



To: Development Permit Panel

Date: April 22, 2013

From: Wayne Craig
Director of Development

File: DP 13-630025

Re: **Application by Traschet Holdings Ltd for a Development Permit at 9091, 9111 & 9131 Beckwith Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) equal-sized buildings with a total floor area of 43,150 ft² (4,009 m²) at 9091, 9111 and 9131 Beckwith Road on a zoned "Industrial Business Park (IB2)."
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum parking lot drive aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);
 - b) Reduce the front yard setback to Beckwith Road from 3.0 m (10.0 ft.) to 1.5 m (5.0 ft.) for the buildings; and
 - c) Reduce the east yard setback to the adjacent lot with an older single-family residence from 3.0 m (10.0 ft.) to 0.0 m (0.0 ft.).



Wayne Craig
Director of Development

MM:kt

Att.

Staff Report

Origin

Traschet Holdings Ltd. has applied to the City of Richmond for permission to build two (2) equal-sized buildings, each with main floors and mezzanines, together totalling 43,150 ft² (4,009 m²) at 9091, 9111 and 9131 Beckwith Road zoned "Industrial Business Park (IB2)". The vacant site is currently being rezoned from "Single Detached (RS1/F)" to "Industrial Business Park (IB2)" for this project under Bylaw 8918 (RZ 12-591939).

There is a Servicing Agreement (SA 12-624365) for water, sanitary and storm and street frontage works within Beckwith Road (as discussed below) that needs to be entered into and secured before adoption of the zoning amendment bylaw.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: The Nature's Path cereal company building on a lot zoned "Light Industrial (IL)" and the former CPR rail right-of-way.

To the East: An older single-family home on a large lot zoned "Single Detached (RS1/F)".

To the South: Beckwith Road and the large Costco Wholesale building and surface parking lot on a site zoned "Auto-Oriented Commercial (CA)".

To the West: An Enterprise Rental Car outlet zoned "Auto-Oriented Commercial (CA)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues that were resolved at the Development Permit stage:

- The form and character of the buildings were to appropriately address Beckwith Road, the adjacent properties and rear lane by including attractive front facades with large windows, doors, and possible awnings with the side elevations including design elements. These elements have been included within the architectural plans as discussed below.
- A minimum of eight (8) replacement trees are being planted as part of the on-site landscaping which have been included in the landscape plan.
- The landscape plan has been prepared to include landscaping/low decorative walls that will screen garbage/recycling areas from view and reasonably screen parking areas from street view.

The Public Hearing for the rezoning of this site was held on September 5, 2012. At the Public Hearing, there were no comments or concerns about the rezoning the property raised by the public.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. The project is consistent with the City Centre Area Plan's Bridgeport Village Specific Land Use designation of "General Urban T4 (25 m): Area B" which permits a maximum 1.2 Floor Area Ratio (FAR) and maximum height of 25.0 m (82 ft). The proposed development is also consistent with the "Sub-Area A.2: Industrial Reserve – Limited Commercial" designation which permits light industrial business park uses with office and retail as accessory uses only.

In addition, the proposed development is in compliance with the "Industrial Business Park (IB2)" zone except for the zoning variances noted below that were discussed in the Staff Report to the July 17, 2012 Planning Committee meeting.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum parking lot drive aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.). *Transportation staff have confirmed that the two (2) loading bay turning movements are adequate for 9 m (30 ft.) SU9 trucks and are appropriate given relatively small scale of this development and rear lane being constructed as part of this development that facilitates these turning movements. Given this and the small size of the parking lot staff support the proposed variance.*
2. Reduce the front yard setback to Beckwith Road from 3.0 m (10.0 ft.) to 1.5 m (5.0 ft.) for the buildings. *Staff supports this proposed variance based on the revised development plans that present attractive, pedestrian-oriented facades facing Beckwith Road.*
3. Reduce the east yard setback to the adjacent lot with an older single-family residence from 3.0 m (10.0 ft.) to 0.0 m (0.0 ft.). *Staff do not object to this proposed variance given the letter of support from the adjacent land owner (Attachment 2), the CCAP's "Industrial Reserve – Limited Commercial" designation of this adjacent lot, and the proposed development's fire wall design with reveals and faux window elements.*

Analysis

Conditions of Adjacency, Urban Design and Site Planning

- The development includes a parking lot framed between the proposed two (2) buildings, running north between Beckwith Road to the south and new rear lane section to north that being is also being constructed by the applicant. This parking lot configuration, along

with the landscaping located adjacent to Beckwith Road, will minimize the appearance of the surface parking lot from Beckwith Road.

- The proposed buildings are provided with extensive storefront glazing facing south to Beckwith Road and the large Costco surface parking lot to the south. Thus, while the proposed project will include light industrial and potentially some other commercial uses, it is more urban in character than other industrial buildings constructed in this area in the 1960's to 1980's.
- The new 6.0m (20 ft.) isolated section of a lane backing the development to the north is being constructed by the applicant within a Statutory-Right-of-Way (SRW) on-site. This currently isolated section of lane will be extended to the east and west as future redevelopment occurs along Beckwith Road.

Architectural Form and Character

- The two (2) identical 2004 m² (21,575 ft²) buildings, each demisable into seven (7) units, are of a modern, tilt-up concrete construction style with full ground floors and partial mezzanines.
- The building elevations facing Beckwith Road have large storefront windows with grey ledge stone rock located below. Dark grey metal architectural canopies are provided along the parapets of each building mass.
- The building elevations facing the central parking lot again include large storefront windows, and the entry doors into each of the potential seven (7) units within each building. Each building also includes further extensive glazing for the second storey mezzanines overlooking the central parking lot.
- Above the walkways fronting each building, steel framed, glass canopies extend for the full length of each building. Also, dark grey metal architectural canopies are provided along the parapets of each building.
- The low ledge stone and grey metal business signs located on either each side of the front driveway are coordinated with the building design and are within well-landscaped planting areas.
- The fire walls facing each adjacent lot to the east and west are solid concrete, but have additional reveals and concrete faux window patterns included within each side wall, closer to the fronting Beckwith Road.
- On the north building elevations facing the lane, higher-level windows have been included across the back of each building which will provide more light to units at the back of the building.

- The light and dark grey paint colours of the painted concrete walls and ledge stone cladding along with the grey aluminum windows provide a cohesive, subtle colour scheme and feel for the project.

Landscape Design and Open Space Design

- There are enlarged landscape islands on either side of the parking lot entrance which each include a maple and a birch tree and the two (2) ledge stone business signs, to partially screen the parking lot from Beckwith Road.
- There are also four (4) other small landscaped islands within the parking lot which include two (2) birch trees.
- As part of the street improvement works, two (2) maple trees will be included in the 1.5 m (5.0 ft.) boulevard and the 2.0 m (6.6 ft.) sidewalk being constructed under the Servicing Agreement.
- Permeable asphalt has been included in all of the parking and loading areas that would aid in providing rain water infiltration to planted areas.

On-Site Tree Retention and Replacement

- A Certified Arborist report, submitted by the applicant, indicates the location of 20 on-site bylaw-sized trees. Given the condition of the trees along with building and parking lot coverage, no trees are being retained. The landscape plan includes eight (8) replacement trees to be planted. The developer agreed to contribute to the City's Tree Compensation Fund for the on-site trees being removed that are not being provided on-site as part of the rezoning process.

Off-Site Tree Retention and Replacement

- The Certified Arborist report indicates the location of two (2) off-site bylaw-sized trees within the Beckwith Road Allowance. The developer agreed to contribute \$2,600 to the City's Tree Compensation Fund for the off-site trees being removed. There will also be planting of two (2) red maple as standard off-site boulevard street trees.

Parking

- The proposed development includes 42 parking spaces and two (2) SU9 loading bays which has been reviewed by Transportation staff and exceeds the required parking of 38 spaces for general industrial use of the buildings based on the floor area under Zoning Bylaw 8500. The development includes two (2) Electric Vehicle parking stalls as part of the LEED silver equivalency proposed.

Site Servicing

As part of the Servicing Agreement to be entered into prior to the rezoning adoption, the developer is also required to:

- Undertake Beckwith Road frontage improvements which will provide a 3.25 m (10.66 ft) curb lane, 1.8 m (5.9 ft.) bike lane, curb and 1.5 m (5.0 ft.) boulevard with grass, decorative street lights and street trees and a 2.0 m (6.6 ft.) sidewalk with driveway let-down, all to City standards. There will be a requirement to provide 2.0 m (6.6 ft) of road dedication from the entire site's frontage under a subdivision that combines the three (3) lots into one (1) parcel.
- Construct a 6.0 m (20 ft.) wide section of part of the paved lane discussed above within a (Statutory SRW) to be registered on title. This two-third (2/3) width lane section would be connected to the road network in the future when adjacent properties to the east and west construct similar sections of lane.

Sustainability

The CCAP stipulates that all developments over 2000 m² (21,528 ft²) in the City Centre be LEED (Leadership in Energy and Environmental Design) Silver or equivalent. The applicant had LEED Scorecard prepared by LEED-Certified Recollective Consultants which achieves a LEED Silver score of 50 (which attached to the Development Permit Plans). The major LEED elements within this project are outlined below.

- The LEED Heat Island Effect: Roof Credit and LEED Storm Water Management Credit Quality Control Credits are achieved.
- Two (2) electric vehicle spaces are being provided.
- Permeable asphalt paving is applied to all of the parking and loading spaces to allow for storm water infiltration, and less storm runoff.
- The majority of the planting is drought tolerant and many are native species.
- Low flow fixtures will be specified to conserve water.
- There is use of low-emitting interior finishing materials such as adhesives, sealants, paints and carpets.

Crime Prevention Through Environmental Design

- The relatively flat building facades with substantial glazing facing the street and parking provide defensible space with good surveillance from the occupants of the development's buildings.

- The proposed parking lot is situated in such a way to provide additional surveillance from the proposed buildings and Beckwith Road.
- Public and semi-public spaces have been well defined and secured from private spaces. Symbolic barriers have been incorporated through changes in vegetation, grade and architectural features (e.g. low walls, fences and trellises).

Conclusions

The proposed light industrial development is consistent with the objectives of the City Centre Area Plan – Bridgeport Village Specific Land Use Map and Sub-Area A.2 policies in terms of the proposed land use and density under the “Industrial Business Park (IB2)” zoning. Overall, the project provides an appropriate fit with the newer smaller light industrial and service commercial developments within this area. Issues identified during the Development Permit Application design review process have been considered and addressed. Therefore, staff recommends support for this Development Permit Application.



Mark McMullen
Senior Coordinator-Major Projects

MM:kt

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$10,741 (based on an estimate from the landscape architect dated April 17, 2013).

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 13-630025

Attachment 1

Address: 9091, 9111 & 9131 Beckwith Road

Applicant: Traschet Holdings Ltd.

Owner: Traschet Holdings Ltd.

Planning Area(s): City Centre Area Plan

Floor Area Gross: 4,009 m² (43,150 ft²)

Floor Area Net: 3,973 m² (42,768 ft²)

	Existing	Proposed
Site Area:	4,648 m ²	4148 m ²
Land Uses:	Vacant Residential	Industrial Business Park
OCP Designation:	Mixed Employment	Mixed Employment
Zoning:	Single Detached (RS1/F)	Industrial Business Park (IB2)
Number of Units:	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	0.96	none permitted
Lot Coverage – Building:	Max. 90%	62.2%	None
Lot Coverage – Building, Structures, & Non-Porous Surfaces	N/A	N/A	None
Lot Coverage – Landscaping:	N/A	N/A	None
Setback – Front Yard (m):	Min. 3.0 m	1.5 m min.	yes, 1.5 m for building
Setback – East Side Yard (m):	Min. 3.0 m	0.0 m	yes, 0.0 m
Setback – West Side Yard (m):	Min. 0.0 m	0.0 m	none
Setback –Rear Yard (m):	Min. 0.0 m	6.0 m to P/L & 0.0 m to Lane SRW	None
Height (m):	25.0 m	9.9 m	None
Lot Size (min. dimensions):	N/A	60.2 m wide x 67.4m deep	None
Lot Size (area):	4000 m ²	4148 m ²	None
Tandem Parking Spaces	not permitted	none provided	None
Off-street Parking Spaces	38 for General Industrial	42	None



No. DP 13-630025

To the Holder: TRASCHE HOLDINGS LTD.
Property Address: 9091, 9111 & 9131 BECKWITH ROAD
Address: 1754 WEST 3RD AVENUE
VANCOUVER, BC V6J 1K4

1. This Development 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 Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum parking lot drive aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.).
 - b) Reduce the front yard setback to Beckwith Road from 3.0 m (10.0 ft.) to 1.5 m (5.0 ft.) for the buildings.
 - c) Reduce the east yard setback to the adjacent lot with an older single-family residence from 3.0 m (10.0 ft.) to 0.0 m (0.0 ft.).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # DP 13-630025-1 to # DP 13-630025-7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$10,741 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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.

Development Permit
No. DP 13-630025

To the Holder: TRASCHEH HOLDINGS LTD.
Property Address: 9091, 9111 & 9131 BECKWITH ROAD
Address: 1754 WEST 3RD AVENUE
VANCOUVER, BC V6J 1K4

8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



DAMON ORIENTE LTD
ARCHITECTS

120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

WAREHOUSE COMPLEX

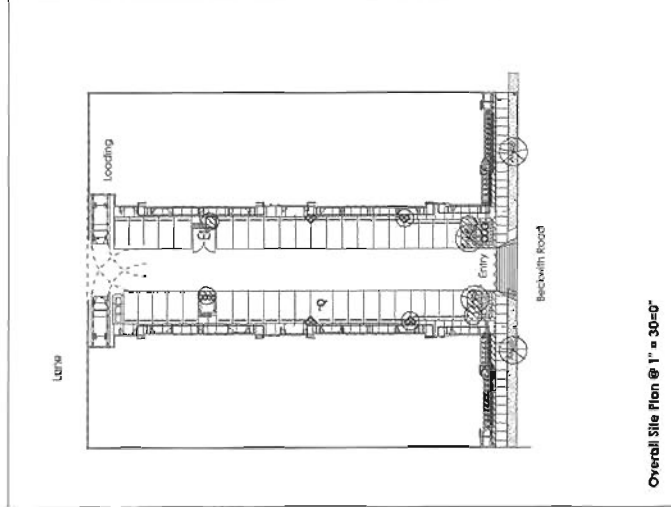
Project:
WAREHOUSE COMPLEX
 Address:
**9991 BECKWITH ROAD
 RICHMOND**

Drawing:
PLANTING PLAN

Notes:
 1. The information provided in this drawing is for informational purposes only and does not constitute a contract.
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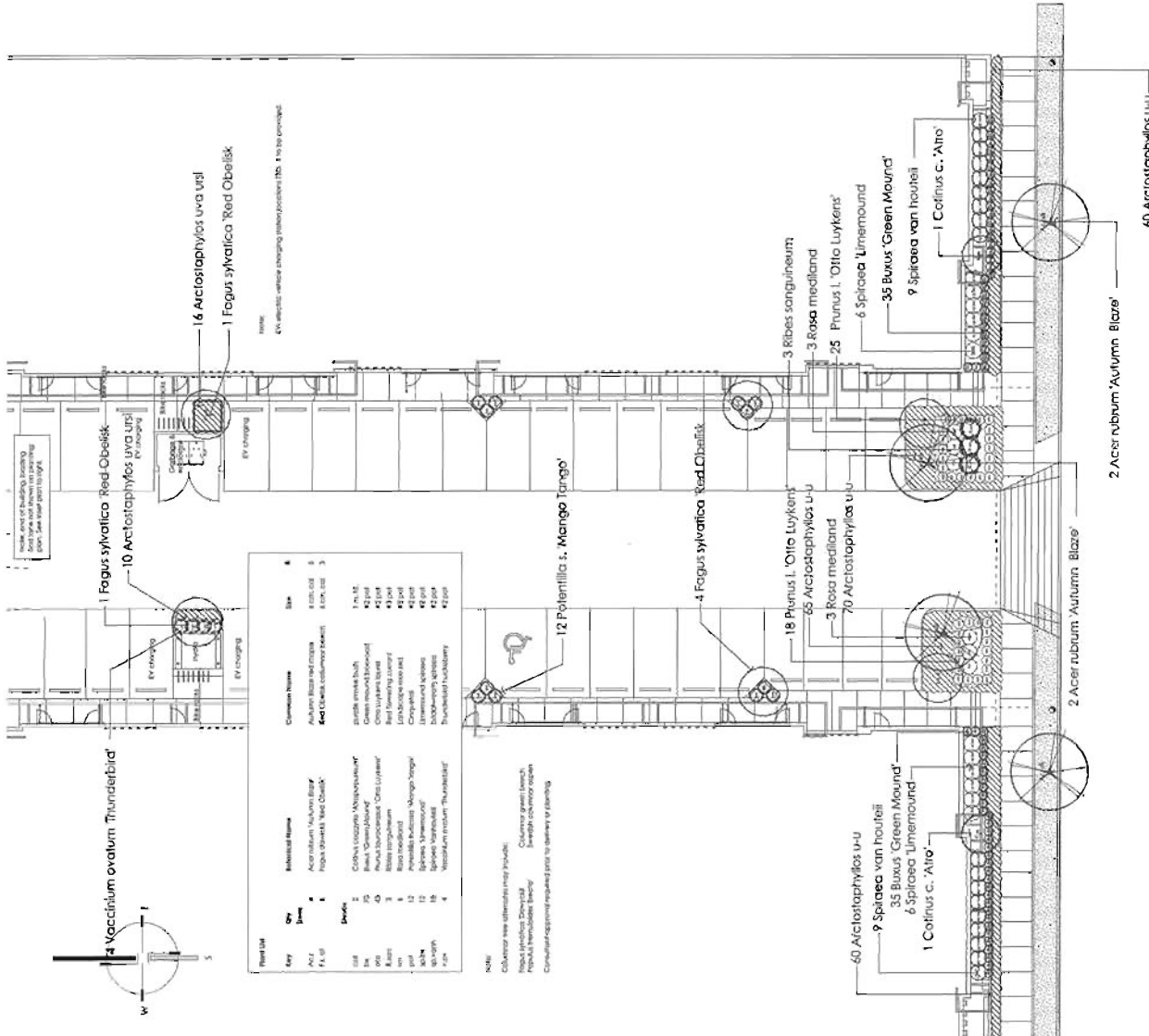
Scale:
 1" = 30'-0"

Project:
WAREHOUSE COMPLEX
 Address:
**9991 BECKWITH ROAD
 RICHMOND**



Overall Site Plan @ 1" = 30'-0"

Specifications Notes
 1. All plants and specifications for all materials and labor from the latest edition of the IBC/AIA/ACI/NA Landscape Standards (LSS) shall be used for all plants in this plan.
 2. The following additional notes are in addition to the IBC Landscape Standards:
Submittals
 Requests for submittals will not be processed less than 30 days before the start of planting.
 Submittals for plants shall be submitted to appropriate attention, unless indicated using clear, legible drawings installed.
Planting Soil
 Preferred supplier:
 Provenance Soil Products, Complete Commercial Soil
 2000 West 10th Street, Vancouver, BC V6H 2G6
Soil Quality
 Soil quality to meet the IBC Landscape Standards to a maximum over finished grade. The soil must be minimum one meter deep, with loam or silt loam.
Turf Grass Seed
 Only seed based sod, without vermic, will be accepted.
Shrub Trees
 Quantity and tree levels of the vegetation of all engineering and trees.
 Minimum 100% root ball, correct, approved root barrier, tree guards and soil by owner. All vegetation transplants at time of planting.
Acceptance
 Application of Submittals, Completion will be given, and deficiencies noted.
 Installation of Construction Completion will be given when all submittals have been corrected.
 Acceptance of all will be given when all has been met a minimum of two times and good root establishment is evident and installed after 15 September and will not be accepted until 30 April of the following year.
Maintenance
 Contractor responsible for maintenance, including watering and weeding, for 40 days from the start of successful installation. Submittals for all plants and materials to be provided, the maintenance plan must be submitted for approval within 45 days.
 Plant maintenance must be maintained until 30 June of the following year.
 Turf maintenance plan include two (2) cuttings per week.
 Contractor responsible for adequate water supply and adequate and proper maintenance for the remainder of the warranty period.
Warranty
 Contractor guaranteeing longevity and workmanship for a period of one (1) year from the date of substantial completion. Contractor shall be responsible for the maintenance of all plants and materials provided in this plan for the duration of the warranty period. The warranty period shall be for the life of the plants and materials provided in this plan.



Plant List

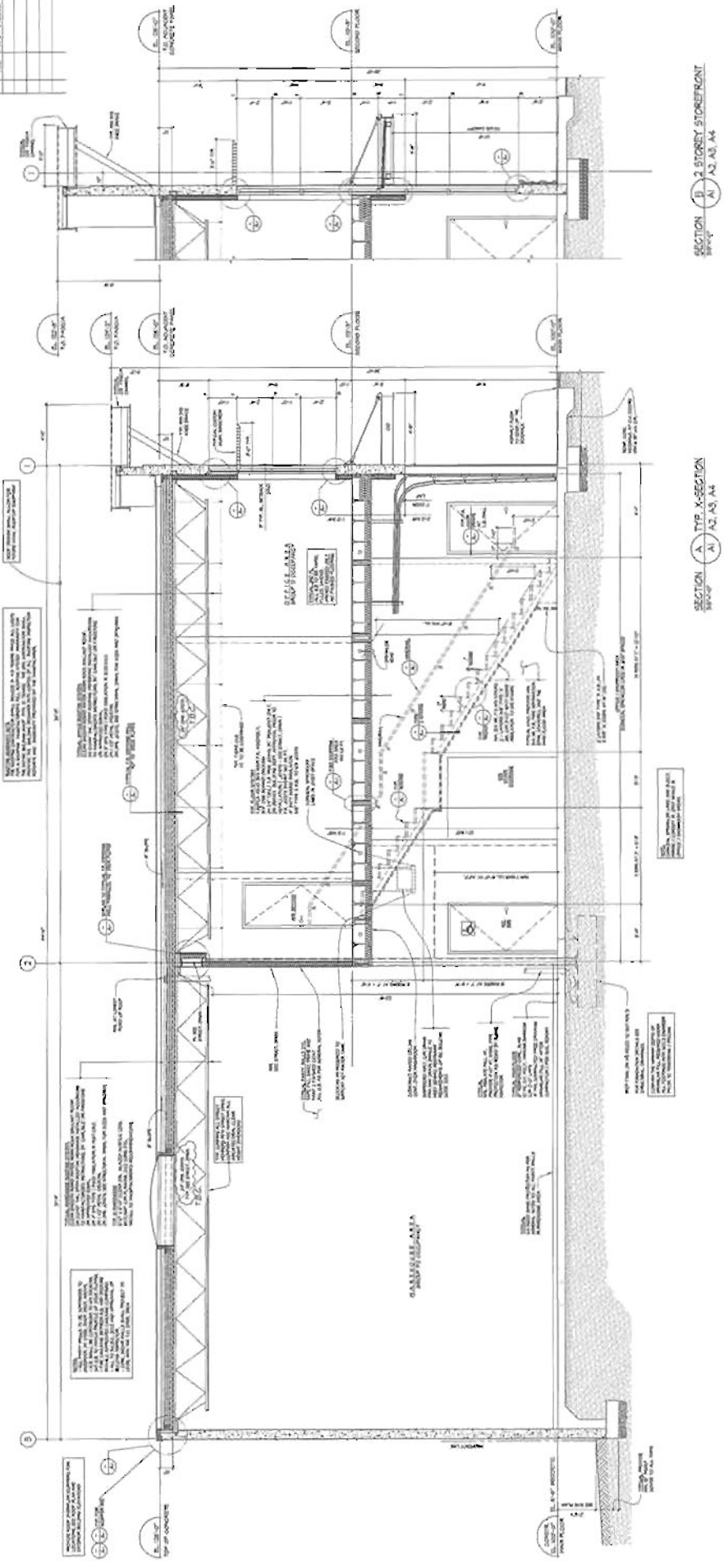
Key	Qty	Species	Common Name	Size
AV	1	Vaccinium ovatum	Autumn Blaze	5
AR	10	Arctostaphylos uva ursi	Red Obelisk	5
AS	16	Actinostaphylos uva ursi	Red Obelisk	5
FS	1	Fagus sylvatica	Red Obelisk	5
PT	12	Potentilla s. Mango Tango	Red Obelisk	5
PL	4	Fagus sylvatica	Red Obelisk	5
PR	18	Prunus L. Otto Lykens	Red Obelisk	5
AR	65	Arctostaphylos uva ursi	Red Obelisk	5
RO	3	Rosa medialand	Red Obelisk	5
AR	70	Arctostaphylos uva ursi	Red Obelisk	5
SH	9	Spiraea van houttei	Red Obelisk	5
BG	35	Buxus Green Mound	Red Obelisk	5
SP	6	Spiraea Ummound	Red Obelisk	5
CO	1	Coffinus c. Alto	Red Obelisk	5
AR	2	Acer rubrum	Autumn Blaze	5
AR	2	Acer rubrum	Autumn Blaze	5
AR	60	Arctostaphylos uva ursi	Red Obelisk	5
SH	9	Spiraea van houttei	Red Obelisk	5
BG	35	Buxus Green Mound	Red Obelisk	5
SP	6	Spiraea Ummound	Red Obelisk	5
CO	1	Coffinus c. Alto	Red Obelisk	5

NOTE:
 Columns are indicated in the drawing.
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REVISIONS	
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REVISIONS	
NO.	DESCRIPTION



MICHAEL D. BARILEY
REGISTERED ARCHITECT
 ARCHITECT
 VANCOUVER, B.C., CANADA

PROPOSED MULTIFAMILY OFFICE/RESIDENTIAL COMPLEX FOR
 MASSIMO CANTIERI

SECTION B
 2 STOREY STOREY FRONT
 AL, AS, AT

SECTION A
 TYP. X-SECTION
 AL, AS, AT

DATE: 12-05-AS

TIC
Trentham Chalmers
 Professional Engineers

PROF. ENG. REG. NO. 18, 203 - 13/2009

PROJECT: 2017-1007 (2017-1007)
 DATE: 07/2017 (2017-1007)

408 BECKETT ROAD
 RICHMOND, B.C.

sanford design group

13630020-6

BUILDING & INTERIOR DESIGN CONSULTANTS

1100 WEST 10TH AVENUE, SUITE 200, VANCOUVER, BC V6H 2T6, CANADA
 TEL: 604.681.1111 FAX: 604.681.1112
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For Information Only

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