

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101258

This Permit is issued this 15th day of December, 2025 to:

1. Name: 161884 Canada Inc.

Address: 6051 Silver Drive, 3rd Flr
Burnaby, BC V5H 4L6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

CIVIC ADDRESS: 27522 - 60 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
 - a. Building plans being in substantial compliance with Schedule "A";
 - b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
 - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
 - d. All signage being in compliance with Schedule "A", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
 - f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
 - g. All chain link fences being black vinyl with black posts and rails; and
 - h. All outdoor storage areas being covered by a dust free surface.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. On-site landscaping being secured by a letter of credit at the Building Permit stage;

- e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
 - f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 15TH DAY OF DECEMBER, 2025.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans



REM Lot A - 60th Ave (TOL #:14-08-003)
 Re-Issued for Rezoning & Development Permit

SCHEDULE A

REM - Lot A

Beedie Development Group

27522 60th Avenue
Township of Langley, BC

Re-issued for DP
May 2024



ZONING SUMMARY:

PROJECT ADDRESS:
REM Lot A - 60th Avenue,
Langley, BC

LEGAL DESCRIPTION:
Parcel X (Ref. Plan 0903) S/V 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROPOSED ZONE:
General Industrial Zone

Site Area:
±17.35 Acres (±17.02ha)

Development Area:
14,056 m²
3.68 Acres (1.46ha)

Density (FSR):
Proposed: 0.53
Allowed: ---

Lot Coverage:
Proposed: 51%
Allowed: 50%

Height:
Proposed: 12m
Allowed: 12m

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Density (FSR):
Proposed: 0.53
Allowed: ---

Lot Coverage:
Proposed: 51%
Allowed: 50%

Height:
Proposed: 12m
Allowed: 12m

PROJECT TEAM:

DEVELOPMENT MANAGER
Beedie
3000 Midway Avenue, Suite 100, Vancouver, BC
P: 604.435.2877 F: 604.435.2840
beedie.com

ARCHITECTS
Taylor Kurtz
Architecture + Design Inc.
1100 West 10th Avenue, Suite 100, Vancouver, BC
P: 604.683.3333 F: 604.683.3334
taylorkurtz.com

LANDSCAPE ARCHITECT
LandSpace
1425 West 10th Avenue, Suite 100, Vancouver, BC
P: 604.683.3333 F: 604.683.3334
landspace.ca

CIVIL ENGINEER
Akin + Martin
3000 Midway Avenue, Suite 100, Vancouver, BC
P: 604.435.2877 F: 604.435.2840
akinmartin.com

GEOTECHNICAL
Geospecific Consultants
1770 West 10th Avenue, Suite 100, Vancouver, BC
P: 604.683.3333 F: 604.683.3334
geospecific.com

LEGAL SURVEY
Terra Pacific
2525 15th Avenue, Suite 100, Vancouver, BC
P: 604.683.3333 F: 604.683.3334
terrapacific.com

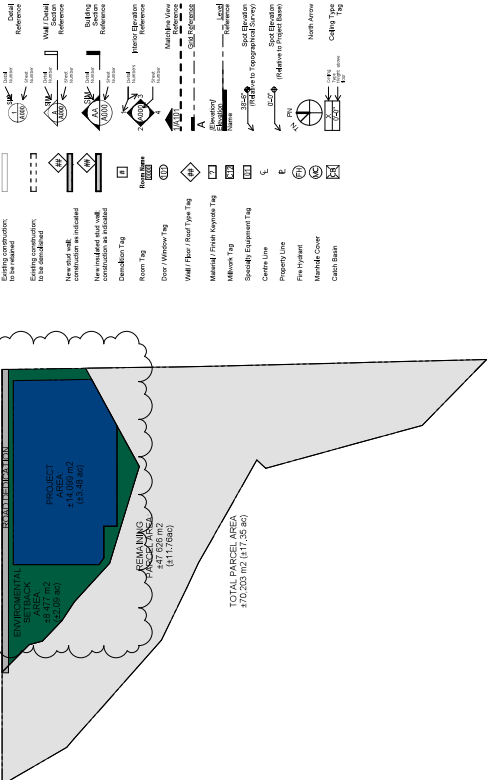
ENVIRONMENTAL CONSULTANTS
EnviroWest Consultants Ltd.
101-1111 Burrard Street, West Vancouver, BC
P: 604.683.3333 F: 604.683.3334
envirowest.com

ARBORIST
Mike Padom & Associates Ltd.
100-4277 130 Street, Suite 100, Surrey, BC
P: 779.935.0000
mikepadom.com

LOCATION PLAN / CONTEXT



CONTEXT PLAN:

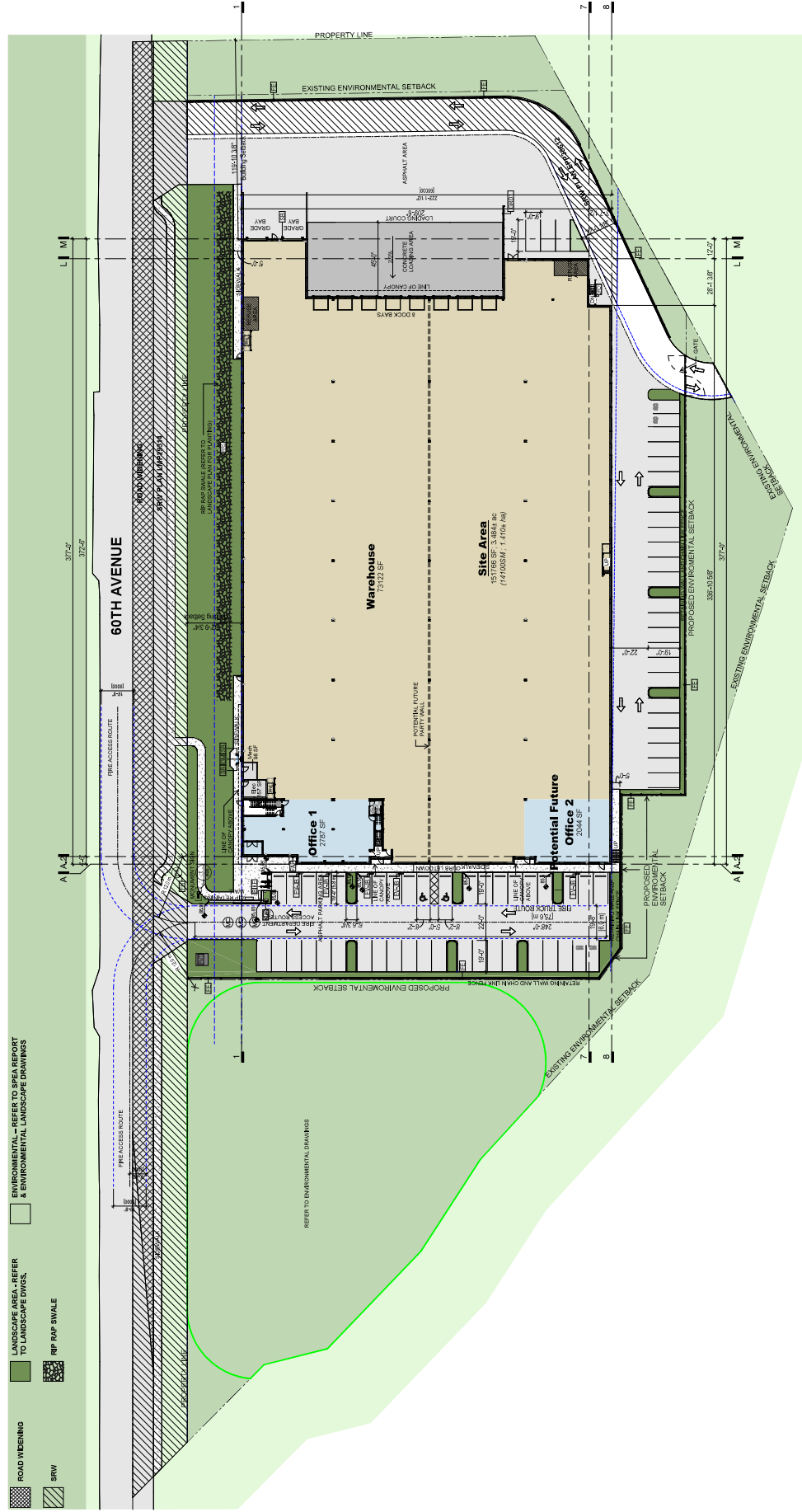


DRAWING INDEX:

ARCHITECTURAL
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A03 Site Plan
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A05 Site Details
A06 Site Details
A07 Floor Plan - Level 1
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A09 Overall Elevations
A10 Elevations
A11 Elevations
A12 Elevations

4 2024.05.01 Re-issued for Reissue - Landmark West
27522 60th Avenue
Township of Langley, BC
Project Data
Project Name: REM - Lot A
Project Date: 2024.05.01

TKA+D ARCHITECTURE DESIGN INC.
REM - Lot A
27522 60th Avenue
Township of Langley, BC
Project Data
Project Name: REM - Lot A
Project Date: 2024.05.01

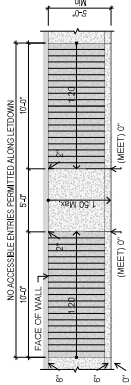


1
Site Plan
1 : 300

PARKING REQUIREMENTS		PARKING PROVIDED	
REQUIREMENT	PROVIDED	REQUIREMENT	PROVIDED
REQUIREMENT: 1. Minimum 10% of the total parking spaces shall be reserved for disabled persons. 2. Minimum 5% of the total parking spaces shall be reserved for senior citizens. 3. Minimum 5% of the total parking spaces shall be reserved for women. 4. Minimum 5% of the total parking spaces shall be reserved for children. 5. Minimum 5% of the total parking spaces shall be reserved for the elderly. 6. Minimum 5% of the total parking spaces shall be reserved for the disabled. 7. Minimum 5% of the total parking spaces shall be reserved for the disabled. 8. Minimum 5% of the total parking spaces shall be reserved for the disabled. 9. Minimum 5% of the total parking spaces shall be reserved for the disabled. 10. Minimum 5% of the total parking spaces shall be reserved for the disabled.	PROVIDED: 1. 10% of the total parking spaces are reserved for disabled persons. 2. 5% of the total parking spaces are reserved for senior citizens. 3. 5% of the total parking spaces are reserved for women. 4. 5% of the total parking spaces are reserved for children. 5. 5% of the total parking spaces are reserved for the elderly. 6. 5% of the total parking spaces are reserved for the disabled. 7. 5% of the total parking spaces are reserved for the disabled. 8. 5% of the total parking spaces are reserved for the disabled. 9. 5% of the total parking spaces are reserved for the disabled. 10. 5% of the total parking spaces are reserved for the disabled.	REQUIREMENT: 1. Minimum 10% of the total parking spaces shall be reserved for disabled persons. 2. Minimum 5% of the total parking spaces shall be reserved for senior citizens. 3. Minimum 5% of the total parking spaces shall be reserved for women. 4. Minimum 5% of the total parking spaces shall be reserved for children. 5. Minimum 5% of the total parking spaces shall be reserved for the elderly. 6. Minimum 5% of the total parking spaces shall be reserved for the disabled. 7. Minimum 5% of the total parking spaces shall be reserved for the disabled. 8. Minimum 5% of the total parking spaces shall be reserved for the disabled. 9. Minimum 5% of the total parking spaces shall be reserved for the disabled. 10. Minimum 5% of the total parking spaces shall be reserved for the disabled.	PROVIDED: 1. 10% of the total parking spaces are reserved for disabled persons. 2. 5% of the total parking spaces are reserved for senior citizens. 3. 5% of the total parking spaces are reserved for women. 4. 5% of the total parking spaces are reserved for children. 5. 5% of the total parking spaces are reserved for the elderly. 6. 5% of the total parking spaces are reserved for the disabled. 7. 5% of the total parking spaces are reserved for the disabled. 8. 5% of the total parking spaces are reserved for the disabled. 9. 5% of the total parking spaces are reserved for the disabled. 10. 5% of the total parking spaces are reserved for the disabled.

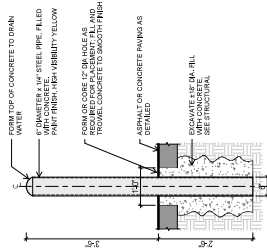
REQUIREMENTS FOR ACCESSIBLE WALKWAYS:

- ACCESSIBLE PATHS OF TRAVEL (BCDC 3.3.3.2)**
 - clear unobstructed width of not less than 1500mm
 - at least one (1) continuous 180° turning space (1500mm x 1500mm)
 - width in the direction of travel not exceeding 1:20
 - the width of an accessible path of travel shall be more than 30m long shall be exceeding 30m.
- EXTERIOR WALKS (BCDC 3.3.3.3)**
 - have a slip-resistant, continuous and even surface
 - level area in front of entrances MIN. 1500x1500mm
- CURB RAMPS (BCDC 3.3.3.3.2)**
 - have a running slope between 1:10 and 1:12 for a vertical rise not more than 75mm
 - width not less than 1500mm, excluding flared sides
 - smooth transition from ramp to adjacent walking surfaces
 - have flared sides with a slope not more than 1:12, where pedestrians are likely to
- TRAVEL WALKING SURFACE (BCDC 3.3.3.4)**
 - slip resistant
 - raised profile not exceeding 30mm from the adjacent walkway surface
 - contrasting colour from adjacent surfaces



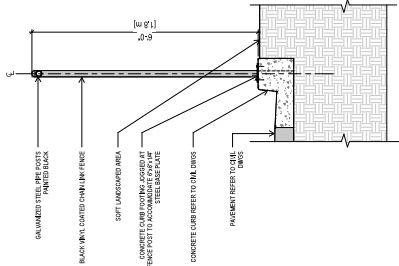
1 Curb Letdown @ 5' Walkway

1/4" = 1'-0"



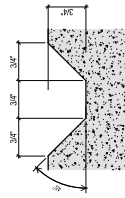
5 6" Steel Bollard - Encased

3/4" = 1'-0"



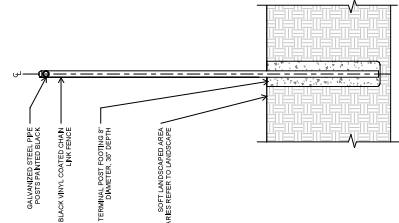
2 Typical Fence Detail @ Curb

3/4" = 1'-0"



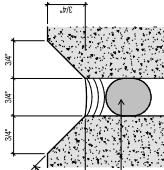
6 Typical Panel Reveal

1/2" = 1'-0"



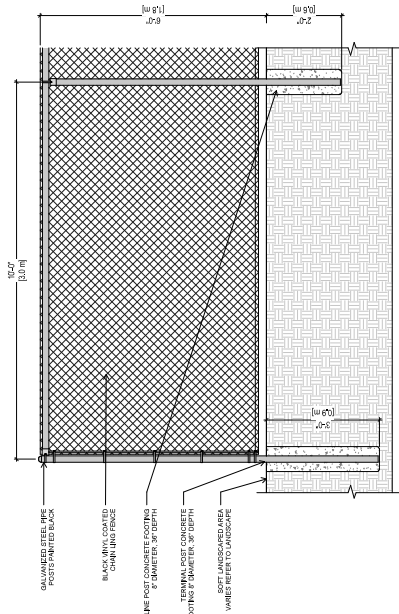
3 Typical Fence Detail @ Landscape

3/4" = 1'-0"



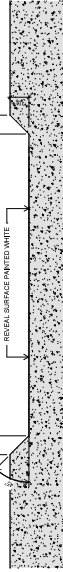
7 Typical Panel Joint

1/2" = 1'-0"



4 Typical Fence Elevation

3/4" = 1'-0"



8 Typical Wide Reveal

6" = 1'-0"



2024-08-01
4 2024 (6-0) Not Valid for Renewal of License/Seal
TKA+D ARCHITECTURE & DESIGN INC.
2752 68th Avenue
Lawrenceville, GA 30046
SCALE: As Shown DATE: 08/08/2024
PROJECT NAME: 79000
PROJECT NUMBER: 2752-01

Beedie/

TKA+D ARCHITECTURE & DESIGN INC.

REM - Lot A

2752 68th Avenue

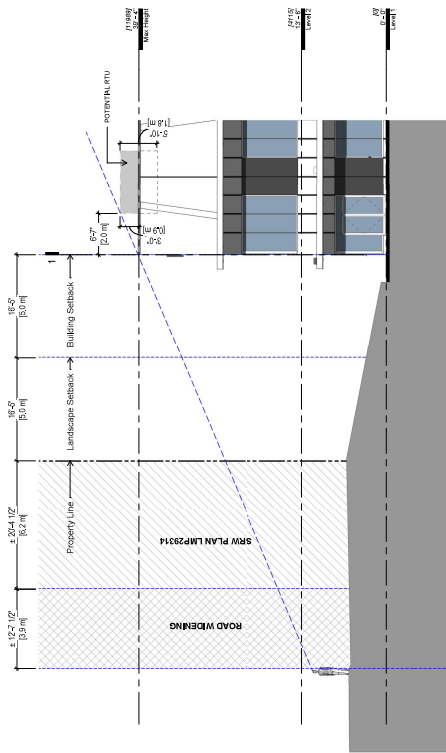
Lawrenceville, GA 30046

Site Details

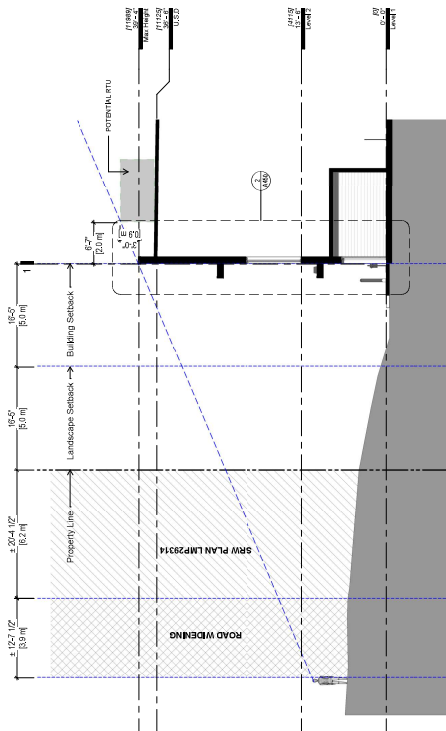
PROJECT NAME: 79000

PROJECT DATE: 08/08/2024

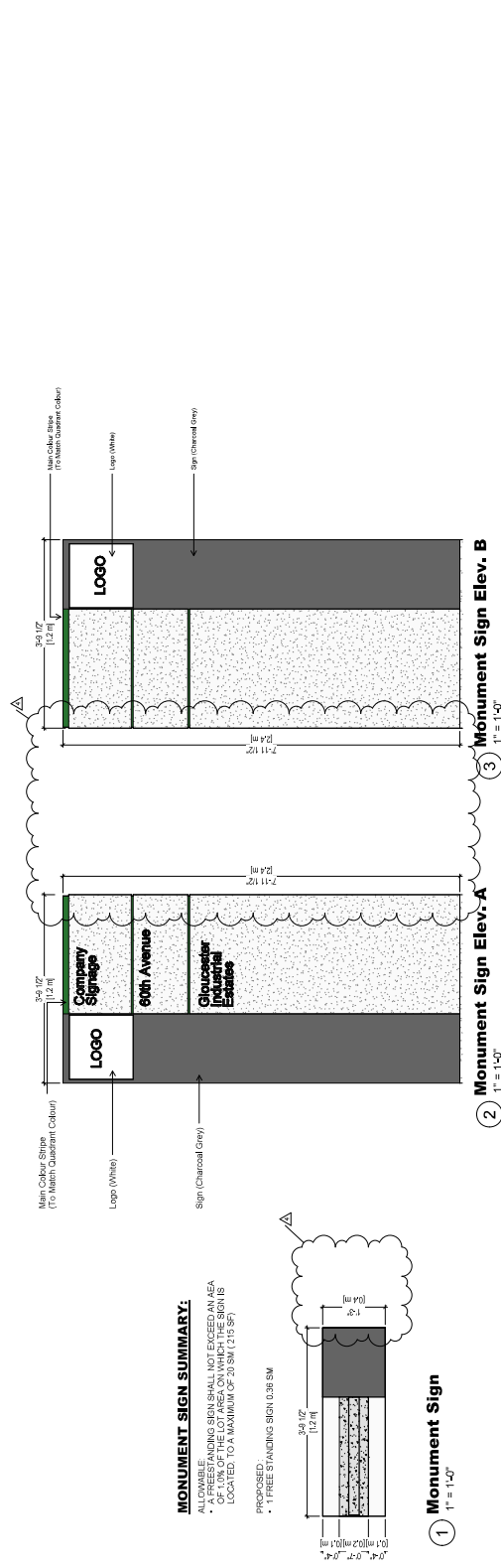
A04



1 Site Section @ Gridline A
1/8" = 1'-0"



2 **Site Section @ Gridline B**
 $1/8" = 1'-0"$



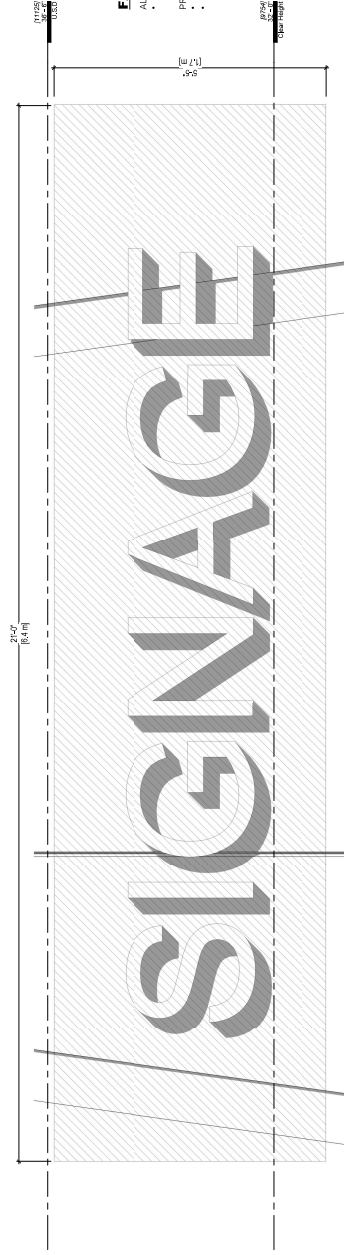
FASCIA SIGNAGE SUMMARY: Location 1

ALLOWABLE:

- **68.4 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL M (2SF PER FT) OF BUILDING FACE ON WHICH THEY ARE ERRECTED)

PROPOSED :

- 1 FASCIA SIGNS
- 10.8 SM TOTAL AREA FASCIA SIGN



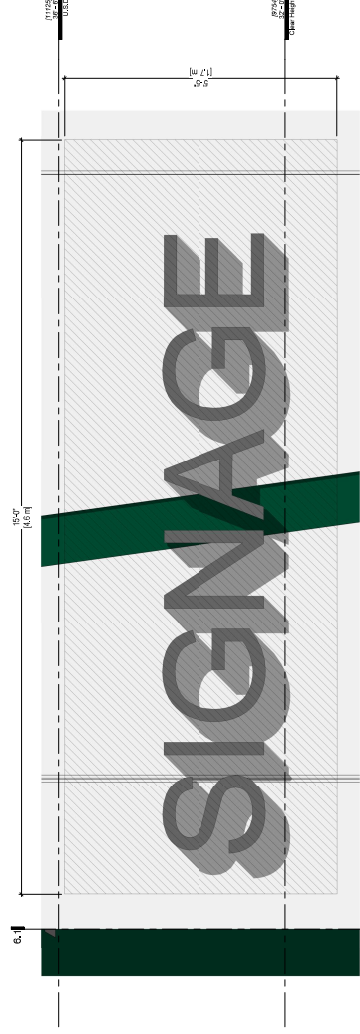
④ Fascia Sign - Location 1
1" = 1'-0"

FASCIA SIGNAGE SUMMARY: Location 2

ALLOWABLE:

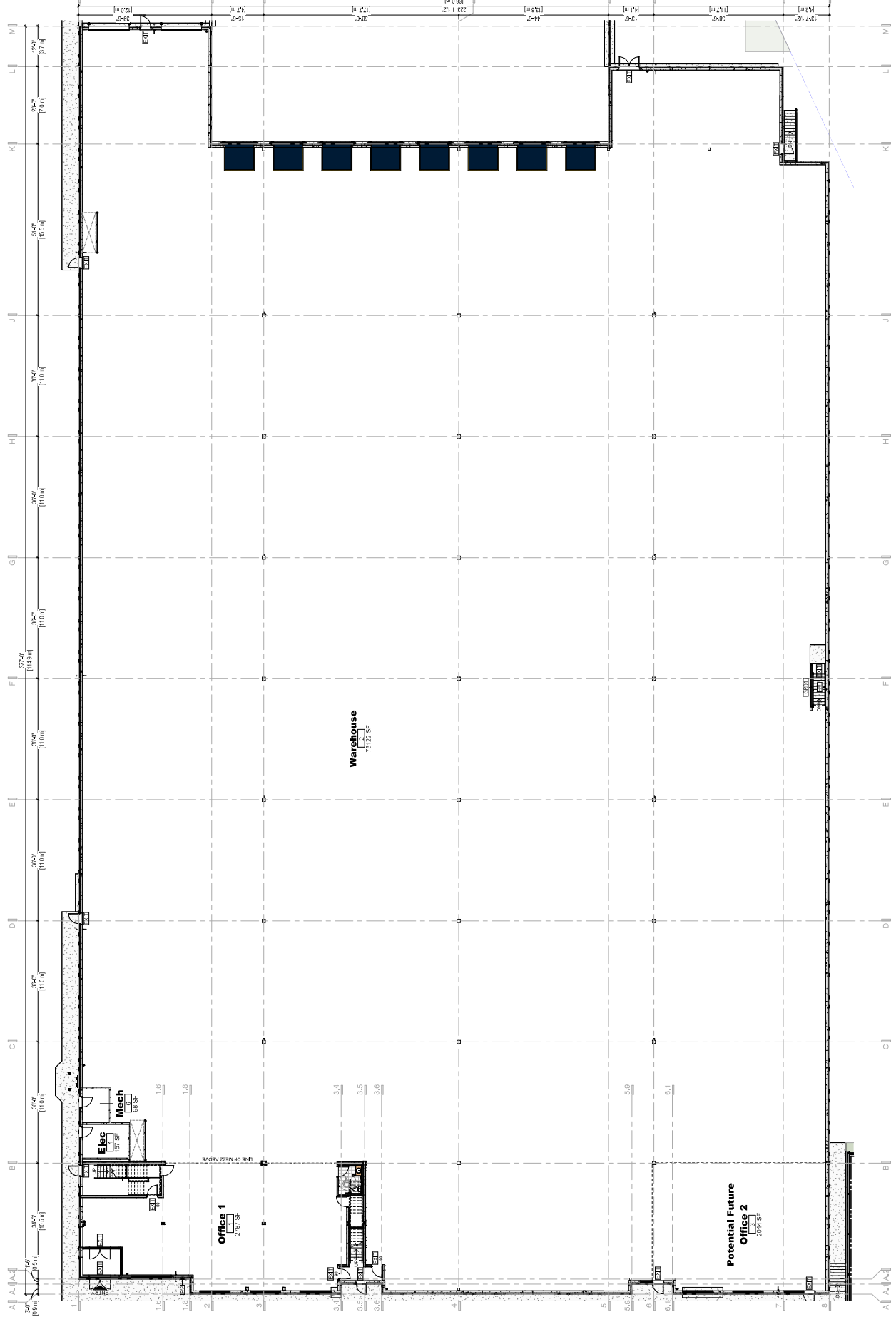
- **40.62 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL MILE PER TOTAL BUILDING FACE ON WHICH THEY ARE ERECTED)

- 1 FASCIA SIGN
- 7.8 SM TOTAL AREA FASCIA SIGNS



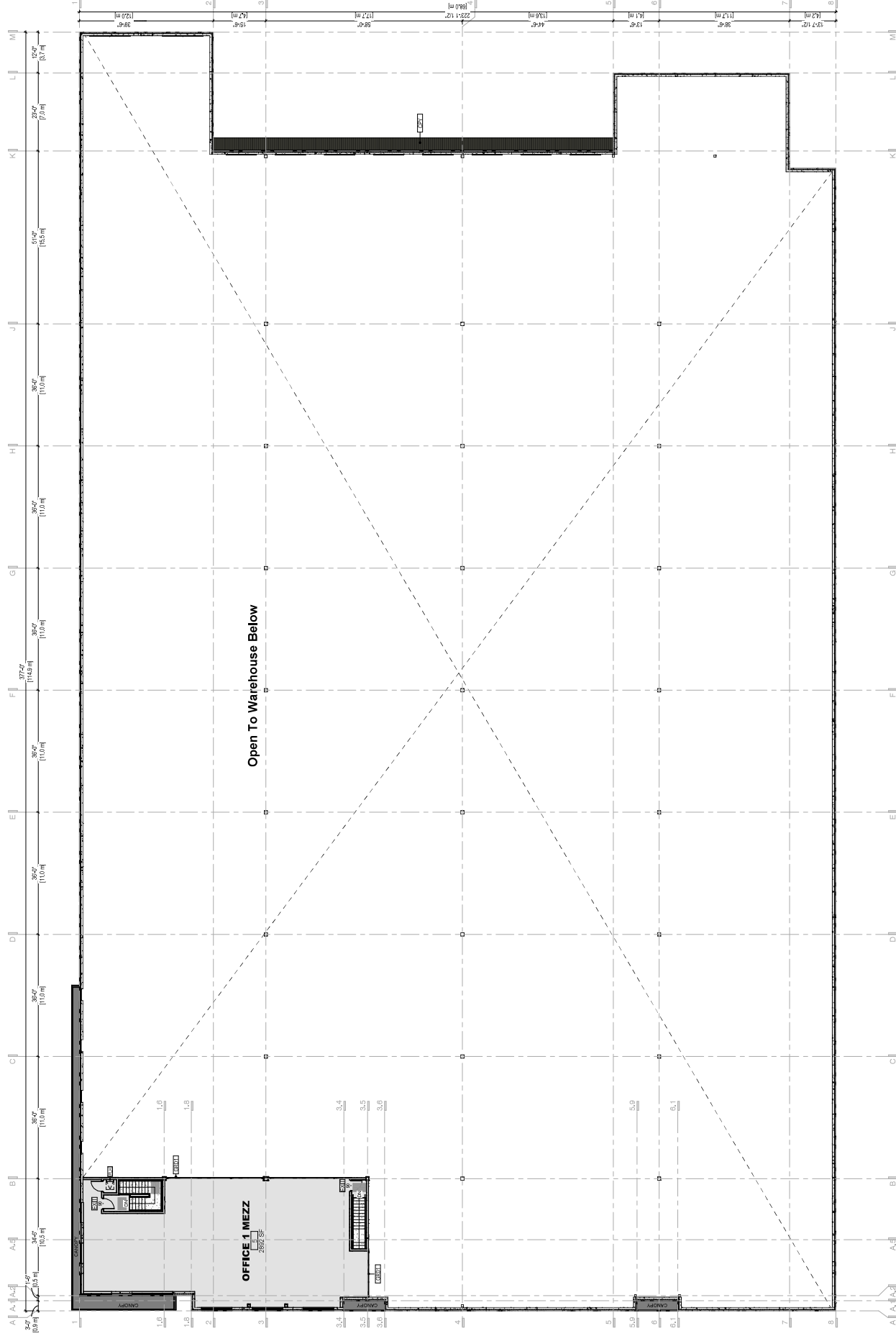
7 Fascia Sign - Location 2
1" = 1'-0"

TAG	DESCRIPTION
-----	-------------



Beedie

1 Floor Plan - Level 1
3/32" = 1'-0"



KEYNOTE LEGEND	
TAG	DESCRIPTION
FL	FLASHING
RD	ROOF DRAIN
RFH	ROOF HATCH
SCP	SCUPPER
SKL	SKYLIGHT: Locations are approx. coordinate with structural framing and fire protection



2021.06.21 Issued for Decrement & Development Permit			
REV	DATE	DESCRIPTION	DESIGNED BY
SCALE:	3/8" = 1'-0"	DATE:	MAY 2024
PROJECT NUMBER		21009	

Beedie

TKA+ ARCHITECTURE + DESIGN INC.
25-1108 DAVIDSON STREET, WILMINGTON, DE 19804
P: 302.486.3428

REM - Lot A

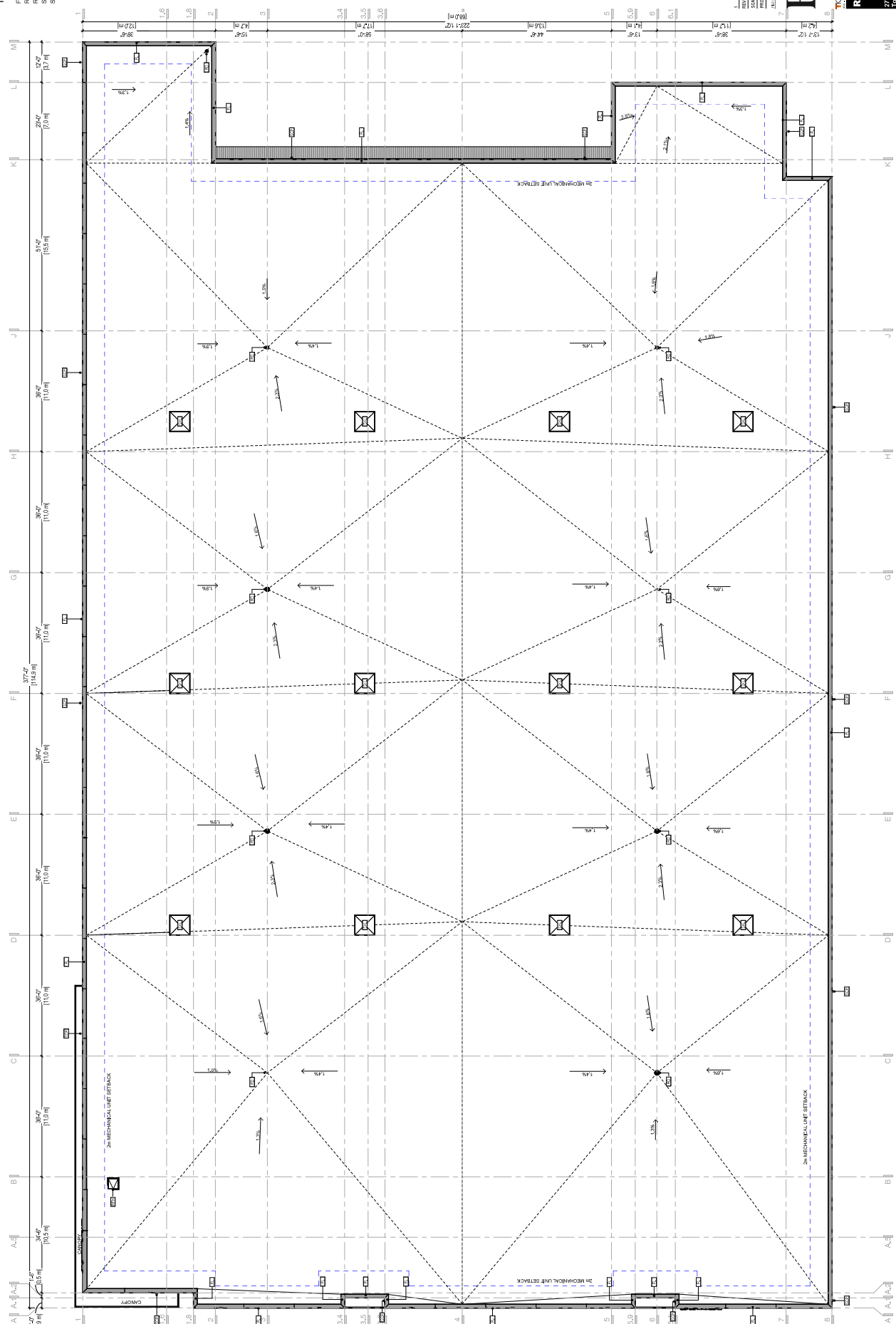
1000

27522 60th Avenue
Township of Langley, BC

Floor Plan - Roof

1000

PLOT DATE: 5/1/2024 12:25:34 PM
 A23
 FN

A23 

1 Roof Plan 3/32" = 1'-0"

[illegible]

4	2024.06.01	Re-Issued for Recreating & Development Permit
1	2021.06.21	Issued for Recreating & Development Permit

REV	DATE	DESCRIPTION
SCALE:	1/8" = 1'-0"	DATE: May 2024
PROJECT NUMBER		DRAWN: AUC

Beedie

TKA ARCHITECTURE + DESIGN INC.
305 E 108th STREET AMSTERDAM, NY 10012
TEL: 212 692 2222 FAX: 212 692 2222

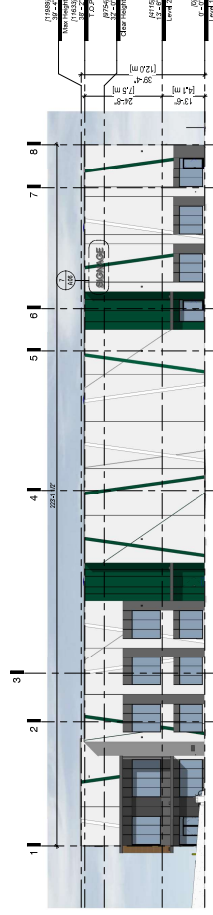
REM - Lot A

27522 60th Avenue
Township of Langley, BC

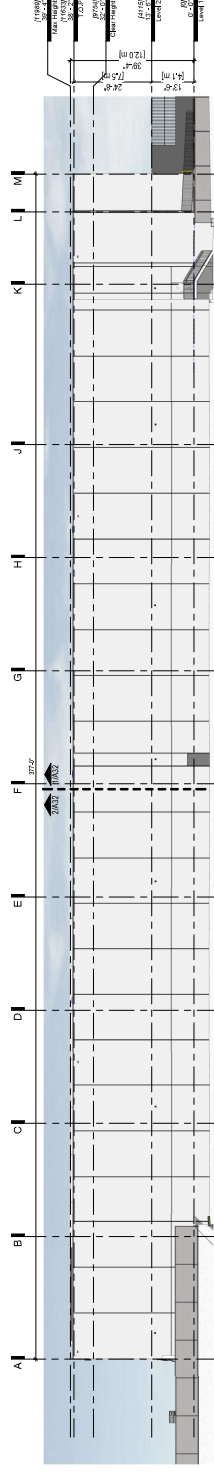
Overall Elevations

PLOT DATE: 5/1/2024 12:25:41 PM

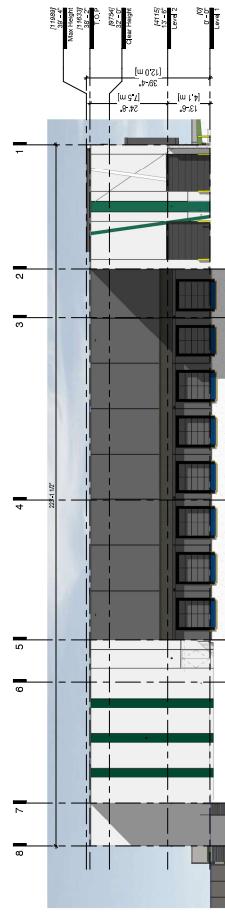
A30



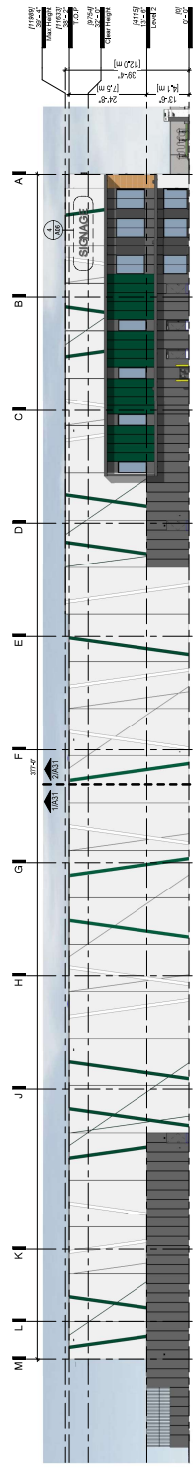
4 West - Overall
1/16" = 1'-0"



③ **South - Overall**
1/16" = 1'-0"



② **East - Overall**
1/16" = 1'-0"



① North - Overall
1/16" = 1'-0"



Beedie

TKA | ARCHITECTURE • DESIGN
375 • 1508 OAKVISTA STREET SUITE 307 OAKVILLE, ONTARIO L6M 4H1

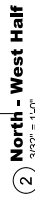
REM - Lot A

27522 60th Avenue
Township of Langley, BC

Elevations

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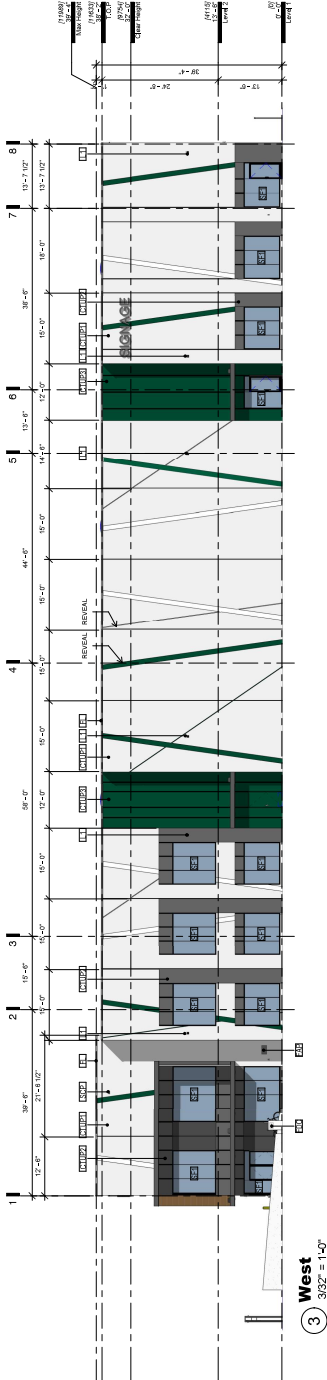
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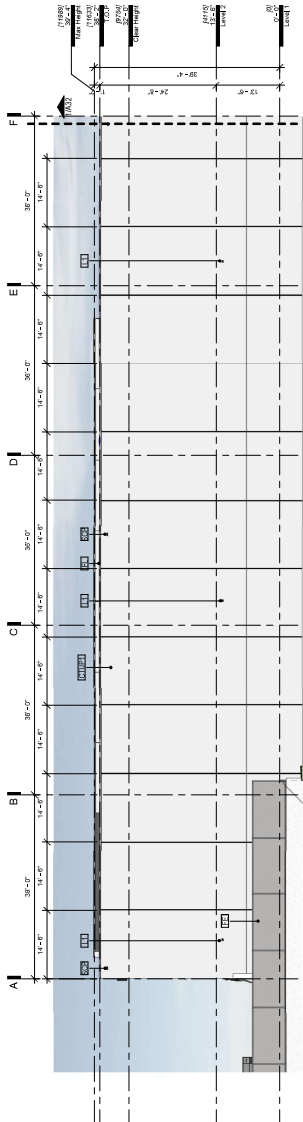
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KEYNOTE LEGEND

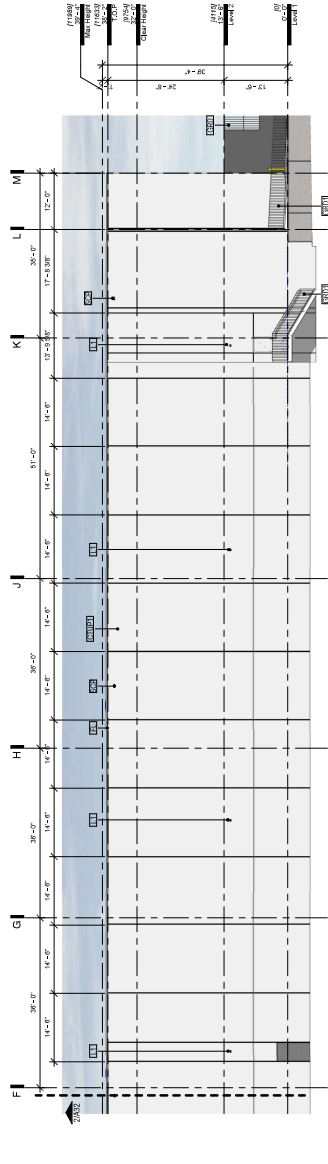
TAG	DESCRIPTION
CTUP1	CONCRETE TILT UP, PAINT FINISH P1
CTUP2	CONCRETE TILT UP, PAINT FINISH P2
CTUP3	CONCRETE TILT UP, PAINT FINISH P3
FAP	FIRE ANNUNCIATOR
FDC	FIRE DEPARTMENT CONNECTION
FE	FLUORESCENT HIGH CHANULING
FL	FLASHING
GRD	GUARD RAIL
LDOT	LIGHT FIXTURE, TYPE 1
L1	LIGHT FIXTURE
SSP	WALL MOUNTED SUSPENSION
SSF	SHOP FRONT GLAZING-TYPE 1



③ West
3/32" = 1'-0"



② South - West Half
3/32" = 1'-0"



① South - East Half
3/32" = 1'-0"



2024-06-01																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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TKA+D ARCHITECTURE & DESIGN INC.

REM - Lot A

2752 68th Avenue
Vancouver, BC

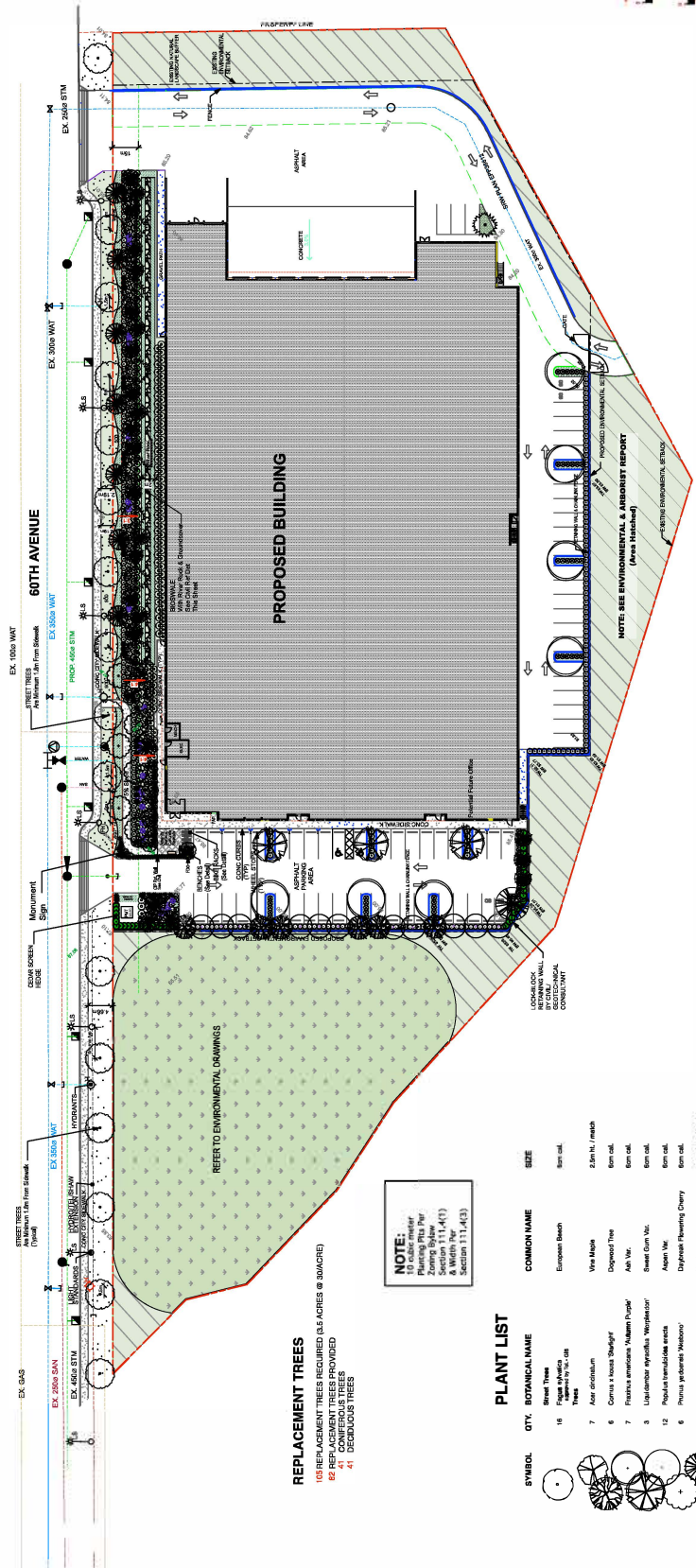
Elevations

PROJECT NUMBER: 2024.001

DATE: 2024.06.01

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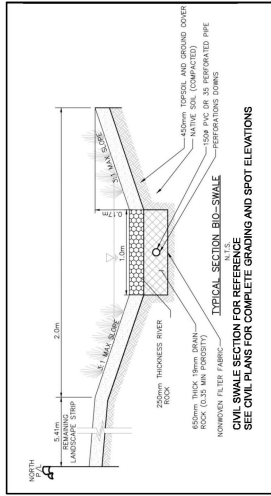
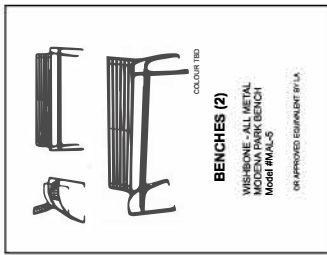
SCHEDULE B



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	16	Street Trees Platanus xanderaefolia Trees	European Beech	5m tall
	7	Aster cordatum	Vine Maple	2.5m h, 1m dia
	6	Cornus x leucodol	Dogwood Tree	5m tall
	7	Fraxinus americana 'Adam's Purple'	Ash Tree	5m tall
	3	Liquidambar styraciflua 'Vespertine'	Sweet Gum Tree	5m tall
	12	Rhododendron arborescens	Decorative Flowering Cherry	5m tall
	6	Prunus pennsylvanica 'Nancy'	North Carolina	2.5m h, 1m dia
	11	C. omaginensis 'magnificum'	Western Red Cedar	2.5m h, 1m dia
	21	'Toga Intersperse'	Western Hemlock	2.5m h, 1m dia
	1	Prunella xanderaefolia	Douglas Fir	2.5m h, 1m dia
	28	Aster xanderaefolia	Japanese Azalea	#2 pot
	116	Flax cornuta	Japanese Holly	#2 pot
	7	Flax angustifolium	Red Flowering Currant	#2 pot
	47	Syringia xanderaefolia	Snowberry	#2 pot
	134	Prunella xanderaefolia 'Festiva Flama'	Japanese Anemone	#2 pot
	103	Prunella xanderaefolia 'Chin Layan'	Chin Layan Laurel	#2 pot
	43	Liriodendron xanderaefolia	Lily of the valley	#1 pot
	8	Liriodendron xanderaefolia	Evergreen Hesperis (box)	#2 pot
	62	Mahonia xanderaefolia	Longleaf Mahonia	#2 pot
	150	Prunella xanderaefolia	Zedek's Laurel	#2 pot
	20	Rhododendron 'Vigant'	Rhododendron var.	#2 pot
	29	Rosa xanderaefolia 'Festiva Flama' (aka)	Holly French Rose	#2 pot
	33	Spiraea xanderaefolia	Spiraea var.	1.5m h
	42	'Viburnum xanderaefolia'	Emerald Green Cedar Hedge	1.5m h
	159	Viburnum xanderaefolia	Wormwood	#2 pot
	2717	Artemisia xanderaefolia	Variegated Yucca	10m pot
	47	Cornus xanderaefolia	Comestrate var.	10m pot

- Landscaping Notes:**
1. Specification as per most recent Canada Landscape Standard and Landscaping Design Inc. "Soer Notes"
 2. Plants to be selected by LA at approved nursery
 3. Automatic Irrigation System for Landscape Area (Gloucester Design Guidelines)
 4. 2" (50mm) Deep Bark Mulch in All Planting Beds.

[illegible]