

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0029-00

Planning Report Date: October 5, 2020

PROPOSAL:

- **Development Permit**

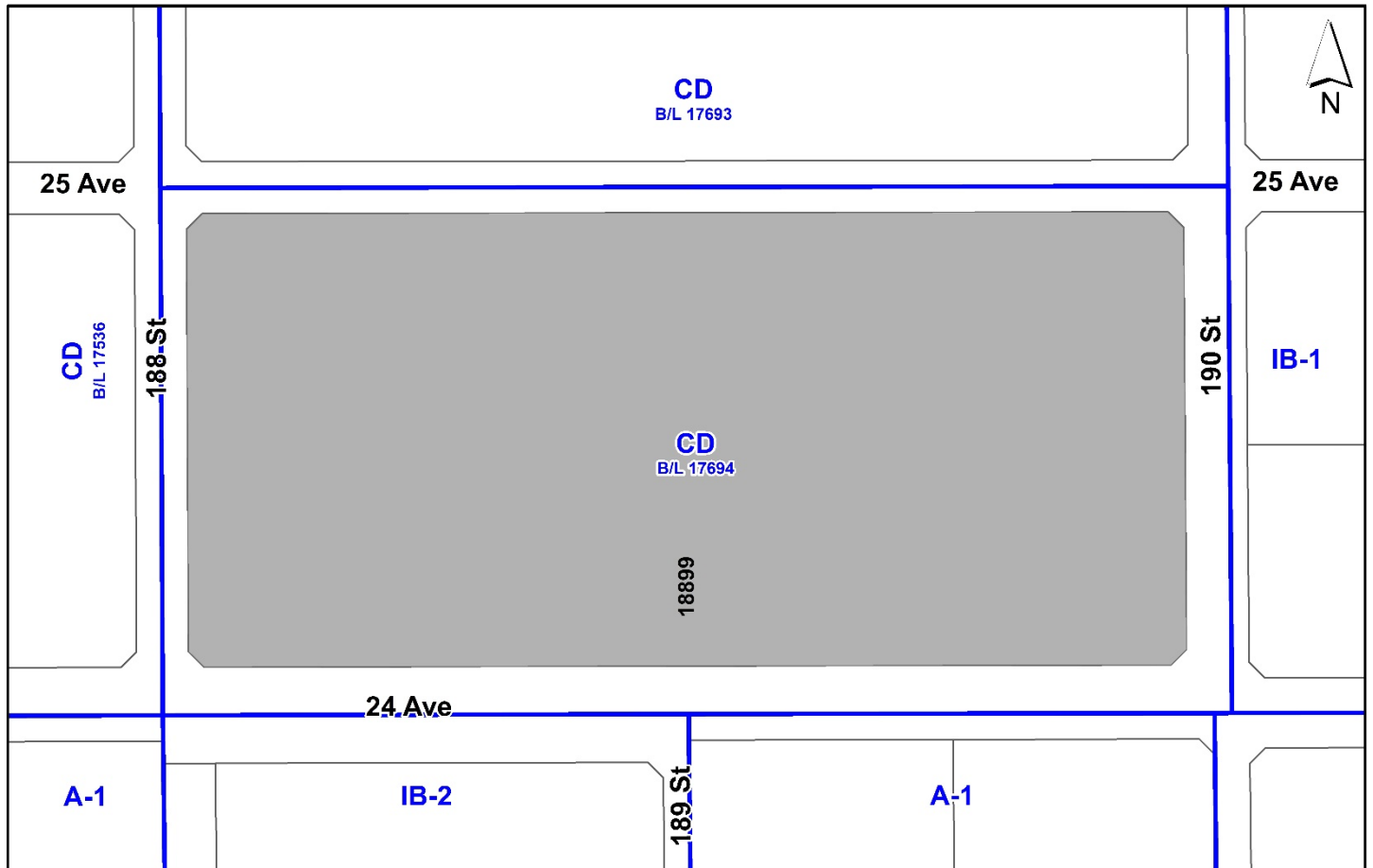
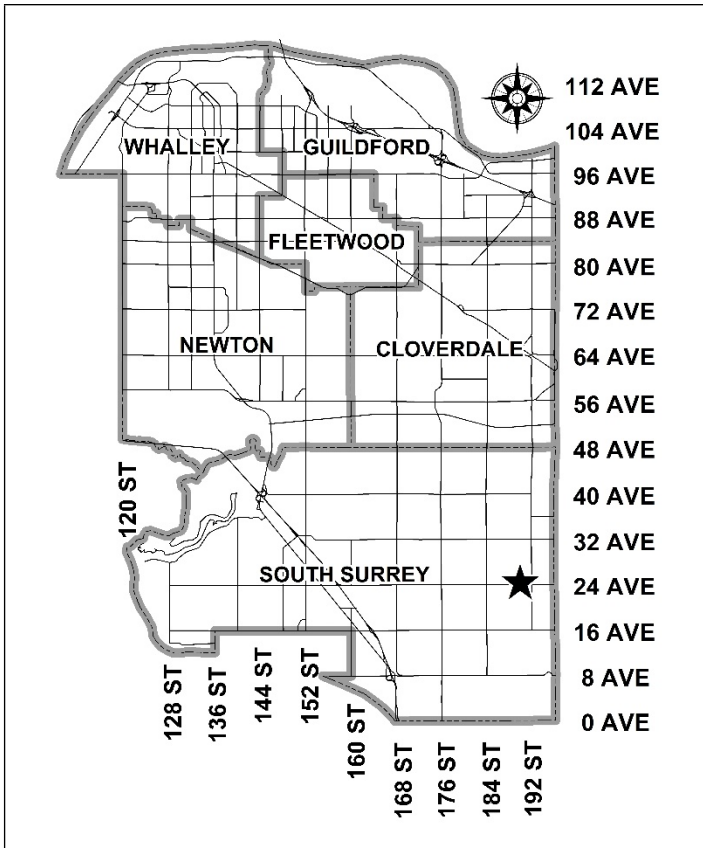
to permit the development of a 34,152 square metre multi-tenant industrial building.

LOCATION: 18899 - 24 Avenue

ZONING: CD (By-law No. 17694)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology Park or Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Technology Park or Business Park and Landscaping Strips designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character and with the General Development Permit previously established for the site under Development Application No. 7910-0308-00.
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the Campbell Heights Design Guidelines.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed sign is high quality and is of an appropriate size and scale for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0029-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site;
 - (i) registration of a Section 219 Restrictive Covenant to restrict the amount of mezzanine floor space; and
 - (j) registration of a Section 219 Restrictive Covenant over the designated Green Infrastructure Network (GIN) area to protect that land in perpetuity.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant industrial property.	Technology Park or Business Park and Landscaping Strips.	CD (By-law No. 17694)
North (Across 25 Avenue):	Vacant industrial property and Loblaws warehouse.	Technology Park or Business Park.	CD (By-law No. 17693) and IB-1
East (Across 190 Street):	Multi-tenant industrial business park buildings.	Technology Park or Business Park and Landscaping Strips.	IB-1
South (Across 24 Avenue):	Multi-tenant industrial buildings and vacant agricultural properties.	Business Park and Open Space Corridors/Buffers	IB-2 and A-1
West (Across 188 Street):	Existing light-industrial building.	Technology Park or Business Park and Landscaping Strips.	CD (By-law No. 17536)

Context & Background

- The subject site is approximately 6.7 hectares in size and is bounded by roads on all four sides (24 Avenue, 188 Street, 25 Avenue, and 190 Street). The property is located within the Campbell Heights Business Park.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Technology Park or Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- The subject site was rezoned to "Comprehensive Development Zone (CD By-law No. 17694)" under Development Application No. 7910-0308-00, which received Final Adoption on April 1, 2019. Development Application No. 7910-0308-00 also created the subject site through the dedication of 25 Avenue and established a set of design guidelines through a General Development Permit, which were intended to guide future development on the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Development Permit to permit the construction of a 34,152 square metre multi-tenant industrial building.

Proposed	
Lot Area	
Gross Site Area:	6.7 hectares
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	6.7 hectares
Number of Lots:	1
Building Height:	12.2 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.51
Floor Area	
Industrial:	32,839 square metres
Office:	1,313 square metres
Total:	34,152 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The subject development site will be accessed via 5 driveways (two from 24 Avenue, two from 25 Avenue, and one from 188 Street). The main truck access is from the north on 25 Avenue. A Restrictive Covenant is registered on the property restricting access to and from 24 Avenue to right-in/right-out.
- Cycle tracks and a new bus stop for TransLink Bus Route No. 531 will be provided on the 24 Avenue frontage to the south.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following sustainable feature:
 - The applicant has committed to providing a high-albedo roof with a Solar Radiance Index (SRI) value of 0.75 or higher.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.

(The proposed development is oriented towards 24 Avenue with expansive two-level glazing at the southwest and southeast corners of the building, and there are two large plaza/amenity areas at each corner).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with the overall site design.

(The proposed loading court is visible to the public realm along 25 Avenue, 188 Street, and 190 Streets. To address this issue, the applicant proposes 3.5 metre-high screening consisting of a 0.5 metre-high landscape berm and a 3.0 metre-high continuous decorative screen wall along the three street frontages).

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within the Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 24 Avenue, 32 Avenue, Highway 15, and 192 Street and is also near two border crossings. Transit service is provided along 24 Avenue through TransLink bus route no. 531 and new east-west cycle tracks will be implemented along 24 Avenue providing dedicated cycling infrastructure).

- E1.31 – Support and encourage the high-quality, environmentally responsible, sustainable development of employment lands.

(The development proposes bioswales around the perimeter of the site, along 24 Avenue and 190 Street for on-site stormwater management. Staff also worked with the applicant to retain a number of on-site trees at the northeast corner of the site, however, the majority of these trees were not suitable for retention due to health-related concerns. To compensate, the applicant proposes to plant 15 coniferous trees at the northeast corner of the site).

Secondary Plans

Land Use Designation

- The proposal complies with the "Technology Park or Business Park" and "Landscaping Strips" land use designations in the Campbell Heights Local Area Plan.

Themes/Objectives

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level glazing at the southeast and southwest corners of the building along 24 Avenue with additional glazing provided throughout the building. Blank walls and utility doors are architecturally integrated into the building and the inactive streetscape facades are enlivened by additional trees and landscaping).

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

(The proposed development incorporates a variation in building height with concrete tilt-up panels raised throughout the building elevation to create a distinct and varied building rhythm along each streetscape).

- 6.5.1.4 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations, with regard to colours, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed development is architecturally coordinated with a modern appearance that promotes harmony through its use of cladding materials, colours, glazing, signage, and landscaping).

CD By-law (No. 17694)

- The applicant proposes to develop the site under the existing "Comprehensive Development Zone (CD By-law No. 17694)."

- The table below provides an analysis of the development proposal in relation to the requirements of the CD Zone (By-law No. 17694), including the parking requirements.

CD Zone (By-law No. 17694)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	0.51
Lot Coverage:	60%	49%
Yards and Setbacks		
North (25 Avenue):	7.5 metres	53.6 metres
East (190 Street):	9.0 metres	9.8 metres
South (24 Avenue):	16.0 metres/7.5 metres	8.9 metres
West (188 Street):	9.0 metres	23.0 metres
Height of Buildings		
Principal buildings:	14 metres	12.2 metres
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Industrial:	328.4	
Office:	41.6	
Total:	370	370
Small Car (%):	130 (35%)	83 (22%)
Accessible Spaces:	7	8 (including 4 van accessible stalls)
Bicycle Spaces		
Visitor:	n/a	9 bicycle parking spaces

Public Art Policy

- The applicant will be required to register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on March 6, 2020. Staff did not receive any responses.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located at the southwest corner of the property. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters.
- The development proposal conserves/enhances 655 square meters of the GIN Corridor at the southwest corner of the site by Registering a Restrictive Covenant and providing for an enhanced landscape buffer. This method of GIN enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location. The proposed planting plan includes the installation of more than 1,000 native trees and shrubs that are consistent with the guidelines contained in the BCS.
- The applicant proposes a small realignment of the GIN Corridor to maintain an efficient building layout. The proposed building encroaches into the GIN Corridor for a total of 48.4 square metres. To offset the proposed encroachment, the applicant proposes to increase the GIN Corridor to the north by the same amount of area (48.4 square metres). This realignment has been reviewed by staff and found to be acceptable.
- An Ecosystem Development Plan, prepared by Kyla Milne, *R.P. Bio.*, of Pacific Land Group and dated July 16, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The proposed GIN Corridor protection and enhancement meets the requirements of the Sensitive Ecosystems (Green Infrastructure Areas) Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and the urban design guidelines in the Campbell Heights Local Area Plan (LAP). In addition, the site is subject to the Design Guidelines established under the General Development Permit No. 7910-0308-00 that were approved by Council under that previous development application.
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP, the design guidelines in the Campbell Heights Local Area Plan (LAP) and the General Development Permit No. 7910-0308-00 Design Guidelines.
- The applicant has worked with staff to resolve several challenges on the site, including the enhancement of the on-site environmental features in the absence of tree retention and improving the visual screening of the loading court:

- Staff identified a number of trees at the northeast corner of the property as potential candidates for retention based on the proposed plans. Upon further review with Trees & Landscape staff and the applicant's Arborist, it was determined that those trees likely would not survive the associated impacts from development. To compensate for the loss of these trees, the applicant proposes to plant 15 significant coniferous trees at the northeast corner of the site. The trees proposed to be planted as compensation for those removals include a mix of Western Redcedar, Douglas Fir, and Serbian Spruce.
- Staff worked with the applicant to preserve the GIN Corridor at the southwest corner of the site and keep free of any buildings. Despite proposing Minimum Safeguarding, the GIN Corridor will be protected through an extensive landscaping plan using native trees and shrubs consistent with the guidelines in the BCS, and through the registration of a Section 219 Restrictive Covenant to preserve this area in perpetuity.
- The subject site is surrounded with road frontage on all four property lines, which causes the loading court to be visible from the public realm. To address this challenge, staff worked with the applicant on creating a visually attractive screen along 25 Avenue (and partially along 188 Street and 190 Street), which includes a small berm, a decorative steel fence, and dense landscaping flanked by a continuous line of trees.
- Overall, the building is proposed to have a modern, linear appearance with articulation emphasizing the separate industrial units. Architectural emphasis is placed on each southern corner fronting the intersections of 188 Street/24 Avenue and 190 Street/24 Avenue, with expansive grey tint glazing. Additional glazing is proposed at the centre of the building on the 24 Avenue frontage.
- The proposed building is comprised of a combination of tilt-up concrete panels in light-grey ("Regent Grey"), dark grey ("Charcoal"), dark red ("Dark Red"), and black ("Black") metal canopies.
- One free-standing sign is proposed on 24 Avenue. The free-standing sign is architecturally integrated with the building and will provide valuable wayfinding for visitors. Fascia signs are not proposed through this development permit. Any future tenant signage will need to comply with the Sign By-law and the design guidelines in the OCP.

Landscaping

- The proposed landscaping consists of a 6.0 metre-wide landscape buffer along 24 Avenue and 190 Street, and a 3.0 metre-wide landscape buffer along 25 Avenue and 188 Street. An additional 655 square metre area of landscaping is proposed within the GIN Corridor at the southwest corner of the site.
- Due to the loading court location facing the public realm along 25 Avenue, 188 Street and 190 Street, a visual screen is proposed along those frontages. The visual screen includes a 0.5 metre high berm, a 3.0 metre-high decorative steel fence, and dense rows of landscaping complimented by a continuous row of trees fronting the fence.

- The proposed landscaping will consist of a variety of trees, including: Douglas Fir, Western Redcedar, Serbian Spruce, Super Sonic Maple, Fragrant Snowbell, Variegated Tulip Tree, and American Ash. The proposed trees will be complimented by a variety of shrubs and groundcover.
- There are three primary staff amenity areas proposed at the front of the building (24 Avenue frontage), with four additional amenity areas/public plazas at each corner of the property. The staff amenity areas include picnic benches and garbage receptacles.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include the inclusion of additional pedestrian connections from the site to the City sidewalk and minor drafting errors on the drawings.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	25	25	0
Cottonwood	89	89	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	5	0
Birch	2	2	0
Cherry	1	1	0
Oak	1	1	0
Scouler's Willow	1	1	0
Coniferous Trees			
Deodar Cedar	2	2	0
Cupressus	1	1	0
Spruce	2	2	0
Austrian Pine	1	1	0
Douglas Fir	31	31	0
Western Red Cedar	41	41	0
Total (excluding Alder and Cottonwood Trees)	88	88	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	126
Total Retained and Replacement Trees	126
Contribution to the Green City Program	\$65,600

- The Arborist Assessment states that there is a total of eighty-eight (88) mature trees on the site, excluding Alder and Cottonwood trees. 114 existing trees, approximately 56% of the total trees on the site, are Alder and Cottonwood trees. It was determined that zero trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 290 replacement trees on the site. Since only 126 replacement trees can be accommodated on the site, the deficit of 164 replacement trees will require a cash-in-lieu payment of \$65,500 representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Staff identified several trees at the northeast corner of the property as potential candidates for retention based on the proposed plans. Upon further review with Trees & Landscape staff and the applicant’s Arborist, it was determined that those trees would not survive the associated impacts from development. To compensate for the loss of these trees, the applicant proposes to plant 15 significant coniferous trees at the northeast corner of the site.
- The new trees on the site will consist of a variety of trees including Super Sonic Maple, Fragrant Snowbell, Variegated Tulip Tree, and American Ash.
- In summary, a total of 126 trees are proposed to be retained or replaced on the site with a contribution of \$65,500 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
 General Manager
 Planning and Development

Project Data

Civic Address: 18899 24th Ave

Zoning: CD

Site Area: 67,015m

Bldg Footprint: 32,839m

Site Coverage:

- Allowable: 60%
- Proposed: 49%

Building Height: 12.2m

Building Setbacks:

- Front Yard (24th Ave): 6.9m
- Rear Yard (25th Ave): 53.6m
- Side Yard (188th St): 23.0m
- Side Yard (190th St): 9.8m

Landscaping Setbacks:

- Front Yard (24th Ave): 6.0m
- Rear Yard (25th Ave): 3.0m
- Side Yard (188th St): 3.0m
- Side Yard (190th St): 6.0m

Parking:

- Industrial:
 - Required: 328.4 (32,839 / 100)
 - Office (5% Factoring):
 - Required: 41.6 (1,664 / 100 x 2.5)
 - Total Required: 370
 - Total Proposed: 370 (277 standard; 83 small; 8 disabled)

Loading:

- Proposed: 57 (53 dock level; 4 grade level)

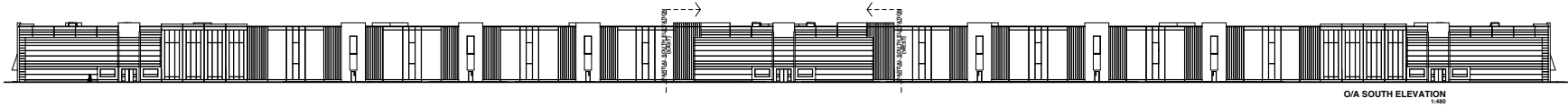


PROPOSED NEW MULTI-TENANT INDUSTRIAL BUILDING

18899 24TH AVE S SURREY

DP RESUBMISSION SEP28/ 2020

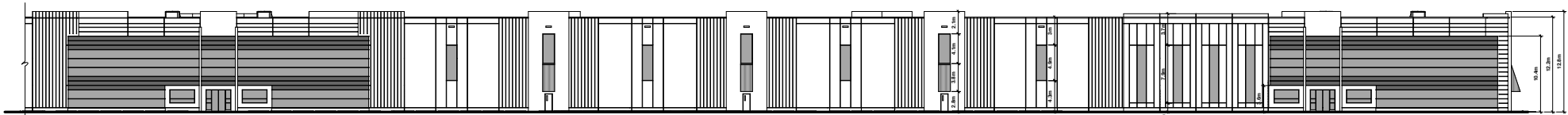




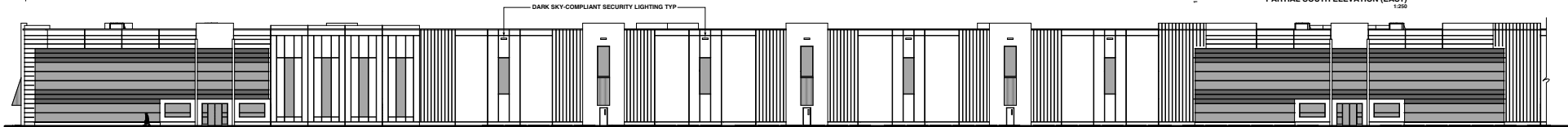
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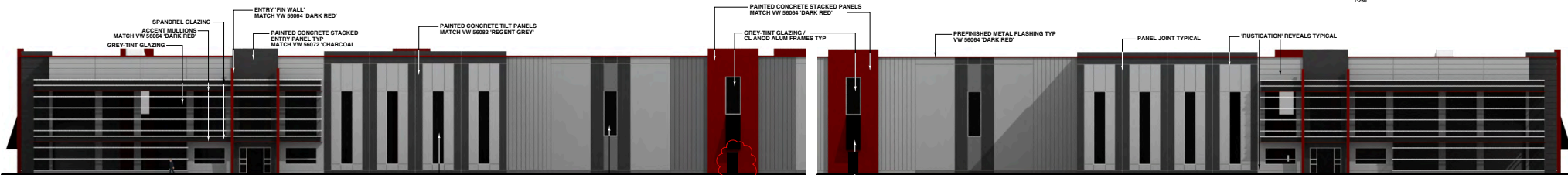
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PARTIAL SOUTH ELEVATION (EAST)
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PARTIAL SOUTH ELEVATION (WEST)
1:250



PARTIAL SOUTH ELEVATION (WEST) RENDERED
1:200

PARTIAL SOUTH ELEVATION (EAST) RENDERED
1:200

EXTERIOR FINISHES:



PARTIAL SOUTH ELEVATION (MID) RENDERED
1:200

GLAZING:



REV	DATE	REMARKS
A	FEB11.20	DP APPLN
B	JUN10.20	DP RESUBMISSION
E	SEP28.20	DP RESUBMISSION

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A	FEB11.20	DP APPLN
B	JUN10.20	DP RESUBMISSION
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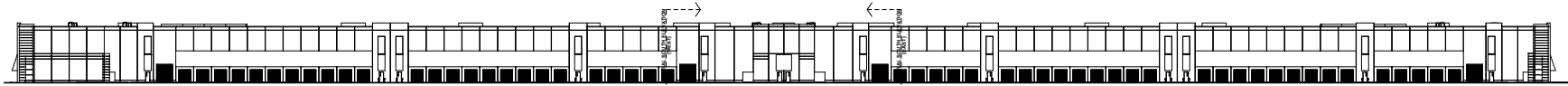
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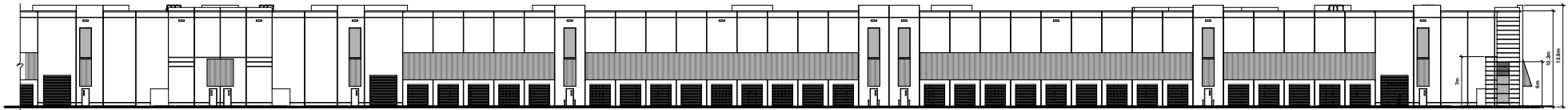
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DRAWN: JK	CHECKED: JK	SCALE: NOTED	FILE:
DRAWING NUMBER: *****	VERSION: A6	E	



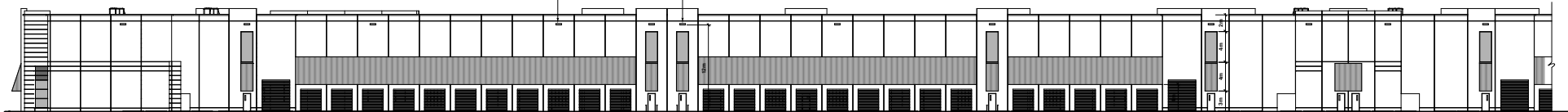
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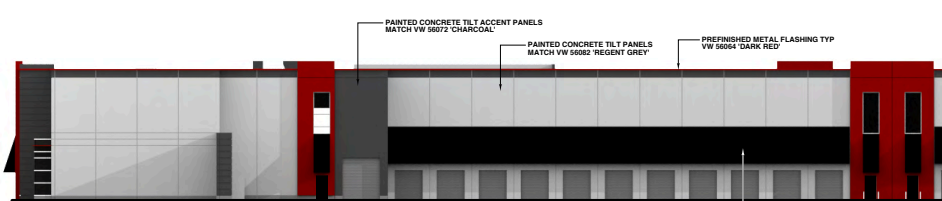
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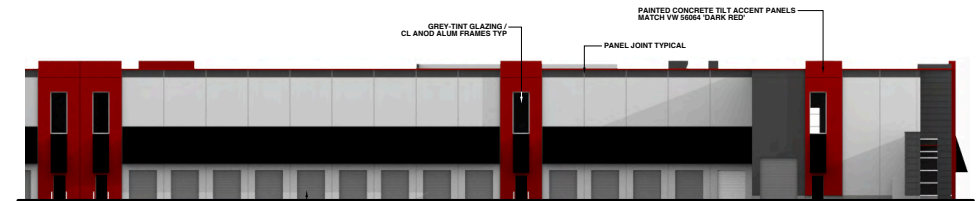
PARTIAL NORTH ELEVATION (WEST)
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PARTIAL NORTH ELEVATION (EAST)
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PARTIAL NORTH ELEVATION (EAST) RENDERED
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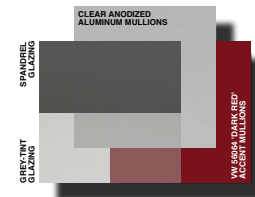
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1:250

EXTERIOR FINISHES:



PARTIAL NORTH ELEVATION (MID) RENDERED
1:250

GLAZING:



REV	DATE	REMARKS
A	FEB11.20	DP APPLN
B	JUN10.20	DP RESUBMISSION
E	SEP28.20	DP RESUBMISSION

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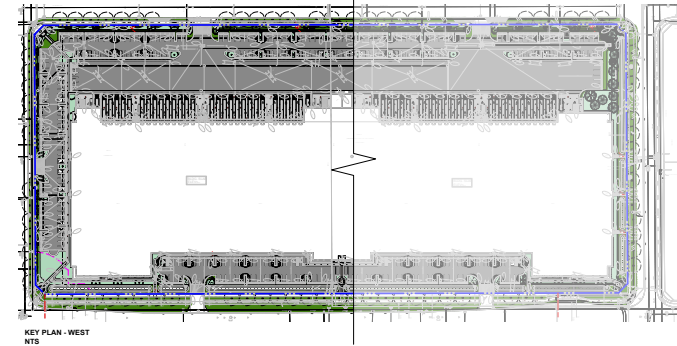
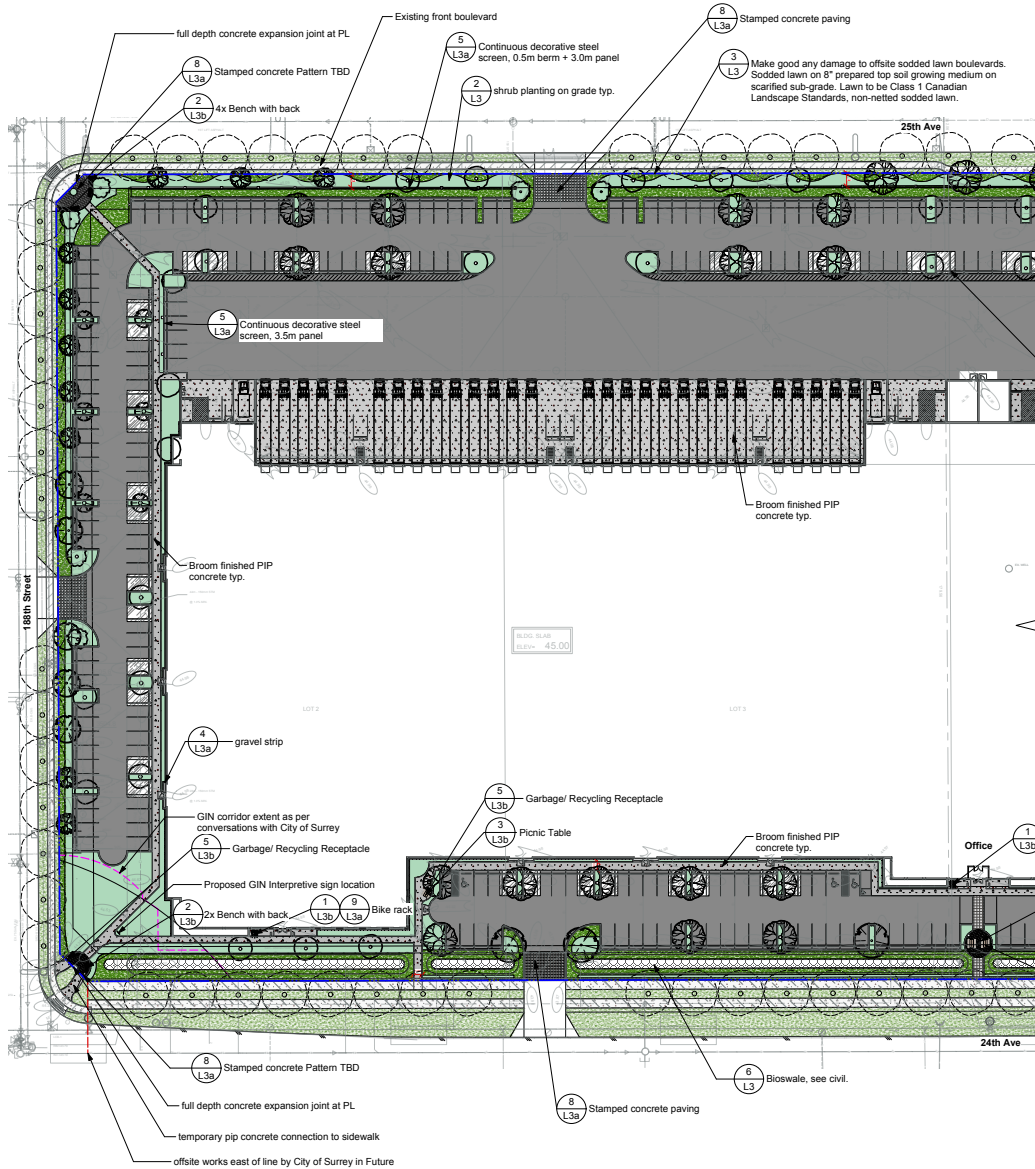
Choice Properties
COMMERCIAL REAL ESTATE

Choice Properties
COMMERCIAL REAL ESTATE

PROPOSED NEW
MULTI-TENANT
INDUSTRIAL BUILDING

18899 24TH AVE
SOUTH SURREY BC

TITLE: -NORTH ELEVATION (25TH AVE)	
DRAWN: JK	CHECKED: JK
SCALE: NOTED	FILE:
DRAWING NUMBER: A7	VERSION: E



7 L3
Structural soil for trees in small planting area. Provide 40m²/tree area with structural soil growing medium at 1m depth (for a total of 40cubic meters/tree of structural soil). Landscape Architect to review subgrade, volume, material specs, product mixing, and installation procedures and to confirm specified installation within 2 days of the completion of the monitored work to the City of Surrey. See detail 7 sheet L3a

- GENERAL LANDSCAPE NOTES:**
- Do not construct from these drawings unless marked "Issued for construction".
 - All landscape works, materials, and execution to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/Canadian Landscape Standards and respect all Municipal Bylaws.
 - The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
 - The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
 - The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
 - The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
 - Contractor to repair any damage resulting from work on site.
 - The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.

G 2020-09-28	Re-issue for DP
F 2020-07-13	Re-issue for DP
E 2020-06-02	Issue for Review
Date	Issue Notes



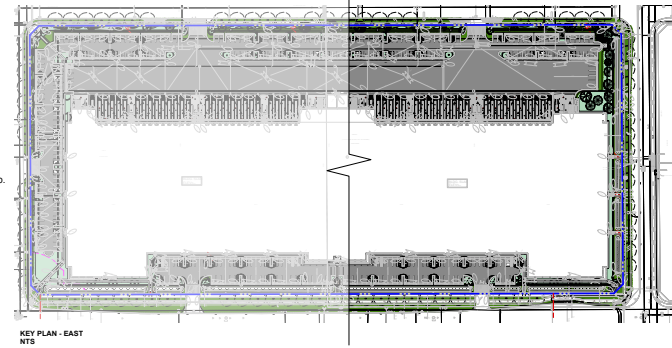
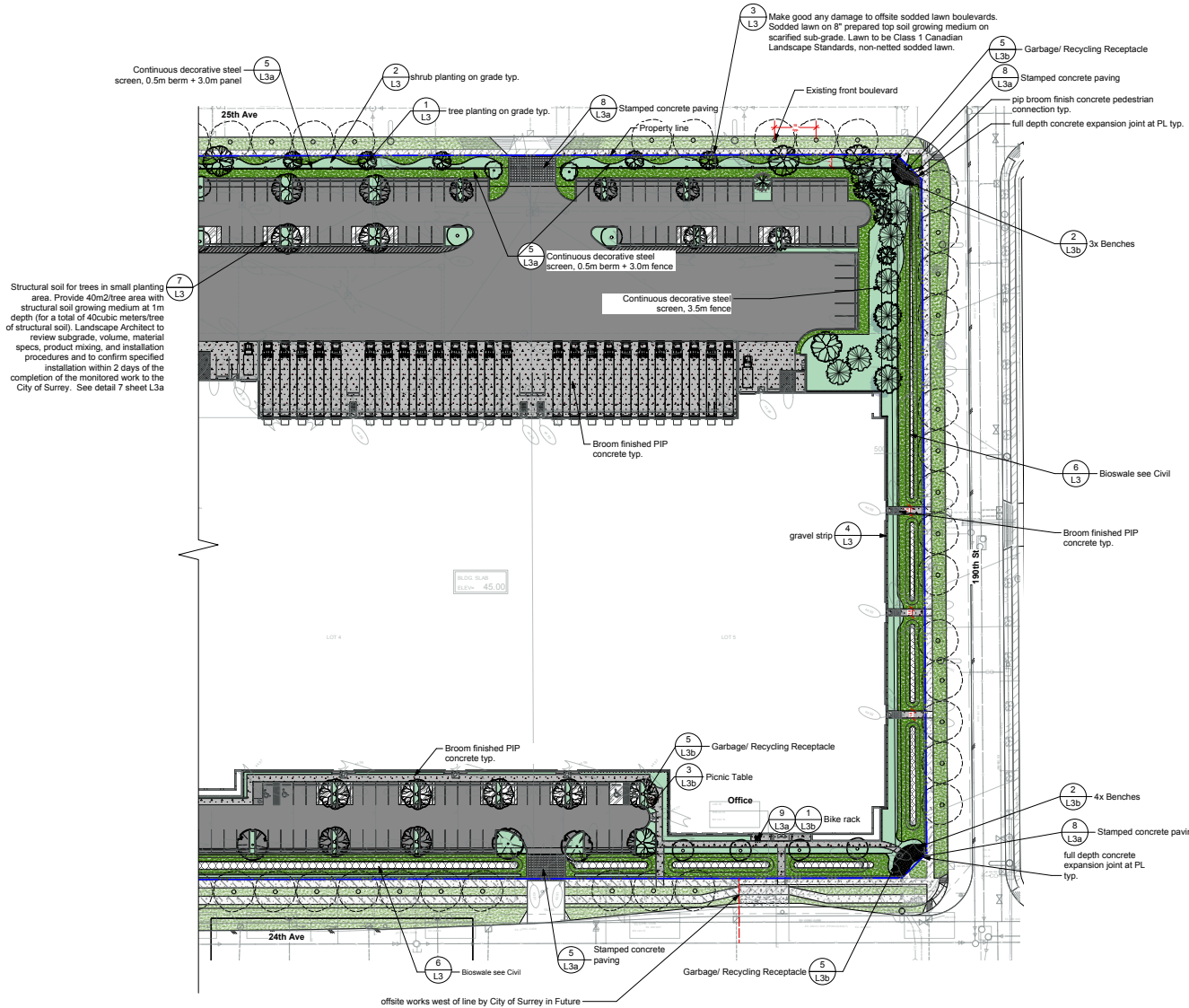
Prospect & Refuge
LANDSCAPE ARCHITECTS
4702-1088 W 24th Ave West Vancouver, BC V8V 1Y3
604-699-1002 info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis, LSE.

Project Site and Address
Choice Properties
18889 24th Ave., Surrey

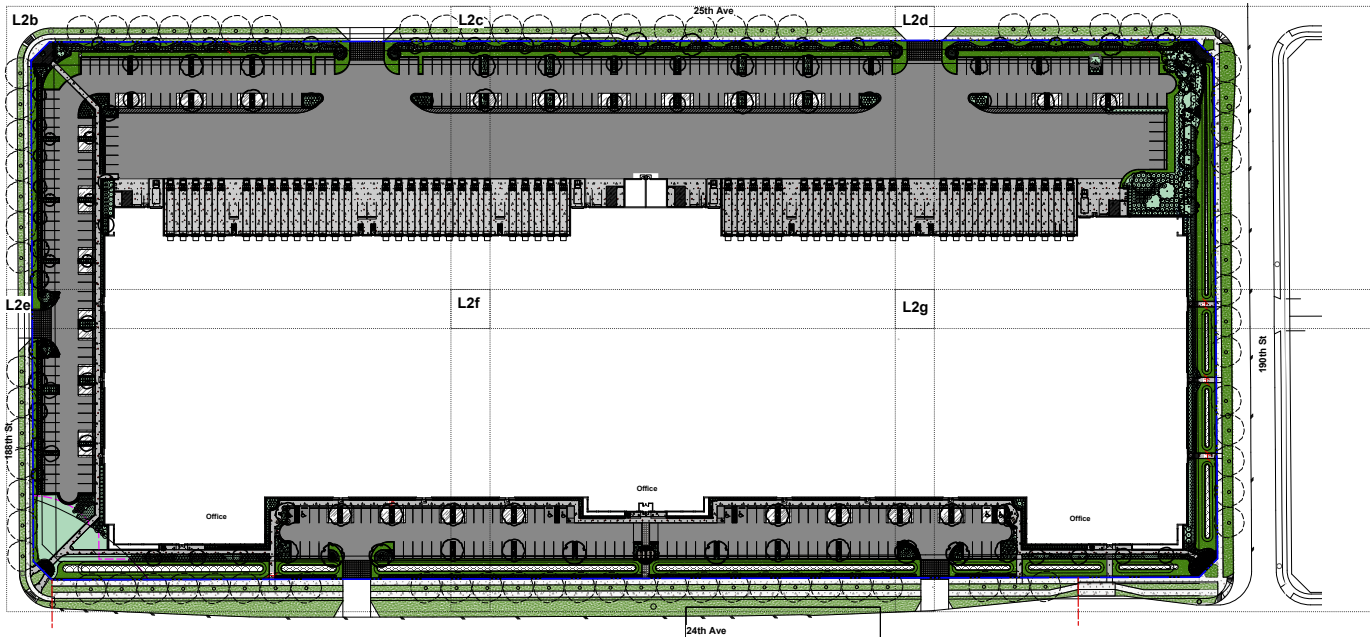
Sheet Title
Landscape Materials Plan -West

Project Name	AS	Project No.	2019-22
Client No.	ERI/AS	Scale	1:500
Drawn by	AS	Sheet No.	
Date	2020-07-09		

L1a

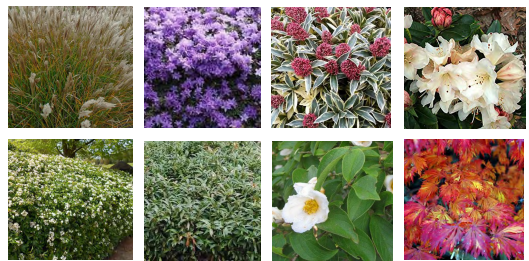


G 2020-09-28	Re-Issue for DP
F 2020-07-13	Re-Issue for DP
E 2020-06-02	Issue for Review
Date	Issue Notes
<h3>Prospect & Refuge</h3> <p>LANDSCAPE ARCHITECTS</p> <p>4742 - 4848 W 24th Ave Vancouver, BC V6J 1H3 604-699-1102 info@prospectandrefuge.ca</p> <p>Building on over 25 years of history as Jonathan Loewen, Ltd.</p>	
<p>Project Site and Address Choice Properties 18899 24th Ave., Surrey</p>	
<p>Sheet Title Landscape Materials Plan -East</p>	
Project Manager AS	Project No. 2019-22
Drawn By ERI/AS	Scale 1:500
Reviewed By AS	Sheet No.
Date 2020-07-09	L1b



MASTER PLANT LIST	Latin Name	Common Name	Quantity	Schedule Size	Notes
TREES					
ST-1	Street Tree	To City of Surrey Standard	79	5 cm cal. min.	B&B
AS-S1	Acer rubrum "Red Super Spire"	Super Spire Maple	30	5 cm cal.	B & B
OR	Ornithoglossum "Star"	Star Ornithoglossum	1	5 cm cal.	B & B
CO	Cornus nuttallii "Eddies White Wonder"	Western flowering dogwood	5	5 cm cal.	B & B
PA&A	Fraxinus americana "Autumn Purple"	Autumn Purple American Ash	3	5 cm cal.	B & B
UA	Ulmus glaberrimus "Autumnstrahlung"	Autumn Strain Tree	1	5 cm cal.	B & B
NY-S1	Nyssa sylvatica "Afterburner"	Afterburner Tupelo	1	5 cm cal.	B&B, Street Tree, Specimen
PRV	Prinosia serrata "Tree's Ruby Kiss"	Scarlet Prince Ironwood	5	5 cm cal.	B & B
RE	Rosa serotina	Reichen Rose	5	1.5 m H.	B & B
DF	Douglas fir	Douglas Fir	3	4M H.	B & B
OC-S	Quercus robur "Crimson Spire"	Crimson Spire Festigata oak	6	5 cm cal.	B & B
SP	Spirea alba "Snowcap"	Fragrant Snowball	15	5 cm cal.	B & B
TR	Thuja plicata	Western redcedar	7	1.0M H.	B & B
SHRUBS					
AC-10	Arctostaphylos uva-ursi	Common Strawberry Bush	50	#1 pot	Cont.
AV-1	Arctostaphylos uva-ursi "Vancouver Jade"	Vancouver Jade	147	#1 pot	Cont.
CS	Carex "Evergold"	Golden Sedge Grass	1131	#1 pot	Cont.
CT	Chamaecrista	Mexican orange	284	#1 pot	Cont.
EPB	Erythronium speciosum "Patena Blanca"	Patena Blanca Roseleaf Erythronium	100	#1 pot	Cont.
FA	Festuca alba "Bywood Blue"	Blue Fescue	8	#1 pot	Cont.
GL	Gaultheria shallon	Sally	135	#1 pot	Cont.
HS	Hesperis matronalis	Blue Star Grass	94	#1 pot	Cont.
LS	Lonicera xedera "Red Top"	Red Top Honeysuckle	228	#1 pot	Cont.
LP	Lonicera xedera	Private Honeysuckle	1258	#2 pot	Cont.
MA	Mahonia aquifolium	Dragon grape	129	#2 pot	Cont.
MS-3	Muscadine species "Yaku Ama"	Muscadine	144	#1 pot	Cont.
PNM	Pennisetum alpestrale	Fourrain Grass	131	#1 pot	Cont.
PL	Prunella "Majesty"	Majesty Plum	236	#1 pot	Cont.
PM	Polystichum medium	Succis Fern	111	#1 pot	Cont.
RB	Rhododendron latifolium "Bourault"	Bourault Rhododendron	24	#2 pot	Cont.
RE	Rhododendron spodiopetalum	Overl Purple Rhododendron	722	#1 pot	Cont.
RS	Ribes sanguineum	Red flowering currant	13	#2 pot	Cont.
RO	Rosa "Herald"	Double Old Fashioned rose	262	#1 pot	Cont.
ROSP	Rosa "White Revolution"	White apartment rose	12	#2 pot	Cont.
RS	Rubus parviflorus	Thimbleberry	12	#1 pot	Cont.
SA	Salix humilis "Ness"	Overl Arctic Willow	13	#1 pot	Cont.
SA	Sambucus racemosa	Red alderberry	80	#1 pot	Cont.
SH	Sarcocolla hookeriana	Sweet Box	181	#2 pot	Cont.
SHM	Shorea speciosa "Majesty Medley"	Majesty Medley Shiremo	121	#2 pot	Cont. (Maj & Escal)
SIL	Sorbus latifolia "Tori"	Tori Birchleaf Spirea	183	#1 pot	Cont.
SO	Symphoricarpos alba	Snowberry	128	#2 pot	Cont.
SCH	Symoncarpos x chinensis "Hancock"	Chenault coralberry Snowberry	81	#1 pot	Cont.
VOB	Vaccinium "Suzanne Blue"	Sweetheart Blueberry	113	#2 pot	Cont.
VO	Vaccinium ovatum	Evergreen Huckleberry	17	#2 pot	Cont.
SOBWOOLSEY CONDOIR PLANTING					
FR	Fraxinus americana	Fraxinus americana	142	4-1	Cont.
VAP	Vaccinium paniculatum	Red huckleberry	67	#2 pot	Cont.
PM	Polystichum medium	Succis Fern	111	#1 pot	Cont.
CA	Caulophila shallon	Sally	135	#1 pot	Cont.
CO	Cornus nuttallii "Eddies White Wonder"	Western flowering dogwood	1	5 cm cal.	B & B
OR	Ornithoglossum "Star"	Star Ornithoglossum	7	5 cm cal.	B & B
NY	Nyssa sylvatica "Afterburner"	Afterburner Tupelo	1	5 cm cal.	B & B
PRV	Prinosia serrata "Tree's Ruby Kiss"	Scarlet Prince Ironwood	5	5 cm cal.	B & B
RE	Rosa serotina	Reichen Rose	5	1.5 m H.	B & B
AC&M	Arctostaphylos uva-ursi	Common Strawberry Bush	2	#2 pot	Cont.
SCH	Symoncarpos alba	Huckleberry	1	#1 pot	Cont.
SA	Samboricarpos alba	Snowberry	25	#1 pot	Cont.
	Assorted perennials selected by Landscape Architect		100	#1 pot	Cont.

- Planting Notes**
- All materials and execution of landscape works shall conform to the Canadian Landscape standard. Refer to document for complete landscape documentation.
 - The Landscape Contractor shall ensure that the on-site planting medium meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
 - Minimum planting medium depths on grade:
 - lawn - 6" (150mm)
 - groundcover - 12" (300 mm)
 - shrubs - 18" (450 mm)
 - trees - 24" (600 mm around and beneath rootball.)
 - All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape standard for container green stock.
 - Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supersede the list.
 - All plant material to be supplied on the job site must be obtained from a nursery participating in the BC LNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
 - Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
 - Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal height of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
 - Root balls to be free of pernicious weeds.
 - Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 - The prepared sub-grade shall be approved by the Landscape Consultant prior to application of top soil mixtures and finish grading.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1st of the following year.
 - The Landscape architect is to approve any plant material substitutions. Upon delivery, all plant material must meet CLS standards.
 - The exact location of trees shall be determined on site and field fit subject to obstructions where applicable.
 - All landscaping to have high efficiency irrigation system to IABC standards.



G 2020-09-28 Re-Issue for DP
 F 2020-07-13 Re-Issue for Review
 E 2020-06-02 Issue for Review

Date: _____ Issue Notes: _____

Prospect & Refuge
 LANDSCAPE ARCHITECTS

9102 West 82nd Ave, West Vancouver, BC V4V 1G3
 604-699-1103 #west@prospectandrefuge.ca
 Building on over 25 years of history in Jonathan Lewis, Linc.

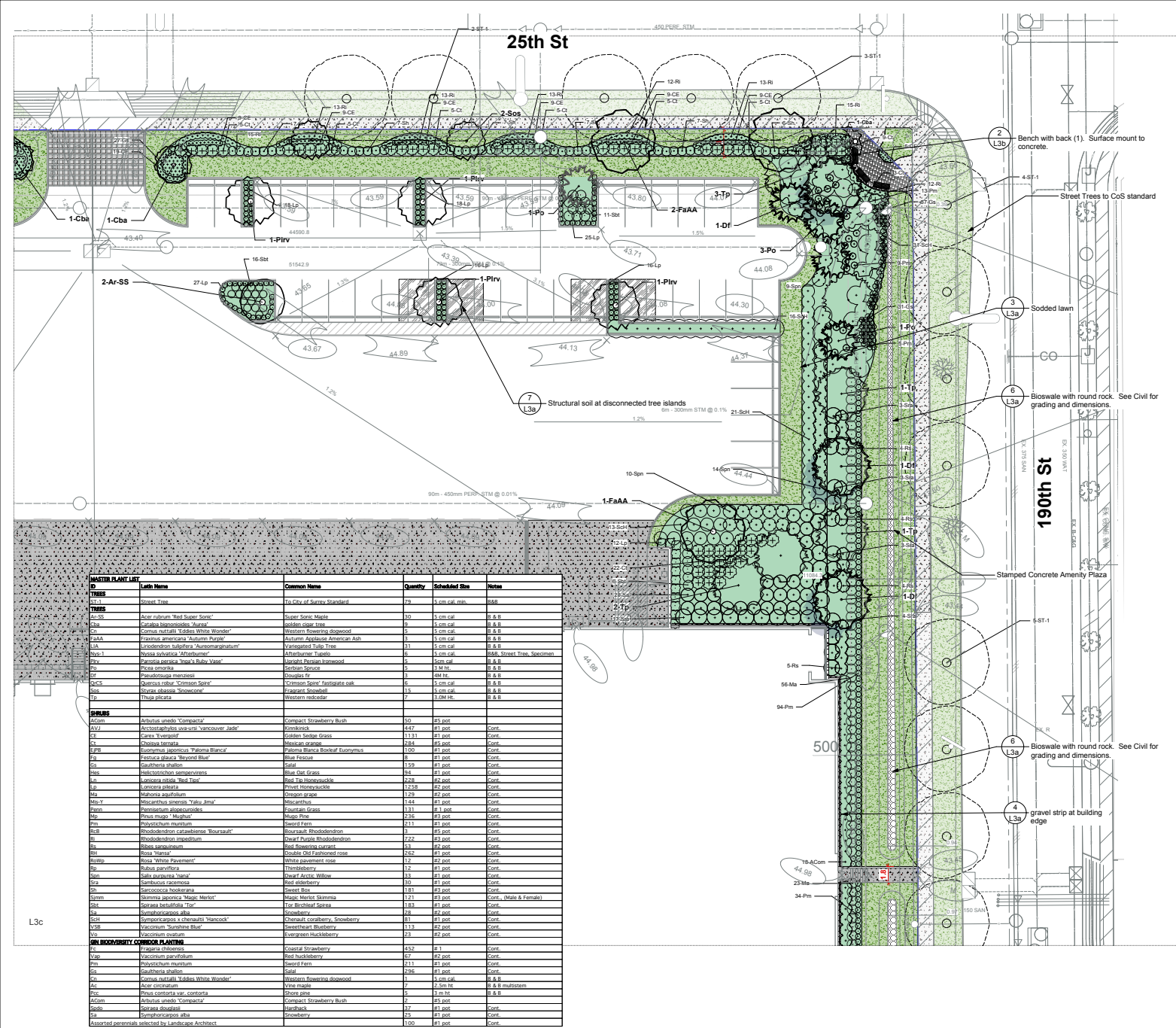
Project Site and Address:
Choice Properties
 18889 24th Ave, Surrey

Drawn By: AS Project No: 2019-22
 Scale: 1:750

Reviewed By: AS Drawn No: _____

Date: 2020-07-09

L2a



- Planting Notes**
- All materials and execution of landscape works shall conform to the Canadian Landscape standard. Refer to documentation for complete landscape documentation.
 - The Landscape Contractor shall ensure that the on-site planting medium meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
 - Minimum planting medium depths on grade:
 - lawn - 61150mm
 - groundcover - 127000 mm
 - shrubs - 187400 mm
 - trees - 247600 mm (around and beneath rootball.)
 - All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape standard for container grown stock.
 - Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supersede the list.
 - All plant material to be supplied on the job site must be obtained from a nursery participating in the BC/LNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying PR will be removed, disposed of and replaced at the contractor's expense.
 - Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
 - Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
 - Root balls to be free of pernicious weeds.
 - Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 - The prepared sub-grade shall be approved by the Landscape Consultant prior to application of top soil mixtures and finish grading.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standard. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - The Landscape architect s to approve any plant material substitutions. Upon delivery, all plant material must meet CLS standards.
 - The Exact location of trees shall be determined on site and fit subject to obstructions where applicable.
 - All landscaping to have high efficiency irrigation system to HIAB standards.

MASTER PLANT LIST	Latin Name	Common Name	Quantity	Scheduled Size	Note
TREES	Street Tree	To City of Surrey Standard	29	5 cm cal. min.	Ball
Ar-SS	Acer rubrum 'Red Sugar' 'Sonic'	Sugar 'Sonic' Maple	30	5 cm cal.	B & B
Ca	Carolina bononiensis 'Burrer'	Golden covey tree	9	5 cm cal.	B & B
Co	Cornus nuttallii '3-Edged White Wonder'	Western Flowering dogwood	5	5 cm cal.	B & B
FAA	Fragaria americana 'Autumn Pavane'	Autumn 'Applaud' American As	1	5 cm cal.	B & B
LS	Lonicera sibirica 'Autumnrostratum'	Woodstock 'Lily Tree'	31	5 cm cal.	B & B
Nvs-1	Nyssa sylvatica 'Aftaburner'	Aftaburner 'Tupelo'	6	5 cm cal.	B&B, Street Tree, Specimen
Pv	Parrotia persica 'Deep & Ruby Vase'	Parrotia Persian Ironwood	5	5 cm cal.	B & B
Pc	Picea omorika	Siberian Spruce	5	3 M tall	B & B
Cr	Chamaecyparis 'intertexta'	Chamaecypar	6	60 cm tall	B & B
CLCS	Carex obovata 'Compass Spire'	'Compass Spire' Festucate cat	5	5 cm cal.	B & B
Sos	Shorea obtusa 'Snowcone'	Paragam Snowball	7	5 cm cal.	B & B
Tp	Thuja plicata	Western redcedar	7	5 cm cal.	B & B
SHRUBS					
Arcom	Arbutus unedo 'Compacta'	Compact Strawberry Bush	50	#1 pot.	Cont.
AVJ	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick	447	#1 pot.	Cont.
Cl	Carex 'Vermont'	Golden Sedge Grass	1131	#1 pot.	Cont.
Cl	Chamaecyparis	Miscellaneous	744	#1 pot.	Cont.
FJB	Fragaria japonica 'Paloma Blanca'	Paloma Blanca Bonede' Euonymus	100	#1 pot.	Cont.
Fs	Fuchsia sibirica 'Siberian Blue'	Blue Fuchsia	6	#1 pot.	Cont.
Gs	Gaultheria phillyifolia	Sugar	159	#1 pot.	Cont.
Hs	Helleborus viridis	Blue Bell Grass	94	#1 pot.	Cont.
Is	Isocorymbis 'Black Top'	Red Top Honey suckle	228	#2 pot.	Cont.
Ls	Lonicera pallata	Privet Honey suckle	1238	#2 pot.	Cont.
Ms	Melicope hirsutum	Scrub Grass	425	#2 pot.	Cont.
Mu-Y	Miscanthus sinensis 'Yaku Jima'	Miscanthus	144	#1 pot.	Cont.
Pan	Panicum oligosperum	Fountain Grass	131	#1 pot.	Cont.
Pr	Pinus strobus 'Mushy'	Mass Pine	236	#3 pot.	Cont.
Pm	Polystichum maximum	Sword Fern	211	#1 pot.	Cont.
Rm	Rhododendron canadense 'Bourneau'	Chamaecyp. Rhododendron	1	#1 pot.	Cont.
Rd	Rhododendron canadense	Guyard' Purple Rhododendron	722	#3 pot.	Cont.
Rd	Ribes sanguinatum	Red Honeysuckle	54	#2 pot.	Cont.
Rd	Ribes 'Varieg'	Double Clad 'Faded' rose	212	#1 pot.	Cont.
RdPp	Rosa 'White Pavement'	White pavement rose	12	#2 pot.	Cont.
Rd	Ribes sanguinatum	Chamaecypar	12	#1 pot.	Cont.
Sd	Saxifraga oppositifolia 'Mist'	Double Clad White	41	#1 pot.	Cont.
Sra	Saxifraga oppositifolia	Red strawberry	30	#1 pot.	Cont.
Ss	Saxifraga oppositifolia	Sweet Box	151	#1 pot.	Cont.
Skm	Skimmia japonica 'Magic Market'	Magic Market Skimmia	121	#3 pot.	Cont. (Male & Female)
Sst	Saxifraga oppositifolia 'Trif'	Top Bicolor Skimmia	183	#1 pot.	Cont.
Ss	Saxifraga oppositifolia	Showerbush	128	#2 pot.	Cont.
Sch	Samolus nivalis 'chevaliers' 'Hancock'	Chamaecypariberry, Showerbush	81	#1 pot.	Cont.
Vsb	Vaccinium 'Sundance Blue'	Showerbush 'Blueberry'	13	#2 pot.	Cont.
Va	Vaccinium ovatum	Evergreen huckleberry	23	#2 pot.	Cont.
SHRUB/BIOSWALE PLANTING					
Cs	Ceanothus	Coastal Strawberry	452	#1	Cont.
Vap	Vaccinium parviflorum	Red huckleberry	67	#2 pot.	Cont.
Fm	Fragaria virginiana	Sugar Fern	211	#1 pot.	Cont.
Gs	Gaultheria phillyifolia	Sugar	246	#1 pot.	Cont.
Co	Cornus nuttallii '3-Edged White Wonder'	Western Flowering dogwood	1	5 cm cal.	B & B
Ca	Carolinianum	5.5 cm tall	7	5.5 cm tall	B & B multistem
Pc	Picea canadensis var. contorta	Shore pine	5	3 m tall	B & B
Arcom	Arbutus unedo 'Compacta'	Compact Strawberry Bush	4	#5 pot.	Cont.
Chs	Chamaecyparis	Chamaecypar	12	#1 pot.	Cont.
Ss	Saxifraga oppositifolia	Showerbush	25	#1 pot.	Cont.
Assorted perennials selected by Landscape Architect			100	#1 pot.	Cont.

G 2020-09-28 Re-Issue for DP
 F 2020-07-13 Re-Issue for DP
 E 2020-06-02 Issue for Review

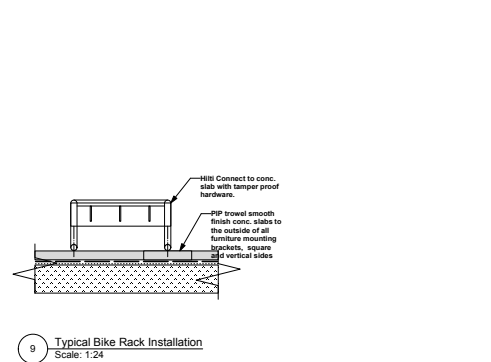
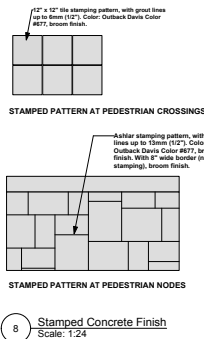
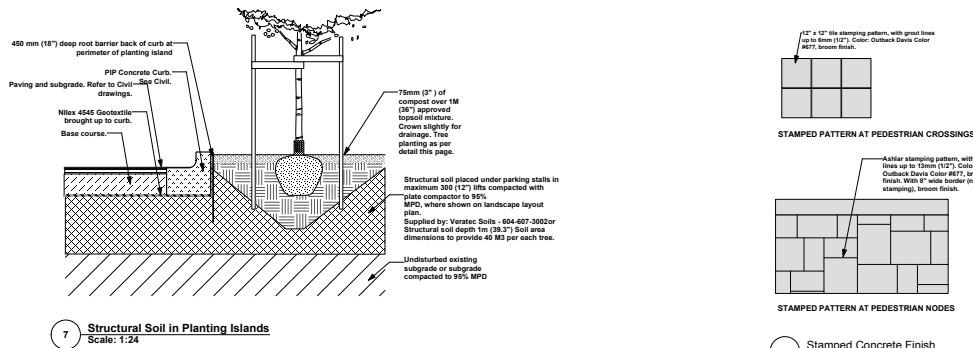
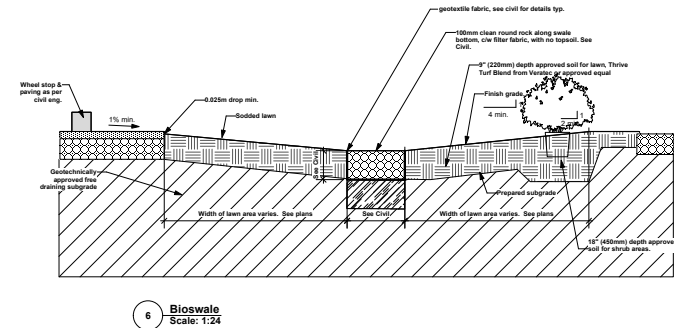
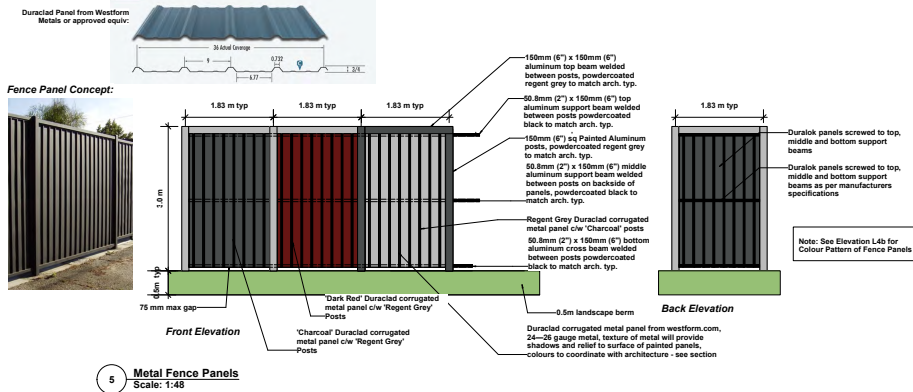
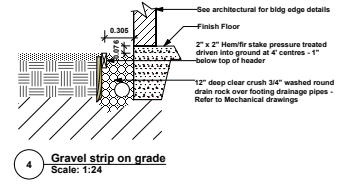
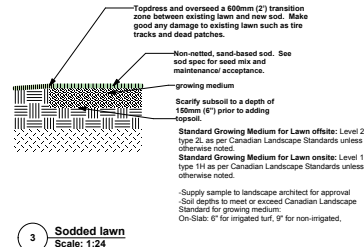
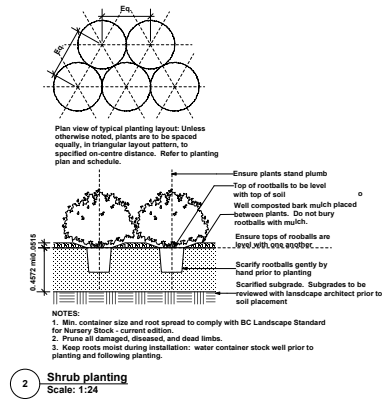
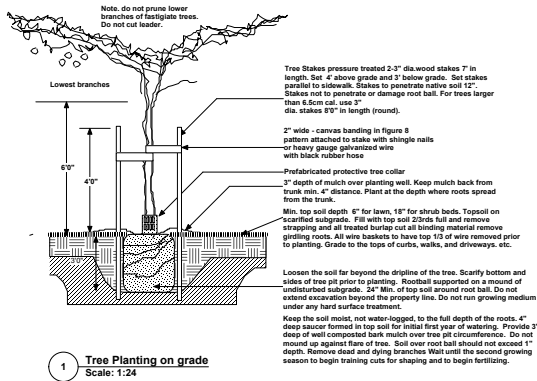
Date	Issue Notes

Prospect & Refuge
 LANDSCAPE ARCHITECTS

4000 West 2nd Ave Vancouver, BC V6J 1V3
 604-699-1000 info@prospectandrefuge.ca
 Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address
Choice Properties
 18899 24th Ave, Surrey


Drawn By: ER/AS Scale: 1:200
 Checked By: AS Date: L2d
 Date: 2020-07-09



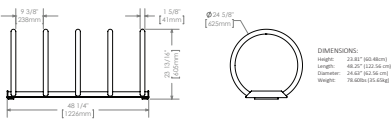
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F	2020-07-13	Re-issue for DP
E	2020-06-02	Issue for Review
Date		Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #10-108 W 2nd Ave West Vancouver, BC V6V 1Y3 604-699-1102 info@prospectandrefuge.ca Building for over 25 years of history as Jonathan Lewis, Ltd.		
Project Title and Address		
Choice Properties 18899 24th Ave., Surrey		
Draw Title		
Landscape Details		
Project Number	AS	Project No. 2019-22
Drawn By	ERJ/AS	Scale: as noted
Reviewed By	AS	Drawn No.
Date	2020-07-09	

350 SERIES

MBR350-5-S



MATERIALS: Bike Rack is constructed using 1.5" steel tube, formed steel and solid steel angle.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Pre-weathered System provides a durable finish on all metal surfaces.
INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.
TO SPECIFY: Select MBR350-5-S
 Choose:
 - Pre-weathered Color
OPTIONS: MBR350-5-S (5 rings)



DIMENSIONS:
 Height: 23.61" (600mm)
 Length: 48.51" (1231mm)
 Diameter: 24.64" (625mm)
 Spacing: 9.38" (239mm)


MAGLIN 1 800 716 8306
 4171 2nd Avenue
 Surrey, BC V4N 1Y3
 www.maglin.com
 info@maglin.com

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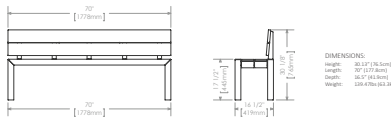
1 Bike Rack

1055 SERIES

MLB1055-PC



MATERIALS: The bench frame is constructed from formed steel and the tops employ 5/8" HDPC.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Pre-weathered System provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. The legs have 5/16" holes for anchoring.
TO SPECIFY: Select MLB1055-PC
 Choose:
 - Pre-weathered Color
 - HDPC Color
 (Charcoal, Sandstone)



DIMENSIONS:
 Length: 70" (1778mm)
 Height: 12.12" (308mm)
 Leg Diameter: 1.12" (28mm)


MAGLIN 1 800 716 8306
 4171 2nd Avenue
 Surrey, BC V4N 1Y3
 www.maglin.com
 info@maglin.com

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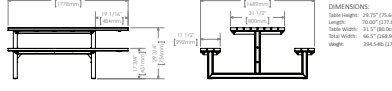
2 Bench with back

210 SERIES

MLPT210-S-R-WCA



MATERIALS: Table frame is made from 3" x 2-3/8" structural I-beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is recycled plastic.
FINISH: All steel components are protected with E-coat rust proofing. The Maglin Pre-weathered System provides a durable finish on all metal surfaces.
INSTALLATION: The table is delivered pre-assembled. Holes (5/16") are provided for securing to base.
TO SPECIFY: Pre-weathered Color
 Choose:
 - Gearing board (GB)
 - Weathered Accessibility (WCA)
OPTIONS: -PE Wood (W)
 -Surface Mount (S)

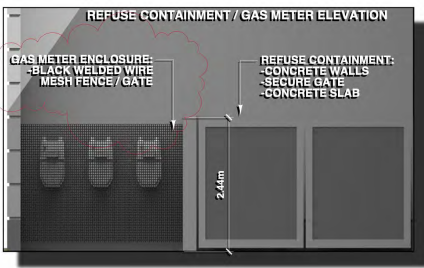
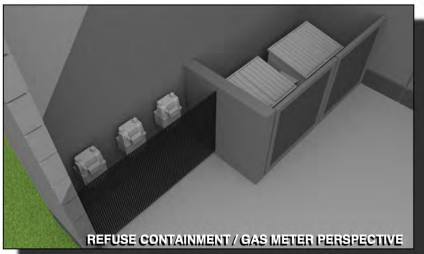
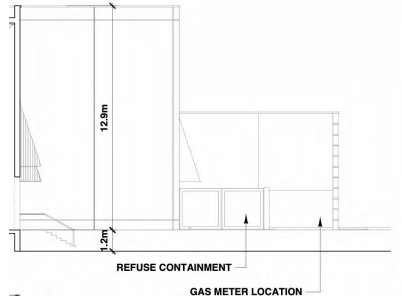


DIMENSIONS:
 Table Height: 29.72" (754mm)
 Table Length: 70" (1778mm)
 Table Width: 48.12" (1222mm)
 Seat Height: 11.12" (283mm)
 Weight: 394.54lb (179kg)

MAGLIN 1 800 716 8306
 4171 2nd Avenue
 Surrey, BC V4N 1Y3
 www.maglin.com
 info@maglin.com

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3 Picnic Table



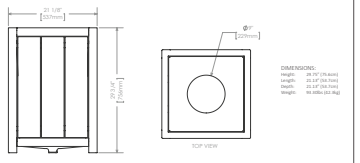
4 Garbage Enclosure by Architecture

1050 SERIES

MLWR1050-PC



MATERIALS: The waste receptacle frame is constructed from formed steel and the sides employ 5/8" HDPC.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Pre-weathered System provides a durable finish on all metal surfaces.
INSTALLATION: The waste receptacle is delivered pre-assembled. The base has 5/16" holes for anchoring.
TO SPECIFY: Select MLWR1050-PC
 Choose:
 - Pre-weathered Color
 - HDPC Color
 (Charcoal, Sandstone)



DIMENSIONS:
 Height: 21.12" (537mm)
 Length: 24.64" (625mm)
 Diameter: 12.12" (308mm)

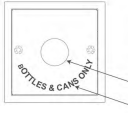
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5 Garbage and Recycling Receptacle

MAGLIN 1 800 716 8306
 4171 2nd Avenue
 Surrey, BC V4N 1Y3
 www.maglin.com
 info@maglin.com

Quote: _____
 Model: Bottle Hole Lid to fit MLWR1050



Options:
 Bottle
 Cans
 Plastic/Cans
 Glass
 Waste
 Aluminum
 Clay/Plastic
 Clay/Plastic
 Bags & Cans Only
 Composting


Note: Metal Lid matches frame color unless otherwise specified. Labels are done in white vinyl.

Approved By: _____
 Date: _____

Letter Height approx 1.75" Letter Height may vary depending on wording selected.

G 2020-09-28 Re-Issue for DP
 F 2020-07-13 Re-Issue for DP
 E 2020-06-02 Issue for Review

Date	Issue Notes



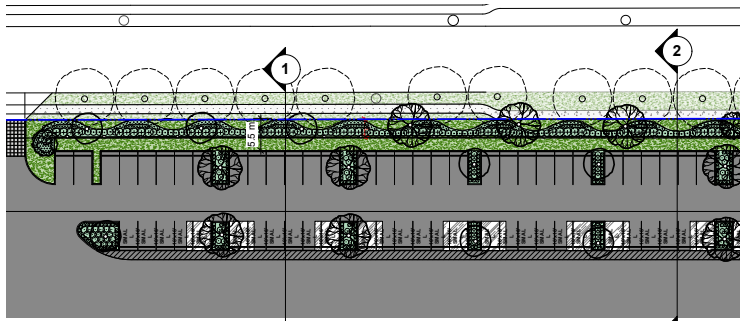
Prospect & Refuge
 LANDSCAPE ARCHITECTS

4102-1088 W 2nd Ave Vancouver, BC V6J 1Y3
 604-699-1102 info@prospectandrefuge.ca
 Building on over 25 years of history as Jonathan Looes, Ltd.

Project Site and Address:
Choice Properties
 18899 24th Ave., Surrey

Sheet Title:
Site Furnishing Out Sheets

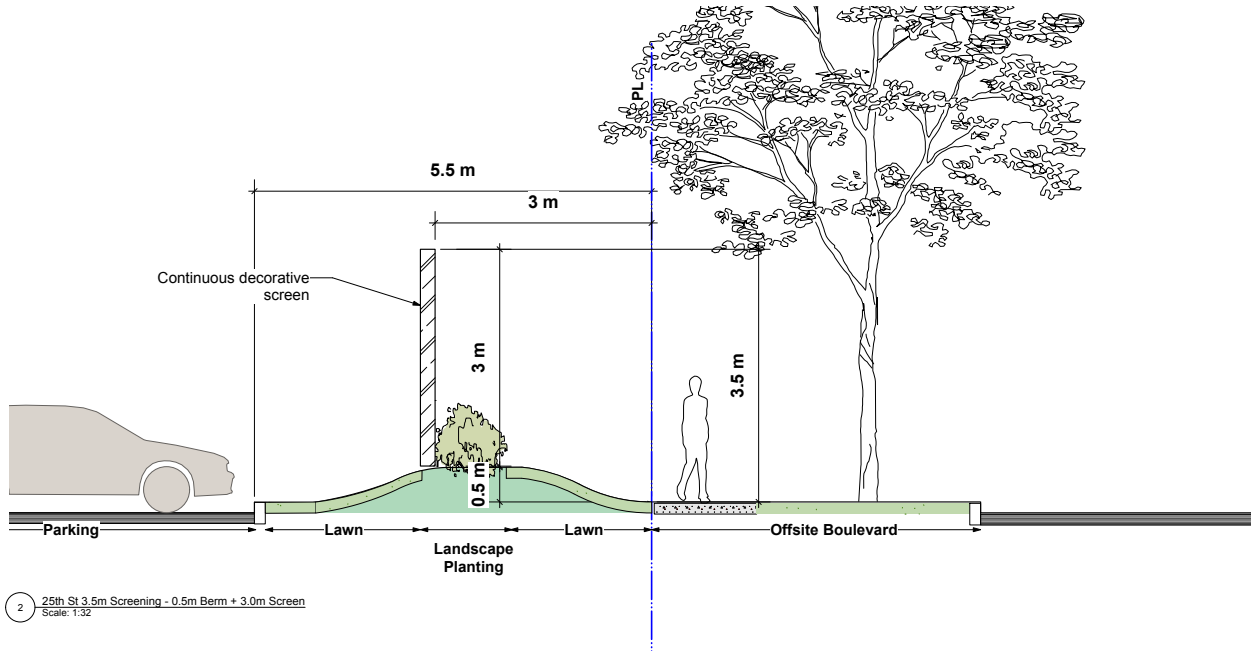
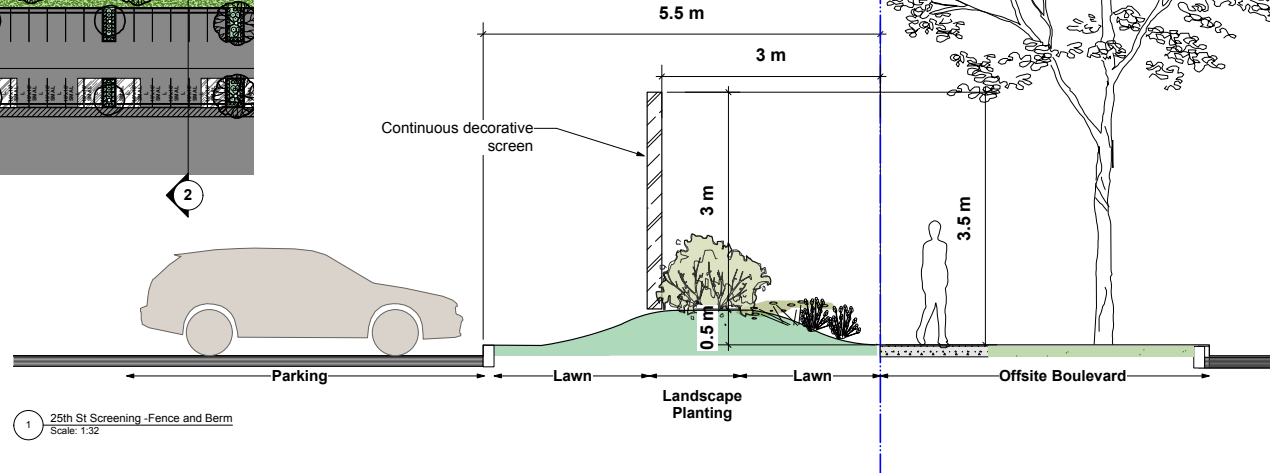
Project Manager: AS	Project No: 2019-22
Drawn By: ER/AS	Scale: as noted
Reviewed By: AS	Sheet No: L3b
Date: 2020-09-09	



Section location

1

2



G 2020-09-28 Re-issue for DP
F 2020-07-13 Re-issue for DP
E 2020-06-02 Issue for Review

Date	Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

#101-1008 W 2nd Ave Vancouver, BC V6J 1V3
604-699-1102 info@prospectandrefuge.ca

Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address

Choice Properties

18809 24th Ave., Surrey

Sheet Title

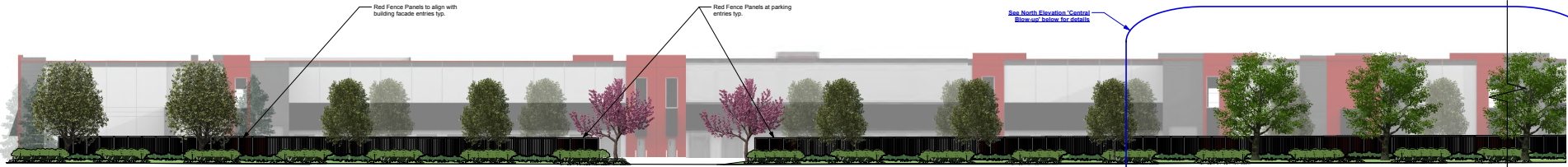
Landscape Sections

Project Manager	Project No.
AS	2019-22

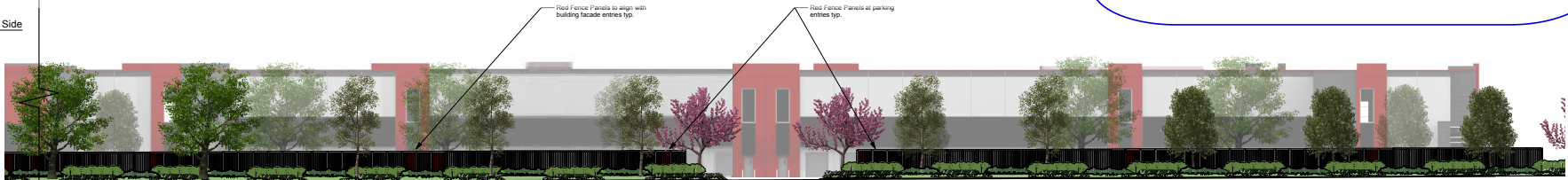
Drawn By	Scale
ER/NR	as noted

Reviewed By	Client No.
AS	

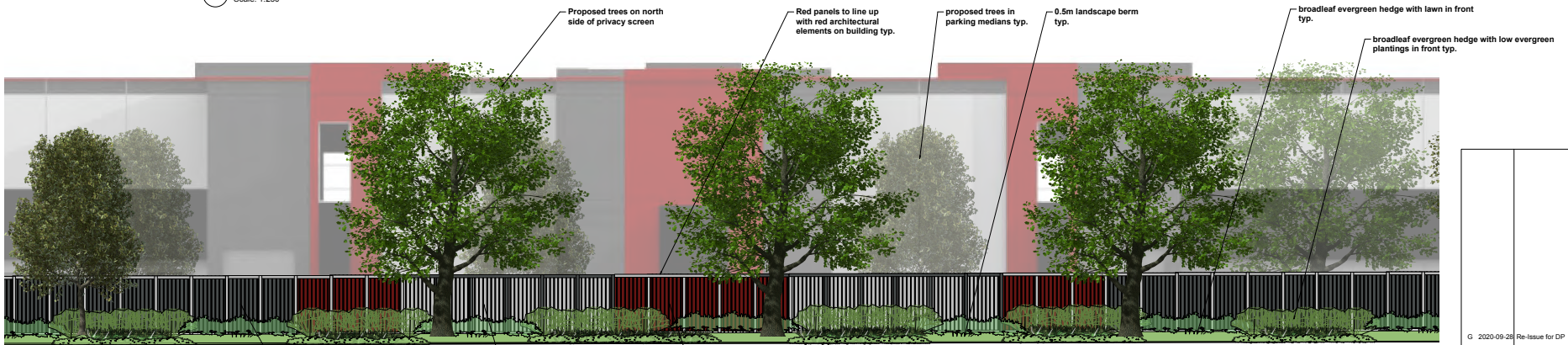
Date	Sheet No.
2020-07-09	L4a



1 North Elevation - East Side
Scale: 1:250



2 North Elevation - West Side
Scale: 1:250



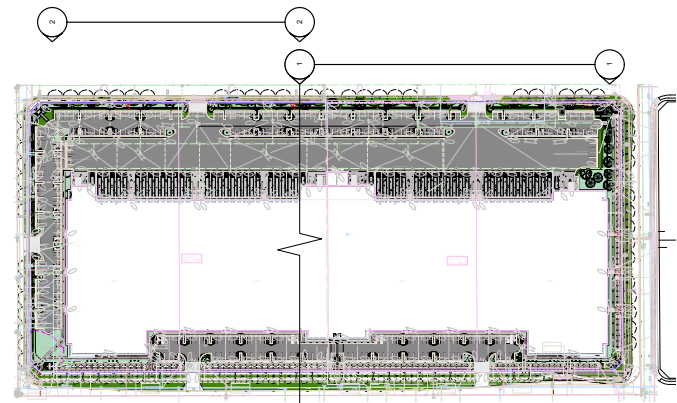
North Elevation - Central Blow-up
Scale: 1:100

'Charcoal' Duracod corrugated metal panel c/w 'Regent Grey' powdercoated aluminum posts


Regent Grey Duracod corrugated metal panel c/w 'Charcoal' powdercoated aluminum posts

'Dark Red' Duracod corrugated metal fence panel c/w 'Regent Grey' powdercoated aluminum posts

FENCE PANEL AND POST FINISHES:



KEY PLAN NTS


G 2020-09-28 Re-issue for DP	
F 2020-07-13 Re-issue for DP	
E 2020-06-02 Issue for Review	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS <small>4742-4848 W 2nd Ave Vancouver, BC V6J 1H3 604-669-1402 www.prospectandrefuge.ca</small>	
<small>Project Site and Address</small> Choice Properties 18899 24th Ave., Surrey	
<small>Client Title</small> Landscape Elevations	
<small>Project Manager</small> AS	<small>Project No.</small> 2019-22
<small>Client No.</small> ER/NR	<small>Scale</small> as noted
<small>Architect No.</small> AS	<small>Client No.</small> L4b
<small>Date</small> 2020-07-09	

Registered Arborist: Philip Kin Cho - ISA Certified Arborist #HK-1086A

On-Site Protected Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	202
Protected Trees to be Removed	202
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. <u>114</u> X one (1) = 114 - All other Trees Requiring 2 to 1 Replacement Ratio <u>88</u> X two (2) = 176	290
Replacement Trees Proposed	126
Replacement Trees in Deficit	164
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Protected Trees Proposed to Remove in 10-0308	Number of Trees
Protected Off-Site Trees to be Removed	29
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>22</u> X one (1) = 22 - All other Trees Requiring 2 to 1 Replacement Ratio <u>7</u> X two (2) = 14	36
Replacement Trees Proposed	79
Replacement Trees in Deficit	-43

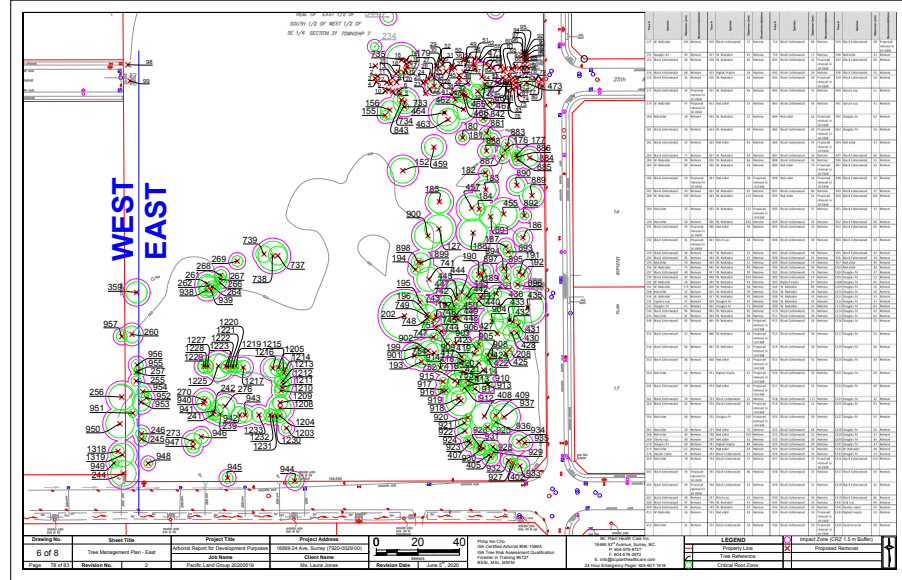
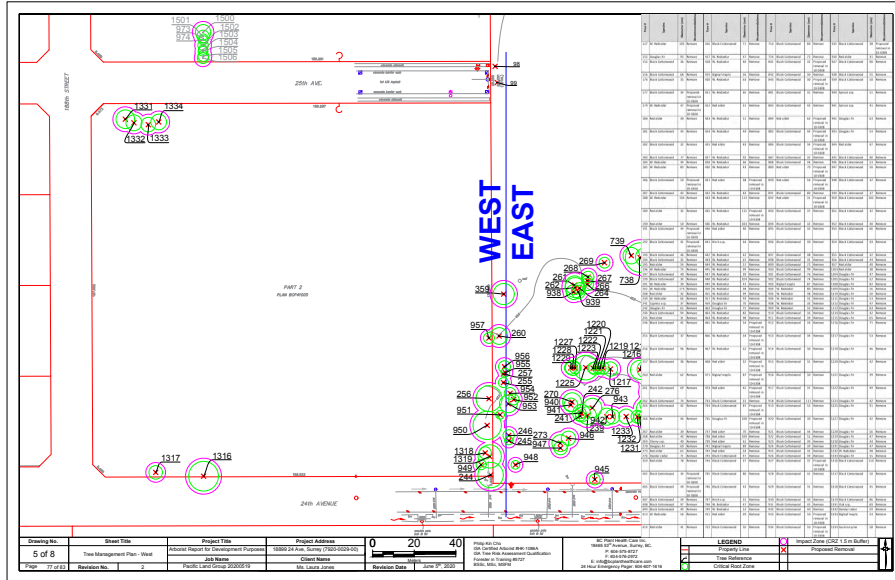
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

August 12th, 2020

 Date

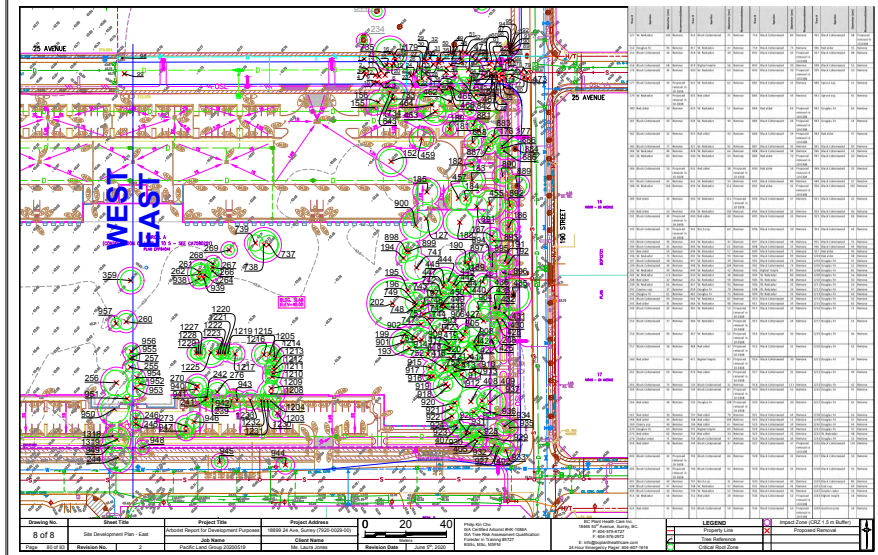
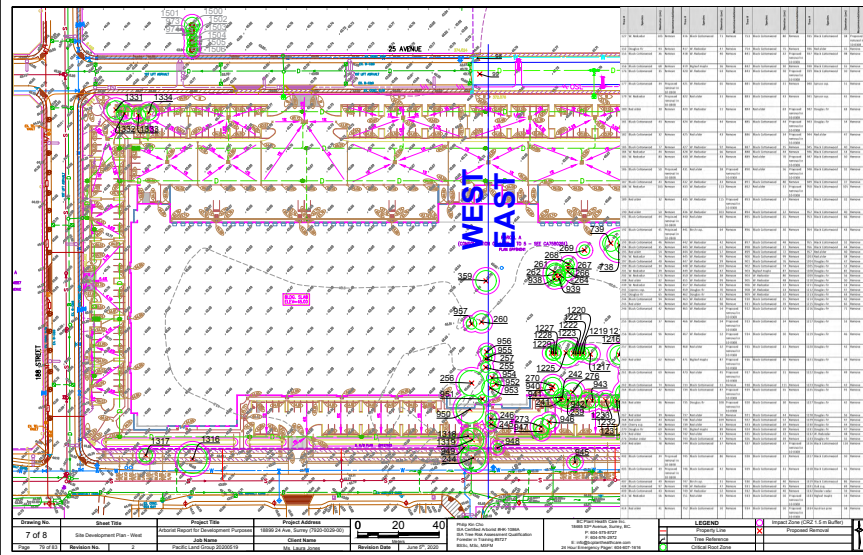


Replacement Tree Schedule

TREE INVENTORY INCLUDES 327 TREES
 99 Undersized
 193 On-site trees
 29 trees proposed to remove in 10-0308
REQUIRED REPLACEMENT TREES:
 A total of 285 replacement trees is required
PROPOSED REPLACEMENT TREES:
 120 replacement trees


Tree Management Plan as per Arborist Report-West Side

Tree Management Plan as per Arborist Report-East Side



Existing Trees with Site Plan Overlay as per Tree Management Plan-West Side

Existing Trees with Site Plan Overlay as per Tree Management Plan-East Side

F	2020-07-13	Re-issue for DP
E	2020-06-02	Issue for Review
C	20-2-11	Issue for DP
Date	Issue Notes	
		
Prospect & Refuge LANDSCAPE ARCHITECTS #102-1041 W 2nd Ave Vancouver, BC V6J 1V3 604-683-1002 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lewis, Ltd.		
Project Title and Address: Choice Properties 18899 24th Ave, Surrey		
Drawing No.: Tree Protection Plan		
Client No.:	AS	Project No.: 2019-22
Drawn By:	ER/AS	Scale: NTS
Reviewed By:	AS	Sheet No.:
Date:	2020-07-09	L0