

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0176-00

Planning Report Date: December 21, 2020

PROPOSAL:

- **Development Permit**

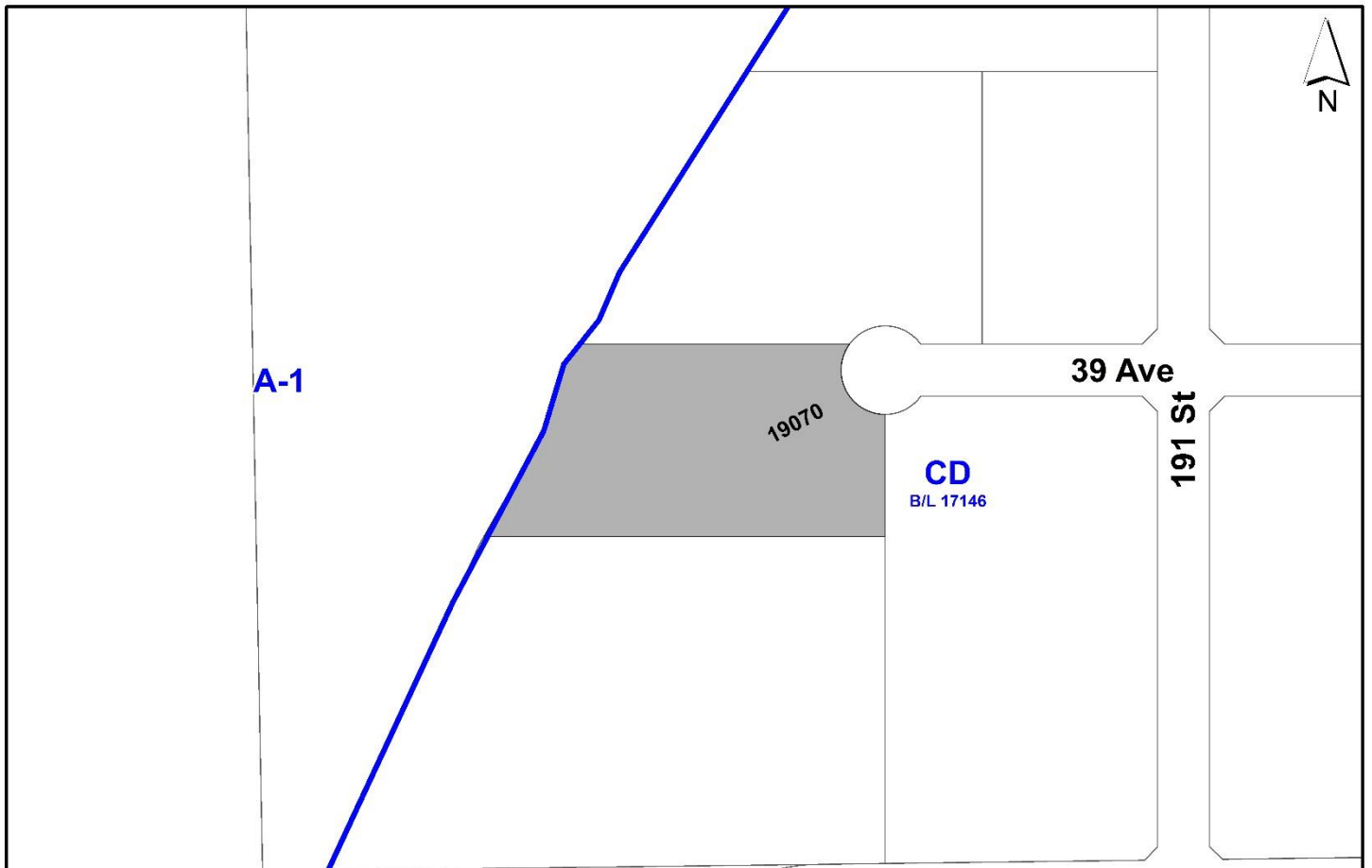
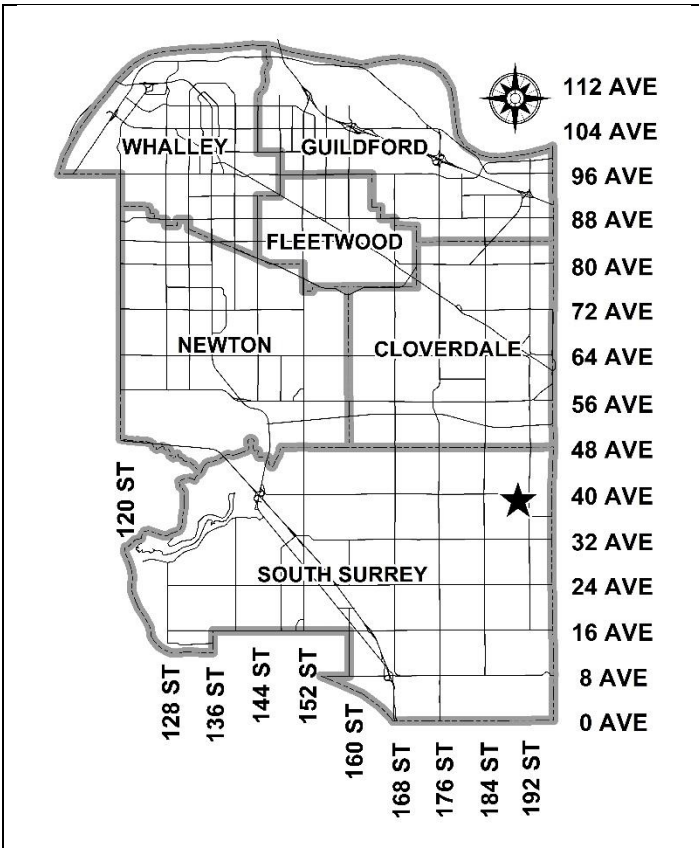
to permit the development of a 4,563 square metre single-tenant industrial building.

LOCATION: 19070 - 39 Avenue

ZONING: CD Zone (By-law No. 17146 as amended by By-law No. 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

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 Business Park designation in the Campbell Heights Local Area Plan (LAP).
- 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. 7910-0032-00.
- 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. 7920-0176-00 generally in accordance with the attached drawings (Appendix I).
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) 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.
 - (e) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site; and
 - (f) registration of a Section 219 Restrictive Covenant to restrict the amount of mezzanine floor space.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | LAP Designation | Existing Zone |
|--------------|----------------------------|------------------------------|---|
| Subject Site | Vacant industrial property | Business Park | CD Zone (By-law No. 17146 as amended by By-law No. 17934) |
| North: | Steel manufacturing | Business Park | CD Zone (By-law No. 17146 as amended by By-law No. 17934) |
| East: | Vacant industrial property | Business Park | CD Zone (By-law No. 17146 as amended by By-law No. 17934) |
| South: | Vacant industrial property | Business Park | CD Zone (By-law No. 17146 as amended by By-law No. 17934) |
| West: | City Parkland | Open Space Corridors/Buffers | A-1 |

Context & Background

- the subject site is approximately 2.4 acres in size and is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).

- On June 7, 2010, the subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00. CD By-law No. 17146 was subsequently amended by By-law No. 17934 on June 17, 2013 under Development Application No. 7912-0160-00, to adjust the outdoor storage area boundaries. The subject site was created as part of a subdivision under Development Application No. 7916-0289-00, which was approved on June 23, 2017.
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site has been cleared and was serviced for development under Development Application No. 7916-0289-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Development Permit to permit the construction of a 4,563 square metre single-tenant industrial building.

| | Proposed |
|--------------------------------|---------------------|
| Lot Area | |
| Gross Site Area: | 2.4 acres |
| Road Dedication: | n/a |
| Undevelopable Area: | n/a |
| Net Site Area: | 2.4 acres |
| Number of Lots: | 1 |
| Building Height | 11.1 metres |
| Unit Density: | n/a |
| Floor Area Ratio (FAR): | 0.47 |
| Floor Area | |
| Industrial | 3,731 square metres |
| Office | 832 square metres |
| Total | 4,563 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 proposed development will have one vehicular access point from the 39 Avenue cul-de-sac from a 9 metre letdown. This will provide access for both truck and employee/visitor vehicles.
- 44 employee/visitor parking stalls are located in the front of the site and include two accessible parking stalls. Ten employee/visitor parking stalls are located at the rear of the site, adjacent to truck loading bays. A total of 54 parking stalls will be provided, which meets the requirement in the CD By-law.
- The site is served by TransLink Bus Route No. 531, with a stop located at the intersection of 192 Street and 32 Avenue.

Parkland and/or Natural Area Considerations

- The subject site abuts a City Park to the west, which is also an identified Green Infrastructure Network. The applicant is proposing a 2.4 metre high black metal picket fence to be installed along the entire west property line, which is consistent with previous development applications along the park perimeter.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

Public Art Policy

- The applicant will be required to register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% 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.

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 39 Avenue with two-level glazing at the northeast corner of the building, as well as a landscaped pedestrian-oriented entry plaza off the 39 Avenue cul-de-sac).

- 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 not visible from the public realm along 39 Avenue, and is located at the rear of the building)

- 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 32 Avenue, Highway 15, and 192 Street and two border crossings)

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

(The development proposes a high-quality landscaping buffer along the west property line, abutting City parkland)

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park" land use designation 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 two-level glazing at the northeast corner of the building, fronting 39 Avenue. Blank walls and utility doors are architecturally integrated into the building and are not facing 39 Avenue).

- 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 façade setbacks and materials to create a distinct and varied building rhythm along the frontage with 39 Avenue)

- 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. 17146, as amended by By-law No. 17934)

- The applicant proposes to develop the site under the existing "Comprehensive Development Zone (CD By-law No. 17146, as amended by By-law No. 17934)."
- The table below provides an analysis of the development proposal in relation to the requirements of the CD Zone (By-law No. 17146, as amended by By-law No. 17934), including parking requirements.

| CD Zone (By-law No. 17146) | Permitted and/or Required | Proposed |
|----------------------------|---------------------------|--|
| Unit Density: | n/a | n/a |
| Floor Area Ratio: | 1.00 | 0.47 |
| Lot Coverage: | 60% | 43% |
| Yards and Setbacks | | |
| Front Yard (east): | 16 metres | 33.5 metres |
| Side Yard (north): | 7.5 metres | 11.7 metres |
| Side Yard (south): | 0.0 metres | 0.2 metres |
| Rear (west): | 7.5 metres | 20.8 metres |
| Height of Buildings | | |
| Principal buildings: | 18 metres | 11.1 metres |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls | | |
| Industrial: | 37.3 | 58 (including 2 van accessible stalls) |
| Office: | 20.8 | |
| Total: | 58.1 | |
| Accessible Spaces: | 2 | |

- The proposal includes a total of 58 parking stalls, which meets the parking requirements of the Zoning By-law for light impact industrial and office uses.

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on November 30, 2020. Staff did not receive any responses.

DEVELOPMENT PERMITS

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. 7910-0032-00 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. 7910-0032-00 Design Guidelines.
- Overall, the building is proposed to have a modern, linear appearance with unique articulation along its east façade facing the street. Architectural emphasis is placed on the centre of the front façade, with additional glazing and an exposed boardform concrete treatment, which differentiates the main entrance from the rest of the building.
- The proposed building is comprised of a combination of tilt-up concrete panels in white ("Snow White") and exposed boardform concrete, with black ("Black") metal canopies and accents.
- One free-standing sign is proposed at the site entrance on 39 Avenue. The free-standing sign is architecturally coordinated 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 5.0 metre-wide landscape buffer along the west property line, abutting City parkland. A 2.4 metre tall black picket metal fence will be installed along the west property line.
- A landscaped entry plaza is proposed along the 39 Avenue frontage, which will provide a clear pedestrian entry to the site.

- The proposed landscaping will consist of a variety of trees, including Garry Oak, Red Flowering Dogwood, and Japanese Snowbell. The proposed trees will be complimented by a variety of shrubs and groundcover.

TREES

- There are no trees on the subject property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, and Landscape Plans

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm



CLUTCH 39 AVENUE - SURREY

19070 39 AVENUE | SURREY | BRITISH COLUMBIA

DEVELOPMENT PERMIT REVIEW

SUBMISSION: DECEMBER 02, 2020





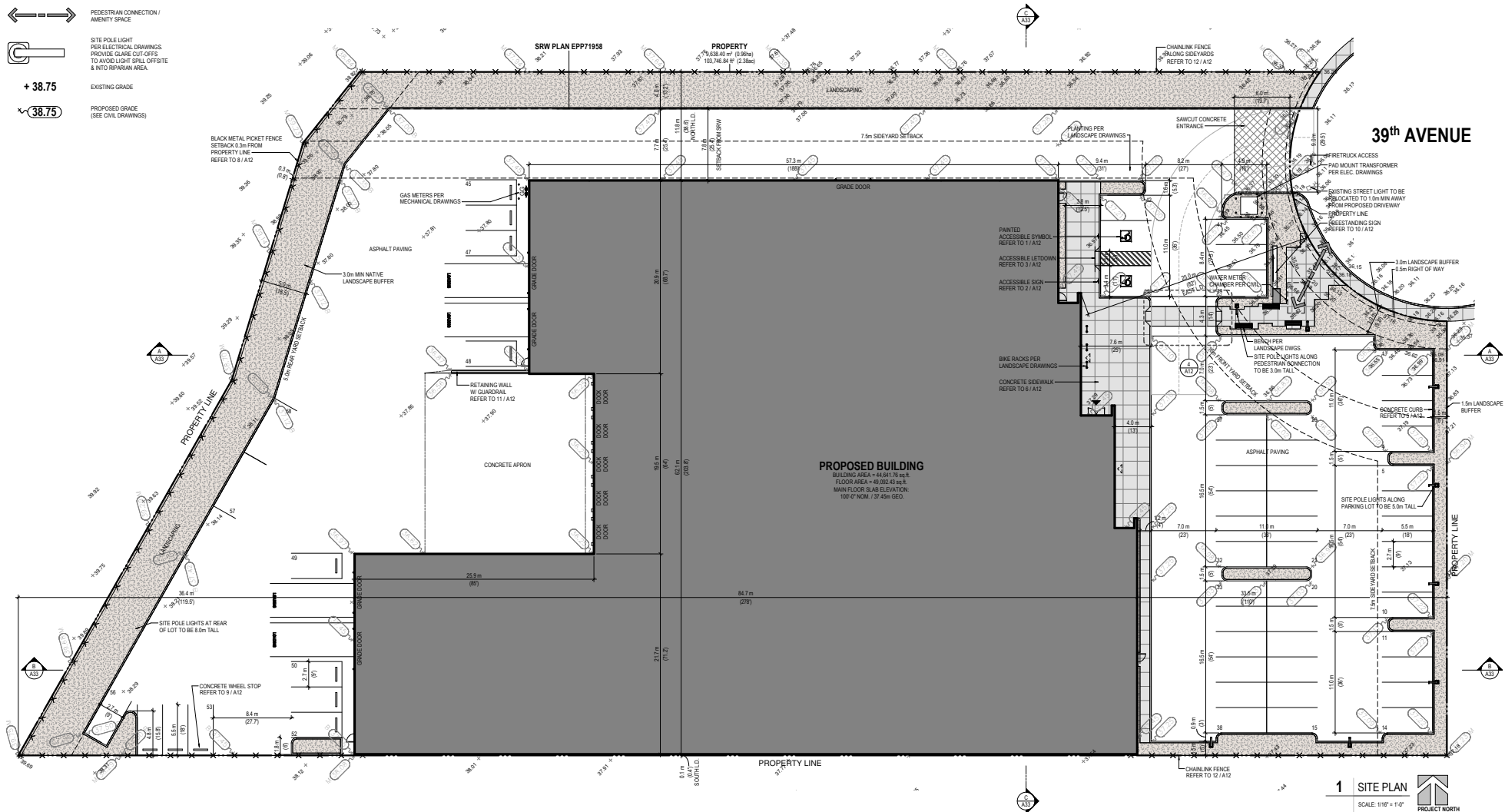
EAST PERSPECTIVE ELEVATION



NORTH-WEST PERSPECTIVE

SITE LEGEND

-  PEDESTRIAN CONNECTION / AMENITY SPACE
-  SITE POLE LIGHT PER ELECTRICAL DRAWINGS. PROMISE GLARE CUT-OFFS TO AVOID LIGHT SPILL OFFSITE & INTO RIPARIAN AREA.
- + 38.75** EXISTING GRADE
- 38.75** PROPOSED GRADE (SEE CIVIL DRAWINGS)

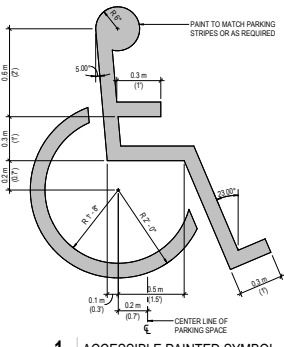


39th AVENUE

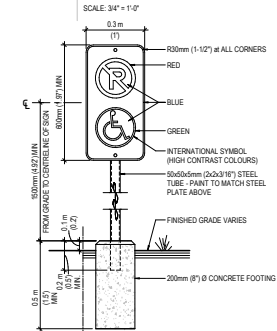
PROPOSED BUILDING
 BUILDING AREA = 44,841.76 sq. ft.
 FLOOR AREA = 46,022.43 sq. ft.
 MAIN FLOOR SLAB ELEVATION:
 100'-0" N.M. / 37.5m GEO.

1 SITE PLAN
 SCALE: 1/16" = 1'-0"
 PROJECT NORTH

190092.dwg
 2024/07/26 10:46 AM
 190092.dwg
 2024/07/26 10:46 AM
 190092.dwg
 2024/07/26 10:46 AM



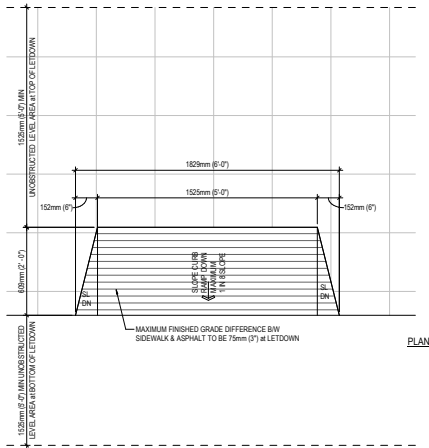
1 ACCESSIBLE PAINTED SYMBOL



2 ACCESSIBLE POST MOUNTED SIGN

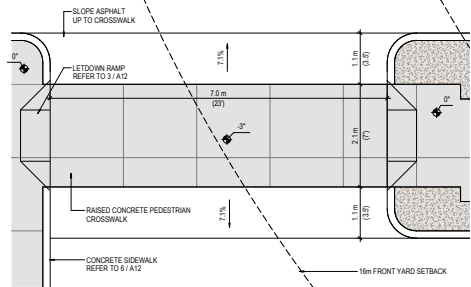
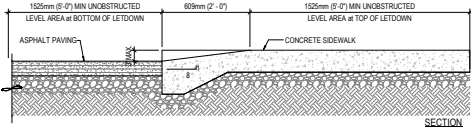
SCALE: 1" = 1'-0"

- NOTE:**
- SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
 - SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE AT A MINIMUM 915mm (3'-0") CLEAR.
 - MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
 - WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS PROVIDE PRE-CAST BUMPERS



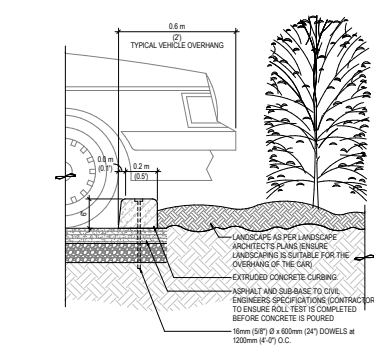
3 ACCESSIBLE LETDOWN / CURB / RAMP

SCALE: 3/4" = 1'-0"



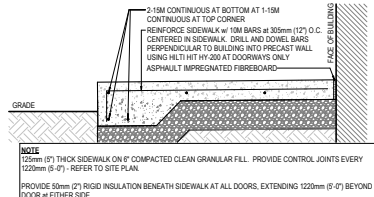
4 PEDESTRIAN CROSSING

SCALE: 1/4" = 1'-0"

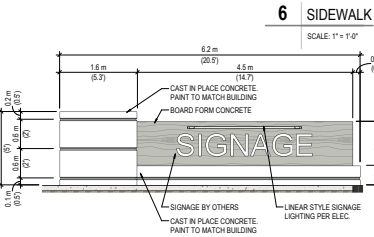


5 CONCRETE CURB

SCALE: 1" = 1'-0"

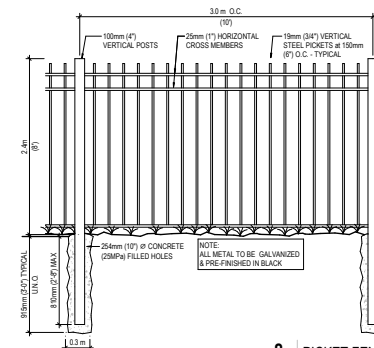


- NOTE:**
- 125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1200mm (4'-0"). REFER TO SITE PLAN.
 - PROVIDE 50mm (2") RIGID INSULATION BENEATH SIDEWALK AT ALL DOORS, EXTENDING 1200mm (5'-0") BEYOND DOOR AT EITHER SIDE.



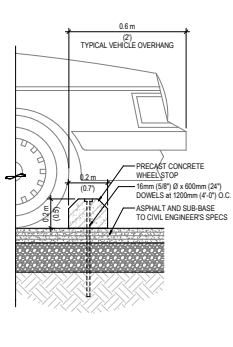
6 SIDEWALK SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



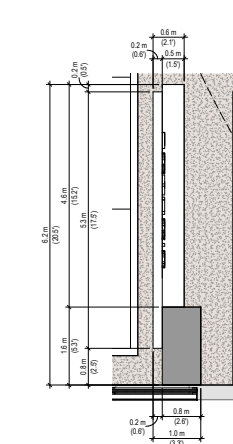
7 PICKET FENCE

SCALE: 1/2" = 1'-0"



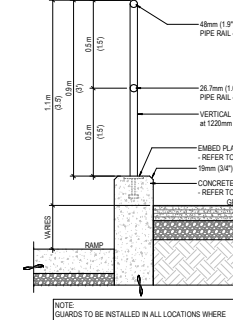
9 CONCRETE WHEEL STOP

SCALE: 1" = 1'-0"



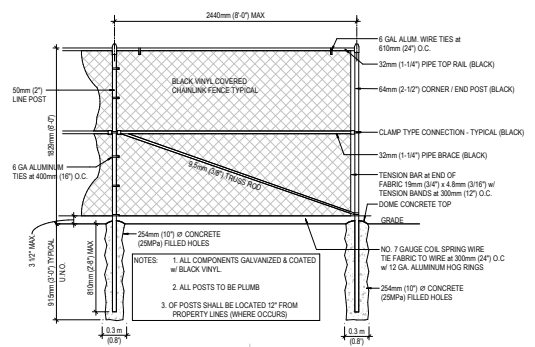
10 DP12 SIGNAGE PLAN

SCALE: 1/4" = 1'-0"



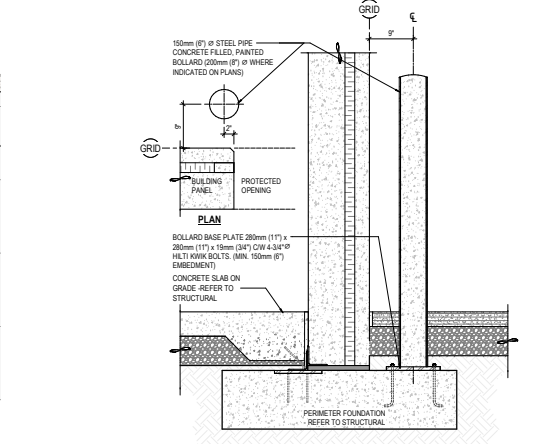
11 RETAINING WALL GUARDRAIL

SCALE: 1" = 1'-0"



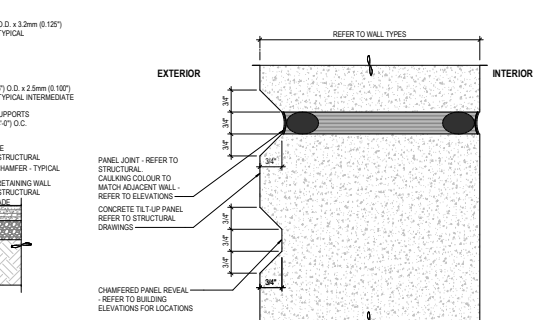
12 CHAIN LINK FENCE

SCALE: 1/2" = 1'-0"



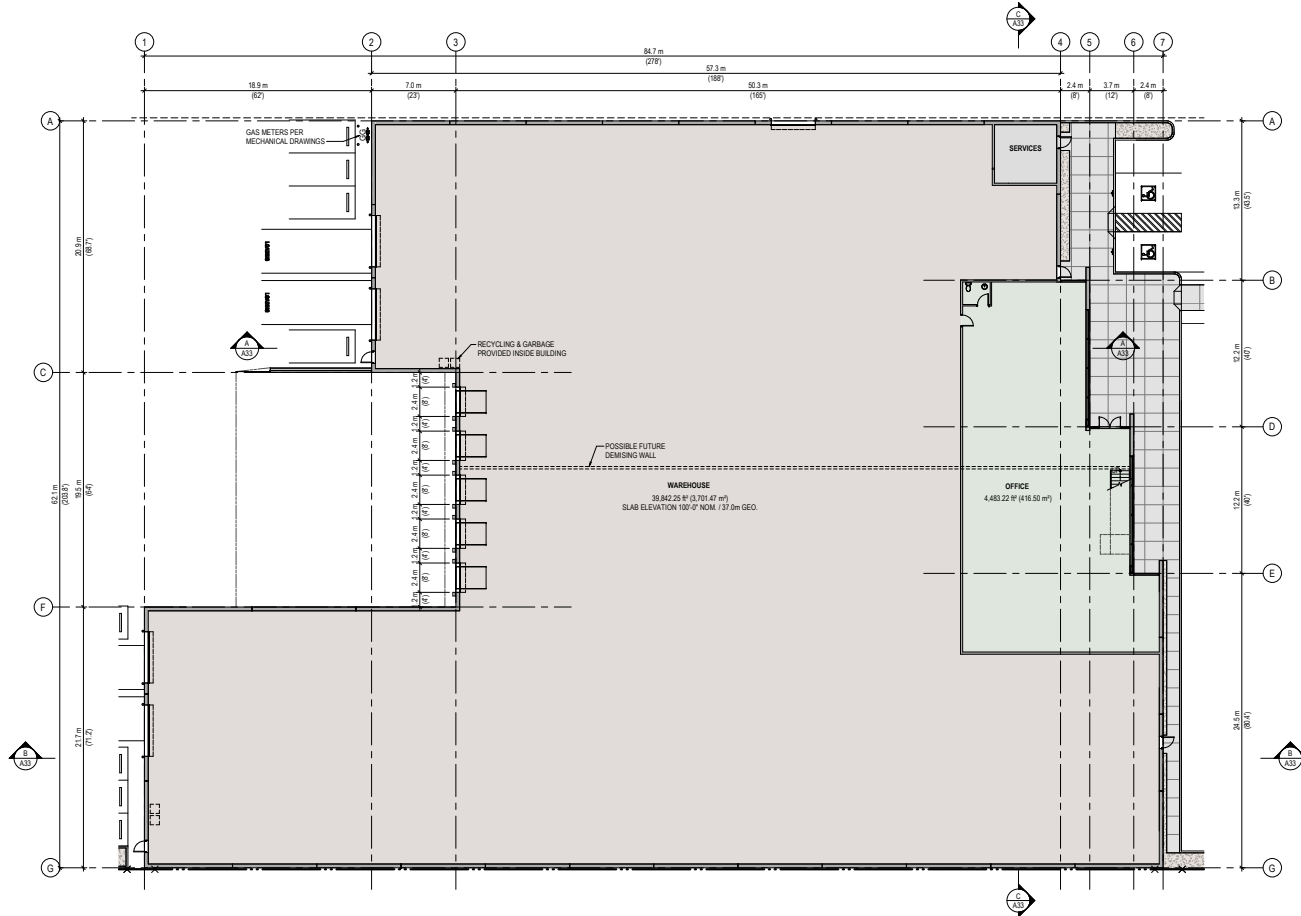
13 BOLLARD at BUILDING

SCALE: 1" = 1'-0"

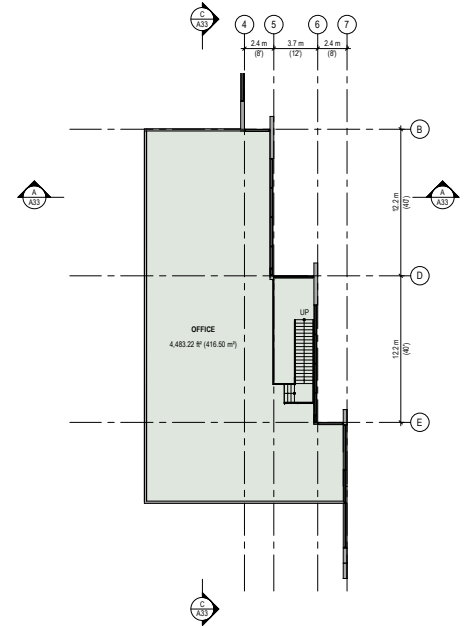


14 REVEAL PROFILE

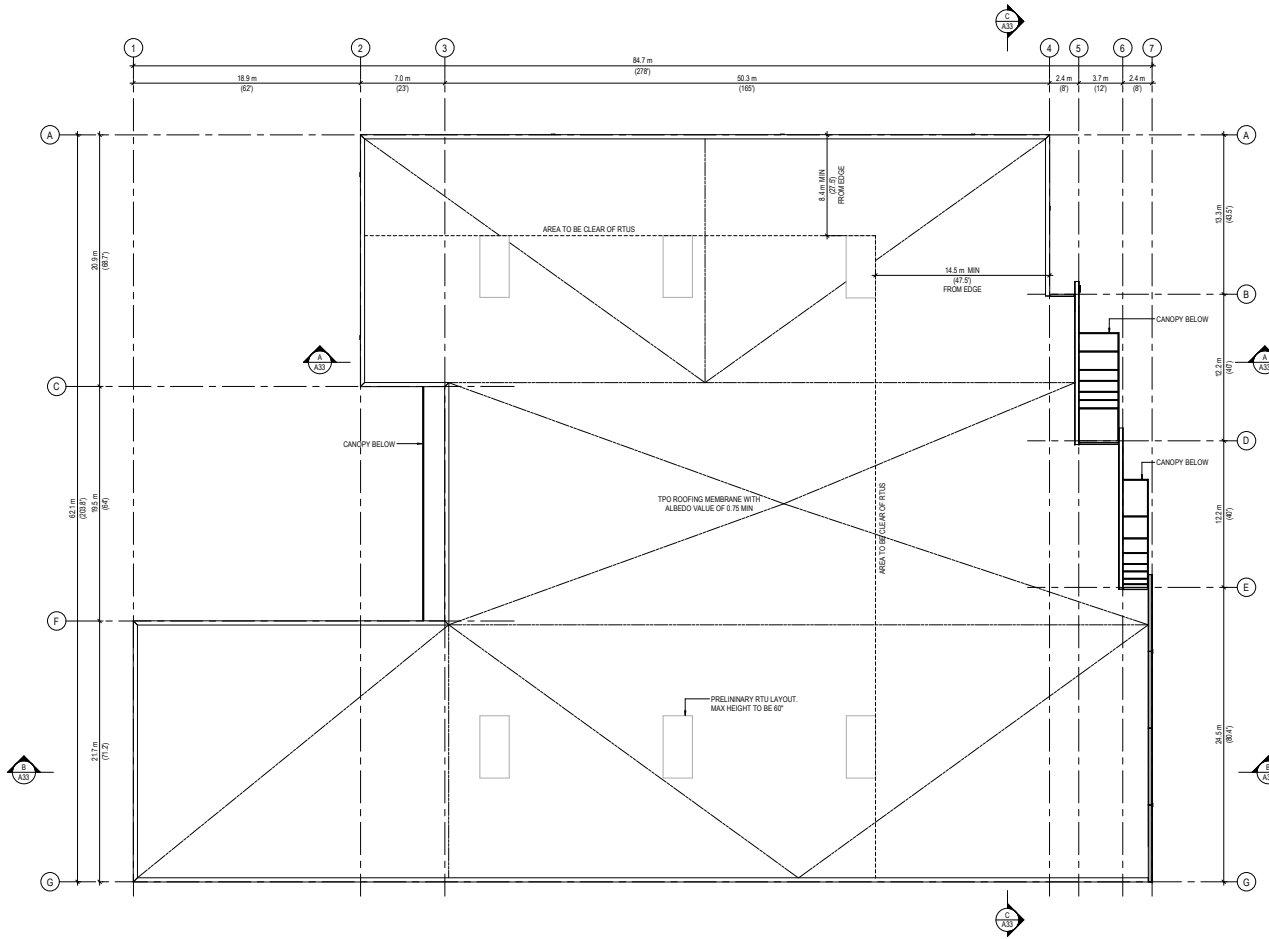
SCALE: 6" = 1'-0"



1 MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"
PROJECT NORTH



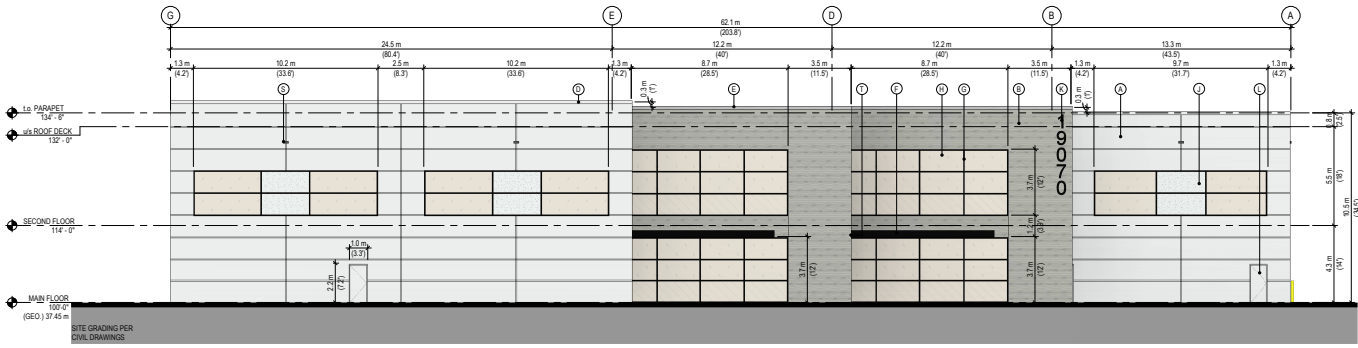
2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
PROJECT NORTH



1 ROOF PLAN
SCALE: 1/16" = 1'-0"
PROJECT NORTH

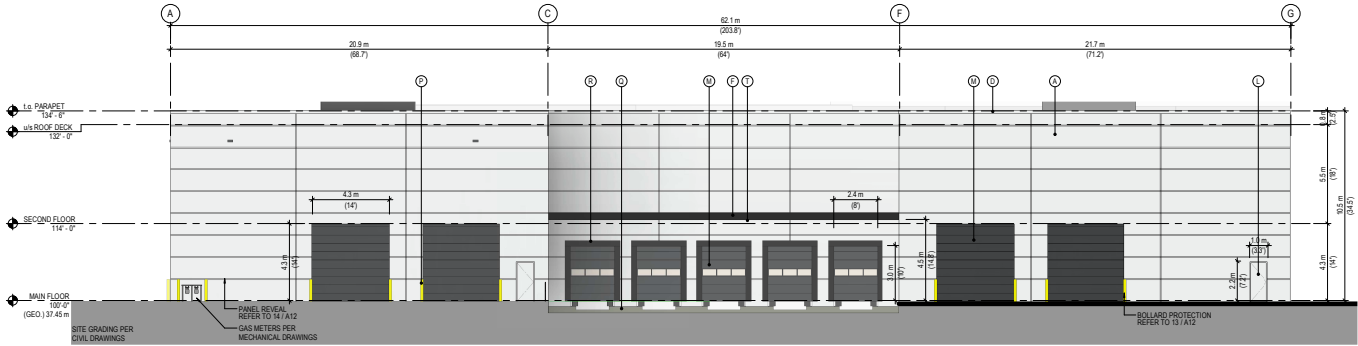


2 PERSPECTIVE
SCALE:



1 EAST ELEVATION (39 AVENUE)

SCALE: 3/32" = 1'-0"

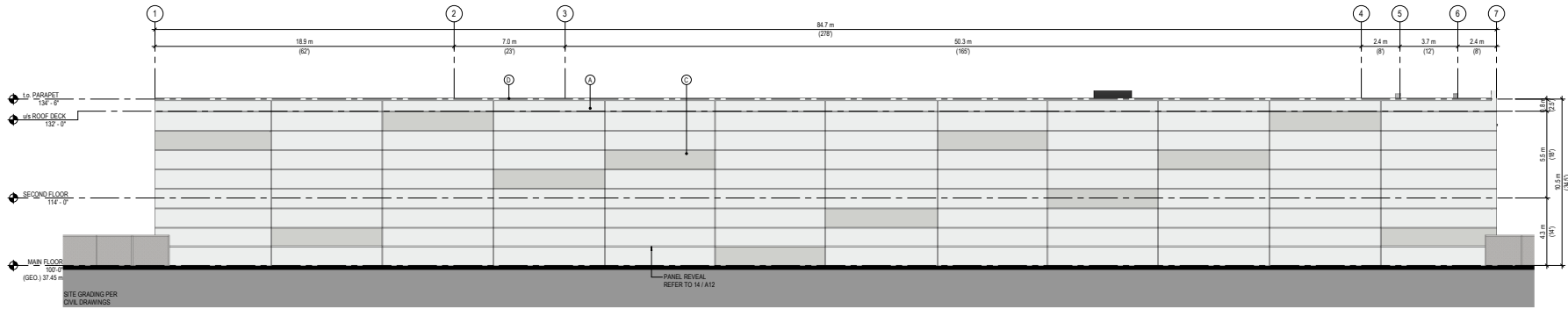


2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

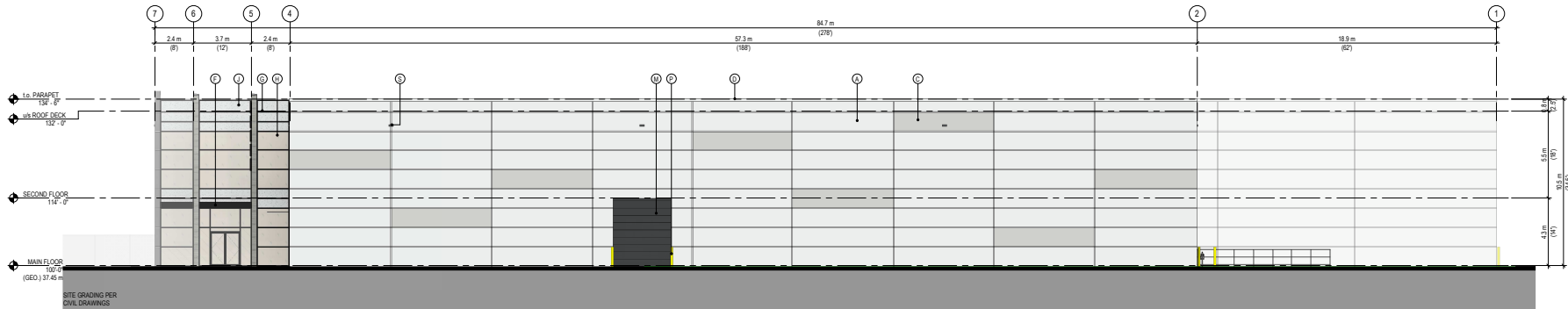
MATERIAL LEGEND

| | | | | | | | | | | | | | | | | | |
|--|---|--|---|--|---|--|---|--|---|--|--|--|---|--|---|--|---|
| | <p>A. CONCRETE TILT PANEL PAINTED CLOVERDALE PAINTS MELTING GLACIER 0600</p> | | <p>C. CONCRETE TILT PANEL PAINTED CLOVERDALE PAINTS METRO 0530</p> | | <p>E. CONCRETE CAP FLASHING PREFINISHED MATCH BOARDFORM CONCRETE</p> | | <p>G. ALUMINUM MULLIONS PREFINISHED BLACK ANODIZED</p> | | <p>J. SPANDELL GLAZING VITRUM PREFINISHED COLOUR: EQUINOX SP-071</p> | | <p>L. STEEL MANDOOOR PAINTED CLOVERDALE PAINTS MELTING GLACIER 0600</p> | | <p>N. OVERHEAD DOOR GLAZING PREFINISHED CLEAR VISION GLASS</p> | | <p>Q. EXPOSED FOUNDATION WALL RAW CONCRETE</p> | | <p>S. EXTERIOR WALL LIGHTING PREFINISHED IRON GRAY</p> |
| | <p>B. CONCRETE TILT PANEL BOARDFORM CONCRETE</p> | | <p>D. PARAPET CAP FLASHING PREFINISHED MATCH SNOW WHITE PAINT</p> | | <p>F. ARCHITECTURAL STEEL PAINTED BENJAMIN MOORE BLACK SATIN 2131-10 CANOPY & GUARDRAILS</p> | | <p>H. GLAZING PREFINISHED CLEAR VISION GLASS</p> | | <p>K. ADDRESS NUMBERS PREFINISHED BLACK ANODIZED ALUMINUM</p> | | <p>M. OVERHEAD DOOR PAINTED CLOVERDALE PAINTS BLACK LORRAINE 0629</p> | | <p>P. CONCRETE FILLED PIPE BOLLARD PAINTED SAFETY YELLOW</p> | | <p>R. LOADING DOCK SHELTER & LEVELER PREFINISHED BLACK</p> | | <p>T. UNDER CANOPY LINEAR LIGHTING PREFINISHED WHITE</p> |



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- CONCRETE DRIVEWAY APRON
- STRUCTURAL SOIL
- BENCH
- BIKE RACK
- OFF-SITE EXISTING TREE TO REMAIN
- BLACK VINYL COATED CHAIN LINK FENCE
- BLACK METAL PICKET FENCING

| | | |
|---------------------|-----------|-----------------------------|
| 1 | 02/10/20 | RE-ISSUED FOR CITY COMMENTS |
| 2 | 2/29/2019 | RE-ISSUED FOR CITY COMMENTS |
| 3 | 2/29/2019 | ISSUED FOR CP |
| 4 | 02/10/20 | REVISIONS |
| NO. | DATE | DESCRIPTION |
| ISSUES & REVISIONS: | | |
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|---------------------|-----------|-----------------------------|
| 1 | 02/10/20 | RE-ISSUED FOR CITY COMMENTS |
| 2 | 2/29/2019 | ISSUED FOR CP |
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| 4 | 02/10/20 | REVISIONS |
| NO. | DATE | DESCRIPTION |
| ISSUES & REVISIONS: | | |
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| | | |
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PROJECT NAME:
CLUTCH 39TH AVE

PROJECT ADDRESS:
**19070 39TH AVE
SURREY, BC**

LANDSCAPE PLAN,
AND NOTES

SCALE: 1:200

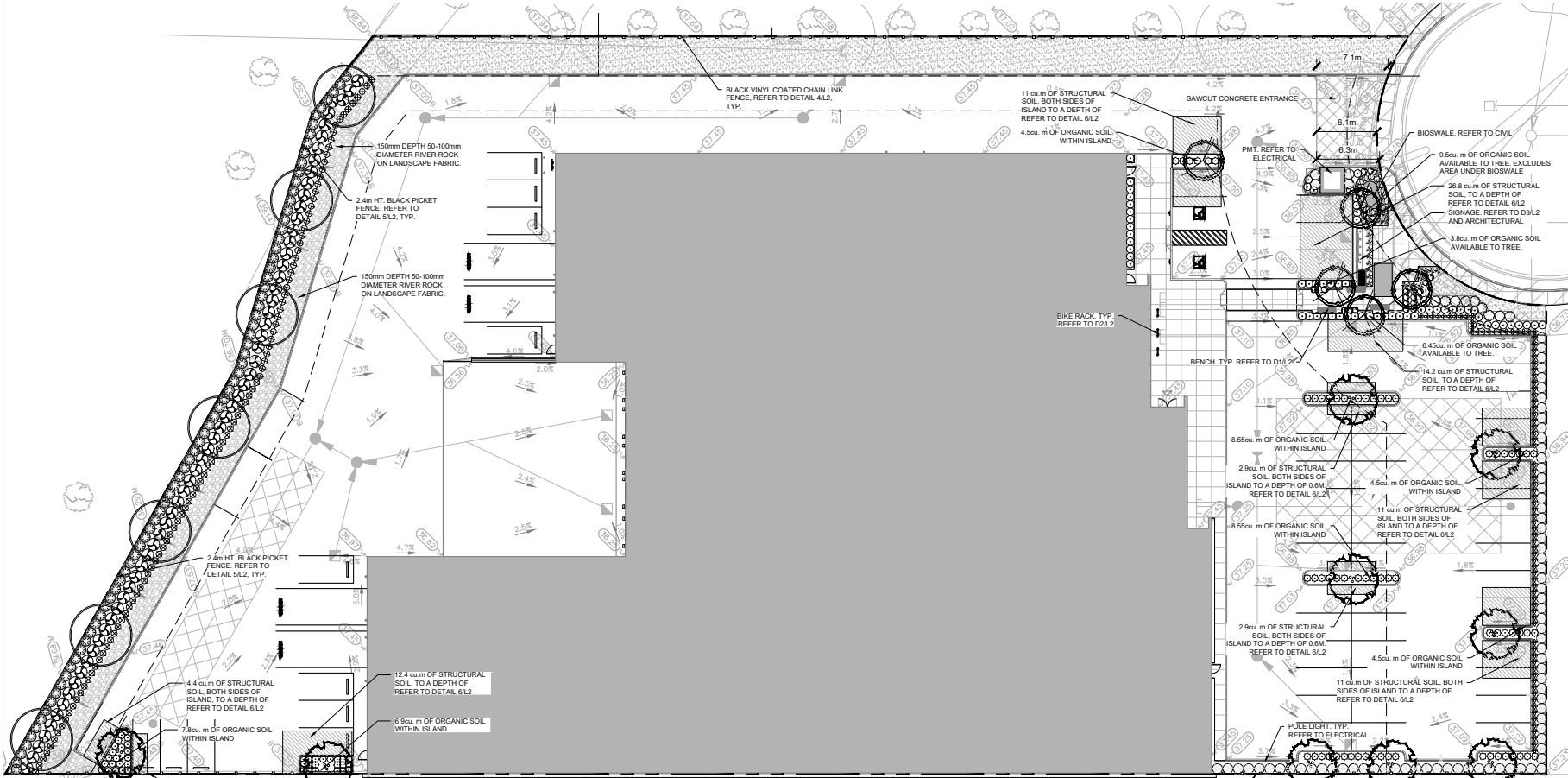
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PROJECT NO: 190092

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PLANT LIST - ENTIRE SITE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | CONDITION |
|---|-----|--|--------------------------------------|-----------|-------------|-----------|
| DECIDUOUS TREES | | | | | | |
| | 7 | <i>Quercus garryana</i> | Garry Oak | 6cm cal. | As per plan | W.B. |
| | 5 | <i>Cornus florida 'Rubra'</i> | Red Flowering Dogwood | 6cm cal. | As per plan | W.B. |
| | 9 | <i>Syringa japonica</i> | Japanese Snowball | 50cm cal. | As per plan | W.B. |
| SHRUBS | | | | | | |
| | 18 | <i>Cornus amomum 'Nanum'</i> | Kentucky Dwarf Red Osier Dogwood | 45cm Ht. | 75cm O.C. | # 2 PL. |
| | 84 | <i>Lonicera sibirica 'Baggesen's Gold'</i> | Baggesen Gold Botanical Honey-suckle | 45cm Ht. | 60cm O.C. | # 2 PL. |
| | 64 | <i>Physocarpus capitatus</i> | Pacific Ninebark | 1m O.C. | 1m O.C. | # 3 PL. |
| | 79 | <i>Azalea 'Violet Ruffles'</i> | Heat Tolerant Azalea | 60cm Ht. | 1m O.C. | # 3 PL. |
| | 79 | <i>Malva multiflora</i> | Tall Oregon Grass | 60cm Ht. | 1m O.C. | # 3 PL. |
| | 103 | <i>Gaultheria shallon</i> | Santal | 30cm Ht. | 75cm O.C. | # 3 PL. |
| | 10 | <i>Tara taraxacifolia 'Tartagata'</i> | High Yew | 1.5m Ht. | 1m O.C. | # 2 PL. |
| | 105 | <i>Spiraea japonica</i> | Japanese Spiraea | 45cm Ht. | 75cm O.C. | # 2 PL. |
| | 22 | <i>Viburnum davidii</i> | David Viburnum | 45cm Ht. | 90cm O.C. | # 2 PL. |
| PERENNIALS, GROUND COVERS, AND GRASSES | | | | | | |
| | 85 | <i>Bergenia crinita</i> | Bergenia | 1 Gallon | 45cm O.C. | # 1 PL. |
| | 27 | <i>Nassella tenuissima</i> | Mexican Feather Grass | 1 Gallon | 45cm O.C. | # 1 PL. |

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL, IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONFORM AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED SHALL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (ISA) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 2. Maintenance and additional installation of mulch.
 3. Weed removal.
 4. Disease control.

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.
- IRRIGATION NOTES:**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT' LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB CUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.

- SOODING NOTES:**
- SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (a) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CRESPING RED FESCUE
 - 20% PERENNIAL Ryegrass
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
 - AREAS TO BE SOODED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING, AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL WINDING. DRY SOIL WILL BE REJECTED.
 - LAY SOIL DURING GROWING SEASON. LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THIN SECTIONS WITH SHARP HILFERS.
 - WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.
- BIOSWALE SOIL SPECIFICATION:**
- | | |
|---|---------|
| COARSE GRAVEL: | 0-1% |
| ALL OTHERS: | 0-8% |
| SAND: | 70-80% |
| Larger than 0.075mm (smaller than 2mm): | 0-10% |
| SILT: | 5-15% |
| Larger than 0.002mm (smaller than 0.075mm): | 10-20% |
| CLAY: | 10-20% |
| CLAY AND SILT COMBINED: | MAX 20% |
| ORGANIC CONTENT (by weight): | 10% |
| Organics not to be derived from soil waste accepting: | 0.6-5.5 |

MODEL: CENTENNIAL - SERIES 22
 MANUFACTURER: FRANCES ANDREWS
 COLOUR: BLACK AND PIPE
 OR APPROVED EQUAL

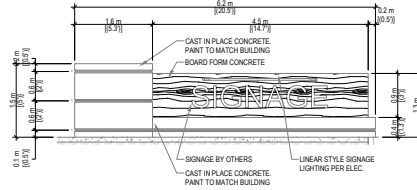


D1 BENCH N.T.S.

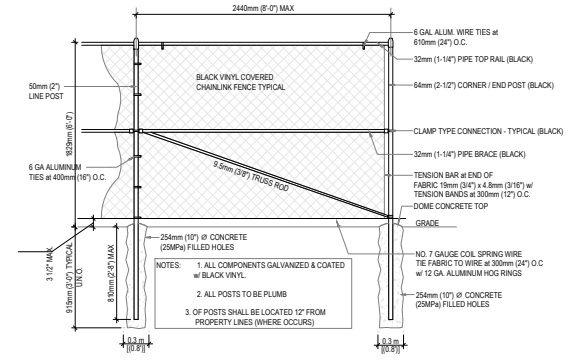
MODEL: R-828 INVERTED U-RACK
 MANUFACTURER: RELIANCE FOUNDRY
 COLOUR: BLACK
 OR APPROVED EQUAL



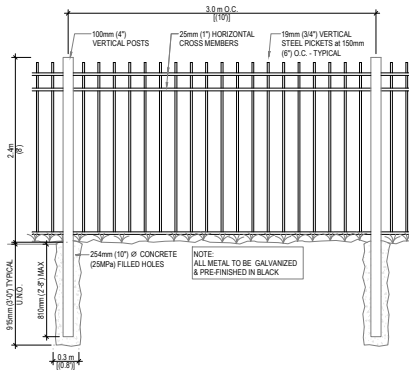
D2 BIKE RACK N.T.S.



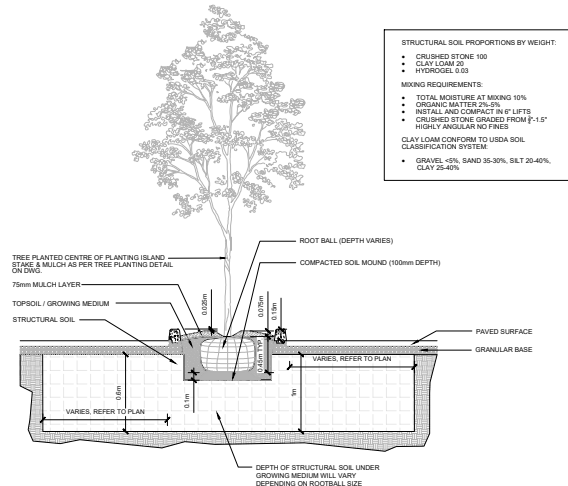
D3 SIGNAGE N.T.S.



D4 CHAINLINK FENCING N.T.S.

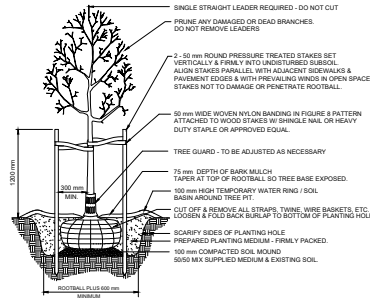


D5 PICKET FENCING N.T.S.

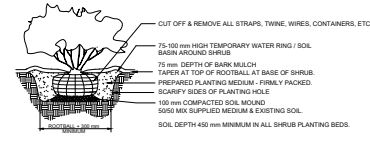


D6 STRUCTURAL SOIL N.T.S.

- STRUCTURAL SOIL PROPORTIONS BY WEIGHT:
- CRUSHED STONE 100
 - CLAY LOAM 0%
 - PHOSPHORUS 0.03
- MIXING REQUIREMENTS:
- TOTAL MOISTURE AT MIXING 10%
 - ORGANIC MATTER 2%-5%
 - INSTALL AND COMPACT IN 6" LIFTS
 - CRUSHED STONE GRANULES FROM 1'-1.5" HIGHLY ANGULAR 100 PILES
- CLAY LOAM CONFORM TO USDA SOIL CLASSIFICATION SYSTEM:
- GRAVEL <5%, SAND 35-30%, SILT 20-40%, CLAY 25-40%



DECIDUOUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

| | | |
|---------------------|-------|-----------------------------|
| 3 | 02/20 | RE-ISSUED FOR CITY COMMENTS |
| 2 | 29/05 | RE-ISSUED FOR CITY COMMENTS |
| 1 | 25/02 | ISSUED FOR CP |
| NO. | DATE: | BY: |
| ISSUES & REVISIONS: | | |
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