



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 8, 2025

From: Joshua Reis
Director, Development

File: DP 21-936427

Re: **Application by Kadium No. 4 Development Ltd. for a General Compliance Ruling to Development Permit (DP 21-936427) at 10380 No. 4 Road**

Staff Recommendation

That the attached plans involving changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved Development Permit (DP 21-936427).

Joshua Reis
Director, Development
(604-247-4625)

JR:mt
Att. 7

Staff Report

Origin

Jason Liang, on behalf of Kadium No. 4 Development Ltd. (Incorporation number: BC1157491), has requested a General Compliance (GC) ruling to modify the Landscape Plan, Tree Management Plan and Landscape Details issued with the Development Permit (DP) (DP 21-936427) at 10380 No. 4 Road.

A rezoning (RZ-18-831725) and development permit were adopted and issued on June 10, 2024 to facilitate the construction of 19 townhouse units, including four secondary suites, on a site zoned “Medium Density Townhouses (RTM2)”. A location map is provided in Attachment 1. Construction is nearly complete, with a targeted start of landscaping work for Fall 2025 and occupancy for early 2026.

The proposed modifications to the issued DP include changes to address the failed relocation and transplanting of Tree #435 and minor changes to an on-site retaining wall and fence.

Background

Development surrounding the subject site is as follows:

To the North and South:	Single detached residential dwellings, zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting No. 4 Road and designated for townhouses consistent with the Arterial Road Land Use Policy.
To the West:	Across No 4 Road, single detached residential dwellings, zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting No. 4 Road and designated for townhouses consistent with the Arterial Road Land Use Policy.
To the East:	Single detached dwellings, zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting Dennis Crescent.

Staff Comments

The proposed scope of the GC ruling request for the subject site is limited to the Landscape Plan, Tree Management Plan and Landscape Details of the project. The requested modifications are consistent with the landscape guidelines in the Official Community Plan (OCP) and compliant with the Zoning Bylaw.

Approved Tree Protection and Replacement Plan

- On-site tree retention and removal was assessed as part of the rezoning application and development permit, at which time it was determined that two trees on the subject site were to be relocated and protected, Tree #422, a Japanese maple, and Tree #435, a Pink snowbell. Four trees were to be protected on the neighbouring property to the east at 10311 Dennis Crescent (Trees #OS1-OS4).

- The Landscape Plan issued with the DP showing the trees identified for removal, retention and relocation is provided in Attachment 2. The previous tree management plan is provided in Attachment 3.
- The Landscape Plan shows that a mix of 33 deciduous and coniferous replacement trees of various sizes were proposed to be planted and maintained on-site (not including the two transplanted trees). This exceeds the 2:1 tree replacement ratio in the OCP which required 32 replacement trees.
- The City is currently holding a Letter of Credit (LoC) valued at \$152,362.15 to ensure that landscaping works are completed in accordance with the approved plans.
- In addition to the landscape security, the City is holding a \$15,000.00 Tree Survival Security to the two trees that were to be relocated (Tree #422 and #435).

Approved Landscape Details – Retaining Wall and Fence

- The issued DP included details for an Allen Block retaining wall running most of the length of the property in the rear yard, north to south, adjacent to the eastern property line and an existing SRW.
- The issued DP includes a 1.2m (4 ft.) tall wooden fence abutting the neighbouring property to the north.
- The location of the retaining wall and fence are visible in the Landscape Plans (Attachment 2), and the details are visible in the Landscape Details (Attachment 4).

Analysis

Tree Relocation and Transplanting

- Consistent with the approved DP, prior to demolition, tree #435 was transplanted by Maple Leaf Tree Movers in July of 2022, to an offsite tree farm facility.
- The transplant was completed as per the specifications of the British Columbia Landscape and Nursery Association (BCLNA). However, the transplant was not successful and tree #435 died post transplant at the tree farm facility.
- The City's Tree Preservation staff have reviewed the submitted documentation from the project arborist in conjunction with records from the transplant contractor. Staff confirmed that the tree died despite the applicant's adherence to best practices.
- Tree #422 was similarly transplanted by the same company, remains in good health and is scheduled for transplant from the tree farm facility back to the subject site.
- To account for the unsuccessful transplant of Tree #435 the applicant proposes to replace Tree #435 with one large tree on-site, a 10cm Dawyck Purple beech, in the same location fronting No. 3 Road as visible in the revised Landscape Plans (Attachment 5 and 6). The City's Tree Preservation Staff have reviewed and approve of this replacement.
- The City currently holds a \$5,000.00 Tree Survival Security for Tree #435. Given that best practices were followed and the tree died of natural causes, the City may release this portion of the security.

Retaining Wall Design Change

- The applicant has requested to replace the approved Allen Block retaining wall with .5m timber retaining wall to provide a smaller footprint and additional open space next to the existing SRW.
- The proposed changes are visible in the Landscape Details drawing (Attachment 7).

- The applicant has advised that the proposed timber retaining wall has similar maintenance responsibilities to the original Allen Block wall.
- In addition to providing a smaller footprint, the use of timber in lieu of Allen Block creates a softer and warmer feel consistent with the overall development design and character.
- The City's Transportation, Engineering and Urban Design staff reviewed and approved the proposed changes as consistent with a GC application.

Fence Height Design Change

- The applicant received a request from the neighbour to the north to increase the height of the fence to provide additional privacy.
- Staff have no objections to the proposed fence height increase from 1.2m to 1.5m (4 ft. to 5 ft.) which remain consistent with the Zoning Bylaw. The fence material and design remain otherwise unchanged. This change only impacts the fence on the northern property line and no other design changes are proposed.

Landscaping Security

- A \$152,326.15 LoC was taken as security for landscaping at the time of the original DP. This LoC will continue to be held as landscaping security until the landscaping has been installed and following a one-year maintenance period.

Conclusions

Jason Liang, on behalf of Kadium No. 4 Development Ltd. (Incorporation number: BC1157491), has requested a GC ruling to modify the Landscaping Plan, Tree Management Plan and Landscape Details issued with the DP (DP 21-936427). The proposed modifications outlined in this report are within the scope of a GC ruling and will apply to the site located at 10380 No. 4 Road.

Staff recommend support of this GC request for the proposed changes to the issued DP.



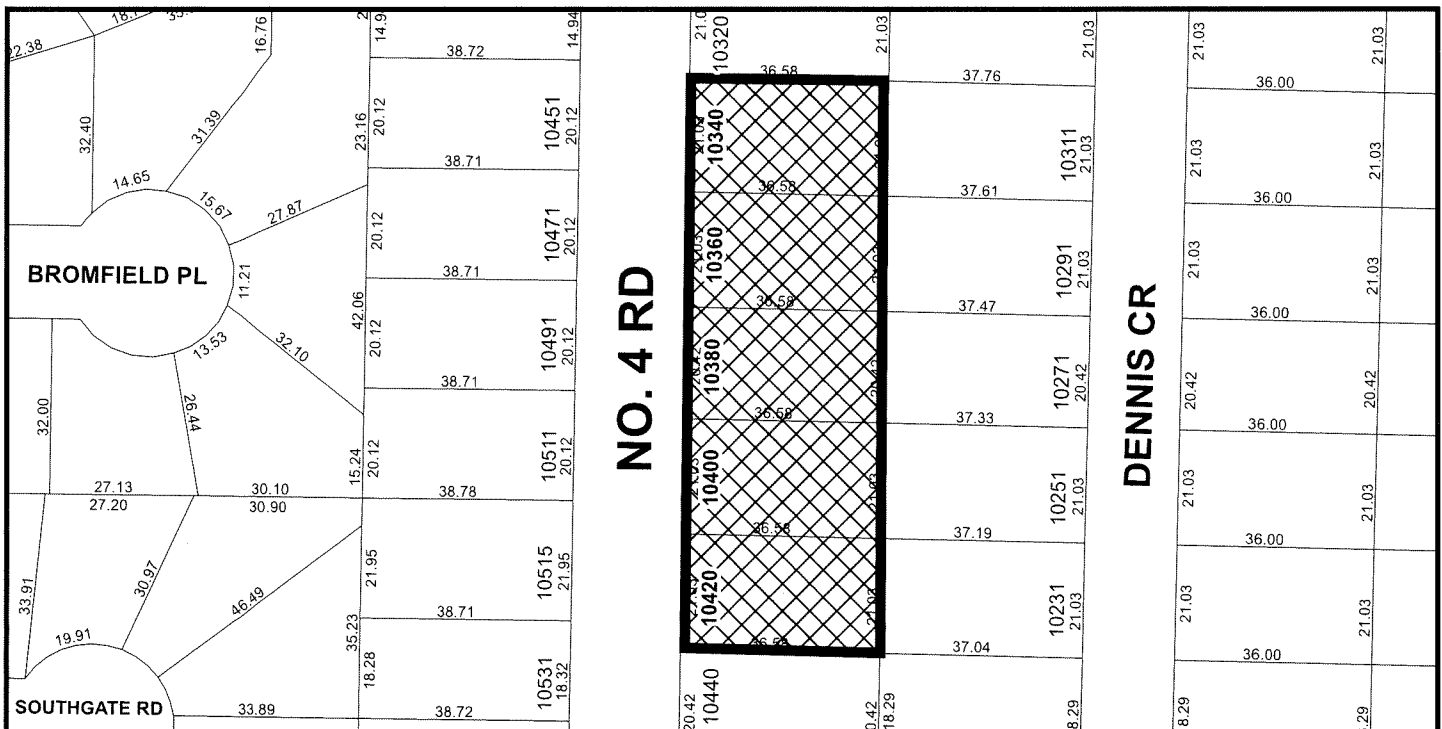
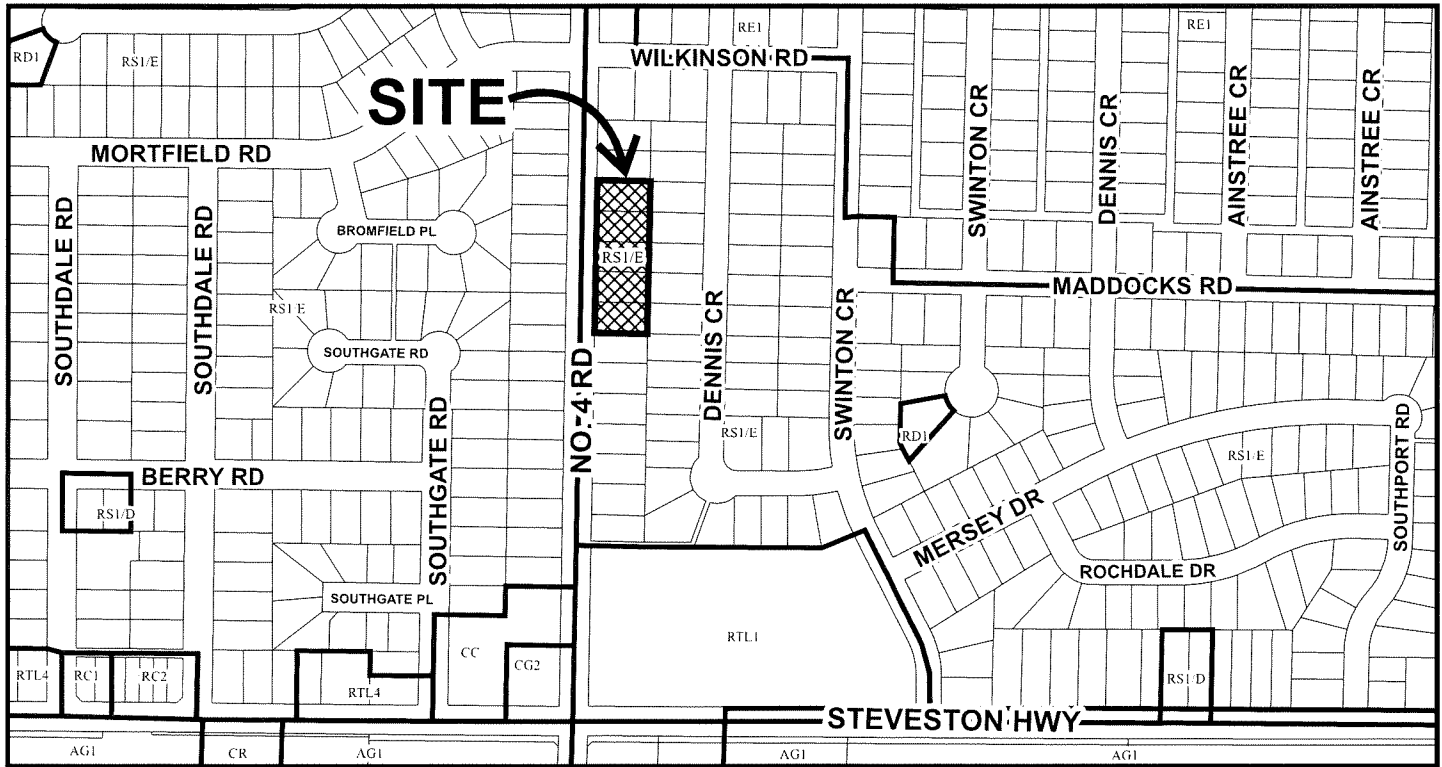
Mark Tennenhouse
Planning Technician
(604-276-4090)

MT:aa

- Att.
- 1: Location Map
 - 2: Landscape Plan issued under DP 21-936427
 - 3: Tree Management Plan issued under DP 21-936427
 - 4: Landscape Details issued under DP 21-936427
 - 5: Proposed Landscape Plan
 - 6: Proposed Tree Management
 - 7: Proposed Landscape Details



City of Richmond



DP 21-936427
SCHEDULE "A"

Original Date: 08/11/21

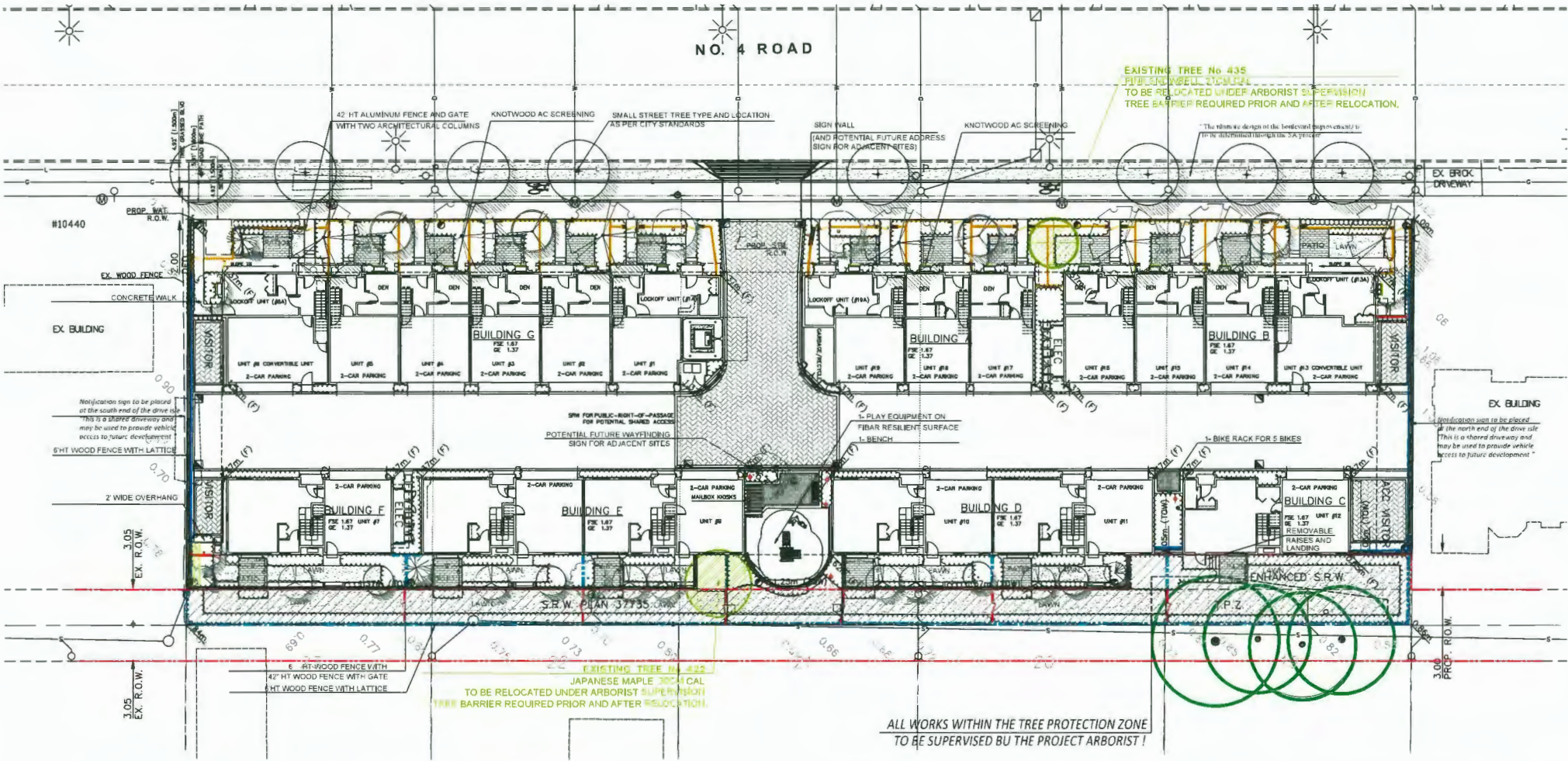
Revision Date:

Note: Dimensions are in METRES

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SEAL



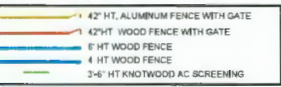
FURNITURE LEGEND



PVAER LEGEND



FENCE LEGEND



LIGHTING LEGEND



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	STREET TREE	TYPE AND LOCATION BY CITY	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 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. * BIOSOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER PALMATUM	JAPANESE MAPLE	8CM CAL, 1.8M STD, B&B
	1	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	8CM CAL, B&B
	7	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	8CM CAL, 2M STD, B&B
	4	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	11CM CAL, B&B
	2	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	10CM CAL, B&B
	7	MAGNOLIA ROBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL, 1.8M STD, B&B
	2	PRINUS SERBICA 'BRUN'	BRUNS SERBICA SPRUCE	5M HT, B&B
	4	PRINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	5M HT, B&B
	4	PRUNUS SERRULATA 'AMANDOGAWA'	AMANDOGAWA FLOWERING CHERRY	8CM CAL, 1.5M STD, B&B

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NOTE: * All soft landscape areas to be irrigated with an efficient automatic irrigation system with rain sensor. Installation to I.L.A.B.C. Standards, latest edition. Provide design-build system plan for review.

PROJECT

**19 UNIT TOWNHOUSE
DEVELOPMENT**
10340 - 10420 NO. 4 ROAD
RICHMOND
R2 18-831725

DRAWING TITLE

**LANDSCAPE
PLAN** DP 21-936427
JUNE 15 2023
PLAN# 5.a

DATE July 22, 2018 DRAWING NUMBER

SCALE: 1/16"=1'-0"

DRAWN DD

DESIGN DD

CHKD PCM

OF 7

L1

19093-118P.ZIP

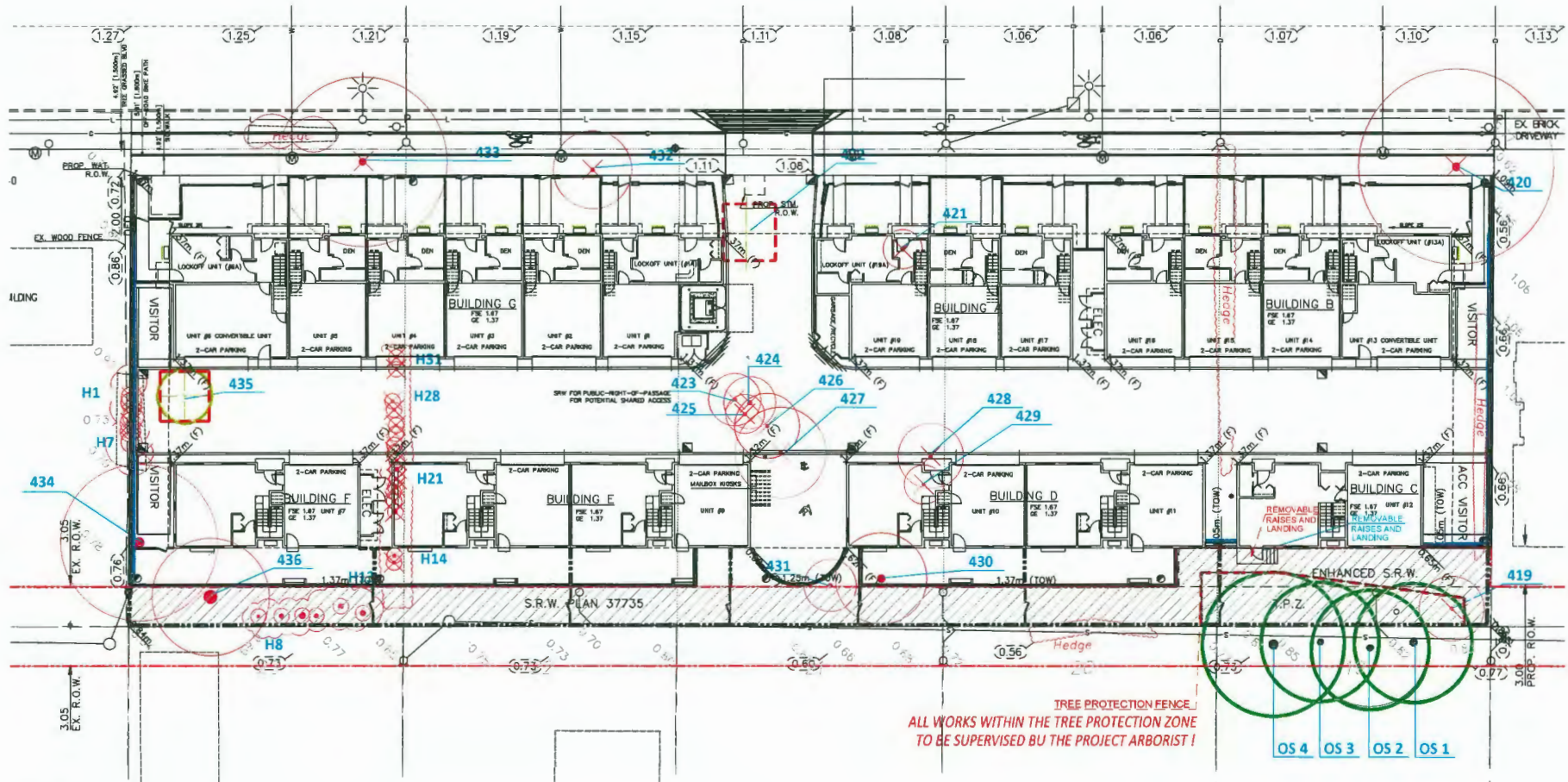
PMG PROJECT NUMBER

19-093

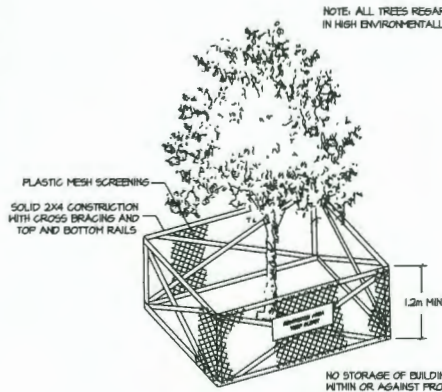
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SEAL



- TREE TO RETAIN
- TREE TO REMOVE
- TREE PROTECTION FENCE
- TREE TO BE RELOCATED



1A TREE PROTECTION BARRIER
L-3

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER in cm. @ 1.3m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. MEASURED AT BREAST HEIGHT OR 1.4M FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H7	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H13	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
os1	Hemlock	60	3.60
os2	Hemlock	60	3.60
os3	Hemlock	60	3.60
os4	Western red cedar	85	5.10

PROJECT

19 UNIT TOWNHOUSE

DEVELOPMENT

10340 - 10420 NO. 4 ROAD

RICHMOND

RZ 18-831725

DP 21-936427

JUNE 15 2023

PLAN# 5.e

DRAWING TITLE

TREE MANAGEMENT
PLAN

DATE July 22 2019

DRAWING NUMBER

SCALE 1/16"=1'-0"

DRAWN DO

DESIGN DO

CHKD PCM

OF 7

L5

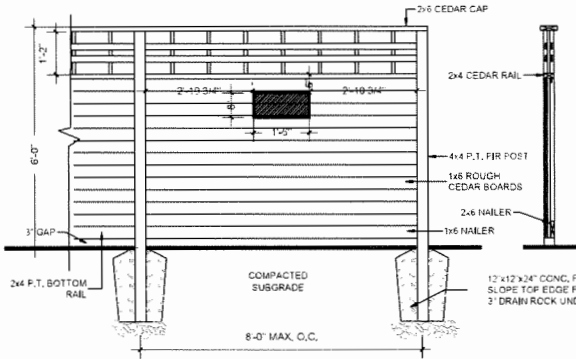
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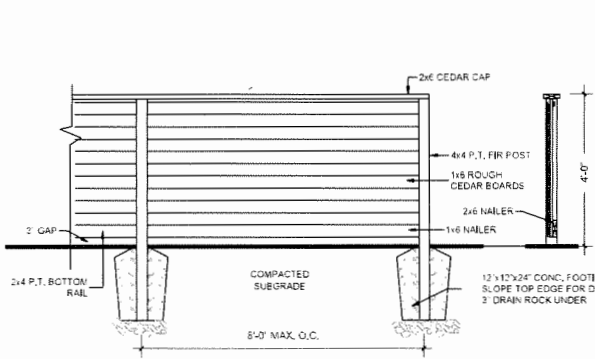
Notification sign to be placed at the north end of the drive aisle.
This is a shared driveway and may be used to provide vehicle access to future development.

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



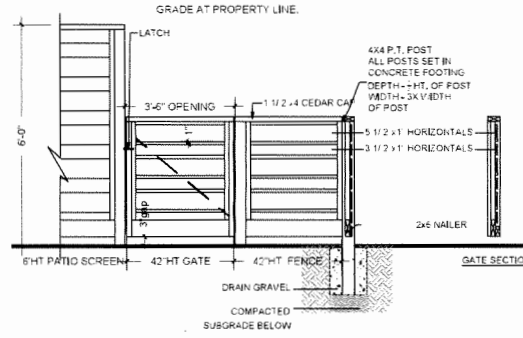
1a 6'-0" HEIGHT WOOD FENCE WITH LATTICE
1/2" = 1'-0"

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
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 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
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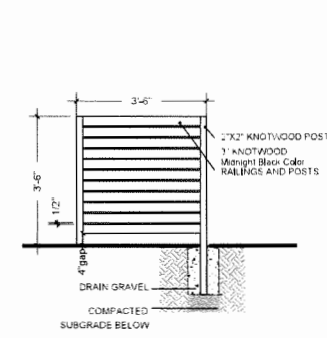


1b 4'-0" HEIGHT WOOD FENCE WITH LATTICE
1/2" = 1'-0"

- NOTES:
1. ALL WOOD P.T., HEM/FIR
 2. ALL FASTENERS HOTDIPPED GALVANIZED
 3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOUR TO MATCH ARCH. PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
 4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

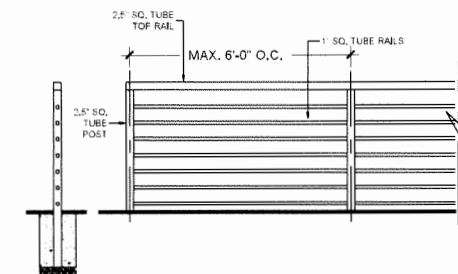


2 6' HT PATIO SCREEN AND 42' HT WOOD FENCE WITH GATE
1/2" = 1'-0"

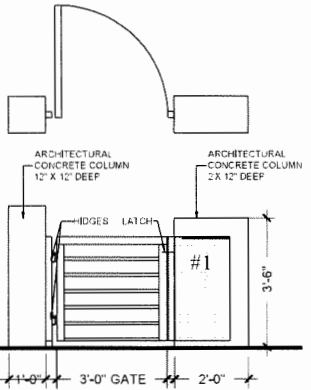


9 3'-6" HT KNOTWOOD AC SCREENING
1/2" = 1'-0"

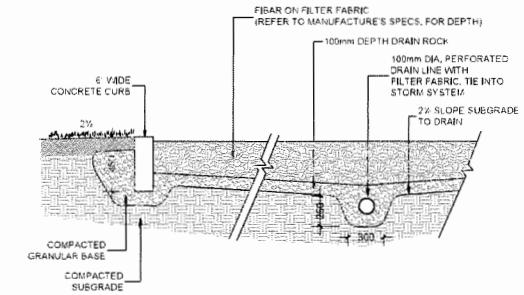
- NOTES:
1. METAL GALVANIZED ALUMINUM PICKETS
 2. SMOOTH WELD ALL JOINTS
 3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
 4. ALL HARDWARE HOT DIPPED GALVANIZED



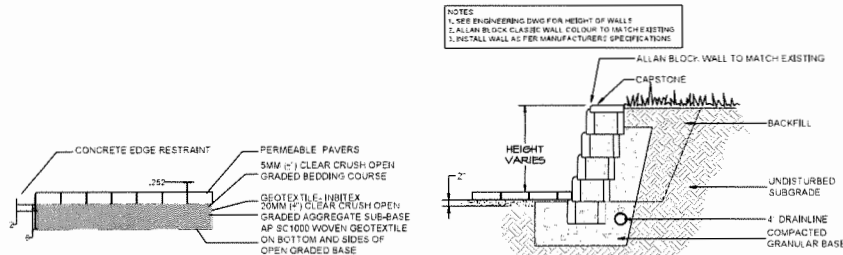
3 42' HT ALUMINUM FENCE AND GATE WITH TWO COLUMNS
1/2" = 1'-0"



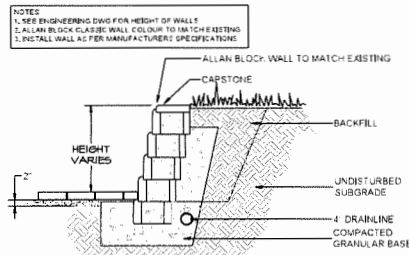
4 42' HT SIGN WALL
1/2" = 1'-0"



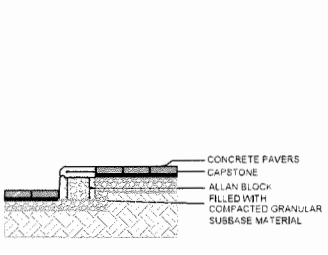
5 PLAYGROUND SAFETY SURFACE
1/2" = 1'-0"



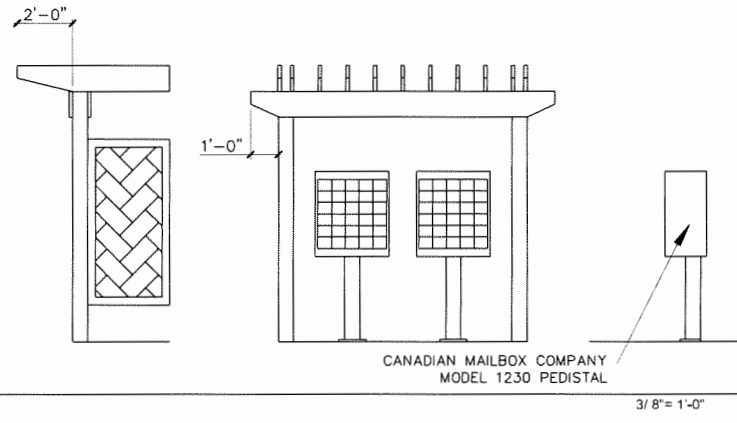
6 PERMEABLE PAVERS
1/2" = 1'-0"



7 PROPOSED ALLAN BLOCK WALL AND STAIRS
1/2" = 1'-0"



8 MAIL KIOSK
3/8" = 1'-0"



9 CANADIAN MAILBOX COMPANY MODEL 1230 PEDISTAL
3/8" = 1'-0"

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SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JUN 22	ISSUED FOR RF	02
2	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
3	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
4	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
5	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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15	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
16	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
17	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
18	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
19	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
20	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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28	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
29	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
30	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
31	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
32	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
33	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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41	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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51	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
52	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
53	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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58	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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60	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
61	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
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99	28 JUN 22	RF (JULY 27) FOR COMMENTS	02
100	28 JUN 22	RF (JULY 27) FOR COMMENTS	02

CLIENT: KADIUM NO.4 DEVELOPMENT LTD.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT

**19 UNIT TOWNHOUSE
DEVELOPMENT**
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

DP 21-936427
JUNE 15 2023
PLAN# 5.d

DRAWING TITLE

LANDSCAPE DETAILS

DATE: July 22 2018 DRAWING NUMBER

SCALE

DRAWN: DD

DESIGN: DD

CHK'D: PCM

PMG PROJECT NUMBER

L4

OF 7

19069-11B7.2P

19-093

15 SEP 25	DP Amendment	DD
16 SEP 25	REVISION AS PER CITY COMMENTS	DD
13 JUL 25	DP Amendment	DD
12 JUN 27	REVISED TMP & TREE REPLACEMENT PLAN	DD
27 JUN 28	ISSUED FOR BP	DD
23 JUN 27	ISSUED FOR OP	DD
23 JUN 25	REVISION AS PER CITY COMMENTS	DD
10 MAR 26	NEW SITE PLAN/CITY COMMENTS	DD
9 SEP 23	REVISION AS PER ADP CITY COMMENTS	DD
22 APR 21	REVISED PLAY AREA	DD
12 MAR 22	NEW SITE PLAN/CITY COMMENTS	DD
11 JAN 24	NEW SITE PLAN/CITY COMMENTS	DD
20 JUL 23	REVISION AS PER ARCHITECT COMMENTS	DD
4 JUN 23	NEW CIVIL PLAN	DD
20 JUN 22	NEW SITE PLAN/CITY COMMENTS	DD
19 NOV 28	NEW SITE PLAN	DD
19 SEP 27	NEW SITE PLAN	DD
NO. DATE	REVISION DESCRIPTION	DR.

CLIENT: KADIUM NO.4 DEVELOPMENT LTD.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

19 UNIT TOWNHOUSE
DEVELOPMENT
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: July 22, 2019 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: DD

DESIGN: DD

CHKD: PCM

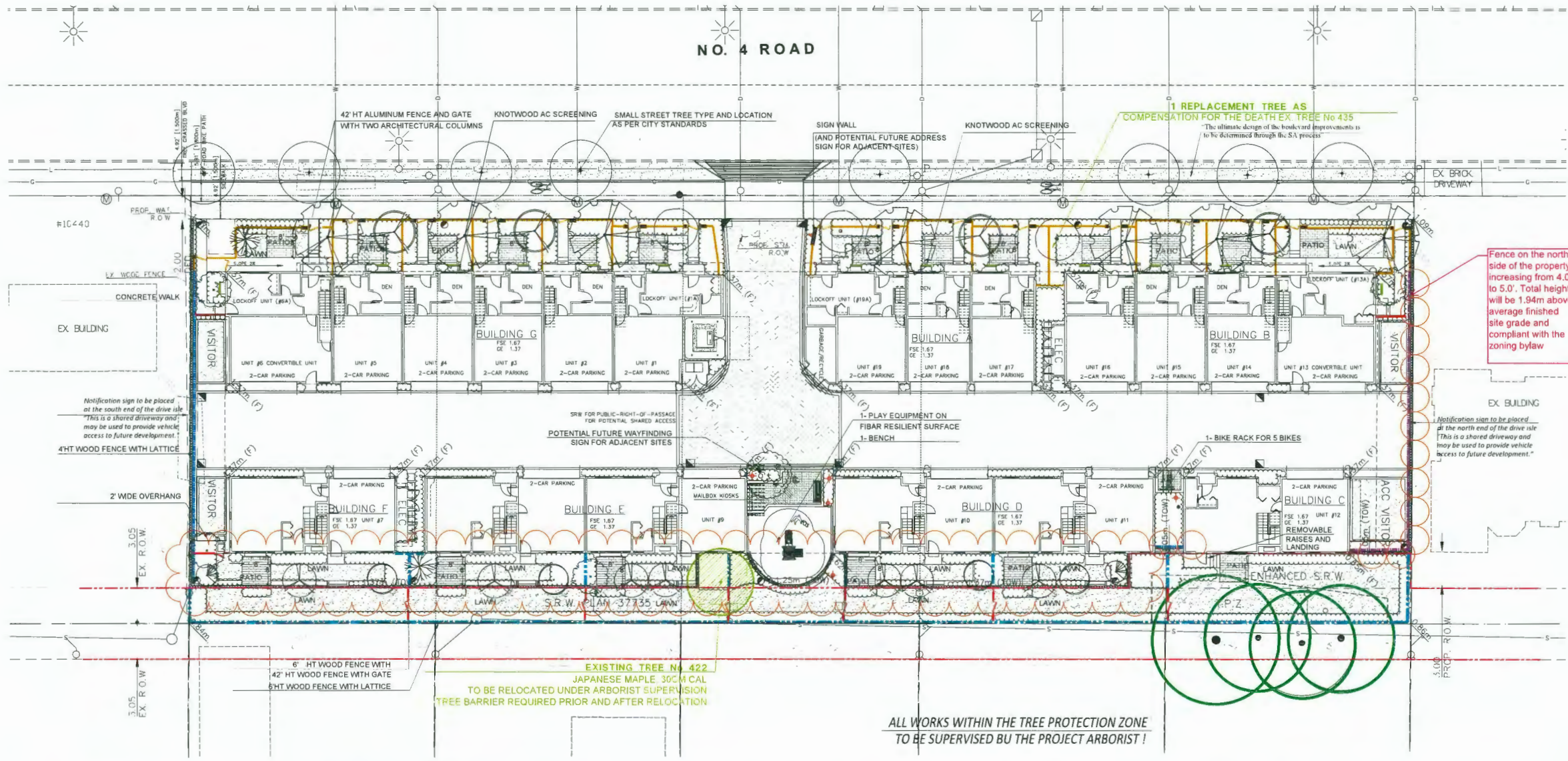
PMG PROJECT NUMBER:

OF 7

19-093



L1



FURNITURE LEGEND



MAGLIN BIKE RACK
Model: 400 Series, 5 Bike Configuration
BLACK COLOR
POWDERCOAT, MATT FINISH

NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.

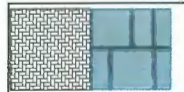


MAGLIN BENCH
Model: MBS 970-W, BLACK COLOR
POWDERCOAT, MATT FINISH WITH
IPE (W) SLATS



SLIDE - J3-23031-B BY JAMBETTE
BY PARKWORKS

PVAER LEGEND



Permeable pavers
Gray color, Herringbone pattern



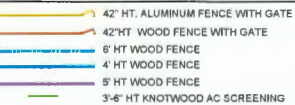
Permeable pavers
Charcoal color, Herringbone/Running Bond pattern



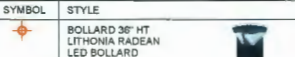
Permeable pavers
Cascade Blend, Basketweave pattern

Note:
Base install to be reviewed
Pavers to be installed as per manufacturer's specifications

FENCE LEGEND



LIGHTING LEGEND



UPLIGHT

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	STREET TREE	TYPE AND LOCATION BY CITY	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 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

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER PALMATUM	JAPANESE MAPLE	6CM CAL: 1.8MT STD; B&B
	1	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	8CM CAL: B&B
	7	ACER RUBRUM 'BOVHALL'	COLUMNAR BOVHALL MAPLE	8CM CAL: 2M STD; B&B
	4	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	11CM CAL: B&B
	3	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	10CM CAL: B&B
	7	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL: 1.8MT STD; B&B
	2	PICEA OMORIKI 'BRUNS'	BRUNS SERBIAN SPRUCE	5M HT; B&B
	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	5M HT; B&B
	4	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	8CM CAL: 1.5M 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 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.

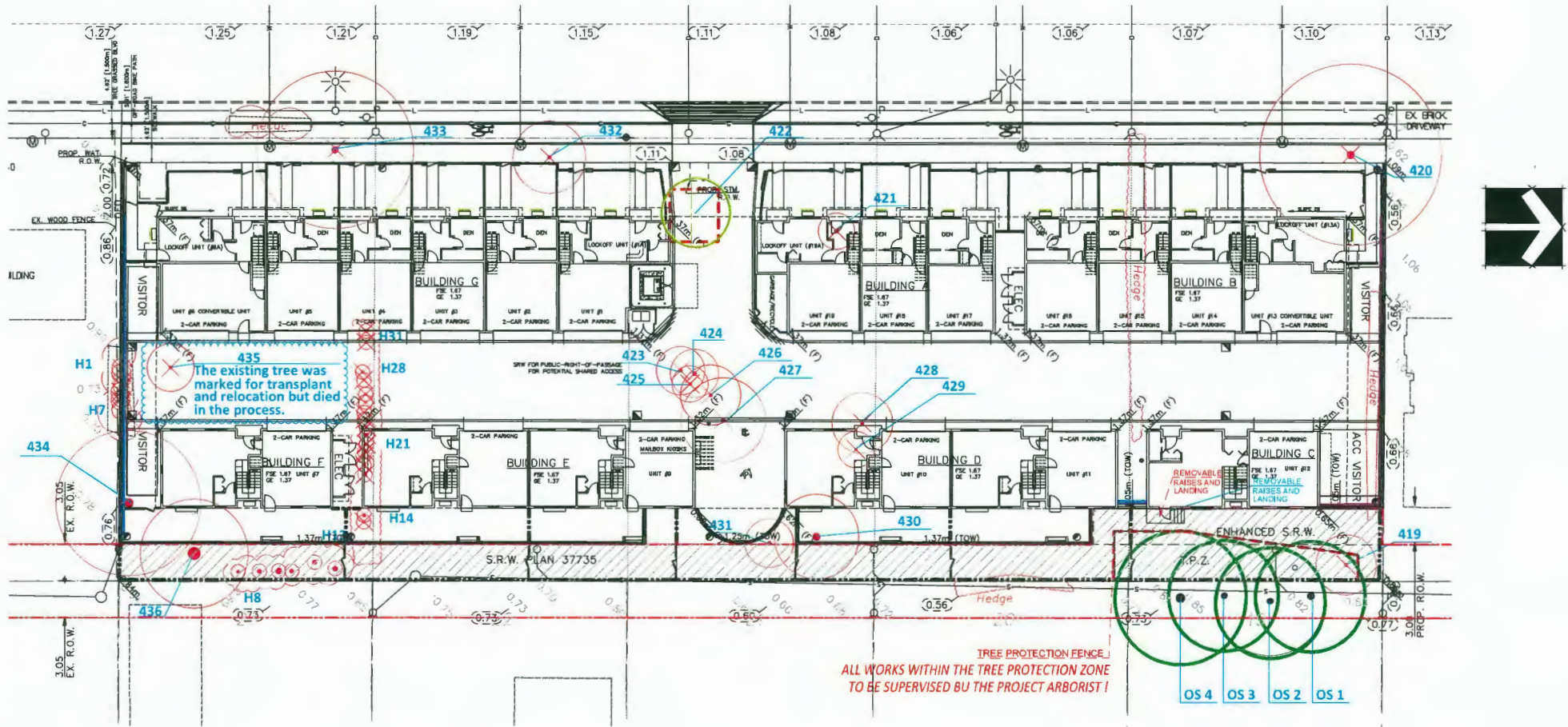
NOTE:

- All soft landscape areas to be irrigated with an efficient automatic irrigation system with rain sensor. Installation to I.L.A.B.C. Standards, latest edition. Provide design-build system plan for review.

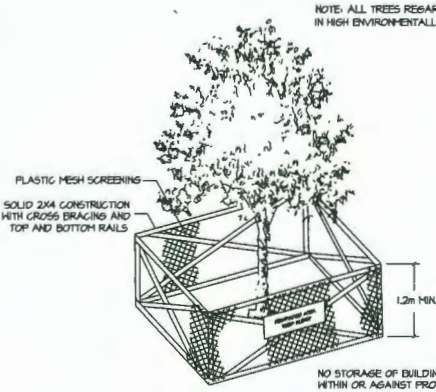
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G8
p: 604 294-0011 f: 604 294-0022

SEAL



- TREE TO RETAIN
- TREE TO REMOVE
- TREE PROTECTION FENCE
- TREE TO BE RELOCATED



1A TREE PROTECTION BARRIER
L-3

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER IN CM @ 1.37m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. *DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-H7	Western red cedar	30	1.80
H8-H13	Western red cedar	30	1.80
H14-H31	Western red cedar	30	1.80
os1	Hemlock	60	3.60
os2	Hemlock	60	3.60
os3	Hemlock	60	3.60
os4	Western red cedar	85	5.10

NO.	DATE	REVISION DESCRIPTION	DR.
1	2019-07-22	NEW SITE PLAN	DD
2	2019-07-22	NEW SITE PLAN	DD
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5	2019-07-22	NEW SITE PLAN	DD
6	2019-07-22	NEW SITE PLAN	DD
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100	2019-07-22	NEW SITE PLAN	DD

CLIENT: KADUM NO.4 DEVELOPMENT LTD.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT

**19 UNIT TOWNHOUSE
DEVELOPMENT**
10340 - 10420 NO. 4 ROAD
RICHMOND
R2 18-831725

DRAWING TITLE

**TREE MANAGEMENT
PLAN**

DATE: July 22, 2019 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 7

L5

NOTES:

- 1a 6'-0" HEIGHT WOOD FENCE WITH LATTICE
L-1 1/2" = 1'-0"

NOTES:

- 1b 4'-0" HEIGHT WOOD FENCE 1/2" = 1'-0"

NOTES

- 2 6' HT PATIO SCREEN AND 42" HT WOOD FENCE WITH GATE
L1 1/2" = 1'-0"

9 3'-6" HT KNOTWOOD AC SCREENING
L1 1/2" = 1'-0"

NOTES

- 3 42" HT ALUMINUM FENCE AND GATE WITH TWO COLUMNS

NOTES:

- 9 5'-0" HEIGHT WOOD FENCE $1/2" = 1'-0"$

7
L-1

1/2" = 1'-0"

8 MAIL KIOSK
L-1

MODEL 1230 F

PEDISTAL

3/ 8" = 1'-0"

**19 UNIT TOWNHOUSE
DEVELOPMENT**
10340 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725

LANDSCAPE DETAILS

SCALE.

DESIGN DD

100

OF 7

19-093

19093-1SDP Amendment .ZIP