



To: Planning Committee

Date: August 28, 2018

From: Wayne Craig
Director, Development

File: TU 18-830948

Re: **Application by IBI Group Architects Inc. for a Temporary Commercial Use Permit at 2980 No. 3 Road**


Staff Recommendation

That the application by IBI Group Architects Inc. for a Temporary Commercial Use Permit (TCUP) for the property at 2980 No. 3 Road be considered at the Public Hearing to be held October 15, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to IBI Group Architects Inc. for the property at 2980 No. 3 Road to allow ‘Office’ as a permitted use for the marketing and sale of office and industrial strata units associated with the development at 9466 Beckwith Road for a period of three years.”


Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

IBI Group Architects Inc. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Office” as a permitted use at 2980 No. 3 Road (**Attachment 1**). The subject site is zoned “Light Industrial (IL)” and the TCUP will allow for the marketing and sale of office and industrial strata units associated with the development at 9466 Beckwith Road. The applicant proposes to maintain the existing single storey building that was previously used for a salvage yard business and convert approximately 130 m² (1,400 ft²) of the available 316 m² (3,400 ft²) of interior space into a showroom. Minor exterior cosmetic improvements to the building will be made as well as the demolition of an existing shed structure on the western portion of the site to allow for additional sales centre surface area parking (**Attachment 2**).

If approved, the TCUP would be valid for a period of up to three years from the date of issuance, at which time an application for an extension of the Permit may be made and issued for up to three additional years. Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided as **Attachment 3**.

Surrounding Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

To the North: A vacant salvage yard, on a property zoned “Light Industrial (IL)”.

To the South: Across Bridgeport Road, a retail shopping centre with multiple drive-thru restaurants, on a property zoned “Auto-Oriented Commercial (CA)”.

To the East: Across the access lane, an automotive service building on property zoned “Light Industrial (IL)”.

To the West: Across No. 3 Road, two recently constructed commercial buildings (RZ 11-566630 and DP 14-659747) on property zoned “Auto-Oriented Commercial (CA)” and the Canada Line overpass.

Related Policies & Studies

Official Community Plan and City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The OCP allows TCUPs in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Service Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve, only), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The Bridgeport Village (2031) Specific Land Use Map within the City Centre Area Plan designates the subject site as “Urban Centre T5 (45m)”, which allows for medium and high density office, restaurant, arts, culture, entertainment, hospitality and various other land uses including retail sales and services.

The proposed temporary Office use is consistent with the “Commercial” land use designation in the Official Community Plan (OCP), and the Urban Centre T5 (45m) designation in the City Centre Area Plan.

Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which allows for a range of general industrial uses. The applicant proposes to use approximately 130 m² (1,400 ft²) of the existing space as a showroom for the marketing of office and industrial strata units associated with the 9466 Beckwith Road development. Richmond Zoning Bylaw 8500 defines “Office” as a facility that provides professional, management, administrative, consulting or monetary services in an office setting including real estate. The attached Temporary Commercial Use Permit would limit the Office use to the marketing and sale of office and industrial strata units.

Local Government Act

The *Local Government Act* states that TCUPs are valid for a period of up to three years from the date of issue, and that an application for one extension to the Permit may be made and issued for up to three additional years. After that a new TCUP application would be required.

Public Consultation

Should the Planning Committee endorse this application and Council resolve to move the staff recommendation, the application will be forwarded to a Public Hearing on October 15, 2018, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Sales centres for marketing residential developments are permitted in all zones except in the agricultural and golf zones and in any site specific zones that permit farm business. Given that the proposed sales centre is not for residential purposes the applicant must request a TCUP to allow for the business to operate at 2980 No. 3 Road.

Minor exterior renovations are planned for the site, including the removal of an existing shed, improvements to the on-site landscaping and minor cosmetic changes to the building façade. Given that the previous property use of Industrial General is similar to the proposed, no modifications are needed besides the specification of Office as the type of business use. A Development Permit is not required as the exterior alterations will be less than \$75,000.

The existing building is approximately 316 m² (3,400 ft²) in size with the majority of the leasable space allocated to retail/showroom/office 130 m² (1,400 ft²) and storage 139 m² (1,500 ft²), which will not be used by the applicant. The remainder of the indoor space will be utilized as corridor space and therefore not part of the gross leasable area. Apart from the 130 m² of office space for the sales centre and the existing and proposed parking, the rest of the subject site will be left in its current state.

Building and Landscape

The subject site is largely paved, with a grassy area between the building and curb along Bridgeport Road. To enhance the appeal of the building, the applicant is proposing landscape design elements including shrubs and flowers along the south facing wall and a portion along No. 3 Road. Improvements to the existing façade will also be realised by adding a new layer of paint and door awnings to highlight the entrance. Additional considerations to improve the site include enhancing the south side of the property with signage and connecting the laneway parking and access to the sales centre by means of internal corridor from the back. Signage on the façade will comply with the Sign Bylaw and the necessary permits will be requested prior to installation. Lastly, as part of landscaping plan, bicycle parking will be integrated into the design to help connect all modes of travel to and from the site.

The applicant has provided a Landscape Plan showing the proposed improvements to the landscaped area (**Attachment 5**). Prior to issuance of the TCUP at the Public Hearing, the applicant is required to provide a Landscape Security based on the cost estimate of the Landscape Plan, plus a 10% contingency, to ensure that the agreed upon landscaping is installed. The total Landscape Security for the installation and maintenance of landscaping for the TCUP is \$11,953.96.

Site Access and Parking

Transportation Staff have reviewed the site conditions and are satisfied that no major upgrades to City infrastructure are required. Prior to the issuance of a Building Permit for interior and exterior renovations, a Work Order for an asphalt walkway along the Bridgeport Road frontage and service connections is required. In addition to the Work Order, a construction parking and traffic management plan is to be provided to the Transportation Division for further analysis.

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking is required at a rate of 3.75 parking spaces per 100 m² of gross leasable floor area for Office use, based on the Zone 1 City Centre blended parking requirements, and 0.5 parking spaces per 100 m² of leasable floor area for Storage use.

A total of eight parking spaces will be provided on the subject property which is above the Bylaw requirement for the uses on the subject site of five parking spaces. Currently, the site

provides a total of two parking spaces on the west side of the building. An additional two new parking spaces are proposed in place of the existing shed, which is to be removed from the north west side of the main building, and a further four parking spaces along the east side of the property accessed by the lane. Garbage and recycling services will be provided along the lane next to the additional laneway parking to accommodate ease of access and waste management requirements.

Class 1 and Class 2 bicycle parking is required at a rate of 0.27 spaces per 100 m² of gross leasable floor area greater than 100 m², for a total of one Class 1 and one Class 2 bicycle parking space. Both vehicle and bicycle parking signage is required for clear direction to parking options.

Financial Impact

None.

Conclusion

IBI Group Architects Inc. has applied to the City of Richmond for a Temporary Commercial Use Permit to allow "Office" limited to marketing and sale of office and industrial strata units associated with the development at 9466 Beckwith Road, as a permitted use at 2980 No. 3 Road, zoned "Light Industrial (IL)".

The proposed use at the subject property is acceptable to staff, on the basis that it is consistent with the land use designations in the Official Community Plan and is temporary in nature.

If endorsed by Council, the applicant is required to submit the security described in the attached Temporary Commercial Use Permit prior to consideration at the Public Hearing on October 15, 2018.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Office" at 2980 No. 3 Road for a period of three years.

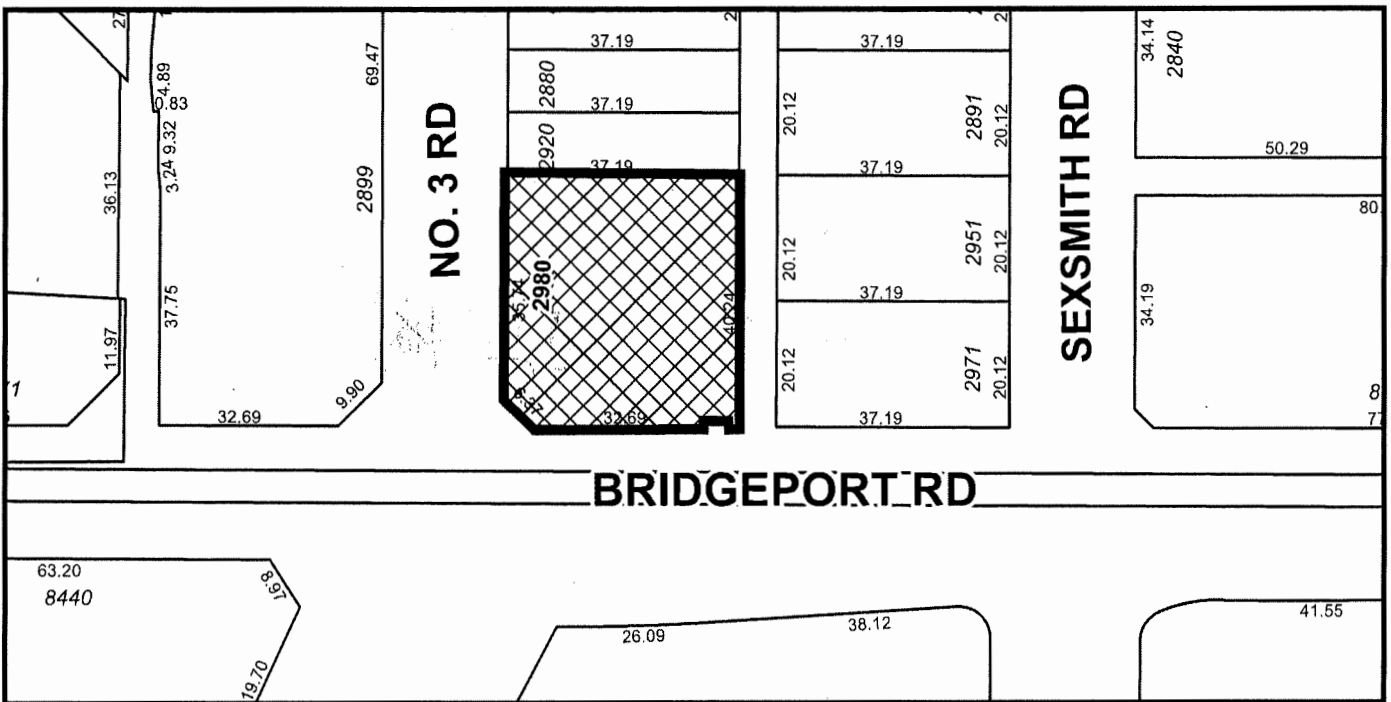
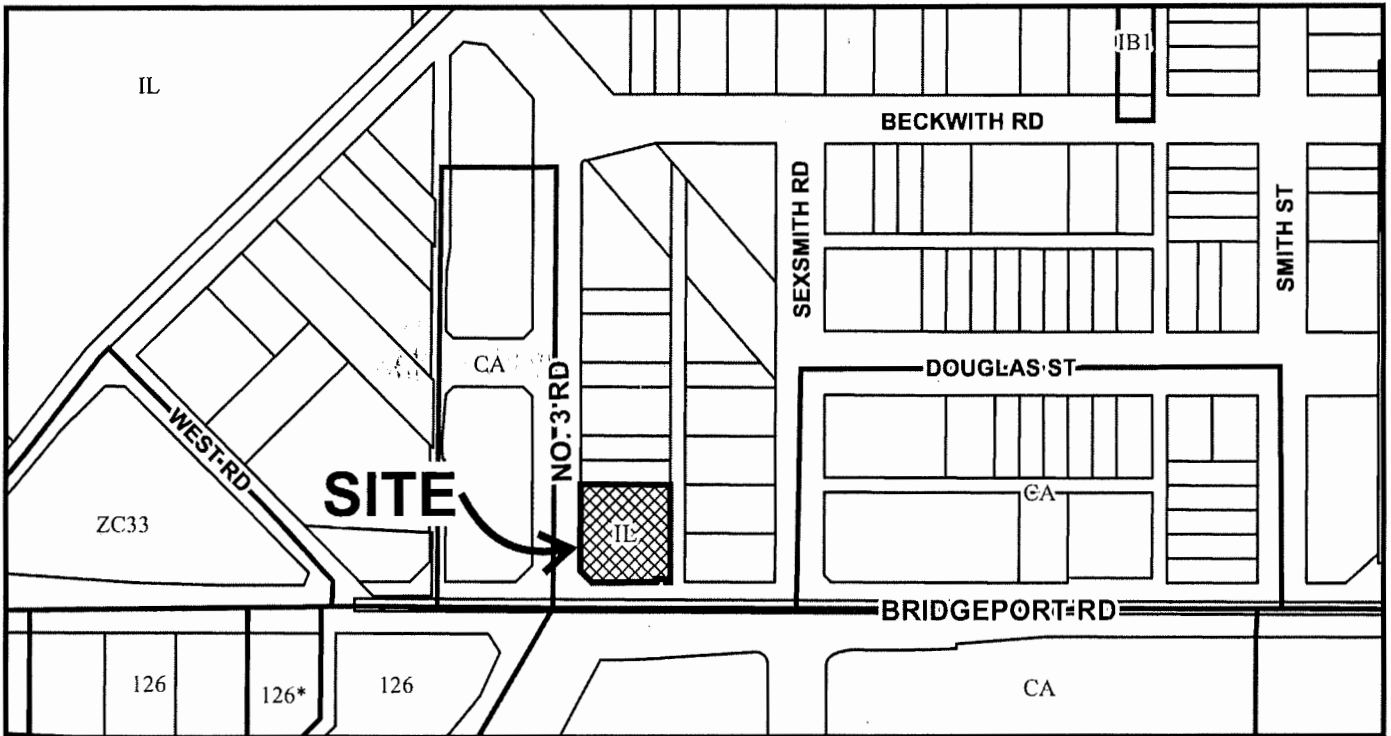



Nathan Andrews
Planning Technician
(604-247-4911)

NA:as

Attachments:

- Attachment 1: Location Map
- Attachment 2: Survey Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Plan
- Attachment 5: Building and Landscape Plan

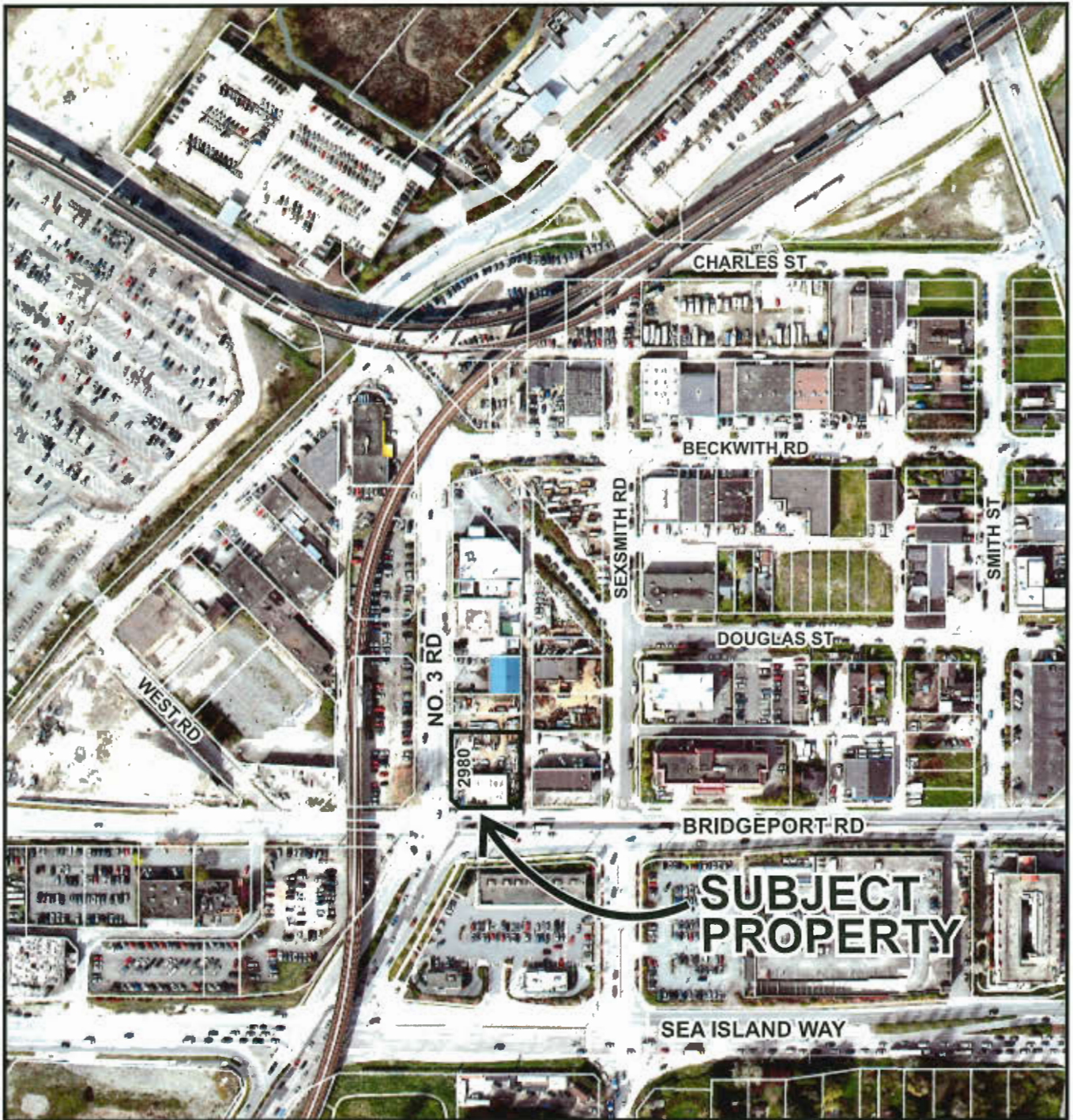


	<p>TU 18-830948</p>	<p>Original Date: 08/13/18 Revision Date: Note: Dimensions are in METRES</p>
-------------------------------------------------------------------------------------	---------------------	----------------------------------------------------------------------------------------



City of
Richmond

ATTACHMENT 1



TU 18-830948

Original Date: 08/13/18

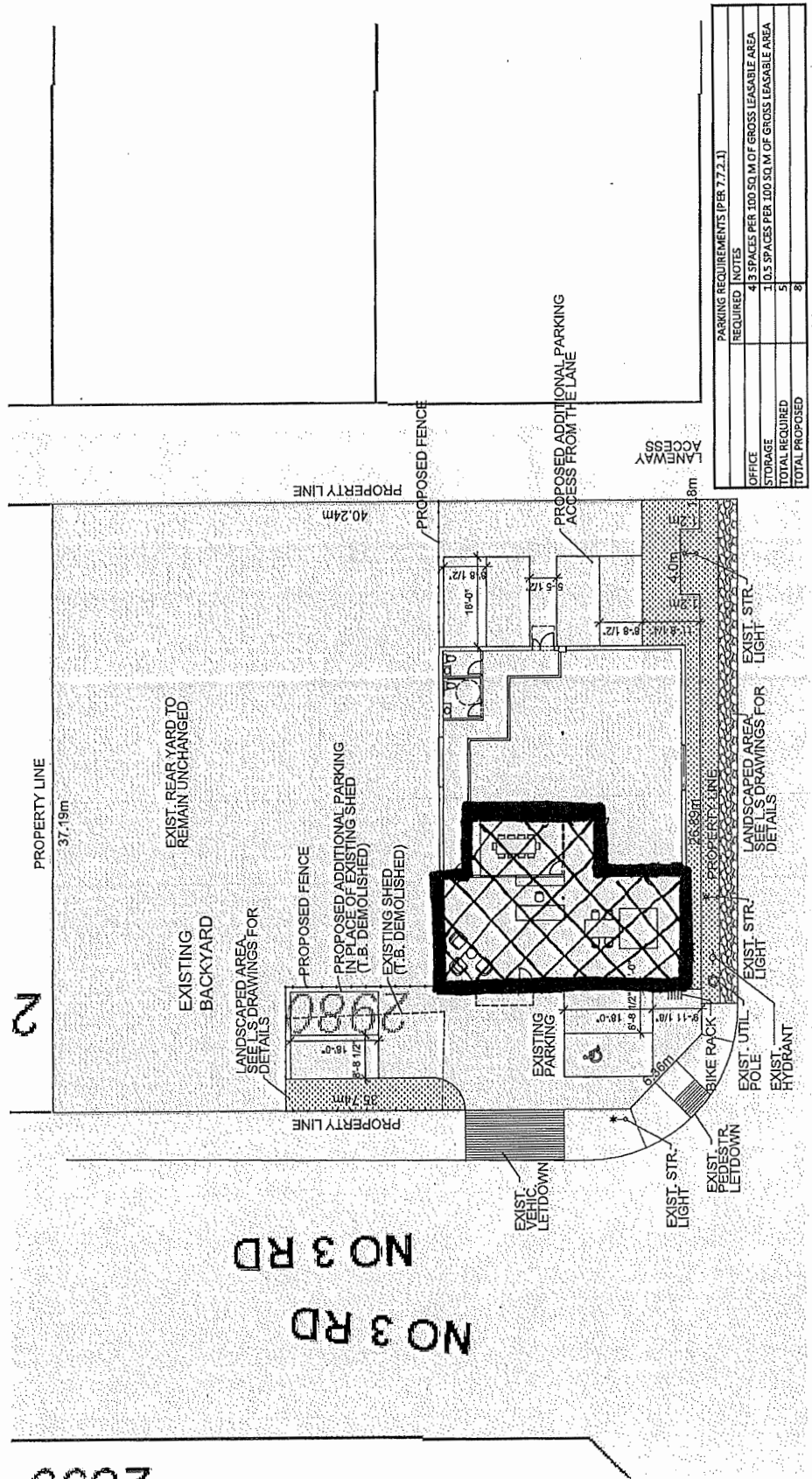
Revision Date:

Note: Dimensions are in METRES

CNCL - 326

SITE PLAN

SUBMITTED FOR TUP - AUG. 17 2018



PARKING REQUIREMENTS (PER 7.2.1)	
REQUIRED	NOTES
43	SPACES PER 100 SQ M OF GROSS LEASABLE AREA
10.5	SPACES PER 100 SQ M OF GROSS LEASABLE AREA
5	TOTAL REQUIRED
8	TOTAL PROPOSED

* ADDITIONAL PARKING CAN BE SECURED ON THE ADJACENT SITE IF REQUIRED

IBI

IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

SALES CENTRE - 2980 No 3 ROAD



1/20" = 1'-0"

APRIL 26, 2017



IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1286 West Pender Street
 Vancouver BC V6E 4R1 Canada
 Tel: 604 683 8797 Fax: 604 683 0492
 ibigroup.com

SALES CENTRE - 2980 No 3 ROAD



NTS

ATTACHMENT 2

SURVEY

**TOPOGRAPHIC SITE PLAN OF PART OF
 LOT 86 (REFERENCE PLAN 28965) EXCEPT
 FIRSTLY: PARCEL "A" (BYLAW PLAN 57721);
 SECONDLY: PART ROAD ON PLAN LMP51741;
 BLOCK 64 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT
 PLAN 1555**

Scale 1 : 250



ALL DISTANCES ARE IN METRES

CURRENT CIVIC ADDRESS:

2980 - No. 3 ROAD
 RICHMOND, BC

PID: 012-242-128

NOTE: PROPERTY BOUNDARIES ARE
 BASED ON LTO RECORDS AND SHOULD
 NOT BE USED TO DETERMINE
 BOUNDARY LOCATIONS.



Legend

- Utility Pole
- ⊕ Water Valve
- ⊥ Guy Wire
- Hydrant
- ⊞ Electrical Box/Service Box
- ▣ Lawn Basin
- ▣ Catch Basin
- ⊗ Lamp
- ⊕ Spot Elevation
- LD Letdown

No. 3 Road

Rem 86
 REFERENCE PLAN 28965
 PLAN 1555
 PID: 012-242-128

2980 - No. 3 Road
 Richmond, BC

Bridgeport Road

ELEVATION DERIVATION

ELEVATIONS DERIVED FROM
 CITY OF RICHMOND MONUMENT 77H4602
 LOCATED AT THE INTERSECTION OF
 SEKSITH RD AND BRIDGEPORT RD
 ELEV. = 1.718m CVD28GVRD (2005)

DATE OF FIELD SURVEY
 JULY-23-2018



H.Y. Associates Land Surveying Ltd.

British Columbia Land Surveyors
 #200, 9128 - 152nd Street
 Surrey, B.C. V3R 4E7
 Tel: 604-583-1610
 File: 185077LS
 Dwg: 185077_TO.DWG

SUBMITTED FOR TUP - JUL. 24 2018

CNCL - 328



TU 18-830948

Attachment 3

Address: 2980 No. 3 Road

Applicant: IBI Group Architects Inc.

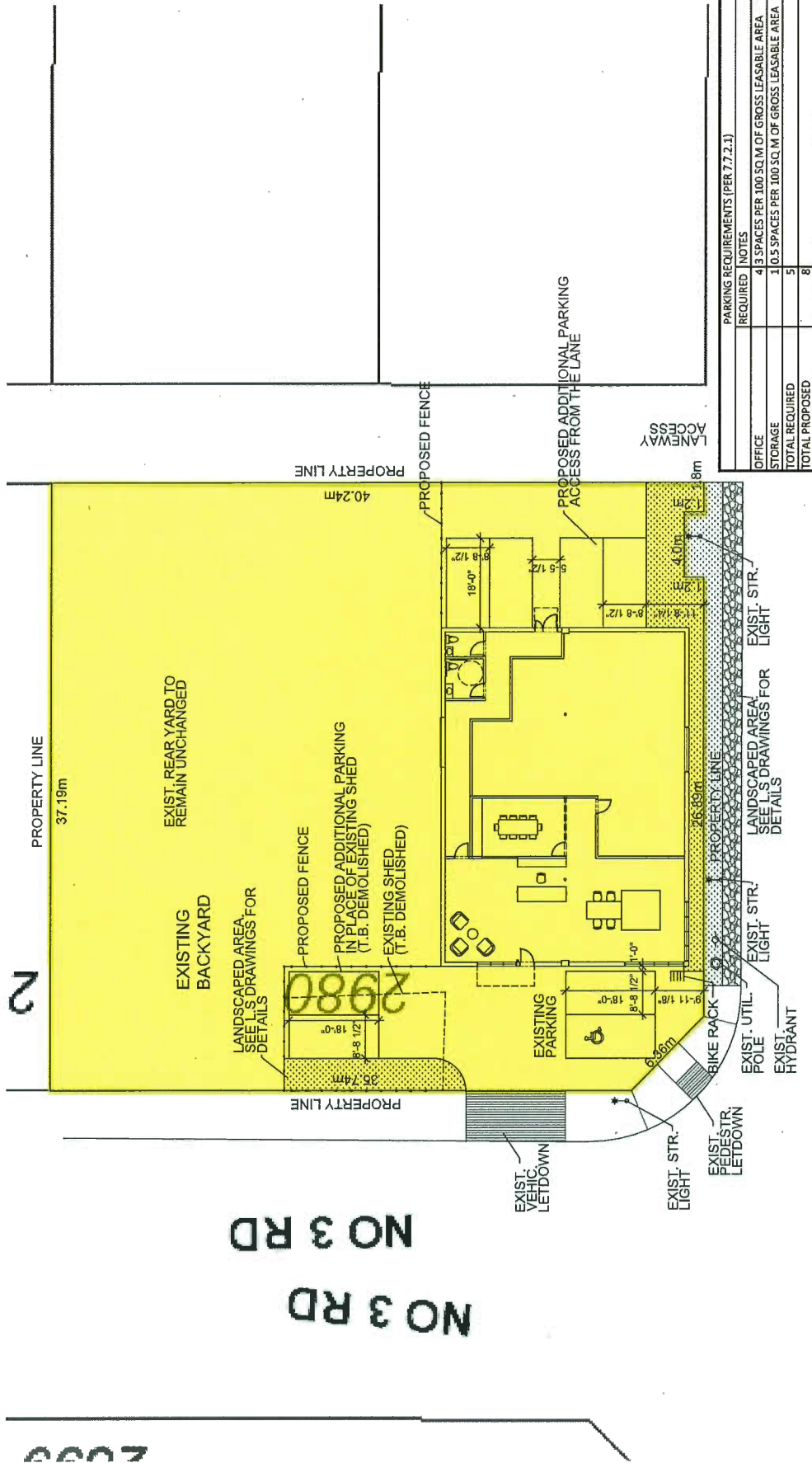
Planning Area(s): City Centre Area Plan – Bridgeport Village

	Existing	Proposed
Owner:	Chen's North America Holdings No. 2 Ltd	No change
Site Size (m²):	1,480 m ²	No change
Land Uses:	Industrial General	Office, limited to the marketing and sale of commercial and industrial strata units
OCP Designation:	Commercial	No change
CCAP Designation:	Urban Centre T5	No change
Zoning:	Light Industrial (IL)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	5	8	None
On-site Bicycle Parking:	Min. 1 Class 1 Min. 1 Class 2	1 Class 1 4 Class 2	None

SITE PLAN

SUBMITTED FOR TUP - AUG. 17 2018



PARKING REQUIREMENTS (PER 7.7.2.1)	
REQUIRED	NOTES
4	3 SPACES PER 100 SQ.M OF GROSS LEASABLE AREA
5	10.5 SPACES PER 100 SQ.M OF GROSS LEASABLE AREA
TOTAL REQUIRED	8
TOTAL PROPOSED	8



1/20" = 1'-0"

SALES CENTRE - 2980 No 3 ROAD

* ADDITIONAL PARKING CAN BE SECURED ON THE ADJACENT SITE IF REQUIRED

APRIL 26, 2017

IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

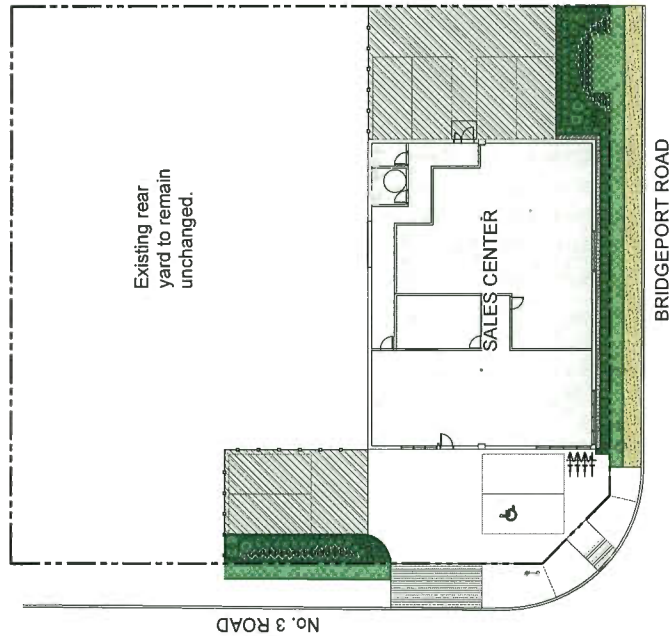


CNCL - 330

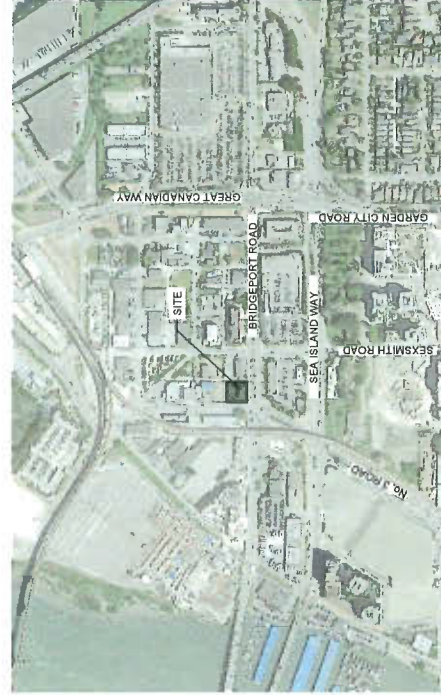
SALES CENTER

Issued for Building Permit

Contact Information	Other Key Contacts:
<p>van der Zalm + associates Inc. Project Architects Suite 1 - 2017 87th Avenue L 6S 4B2 0224, T. 604.682.0244 Vancouver, BC V6E 4G1</p> <p>Primary project contact: Andrew Dunsthorpe a.dunsthorpe@vzai.com o. 604.682.0244</p> <p>Alternate contact (outside area): Mark van der Zalm m.vanzalm@vzai.com o. 604.682.0224, 622</p>	<p>Chungiva Investment Co. Ltd. Project Owner Unit 1600 - 570 Grenville Street Vancouver, BC V6C 3P1 P. 604.683.8787</p> <p>IBI Group Architects Inc. Project Building Architecture 700-1245 West Pender Street Vancouver, BC V6E 1G1 P. 604.683.8787</p>



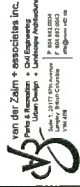
1 SITE PLAN OVERVIEW
 Scale: 1:50



2 LOCATION MAP
 N.T.S.

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	SITE PLAN
LD-01	DETAILS
LN-01	LANDSCAPE NOTES



Drawing Title: COVER PAGE



VDZ Project #: DP2017-72

Drawing #: L-01

No.	By	Description	Date
1	JAD	Issued for Building Permit	Aug 17, 2018
2	JAD	Issued for Building Permit	Aug 28, 2018

REVISIONS TABLE FOR DRAWINGS

Project: SALES CENTER

Location: 2890 No. 3 Road
 Richmond, BC

Drawn: AD

Checked: MWZ

Approved: MWZ

Scale: AS SHOWN

Original Sheet Size: 24" x 36"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS AND CONDITIONS OF EXISTING CONDITIONS SHALL BE SHOWN AT THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



No.	By	Description	Date
1	AD	Issued for Building Permit	Aug 28, 2018
2	AD	Issued for Building Permit	Aug 17, 2018
3	AD	Revisions	

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project: SALES CENTER

Location: 2800 No. 3 Road, Richmond, BC

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Original Sheet Size: 24"x36"

Scale: 1:100

PLANT SCHEDULE

SUBSTRATE	QTY	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING
M1	7	Macaranga sinensis 'Criminosa' / Crematosida Silver Grass	#3	1m
M4	110	Neuloma sinensis 'Hicolor Dwarf' / Dwarf Hairy Bamboo	#4	0.40m
S1	20	Spiraea x berlandieri 'Goldflame' / Goldflame Spiraea	#5	0.60m

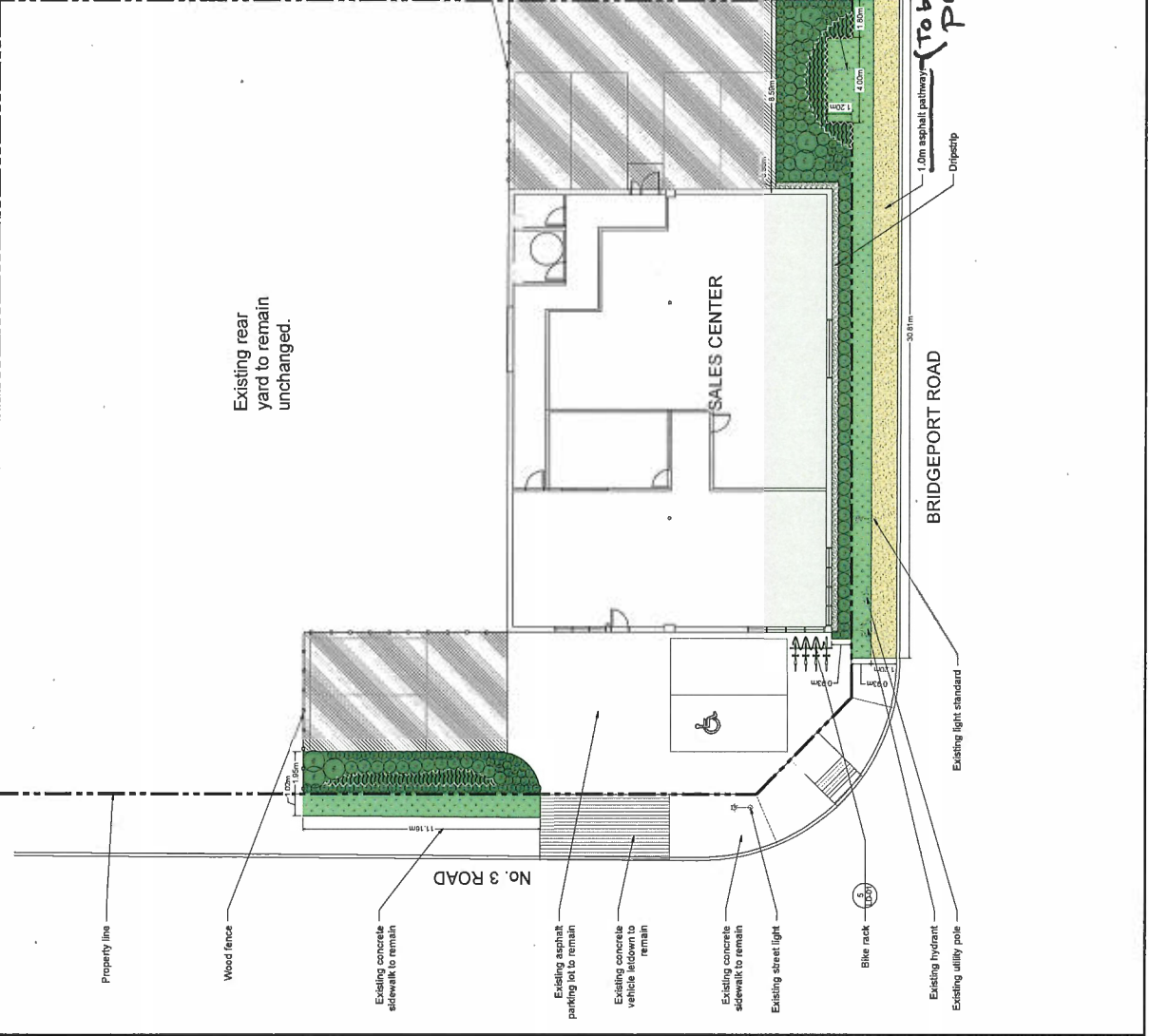
SUBSTRATE	QTY	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING
S2	20	Helianthus scaberrimus 'Superbowl' / Superbowl Blue Chit Grass	#1	600mm

- All plant material shall meet or exceed standards required by Canadian Landscape.
- Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed of site immediately at the landscape.
- Growing medium depths for planting as follows:
 - Shrubs: 450mm
 - Soil: 150mm
 - Tree pits: 1000mm with 300mm (below root ball)
- 25mm minus compost mulch to be installed in all shrub planting areas.
- All landscaped areas to be irrigated.

LEGEND

KEY	REF.	DESCRIPTION
	1 (LD-01)	CRUSHED GRANITE PATH
		ASPHALT PAVING New to landscape drawing
	2 (LD-02)	SOI
	3 (LD-03)	GRASS STRIP
		WOOD FENCE

NOTE:
 Temporary irrigation to be installed for all planting areas. Irrigation is to be designed. Contractor to provide shop drawing showing layout of irrigation system and all components to be used.



*To be completed via Work Order
 Prior to Building Permit Issuance*



GENERAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

DRAWINGS AND SUBMITTALS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, including landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 The contractor(s) responsible for completing servicing, hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy must be submitted as a PDF. If submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCO specs) (complete). All concrete pour-in-place network to be installed as per section 03.30.20 of the latest MMCO unless otherwise specified indicated in drawing package.

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications. The general contractor will be responsible for providing an engineer's stamp on shop drawings for all vertical concrete higher than 1.2m (typ).

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise.

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise.

4.5 The contractor should confirm the locations of control joint edging and expansion joints with the landscape architect prior to installation of concrete paving surfaces and walls. The contractor is to provide control joints chaulked in place for inspection and approval by the landscape architect prior to installation.

UNIT PAVING:

5.1 Pre-cast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m "mock-up" on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should include all details of installation including bedding, bedding sand, bedding material, pre-treaters, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications.

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

METALS:

6.1 All metal work shall conform to the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be included under the master specification):

- **SPEC NOTE: See the following project specific project:**
- 1 American Society for Testing and Materials International, (ASTM), Std. D3951-07a, Hot-Dip Galvanized Steel, Black and
- 2.ASTM A121_09], Specification for Zinc (Galvanized)

- 3 ASTM D5116_07], Standard Guide For Small, Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- 2 Canadian General Standards Board (CGSB).
- 3 CAN/CSG-58_08], Exterior House Paint.
- 3 CAN/CSG-58_181_09], Ready-Mixed Organic Zinc-Rich Coating.
- 4 CAN/CSG-58_1_09], Paint Exterior Latex Type Flat.
- 3 Canadian Standards Association (CSA International).
- 3 CAN/CSG-58_181_09], Ready-Mixed Organic Zinc-Rich Coating Methods of Concrete Construction/Methods of Test for Concrete.
- 2 CSA G-42_1964(R1983)], Galvanized (Zinc-Coated) Steel Farm Field Wire Fencing.
- 3 CSA G-40 Series_09], Wood Preservation.
- 4 Environmental Choice Program (ECP).
- 3 CAN/CSG-58_181_09], Ready-Mixed Organic Zinc-Rich Coating.
- 3 CCD-47b-08], Stains, Surface Coatings.
- 3 CCD-47c-08], Varnishes, Surface Coatings.
- 4 CCD-04g-05], Surface Coatings-Recycled Water-Borne.

6.3 All fasteners, fasteners and railings shall be submitted via shop drawing for review and approval by the landscape architect prior to purchase or installation.

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and pre-drilled to prevent wood splitting unless specified otherwise.

6.5 All anchor plates, hangers, and affiliated fastener/joining materials must meet flush between joining surfaces without gaps, unless specified otherwise.

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be acceptable and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining.

6.8 All railing heights, picket spacing, and rail spacers should be in accordance with the British Columbia Building Code, CAN/CSA - Z514-07 and affiliated ASTM standards.

6.9 Inset is providing and on all fences, metal pickets or rails taller than 6' (1800mm) in height through the direction of the picket/vertical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect.

IRRIGATION:

7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code.

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work.

7.3 Refer to irrigation drawings for additional specifications

PLANTING AND SOFTSCAPES:

8.1 All landscape materials, planting and softscaping shall conform to standards defined under the master specification and BC Landscape Standards, latest edition.

8.2 Warranty of plant material shall conform to BC Landscape Standards, latest edition.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards, No.1 Turfgrass and No. 1 Sod. Installation and maintenance specifications of sod and seed shall apply as defined through BC Landscape Standards.

8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the BC Landscape Standards, latest edition. This should be in compliance with [LAWM 2, and general landscaping](#).

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the BC Landscape Standards, latest edition. This should be in compliance with [LAWM 2, and general landscaping](#).

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to inspect the landscape contractor's sources for plant material to ensure BC Landscape Standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/soil test to that shows that growing mediums comply with the standards identified in the BC Landscape Standards, latest edition for [LAWM 2, and general landscaping](#).

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of test results within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.

8.10 Landscape mulch shall conform to BC Landscape Standards and be installed at depths specified under BC Landscape Standards, 7th edition. Mulch shall be applied in a uniform layer and shall be free of rocks and coloured mulch is not permitted unless specified otherwise.

8.11 Filler fabric must be provided in any areas where drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

EXTERIOR SITE FURNISHINGS:

9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under the master specification.

9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict or concern arises between the manufacturer's specifications and the landscape site plan, specifications, or details.



van der Zalm + associates inc.
Landscape Architecture
2015-2016
1450 West Beaver Creek Rd
Richmond, BC V6X 3C9
Tel: 604.273.8235
Fax: 604.273.8236
www.vdzalmandesign.com

Drawing # LN-01

VZJ Project # DP2017-72

Drawing Title: LANDSCAPE NOTES

Project: SALES CENTER

Location: 2960 No. 3 Road Richmond, BC

Drawn: AD

Checked: MVZ

Approved: MVZ

Scale: 2"=1'-0"

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	AD	Revised to include final	Aug 28, 2017
2	AD	Revised to include final	Aug 28, 2017

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	AD	Revised to include final	Aug 28, 2017
2	AD	Revised to include final	Aug 28, 2017

Project: SALES CENTER

Location: 2960 No. 3 Road Richmond, BC

Drawn: AD

Checked: MVZ

Approved: MVZ

Scale: 2"=1'-0"

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	AD	Revised to include final	Aug 28, 2017
2	AD	Revised to include final	Aug 28, 2017

Project: SALES CENTER

Location: 2960 No. 3 Road Richmond, BC

Drawn: AD

Checked: MVZ

Approved: MVZ

Scale: 2"=1'-0"

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	AD	Revised to include final	Aug 28, 2017
2	AD	Revised to include final	Aug 28, 2017

Project: SALES CENTER

Location: 2960 No. 3 Road Richmond, BC

Drawn: AD

Checked: MVZ

Approved: MVZ

PROPOSED ELEVATIONS

SUBMITTED FOR TUP - AUG. 20 2018

* SIGNAGE OR PROPOSED BANNER(S) MUST COMPLY WITH SIGN BYLAW 9700 AND SEPARATE PERMITS REQUIRED



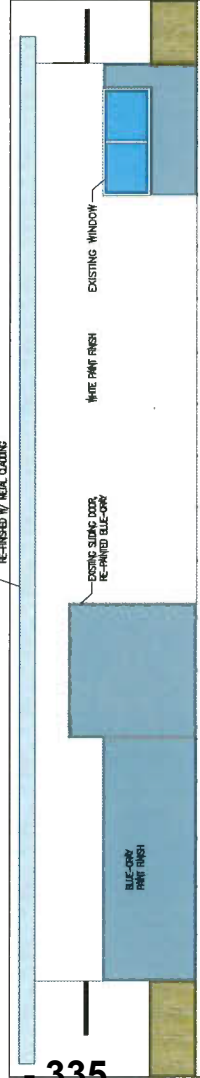
SOUTH ELEVATION

BRIDGEPORT ROAD

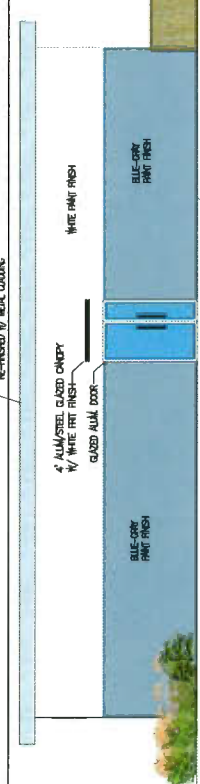


No 3 ROAD

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

CNCL - 335

IBI
 IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC, V6E 4B1 Canada
 tel 604 683 8737 fax 604 683 0492
 ibigroup.com

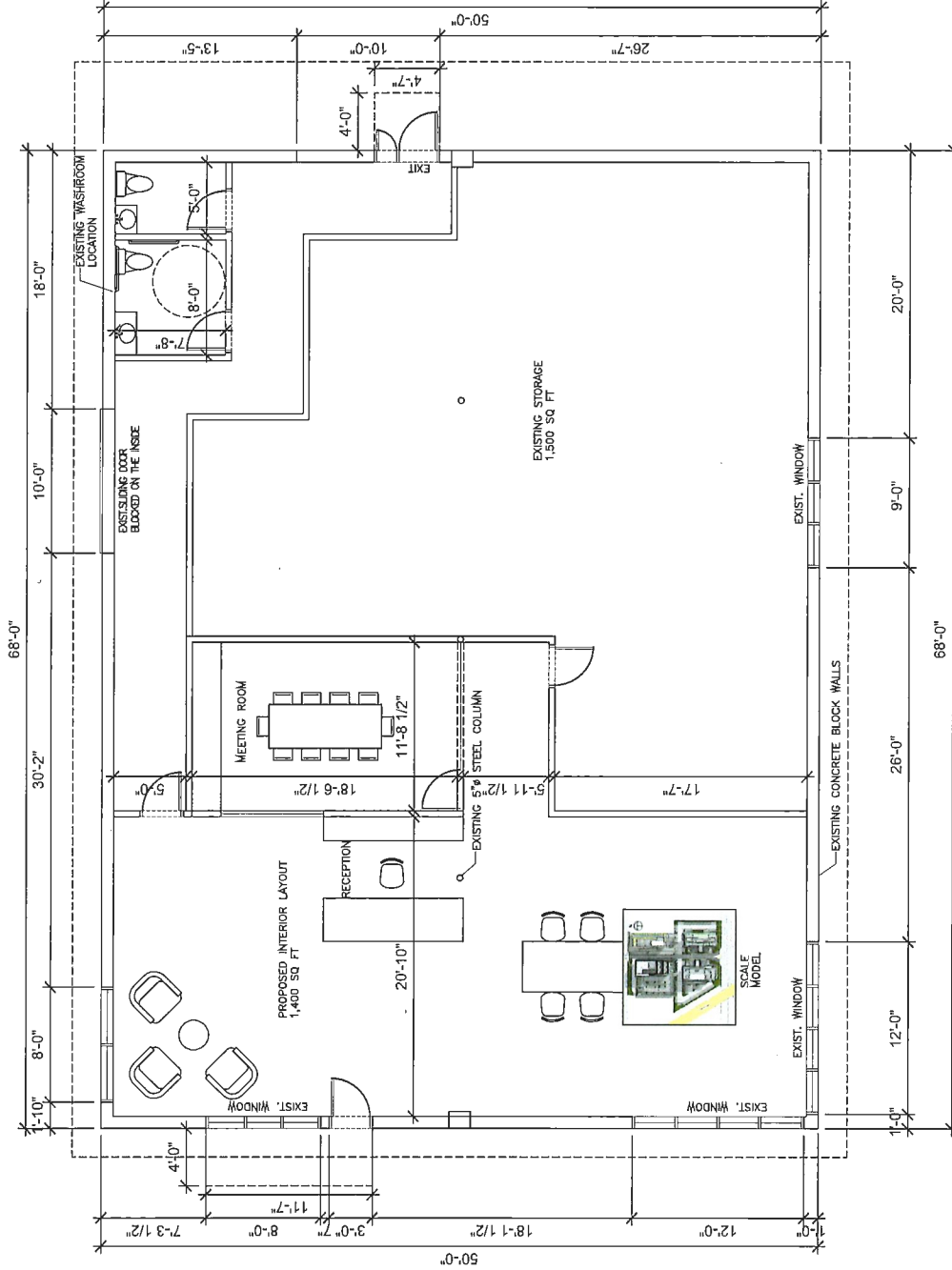
SALES CENTRE - 2980 No 3 ROAD

APRIL 26, 2017

1/8" = 1'-0"

PROPOSED LEVEL 1 LAYOUT

SUBMITTED FOR TUP - AUG. 20 2018



CNCL - 336

IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver BC, V6E 4B1, Canada
 tel: 604.683.8797 fax: 604.683.0492
 ibigroup.com



SALES CENTRE - 2980 No 3 ROAD



1/8" = 1'-0"

CONTEXT IMAGES

SUBMITTED FOR TUP - AUG. 20 2018



CNCL - 337

IBI GROUP
ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com



SALES CENTRE - 2980 No 3 ROAD

NTS



No. TU 18-830948

To the Holder: IBI GROUP ARCHITECTS INC.
Property Address: 2980 NO. 3 ROAD
Address: C/O MARTIN BRUCKNER & SALIM NARAYANAN
IBI GROUP ARCHITECTS INC.
700 – 1285 WEST PENDER STREET
VANCOUVER, BC V6E 4B1

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:
Office, limited to the marketing and sale of office and industrial strata units.
4. The permitted use shall be limited to the sale of commercial and industrial strata units only, and shall not include the sale of motor vehicles, commercial equipment, or industrial equipment.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
6. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$11,953.96 for the landscape works described in Schedule "D". The City will release 90% of the security upon inspection, and 10% of the security will be released one year after the inspection to ensure that the agreed upon planting has survived.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
8. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

No. TU 18-830948

To the Holder: IBI GROUP ARCHITECTS INC.
Property Address: 2980 NO. 3 ROAD
Address: C/O MARTIN BRUCKNER & SALIM NARAYANAN
IBI GROUP ARCHITECTS INC.
700 – 1285 WEST PENDER STREET
VANCOUVER, BC V6E 4B1

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

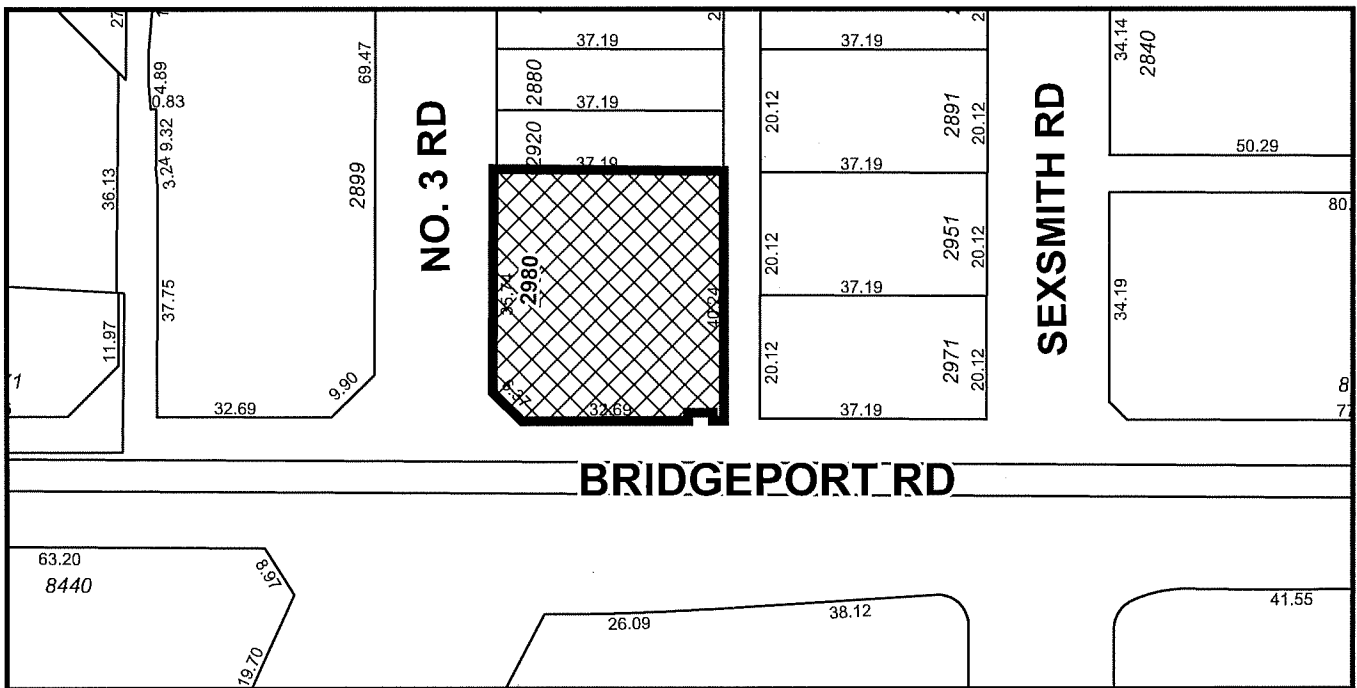
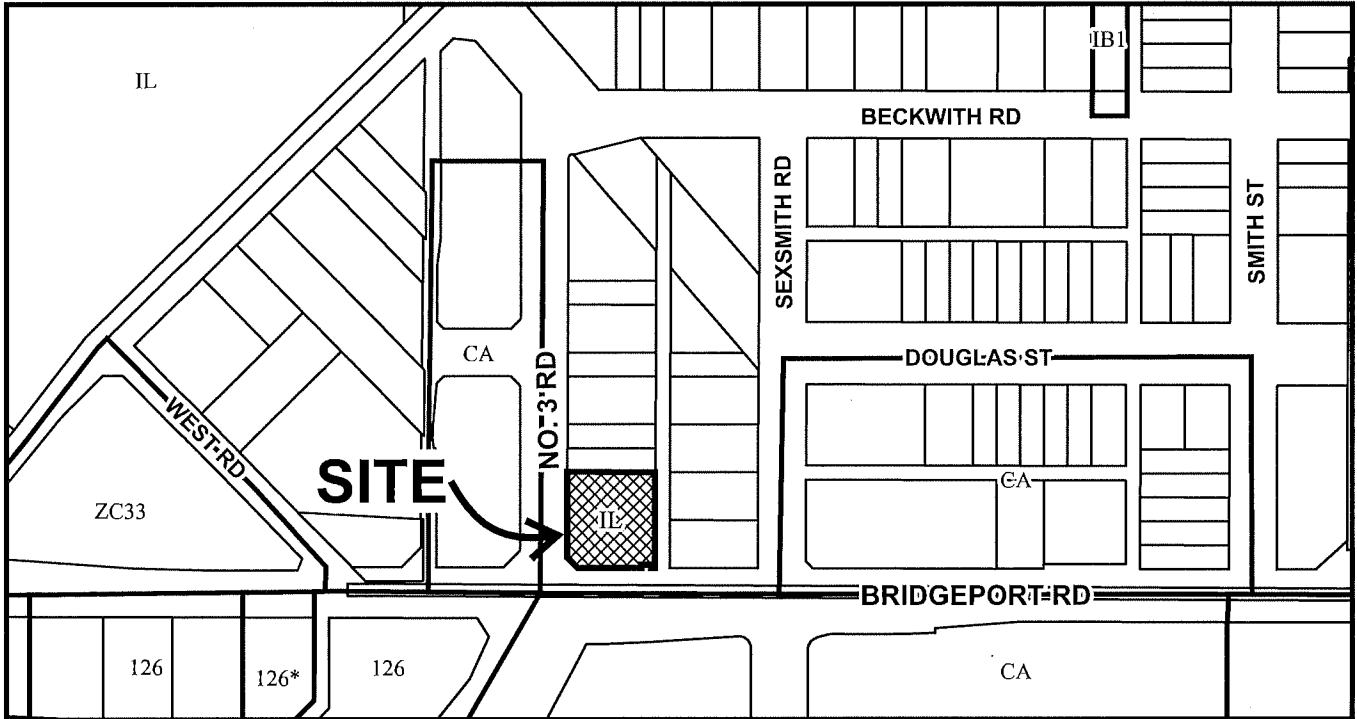
MAYOR

CORPORATE OFFICER



City of Richmond

Schedule A



TU 18-830948

Original Date: 08/13/18

Revision Date: 08/15/18

Note: Dimensions are in METRES

CNCL - 340

Schedule "C"

Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

IBI Group Architects Inc.
by its authorized signatory

Martin D

Martin D

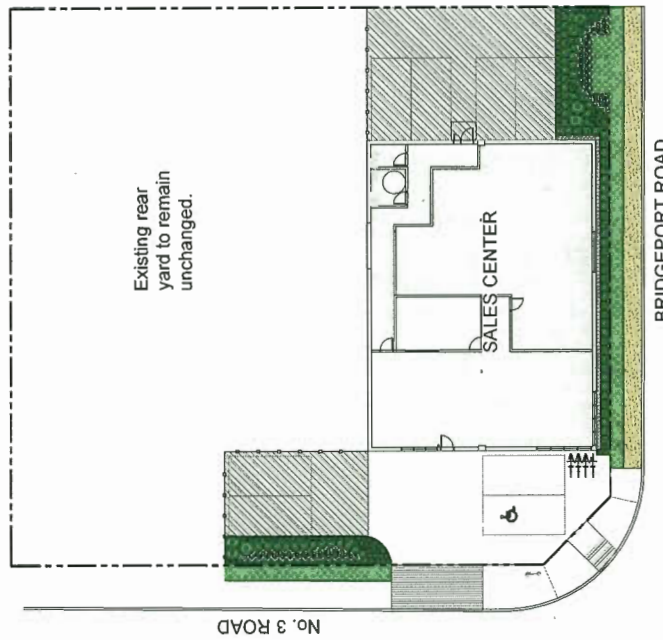
Aug - 27/18

*2900 NO. 3 ROAD
RE: TU 18-830948*

SALES CENTER

Issued for Building Permit

Contact Information van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 87th Avenue Langley, British Columbia, V1M 4B9 T: 604.682.0224 F: 604.682.0242 Primary project contact: Andrew G. Giddens andrew@vzdc.ca c: 604.540.9051 Alternate contacts (please specify): Andrew Giddens, Project Manager Principal Landscape Architect T: 604.682.0224 F: 604.682.0242	Other Key Contacts: Chengera Investment Co. Ltd. Project Owner Unit 1800- 570 Granville Street Vancouver, BC V6C 3P1	B1 Group Architects Inc. Project Building Architecture 700-1385 West Pender Street Vancouver, BC V6E 4B1 P: 604.683.1747
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------



Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	SITE PLAN
LD-01	DETAILS
LN-01	LANDSCAPE NOTES

No.	By	Description	Date
1	AD	Issued for Building Permit	Aug 28, 2018
2	AD	Issued for Building Permit	Aug 28, 2018

REVISIONS TABLE FOR DRAWINGS

Project: SALES CENTER

Location: 2580 No. 3 Road
Richmond, BC

Drawn: AD

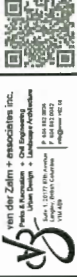
Checked: MWZ

Approved: MWZ

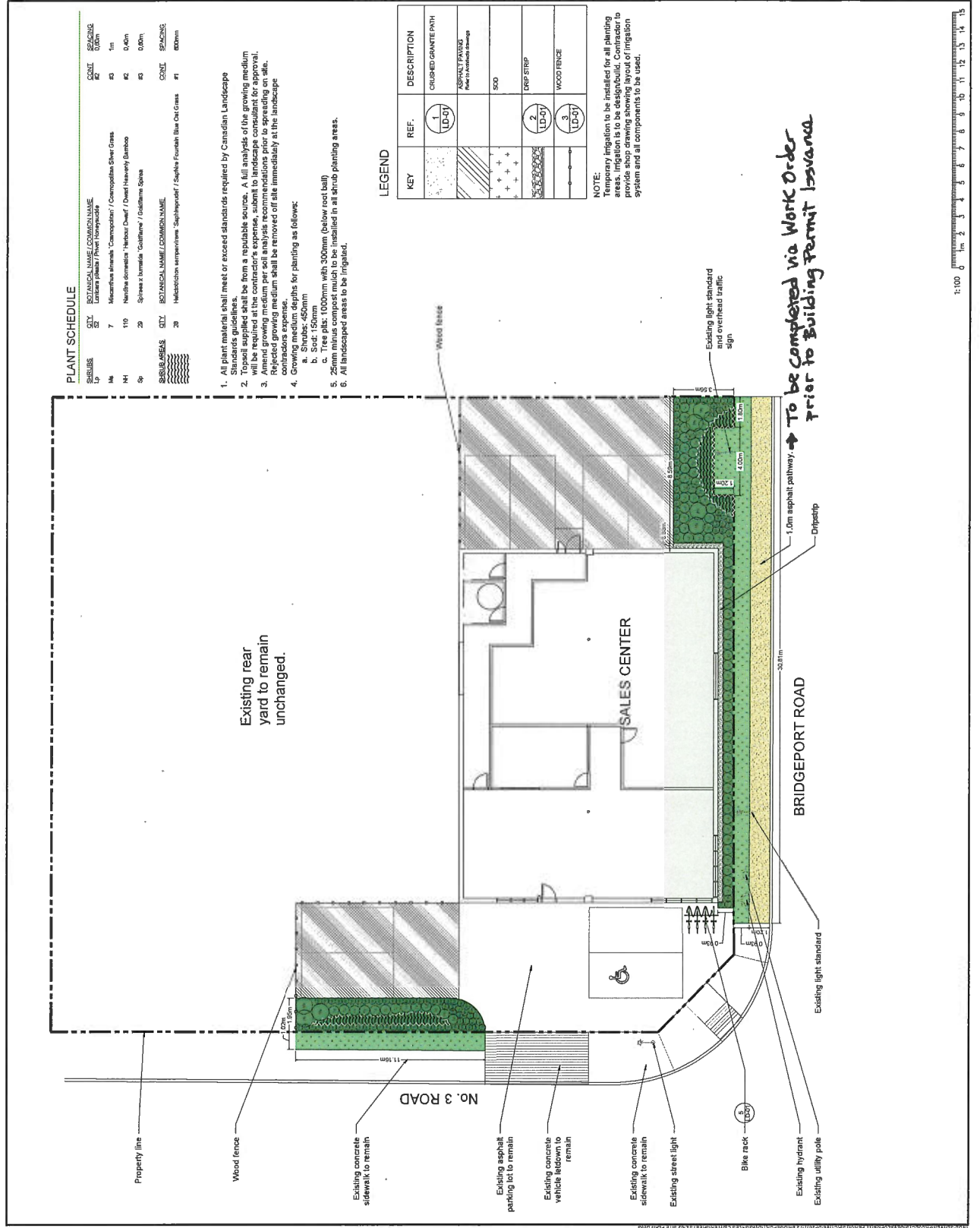
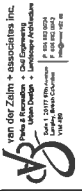
Scale: AS SHOWN

Original Sheet Date: 2/13/18

DATE PLOTTED: 2018.08.28 10:52 AM
 PLOTTER: HP DesignJet T1200
 PLOTTING METHOD: HP DesignJet T1200
 PLOTTING DEVICE: HP DesignJet T1200



SCHEDULE "D"



PLANT SCHEDULE

SYMBOL	CITY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
M4	7	Meibomia sinensis / Common Yew	#3	1m
M1	110	Hamamelis virginica / Sweetgum	#2	0.4m
S9	29	Spiraea x burbankii / Goldflame Spirea	#3	0.6m
S28	28	Hebe x exoniifolia / Sapphire Fountain Blue Ch. Grass	#1	0.30m

- All plant materials shall meet or exceed standards required by Canadian Landscape Standards guidelines.
- Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, subject to landscape consultant for approval.
- Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractor's expense.
- Growing medium depths for planting as follows:
 - Shrubs: 450mm
 - Seed: 150mm
 - Tree pits: 1000mm with 300mm (below root ball)
- 25mm minus compost mulch to be installed in all shrub planting areas.
- All landscaped areas to be irrigated.

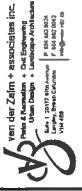
LEGEND

KEY	REF.	DESCRIPTION
[Symbol]	1 (LD-01)	CRUSHED GRANITE PATH
[Symbol]	2 (LD-02)	ASPHALT FINISH
[Symbol]	3 (LD-03)	WOOD FENCE

NOTE:
Temporary irrigation to be installed for all planting areas. Irrigation to be designed by contractor to provide stop drawing showing layout of irrigation system and all components to be used.

To be completed via Work Order prior to Building Permit Issuance

SCHEDULE "D"



VPZ Project #:
 Drawing Title:
 DETAILS

LD-01
 DP2017-72

Drawing #:

1 ASPHALT PATH
 Scale: 1:20

75mm min. Upper course
 100mm min. Lower course
 Install as per specifications - 175'.

Existing curb and gutter
 Existing street

Extend polyethylene / Non-woven fabric weed barrier 200mm beyond finished asphalt edge - 175'.

2 DRIP STRIP
 Scale: 1:20

Building wall. Refer to Architects detail

Protection board & membrane. Refer to Architects detail

200 x 65 pressure treated timbers. Spaced 1/2" place with 400 x 20 pressure treated slates every 1000mm

1" topsoil and mulch (As per specification)

Prepared Subsoil (Free staining)

25mm round river rock

40mm crushed gravel (No fines) compact to 95% MFD.

3 WOOD FENCE
 Scale: 1:20

38mm x 89mm fence cap
 38mm x 89mm top rail
 38mm x 140mm fence board
 38mm x 89mm bottom rail
 100mm x 100mm post

NOTES:
 1. All hardware to be hot dipped galvanized and painted to match fence.
 2. All wood to be S4S western red cedar except posts.
 3. All wood to be sealed with standard oil.
 4. Posts to be pressure treated Douglas fir.
 5. No staples.

4 SHRUB PLANTING
 NT S

450mm deep Gently Composted Topsoil Mixture to Canadian Landscape Standard
 "Well Groomed" soil
 Compressed sub base

75mm min. Pure plant to remove dead or broken branches
 75mm min. Decomposed Bark Mulch

NOTES:
 1. Remove all staking, twine, pots, tags from plant.
 2. Add 100mm of topsoil and plant material to meet listed Canadian Landscape Standard.
 3. Topsoil texture diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

5 BIKE RACK
 NT S

BKE BACK
 Model: Spiral SERP-4
 Colour: Black
 Manufacturer: West
 Manufacturer: Webboone Site Furnishings
 webboonefield.com

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	OS	Issue for Marketing Purposes	Aug 28 2013
2	OS	Issue for Marketing Purposes	Aug 28 2013
3	OS	Issue for Marketing Purposes	Aug 28 2013

REVISIONS TABLE FOR DRAWINGS

© Copyright 2013 van der Zalm + Associates Inc. This drawing is the property of van der Zalm + Associates Inc. and shall remain the property of van der Zalm + Associates Inc. All rights reserved.

Project:
 SALES CENTER

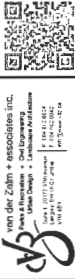
Location:
 2980 No. 3 Road
 Richmond, BC

Drawn: AD
 Checked: MVOZ
 Approved: MVOZ
 Scale: AS SHOWN

Original Sheet Size:
 24" x 36"

CONTENTS: THIS DRAWING IS A PART OF A LARGER PROJECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SCHEDULE "D"



GENERAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "General Scope" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (TYP).

3.3 The contractor(s) responsible for completing servicing, hard and soft landscaping, shall be responsible for providing a hard copy of the drawings with a red pen record copy of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under the general scope. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under the master specification and specifications by the Civil Engineer (refer to civil drawings, when reviewing specifications).
4.2 All concrete shall be installed in accordance with section 03.20 of the latest MIMCO unless otherwise specified in drawing package.

4.3 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications. The general contractor shall provide all details and specifications for all shop drawings for all vertical concrete higher than 1.2m (TYP).

4.4 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise.

4.5 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise.

4.6 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for all concrete. The contractor shall provide all details and specifications for all joints checked in place for inspection and approval by the landscape architect prior to installation.

UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, bedding or products that require drying time shall be installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or jointing materials should be installed as per manufacturers specifications.

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

METALS:

6.1 All metal work shall conform to the master specification for the project (complete).

6.2 Additional references that apply to metal work (may not necessarily be included under the master specification):

- 1 American Society for Testing and Materials International (ASTM):
Hot Dipped Zinc-Coated, Welded and Seamless.
• 2 ASTM A121Z1J09, Specification for Zinc-Coated (Galvanized)

Steel Barbed Wire, Standard Guide For Small Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.

- 2 Canadian General Standards Board (CGSB):
• 1 CAN/CSB-128 (98), Alkyd, Exterior House Paint,
• 2 CAN/CSB-189 (98), Aluminum Paint,
• 3 CAN/CSB-1161 (99), Ready-Mixed Organic Zinc-Rich Coating,
• 4 CAN/CSB-1-GP-138M (97), Paint Exterior Latex Type Flat,
• 5 CAN/CSB-1-CP-138M (97), Paint Exterior Latex Type Flat,
• 3 Canadian Standards Association (CSA International),
• 1 CANCSA-A231-100(A232-F100), Concrete Materials and Methods of Construction (Minimums of Test for Concrete),
• 2 CSA-64 (1984/1989), Coated Metals of Test for Concrete Form, Field Wire Fencing,
• 3 CSA-090 Series (97), Wood Preservation,
• 4 Environmental Choice Program (ECP),
• 1 CCD-0474-1961, Paints, Surface Coatings,
• 2 CCD-47-1988, Varnishes, Surface Coatings,
• 4 CCD-046-195, Surface Coatings-Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation.

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and profiled to prevent wood splitting unless specified otherwise.

6.5 All anchor bolts, brackets, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise.

6.6 All metal work shall be treated for protection from corrosion (i.e. galvanizing, powder coating, etc) and shall be protected with a clear sealant prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be completed and approved by the landscape architect. Soldering work should be completed and approved by the landscape architect. Soldering work should be completed and approved by the landscape architect. Soldering work should be completed and approved by the landscape architect.

6.8 All piling, bracing, ricket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z514-07 and affiliated ASTM standards.

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the electrical engineer of the project. The contractor shall provide all details and specifications for all shop drawings for all start-up with the electrical engineer and landscape architect.

IRRIGATION:

7.1 Irrigation work should be completed in comply with the Canadian Electrical Code and Canadian Plumbing Code.

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work.

7.3 Refer to irrigation drawings for additional specifications.

PLANTING AND SOFTSCAPES:

8.1 All landscape materials, planting and softscaping shall conform to standards defined under the master specification and BC Landscape Standards, latest edition.

8.2 Warranty of plant material shall conform to BC Landscape Standards, latest edition.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BC Landscape Standards, No. 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BC Landscape Standards, latest edition. Sod and seed shall apply as defined through BC Landscape Standards.

8.5 Establishment maintenance must be completed by the landscape architect and shall be completed by the contractor. Establishment maintenance is defined as complete establishment maintenance practice and procedures as defined under the BC Landscape Standards, latest edition. This should be completed with 13 ml x 2 ml weed graminic herbicides.

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the BC Landscape Standards, latest edition. This should be completed with 13 ml x 2 ml weed graminic herbicides.

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BC Landscape Standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/soil test to that shows that growing mediums comply with the standards identified in the BC Landscape Standards, latest edition for Level 2, new green roof landscape.

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed to the landscape architect. The landscape architect reserves the right to material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.

Pacific Soil Analysis Inc.
Suite S-11720 Voyager Way, RICHMOND, BC V6X 3G9
Telephone 604-275-9628

8.10 Landscape mulch shall conform to BC Landscape Standards and be installed at depths specified under BC Landscape Standards, 7th edition. Mulch must be non-toxic. Mulch should be dark brown or black in colour. Red coloured mulch is not permitted unless specified otherwise.

8.11 Filter fabric must be provided in any areas where drain rock is used as a mulch substitute or landscape feature. With the exception of drip strips (unless noted otherwise).

EXTERIOR SITE FURNISHINGS:

9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under the master specification.

9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 28, 2013
2	00	Issued for Marketing Purposes	Aug 28, 2013
3	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

No.	Rev.	Description	Date
1	00	Issued for Marketing Purposes	Aug 17, 2013

PROPOSED ELEVATIONS

SUBMITTED FOR TUP - AUG. 20 2018

* SIGNAGE OR PROPOSED BANNERS MUST COMPLY WITH SIGN BYLAW 9700 AND SEPARATE PERMITS REQUIRED

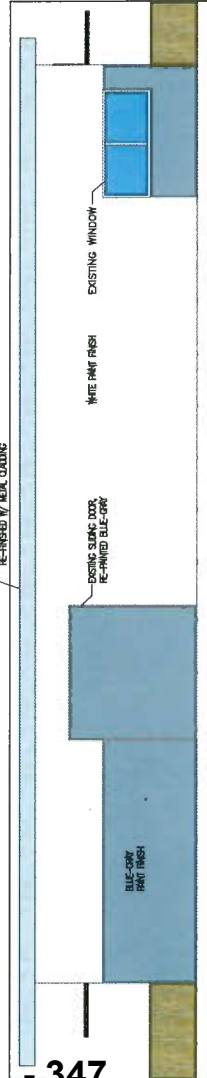


SOUTH ELEVATION

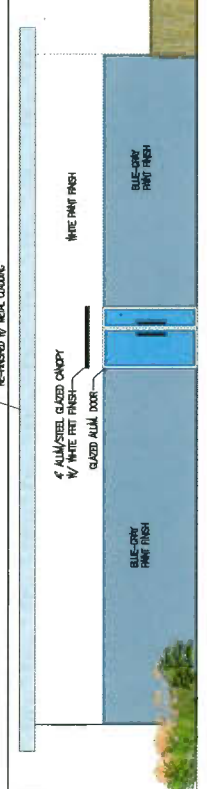
BRIDGEPORT ROAD

No 3 Road

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

CNCL - 347

IBI GROUP
 ARCHITECTS (CANADA) INC.
 7100 - 1285 West Pender Street
 Vancouver BC V6E 4R1 Canada
 tel 604 683 8787 fax 604 683 0492
 ibigroup.com

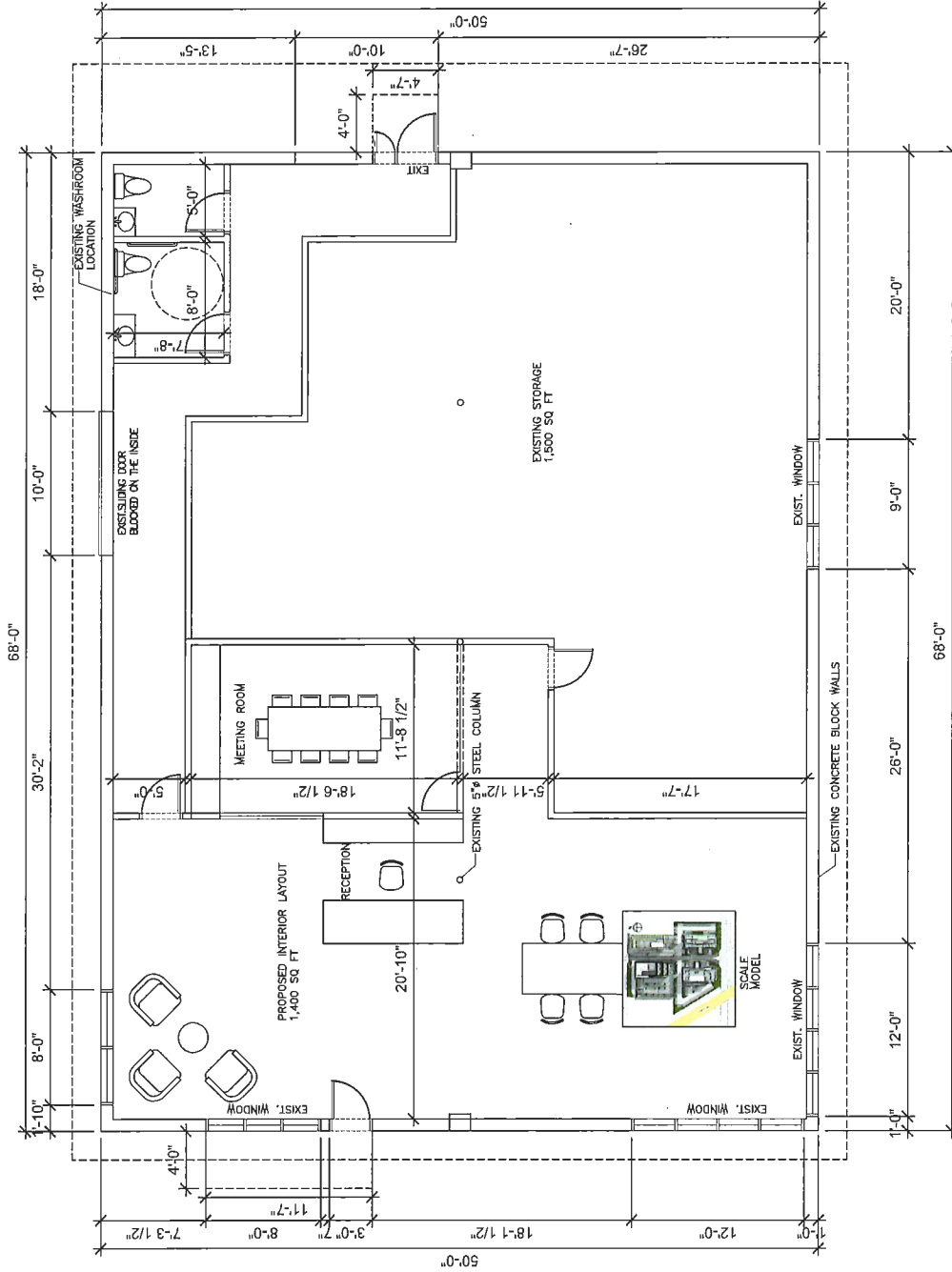


SALES CENTRE - 2980 No 3 Road
 APRIL 26, 2017

1/8" = 1'-0"

PROPOSED LEVEL 1 LAYOUT

SUBMITTED FOR TUP - AUG. 20 2018



CNCL - 348

IBI GROUP
 ARCHITECTS (CANADA) INC.
 700 - 1285 West Pender Street
 Vancouver, BC V6E 4B1, Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com



SALES CENTRE - 2980 No 3 ROAD



1/8" = 1'-0"

SUBMITTED FOR TUP - AUG. 20 2018

CONTEXT IMAGES



CNCL - 349

IBI GROUP
 ARCHITECTS (CANADA) INC.
 7100 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8737 fax 604 683 0432
 ibigroup.com



SALES CENTRE - 2980 No 3 ROAD

NTS