

**CITY OF MISSION  
DEVELOPMENT PERMIT DP21-166**

Issued to: Paramjit Singh Sanghera  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 12638 – 59A Avenue  
Surrey, BC V3X 1V8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: 8863 Cedar Street  
Parcel Identifier: 011-272-074  
Legal Description: Lot 3 Section 32 Township 17 New Westminster District Plan 7896

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.

The said lands are zoned Neighbourhood Centre One Zone pursuant to “District of Mission Zoning Bylaw 5949-2020” as amended.

“District of Mission Zoning Bylaw” as amended is hereby supplemented in respect of the said lands as follows:

Section 111 – Off Street Loading Regulations		
	Location of Off Street Loading	Variance Requested
<b>C. Use</b>	Required off street Loading Spaces shall not be used for any other Use	Applicant is requesting that loading and waste management trucks use the same loading space.

Section 401 – Neighbourhood Centre One Zone			
H. Height of Building	Base Height Permitted	Density Bonus Height Permitted	Variance Requested
1. Height of Principal building	13.0 m (42.7 ft)	19.1 m (62.6 ft)	20.42 m (66.9 ft)

Section 401 – Neighbourhood Centre One Zone		
F. 2. Density	No more than 65% of the developed Floor Space may be	Variance Requested

	used as an Apartment Use	
	65%	68.05%

Building design, siting and landscaping plans to be as shown on **Attachment 1** inclusive, and landscape drawing which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans on **Attachment 1** inclusive, prepared by Jordan Kutev Architect inc (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
- (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
- (c) Parking and siting thereof shall substantially conform to the plans.
- (d) The following standards for landscaping are imposed:
  - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L1-L5 prepared by pmg landscape architects
  - (ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.

5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

- (a) An Irrevocable Letter of Credit in the amount of \$323,451.75 for the purpose of:
- (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.

- (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

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Paul Horn,  
MAYOR

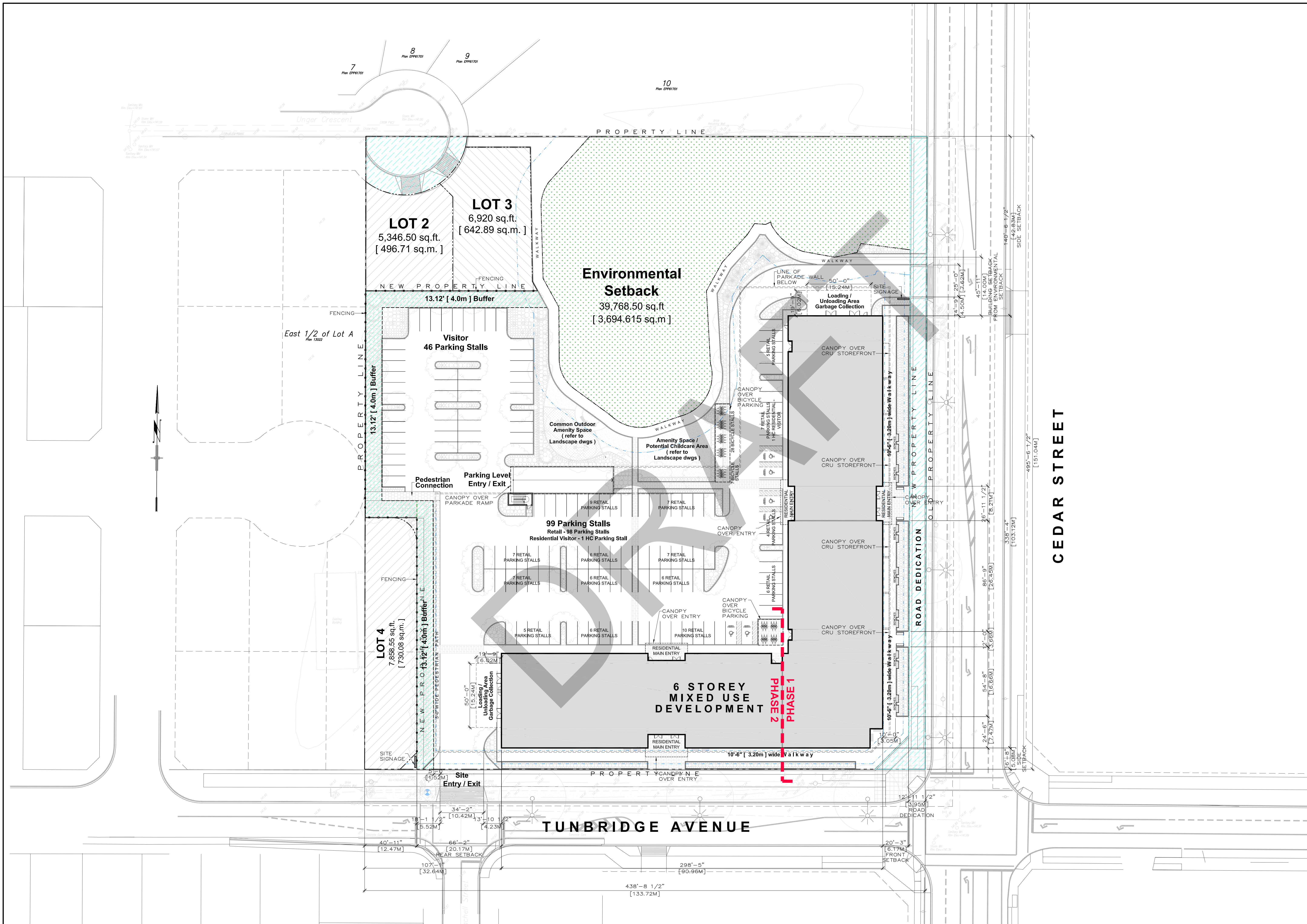
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Jennifer Russell  
CORPORATE OFFICER

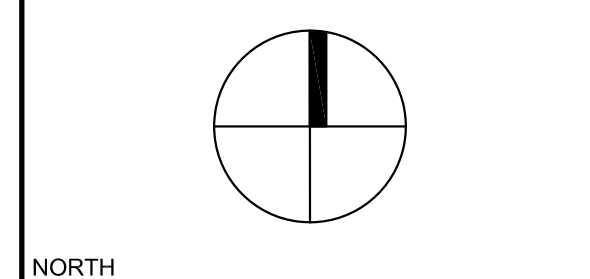
Development Permit DP21-166

DRAFT





ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECT. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.  
 THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND REGULATIONS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
 DO NOT SCALE THE DRAWINGS.  
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**Jka**  
 jordan kutev  
 architect inc  
 180 - 2250 boundary road burnaby bc v5m 3z3  
 T 604 299 3222 www.jka.cc

PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
4	16JAN2024	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3	31OCT2023	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2	6FEB2023	ISSUED FOR REZ & DP
1	6DEC2021	ISSUED FOR REZ & DP

Mixed Use Development

8863 Cedar Street  
 City of Mission, British Columbia

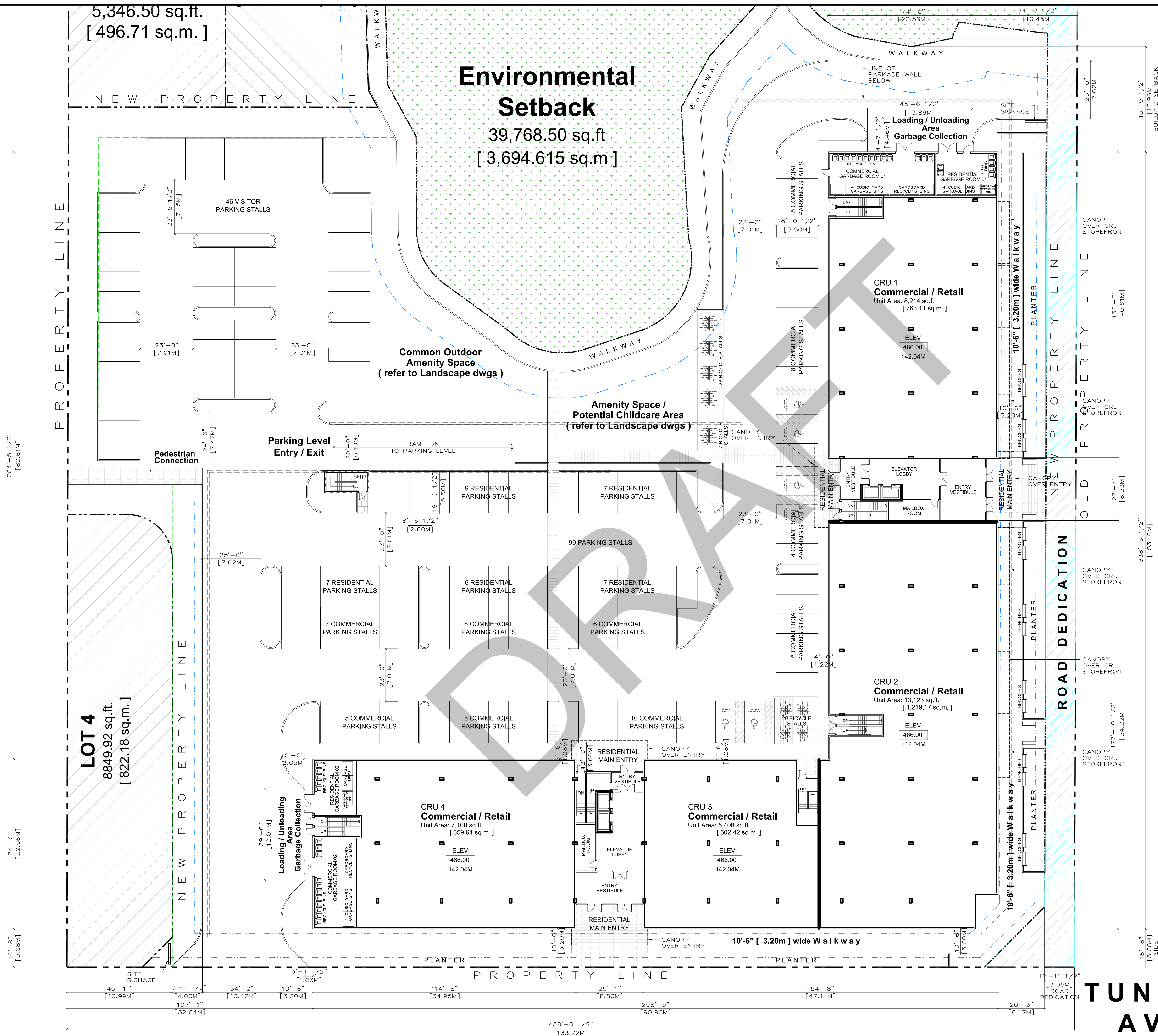
SITE PLAN

REZONING APPLICATION  
 DEVELOPMENT PERMIT

**A152**

SCALE: 1/32" = 1'-0"	PROJECT NO: 2023
DRAWN BY: VI / MP	CHECKED BY: JA





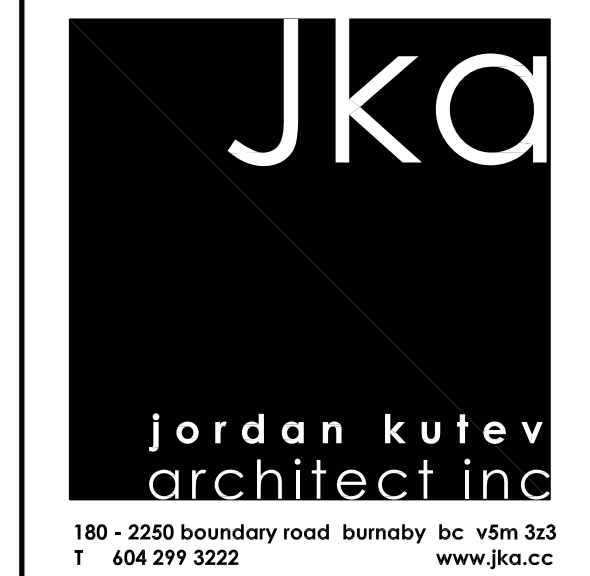
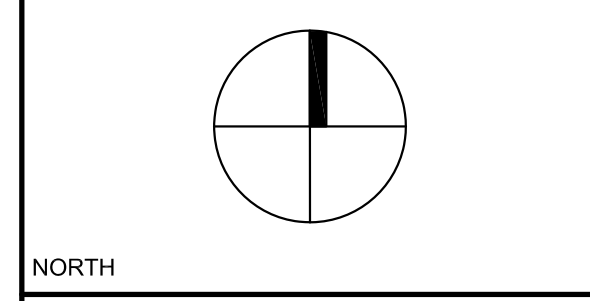
**Above Ground Parking**  
**TOTAL 145 PARKING STALLS**  
 Residential  
 36 Parking Stalls  
 Retail  
 57 Parking Stalls  
 6 Accessible Parking  
 Visitor  
 46 Parking Stalls  
 55 Bicycle Stalls

NOTE:  
 Provide Level 2 roughed-in for Electric Vehicle Charging Stations as per Zoning ByLaw Section 109 I.

**CEDAR STREET**

**TUNBRIDGE AVENUE**

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2	6FEB2023	ISSUED FOR REZ & DP
1	6DEC2021	ISSUED FOR REZ & DP

Mixed Use Development

8863 Cedar Street  
 City of Mission, British Columbia

MAIN LEVEL PLAN

REZONING APPLICATION  
 DEVELOPMENT PERMIT

**A211**

SCALE: 1" = 20'-0"	PROJECT NO: 2023
DRAWN BY: VI / MP	CHECKED BY: JA



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NO	DATE	REMARKS
5	06JUN2024	REISSUED FOR REZ & DP
4	02FEB2024	REISSUED FOR REZ & DP
3	20OCT2023	REISSUED FOR REZ & DP
2	6FEB2023	ISSUED FOR REZ & DP
1	6DEC2021	ISSUED FOR REZ & DP

Mixed Use Development

8863 Cedar Street  
 City of Mission, British Columbia

EAST ELEVATION  
 SOUTH ELEVATION

A401

SCALE: 1/16" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MM	CHECKED BY: JA



**EXTERIOR FINISH LEGEND**

- DOUBLE GLAZED DOOR/WINDOW IN ALUMINUM METAL CLAD VINYL FRAME with BLACK EXTERIOR
- DOUBLE GLAZED VISION PANEL IN ALUMINUM STOREFRONT WALL SYSTEM with BLACK FRAME
- GLASS BALCONY RAILING with CLEAR TEMPERED GLASS (TYPICAL)
- HARDIEPANEL VERTICAL SIDING-SMOOTH ARTIC WHITE with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- HARDIEPANEL VERTICAL SIDING CHRIS CRAFT WOOD TEXTURE with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- HARDIEPANEL VERTICAL SIDING-SMOOTH PEARL GRAY with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- HARDIEPANEL VERTICAL SIDING-SMOOTH NIGHT GRAY with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- METRO THIN BRICK 710 CHARCOAL

DRAFT



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Mixed Use Development

8863 Cedar Street  
 City of Mission, British Columbia

WEST ELEVATION  
 NORTH ELEVATION

A402

SCALE: 1/16" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MM	CHECKED BY: JA



**1 WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

**EXTERIOR FINISH LEGEND**

- 1 DOUBLE GLAZED DOOR/WINDOW IN ALUMINUM METAL CLAD VINYL FRAME with BLACK EXTERIOR
- 2 DOUBLE GLAZED VISION PANEL IN ALUMINUM STOREFRONT WALL SYSTEM with BLACK FRAME
- 3 GLASS BALCONY RAILING with CLEAR TEMPERED GLASS (TYPICAL)
- 4 HARDIEPANEL VERTICAL SIDING-SMOOTH ARTIC WHITE with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- 5 HARDIEPANEL VERTICAL SIDING CHRIS CRAFT WOOD TEXTURE with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- 6 HARDIEPANEL VERTICAL SIDING-SMOOTH PEARL GRAY with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- 7 HARDIEPANEL VERTICAL SIDING-SMOOTH NIGHT GRAY with CLEAR ANODIZED ALUMINUM REVEAL CHANNEL
- 8 METRO THIN BRICK 710 CHARCOAL

DRAFT





1 EAST VIEW  
ALONG CEDAR STREET  
SCALE: NTS



2 SOUTH VIEW  
ALONG TUNBRIDGE AVENUE  
SCALE: NTS

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Mixed Use Development

8863 Cedar Street  
City of Mission, British Columbia

3D VIEW  
RENDERINGS

REZONING APPLICATION  
DEVELOPMENT PERMIT

A801

SCALE: NTS	PROJECT NO: 2023
DRAWN BY: MIK	CHECKED BY: JA





**1** EAST VIEW  
ALONG CEDAR STREET  
SCALE: NTS



**2** SOUTH VIEW  
ALONG TUNBRIDGE AVENUE  
SCALE: NTS

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Mixed Use Development

8863 Cedar Street  
City of Mission, British Columbia

3D VIEW  
RENDERINGS

REZONING APPLICATION  
DEVELOPMENT PERMIT

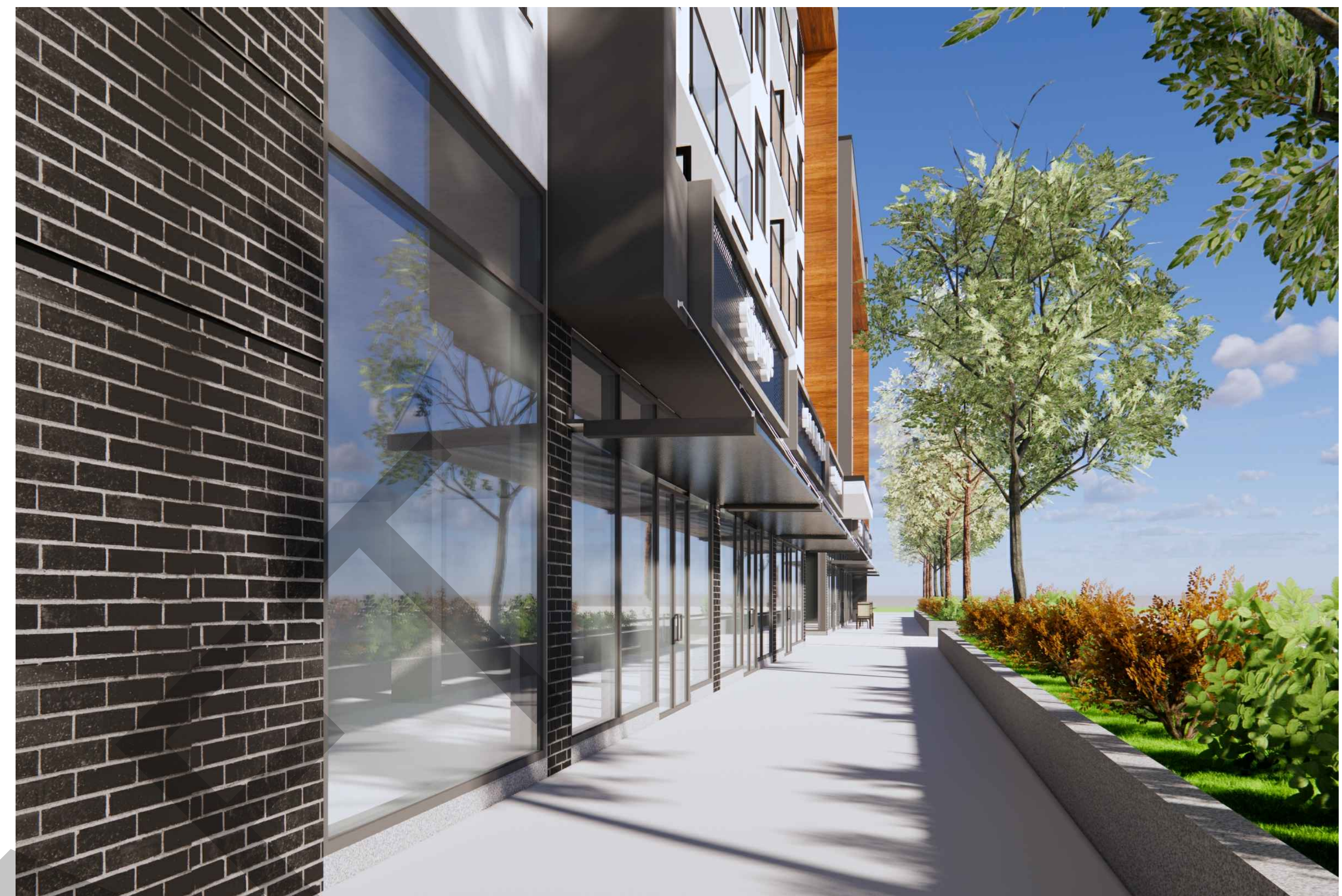
**A802**

SCALE: NTS	PROJECT NO: 2023
DRAWN BY: MIK	CHECKED BY: JA





1 NORTHWEST VIEW  
SCALE: NTS



1 TUNBRIDGE PEDESTRIAN VIEW  
SCALE: NTS



4 SIGNAGE AT TUNBRIDGE AVENUE ENTRANCE  
SCALE: NTS



3 SIGNAGE AT CEDAR STREET ENTRANCE  
SCALE: NTS

2 SOUTH EAST TOP VIEW  
SCALE: NTS



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NO DATE REMARKS

Mixed Use Development

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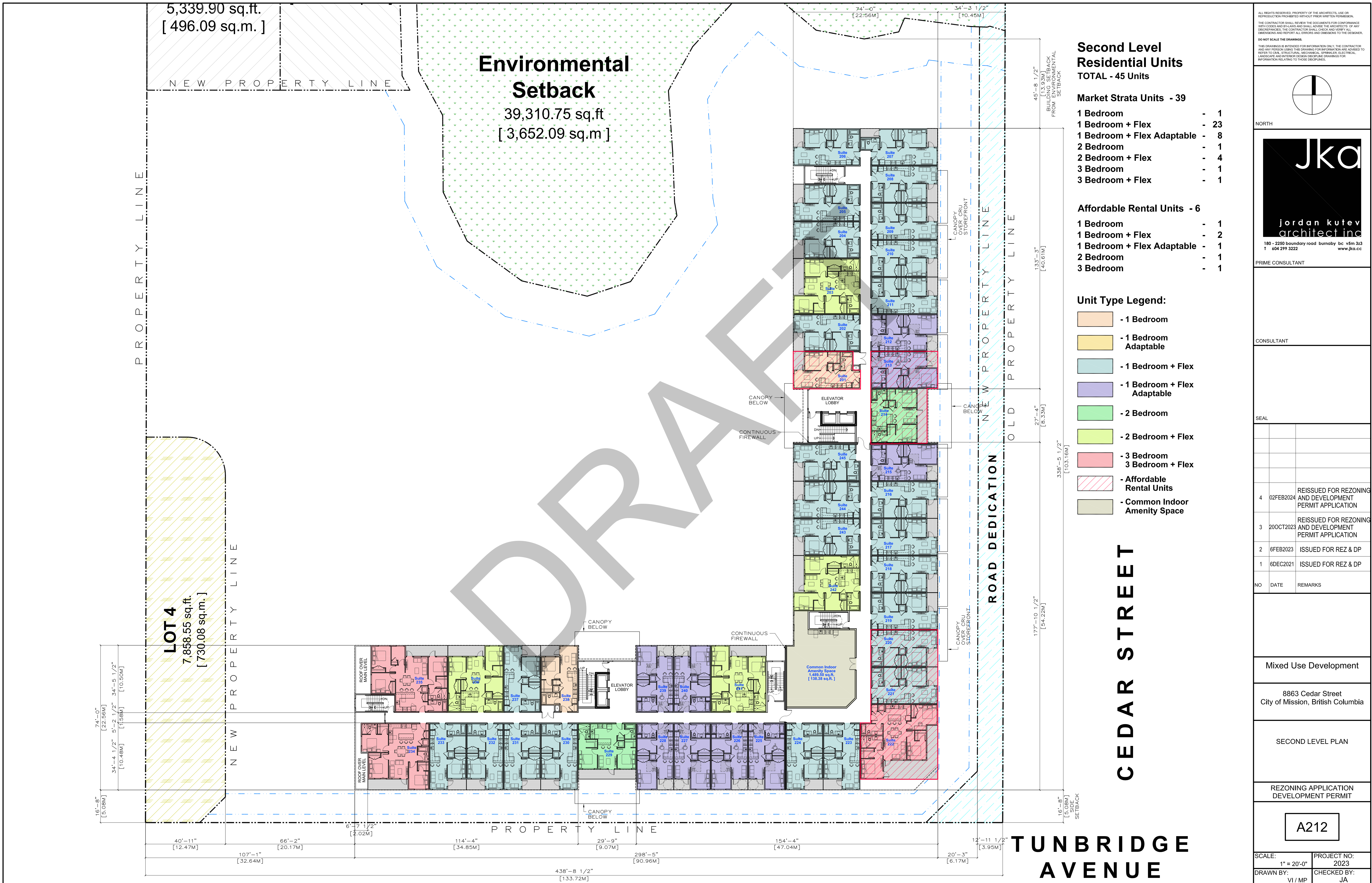
3D VIEW  
RENDERINGS

REZONING APPLICATION  
DEVELOPMENT PERMIT

A803

SCALE:	PROJECT NO:
NTS	2023
DRAWN BY:	CHECKED BY:
MIK	JA





5,339.90 sq.ft.  
[ 496.09 sq.m. ]

**Environmental  
Setback**  
39,310.75 sq.ft  
[ 3,652.09 sq.m ]

PROPERTY LINE

**LOT 4**  
7,858.55 sq.ft.  
[ 730.08 sq.m. ]

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

**TUNBRIDGE  
AVENUE**

**Second Level  
Residential Units**  
TOTAL - 45 Units

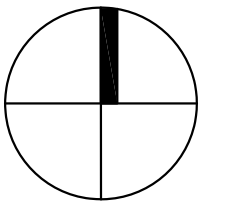
- Market Strata Units - 39**
- 1 Bedroom - 1
  - 1 Bedroom + Flex - 23
  - 1 Bedroom + Flex Adaptable - 8
  - 2 Bedroom - 1
  - 2 Bedroom + Flex - 4
  - 3 Bedroom - 1
  - 3 Bedroom + Flex - 1

- Affordable Rental Units - 6**
- 1 Bedroom - 1
  - 1 Bedroom + Flex - 2
  - 1 Bedroom + Flex Adaptable - 1
  - 2 Bedroom - 1
  - 3 Bedroom - 1

**Unit Type Legend:**

- 1 Bedroom
- 1 Bedroom Adaptable
- 1 Bedroom + Flex
- 1 Bedroom + Flex Adaptable
- 2 Bedroom
- 2 Bedroom + Flex
- 3 Bedroom  
3 Bedroom + Flex
- Affordable Rental Units
- Common Indoor Amenity Space

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NORTH



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Mixed Use Development

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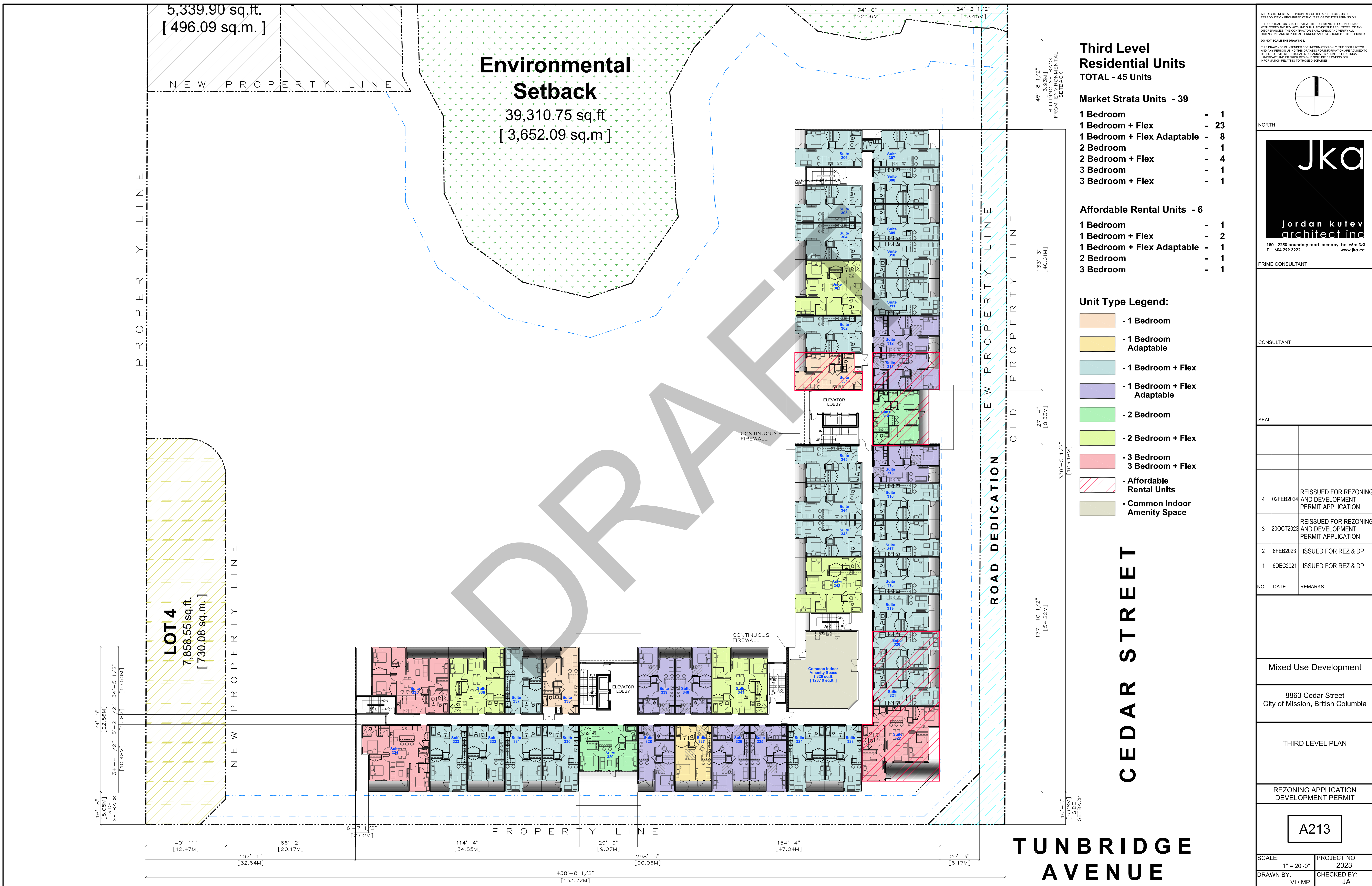
SECOND LEVEL PLAN

REZONING APPLICATION  
DEVELOPMENT PERMIT

A212

SCALE: 1" = 20'-0"  
DRAWN BY: VI / MP  
PROJECT NO: 2023  
CHECKED BY: JA





- Third Level Residential Units**  
TOTAL - 45 Units
- Market Strata Units - 39**
- 1 Bedroom - 1
  - 1 Bedroom + Flex - 23
  - 1 Bedroom + Flex Adaptable - 8
  - 2 Bedroom - 1
  - 2 Bedroom + Flex - 4
  - 3 Bedroom - 1
  - 3 Bedroom + Flex - 1
- Affordable Rental Units - 6**
- 1 Bedroom - 1
  - 1 Bedroom + Flex - 2
  - 1 Bedroom + Flex Adaptable - 1
  - 2 Bedroom - 1
  - 3 Bedroom - 1

- Unit Type Legend:**
- 1 Bedroom
  - 1 Bedroom Adaptable
  - 1 Bedroom + Flex
  - 1 Bedroom + Flex Adaptable
  - 2 Bedroom
  - 2 Bedroom + Flex
  - 3 Bedroom
  - 3 Bedroom + Flex
  - Affordable Rental Units
  - Common Indoor Amenity Space

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NORTH

**Jka**

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1	6DEC2021	ISSUED FOR REZ & DP

SEAL

Mixed Use Development

8863 Cedar Street  
City of Mission, British Columbia

THIRD LEVEL PLAN

REZONING APPLICATION  
DEVELOPMENT PERMIT

A213

SCALE: 1" = 20'-0"  
DRAWN BY: VI / MP  
PROJECT NO: 2023  
CHECKED BY: JA

**TUNBRIDGE AVENUE**

ROAD DEDICATION

NEW PROPERTY LINE

PROPERTY LINE

**LOT 4**  
7,858.55 sq. ft.  
[730.08 sq.m.]

5,339.90 sq. ft.  
[496.09 sq.m.]

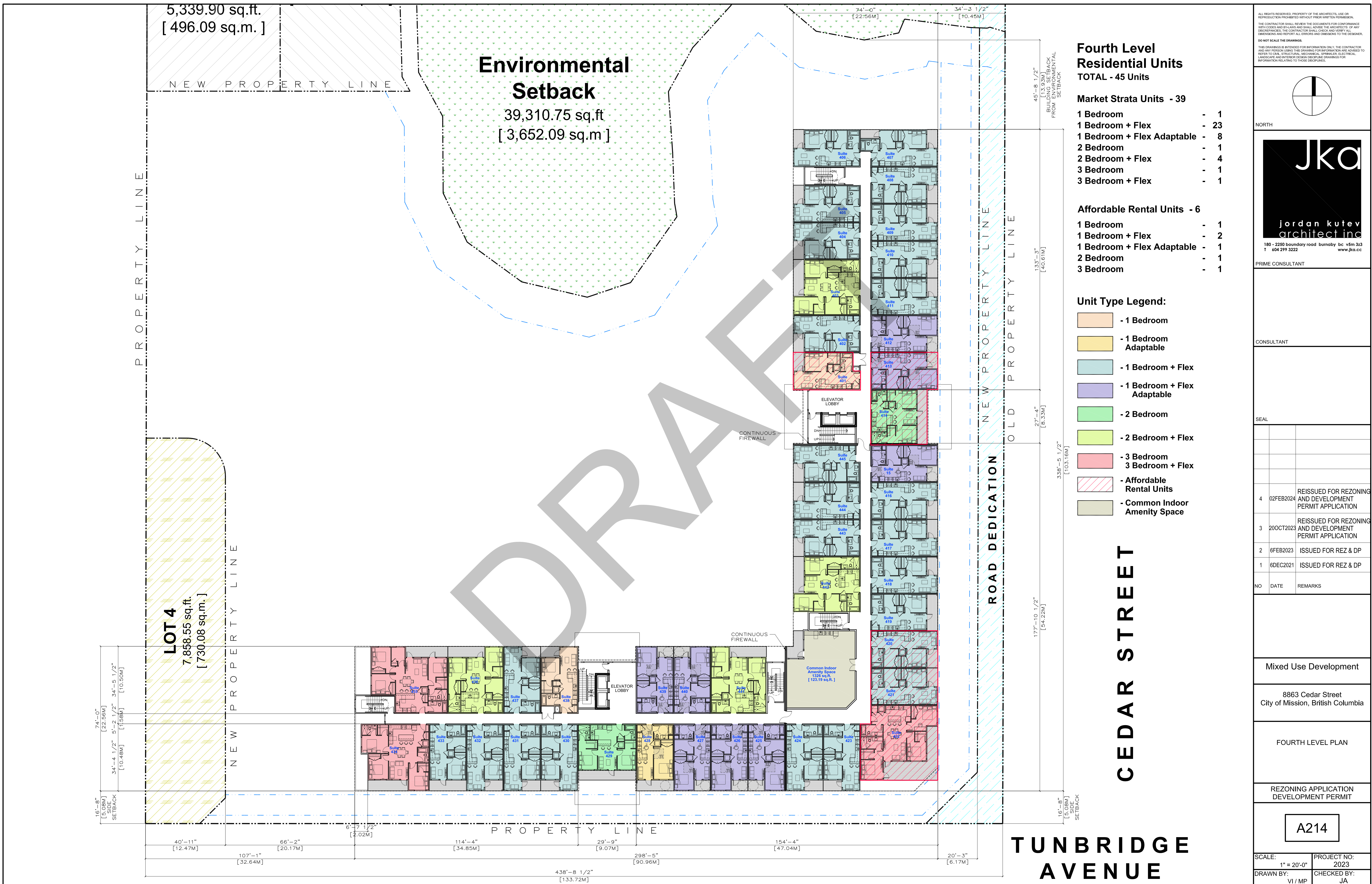
**Environmental Setback**  
39,310.75 sq. ft.  
[3,652.09 sq.m.]

NEW PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE





**Fourth Level Residential Units**  
TOTAL - 45 Units

**Market Strata Units - 39**

- 1 Bedroom - 1
- 1 Bedroom + Flex - 23
- 1 Bedroom + Flex Adaptable - 8
- 2 Bedroom - 1
- 2 Bedroom + Flex - 4
- 3 Bedroom - 1
- 3 Bedroom + Flex - 1

**Affordable Rental Units - 6**

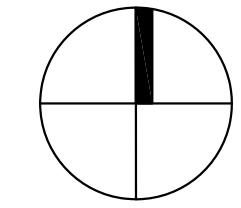
- 1 Bedroom - 1
- 1 Bedroom + Flex - 2
- 1 Bedroom + Flex Adaptable - 1
- 2 Bedroom - 1
- 3 Bedroom - 1

**Unit Type Legend:**

- 1 Bedroom
- 1 Bedroom Adaptable
- 1 Bedroom + Flex
- 1 Bedroom + Flex Adaptable
- 2 Bedroom
- 2 Bedroom + Flex
- 3 Bedroom
- 3 Bedroom + Flex
- Affordable Rental Units
- Common Indoor Amenity Space

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECT. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND REGULATIONS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. DO NOT SCALE THE DRAWINGS. THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSONS USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN SPECIFICATIONS DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NORTH



**Jka**

jordan kutev  
architect inc

180 - 2250 boundary road burnaby bc v5m 3z3  
T 604 299 3222 www.jka.cc

PRIME CONSULTANT

CONSULTANT

NO	DATE	REMARKS
4	02FEB2024	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3	20OCT2023	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2	6FEB2023	ISSUED FOR REZ & DP
1	6DEC2021	ISSUED FOR REZ & DP

SEAL

Mixed Use Development

8863 Cedar Street  
City of Mission, British Columbia

FOURTH LEVEL PLAN

REZONING APPLICATION  
DEVELOPMENT PERMIT

A214

SCALE: 1" = 20'-0"	PROJECT NO: 2023
DRAWN BY: VI / MP	CHECKED BY: JA







PLANT SCHEDULE			STREET TREES		PMG PROJECT NUMBER: 21-070
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	15	ACER RUBRUM 'CRIMSON SENTRY'	CRIMSON SENTRY COLUMNARE MAPLE	6CM CAL; 2M STD; B&B	
	11	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B	

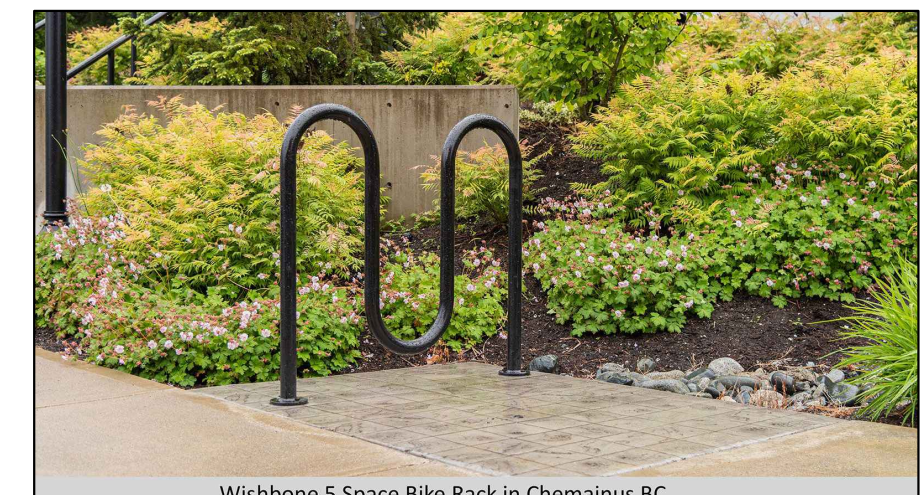
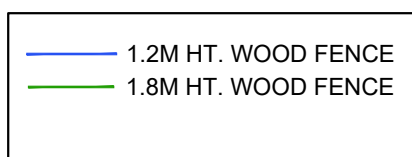
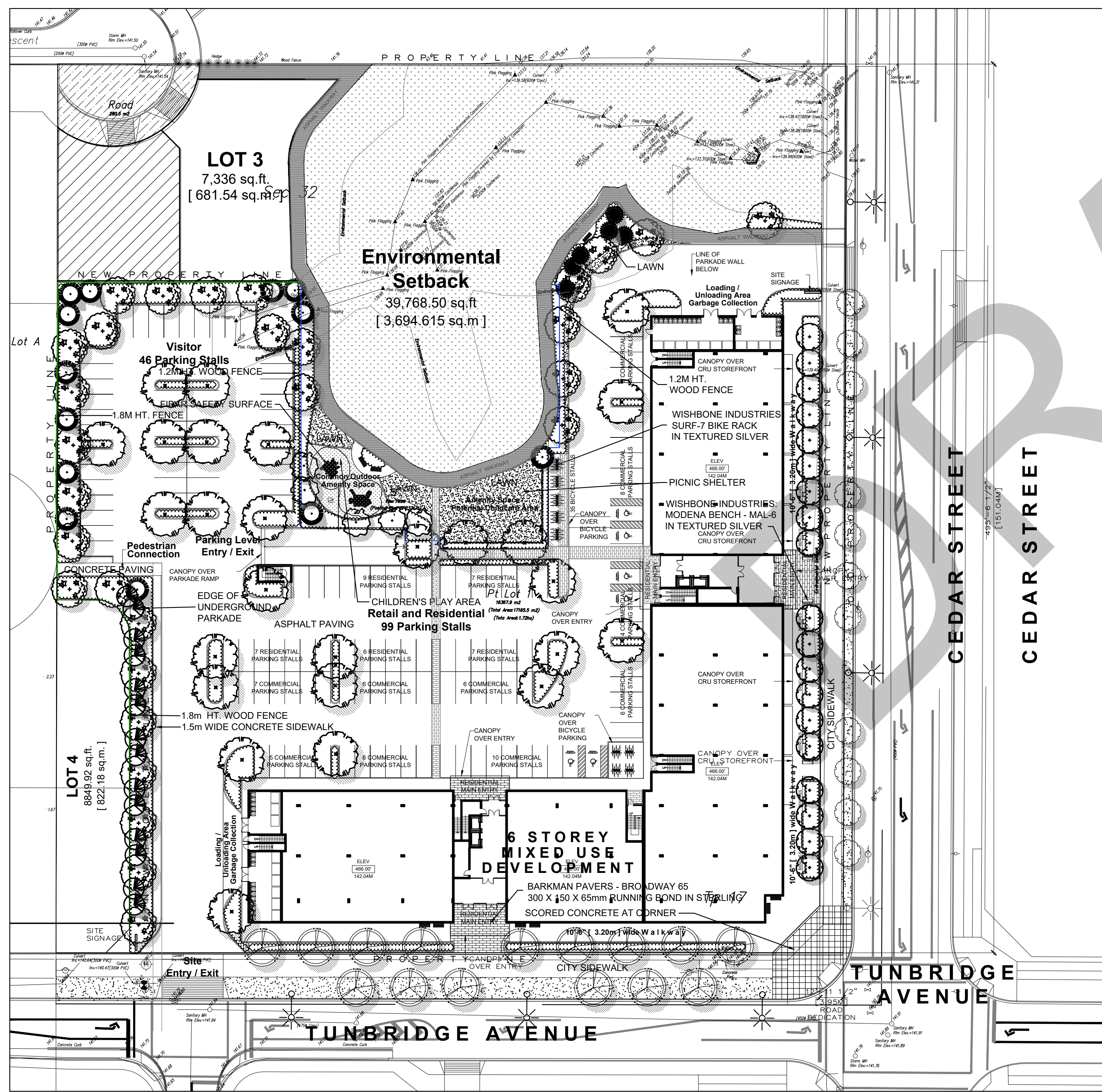
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE			ON SITE		PMG PROJECT NUMBER: 21-070
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	14	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT; B&B	
	26	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.8M STD; B&B	
	5	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; B&B	
	29	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B	
	13	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B	
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B	
	19	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



WISHBONE INDUSTRIES: SURF BIKE RACK - SRBR-5 & SRBR-7 IN TEXTURED SILVER



WISHBONE INDUSTRIES: MODENA BENCH - MAL-6 IN TEXTURED SILVER

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.JAN.15	REV AS PER COMMENTS	MM
7	23.OCT.30	NEW SITE PLAN, MUN. COMMENTS	MM
6	23.JULY.31	NEW SITE PLAN, MUN. COMMENTS	MM
5	23.FEB.09	CONVERSION TO METRIC	MM
4	23.FEB.08	NEW SITE PLAN	MM
3	23.JAN.25	NEW SITE PLAN	MM
2	21.DEC.06	REZONING SUBMISSION	MM
1	21.OCT.25	NEW SITE PLAN	MM

CLIENT:

PROJECT:

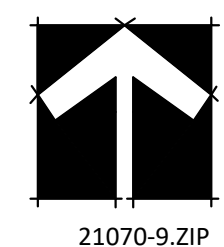
**COMMERCIAL/RESIDENTIAL DEVELOPMENT**

**8836 CEDAR STREET  
MISSION, B.C.**

DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

DATE: 21.AUG.16 DRAWING NUMBER:  
 SCALE: 1:500  
 DRAWN: MM  
 DESIGN: MM  
 CHK'D: MCY

**L1**  
OF 5



21070-9.ZIP

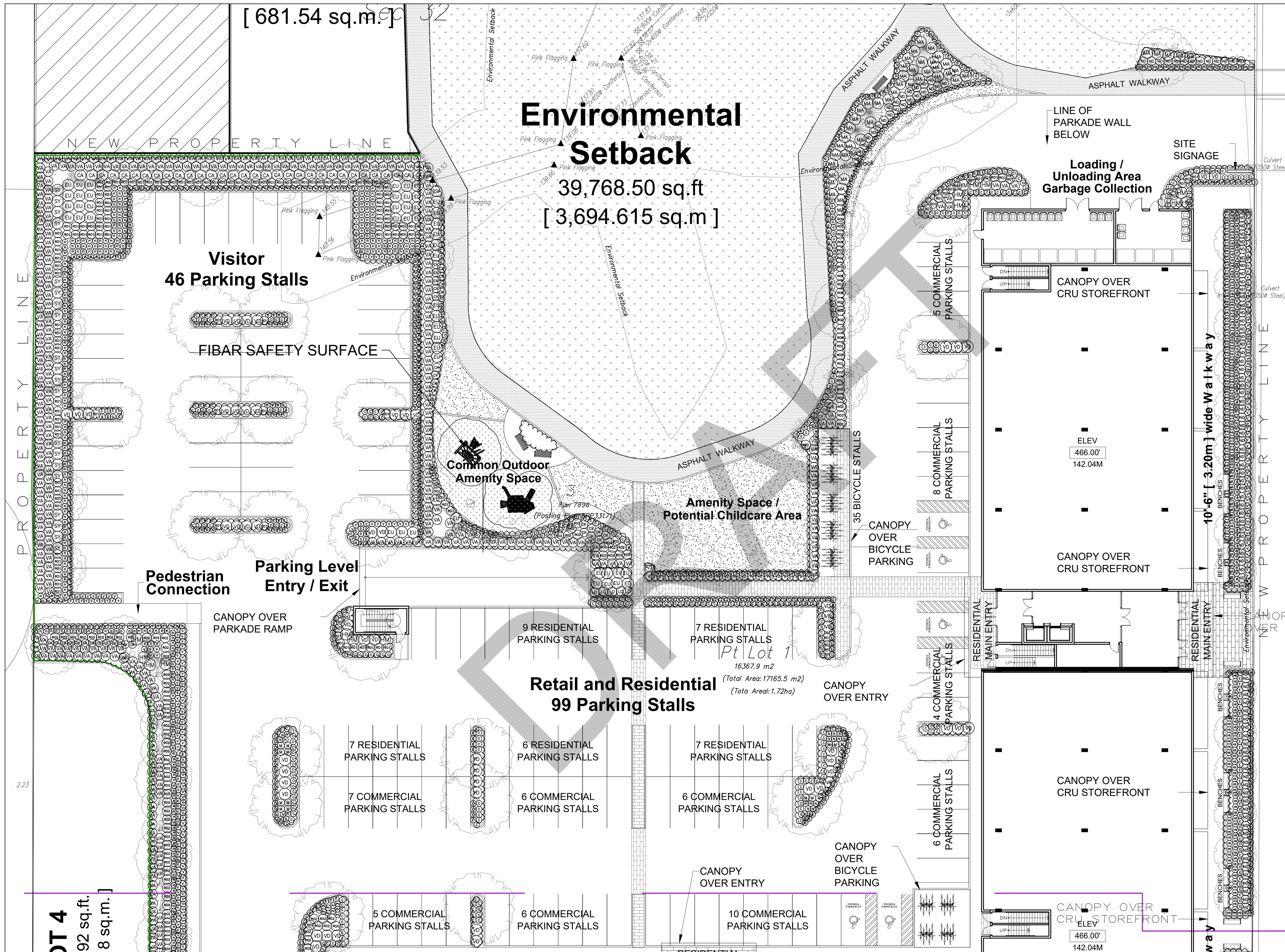
PMG PROJECT NUMBER: 21-070





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Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



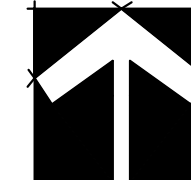
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7	23.OCT.30	NEW SITE PLAN, MUN. COMMENTS	MM
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3	23.JAN.25	NEW SITE PLAN	MM
2	21.DEC.06	REZONING SUBMISSION	MM
1	21.OCT.25	NEW SITE PLAN	MM

CLIENT:

PROJECT:  
**COMMERCIAL/RESIDENTIAL DEVELOPMENT**  
8836 CEDAR STREET  
MISSION, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 21.AUG.16 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY  
PMG PROJECT NUMBER: 21-070



21070-9.ZIP



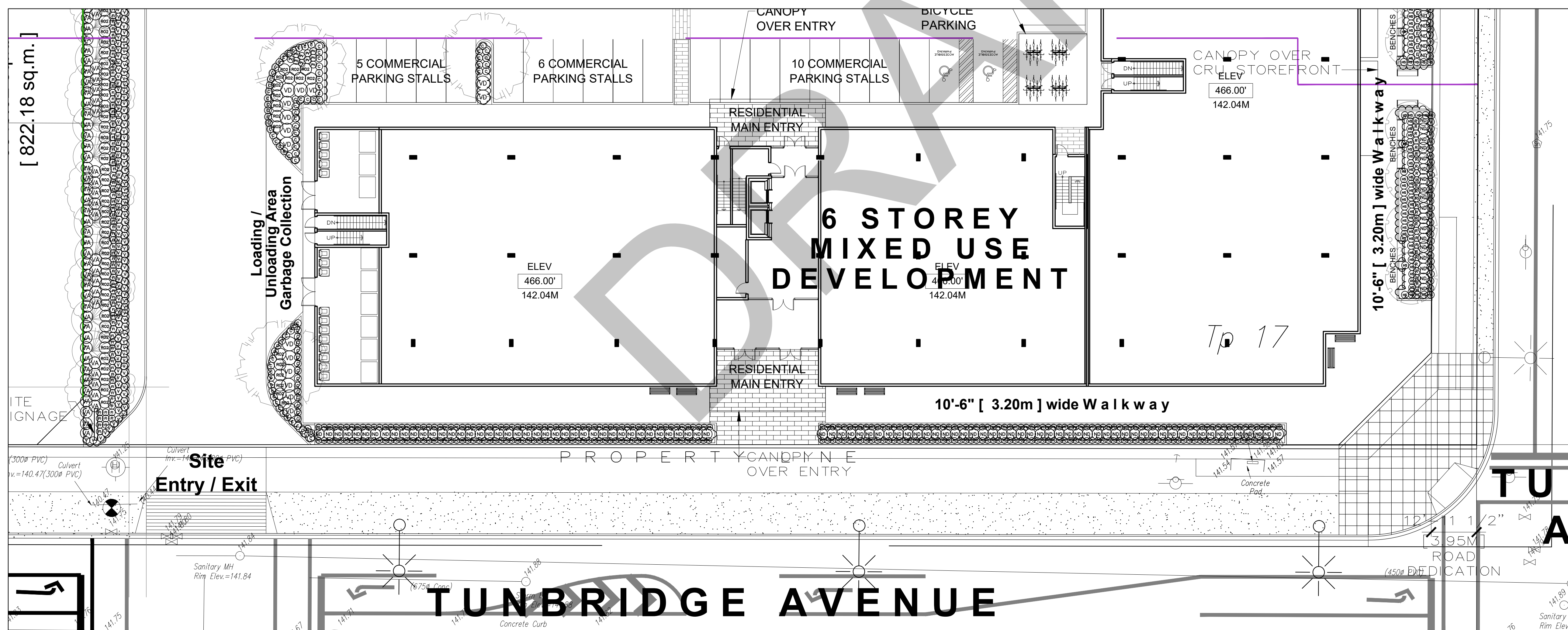


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Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 21-070
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(A)	32	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM
(B)	50	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
(C)	15	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
(D)	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
(E)	220	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(F)	148	ROSA MEIDELAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
(G)	133	ROSA MEIDELAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
(H)	20	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
(I)	11	VACCINIUM 'NORTHLAND'	BLUEBERRY	#2 POT; 50CM
(J)	11	VACCINIUM 'POLARIS'	BLUEBERRY	#2 POT; 50CM
(K)	419	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(L)	63	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
<b>GRASS</b>				
(M)	39	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(N)	535	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(O)	390	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
(P)	317	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(Q)	17	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(R)	20	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
(S)	324	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
(T)	41	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
(U)	17	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	#1 POT; 1-2 FAN
(V)	24	NEPETA x FAASSENII 'DROPMORE'	BLUE CATMINT	15CM POT
(W)	15	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	RUSSIAN SAGE	15CM POT
(X)	96	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
(Y)	28	THYMUS VULGARIS	ENGLISH THYME	9CM POT
<b>GC</b>				
(Z)	110	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(AA)	5	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(AB)	623	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 50CM

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NO.	DATE	REVISION DESCRIPTION	DR.
8	24.JAN.15	REV AS PER COMMENTS	MM
7	23.OCT.30	NEW SITE PLAN, MUN. COMMENTS	MM
6	23.JULY.31	NEW SITE PLAN, MUN. COMMENTS	MM
5	23.FEB.09	CONVERSION TO METRIC	MM
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3	23.JAN.25	NEW SITE PLAN	MM
2	21.DEC.06	REZONING SUBMISSION	MM
1	21.OCT.25	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**COMMERCIAL/RESIDENTIAL DEVELOPMENT**

8836 CEDAR STREET  
MISSION, B.C.

DRAWING TITLE:

**LANDSCAPE SHRUB PLAN**

DATE: 21.AUG.16

DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

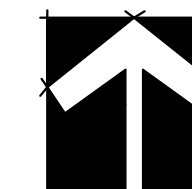
CHK'D: MCY

**L3**

OF 5

PMG PROJECT NUMBER:

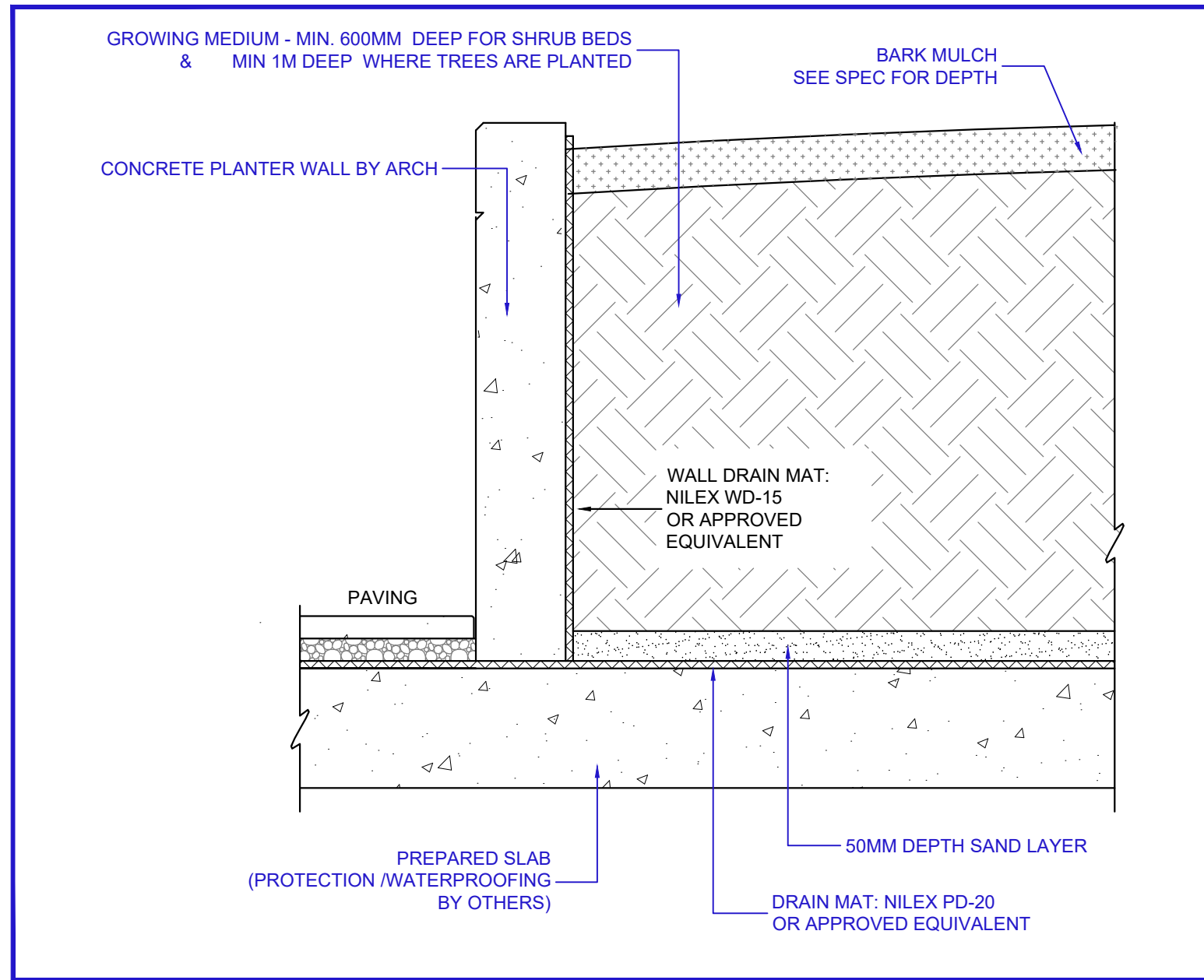
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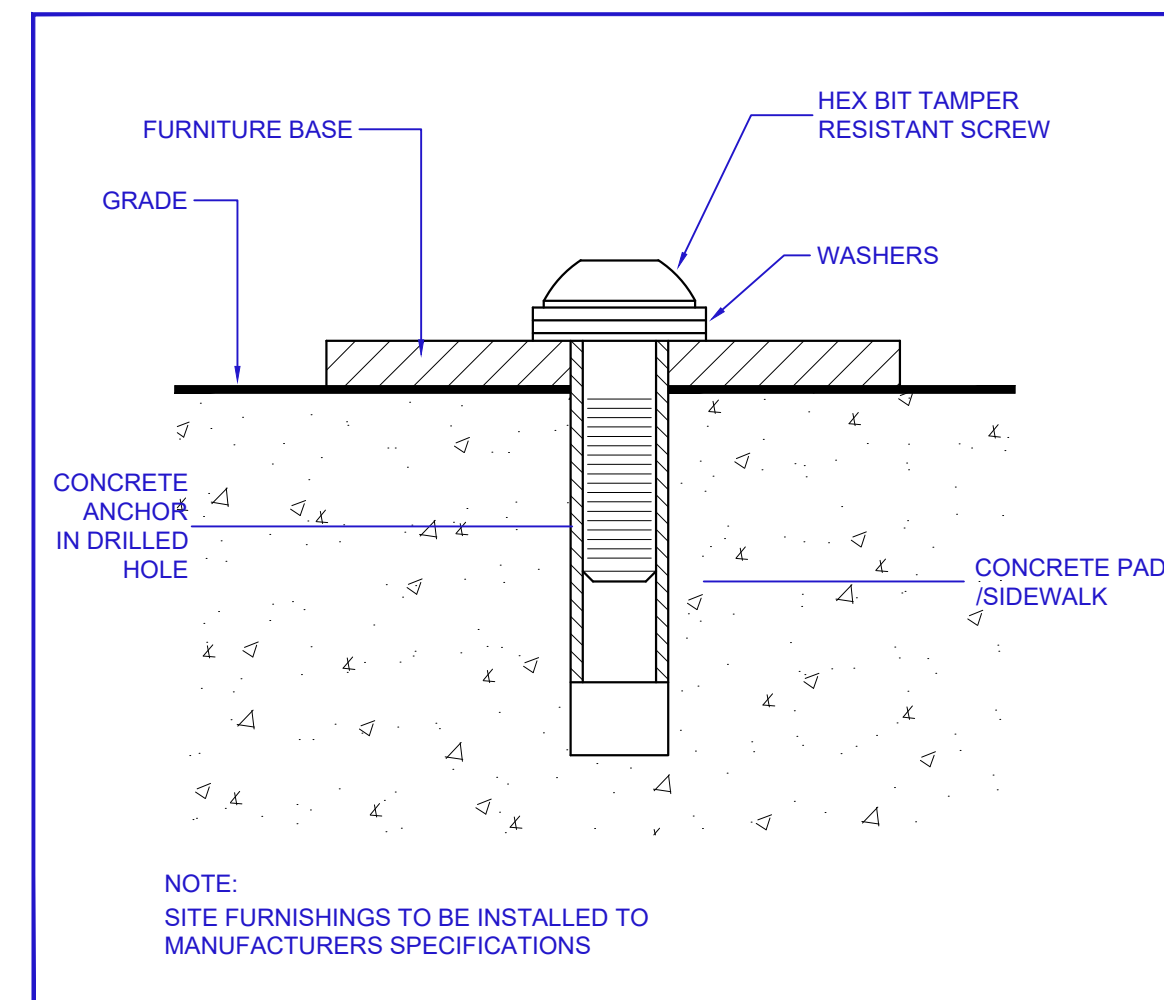
21070-9.ZIP



SEAL:

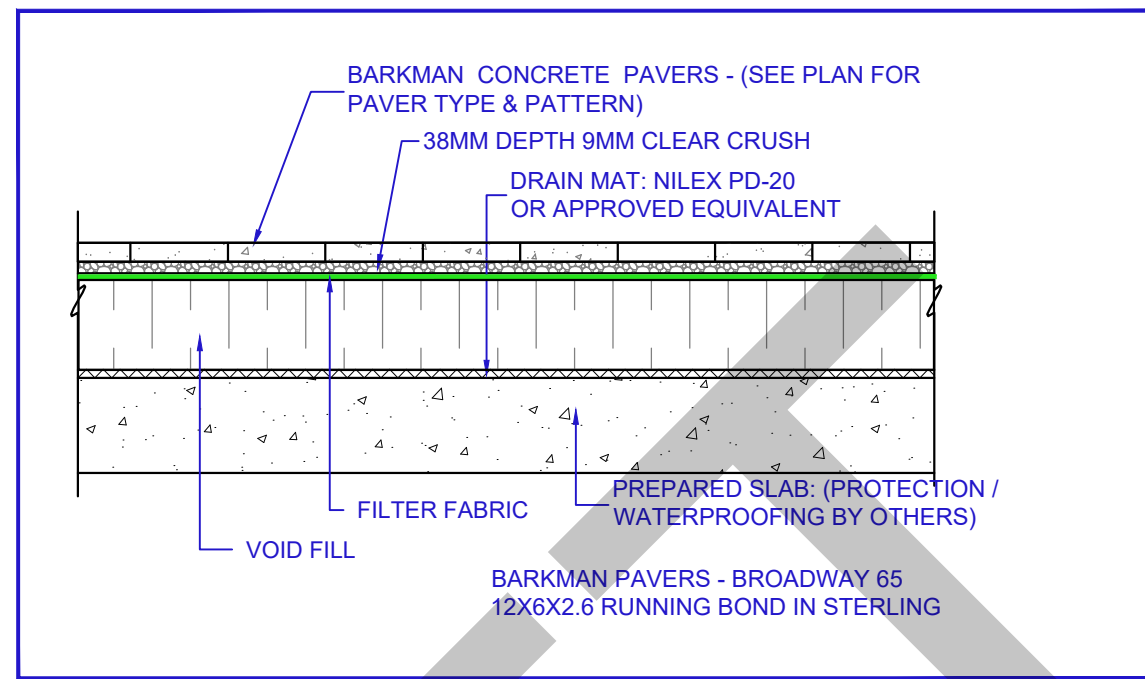


**1** **PLANTER WALL ON SLAB**  
1:10

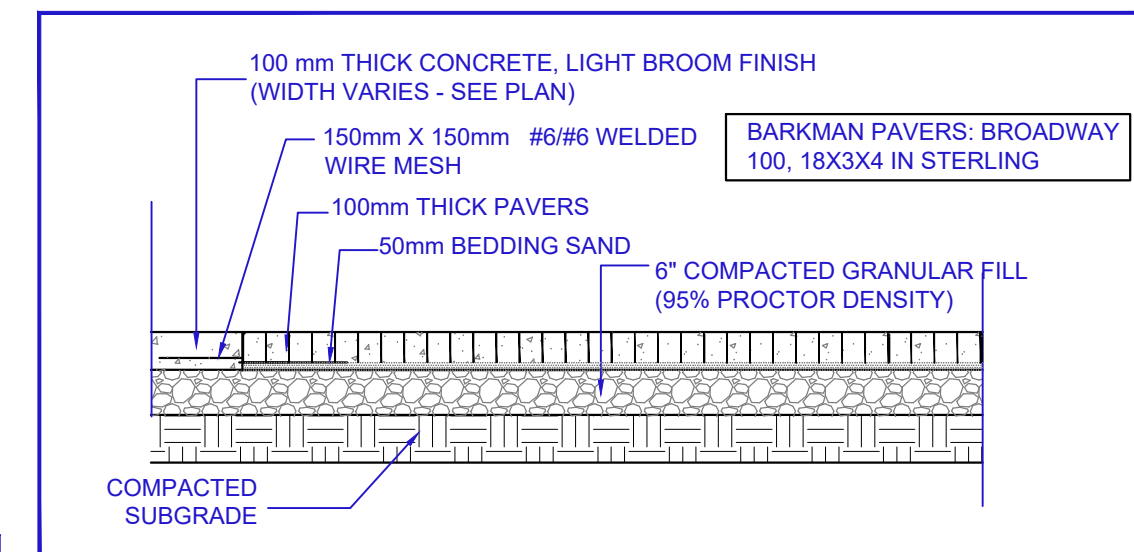


**2** **FURNITURE MOUNTING DETAIL**  
1:25

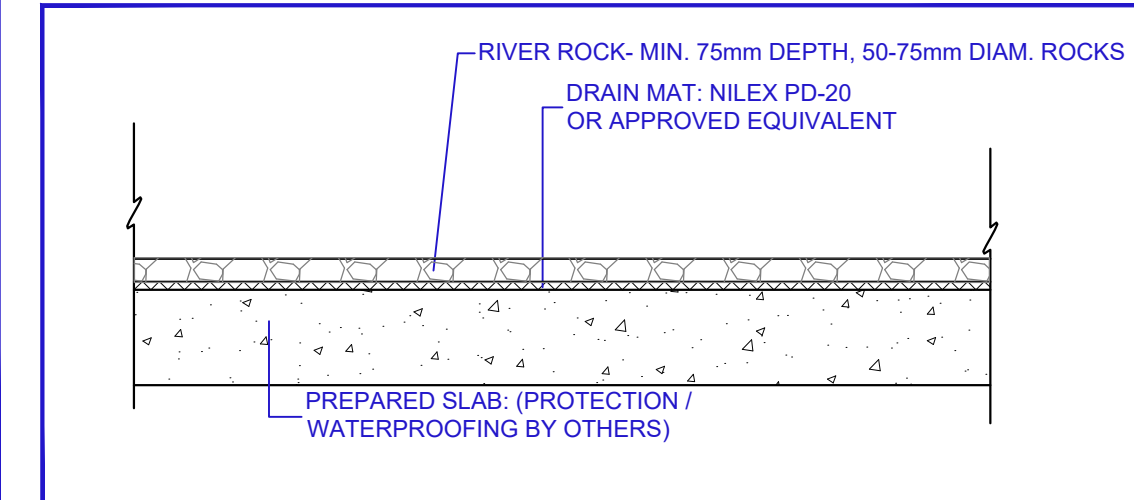
NOTE:  
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
PAVERS NOT TO BE CUT MORE THAN HALF SIZE  
ALL PAVERS TO BE DIAMOND CUT  
ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMER SAND  
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE



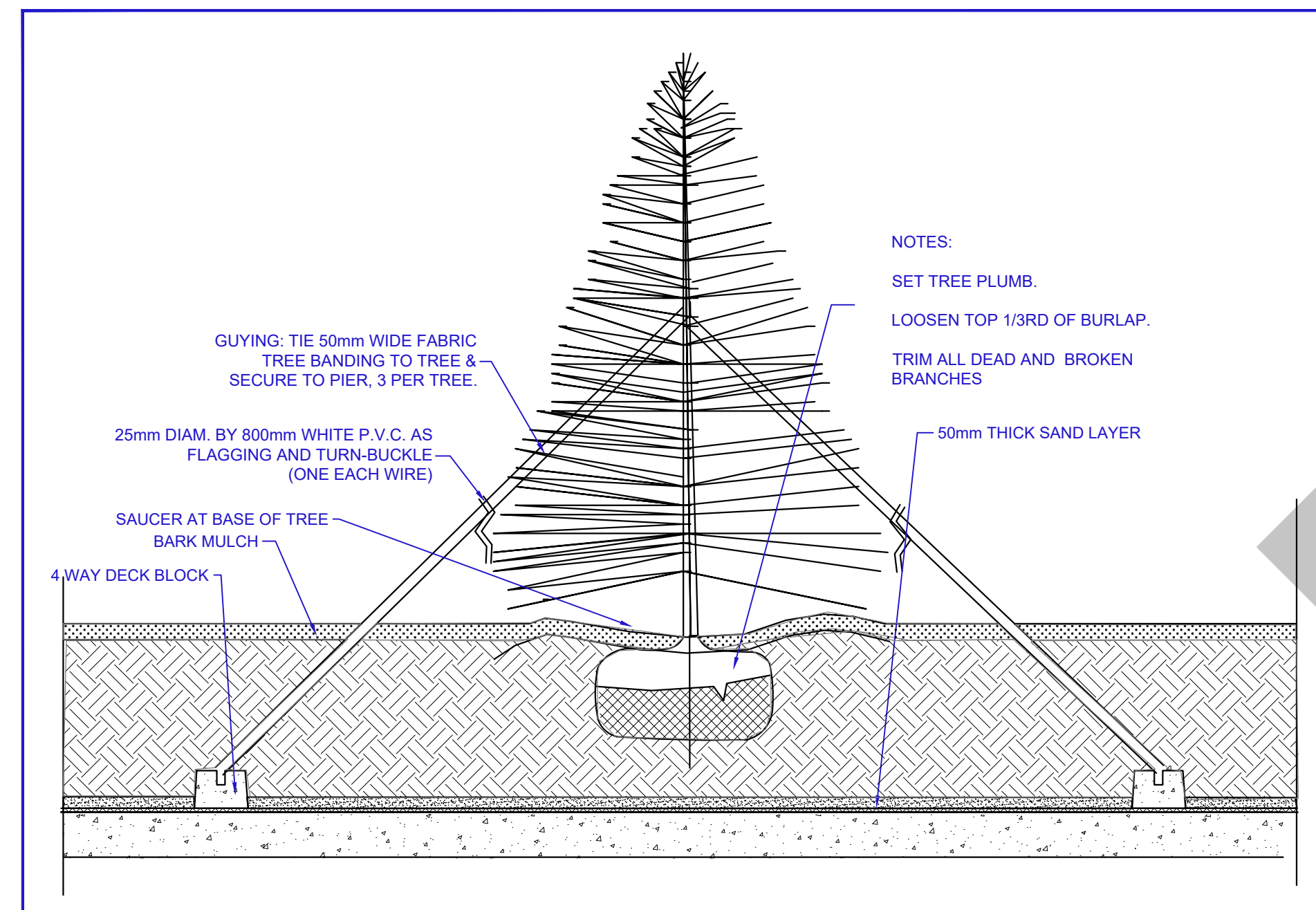
**3** **PAVERS ON SLAB**  
1:25



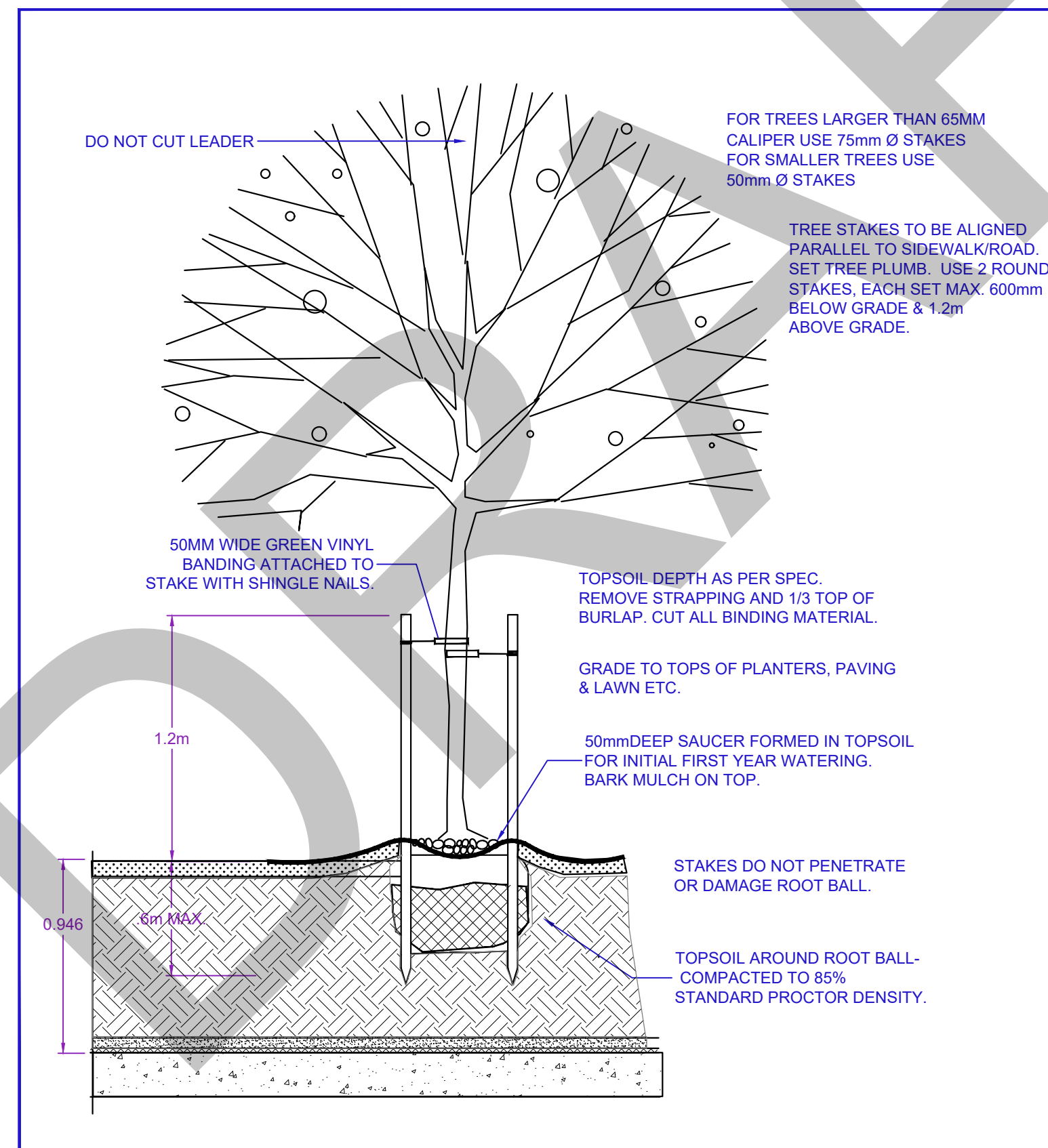
**4** **CONCRETE & PAVERS ON GRADE**  
1:25



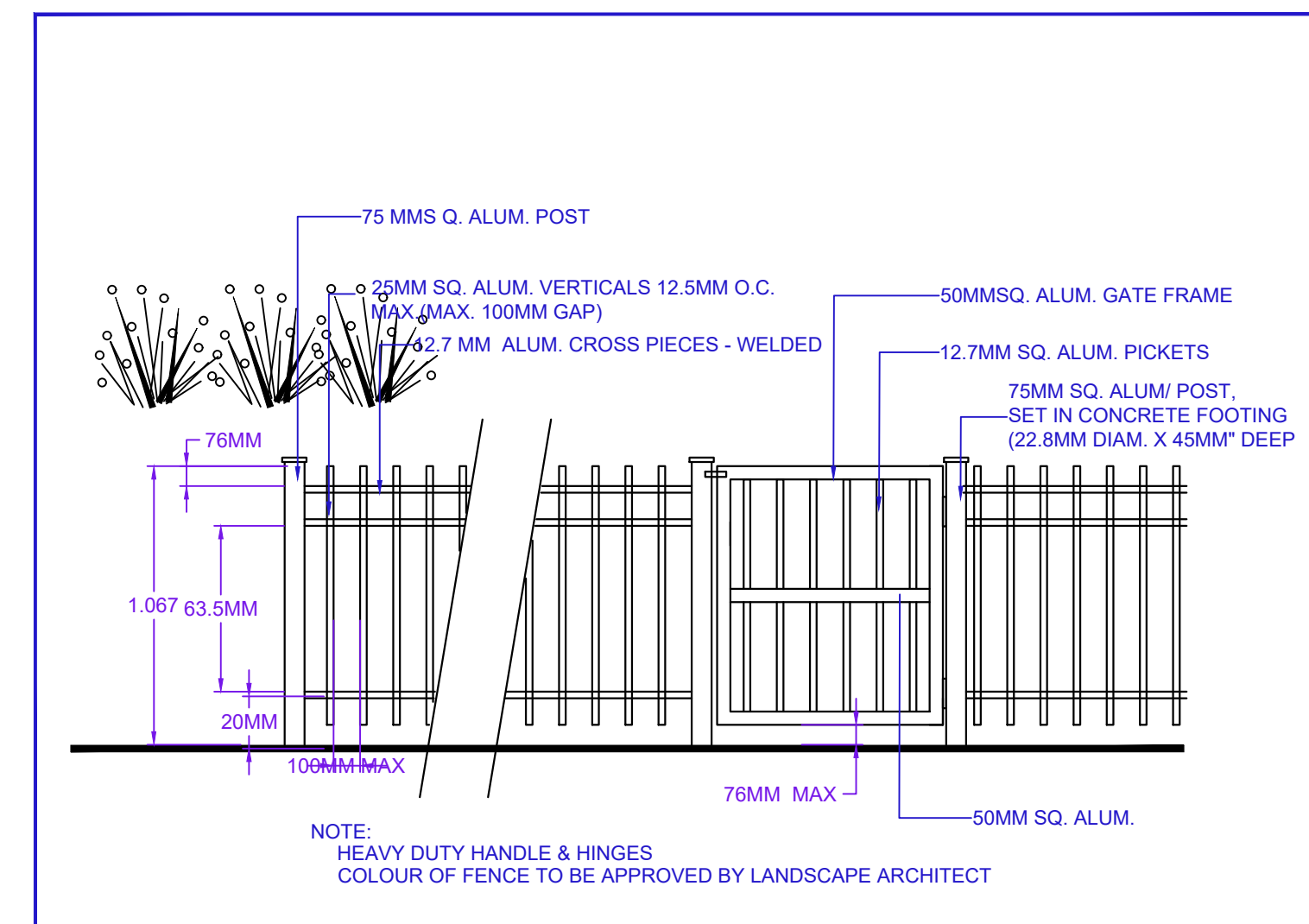
**5** **RIVER ROCK ON SLAB**  
1:25



**6** **CONIFER PLANTING DETAIL ON SLAB**  
1:25



**7** **DECIDUOUS TREE PLANTING DETAIL ON SLAB**  
1:25



**8** **1.06M HT. METAL PICKET FENCE**  
1:25

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1	21.OCT.25	NEW SITE PLAN	MM

CLIENT:

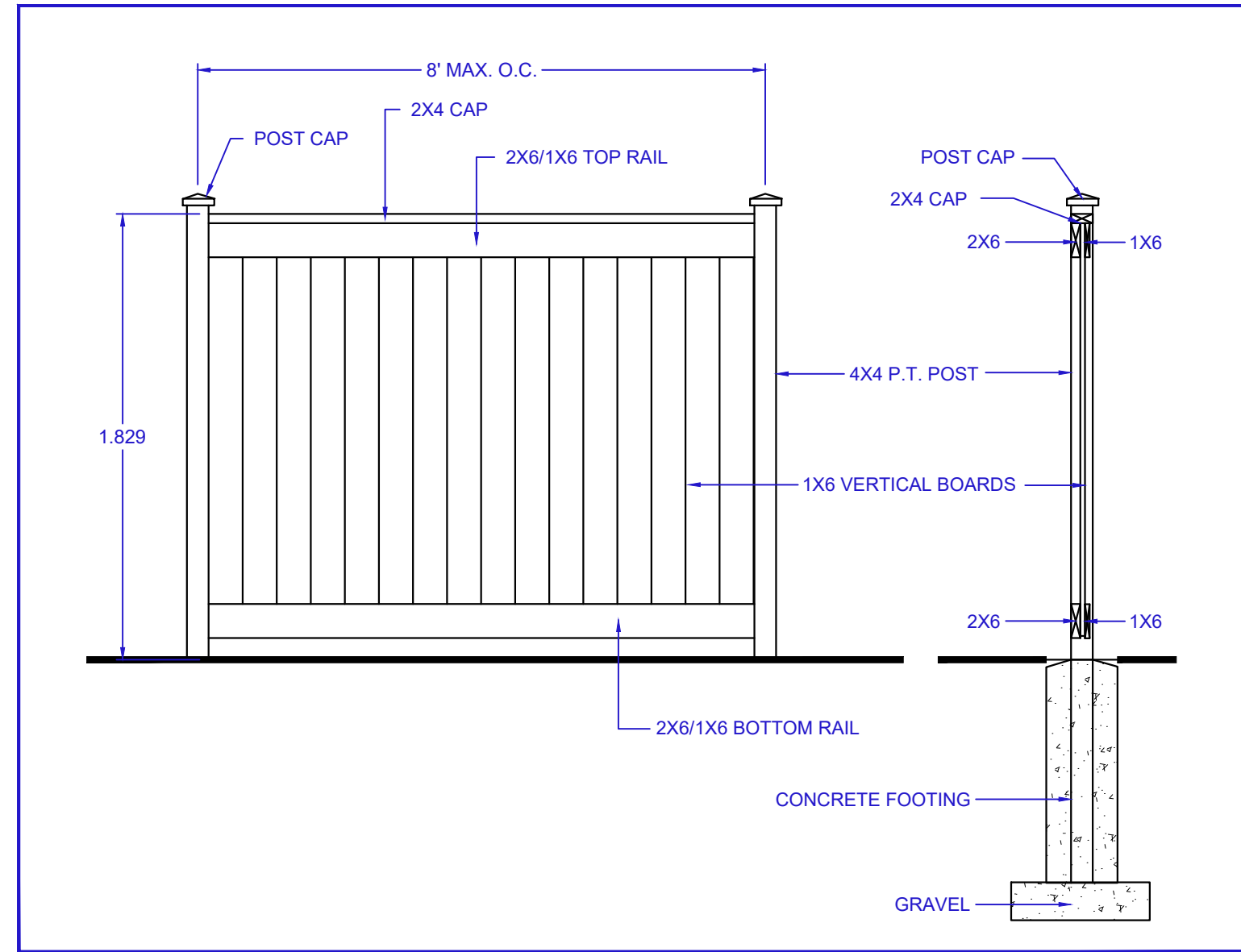
PROJECT:  
**COMMERCIAL/RESIDENTIAL DEVELOPMENT**

**8836 CEDAR STREET  
MISSION, B.C.**

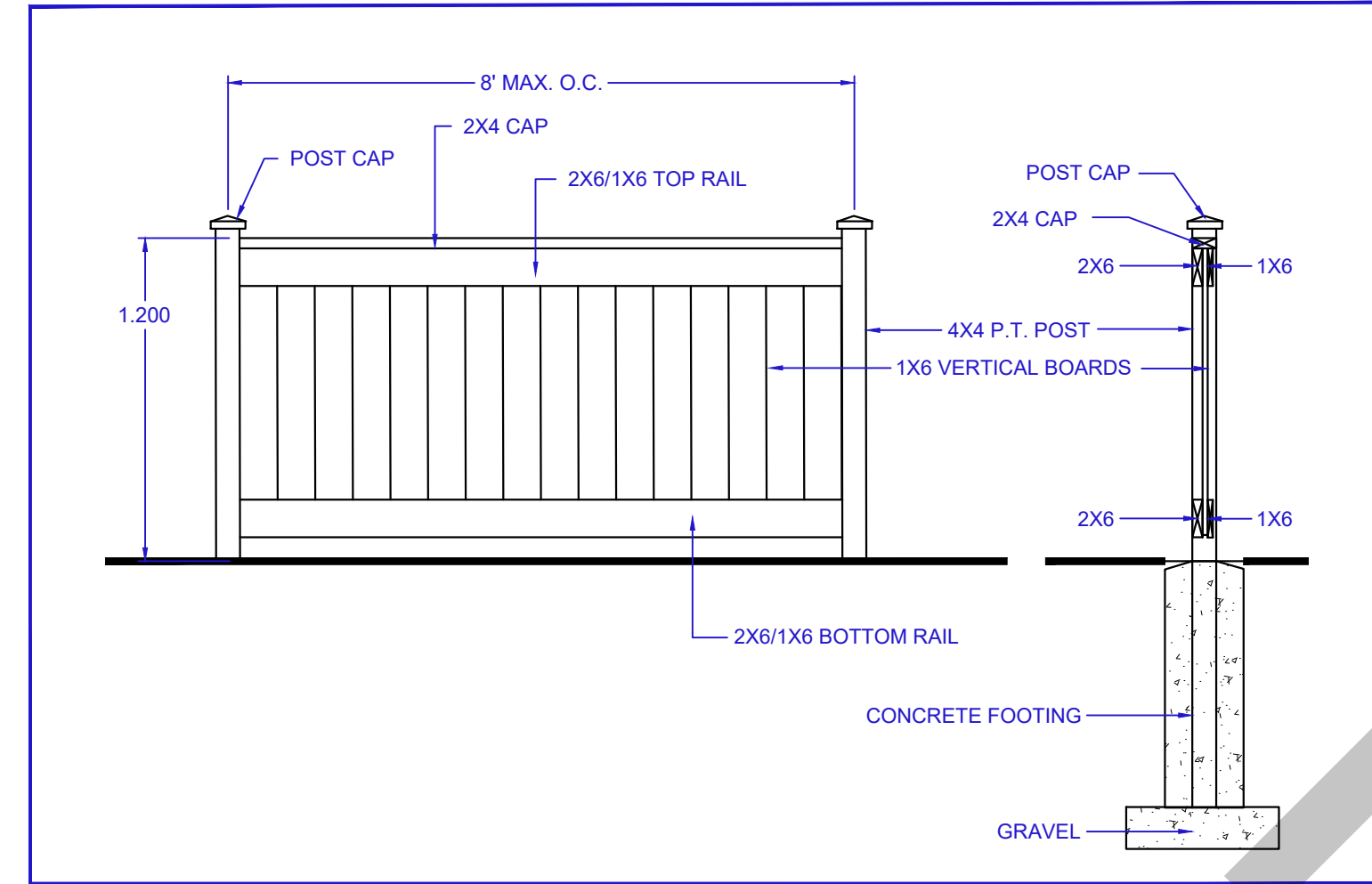
DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 21.AUG.16 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

**L4**  
OF 5



**9** 1.8m HT. WOOD FENCE  
1:25



**10** 1.2m HT. WOOD FENCE  
1:25

DRAFT

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Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:


NO.	DATE	REVISION DESCRIPTION	DR.
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1	21.OCT.25	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**COMMERCIAL/RESIDENTIAL DEVELOPMENT**

**8836 CEDAR STREET  
MISSON, B.C.**

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 21.AUG.16 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

L5

OF 5