



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 21, 2022

From: Wayne Craig
Director, Development

File: DP 20-890821

Re: Application by Systemos Development Ltd. (Paramjit Kahlon) for a
General Compliance Ruling at 5500, 5502, 5506 and 5508 Williams Road
(formerly 5500 Williams Road)

Staff Recommendation

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 20-890821).

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

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

WC:ta
Att. 5

Staff Report

Origin

Systemos Development Ltd. (Paramjit Kahlon) has requested a General Compliance ruling to modify the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 20-890821) to construct two duplexes at 5500/5502 Williams Road (Lot A) and 5506/5508 Williams Road (Lot B). A location map of the properties is provided in Attachment 1.

The rezoning (RZ 17-790028) of the site to the “Arterial Road Two-Unit Dwelling (RDA)” zone, was approved by Council on February 22, 2021. Subsequently, a Development Permit (DP 20-890821) was also issued on February 22, 2021. There are currently two Building Permit applications being reviewed for a duplex on each property; Lot A: B7 22-007103 and Lot B: B7 22-007123.

This General Compliance application is for a modification to the issued Development Permit (DP 20-890821) to address the unauthorized removal of a tree that was to be retained. The proposed modification includes changes to the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 20-890821). A Servicing Agreement (SA 20-907102) has been entered into and the final design of the off-site works is currently under review. The proposed changes to the Tree Management Plan and Landscape Plan do not impact any works associated with the Servicing Agreement.

Background

Development surrounding the subject site is as follows:

- To the North: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.
- To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” with vehicle access from Williams Road. There is currently an application (RZ 21-945422) to rezone this lot to the “Arterial Road Two-Unit Dwellings (RDA)” zone to facilitate the development of two duplexes (4 residential units).
- To the South: A single-family dwelling on a lot zoned “Single Detached (RS1/B)” with vehicle access from Lawson Drive.
- To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS2/B)” with vehicle access from Lassam Road.

Staff Comments

The proposed scope of the General Compliance ruling request for the subject site is limited to the Tree Management Plan and Landscape Plan of the project. The revised Tree Management Plan and Landscape Plan for this General Compliance ruling are provided in Attachments 4 and 5, and are consistent with the landscape guidelines in the Official Community Plan (OCP) and compliant with the Zoning Bylaw.

The following information provides a summary of the tree protection and replacement plan for 5500, 5502, 5506 and 5508 Williams Road (formerly 5500 Williams Road) as issued as part of the Development Permit (DP 20-890821):

- Five on-site trees were to be retained. This included two trees in the west side yard of Lot A (5500/5502 Williams Road) and three trees in the front yard of Lot B (5504/5506 Williams Road). Staff worked with the applicant to modify the building envelope to retain the trees and comply with the Tree Protection Zone (TPZ) requirements to ensure the retention of trees in the west side yard.
- A Tree Management Plan issued with the Development Permit showing the location of the trees to be retained and removed is provided in Attachment 2.
- Five new trees were also required. This included three trees on Lot A (5500/5502 Williams Road) and two trees on Lot B (5504/5506 Williams Road). The minimum size of the replacement trees are as indicated in the following table.

Summary of Tree Replacement issued with Development Permit (DP 20-890821)

	No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Lot A	3	6.0 cm	3.5 m
Lot B	2	6.0 cm	3.5 m

- The Landscape Plan issued with the Development Permit is provided in Attachment 3.
- To ensure the survival of the retained trees and that the proposed landscaping works were completed, the applicant was required to provide a \$45,000.00 Tree Survival Security and a Landscape Security in the amount of \$39,473.94 prior to issuance of the Development Permit.

Analysis

Removal of Tree tag #593

- Prior to the demolition of the structures on site, the applicant was required to install tree protection barriers around the retained trees. Tree Preservation staff attended the site and confirmed that all required tree protection barriers were installed.
- During demolition, a plum tree (tag #593) was damaged and subsequently removed during the demolition of an on-site garage in its proximity. This plum tree (tag #593) to be retained in the west side yard of Lot A (5500/5502 Williams Road), was removed contrary to the issued Development Permit (identified in a red bubble in Attachments 2 and 3). The project arborist advised the City of the situation following the removal of the tree.
- In response to the tree removal, Tree Preservation staff fined the property owner (Systemos Development Ltd) and the company's director (Paramjit Kahlon) \$3,500.00 in accordance with Tree Protection Bylaw No. 8057 for the removal of the plum tree (tag #593). The applicant has since paid the fees.

Proposed Revisions

- To account for the unauthorized removal of the plum tree (tag #593), the applicant proposes to:
 - Maintain the modified building setback established to retain the tree which was removed.
 - Plant one large replacement tree (10.0 cm caliper Quercus Robur Crimson Spire) in the south-west corner of Lot A (5500/5502 Williams Road), as shown in the revised Tree Management Plan and Landscape Plan (Attachments 4 and 5). The replacement tree is to be planted slightly south of the location of the original tree, and away from the proposed building to provide sufficient space for its growth.
 - Increase the size of all other required replacement trees to be planted on Lots A and B as indicated in the following table.

Summary of proposed Tree Replacement for General Compliance ruling

	No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Lot A	3	8.0 cm	4.0 m
	1	10.0 cm	N/A
Lot B	2	8.0 cm	4.0 m

- The sizes of the proposed replacement trees were selected to maximize the survivability of the trees and the current availability of large specimen trees at local nurseries.
- Planting of additional trees on-site is not recommended, as there is limited planting space available on the site as there is a City statutory right-of-way for sanitary sewer services, which precludes tree planting due to the potential for tree roots to damage City infrastructure.
- There are no changes to the building envelope as issued with the Development Permit. All building setbacks will be maintained.

Tree Survival Security

- In accordance with the Tree Survival Security Agreement, the applicant will forfeit \$10,000.00 of the \$45,000.00 Letter of Credit taken as a security for tree survival at the time of the original Development Permit. The City will place the \$10,000.00 in the City’s Tree Compensation Fund for off-site planting elsewhere in the City.

Landscaping Security

- A \$39,473.94 Letter of Credit was taken as a security for landscaping at the time of the original Development Permit, which is still being held by the City.
- The Letter of Credit will continue to be held as landscaping security until the applicant satisfies all requirements as set out in the existing Landscape Security Agreement.

Conclusions

Systemos Development Ltd. (Paramjit Kahlon) has requested a General Compliance ruling to modify the Tree Management Plan and Landscaping Plan issued with the Development Permit (DP 20-890821), as a result of the removal of a tree that was to be retained. The proposed modifications outlined in this report are within the scope of a General Compliance ruling and will apply to the site located at 5500, 5502, 5506 and 5508 Williams Road (formerly 5500 Williams Road).

November 21, 2022

DP 20-890821

Staff recommend support of this General Compliance request for the proposed changes to the issued Development Permit.



Tolu Alabi
Planner 1
(604-276-4092)

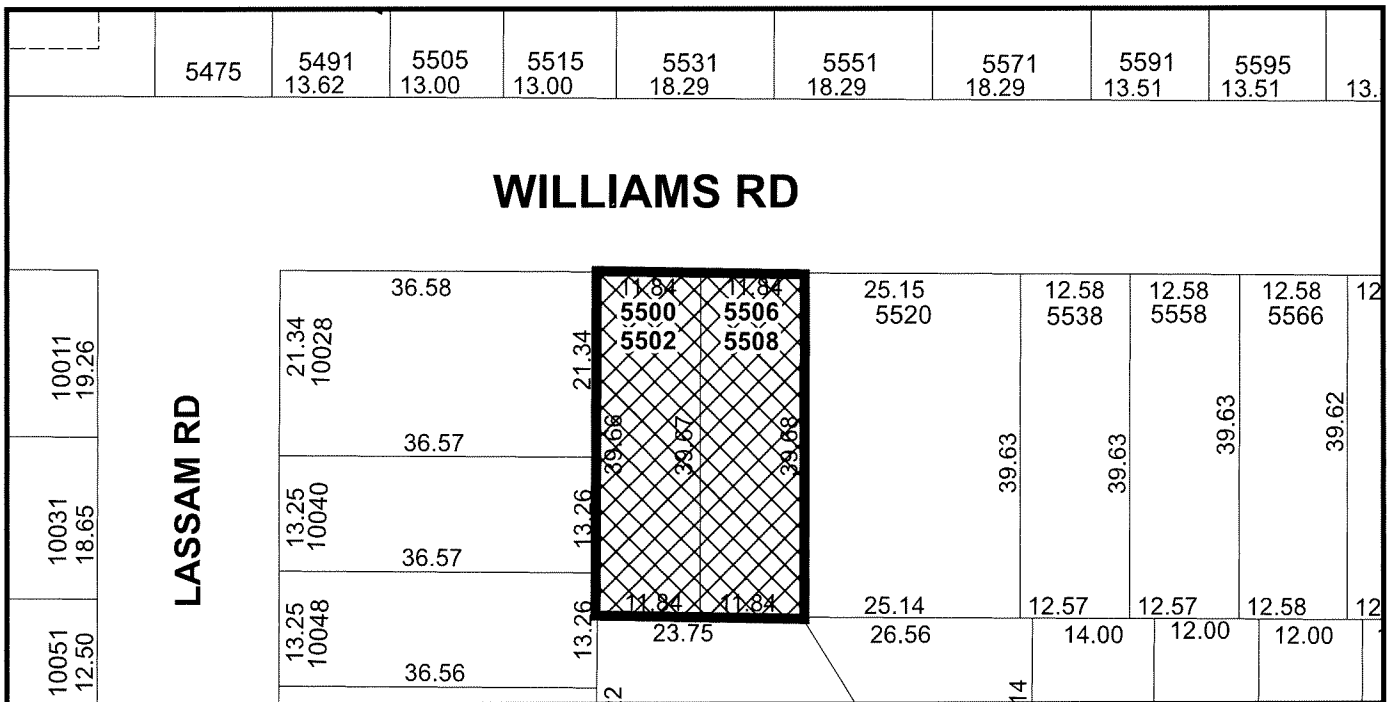
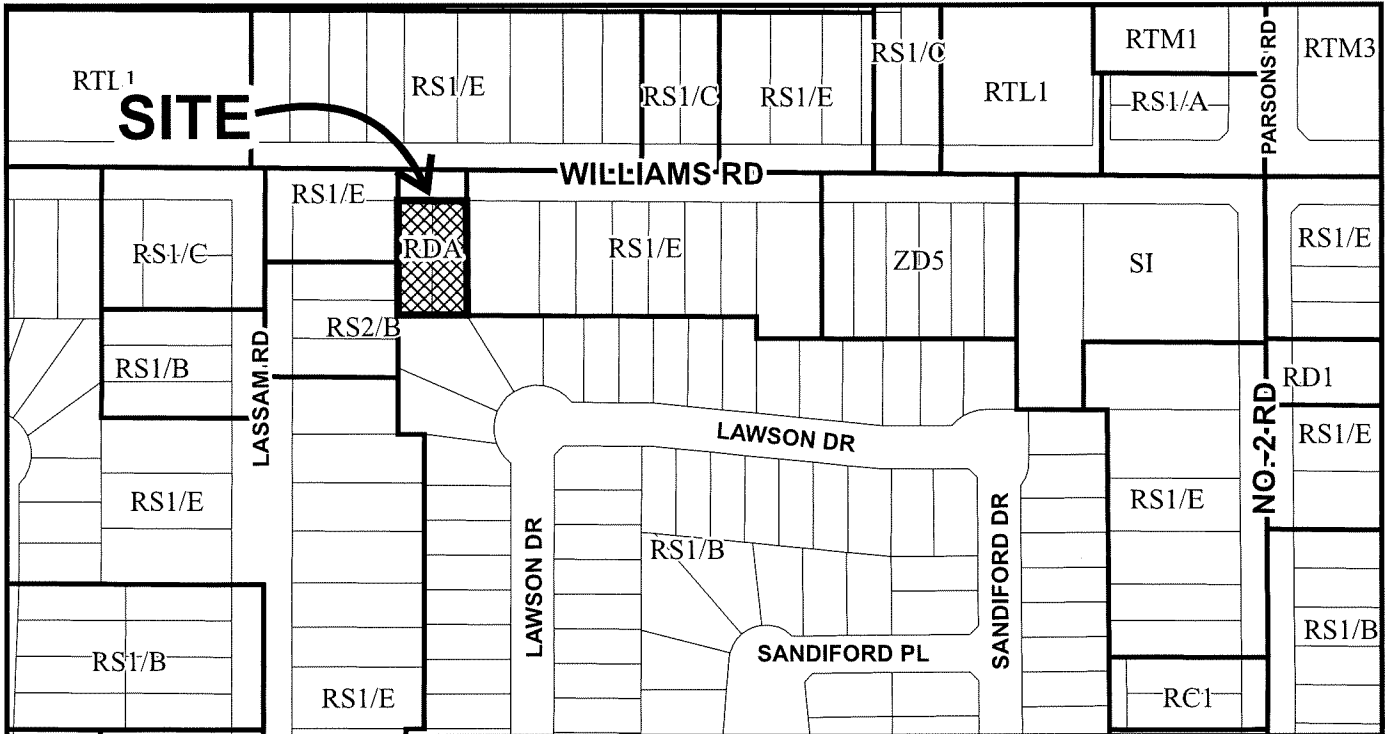
TA:js

- Att. 1: Location Map
2: Tree Management Plan issued under DP 20-890821
3: Landscape Plan issued under DP 20-890821
4: Proposed Tree Management Plan revision
5: Proposed Landscape Plan revision

ATTACHMENT 1: LOCATION MAP



City of
Richmond



DP 20-890821

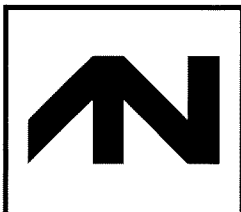
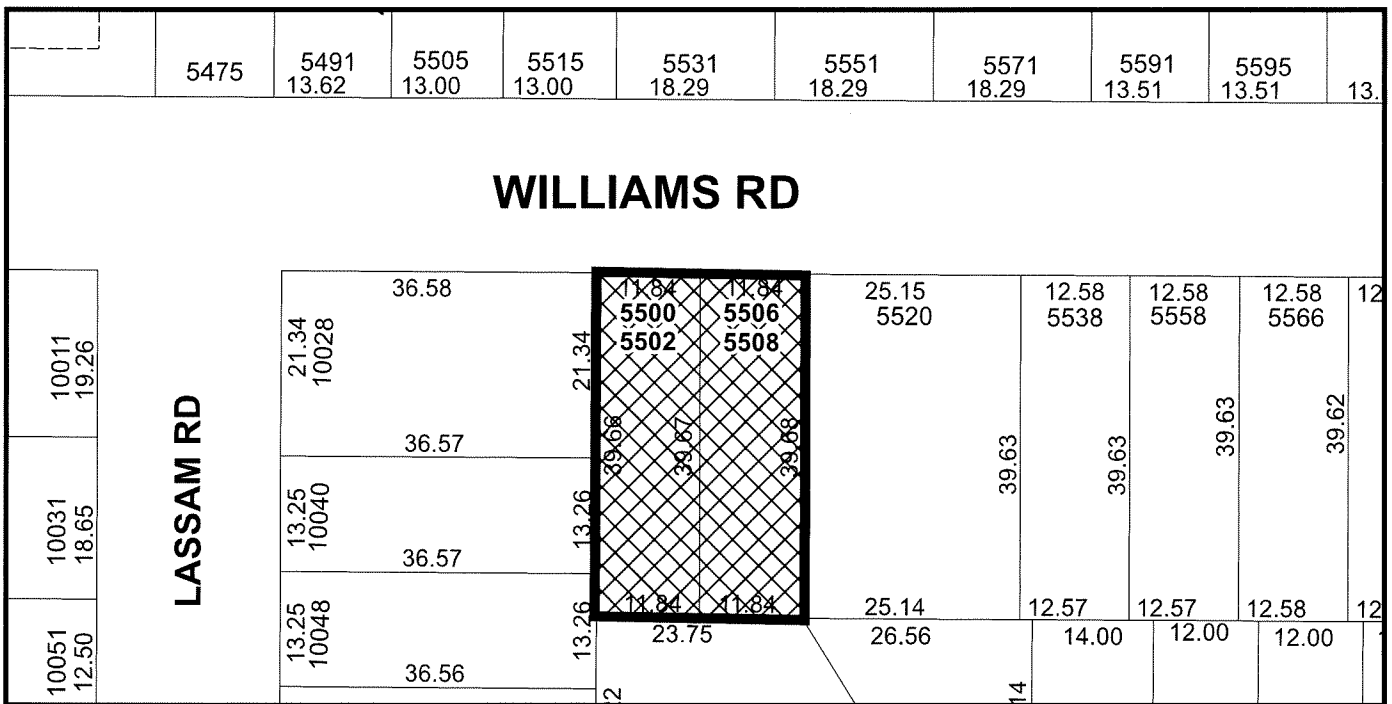
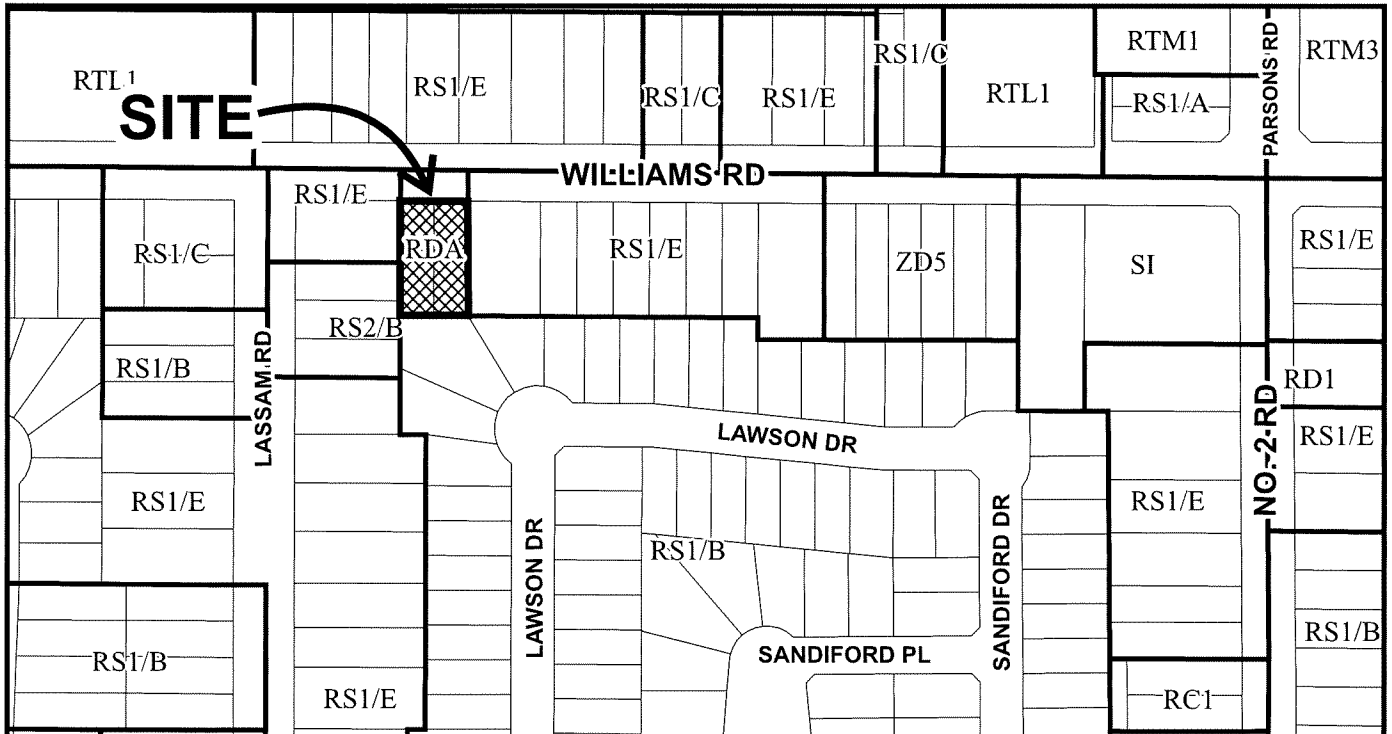
Original Date: 08/16/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 20-890821
SCHEDULE "A"

Original Date: 08/16/22
 Revision Date:
 Note: Dimensions are in METRES

ATTACHMENT 2: TREE MANAGEMENT PLAN (DP 20-890821)

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SEAL:

NO	DATE	REVISION DESCRIPTION	DR
5	20 JUN 25	NEW SITE PLAN/CITY COMMENTS	DD
4	20 APR 06	REVISION AS PER CITY COMMENTS	DD
3	29 AUG 28	REVISION AS PER CITY REQUEST	DD
2	29 AUG 24	NEW SITE PLAN/CITY COMMENTS	DD
1	15 APR 03	NEW SITE PLAN	DD

CLIENT:

PROJECT:

4 UNIT DEVELOPMENT

5500 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: May 02, 2018

DRAWING NUMBER:

SCALE: 1:100

DRAWN: DD

DESIGN: DD

CHKD: PCM

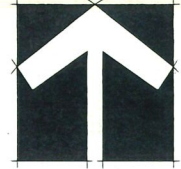
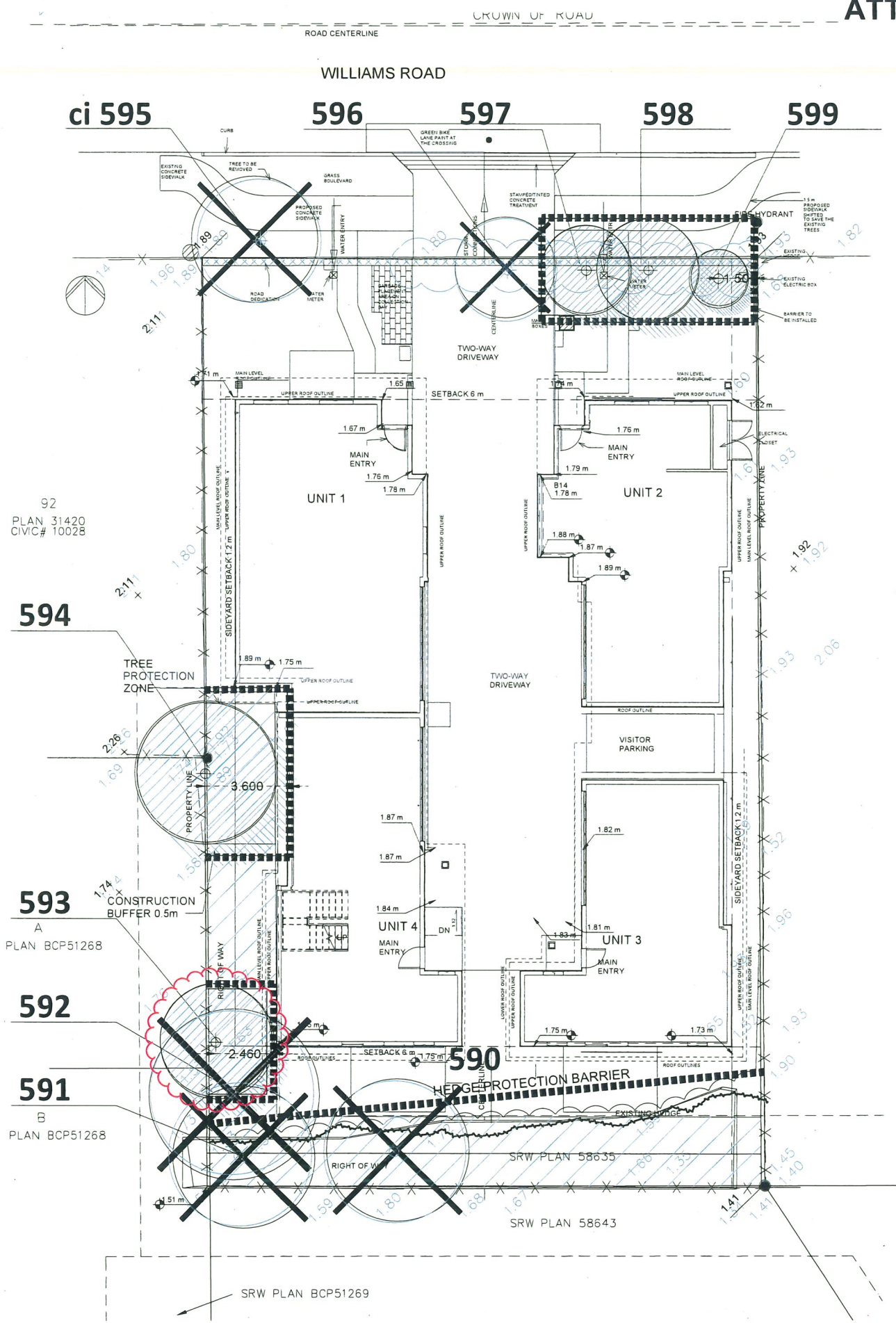
L2

OF 3

18077-6.ZIP

PMG PROJECT NUMBER:

18-077

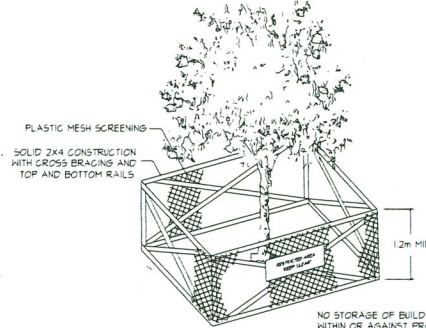
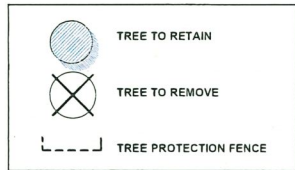


NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

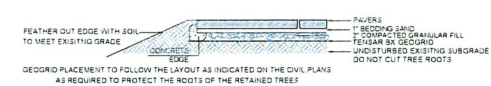
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM @ 1.4M	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH: DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE



TREE PROTECTION BARRIER



NOTE:
1. IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARBORIST FOR ASSISTANCE PRIOR TO PROCEEDING
2. PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 PAVERS THROUGH ROOT ZONE scale 1:20

Summary

Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	n/a
591	<i>Prunus domestica</i>	16	n/a
592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata</i> 'Excelsa'	44	2.64
596	<i>Prunus serrulata</i>	24	1.44
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5

Note

Trees #590-592 are dead.

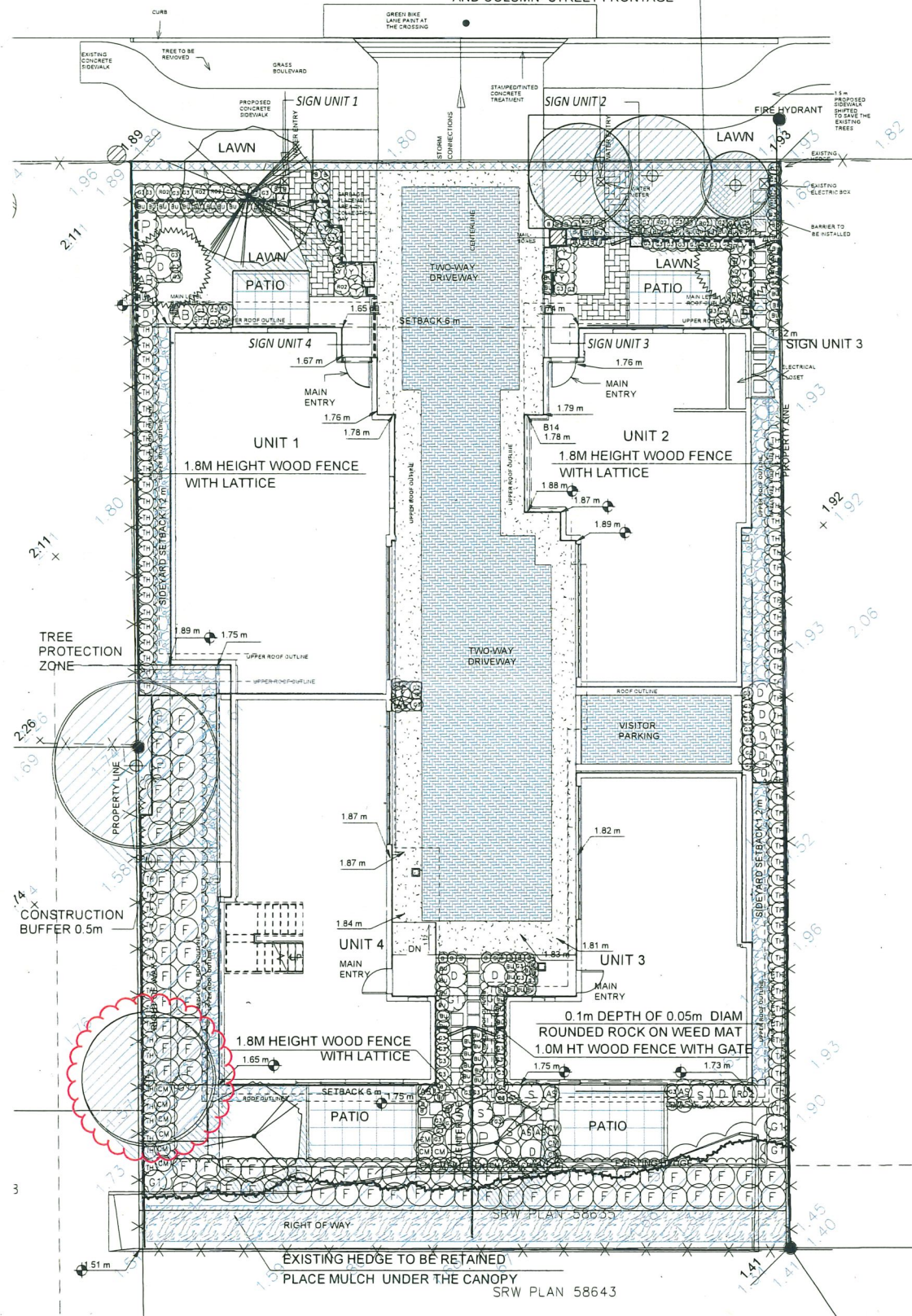
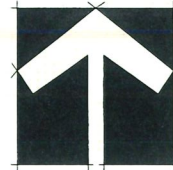
ATTACHMENT 3: LANDSCAPE PLAN (DP 20-890821)

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WILLIAMS ROAD

1.0M HT ALUMINIUM FENCE WITH GATE AND COLUMN- STREET FRONTAGE



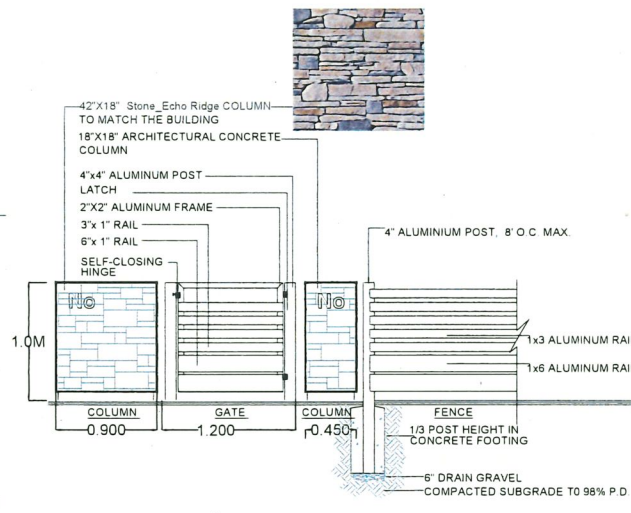
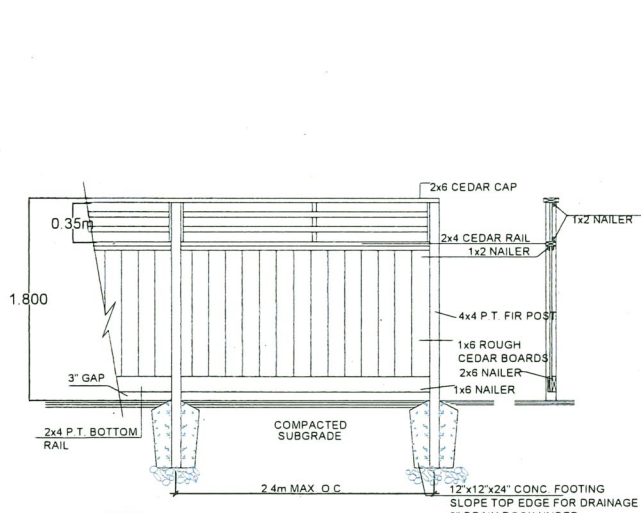
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	1	FAGUS SYLVATICA 'DANNYCK PURPLE'	DAWYCK PURPLE BEECH	8CM CAL, 2M STD, B&B	
	2	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA	8CM CAL, 2M STD, B&B	
	2	PICEA OMBRIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.5M HT, B&B	
SHRUB	4	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	#2 POT, 30CM	
	60	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM	
	5	EUONYMUS JAPONICUS 'AURO-MARGINATUS'	GOLDEN EUONYMUS	#2 POT, 30CM	
	4	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY	#3 POT	
	3	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT, 50CM	
	9	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT, 40CM	
	21	TAXUS X MEDIA 'HICKSII'	HICKS YEW	80CM B&B	
	86	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.8M HT, B&B	
	13	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM	
	GRASS	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
		73	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT, HEAVY
	PERENNIAL	6	ASTILBE X 'ETNA'	ETNA FALSE SPIRAEA (RED)	#2 POT, 5 EYE OR LARGER
		36	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15 CM POT
22		COREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT	
GC	6	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	#1 POT	
	84	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM	

PMG PROJECT NUMBER: 18-077

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.

MATERIAL KEY

- PERMEABLE PAVERS
Eco-Priora Pavers by Mutual Materials
HARVEST COLOR - DRIVEWAY
- HOLLAND CONCRETE PAVERS
GRAY COLOR by Mutual Materials
- 2'X2' CONCRETE SLABS
Vancouver Bay Architectural Slabs;
by Mutual Materials; Gray Colour

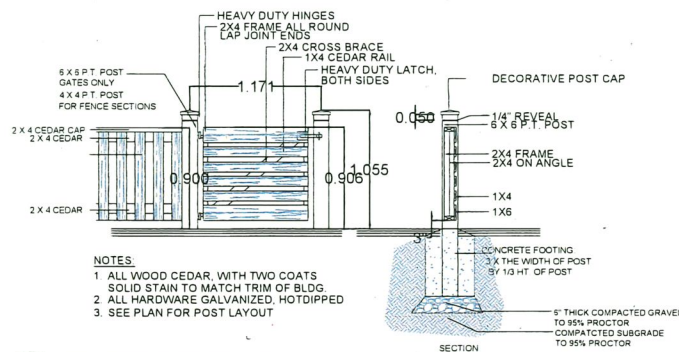


- NOTES:
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
 - ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
 - ALL HARDWARE HOT DIPPED GALVANIZED
 - APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
 - ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6"

- NOTES:
- METAL MATERIAL ALUMINIUM TO BE POWDER COATED BLACK, TWO COATS
 - ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
 - GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS
 - ALUMINIUM FENCE TO BE POWDERCOATED SEM-GLOSS BLACK

1 1.8M HEIGHT WOOD FENCE WITH LATTICE scale 1:30

2 1.0M HT ALUMINIUM FENCE WITH GATE AND COLUMN- STREET FRONTAGE scale 1:30



3 1.0M HT WOOD FENCE WITH GATE scale 1:30

SEAL:

NO	DATE	REVISION DESCRIPTION	DR
5	20 JUN 25	NEW SITE PLAN/CITY COMMENTS	DD
4	20 APR 06	REVISION AS PER CITY COMMENTS	DD
3	19 AUG 28	REVISION AS PER CITY COMMENTS	DD
2	19 AUG 26	NEW SITE PLAN/CITY COMMENTS	DD
1	19 APR 03	NEW SITE PLAN	DD

CLIENT:

PROJECT:

4 UNIT DEVELOPMENT

5500 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: May 02, 2018

SCALE: 1:100

DRAWN: DD

DESIGN: DD

CHKD: PCM

DRAWING NUMBER:

L1

OF 3

PMG PROJECT NUMBER

18-077

ATTACHMENT 4: PROPOSED TREE MANAGEMENT PLAN

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NO.	DATE	REVISION DESCRIPTION	DR
10	22 NOV 14	REVISION AS PER CITY COMMENTS	DD
9	22 OCT 14	REVISION AS PER CITY COMMENTS	DD
8	22 SEP 14	NEW SITE PLAN/CITY COMMENTS	DD
7	22 JUL 08	9	DD
6	22 APR 15	ISSUED FOR BP	DD
5	22 APR 14	NEW SITE PLAN	DD
4	20 JUN 15	NEW SITE PLAN/CITY COMMENTS	DD
3	19 APR 08	REVISION AS PER CITY COMMENTS	DD
2	19 AUG 18	REVISION AS PER CITY REQUEST	DD
1	19 AUG 18	NEW SITE PLAN/CITY COMMENTS	DD
1	19 APR 08	NEW SITE PLAN	DD

CLIENT:

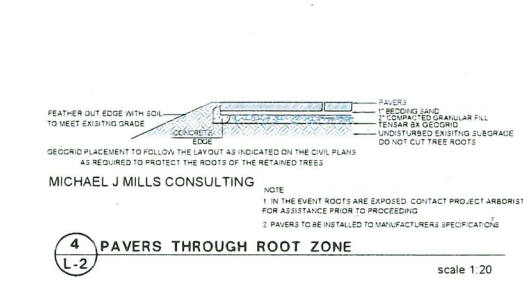
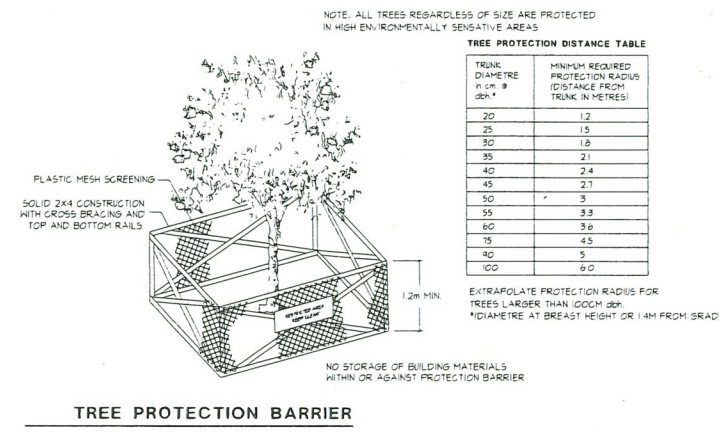
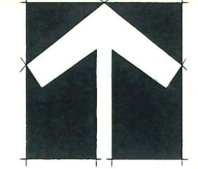
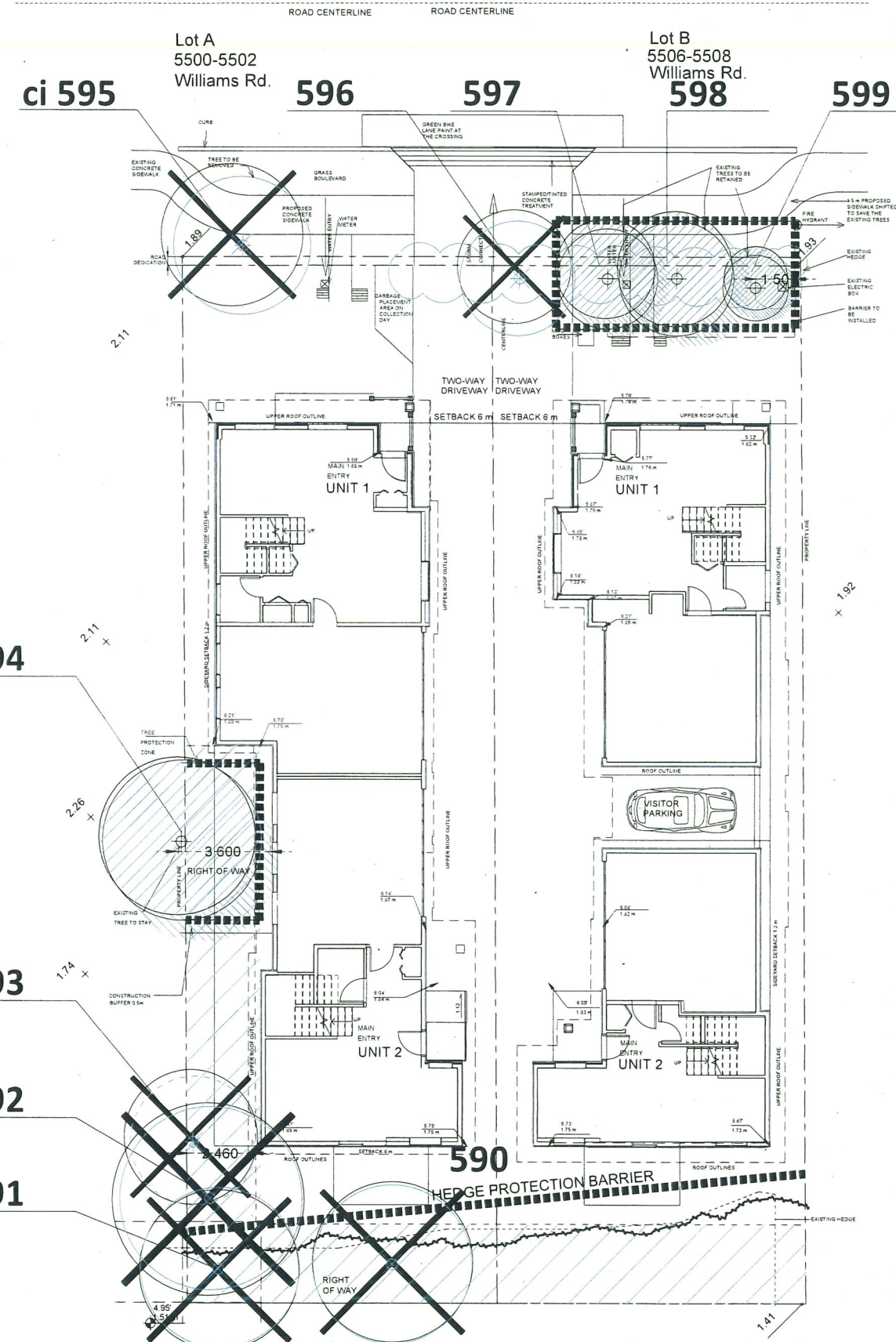
PROJECT
4 UNIT DEVELOPMENT

5500 WILLIAMS ROAD
RICHMOND

DRAWING TITLE
TREE MANAGEMENT PLAN

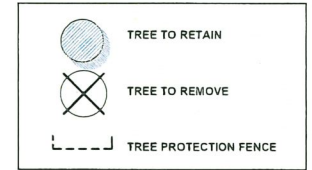
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SCALE: 1:100
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L2
OF 2



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TRUNK DIAMETER (IN OR 25.4 mm)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0



Summary

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Note

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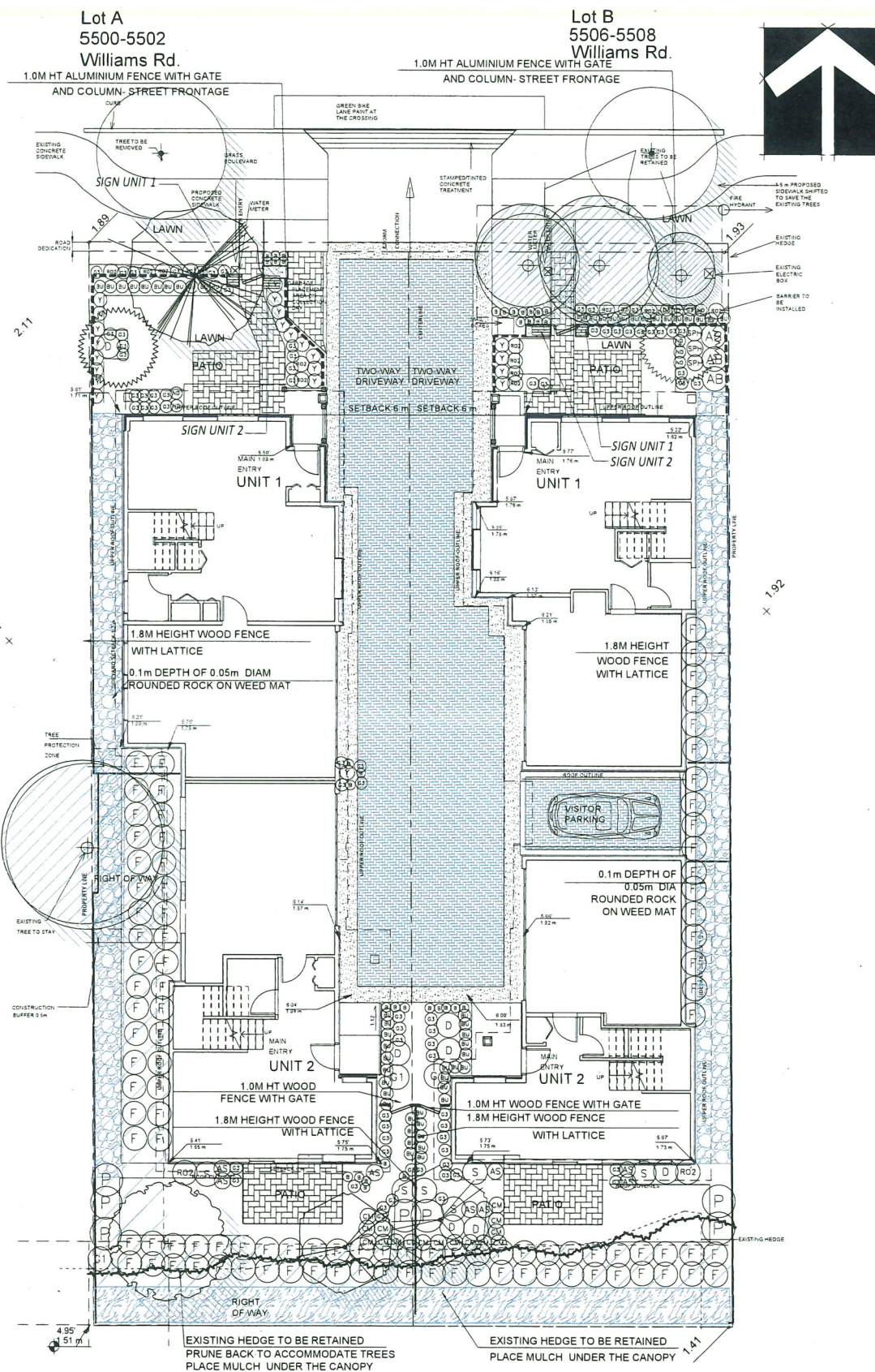
ATTACHMENT 5: PROPOSED LANDSCAPE PLAN

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SEAL:

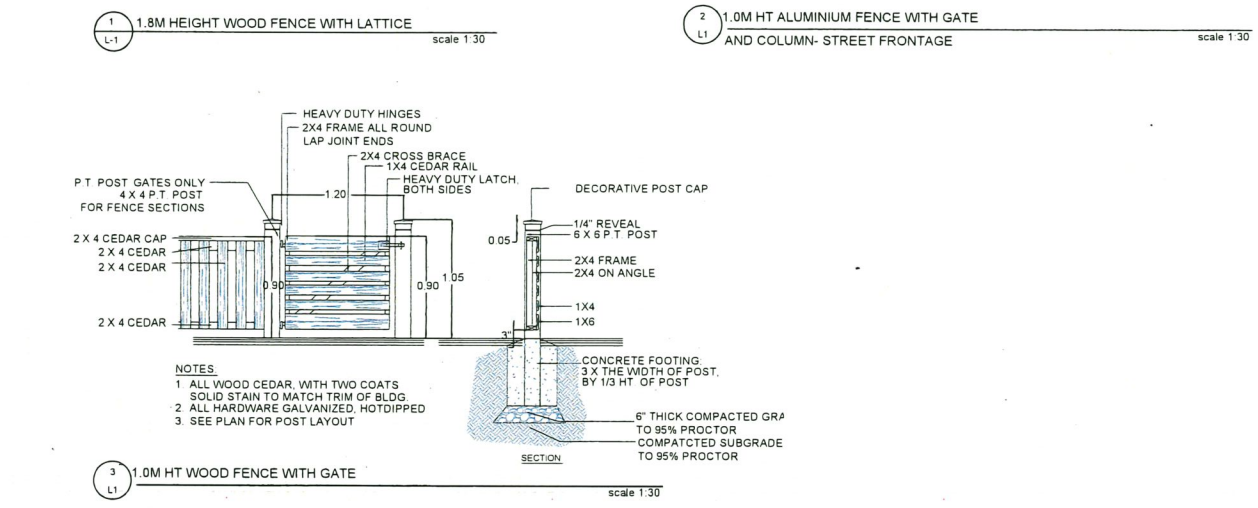
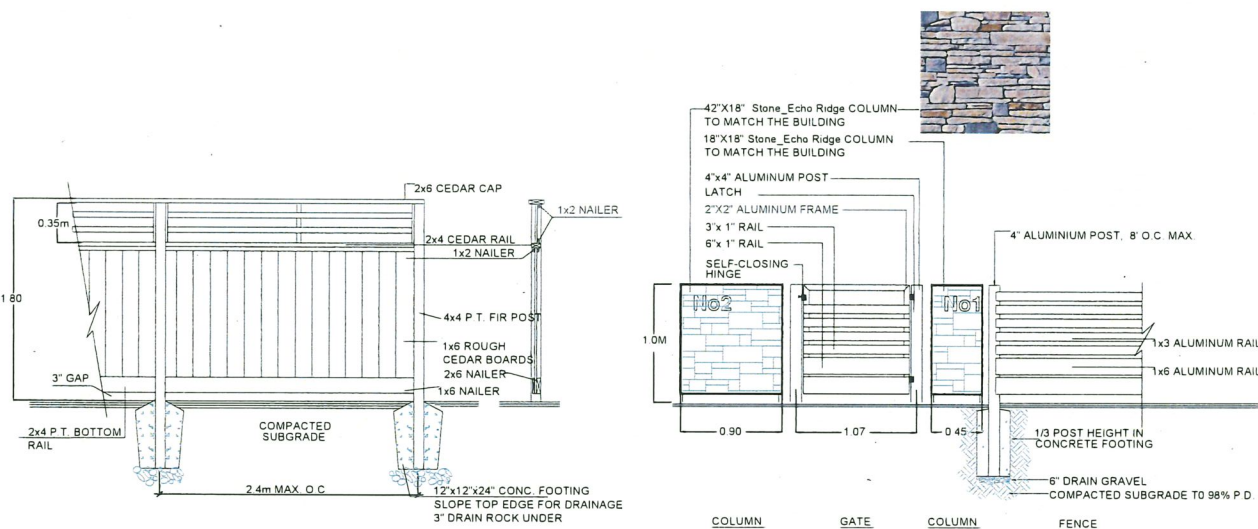
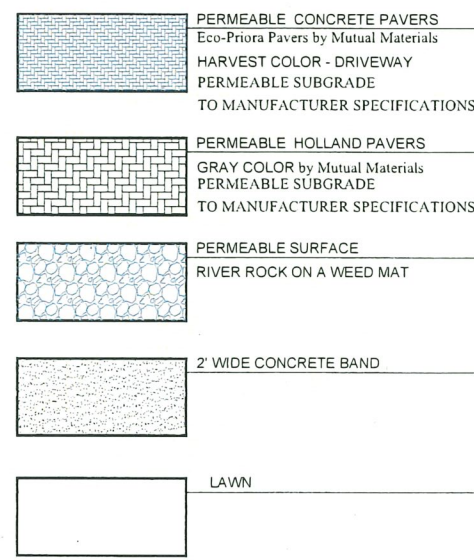


PLANT SCHEDULE				PMG PROJECT NUMBER: 18-077
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	8CM CAL, 2M STD, B&B
	2	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA	8CM CAL, 2M STD, B&B
	2	PICEA CHIONOKA 'BRUNIS'	BRUNIS SERBIAN SPRUCE	4.0M HT, B&B
	1	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	10CM CAL, 1.8M STD, B&B
SHRUB	4	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	#2 POT, 30CM
	60	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
	5	EUCONYMIUS JAPONICUS 'AURO-MARGINATUS'	GOLDEN EUCONYMIUS	#3 POT, 30CM
	4	ILEX SKY PENCIL'	SKY PENCIL HOLLY	#3 POT
	3	PIERIS JAPONICA 'VALLEY ROSE'	PIERIS	#3 POT, 50CM
	9	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT, 40CM
	21	TAXUS X MEDIA 'HICKSII'	HICKS YEW	80CM B&B
	86	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, B&B
	13	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
	73	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT, HEAVY
PERENNIAL	6	ASTILBE X ETNA	ETNA FALSE SPIRAEA (RED)	#2 POT, 5 EYE OR LARGER
	38	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA, ROSE PINK	15 CM POT
	22	COREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
DC	6	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	#1 POT, 25CM
	84	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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.

NOTE: PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

MATERIAL KEY



NO.	DATE	REVISION DESCRIPTION	DR.
19	22 NOV 11	REVISION AS PER CITY COMMENTS	DD
9	22 OCT 14	REVISION AS PER CITY COMMENTS	DD
8	22 SEP 21	NEW SITE PLAN/CITY COMMENTS	DD
7	22 JUL 08	9	DD
6	22 APR 15	ISSUED FOR BP	DD
5	22 APR 14	NEW SITE PLAN	DD
4	20 JUN 25	NEW SITE PLAN/CITY COMMENTS	DD
4	10 APR 05	REVISION AS PER CITY COMMENTS	DD
3	19 AUG 28	REVISION AS PER CITY REQUEST	DD
2	19 AUG 26	NEW SITE PLAN/CITY COMMENTS	DD
1	19 APR 03	NEW SITE PLAN	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT

PROJECT
4 UNIT DEVELOPMENT

**5500 WILLIAMS ROAD
RICHMOND**

DRAWING TITLE:
LANDSCAPE PLAN

DATE: May 02, 2018 DRAWING NUMBER:

SCALE: 1:100

DRAWN: DD

DESIGN: DD

CHKD: PCM

L1

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