

Development Permit Panel

Council Chambers, City Hall 6911 No. 3 Road Wednesday, November 10, 2021 3:30 p.m.

MINUTES

Motion to adopt the *minutes* of the Development Permit Panel meeting held on September 29, 2021.

1. DEVELOPMENT PERMIT 18-838656 (REDMS No. 6742472)

APPLICANT: ZGET Holdings Corp.

PROPERTY LOCATION: 6031 Blundell Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of a two-storey building totalling approximately 728 m² in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned "Community Commercial (CC)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum west interior side yard from 6.0 m to 0.15 m;
 - (b) increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
 - (c) allow eight of the 17 on-site parking spaces to be small car parking spaces.

ITEM

- 2. New Business
- 3. Date of Next Meeting: November 24, 2021

ADJOURNMENT



Minutes

Development Permit Panel Wednesday, October 27, 2021

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair Cecilia Achiam, General Manager, Community Safety Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded That the minutes of the meeting of the Development Permit Panel held on September 29, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-881158

(REDMS No. 6704141)

APPLICANT: 1116559 BC Ltd.

PROPERTY LOCATION: 9340 General Currie Road

INTENT OF DEVELOPMENT VARIANCE PERMIT:

- 1. Permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub Area, South McLennan (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten onsite parking spaces to be small car spaces.

Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as <u>Schedule 1</u>), provided background information on the proposed development, including its site context, site layout, and architectural design, highlighting the following:

- the proposed development consists of a front and rear townhouse building;
- a new shared driveway is proposed which would allow future connections to neighbouring properties to the east should these develop into townhouse developments in the future;
- the third storey of the front building is incorporated into the roofline to reduce its massing;
- proposed building materials, colour scheme and architecture are consistent with those of neighbouring developments; and
- the existing street tree on the frontage of the subject property will be retained and protected.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed landscaping for the project, noting that (i) each unit is provided with a private yard with shade tree, lawn area and landscaped area, (ii) proposed trees to be installed include a mix of deciduous and conifer trees, (iii) a low transparent aluminum fencing is proposed in the front yards, (iv) wood fencing along the perimeter of the site is proposed to provide privacy from adjacent properties, (v) the common outdoor amenity area includes, among others, a children's play area with play equipment, (vi) permeable pavers are proposed throughout the subject site, and (vii) private yards are separated with fencing and landscaping.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for site servicing and frontage works, (ii) the frontage works will be designed to reflect the retention of the retained tree on the City boulevard along the frontage of the subject property, (iii) the proposed parking variance was identified at rezoning and is supported by the City's Transportation Department, (iv) the project is proposed to achieve Step 3 of the BC Energy Step Code, and (v) the project includes one convertible unit.

Panel Discussion

In reply to a query from the Panel, Mr. Craig acknowledged that the Statutory Right-of-Way (SRW) secured at rezoning over the new driveway on the subject site would allow future vehicular access to neighbouring properties to the east, including the property at the corner of General Currie Road and Ash Street, should these properties develop into townhouse developments in the future.

In reply to queries from the Panel, Mr. Law confirmed that (i) irrigation is provided to ensure the survivability of the retained street tree, (ii) the location of bathrooms was considered in the placement and size of windows on the third floor of the front elevation of the rear building, (iii) decks are proposed on the third floor of the back elevation of the rear building, (iv) the size of the two-bedroom middle unit in the rear building was determined by market demand, and (v) the width of the proposed drive aisle meets the standard City requirement.

Discussion ensued regarding options and potential revisions to the design of the gable roof on the front building to reduce its height and massing and improve its interface with the adjacent two-storey townhouse buildings to the west.

As a result of the discussion, staff was directed to work with the applicant to investigate opportunities to revise the design the gable roof on the front building, including considering a clipped gable roof design.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that its overall design fits well with its neighbourhood and the retention of the existing street tree is appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub Area, South McLennan (City Centre)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten onsite parking spaces to be small car spaces.

CARRIED

2. Date of Next Meeting: November 10, 2021

3. Adjournment

It was moved and seconded *That the meeting be adjourned at 3:54 p.m.*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 27, 2021.

John Irving Acting Chair Rustico Agawin Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 27, 2021.



CONTEXT PHOTO VIEW FROM GENERAL CURRIE ROAD

DP 19-881158

DÉVELOPMENT PERMIT

CONTEXT

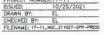


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DP 19-881158

DEVELOPMENT PERMIT

IMAGE-(1)



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 2021.00.23
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 2021.02.14
 REVISID POR CITY COMMON!

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DP 19-881158

DEVELOPMENT PERMIT

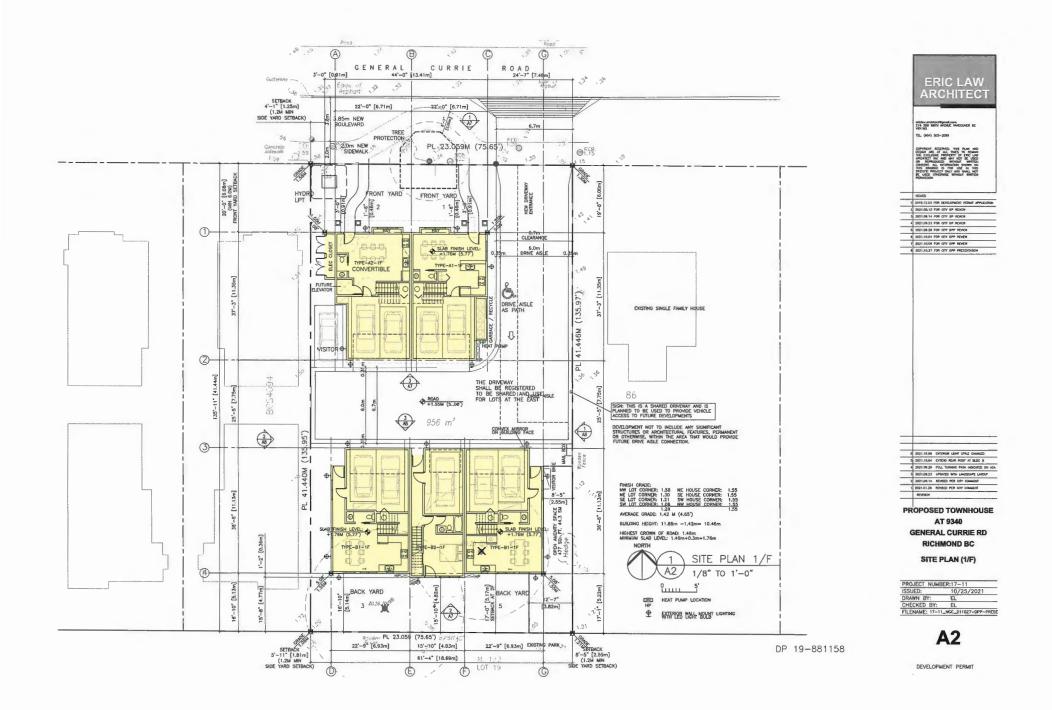
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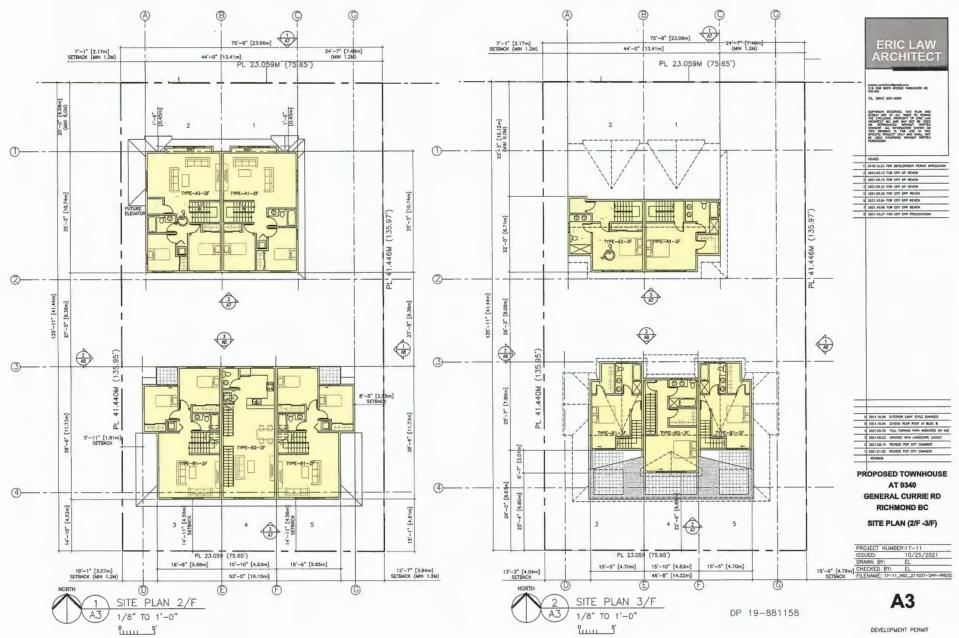
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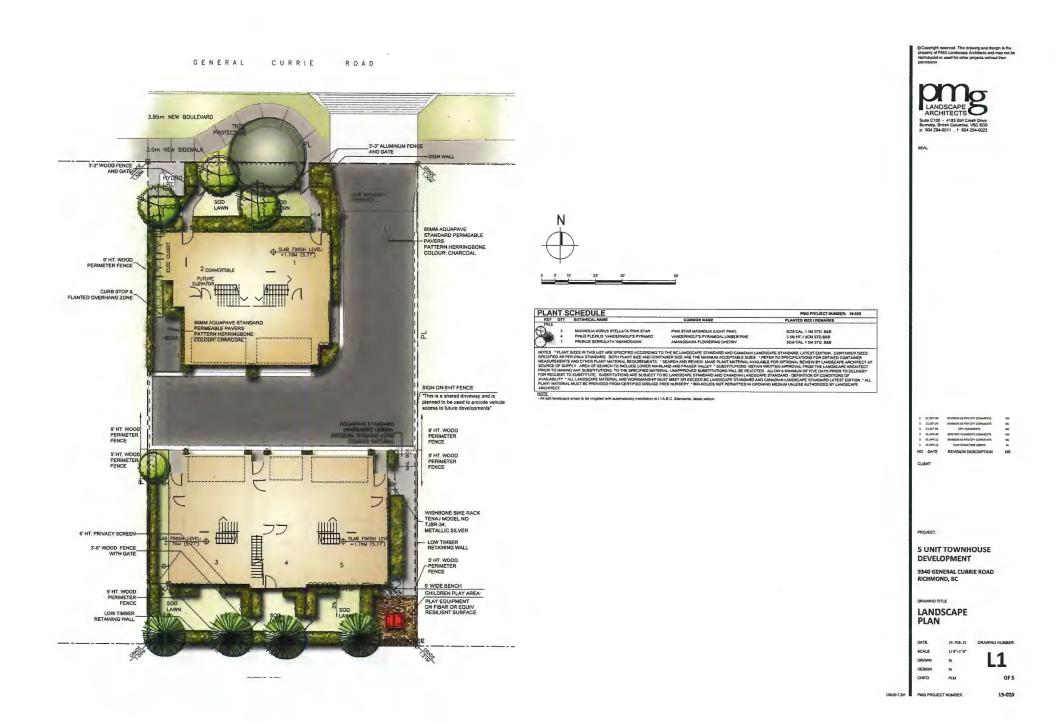
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- To: Development Permit Panel
- From: Wayne Craig Director, Development

Date: October 14, 2021

File: DP 18-838656

Re: Application by ZGET Holdings Corp. for a Development Permit at 6031 Blundell Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of a two-storey building totalling approximately 728 m² in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned "Community Commercial (CC)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum west interior side yard from 6.0 m to 0.15 m;
 - b) Increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
 - c) Allow eight of the 17 on-site parking spaces to be small car parking spaces.

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

WC/CL:blg Att. 4

Staff Report

Origin

ZGET Holdings Corp. (Directors: Shu Huan Wang, Tong Tong Zhou) has applied to the City of Richmond for permission to develop a two-storey building of approximately 728 m² (7,845 ft²) in net floor area, containing retail uses on the ground floor and office uses above at 6031 Blundell Road, on a site zoned "Community Commercial (CC)" (Attachment 1). The site is currently vacant.

The site is being rezoned from "Land Use Contract 128" to the "Community Commercial (CC)" zone and the Land Use Contract is to be discharged from title under Bylaw 9891 (RZ 16-745849). The bylaw was given Third Reading at the Public Hearing held March 18, 2019, and the applicant is working to complete all of the rezoning considerations.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption and includes, but is not limited to, design and construction of the following improvements (SA 18-824360):

- Water, storm, and sanitary service connections, water meter and fire hydrant installation.
- Road upgrades to accommodate construction of a new grass boulevard at the curb and concrete sidewalk at the new property line after road dedication, with transition to the existing sidewalk to the east and west of the subject site.
- Upgrading of the existing bus stop located directly opposite the subject site on Blundell Road to current City and TransLink Accessible Bus Stop standards.

Development Information

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

Existing Site and Surrounding Context

The subject site is located within the Blundell Planning Area, on the north side of Blundell Road and just east of No. 2 Road, at one of the intersections identified as a Neighbourhood Centre in the Official Community Plan (OCP) (Attachment 3). Existing development immediately surrounding the subject site is as follows:

- To the north, are the rear portions of the properties at 7680 No. 2 Road and 6500 Chatsworth Road, zoned "Community Commercial (CC)" and "Single Detached (RS1/E)", respectively. The property at 7680 No. 2 Road contains a surface parking lot associated with the Coast Capital Savings Credit Union immediately to the west of the subject site, while the property at 6500 Chatsworth Road contains a newer two-storey single-family dwelling.
- To the south, immediately across Blundell Road, is the Blundell Plaza neighbourhood shopping centre, which consists of a series of one-storey buildings on three properties zoned "Community Commercial (ZC14)- Blundell Road", "Community Commercial (CC)", and Land Use Contract 087 (6020, 6060, 6140 Blundell Road, 8100, 8120, 8140 and 8180 No. 2 Road).

- To the east, is an existing non-conforming two-storey duplex at 6051/6071 Blundell Road on a property zoned "Single Detached (RS1/E)".
- To the west, is a one-storey building containing the Coast Capital Savings Credit Union on a property zoned "Community Commercial (CC)" at 7960 No. 2 Road.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit (DP) stage:

- Increasing on-site permeability and creating visual interest through the use of paving stones.
- Exploring additional opportunities for weather protection at the building's lobby entrance.
- Additional design development to provide adequate building facade articulation and to create visual interest on exposed elevations.
- Review of the proposed colour palette and exterior building materials.
- Review of the applicant's design response to the accessibility guidelines in the OCP.
- Review of the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff's satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the design guidelines contained within the OCP. The applicant has made the following modifications to their proposal to address the design issues identified:

- The amount of permeable pavers proposed on-site has increased significantly to enhance site surface drainage and visual interest at the entrance to the site.
- Glazed canopies have been incorporated for weather protection over the main entrances to the building and over the second floor deck area.
- Additional design development has been undertaken to simplify the treatment of exposed building elevations while maintaining a human scale.
- The proposed colour palette and exterior building materials have been finalized and are summarized below in the "Architectural Form and Character" section of this report.
- The slope of the on-site pathway leading from the public sidewalk along Blundell Road to the building has been reduced, a tactile strip incorporated in the middle of the pathway, and an accessible path diagram is provided to illustrate the design's response to the accessibility guidelines in the OCP.

• Information on how the proposal responds to the principles of CPTED, and the proposed sustainability features to be incorporated into the project, are summarized below in the "Analysis" section of this report.

The Public Hearing for the rezoning of this site was held on March 18, 2019. No concerns regarding the rezoning application were expressed at the Public Hearing. Bylaw 9891 for the rezoning of the subject site was given Third Reading at the Public Hearing.

Staff Comments

This proposal is to develop a two-storey commercial/office building on a site of approximately 1,457 m² (15,695 ft²) in area after the required road dedication along the Blundell Road frontage. The proposed scheme attached to this report (Plans # 1.A to # 3.E) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "Community Commercial (CC)" zone, with the exception of the variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The Applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

a) Reduce the minimum west interior side yard from 6.0 m to 0.15 m.

(The reduced interior side yard setback enables the proposed building to abut the blank east façade of the Coast Capital Savings Credit Union building on the adjacent property to the west. This enables a much larger east side yard setback (12.2 m), which is required for retention of an existing mature tree on the east side of the site. The building's position on-site is essentially the same as that of the former pub, and creates a more desirable interface with the existing neighbouring residential property to the east. Metal flashing is proposed to be used to conceal the 0.15 m gap between the buildings).

b) Increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening.

(The proposed height increase enables the rooftop heat pump units to be concealed with perforated metal screening to lessen its visual impact and to assist with noise mitigation, consistent with the design guidelines in the OCP. The heat pumps, which help to reduce carbon emissions, are proposed in the center of the building's rooftop to reduce potential views from street level).

c) Allow eight of the 17 on-site parking spaces to be small car parking spaces.

(Richmond Zoning Bylaw 8500 allows small car parking spaces (to a maximum of 50%) only when more than 31 parking spaces are proposed on-site. Transportation Department staff support the proposed variance as the proposed eight small car parking spaces (50%) meets the intent of the Zoning Bylaw, as it would otherwise comply if the parking area contained more than 31 spaces).

The proposed variances were identified as part of the rezoning application and no objections were noted at the Public Hearing.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) review of this proposal was held on September 5, 2019, and was supported to move forward to the DP Panel subject to the applicant giving consideration to the comments identified at the meeting. A copy of the relevant excerpt from the Advisory Design Panel meeting minutes is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- This proposal has been designed with consideration of the existing surrounding context, and with setbacks well beyond those required in the "Community Commercial (CC)" zone (with the exception of the west side yard variance noted above).
- All existing mature trees are proposed to be retained and protected, thereby providing screening of the development from, and minimize potential overlook to existing adjacent residential uses to the east and north.
- Wood privacy fencing (1.82 m/6 ft high) is proposed along portions of the west, north, and east property lines.
- Exposed building elevations are sufficiently articulated and designed to provide visual interest.
- Surface parking is predominantly proposed to the rear of the building where it will be screened from adjacent properties.

Site Planning, Access and Parking

- The proposal involves a two-storey building in the southwest portion of the subject site, with front yard and perimeter landscaping, and a surface parking area predominantly in the rear (north) portion of the site. The ground floor of the building is proposed to contain commercial/retail space and a lobby entrance to access the second floor. The ground floor also contains mechanical, electrical, service areas, and long-term bike storage at the rear and sides of the building. The second floor contains office space and a small sundeck in the southwest corner of the building.
- Vehicle access to the site was reviewed as part of the rezoning application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Blundell Road at the existing driveway crossing location.
- Pedestrian access to the site is proposed from the public sidewalk along Blundell Road via hard-surfaced pathways that connect to the individual storefront unit entries and the lobby entrance to the upper office area.

• On-site vehicle and bike parking is provided consistent with Richmond Zoning Bylaw 8500¹. Surface parking for a total of 17 vehicle parking spaces is proposed on-site, and a long-term employee bike storage room for two bikes is proposed on the east side of the building. A short-term bike rack for visitors is proposed in front of the building near storefront entries.

Open Space and Landscape Design

- Consistent with the design guidelines in the OCP, access to outdoor open space is proposed on-site for use by both visitors and tenants. A linear, south-facing area along the retail storefronts contains bench seating and a visitor bike rack for use by retail visitors and tenants, and a small southwest-facing deck with canopy is proposed on the second floor for use by office tenants.
- On-site tree retention was assessed as part of the rezoning application, at which time the City's Tree Preservation Coordinator and the City's Parks Department arboriculture staff concurred with the applicant's proposal to retain and protect:
 - all 14 bylaw-sized trees on-site (Trees # 43, 50 to 59, 74 to 76);
 - six off-site trees on neighbouring properties (Trees # os1 to os6); and
 - two street trees in the boulevard on City-owned property (Trees # ci1, ci2).

The Landscape Plan includes the proposed Tree Management Plan showing the trees to be retained and protected. To ensure that the trees identified for retention are protected at construction stage, a tree survival security and a contract with a Certified Arborist are required to be submitted prior to rezoning bylaw adoption. Tree protection fencing must be installed to City standard prior to Building Permit issuance and must remain in place until construction and landscaping on-site is completed.

- The Landscape Plan illustrates that three 6 cm caliper Japanese Snowbell trees are proposed to be planted within the front yard, and that a variety of shrubs, perennials, grasses and groundcover are proposed to be planted throughout the site (e.g., Boxwood, Dwarf Redtwig Dogwood, Hydrangea, Meidiland Rose, Evergold Japanese Sedge, Bergenia, Salal, and Fern).
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A variety of decorative paving treatments is proposed on-site to provide visual interest, to highlight areas shared by pedestrians and vehicles, and to assist with permeability. Specifically, the Landscape Plan proposes the following mix of hard-surface treatments: asphalt and permeable pavers with concrete banding within the drive-aisle and surface parking area, and two colours of standard pavers for on-site pathways.
- Solid wood fencing topped with lattice is proposed along portions of the perimeter of the site (west, north, and east property lines), and a trellis structure is proposed atop the perimeter fencing along a portion of the east property line to further soften and screen the proposed development along the interface with the adjacent residential property to the east.

¹ The applicant proposes to make use of the allowable 10% parking reduction with implementation of Transportation Demand Management (TDM) measures. The proposed TDM measures are summarised in the "Off-site Improvements" section of this report.

- The proposal includes a conceptual lighting plan showing the proposed bollard, wall-mounted, and address signage lighting.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to DP issuance.

Architectural Form and Character

- The building's proposed position roughly aligned with and immediately adjacent to the exposed wall of the Coast Capital Savings Credit Union building enables a continuous commercial frontage along Blundell Road.
- The cantilevered second story visually frames and wraps around the building to the east elevation.
- The visual rhythm is further enhanced by the glass canopy proposed to wrap around the ground floor of the building, and which relates to the single-storey of the Coast Capital Savings Credit Union building.
- The main south-facing building façade is designed with full height clear glazing on both levels to animate Blundell Road, and is framed by grey and white metal panels with coloured accents to provide a contemporary appearance and break down the building to reinforce a human scale.
- The southwest corner of the building on the second floor has been recessed and articulated with an open deck to create a transition to the Coast Capital Savings Credit Union building to the west.

Accessibility

- The applicant has identified that the proposed design responds to the following accessibility principles, as shown on Plan # 1.F:
 - An accessible path of travel is provided to and from the storefront entries, lobby and van-accessible parking space.
 - The width of all on-site walkways is minimum 1.5 m wide and with a slope of no more than 4.8%.
 - The lobby is equipped with a power door operator and elevator.

Sustainability

- The proposed commercial building is not subject to the energy efficiency requirements under the Energy Step Code as it does not contain a residential occupancy, is less than three-storeys, and has a site coverage of less than 600 m². The proposed commercial building must therefore meet the standard energy efficiency requirements under the BC Building Code (9.36).
- Over and above the design guidelines for commercial buildings in the OCP, the applicant is proposing to provide one electric vehicle charging station on-site, to be secured through a legal agreement registered on title prior to rezoning, as well as to equip three parking spaces (17%) with 240-volt electrical outlets to accommodate electric vehicles.

- Some of the other environment sustainability features identified by the applicant with this proposal include:
 - Heat pump units for high efficiency heating and cooling (to be secured through a legal agreement registered on title prior to DP issuance).
 - Energy efficient full height windows to allow ample light and reduce indoor lighting requirements.
 - Individual controls to each unit for thermal comfort and energy control.
 - Durable and low-maintenance building materials.
 - Retention of all existing mature trees on-site.

CPTED

- The applicant has identified that the proposed design responds to the principles of CPTED as follows:
 - There is a formal vehicular access point from the Blundell Road, with a raised walkway along the drive aisle. This provides a clearly defined entry with natural access control for both pedestrians and vehicles.
 - The entry, walkway and parking area generally provide clear sightlines and the storefront and office windows overlooking the drive aisle and parking area provide natural surveillance and a sense of safety.
 - Wall mounted lights are proposed along the building face and in the covered parking area.
 - Low-level vegetation is provided for an unobstructed view at street level.

Site Servicing & Off-site Improvements

- Prior to rezoning, the applicant is required to enter into a Servicing Agreement and pay servicing costs associated with the design and construction of the required water, storm, and sanitary service connection works, as well as for the required boulevard and transportation infrastructure upgrades. The scope of work is to include, but is not limited to:
 - Design and construction of boulevard improvements along Blundell Road, to include a 1.5 m wide concrete sidewalk at the new property line and a minimum 1.5 m treed/grassed boulevard, while retaining the existing mature trees in the boulevard at the east end of the frontage. To accommodate the boulevard upgrades and to provide for future road widening, the applicant is required to provide a road dedication of 2.58 m along the entire south property line on Blundell Road.
 - Upgrades to the bus stop located directly opposite the subject site on Blundell Road to current City and TransLink Accessible Bus Stop standards and a contribution by the applicant to the City prior to rezoning in the amount of \$30,000 towards the purchase and installation of a bus shelter for this bus stop location (secured through rezoning).
 - Upgrades to existing traffic signal infrastructure at the Blundell and No. 2 Road intersection as well as TDM measures, including contribution by the applicant to the City prior to rezoning in the amount of \$95,600 for uninterruptible power supply, audible pedestrian signalization, LED street name signs and street light luminaires, traffic cabinet wrap, and new high definition traffic cameras (secured through rezoning).

Conclusion

This proposal is to develop a two-storey building of approximately 728 m² (7,845 ft²) in net floor area, containing retail uses on the ground floor and office uses above at 6031 Blundell Road, with vehicle access to and from Blundell Road.

The applicant has addressed the design issues identified through the rezoning application review process, as well as the additional staff comments regarding urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal provides an appropriate response to the surrounding context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the "Community Commercial (CC)" zone, with the exception of the zoning variances discussed.

On this basis, staff recommends that the Development Permit be endorsed, and issuance by Council be recommended.

Cynthia Lussier Planner 2 (604-276-4108)

CL:blg

Attachments: Attachment 1: Location Map Attachment 2: Development Application Data Sheet Attachment 3: Map of Blundell Planning Area Attachment 4: Excerpt from the September 5, 2019 Advisory Design Panel Meeting Minutes and Applicant's Design Response

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

- 1. Registration of a legal agreement on title to secure the proposed heat pump units for high efficiency heating and cooling to service the building on the subject site.
- 2. Receipt of a Letter-of-Credit or other form of security acceptable to the City for landscaping in the amount of \$51,865.06 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency cost).

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

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications.
- Incorporation of high efficiency heat pump units for heating and cooling as per the Development Permit application and as per the legal agreement registered on title prior to Development Permit issuance.
- Incorporation of noise mitigation measures in Building Permit plans and construction, as outlined in the acoustical/thermal reports and recommendations prepared by the appropriate registered professional via the Rezoning and Development Permit applications, which demonstrate that the interior noise levels and noise

mitigation standards comply with the City's Official Community Plan and Noise Regulation Bylaw (as per the noise-related covenant(s) registered on title prior to rezoning bylaw adoption).

- 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 604-276-4118.
- 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 Management Plan shall
 include location for parking for services, deliveries, workers, loading, application for any road/lane closures,
 and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.





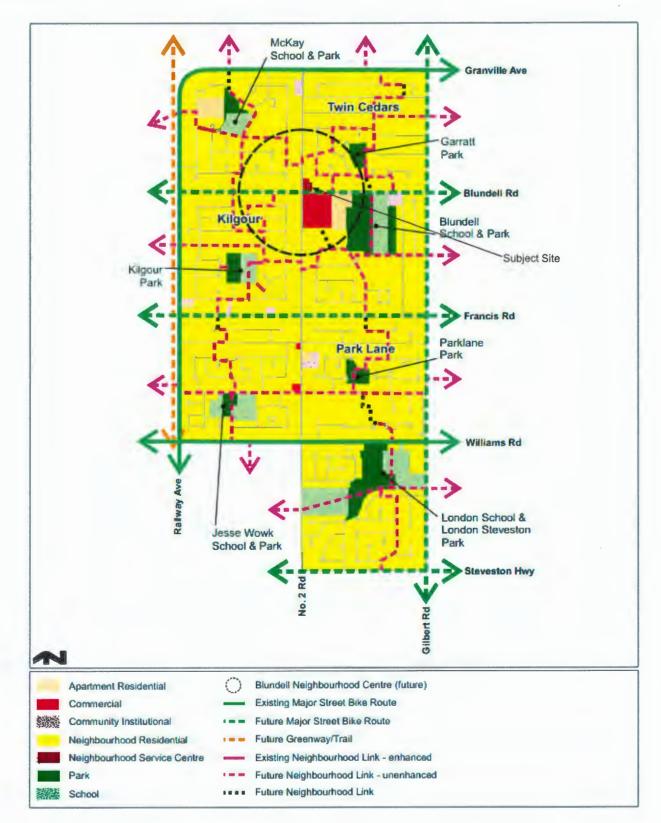
Development Application Data Sheet

Development Applications Department

DP 18-838656					
Address:	6031 Blundell Road				
Applicant/Owner:	ZGET Holdings Corp. (Directors: Shu Huan Wang; Tong Tong Zhou)				
Planning Area(s):	Blundell	Blundell			
Gross Floor Area:	867.0 m ² (9,335	5 ft ²) Net F	Net Floor Area: _728.6 m ² (7,845 ft ²)		ft²)
		Existing		Р	roposed
Site Area:		1,537 m² (16,544 ft²)		1,457.8 m ² (15,695 ft ²)	
Land Uses:		Vacant Lot		Two-storey commercial/ office building	
OCP Designation:		Neighbourhood Service Centre		No change	
Zoning:		LUC 128		Community Commercial (CC)	
		Bylaw Requirement	Propo	sed	Variance
Floor Area Ratio:		Max. 0.50	0.50		None permitted
Buildable Net Floor Area:		Max. 729 m ² (7,847 ft ²)	728.6 m ² (7,845 ft ²)		None permitted
Building Coverage (% of lot area):		Max. 35%	30.7%		None
Setback – Front Yard:		Min. 3.0 m	3.7 m		None
Setback – Side Yard (west):		Min. 6.0 m	0.15 m		To reduce the west side yard from 6.0 m to 0.15 m
Setback – Side Yard (east):		Min. 6.0 m	12.2 m		None
Setback – Rear Yard:		Min. 6.0 m	18.0 m		None
Building Height (m):		Max. 9.0 m	 8.98 m to top of roof parapet 9.60 m to top of rooftop mechanical equipment screening 		To increase the building height from 9.0 m to 9.6 m for rooftop mechanical equipment screening
On-site Parking Spaces:		19 spaces minus a 10% reduction (2 spaces) with TDM measures = 17 spaces	17 spaces with TDM measures		None
Standard Spaces:		100%			To allow 8 small
Small Spaces:		N/A	8 spaces (50%) spaces (mai		spaces (max. 50%)
Van Accessible Spaces:		2%	1 space ((> 2%)	None

ATTACHMENT 3

Blundell Planning Area



Excerpt from the Minutes of The Advisory Design Panel Meeting

Thursday, September 5, 2019 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

2. DP 18-838656 - TWO-STOREY MIXED USE RETAIL AND OFFICE DEVELOPMENT

ARCHITECT:	Eric Law Architect
LANDSCAPE ARCHITECT:	PMG Landscape Architects Ltd.
PROPERTY LOCATION:	6031 Blundell Road

Applicant's Presentation

Eric Law, Eric Law Architect, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the Applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant explaining well the intent of the proposed site layout and building design; note that on-site and off-site tree retention largely determined the site layout; *Noted*.
- the project's interface with the two-storey duplex to the east is more successful than with the one-storey bank building to the west; *Noted*.
- consider less variety in materials and colours for the building; canopies could be brought around the building as one element to unify the canopies; the modest size of the building is better suited for more unified elements; building openings and window sizes should be articulated along the same datum points; *The number of colour and materials are reduced particularly at the building's back and west portions, and the canopy is carried around the entrance.*
- projecting sill treatment on the second floor back portion of the building is not necessary; may help simplify the building expression; *The back portion of the building elevation is simplified on A4 & A5. The sill treatment is removed.*
- ensure that lights mounted on the east elevation of the building along the internal drive aisle adjacent to the two-storey duplex to the east will not be directed towards this residential development; Wall mounted light will only direct light to the ground and not across to the residential duplex.

- consider recessing the edge of the retail space at the southeast corner of the building to visually open up the driveway entry; *Prefer to maintain the current design because a standard 7.5m driveway and 1.5m walkway have been provided, however the retail ground floor layout has been re-arranged and the building depth reduced slightly to increase the walkway width at the building's southeast corner from 1.5 m to 1.8 m wide.*
- consider installing a barrier along the edge of the building adjacent to the internal drive aisle to protect the building and pedestrians from vehicular movements; *Additional protection bollards are provided along the walkway on A2.*
- canopy on the east side of the building is small; consider enlarging it; The east side canopy has been enlarged on A3.
- consider widening the narrow landscape strip along the east property line, i.e. from approximately 0.6 meters to at least one meter, to ensure the survivability of the proposed yew hedge; *Boxwood instead of yew hedge are proposed and this will have higher survivability within the landscape strip on L1.*
- consider installing protection bollards in other areas of the site as may be necessary to protect landscaping; *Additional wheel stops are provided at the north parking to protect the northern trees and landscape on A2 and L1.*
- consider extending northward the paving treatment at the driveway entry to make it visually larger and pedestrian friendly and feel like a more significant space; *The pavers are extended further north on L1.*
- in view of Panel comments regarding the tightness of the driveway entry; consider "filling up" certain areas in the building, e.g., space between the garbage loading area and the back stairs to help alleviate the pedestrian pinch point near the driveway entry; *The space between garbage and stair is for servicing purposes. The driveway width is standard 7.5m wide, and the front walkway has been widened to range from 1.6 m to 1.8 m wide on A2.*
- appreciate the applicant contributing to the City's Public Art Fund; however, consider incorporating public art into the project as it would benefit the public realm; *The client prefers to provide fund contribution instead.*
- consider introducing a taller structure, e.g. a trellis, to provide a buffer between the subject development and the two-storey duplex to the east and address overlook and privacy concerns; *A trellis structure is provided along east property line on L1*
- support the breaking down of the massing and adding visual interest (e.g. introducing vertical strips) on the upper west face of the building adjacent to the existing bank building which is visible from No. 2 Road; however, consider simplifying the façade treatment; *The elevation particularly at the back has been simplified on A4 & A5.*

consider introducing a brighter or coloured texture surface treatment for the raised walkway at the rear of the building to enhance its visibility especially during night time. Sand-coloured concrete paving stones in a herringbone pattern are proposed on the rear raised walkway on L1 and the metal panels proposed to clad the base of the building have been revised to white to brighten up this area.

Panel Decision

It was moved and seconded

That DP 18-838656 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



		No. DP 18-838656
To the Holder:	ZGET HOLDINGS CORP.	
Property Address:	6031 BLUNDELL ROAD	
Address:	C/O 1307 W. 46th AVENUE VANCOUVER, BC V6M 2K4	

- 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum west interior side yard from 6.0 m to 0.15 m;
 - b) Increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
 - c) Allow eight of the 17 on-site parking spaces to be small car parking spaces.
- 4. 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.A to # 3.E, attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$51,865.06 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.
- 7. 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.

To the Holder: ZGET HOLDINGS CORP.

Property Address: 6031 BLUNDELL ROAD

Address:

C/O 1307 W. 46th AVENUE VANCOUVER, BC V6M 2K4

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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF , .

ISSUED BY THE COUNCIL THE

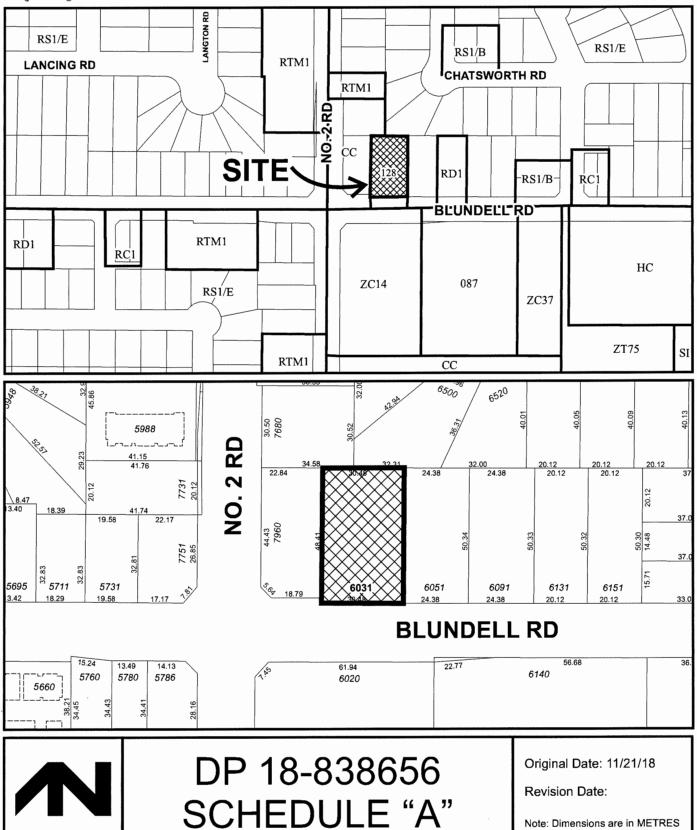
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DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



Note: Dimensions are in METRES

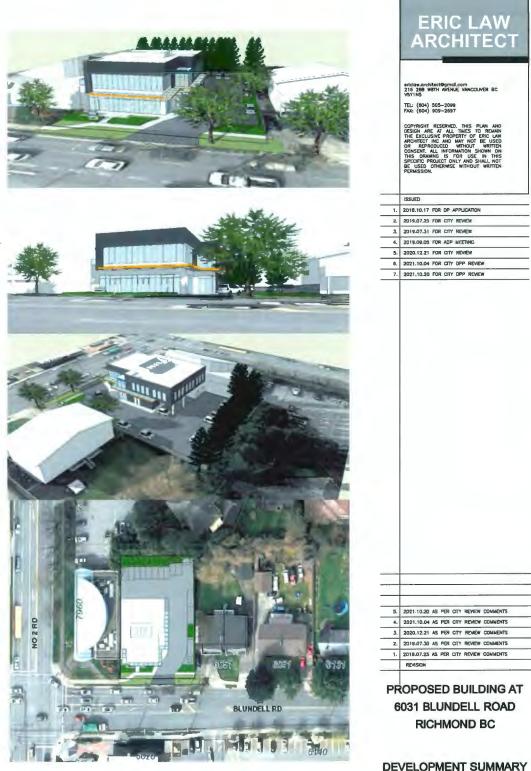
PROPOSED COMMERCIAL BUILDING AT 6031 BLUNDELL ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS:(B) LEGAL DESCRIPTION:(C) LOT AREA:(D) ZONING USE

6031 BLUNDELL ROAD, RICHMOND, BC LOT 153, SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST, NWD PLAN 29201 ORIGINAL LOT AREA 1537 SM; AFTER 2.58M ROAD DEDICATION 1457.8 SM 15695 SQ. FT. LAND USE CONTRACT 128

	CURRENT ZONING (LAND USE CONTRACT)	PROPOSED REZONING COMMUNITY COMMERCIAL	PROPOSED BUILDING
(E) FLOOR AREA RATIO	MAX 2975 SQ FT MAX 1330 SQ FT DINING AREA 60 SEATS AND 10 STANDING	0.50 729 SM (0.50 X 15695 SQ. FT. = 7847 SF)	0.5 728.6 SM (7845 SQ. FT.)
(F) BUILDING COVERAGE: (G) BUILDING HEIGHT:	NIL NIL	MAX – 35% = 537.9 SM MAX MAIN BUILDING HEIGHT – 9M	30.7% (448.3 SM 4827 SQ. FT.) 8.98M TO TOP OF BUILDING ROOF PARAPET 9.60M TO TOP OF HVAC SCREEN [VARIANCE REQUIRED]
(H) SETBACK:		FRONT YARD – 3M INTERIOR SIDE YARD – 6M REAR YARD – 6M	FRONT YARD 3.7M (12'2") WEST SIDE YARD 0.15M (6") [VARIANCE REQUIRED] EAST SIDE YARD 12.25M (40'2") REAR YARD 18.05M (59'3")
(I) PARKING:	17 PARKING	GLA RETAIL: 267.8 SM (2884 SQ. FT.) 3 CAR PER 100SM (1076SF) = 8 GLA OFFICE: 352.1 SM (3791 SQ. FT.) 3 CAR PER 100SM (1076SF) = 11 TOTAL 19 CAR	8 REGULAR PARKING 1 DISABLED VAN PARKING 8 SMALL PARKING [VARIANCE REQUIRED] TOTAL: 17 PARKING [CONTRIBUTION TO TRANSPORTATION DEMAND MANAGEMENT FOR 2 CARS (10%) REDUCTION ALLOWED]
	1 LOADING	GLA RETAIL: 267.8 SM (2884 SQ. FT.) UP TO 500SM= 1 UNDESIGNATED MEDIUM LOADING SPACE GLA OFFICE: 352.1 SM (3791 SQ. FT.) UP TO 500SM= 1 UNDESIGNATED MEDIUM LOADING SPACE	2 UNDESIGNATED MEDIUM LOADING SPACE
(J) BICYCLE		CLASS 1: 0.27 PER 100 SM GLA 0.27 X 619 /100 = 2	2 BIKE
		CLASS 2: 0.4 PER 100 SM GLA 0.4 X 619 /100 = 3	3 BIKE





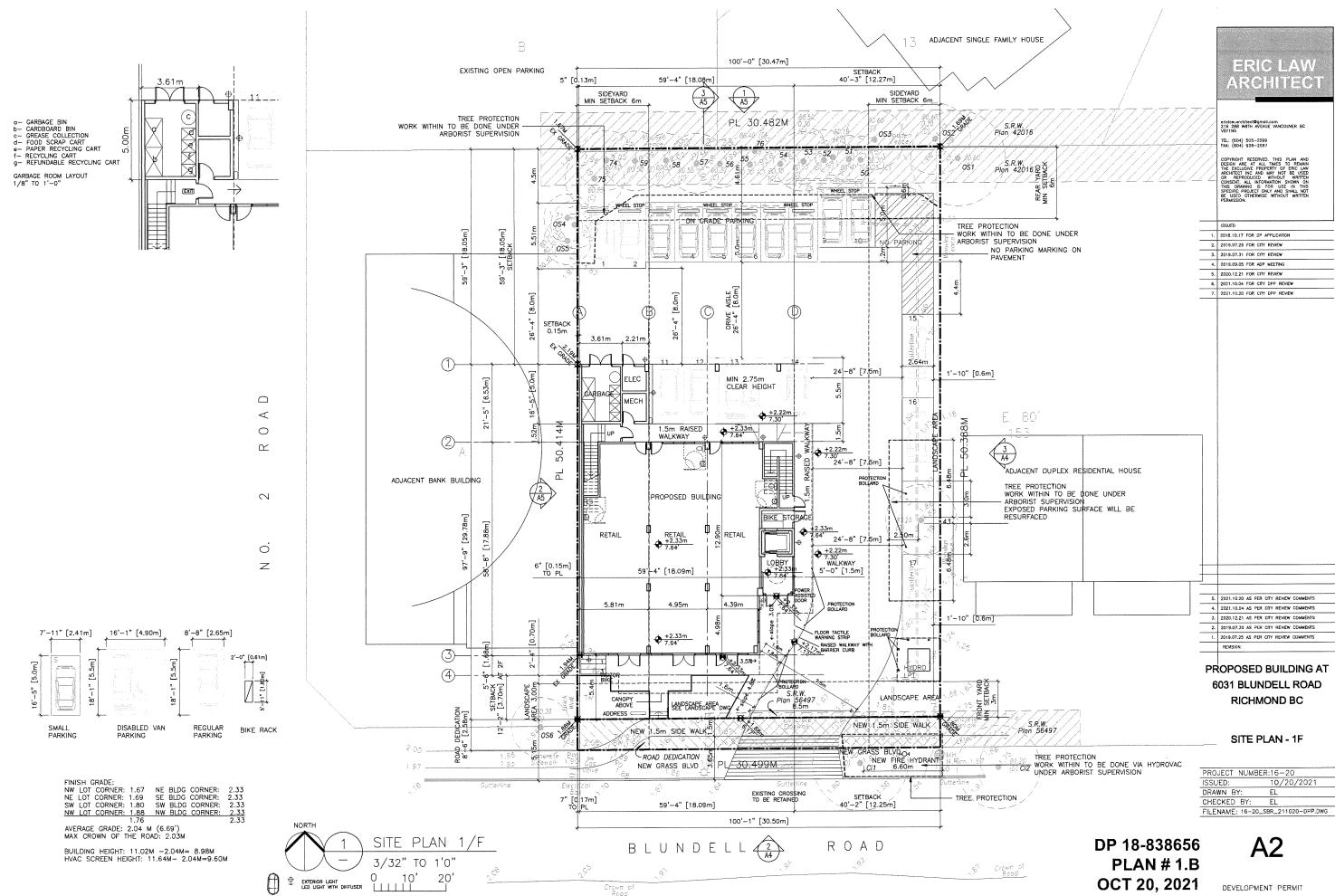
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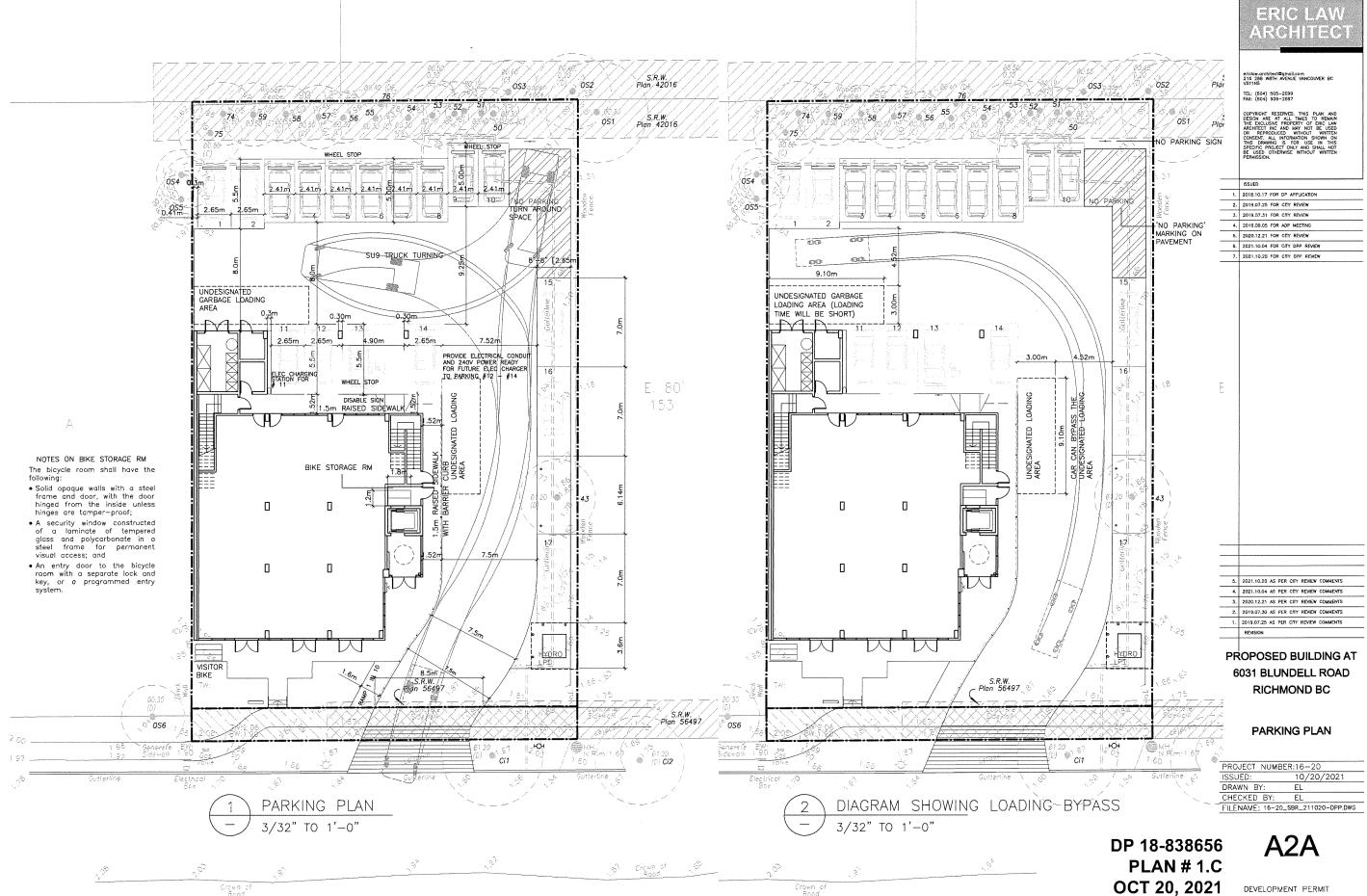
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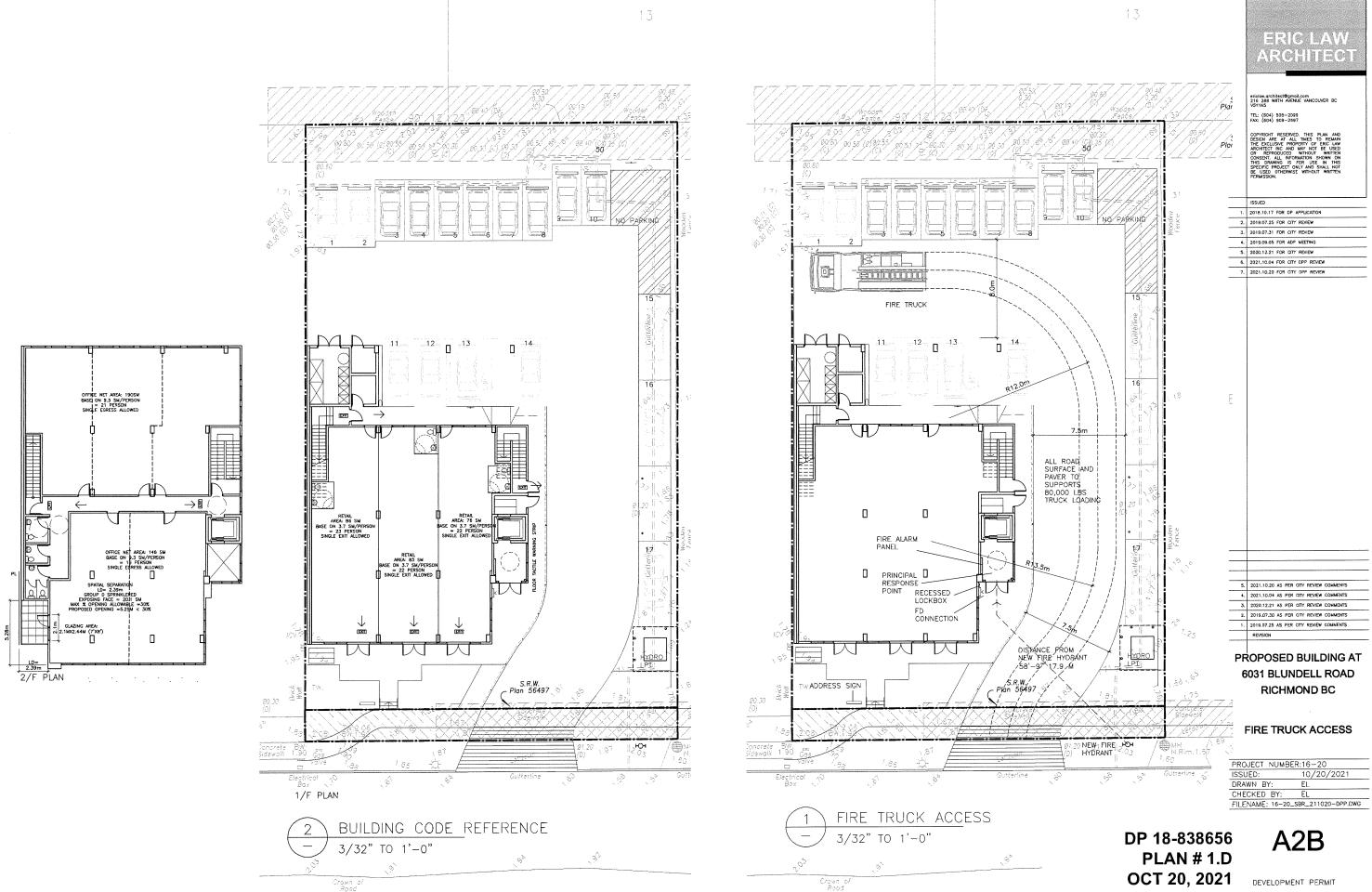
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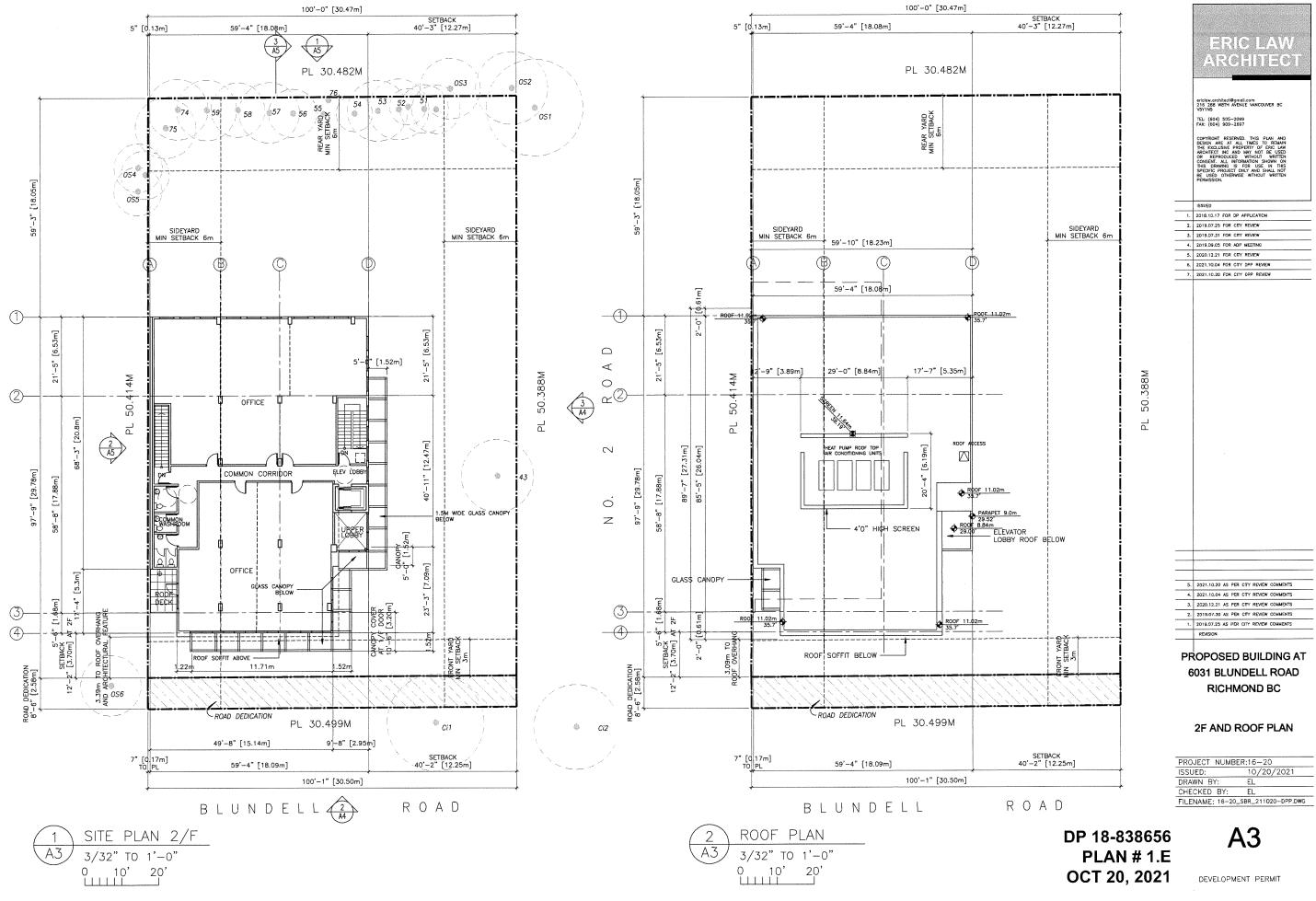
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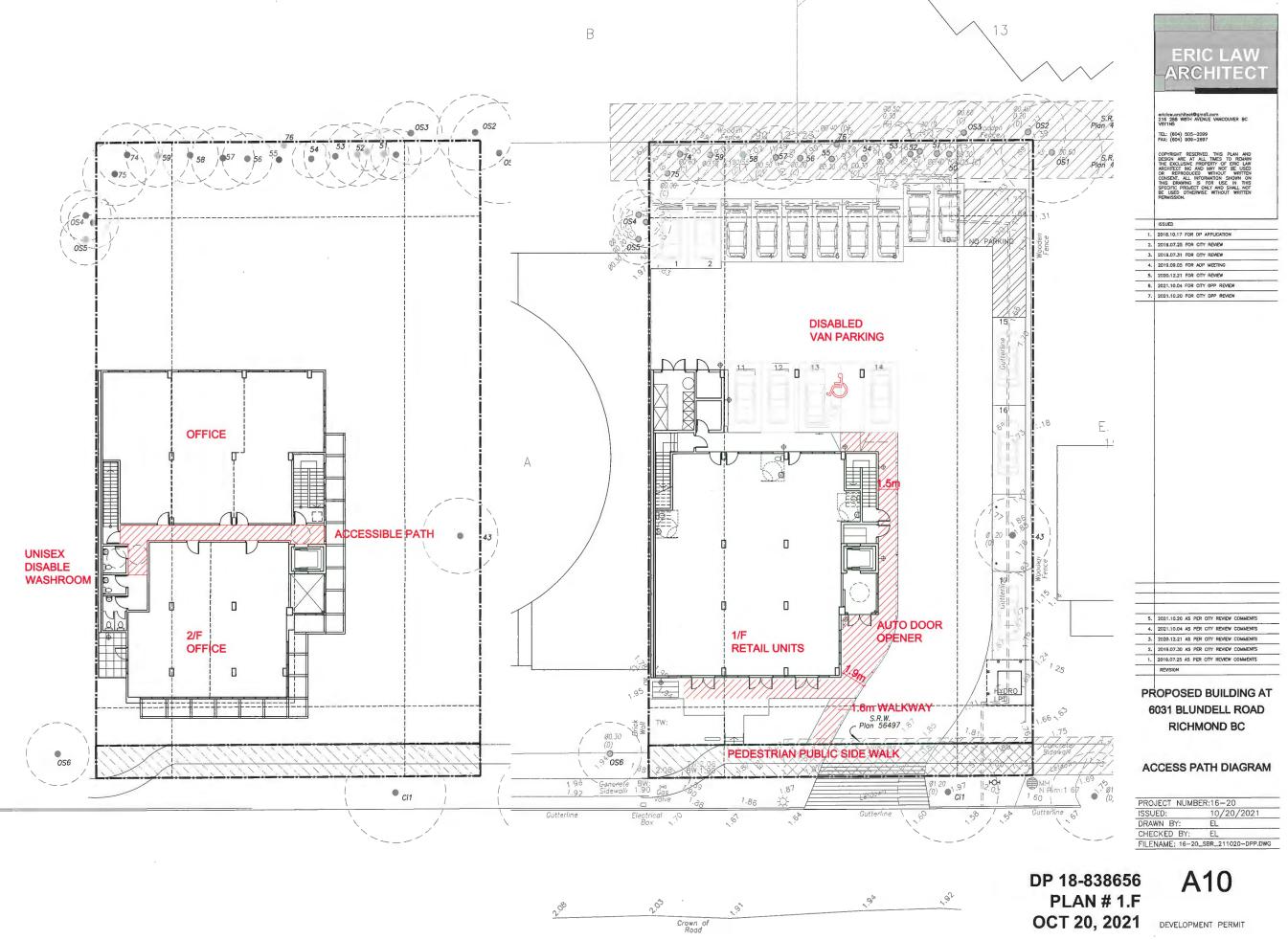
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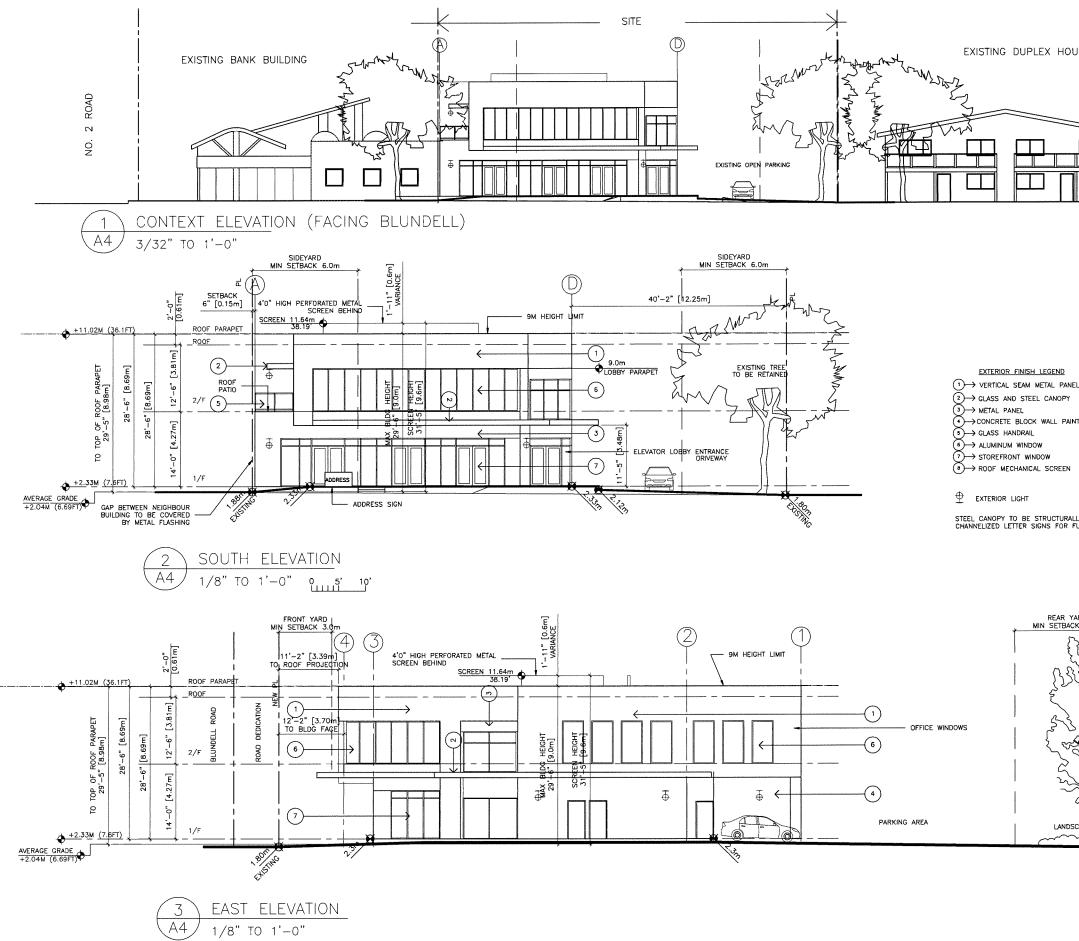
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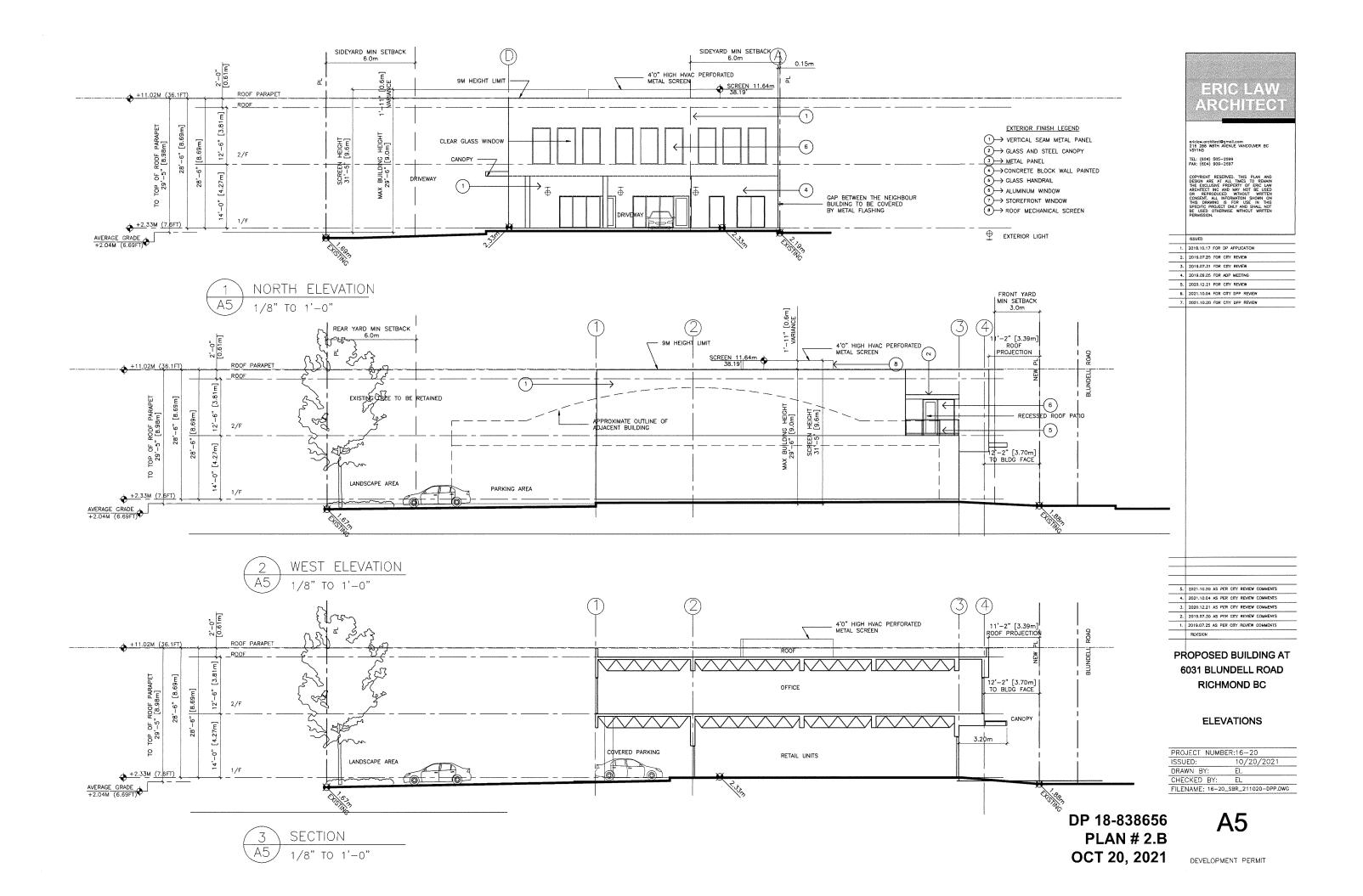








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DP 18-838656 PLAN # 2.A		A4
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ALSO REFER TO EAST ELEVATION A4 1/8" TO 1'-0"

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PROPOSED BUILDING AT 6031 BLUNDELL ROAD RICHMOND BC

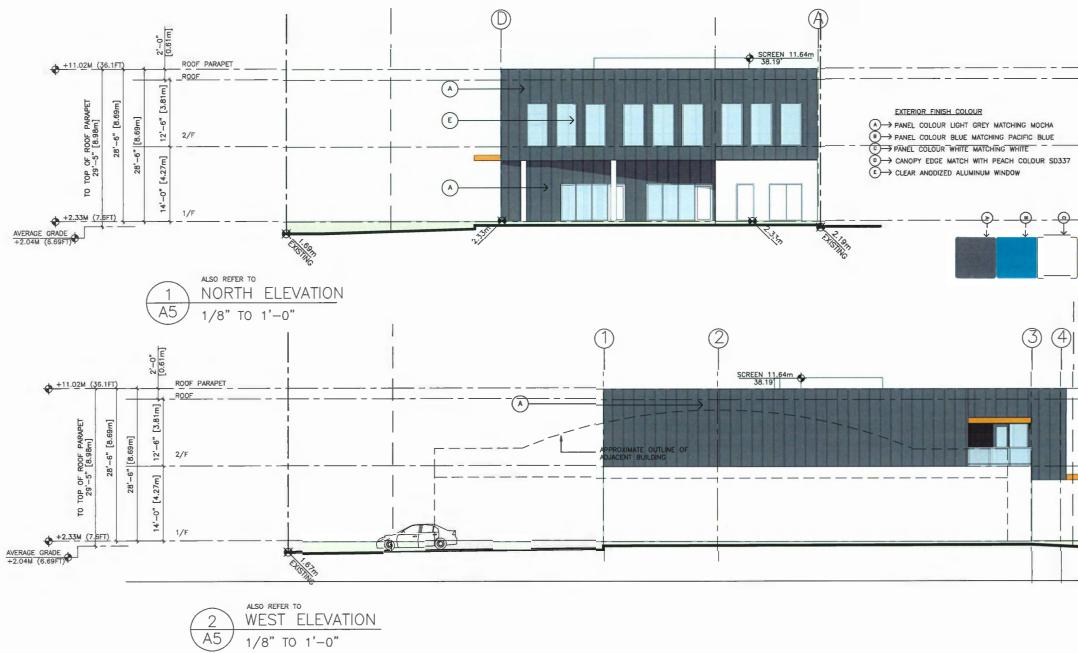
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DP 18-838656 PLAN # 2.D	A7

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OCT 20, 2021





AERIAL IMAGE ALONG BLUNDELL ROAD

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PROPOSED BUILDING AT 6031 BLUNDELL ROAD RICHMOND BC

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AERIAL IMAGE AT THE REAR OF SITE

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PROPOSED BUILDING AT 6031 BLUNDELL ROAD RICHMOND BC

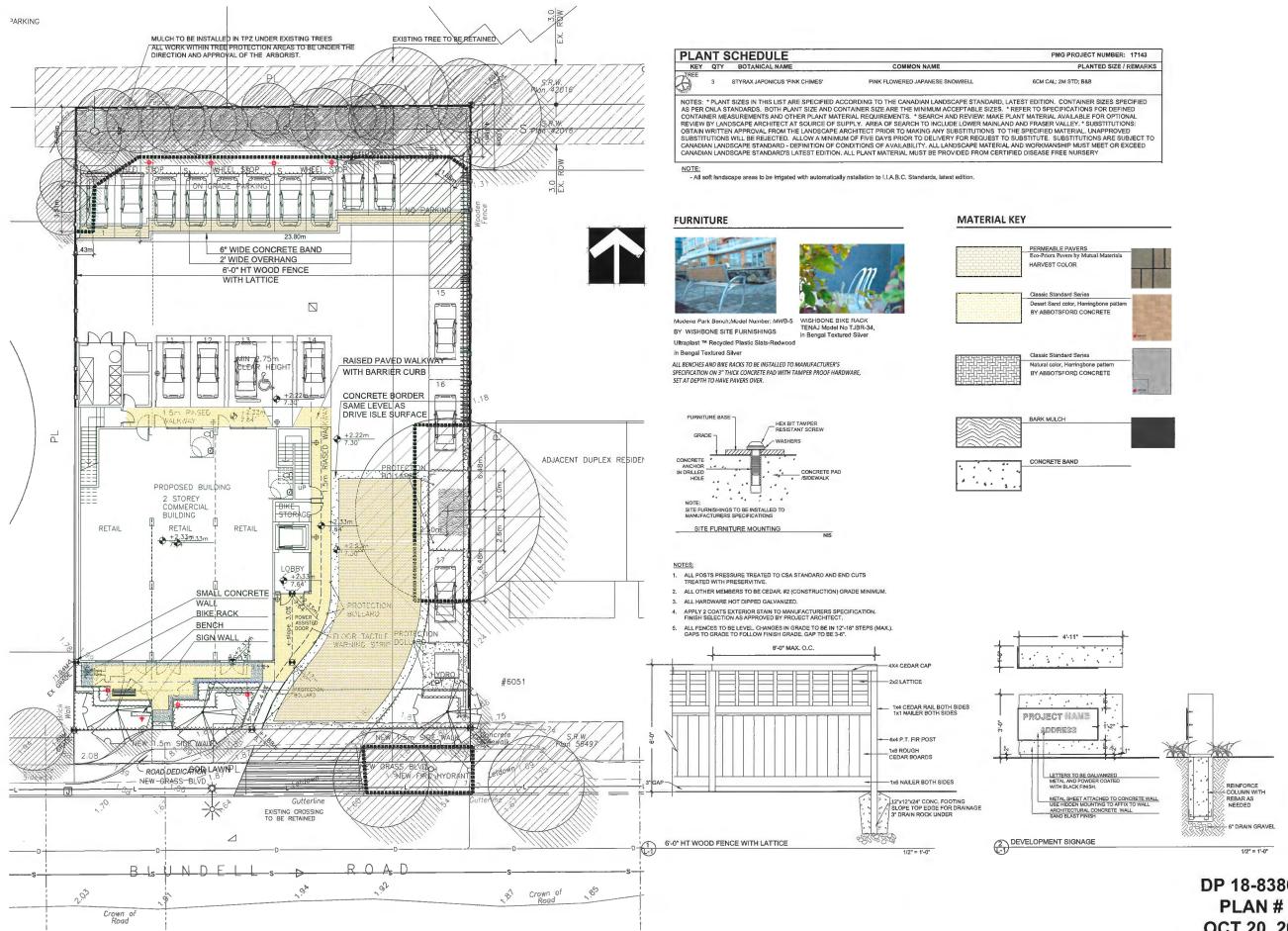
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DP 18-838656 PLAN # 2.F OCT 20, 2021

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CLIENT: ZGET HOLDINGS CORPORATION

PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD

RICHMOND

with : ERIC LAW ARCHITECT

LANDSCAPE

DATE: August 25, 2017

DRAWING TITLE:

PLAN

SCALE:

DRAWN: DD

DESIGN: DD

CHK'D: PCM

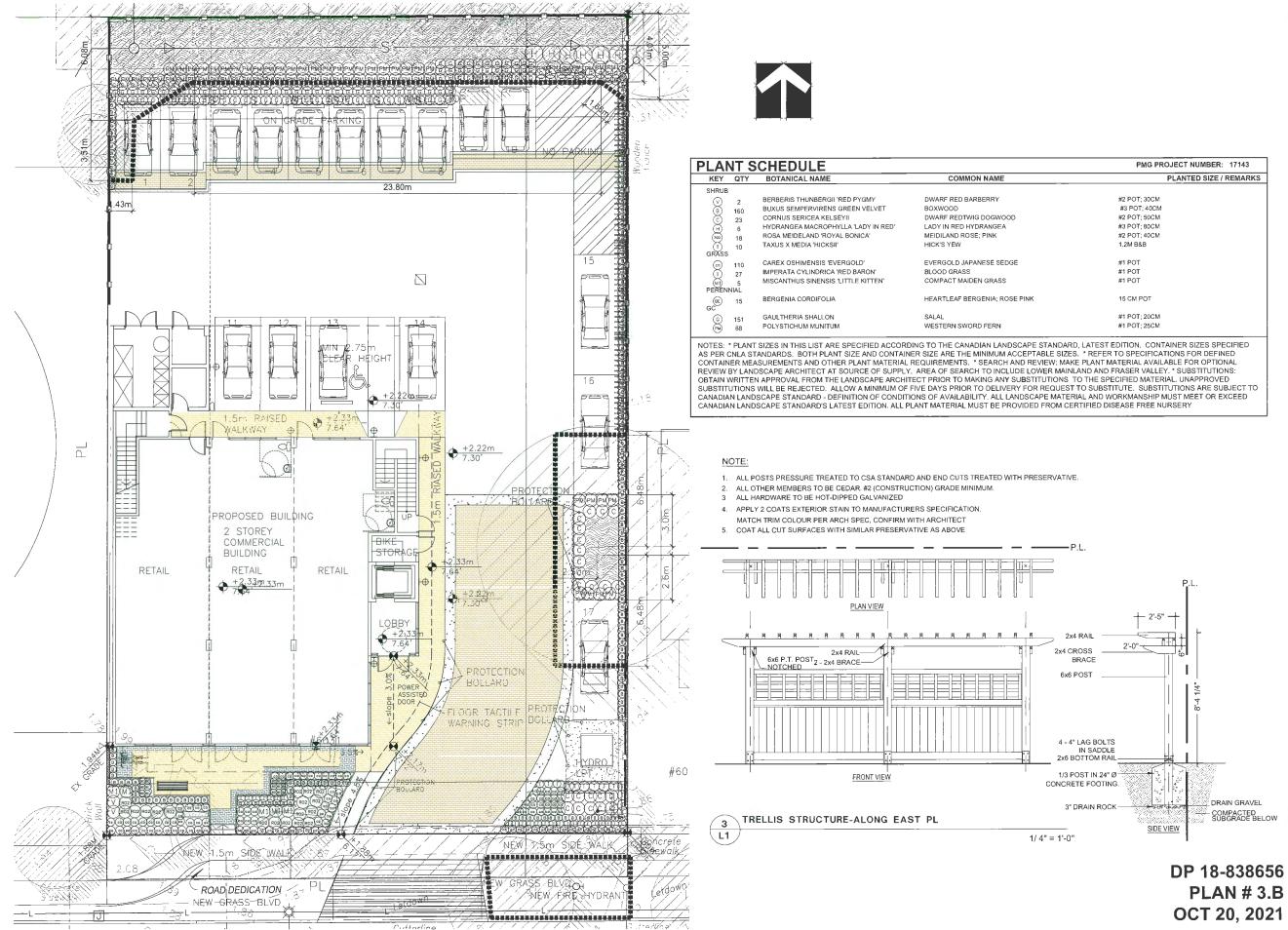
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OF 5



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SEAL

PMG PROJECT NUMBER: 17143
PLANTED SIZE / REMARKS
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#2 POT; 50CM
#3 POT; 80CM
#2 POT; 40CM
1.2M B&B
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#1 POT
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15 CM POT
#1 POT; 20CM
#1 POT; 25CM

PLAN # 3.B

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1	18.APR.17	NEW SITE PLAN/ CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: ZGET HOLDINGS CORPORATION

PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD RICHMOND

with : ERIC LAW ARCHITECT DRAWING TITLE:

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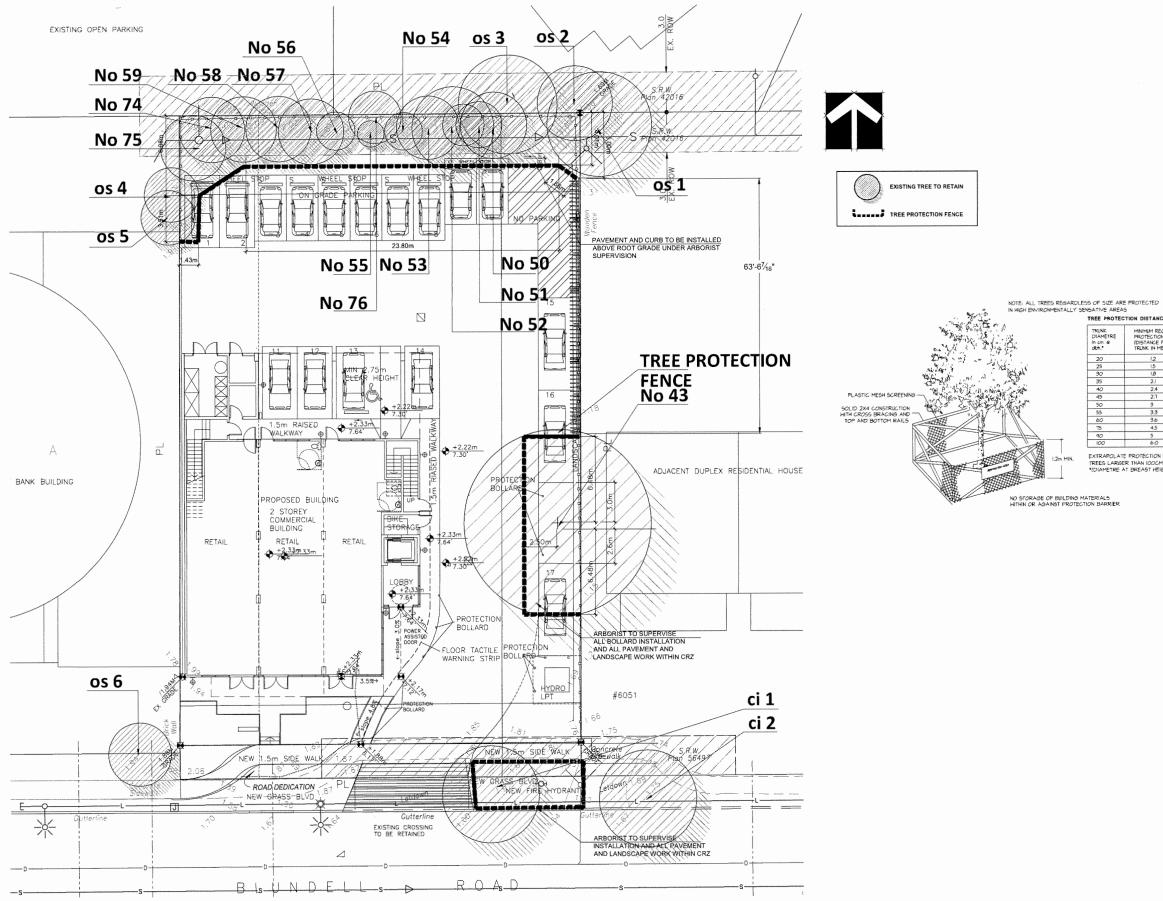
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19.JUL 30 REVISION AS PER CITY

2 18 JUN. 18 NEW CIVIL PLAN 1 18 APR. 17 NEW SITE PLAN/ CITY COMMENTS

NO. DATE REVISION DESCRIPTION

CLIENT: ZGET HOLDINGS CORPORATION

RETAIL / OFFICE BUILDING

TREE MANAGEMENT

6031 BLUNDELL ROAD RICHMOND

with : ERIC LAW ARCHITECT

DRAWING TITLE:

PLAN

OTECTION DISTANCE TABLE			
RE	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)		
	1.2		
	1.5		
	1.8		
	2.		
	2.4		
	2.1		
	3		
	3.3		
	3.6		
	45		
	5		
	6.0		

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN IOOCM digh. *(DIAMETRE AT BREAST HEIGHT OR 1,4M FROM GRADE).

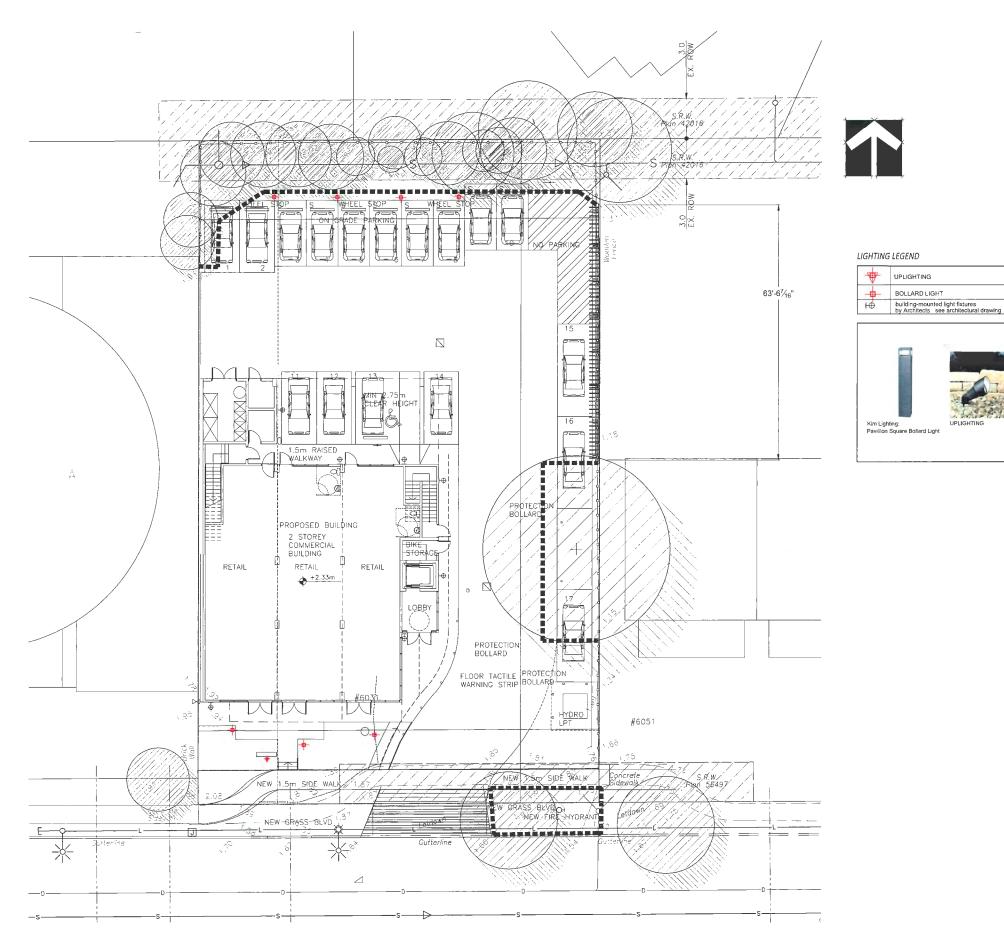
DP 1	8-8	38	656
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DATE: August 25, 2017 SCALE: 3/32"=1'-0" DRAWN: DD DESIGN: DD CHK'D: PCM

DRAWING NUMBER: .3

17143-10.2IP PMG PROJECT NUMBER:

OF S



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SEAL:



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_			
9	21.0CT.19	AS PER CITY COMMENTS	DD
8	21.5EP.23	REVISION AS PER CITY COMMENTS	DD
7	20.DEC.07	NEW SITE PLAN& CITY COMMENTS	DD
6	19JUL30	REVISION AS PER CITY COMMENTS	DD
5	19.JUL_23	NEW SITE PLAN	DD
4	19JAN.24	NEW SITE PLAN& CITY COMMENTS	DD
3	18.0CT.11	NEW SITE PLAN/ CITY COMMENTS	DD
z	18JUN.18	NEW CIVIL PLAN	DD
1	18.APR.17	NEW SITE PLAN/ CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT: ZGET HOLDINGS CORPORATION

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD RICHMOND

with : ERIC LAW ARCHITECT

PROJECT:



LIGHTING PLAN

DRAWING TITLE:

DATE: August 25, 2017 DP 18-838656

SCALE: 3/32"=1'-0" DRAWN: DD **PLAN # 3.D** DESIGN: DD OCT 20, 2021 CHK'D: PCM



OF 5

17143-10.ZIP PMG PROJECT NUMBER:

17-143

PART ONE GENERAL REQUIREMENTS	PART THREE SOFT LANDSCAPE DEVELOPMENT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
11 REFERENCES	31 RETERTION OF EXISTING TREES 1 Prior fa any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas	Application Rate N.J. Terectfulture: 156 kg/ma (125 los/arrel	184 For all plant material, the Landscape Architect reserves the right to extend the Contract and growth is not sufficient to ensure future satisfactory growth.
1 CCDC Doc 2 2004 Comply with all articles in the General Conditions of Contract in conjunction with Hois section unters superseded by other Contract Documents	11 In some instances the Landscape Architect will tag irees or areas to remain. Discuss iree retention areas at a start-up neeling with the Landscape Architect	82 Ferskizer 19 koha HD lossarel 83 Caustal Wildflower Bin Where specified, apply (310s/acrel 11/4 lb, 10 prass seedi	18.5 Where the Owner is responsible for plant mantenance and has not provided adequate main The Landscape Architect shall determine whether maintenance has been salisfastary using the Demogramme standard as a monituri of Level Theore - Hedium. Refer 15 Section 311. Establishtendi
2. Canation Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Horsery Association, joinity: All veri- and materials shall need standards as set out in the Canadian Landscape Standard unless supersaded by this specification or us deviced by Landscape Architect with written	2 A physical barrier nost he installed to delineate clearing boundaries. Refer to physical barrier detail. It defail not provided, comply with local nunicipal requirements 3. Bo machine travel through or within vagetalation releation areas or under crowes of trees to be relianted is allowed.	B4 Notes: 841 At the line of Tender provide a complete thart of all components of the nix proposed including multiclear water etc. Stoped sites require tachilier 84.7 At the Ministry	exintesance standard is a norman of Level Three - Hedium. Refer to Section 3.11 Establishment 195. The Landscape Contractor is responsible to replace any plant material or repair any constr the Certificate of Concellision
instruction	 sa najcine iravej insugn zr kom vegorarmi receivin area ni wart izveni u irreci ni u receivino area. Do naj steckjele sal, construction nalenalis, or excavated materials vilhen vegolarine reletion areas. 	842 Feetilizer: 8421 Reugh Gress: H a sol analysis is available, cooply with results 8422 Uwun Where Suproved as approved, cooplywith soil analysis recommendations	the Lettinize or Longresian 187. Deviation from the specifications may require extension of the Warrandy Period as determ
3 MASTER MUNCPAL SPECIFICATIONS & STANDARD OCTAILS, 2000 edition, prepared by the Concurting Exponers of Binlish Columbia, Roadbuilders and Heavy Existraction Association, and the Muncipal Exponers Dinition	5 . On not gark, fuel or service whicles within vegetation retention areas	9 Accurately neasure the occulates of each of the materials to the charged into the task either by mass or by a connexity accepted system of mass-calibrated volume	3.10 INSTALLING LANDSLAPE ON STRUCTURES 1. Verify that Drwage and protection material is completely installed and acceptable before be
4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008 Prepared by the Irrigation Industry Association of British Columbia	6 No debris frees, clearing lines or trash burning shall be permitted within vegetation retention areas	neasurements. The materials shall be added to the tank while it is being hilde with water, in the following sequence, seed, for those . Thoroughly nix into a homogenous sturry After charging, add no water or other material to the nuture. On not leave sturry, in the tank for more shan four (4) hours.	 verify that immedge and protection material is conjusted by mutated and acceptance periods being being and planter drainage. Coordinate work with construction and planters and planter drainage.
5 MUNICE AL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED 12 TESTING	7 No excavalions, drain or service frenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed intracchient by the Landscape Architect	.15 Distribute sturry unitorally over the surface of the area to be hydroseeded. Blend application to previous applications and existing grass areas to form uniform surfaces	2.3 Verify that planter drains are in place and opsitive drainage to roof drains is present prior
1. & current (not care that one month) just for all provide ned/up to be used on this site is resured. Provide and nav (or texting by an independent texting facility	8 Do not cut branches or roots of related trees without the approval of the Landscape Architect	11 (lean up: Remove dl malerials and other debra resulting from seebing operations from the job site.	3 Provide clean out at all through-slab drain locations. Use 300mp pin dia PVE Pipe filled wi
pre-approved by the Landscape Arthitet. Delive growing median fest results to Landscape Architect for review and approval prior to placement. Refer to Settion 3.4 Growing Hedium Testing for procedure	9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an LS & Certified Arbonist using the "Guide for Plant Approval", Eighth Edition, 1942	1) Mantenance Begin naintenance immediately after seeding and continue for 64 days after Substantial Completion and until accepted by the Dware. Re-seed at three week internals where generations are also been every by the Begin region of the Dware o	L Install drain rock evenly to a minimum depth of 4" Midmillor alternate sheet Brandl specifie 5. Cover drain rock (or atternate sheet drain it specified on drawog details) with fifter fabric la
2 Dunor roszerves the right to test or re-lest materials Contractor responsible to pay for testing if materials do not meet specification	1772. 91 Replacement planning of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planning will be the responsibility of the General Contractor and or the personality responsible for the disturbance.	Owner: Water in sufficient quantifies to ensure deep ponetration and all frequent intervals to maintain vigorous growth until greas. The date over by the Owner's responsibility to supply water at no exits unsit to the Contract	placing proving medium
 SUBMITALS Any alternate products offering from that contained in the contract documents must be pre-approved by the Landscape Architect. 	10 In municipalities with specific tree relation/replacement byfaws ensure compliance to byfaws	13 Acceptance of the Bough Grazs Areas. Proper gremmation of all specified grass species is the responsibility of the Landscape Contractor. The gransplail be reasonably well established, with no apparent dead or bare spots and chall be reasonably free of weeds (to Caudaan Landscape Standard, Section 13 Maintenance Level Chippin space)	6 Place an even layer of 25 - 50mm clean washed pung sand over filter fabric.
Any alternate products partering from that contrained in the contract documents must be pre-approved by the Landstape architect. Submittais to consist of product sample or manufacturer's product description.	31 In situations where required construction may disturb existing wegetation intended for preservation, contact Landscape Architect for review prior to commissing	Suly days after substantial competino, areas meeting the conditions above will be laken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after shart of growing season, provided that the above conditions for acceptance are followed.	7 Pface growing medium to depths specified in Section 3.5 above for various surface treatments Use Styrofoun block over draw rick shaped to provide smooth surface transition at edges. Buff
LE STE REVEN	22 GAQES	38 LAWN AREAS - SCOOME	mgraing downward.
3. Under the Leens of the Landscape Architet's Contrast with the Down' and where the Landscape. Architet's The designated review, the Landscape Architet's Contrast with the Down' and specifications. Contact Down's Representative to arrange for other observations at the agregorative tame to the State Observation and the Architet's Contrast State Observations and the Down's Architet's Unit observations at the agregorative tame to the State Observations and the Observations at the Architet's Contrast State Observations and the Architet's Contrest State Observations and the Architet'	 Ensure subgrade is prepared to conform to depitto specified in Section 35, Growing Hediux Supply, billow. Where planting is indicated close to existing trans, prepare suitable planting pockets for material indicated in the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and dramage plan. 	1. General: Treat all areas defined as laws areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and taxes	3 11 ESTABLISHERIT MARIENANCE (Provide a separate price for this section) .1 Intext. The intent of "establishment" mantenance is to provide sufficient care to newly insi
11 Start Up Site Heeting, General Contract: Prior In any site disturbance, a neeting with the general contractor to review tree preservation issues, general landscape issues	2 - On slopes in excess of 31 trench subgrade across stope to 50mm (81) minmum at 15m (8 H) intervals winimum	2 Growing Heduan. Energy with Section 2.2.1, Growing Heduan. Prior to sinding, request an inspection of the Envirod grade, and depth and condition of growing medium by the Earderage Architect	The long term success of the platting. The objective is the adaptation of plants to a new site in failure and unnecessary work associated with improper establishment. Establishment of mainten
and municipal reportencies. 12 Start Up Site Reeting, Lookstape Cimirant fit separatel: Al the start of work with Dwner's Representative, Site Superintendent and Landscape Contractor; a meeting us to be held network expected work and to verify the acceptability of the subgrade and general site confitions to the Landscape Contractor Provide growing medium test results	 Scandy the entire subgrade mmediately prior to placing proving medium. Re-cultivate where vehicular tratfit results in compaction during the construction procedures. 	3 Time of Sodding. Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect	hurtgrass areas and new trees and shrubs 2. Hantenance Period. Provide numfenance ni installed landssaging for 12 months following so
for this needing. 13. Because 5 do Meder, To observe a stanial and antipaction of because the costs of the costs. Because of different senaric of the costs may be deally with an	A Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conferm to grades shown on the Landscape Drawings. Do not exceed	4. Sed Supply: Centern to all conditions of Canadian Landscape Standard, Section 8, BC. Standard for Turfgrass Sod	2 manipulance remou Provide manifemente of navaried variableging the dimonstrational solution of a
any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, Finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planking -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, guantity, guantity, plant ing practice and layout, tree support, Mach, freigation	maximum and minimum gradients delined by the Canadian Landscape Standard	5 Specified Turfgrass by area. Refer to Table 2 below.	4. Sets Review, in addition to the inspections at substantial condition at final progress draw
Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designaled reviewer such as Pedestrian Paving, Fearing, Nen-structural walls and stabs, Unit Paving	5 Construct swales into the and grade, smooth and free of sags on high points. Himmon step 2X, maximum side stopes 10X: Assure positive dramage to collection points. 6 Stope nol to exceed the following maximums Rough Grass 31, Lawn 61, Lawdscrape plantings 21.	1 ABLE 7 SPECIFED TURF GRASS BY AREA Area Descrotion Quality Grade Major Species	reviews during the 12 months attended by the Contractor and a designated representative of th designated representative
1.5 Substantial Performance Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendation for completion. 15 Certificate al Completion Upon the deteration of Substantial Performance, a recommendation for the ciscurce of the Certificate of Completion will be made to the Paymont Certificate a deficiency the control.	 Stepe nor to exceed the temperatures is notify to as 5 it. Level 61, Canada ap participation of a 1 Firished sul/mitch elevation at building to compty with munipative pairements. 	CLASS 1 Lawn, all areas noted on drawings as lawn in urban No. 1 Premium Kentutky Blue for sun, Fescues for shade development urba excluding bollevard grass	5 Scheduling: Prepare a schedule of anticipated visits and subest to designated representative the proving season between Harch Ist and November 20th, however visits at other taxes of the r
15 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule VI will be issed where required 13. Warrantly Review Prior to the completion of the waranty period (x7-11 months after issuance of the Certificate of Completion), review all waranty material and report	B Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or multh	CLASS Grass - public parks, industrial and institutional sites No. 2 Standard same (LASS Proph Carks - public parks, industrial and institutional sites see hydrosendarp	 Baintenance Level: Comply with B.C. Landscape Standard, Section 14, Table 14.2, Haintenance
reconnendations for varianty replacement.	33 LANDSCAFE DRAWAGE	SP(CAL	7 Haterials: Comply with Part Two of this specification.
15 WORKHAUSHP 1 Undess otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor Placemont of growing medium.	Balated Wark- Growing medium and Finas Gradog, Grass areas, Trees Struits and Groundesvers, Planters, (rib Walls Wark Reliabed: Sile Finish-grading and surface Granage: Installation of any dramage systems detailed on lendscape plans. Note: Calch basims shown on landscape plans. For	6 Line. The line shall be as defined in Section 22.3, Materials. Apply at rates recommended in required sol test. Refer to Section 34 for method	7.1 Fertilizers: To the requirements of the Canadian Landscape Standard Formulations and rail 8 Plant Material Establishment.
constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor	coordination only, usefure scope of work prior to bid. 2.1. Coordinate all tandscase drainage work with rest of side drainage. Refer to engineering drawings and specifications for connections and other drainage work	 FortNater: Refer to Section 222 Habrids: Apply specified fortifizer at rates shown in the required soil test. Apply with a mechanical spreader: Cultivate into growing median 64 hours prior to address. Apply specified form fine 	8.1 Watering: During the first growing season, water new plants at least every ten (00) days b and September 15th. Hiniman 25 gallons per tree per application. During the second growing sea
2 All work and supervisedence shall be performed by personnel skilled in tandscape contracting. In addition, all personnel applying herbordes and/or pesticules shall hold a current licence issued by the appropriate authorities.	22 Determine exact location of all existing utilities and structures and underground utilities prior to continening work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.	8 Sadding: Presure a smooth, time even seriate for laving and Lay and staggered with sections classily builted, without overlapping or gaps, smooth and even with adjoining	and once between August 1st and September 31st. Apply water at a rate and duration such that i medium. Apply water again when the water content reaches 25% of field capacity. Provide and in
3 A site visit is required to become familiar with site conditions before bidding and before start of work	23 Planter drains on slab. Refar to Section 3.10, installing Landscapes on Structures.	areas and roll lightly. Water to obtain mosture penetration of 3° to 4° (1 – Non) Comply with requirements of Canadian Landscape Standard Section 8, BC Standard For Turtyress Sod	or has not been congletely installed. Scheduled applications of water shall be rossed only when 8.2 Histo: Hanlian nutches in the original areas and to the original depths.
.4 Confirm location of all services before proceeding with any work	3 Execution 31 Do Treaching and backfilling in accordance with engineering delaifs and specifications. 32 Lay drains anotypared bed, true to line and grade with unerts sonoth and free of sags or high points. Ensure burrel of each pipe is in contact with bed throughout full	9 Handesance. Begin maintenance inmediately after coding and continue for 66 days after Substantial Completion and unit accepted by the Owner. Protect solded areas from danage with temporary ware or hume tences complete with sympape with Lawn is taken over by the Owner. Water to obtain misture genetration of 3° to 4° CD-Rich at	8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing necessary, by the use of herbitides. 8.4 Periand Dagase (ontrol: hispat) at planted areas for pests and diseases periodically at
5 Holdy Landscape Architect of any discrepancies. Obtain approval from Landscape Architect proc to devalop from the plans. 6. Tota: unremotive neuronal point and mean and the plan of dome neuronal material interaction of a voter bodies. Contern with all faderal interactional statement of the statement	length. 3.3 Commence laying pipe at outlet and proceed in upstream direction.	Iron danage with leaper ary wire or lone faces somplete with sprayage wild Lewn is laken over by the Ouner. Valer to obtain mosting emetration of 3° to 4° (-0. Ken) at intervals necessary to manian softeent provids. Keep grass cui at height of between 1-V2° (cen) and 2° (Sen). Provide adequate protection of softeed areas aquest damage unit its tert has been taken over by Downer. Report any damaged areas, re-grade as necessary. A section of as offeed areas aquest damage	parrow [very out involved) for parts or dispates propolly and possistabily for against effect
6 Take appropriate measures to avoid environmental damage. Do not dump any vasite materials into vater bodies. Contorm with all federal, provincial and tocal statutes and guidelines.	3.3. Lay performited pipes with performines at Rpm and Apm positions 3.5. Make joints hight in accordance with manufacturer's directions.	through the and base medium is impaired.	85. Tree Support: Hand aim stakes, guy wires and lies note full growing season. Check fies all la bark. Loosen, repair or replace fies as necessary. Renove all stakes guy wires and lies after the the opinion of the Landscape Architect. All flegging of guy wires shall be visible and in good reposed.
.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.	3.6. On on Juliou view to film (freque) the pipers during construction except as approved by Engineer. 3.7. Nake val ertipht connections for existing drains, you or existing numbers or catchbasions where indicated or as directed by Landscape Architect 3.8. Flug substrain notes of an oppe with valuetabilit clean out capes.	10 Acceptance of Lawn Areas. Tae hurt shall be reasonably well established, with no apparent dead spots or bure spots and shall be reasonably free of vereds the Canadian Landscape Stendard, Section 13 Haintenance Level 2 Clappearance). Use herdicides il accessary for werd removal witess other conditions of contract forbid their use. After the	8.6 Prusing: Inspect all trees and shrubs at least every two nonths during the growing seaso of the plant. Carry out clipping or shaping only if required in the maintenance contract for speci-
8 Where new work connects with existing, and where existing work is altered, nake good to match existing undisturbed condition	 For gap and the over ope with draw note in autors 150m layers to various depthy as shown in details, minium 100mm, Gover of this rock with draw note filter tothil lay all depts and scans minimum 100mm. 	lawn has been cut al least twice, areas neeling the conditions above will be taken over by the Owner.	 8.7 FertAzurg Once during the twelve inonth period of establishment maintenance fertAlize shr 9 Grass Areas Establishment:
16 WARRANTIES	3.11 Assure positive drainage. 3.12 Back fill remainder of trench as indicated.	3.9 PLANTS AND PLANTING	9.1 Watering: Use hoses and spinikters, impation systems or other methods to apply water to Lawns and Grassest such that the grass is maintained in a turgid condition. Supply and irrigate w
1 Guarantee all meteruls and vorkmanship for a minimum period of one full year from the date of Certificate of Completion	3.0 Protest suddrains from Navlalion during installation 3.4 GROWING MEDIUM 1151786	1. Conform to planting layout as shown on Landscape Plans.	installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. A medium reaches field capacity to the full depth of the growing medium. Apply water again when th
2 Refer to individual sections for specific werranties.	1. Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to planing. Test results to includer	Ohian approval at Endoscipe Architect for layout and preparation of planting prior to connescenent of planting operations. Hake odge in beds with specific togas defined lines.	9.2 Vieed, Insert and Disease (notroi: Inspect grass areas each time they are noved for vere maxual nethods, or by the use of chemicals in conpliance with the B CSLA/B LLBA Landscape application of a suitable behicule if the veed population exceeds to B emailable version of a suitable behicule.
PART TWO SCOPE OF WORK	11 Physical properties, X content of gravel, sand, stat, clay and organics 12 Acustly PH and quantities of time or support required to brog within specified range.	L Time of Planting	the weed population to zero 9.3 Fertilizing According to sol analysis
21 SCOPE OF WORK 3 Other conditions of Centralt may apply. Continn Scope of Work at time of fender	 Nutrient levels at principle and trace elements and recommendations for required soil amendments. CorbourMerrogen tevel 	4.1 Plant Irees, should and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure soccessful adaptation of plants to their new location	9.4 Lining According to soil analysis 95 Hawing and Trimming – All areas. The first four cuts shall be a sharp rotary type nower.
2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally	35 GROWING HEDIAH SUPPLY AND PLACEMENT J. Supply all proving medium required for the performance of the Contract. Do not load, transport or spread proving medium when it is so wet that its structure is likely to be	5 Standards 51 All plant material shall conform to the requirements of the Canadiun Landscape Standard, Latest edition, votess exceeded by drawing Plant Schedule or this specification	with a starp real or rolary nower when the grass reactives a height of 60km. How to a height of 1 Remove all grass tippings after each cut 96 Areation: Areation in required in the first growing season II necessary, in the second gra
consists of the following	damaped 2. Supply all growing medium administures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table Dne for the	5.1 An plant agents sain conterts to the requirements in the Landou Landouge standard, sees bound, unless exceeded by drawing nam schedule or this spectra along 5.11 Refer to Landou Landou Landou Section 9, Plants and Planting and in Section 19, BLIAR Standard to Container Grown Plants for minimum standards 5.12, Refer to Plant Schedule for specific plant and container sizes and condy with requirements.	Vb. Accasion Accasion not required in the units growing season in necessary, in the second get depth of Mdnn. (C1), and remove cores 9.7. Repairs: Re-quirde, re-seed or re-sid when necessary to restore damaged or failing grass
21 Retextion of Excling Trees where shows in drawings 22 Finals Gradieg and Landscape Drainage. 23 Supply and planteent of growing medium	varies areas. 2.1 Theroughly mix required anendments into the full depth of the growing medium.	52 Plant naterial obtained from areas with tess severe climatic conditions shall be grown to withstand the site climate	throughout the growing season. Re-seed between April 1st and April 15th or between September nowing
2.5 agery and prevention in yournal menuance and the topsal. 2.5 Supely and accepted paving menuance and tragmanness of such test and Table Date. 2.6 Program Earlier processing of paving the transmission of such test and Table Date.	2.2 Special mixes may be required for various situations. Rofer to drawing notes for instructions	6 Review 6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site	
2.7 Preparation of rough gress areas, supply of materials and seeding	3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 4" (150mm), over uniforcen subgrade free of standing water.	Availability. Availab	
28 Progaration of Savo sreat, supply of malerials and sodding 29 Supply and placeness of back molds. 216 Manteness of placed and seeding/soddet areas until accepted by Owner	6. Hininum depths of proving medium placed and compacted to 80% 4.1. Dm-grade	7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract	
211 SEPARATE FREE Extension and better source at reasoning extension of the second sec	4.11 Seeded and sodded lawn	8 Substitution 81 Obtain written approved of the Londscape Architect prior to making any substitutions to the specified material. Hen-approved substitutions will be rejected 82. Allow a minimum of 5 days prior to delivery for request to substitute.	
22 MATEMALS	4.13 Groundcover only areas, if defined on plan	B2 Allow a summum of 5 days prior to delivery for request to substitute. 8.3 Substitutions are subject to Euradian Eurodicage Standard - definition of Conditions of Availability.	
2 reviewed 1. Growing Nedium Conform to Eunadian Landacape Standard for definitions of imported and un-site lopsol. Refer to Table One below.	stats 4.2 0n-Slab. 4.21 brigated laws	9 Prant Species & Location. 9.1 Plants shall be true to rame and of the keight, saliper and side of risot ball as shown on the Landscape/side plan plant schedule. Caliper of trees is to be taken & ItScol	
TABLE ENE, PROFERTES OF CROWING INFORLEVEL 2 GOOMED AND LEVEL 3 HODEBATE ABEAS Canadian System of Sof Classification Testural Class: "Lowny Sand" to "Sandy Lisan".	L22 Groundsever areas	alove grade. 92 Plant all specified species in the location as shown on the landscape drawings. Holdy Landscape Architect it conflicting rock or underground/overhead services are	
Applications Low Traffic High Traffic Planting Areas Trees and Large Strubs Lawn Areas and Planters	4.2.4. Shrub & proundesver areas	encountered. 93 Deviation of given placeting location will only be allowed after review of the proposed deviation by the Landscape Architect	
Growing Medium Types 21. 22H 22P	4.2.6. Depth noted includes 1" to 2" 425-50nm) sand over (Hae Tabric 4.2.1. Maxmum N" depth growing redium except where nounded for frees over column points.	10 Excavation: 16.1 Trees and large strubs. Excavate a source stuged tree pit in the depith of the rootball and to at least funce the width of the rootball. Assure that finished grade is at	
Texture Percent OI Dry Weight of Total Growing Medium Crance Gravel: 0 - 102 0 - 102 0 - 102	5 Humpily spread prowing nedum/planling soil wound existing trees, shrubs and obstacles	The original grade the tree was grown at.	
larger than 25mn 0 - 1% 0 - 1% 0 - 1%	6 In parimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades	1) Drainage of Planting Holes 111 Provide drainage of planting pits where required, is, no stoped confilmon, break will be side of the planting pit to allow drainage down slope, and in flat conditions, mound to order the control theory may be a black the back use a break but where the drainage of planting pit to allow drainage down slope, and in flat conditions, mound to order the control theory may be a black the back use a break but where the drainage of planting pit to allow drainage down slope, and in flat conditions, mound to order the control theory may be a black the back use a break but where the drainage of planting pit to allow drainage down slope, and in flat conditions, mound the control the control the control the control the control to allow drainage of planting planting planting back to allow drainage of planting planting planting back to allow drainage of planting planting planting back to allow drainage of planting	
larger than 2nn. 0 - 5% 0 - 5% 0 - 5%	7 Finished grades shall conform to the elevations shown on fandscape and site plans 76 RDUGH GRASS AREA - SECONG 70 RDUGH GRASS AREA - SECONG	To raise the rontball above inpervises layer. Notify the Landscape Architect where the drainage of stanting holes is limited. 12 Planting and Factolizing Procedures.	
Sand, I arger than 0.5mm 50 - 80% 70 - 95% 10 - 80%	3.9 RDIGH GRASS AREA - SEEDRU 1. General: Rough grass areas are noted on the drawings as "Rough Grass" Treat all areas defined as rough grass between all property lines of the project including all boldwards to debuilt or advise and laws.	ic realing an errange processors (2) Pian all trees and broke with the roots placed in their natural ground position. If burtapped, loosen around the top of the ball and cut away or fold under. Do not pull furtap from under the ball. Carefully renove containers without injuring the rootballs. After settled in place, cut twice. For wire baskets, tip and remove top three rows of	
smaller than Zoon Size	2 Preparation of Surfaces: To Canidian Landscape Standard Class 3 Areas Blough grass1 Section 7.113	wire 12.2 Fillthe planting holes by gently faming the growing modium around the root system in 6" (Scin) layers. Softie the sod with water. Add sol as required to need finish	
5.417 Targer Hann 0020wn 10 - 25% 0 - 15% 10 - 25% Smaller Han 005mm	 Clean e nishing sell by methanical means of debris over Sham in any dimension. Roughly grude surfaces to allow for hainlename specified and for positive drainage. 	profe. Lawe no air wolds. When 223 of the topsal has been placed, apply fertilizer a reconnexted by the required val test of the specified rates. 1023 - Where planking is indicated adjutent to existing trees, use specific care to avoid disturbance of the root system or natural produced south trees. 124 - Where researce in low meas, provide a class of an indiceted SMM on D. D.1 indimeter circle returned control entered.	
Uay smaller than 8002nn 8 - 25% 8 - 15% 8 - 25%	3 Time of Seeding. Seed fram early spring Igenerally. April 5x13 to late fail (September 15th) of each year. Further extensions, may be obtained on concurrence of the Landscape	13 Staking of Trees	
Clay and Saft Combred memory 35% maximum 35%	Architest 4. Seed Supply & Testing. All seed nust be obtained from a recognized seed supplier and shall be No. 1 gross motorie delivered in containers bearing the following information:	13.1 Use five 2*s2*s5* stakes, unless superseded by nuncipal requirements. Set stakes minimum 2 ft in sail. Do not drive stake through rootball 13.2 Leave the tree carefully vertical.	
Organic Eostent (Logath) 3 - 10% 3 - 5% 10 - 20% Organic Eostent (Logath) 3 - 5% 3 - 5% 10 - 20%	A seek supply a rearrow in seek not a reading the number from a recognized seek support and shall be not induced in some more solution and solution in the number of th	18.3 The with pre-approved connercial, fial woven polypropytere fabric helt, nonnun with 19nn (3/4*). Approved product. Anter he - available from DeepRoot. 18.4 Conference Trees over 6.11. hepda: Guy with three 2-strand wires 111 gauge). Drive three stakes equidation around the tree completely below grade.	
Acidity (pit): 6.6 - 70 6.5 - 70 4.5 - 6.5	5 Seed Histure. All varieties shall be raited as strong performers in the Pacific Northwest and are subject to client approval.	19.5 Trees 6 ft+ on kload or Concrete Decks: Gay as above using three deathen fini: 2*27*4*7 burled to the maximum possible depth instead of stakes 19.6 Mark all gay wires with visible flagging material.	
Drainage: Percelation shull be such that no standing water is visible 60 minutes after at teast 10 minutes of noderate to heavy rais or origination	10% Creeping Real Festure 20% Annual Bry 5% Suturn Prevensi Brye	%. Prunng: .%.1 jund proving to the minimum necessary to remove dead or injured branches. Preserve the national character of the plants, do not cut the leader. Use only clean, sharp	
2 Fertilizer. An organic and/or inorganic compound containing Nitrogen (Ni), Phosphale 1256, and Polach (soluble 2) in proportions required by soil test	575 Saturn Presence Kyle 587 Kieli skyl Bloegrass Fin Midfloer Area sus a nichtare of Midfloers with Med Fescues Terraink Coastal Widfloerst with Hard Fescue or pre-approved alternate.	teuis. Haie ail cuis clean and cui to the branch collar feaving no study. Shape affected areas so as not to retain water. Renove danaged nateral	
3 Line. Ground agricultural linestone Meel requirements of the Canadian Landscape Standard	6 Farlitzer. Mechanical seeding Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18-50%	15 Matching 51 Matching areas with an oven tayer of match to 7-1/2 - 3° (65 - 7) not depth. Continn placement of match in areas tabeled "Groundcover Area" on drawings Matchina 50 Matching Level and Level and Annual Level and Annual Annual Annual Annual Annual Annual Annual Annual Annual	
4. Organit Additive Concertial composit product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect Recommended suppliers: The Answer Garden Products, Fraser Richmand Solis & Före, Stream Organics Management	sulphur urea cnated , 112, kg/he/1120bs/acrel using a mechanical spreader	3 ft. (Wanni Ganeter tirtle atround trees in lawn areas, legve a clean edge. 16. Acceptance	
5 Sand: Clean, washed pump sand to neel requirements of the Canadian Landscape Standard	 Seeding: Apply seed all a rate all 103/r/H 1020s / acrel with a mechanical spreader: Incorporate seed who the trp U/C* (Ann) of shi and lightly compact Acceptance: Provide adequate protection of the speeded areas unlik conditions of acceptance have been met. Comply with Section 37 Hydrosceding 	16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.	
6. Composited Bark Mitch. New (J/A') must FirlHentach bark thies and times, free of churks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Frech recape in colour bark will be rejected.	A Acceptance prevate adduarte protection of the seeded areas and a comprised a acceptance news seen mer. Comply with section 3. Involveseding 37 THARDSEEDING	17 - Plant Halerul Haintesance. 17.1 - Maintain all plant material for 60 days all en fandscape wurk has received a Centulicate of Constation	
.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses insued by the appropriate authorities in	.1 May be used as an alternate to mechanical seeding in rough grass areas	172 Watering: Conform to Ganadian Landscape Standard, Section 13.2 - Watering and generally as follows. 172.1 Water to supplement natural analities to the advection of the section of the sect	
The area.	2 Hay not be used in although laws unless pre-approved by the Landscape Archifest prior to hidding	The Guner is responsible to supply water at no extra cost to the Custract. Confirm source of water prior to baginning work. 1173 One appropriate neasures to constand posts or devesses damajong plant material. Confly with all tord governing statutes and guidelines for chemical control 174 Phane material with his to source shall be expected in the main appropriate neasons as determed by the classicage Accounts?	
8. Ether Schere, A was backeterschilte Market at other Market temployees (but will offer the encourse of codes but and fine enhanced as (fine as particle on or other backeter).	3 Preparation and Growing Hedum	 Frault material withit has its summer Suit be registed on the new appropriate season as beterminde by mail and captures. Frault material withit have need by write, when necessary. Frault in areas near-investing word free Experiment level 2, favoran Lancage Standard, Ongter TB. 	
8 Filter Fabric: A non-backgradabe blankel or other Interna needrane that will allow the passage of water but not fine soit particles. (Such as MRAF1164 NL, GEOLDI SUG OR AMCCO LSSS or alternate product pre-agground by the Lundscape Architect J	3.1 in areas of Rough Grass- Comply with Section 74 Bough Grass.		
OR ARRCD 1555 or alternate product per-agenued by the Lundskepe Architect J 3 Drainage Piping I required Schedule 64 PVC nominal sizes	31 In areas of Rough Grains Conply with Section 34.82000 Gravs. 32 Where upproved for use in areas of Tawn, comply with Section 38 Lawn Areas: Sodding	.17.7 Maintain mulch to specified depths.	
OR JARCO 1555 or alternate product pre-approved by the Landscape Architest J 3 - Grainage Pigrag I required. Schedde 64 PVC menual sizes 86 - Drain Rock: Capa, mound, earth, darlable, and twee a maximum size of them and containing no material smaller than 16m.	3.1 in areas of Rough Grass- Comply with Section 74 Bough Grass.	11.7 Mentan multi is specified deptas. 16 Fund Varranty. 18 Bangland utanalistation plant national encept these designated "Sopemen" for a period of one (byear after the Centricute of Completion. Replace all unsalivitations	
OR ANCO LLSS or alternate product pre-approved by the Lundskape Archivers] 3 Drainage Pajang I required Schedule LA PVC known dices	3.1.1 in zeros of bough terms (roury) with Section 35 Section 45 Section 4	.13.7 Maintain much to specified depts3.8 Plank Varrange .3.1 Replace all usualizations plant material everyt these desputed "Specimic" for a period of one 10 year after the Certificate of Completion. Replace all usualisations and the Completion and and the Completion and and the Completion and and the Completion and apprecia is a second of the Completion and apprecia is and apprecia and apprecia is an advantation of the Completion and apprecia is a second of the Completion apprecia is a second of the Completion apprecia is a second of the Completion appreciation appreciat	
OR JARCO 545 or allorate produced pro-approach yn Ac Leebsage Archives) 3 Driange Flying d regard Schedd 64 PTC namio Vistes 18 Drian Reis, Clau, round, enri, dardie, eel han e awarmu iste of Man wid containing on national seaffer Hun Vian 19 Part Hanier, is The regardeness of the Gaudia Leebsage Standard. Refer 13,3 Plants wid Planting. All plant metrik he provided from a certified Gausse	 I sinness of Rough Eres's Long via Selective Stage Eres. Here and Floridge Eres's Long via Selective Stage Eres. Here and Eres's Er	11.7 Heating much is specified optim. 18. TRUE Verarity 19.1 Replace all usualization everythemess these designated "Specified of one (B year after the Certificate of Completion. Replace all usualisations) and the completion of the specified of an efficience of the specified of an efficience of the specified of the completion. Replace all usualisations are usual to the completion of the specified of the completion of the completion of the completion. Replace all usualisations are usual to the completion of the c	
BARDOL SEGS of alternate protection pre-approved by the Londouge Archives3 Singlespip Priving Anguined School of APPC formed bloss Deschool, Cours mod, entry, Advance, and Nave a warmount sign of them and containing no material smaller than 1989. Practice and Paratice School of APPC and and and and and and and an antibiation and the formed and the provided from a certified disease Treat Material. To be required and the Canadian Landscape Standard. Refer to 3.3. Plants and Paratice, All plant material must be provided from a certified disease free another and assessments of the Canadian Landscape Standard. Refer to 3.3. Plants and Paratice, All plant material must be provided from a certified disease free another and sequence to the Canadian Landscape Standard. Sock Refer Londoudia cellism an this reportantion. Sock Refer Londoudia cellism an this reportantion with the removed and speed of speed of speed of speed provided from a certified provided from a certified disease free diseases of the Canadian Landscape Standard.	11 Invesse of Rough Care (Long) vois Selection Stage, do core. 12 Vene and Rough Care. Core you have been core of a selection of the	13.7 Head Variable specified depts. 38.1 Register all obtained servery blant toleroid servery filters designated "Systems" for specified at low offer deptheted for specified as toleroid servery filter to the specified of the specified at low offer deptheted for specified as toleroid servery filter to the specified of the specified at low offer deptheted for specified as toleroid servery filter to the specified of the specified at low offer deptheted for specified at low offer deptheted for specified as toleroid and specified at low offer deptheted for specified at low offer deptheted for specified at low offer deptheted for specified at low offer deptheted at low offer d	
08 ARCO 255.5 or ulterate present generation for Lookupe Architet J 9. Drainage Popul required Schedul 6-PTC minist bioss 19. Drain Rock - Cau, must, entri, durable, and have a saurown sign of Ministration and Eranistis shafler than Stan. 11. Paint Rainar in 15. Ben requestions for the Caudiau Laborage Standard. Refer to 33. Plants and Planting. All plant malerial must be provided from a certified Statese Free sarsey. Provide prior at certification 10. Sec Refere to individual sections in this specification. 10. Second Refere to individual sections in the specification.	 I sinness of Rough Eres's Long via Selective Stage Eres. Here and Floridge Eres's Long via Selective Stage Eres. Here and Eres's Er	13.7 Head Variable specified debts. 38.1 Replay Variable Specified debts. 39.1 Replay Variable Specified debts. 30.1 Replay variable	

ifractor's responsibility for another prowing season if, in his opnion, leaf developmen te maintenance, the plant replacement section of the contract may be declared wold. It he Canadan Landscape Standard, Sectlinn 13, Maintenance as the guide. The repured shows Handmanen. r construction included in the Contract that is damaged or stolen while the assume of elermned by the Landscape Architect. ore beginning work. Conflect Landscape Architect for instructions if not in place i prior to placing any drain rock or soil ed with drain rock unless specific drawing detail strewn. pecified. Instatl sheet drain as per manufacturer's recommendations. abric lapping 4-150mml at all edges. Obdam approval of drainage system prior to atments. Refer to Drawing defaits for any light weight filter-required to after grade s. Butt each plete lightly logether and cover with filter faitric to pre-vent soil from y installed plant material for a relatively short period of time to ensure or increase oile in order to obtain the desired effect from the planting while reducing the rade of gintesance procedures apply to all new and reliated repetation including collivated ing substantial completion ilizer Code., BC Pesticide (control Act draw application, and at the end of the guarantee period, there should be three othe of the Dwnet. Maintain a legbook and reporting procedures and submit to the ntative at start-up. Maintenance operations shall be carried out predominately during If the year may be required. enance Level Z "Groomed" and rales as required by soil testing days belween April Isl and July 150, and every loonly (20) days belween Aupust Isl og seaan, vaker new plant at least every lownly days belween April 3 and July 31 ish at he vaker consider markes held exactly to Tak Guld Berlo of He growen and dragate vallo vaker in the event Takal any admanki irrigation system aufdranctions yoken randal has perturbated for some taka the system auffunctions yoken randal has perturbated for some taka the system auffunctions grawing season by honing in cultivation to a maximum depth of Blann, hand-publing, or, if grandy sectors by locency in collisions is a meaning depth of sector, same pulsage, con-gland and least over the lowanding develop the sector grand sectors are represented. In a factor of the least is a factor of the least of the of regime. vietr to Class 1 and Class 2 pressed wress Clanadian Landscape Stadterd. Settion 7, ropier od Aspeir in the result of any irregular system and anticitier, or acceptete sets. Jopier und et an all and specificies balls the value context in the groups when the water context receives 15% of field Capatity. The resets, micro Testic Addisans and firregular ballengia ballengia ballengi docume Stadter and document of the bandkolded weets in passed areas by a general document stadter ballengia document of the bandkolded weets in passed areas by a general document stadter and the state of the bandkolded weets in the additional ball endo ower. Excess grass cliqping shall be renoved affer each cut. How all grassed areas ght of 40mm. Edge with a mechanical vertical cutling edger once per year in March. cord growing season, aerate in early May with a suitable mechanical corer. Core to a s grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, tender ist and September 15th. Protect re-seeded areas and keep most until the first

> DP 18-838656 **PLAN # 3.E** OCT 20, 2021

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Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

SEAL:

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9	21.OCT.19	AS PER CITY COMMENTS	DD
8	21.SEP.23	REVISION AS PER CITY COMMENTS	DD
7	20. DEC.07	NEW SITE PLAN& CITY COMMENTS	DD
6	19.JUL 30	REVISION AS PER CITY COMMENTS	DD
5	19.JUL.23	NEW SITE PLAN	DD
4	19.JAN.24	NEW SITE PLANS, CITY COMMENTS	DD
3	18.0CT.11	NEW SITE PLAN/ CITY COMMENTS	DD
2	18.JUN.18	NEW CIVIL PLAN	DD
1	18.APR.17	NEW SITE PLAN/ CITY COMMENTS	DĐ
NO	DATE	REVISION DESCRIPTION	DR.

CLIENT: ZGET HOLDINGS CORPORATION

PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD RICHMOND

with : ERIC LAW ARCHITECT DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: August 25, 2017 SCALE: DRAWN: DD DESIGN: DD CHK'D: PCM



L5 OF 5

17143-10.ZIP PMG PROJECT NUMBER:

17-143