



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 12, 2018
File: TU 18-803320

Re: Application by YKLM Art Space Co. Ltd. for an Official Community Plan (OCP) Amendment that would Permit a Temporary Commercial Use Permit at 4211 No. 3 Road


Staff Recommendation

That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow ‘Auction, Minor’ as a permitted use for a period of three years.”


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

WC:jr
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

YKLM Artspace Co. Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Auction, Minor” as a permitted use at 4211 No. 3 Road on a site zoned “Auto-Oriented Commercial (CA),” to permit the sale of artwork on site. (Attachment 1). The applicant proposes to hold monthly art auctions to support existing art-related programming on-site, which includes art performances, art exhibitions, and artist studios.

If approved, the TCUP would be valid for a period of up to three years from the date of issuance, at which time, an application for an extension of the Permit may be made and issued for up to three additional years. Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

Surrounding Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

To the North: A quick service restaurant with a drive-thru, on a property zoned “Auto-Oriented Commercial (CA)”.

To the South: A low rise commercial and industrial building on a property zoned “Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village”.

To the East: Across No. 3 Road, low rise commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, and the Aberdeen Canada Line station.

To the West: Across the River Park Way road right-of-way (ROW), low rise office and industrial buildings on lots zone “Industrial Business Park (IB1)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial.”

The OCP allows TCUPs in areas designated “Industrial,” “Mixed Employment,” “Commercial,” “Neighbourhood Service Centre,” “Mixed Use,” “Limited Mixed Use,” and “Agricultural” (outside of the Agricultural Land Reserve, only), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed Minor Auction use is consistent with the “Commercial” land use designation in the Official Community Plan (OCP).

Richmond Zoning Bylaw 8500

The subject site is zoned “Auto-Oriented Commercial (CA),” which allows for a range of commercial uses. The applicant proposes to hold monthly auctions of artwork in the gallery space. Richmond Zoning Bylaw 8500 defines “Auction, Minor” as the sale of household goods and smaller equipment to the highest bidder. The attached Temporary Commercial Use Permit would limit the auction to the sale of artwork and household goods only, with no sale of motor vehicles, construction equipment, or industrial equipment permitted. The proposed auction use is consistent with the intent of the “Auto-Oriented Commercial (CA)” zone.

Local Government Act

The *Local Government Act* states that TCUPs are valid for a period of up to three years from the date of issue, and that an application for one extension to the Permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Should the Planning Committee endorse this application and Council resolve to move the staff recommendation, the application will be forwarded to a Public Hearing on July 16, 2018, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The subject site is a former car dealership, which has been renovated to provide office and gallery space. The renovated building is approximately 2,008 m² (21,616 ft²).

The proposed auctions would take place in a 350 m² (3,767 ft²) gallery space. The applicant proposes to hold one auction per month, with bids made in person, online, and over the phone. The applicant intends to cap attendance at 100 guests, and anticipates that online and telephone bidding will reduce the number of guests in attendance. The attached Temporary Commercial Use Permit would limit the proposed auction use to this gallery space only.

No exterior renovations are proposed, except for improvements to the on-site landscaping. A Development Permit is not required for exterior alterations that cost less than \$75,000.

Landscaping

The subject site is largely paved, with a landscaped area between the building and the sidewalk. Concrete pavers flanking the landscaped area provide pedestrian access to the building. The landscaped area is currently planted with grass only. The applicant proposes to landscape a portion of this area with a variety of shrubs, flowers, and sculptures. The applicant’s Landscape Architect has indicated that the basin containing this landscaped area is not deep enough to accommodate trees. Additional landscaping located in planting beds flanking each driveway are proposed to be retained.

The applicant has provided a Landscape Plan showing the proposed improvements to the landscaped area (Attachment 4). Prior to issuance of the TCUP at the Public Hearing, the applicant is required to provide a Landscape Security based on the cost estimate of the Landscape Plan, plus a 10% contingency, to ensure that the agreed upon landscaping is installed.

Site Access and Parking

The applicant has provided a Traffic Impact Analysis (TIA) report to assess the capacity of surrounding streets to support the proposed new use. Transportation staff have reviewed the TIA report and are satisfied with its findings, with no upgrades to City infrastructure required.

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking is required at a rate of 1 parking space per 3.5 seating spaces or 3.1 parking spaces per 10 m² of gross leasable floor area, whichever is greater, reduced by 15% based on the City Centre blended parking rates. The maximum occupant load of the gallery space is 190 persons, which would require 46 parking spaces. Based on the area of this gallery space, 92 parking spaces are required.

There are 168 parking spaces on-site. The TIA report indicates that 80 of the spaces are for the exclusive use of customers and staff of the businesses, including the applicant. The remaining 88 spaces are managed as a park and ride facility. The applicant has confirmed that customers will have access to a minimum of 12 park and ride spaces, in order to meet the minimum parking requirements of 92 spaces. These 12 spaces will be reserved on days that the proposed auctions take place.

Class 1 and Class 2 bicycle parking is required at a rate of 0.27 spaces per 100 m² of gross leasable floor area greater than 100 m², for a total of one Class 1 and one Class 2 bicycle parking space. The site plan provided by the applicant shows six Class 1 and eight Class 2 bicycle parking spaces.

Financial Impact

None.

Conclusion

YKLM Art Space Co. Ltd. had applied to the City of Richmond for a Temporary Commercial Use Permit to allow "Auction, Minor" as a permitted use at 4211 No. 3 Road, zoned "Auto-Oriented Commercial (CA)," to permit the sale of artwork on site.

The proposed use at the subject property is acceptable to staff, on the basis that it is consistent with the land use designations in the Official Community Plan and is temporary in nature.

If endorsed by Council, the applicant is required to submit the two securities described in the attached Temporary Commercial Use Permit prior to consideration at the Public Hearing on July 16, 2018.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Auction, Minor" at 4211 No. 3 Road for a period of three years.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map

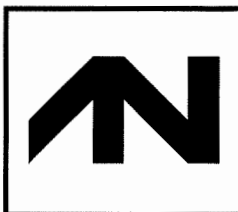
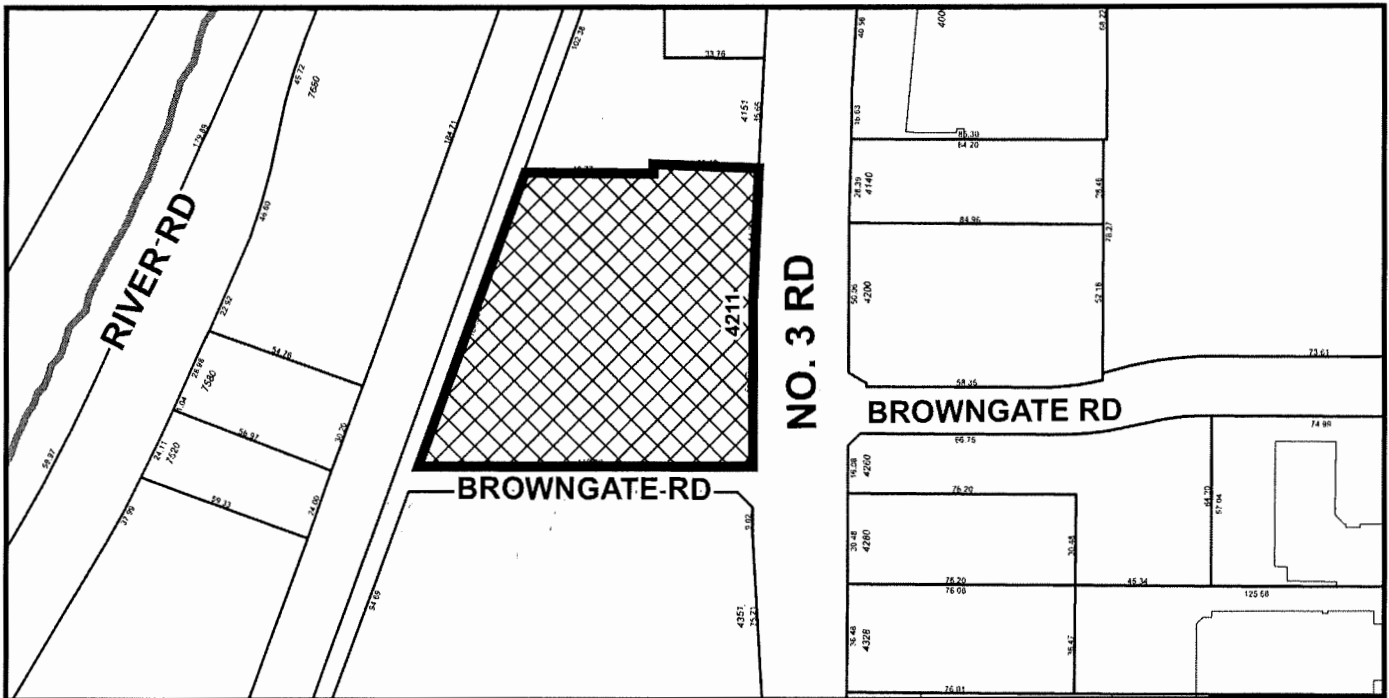
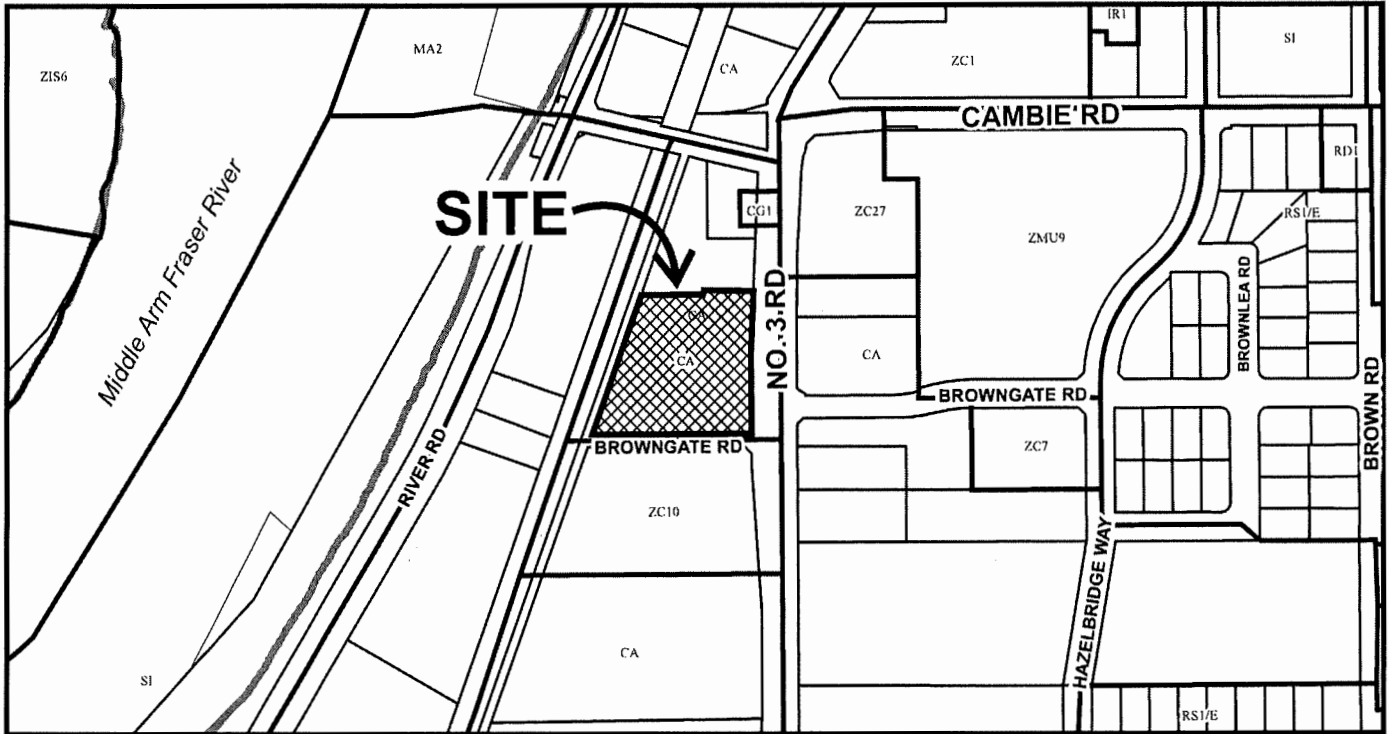
Attachment 2: Development Application Data Sheet

Attachment 3: Site Plan

Attachment 4: Landscape Plan



City of Richmond

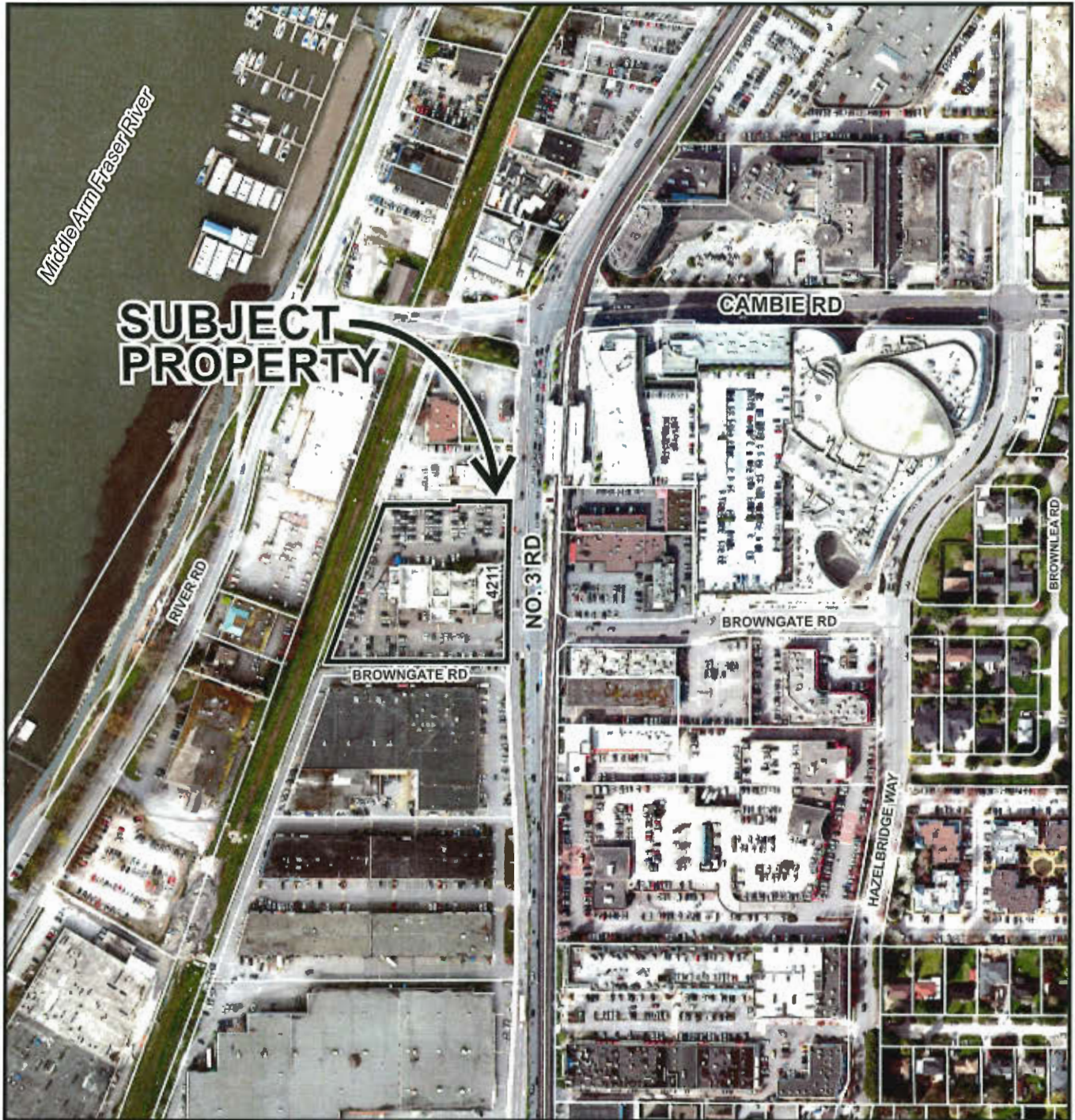


TU 18-803320

Original Date: 02/26/18
Revision Date:
Note: Dimensions are in METRES



City of Richmond



TU 18-803320

Original Date: 02/27/18

Revision Date:

Note: Dimensions are in METRES



TU 18-803320

Attachment 2

Address: 4211 No. 3 Road

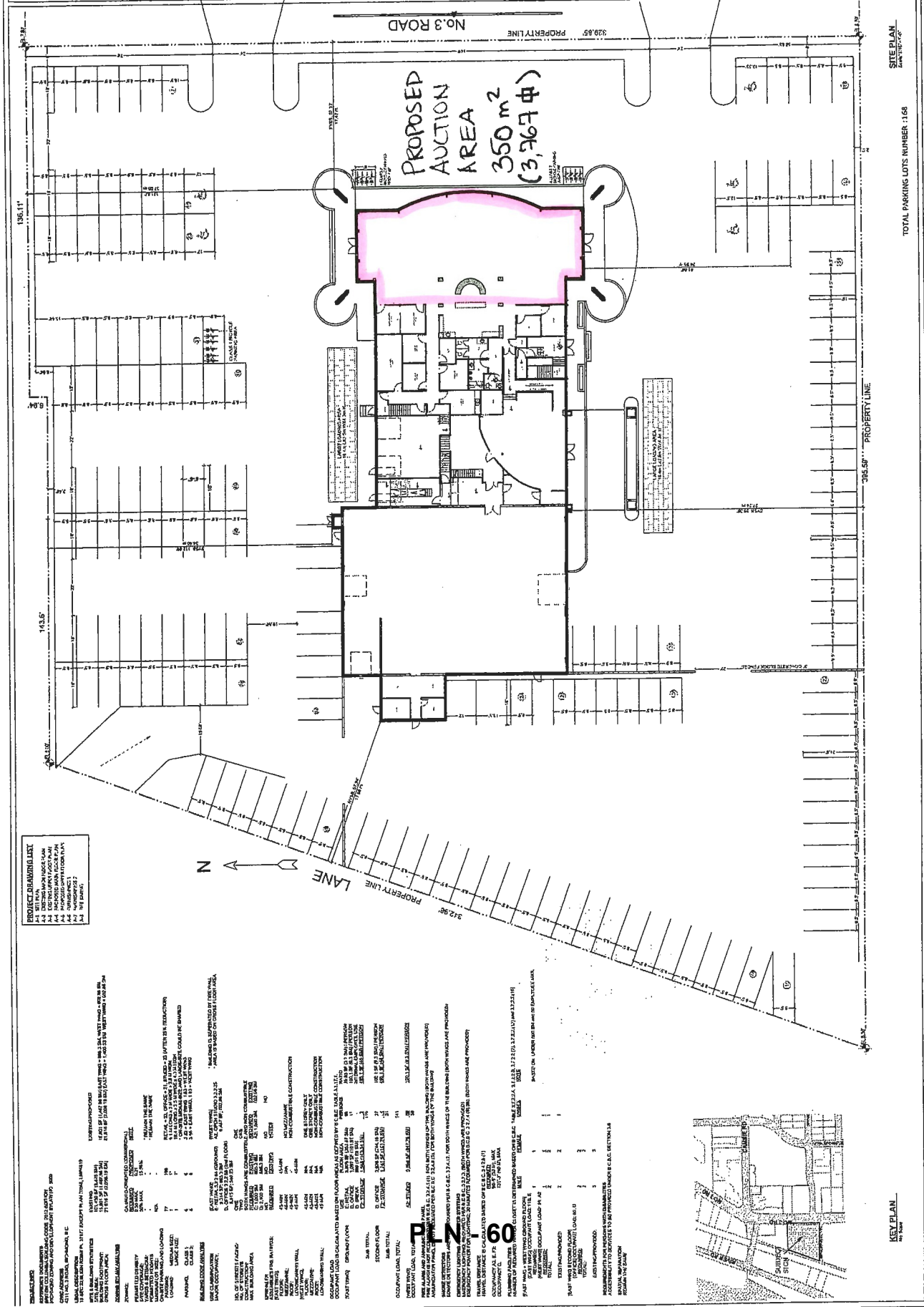
Applicant: YKLM Artspace Co. Ltd.

Planning Area(s): City Centre

	Existing	Proposed
Owner:	0977973 BC Ltd.	No change
Site Size (m²):	9,425 m ²	No change
Land Uses:	Office	Office, Minor Auction
OCP Designation:	Commercial	No change
CCAP Designation:	Urban Centre T5	No change
Zoning:	Auto-Oriented Commercial (CA)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	92	168	None
On-site Bicycle Parking:	Min. 1 Class 1 Min. 1 Class 2	6 Class 1 8 Class 2	None

<p>ISSUES/REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			<p>Building Design Studio</p> <p>ymstudio@live.com 778-899-8998 1276 West Hastings St. Vancouver BC</p>	<p>Civic Address: 4211 No.3 Road Richmond BC</p> <p>Legal Description: LOT 18 SECTION 32 BLOCK 5 N.R.8 WEST PLAN 31477</p>	<p>DRAWN: MERRY GAO</p> <p>DATE: 9/28/2017</p>	<p>PROJECT NO.: 2016014R</p> <p>SHEET NO.: A</p>	<p>Client: It is the responsibility of the client to ensure that all information provided is accurate and complete. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that the project complies with all applicable laws and regulations. The client is responsible for ensuring that the project is completed within the agreed-upon budget and timeline.</p>
NO.	DATE	DESCRIPTION																																				
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PROJECT DRAWING LIST

- A-3 EXISTING FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 PROPOSED SECTION
- A-6 PROPOSED ELEVATION
- A-7 PROPOSED SITE PLAN
- A-8 PROPOSED LANDSCAPE PLAN
- A-9 PROPOSED SIGNAGE
- A-10 PROPOSED LIGHTING
- A-11 PROPOSED UTILITIES
- A-12 PROPOSED MATERIALS
- A-13 PROPOSED FINISHES
- A-14 PROPOSED SCHEDULE
- A-15 PROPOSED SPECIFICATIONS
- A-16 PROPOSED CONTRACT DOCUMENTS

EXEMPTIONS

THE FOLLOWING EXEMPTIONS HAVE BEEN OBTAINED FROM THE CITY OF RICHMOND:

- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A SIGNAGE PLAN FOR THE PROPOSED SIGNAGE.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A LIGHTING PLAN FOR THE PROPOSED LIGHTING.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A UTILITIES PLAN FOR THE PROPOSED UTILITIES.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A MATERIALS PLAN FOR THE PROPOSED MATERIALS.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A FINISHES PLAN FOR THE PROPOSED FINISHES.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT A SCHEDULE FOR THE PROPOSED SCHEDULE.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT SPECIFICATIONS FOR THE PROPOSED SPECIFICATIONS.
- EXEMPTION FROM THE REQUIREMENT TO SUBMIT CONTRACT DOCUMENTS FOR THE PROPOSED CONTRACT DOCUMENTS.

PROPOSED CONSTRUCTION

THE PROPOSED CONSTRUCTION IS AS FOLLOWS:

- DEMOLITION OF EXISTING BUILDING.
- CONSTRUCTION OF PROPOSED BUILDING.
- CONSTRUCTION OF PROPOSED SIGNAGE.
- CONSTRUCTION OF PROPOSED LIGHTING.
- CONSTRUCTION OF PROPOSED UTILITIES.
- CONSTRUCTION OF PROPOSED MATERIALS.
- CONSTRUCTION OF PROPOSED FINISHES.
- CONSTRUCTION OF PROPOSED SCHEDULE.
- CONSTRUCTION OF PROPOSED SPECIFICATIONS.
- CONSTRUCTION OF PROPOSED CONTRACT DOCUMENTS.

PROPOSED FINISHES

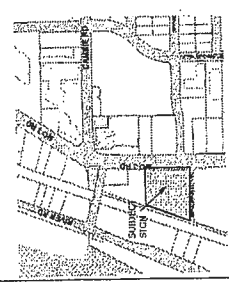
THE PROPOSED FINISHES ARE AS FOLLOWS:

- WALLS: PLASTER AND PAINT.
- FLOORS: POLISHED CONCRETE.
- CEILING: SUSPENDED GRID WITH MINERAL WOOL INSULATION.
- DOORS: SOLID WOOD.
- WINDOWS: ALUMINUM FRAME GLAZING.
- ROOF: BURNT SLATE.
- EXTERIOR FINISHES: BRICK VENEER.
- LANDSCAPE: GRASS AND SHRUBS.
- UTILITIES: PVC AND COPPER PIPING.
- MATERIALS: LOCAL AND SUSTAINABLE.
- FINISHES: EARTH TONES.
- SCHEDULE: 10-15% OFF MARKET.
- SPECIFICATIONS: AS BUILT.
- CONTRACT DOCUMENTS: STANDARD FORM.

PROPOSED UTILITIES

THE PROPOSED UTILITIES ARE AS FOLLOWS:

- ELECTRICITY: 200 AMP SERVICE.
- GAS: 3/4" GAS SERVICE.
- WATER: 1" WATER SERVICE.
- SEWER: 4" SEWER SERVICE.
- TELEPHONE: 1" TELEPHONE SERVICE.
- CABLE: 1" CABLE SERVICE.
- RAINWATER: COLLECTION AND STORAGE.
- IRRIGATION: DROPPED IRRIGATION SYSTEM.
- LANDSCAPE: IRRIGATION SYSTEM.
- UTILITIES: ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND UTILITIES DEPARTMENT REQUIREMENTS.



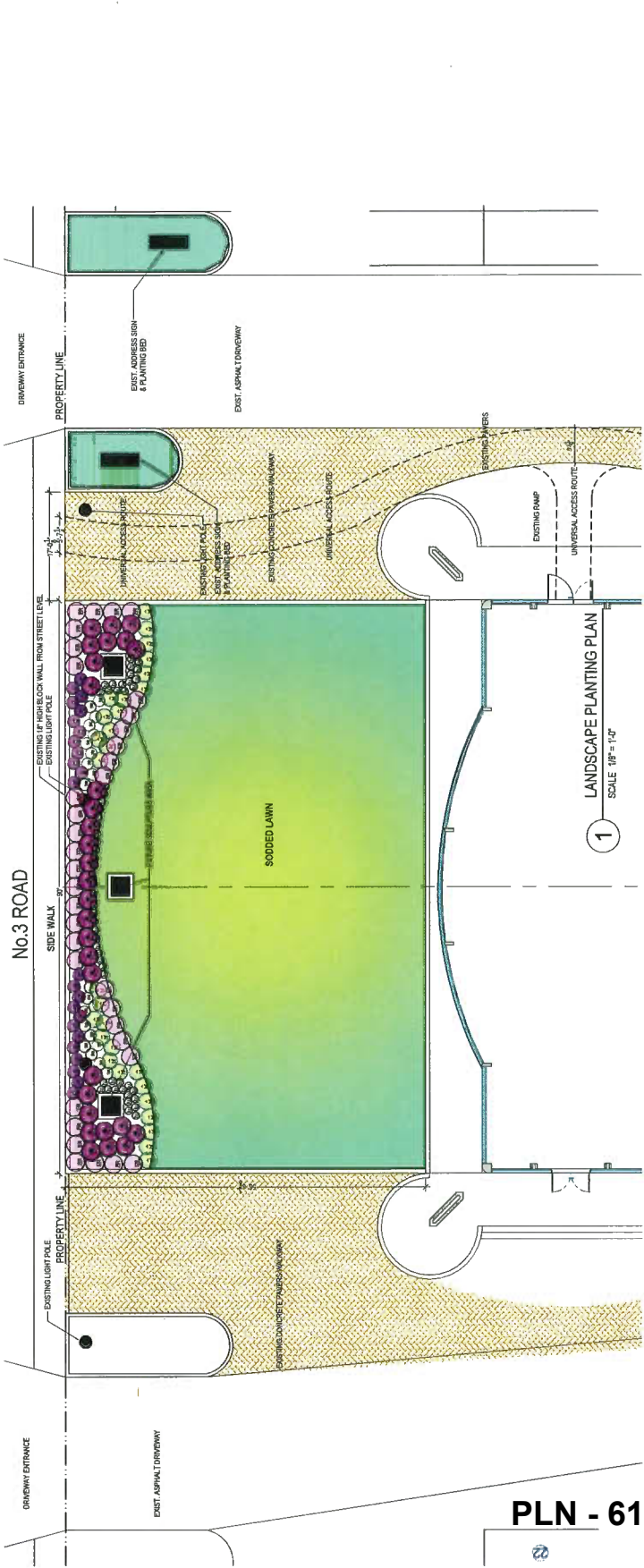
KEY PLAN

SCALE: 1" = 100'

TOTAL PARKING LOTS NUMBER: 168

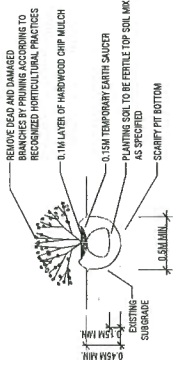
SITE PLAN

SCALE: 1" = 100'



1 LANDSCAPE PLANTING PLAN
 SCALE 1/8" = 1'-0"

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AZZ	30	SHRUBS & GROUNDCOVERS	AZALEA (PURPLE) 映山红	#2	CONTAINER
la	24	GIRARD'S PURPLE AZALEA	ENGLISH LAVENDER	#1	CONTAINER
ER	35	LAVANDULA ANGUSTIFOLIA	WINTER HEATHER (PURPLE)	#2 POT @ 1'O.C.	40CM O.C.
hf	29	ERICA X DARLEYKENSIS	ST. JOHNS WORT	#1	30CM O.C.
		PERENNIALS			
96	21	SEDUM AUTUMN JOY/FIRE	STONECROP	#1	40CM O.C.
tu	54	TULIPA SPP.	TULIP 郁金香	BULB	10CM O.C. IN GROUP



2 PLANTING DETAILS
 SCALE 1/8" = 1'-0"

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REDIRECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRESSED AREAS: 150MM (6")
 - B. GROUNDCOVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUNDCOVERS 350MM (14") O.C.
 7. 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

PLN - 61

<p>AZ 映山红 BLOOM 4.6 PURPLE</p> <p>AZALEA JAPONICA 'CAMPA PINK' 映山红 4.6m x 1.5m Full Sun Bloom: Mid-Summer to Early Autumn Full Sun to Full Shade Hardiness zone 5 to 8</p>	<p>la 薰衣草 BLOOM 5.3 YELLOW</p> <p>LAVANDULA ANGUSTIFOLIA 薰衣草 1.5m x 1.5m Full Sun Bloom: Mid-Summer to Early Autumn Full Sun to Full Shade Hardiness zone 5 to 8</p>	<p>tu 郁金香 BLOOM 4.5 VARIOUS</p> <p>TULIPA SPP. 郁金香 1.5m x 1.5m Full Sun Bloom: Early Summer to Mid Fall Full Sun to Full Shade Hardiness zone 3 to 8</p>	<p>hf 宝景天 BLOOM 8.1 RED</p> <p>SEDUM AUTUMN JOY/FIRE 宝景天 1.5m x 1.5m Full Sun Bloom: Mid-Summer to Early Autumn Full Sun to Full Shade Hardiness zone 3 to 11</p>
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No. TU 18-803320

To the Holder: YKLM ARTSPACE CO. LTD.
Property Address: 4211 NO. 3 ROAD
Address: C/O SONNY LI
YKLM ARTSPACE CO. LTD.
4211 NO. 3 ROAD
RICHMOND, BC V6X 2C3

1. This Temporary Commercial Use 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 Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:
Auction, Minor
4. The permitted use shall be limited to the sale of artwork and household goods only, and shall not include the sale of motor vehicles, commercial equipment, or industrial equipment.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
6. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$2,000.00.

To the Holder: YKLM ARTSPACE CO. LTD.
Property Address: 4211 NO. 3 ROAD
Address: C/O SONNY LI
YKLM ARTSPACE CO. LTD.
4211 NO. 3 ROAD
RICHMOND, BC V6X 2C3

7. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$2,723.05 for the landscape works described in Schedule "D". The City will release 90% of the security upon inspection, and 10% of the security will be released one year after the inspection to ensure that the agreed upon planting has survived.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
9. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____,

ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____,

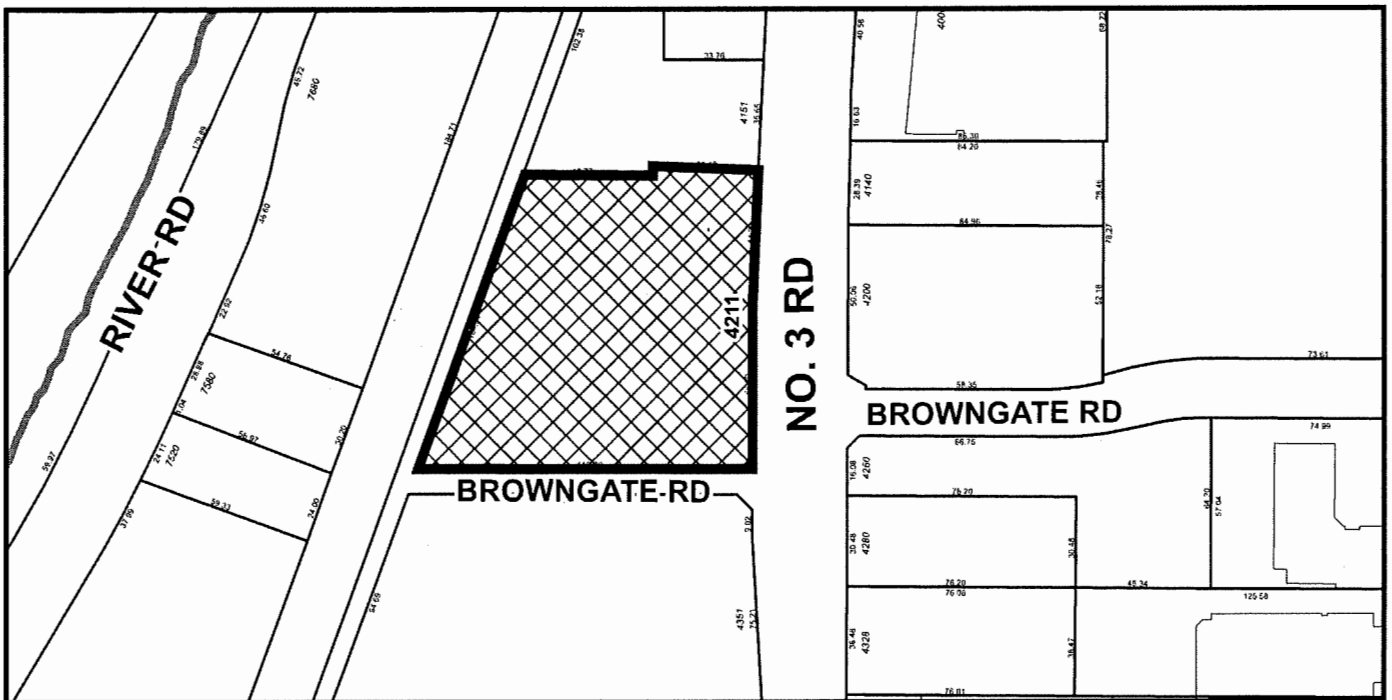
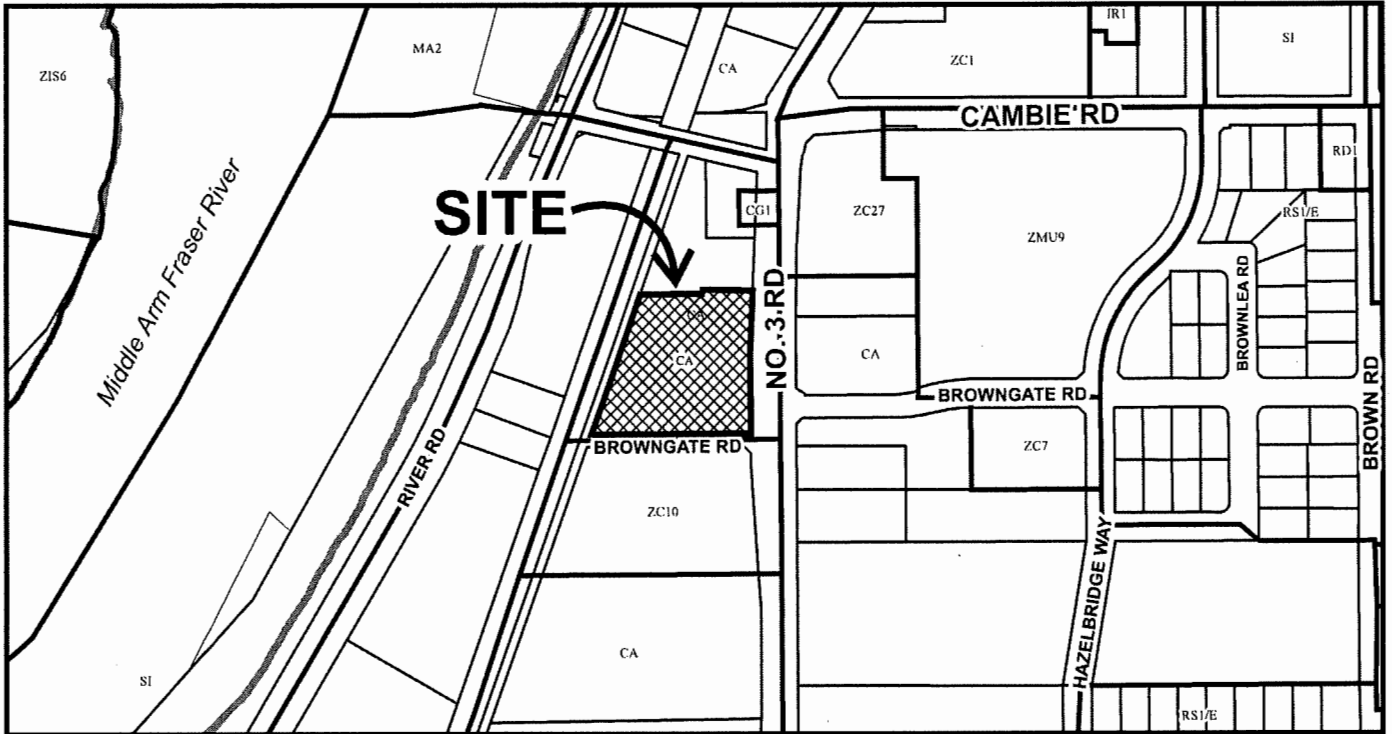
MAYOR

CORPORATE OFFICER



City of Richmond

Schedule "A"



TU 18-803320

Original Date: 02/26/18

Revision Date:

Note: Dimensions are in METRES

Schedule "B"

Building Design
UFA Studio
 yansstudio@live.com
 778-899-8958
 778-898-4388
 1777 West 10th Street, Suite 101
 Vancouver BC

Client Address:
 4211 No.3 Road
 Richmond, BC

Legal Description:
 LOT 18 SECTION 32 BLOCK 5
 N.A.S. WEST PLAN 31477

DRAWN:
MERRY GAO
 yansstudio@live.com
 778-899-8958
 778-898-4388

Drawing Title:
SITE PLAN

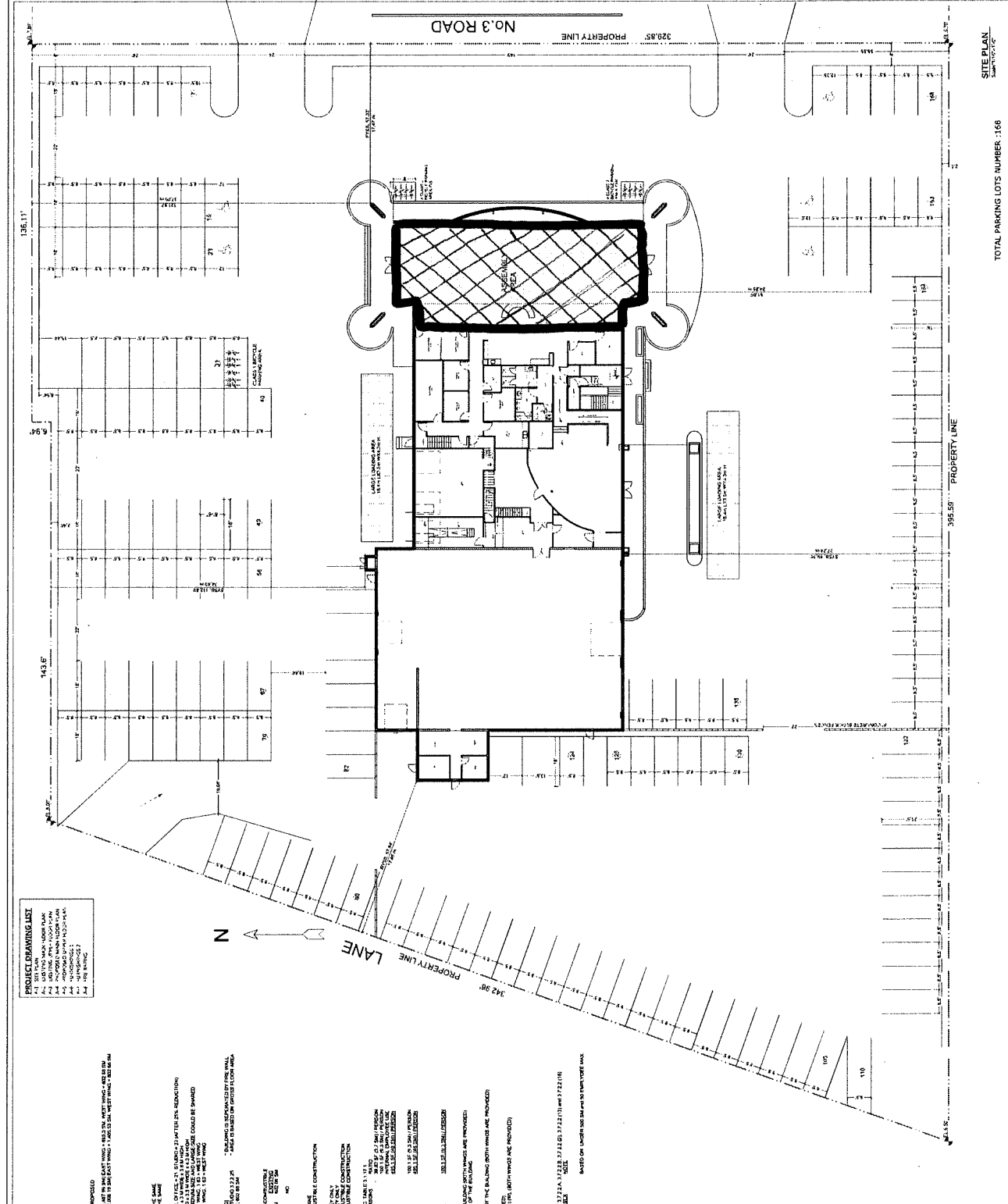
Date:
 AS SHOWN | 9/28/2017

Project No.:
 2016014R

Scale:
 AS SHOWN

Checkered:

Disclaimer:
 This drawing is a preliminary design and is not intended for construction. It is provided for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The designer is not responsible for any errors or omissions in this drawing. The client is advised to consult with a professional engineer or architect for any specific requirements. This drawing is the property of the designer and shall not be reproduced or used in any other project without the written consent of the designer.



PROJECT DRAWING LIST

1	1. SITE PLAN
2	2. FLOOR PLAN
3	3. SECTION
4	4. ELEVATION
5	5. EXTERIOR ELEVATION
6	6. INTERIOR ELEVATION
7	7. MECHANICAL PLAN
8	8. ELECTRICAL PLAN
9	9. PLUMBING PLAN
10	10. LANDSCAPE PLAN
11	11. SIGNAGE PLAN
12	12. FURNITURE PLAN
13	13. FINISHES PLAN
14	14. SCHEDULES
15	15. SPECIFICATIONS
16	16. CONTRACT DOCUMENTS
17	17. PERMITS
18	18. AS-BUILT

PROJECT NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

4. THE CLIENT IS ADVISED TO CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT FOR ANY SPECIFIC REQUIREMENTS.

5. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED OR USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

TABLE 1: OCCUPANCY LOADS

AREA	AREA (M ²)	OCCUPANCY LOAD (PERSONS/M ²)	TOTAL PERSONS
OFFICE	1000	1.0	1000
RECEPTION	200	1.0	200
CONFERENCE	150	1.0	150
RESTROOM	50	1.0	50
STAIR	100	1.0	100
ELEVATOR	50	1.0	50
MECHANICAL	100	1.0	100
ELECTRICAL	100	1.0	100
PLUMBING	100	1.0	100
FINISHES	100	1.0	100
SCHEDULES	100	1.0	100
SPECIFICATIONS	100	1.0	100
CONTRACT DOCUMENTS	100	1.0	100
PERMITS	100	1.0	100
AS-BUILT	100	1.0	100

TABLE 2: TRAFFIC VOLUMES

ROAD	TRAFFIC VOLUME
NO. 3 ROAD	1000
PROPERTY LINE	500
LANE	200

TABLE 3: MATERIAL QUANTITIES

MATERIAL	QUANTITY
CONCRETE	1000
STEEL	500
BRICK	2000
GLASS	1000
WOOD	500
PAINT	1000
PLASTER	500
CEILING	1000
FLOORING	500
MECHANICAL	1000
ELECTRICAL	500
PLUMBING	1000
FINISHES	500
SCHEDULES	1000
SPECIFICATIONS	500
CONTRACT DOCUMENTS	1000
PERMITS	500
AS-BUILT	1000

SITE PLAN
 SCALE: AS SHOWN

TOTAL PARKING LOTS NUMBER: 168

KEY PLAN
 SCALE: AS SHOWN

Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

YKLM Art Space Co. Ltd.
by its authorized signatory

RPL
ROYAL PACIFIC LANDING LTD. |
太平洋皇家园林设计有限公司
www.rpl.com
604-338-9305
info@rpl.com

SCALE 1/8" = 1'-0"

N

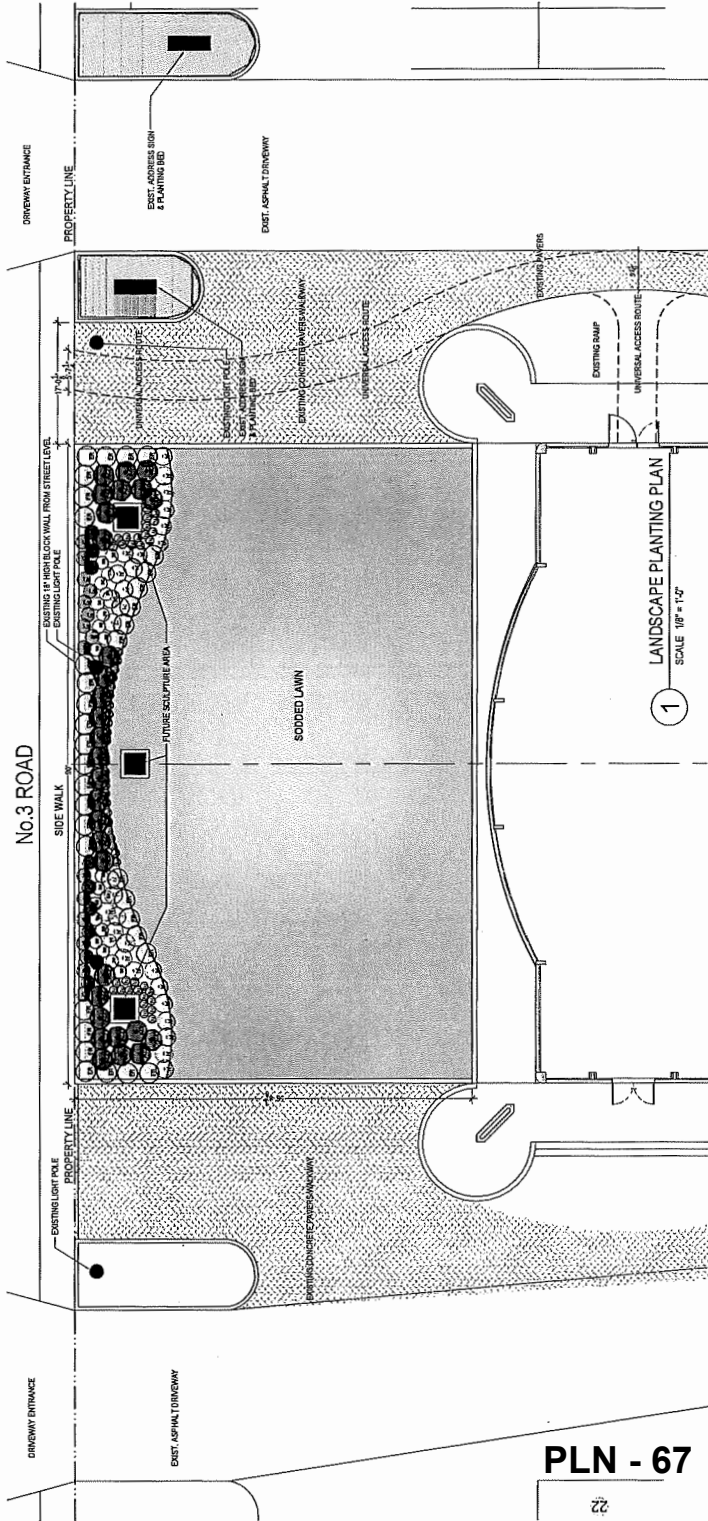
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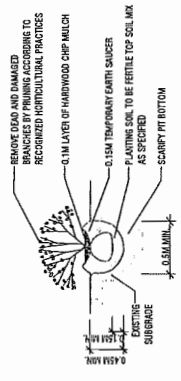
4211 NO.3 ROAD
RICHMOND, BC

LANDSCAPE
SITE PLAN

L1



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AZ	30	SHRUBS & GROUNDCOVERS			
la	24	GIRARD'S PURPLE AZALEA	AZALEA (PURPLE) 映山红	#2	CONTAINER
ER	35	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 1'O.C.	CONTAINER
HF	28	ERICA X DARLEYENSIS	冬青石楠	#1	40CM O.C. 30CM O.C.
SE	21	PERENNIALS			
tu	54	SEDUM AUTUMN JOY/FIRE	STONECROP	#1	40CM O.C.
		TULIPA SPP.	TULIP 郁金香	BULB	10CM O.C. IN GROUP



- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 500MM (14") O.C.
 7. 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

② PLANTING DETAILS
SCALE NTS

A7 映山红

ER

tu

la

SE

<p>AZALEA SPONDYLIA GUMMO PINK (AZALEA) Common 40-50 CM HGT. Fls: Pink Blossom 4/8 Yellow to Early Summer Can tolerate some shade Hardiness zones 4-8</p>	<p>LAVANDULA ANGIUSTIFOLIA (ENGLISH LAVENDER) Common 1.5-2.5 M HGT. Fls: Purple Blossom 3/3 Yellow 10-20 CM HGT. Hardiness zones 5-8</p>	<p>SEDUM AUTUMN JOY/FIRE (STONECROP) Common Fls: Red Blossom 5/11 Red 15-20 CM HGT. Fls: Yellow Hardiness zones 4-8</p>	<p>TULIPA SPP. TULIP Common Fls: Yellow Blossom 4/8 Yellow Fls: Red Hardiness zones 4-8</p>
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