



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.*



Development Permit Panel – Wednesday, November 10, 2021

ITEM

2. New Business

3. Date of Next Meeting: November 24, 2021

ADJOURNMENT



**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 on-site parking spaces to be small car spaces.

Development Permit Panel

Wednesday, October 27, 2021

Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), 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.

Development Permit Panel

Wednesday, October 27, 2021

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 on-site parking spaces to be small car spaces.*

CARRIED

3.

Development Permit Panel
Wednesday, October 27, 2021

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



NEIGHBOUR 3 STOREY TOWNHOUSE



NEIGHBOUR 2 STOREY SINGLE FAMILY HOUSE



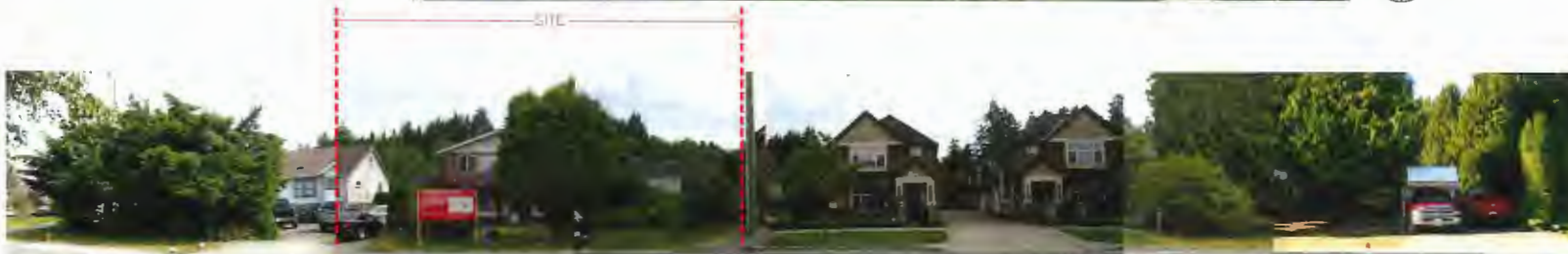
NEIGHBOUR TOWNHOUSE - 2 STOREY IN FRONT
3 STOREY AT THE BACK



NEIGHBOUR 2 STOREY TOWNHOUSE



AERIAL CONTEXT



SITE

CONTEXT PHOTO VIEW FROM GENERAL CURRIE ROAD

ERIC LAW ARCHITECT

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REVISION	
1	2018.12.23 FOR DEVELOPMENT PERMIT APPLICATION
2	2021.05.12 FOR CITY DP REVIEW
3	2021.08.14 FOR CITY DP REVIEW
4	2021.08.23 FOR CITY DP REVIEW
5	2021.08.28 FOR CITY DP REVIEW
6	2021.08.28 FOR CITY DP REVIEW
7	2021.10.08 FOR CITY DP REVIEW
8	2021.10.27 FOR CITY DP PRESENTATION

REVISION	
1	2021.05.08 EXTERIOR LIGHT STYLE CHANGED
2	2021.05.08 EXTERIOR PLANTING PLANTING
3	2021.08.28 FILL TURNING PATH INDICATED ON A2
4	2021.08.23 UPDATED WITH LANDSCAPE LAYOUT
5	2021.08.14 REVISED PER CITY COMMENTS
6	2021.08.28 REVISED PER CITY COMMENTS
7	REVISION

**PROPOSED TOWNHOUSE
AT 9340
GENERAL CURRIE RD
RICHMOND BC**

CONTEXT

PROJECT NUMBER: 17-11
ISSUED: 10/25/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NGC_211027-DPP-PRESE

CONTEXT

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

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5	2021.09.23 FOR CITY DP REVIEW
6	2021.09.28 FOR CITY DP REVIEW
7	2021.10.04 FOR CITY DP REVIEW
8	2021.10.08 FOR CITY DP REVIEW
9	2021.10.27 FOR CITY DP REVISION

1	2021.10.08 EXTERIOR LIGHT STYLE CHANGED
2	2021.10.04 EXTEND ROOF AT BLDG 8
3	2021.09.28 FINAL TURNING PATH INDICATED ON A3A
4	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
5	2021.09.14 REVISED PER CITY COMMENT
6	2021.09.08 REVISED PER CITY COMMENT
7	REVISION

**PROPOSED TOWNHOUSE
AT 9340
GENERAL CURRIE RD
RICHMOND BC
IMAGES**

PROJECT NUMBER: 17-11
ISSUED: 10/25/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_MGC_211027-DPP-PREREV

IMAGE-(1)

DP 19-881158

DEVELOPMENT PERMIT



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5	2021.09.23 FOR CITY OF REVIEW
6	2021.10.04 FOR CITY OF REVIEW
7	2021.10.04 FOR CITY OF REVIEW
8	2021.10.27 FOR CITY OF REVIEW

1	2021.10.04 EXTERIOR LIGHT STYLE CHANGED
2	2021.10.24 EXTERIOR ROOF AT BLDG 8
3	2021.10.29 FULL TURNING PATH INDICATED ON AIA
4	2021.09.23 UPDATED WITH LANDSCAPE LAYOUT
5	2021.09.14 REVISED PER CITY COMMENT
6	2021.01.28 REVISED PER CITY COMMENT
7	REVISION

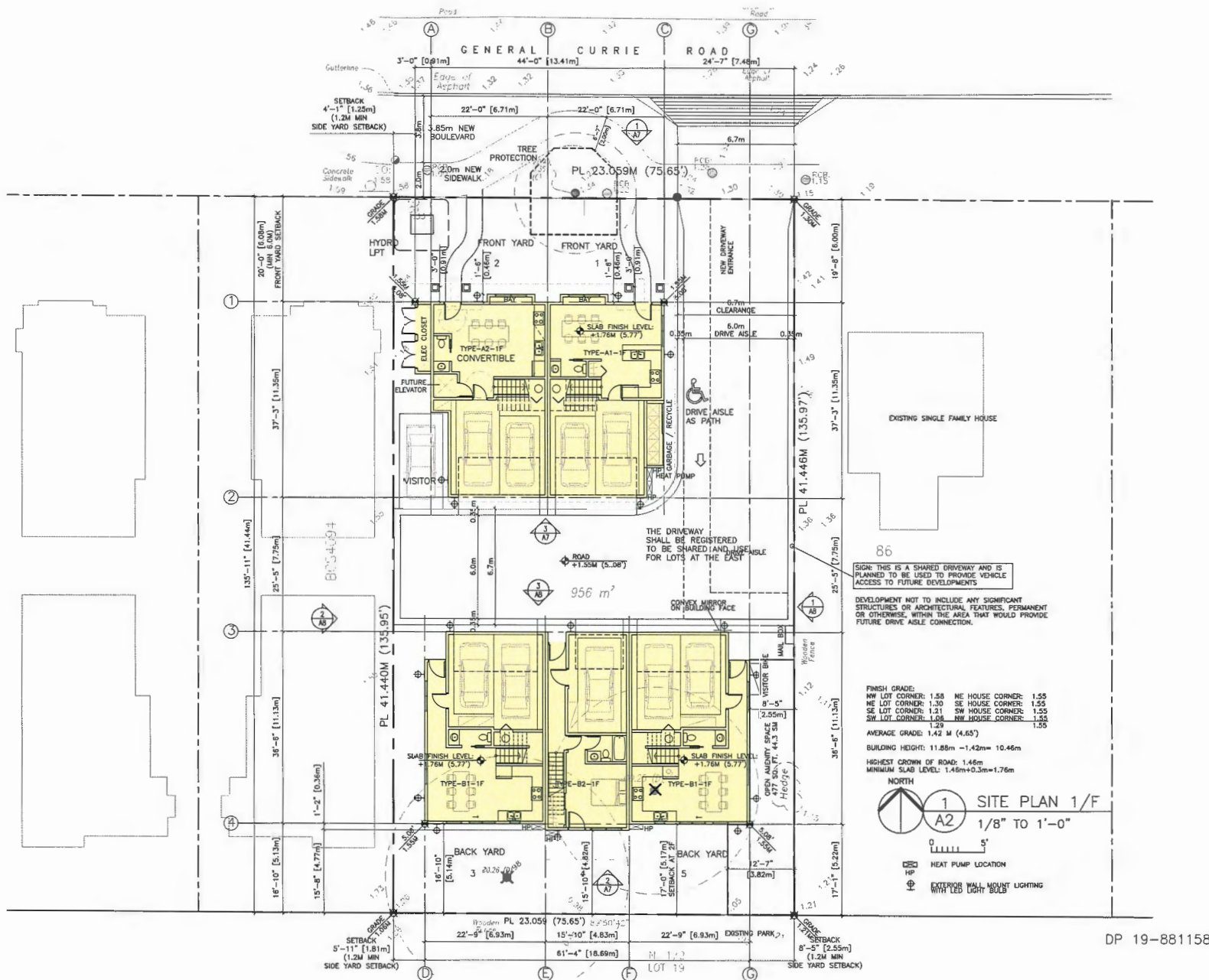
**PROPOSED TOWNHOUSE
AT 9340
GENERAL CURRIE RD
RICHMOND BC
IMAGES**

PROJECT NUMBER: 17-11
ISSUED: 10/25/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_MGE_211027-DPP-PRESE

IMAGE-(2)

DEVELOPMENT PERMIT

DP 19-881158



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8. 2021.08.27 FOR CITY OF VICTORIA

1. 2021.08.28 OFFSHORE LIGHT STRIKE CHANGED
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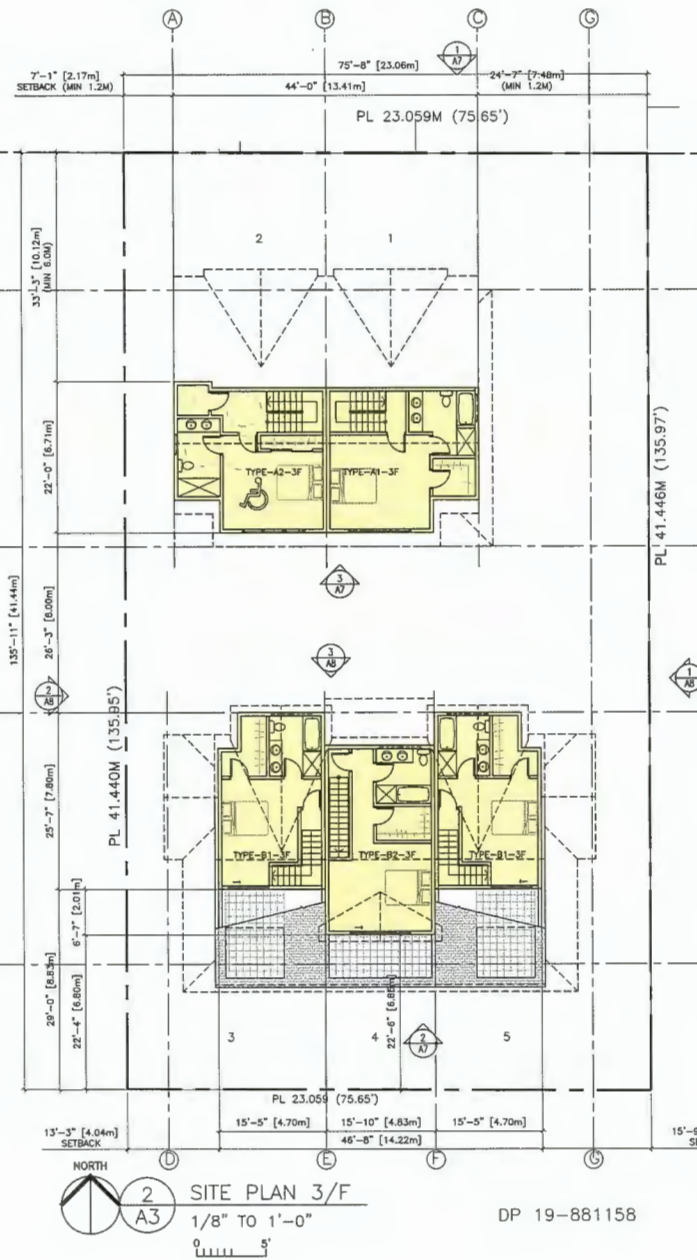
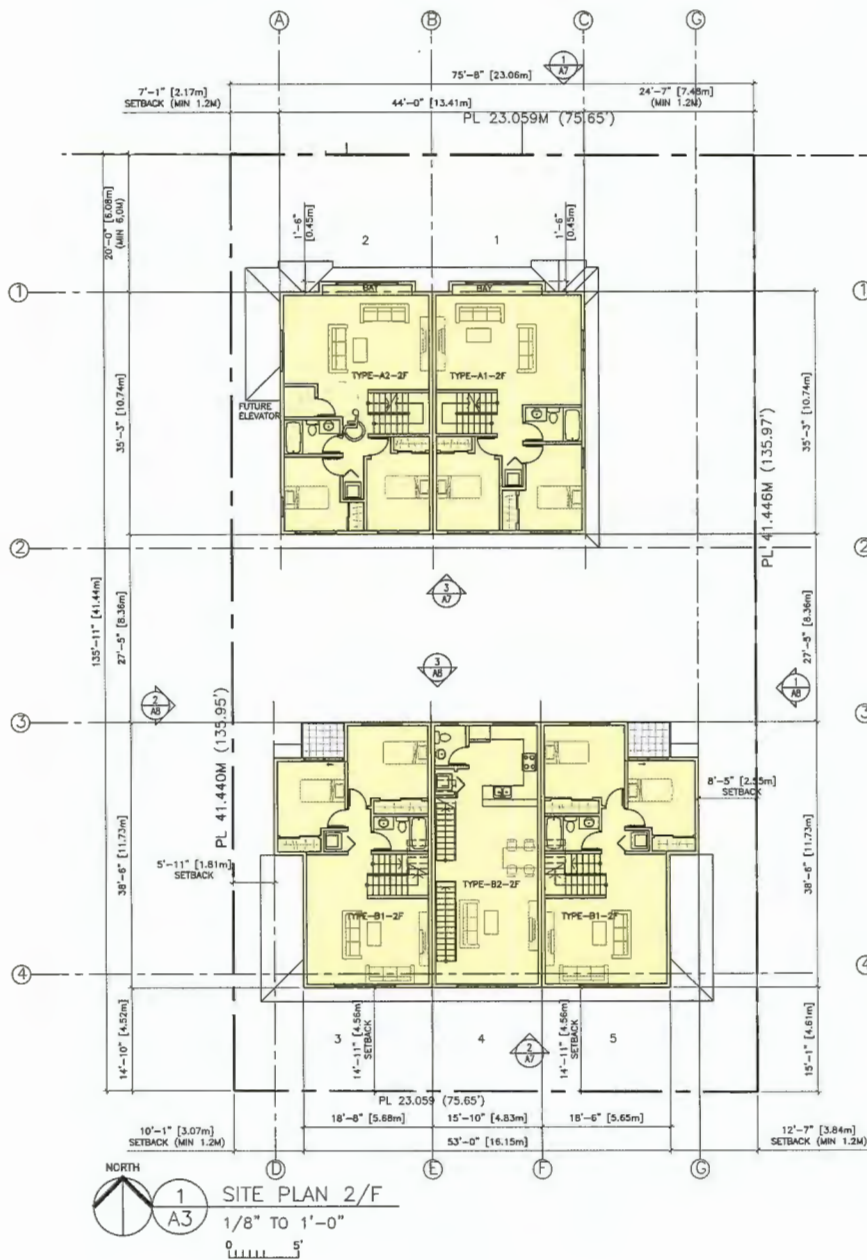
PROPOSED TOWNHOUSE AT 9340 GENERAL CURRIE RD RICHMOND BC SITE PLAN (1/F)

PROJECT NUMBER: 17-11
ISSUED: 10/25/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_MGP_311027-DPP-PRESE

A2

DEVELOPMENT PERMIT

DP 19-881158



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NO.	REVISION
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3	2021.09.14 FOR CITY DP REVIEW
4	2021.09.23 FOR CITY DP REVIEW
5	2021.09.29 FOR CITY DP REVIEW
6	2021.10.04 FOR CITY DP REVIEW
7	2021.10.06 FOR CITY DP REVIEW
8	2021.10.27 FOR CITY DP PRESENTATION

PROPOSED TOWNHOUSE AT 9340 GENERAL CURRIE RD RICHMOND BC SITE PLAN (2/F -3/F)

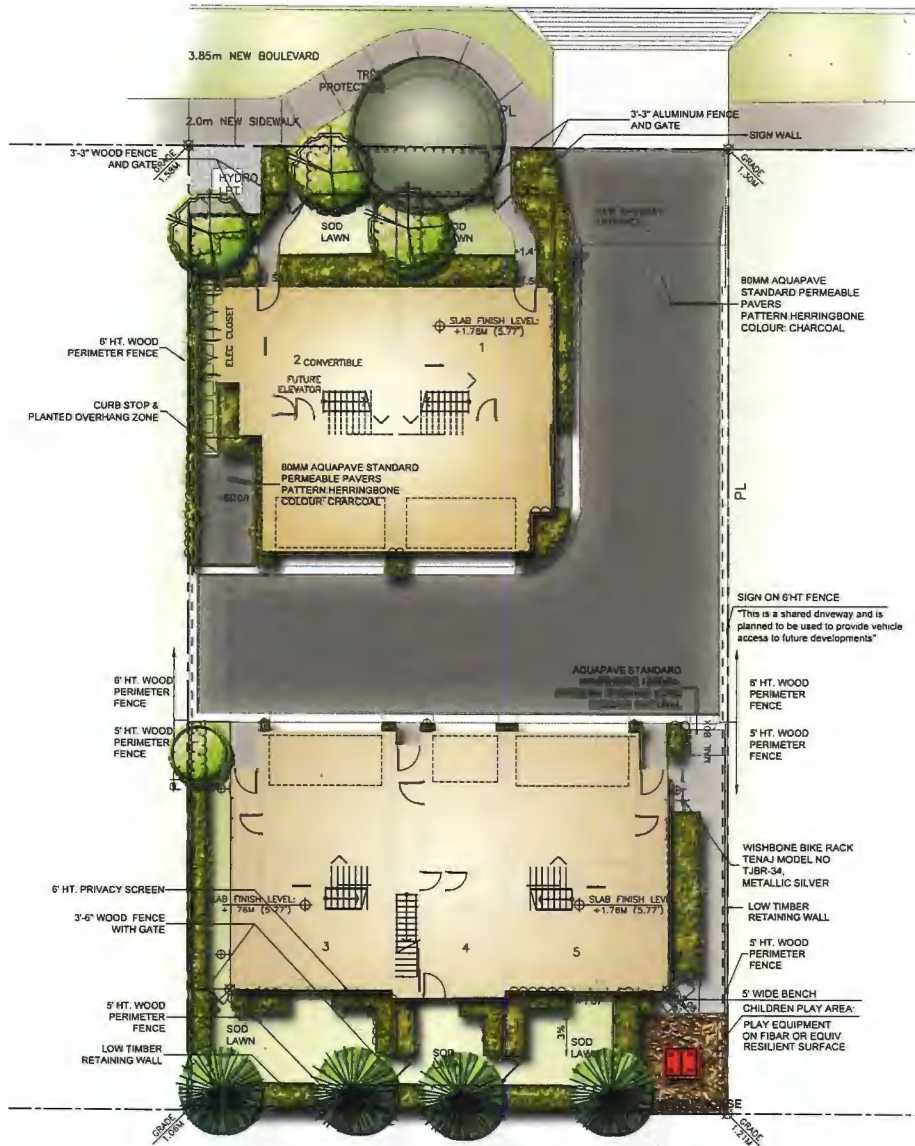
PROJECT NUMBER: 17-11
ISSUED: 10/25/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NCC_211027-DPP-PRESE

A3

DEVELOPMENT PERMIT

DP 19-881158

GENERAL CURRIE ROAD



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL. 1 SM STD. BAB
2	4	PRUNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LAMBER PINE	3 SM HT. 1 BCM STD. BAB
3	1	PRUNUS SERRULATA 'AMANDAGAWA'	AMANDAGAWA FLOWERING CHERRY	8CM CAL. 1 SM STD. BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. * BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DERIVATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BOLSIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: * All soft landscape areas to be irrigated with automatic installation to I.A.B.C. standards, latest edition.

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pmg
LANDSCAPE
ARCHITECTS

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P: 604-294-0211 F: 604-294-0222

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
1	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
2	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
3	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
4	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
5	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
6	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
7	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
8	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
9	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO
10	23.07.24	KEYNOTE ALPES CITY COMMENTS	NO

CLIENT

PROJECT

**5 UNIT TOWNHOUSE
DEVELOPMENT**
9340 GENERAL CURRIE ROAD
RICHMOND, BC

DRAWING TITLE
**LANDSCAPE
PLAN**

DATE: 19. FEB. 21 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHECK: PCM
L1
OF 5

19020-7.2P PMG PROJECT NUMBER: 15-020



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 14, 2021

From: Wayne Craig
Director, Development

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.

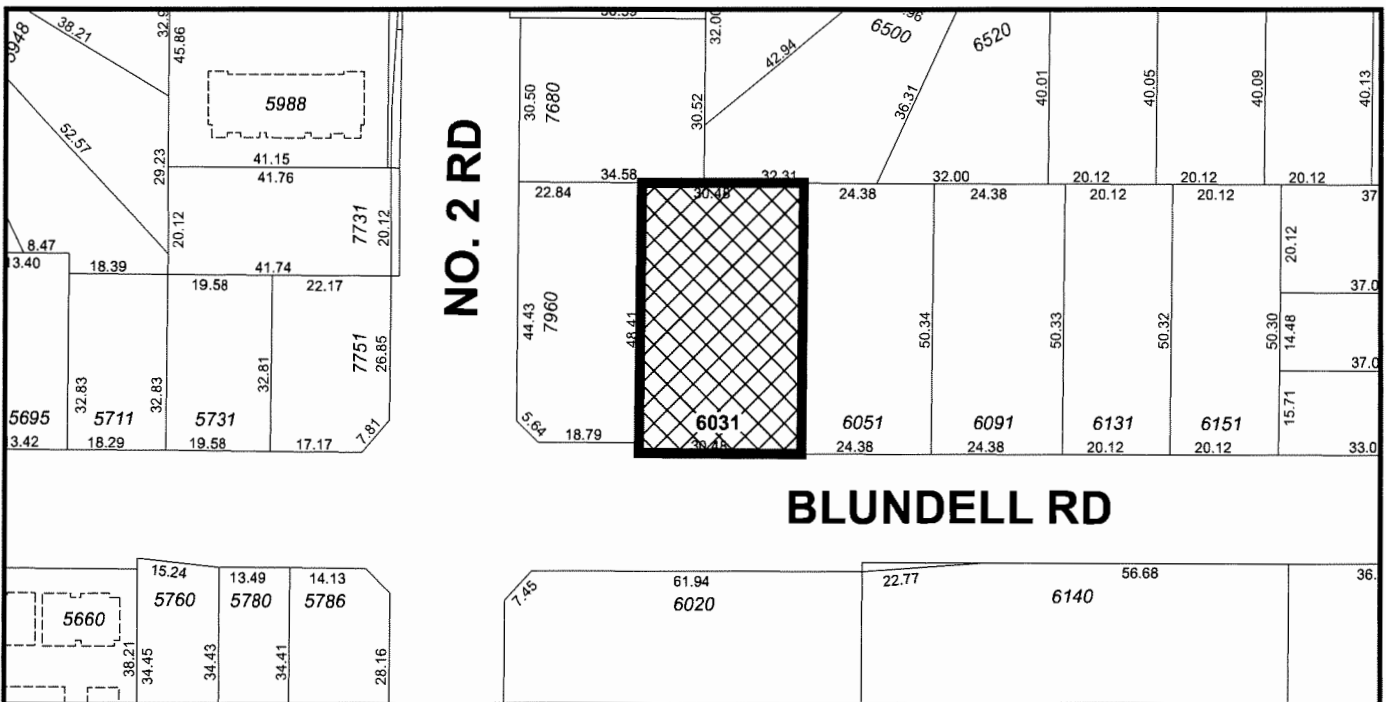
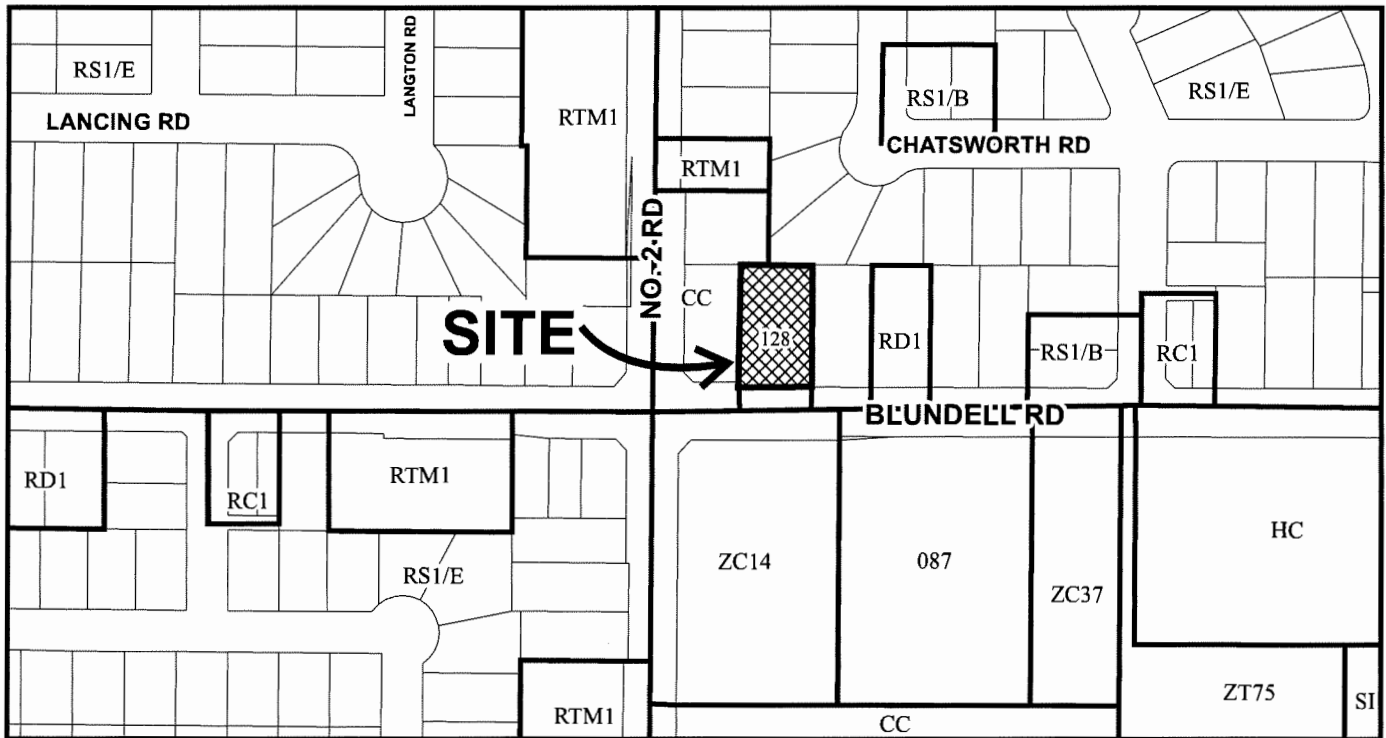
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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



City of Richmond

ATTACHMENT 1



DP 18-838656

Original Date: 11/21/18

Revision Date:

Note: Dimensions are in METRES



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)

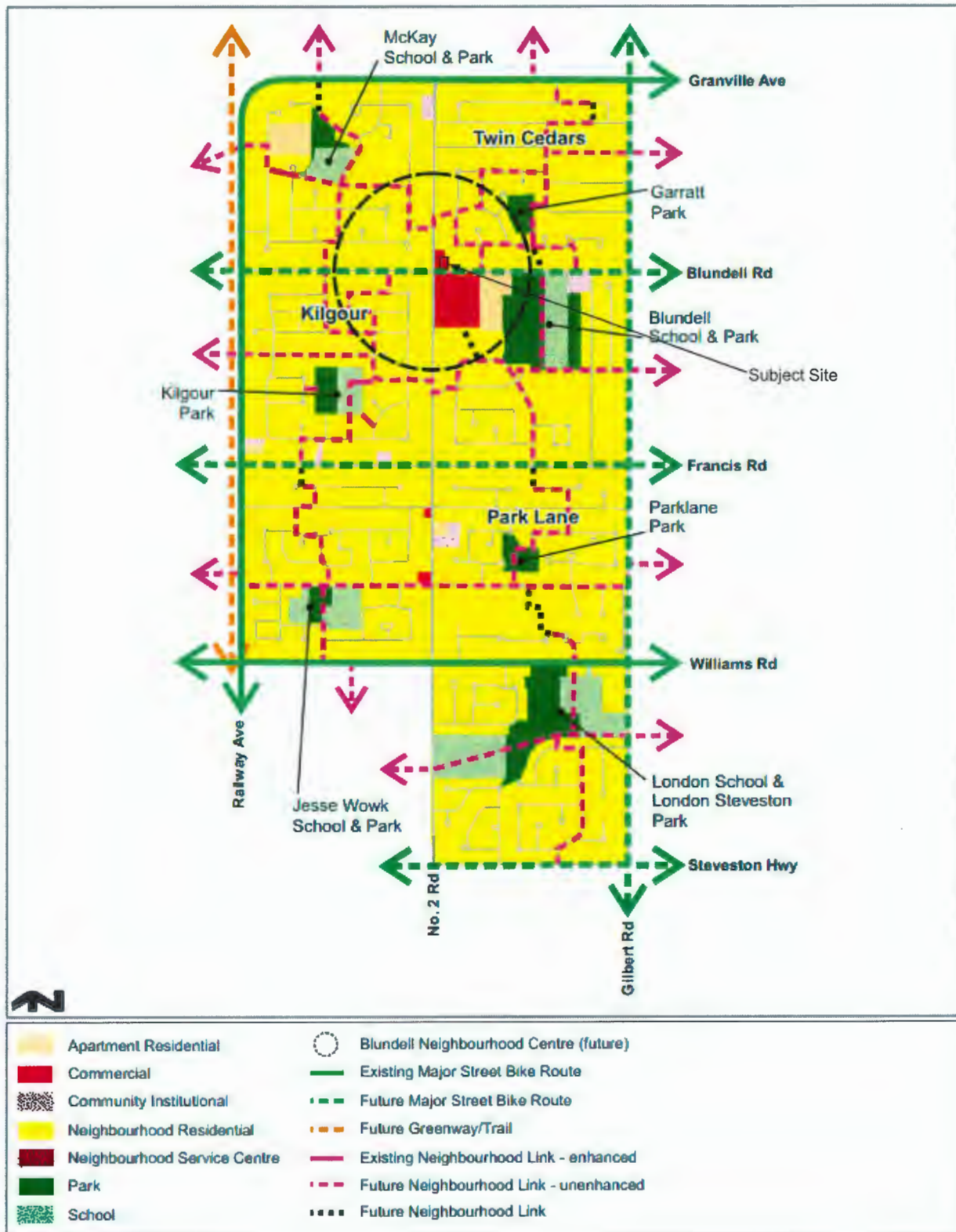
Planning Area(s): Blundell

Gross Floor Area: 867.0 m² (9,335 ft²) Net Floor Area: 728.6 m² (7,845 ft²)

	Existing	Proposed
Site Area:	1,537 m ² (16,544 ft ²)	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	Proposed	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	<ul style="list-style-type: none"> 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%	8 spaces (50%)	To allow 8 small spaces (max. 50%)
Small Spaces:	N/A	8 spaces (50%)	
Van Accessible Spaces:	2%	1 space (> 2%)	None

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.

Development Permit
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

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 , .

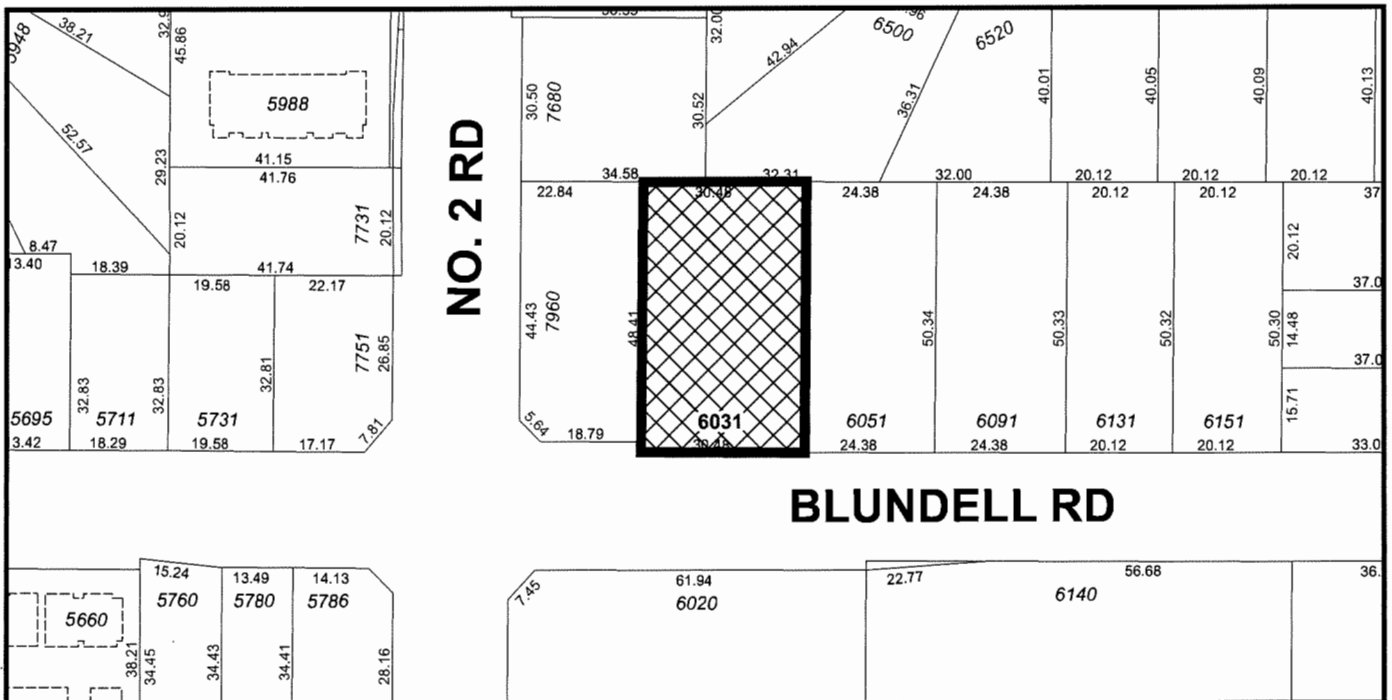
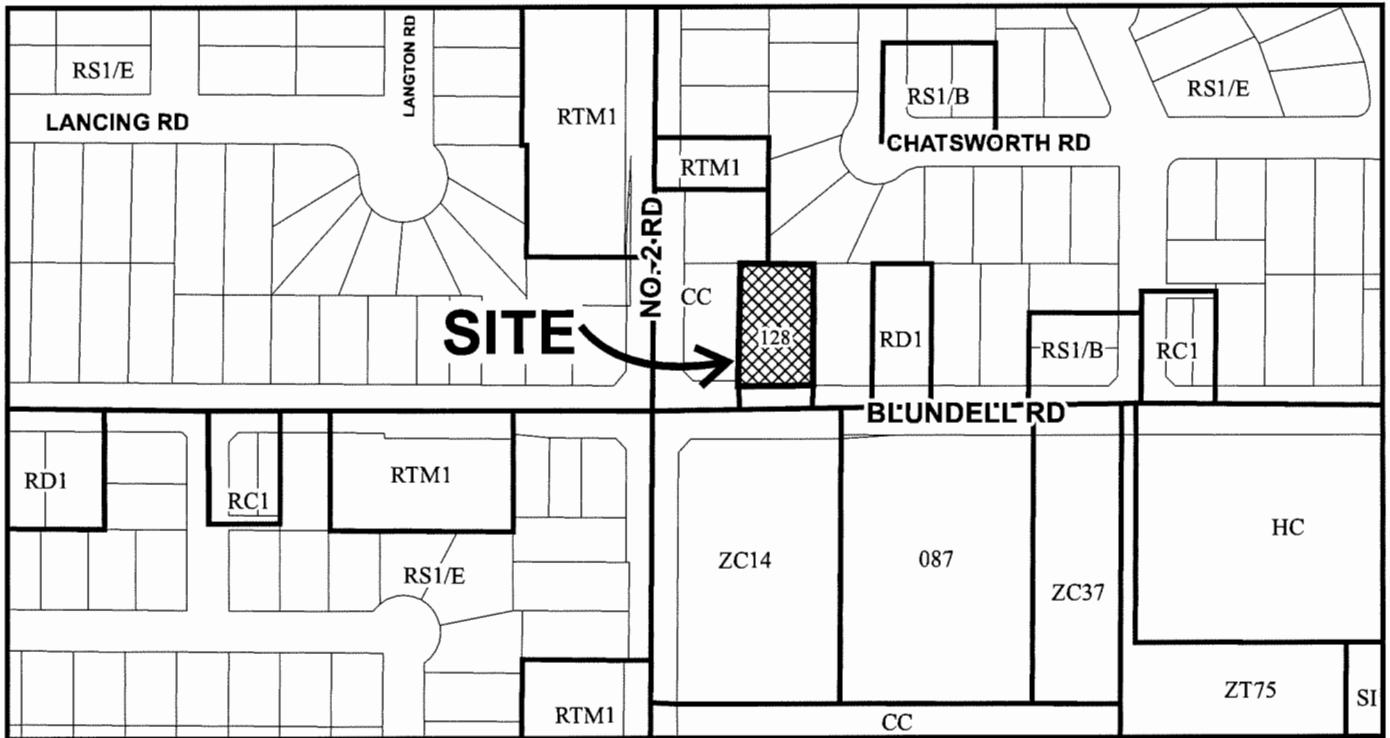
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-838656
SCHEDULE "A"

Original Date: 11/21/18

Revision Date:

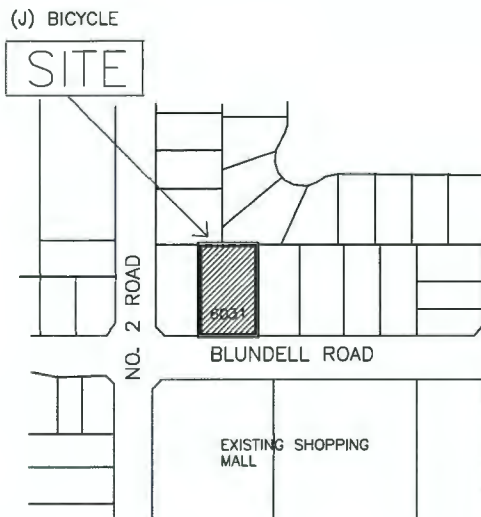
Note: Dimensions are in METRES

PROPOSED COMMERCIAL BUILDING AT 6031 BLUNDELL ROAD, RICHMOND, BC

DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 6031 BLUNDELL ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 153, SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST, NWD PLAN 29201
(C) LOT AREA: ORIGINAL LOT AREA 1537 SM; AFTER 2.58M ROAD DEDICATION 1457.8 SM 15695 SQ. FT.
(D) ZONING USE: 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:	NIL	MAX - 35% = 537.9 SM	30.7% (448.3 SM 4827 SQ. FT.)
(G) BUILDING HEIGHT:	NIL	MAX MAIN BUILDING HEIGHT - 9M	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 CLASS 2: 0.4 PER 100 SM GLA 0.4 X 619 /100 = 3	2 BIKE 3 BIKE



ERIC LAW
ARCHITECT

ericlaw.architect@gmail.com
216 288 88TH AVENUE VANCOUVER BC
V5Y1N5
TEL: (604) 505-2099
FAX: (604) 909-2697

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- ISSUED
- 2018.10.17 FOR DP APPLICATION
 - 2019.07.25 FOR CITY REVIEW
 - 2019.07.31 FOR CITY REVIEW
 - 2019.09.05 FOR ADP MEETING
 - 2020.12.21 FOR CITY REVIEW
 - 2021.10.04 FOR CITY DPP REVIEW
 - 2021.10.20 FOR CITY DPP REVIEW

PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

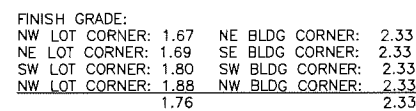
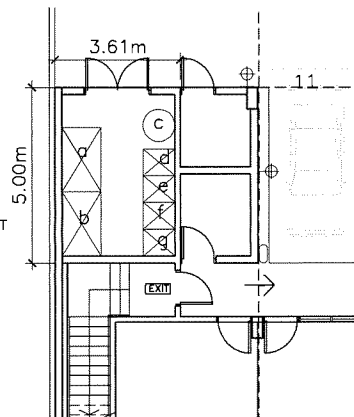
DEVELOPMENT SUMMARY

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ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
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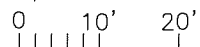
DP 18-838656
PLAN # 1.A
OCT 20, 2021

A1

DEVELOPMENT PERMIT



BUILDING HEIGHT: $11.02\text{M} - 2.04\text{M} = 8.98\text{M}$
HVAC SCREEN HEIGHT: $11.64\text{M} - 2.04\text{M} = 9.60\text{M}$



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	ISSUED
1.	2018.10.17 FOR DP APPLICATION
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3.	2019.07.31 FOR CITY REVIEW
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5.	2020.12.21 FOR CITY REVIEW
6.	2021.10.04 FOR CITY DPP REVIEW
7.	2021.10.20 FOR CITY DPP REVIEW

5.	2021.10.20 AS PER CITY REVIEW COMMENTS
4.	2021.10.04 AS PER CITY REVIEW COMMENTS
3.	2020.12.21 AS PER CITY REVIEW COMMENTS
2.	2019.07.30 AS PER CITY REVIEW COMMENTS
1.	2019.07.25 AS PER CITY REVIEW COMMENTS
	REVISION

SITE PLAN - 1F

PROJECT NUMBER:16-20	
ISSUED:	10/20/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME: 16-20_SBR_211020-DPP.DWG	

DP 18-838656
PLAN # 1.B
OCT 20, 2021

A2

DEVELOPMENT PERMIT

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
216 288 W 4TH AVENUE VANCOUVER BC
V5T1N5
TEL: (604) 505-2099
FAX: (604) 909-2897

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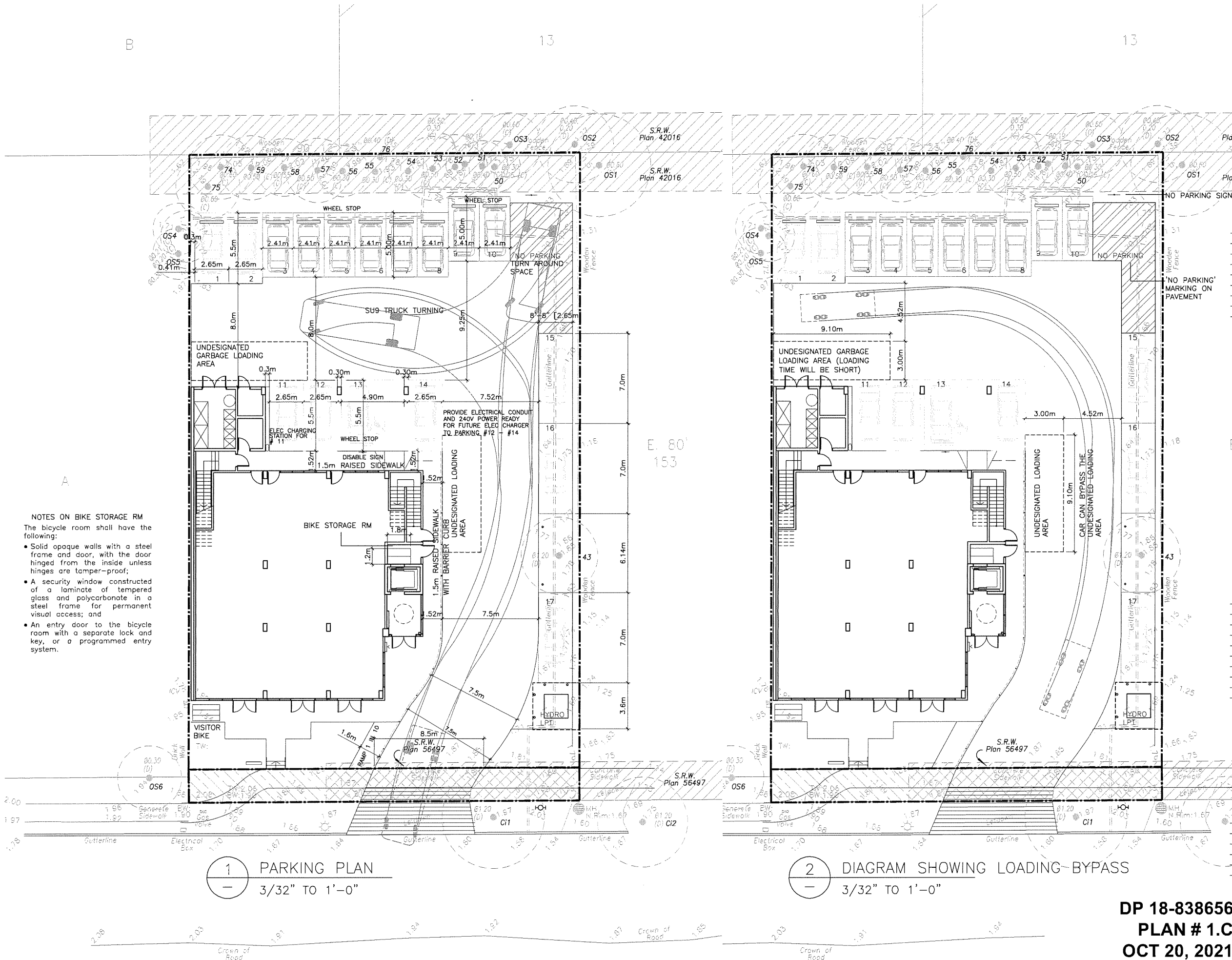
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2. 2019.07.25 FOR CITY REVIEW
3. 2019.07.31 FOR CITY REVIEW
4. 2019.09.05 FOR ADP MEETING
5. 2020.12.21 FOR CITY REVIEW
6. 2021.10.04 FOR CITY DPP REVIEW
7. 2021.10.20 FOR CITY DPP REVIEW

REVISION
5. 2021.10.20 AS PER CITY REVIEW COMMENTS
4. 2021.10.04 AS PER CITY REVIEW COMMENTS
3. 2020.12.21 AS PER CITY REVIEW COMMENTS
2. 2019.07.30 AS PER CITY REVIEW COMMENTS
1. 2019.07.25 AS PER CITY REVIEW COMMENTS

PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

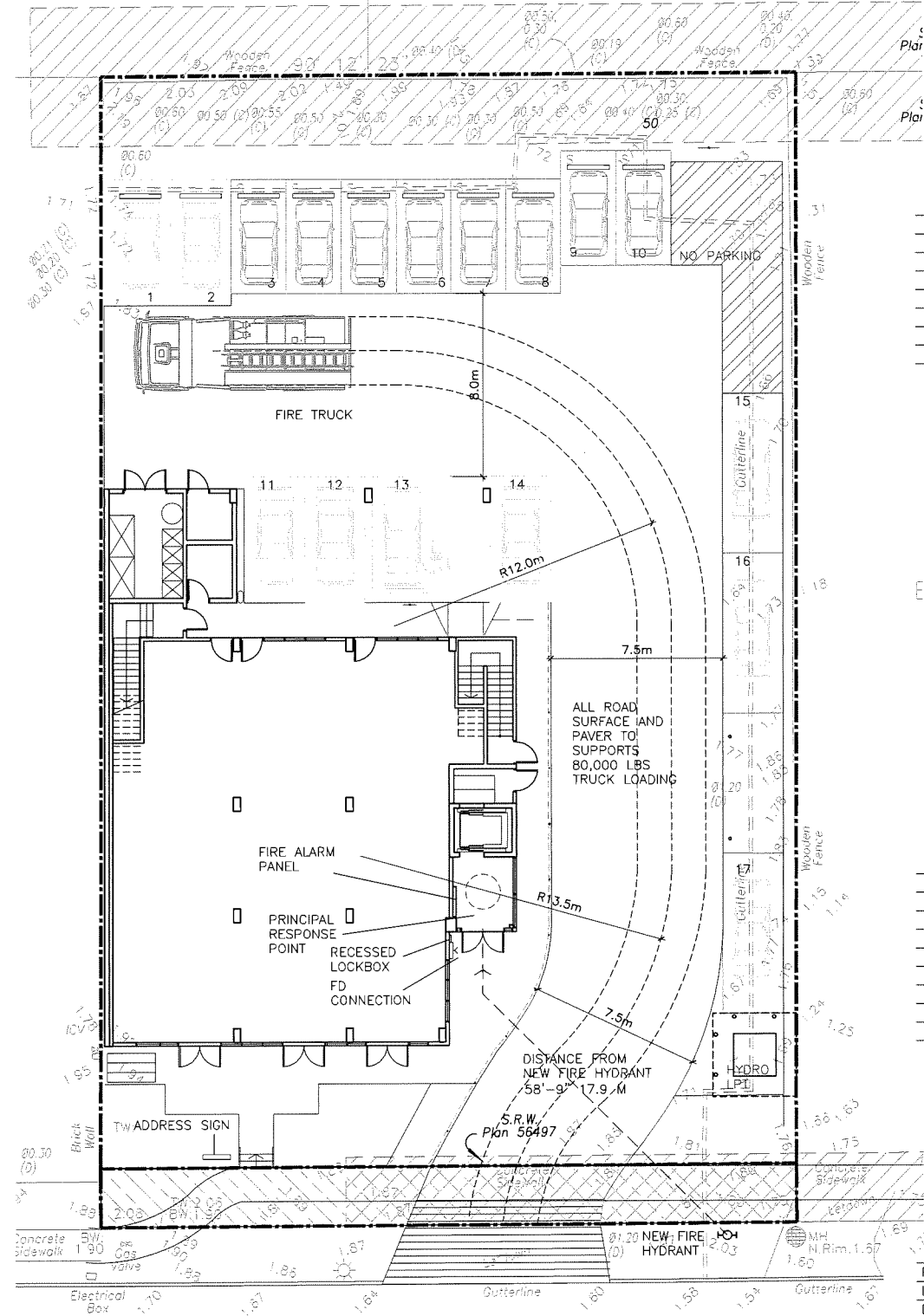
PARKING PLAN

PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG



DP 18-838656
PLAN # 1.C
OCT 20, 2021

A2A
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PROJECT NUMBER:16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

1 FIRE TRUCK ACCESS
— 3/32" TO 1'-0"

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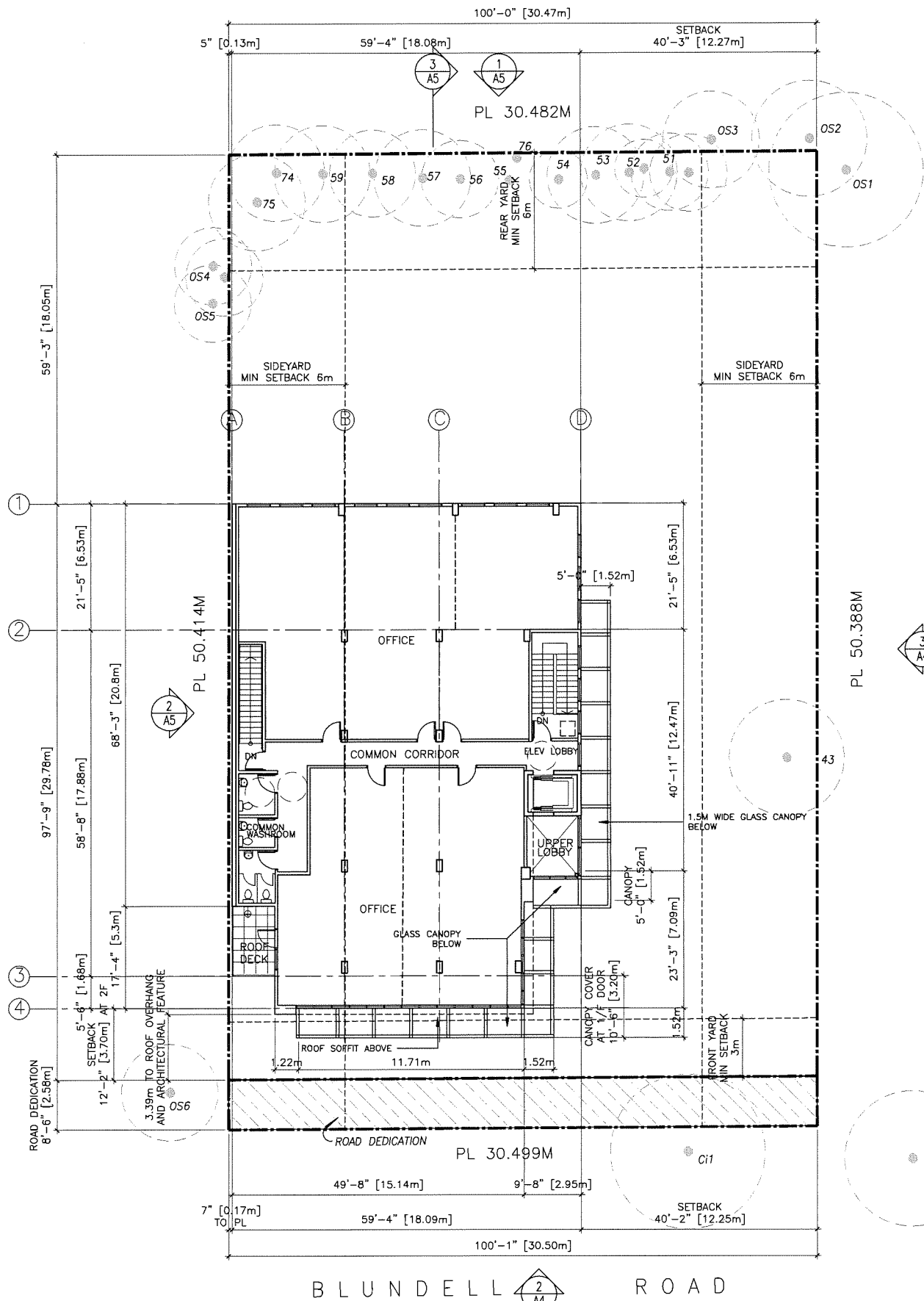
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4.	2019.09.05 FOR ADP MEETING
5.	2020.12.21 FOR CITY REVIEW
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2.	2019.07.30 AS PER CITY REVIEW COMMENTS
1.	2019.07.25 AS PER CITY REVIEW COMMENTS
REVISION	

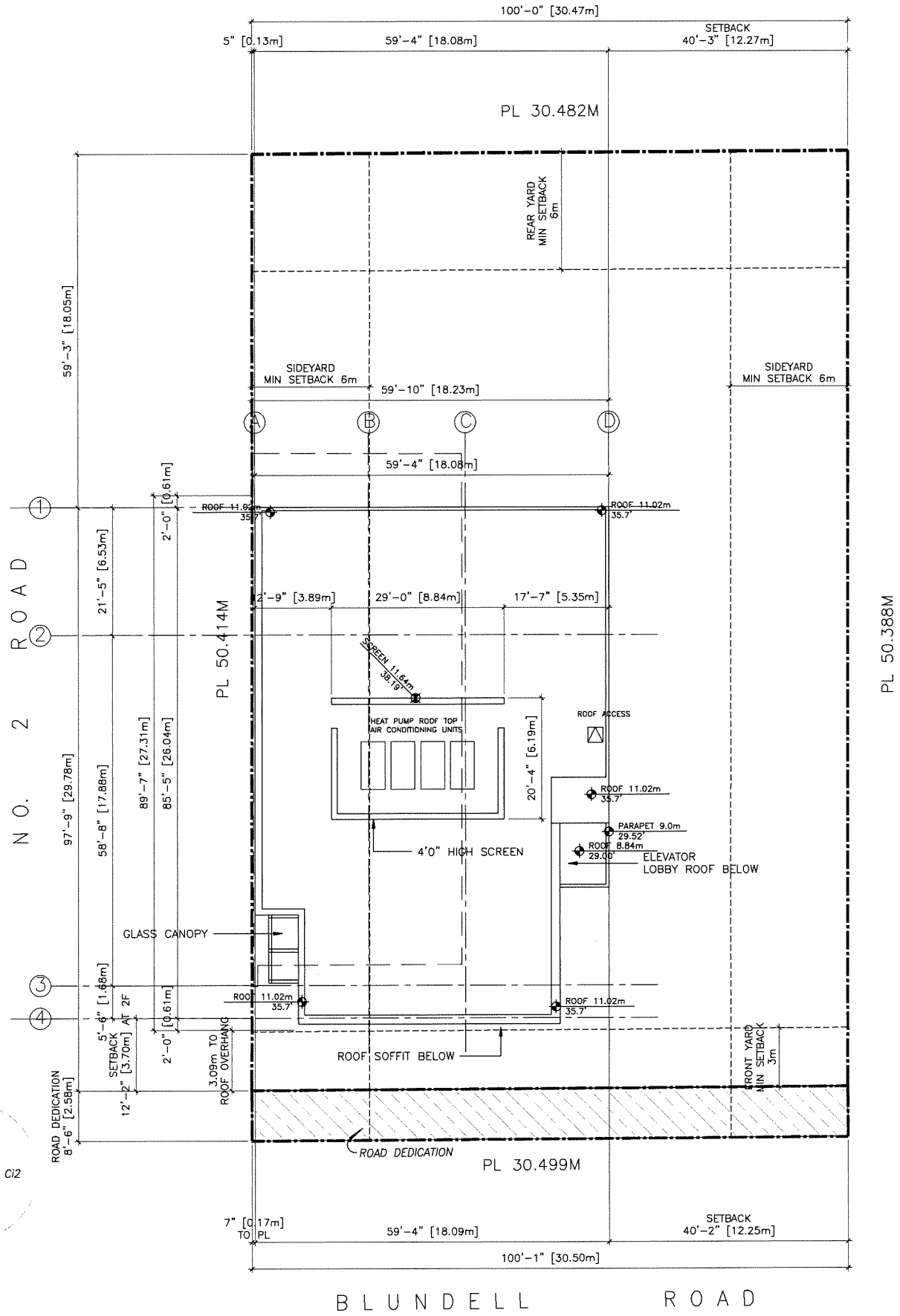
PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

2F AND ROOF PLAN

PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG



1 SITE PLAN 2/F
A3
3/32" TO 1'-0"
0 10' 20'

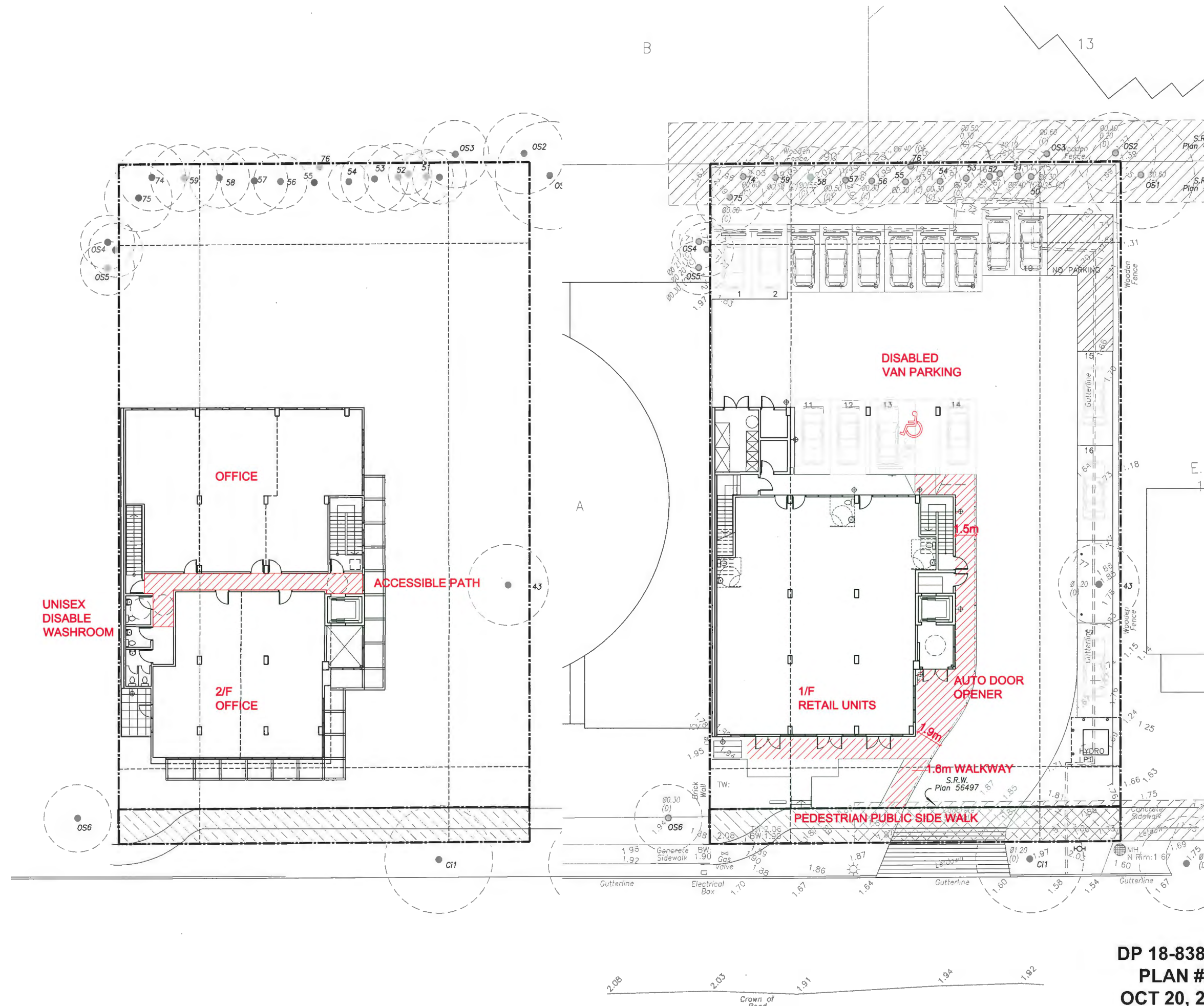


2 ROOF PLAN
A3
3/32" TO 1'-0"
0 10' 20'

DP 18-838656
PLAN # 1.E
OCT 20, 2021

A3

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7. 2021.10.20 FOR CITY DPP REVIEW

REVISION
5. 2021.10.20 AS PER CITY REVIEW COMMENTS
4. 2021.10.04 AS PER CITY REVIEW COMMENTS
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2. 2018.07.30 AS PER CITY REVIEW COMMENTS
1. 2018.07.25 AS PER CITY REVIEW COMMENTS

**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

ACCESS PATH DIAGRAM

PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

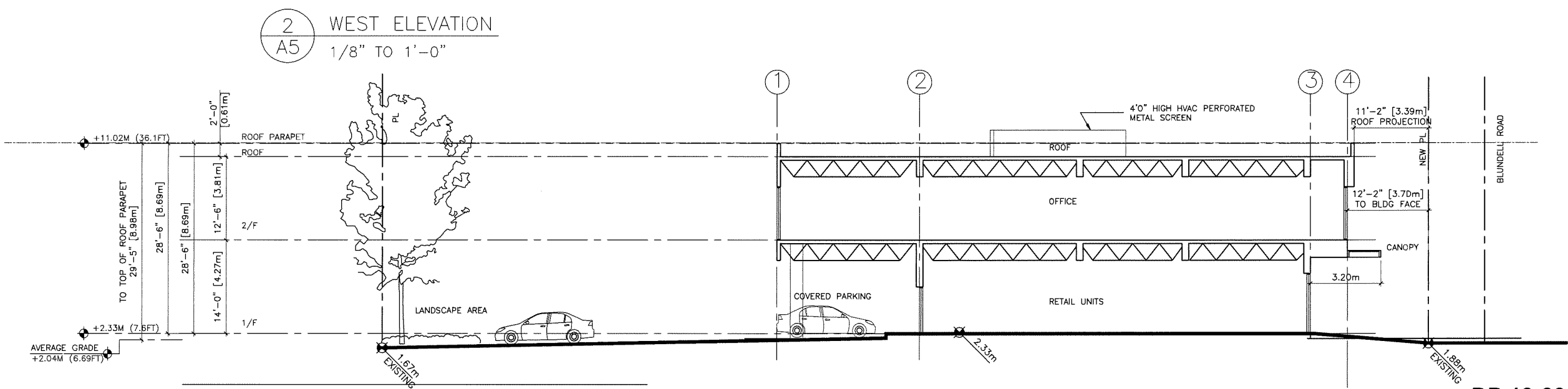
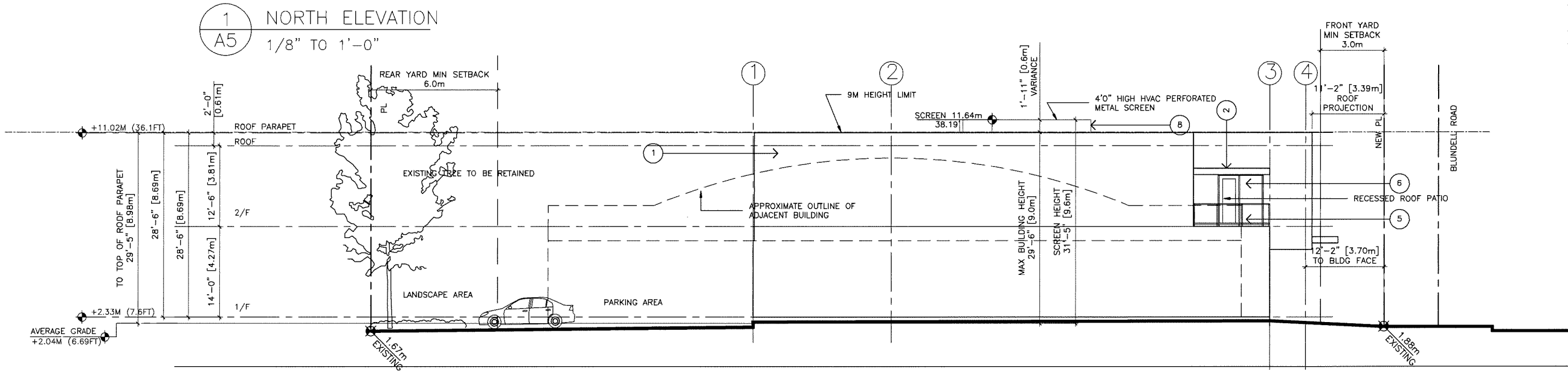
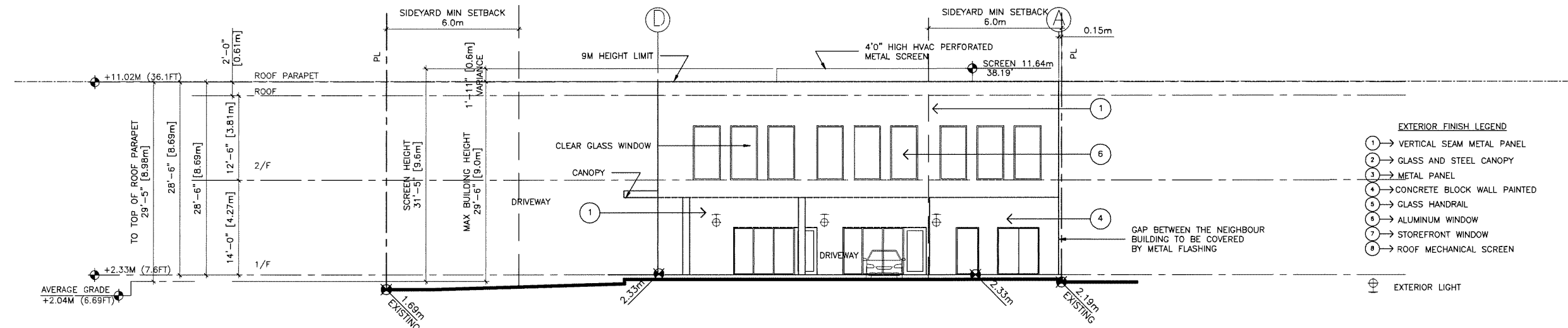
**DP 18-838656
PLAN # 1.F
OCT 20, 2021**

A10
DEVELOPMENT PERMIT



PROJECT NUMBER:	16-20
ISSUED:	10/20/2021
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-20_SBR_211020-DPP.DWG

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**PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC**

ELEVATIONS

PROJECT NUMBER: 16-20
 ISSUED: 10/20/2021
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-20_SBR_211020-DPP.DWG

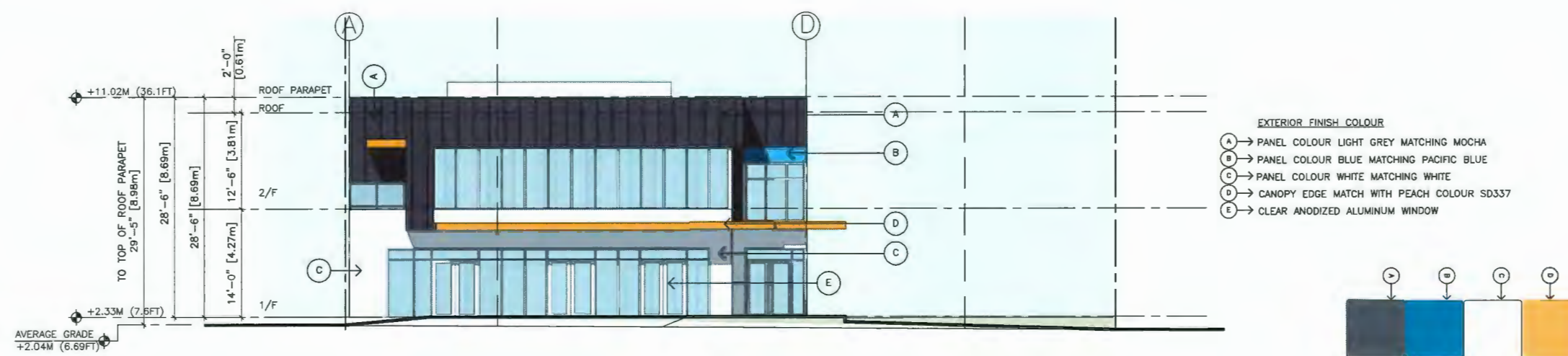
**DP 18-838656
PLAN # 2.B
OCT 20, 2021**

A5

DEVELOPMENT PERMIT

	ISSUED
1.	2018.10.17 FOR DP APPLICATION
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6.	2021.10.04 FOR CITY DPP REVIEW
7.	2021.10.20 FOR CITY DPP REVIEW

1
A6



ALSO REFER TO
SOUTH ELEVATION
1/8" TO 1'-0"




 ALSO REFER TO
 EAST ELEVATION
 1/8" TO 1'-0"

PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

ELEVATIONS-COLOUR

PROJECT NUMBER:16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

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

A6

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V6T 1N5
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2. 2019.07.30 AS PER CITY REVIEW COMMENTS
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PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

ELEVATIONS-COLOUR

PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

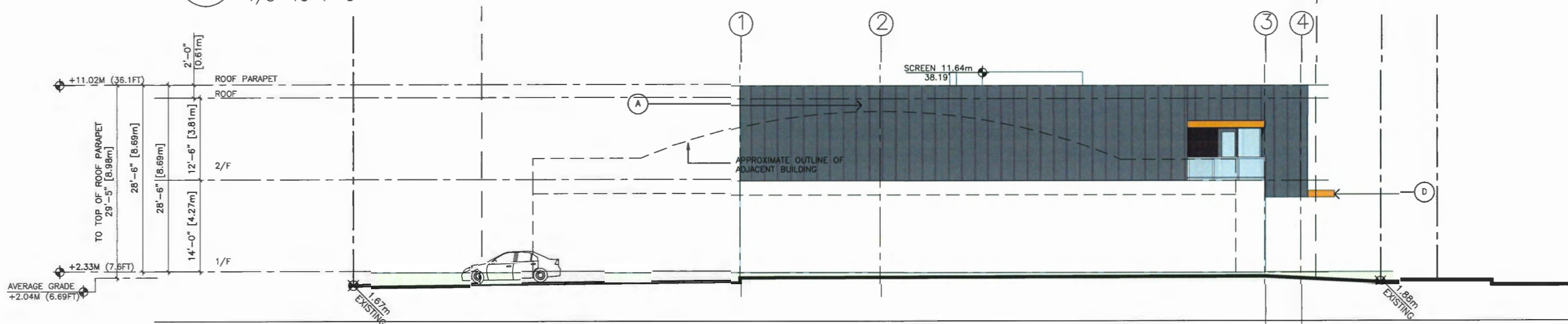
DP 18-838656
PLAN # 2.D
OCT 20, 2021

A7

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ALSO REFER TO
1 NORTH ELEVATION
A5 1/8" TO 1'-0"



ALSO REFER TO
2 WEST ELEVATION
A5 1/8" TO 1'-0"



AERIAL IMAGE ALONG BLUNDELL ROAD

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ARCHITECT

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1. 2019.07.25 AS PER CITY REVIEW COMMENTS

REVISION

PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

IMAGES

PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

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

A8

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6. 2021.10.04 FOR CITY DPP REVIEW
7. 2021.10.20 FOR CITY DPP REVIEW

STREET VIEW FROM BLUNDELL ROAD WEST



AERIAL IMAGE AT THE REAR OF SITE

5. 2021.10.20 AS PER CITY REVIEW COMMENTS
4. 2021.10.04 AS PER CITY REVIEW COMMENTS
3. 2020.12.21 AS PER CITY REVIEW COMMENTS
2. 2019.07.30 AS PER CITY REVIEW COMMENTS
1. 2019.07.25 AS PER CITY REVIEW COMMENTS

REVISION

PROPOSED BUILDING AT
6031 BLUNDELL ROAD
RICHMOND BC

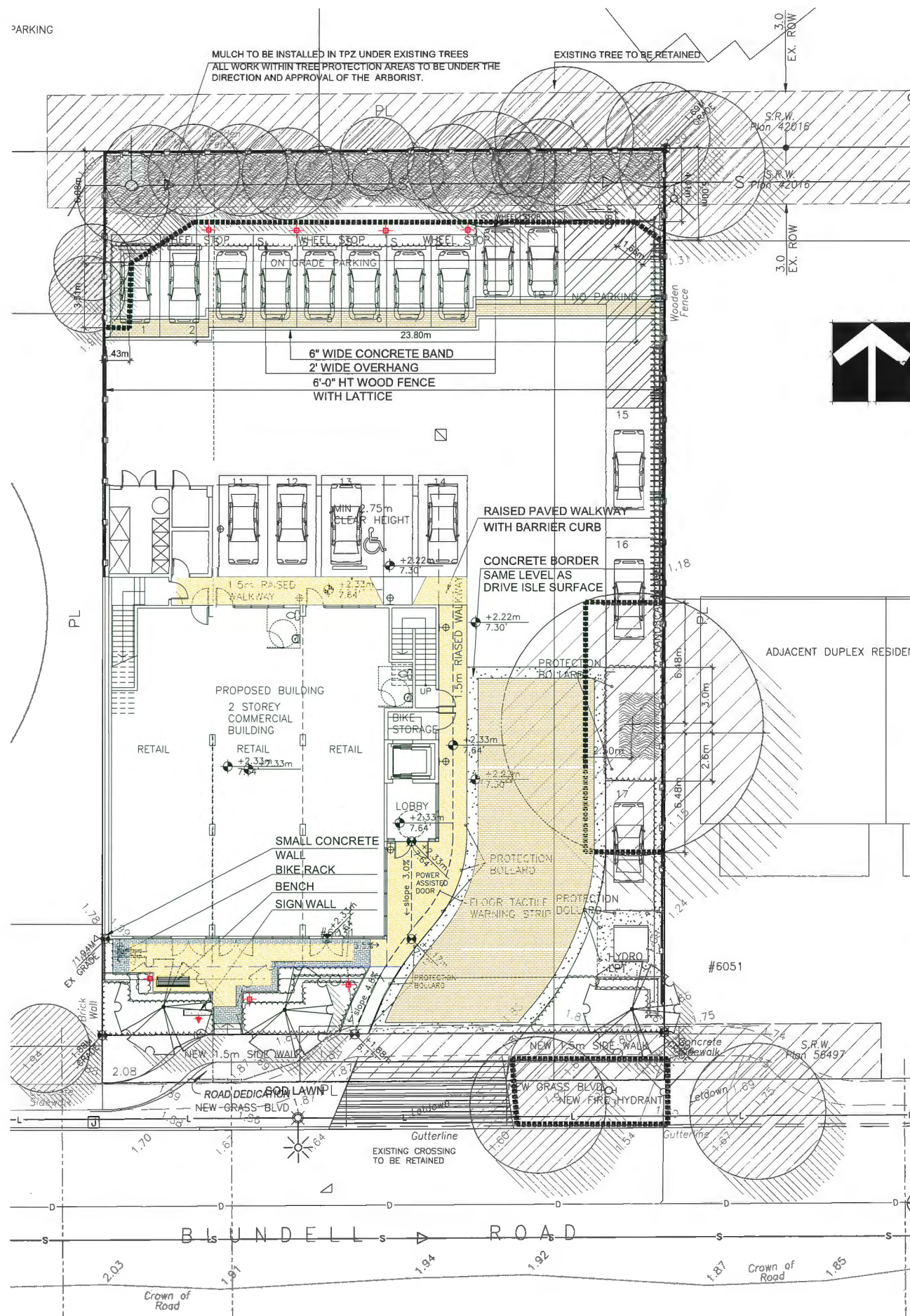
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PROJECT NUMBER: 16-20
ISSUED: 10/20/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20_SBR_211020-DPP.DWG

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

A9

DEVELOPMENT PERMIT



PLANT SCHEDULE

PLANT CHECKLIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANINA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ASPECT. SEE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED SUBSTITUTIONS. MEET MINIMUM PLANT SIZES AND MATERIAL SPECIFICATIONS. * ARCHITECT AND REVIEWER MUST SIGN OFF MATERIAL AVAILABLE FOR OPTIONAL REVIEW. LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE:

- All soft landscape areas to be irrigated with automatic installation to I.L.A.B.C. Standards, latest edition.

FURNITURE



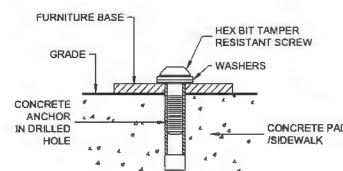
Modena Park Bench; Model Number: MWB-5
BY WISHBONE SITE FURNISHINGS

Ultraplast™ Recycled Plastic Slats-Redwood
in Bengal Textured Silver

ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD WITH TAMPER PROOF HARDWARE, SET AT DEPTH TO HAVE PAVERS OVER.



WISHBONE BIKE RACK
TENAJ Model No TJBR-34,
in Bengal Textured Silver



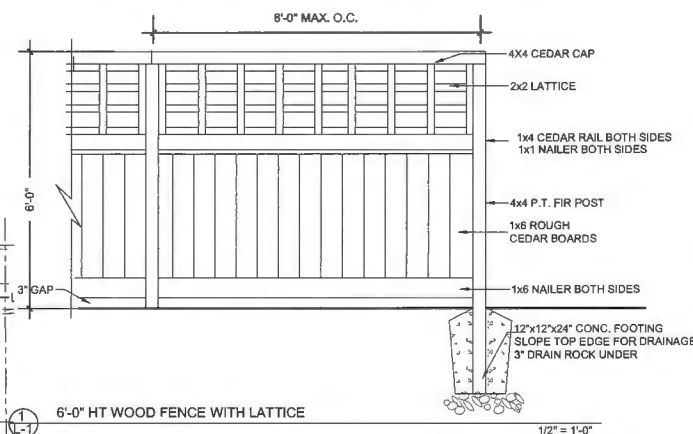
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

SITE FURNITURE MOUNTING

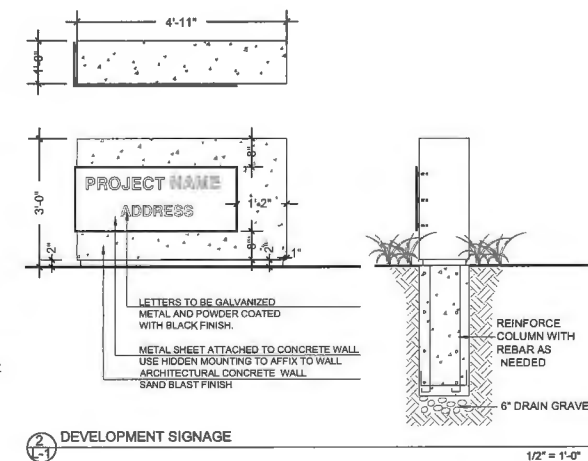
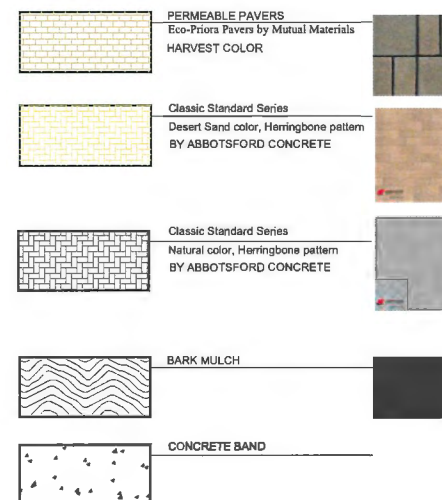
NIS

NOTES:

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



MATERIAL KEY



PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD
RICHMOND

with : ERIC LAW ARCHITECT

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: August 25, 2017

SCALE: 3/32"=1'-0"

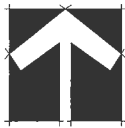
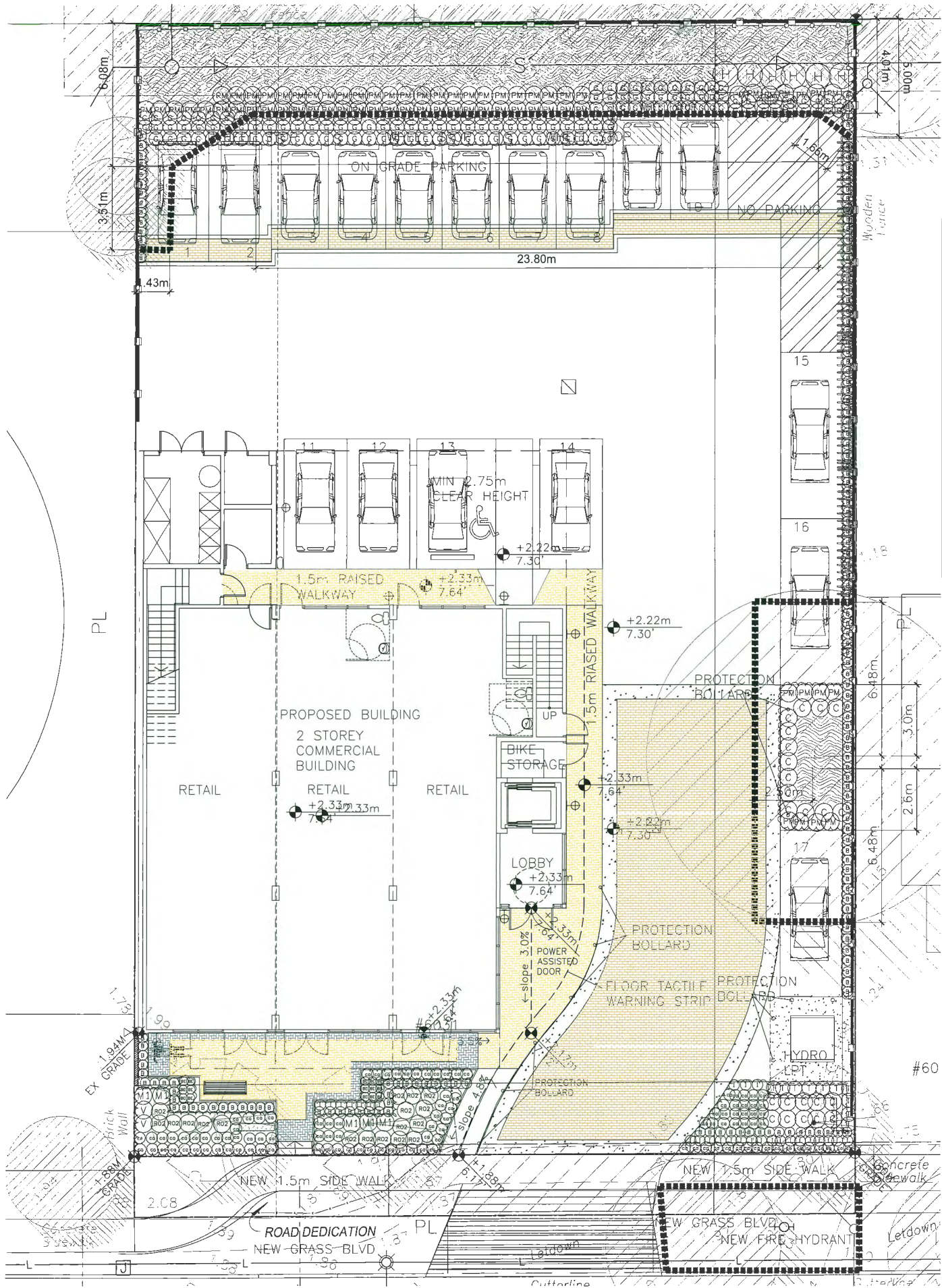
SCALE.

DRAWN: DE

DESIGN: DD

CHK'D: PC

DRAWING NUMBER:



PLANT SCHEDULE

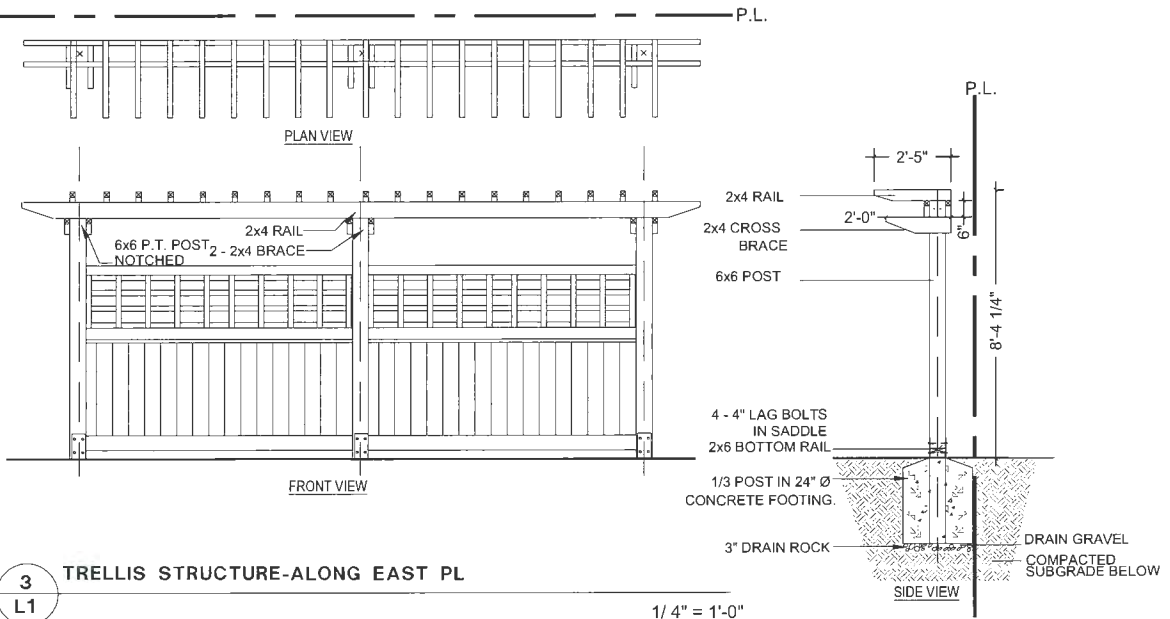
PMG PROJECT NUMBER: 17143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(V)	2	BERBERIS THUNBERGII 'RED PYGMY'	DWARF RED BARBERRY	#2 POT; 30CM
(B)	160	BUXUS SEMPERVIRENS 'GREEN VELVET'	BOXWOOD	#3 POT; 40CM
(C)	23	CORNUS SERICEA 'KELSEYII'	DWARF REDTWIG DOGWOOD	#2 POT; 50CM
(H)	6	HYDRANGEA MACROPHYLLA 'LADY IN RED'	LADY IN RED HYDRANGEA	#3 POT; 80CM
(RO)	18	ROSA MEIDELAND 'ROYAL BONICA'	MEIDELAND ROSE; PINK	#2 POT; 40CM
(T)	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS				
(S)	110	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(I)	27	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(M)	5	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PERENNIAL				
(BE)	15	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15 CM POT
GC				
(G)	151	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(PM)	88	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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NOTE:

- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
- ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
- APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT
- COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



3 L1 TRELLIS STRUCTURE-ALONG EAST PL

1/4" = 1'-0"

DP 18-838656
PLAN # 3.B
OCT 20, 2021

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pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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 PLAN & CITY COMMENTS	DD
3	18.OCT.11	NEW SITE PLAN / CITY COMMENTS	DD
2	18.JUN.18	NEW CIVIL PLAN	DD
1	18.APR.17	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT: ZGET HOLDINGS CORPORATION

PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD
RICHMOND

with: ERIC LAW ARCHITECT
DRAWING TITLE:

SHRUB PLAN

DATE: August 25, 2017

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

DRAWING NUMBER:

L2

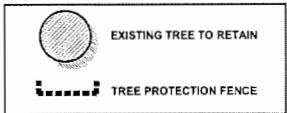
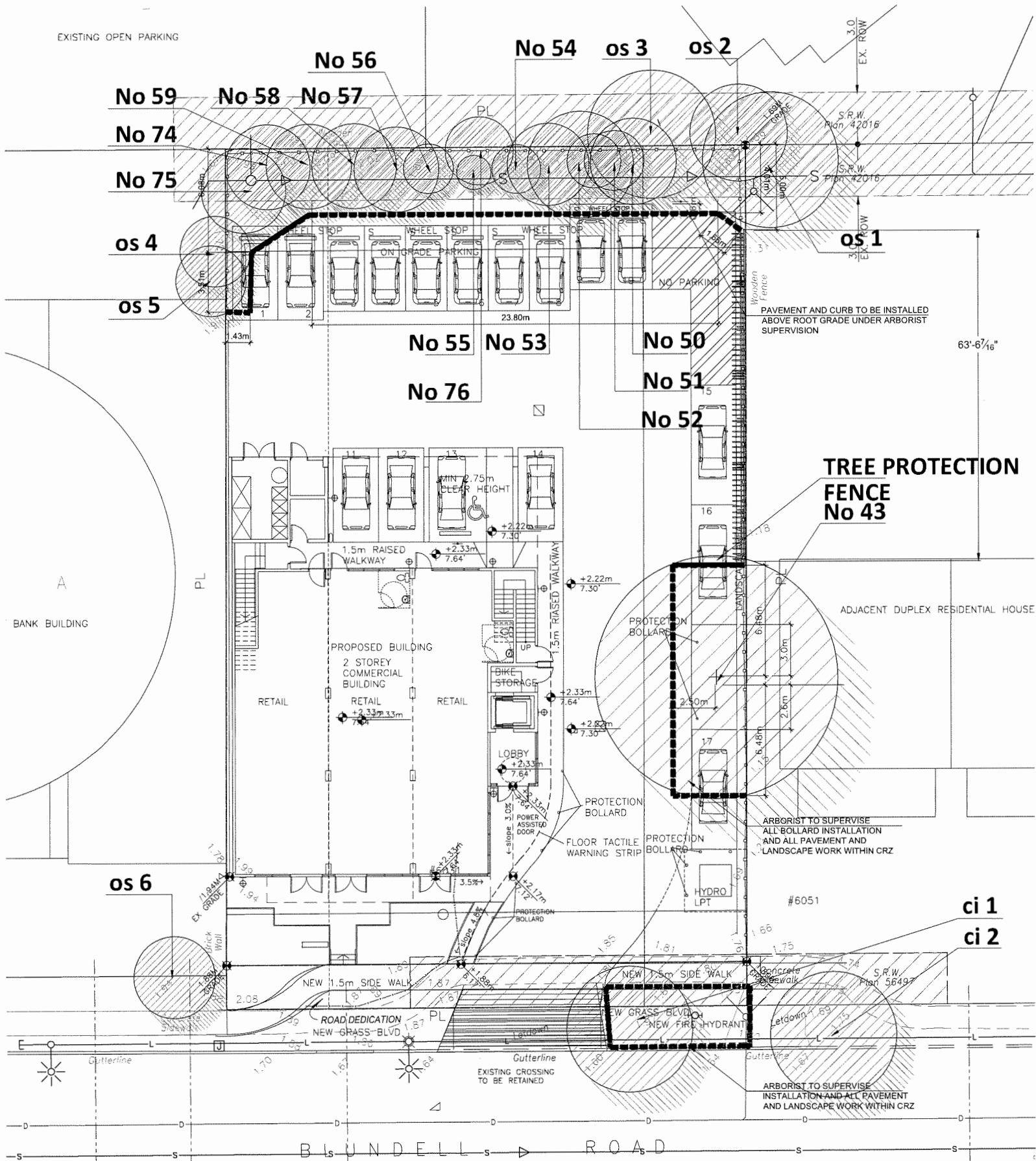
OF 5

17143-10.ZIP

PMG PROJECT NUMBER:

17-143

SEAL:

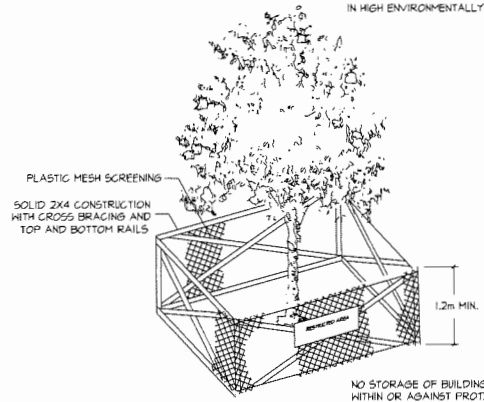


NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM @ 1.3m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
100	6.0

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



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

NO.	DATE	REVISION DESCRIPTION	DR.
9	21.OCT.19	AS PER CITY COMMENTS	DD
8	21.SEP.23	REVISION AS PER CITY COMMENTS	DD
7	20.OCT.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 PLAN/CITY COMMENTS	DD
3	18.OCT.11	NEW SITE PLAN/CITY COMMENTS	DD
2	18.JUN.18	NEW CIVIL PLAN	DD
1	18.APR.17	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT: ZGET HOLDINGS CORPORATION

PROJECT:

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD
RICHMOND

with: ERIC LAW ARCHITECT
DRAWING TITLE:

TREE MANAGEMENT
PLAN

DATE: August 25, 2017 DRAWING NUMBER:

SCALE: 3/32"=1'-0"

DRAWN: DD

DESIGN: DD

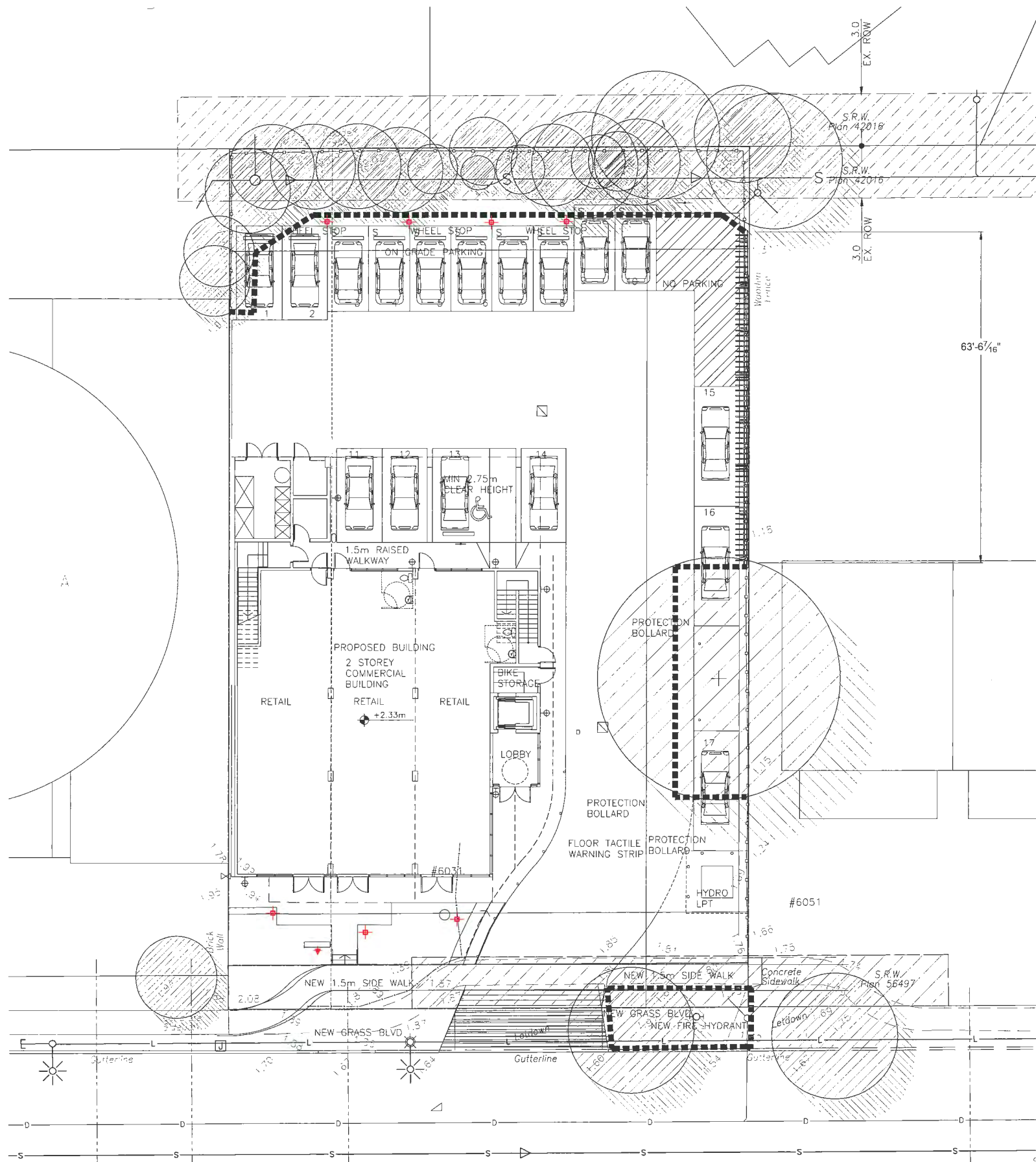
CHKD: PCM

PMG PROJECT NUMBER:

DP 18-838656
PLAN # 3.C
OCT 20, 2021

L3

OF 5



LIGHTING LEGEND

	UPLIGHTING
	BOLLARD LIGHT
	building-mounted light fixtures by Architects see architectural drawing



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SEAL:

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 PLAN & CITY COMMENTS	DD
3	18.OCT.11	NEW SITE PLAN / CITY COMMENTS	DD
2	18.JUN.18	NEW CIVIL PLAN	DD
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:

**LIGHTING
PLAN**

DATE: August 25, 2017

SCALE: 3/32"=1'-0"

DRAWN: DD

DESIGN: DD

CHKD: PCM

DRAWING NUMBER:

L4

OF 5

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

17143-10.ZIP

PMG PROJECT NUMBER:

17-143

PART TWO SCOPE OF WORK

1.1 SCOPE OF WORK

1. Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
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 consists of the following:
 - 2.1 Retention of Existing Trees where shown in drawings
 - 2.2 Fresh Gravel and Landscape Drainage
 - 2.3 Supply and placement of growing medium
 - 2.4 Testing of imported growing medium and/or site topsoil
 - 2.5 Supply and incorporation of additives to meet requirements of Soil Test and Table One
 - 2.6 Preparation of planting beds, supply of plant material and planting
 - 2.7 Preparation of rootstock areas, supply of materials and seeding
 - 2.8 Preparation of lawn areas, supply of materials and seeding
 - 2.9 Supply and placement of bark mulch
 - 2.10 Maintenance of planted and seeded/seeded areas until accepted by Owner
3. SEPARATE TREE Establishment Requirements: Section 1.11
4. Other work Work other than this list, not specified by Landscape Architect

2. Fertilizer: An organic matter vermicompost containing Nitrogen (N), Phosphorus (P) and Potash (K) available in 20 proportions required for soil test
3. Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard
4. Organic Additive: Commercial product to be used for the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect/Recommended supplier: The Amcor Garden Products, Fraser Richmond soils & Fertil. Stream Organics' managed
5. Sand: Dune, washed, pump sand to meet requirements of the Canadian Landscape Standard
6. Composted Barkchips: Must DUFFY means Fertilizer bark chips and fines, free of sticks and sticks, dark brown in colour and free of all soil, stones, roots, or other extraneous matter with a pH range in either bark will be required.
7. Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicant must hold current licenses issued by the appropriate authorities in the province.
8. Fertilizer: A non biodegradable material or other filtering material that will allow the passage of water but not fine soil particles. (Such as MERRIT 16/6, GEOLIND 50/50 OR AMCOR 2/4/5 in alternate product pre-approved by the Landscape Architect.)
9. Drainage Piping: of schedule 40 required. Schedule 40 PVC minimal sizes
10. Drain Check: Cast, round, metal, durable, and have a maximum size of 18mm and containing no material smaller than 10mm
11. Plant Material: In the requirements of the Canadian Landscape Standard. Refer to 3.3, Plants and Planting. All plant material must be provided from a certified disease free source. Provide proof of certification
12. Soil Tester: In individual sections in this specification.
13. Supplier and installers of segmental bark chips to provide engineered drainage for all walls, signed and sealed drawings for all walls, individually, in excess of 12m or combinations of walls with collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer, details call of engineering services in tender price
14. Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

3.3 LANDSCAPE DRAINAGE

- 1 Related Work: Graveling material and Finish Grading, Surface Areas, Trees Streets and Gravelled Driveways, Planters, Erosion Walls
- 2 Work Included: Site finish grading and grass drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm location of work prior to bid.
- 3 Coordinate all landscape drainage work with real of city drainage. Refer to engineering drawings and specifications for connections and other drainage work
- 4 Determine exact location of all existing utilities and structures and underground of pipes prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to lines. Protect existing structures and utility services and be responsible for damage caused.
- 5 Planter drains on slab. Refer to Section 13.0, including Landscaping on Structures.

- 1 Excavation
- 2 See Excavating and backfilling in accordance with engineering details and specifications.
- 3 Lay drains on prepared bed, tie to line and grade with sweeps smooth and free of rags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
- 4 Concrete lagging pipe to wall and pinned in upstream direction.
- 5 Lay perforated pipes with perforations at 90° and join per joints.
- 6 Make joints tight in accordance with manufacturer's directions.
- 7 Do not allow water to flow through the pipes during construction except as approved by Engineer.
- 8 Make water-tight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
- 9 Plug upstream ends of pipe with watertight cap on caps.
- 10 Surround and backfill pipe with drain rock in uniform 150mm layers to various depths as shown in detail, minimum 150mm.
- 11 Cover drain rock with non-woven filter cloth lay flat and secure minimum 50mm.
- 12 Assess profile drainage.
- 13 Back fill remainder of trench as indicated.
- 14 Protect subdrains from final grading during installation.

3. **ROUGH GRASS AREA - SEEDING**
 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 boundaries, the edge of roads and alleys.
 2. **Preparation of Surface:** In Canadian Landscape Standards Class 3 Areas (Rough grass) Section T113
 3. **Crane** working soil by mechanical means of debris over time in each area.
 2. **Roughly grade surfaces to allow for maintenance (seeding and for passive drainage)**
3. **Time of Seeding:** Seed from early spring (beginning of April 1st) to late fall (beginning 15th) of each year. Further extension, may be obtained on concurrence of the Landscape Architect
4. **Seed Supply & Testing:** All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
 1. Analysis of the seed mixture
 2. Percentage of each seed type
5. **Seed Mixtures:** All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
 - 70% Oregon Red Fescue
 - 20% Annual Ryegrass
 - 5% Satin Poa Annual Ryegrass
 - 5% Kentucky Bluegrass
6. **For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (terraced (usual Wildflowers) with Hard Fescue or pre-approved alternate.**
7. **Fertilizer:** Mechanical seeding apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 + SOD. Spraying area covered, 100 kg/10000m² or equal volume of complete synthetic fertilizer
8. **Seeding:** Apply seed at a rate of 120 kg/10000m² or equal volume of complete synthetic fertilizer. Incorporate seed into the top 1" (limb) of soil and lightly compact
9. **Acceptance:** Provide adequate protection on the seeded areas with conditions of acceptance have been met. Comply with Section 17.1 and lighting compact

1. May ~~be used~~ as an alternate to mechanical seeding in rough grass areas.
2. May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
3. Preparation and Growing Medium:
 1. In areas of Rough Grass: Empty with Soil until the Rough Grass.
 2. Where approved for use in areas of lawn, empty with Section 3.0.1.2 Area: Seeding.
4. Protection: Ensure that erosion or saturation does not occur in contact with the ~~relief of any~~ relief of any groves, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, underground, reference pipes, manholes, and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.
5. Mulch shall consist of virgin wood fiber or recycled paper fibre designed for hydrologic seeding and due to use of monitoring application. If using recycled paper mulch use material free of herbicide per ASTM D 5585 by weight (Contractor to consult Landscape Architect for mulch requirements).
6. Water: Shall be free of any impurities that may have an inaction effect on the success of seeding or may be harmful to the environment.
7. Equipment: Use industry standard grade 4000 series/mulcher/mulcher equipped with the task wheel(s) certified by an identification plate or sticker affixed to the rear view on the equipment. The hydraulic seed/mulcher shall be capable of sufficient contact with the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and nozzles shall be capable of applying the materials uniformly over the designated area.

4. **Line** The line should be determined under 7.2.3. Materials Apply all rules recommended in the report. Refer to Section 6.4 for seedbed

7. **Fertilizer** Refer to Section 7.2.3.2 Materials. Apply specified fertilizer at rates shown in the report soil test. Apply with a mechanical spreader. Cultivate into growing medium at least prior to seeding. Apply separately from seed.

8. **Seedbed** Prepare a smooth, firm, even surface for laying seed and tillage stages with sections closely fitted, without overlapping or gaps, smooth and even with adjoining areas and fully light. Refer to urban minimum penetration of 1" to 1 1/2" (30 - 38) (mm) except for requirements of Canadian Landcare Standards Section 1.9C Standard for Turfgrass Soil

9. **Planting** Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until acceptance by the Owner. Pretest seedbed soil for compaction with frequency every 4 to 6 hours (frequency will vary) until it is less than 15 lb per sq ft. Refer to Section 1.9C Standard for Turfgrass Soil. All plantings necessary to maintain seedling growth. Keep grass cool and healthy during the winter 10/27 - 10/28. Provide adequate protection of seeded areas against damage from animals, vehicles, equipment, etc. Prepare any damaged areas, re-grade as necessary. Aeration may be required in the Landscape Architect's opinion, drainage through the seedbed as required.

10. **Acceptance of Lawn Areas** The turf shall be reasonably well established, with any apparent dead spots or bare spots and shall be reasonably free of weeds by the Canadian Landcare Standard, Section 1.9C (Maintenance 1.2) (2) (a) (a). Use herbicides if necessary to weed removal unless other conditions of contract forbid their use. After the lawn has been free of all lawn lawn, all maintenance conditions will be taken over by the Owner.

2. **Planting and Fieldcare Procedures**
 - 2.1 **Planting**
 - 2.1.1 **Preparation of the site**

2.1.1.1 **Site clearing**

Remove all trees and shrubs with the roots placed in the natural growing position. If burrigoes, remove the top of the ball and cut away or fold under. Do not pull burrigo from the ball. Carefully remove plants without rupturing the rootballs. After settled in place, cut twice for new basavels, clip remove top three rows of roots.
 - 2.1.1.2 **Filling planting holes by gently forcing the growing medium around the root system & 4" (10 cm) layers.** Settle the soil with water. Add soil as required to meet final grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
 - 2.1.1.3 **When planting is above-grade** to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees. When trees are to be below-grade, provide a clear cut mulched 100mm (2") diameter circle centered on the tree.
 - 2.1.2 **Striking of Trees**
 - 2.1.2.1 **Use 7 1/2" x 2 1/2" spikes, unless superseded by municipal requirements.** Set spikes minimum 2 ft (1 m) apart. Do not drive stake through rootball.
 - 2.1.2.2 **Leave the tree carefully upright.**
 - 2.1.2.3 **To tie up any approved tree (e.g. when polyethylene fabric belt, minimum 100 mm (4") thick, is required).** Approved practice: After-tie - available from Geylford.
 - 2.1.2.4 **Conferment Trees:** Tie up with 8" depth. Gaps to three 2" strand wires 100 gage. Drive three trees equidistant around the tree completely below grade.
 - 2.1.2.5 **Trees 1 ft - or in wind of Category Gaps:** Use above used three strand line. 7 1/2" x 2 1/2" is turned to the maximum possible depth instead of spikes.
 - 2.1.2.6 **Mark all guy wires with highly flagging material.**
- 2.2 **Pruning**
 - 2.2.1 **Limit pruning to the minimum necessary to remove dead or unsafe branches.** Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and to the branch collar leaving no stubs. Shape allotted areas so as not to retain water.
- 2.3 **Mulching**
 - 2.3.1 **Mulch all planting areas, with an even layer of top to 2-3/2" (7.5 - 10 cm).** Final depth: Center placement of mulch in areas labeled "Stratified Areas" in drawings. Mulch a 1 ft (300 mm) diameter circle around trees in lawn areas, leave a 15 cm (6 in) gap.
- 2.4 **Acceptance**
 - 2.4.1 **The establishment of all plant material is the responsibility of the Landscape Contractor.**
- 2.5 **Final Mulch Maintenance**

- 17.1. Maintain all plant material on all days after landscape work has returned a Certificate of Completion.
- 17.2. Watering: Conforms to Landscape Landscape Manual, Section 13.3.2 - Watering and generally as follows:
 - a. Water to soggepoint natural rainfall such that the soil moisture content is equal to 50% to 100% of field capacity. Water to the full depth of the root zone twice each week.
 - b. Water is responsible to supply water at all extra cost to the Contract. Consume source of water prior to beginning work.
 - c. No commercial fertilizers or chemical sprays shall be used. All fertilizers and pesticides shall be applied in accordance with labels and guidelines for chemical control.
- 17.3. Plant material shall fully survive shall be replaced in the next consecutive season as determined by the Landscape Architect
- 17.4. Repair three shrubs, 10 stems, and two vines, where necessary
- 17.5. Maintain areas relatively weed free. (Expenditure level 2, Landscape Landscape Manual, Chapter 10)
- 17.6. Maintain mow in specified depths.

18. Plant Warranty

18.1. Replace all unsatisfactory plant material within three designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plants within three designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory trees and shrubs, and continue to replace them until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as required in the original planning and shall continue as long as the Contract.

18.2. The Contractor shall be responsible for the maintenance of all plants and shrubs in the area, specified by the Landscape Architect and installed by the Landscape Contractor who are killed through both normal horticultural practices and the actions of the extreme environmental conditions (including) recorded in the area concerned in the last 10 years, will not be replaced without cost of replacement borne by the Landscape Contractor.

18.3. A treeless area be required during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

[illegible]

RETAIL / OFFICE BUILDING

6031 BLUNDELL ROAD
RICHMOND

with : ERIC LAW ARCHITECT

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: August 1964

SCALE:

DRAWN: DD

DESIGN: DD

CHK'D: PCM

PMG PROJECT NUMBER:

OF 5

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