



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 6, 2023

From: Wayne Craig
Director, Development

File: DP 18-829236

Re: **Application by 1132865 BC Ltd. for a General Compliance Ruling at 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road)**

Staff Recommendation

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 18-829236).

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

WC:ac
Att. 5

Staff Report

Origin

1132865 BC Ltd. (Incorporation number: BC1132865; Director: Jun Ning, Lin Xiong Chen and Brian Wah Tak Tsang) has requested a General Compliance ruling to modify the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 18-829236) to construct 30 townhouse units at 7580 No. 1 Road. A location map of the properties is provided in Attachment 1.

The rezoning (RZ 17-794287) of the site to the “Medium Density Townhouse (RTM2)” zone, was approved by Council on October 12, 2021. The Development Permit (DP 18-829236) was also issued on October 12, 2021. The development is currently nearing construction competition with interior finishing work taking place and landscaping works still outstanding.

This General Compliance application is for a modification to the issued Development Permit (DP 18-829236) to address the deterioration and advanced state of irreversible decline of a tree (Tree Tag #726) that was to be retained. The proposed modification includes changes to the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 18-829236).

A Servicing Agreement (SA 19-873682) has been entered into and the final design of the off-site works is currently under review. The proposed changes to the Tree Management Plan and Landscape Plan do not impact any works associated with the Servicing Agreement.

Background

Development surrounding the subject site is as follows:

- To the North: Large lot single-family residential on lots zoned “Single Detached (RS1/E)” with vehicle access from No. 1 Road.
- To the East: Three large lots zoned “Two-Unit Dwellings (RD1)” containing three duplex dwellings fronting Burton Avenue and three lots zoned “Single Detached (RS1/E)” fronting Amundsen Place.
- To the South: Large lot single-family residential on lots zoned “Single Detached (RS1/E)” with vehicle access from No. 1 Road.
- To the West: Across No. 1 Road, three lots zoned “Low Density Townhouses (RTL1)”. The lots vary in size from 0.18 ha (0.43 ac) to 2.28 ha (5.64 ac) in area. The dwellings are typically two-storeys in height. There is an active Development Permit for townhouse construction (DP23- 018521) at 7491 No. 1 Road.

Staff Comments

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

The following information provides a summary of the tree protection and replacement plan for 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road) as issued as part of the Development Permit (DP 18-829236):

- Ten trees (tag# 716, 726, 750, 751, 752, 753, 754, 755, 756 and 757) on neighbouring properties or shared property lines were identified to be retained and protected.
- This General Compliance Report specifically deals with Tree 726. There are no implications to other trees.
- In order to retain the Sycamore maple tree (tag #726) located along the south property line of the subject site, the south side yard setback at the southwest corner of the site has been increased from 3.0 m to 7.56 m, and the existing site grade within the tree protection area was to be maintained.
- Tree protection fencing was required to be installed around all the trees to be retained as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring onsite. A survival security for the two shared trees (#716 and #726) in the amount of \$10,000.00 was secured at Rezoning.
- A Tree Management Plan issued with the Development Permit showing the location of the trees to be retained and removed is provided in Attachment 2.
- The applicant agreed to plant 62 new trees on-site. This included 13 conifers and 49 deciduous. The minimum size of the replacement trees are as indicated in the following table.

Summary of Tree Replacement issued with Development Permit (DP 18-829236)

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
62	6.0 cm	3.5 m

- The Landscape Plan issued with the Development Permit is provided in Attachment 3.
- To ensure the survival of the retained trees and that the proposed landscaping works were completed, the applicant was required to provide a \$10,000.00 Tree Survival Security and a Landscape Security in the amount of \$269,620.74 prior to issuance of the Development Permit.

Analysis

Decline/Removal of Tree tag #726

- Prior to the demolition of the structures on site, the applicant was required to install tree protection barriers around the retained trees. Tree Preservation staff attended the site in March of 2021 and confirmed that all required tree protection barriers were installed.
- Tree protection fencing was maintained consistent with arboricultural best practices throughout the demolition and construction stages. The project arborist was also on-site during all construction activities within the tree protection zone.
- The project arborist indicated that the tree first started showing signs of decline in June of 2022 following demolition and preloading of the site. A subsequent Field Report from the Project Arborist dated September 26, 2023, stated that the tree is in an advanced state of irreversible decline. The City's Tree Preservation staff have reviewed and concurred with the Project Arborist's findings.

- Despite all efforts to retain tree #726, the tree is not expected to survive. As a result, the applicant is seeking to remove the tree.
- As tree #726 is located along a shared property line, the neighbouring property owner has been consulted and provided written confirmation agreeing to the removal of the tree.

Proposed Revisions

- To account for the required removal of the Sycamore maple tree (tag #726), the applicant proposes to:
 - Maintain the modified building setback established to retain the tree that was removed. This is in keeping with the City’s policy and practice.
 - Plant two large replacement trees (11.0 cm caliper Dawyck beech) in the southwest corner of the property, as shown in the revised Tree Management Plan and Landscape Plan (Attachments 4 and 5). This tree species was selected as it has a high likelihood of transplant success and will provide immediate visual impact at the site. The replacement trees are to be planted slightly north of the location of the original tree, and away from the proposed building to provide sufficient space for its growth.

Summary of proposed Tree Replacement for General Compliance ruling

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11.0 cm	7.0 m - 15.0 m

- The sizes of the proposed replacement trees were selected to maximize the survivability of the trees and provide immediate streetscape impact.
- Planting of additional trees on-site is not recommended, as there is limited planting space available on the site as there is a City Statutory Right-of-Way for sanitary sewer services, which precludes tree planting due to the potential for tree roots to damage City infrastructure.
- There are no changes to the building envelope as issued with the Development Permit. All building setbacks will be maintained.

Tree Survival Security

- Given that it has been determined that the tree (tree #726) declined due to natural causes, the City will release \$5,000.00 of the \$10,000.00 Letter of Credit taken as part of the Tree Survival Security agreement associated with Tree tag #726 at the time of the original Development Permit.

Landscaping Security

- A \$269,620.74 Letter of Credit was taken as security for landscaping at the time of the original Development Permit, which is still being held by the City.
- The Letter of Credit will continue to be held as landscaping security until the applicant satisfies all requirements as set out in the existing Landscape Security Agreement.

Conclusion

1132865 BC Ltd. (Incorporation number: BC1132865; Director: Jun Ning, Lin Xiong Chen and Brian Wah Tak Tsang) has requested a General Compliance ruling to modify the Tree Management Plan and Landscaping Plan issued with the Development Permit (DP 18-829236), as a result of the removal of a tree that was to be retained. The proposed modifications outlined in this report are within the scope of a General Compliance ruling and will apply to the site located at 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road).

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



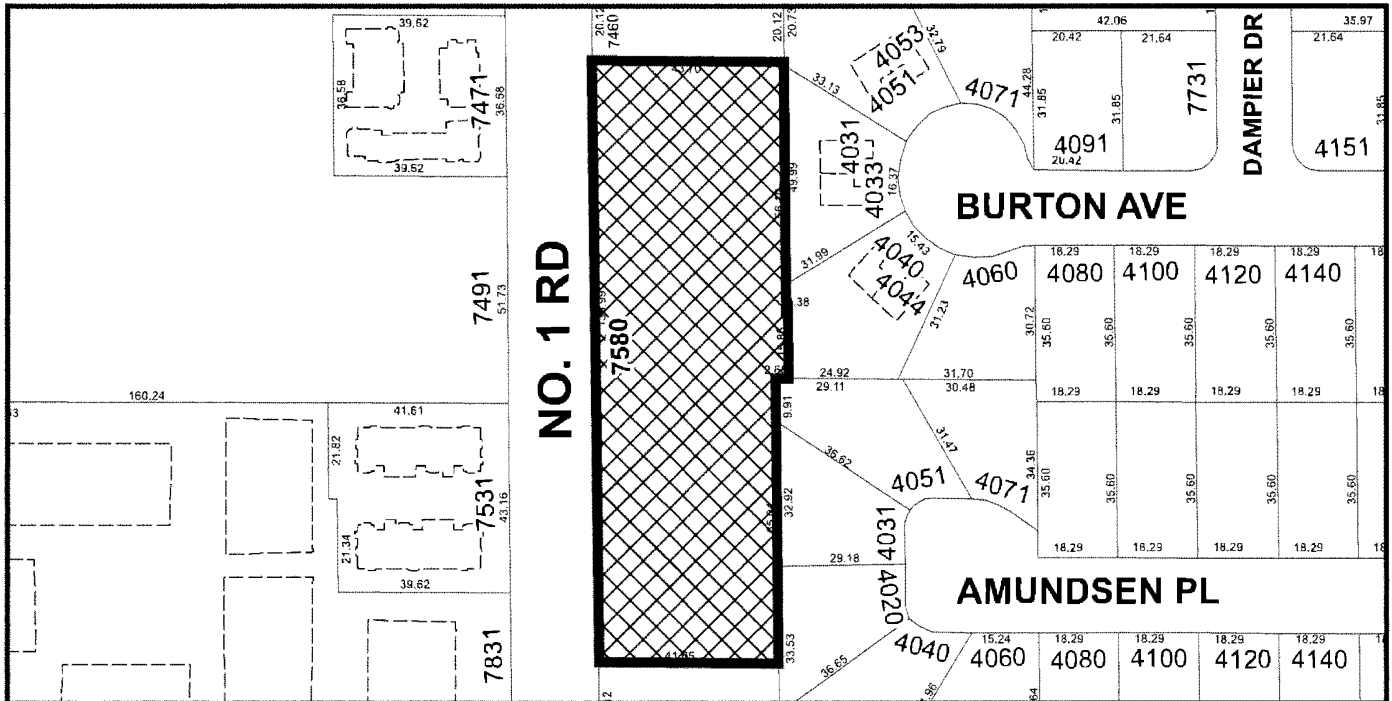
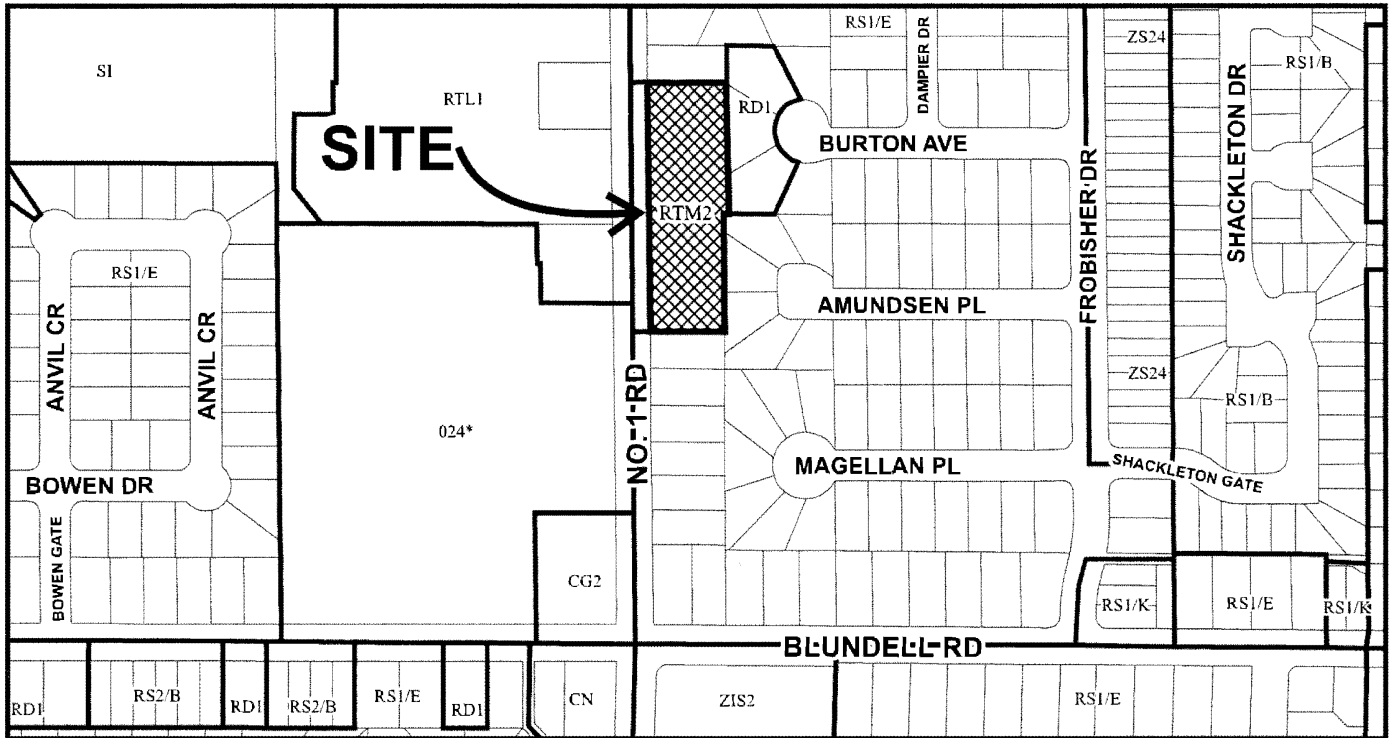
Alex Costin
Planning Technician - Design
(604-276-4200)

AC:js

- Att. 1: Location Map
2: Tree Management Plan issued under DP 18-829236
3: Landscape Plan issued under DP 18-829236
4: Proposed Tree Management Plan revision
5: Proposed Landscape Plan revision



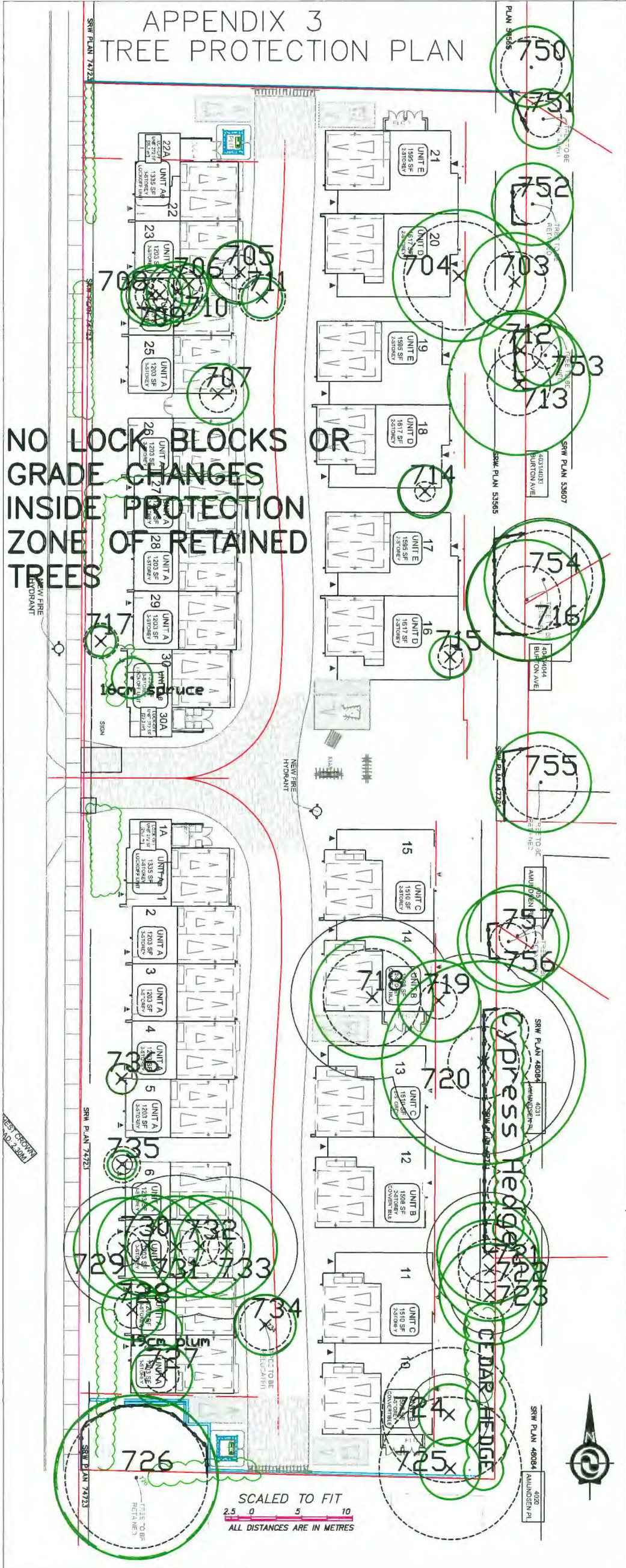
City of
Richmond



DP 18-829236

Original Date: 09/08/23
 Revision Date: 11/06/23
 Note: Dimensions are in METRES

APPENDIX 3
TREE PROTECTION PLAN



NO LOCK BLOCKS OR GRADE CHANGES INSIDE PROTECTION ZONE OF RETAINED TREES

TREE INVENTORY

#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
707	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
709	Cherry	Remove	26cm	1.6m
710	Western Redcedar	Remove	42cm	2.5m
711	Lawson Cypress	Remove	38cm	2.3m
712	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Retain	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	58cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/75cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m
733	Laburnum	Remove	30cm	1.8m
734	Japanese Maple	Remove	22/12/12cm	2.5m
735	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
	Cedar Hedge	Remove	30cm	2.5m
750	Western Redcedar	Retain	35/35cm	3.0m
751	Western Redcedar	Retain	15/15cm	1.8m
752	Cherry	Retain	32cm	1.9m
753	Western Redcedar	Retain	22cm	1.3m
754	Western Redcedar	Retain	80cm	4.8m
755	Western Redcedar	Retain	60cm	3.6m
756	Lawson Cypress	Retain	28cm	1.7m
757	Lawson Cypress	Retain	30cm	1.8m
	Cypress Hedge	Retain	20 to 35cm	2.2m

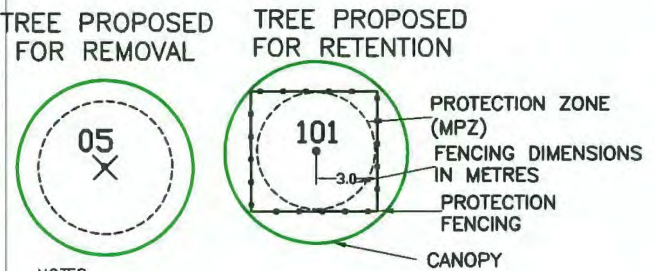
DBH- trunk diameter, MPZ- protection zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
716	Norway Maple	55cm	3.3m	10.8ft
726	Sycamore Maple	75/75/75cm	7.0m	23.0ft
750	Western Redcedar	35/35cm	3.0m	9.8ft
751	Western Redcedar	15/15cm	1.8m	5.9ft
752	Cherry	32cm	1.9m	6.3ft
753	Western Redcedar	22cm	1.3m	4.3ft
754	Western Redcedar	80cm	4.8m	15.7ft
755	Western Redcedar	60cm	3.6m	11.8ft
756	Lawson Cypress	28cm	1.7m	5.5ft
757	Lawson Cypress	30cm	1.8m	5.9ft
	Cypress Hedge	20 to 35cm	2.2m	7.2ft

LEGEND



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

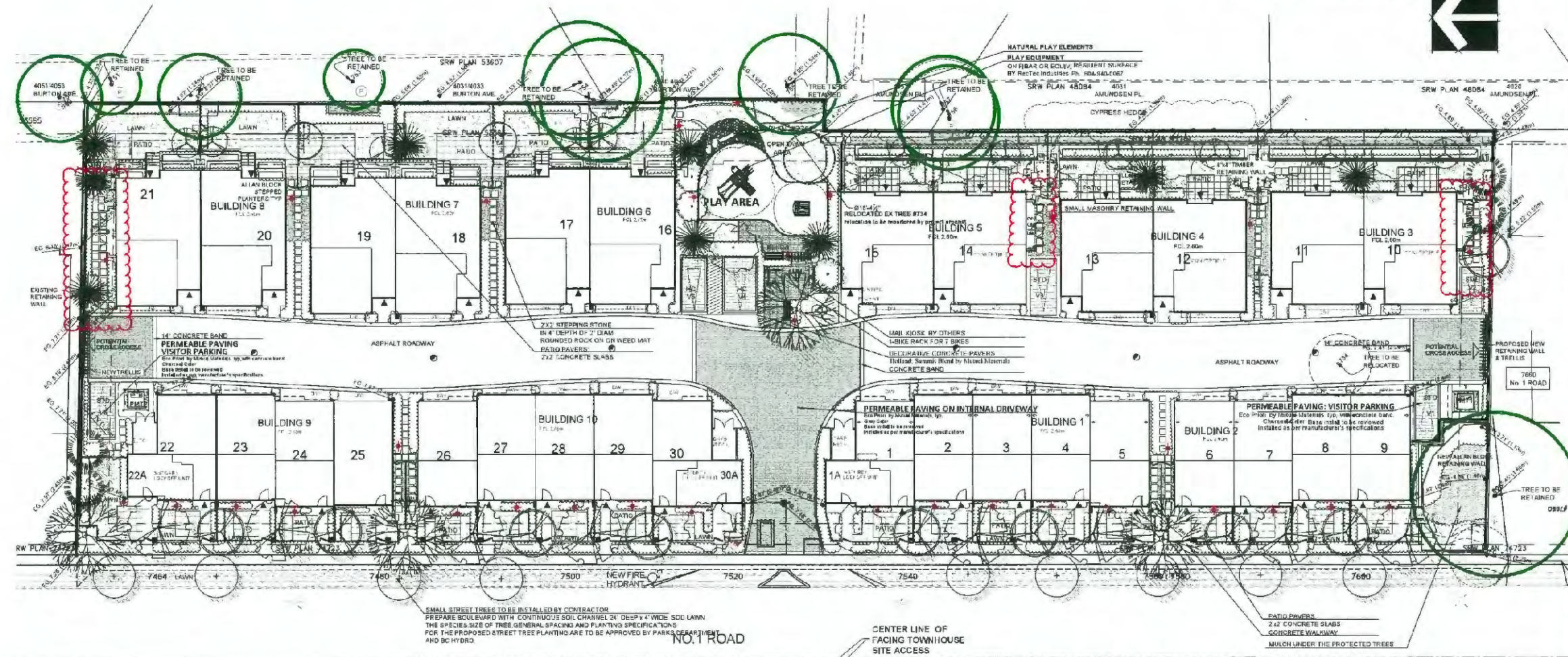
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

7500 No 1 Road Richmond

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

June 2, 2020

Attachment # 3



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pmg
LANDSCAPE ARCHITECTS

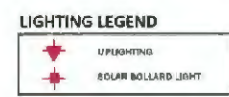
Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 6E9
p. 604.294-0011 f. 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	CHK.
18	02-18-07	BY: [unclear]	000
17	ALLIANCE	PLANNING & CONSULTANTS	000
16	15-NOV-07	REVISED PLAN	000
15	24-DEC-07	REVISED PLAN	000
14	30-NOV-07	REVISED PLAN	000
13	14-NOV-07	REVISED PLAN	000
12	14-NOV-07	REVISED PLAN	000
11	28-APR-07	REVISED PLAN	000
10	15-NOV-06	REVISED PLAN	000
9	15-NOV-06	REVISED PLAN	000
8	15-NOV-06	REVISED PLAN	000
7	15-SEP-06	REVISED PLAN	000
6	14-APR-06	REVISED PLAN	000
5	15-NOV-05	REVISED PLAN	000
4	15-NOV-05	REVISED PLAN	000
3	15-NOV-05	REVISED PLAN	000
2	15-NOV-05	REVISED PLAN	000
1	15-NOV-05	REVISED PLAN	000

PLANT SCHEDULE-STREET TREE				PMG PROJECT NUMBER: 17-268
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
9	9	STREET TREE	TO BE APPROVED BY PARKS DEPARTMENT	7CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLANT SCHEDULE				PMG PROJECT NUMBER: 17-268
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
8	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL; 2M STD; B&B
4	4	CERCIOPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL; 1.8M STD; B&B
11	11	MASINGIA NORUR STELLATA 'PINK STAR'	PINK STAR MAGNO-LIA (LIGHT PINK)	8CM CAL; 1.8M STD; B&B
9	9	OXYDENDRON ARBOREUM	BOLIVWOOD	8CM CAL; 1.8M STD; B&B
4	4	PICEA OMORICA	SPRUIAN SPRUCE	4.0M HT; B&B
3	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LUMBER PINE	4.0M HT; B&B
8	8	POPULUS TREMULA 'RECTA'	SWEDISH CO. LUMBER ASPEN	8CM CAL; 1.8M STD; B&B
2	2	QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PIN AK	9CM CAL; 2M STD; B&B
9	9	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE: - All soft landscape areas to be irrigated with automatic installation to I.A.B.C. Standards, latest edition.



PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT
7580 No.1 Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: December 12, 2017 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MGY

L1
OF 7

Attachment # 4
APPENDIX 3
TREE MANAGEMENT PLAN

TREE INVENTORY

#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
707	Apple	Remove	18/18cm	1.8m
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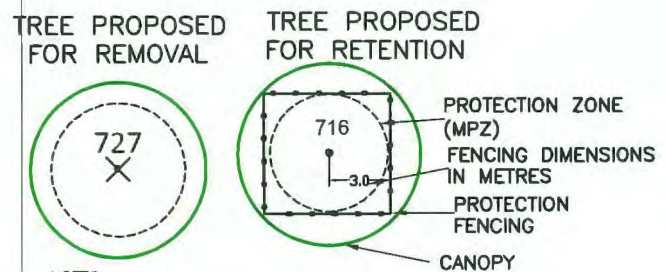
DBH- trunk diameter, MPZ- protection zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
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753	Western Redcedar	22cm	1.3m	4.3ft
754	Western Redcedar	80cm	4.8m	15.7ft
755	Western Redcedar	60cm	3.6m	11.8ft
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757	Lawson Cypress	30cm	1.8m	5.9ft
	Cypress Hedge	20 to 35cm	2.2m	7.2ft

LEGEND



NOTES:
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2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

**Froggers Creek
Tree Consultants Ltd**

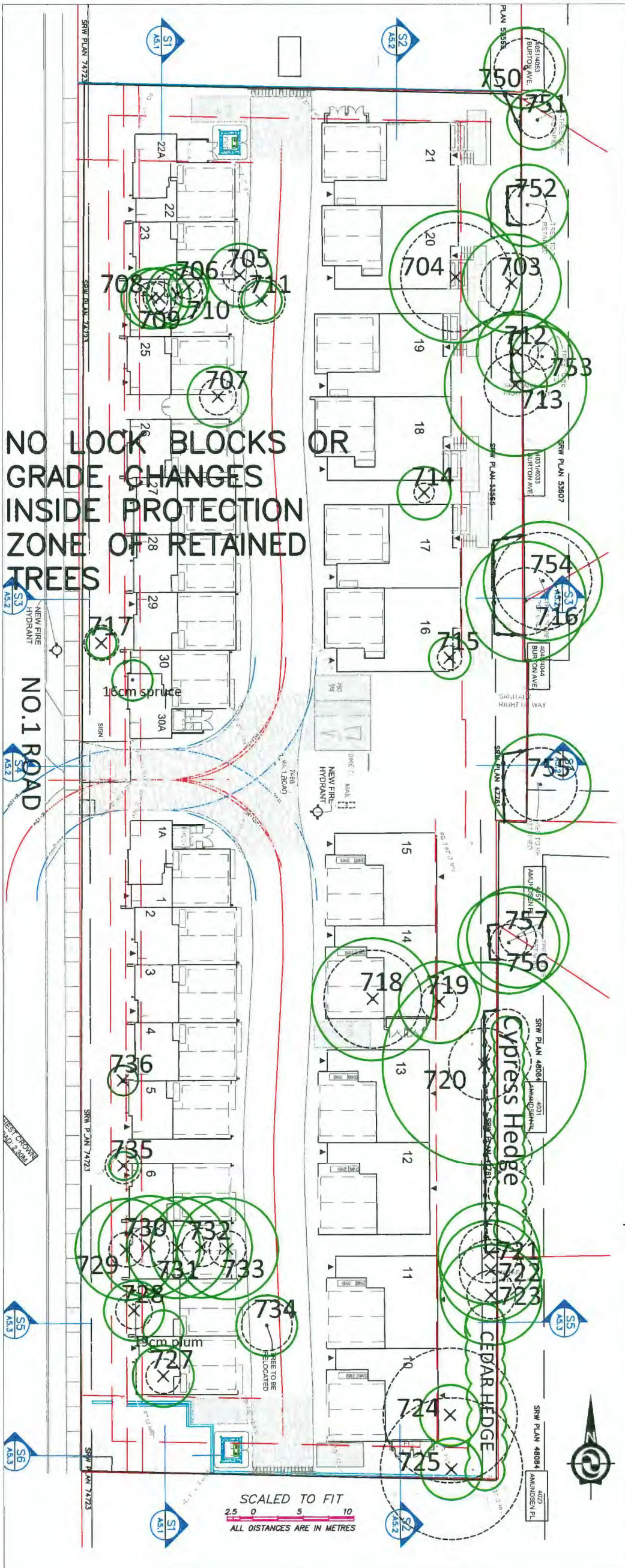
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

7500 No 1 Road Richmond

TREE MANAGEMENT DRAWING

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

October 27, 2023



NO LOCK BLOCKS OR GRADE CHANGES INSIDE PROTECTION ZONE OF RETAINED TREES

NO.1 ROAD

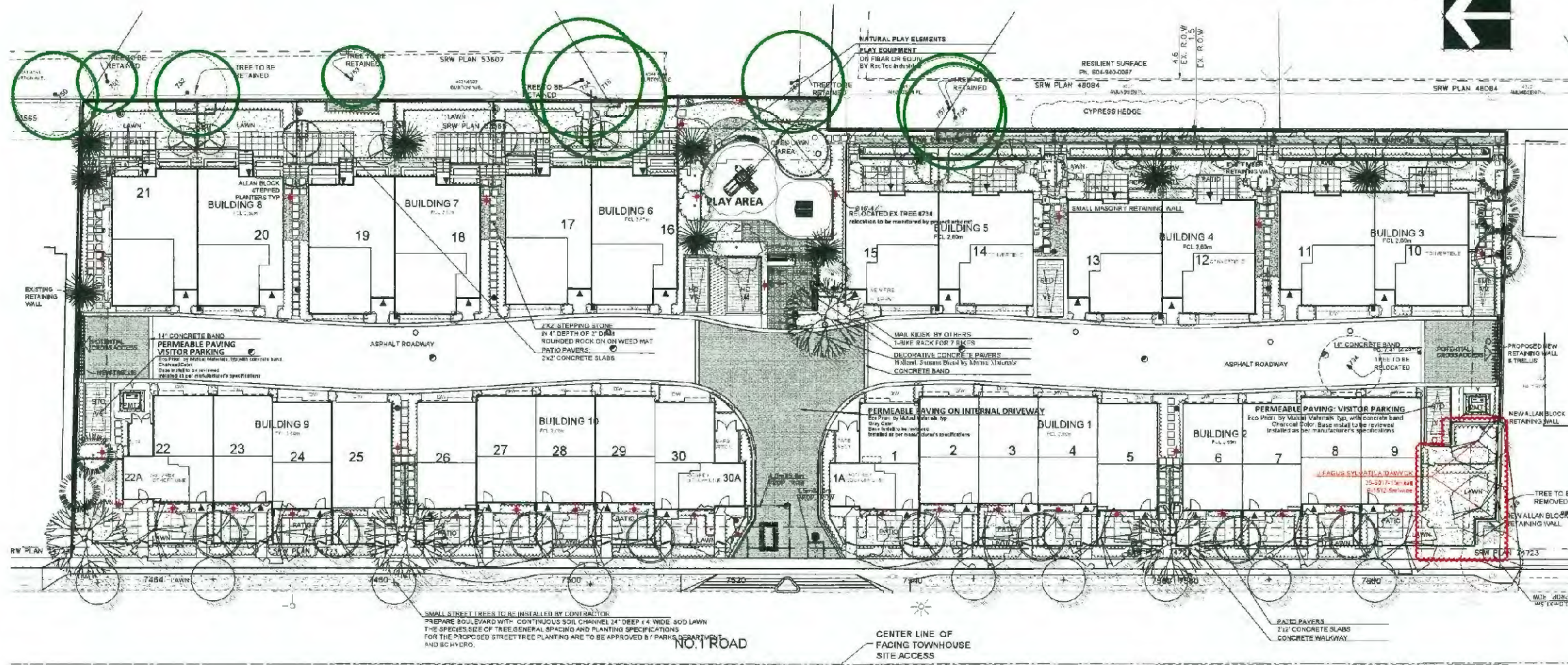
Attachment # 5



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pmg
LANDSCAPE ARCHITECTS
SUITE C100 - 4185 598 CRAIK DRIVE
BURNABY, BRITISH COLUMBIA, V5C 6G9
P 604 294-0111 F 604 294-0022

SEAL



PLANT SCHEDULE-STREET TREE				PMG PROJECT NUMBER: 17-368
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	STREET TREE	TO BE APPROVED BY PARKS DEPARTMENT	7CM CAL. 2M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BID-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

LIGHTING LEGEND	
	UPLIGHTING
	SOLAR BOLLARD LIGHT

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-368
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	ALER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. 2M STD. B&B
	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL. 1.8M STD. B&B
	11	MACHILIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	9CM CAL. 1.8M STD. B&B
	9	QXYDENRON ARBOREUM	SCURMOOD	8CM CAL. 1.8M STD. B&B
	4	PICEA OMORIKA	SERBIAN SPRUCE	4CM HT. B&B
	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMICAL LUMBER PINE	4CM HT. B&B
	5	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	8CM CAL. 1.8M STD. B&B
	2	QUERCUS PALUS TRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	9CM CAL. 2M STD. B&B
	9	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL. 1.8M STD. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE: - All soft landscape areas to be irrigated with automatically installation to I.I.A.B.C. Standards, latest edition.



NO.	DATE	REVISION DESCRIPTION	DR.
1	18.03.21	NEW VET PLAN	30
2	18.03.21	NEW VET PLAN	30
3	18.03.21	NEW VET PLAN	30
4	18.03.21	REVISIONS PER CITY REVIEW	30
5	18.03.21	REVISIONS PER CITY REVIEW	30
6	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
7	18.03.21	NEW VET PLAN	30
8	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
9	18.03.21	REVISION AS PER CITY COMMENTARY	30
10	18.03.21	NEW VET PLAN	30
11	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
12	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
13	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
14	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
15	18.03.21	NEW VET PLAN	30
16	18.03.21	NEW VET PLAN	30
17	18.03.21	NEW VET PLAN & CITY COMMENTARY	30
18	18.03.21	NEW VET PLAN	30
19	18.03.21	NEW VET PLAN	30
20	18.03.21	NEW VET PLAN	30
21	18.03.21	NEW VET PLAN	30
22	18.03.21	NEW VET PLAN	30
23	18.03.21	NEW VET PLAN	30
24	18.03.21	NEW VET PLAN	30
25	18.03.21	NEW VET PLAN	30
26	18.03.21	NEW VET PLAN	30
27	18.03.21	NEW VET PLAN	30
28	18.03.21	NEW VET PLAN	30
29	18.03.21	NEW VET PLAN	30
30	18.03.21	NEW VET PLAN	30

PROJECT:
30 UNIT TOWNHOUSE DEVELOPMENT

7580 No.1 Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: December 12, 2017 DRAWING NUMBER:

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

DRAWN: DD

CHECKED: DD

CHKD: MGY OF 7

17368-14 2P PMG PROJECT NUMBER: 17-268