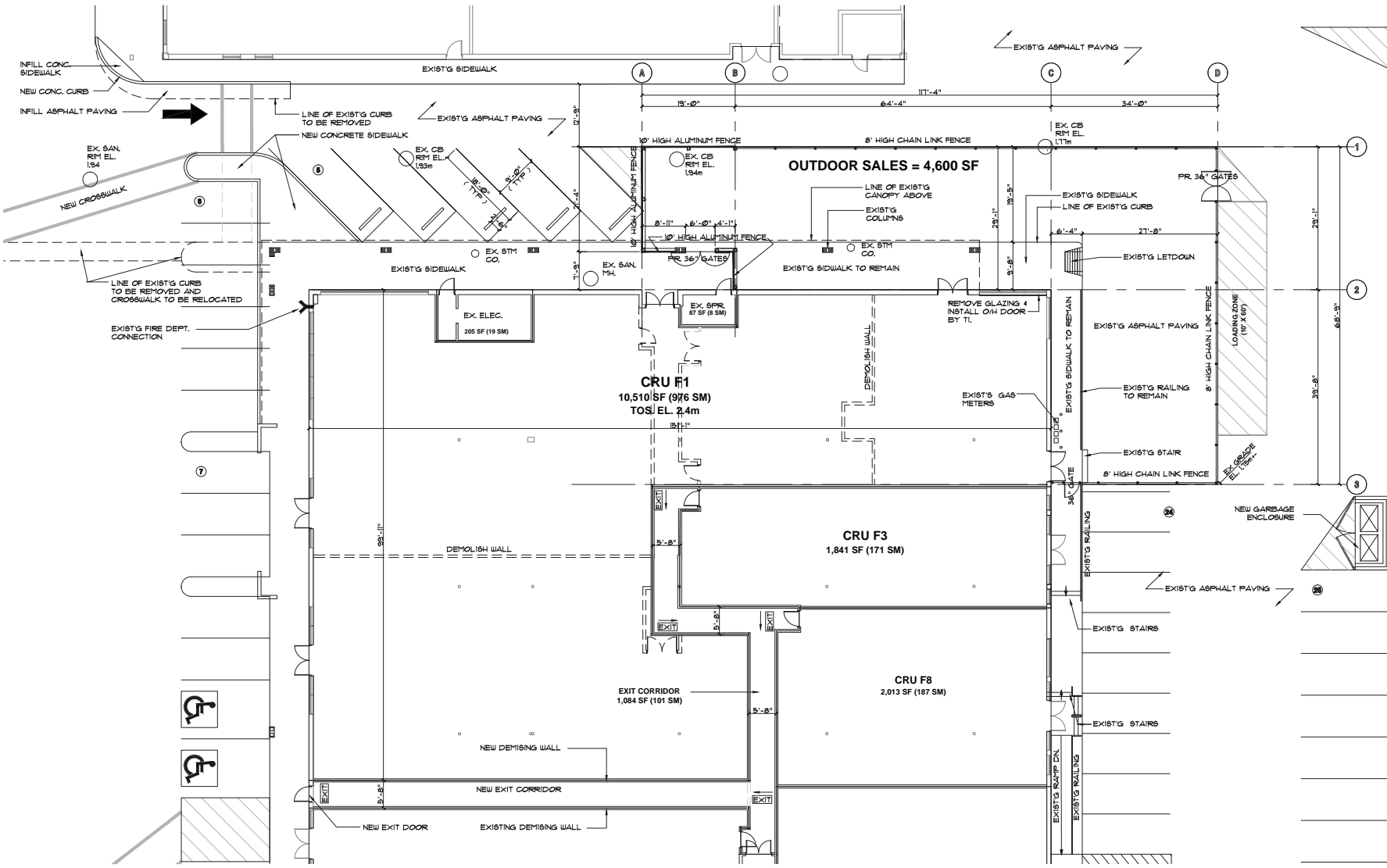
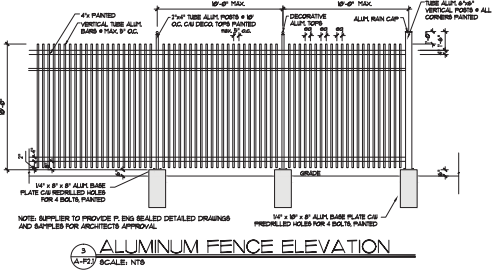
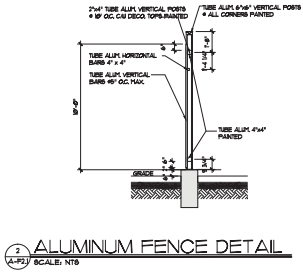
Schedule A

architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6C 4C3  
TELEPHONE: 604-685-2234  
FAX: 604-685-7481

Project number: 3788  
Sheet number: PROPOSED SITE PLAN  
Scale: A-1.0

7914-0031-00 (A)





**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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consultant

**CLOVER SQUARE VILLAGE**  
17700-17790 56TH AVE. SURREY, BC  
**For STANDARD LIFE INVESTMENTS**

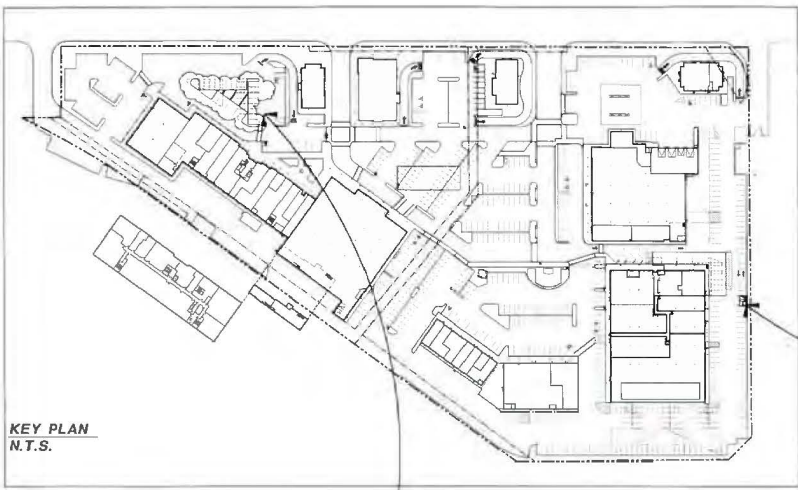
architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4C3  
TELEPHONE 604-687-2234  
FAX 604-688-7481

Project number: 3788  
Date: 1/10/14  
**FLOOR PLAN**

Scale: 1/8" = 1'-0"  
Sheet number: A-F3.1  
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Checked by: [signature]  
Date: 1/10/14

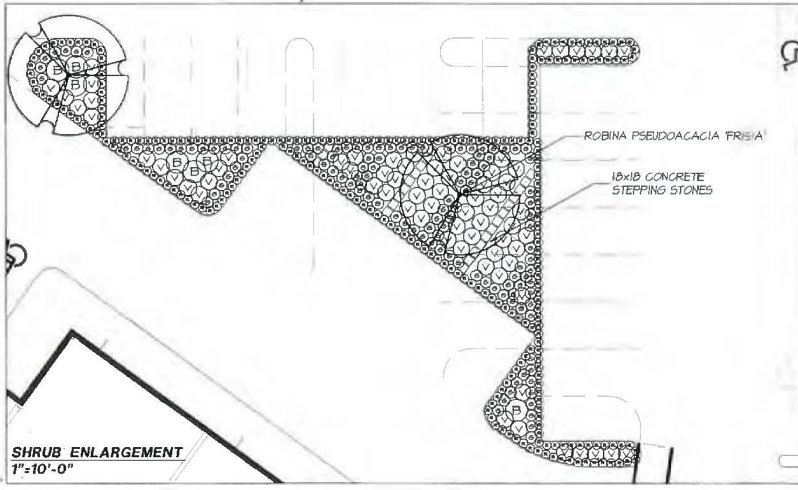
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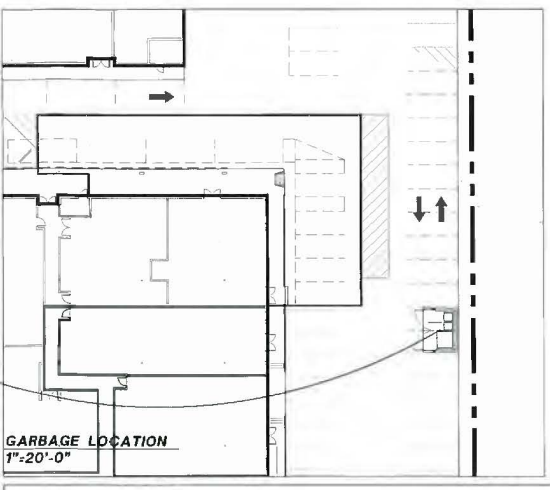


KEY PLAN  
N.T.S.

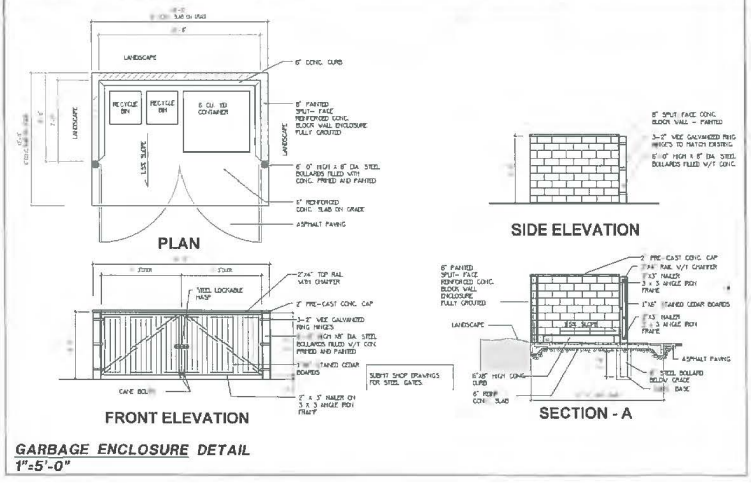
Checked by Am  
Planning & Development, City of Surrey  
Date 8 April 2014  
 Acceptable  Not Acceptable



SHRUB ENLARGEMENT  
1\"/>



GARBAGE LOCATION  
1\"/>



GARBAGE ENCLOSURE DETAIL  
1\"/>

PLANT SCHEDULE				M2 JOB NUMBER: 14-007
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
2	ROBINIA PSEUDOACACIA FRISIA	GOLDEN LABBIT	8CM GAL. 1.5M LTD. DIB	
1	ROSE OLGA BARBERY	ROSE OLGA BARBERY	13 POT. 40CM	
15	VEURBAN DAVOIN	DAVID'S VEURBAN	12 POT. 30CM	
23	ERICA MEDIA	GRASSING GRASS	11 POT.	
263	RUBUS CALYCAEFOIDES	GRASSING RASPBERRY	11 POT. 15CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* DRAGAGE AND REMOVAL MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HARBOR AND FRASER VALLEY. \* SUBSTITUTIONS, CERTAIN WRITTEN REQUESTS, ALLOW A NUMBER 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.

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PROJECT  
CLOVER SQUARE VILLAGE  
17700, 17790 Highway 10  
SURREY, B.C.

LANDSCAPE PLAN

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SCALE	1"=10'-0"		
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M2LA PROJECT NUMBER	14-007		