



# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** July 4, 2017

**From:** Wayne Craig  
Director, Development

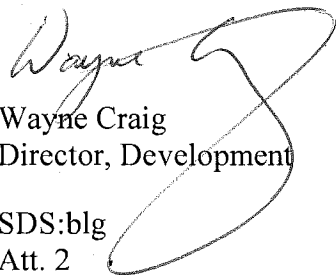
**File:** DP 16-750045

**Re:** Application by Bontebok Holdings Ltd. for a Development Permit at  
18399 Blundell Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

  
Wayne Craig  
Director, Development

SDS:blg  
Att. 2

## **Staff Report**

### **Origin**

Bontebok Holdings Ltd. has applied to the City of Richmond for permission to develop two single-storey commercial buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)" (Attachment 1). The site is currently vacant, except for a small building at the southeast corner that houses existing City infrastructure, which will remain.

A Zoning Text Amendment to amend the "Industrial (I)" zone to allow for "Restaurant, drive-through" as a site-specific permitted use on the subject property under Bylaw 9532 (ZT 13-639146) received third reading on April 18, 2016 and is currently pending final adoption. The development proposal is consistent with the proposed Zoning Text Amendment.

A Servicing Agreement (SA 16-744060) is also associated with this proposal, which is a condition of final adoption of the Zoning Text Amendment. Works include, but are not limited to, frontage upgrades along Blundell Road and Nelson Road, modifications of the existing Blundell median, a bus landing pad, service connections and an on-site public pathway to avoid existing City infrastructure and utilities generally located in the southeast corner of the site.

### **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

The subject site is located in the Fraser Lands industrial area. Development surrounding the subject site is as follows:

To the North: Light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the South: Across Blundell Road, an existing rail line and light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the East: Across Nelson Road, light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

To the West: Light industrial buildings, parking and loading areas on properties zoned "Industrial (I)".

### **Zoning Text Amendment and Public Hearing Results**

The Public Hearing for the Zoning Text Amendment of the site was held on April 18, 2016. At the Public Hearing, no concerns were expressed.

### **Staff Comments**

The proposed development consists of two single-storey multi-unit commercial buildings with two drive-through restaurants (including pick-up windows and vehicle queuing areas) and required surface parking. The proposed development plans attached to this report (Plan #1 to #3) have addressed the planning and design issues identified as part of the review of this

Development Permit application. In addition, this development proposal complies with the intent of the applicable sections contained within the Official Community Plan (OCP) and would comply with all aspects of the “Industrial (I)” zone (no zoning variances are requested).

### **Advisory Design Panel Comments**

Because of the scale of the development and the limited building area, the development proposal was not presented to the Advisory Design Panel.

### **Analysis**

#### ***Conditions of Adjacency***

- Adjacent properties to the north and west of the development site are light industrial buildings with surface parking and loading areas. The proposed siting of the buildings on the development site would provide an 11.6 m setback to the north property line and a 26.4 m setback to the west property line (Plan #1). Additionally, a landscape buffer with a strip of trees and shrubs along the north and west property lines is proposed.
- Along the Blundell Road and Nelson Road frontages, a 3.0 m wide landscape buffer is proposed, with a strip of trees and shrubs to provide screening of the surface parking from the street. Additional information is provided in the “Landscape Design and Open Space Design” section of this report.
- The loading area and garbage, recycling and organics storage enclosures are adequately screened and located behind the proposed buildings, away from the public streets.

#### ***Urban Design and Site Planning***

- The proposed siting of the buildings are centered on the development site to accommodate required vehicle access, drive-aisle circulation, drive-through vehicle queuing areas and off-street parking. This has been reviewed and is supported by Transportation staff.
- Staff recognize the applicant’s operational preferences and site planning challenges. Effort has been made to limit parking along street frontages to single-loaded aisles. Staff have worked with the applicant to provide a 3.0 m wide landscape buffer along the Blundell Road and Nelson Road frontages to screen the view of surface parking and drive-through queuing areas from the street.
- Vehicle access to the site is provided via both Blundell Road (right-in/right-out and left-turn movements from Blundell through the establishment of a left-turn bay in the existing median) and Nelson Road (right-in/right-out). The applicant has demonstrated sufficient turning radii for the on-site movement of delivery, disposal and fire vehicles.
- A total of 65 visitor vehicle parking stalls are proposed, which exceeds the Zoning Bylaw requirement of 58 spaces. Included are two accessible parking spaces located in close proximity to the entrances of the buildings, three parking spaces equipped with 240-volt electrical outlets and three parking spaces equipped with conduit for future electrical vehicle outlets.
- Bicycle parking and a loading space will be provided in accordance with the Zoning Bylaw; three Class-1 and four Class-2 bicycle parking spaces will be provided in an accessible location near the entrances of the buildings and in view from the street.
- Pedestrian walkways are proposed to provide direct pedestrian access from the City sidewalks to the entrances of the buildings. Areas of the pedestrian walkways that cross drive-aisles or vehicle queuing areas utilize alternative surface treatments (stamped concrete)

to provide visual and textural identification. Additionally, appropriate signage will be installed at these areas to further enhance pedestrian safety and visibility.

- A barrier free circulation path to the entrances of the buildings; with a minimum clear width of 1.5 m and a maximum slope of 5%, from the City sidewalk on Blundell Road and Nelson Road, and from the accessible parking spaces, will be provided.
- An outdoor plaza eating area, which includes picnic tables, benches and planters, is proposed to be located between the two buildings.
- Garbage, recycling and organic waste storage facilities are sufficiently sized, within a walled enclosure and adequately screened from public view.
- There is an existing small building located in the southeast corner of the subject site within an existing statutory right-of-way, which will remain and continue to house City infrastructure. The landscaping and treatment of this area will be finalized and secured through the Servicing Agreement.

### ***Architectural Form & Character***

- The proposed single-storey buildings incorporate a contemporary design complementary to the adjacent light industrial buildings (Plan #2).
- Variation in height and horizontal plane provide visual interest and differentiation between units.
- The southeast corner building acts as an anchor and landmark for the development site through changes in colour and height of the painted concrete panels. Additionally, this building includes an active frontage on both sides of the street, with glazing extending around the corner.
- The proposed building materials (concrete and metal) are consistent with the surrounding industrial area.
- Canopies are provided at the restaurant entrances to offer weather protection.
- Parapet wall on the roof is designed to screen the rooftop mechanical equipment from street view.

### ***Landscape Design and Open Space Design***

- A Landscape Plan, prepared by a registered Landscape Architect, has been submitted by the applicant, which addresses tree planting and landscape design (Plan #3).
- The subject site currently has no existing on-site trees, and 56 trees are proposed to be planted and maintained on-site.
- Landscape islands are proposed adjacent to drive-through queuing and surface parking areas to break up the hardscape portions of the site. The introduction of a significant amount of trees around the perimeter of the site further addresses visual impact.
- The Landscape Plan includes a combination of deciduous and coniferous trees, which will be planted and maintained on-site.
- Structural soil trenches will be provided underneath identified surface parking areas where required to allow for adequate soil volume for trees.
- Pervious pavers are proposed for the pedestrian walkways and outdoor plaza area to minimize the amount of impervious surfaces.
- To accommodate for existing City and utility infrastructure in the southeast corner, the City sidewalk is required to be located on the subject site. The sidewalk will be built by the developer and maintained by the City. The design of the sidewalk and securing of the

necessary public right-of-passage statutory right-of-ways will be addressed through the Servicing Agreement.

- Additional landscaping, including a variety of shrubs and groundcover on-site are also included in the Landscape Plan.
- In order to ensure the 56 trees are planted and maintained and proposed landscaping works are undertaken, the applicant is required to submit a Landscaping Security in the amount of \$189,701.76 (100% of the cost estimate provided by the Landscape Architect, which includes a 10% contingency) prior to the application being forwarded to Council for approval. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period.

### ***Crime Prevention through Environmental Design***

- The site plan minimizes potential entrapment areas and the landscape plan maintains visual permeability.
- Public entrances to the buildings are visible from the street. Large glazing areas facing the street and surface parking offer opportunities for passive surveillance.
- Surface parking areas are open, with minimal changes in grade, which allows for visual transparency, clear sightlines and facilitates vehicle movement and pedestrian safety.
- Outdoor areas will be well-lit by dual lamp standards and perimeter site lighting will be provided by street lamp standards. Lighting on the buildings will be contained within canopy soffit areas.

### ***Sustainability Measures***

- The applicant advised that the following features will be incorporated into the development:
  - Three parking spaces equipped with 240-volt electrical outlets and three parking spaces equipped with conduit for electrical vehicle outlets.
  - High performance low-E tinted glazing.
  - High fly ash content thermal mass concrete walls.
  - Thermal values consistent with ASHRAE requirements.
  - Energy efficient programmable lighting.
  - Energy efficient heating systems and fixtures.
  - Light-coloured roofing ballasts.

### **Conclusions**

The proposed development is a restaurant complex with drive-through components, which will provide food services to employees in close proximity to the surrounding industrial area.

Based on the proposal's design response to the objectives of the Official Community Plan (OCP), compliance with the site's "Industrial (I)" zone and recognition of the surrounding context, staff support the proposed development.



Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

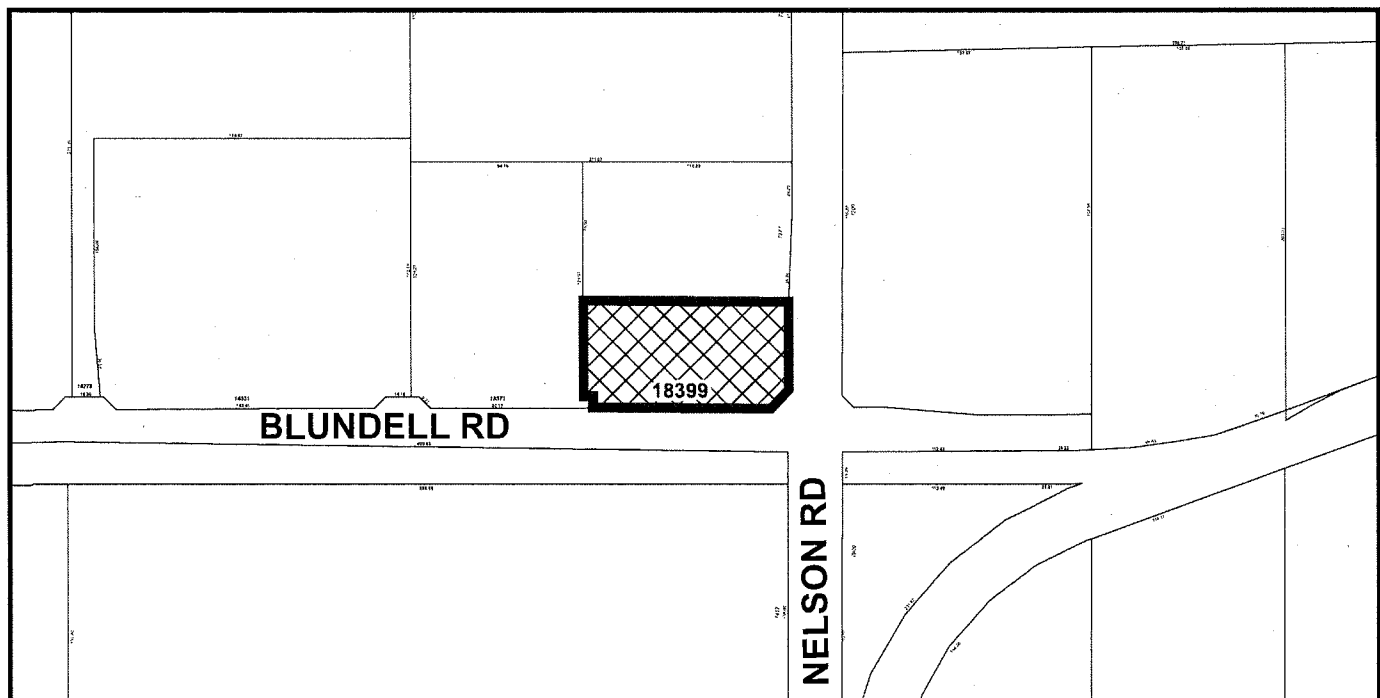
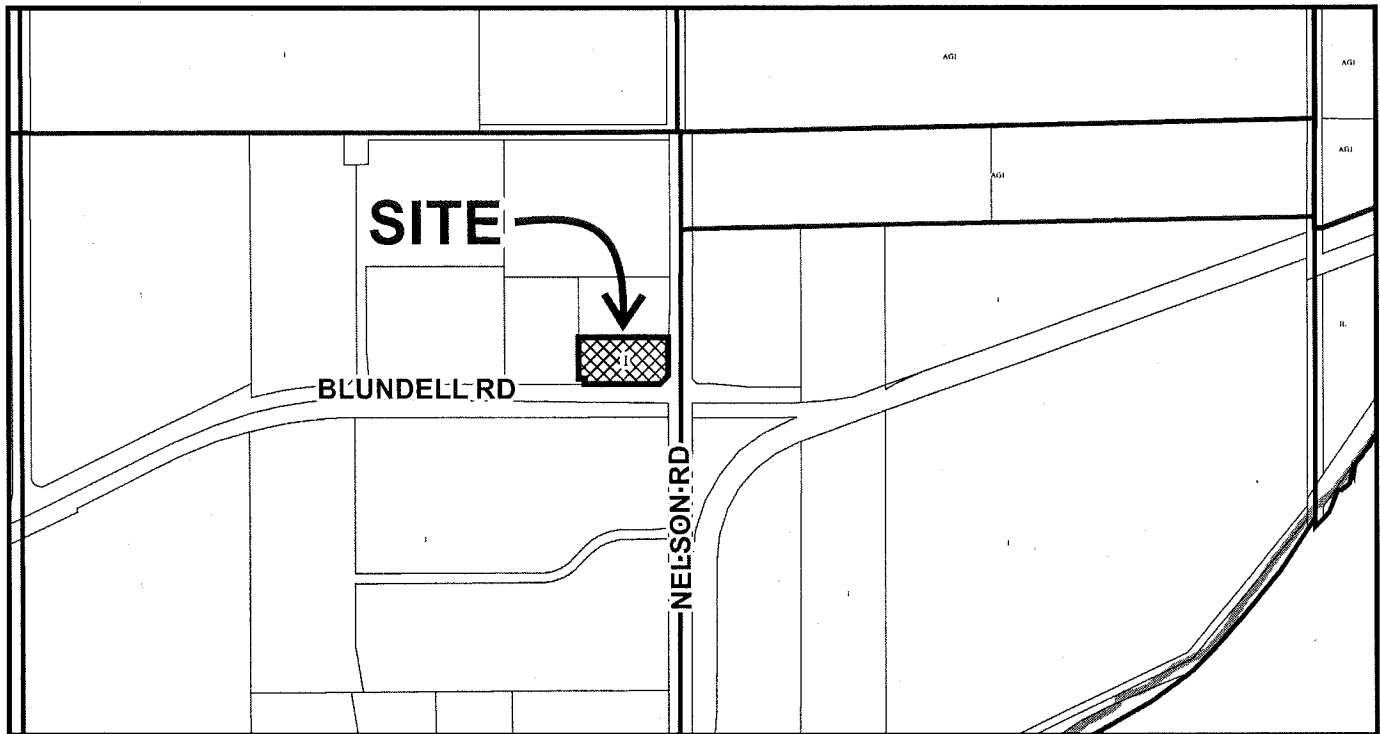
- Final adoption of the Zoning Text Amendment Bylaw 9532 (ZT 13-639146).
- Submission of a Landscaping Security in the amount of \$189,701.76 (based on the cost estimate provided by a registered Landscape Architect, including 10% contingency). A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period.

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

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- 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 Department at 604-276-4285.*
- Incorporation of sustainability and accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.



City of  
Richmond



DP 16-750045

Original Date: 11/01/16

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 16-750045****Attachment 2**Address: 18399 Blundell RoadApplicant: Bontebok Holdings Ltd.Owner: Bontebok Holdings Ltd.Planning Area(s): Fraser LandsFloor Area Gross: 757 m<sup>2</sup>Floor Area Net: 757 m<sup>2</sup>

	Existing	Proposed
Site Area:	6,750.9 m <sup>2</sup> (72,666 ft <sup>2</sup> )	6,635.5 m <sup>2</sup> (71,424 ft <sup>2</sup> ) Road dedication: 115.4 m <sup>2</sup> (1,242 ft <sup>2</sup> )
Land Uses:	Vacant	Commercial (food establishments with drive-through components)
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	Industrial (I) with an amendment to allow "Restaurant, drive-through" as a site-specific permitted use

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.11	None Permitted
Lot Coverage – Buildings	Max. 60%	11%	None
Setback – Front Yard:	Min. 3.0 m	20.4 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	17.6 m	None
Setback – Interior Side Yard:	N/A	11.6 m	None
Setback – Rear Yard:	N/A	26.4 m	None
Height:	Max. 12.0 m	7.6 m	None
Lot Size:	N/A	6,635.5 m <sup>2</sup>	None
Off-street Parking Spaces – Total	Min. 58	65	None
Off-street Parking Spaces – Accessible:	Min. 2	2	None
Loading:	Min. 1 medium space	1 medium space	None
Bicycle Parking – Class 1:	Min. 3	3	None
Bicycle Parking – Class 2:	Min. 4	4	None





# City of Richmond

## Development Permit

**No. DP 16-750045**

To the Holder: BONTEBOK HOLDINGS LTD.  
Property Address: 18399 BLUNDELL ROAD  
Address: C/O #520 - 701 WEST GEORGIA STREET  
VANCOUVER, BC V7Y 1A1

---

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. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$189,701.76 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 16-750045**

To the Holder: BONTEBOK HOLDINGS LTD.  
Property Address: 18399 BLUNDELL ROAD  
Address: # 520 - 701 WEST GEORGIA STREET  
VANCOUVER, BC V7Y 1A1

---

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.  
DAY OF

ISSUED BY THE COUNCIL THE

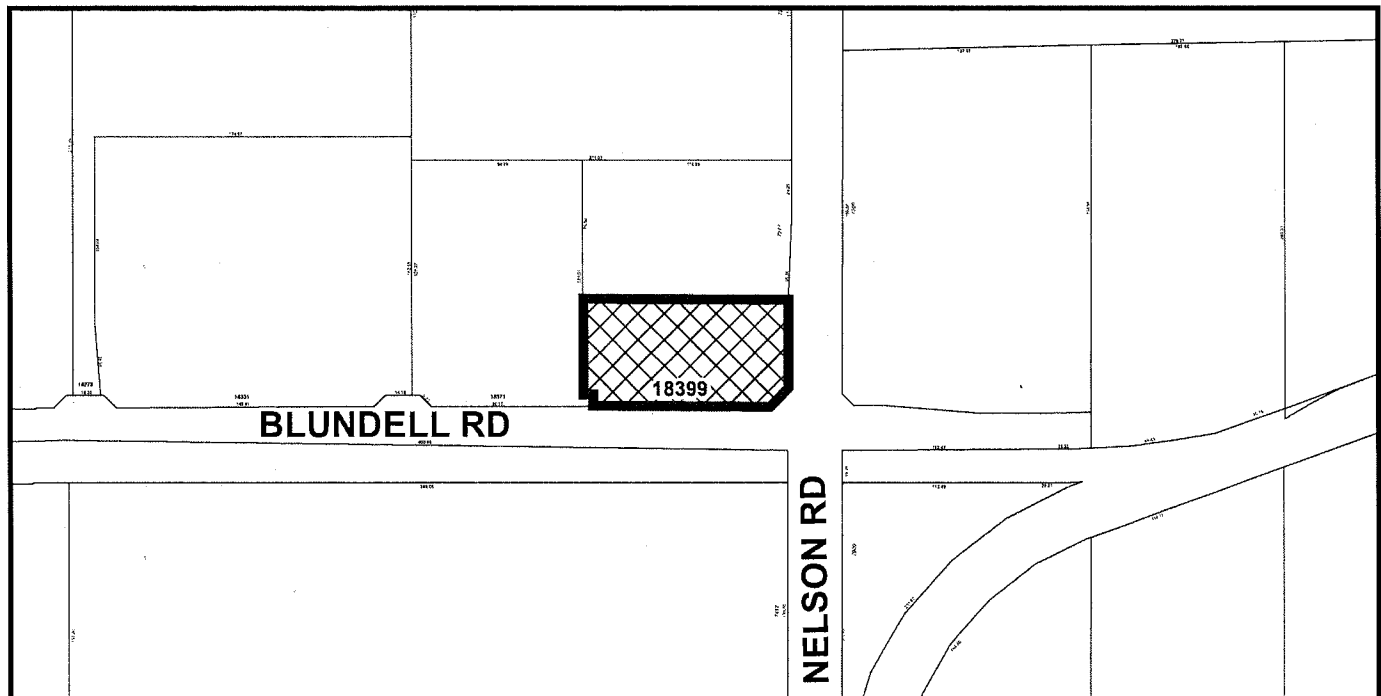
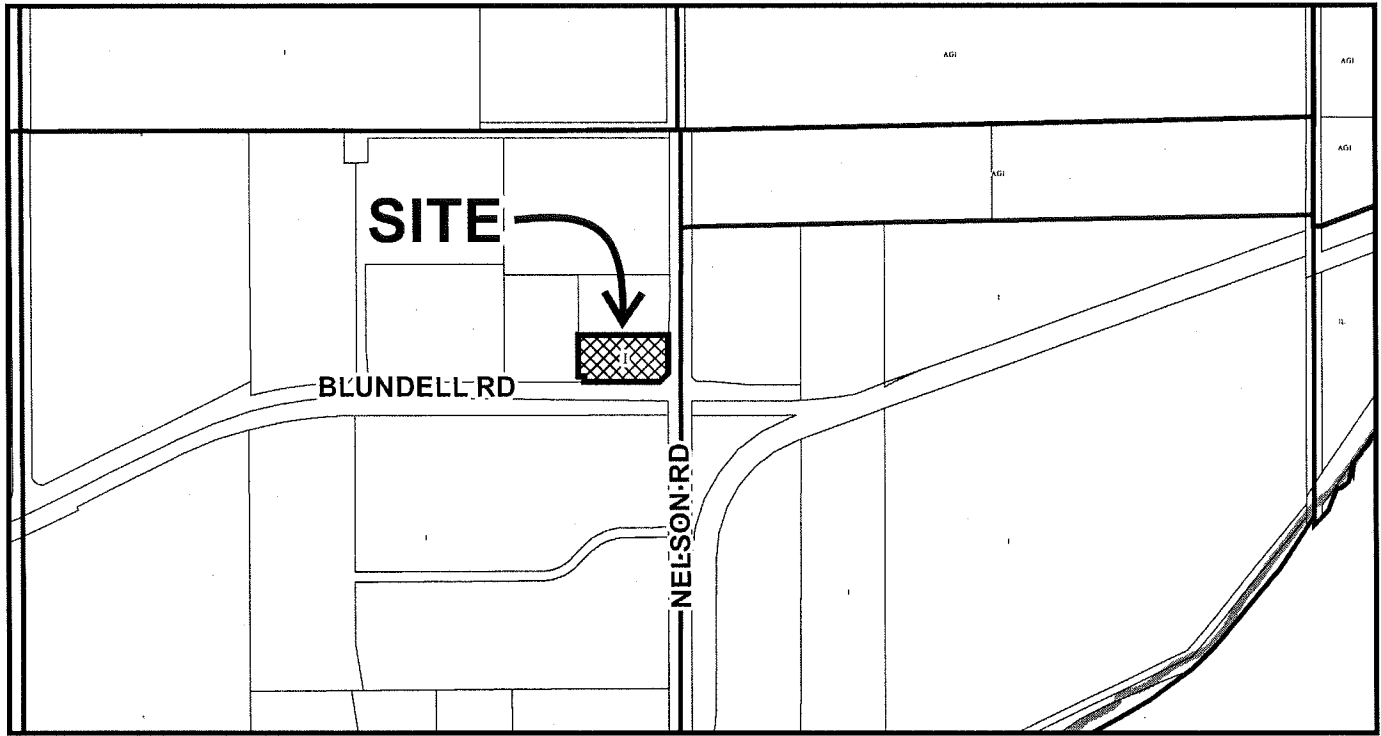
DELIVERED THIS DAY OF

---

MAYOR



# City of Richmond



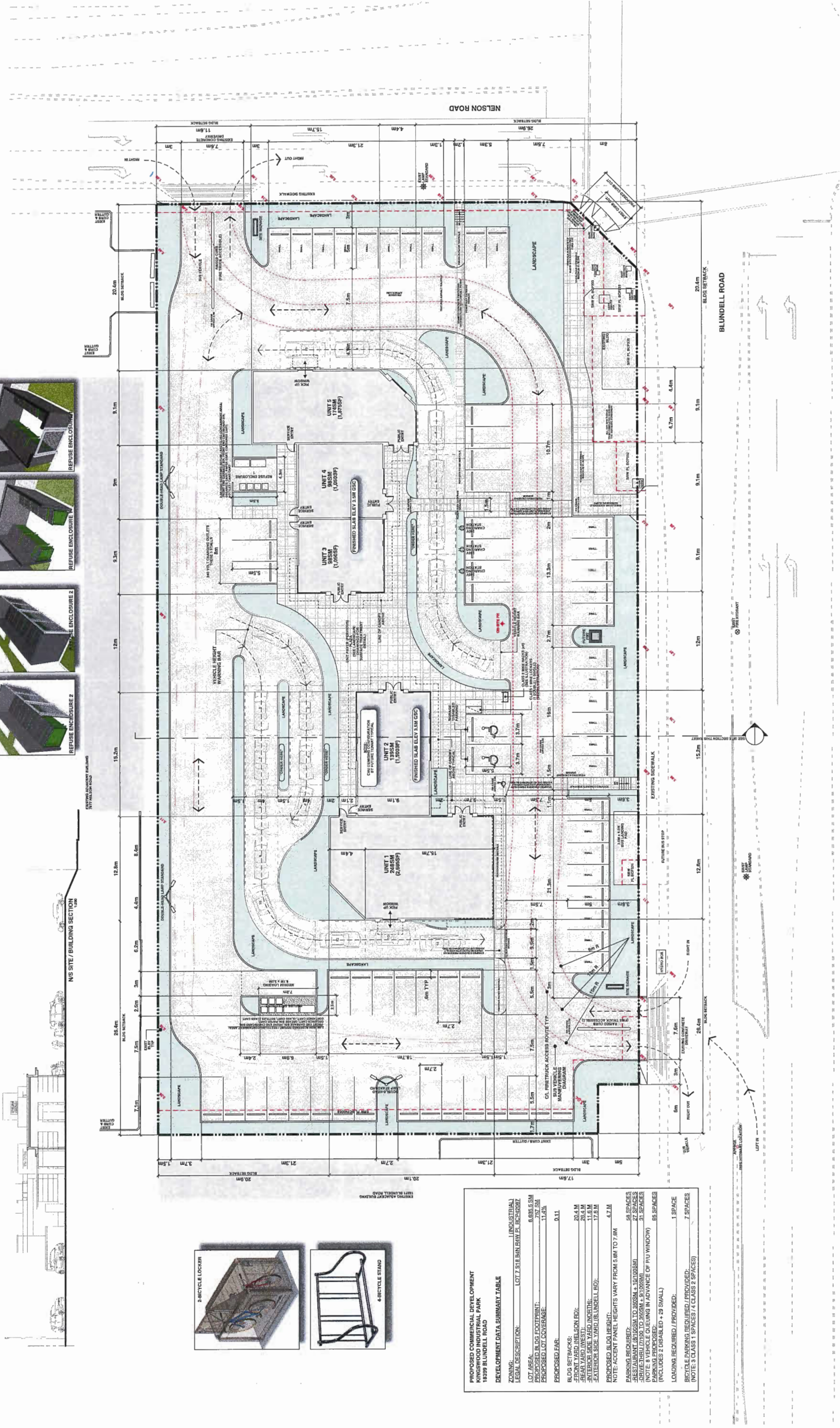
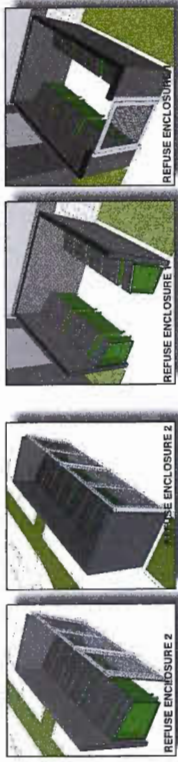
DP 16-750045  
SCHEDULE "A"

Original Date: 11/01/16

Revision Date:

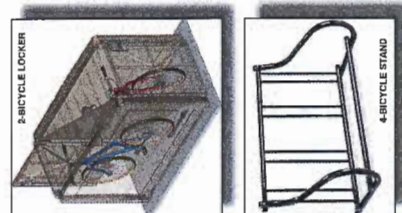
Note: Dimensions are in METRES





NS SITE / BUILDING SECTION

EXISTING ADJACENT BUILDING  
5777 BLUNDELL ROAD



PROPOSED COMMERCIAL DEVELOPMENT KINGSWOOD INDUSTRIAL PARK 18299 BLUNDELL ROAD	
DEVELOPMENT DATA SUMMARY TABLE	
ZONING:	I (INDUSTRIAL)
LEGAL DESCRIPTION:	LOT 7 S18 BAN R/W P.I. BC240067
LOT AREA:	6,656.5 SM
BLDG FOOTPRINT:	17,750 SM
PROPOSED LOT COVERAGE:	11.5%
PROPOSED FAR:	0.11
BLDG SETBACKS:	
- FRONT YARD (NELSON RD):	20.4 M
- REAR YARD (WELSH):	28.4 M
- INTERIOR SIDE YARD (NORTH):	11.6 M
- EXTERIOR SIDE YARD (BLUNDELL RD):	17.8 M
PROPOSED BLDG HEIGHT:	4.7 M
NOTE: ACCENT PANEL HEIGHTS VARY FROM 5.8M TO 7.6M	
PARKING REQUIRED:	58 SPACES
- RESTAURANT (8,100SM TO 365SM + 1,100SM)	27 SPACES
- DRIVE THRU (7,100 TO 3,650SM + 9,100SM)	31 SPACES
NOTE: 8 VEHICLE QUEUING IN ADVANCE OF P/U WINDOW	
PARKING PROPOSED:	85 SPACES
(INCLUDES 2 DISABLED + 23 SMALL)	
LOADING REQUIRED / PROVIDED:	1 SPACE
BICYCLE PARKING REQUIRED / PROVIDED:	7 SPACES
NOTE: 3 CLASS 1 SPACES (4 CLASS 2 SPACES)	

REVISIONS

REV	DATE	REMARKS
A	OCT24.16	DP SUBMISSION
B	JUN08.17	DP RESUBMISSION
C	JUN13.17	DP RESUBMISSION
D	JUN07.17	DP RESUBMISSION

SURVEY INFORMATION COURTESY  
HPT ENGINEERING CO LTD

DATE OF SURVEY: 15/05/2016  
SHEET 22 OF 2  
CNS 5-13-1732-37G  
TEL: 604-270-9111

PROPOSED COMMERCIAL DEVELOPMENT  
18299 BLUNDELL ROAD  
RICHMOND BC

**KINGSWOOD INDUSTRIAL PARK**

cta design group  
A COMMERCIAL DESIGN GROUP  
18299 BLUNDELL ROAD  
RICHMOND BC V6V 1A1  
TEL: 604-270-9111

TITLE

-SITE PLAN  
-SITE / BLDG SECTION

DRWN: JK

CHECKED: JK

SCALE: 1:200

FILE:

DRAWING NUMBER

A1

VERSION

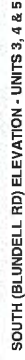
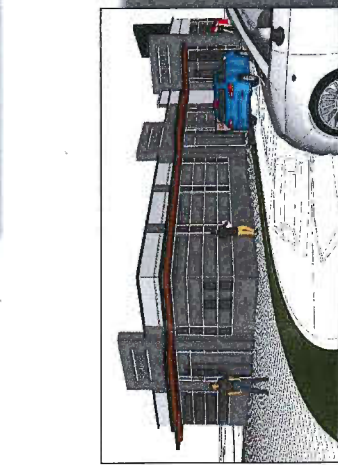
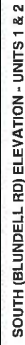
D

PLAN #1

JUL 26 2017

DP 16-750045





**ARCHITECTURE & ENGINEERING**  
**WANDOVER, BC, CANADA**

**cto**


**cto design group**

TEL: 604 721 3384  
FAX: 604 721 1981

1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 3G5  
CANADA

**cto design group**  
A PARTNERSHIP OF LIMITED PARTNERS

With 150 employees and 140 projects across seven disciplines, The Cto of Construction Asia really is multidisciplinary, diverse and twice the size of most construction design firms in the region. We have a proven track record of successful project design, the best personnel with the most experience in construction of TCB CONSTRUCTION Group's projects. We are now seeking a new partner, with all the assets and experience of a General Contractor. This new partner, with all of these assets, will have the exclusive property of Cto design group and may not be reproduced or shared without written consent of Cto design group.

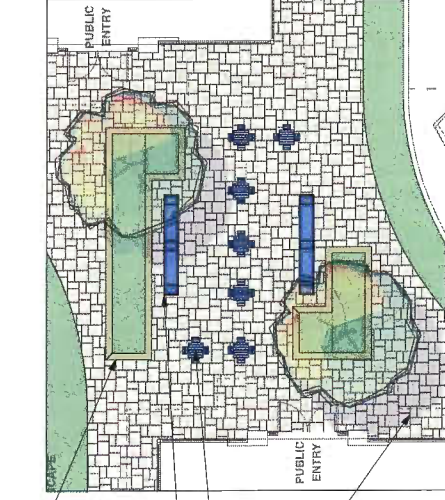
 <b>K I N G S W O O D</b> <b>I N D U S T R I A L P A R K</b>	<b>PROPOSED</b> <b>COMMERCIAL DEVELOPMENT</b>  18395 BLUNDELL ROAD RICHMOND BC		<b>TITLE:</b> <b>ELEVATIONS</b> <b>-EXTERIOR FINISHES SAMPLES</b>	
	DRAWING: JK	CHECKED: JK	SCALE: 1:100	DRAWING NUMBER:
			A3	VERSION: B



8" high PIP planter wall

Benches  
Picnic tables

AQUAPAVE POROUS  
PAVING SYSTEM - Old  
Country Stone, mix in  
herringbone pattern,  
using 60% Taupe, 20%  
Walnut, 20% desert  
Sand. 60 mm



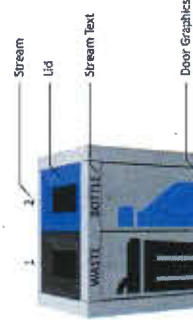
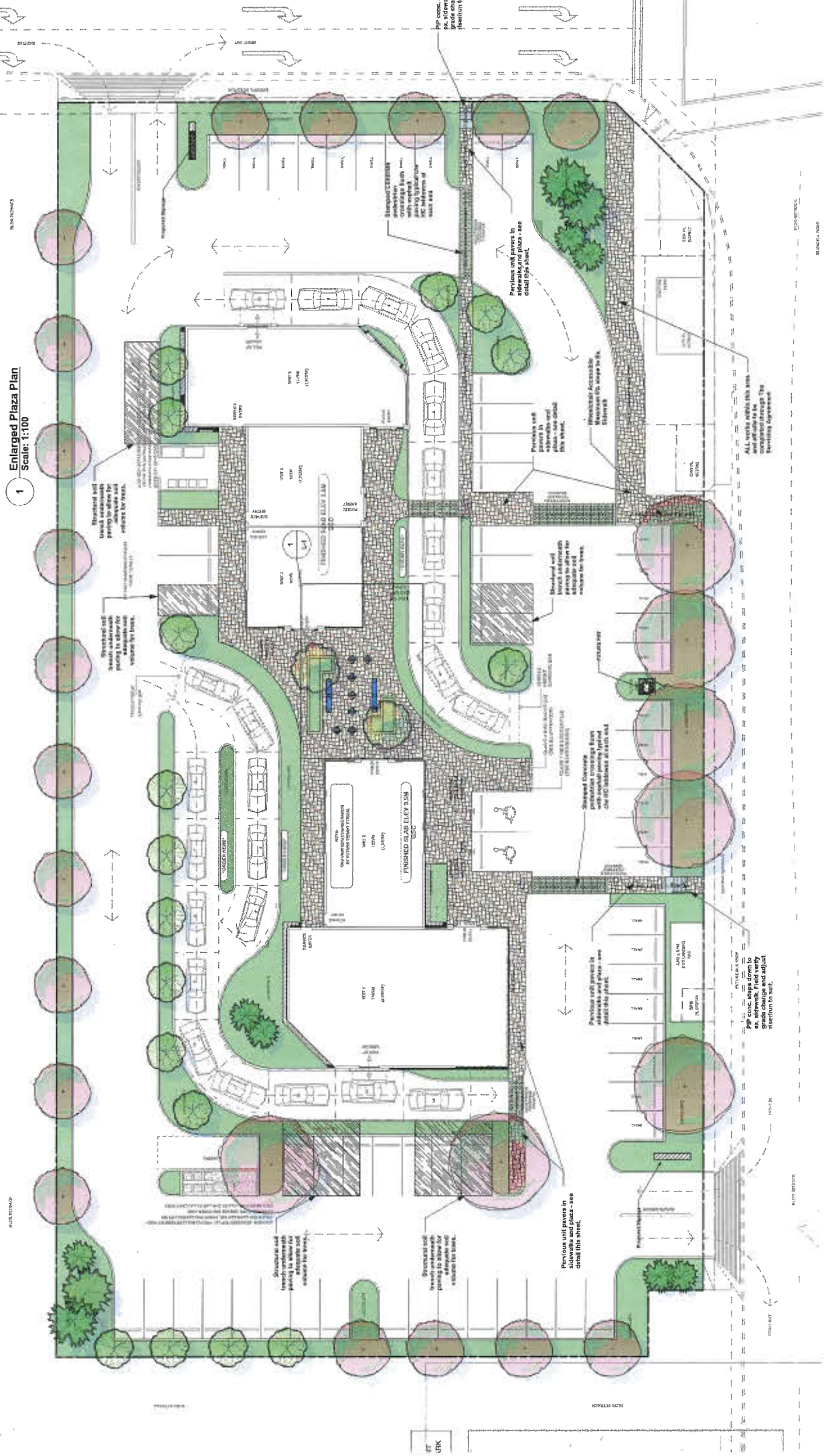
SITE FURNISHINGS by Maglin:  
BENCH with custom color metal



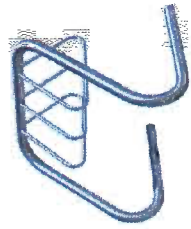
3-seater PICNIC TABLE with custom color metal



1 Enlarged Plaza Plan  
Scale: 1:100



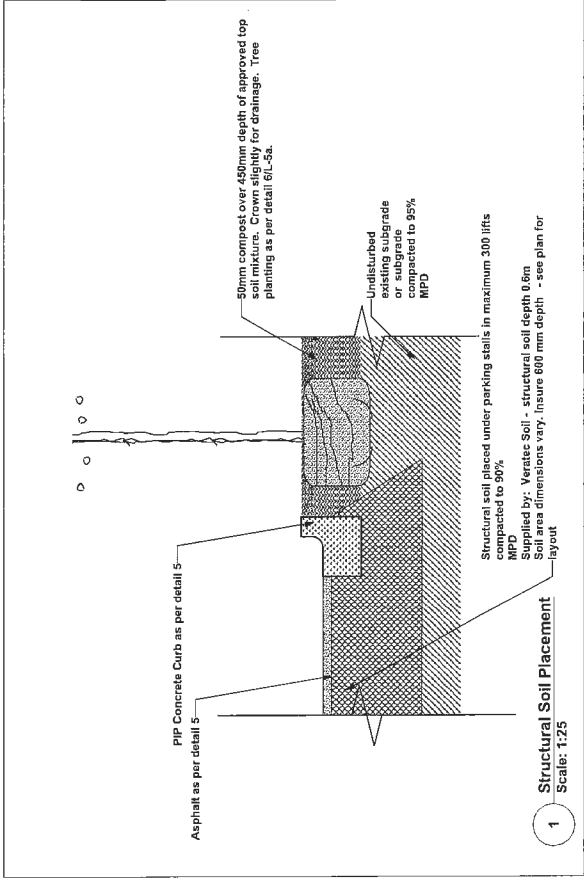
Maglin Litter Container  
# LXRC-1502-32-MS



Cora Bike Rack - 3606 Expo Series

June 25, 2017	For DP Re-Submission
June 6, 2017	For DP Submission
Mar 28, 2017	For Review
Revisions:	
Jonathan Losee Ltd. Landscape Architecture	
4103 - 1661 10 <sup>th</sup> Ave Vancouver, B.C. V6J 1H3 Ph: 604-669-1003 Email: info@jonathanlosee.com	
Project: Proposed Commercial Development Kingswood Industrial Park 18390 Blundell Road Richmond, BC	
Sheet Title: Landscape Layout Plan	
Scale: 1:200	Sheet No.: L-1
Date: March 2017	Project No.: 2017-07

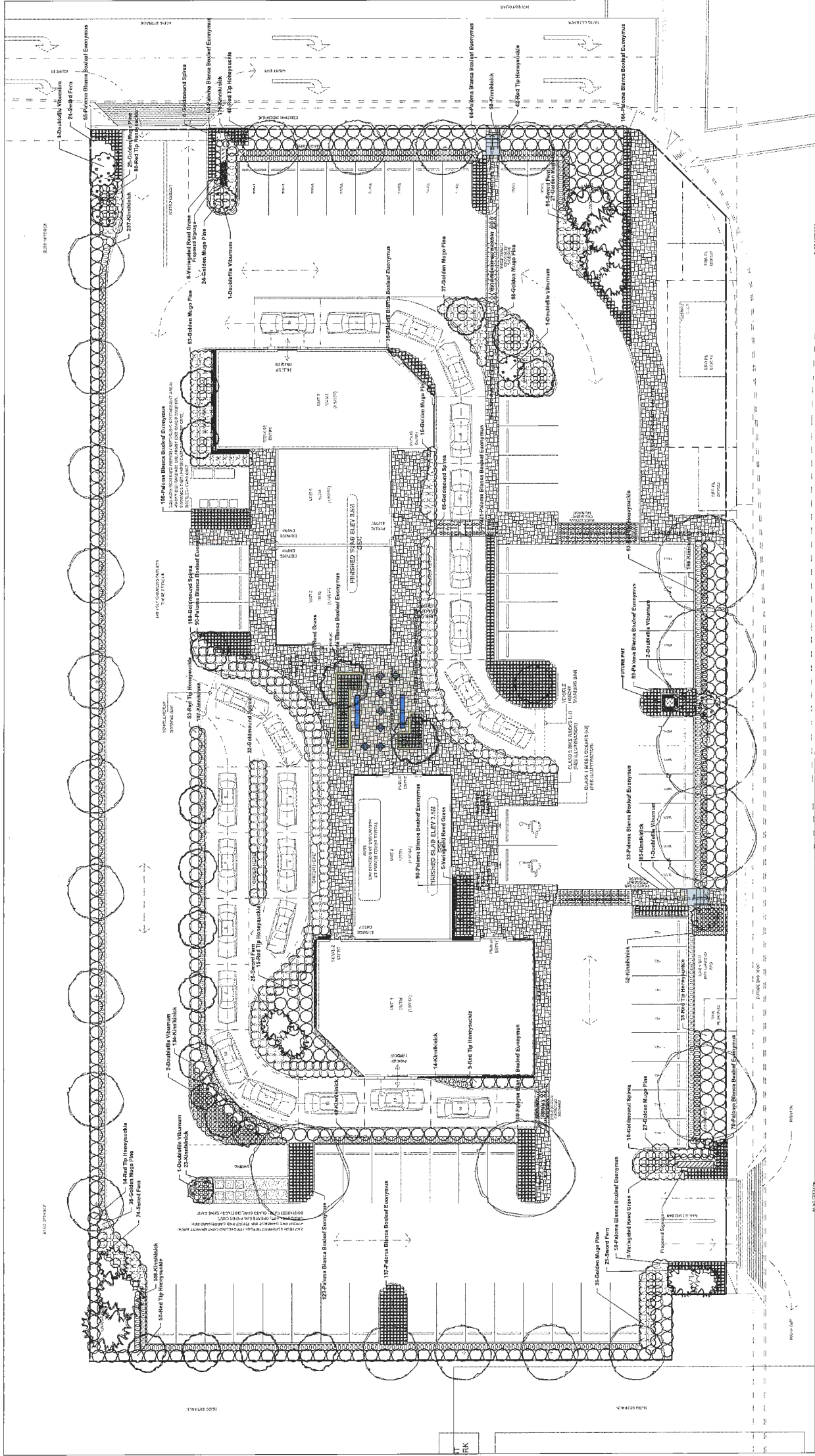




PLANT LIST	PLANT ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES	TR001	Acer rubrum 'Red Swan Spring'	Swan Scarlet Maple	10	6cm cal	8 x 8
	TR002	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	10	6cm cal	8 x 8
	TR003	Fagus sylvatica 'Dorvaldi Gold'	Leopold's Golden Leaf Beech	17	5cm cal	8 x 8
	TR004	Fraxinus pennsylvanica 'L'archurum'	Larchburn Green Ash	2	6cm cal	8 x 8
	TR005	Pinus strobus	Marble Spruce	7	2.5m full in 8yrs	8 x 8
	TR006	Picea canadica	Swedish Spruce	2	2 M.Ht.	8 x 8
	TR007	Quercus prinus	Golden Oriental Spruce	2	2H.Tn.	8 x 8
	TR008	Thuja occidentalis 'Savannah'				
	TR009	Thuja occidentalis 'Savannah'				
	TR010	Thuja occidentalis 'Savannah'				
SHRUBS	SH001	Arctostaphylos uva-ursi	Kinnikinnick	11.91	#1 pot	Cont.
	SH002	Chamaenerion laevigatum	Variegated Red Grass	28	#2 pot	Cont.
	SH003	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH004	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH005	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH006	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH007	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH008	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH009	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	SH010	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
VINES	VN001	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN002	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN003	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN004	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN005	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN006	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN007	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN008	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN009	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
	VN010	Conoclinium octoseriale	Golden Wagon Wheel	37.9	#3 pot	Cont.
PERENNIALS	PR001	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR002	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR003	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR004	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR005	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR006	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR007	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR008	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR009	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.
	PR010	Chamaenerion laevigatum	Red Grass	28	#2 pot	Cont.

## LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extended search for plant material to Washington, Oregon, California and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural standards. Topsoil shall be tested for heavy metals and pesticides. Topsoil shall be tested for organic matter on all shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and around plants.
5. Provide positive grades away from buildings and toward low drains and catch basins. Slope away from building at a minimum of 2%. The proposed sub-grade area shall be approved by the City of Vancouver to Applicant at top soil 55 days of maintenance after the date of Substantial Completion.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 "Grassed" as per British Columbia Landscape Standards. (Between Jan 1 and May 31) shall be under extra temporary until the June 1 of the following year.
7. Protection of existing trees/bushes to remain. Install temporary tree protection fencing at drip line of existing trees, trees and shrub beds which are to remain. Maintain the fencing during construction zone, during construction and final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material (City Boulevard to have the approval of the Parks Dept. prior to installation). Size, species and location require approval at the time of installation.
9. All landscaping to have high efficiency irrigation system to IMBC standard.




Revisions :

*Jonathan Losee Ltd.*  
*Landscape Architecture*

#102 - 1661 W. 2nd Ave.  
Vancouver, B.C. V6J 1H3  
Ph: 604-669-1903  
E-mail: [info@jonathanboose.com](mailto:info@jonathanboose.com)

**Project:**  
**Proposed**  
**Commercial Development**  
**Kingswood Industrial Park**  
**18399 Blundell Road**  
**Richmond, BC**

## Landscape Planting Plan

Scale: 1:200  
Date: March  
Project No. 2017-07