



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: October 26, 2012

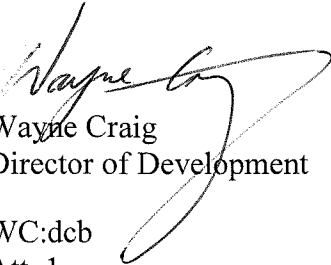
From: Brian J. Jackson, MCIP
Director of Development

File: DP 12-615185

Re: **Application by MQN Architects for a Development Permit at 12100
Featherstone Way**

Staff Recommendation

That a Development Permit be issued which would permit the upgrading of brand imaging and towers on the existing building and remediation planting within the Riparian Management Area, at 12100 Featherstone Way on a site zoned Vehicle Sales Commercial (ZC28).


Wayne Craig
Director of Development

WC:dcb
Att. 1

Staff Report

Origin

MQN Architects has applied to the City of Richmond for permission to upgrade the brand imaging and towers on the existing building at 12100 Featherstone Way. The application also includes remediation landscape planting to a portion of the Riparian Management Area. The site is currently zoned Vehicle Sales Commercial (ZC28). The site is owned and operated by Dueck Richmond Chevrolet Buick Cadillac GMC Ltd. and is currently used for automobile sales and repair.

The subject property was Rezoned under RZ 07-362690 (approved by Council on January 16, 2008). A previous Development Permit associated with the facility's initial construction was issued on January 16, 2008 under DP 07-375679.

This Development Permit application is being requested to update the branding elements on the building façade of the existing building. The majority of the upgrades will occur along the eastern façade of the building which faces Highway 99. The project involves replacement of the central GM tower with a new Chevrolet entry portal, a new Buick/GMC entry portal, removal and reconstruction of a portion of the concrete sidewalk adjacent to the central GM tower and new fascia elements at various points around the entire building. Trademark signage will be built into the new building façade as part of the upgrade. The proposed changes will allow the local dealership to address various branding requirements of their parent manufacturers.

No building expansion/additions are being sought with this application and the overall site plan and layout of the property will remain unchanged from the existing conditions.

The site is subject to a Development Permit review as a commercial operation with proposed exterior renovations exceeding the \$50,000 exemption criteria. During the application review, Staff became aware that riparian vegetation previously installed under DP 07-375679 had been altered by on-site activities. After an on-site meeting the applicant agreed to reinstate the riparian vegetation under a new landscape plan that attempts to recognize both the proponent's needs for visual line of sight from Highway 99 and the provision of riparian vegetation within the Riparian Management Area. Securities to ensure the installation of the vegetation and three years of maintenance are included in the Development Permit Considerations.

Development Information

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 across Steveston Hwy.*, the former Fantasy Gardens site which is currently being redeveloped under DP 10-544504 to construct two apartment buildings (approx. 182 units) in three levels over retail commercial on the ground floor. The site is zoned Commercial Mixed Use (ZMU 18).

- *to the east*, Highway 99 and agricultural lands along the east side of the freeway. A drainage canal with associated riparian vegetation running along the eastern property boundary of the subject site has is designated a Riparian Management Area (RMA) with a 15m setback that partially encroaches onto the property; and
- *to the south and west*, Business Park Industrial uses (i.e. clean industrial uses with independent office uses).

A BC Hydro high voltage transmission line and associated right of way cross over a significant portion of the eastern side of the subject site. None of the proposed building upgrades are in the vicinity of the transmission line.

Rezoning and Public Hearing Results

The existing and immediate future uses at the subject site are consistent with the existing Vehicle Sales Commercial (ZC28) zoning designation and a Rezoning is not required. Consequently a Public Hearing review is also not required.

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 Vehicle Sales Commercial (ZC28). No variances are being sought through this application.

Advisory Design Panel Comments

Given the relatively minor nature of the renovations Staff determined that a review by the Advisory Design Panel was not warranted.

Analysis

Architectural Form and Character

- The proposed changes to the building façade will have the greatest visual impact along the eastern face of the building which fronts Highway 99. Most notably the existing central tower feature will be removed and replaced with a wider Chevrolet entry portal. A new Buick/GM entry portal will be added south of the Chevrolet entry. New composite metal panel facia will replace existing facia trims / banding at various points around the building. Trademark logos will be installed with the new entrance ways. Overall, the changes will compliment and enhance the existing façade of the building.

Landscape Design and Open Space Design

- With exception to remedial works within the Riparian Management Area (RMA), no open space changes are proposed through this application. The existing non-RMA landscaping on the site will remain.

Riparian Management Area / Environmentally Sensitive Area

- A Riparian Management Area / Environmentally Sensitive Area exists along the open ditch adjacent to the subject property along a portion of Steveston Highway and Highway 99. The existing building and associated parking areas are setback beyond the required 15m setback area from this environmental feature.
- Vegetation impacted by inappropriate maintenance activities within the RMA area will be reinstated under a modified planting plan and new maintenance protocol that attempts to respect the owners need for visual sight lines to the facility from Highway 99 but still provides appropriate and functional riparian vegetation within the RMA. Security requirements have been included in the Development Permit Considerations. The maintenance period for the landscaping planting plan is set at three years post installation. The modifications have been reviewed and accepted by the Department of Fisheries and Oceans.

Parking and Loading

- No changes are proposed to either the existing parking or loading areas. The display vehicle stalls and visitor stalls are managed by the operator. Sufficient number of stalls exist to meet the parking requirements in the Zoning Bylaw (Bylaw 8500). Since the site's original rezoning pre-dates the current Zoning Bylaw and no building additions are proposed under the current application, the site is not required to meet the current Zoning Bylaw requirements for Class 1 (internal) and Class 2 (external) bicycle parking stalls.

Utilities

- No additional utilities or off-site improvements are being sought with this development project. All such issues were satisfactorily addressed through the previous Rezoning, Development Permit, Servicing Agreement and Building Permit reviews.

Pedestrian Trail

- A pedestrian right of way along the full length of the western property line was obtained as part of the site's original Rezoning (RZ 07-362690). The proposed works will not have any impact upon the pedestrian walkway and there should not be any disruption to public movement along this corridor during the renovations.

Signage Requirements

- The additional branding logo signage proposed to be added to the existing building is generally consistent with the existing logo signage in terms of size and location. All such signage is required to comply with Richmond's Sign Bylaw (Bylaw No. 5560) which governs placement location, sign size relative to the size of the building, quality of materials and other elements. Staff's preliminary review of the plans indicates that the proposed signage will conform to the Sign Bylaw and the client has been advised that the appropriate signage permits will be required.

Conclusions

The changes proposed by the proponent are primarily to address branding requirements of the parent automobile manufacturers and are, by their nature, largely cosmetic with no new additions to the size or footprint of the existing building. Impacts to the on-site Riparian Management Area will be addressed through remedial landscaping and a new maintenance plan with securities in place to cover the maintenance period.

Staff are recommending support for the Development Permit application to change the façade of the existing Automobile Dealership and remediate the Riparian Management Area landscaping between the facility and Highway 99. Together these modifications should complement and enhance the appearance of the existing building and result in a more manageable landscaped edge for the facility.



David Brownlee
Planner 2

DCB:cas

Prior to approval of the Development Permit, the developer is required to complete the following:

- Receipt of a security for landscaping in the amount of \$41,266.00 (based on the estimate provided by the Landscape Architect).

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>).



City of Richmond

Development Application Data Sheet Development Applications Division

DP 12-615185
Attachment 1

Address: 12100 Featherstone Way

Applicant: MQN Architects

Owner: Dueck Lansdowne Pontiac Buick
Cadillac GMC Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 5,575 m² (60,008.8 ft²)

	Existing	Proposed
Site Area:	20,567m ²	same
Land Uses:	Automobile Dealership (sales & repair)	same
OCP Designation:	Commercial	same
Zoning:	Vehicle Sales Commercial (ZC28)	same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.5	0.3	none permitted
Lot Coverage:	Max. 50%	22%	none
Setback – West Side:	Min. 1.6 m	4 m	none
Setback – East Side:	Min. 1.5 m	3.975 – 9.75 m	none
Setback – North (Public Road):	Min 6 m	14.57 m	none
Setback – Riparian Management Area	15 m	15 m	none
Height (m):	Max. 12 m	less than 12 m	none
Lot Size:	4,047 m ²	20,567 m ²	none
Off-street Parking: Inventory	N/A	101	none
Office & Visitors	43	43	
Service Bays	51	51	
Service Areas/Other	65	65	
Industrial (Parts/Tools, etc.)	4	4	
Accessible Parking Stalls	3	3	None
Total off-street Spaces:	94	264	None
Tandem Parking Spaces	Permitted for display vehicles	Display vehicles only	none
Loading Spaces	3 stalls (5575 m ² /1860 m ²)	2 stalls	Previously provided for under DP 07-375679



City of Richmond

Development Permit

No. DP 12-615185

To the Holder: MQN ARCHITECTS BRIAN QUIRING

Property Address: 12100 FEATHERSTONE WAY, RICHMOND B.C.

Address: 102, 3301 - 24TH AVENUE
VERNON, BC V1T 9S8

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 #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$41,266.00 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.

Development Permit

No. DP 12-615185

To the Holder: MQN ARCHITECTS BRIAN QUIRING
Property Address: 12100 FEATHERSTONE WAY, RICHMOND B.C.
Address: 102, 3301 - 24TH AVENUE
VERNON, BC V1T 9S8

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

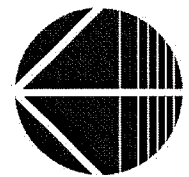
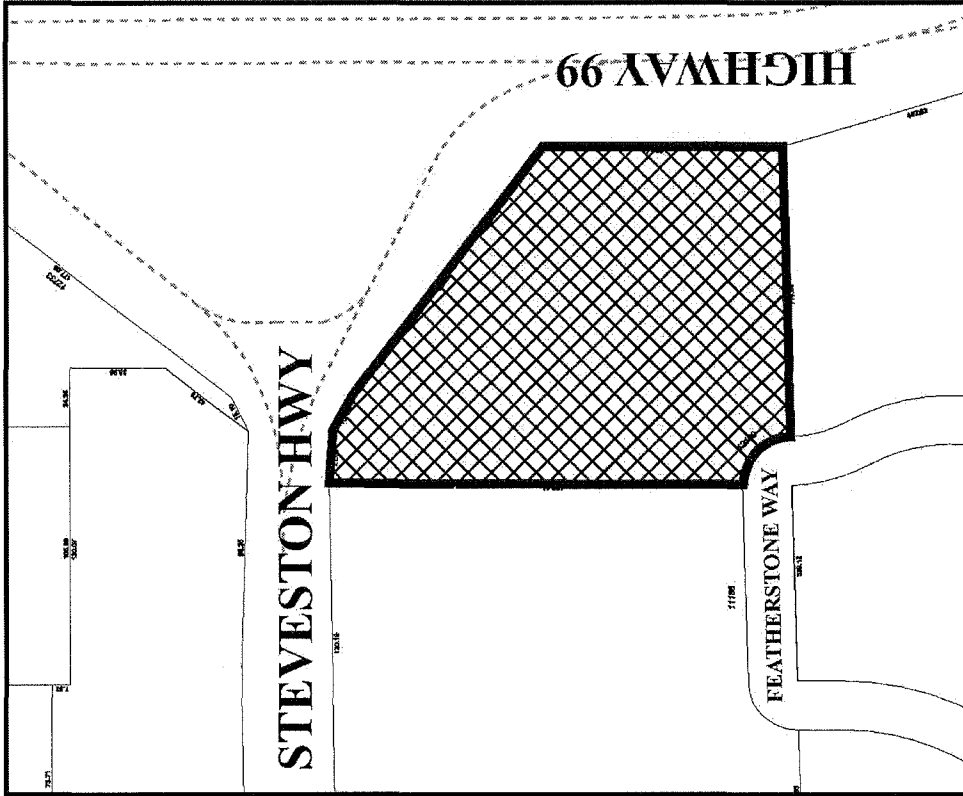
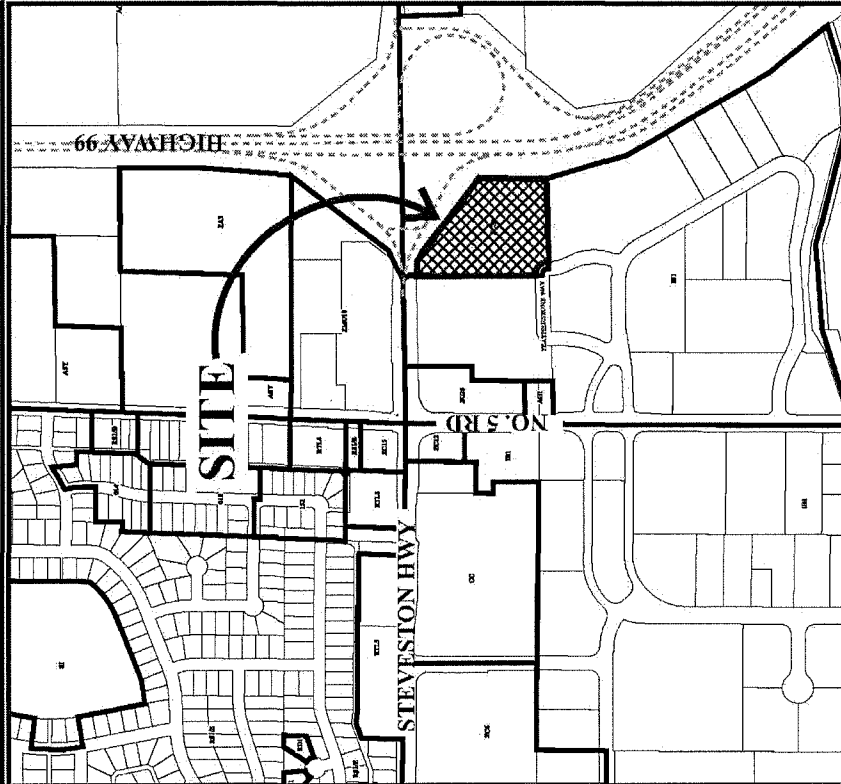
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12- 615185 SCHEDULE "A"

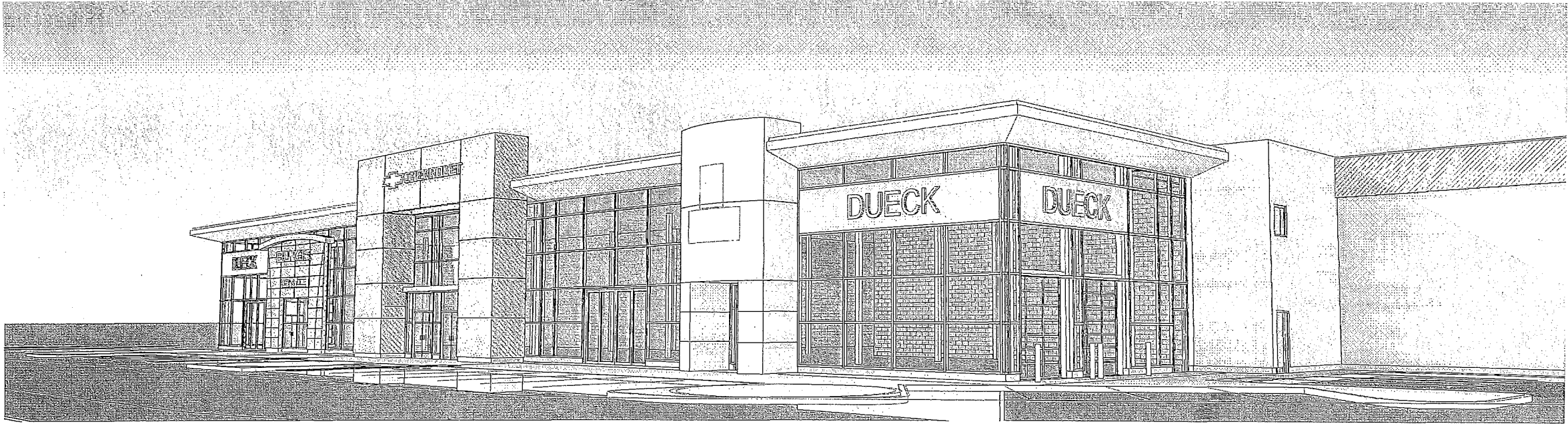
Original Date: 08/01/12

Revision Date: 08/02/12

Note: Dimensions are in METRES

DUECK RICHMOND - TOWER IMAGE RENOVATIONS

RICHMOND, BRITISH COLUMBIA



DUECK RICHMOND - TOWER IMAGE RENOVATIONS
RE-ISSUED FOR UP
AUGUST 17, 2012

12 100 FEATHERSTONE WAY

ARCHITECTURAL
MQN ARCHITECTS

102, 3301 - 24 AVENUE
VERNON, BRITISH COLUMBIA V1T 9S9
T: 250-542-1199 F: 250-542-5236

CIVIL
ENGINEER NAME

STREET ADDRESS
CITY, PROVINCE, POSTAL CODE
T: 123-456-7890 F: 098-765-4321

STRUCTURAL
ENGINEER NAME

STREET ADDRESS
CITY, PROVINCE, POSTAL CODE
T: 123-456-7890 F: 098-765-4321

MECHANICAL
ENGINEER NAME

STREET ADDRESS
CITY, PROVINCE, POSTAL CODE
T: 123-456-7890 F: 098-765-4321

ELECTRICAL
ENGINEER NAME

STREET ADDRESS
CITY, PROVINCE, POSTAL CODE
T: 123-456-7890 F: 098-765-4321

LANDSCAPE
ENGINEER NAME

STREET ADDRESS
CITY, PROVINCE, POSTAL CODE
T: 123-456-7890 F: 098-765-4321

ARCHITECTURAL DRAWING LIST

- A-000 TITLE PAGE
- A-002 ASSEMBLIES AND GENERAL NOTES
- A-101 SITE PLAN
- A-102 MAIN FLOOR PLAN - DEMOLITION
- A-103 MAIN FLOOR PLAN - NEW CONSTRUCTION
- A-201 ENLARGED FLOOR PLAN - CHEVROLET
- A-202 ENLARGED FLOOR PLAN - BUICK
- A-400 EXTERIOR ELEVATIONS - DEMOLITION
- A-401 EXTERIOR ELEVATIONS
- A-402 PERSPECTIVES
- A-601 WALL SECTIONS

CIVIL DRAWING LIST

STRUCTURAL DRAWING LIST

MECHANICAL DRAWING LIST

ELECTRICAL DRAWING LIST

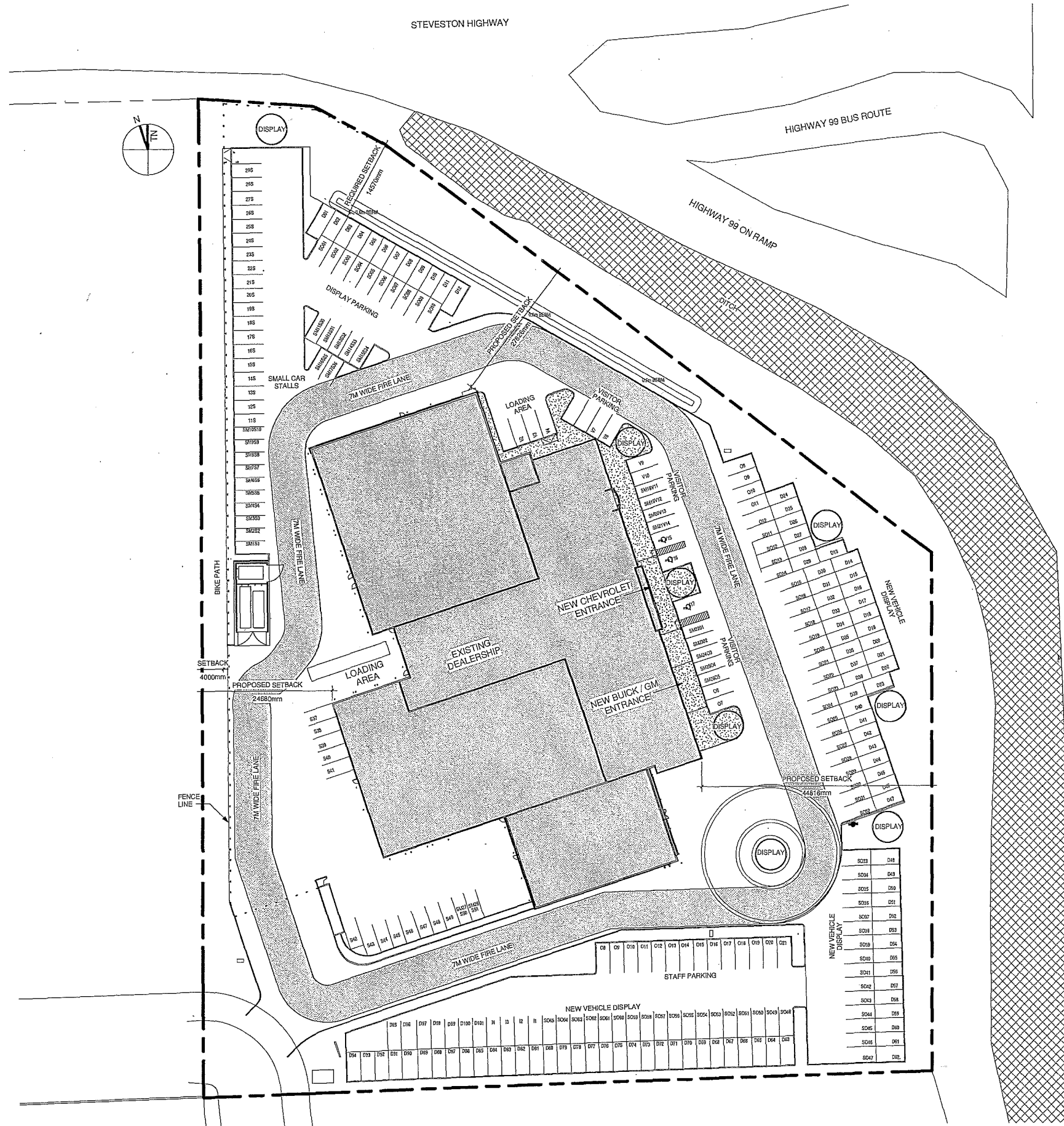
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12615185

NOV 1 2012

SET #

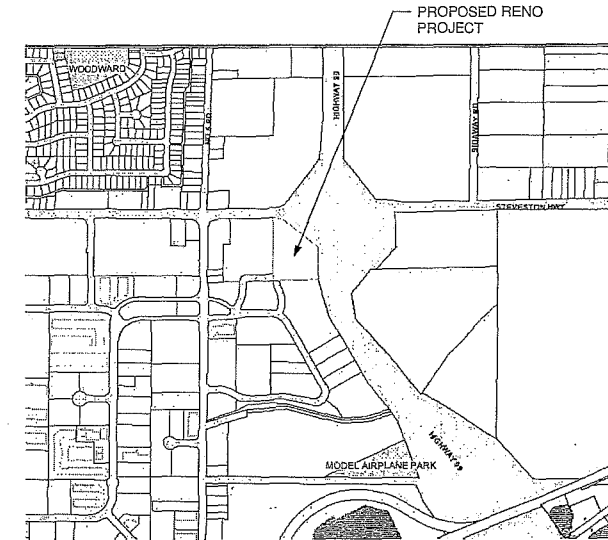
REFERENCE PLAN



1 SITE PLAN
A-201 SCALE: 1/32" = 1'-0"

LEGEND

- FIRE HYDRANT REFER TO CIVIL
- LAMP POST REFER TO ELECTRICAL
- VEHICLE AND LOADING OPENINGS
- MANDOOR OPENINGS
- CATCH BASIN REFER TO CIVIL
- FENCE LINE (EXISTING)



CONTEXT PLAN
NTS

LEGAL DESCRIPTION:

PARCEL IDENTIFIER #006-708-614
LOT 9 EXCEPT: PART DEDICATED ROAD ON PLAN LMP43952
SECTION 6 BLOCK 3 NORTH RANGE WEST NEW WESTMINSTER DIST. PLAN 31874

CIVIC ADDRESS:

12 100 FEATHERSTONE WAY, RICHMOND, BRITISH COLUMBIA

ZONING

VEHICLE SALES COMMERCIAL (ZS-28)

CALCULATIONS: 12 100 FEATHERSTONE WAY

CATEGORY	REQUIRED	PROVIDED	WHOLE SITE - FEATHERSTONE DEDICATION
SITE AREA:	---	20,567 SQ.M.	
BUILDING AREA:	---	5575 SM (60008.8 SF)	
MAIN FLOOR AREA:	---	4487 SM (48297.67 SF)	
SECOND FLOOR AREA:	---	1088 SM (11711.13 SF)	
FLOOR AREA RATIO:	---	5600 / 20,567 = 27.2 F.A.R.	
LOT COVERAGE:	50% MAXIMUM	4,487 / 20,567 = 21.8% COVERAGE	
MAX. BUILDING HEIGHT:	12 M / 39.37 ft.	12.0 M	
ROAD SETBACK:	6 M MIN.	24.343 M	
PROPERTY LINE SB	1.5 M	SEE BELOW	
BUILDING SETBACK:			
WEST SIDE SETBACK:	1.5 M	4 M	
EAST SIDE SETBACK:	1.5 M	3.975 M-9.75 M	
NORTH YARD SETBACK:	1.5 M	14.57 M	
RAFIARIAN SETBACK:	15 M	15 M	

PARKING CALCULATIONS:

CATEGORY	REQUIRED	PROVIDED	NOTATION
DISPLAY & INVENTORY:	---	101 STALLS	D
OFFICE & VISITORS:	3 PER 100 SQ.M 1413 SM/100X3=43	43 STALLS	O & V
SERVICE BAYS AREA:	3 PER BAY(17)=51	51 STALLS	S
SERVICE AREAS/OTHER:	3 PER /100SM=65	65 STALLS	SO
INDUSTRIAL(PARTS/TOOLS, ETC.)	1 PER /100SM=4	4 STALLS	I
TOTAL PARKING:	94 STALLS	264 STALLS	
STALL SIZES(SMALL)	MAX. 30%	28 STALLS=	SM
STALL SIZES(REG.)		28/165 ACTIVE= 17.2%	
LOADING		236 STALLS	
		2 STALLS	
	1 STALL/1860 SM 5569 SM/1860 SM=		
	2.994 STALLS =3		

SEAL

CONSULTANT

DATE	DESCRIPTION	NO.	PROJECT TITLE
Jun. 2012	ISSUED FOR DEVELOPMENT PERMIT	01	
Aug. 17/12	RE-ISSUED FOR DP	02	

DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS

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SITE PLAN

PROJECT: 10587

SCALE: As indicated

DRAWN BY: OFD

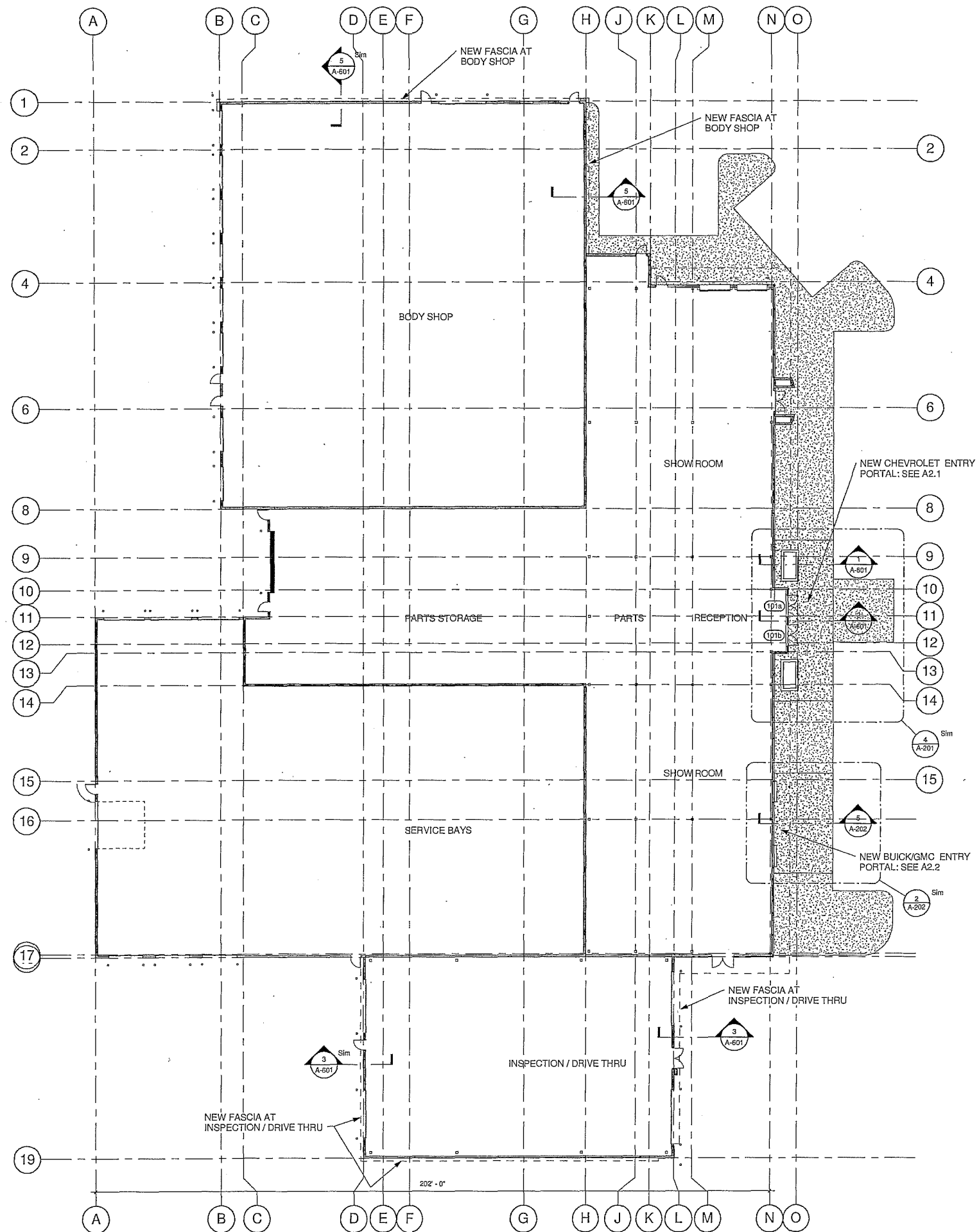
DRAWING:

A-101

NOV. 1 2012

12615185

Plan #1



SEAL

CONSULTANT

NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	Jun. 2012
02	REISSUED FOR DP	Apr. 17/12

PROJECT TITLE
DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS

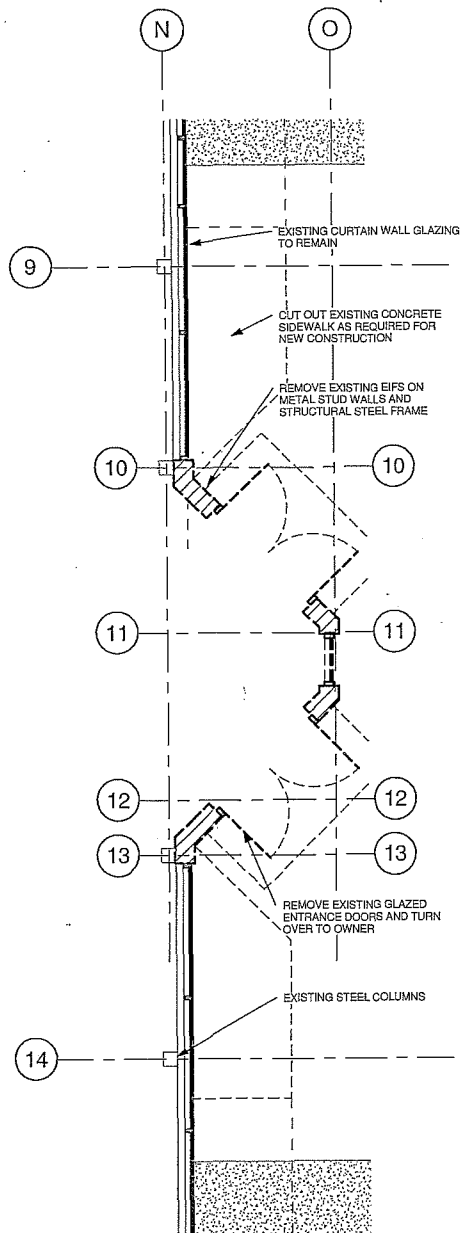
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NEW CONSTRUCTION

PROJECT: 10587
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DRAWN BY: OFD
DRAWING:
A-103

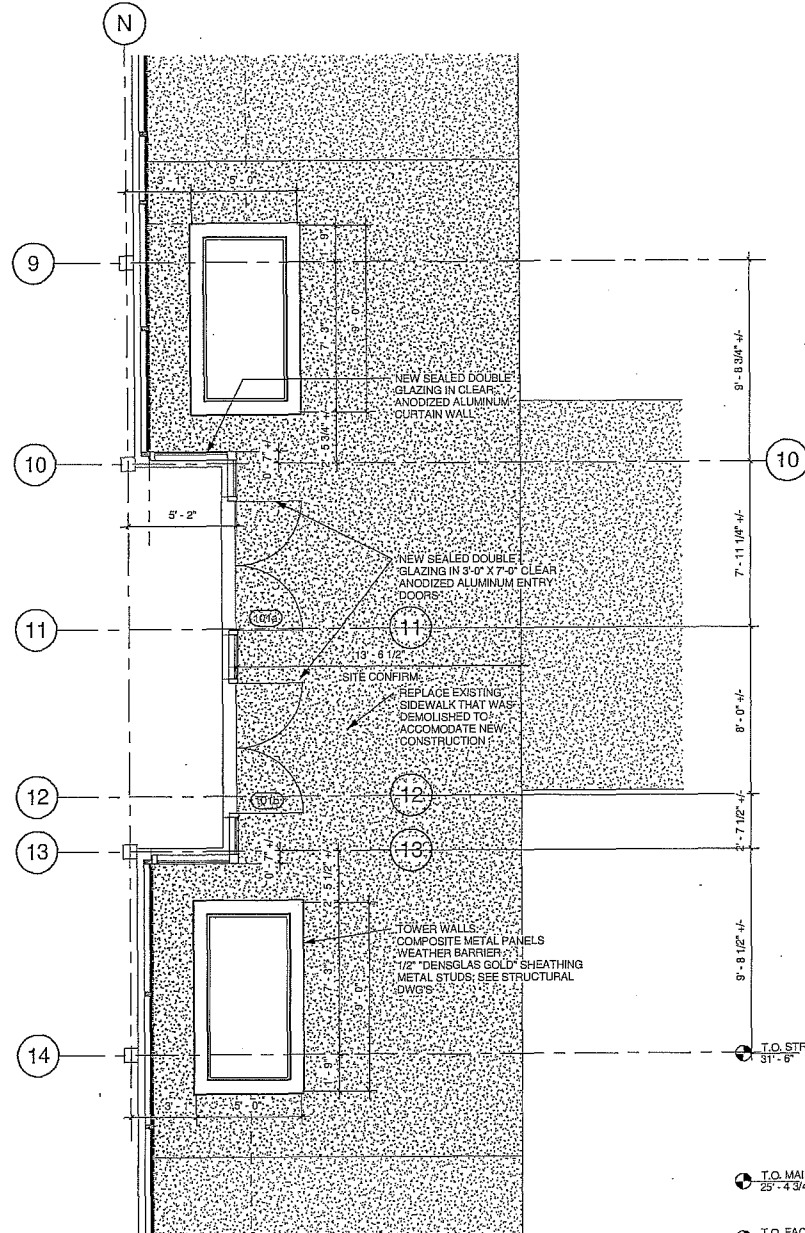
12615185

PLAN #2B

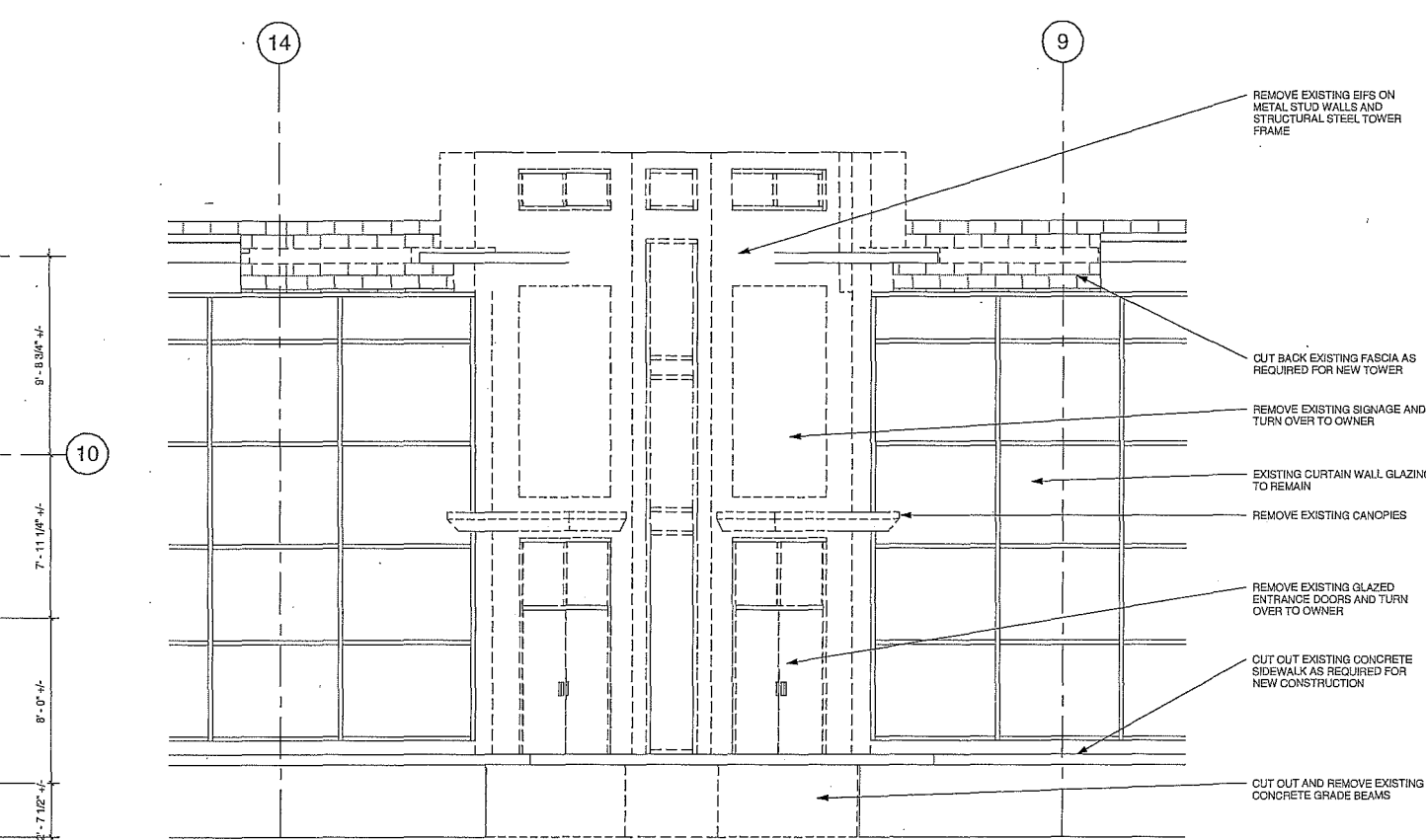
NOV 1 2012



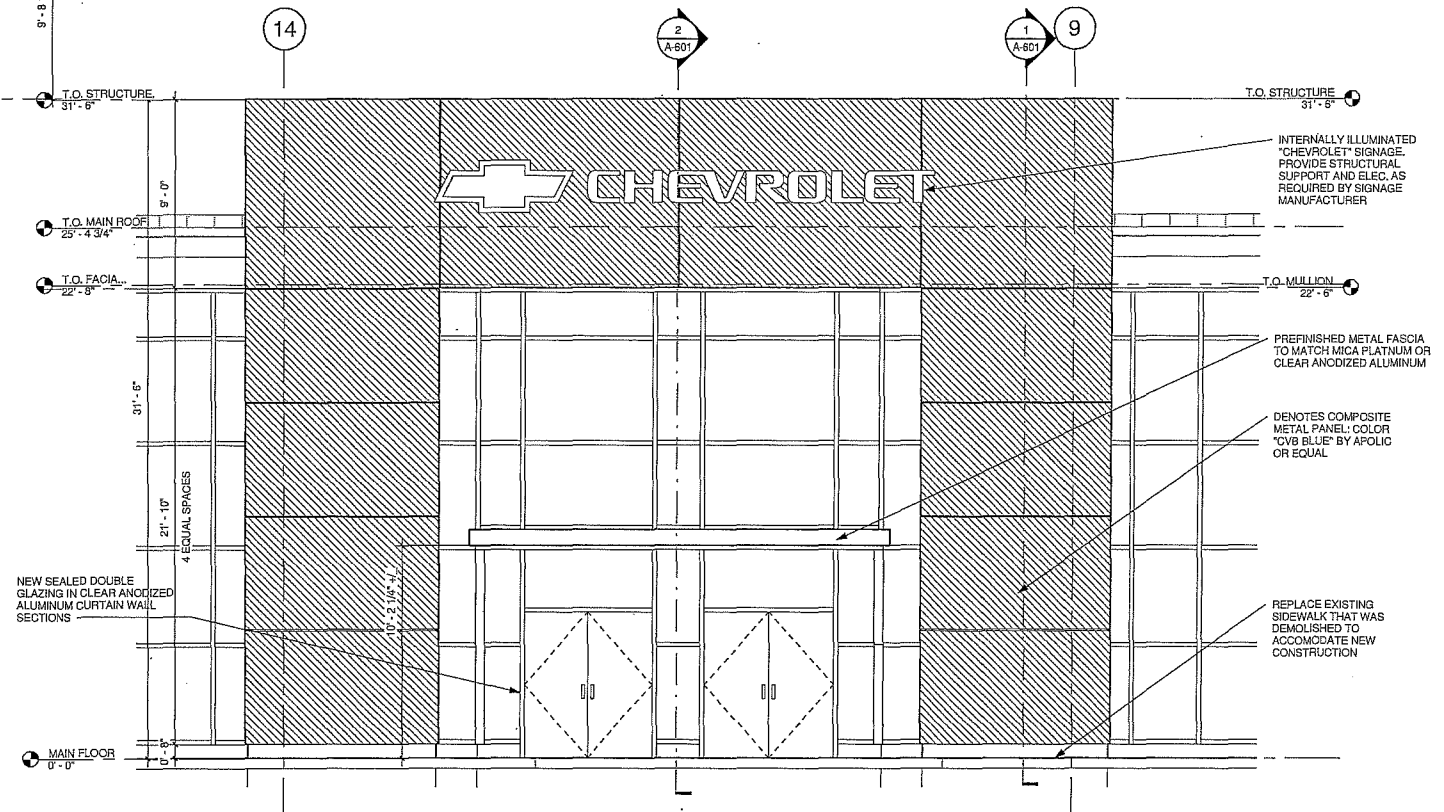
3 CHEVROLET ENTRANCE - DEMOLITION
SCALE: 1/4" = 1'-0"



4 CHEVROLET ENTRANCE - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - CHEVROLET - DEMOLITION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - CHEVROLET - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"

12615185

PLAN # 2C

NOV. 1 2012

SEAL

CONSULTANT

NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	2010.11.15
02	RE-ISSUED FOR D.P.	

NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	2010.11.15
02	RE-ISSUED FOR D.P.	

PROJECT TITLE

DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS

DRAWING TITLE:

ENLARGED FLOOR
PLAN - CHEVROLET

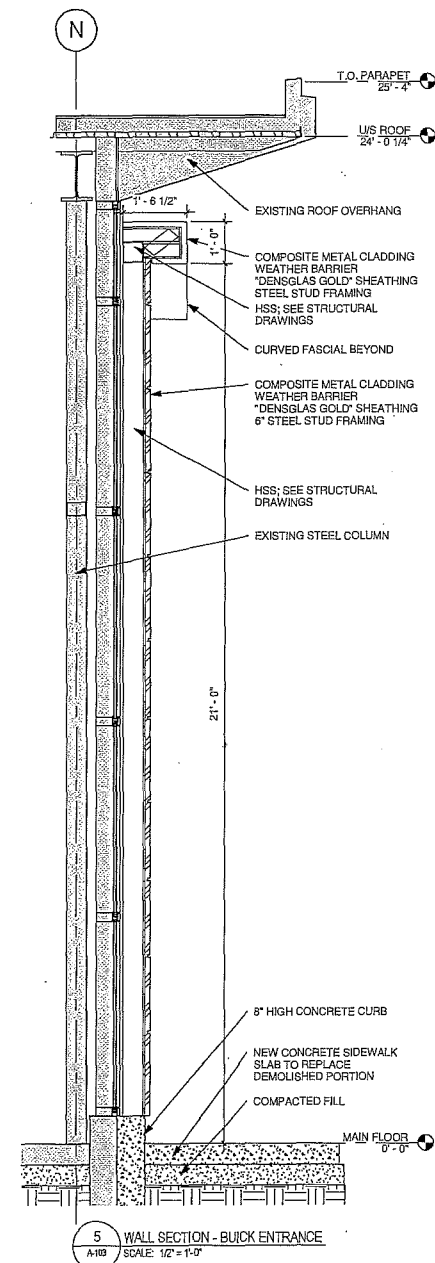
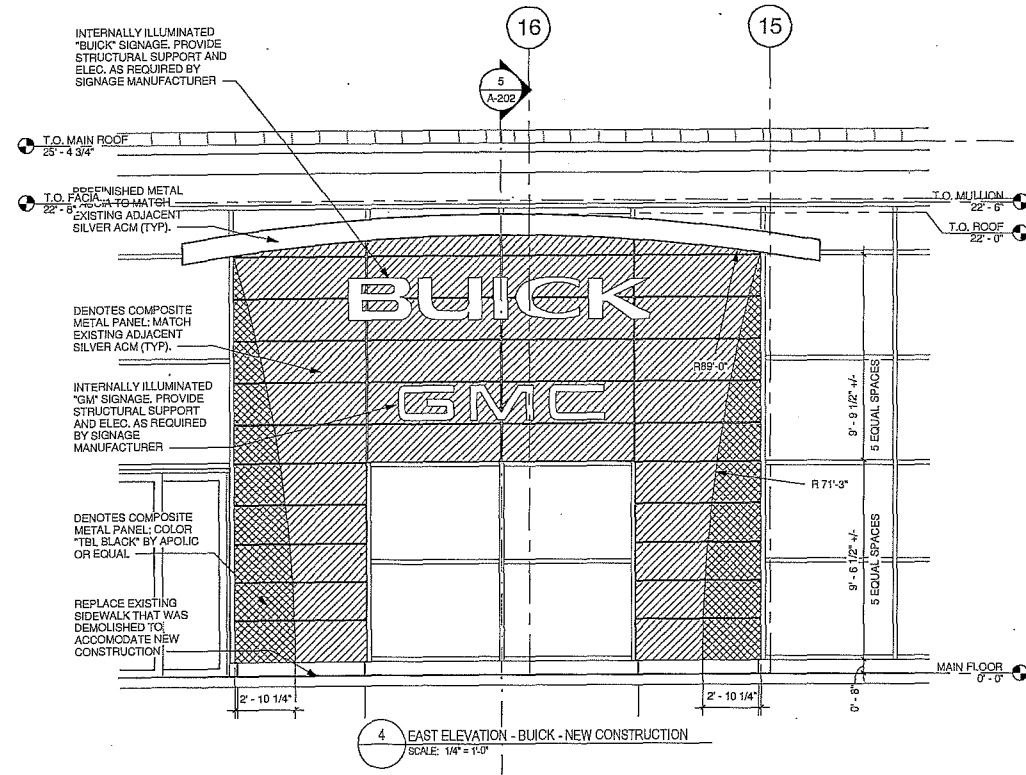
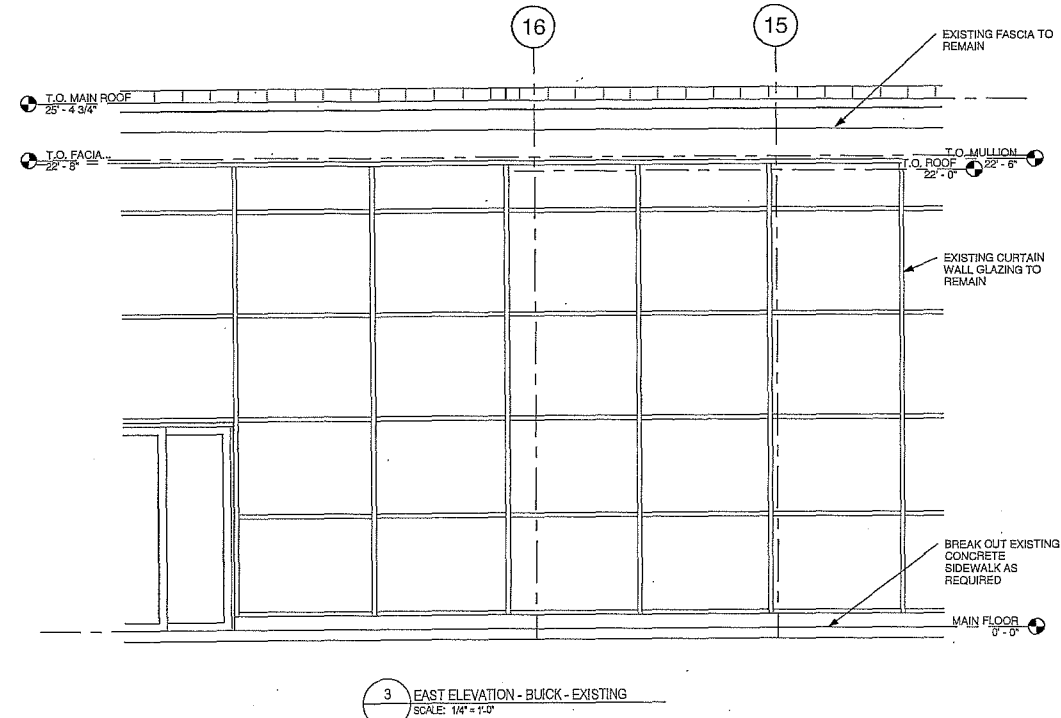
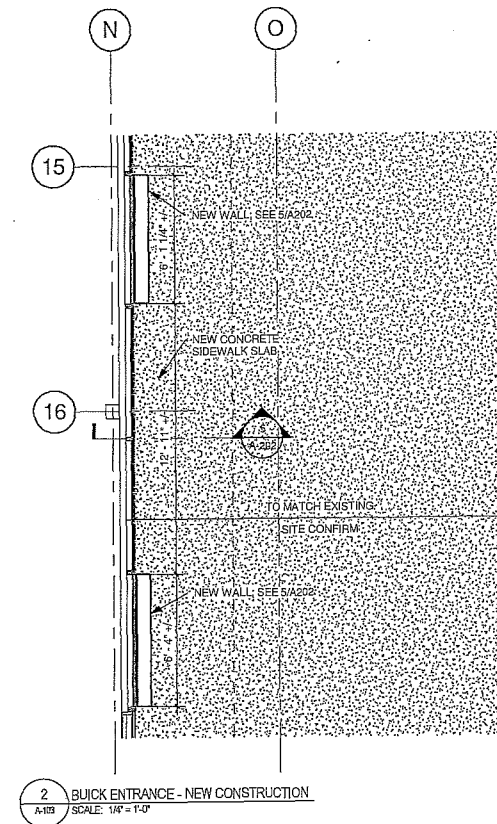
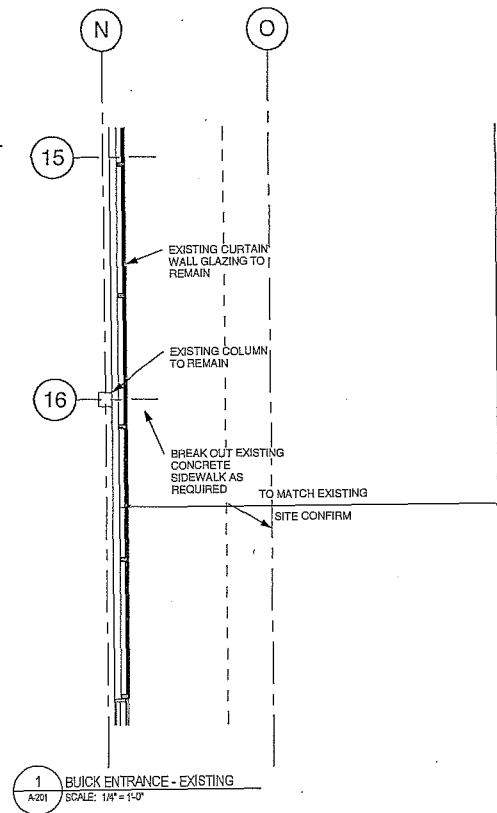
PROJECT: 10587

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

DRAWN BY: OFD

DRAWING:

A-201



NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	JUN. 2012
02	REISSUED FOR UP	25th. 1712

DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS

DRAWING TITLE:

ENLARGED FLOOR
PLAN - BUICK

PROJECT: 10587
SCALE: As indicated
DRAWN BY: OFD
DRAWING:

A-202

12615185

PLAN # 2D

NOV - 1 2012

SEAL

CONSULTANT

NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	JUN. 2012
02	RE-ISSUED FOR IDP	AUG. 17/12

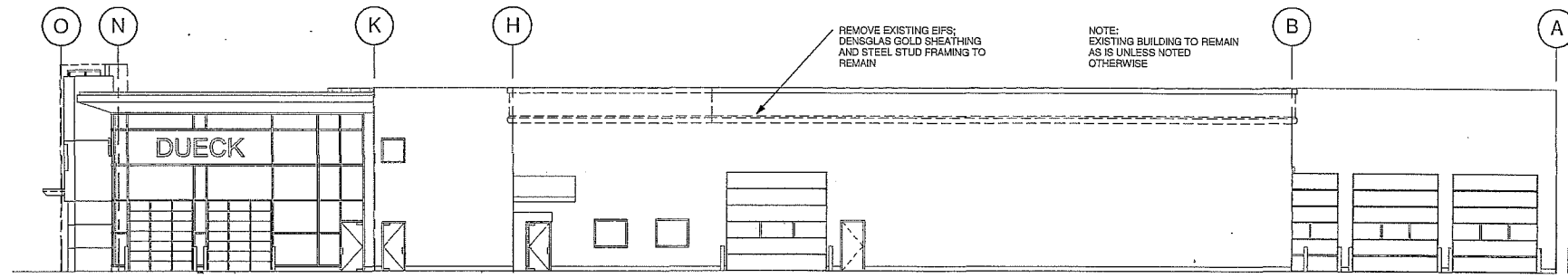
PROJECT TITLE

**DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS**

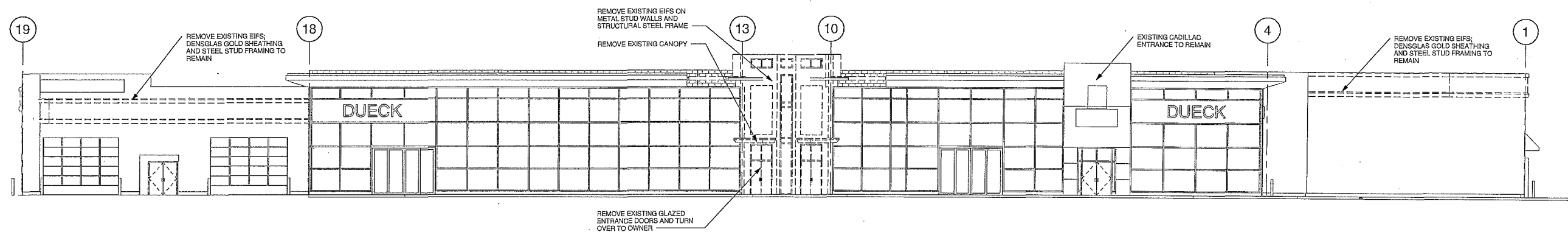
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**EXTERIOR
ELEVATIONS -
DEMOLITION**

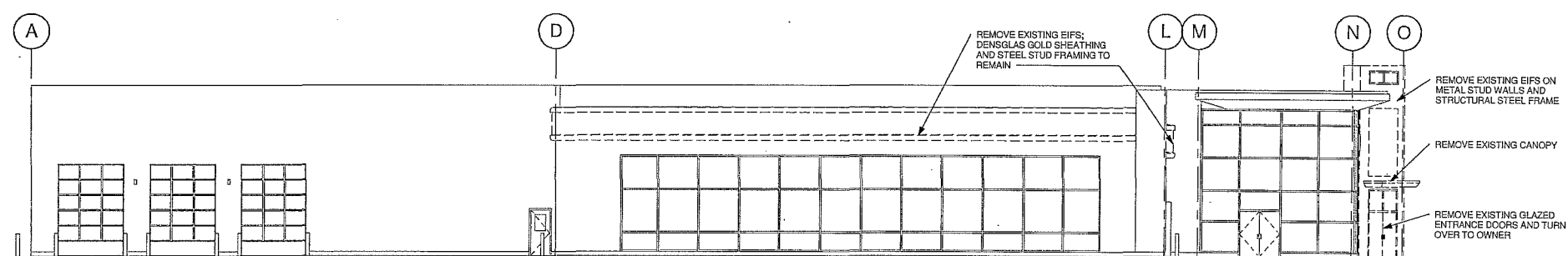
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SCALE:	3/32" = 1'-0"
DRAWN BY:	OFD
DRAWING:	A-400



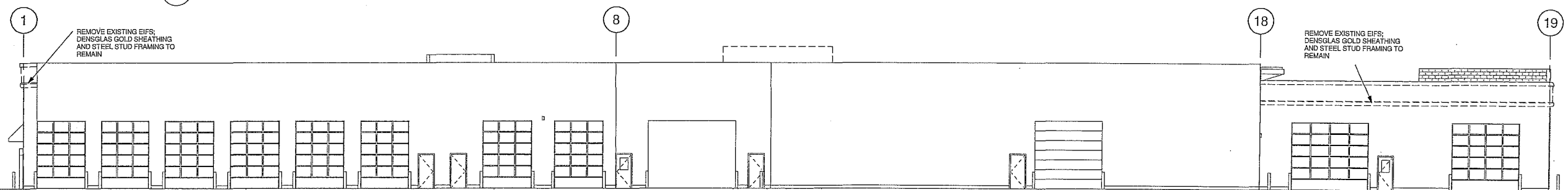
1 NORTH ELEVATION - DEMOLITION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - DEMOLITION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - DEMOLITION
SCALE: 3/32" = 1'-0"

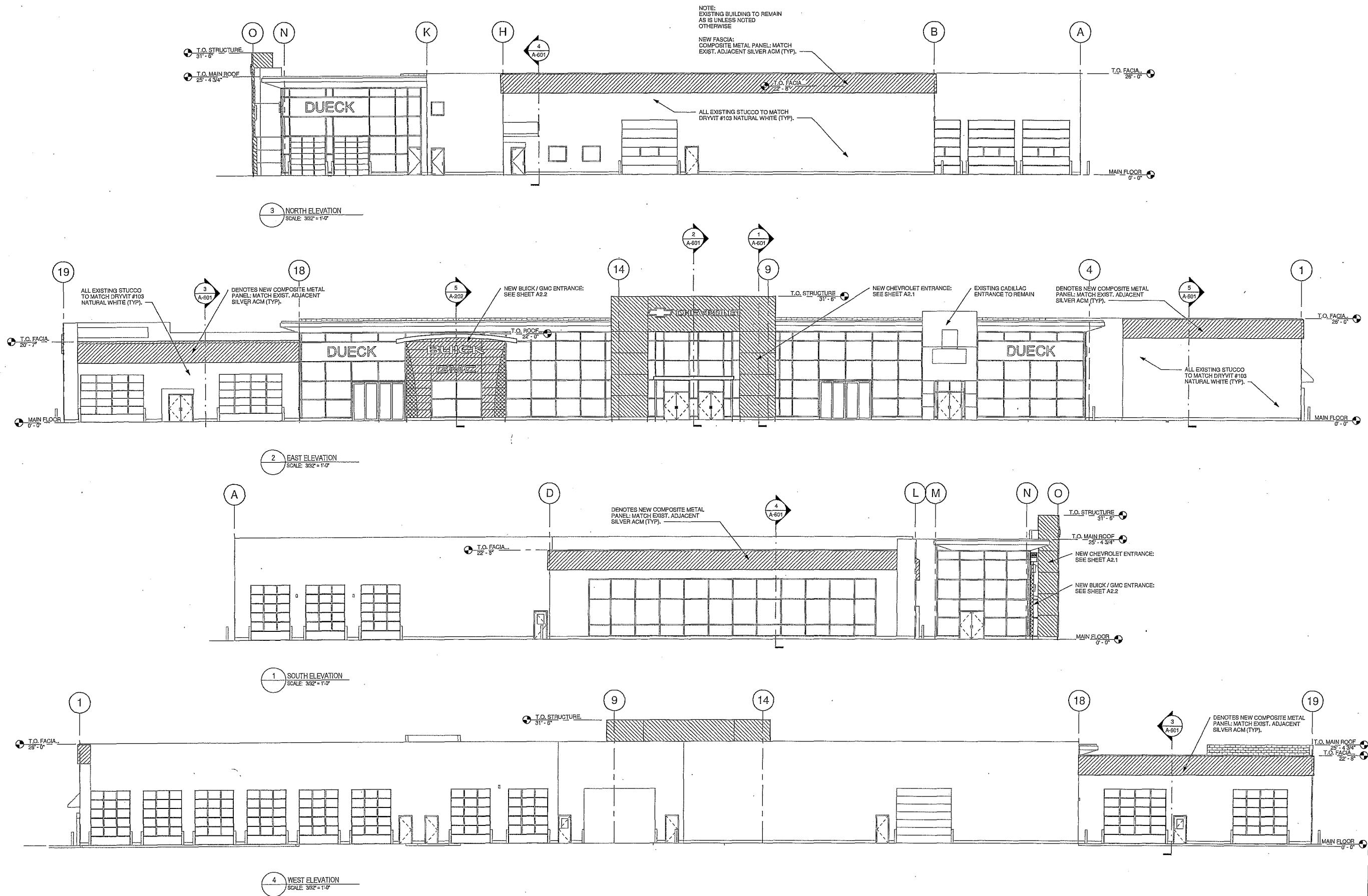


4 WEST ELEVATION - DEMOLITION
SCALE: 3/32" = 1'-0"

12615185

PLAN #2E NOV. 1 2012

P:\2010\10587 Duesck Tower Renovations\100 MQN Architects\04 Working Drawings\00 Lansdowne\10587 - Lansdowne.rvt



SEAL

CONSULTANT

NO.	DESCRIPTION	ISSUED FOR DEVELOPMENT PERMIT	RE-ISSUED FOR DP	DATE
01				Jun. 2012
02				Aug. 17/12

PROJECT TITLE

**DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS**

DRAWING TITLE:

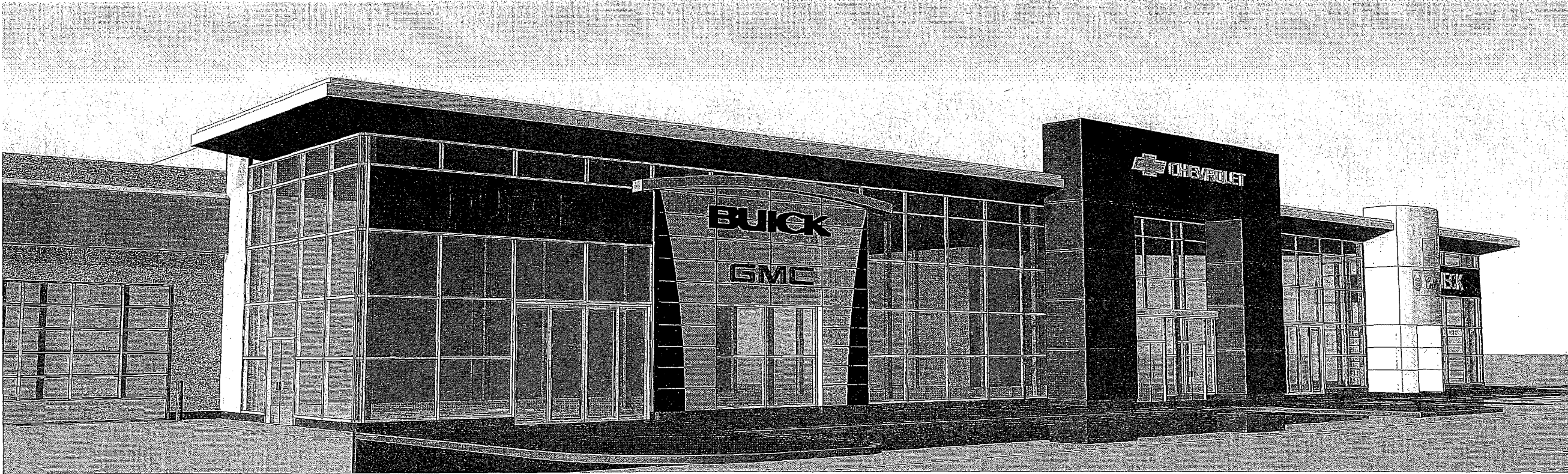
**EXTERIOR
ELEVATIONS**

PROJECT: 10587
SCALE: 3/32" = 1'-0"
DRAWN BY: OFD
DRAWING: A-401

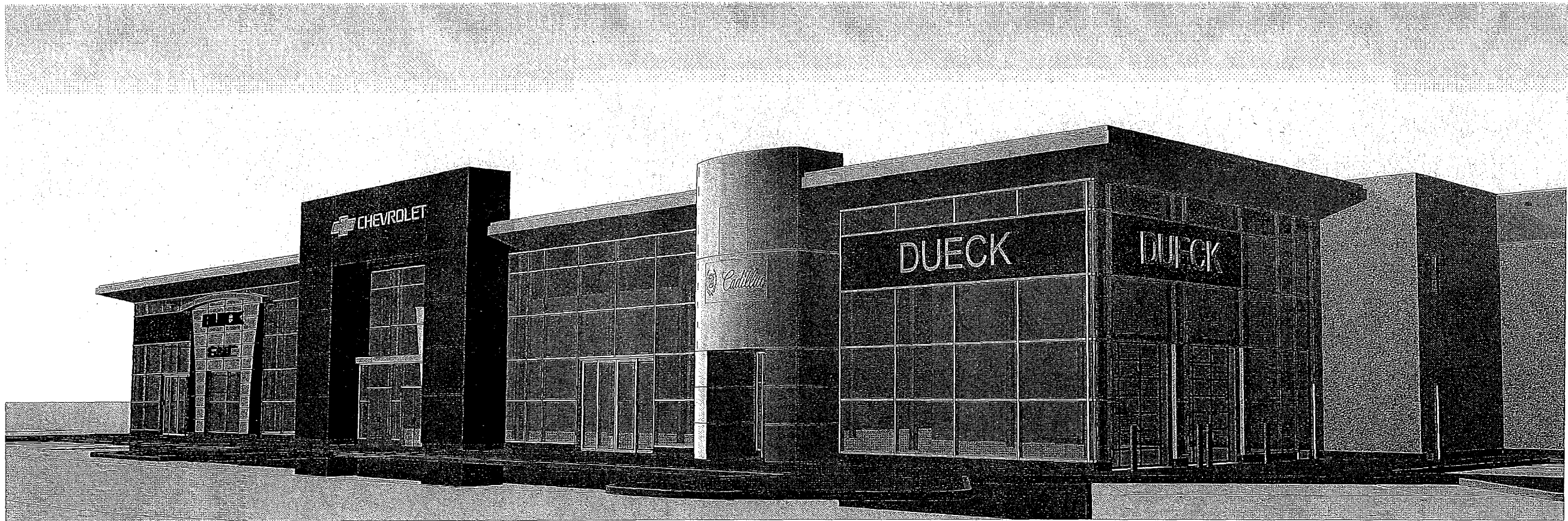
12615185

PLAN #2 F

NOV. 1 2012



1 Camera - Southeast
SCALE:



2 Camera - Northeast
SCALE:

SEAL

CONSULTANT

NO.	DESCRIPTION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	JUN. 2012
02	RE-ISSUED FOR DP	APR. 17/12

PROJECT TITLE
DUECK RICHMOND -
TOWER IMAGE
RENOVATIONS

DRAWING TITLE:

PERSPECTIVES

PROJECT: 10587

SCALE:

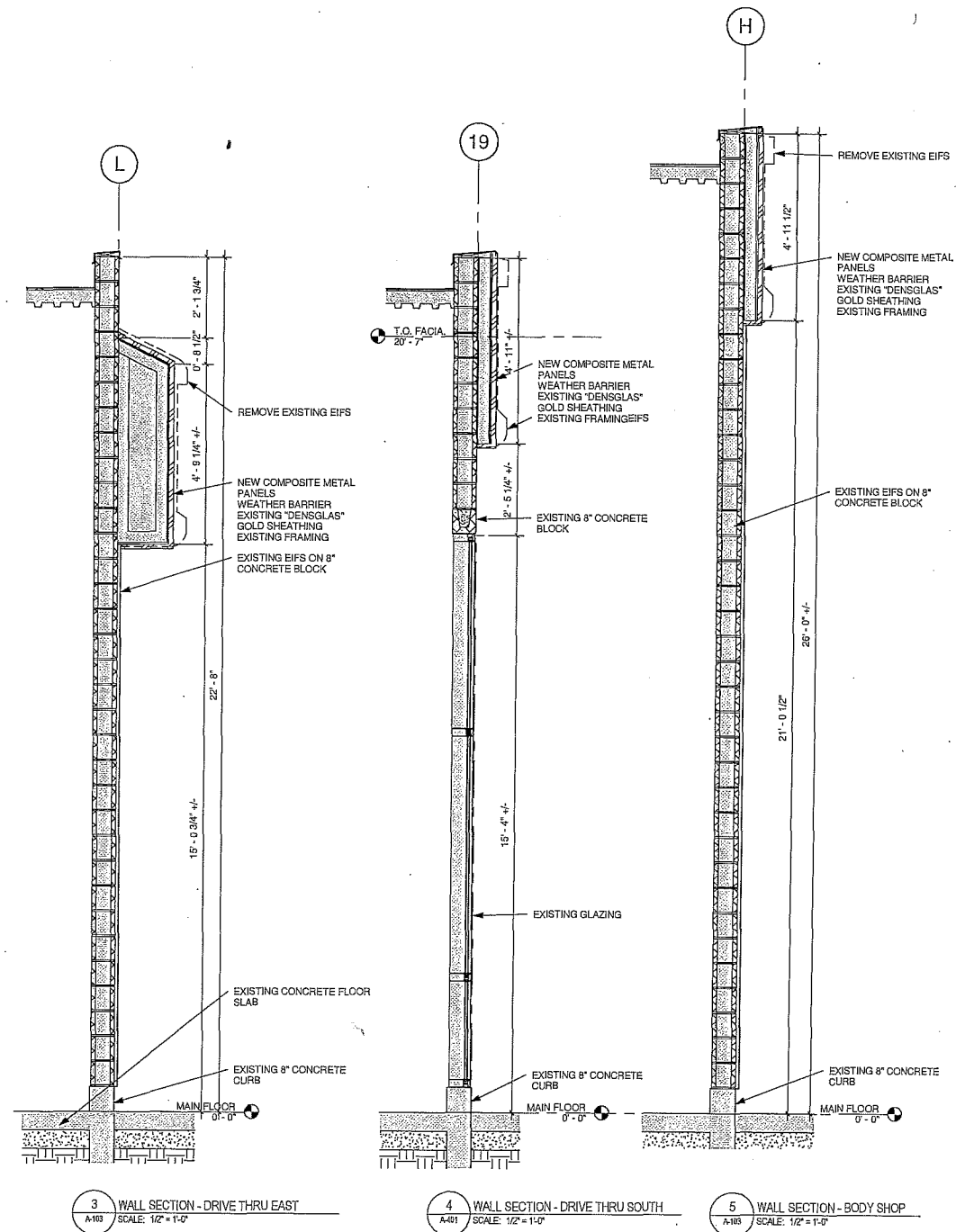
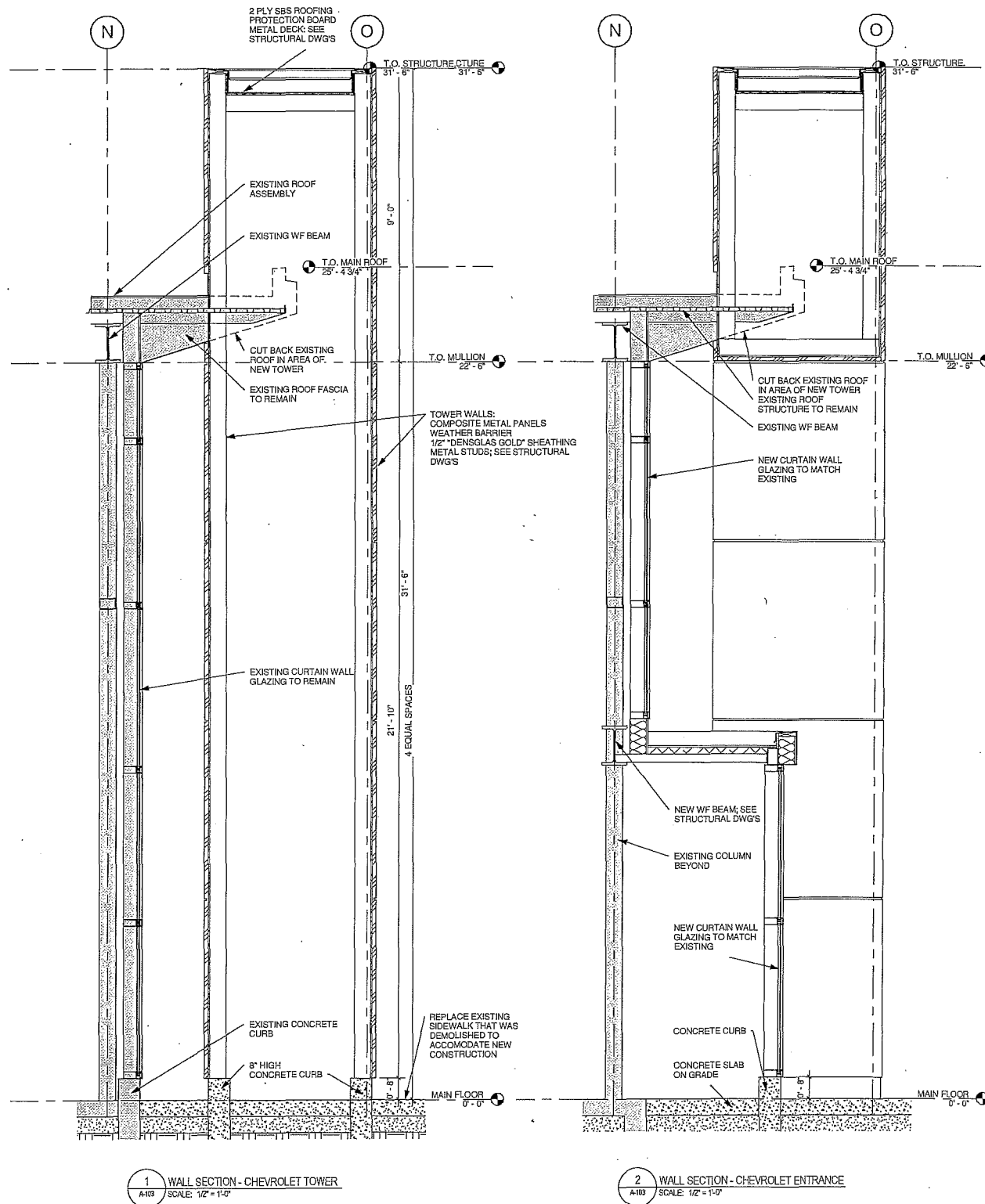
DRAWN BY: Author

DRAWING:

A-402

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PLAN # 2G NOV. 1 2012



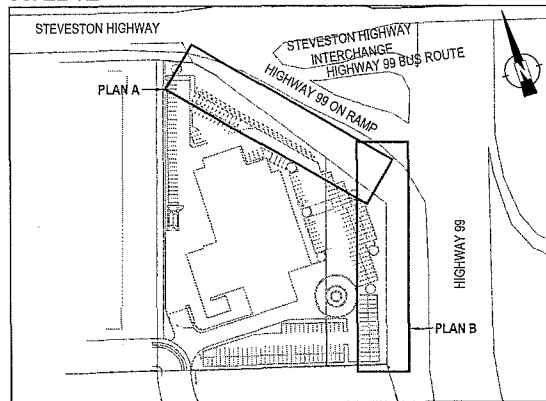
#02 3301-24 Avenue, Vernon, BC V1T 5S9 250.542.1189 www.mqnarchitects.com	
SEAL	
CONSULTANT	
NO. 01 02	DESCRIPTION ISSUED FOR DEVELOPMENT PERMIT RE-ISSUED FOR UP
DATE JUN. 2012 AUG. 17/12	PROJECT TITLE DUECK RICHMOND - TOWER IMAGE RENOVATIONS
DRAWING TITLE: WALL SECTIONS	
PROJECT: 10587	SCALE: 1/2" = 1'-0"
DRAWN BY: OFD	DRAWING: A-601

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PLAN # 2H

NOV. 1 2012

LOCATION
SCALE 1:2000



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	shore pine	<i>Pinus contorta</i>	12	2.0m container grown (min. no. 7 pot); densely branched; well established
	shore pine	<i>Pinus contorta</i>	17	no. 5 pot; 1.5m min.; densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	7	2.0m container grown (min. no. 7 pot); densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	8	no. 5 pot; 1.5m min.; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	24	no. 2 pot; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	47	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	336	no. 2 pot; multi-stemmed; densely branched; well established
	black hawthorn	<i>Crataegus douglasii</i>	87	no. 2 pot; densely branched; well established
	Pacific ninebark	<i>Physocarpus capitatus</i>	339	no. 2 pot; densely branched; well established
	hardhack	<i>Spiraea douglasii</i>	230	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	29	no. 2 pot; densely branched; well established
	red-osier dogwood	<i>Cornus stolonifera</i>	385	no. 2 pot; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	101	no. 2 pot; densely branched; well established
	dull Oregon-grape	<i>Mahonia nervosa</i>	280	no. 2 pot; densely branched; well established
	tall mahonia	<i>Mahonia aquifolium</i>	236	no. 2 pot; densely branched; well established
	salal	<i>Gaultheria shallon</i>	133	no. 2 pot; densely branched; well established
	hinkinnick	<i>Arctostaphylos uva-ursi</i>	162	no. 1 pot; densely branched; well established

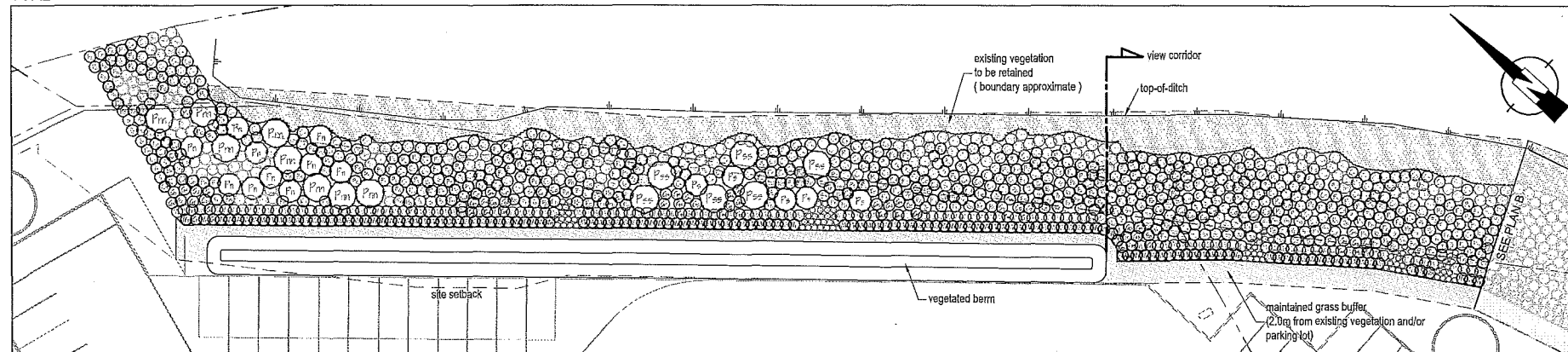
GENERAL LANDSCAPE SPECIFICATIONS

- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by the provincial Ministry of Water, Land and Air Protection and the federal Department of Fisheries and Oceans.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded as per seed application specifications provided below.
- The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification.
- Shrub species may be maintained (pruned) to a height of 1.5m (min.) once plant material is established and displaying vigorous growth.
- Trees are not to be pruned except where an Arborist has determined a verified hazard condition exists.

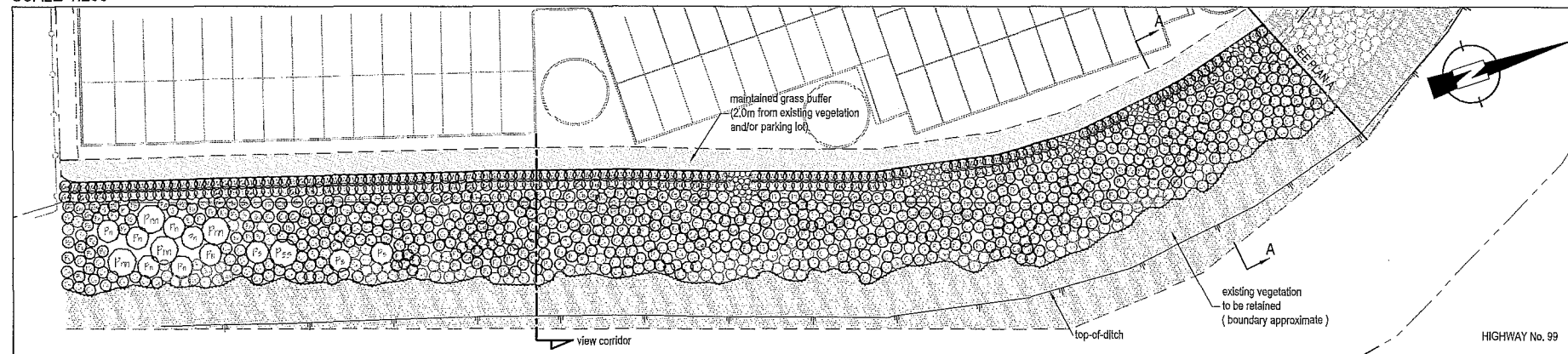
MAINTENANCE PROTOCOL FOR DUECK RICHMOND RIPARIAN PLANTING AREA

- Maintenance of the planted riparian area shall be undertaken for three (3) years from the time of planting completion. The maintenance period must include 2 complete growing seasons (i.e. spring to fall, times 2).
- Manual removal of invasive plant species such as; blackberry (*Rubus discolor* and *R. laciniatus*) and Scotch broom (*Cytisus scoparius*) is to be undertaken within the footprint of the riparian planting area. Care is to be taken to avoid any impact to the health of the installed native plant material. It is recommended a minimum 2 times per growing season (late spring prior to setting fruit and late summer to remove anything missed earlier).
- Once the plant material has become well established and achieved satisfactory growth pruning may be undertaken to maintain sight lines within the view corridor. Within the view corridor plant material pruned heights will vary from 0.60 metres to approximately 1.8 metres depending on the slope elevation.
- A riparian grass buffer strip between the parking lot and riparian shrub and tree assemblage shall be mowed and maintained. No vehicles are to be parked within the riparian designated area, including the grass buffer.
- Maintenance of the installed native plant material shall also include watering of the plants during periods of little or no precipitation. Deep root watering of the plant material is beneficial to the establishment of the plants and plant root system. Weekly watering during these times is required.
- All coniferous trees damaged, dead or leaning are to be replaced and/or properly staked. Dead plants should be replaced as required to maintain a densely vegetated planting area.

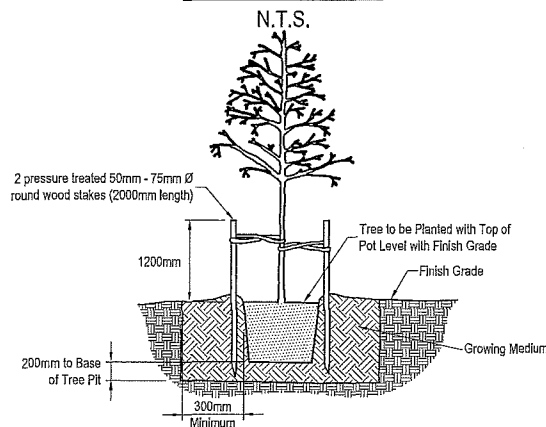
PLAN A
SCALE 1:250



PLAN B
SCALE 1:250



TYPICAL CONTAINER (No. 5 & 7 POT) TREE
PLANTING DETAIL



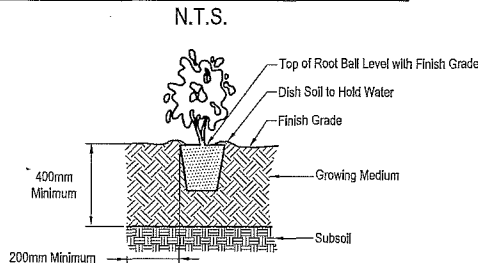
NOTE

The Ministry of Transportation requires that vegetation in Plan A, bordering the Highway On-ramp, shall be planted and maintained in a way so that a solid, year-round visual barrier of no less than 0.6 metres from the surface of the parking lot is created.

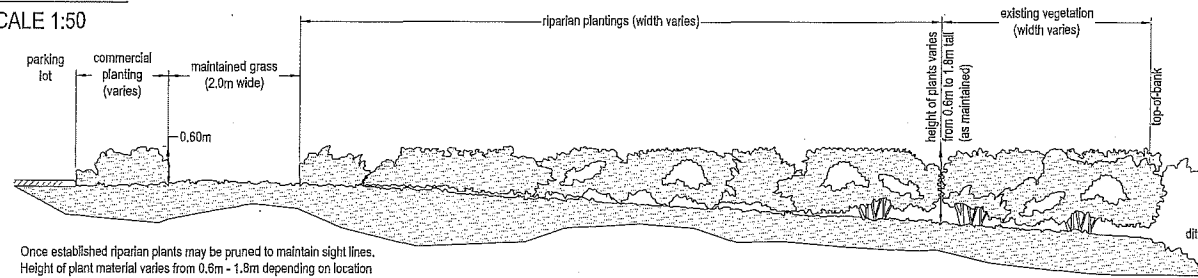
REFERENCE DRAWING

Project No. 07255, Drawing No. A1.1, Issue 1. "Site Plan And Construction Notes". September 07, 2007. MQN Architects.

TYPICAL CONTAINER SHRUB AND
No. 1 & 2 POT TREE PLANTING DETAIL



SECTION A-A
SCALE 1:50



Once established riparian plants may be pruned to maintain sight lines. Height of plant material varies from 0.6m - 1.8m depending on location on the slope of bank.

SEED APPLICATION SPECIFICATIONS		
		% by seed weight
timothy	<i>Phleum pratense</i>	5.00
tall fescue	<i>Festuca arundinacea</i>	25.00
creeping red fescue	<i>Festuca rubra</i>	25.00
perennial ryegrass	<i>Lolium perenne</i>	15.00
red clover	<i>Trifolium pratense</i>	10.00
fireweed	<i>Epilobium angustifolium</i>	0.10
goldenrod	<i>Solidago</i> sp.	0.25
foxglove	<i>Digitalis</i> sp.	0.50
redtop	<i>Agrostis gigantea</i>	2.15
alsike clover	<i>Trifolium hybridum</i>	10.00
Kentucky bluegrass	<i>Poa pratensis</i>	7.00
Seed Application Rate		55 - 110kg/h (50 - 100lbs/acre)

VENTANA CONSTRUCTION CORP.
Burnaby, BC

DUECK RICHMOND
Richmond, BC



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www.envirowest.ca

PLANTING PLAN

DESIGN: PJW
SCALE: As Shown
DATE: May 22, 2007

DRAWN: CEV
CHECKED: [blank]
REVISION: 08
REVISION DATE: October 19, 2012
DRAWING NUMBER: 1133-02-01

Plan #3

NOV 1 2012

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