



To: Planning Committee

Date: June 19, 2024

From: Wayne Craig
General Manager, Planning and Development

File: HA 23-035279

Re: **Heritage Alteration Permit for 12111 3rd Avenue (Steveston Hotel)**

Staff Recommendation

That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.

Wayne Craig
General Manager,
Planning and Development

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Kanaris Demetre Lazos has applied for a Heritage Alteration Permit (HAP) to make exterior alterations to the identified heritage building known as the Steveston Hotel, located at 12111 3rd Avenue in the Steveston Village Heritage Conservation Area.

The proposal is to make exterior changes to the main floor façades of the north wing (the pub portion) in order to convert the existing pub to additional hotel suites, which are permitted under the current “Steveston Commercial (CS2)” zone. No changes are proposed on the second floor or to the south portion of the building and there is no additional floor area proposed.

A location map and an aerial photograph are provided in Attachment 1.

Background

Heritage Value

The Steveston Hotel at 12111 3rd Avenue is one of 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. The hotel was constructed in 1894 and served the population of Steveston during the boom years of the fishing and canning industries. It provided a refuge following the 1918 fire and housed the post office during the rebuilding.

The addition to the north was built in 1948 which included a pub on the main floor and additional hotel units on the second floor. At the same time, the exterior of the original 1894 portion of the building was significantly altered at that time to match the new addition. The building has undergone further alterations since then, including replacement and reconfiguration of the ground floor windows and doors, and recladding with stucco and aluminum siding. The building has continued in its original hospitality use as hotel, restaurant and pub.

The heritage value of the Steveston Hotel lies in its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place. The character-defining elements of the Steveston Hotel include its landmark status and prominent location, its role as a social gathering place, and surviving elements of its two stages of construction including the flat-roof form, simple lines and upper floor window pattern.

Historic photographs of the building are included in Attachment 2. The Statement of Significance for the Steveston Hotel is included in Attachment 3.

The Steveston Hotel has seen substantial alterations to the exterior over its 130-year history. The current pub portion of the building was added 74 years ago. Since 2017 the hotel has seen the issuance of a number of minor Heritage Alteration Permits for windows, doors and exterior finishes; however the building retains the overall form, massing and upper floor window pattern of this heritage resource.

Surrounding Development

To the North: The Steveston Courthouse, a protected heritage building, as well as a non-heritage building at 12011 3rd Avenue, zoned “Steveston Commercial (CS2)”. The property is the subject of a rezoning application, currently under staff review, to permit a three-storey mixed-use building (RZ 17-794156) to be processed under separate report.

To the South and West: The Gulf of Georgia Cannery National Historic Site on a property zoned “Light Industrial (IL)”.

To the East: Across 3rd Avenue is a mixed-use building known as the Roderick, ranging one to three storeys on a property zoned “Commercial Mixed Use (ZMU33) – Steveston Village”.

Related Policies & Studies

Official Community Plan & Steveston Area Plan

Section four of the City’s Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated “Neighbourhood Service Centre” in the OCP and “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above) in the Steveston Area Plan. The proposed expansion of hotel use is consistent with the plan and the current zoning of “Steveston Commercial (CS2)”.

Steveston Village Heritage Conservation Area

Steveston Village is also designated as a Heritage Conservation Area (HCA). In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy. A Heritage Alteration Permit is required if exterior alterations are proposed to a protected heritage property within the Heritage Conservation Area to ensure the proposed changes do not negatively impact the overall heritage value. Conservation of protected heritage properties is to be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada). Any new construction or addition on a site where there is a protected heritage building is to be consistent with the Development Permit guidelines in the Steveston Area Plan in addition to the above noted guidelines. The proposed changes to the facades are limited to retain the existing form and character of the building. The proposed landscaping is in keeping with the design guidelines for Steveston Village.

Public Consultation

A Heritage Alteration Permit notification sign has been installed on the subject property. Also, early notification has been mailed to residents and property owners within 100 metres of the subject site. Staff have received one phone inquiry from the public to obtain further information on the proposed scope of work.

Richmond Heritage Commission

The Heritage Alteration Permit application was presented to the Richmond Heritage Commission on May 15, 2024. The Commission supported the application subject to landscaping improvements for the area in front of the building fronting 3rd Avenue. An excerpt from the Commission meeting minutes is included in Attachment 4.

In response to the Commission's comments, updates have been made to the proposed design:

- The main floor window type has been updated to more closely coordinate with the upper floor window type, with vertical orientation and awning openings (push-out windows).
- Landscaping has been further developed to improve the interface with the public edge along 3rd Avenue and to increase privacy for hotel guests and contribute to the character of the streetscape. Planters have been increased in number and moved to the front edge of the property. The planter material has been updated to black powder-coated metal instead of concrete, the proposed plants have been specified, and irrigation has been added.

Analysis

The current proposal is to convert the existing pub to additional hotel suites without adding any additional area to the existing building, which are permitted under the current "Steveston Commercial (CS2)" zone, and make exterior changes to the main floor façades of the north wing (the pub portion) in order to accommodate the new use. No changes are proposed on the second floor or to the south portion of the building containing the original part of the hotel.

The proposed exterior alterations are limited to those required to maintain the current structure and façade, and achieve the change in internal layout to create hotel suites. The proposed arrangement of doors and windows corresponds to the interior layout proposed by the applicant to achieve five new suites, replacing the current pub use.

Details of the proposed scope of work are:

- East (front) elevation:
 - Replace the existing four fixed windows with new openable windows (fixed lower portion with awning openings above) in the same locations and dimensions;
 - Add one new window of the same size and type at south end of the façade;
 - Retain the existing wood entry doors and hardware and change glazing to clear glass;
 - Remove the metal and glass canopy over the south entry doors, and extend the railing across the opening;

- Add eleven fixed planters with plant materials at the patio edge; and,
- Replace the wording on the fascia signage, removing “Est. 1895”, “Buck & Ear” and “Bar And Grill” to replace with “Steveston Suites”.
- North (side) elevation:
 - Remove an existing exit door and install four new windows, style to match the east elevation; and,
 - Add stucco over existing concrete block walls and paint to match existing stucco.
- West (rear) elevation:
 - Replace one set of existing double doors with new glazed double doors with aluminum frame;
 - Replace one set of existing double doors with larger, glazed patio doors with a transom window;
 - Remove an existing exit door;
 - Replace one existing window, remove one existing window, and add five new windows of varying sizes, style to match east elevation; and,
 - Add stucco over existing concrete block walls and paint to match existing stucco.
- The proposed new window and door frames will match the building’s existing aluminum frames (colour and style). Wood trim is proposed to be added to frame the main floor windows.

The proposal includes some landscaping treatment along the front of the proposed new hotel suites. The Steveston Village General Guidelines (9.3.2.1) in the Steveston Area Plan provide guidance on Landscape Elements including encouraging the provision of planters, window boxes and/or other types of container gardens to provide an abundance of year-round seasonal colour. The Design Criteria for the Steveston Revitalization Area (Sakamoto Guidelines, prepared in 1987, and included in the Steveston Area Plan) also indicates the addition of landscaping in containers where space allows, such as in the front setback of a building.

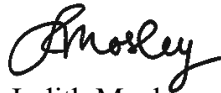
The proposed landscape plan for the patio area fronting 3rd Avenue has been refined in response to comments received from the Richmond Heritage Commission. The existing railings and paving are proposed to be retained. Planters and plant materials will be added to provide a buffer between the public sidewalk and the hotel frontage, increase privacy of hotel guests, and contribute to the streetscape character. While street trees were historically at this site, the planter program option proposed by the Commission was considered to be more closely aligned with the design guidelines for Steveston Village.

To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$5,742 is required prior to Building Permit issuance.

Given the limited scope of work on the exterior, heritage restoration of the building is not proposed at this time. The applicant has worked with staff to minimize changes to the facades and retain the existing form and character. The addition of landscaping in planters is in keeping with the design guidelines for Steveston Village.

Conclusion

It is recommended that the Heritage Alteration Permit (HA23-035279) for 12111 3rd Avenue be issued to permit the proposed exterior alterations and landscaping.



Judith Mosley

Planner 2 (Policy Planning) - Heritage Planner

JM:cas

- Att. 1: Location Map and Aerial Photograph
2: Historic photographs (1948 and 1951)
3: Statement of Significance
4: Excerpt from the May 15, 2024 Richmond Heritage Commission Minutes

Prior to Building Permit Issuance, the developer must complete the following requirements:

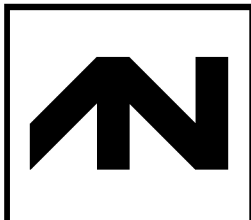
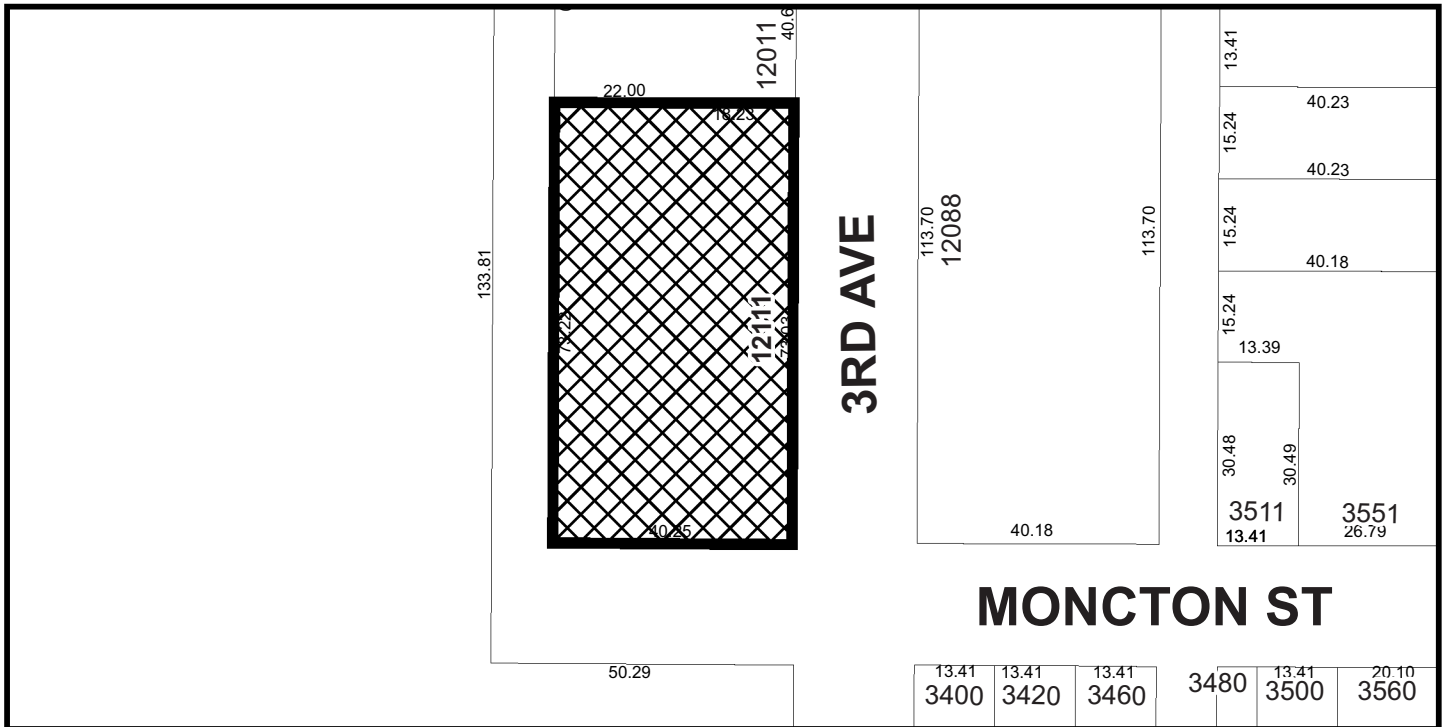
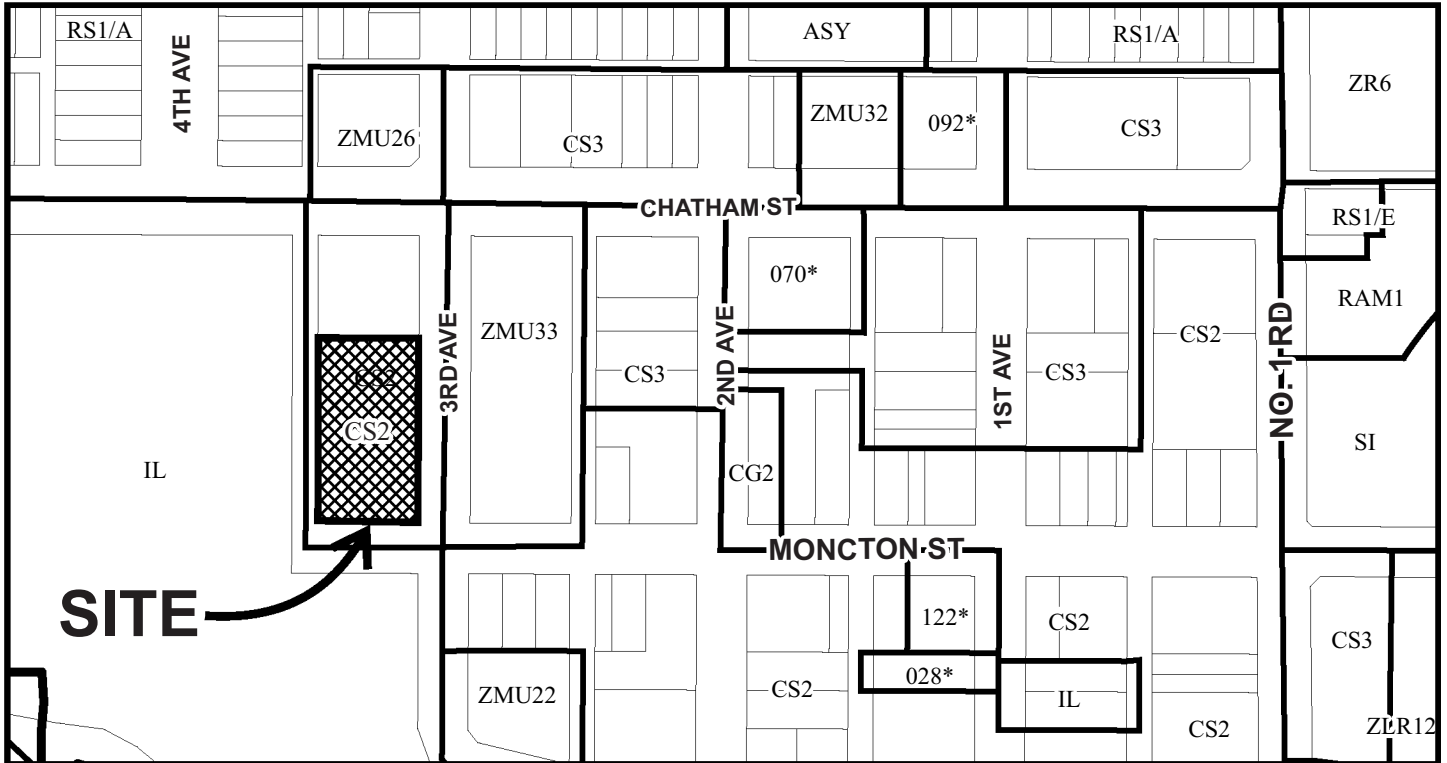
1. Submission of the landscape security in the amount of \$5,742. A legal agreement is required to accompany the Landscape Security to set the terms for the use and release of the security.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.



City of
Richmond



HA 23-035279
PLN - 89

Original Date: 01/03/24
Revision Date:
Note: Dimensions are in METRES



City of
Richmond



HA 23-035279

PLN - 90

Original Date: 01/03/24

Revision Date:

Note: Dimensions are in METRES

**Historic Photographs (1948 and 1951)
12111 3rd Avenue (Steveston Hotel)**



Steveston Hotel addition under construction, 1948
City of Richmond Archives, Photograph 1986 58 3.



Steveston Hotel after construction of addition and exterior alterations to original facade, 1951
BC Archives, I-32961.

Steveston Village Conservation Program

Moncton Street resources



22. 12111 3rd Avenue Steveston Hotel/Sockeye Hotel

Description

The Steveston Hotel (Sockeye Hotel) takes up the west side of a full block along Third Avenue. The historic place is a two-storey, utilitarian structure with a flat, unarticulated façade and a flat roof. It directly fronts the street, without transition or landscaping.

Values

The Steveston Hotel is valued for its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place and local business. Constructed in 1894, the hotel represents the economic infrastructure which supported the local fishing and canning industries historically, and the tourism industry today. As an historic and longstanding fixture in the community, it is significant that this historic place has had continuing use as a gathering place for the town's citizens, and continues to operate in its original function today.

Architecturally, the Steveston Hotel is an excellent example of a building which predates the fire of 1918. A significant landmark building in the commercial downtown of the village, it represents the growth of Steveston as a prosperous frontier town in the late nineteenth and early twentieth centuries. It is also important to note the role of this building as a refuge for many after the fire, and its contribution to rebuilding the town seen in its temporary housing of the Steveston Post Office for a time.

Character-Defining Elements

The character-defining elements of the Steveston Hotel include:

- The hotel's landmark status at the terminus of Steveston's main street
- Its prominent location at the corner of Moncton Street and 3rd Avenue
- The liveliness and diversity the establishment lends to the street edge along 3rd Avenue
- Surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process, function and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

**Excerpt of the Minutes to
the Richmond Heritage Commission meeting**

**Wednesday, May 15, 2024 - 7:00 pm
Cisco Webex**

Heritage Alteration Permit for 12111 3rd Avenue (HA23-035279)

Minhee Park, Planner 3, from Policy Planning provided a presentation about the application including the heritage status of the site, a brief history of the building's construction and alterations, and an overview of the proposed exterior changes. This included the following information:

- The Steveston Hotel is a protected heritage property in the Steveston Village Heritage Conservation Area.
- It was constructed in 1894. The pub addition was built in 1948. The hotel was significantly altered at that time and there have been further alterations to the facades since then. While many of the original features have been lost, the flat roof form, overall massing and second floor window pattern remain.
- Five large hotel suites are proposed. Hotel use is permitted under the current zone. Exterior changes proposed to accommodate the new use require a Heritage Alteration Permit.
- The proposed work includes the following:

On the east (street) elevation:

- Replace the existing four fixed windows with new openable windows in the same locations and dimensions, and add a new window of same size at the south end of the façade;
- Add wood trim to frame windows;
- Retain the existing wooden entry doors in same locations and change glazing to clear glass;
- Remove the metal and glass canopy over the south entry doors;
- Add fixed planters and plant materials; and
- Replace the current wording on signage.

On the north elevation:

- Remove an existing exit door and install four new sliding windows.

On the west (rear) elevation:

- Replace one set of existing double doors with new glazed doors with aluminum frame;
 - Replace one set of existing double doors with larger patio doors with transom;
 - Remove existing exit door;
 - Replace one existing window and remove one existing window; and
 - Add five new sliding windows of varying sizes.
- Staff have requested that the windows on the north and west elevations be consistent with the quality of those proposed on the east elevation. Sliding windows are discouraged.
 - The exterior changes are limited to accommodate the proposed interior layout for hotel suites. No landscape changes are proposed, except for addition of concrete planters.

In response to the Commission's questions Ms Park provided the following additional information:

- The proposed planters would be located against the building, beneath the main floor windows.
- The existing railing would remain in place.
- The applicant is to provide details of the plants proposed for the planters.
- The proposed units would be short-term rental hotel units, not apartments.

In response to the Commission's questions and comments the owner provided the following additional information:

- Due to business challenges, the owner wishes to convert the existing pub to apartment suites.
- Only the main floor windows will be changed. The new windows will be double-glazed, operable, with metal frames to match the others on the building.
- The owner wants to have larger windows on the main floor than those on the upper floor, so keeping existing window dimensions.

The Commission provided the following comments:

- It was suggested that the new windows on the main floor look like a family of windows with those on the upper floor such as having a smaller lite at the top that opens.
- The minor changes proposed to the building look acceptable.
- The historic photographs of the hotel show trees at the front. Reintroducing three or four trees could connect to the history of the site.
- The change to hotel use changes the patio area facing 3rd Avenue from a public space to a private space. The space between the railing and the building needs to be addressed to make it more of a contributor to the heritage character of the street and to provide privacy for the hotel guests. Consider removing the concrete paving and planting trees or positioning planters close to the railing to provide separation from the street.
- Instead of concrete, the materials of the planters should be more in keeping with Steveston Village. The interface with the street edge is important and should be pedestrian-friendly in design and materials. There may be modular planters that can be purchased with visual interest and detailing.
- There is opportunity in future for a larger renovation to recapture the heritage character of the building. The scope of this project is small at this time but that may be different in future.
- The applicant should work with planning staff to develop a landscaping scheme for the patio area.

It was moved and seconded:

That the Richmond Heritage Commission support the Heritage Alteration Permit application for 12111 3rd Avenue (HA23-035279) with a condition that the applicant works with staff to address the issue related to the public edge along 3rd Avenue, to improve the quality and character of the streetscape and enhance privacy of the hotel

guests, and consider the following options to improve the buffer between the sidewalk and the building façade.

- 1) Provide a comprehensive landscaping scheme including trees and planting materials; or*
- 2) Provide a more robust planter program including planter design and materials, and planting materials that are in keeping with the heritage character of Steveston Village.*

CARRIED



File No.: HA 23-035279

To the Holder: Kanaris Demetre Lazos
Property Address: 12111 3rd Avenue
Legal Description: Lot 2 Section 10 Block 3 North Range 7 West New Westminster District
Plan EPP65456

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration 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. This Heritage Alteration Permit is issued to authorize the proposed exterior alterations and landscaping as shown in the attached Plan #1 to Plan #4 and in accordance with the specifications and maintenance plans outlined in the letter dated June 11, 2024 included in Attachment 1.
4. As a condition of the issuance of this Permit, the applicant agrees to provide a Landscape Security in the amount of \$5,742 prior to issuance of the associated Building Permit to ensure that landscaping work is carried out in accordance with this Permit.
5. This Heritage Alteration 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.
6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.
7. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

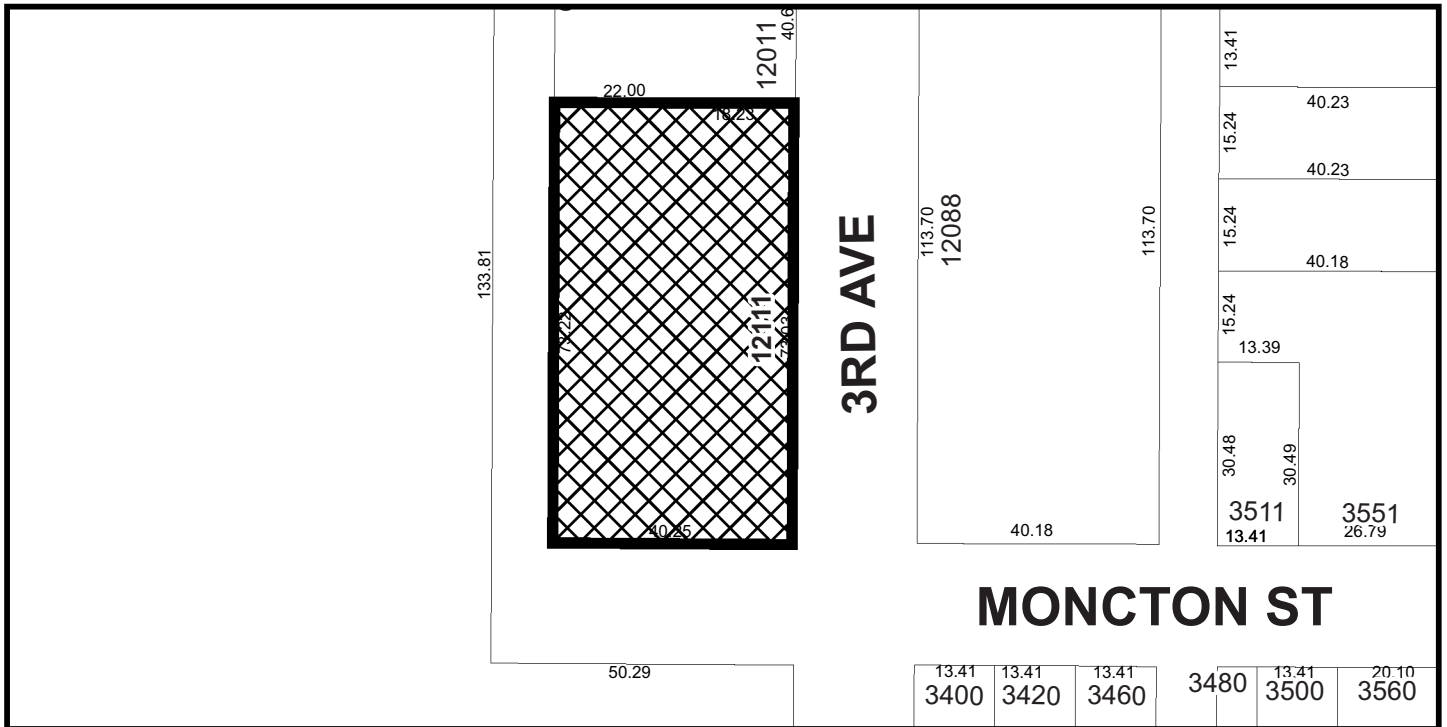
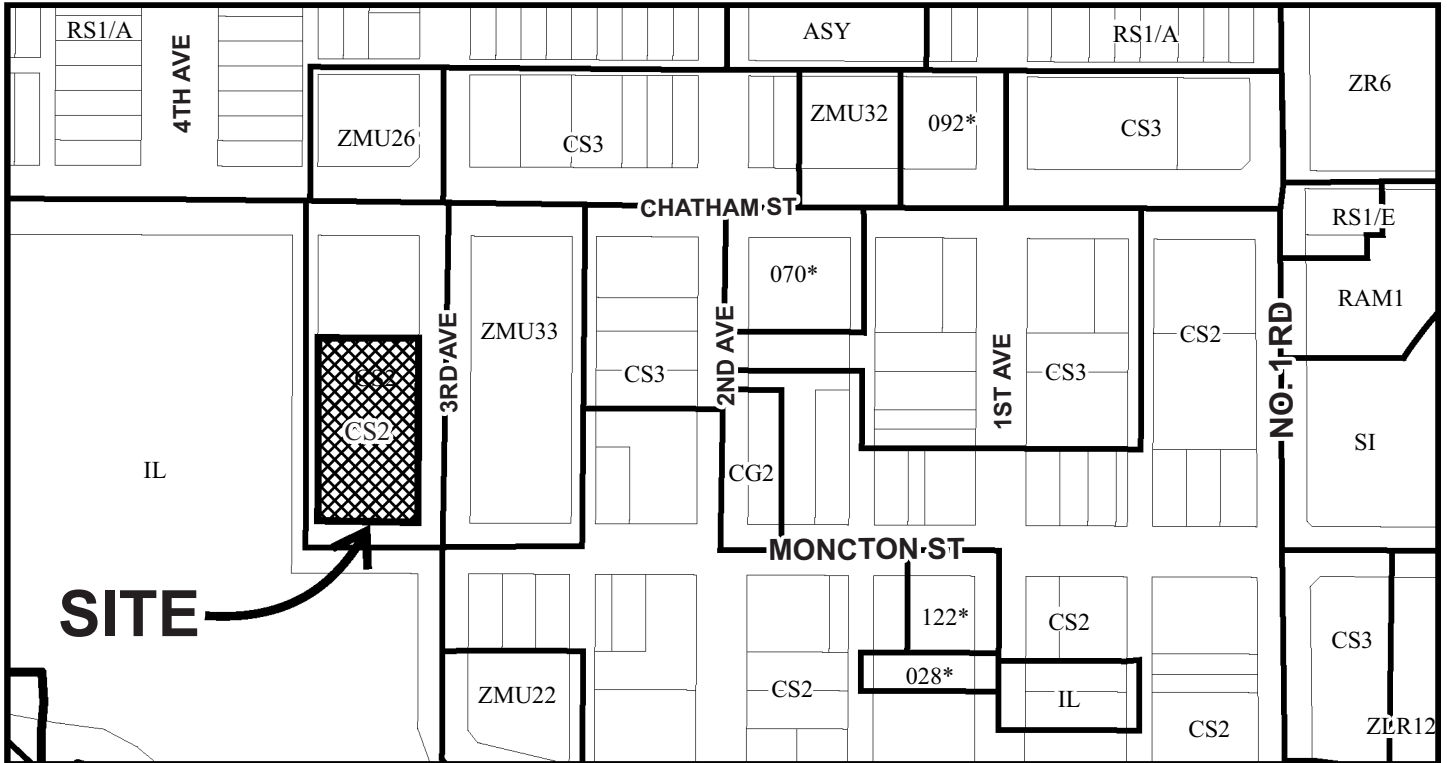
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 23-035279
SCHEDULE "A"
 PLN - 98

Original Date: 01/03/24

Revision Date:

Note: Dimensions are in METRES

NO.	DATE	ISSUES / REVISIONS
1	Jan. 2023	ISSUED FOR REVIEW
2	Feb. 2023	ISSUED FOR REVIEW
3	Oct. 2023	ISSUED FOR H.A.P.
4	Dec. 2023	PREPARED FOR H.A.P.
5	Jan. 2024	ISSUED FOR BUILDING PERMIT
6	March 11, 2024	PREPARED FOR H.A.P.
7	March 15, 2024	PREPARED FOR REVIEW
8	May 2, 2024	PREPARED AS PERMIT DRAWING (SUBJECT TO SECTION 22.283)

12111 3rd Ave.
RICHMOND, BC

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 3 NORTH,
RANGE 7 WEST, GROUP 1, N.W.D.,
PLAN 68835

STEVESTON HOTEL

CIVIL ADDRESS:
12111 3rd Ave
RICHMOND, BC

PROPOSED 'CHANGE OF USE'
(PUB INTO HOTEL SUITES)

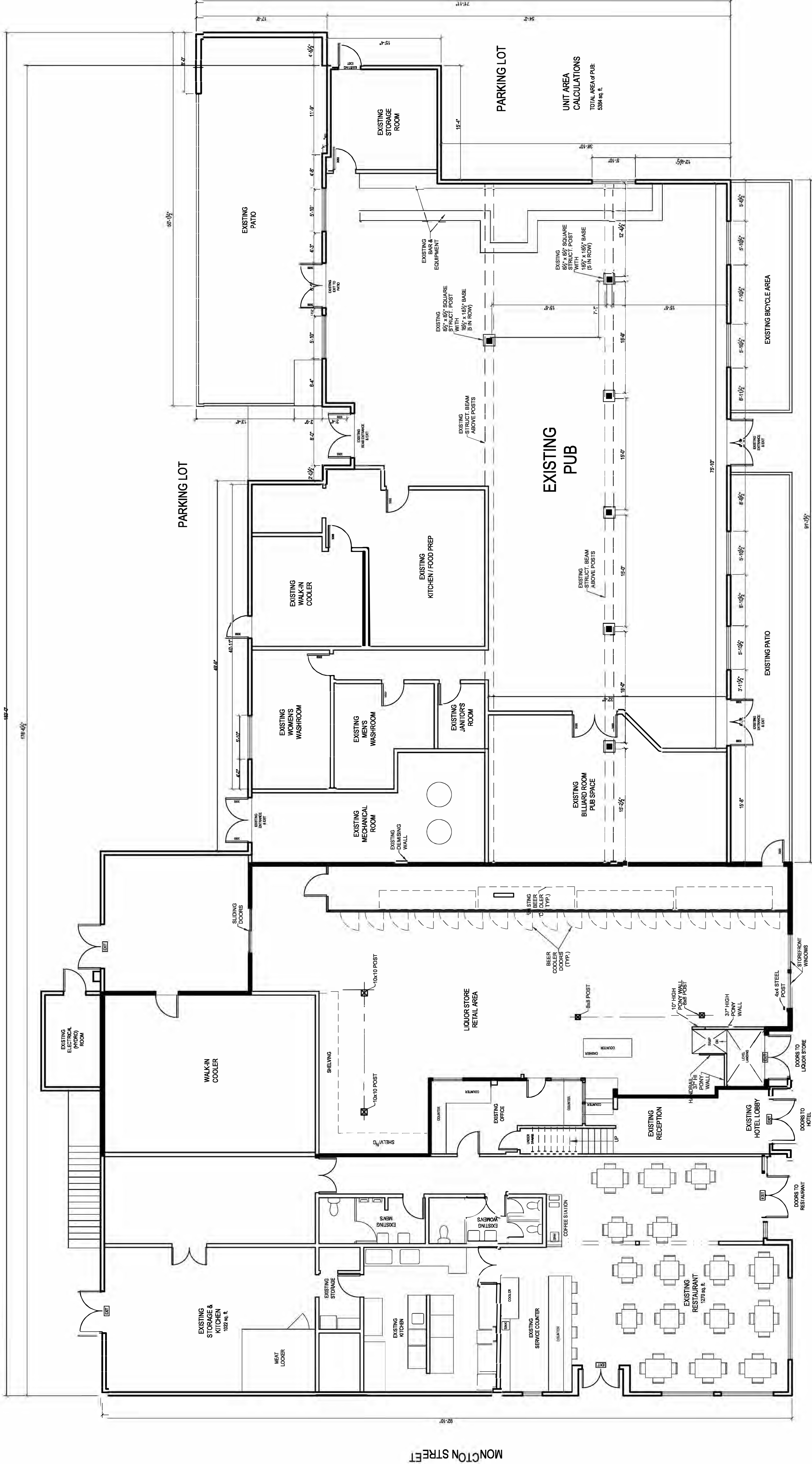
EXISTING
LOWER FLOOR PLAN

1/8"=1'-0"
Oct. 2023

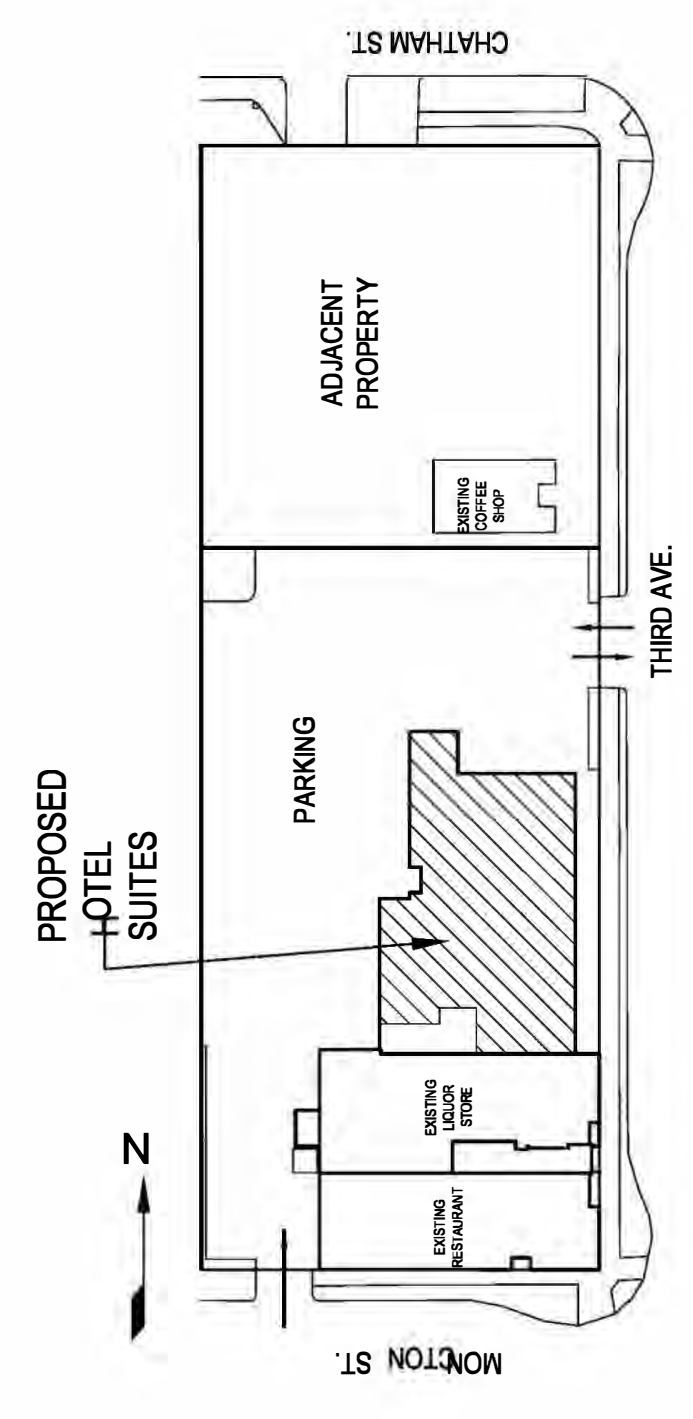
MJJ
K.D. LAZOS
604-401-8802
A-1

This drawing is the property of D.I. Architectural and shall remain the property of the architect and shall not be used, copied, reproduced, or otherwise disseminated without the written permission of the architect. The architect shall have no liability for any damage or injury to persons or property caused by the use of this drawing or the construction of the building shown on the drawing. The architect shall not be responsible for any errors or omissions in this drawing or the construction of the building shown on the drawing. The architect shall not be responsible for any damage or injury to persons or property caused by the use of this drawing or the construction of the building shown on the drawing.

PLAN #1



LOWER FLOOR PLAN - EXISTING
SCALE: 1/8"=1'-0"



KEY PLAN
SCALE: 1/8"=1'-0"

8	May 2, 2024	PREPARED AS PERMIT SET (SUBJECT TO PERMIT)
7	March 15, 2024	PREPARED FOR REVIEW
6	March 1, 2024	PREPARED FOR H.A.P.
5	Dec. 2023	ISSUED FOR BUILDING PERMIT
4	Dec. 2023	PREPARED FOR H.A.P.
3	Oct. 2023	ISSUED FOR H.A.P.
2	Feb. 2023	ISSUED FOR REVIEW
1	Jan. 2023	ISSUED FOR REVIEW

ISSUES / REVISIONS

12111 3rd AVE.
RICHMOND, BC

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 3 NORTH,
RANGE 7 WEST, GROUP 1, NWD,
PLAN 68835

STEVESTON HOTEL

CIVIL ADDRESS:
12111 3rd AVE
RICHMOND, BC

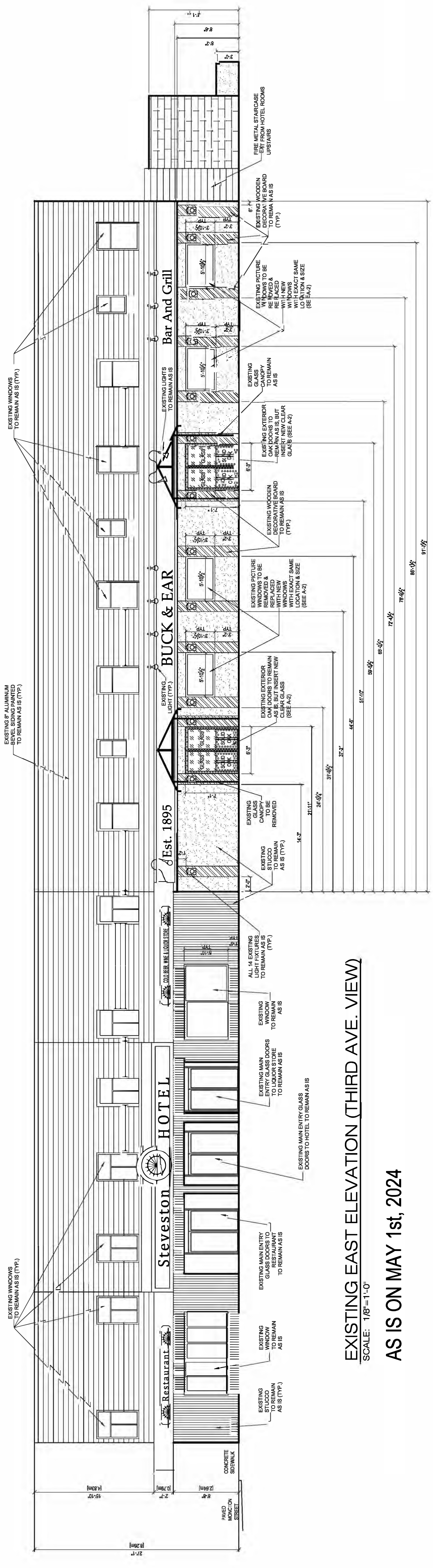
PROPOSED CHANGE OF USE
(PUB INTO HOTEL SUITES)
EXISTING ELEVATIONS

Scale: 1/8"=1'-0"
Project: MJJ
Contract No.:
Client: K.D. LAZOS
604-401-8802
Date: Oct. 2023

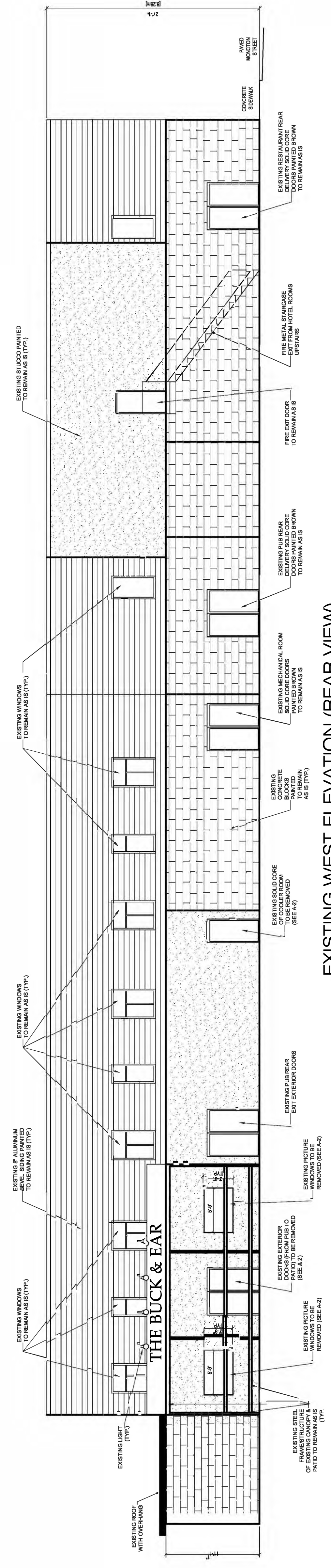
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This drawing is the property of DL Architectural and shall not be used for any other project without their written consent. The reproduction of this drawing for use on any other project without their written consent is strictly prohibited. The user assumes all liability for any damage or injury resulting from the use of this drawing. The user shall have professional liability insurance for all operations and conditions on the job. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary approvals for approval before proceeding with construction.

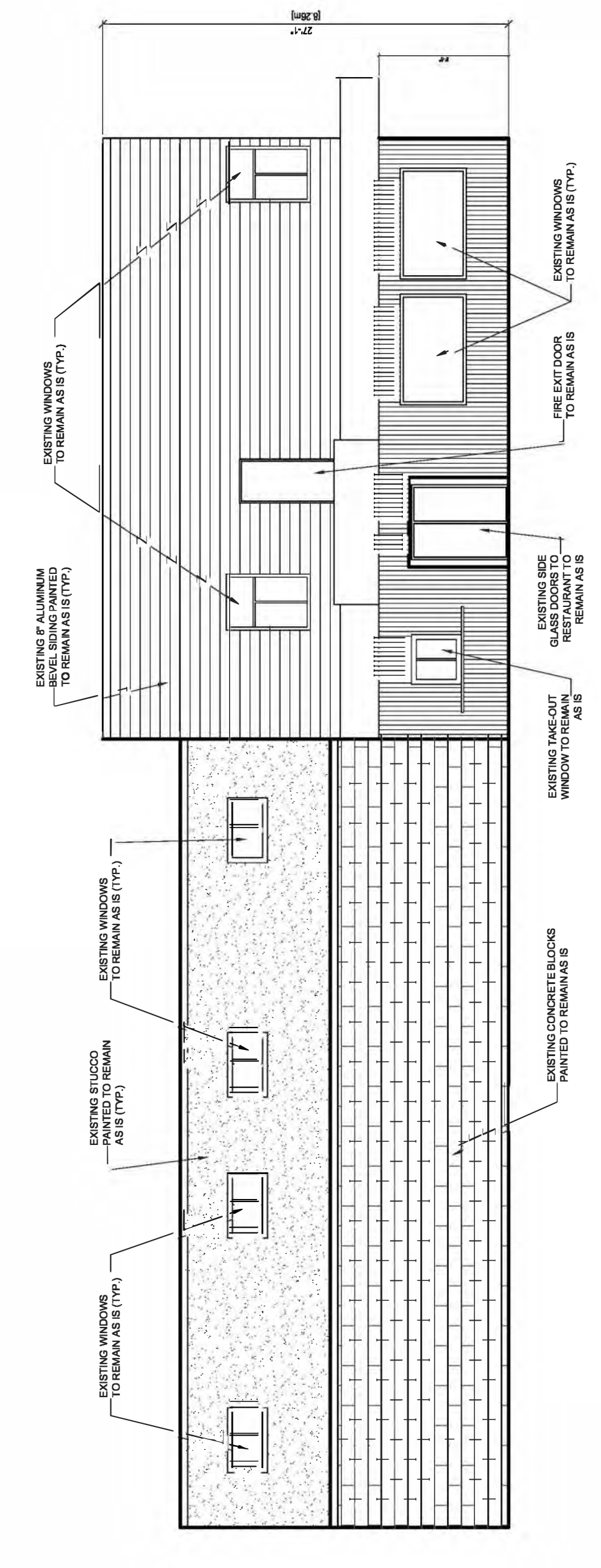
PLAN #3



EXISTING EAST ELEVATION (THIRD AVE. VIEW)
SCALE: 1/8"=1'-0"
AS IS ON MAY 1st, 2024

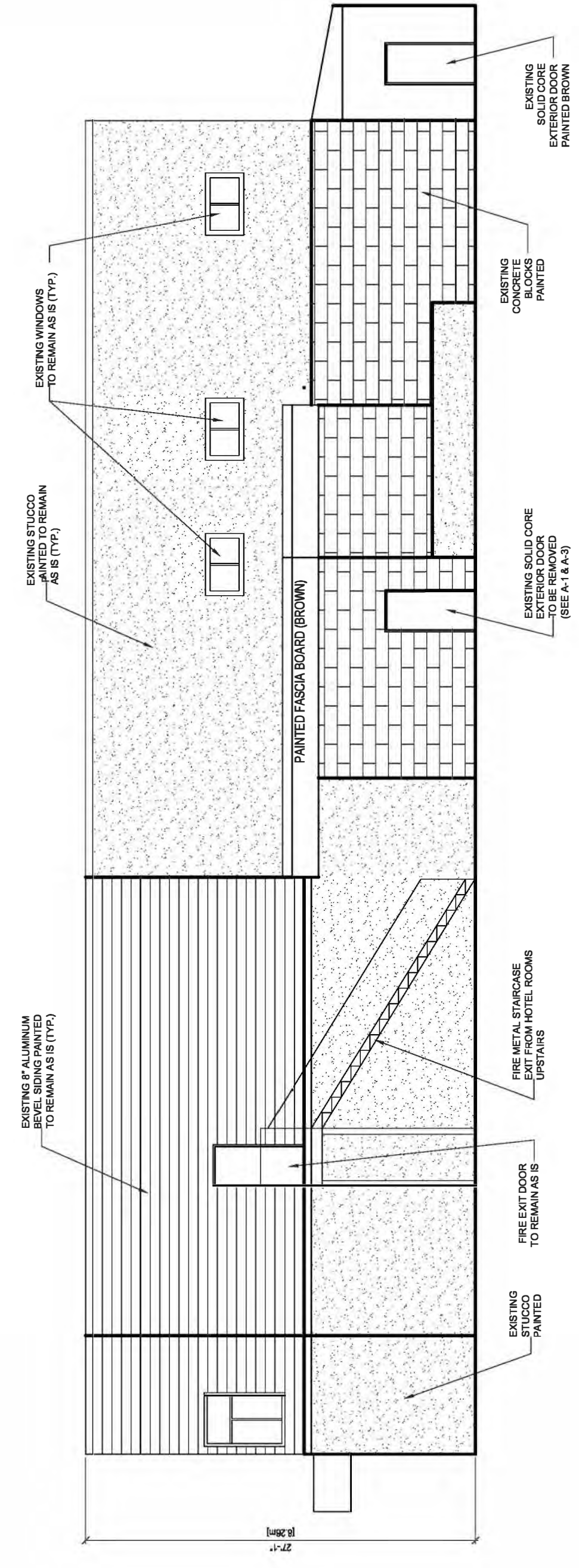


EXISTING WEST ELEVATION (REAR VIEW)
SCALE: 1/8"=1'-0"



EXISTING SOUTH ELEVATION (MONCTON ST. VIEW)
SCALE: 1/8"=1'-0"

THIS ENTIRE ELEVATION TO REMAIN AS IS



EXISTING NORTH ELEVATION (RIGHT SIDE VIEW)
SCALE: 1/8"=1'-0"

ELEVATIONS - EXISTING



28415 Haverman Rd, Abbotsford BC V4X 2P2

June,11 2024

Dear City of Richmond,

I am writing to confirm that our project will meet the specified technical requirements for the planters. Below are the detailed specifications and maintenance plan that will be adhered to:

1. **Planter Dimensions:**
 - Minimum planter height: 3'-0"
 - Minimum planter width: 18"-24"
 - Minimum soil depth in each planter: 24"
2. **Plant Specifications:**
 - Minimum plant pot size: #2
 - Recommended plant spacing and number of plants per planter: approximately 18" – 24" on center 6 plants per planter
3. **Watering and Drainage:**
 - Planters will include a drip irrigation system or be self-watering to ensure consistent moisture levels.
 - Planters will be equipped with drainage holes and trays to prevent waterlogging and ensure proper drainage.
4. **Mulching:**
 - A 2" depth of organic mulch will be included to help retain soil moisture and regulate soil temperature.
5. **Maintenance Plan:**
 - As per Maintenance plan Below

We are committed to ensuring that all planters not only meet but exceed these technical requirements to achieve the desired aesthetic and functional outcomes. Should you have any further questions or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prubh Dosanjh', is written over a light grey circular stamp.

Prubh Dosanjh, B.eng

Maintenance Plans- June,11 2024

Japanese Azalea Maintenance Plan

General Care:

- **Watering:** Keep soil consistently moist but not waterlogged. Azaleas prefer well-drained, acidic soil.
- **Fertilizing:** Fertilize in early spring with a slow-release, acid-forming fertilizer specifically formulated for azaleas and rhododendrons.
- **Mulching:** Apply a 2-3 inch layer of mulch (pine bark, pine needles, or wood chips) around the base to conserve moisture and maintain soil acidity.

Trimming:

- **Frequency:** Trim annually after blooming, typically in late spring to early summer.
- **Technique:** Remove dead or diseased branches first. Then, prune to shape the plant, cutting back to a healthy lateral branch or bud. Avoid cutting into old wood as azaleas don't regenerate well from it.
- **Purpose:** This encourages fuller growth, maintains a compact form, and ensures the plant remains healthy.

Replacement:

- **Frequency:** Replace plants that show signs of decline (e.g., significant dieback, disease, or lack of vigor) after careful assessment, typically every 10-15 years or as needed.

Japanese Pieris Maintenance Plan

General Care:

- **Watering:** Ensure soil is evenly moist, especially during dry periods. Pieris prefer well-drained, slightly acidic soil.
- **Fertilizing:** Feed in early spring with a balanced, slow-release fertilizer or one formulated for acid-loving plants.
- **Mulching:** Use a 2-3 inch layer of mulch around the base to help retain moisture and regulate soil temperature.

Trimming:

- **Frequency:** Trim annually after flowering, typically in late spring.
- **Technique:** Prune out dead or damaged wood first. Then, lightly shape the plant by cutting back to a lateral bud or branch. For rejuvenation pruning, cut back one-third of the oldest stems to the base to encourage new growth.
- **Purpose:** Promotes a denser form, controls size, and encourages healthy new growth.

Replacement:

- **Frequency:** Assess plants for health and vigor regularly, replacing those that are diseased, damaged, or no longer thriving every 10-20 years or as needed.

Additional Tips for Both Plants**Pest and Disease Control:**

- **Monitoring:** Regularly check for signs of pests such as lace bugs, spider mites, and scale insects. Also, watch for fungal diseases like powdery mildew and root rot.
- **Management:** Use appropriate organic or chemical controls as needed, and ensure good air circulation around the plants to reduce disease risk.

Winter Protection:

- **Mulching:** Ensure a good mulch layer to protect the roots from extreme temperatures.
- **Shelter:** In particularly harsh winters, consider windbreaks or burlap wraps for young or exposed plants.

By following this maintenance plan, your Japanese Azaleas and Japanese Pieris should thrive, maintaining fullness and an overall even form throughout their life span.