

# **Report to Development Permit Panel**

To:

Development Permit Panel

Date:

March 11, 2016

From:

Wayne Craig

File:

DP 15-700370

Director of Development

Re:

Application by Yamamoto Architecture Inc. for a Development Permit at 9560

Alexandra Road

#### **Staff Recommendation**

That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

Wayne Craig

Director of Development

WC:dcb

### Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 20 three-storey townhouses at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT67)" for this project under Bylaw 9240 (RZ 14-669511). The bylaw received 3<sup>rd</sup> reading on May 19, 2015.

A Servicing Agreement (SA 14-677906) has been required via the project's Rezoning (RZ 14-669511) to address off-site works that will be required to support this development. Off-site works include, but may not be limited to:

- Construction of a 200 mm diameter watermain along May Drive from Alexandra Road to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
- Replacement of the existing watermain along the development frontage;
- Installation of additional fire hydrants to achieve minimum spacing requirements;
- Construction of a 200 mm diameter gravity sanitary sewer along a portion of Alexandra Road;
- Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
- Upgrade the existing storm sewer line from the west property line of 9560 Alexandra Road to the existing box culvert in No 4 Road;
- Undergrounding of existing private utility lines along Alexandra Road frontage;
- Planting and drainage works as necessary and in consultation with Parks staff for the 20 m wide greenway adjacent to Alexandra Road; and
- Pedestrian lighting along the site's Alexandra Road frontage and the frontage of 9540 Alexandra Road extending to the tie in at May Drive.

### **Development Information**

The development proposal will result in a density of 0.65 FAR with a site coverage of 33% which conforms to the proposed "Town Housing (ZT67)" zoning for the site. The development will provide a 20 m wide Statutory Right-of-Way (SRW) across the northern portion of the lot adjacent to Alexandra Road that will contribute to the West Cambie Area Plan's objective of developing a green corridor that will run between Alderbridge Way and the interior of the quarter section. In order to avoid bisecting the future greenway, access to the property will be via Statutory Right of Way (SRW) over the adjacent property to the east (9680 Alexandra Road – RZ13-649999).

Please refer to 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, five lots (9491 – 9591 Alexandra Road) owned by Polygon Development and proposed to be developed into 280 units in a four storey wood frame apartment building (RZ 12-598506 – currently in circulation);

To the east, a four acre lot under redevelopment to construct 96 three-storey townhouse units on a site zoned "Town Housing (ZT67)" (RZ13-649999 adopted June 22, 2015);

To the south, Alderbridge Way and the Garden City Lands (55.18 ha zoned "AG1"), and

To the west, two City-owned park/trail lots (future 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".

### **Rezoning and Public Hearing Results**

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The italicized text indicates how each issue has been addressed.

- Confirmation of the site plan in relation to the Zoning Schedule "Town Housing (ZT67) Alexandra Neighbourhood (West Cambie)" requirements, detailing of building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas (*plans have been adjusted to incorporate these features*);
- Details on the proposed ESA compensation/enhancement and submission of an acceptable long term maintenance plan (*The DP plans show the extent of the ESA and the vegetation planting selections. A long term maintenance plan has been submitted that will be attached to a legal agreement, as required under the DP considerations.*);
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas (*Included in the DP considerations*);
- Submission of an Ener-Guide 82 assessment based on the building design (*Ener-Guide 82 report (dated November 6, 2015 prepared by Capture Energy has been submitted)*;
- Resolving on-site garbage collection and ensuring that appropriate vehicle movement allowances are provided (a centralized facility is included for garbage and recycling);
- Inclusion of the emergency vehicle access in the site plan (an emergency vehicle access will be provided to Alderbridge Way);
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans (Report dated October 14, 2015 includes gypsum board ceilings attached to trusses using resilient channels, exterior wall upgrades to several buildings, window upgrades to several units and air tightness and weather stripping to exterior doorways);
- Addressing accessibility features within the units (All of the proposed units incorporate aging in place features and a convertible plan is provided for unit "Ab" in the plans);
- Addressing drainage concerns adjacent to the Alexandra Road greenway (drainage for the greenway has been addressed in the Servicing Agreement via a connection to the

- City's drainage system and executing the Servicing Agreement is a condition of Building Permit issuance);
- Submission of preliminary plans for planting and drainage measures to be incorporated within the 20 m wide greenway at the north of the site to be reviewed through the Development Permit application (these measures are addressed through the Servicing Agreement plans. Preservation of six large trees within the greenway are shown in both the DP plans and the SA plans. A drainage connection to the greenway has been incorporated in the SA plans.); and
- Confirmation that the sustainability and aging in place measures will be built into the units (aging in place and sustainability features are included in the DP plans).

The Public Hearing for the rezoning of this site was held on May 19, 2015. At the Public Hearing, there were no submissions to Council. Council raised questions regarding the orientation of the driveway alignment along the western property line. The applicant subsequently worked with staff to revise the site plan and locate the driveway along the eastern property line. The revised driveway location is shown on the accompanying plans.

#### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT67)" zoning.

### **Zoning Compliance/Variances**

No variances are being requested.

#### **Advisory Design Panel Comments**

The Advisory Design Panel received the project at the meeting of November 4, 2015. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 4, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in 'bold italics'. Staff are satisfied with the applicant's response to the ADP comments.

#### **Analysis**

### Conditions of Adjacency

- With the exception of the future 20 m wide greenway which will remain at its current grade, the development site will be raised from an average grade of approximately 0.85 m to approximately 2.3 m GSC in order to meet minimum flood construction elevation requirements. Site grades between the subject site and the townhouse development to the east will be the same. A restrictive covenant has been secured as part of the rezoning application process ensuring habitable space within the development will meet the Flood Plain elevation requirements.
- The developer has designed the west side of the subject site with a retaining wall along the property line in order to feature level back yards to the townhouse units on the west of the

site. Staff support the proposed walkway access to the townhouse units, but this design prevents a gradual sloping of the grade to meet the existing grade of the adjacent park. In order to achieve a satisfactory interface to the park, the applicant will utilize a variety of materials (a mix of stone-face lock blocks and utility grade lock blocks to soften its overall appearance) in the proposed retaining wall. Additionally, the developer has agreed to contribute \$12,660 for the installation of a tree and shrub vegetation screen to be planted in the City-owned park adjacent to the retaining wall. The contribution is included in the Development Permit (DP) considerations. This proposal has been reviewed and endorsed by the Parks Department. Development Cost Charge credits for Park development will be applied for this contribution amount.

- A four foot high wood fencing is provided around the northern and western perimeter of the development (development portion only and does not include the 20 m greenway) allowing views into the adjacent park. A six foot high fence will be installed along the eastern property boundary as part of the adjacent townhouse development at 9680 Alexandra Road.
- The development will be set back 6 m (19.7 ft.) from Alderbridge Way to the south. Four metres of the setback will be planted with native trees and shrubs which, over time, will provide screening for the project. The only interruption to the vegetation planting will be an emergency access connecting the site to Alderbridge Way.

### Urban Design and Site Planning

- At the recommendation of Planning Committee, the site plan was amended to relocate the internal drive aisle to the eastern side of the site to improve the interface to the park.
- The relocation of the drive aisle will allow all of the townhouse units to now back onto either the adjacent park on the west side of the property or the greenway along the northern side of the lot. Thirteen units will have front doors facing the internal drive aisle.
- To avoid bisecting the future greenway, vehicle access to the property will be restricted to a drive aisle access through the adjacent site to the east (9680 Alexandra Road). An access covenant has already been put into place over that property under RZ 13-649999.
- The 20 m wide greenway SRW along the northern portion of the lot will allow for the retention of six bylaw-sized trees plus additional hedging/planting.
- The emergency vehicle access to Alderbridge Way proposed in the plan will serve both the subject site and the neighbouring site (9680 Alexandra Road). This access has been reviewed and endorsed by Richmond Fire Rescue. The access will incorporate removable bollards to prevent non-emergency access, while permitting pedestrian access to Alderbridge Way.
- Provision of on-site vehicle parking spaces and bicycle parking spaces will fully address the requirements under Zoning Bylaw No. 8500.
- Permeable pavers are proposed at the main vehicle entrance, adjacent to the emergency access, adjacent to the outdoor amenity space and at all of the visitor parking spaces allowing for storm water infiltration and reducing site runoff.
- A fire hydrant is located on-site to ensure that all units are within fire protection range.
- A central garbage and recycling facility is located near the "T" intersection on the site providing the adequate turning space for disposal vehicles to access and turn around.
- Seven of the proposed townhouse units (within buildings 2 and 3) are planned to have their primary entry doors accessible only from the rear rather than from the drive aisle. Directional signage will be provided to indicate where the access to these units is located.

#### Architectural Form and Character

- The townhouses are assembled into four individual buildings: the building proposed on the north side contains four units, the two buildings proposed in the middle of the site contain five units, and the building proposed on the south side contains six units.
- Individual townhouse units are proposed to be three storeys in height consistent with other recently approved townhouse developments in the area.
- Massing of townhouse cluster has been articulated to provide relief to the visual appearance of the line of units along the central drive aisle.
- Roof lines will be varied to provide visual relief and variety to each building's appearance.
- Gables, bay windows and projections are used on the buildings to add to the architectural design and complement the adjacent townhouse development to the east (9680 Alexandra Road).
- Rectangular and square windows incorporate muntins, mullions and painted wood trim to contribute to the overall appearance and character of the structures.
- Hardiplank siding is used for all buildings providing a consistent appearance and improving the building's performance in terms of acoustic attenuation.
- A band of cultured stone is proposed around the base of each of the buildings.

### Landscape Design and Open Space Design

- Fourteen existing trees are to be removed from the site, 12 of these are bylaw sized trees.
- In compensation for the removed trees, 34 trees (maple, katsura, magnolia and spruce) are proposed to be planted on site with another 8 trees (maple, dogwood, fir) to be planted in the native buffer strip adjacent to Alexandra Way.
- A 4 m (13.1 ft) wide vegetated ESA strip planted with native trees and shrubs will be provided along the south property line along Alderbridge Way.
- The proposed replacement trees will exceed the minimum 2:1 tree replacements spelled out in the Official Community Plan.
- Each unit will feature a minimum of 30 m<sup>2</sup> (98 ft<sup>2</sup>) of private outdoor space.
- Under the proposed landscape plan trees and shrubs line the majority of the perimeter of the developed portion of the site. Shrubs and picket fencing will be used to differentiate semi-private space between units in the rear yards. Cedar shrubs will also be used to define individual driveway spaces.
- A 128 m<sup>2</sup> (1,280 ft<sup>2</sup>) centrally located outdoor amenity space is included in the site's landscaping plan consistent with the City's outdoor amenity space requirements for a townhouse development.
- A children's play area located in the outdoor amenity space will be equipped with tot's play house and several low climbing elements such as a vertical log and a flat boulder, and a park bench will be provided. The play surface is divided into two parts one with a fibre or equivalent surface and the other part with a grassed play area.
- An open air centralized mailbox facility with a roof is located at the entrance to the outdoor amenity space.

### Crime Prevention Through Environmental Design

• Individual unit entry ways are readily visible either from the internal drive aisle or adjacent units.

- Adjacent units will provide overlook onto both the children's play area and the adjacent park/greenway.
- Low level bollard lighting will be provided along internal walkway to promote safety.

### Energy and Sustainability

- The development will be required to achieve Ener-guide 82 and pre-duct all units for solar hot water. Thermal and acoustical studies have been undertaken for this site and submitted as part of this application. This condition was included with the Rezoning Considerations.
- The Capture Energy report (dated March 4, 2016) indicates that the project will achieve the Ener-guide 82 target and notes that one of the initiative incorporated into each townhouse unit to achieve this target will be an air source heat pump backed up by a 92% efficient natural gas forced air furnace.
- Double/triple-glazed vinyl framed windows with low "E" argon filled glass will be used throughout supporting the overall energy efficiency of the development. Window thicknesses will be adjusted for several units to address noise mitigation needs as identified in the acoustic report by BKL (dated October 14, 2015).
- Water efficient toilets will be used in each unit to reduce water use.
- Permeable pavers are proposed for the visitor parking areas to help reduce storm runoff and improve ground infiltration.
- The development considerations include requirements for registration of a legal agreement on title to mitigate noise to the required CMHC guidelines and Thermal efficiency under ASHRAE 55-2004 standards.

### Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require conversion of storage spaces on three levels, if a future owner wishes to install an elevator.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - o stairwell hand rails;
  - o lever-type handles for plumbing fixtures and door handles; and
  - o solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

#### Conclusions

The proponents of the proposed development have made extensive changes to the overall project design to address issues identified by the Advisory Design Panel and staff. Based on the revised plans, staff recommend approval of the application to develop 20 three storey townhouses at 9560 Alexandra Road.

David Brownlee

Planner 2 DCB:cas

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

1. Final adoption of the Zoning Amendment Bylaw No. 9240.

2. Receipt of a cash contribution in the amount of \$12,660.00 to provide landscape screening within the City Park and adjacent to the retaining wall along the western property boundary of the subject site. DCC credits for Park development will be provided for this contribution.

3. Receipt of a Letter-of-Credit for landscaping in the amount of \$90,225.55 including a 10% contingency cost.

4. Submission of a representation showing the layout for the mix of utility grade lock blocks and the stone faced lock blocks to be used on the lock block retaining wall along the western side of the development area facing the future park.

5. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise and noise from road traffic on Alderbridge Way within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)	
Bedrooms	35 decibels	
Living, dining, recreation rooms	40 decibels	
Kitchen, bathrooms, hallways, and utility rooms	45 decibels	

b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

6. Registration of a legal agreement on title that includes a registerable plan prepared by a registered BC Land Surveyor ensuring that landscaping planted within the Environmentally Sensitive Area (ESA) adjacent to Alderbridge Way is maintained and will not be abandoned or removed. The legal agreement will also include commitment to maintain the ESA vegetation in accordance with the Covenant Buffer Landscape Maintenance report dated March 3, 2016. The agreement will also contain provisions allowing the City to enter the ESA to remediate the vegetation within the ESA should the owners fail to do so.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division.
   Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. A Qualified Environmental Professional to undertake a pre-clearing bird nest survey and submit a summary of the findings and recommendations to the City prior to site clearing activities. (Note the report needs to be done within seven days of clearing the site in order to be accurate as the bird nesting season has begun).
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
- 5. Payment of latecomer agreement charges associated with eligible latecomer works.
- 6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



# **Development Application Data Sheet**

**Development Applications Department** 

DP 15-700370 Attachment 1

Address: 9560 Alexandra Road

Applicant: Yamamoto Architecture Inc. Owner: 0846930 BC Ltd.

Planning Area(s): West Cambie – Alexandra Neighbourhood

Floor Area Gross: 2,615.9 m<sup>2</sup> (28,157.2 ft<sup>2</sup>) Floor Area Net: 2,587.8 m<sup>2</sup> (27,854.5 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	4,051.3 m <sup>2</sup> (43,607.7 ft <sup>2</sup> ) gross	4,019.3 m <sup>2</sup> (43,263.5 ft <sup>2</sup> ) after road dedications
Land Uses:	Single Family Residential	Multiple Family Residential
OCP Designation:	Neighbourhood Residential and Park	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT67)
Number of Units:	Vacant	20 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	32.8%	none
Setback – Front Yard (m):	Min. 5.0 m	24.5 m	none
Setback –Interior Side & Rear Yards (m):	Min. 3.0 m	Side: Min. 3.0 m Rear: Min. 6.0 m	none
Height (m):	12 m	11.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5/unit (30 R) and 0.2/unit (4 V)	40 (R) and 4 (V) per unit	none
Off-street Parking Spaces – Total:	34	44	none
Tandem Parking Spaces:	Permitted	24 stalls total in 12 units (60%)	none
Accessible Stalls	1	1	none
Bicycle Stalls	Class 1: 25 Class 2: 4	Class 1: 40 Class 2: 5	none
Amenity Space – Indoor:	Min. 70 m2 (753.5 ft²) or \$1,000/unit for 19 units & \$2,000 / unit over 19 units	\$21,000 cash in lieu (addressed under RZ14-669511)	none
Amenity Space – Outdoor:	120 m <sup>2</sup> (1,292 ft <sup>2</sup> )	122 m <sup>2</sup> (1,321 ft <sup>2</sup> )	none

Tree replacement compensation required for loss of significant trees. Based on Arborist report 12 Bylaw sized trees to be removed. 5 Bylaw sized trees to be retained in greenway.

# Excerpt from the Minutes from The Design Panel Meeting

Wednesday, November 4, 2015 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

#### **Panel Discussion**

Comments from the Panel were as follows:

- applicant needs to provide details on (i) how to achieve the project's target for an Energuide 82 rating (*Please see attached EnerGuide 82 report.*) and (ii) specific features of the proposed water efficient toilets; *Please see attached specification sheet for Kohler dual flush toilet model K-372.*
- appreciate the proposed use of double-glazed low-e window glass in the townhouse building; *We appreciate the Panel's comment.*
- recommend that the applicant use true energy star appliances; *All appliances to be energy star appliances*.
- electric baseboard heaters are not energy efficient; consider equipping them with programmable thermostats; *Heating/cooling system to be gas furnace with heat pump, therefore electric baseboard heaters are not required.*
- appreciate the convertible unit design; the applicant meets the required number for the project; however, an additional convertible unit would be appreciated; We feel that for this development of 20 units, one convertible unit is sufficient. However, all units will have ageing in place features.
- consider reducing the height of the retaining wall along the west property line; cross sidewalk access from the internal drive aisle to the walkway needs to remain level; Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.
- the internal drive aisle of the proposed development looks better than similar projects; appreciate the row of trees along one side of the internal drive aisle; *We appreciate the Panel's comment.*
- consider extending the west walkway up to Alderbridge Way; After discussion with staff at City of Richmond, staff confirms that extending the west walkway to Alderbridge Way is not supported as it will further impact the ESA compensation area.

- look at opportunities for Building No. 4 units with tandem parking to respond better to the extended west walkway; the visitor parking stall should stay up if the west walkway is terraced down; terracing down and berming up of the extended greenway provides a nice edge to the west; Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.
- look at the enormous empty space between the living and dining areas on the second floor of type A units; consider design development to address this concern; Second floor plan of type A units revised to eliminate empty space.
- general design of the project is good; however, there is a continuous row of double car garages in Building No.3; consider introducing architectural elements and landscaping to visually break down the long row of double car garages; 1.25 m height emerald green cedar shrubs planted between garages to visually break down row.
- choice of native plant species is generally good; however, consider replacing the pacific crabapple trees with the more ornamental vine maple trees at the northeast corner of the site; PMG: Pacific Crabapple trees have been replaced with Vine Maple trees at the northeast corner of the site. Please see L1 for your reference.
- appreciate the planting along the internal drive aisle; however, ensure that there is adequate root barrier between the road curb and gutter for the red maple trees; PMG: Root barrier has been added between road curb and gutter for the Red maple trees along internal driveway. Please see L1 for your reference.
- agree with comments regarding lowering the western edge of the site to reduce the height of the retaining walls along the walkway; however, ensure that the accessibility requirements from the garage to the walkway are met; also agree with comments regarding the extension of the walkway up to Alderbridge Way to enhance pedestrian access to the subject site; Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.
- no need to provide lawns for units in Building Nos. 2 and 3 as the proposed location is shady; lawn spaces for Building No. 4 units could be better utilized for the walkway extension; *PMG: Lawns for units in Building No.2 and 3 have been reduced. Please see L1 for your reference.*
- red fox katsuras in the unit yards of Building No. 4 are too big and dense for the size of the project; consider smaller species; *PMG: Red Fox Katsuras in the unit yards of Building No4 have been replaced with smaller species-. PINK FLOWERED JAPANESE SNOWBELL. Please see L1 for your reference.*

- the applicant should investigate whether Tree Nos. B and C to the west of Building No. 4 are still existing as they will impact the proposed planting scheme in adjacent areas of the subject site; Please see attached arborist report.

  Tree C is in high risk of failure and will be removed, Tree B is located far enough away from the property line that no tree protection zone is required.
- the play area appears gloomy and lacks sun exposure; the tree is not necessary; *Tree removed from play area.*
- consider replacing the seesaw in the children's play area with a play equipment that can be more easily operated by a single child; **PMG:** Tree at West side of the play area have been removed and play equipment have been replaced with another one which can more easily operated by a single child. Please see L1 for your reference.
- the proposed development is carefully designed; however, it lacks playfulness and architectural interest compared to the adjacent project by the applicant; neutral colours do not fit well with the neighbouring development; consider more variation in the colour scheme; *Colour scheme revised*.
- consider dropping down the architectural element at the top floor of Unit B2a Building No. 1 (west elevation) as it appears heavy on the top; should read like the architectural elements in the upper floors of Building No. 3 units (west elevation); *Elevation revised as per comment*.
- review the need for shrub planting between the walkway and the fence as the space could be utilized to enlarge the unit yards; *PMG: Shrub planting between the walkway and the fence along West P.L. have been removed and the unit yards have been enlarged. Please see L1 for your reference.*
- agree with comments to lower the height of the retaining wall along the pedestrian walkway to better address the future park to the west of the subject property; Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.
- an arborist will be needed should the applicant decide to retain Tree Nos. B and C; the trees will add value to the project in view of their proximity to the future park; Please see attached arborist report. Tree C is in high risk of failure and will be removed. Tree B is to be retained.
- consider relocating the play equipment to the west edge of the children's play area for better sun exposure; *PMG: Play equipment have been relocated to the west edge of the children's play area for better sun exposure. Please see L1 for your reference.*
- appreciate the planting in the Alderbridge Way setback; consider adding more conifers such as Douglas firs; *PMG: More Douglas firs have been proposed in the Alderbridge Way setback. Please see L1 for your reference.*

- appreciate the tree planting along the east side of the proposed development; however, ensure adequate soil volume; and *PMG: There is 3' wide landscape strip on the proposed side and there is a landscape area on the neighbour's development. Please see L1 for your reference.*
- consider introducing a single cedar in the planting areas between unit garages along the internal drive aisle. PMG: Single cedar have been proposed in planting areas between units garages along the internal drive aisle. Please see L1 for your reference.

### **Panel Decision**

It was moved and seconded

That DP 15-700370 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

**CARRIED** 



## **Development Permit**

No. DP 15-700370

To the Holder:

Yamamoto Architecture Inc.

Property Address:

9560 Alexandra Road

Address:

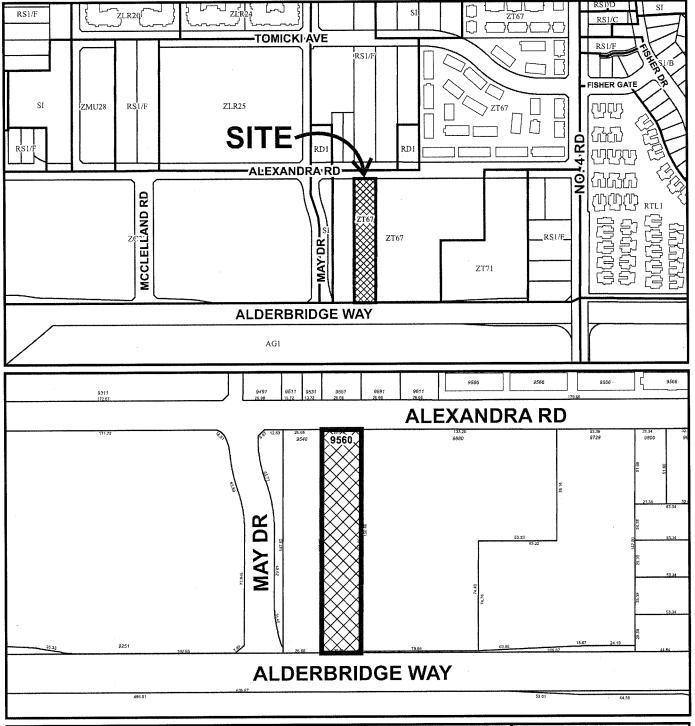
202 - 33 East 8th Avenue Vancouver, B.C. V5T 1R5

- 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. 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 #1 to #12 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$90,225.55 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.
- 6. 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 15-700370

To the Holder:	Yamamoto Architecture Inc.
Property Address:	9560 Alexandra Road
Address:	202 - 33 East 8th Avenue Vancouver, B.C. V5T 1R5
7. The land described hereiconditions and provision Permit which shall form This Permit is not a Buil	
AUTHORIZING RESOLU´ DAY OF ,	ΓΙΟΝ ΝΟ. ISSUED BY THE COUNCIL THE
DELIVERED THIS	DAY OF , .
MAYOR	





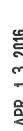


DP 15-700370 SCHEDULE "A"

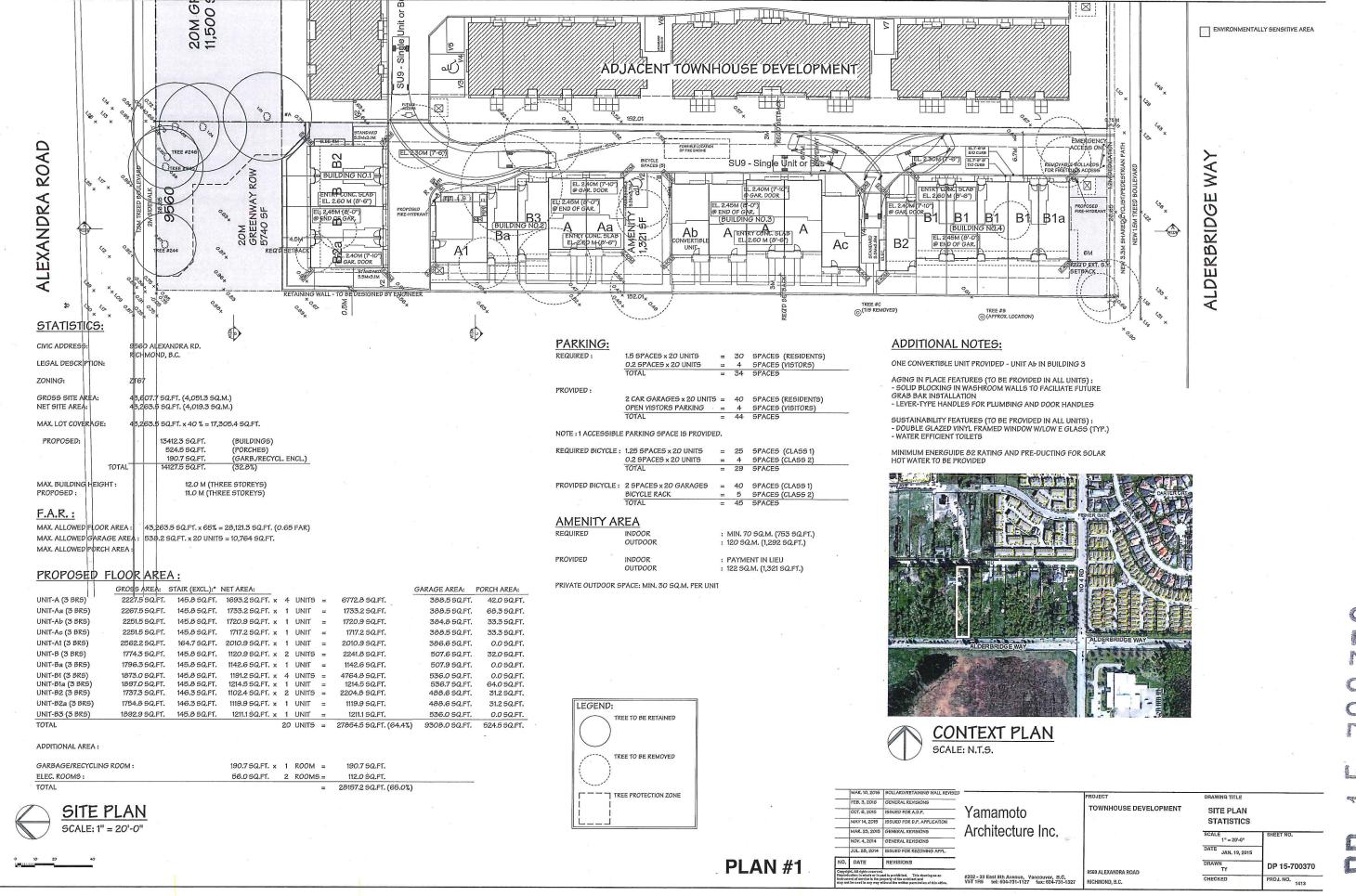
Original Date: 07/13/15

Revision Date:

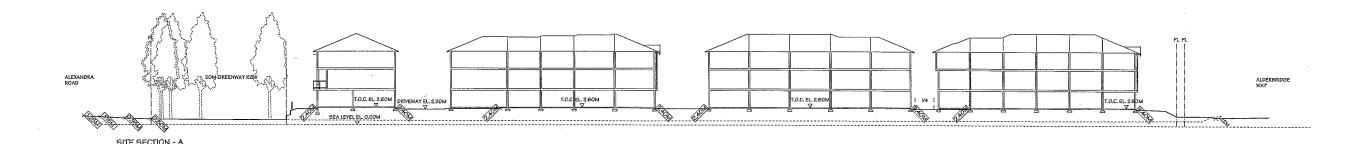
Note: Dimensions are in METRES

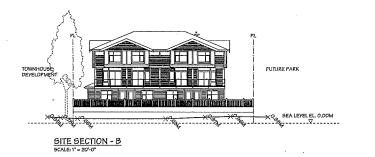


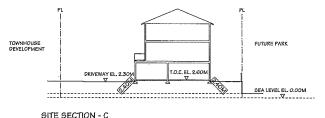




Plan #1





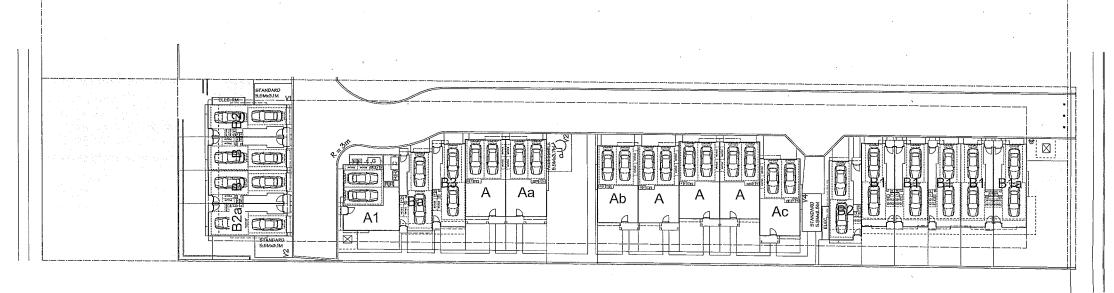


SITE SECTION - C

PLAN #1a

instrus	nont of service is the p	art is prohibited. This drawing as an reporty of the architect and rithout the written permission of this office.	#202 - 33 East 8th Avenue, Vancouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327	RICHMOND, B.C.	CHECKED	PROJ. NO. 1413
Copyri	ght, All rights reserved			9560 ALEXANDRA ROAD	YK	DF 15-700370
NO.	DATE	REVISIONS			DRAWN	DP 15-700370
	JUL 28, 2014	ISSUED FOR REZONING APPL.			DATE NOV. 3, 2014	ĺ
	NOY. 4, 2014	GENERAL REVISIONS			1" = 20'-0"	
	MAR. 23, 2015	GENERAL REVISIONS	Architecture Inc.		SCALE	SHEET NO.
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION	A 1 11 1 1			
	OCT, 6, 2015	ISSUED FOR A.D.P.	Yamamoto	10WINHOUSE DEVELOPMENT	SITE CROSS S	ECTION
	FEB. 3, 2016	GENERAL REVISIONS		TOWNHOUSE DEVELOPMENT		
	MAR. 10, 2016	BOLLARD/RETAINING WALL REVISED	No. of the Control of	PROJECT	DRAWING TITLE	······································





ALDERBRIDGE WAY

PARKING:

1.5 SPACES x 20 UNITS = 30 SPACES (RESIDENTS)
0.2 SPACES x 20 UNITS = 4 SPACES (VISTORS)

= 34 SPACES

2 CAR GARAGES × 20 UNITS = 40 SPACES (RESIDENTS)
OPEN VISTORS PARKING = 4 SPACES (VISITORS)
TOTAL = 44 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROYIDED.

 REQUIRED BICYCLE:
 1.25 SPACES x 20 UNITS
 =
 25 SPACES (CLASS 1)

 0.2 SPACES x 20 UNITS
 =
 4 SPACES (CLASS 2)

 TOTAL
 =
 29 SPACES

 PROVIDED BICYCLE:
 2 SPACE5 x 20 GARAGES
 =
 40
 SPACE5 (CLASS 1)

 BICYCLE RACK
 =
 5
 SPACE5 (CLASS 2)

 TOTAL
 =
 45
 SPACE5

- A MINIMUM OF 20'S. OF FARKING STALLS TO BE PROVIDED WITH A 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.

- AN ADDITIONAL 25'S OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF BELETIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).

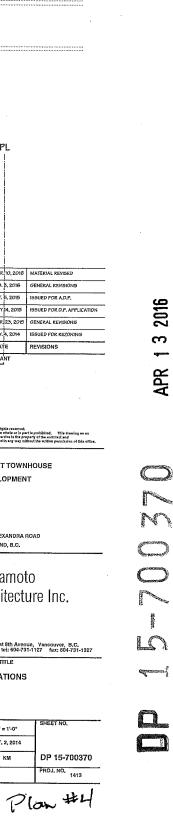
YISITOR PARKING STANDARD 2.5M x 5.5M

PARKING PLAN SCALE: 1" = 20'-0"

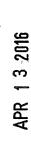
		BOLLARD/RETAINING WALL REVISED		PROJECT	DRAWING TITLE	
	FEB. 3, 2016 OCT. 6, 2015	GENERAL REVISIONS ISSUED FOR A.D.P.	Yamamoto	TOWNHOUSE DEVELOPMENT	PARKING PLAI	N
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION				
	MAR. 23, 2015	GENERAL REVISIONS	Architecture Inc.		SCALE	SHEET NO.
	NOY, 4, 2014	GENERAL REVISIONS			1/16" = 1'-0"	
	JUL. 28, 2014	ISSUED FOR REZONING APPL.			DATE OCT, 24, 2014	1
NO.	DATE	REVISIONS			DRAWN	DP 15-700370
Reprodu	ht. All rights reserved action in whole or in p	art is prohibited. This drawing as an	4000 00 F NV 5 V	9560 ALEXANDRA ROAD	TY	
Instrum	ent of service is the po	openly of the architect and	#202 - 33 East 8th Avenue, Vancouver, B.C. VST 1R5 tel: 604-731-1127 fax: 604-731-1327	RICHMOND, B.C.	CHECKED	PROJ. NO.

PLAN #2

Plan 世3









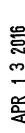


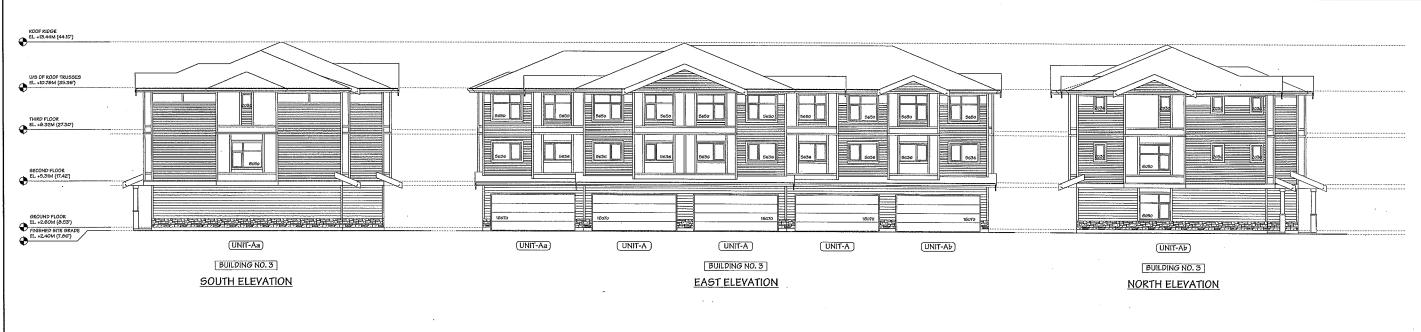
NORTH ELEVATION

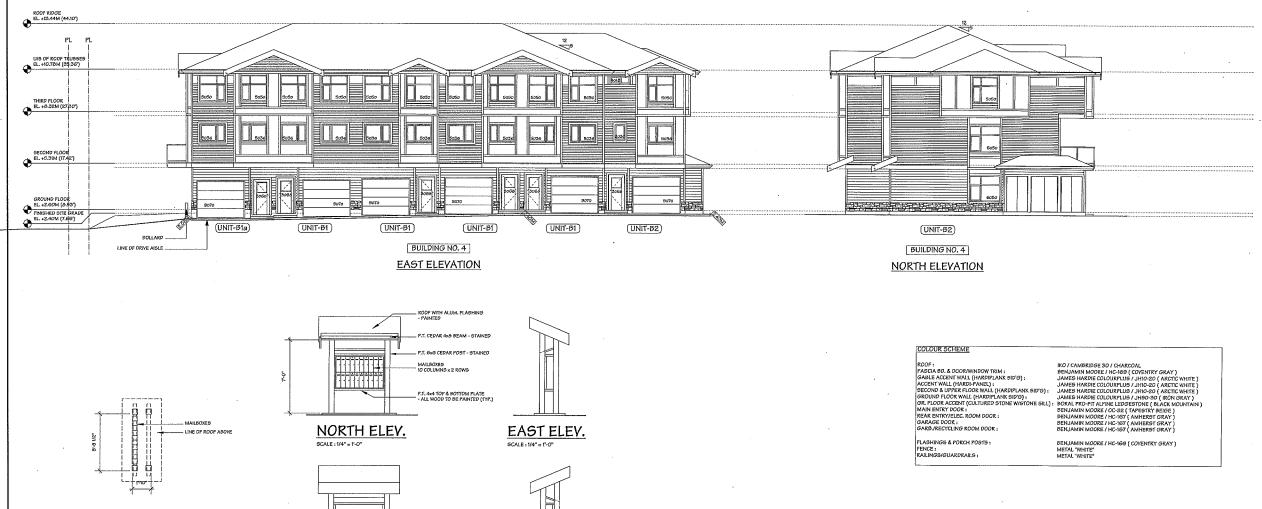
PLAN #5

SCALE	1/8" = 1'-0"	SHEET NO.
DATE OCT. 2, 2014		
DRAWN KM	DP 15-700370	
PROJ. NO.	1413	

Plan #5







WEST ELEV.

MAILBOX STRUCTURE

SOUTH ELEV.

SCALE : 1/4" = 1'-0"

	MAR. 10, 2016	MATERIAL REVISED
	FEB. 3, 2016	GENERAL REVISIONS
	OCT. 6, 2015	ISSUED FOR A.D.P.
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION
	MAR. 23, 2015	GENERAL REVISIONS
	NOV. 4, 2014	ISSUED FOR REZONING
NO.	DATE	REVISIONS

20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD RICHMOND, B.C.

Yamamoto Architecture Inc.

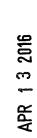
202 - 33 East 8th Avenue, Vencouver, B.C. V5T 1R5 tel: 604-731-1127 fex: 604-731-1327 DRAWING TITLE

**ELEVATIONS** 

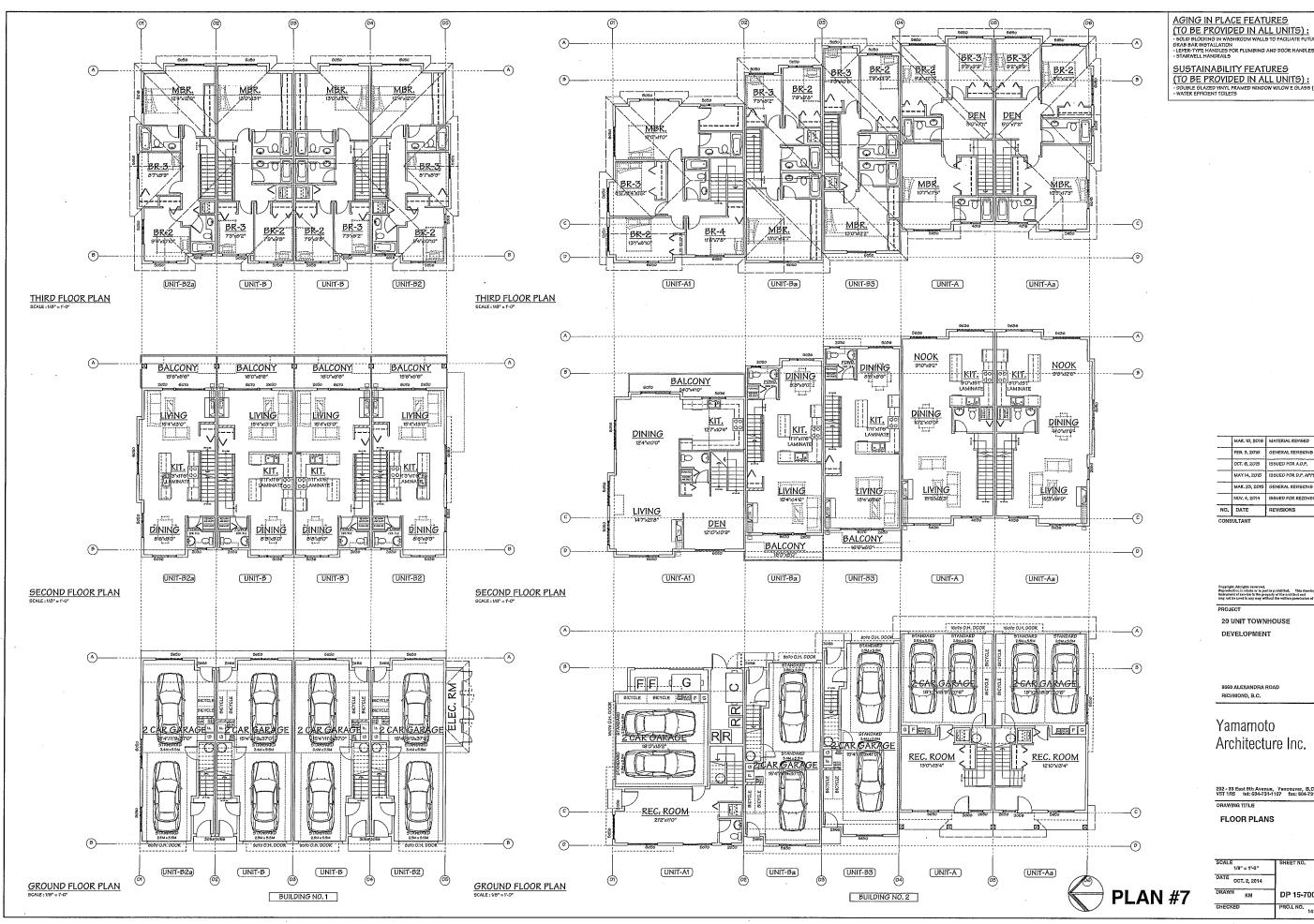
	SCALE 1/8" = 1'-0"	SHEET NO.
	DATE OCT. 2, 2014	
•	DRAWN KM	DP 15-700370
•	CHECKED	PROJ. NO. 1413

**PLAN #6** 

SCALE 1/8" = 1'-0"	SHEET NO.
DATE OCT. 2, 2014	
DRAWN KM	DP 15-700370
CHECKED	PROJ. NO. 1413







MAR, 10, 2016 MATERIAL REVISI FEB. 3, 2016 GENERAL REVISION OCT. 6, 2015 ISSUED FOR A.D.P. MAY 14, 2015 ISSUED FOR D.P. APPLICATION MAR. 23, 2015 GENERAL REVISIONS NOV. 4, 2014

20 UNIT TOWNHOUSE DEVELOPMENT

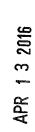
9560 ALEXANDRA ROAD

Yamamoto Architecture Inc.

202 - 33 East 8th Avenue, Vencouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

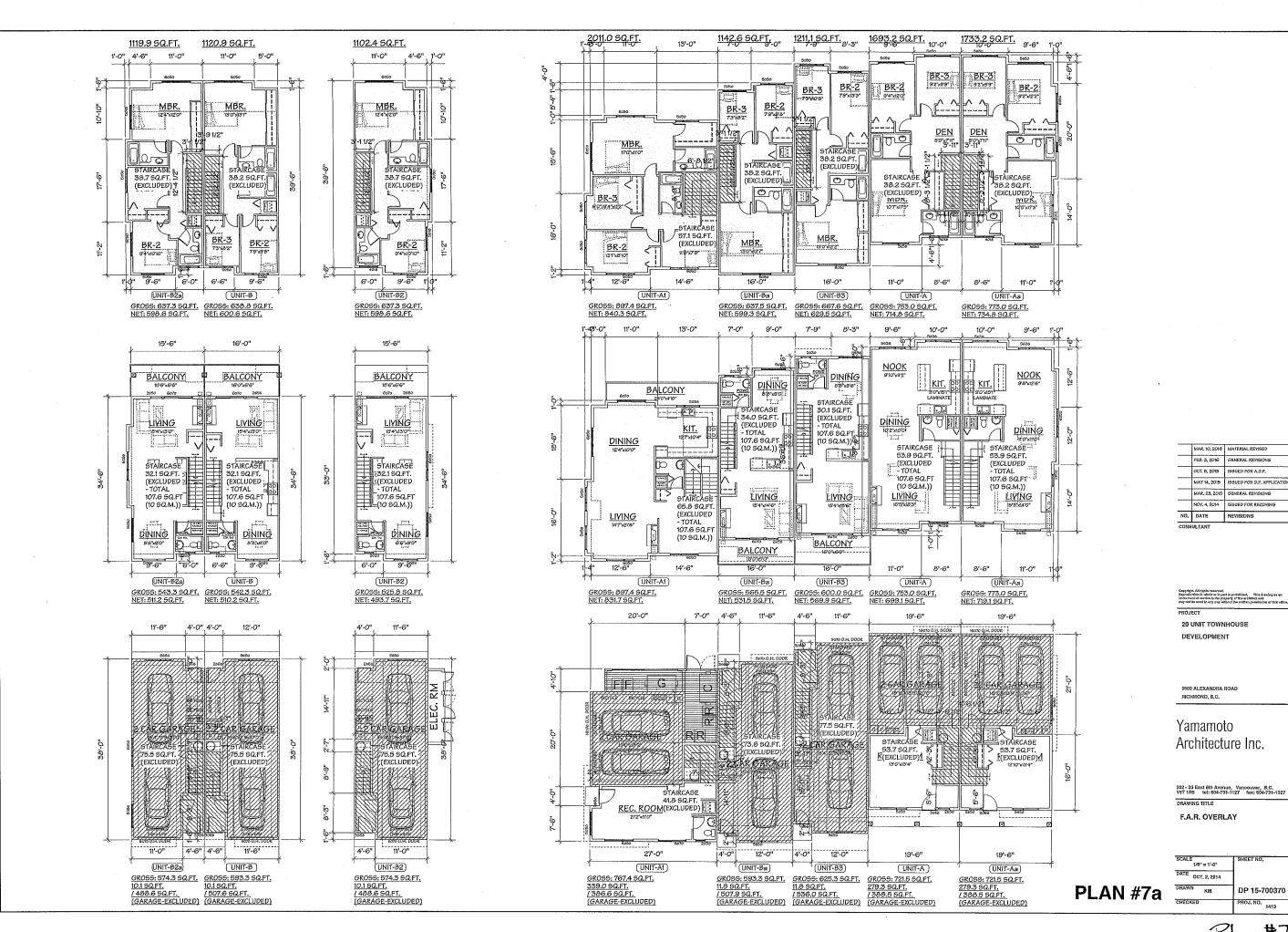
FLOOR PLANS

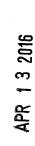
SCALE 1/8" = 1'-0"	SHEET NO.
DATE OCT. 2, 2014	
DRAWN KM	DP 15-700370
CHECKED	PROJ. NO. 1413



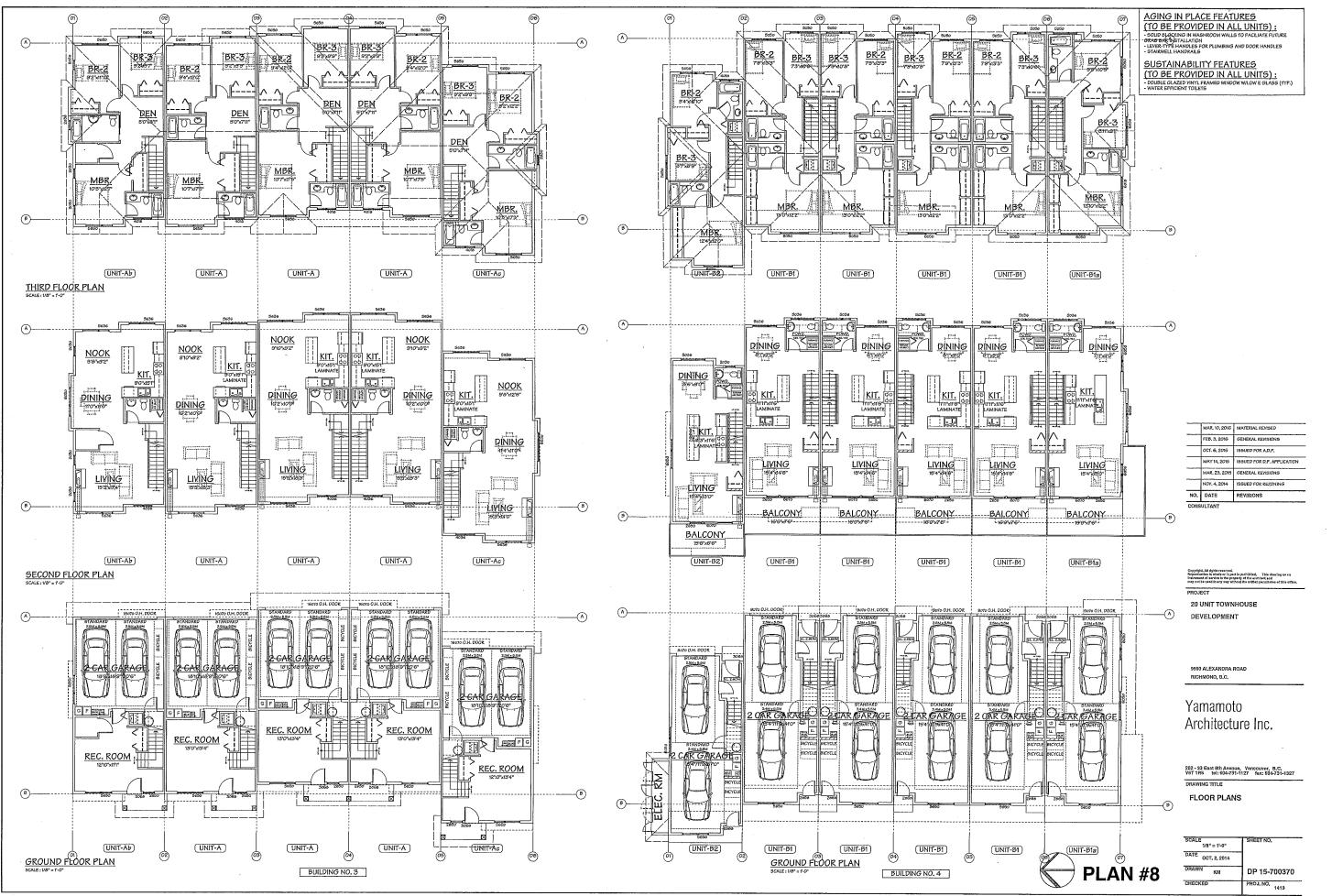
SSUED FOR D.P. APPLICATION

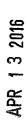




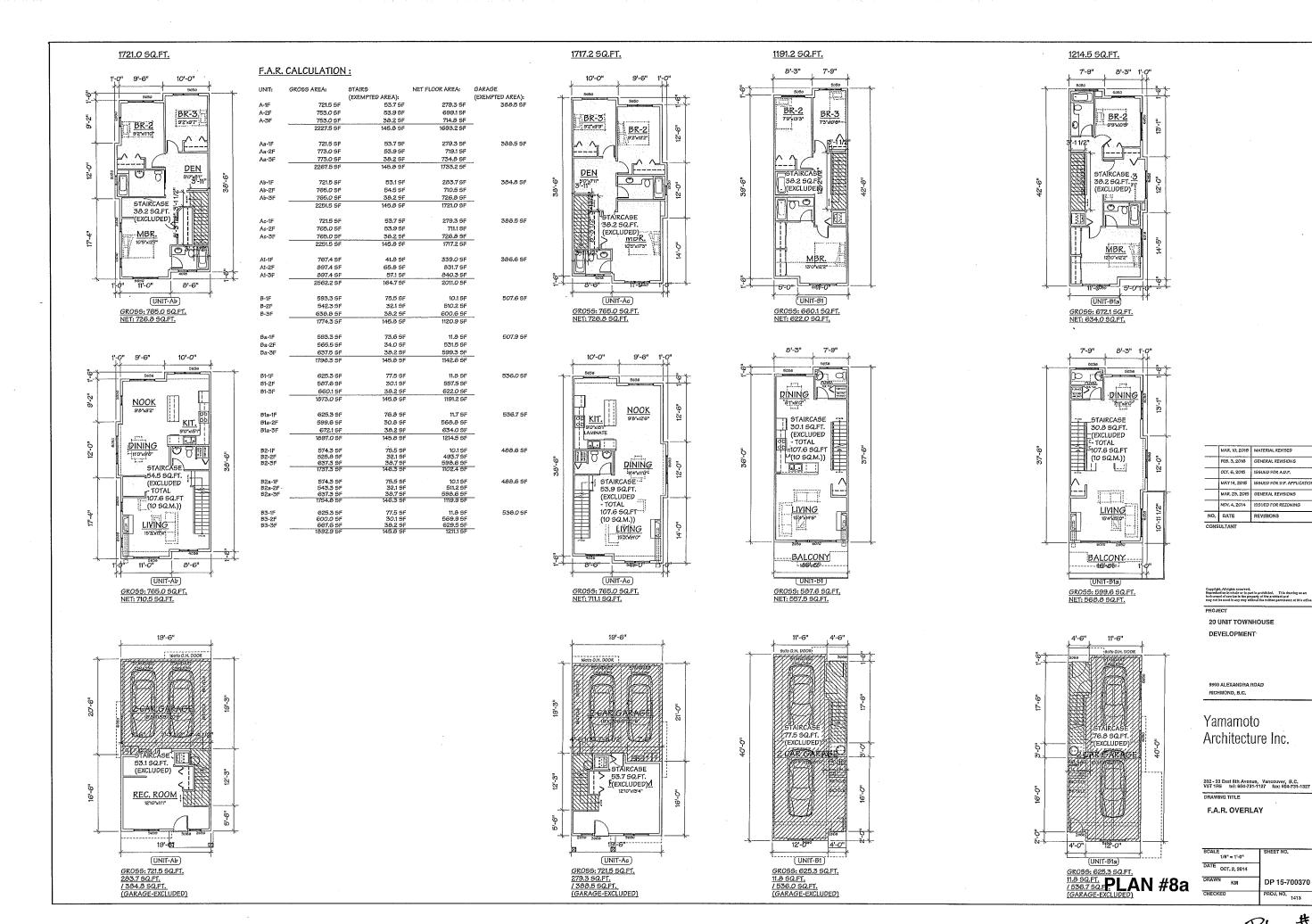












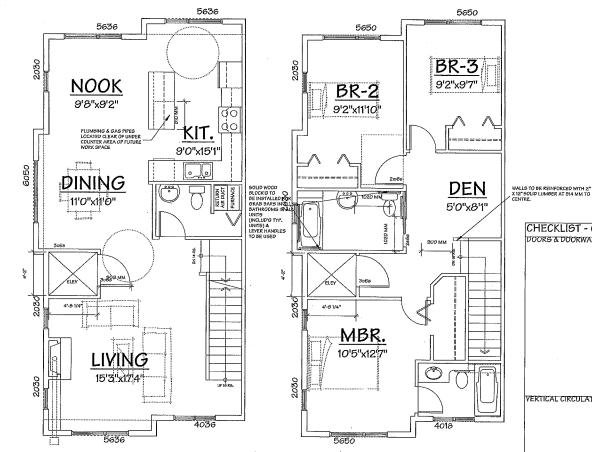
Plan #8a

DP 15-700370

AGING IN PLACE FEATURES

(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHEROOM WALLS TO FACILIATE FUTURE
GRAP BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED YMYL FRAMED WINDOW WILDWE GLASS (TYP.)



(UNIT-Ab)

16070 O.H. DOOR

2 CAR GARAGE

18'8"x18'9"/20'6"

G F RECT. RE

REC. ROOM

12'10"x11'1"

4'-8 1/4"

(UNIT-Ab)

(UNIT-Ab)

ALT. UNIT Ab CONVERTIBLE PLAN

SCALE: 1/4" = 1'-0"

DORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR	ROUGH IN WIRING PROVIDED.
	WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIKING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
ERTICAL CIRCULATION		COMPLIES,
	STÂIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS	COMPLIES
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
FARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES
FATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL YALYES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOYED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	
OTCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES	COMPLIES.
	(IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES	
	ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEYEL.	
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
7051137 NEWS	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
INDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

NO.	DATE	REVISIONS
	NOV. 4, 2014	ISSUED FOR REZONING
	MAR. 23, 2015	GENERAL REVISIONS
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION
	OCT. 6, 2015	ISSUED FOR A.D.P.
	FEB. 3, 2016	GENERAL REVISIONS
	MAR. 10, 2016	MATERIAL REVISED

0 UNIT TOWNHOUSE DEVELOPMENT

> 560 ALEXANDRA ROAD CHMOND, B.C.

amamoto rchitecture Inc.

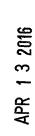
- 33 East 8th Avenue, Vancouver, B.C. 1R5 tel: 604-731-1127 fax: 604-731-1327

LOOR PLANS

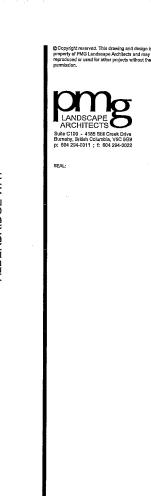
SCALE 1/4" = 1'-0" DATE MAY 4, 2015 DRAWN KM DP 15-700370 CHECKED

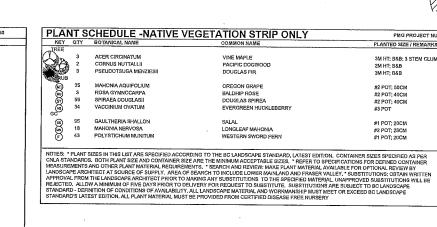
**PLAN #9** 

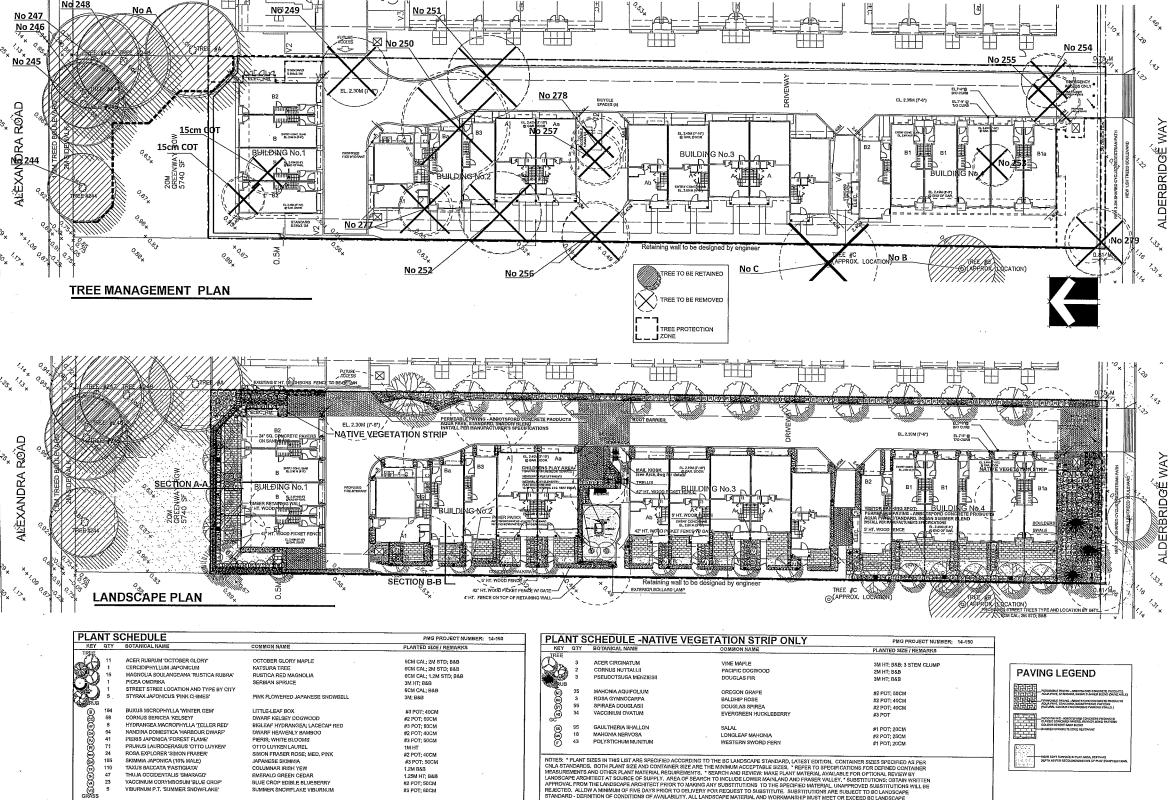
Plan toq.











NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL AVAILATION FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL AVAILATION FOR PER OF PLOYAN, REVIEW BY LANDSCAPE ARCHITECT FAIR OF SEARCH AND REVIEW BY LANDSCAPE ARCHITECT FROM TO THE LANDSCAPE ARCHITECT FROM TO THOM TO THE MAND AND FRASER VALLEY. \* SUBSTITUTIONS: CETAM WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT FROM TO THOM TO THE MADER FOR THE MATERIAL AVAILATION STANDARD STANDARD STANDARD SEARCH STANDARD SEARCH STANDARD SEARCH STANDARD SEARCH STANDARD SEARCH STANDARD SEARCH SEARCH

BLUE OAT GRASS FOUNTAIN GRASS LITTLE BUNNY FOUNTAIN GRASS

HOSTA; RED STEMS, 12" HT. ENGLISH LAVENDER

WESTERN SWORD FERN LINGONBERRY

HELICTOTRICHON SEMPERVIRENS PENNISETUM ALOPECUROIDES PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'

HEMEROCALLIS 'RED MAGIC' HOSTA 'RED OCTOBER' LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'

POLYSTICHUM MUNITUM VACCINIUM VITIS-IDAEA

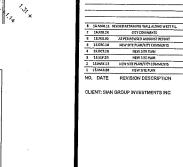
#2 POT; 50CM #3 POT; 60CM

#1 POT #1 POT #1 POT

15 CM POT

15 CM POT #1 POT #1 POT; 25CM

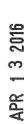
#1 POT; 20CM #1 POT;25CM



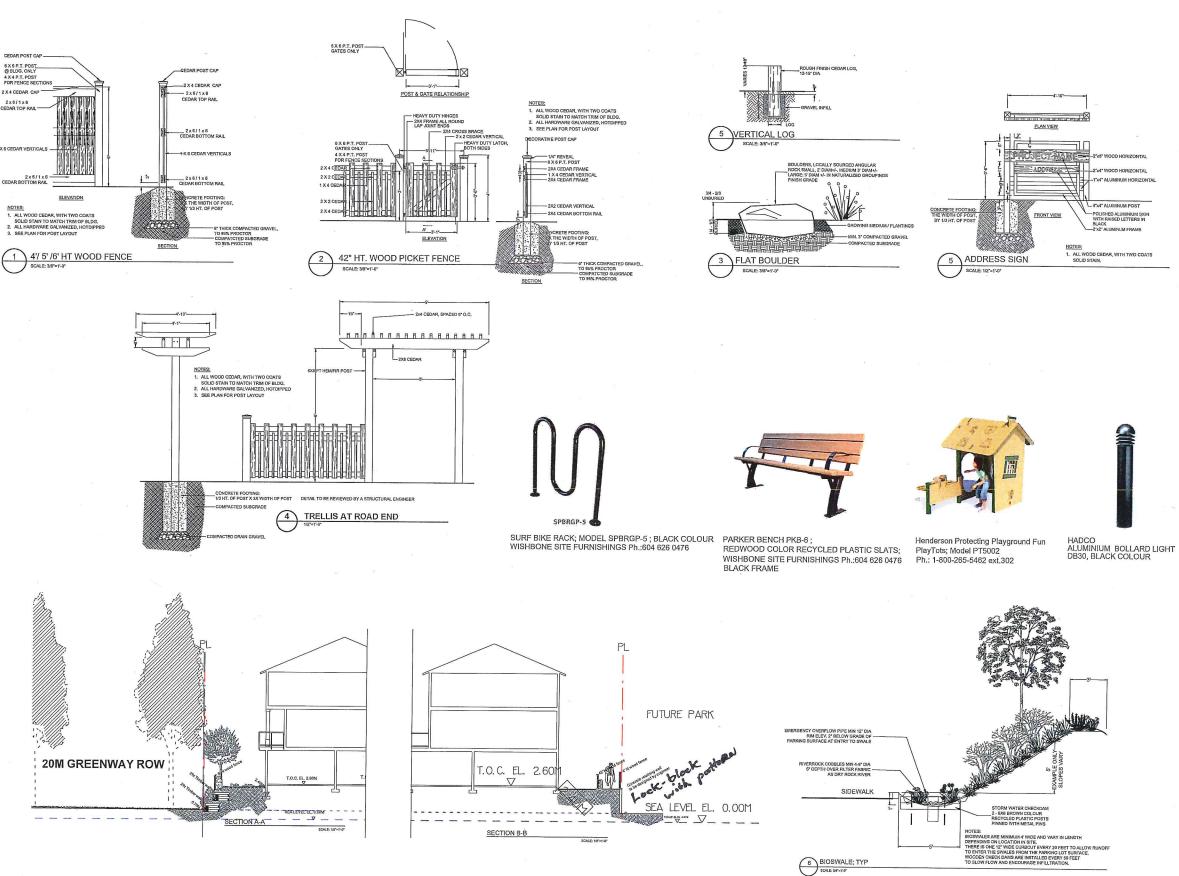
PROJECT:		
	IT TOWN OPMENT	
9560 ALI RICHMO	EXANDRA RO ND	DAD
WITH YAMAI	MOTO ARCHITECT	TURE INC.
DRAWING ()	ile:	
LAND PLAN	SCAPE	
DATE: No	rember 2; 2014	DRAWING NUMBER:
SCALE;	1/16"=1'-0"	

L1 DRAWN: DD DESIGN; DD CHK'D; PCM OF 3

Plan #10







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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, VSC 658

SEAL:

нт =====

7 - 56763-8 - CITY-COMMINTE
6 - 16763-8 - ASPERIENZIO AMBIGINE REPORT
5 - 150CC.19 - HIN YIEL PLAY-PLYT COMMINTS
6 - 150CC.12 - NIN YIEL PLAY-PLAY
3 - 15467-20 - NIN YIEL PLAY
2 - 15468-35 - NIN YIEL PLAY
1 - 15468-35 - NIN YIEL PLAY-PLAY
1 - 15468-35 - NIN YIEL PLAY-PLAY
1 - 15468-35 - NIN YIEL PLAY-PLAY
N.D. DATE REVISION DESCRIPTION

CLIENT: SIAN GROUP INVESTMENTS INC

PROJECT:
20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD

WITH YAMAMOTO ARCHITECTURE INC

LANDSCAPE DETAILS

DATE: November 2; 2014
SCALE:
DRAWN: DD
DESIGN: DD

PMG PROJECT NUMBER:

Plan #11

OF 3

#### PART ONE GENERAL REQUIREMENTS

.1 CCDC Day 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Docume

- 2 B.C. Lundscope Standard, 2019 edition, prepared by the B.C. Society of Lundscope Architects and the B.C. Landscape & Hursery Association, jointly, All work and naterial shall need standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Lundscape & Architect with written instruction.
- 3 MASTER NUNCPAL SPECIFICATIONS & STANDARD DEFALS, 2000 edition, prepared by the Convolting Engineers of British Columbia, Roadbuilders and Heavy Constructing Association, and the Moticipal Engineers Division
- 4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

#### 5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

- 1. A current foot mare than one month) test for all growing medium to be used on this site is required. Provide and pay for lesting by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 G
- 2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

- .1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
- 2 Submittals to consist of product sample or manufacturer's product description.

- STERVEW

  1. User the terms of that indicaspe Architect's Contract with the Owner and where the Landscape Architect is the designated readown; the Landscape Architect is the designated readown; the Landscape Architect is the designated readown; the Landscape Architect is the contract the Landscape Architect in the Contract the Contract Contract
- and movipal requirements.

  12 Start Up Site Heeting, Lendscape Centract if separatels All the start of our discovered in Separatels All the start of our discovered in Separatels All the start of our discovered in Separatels All the start of our Separatel
- he held for review expected work and on writy the exceptability of the subsystem and general sits conditions to the Landscape Contracta, Provide going modern lest results for this action,

  3.3 Progress Sit Whits To descrive antereda and weakmanship as necessary through the course of the work. Review of offerend aspects of the seek may be deally aspected and appropriate the seek may be deally aspected and appropriate and provide with 200 of the country of the course of the work of the country of t

#### .1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes accordance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

- 2. All work and superintendence shall be performed by personned skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall had current litense insued by the appropriate authorities.
- 3 A site visit is required to become familiar with site concilions before bidding and before start of work.
- .4 Continu location of all services before proceeding with any work,
- 5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the class
- .6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local sta
- 7 Collect and dispose of all debris and/or excess material from Landscape operations. Keep paved surfaces clean and repair damage resulting from Landscape work. Repairs are to be completed prior to final acceptance.
- .8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition

.2 Refer to individual sections for specific warranties.

#### PART TWO SCOPE OF WORK

#### SCOPE OF WORK

- 1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
- Work includes supply of all related items and performing all operations necessary to conclude consists of the following: rork in accordance with the drawings and specifications and generally

- concises of the Edinomy

  2.1 Refermine of History Trees, where shown on drawings.

  2.2 Finish drading and sunfaces Calauge.

  2.3 Supply and price of a group parkon.

  2.4 Tealing of impurited growing profoun and/or sile hapsal,

  2.5 Supply and promy miner of defilience and requirements of sail test and Taske Gas.

  2.5 Supply and promy miner of defilience and requirements of sail test and Taske Gas.

  2.7 Programine of my supply of materials and suddings.

  2.8 Programine of the waves, supply of materials and suddings.

  2.9 Supply and price may succeed part of materials and suddings.

  2.1 Supply and price may succeed part of materials and suddings.

  2.1 Supply and price may succeed part of materials and suddings.

  2.1 Supply and price may succeed part of materials and suddings.

  2.1 Supply and price may succeed part of materials and suddings.

  2.1 Supply and price may succeed professional succeeded by Owner.

  3.1 Supply and price and succeed contains a Scalina 11.

  2.2 Other works Work bother than this list, not specified by Landscape Architect.

.1 Growing Medicate Conform to BC Landscape Shandard For definitions of imported and on-site topsoil. Refer to Table One below,

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffix Lawn Areas	Planting Areas and Planters		
Grawing Hedium Types	λ	ZH	2P		
Texture	Percent Of Dry Weight of Total Growing Hedium				
Coarse Gravel: Lurger Hain 25mm	0 - 1%	8 - 1%	0 - 1%		
All Graveli Larger Phan 2mm	0 ~ 5%	0 - 5%	0 - 5%		
	Percent Of Dry Weight of Growing Hedran Excluding Gravel				
Sandi targer than 0.05mm smaller than 2.0mm	50 - 80×	70 - 90%	fg = 80%		
Sill: Carger than 0,002mm smaller than 0,05mm	10 - 75%	0 - 15%	10 - 25%		
Clay: smaller than 0.007mm	0 - 25%	0 - 15%	0 - 25%		
Clay and Sit! Combined	maximum 35%	n eximum 15%	maximum 35%		
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%		
Organic Content Saleriorl:	3 - 5%	3 - 5X	15 - 20%		
Acidity (pH):	6.0 - 7.0	6.0 - 1.0	45-65		
Drainage:	Percotation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrivation.				

- 2 Fertilizer: An organic and/or inorganic compound containing Hitrogen (N), Phosphale (25), and Potash (solvible 2) in proportions required by soil test,
- .3 Lime: Ground agricultural limestone, Meet requirements of the B.C. Landscape Standard
- 4. Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-appoints: The Answer Garden Products, Fraser Bichmond Soils & Fibre, Stream Organics Management.
- .5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.
- .6 Compasted Birk Mildth West (3/4\*) minus Fir/Heatisch bark chips and fines, free of cheeks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.
- 7. Herbiddes and Pesticides: M used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in
- .8 Filler Fabric: A non-biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil purisher. (Such as HRAF) ILO M., GEOLON HALD OR ANOLO 1545 or alternale product pre-approved by the Landscape Architect.)
- .9 Drainage Pining if required: Schedule 40 PVC mominal sizes.
- .10 Brain Rock: Clean, round, inert, durable, and have a maximum size of 19s
- .11 Plant Haferiat. To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a cer musery. Provide proof of certification.
- .12 Sad: Refer to individual sections in this specification.
- .13 Supplier and installers of segmental block walls to provide engineered drawings for all walls signed and scaled drawings for all walls, individually, in access of 12m, or continualisms of walls collectively in excess of 12m, last all allows must be reviewed and signed off by Certified Professional Engineer; include cost of engineering sarvices in Tooler price.
- M Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

#### PART THREE SOFT LANDSCAPE DEVELOPMENT

- 1 Prior to any work on tile protect individual trees or plant groupings indicated as relained on landscape plans as vegelation retention areas. 13 In some instances the Landscape Architect will hag trees or areas for remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect
- .2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
- 3 Ho machine travel through or within regetation retention areas or under crowns of trees to be retained is allowed.
- A Do not stockpile soil, construction materials, or excavaled materials within regetation retention areas.
- .5 Do not park, fuel or service vehicles within vegetation relention areas.
- .6 He debris fires, clearing fires or trush burning shall be permitted within vegetation retention areas
- No exteralisms, drain or service frenches nor any other disruption shall be permitted within regulation retention areas without a review of the propose the Landscape Architect.
- .8 Do not cut branches or roofs of retained trees without the approval of the Landscape Architect.
- .9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an LSA. Certified Arborist using the "Guide for Plant Appraisal". Eighth Edition 1992. S.I. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the respi General Contractor and or the personial respansible for the disturbance.
- .19 In municipalities with specific tree refention/replacement bylaws ensure compliance to bylaws
- .11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landstape Architect for review prior to co
- 3. Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suit aske planting prockets for material indicated on the planting plan. Shape subgrade to elicinate free standing water and conform to the site grading and drainage plan.
- .2 On slopes in excess of 3rt trench subgrade across slope to 150nm (6") minimum at 1.5m (5.ft.) intervals minimum
- 3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cuttivate where vehicular traffic results in a Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
- A. Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum profests defined by the B.C. Landscape Standard.
- 5 Construct swakes true to line and grade, smooth and free of sags or high points. Minimum stope 2%, maximum side stopes 10%. Assu
- .6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
- .7 Finished soil/mulch elevation of building to comply with municipal requirements. .8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

- LANDSCAPE DRAINAGE 1. Related Work: Growing medica and Finish Grasing, Grass areas, Trees Shrubs and Groundcovers, Planters, Lrib Walls.
- 2. Verk belieded: Sie fleide grafing and surface drainage, buildation of any drainage systems delated on institute primer. Note Catch busines about no biomotorape plans for controllation and, confirm stoppe of wine prior in bid.

  2. Determine early confirm and prior the prior in bid.

  2. Determine early confirm and its miles and structures are desergored stillings for tenomotorape, with other prior tenomotorape under the prior tenomotorape of the prior tenomotorape under the
- Execution
  1. De treatment and buildfilling in accordance with empirations details and specifications.
  2. Large drains on propored bad, free to late and grade with inverts smooth and free of sups or high points. Emoure burned of each pipe is in contact with bad throughout full
  2. Large drains on propored bad, free to late and grade with inverts smooth and free of sups or high points. Emoure burned of each pipe is in contact with bad throughout full

- 12. Lay grant on properties the transport of the company of the co
- 4 GROWING HEDIUM TESTING
- nomeno munom (15100).

  3. Soball representatives sample af graving medium groposed for use on list project lo an independent laboratory. Provide lest results lot princip. Lest results in include.

  11. Pripick grapperfix, Content of grave, sand, Jill, clay and organics.

  12. Addity Priv and quantifies of linear or simplur required to living within specified range.

  13. Minimal lests of principle confirmed recommendations and recommendation for required out incommendation.

- 5 GROWING HEDIUM SUPPLY AND PLACEMENT
- .1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so well that its structure is likely to be downered.
- various week. 2.1 Thereoghly eix required amandments into the full depth of the growing medica. 2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.
- Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform tayers not exceeding 6" (160mm), over uniform at anoting water.

- sices. .4.2 On-Slab
- 1.4 Co-Side

  1.2 Triginal Trans.
  1.2 Geometerer areas.
  1.2 Different
  1.3 Leav without adversitic registron.
  1.2 Different
  1.4 Standard Sta
- 5 Hanually spread growing medium/planting soil around existing trees, shrubs and obstacles. .6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.
- ${\cal A}$  . Finished grades shall conform to the elevations shown on landscape and site plans.
- S ROUGH GRASS AREA SECUNG

  1. General Brough grass areas remoted on the drawings as "Brough Grass". Treat all areas defined as rough grass between all property lines of the project including all benefacts for one of roads and lease.
- Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.13
   Clean existing soil by mechanical means of debris over Stem in any dimension.
   Roughly grade surfaces to allow for maintenance specified and for publishe drainage.
- 3 Time of Seedings Seed from early spring igenerally April 1st | to tate fail (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscap Architect
- 5 Serd Nidure. All varielies shall be raled as strong performers in the Pacific Northwest and are subject to client approval. 10% Greening Not Feecus. 10% Annual Pacific Services of Services and Services of Services and Services of Services. 50% Northern Services and Services of Services of
- 6 Fortilizen. Hechanical specing: Apply a complete synthetic slow-release fortilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18-50% subdiving urea coated. 11% berling 180000 face of 18-18-18-18-50% subdiving urea coated.
- .7 Seeding: Apply seed at a rate of 108/H (109/bs /acre) with a mechanical spreader, incorporate seed into the top 1/4" (Sont) of soil and lightly compact. .8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

- 2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
- 3 Preparation and Growing Medium:
  31 In areas of Rough Grass Compty with Section 3.6-Bough Grass.
  32 Where approved for use in areas of lawn, compty with Section 3.6 Lawn Areas Sodding.
- 4. Probetime finare hast fertilizer is soletine does not core in coulse? Still, the foliage of any trees, shrubs, or other succepible regel thin. Do not spray seed or notified to superior the superior still still superior still still
- 5 Hulth shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for-wase of for wood fibre substitute use 135% by weight. Conform to B.C. Landscape Standard for mulch requirements.
- .6. Water: Shall be free of any impurities that may have an injurious effect on the surcess of speding or may be beenful to
- 3. Ecoloment: Use industry a landar a hydraulic seeder/mother equipment with that fash volume certified by an identification plate or shither at equipment. The hydraulic seeder/mother is that be expanded of sufficient against not and the national shot a homogenous sharry and to maintain the until his applied. The dicturacy pumps us do good pum nazzies that the expense of supplied and pump has national that the maintain that mount in the surface of the surface of the pump of the surface of the

#### ART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 4. Application Rate:
  All Deed Marton: 136 kg/ha (175 lbs/facre)
  All Fertilize: 127 kg/ha (180 lbs/facre)
  Bl Cestald Hiddinanc New Where specified, apply [31 lbs/facre] (1/4 lbs: 1 lb, of grass seed)
  All Males:
- ones: At the time of Tender provide a complete chart of all components of the nix proposed including malch, tachifier, water etc. Sinped sites require tachifier.
- .8.4.2.1 Rough Grass: If a soil analysis is available (copply with results. .8.4.2.1 Lawn Where hydroseeding is approved, comply with soil analysis reconnectations
- 3. Accorately measure the quantities of each of the materials Tomachunged into the lank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the lank which it is being Filling with volet, in the following sequence, exect, fertilizer. Thereughly mix sink a homogeneous starr Affect exherging added water or other materials in the motions. Do not be serve address of the following sequence, such as the contract of the following sequence with present and the server of the materials of the materials and the server of the ser
- .10 Distribute shurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces
- .tt. Clean up: Remove all materials and other debris resulting from seeding operations from the job site.
- 12 Nintreastee. Begin mintenance innestately after seeding and continue for 60 cyts after Sociatorial Completion bed, and accepted by the Owner. Re-seed at three week intervals where generalization has falled. Foreign seed to seed at terms from damage with temporary wire or lober forces; complete with biogage until grants are in it does more by the Owner. Water in stitled inqualities to examine the popularization and all frequent intervals to minicial miscrosses grantly until grants accepted by the Owner. R is the Sweet responsibility to supply water at no exists used to the Contract.
- 39 Acceptance of the Rough Grass Areas: Proper germinalism of all specified grass species is the responsibility of the Landscape Contractor. The grass-shall be reasonably with established, with no apparent decided or have species and doubt be reasonably free and veneds to 8.C. Landscape Standard, Section D Haintenance Level 4. Dipch-saged. Safety and the second completion, areas meeting the conditions above with the risks one to by the Gomer. Areas seeded in fail with the acceptance in Spring one month affects of young season, provided that the above conditions for acceptance are fulfilled.

- 1. General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes. 2. Growing Medium: Camply with Section 2.21, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the landerson deviables.
- 3 Time of Sodding: Sod from April let to October let. Further extensions may be obtained on concurrence of the Landscape Architect.
- .4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod
- .5 Specified Turfgrass by area: Refer to Table 2 below

Area	Description	Quality Grade	- Major Spedes
(LASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	Na. 1 Prettign	Kentucky Blue for sun, Fescues for shad
(LASS Z	Grass - public parks, industrial and institutional sites	Ro, 2 Standard	9000
(LASS 3	Rough Grass	see hydroseedno	·
SPECIAL		acceptanted by	

- .6 Lime: The line shall be as defined in Section 2.23, Materials. Apply at rules reconnended in required soil test. Refer to Section 3.4 for method.
- .7 Fet liken Refer to Section 2.2.2 Naterials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sedding. Apply separately from line. A Sadding: Prepare a smooth, firm, even surface for laying sod. Lay sod slaggered with sections closely but led, without overlapping or gups, smooth and even with adjoining areas and roll lightly. Writer to obtain ministure penetralism of 9° to 4° 1° a float. Comply with requirements of SK Landscape Standard Section 8, SK Standard for Torforass
- 9. Ministrance: Begin entitlement immediately after sociois and continue for 64 days after Sociationic Compilation and only accepted by the Counce. Protect associations from densing with Lengurary vice or labor feeds compilate with Sociation and only accepted by the Counce. Protect association from the Counce of Counce of the Counce of Counc
- Acceptance of Laun Areas. The furf shall be reasonally well established, with no apparent doct upons or bare spots and shall be reasonably free of veeted the B.C.
  Lendouge Ferbords. Scillin D Philatomics Level 2 (Japanaruse). Use britished in Genesary for veet removal unless other conditions of context facility their uses. After I feather there has been call a best lock, verse residing the confidence there all be before only the December 1.

- .2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting appraising .3 Make edge of beds with smooth clean defined lines,
- 4. The of Pinning.
  4. The of Pinning.
  4. The of Pinning.
  4. The of Pinning and Pinning of Pinning Pinn
- 5. Shapeter.
  5. Mil geland nestrict shall conform to the requirements of the B.C. Landscape Stanfor 2, 10 and 10m 2018, unless exercised by drawing Plant Schridder or this specification.
  5.11 Brief in B.C. Landscape Stanford, Schlins A, Plants and Bellanting and is Schlins 12, 2018. Stanford for Confident Form Plants for individual scheduler.
  5.12 Refer in Plant Achieved for specification and are colorishing season and comply with requirements.
  5.13 Plant material debiated from areas with less severe climatic conditions what the grown in without and the sile climate.
- .6. Review. .6.1. Review at the source of supply und/or cultection point does not prevent subsequent rejection of any or all planting stock at the site.
- 7 Avaitability.

  2.1 Area of search includes the Lower Mainland and Frasor Valley. Refer to Plant Schedule for any extension of area.

  2.2 Supply proof of the avaitability of the specified plant material within 30 days of the avait of the Contract.
- Substitutions
   Other will be approved of the Landscape Architect prior or unking any substitutions to the specified autorial. Non-approved substitutions will be rejected.
   Above autimation of \$ days prior to officery for request in substitute.
   Substitutions are subject to EX Landscape Standard definition of Conditions of Architecture. 3. Plant Species & Localino
  3.1 Plants shall be true to came and of the height, caliper and size of root ball as shown on the landscripe/alle plan plant schedule. Ceiper of Irees is to be taken of ISSen!
- above grade.

  9.2 Plant all specified species in the localism as shown on the landscape drawings. Holify Landscape Architect if conflicting rock or underground/overhead services are encounteres.

  9.3 Deviation of given planting location wilt only be allowed after review of the proposed deviation by the Landscape Architect.
- .10 Excavalion
  .10.1 Trees and large shrubs Excavale a souce shaped large pil to the dopth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the engined port the large was grown at.
- 10 Drange of Plusting Meter.
  3.11 Franke exhause of plusting piles where required in an alone conditions, break out the side of the plusting pile is also or change down stope, and in fall conditions, mound term the reductive requirement beyon. Builty that Landscope Architect share the drange of plusting bales is lained.
- 2. Planting and Fertificial procedures.

  2. Round all rever and thesis will the cost placed in their solvent graving position. If buringsped, tonous around the top of the fact and of away or find under, the not politic processing the restance of the cost politic processing the processing th
- uite.

  22. Filling haaling holes by goodly firming the growing nations around the real system in \$" (Social System, Sollite the soil with water, Add soil as required in meet finish yands. Leave an air volce, When \$27 of the forgoth has been planted, anyly fertilizer as recommended by the required soil test all the specified rates.

  23. Where planted indicated adjusten to be storing trees, use special care to avoid discharacter of her real system or natural grades of such trees.

  24. Where he rees are in form areas, provide a clean oil makind \$40 miles 10 Hz Gomeder of discentered on the tree.
- 33 Staking of Trees.
  33. Staking of Trees.
  34. Staking of Trees.
  35. The Why of Trees 34. Provings

  Al. Linkly proving for the minimum necessary to remove dead or injured broaches. Preserve like natural character of the plants, denot cut like leaders. Use notly clean, sharp louts, Make all cuts clean and red to the broach cutter leaving no stakes. Sharpe affected waters so as and to credit water. Remove demanded and red to the clean and red to the broach cutter leaving no stakes. Sharpe affected waters are not cut to clean and red to the broach cutter leaving no stakes. The contract leaving the contract leaving to the contract leaving the contract leavin
- . 10 montains)
  Fig. Holder Blyanding areas with an even layer of multi ho 7-1/2 3" (65 15cm) depth. Confirm placement of multi his areas labeled "Groundcover Area" on Grawings. Multi a
  3 ft, 1900mil Gameler circle around trees in Lawn areas, leave a clean edge.
- .16 Atceptance .16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

- The Part Indicate of an agree fraction is an expension of the East-cape Contractor.

  The Part Indicate Businesseese

  11. Habitist and paint extends for 66 days after leadscape we have concribed a Confliction of Compation.

  12. Wardening Control to Indicate Section 1932 Watering and generative as follows:

  13. Wardening Control to Indicate Section 1932 Watering and generative as follows:

  14. Wardening Control to Indicate Section 1932 Watering and generative as follows:

  15. Wardening Control to Indicate Section 1932 Watering and generative as follows:

  16. Control to Indicate Section 1932 Watering and Section 1932 Water In the full depth of the rend zone each line.

  16. Control to Indicate Ind

- .18 First Verraity
  .18 First Verraity
  .19 First Verraity
  .10 First ver

#### ART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- . H.E. For att plant submits, the Landscape Activited reserves the right to extend the Centractor's responsibility for and growth in and sufficient to ensure future statistically growth.

  1.55. Where the Owner's responsible for plant animatures and also and provided adoptive animatescape, the plant of the Landscape Activities that deletance whether animatescape to activate good pass R.E. Landscape Stands emisterance at states of a submit on Exercise Reservation and Exercise Reservation and Exercise Reservations. B.E. Landscape Centractor is responsible to registee any plant material or require any construction inducted in the Central Cent

#### INSTALLING LANDSCAPE ON STRUCTURES

- .1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact
- .2 (nordinate work with construction-of planters and planter drainage.
  2.1 Verify that ptanter drains are in place and-positive drainage to roof drains is present poor to placing any drain 3 Provide (lean out at all through-stab drain locations. Use 300mm ain, dia PYC Pipe filled with drain rock unless s
- 4 Install drain rock evenly to a minimum depth of 4" (1800milar atternate sheet drain), specified, install sheet drain .5 Corer drain rock for alternate sheet drain if specified on drawing details) with faller fabric tapping 6-155mml at a placing growing nection.
- .6 Place on even layer of 25 50mm clean washed pump sand over fater fabric
- 7. Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing Use Styrofaem block over drain rock shaped to provide sowaith surface transition at edges. Butt each piece highly te night alto demonstrate.

- I intent: The intent of "extellidingual" unintensace is to provide sufficient care to mody installed plant material if the lung ferm vaccess of the planting. The objective is the adoptation of plants to a new site in order to obtain the or failure and unnecessary work associated with ingrouper establishment. Establishment of maintensace procedures applied for providing and maintensace procedures applied for the procedure of the
- 3 Related Standards and Legislation: B.C. Landscape Standard, Ialest edition, Fertilizer Code, B.C. Pesticide Contro 4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the reviews during the 12 months alterated by the Contractor and a designated representative of the Owner. Haintain a lit designated representative.
- 5 Scheduing: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maints the growing season between Narch 1st and November 30th, however visits at other times of the year may be required.
- 6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Haintenance Level 2 "Grouned". Malarisks: Comply with Part Two of this specification.
   Fertilizers: To the requirences of the B.C. Landscape Standard, formulations and rates as required by soil tes.
- 3.1 Fertificare, To the requirements of the BL Landscape Standard. Formulations and rules as required by son bee
  3. Pleat National Educationnesis.
  3. Pleat National Educationnesis.
  4.1 Widering During the first graving season, water over plants at least every ten tild any between April tal and and Explication This. Reformular Systems per tree per application. During the extended graving season, where were plant and season to the plants and the extended per application of th

- All feelidings that draing the lawler much period of establishment main enurce feerlikes whether there and ground a feel of the control of th



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**20 UNIT TOWNHOUSE** DEVELOPMENT 9560 ALEXANDRA ROAD

NEW SITE PLAN NO. DATE REVISION DESCRI

CLIENT: SIAN GROUP INVESTMENTS INC.

WITH YAMAMOTO ARCHITECTURE INC. DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: November 2: 2014 SCALE: L3 DRAWN; DD DESIGN: DD

CHK'D: PCM

14-150

Plan # 10