



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 5, 2017

**From:** Wayne Craig  
Director, Development

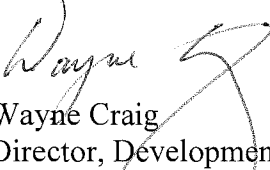
**File:** DP 15-700370

**Re:** **Application by Sian Group Investments (0846930 BC Ltd.) for a General Compliance to Development Permit (DP 15-700370) at 9560 Alexandra Road**

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### Staff Recommendation

That the attached plans involving changes to the design of the perimeter retaining wall and associated landscaping features along the western property boundary and adjacent to the east-west greenway at the north end of the subject site be considered to be in General Compliance with Development Permit (DP 15-700370).

  
Wayne Craig  
Director, Development

DCB:blg  
Att. 4

## Staff Report

### Origin

Sian Group Investments (0846930 BC Ltd.) has requested a General Compliance ruling regarding perimeter landscaping changes to Development Permit (DP 15-700370) issued on July 11, 2016, for 20 three-storey townhouse units at 9560 Alexandra Road. This Development Permit was endorsed by the Development Permit Panel at its meeting held on April 27, 2016. The rezoning for the project (RZ 14-669511) was adopted by Council on July 11, 2016.

The General Compliance is necessitated due to ongoing grade and greenway/park design changes being made by the City's Parks Department to the May Drive greenway which runs along the property immediately to the west of the subject lot (9540 Alexandra Road) and across the northern 20 m of the subject property within a Statutory Right of Way (SRW) with Public Rights-of-Passage (PROP).

### Background

Development surrounding the subject site is as follows:

- To the north: A large 1.37 ha. lot (9500 Tomicki Avenue) owned and under development by Polygon Development into two four-storey wood frame residential apartment buildings over a single level parkade. The development will contain 263 dwelling units. (RZ 16-734204 adopted June 26, 2017).
- To the east: A 4 acre lot under redevelopment to construct 96 three-storey townhouse units on a site zoned "Town Housing (ZT67)" (RZ 13-649999 adopted June 22, 2015).
- To the south: Alderbridge Way and the Garden City Lands (55.18 ha zoned "AG1").
- To the west: Two City-owned park/trail lots (future May Drive greenway), the future alignment for the extension of May Drive and a 2.8 ha. (7 ac.) lot owned by First Richmond North Shopping Centres Ltd., which will include a new Walmart outlet. The shopping centre lot is currently under construction and is zoned "Neighbourhood Commercial (ZC32) – West Cambie Area".

### Staff Comments

The proposed changes to the scheme attached to this report are in General Compliance with the original Development Permit considered by the Development Permit Panel (Attachment 2). In addition, the modified proposal (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)" zone.

### *Approved Landscape Features Affected at the Subject Site*

Under the approved Development Permit plans, a series of structures and landscape features are required to provide an acceptable visual interface between the higher grade elevations of the development site and the lower grade elevations of the adjacent greenway. These include the following:

- A 0.6 m high wood retaining wall along the majority of the west property line and a second 0.6 m high wood retaining wall setback approximately 0.7 m (2.3 ft.) from the west property line and screened with planting in the lower terrace. A similar terraced wall is to be placed along the northern interface with the east-west portion of the greenway.
- A 12 m wide section of vertical retaining wall constructed with a mix of stone face lock blocks and utility grade lock blocks was to be located adjacent to the northwest visitor parking space and drive aisle end for structural support.
- A guardrail height picket fence (approximately 1.07 m high) is to be located adjacent to the walkway in front of the amenity area and buildings 2 and 3. A 1.2 m high fence is to be located in front of buildings 1 and 4.

Under the approved plans, the development's internal walkway would not have any direct connection to the May Drive greenway. All of these structures and landscape features are shown in Attachment 2.

#### *Grade Changes to the May Drive Greenway*

In order to retain as many of the existing, mature coniferous trees as possible, the objectives were to avoid changing the grade of the May Drive greenway as little as possible and to introduce storm drainage to protect the long term health of the trees. After development of the surrounding roadways and the adjacent development properties, the greenway is substantially lower at between 0.49 m and 0.96 m GSC. Excessive rains in the past year, a high water table and poor drainage conditions within the May Drive greenway resulted in the remaining trees dying and needing to be removed by Parks Department staff for health and safety reasons.

To prevent a similar situation from occurring in the future with any replacement tree planting, the Parks Department has been working to bring in clean soil fill to raise the May Drive greenway site up to approximately the same elevation as the adjacent lands. A storm drainage system will also be installed once the greenway is fully constructed. Along the property boundary with the subject property at 9560 Alexandra Road, the greenway will be raised to approximately 1.99 m GSC (6.52 ft.).

Parks Department staff have prepared a preliminary plan for the greenway (Attachment 4) which they anticipate implementing in 2018, after the site has been raised. In the interim, the greenway will be grass seeded. Given the grade changes to the greenway, the greenway design proposes three pathway connections to the development site at 9560 Alexandra Road if the terraced retaining wall structures can be removed and the interface area raised to match the proposed future grade of the greenway and the development site. Should the terraced retaining wall not be filled in there is a significant likelihood that it will accumulate water and drowning any vegetation in the lower level of the retaining structure.

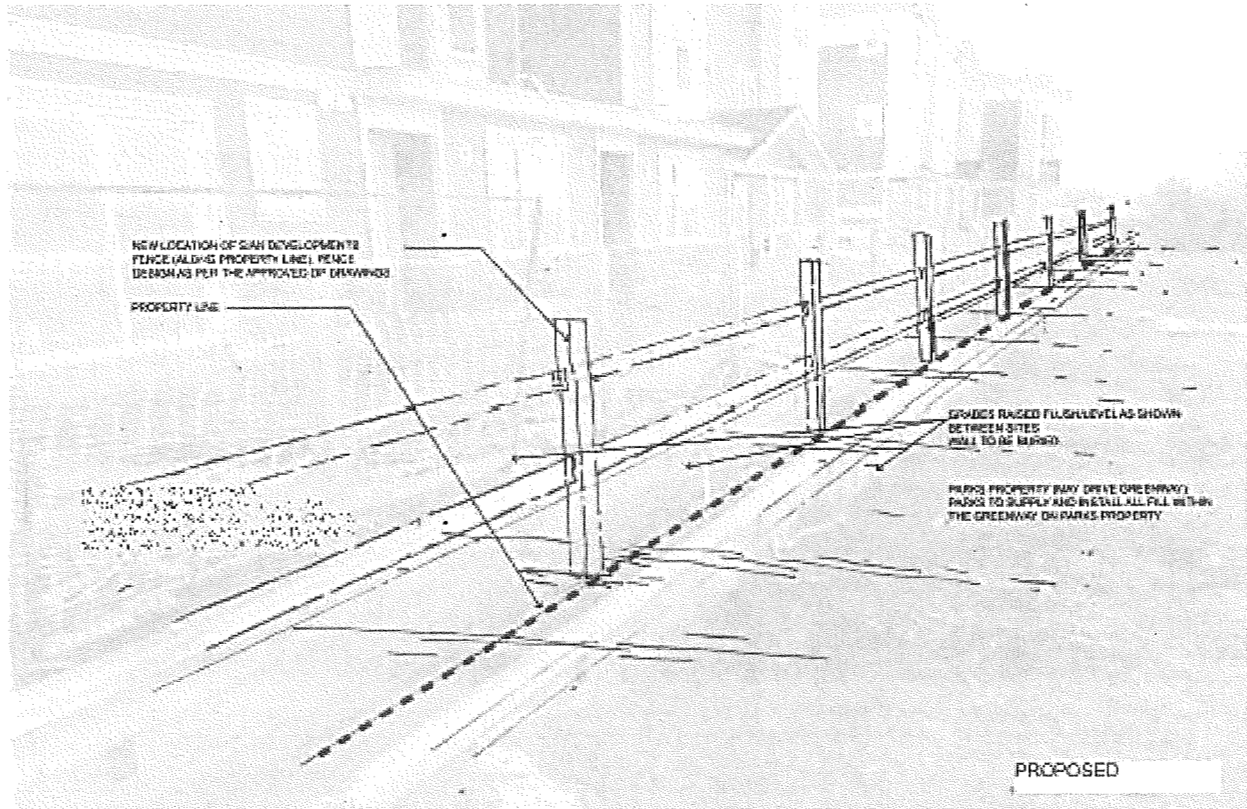
***Proposed Changes to the Subject Site's Landscape Features***

In consultation with City staff, the developer of the subject site (9560 Alexandra Road) prepared the plans (Attachment 3) submitted for this General Compliance request that, if approved, will result in a number of modifications to the landscape features at the interface with the adjacent greenway. The main objective of these modifications is to remove the previously approved terraced retaining wall and fill in the grade at the interface between the subject site and the adjacent greenway so that there will be a level transition between the two properties.

The modifications proposed as part of the General Compliance request are as follows:

1. Removal/burying of the terraced wood retaining wall along both the western and northern sides of the site adjacent to the City's greenway (the plan is to remove the top two beams from the taller retaining wall and to bury the lower retaining wall entirely).
2. Removal of the top one or two layers of the vertical concrete block retaining wall adjacent to the parking space and the road end.
3. The lower terrace and the area with the concrete blocks removed would be filled in up to the grade of the overall development and the proposed future grade of the adjacent May Drive greenway.
4. The stepped back guardrail picket fencing will be relocated to the western property boundary.
5. The stepped back fencing north of building one would be relocated to the boundary with the 20 m wide greenway across the north end of the site.
6. A narrow vegetation strip would be installed on the subject property adjacent to the relocated guardrail picket fence along the western property boundary.
7. The pedestrian walkway in front of the amenity area and buildings 2 and 3 would be shifted westward adjacent to the relocated picket fence and the associated vegetation strip.
8. Moving the fencing and pedestrian walkway outward will result in slightly larger rear yard spaces for the amenity area and units in buildings 1, 2 and 3.
9. Three new pedestrian connections will be added between the subject property and future walkways planned within the May Drive greenway; one located at the road end; one located near the amenity building and one adjacent to the gap between buildings 2 and 3. Gates will be added at each of these locations.
10. Refinement of the landscape shrub and groundcover selections to accommodate the proposed interface changes. No changes are proposed to the originally approved tree selections/quantities.

The proposed changes are highlighted in Attachment 3 plans. A visual characterization of the change is provided in the diagrams below.



## Analysis

The existing terraced retaining wall was intended to provide a softer transition to, and better interface with the adjacent greenway, and was in response to comments by Development Permit Panel (DPP meeting April 13, 2016) which was concerned with the visual abruptness of the grade changes between the greenway and the subject site. With the filling of the greenway site by the Parks Department, the need for the retaining wall structures is negated from both a structural perspective and a visual impact perspective. Removal of the retaining wall affords several improvements to both the greenway and the subject site. Notably:

- It allows for new 'at grade' pedestrian connections from the development to the greenway.
- Residents would now not have to go outside their property to get to the greenway.
- It will result in a better visual interface by removing/burying the retaining wall structure entirely.
- It allows for slightly expanded backyard space for three of the subject site's townhouse buildings and its amenity space, as the subject site's walkway and landscaping shift westward.
- It eliminates the potential for water pooling within the lower terrace level of the retaining wall structure a concern if these structures are now retained.

## Conclusions

Sian Group Investments (0846930 BC Ltd.) has requested a General Compliance ruling for proposed changes to the interface conditions with the adjacent May Drive greenway at 9540 Alexandra Road which is currently in the process of being raised by the City Parks Department to alleviate water accumulation concerns and improve the growing conditions for trees to be planted within the greenway.

The proposed modifications identified in this report are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

Attachment 1: Context Map

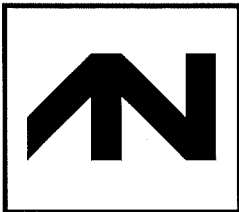
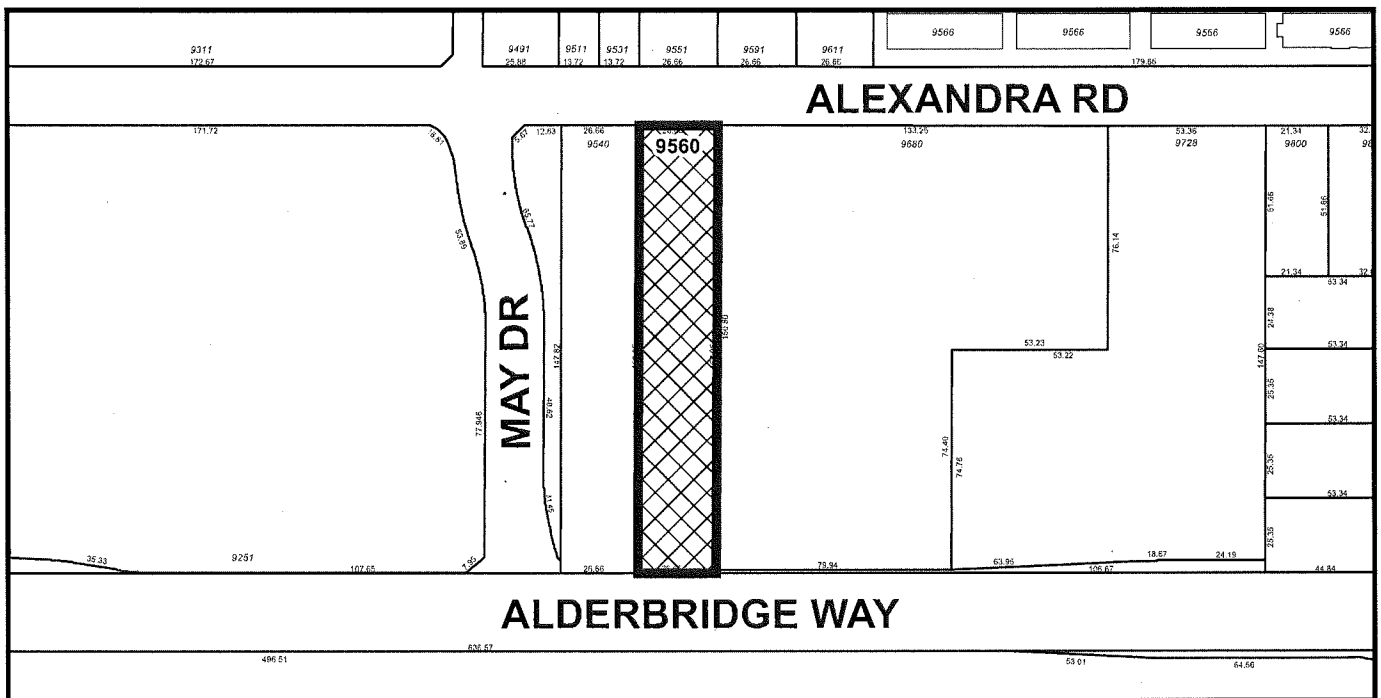
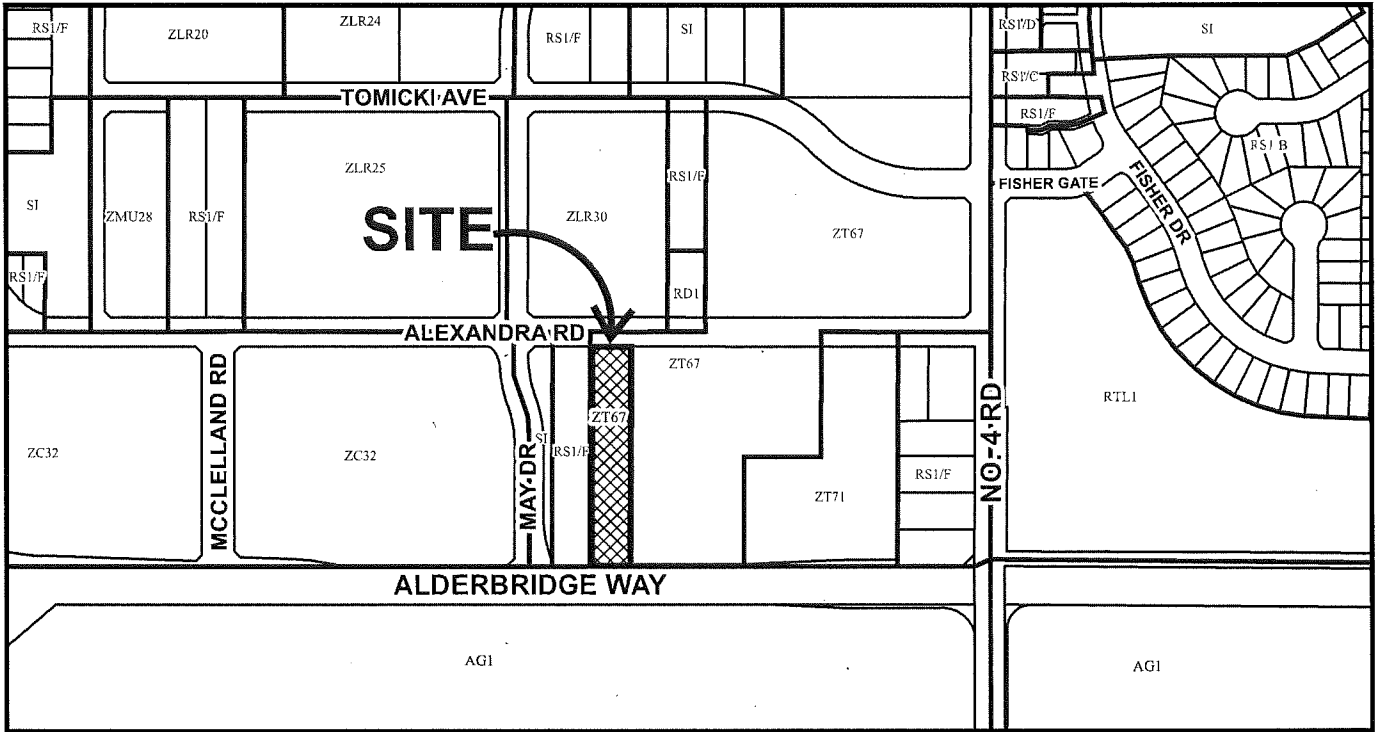
Attachment 2: Relevant Approved Development Permit Plans

Attachment 3: Proposed Modifications to the Development Permit Plans

Attachment 4: Parks Department Plans for the May Drive Greenway



# City of Richmond



## DP 15-700370

Original Date: 07/13/15

Revision Date: 09/29/17

Note: Dimensions are in METRES

APR 21 2016

DP 15-700370

PLAN # 10

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**JMG**  
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SEAL:

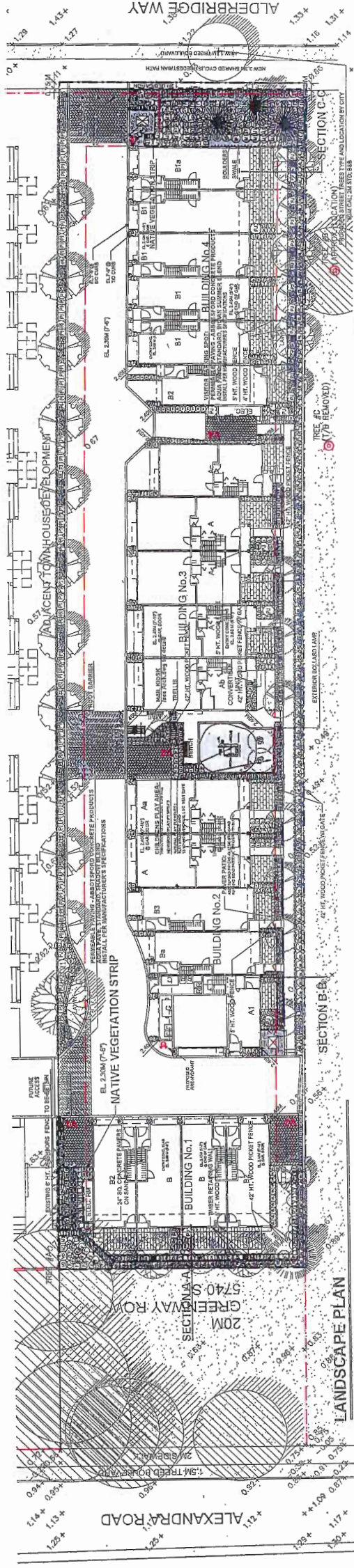
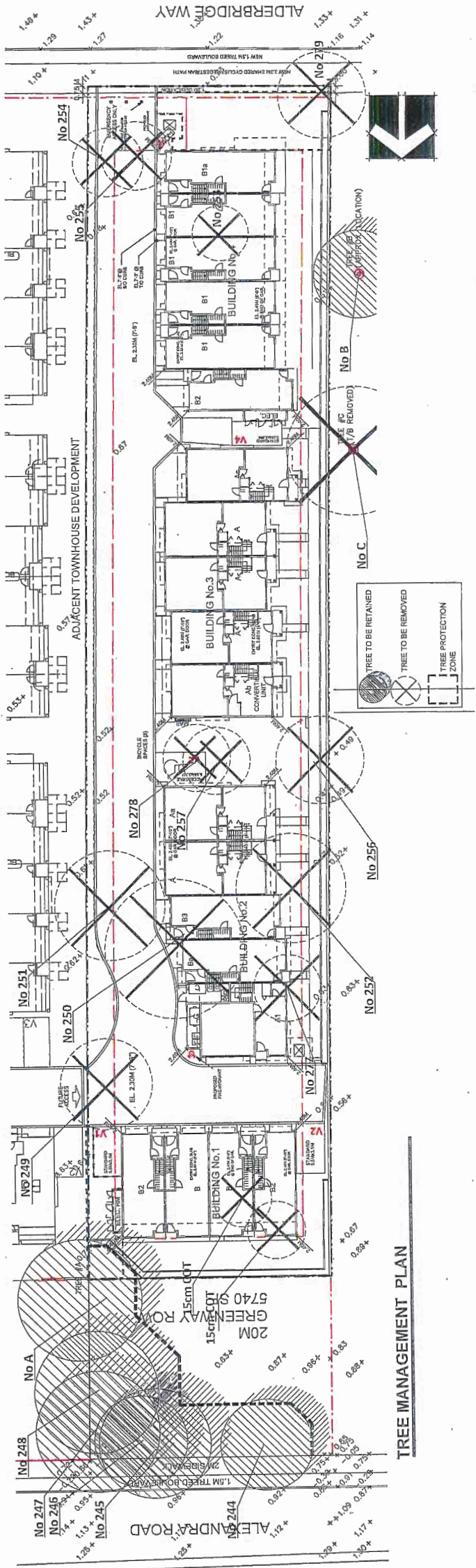
WITH THANKS TO ARCHITECTURE INC.

DRAWING TITLE  
**LANDSCAPE PLAN**

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SCALE: 1/8"=1'-0"  
DRAWING ID:  
DESIGNER ID:  
CHECKER: PCH  
OFFICE: 144-150

PNG PROJECT NUMBER: 144-150

PROJECT:  
**20 UNIT TOWNHOUSE DEVELOPMENT**  
5560 ALEXANDRA ROAD  
RICHMOND



**PLANT SCHEDULE - NATIVE VEGETATION STRIP ONLY**

KEY	CITY	BOTANICAL NAME	COMMON NAME
1	1	ACER CHRYSALEUM	VINE MAPLE
2	2	CORNUS NUTTALLII	PACIFIC DOGWOOD
3	3	PRUNUS TUGAENSIS	DOUGLAS FIR
4	4	MAHONIA AQUIFOLIUM	OREGON GRAPE
5	5	ROSA OLYMPIA	DOUGLAS SPIREA
6	6	VACCINIUM OXYCOCUM	EVERGREEN HUCKLEBERRY
7	7	SAULAL	LONGLEAF MAHONIA
8	8	GAULTHERIA SHALON	WESTERN SWORD FERN
9	9	MAHONIA NERVOSA	
10	10	POLYSTICHUM JUVENILE	

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATION 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 - DEFINITION OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE**

KEY	CITY	BOTANICAL NAME	COMMON NAME
11	11	ACER RUBRUM	RED BARK MAPLE
12	12	ALNUS INCANA	WHITE ALN
13	13	MAHONIA SOULANGEANA	RUSTICA RUBRA
14	14	PIRENEA OREGANA	SEBRINA SPURGE
15	15	STYRAX JAPONICA	JAPANESE STYRAX
16	16	BUXUS MICROCARPA	YEW
17	17	CHORUS SERRATA	WAX LEAF
18	18	HYDRANGEA MACROPETALA	TELLER RED
19	19	PIRENEA JAPONICA	HARBOUR DWARF
20	20	WANDERIA DOMESTICA	WANDERIA DWARF
21	21	ROSA EXONIENSIS	OTTO LUYKENS
22	22	SPYRUM JAPONICA	SPYRUM DWARF
23	23	TAXUS BACATA	PACIFIC YEW
24	24	THUJA OCCIDENTALIS	WESTERN RED CEDAR
25	25	WIBURNUM P. SUMMER SNOWFLAKE	SUMMER SNOWFLAKE
26	26	HELIOTRICHON SEMPERVIRENS	PERENNIAL FLORICORN
27	27	OPHIOPOGON PLANIFOLIUS	PERENNIAL FLORICORN
28	28	PERENNIAL FLORICORN	PERENNIAL FLORICORN
29	29	HEMEROCALLIS	RED MAGIC
30	30	HOSTA	RED STAMEN, 12" HT.
31	31	HOSTA	RED STAMEN, 12" HT.
32	32	LOUCHESA	FLORICORN
33	33	POLYSTICHUM	WESTERN SWORD FERN
34	34	VACCINIUM	WESTERN SWORD FERN

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**PLANT SCHEDULE - NATIVE VEGETATION STRIP ONLY**

KEY	CITY	BOTANICAL NAME	COMMON NAME
35	35	MAHONIA AQUIFOLIUM	OREGON GRAPE
36	36	ROSA OLYMPIA	DOUGLAS SPIREA
37	37	VACCINIUM OXYCOCUM	EVERGREEN HUCKLEBERRY
38	38	SAULAL	LONGLEAF MAHONIA
39	39	GAULTHERIA SHALON	WESTERN SWORD FERN
40	40	MAHONIA NERVOSA	
41	41	POLYSTICHUM JUVENILE	

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**PLANT SCHEDULE**

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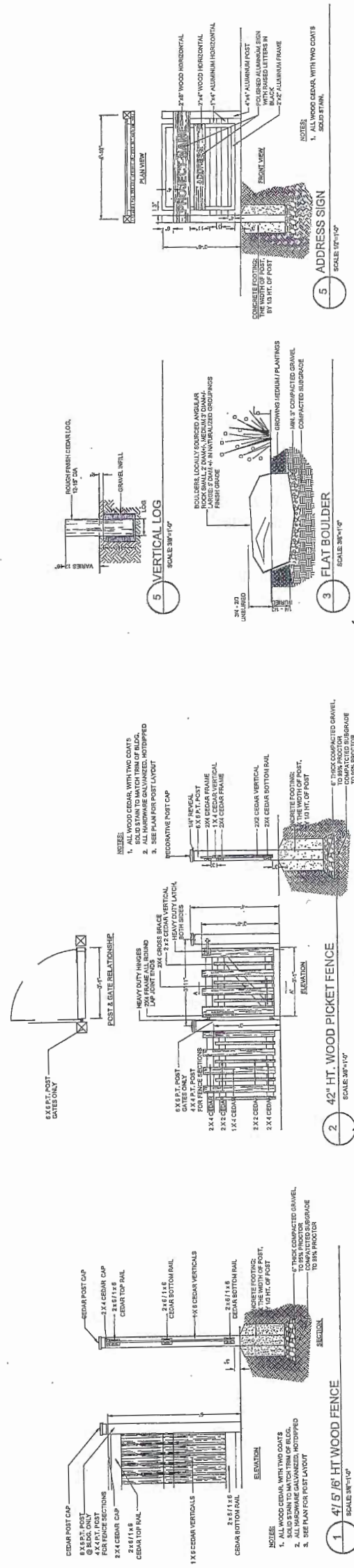


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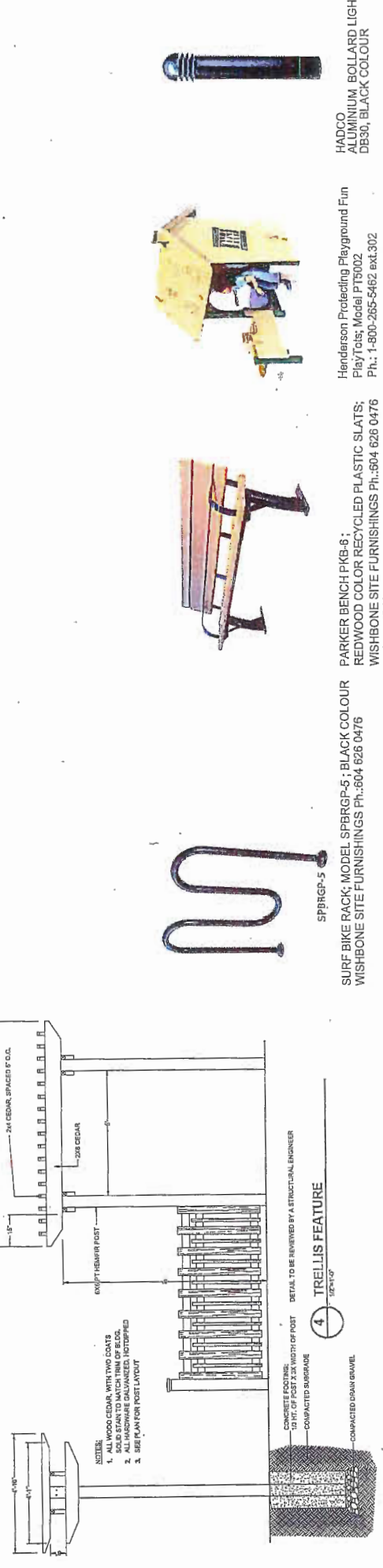


Site: 4100 - 4185 8th Street East  
 Phone: 604-294-0011 | Fax: 604-294-0022

SCALE



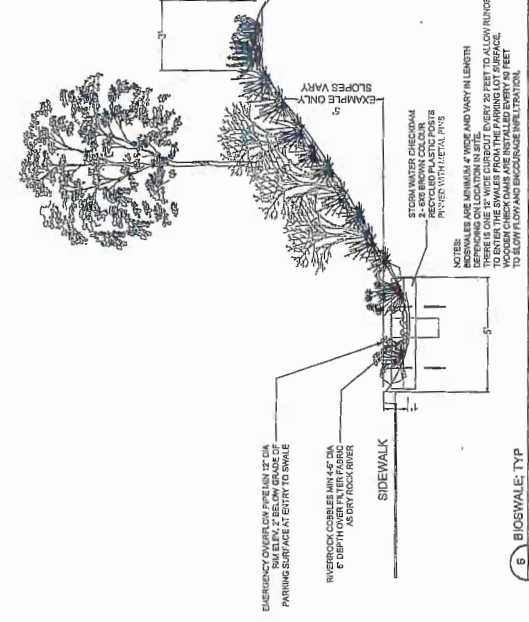
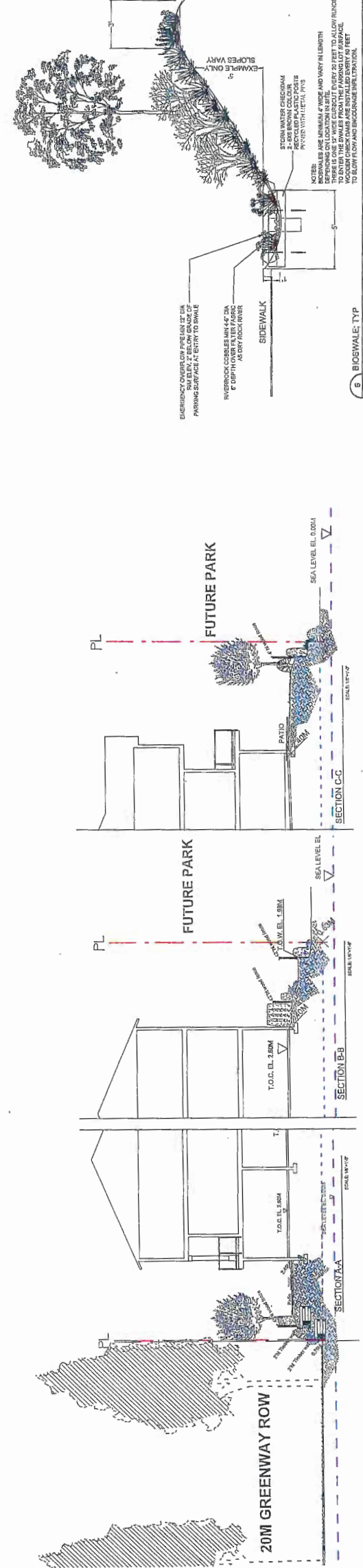
48 HT ALONG WEST PROPERTY LINE (SEE PLAN #1)



PARKER BENCH PKB-6;  
 SURF BIKE RACK; MODEL SPBRGP-5; BLACK COLOUR  
 WISHBONE SITE FURNISHINGS Ph: 504 626 0476

HENDERSON PLAYGROUND FUN  
 PLAYTOYS; Model PT5002  
 Ph: 1-800-285-5462 ext.302

HADCO ALUMINUM BOLLARD LIGHT  
 DB30; BLACK COLOUR



NO.	DATE	REVISION DESCRIPTION	DR.
1	10/11/16	ISSUE FOR PERMIT	DR
2	10/11/16	ISSUE FOR PERMIT	DR
3	10/11/16	ISSUE FOR PERMIT	DR
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20	10/11/16	ISSUE FOR PERMIT	DR

PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT  
 9560 ALEXANDRA ROAD  
 RICHMOND  
 WITH YAMAMOTO ARCHITECTURE INC.  
 DRAWING TITLE: LANDSCAPE DETAILS

DATE: November 2, 2014  
 SCALE: L2  
 DRAWING NO: 14-150  
 DESIGN: JG  
 CHECK: JG  
 PMP PROJECT NUMBER: 14-150  
 PLAN # 11

APPROVED PLAN  
 DP 15-700370  
 APR 21 2016

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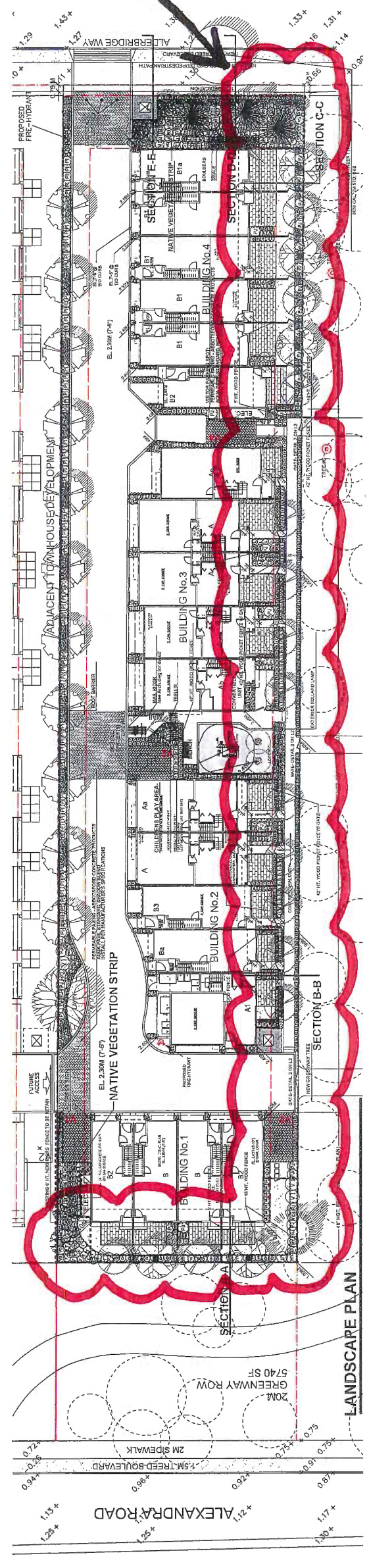
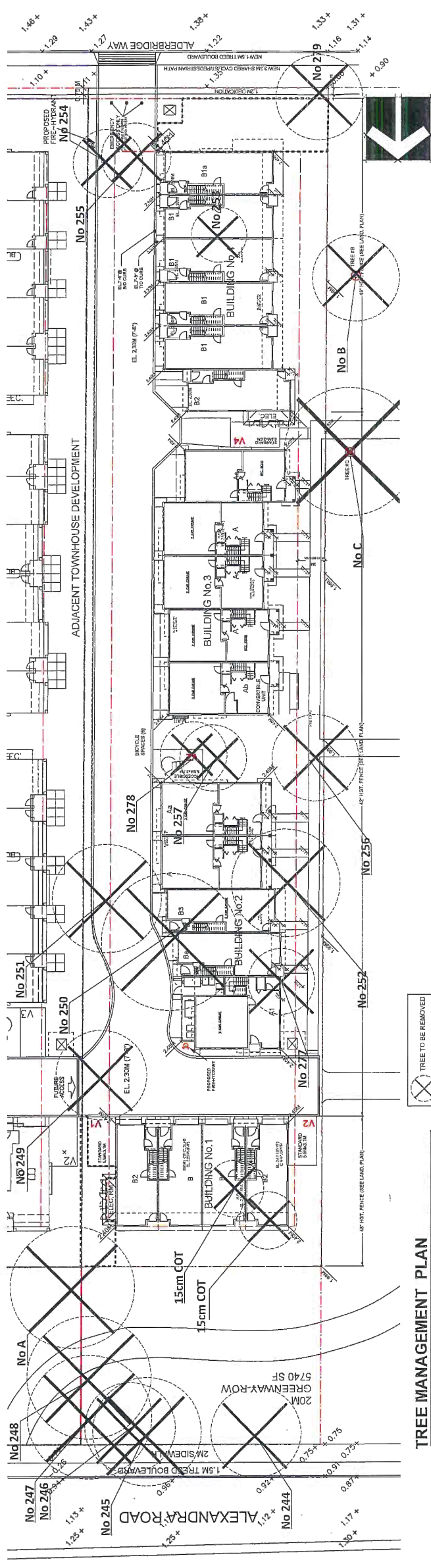
**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 SBC Drive  
Richmond, BC V6X 3A9  
P: 604-294-0011 | F: 604-294-0022

SEAL

AREA OF CHANGE

PROPOSED MODIFIED PLAN

ATTACHMENT 3



PLANT SCHEDULE - NATIVE VEGETATION STRIP ONLY

TREE KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER CIRCINATUM	VINE MAPLE	3M HT: 50CM
2	ACER GLABRUM	PACIFIC DOGWOOD	3M HT: 50CM
3	CORNUS NUTTALLII	DOGSLIP PIR	3M HT: 80CM
4	PRUNELLA SP.	DOGSLIP GRAPE	#1 POT: 50CM
5	MAHONIA AQUIFOLIUM	DOGSLIP SPIREA	#2 POT: 40CM
6	ROSA OLYMPICA	DOGSLIP SPIREA	#3 POT
7	SPREA DOUGLASSII	EVERGREEN HUCKLEBERRY	#1 POT: 20CM
8	VACCINIUM OVATUM	SALAL	#2 POT: 20CM
9	GALLIHERIA SHALLOW	LONGLEAF MANHOTA	#1 POT: 20CM
10	MANHOTA NERVOSA	WESTERN SWORD FERN	#1 POT: 20CM
11	POLYTAENIUM MUNITUM		

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE

TREE KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
11	ACER RUBRUM	OCTOBER GLORY	6CM CAL: 2M STD: 80B
12	CERCIDIPHYLLUM JAPONICUM	KATSURBA TREE	6CM CAL: 2M STD: 80B
13	MANGNOLIA SOULANGIANA	MANGNOLIA	6CM CAL: 1.2M STD: 80B
14	PISEA OMBRICA	SEIKOYAN SPRUCE	3M HT: 80CM
15	STYRAL JAPONICUS	PINK FLOWERED JAPANESE SNOWWELL	3M: 80B
16	BUXUS MICROPHYLLA	LITTLE LEAF BOX	#3 POT: 40CM
17	CHOISYA TERNATA	MEXICAN NOOK ORANGE	#3 POT: 50CM
18	HYDRANGEA MACROPHYLLA	BIG LEAF HYDRANGEA	#3 POT: 60CM
19	HANDIHA DOMESTICA	HAIRY BIRD CHERRY	#3 POT: 50CM
20	PERIS JAPONICA	FOREST FLAME	#3 POT: 50CM
21	ROSA EXPLORER	ROSA EXPLORER	#3 POT: 40CM
22	SKIMMIA JAPONICA	SKIMMIA	#3 POT: 50CM
23	TAXUS BACATA	WESTERN RED CEDAR	1.2M HT: 80B
24	THUJA OCCIDENTALIS	WESTERN RED CEDAR	1.2M HT: 80B
25	VACCINIUM CORYMBOSUM	BLUE CROPP	#2 POT: 50CM
26	VACCINIUM P. SUMMER SNOWFLAKE	SUMMER SNOWFLAKE	#3 POT: 60CM
27	HELIOTRICHON	SEMPERVIRENS	#1 POT
28	OPHIOPOGON	FLANCA PUS	#1 POT
29	PENNETUM	ADP. SCURIOIDES	#1 POT
30	PENNETUM	BUNNY FOUNTAIN GRASS	#1 POT
31	HEMOCALLIS	RED HANG	15 CM POT
32	HORTA	RED ORCHID	15 CM POT
33	LAVENDULA	ANGUSTIFOLIA	#1 POT
34	POLYTAENIUM	MUNITUM	#1 POT: 20CM
35	VACCINIUM	VITIS-IDEA	#1 POT: 25CM

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

L1

OF 3

14-150

PMG PROJECT NUMBER: 14-150

DATE: November 2, 2014

SCALE: 1:100 (PLAN)

DRAWN: CD

DESIGN: CD

CLIENT: SAN GROUP INVESTMENTS INC.

PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD RICHMOND

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE: LANDSCAPE PLAN

NO. DATE REVISION DESCRIPTION

1. 11/02/14 NEW SITE PLAN

2. 11/02/14 NEW SITE PLAN

3. 11/02/14 NEW SITE PLAN

4. 11/02/14 NEW SITE PLAN

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35. 11/02/14 NEW SITE PLAN

# PROPOSED MODIFIED PLAN

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99	12.07.20	REVISION TO NEW EXISTENCE PLAN	DR
100	12.07.20	REVISION TO NEW EXISTENCE PLAN	DR

CLIENT: SANI GROUP INVESTMENTS INC

PROJECT:  
**20 UNIT TOWNHOUSE DEVELOPMENT**  
9560 ALEXANDRA ROAD  
RICHMOND

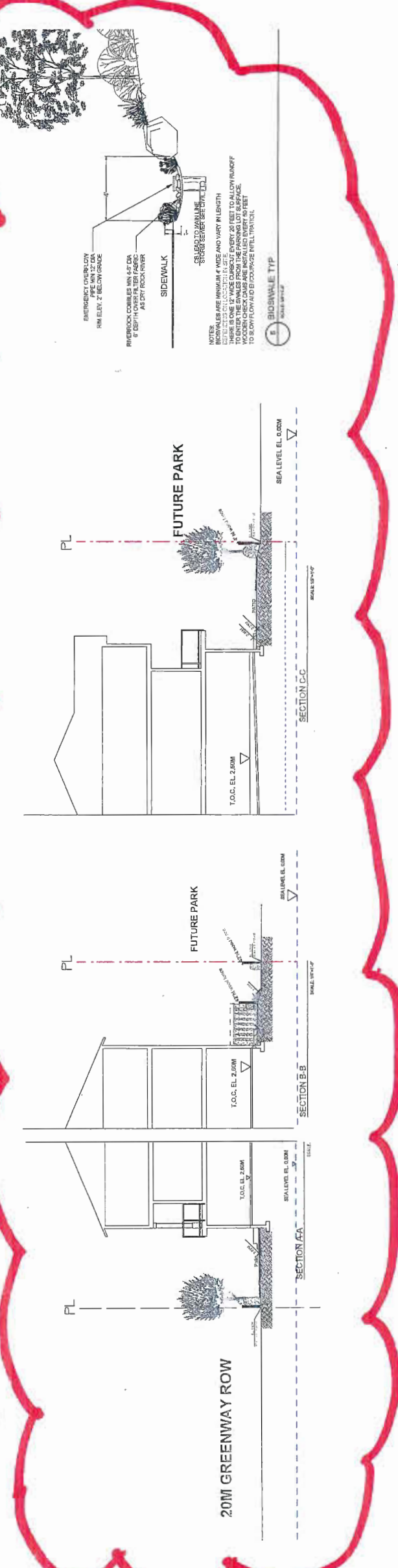
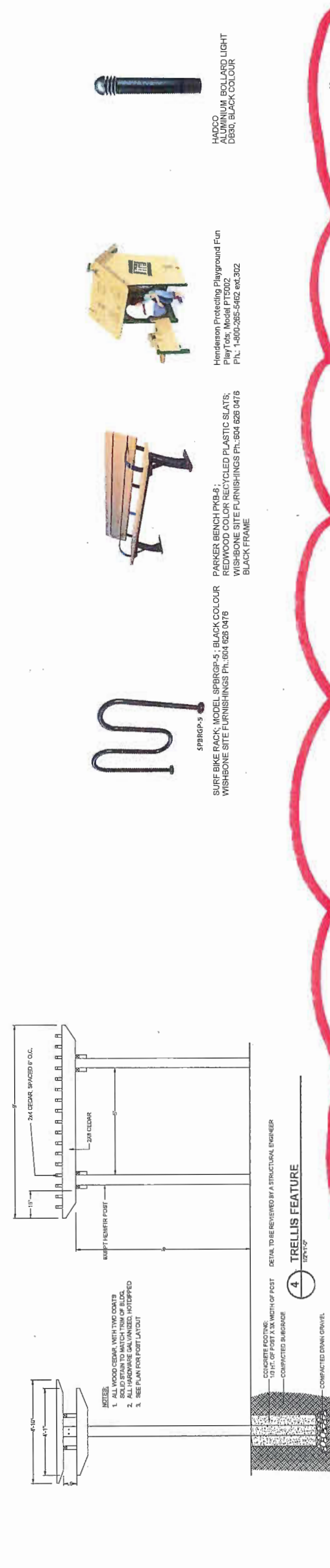
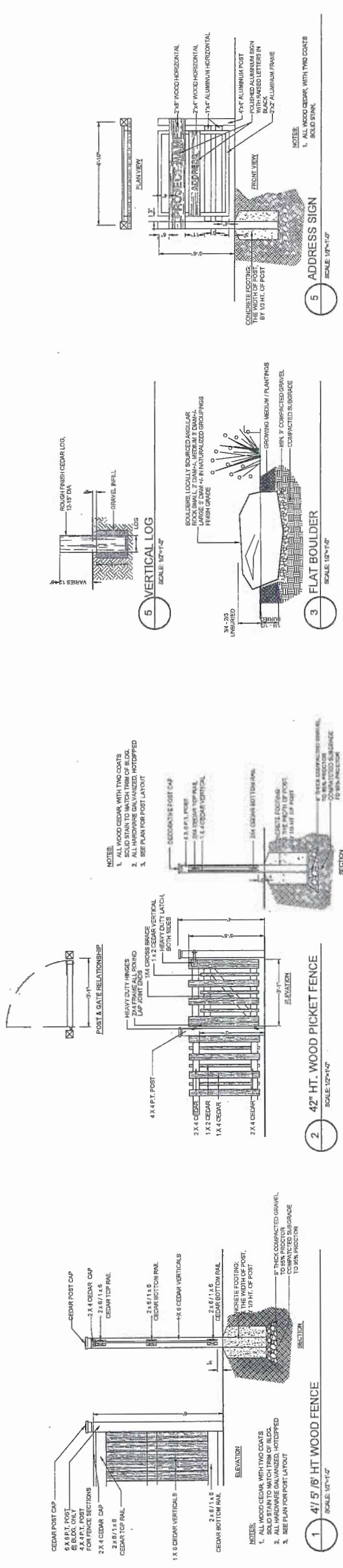
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**LANDSCAPE DETAILS**

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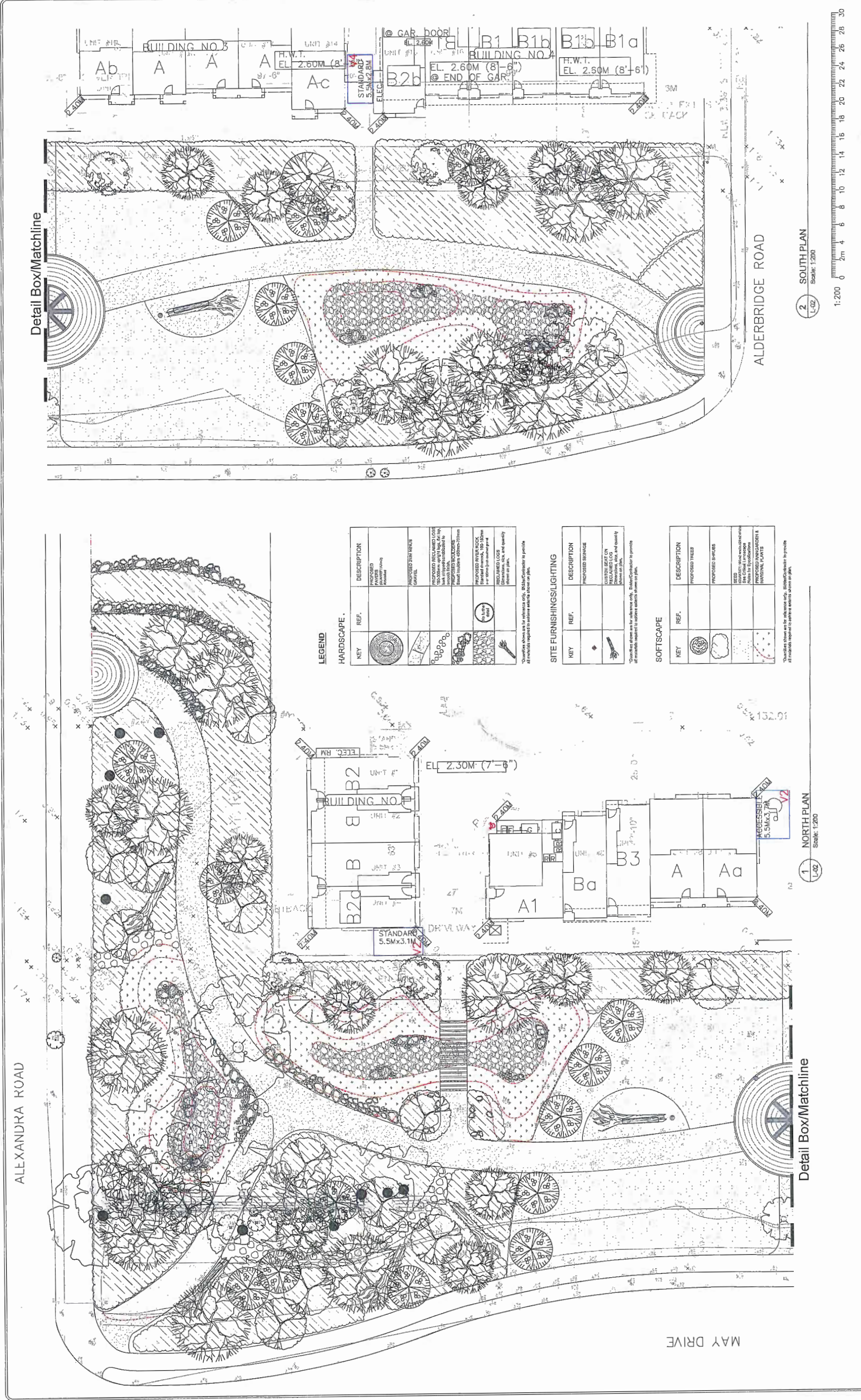
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PROJ PROJECT NUMBER: 14-150



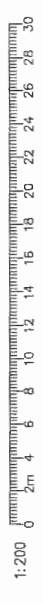


# MAY DRIVE GREENWAY DRAFT PLAN



Detail Box/Matchline

2 SOUTH PLAN  
Scale: 1:200



**LEGEND**

HARDSCAPE	
KEY	DESCRIPTION
	PROPOSED CONCRETE PAVING
	PROPOSED PAVED AREA
	PROPOSED GRAVEL
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS
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	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS

**SITE FURNISHINGS/LIGHTING**

KEY	DESCRIPTION
	PROPOSED BENCH
	CUSTOM BENCH OR REVEALED LOCUS
	PROPOSED LIGHT

**SOFTSCAPE**

KEY	DESCRIPTION
	PROPOSED TREES
	PROPOSED SHRUBS
	PROPOSED GRASS
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS
	PROPOSED REVEALED LOCUS

1 NORTH PLAN  
Scale: 1:200

**City of Richmond**  
6911 1st St. S. Road Richmond B.C. V6V 2E1

**TITLE: MAY DRIVE GREENWAY LANDSCAPE SITE PLAN**

DESIGNER	MS	DATE	10th May 2018
CHECKER	MS	SCALE	1:200
DRAWN	MS	DRAWING NO.	L-02
DATE	MS	PROJECT NO.	

**REFERENCE DRAWINGS**

PROJECT ACQUISITION  
SURVEY PLAN & PROFILE  
ROAD CONSTRUCTION  
STORM SEWER INSTALLATION  
WATERMAIN INSTALLATION  
CONDOMINIUM STREET LIGHTING  
TRAFFIC SIGNALS  
SMART SEWER INSTALLATION

NOTE: - HERE LOCATION OF ALL UTILITIES / SERVICES BEFORE EXISTING CONSTRUCTION.

**BENCHMARK**

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO METRIC UNITS/FOOT (M/FT) UNLESS OTHERWISE SPECIFIED.

SECONDARY BENCHMARK DERIVED FROM ITRF 95 AND ITRF 00

ELEVATION: \_\_\_\_\_ FIELD BOOK NO: \_\_\_\_\_

CITY WORK ORDER NO: \_\_\_\_\_ TENDER / PROJECT NO: \_\_\_\_\_

CONTRACTOR WORK ORDER NO: \_\_\_\_\_ ACCOUNT NO: \_\_\_\_\_

**B.C. GAS SERVICES**

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF GAS SERVICE LINES, AND WHERE NECESSARY, ARRANGING FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

B.C. GAS SERVICE RECORDS DEPARTMENT  
TELEPHONE: 292-8022

NOTE: - B.C. GAS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.