4506 RUPERT + 3309 PRICE

Rezoning Application | November 22, 2019

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REZONING INTENT

This application proposes to consolidate 4506 Rupert Street (currently zoned C-1) and 3309 Price Street (currently zoned RS-1) into a single CD-zoned lot to develop retail and a diverse range of secured rental housing, including live-work studios, stacked townhomes, and over 40% family-friendly dwellings.

REZONING RATIONALE

The site is currently a vacant lot and single-family house located in a commercial zone at the intersection of Rupert Street and East 29th Avenue. The surrounding neighbourhood includes an established residential zone as well as Sir Wilfred Elementary School directly to the south.

There are numerous amenities within walking distance of the site, including two SkyTrain stations (East 29th & Joyce-Collingwood), multiple parks, Windermere Secondary School, and a wide range of neighbourhood retail establishments.

Converting a vacant site into active retail uses and rental housing will provide numerous benefits to the community. The prominent location and proximity to surrounding amenities make this an ideal site for a thoughtful increase in density.

The proposed form of development is generally based on C-2 zoning guidelines with additional measures taken to provide a better relationship to the neighbouring single-family homes as well as maximize the opportunity for diverse rental housing on the site.

VARIANCES

HEIGHT: Vary from 35.1' to 49.5'. The Shadow Studies included demonstrate that this additional height has no impact on the neighbouring properties.

FRONT YARD SETBACK (E 29th): Increased from 0 to 2' typically. 0 maintained at corner of Rupert above level 2. Setback increased to 6'-6" at live-work frontage. Architectural columns, fin walls, roof overhangs, and balconies encroach into setbacks as shown in plan.

FRONT YARD SETBACK (RUPERT): Increased from 0 to 2' typically. 0 maintained at corner of E 29th. Architectural columns, fin walls, roof overhangs, and balconies encroach into setbacks as shown in plan.

FRONT YARD SETBACK (PRICE): Vary from 12' to 2' for retail at corner of Rupert.

SIDE YARD SETBACK (PRICE): Increased from 5' to 12'.

LANE SETBACK: Increased from 0 to 12'.

FLOOR SPACE RATIO (FSR): The total FSR is increased to 2.30.

MINIMUM NET DWELLING AREA: Minimum net dwelling area is 363 sf as noted on project data sheet.

CONTEXT MAP

gbl

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TEL 604 736 1156
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4506 RUPERT & 3309 PRICE

REZONING APPLICATION

REZONING INTENT & RATIONALE

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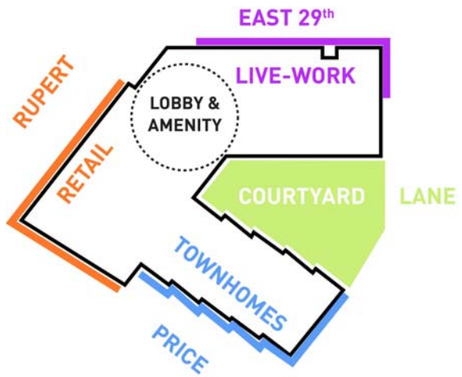
DESIGN RATIONALE

The site is unique in its geometry and diverse range of frontages. East 29th is a larger street that transitions from a commercial zone to single-family residential. Rupert is also a larger street with commercial activity, while Price and the lane to the east are much more residential in character.

The design approach is to create a unified concept that responds distinctly to each of these unique frontages and context. The diagram below illustrates these major frontages. The main lobby and residential amentiy space serve as a break at the corner of Rupert and 29th to provide more prominence and a strong connection to the outdoor amenity courtyard that fronts the lane.

The three images and descriptions to the right provide more detail on the massing and character of the street frontages as well as what elements are used to tie them together.



East 29th & Lane

The East 29th frontage features four, two-storey live-work units at ground level with three levels of residential on top. The top floor is stepped back to create three distinct layers - the live-work units, the mid-level units, and the fifth floor stepped back units.

Approaching the lane to the east and adjacent single-family homes, a break in massing is created by the stair core and the massing transitions down to a lower three storey volume with a stepped-back fourth floor on top.

The lane expression relates to the East 29th with a small projecting bay at levels two and three with similar porportions and fin treatment.

East 29th & Rupert Street

East 29th and Rupert is the most prominent corner of the site. The live-work unit expression on East 29th is broken by the residential lobby and then continues again along Rupert as three double-height retail units with mezzanines.

The mid-level framed levels and stepped-back fifth floor treatment also continues along Rupert with reduced setbacks and a break at the corner to provide more articulation and prominence.

Wood-toned fins are used at the corner and within the mid-level frames to relate to the columns below and provide more texture along these frontages.

Price Street

Price Street is the most residential in character. The retail and larger massing wrap the corner from Rupert before quickly stepping back to three level stacked townhomes.

The last townhouse along Price steps down to two levels to transition better to the adjacent single-family homes.

12' front and side yard setbacks for the townhomes create opportunities for additional landscaping and private patio space along this frontage.

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REZONING APPLICATION

DESIGN RATIONALE

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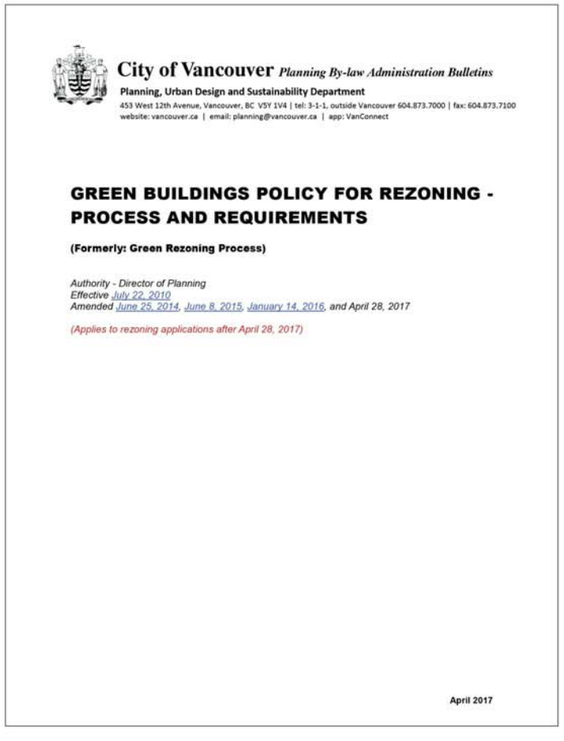
SUSTAINABILITY

Under the City of Vancouver's **Green Buildings Policy for Rezoning**, the Rupert & Price project is pursuing **Option B: Low Emissions Green Buildings**, and is demonstrating compliance towards the following Policy requirements: (B2) Performance Limits, (B3) Airtightness Testing, (B4) Enhanced Commissioning, (B5) Energy System Sub-Metering and Embodied Emissions, (B6) Refrigerant Emissions, (B7) Verified Direct Ventilation, (B8) Low-Emitting Materials, (B9) Indoor Air Quality Testing, (B10) Integrated Rainwater Management and Green Infrastructure, and (B11) Resilient Drinking Water Access. As the project is primarily a residential building, it is not pursuing Leadership in Energy and Environmental Design (LEED) certification.



City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

GREEN BUILDINGS POLICY FOR REZONING - PROCESS AND REQUIREMENTS

(Formerly: Green Rezoning Process)

Authority - Director of Planning
Effective July 22, 2010
Amended June 25, 2014, June 8, 2015, January 14, 2016, and April 28, 2017

(Applies to rezoning applications after April 28, 2017)

April 2017

AIRTIGHT

The project will be designed, build and tested to meet the building airtightness targets as outlined in the Green Buildings Policy For Rezoning.

ENHANCED COMMISSIONING

An enhanced commissioning process will be undertaken, with a third-party commissioning authority to complete all associated tasks during design, construction and post-occupancy.

BUILDING METERING

This project team will include building metering and energy submetering in the design and construction of the project.

REFRIGERANT CALCULATIONS

The design team will complete refrigerant emissions calculations for all applicable mechanical system refrigerants installed on the project.

DIRECT VENTILATION SYSTEM

The project team will design and build a direct ventilation system for all residential units, commercial retail units, and regularly occupied spaces.

LOW-EMITTING MATERIALS

The intention for the project is to be designed and built with low-emitting materials.

INDOOR AIR QUALITY

The indoor air quality will be tested prior to occupancy. Industry best practices during construction will be implemented to mitigate the impacts of airborne pollutants.

INTEGRATED RAINWATER MANAGEMENT (IRM)

A preliminary IRM plan for the project has been developed to include a combination of green and grey site infrastructure. The following measures are to be included in the design, with design details currently under discussion.

RESILIENT DRINKING WATER ACCESS

Gravity-fed potable water access points will be designed and located in the project.

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SUSTAINABILITY MEASURES

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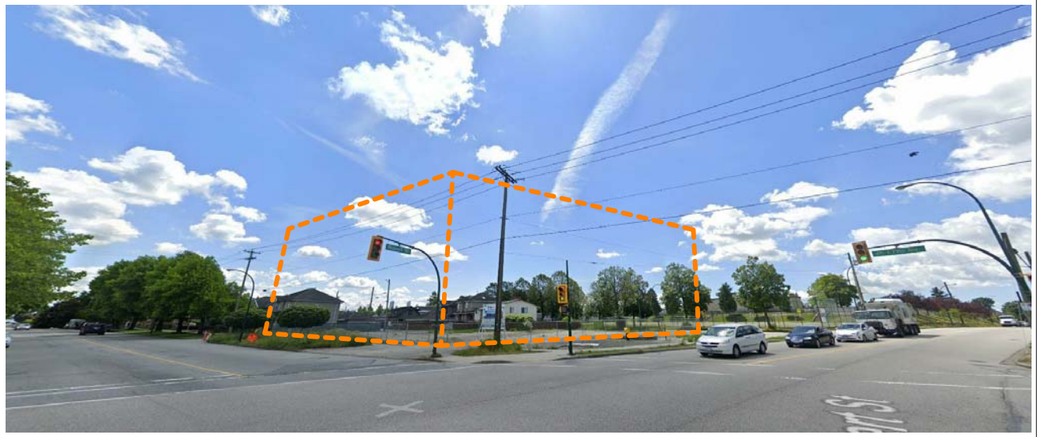
NORTH EAST CORNER OF SITE (E 29th & Lane)

SOUTH WEST CORNER OF SITE (Rupert & Price)

SOUTH EAST CORNER OF SITE (Price)



SOUTH WEST CORNER OF SITE (Rupert & Price)

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PHOTOS & EXISTING STREETSCAPE

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EXISTING ZONING ANALYSIS

The existing site is split between two lots in two zoning districts: 4506 Rupert is in the C-1 district while 3309 Price is in the RS-1 district.

4506 RUPERT STREET

Current Zoning:	C-1
Maximum Height:	10.7m (35.1')
Front Yard Setback:	None; 3.7m (12.1') when adjacent to R District without lane
Side Yard Setback:	None; 1.5m (4.9') maximum when adjacent to R District without lane
Rear Yard Setback:	10.7m (35.1') minus the width from the rear property line to center line of the lane
Floor Space Ratio:	1.20 (0.75 maximum for dwelling uses)

3309 PRICE STREET

Current Zoning:	RS-1
Maximum Height:	10.7m (35.1')
Front Yard Setback:	20% of the site depth with exceptions
Side Yard Setback:	Site Width x [(site width in meters / 1.219) - 5]
Rear Yard Setback:	45% of the site depth with exceptions
Floor Space Ratio:	0.70
Site Coverage:	40% of site area

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REZONING APPLICATION

EXISTING ZONING ANALYSIS

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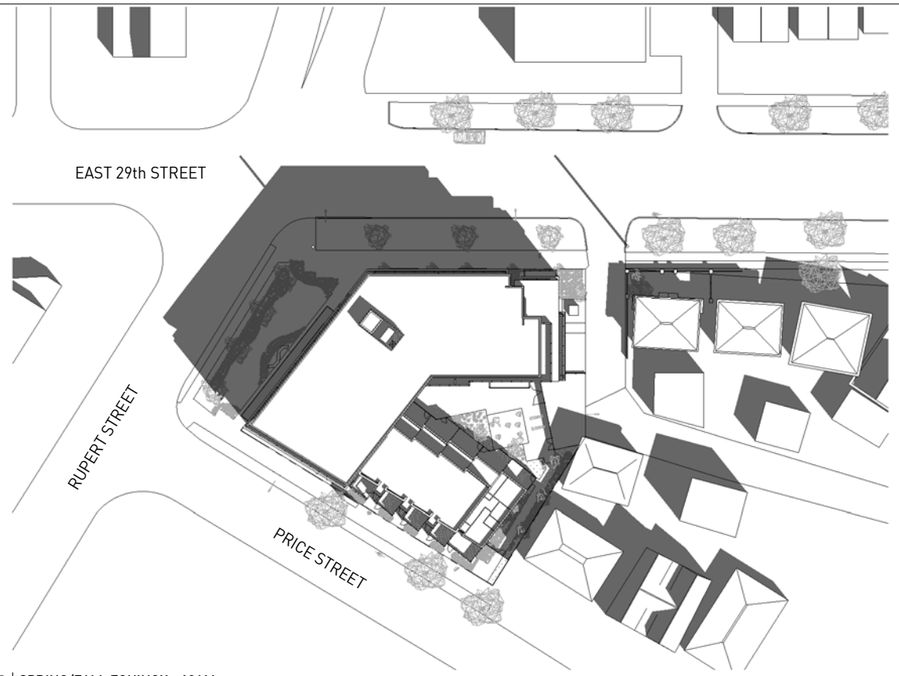
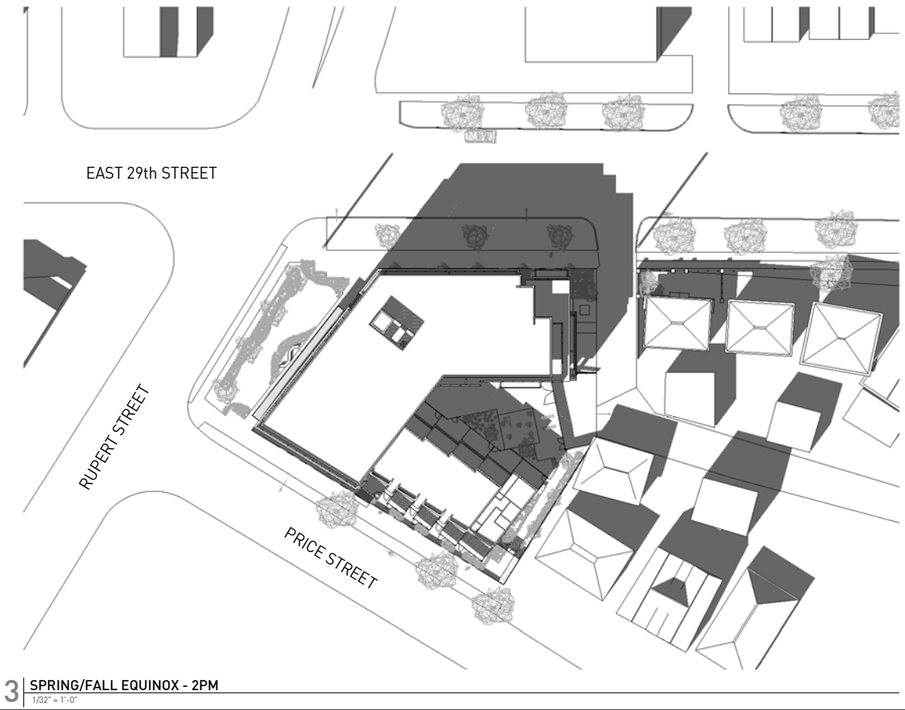


1 | SPRING/FALL EQUINOX - 10AM
1/32" = 1'-0"

2 | SPRING/FALL EQUINOX - 12PM
1/32" = 1'-0"



3 | SPRING/FALL EQUINOX - 2PM
1/32" = 1'-0"

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SHADOW STUDIES

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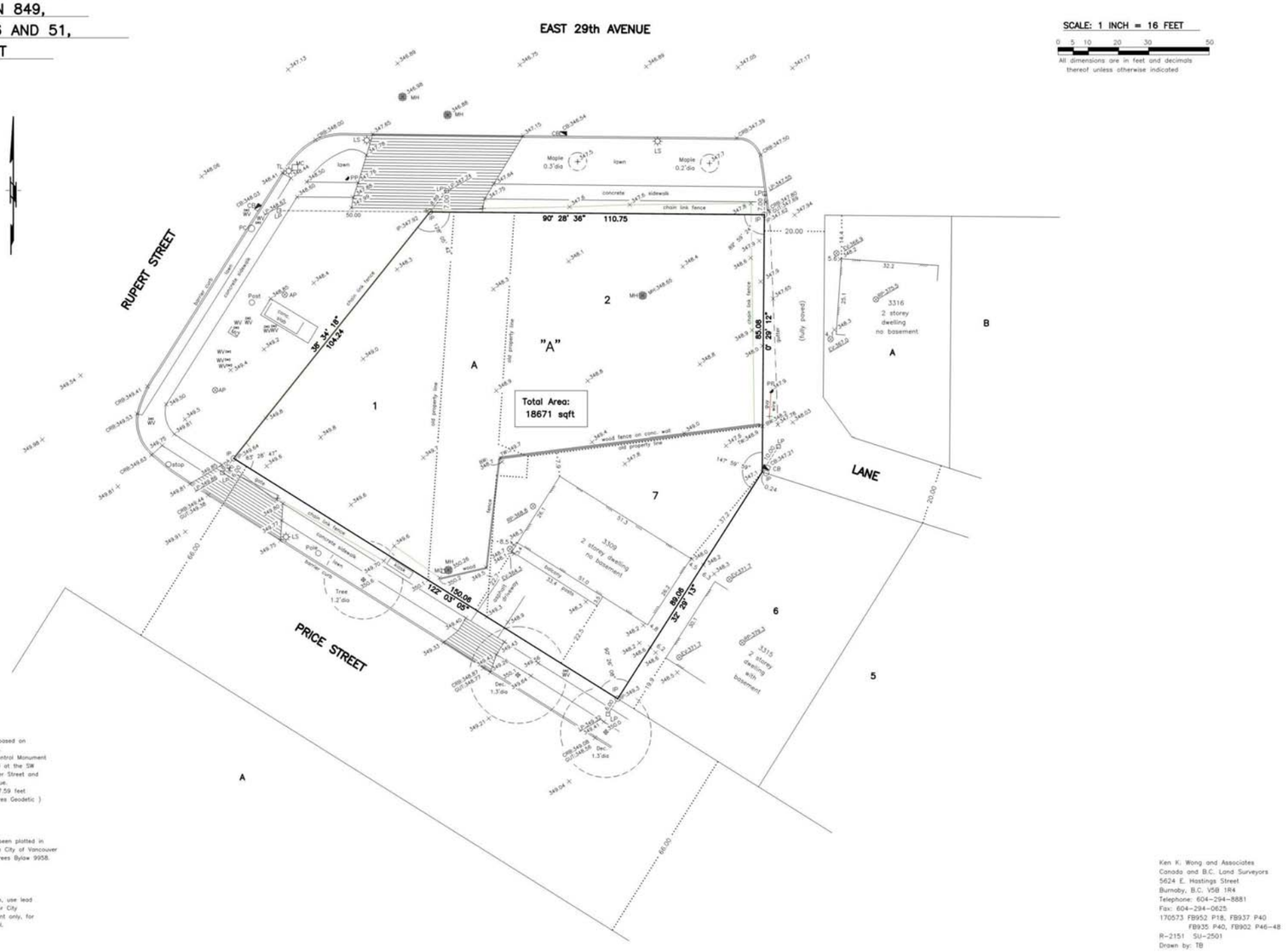
PLAN OF SURVEY OF PROPOSED LOT A, PLAN EPP_ _ _,
FORMERLY LOTS 1, 2 AND 7, PLAN 7903 AND
LOT A (REFERENCE PLAN 2155) PLAN 849,
ALL OF BLOCK 96, DISTRICT LOTS 36 AND 51,
GROUP 1, NEW WESTMINSTER DISTRICT

4506 Rupert Street,
3309 Price Street
Vancouver, B.C.

ZONING: C-1, RS-1



SCALE: 1 INCH = 16 FEET

0 5 10 20 30 50

All dimensions are in feet and decimals thereof unless otherwise indicated

LEGEND:

LP	lead plug	
IP	iron post	
PP	power pole	
LS	lamp standard	
TL	traffic light	
CB	catch basin	
PC	plastic cover	
stop	stop sign	
MC	metal cover	
WV	water valve	
MH	manhole	
AP	air pipe	
EV:	eaves trough	
RP:	roof peak	
CRB:	top of curb	
GUT:	gutter	
TW:	top of wall	
BW:	bottom of wall	
sqft	square feet	
dia	diameter	
Dec.	deciduous	

NOTE:
Lot dimensions are based on ground survey results.

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CERTIFIED CORRECT:

BCLS

August 29, 2017

NOTE:
Elevations are based on geodetic datum.
Bench Mark: Control Monument V-1345 located at the SW corner of Tanner Street and East 29th Avenue.
Elevation = 347.59 feet
(105.945 metres Geodetic)

NOTE:
All trees have been plotted in accordance with City of Vancouver Protection of Trees Bylaw 9958.

NOTE:
For construction, use lead plugs in curb or City survey monument only, for elevation control.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 604-294-8881
Fax: 604-294-0625
170573 FB952 P18, FB937 P40
FB935 P40, FB902 P46-48
R-2151 SU-2501
Drawn by: TB

FILE:TG-2025C

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SURVEY

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SCALE	
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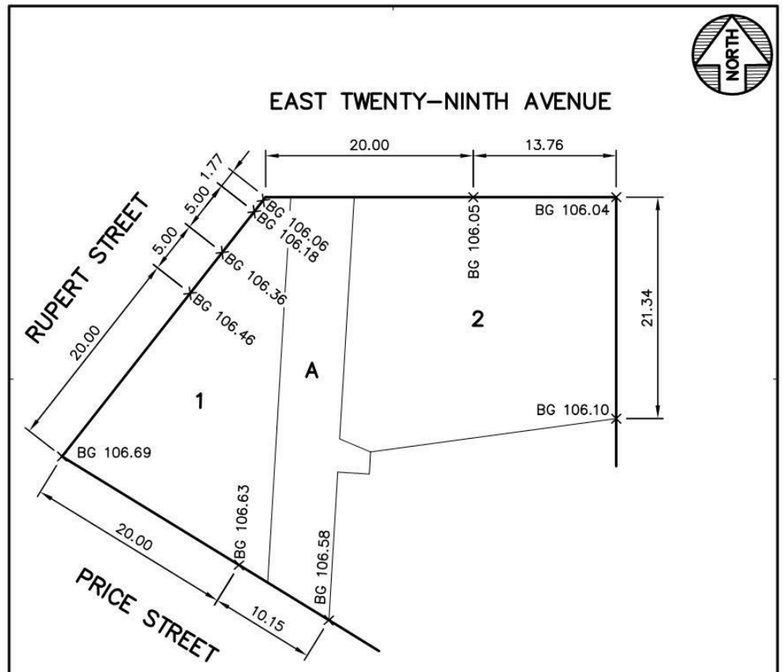


BENCH MARK ELEVATION: 105.945 DESCRIPTION: SURVEY MONUMENT MARKED V–1343 AT THE SOUTH WEST CORNER OF EAST TWENTY–NINTH AVENUE AND TANNER STREET.

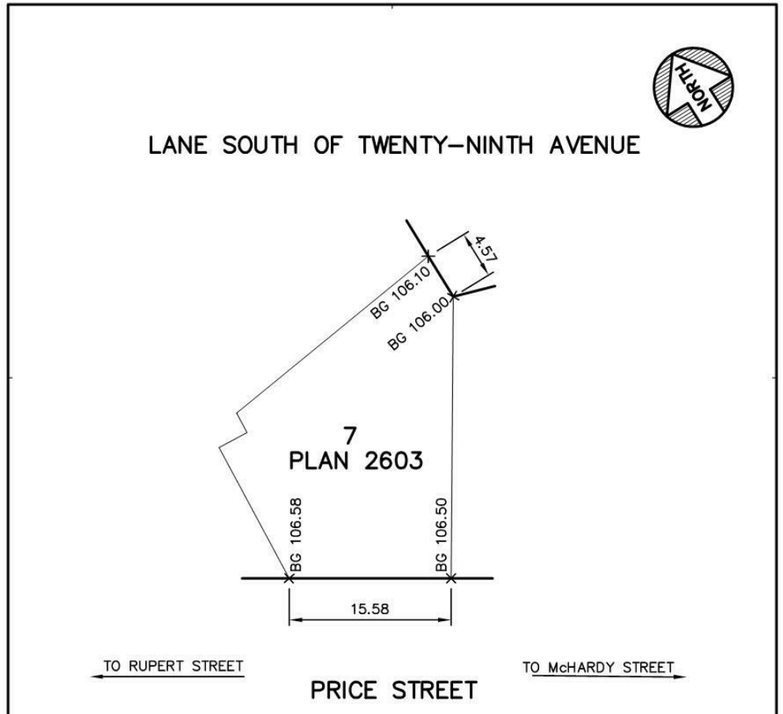
ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS 1,2&A , BLK. 96, D.L. 36&51, PLAN VAP7903.	DESIGN: B.M. DWG: M.K.
DATE: 2013–11–05		CHK: F.G. REV:
REF: FILE 130133. PPs 4058, 1805.		BG 130133



BENCH MARK ELEVATION: 105.945 DESCRIPTION: SURVEY MONUMENT MARKED V–1343 AT THE SOUTH WEST CORNER OF TWENTY–NINTH AVENUE AND TANNER STREET.

ATTENTION

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THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN

CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOT 7, BLK. 96, D.L. 36 & 51, PLAN 7903.	DESIGN: B.M. DWG: D.T.
DATE: 2017–08–31		CHK: F.G. REV:
REF: FILE 130133. PPs 1805, 4058, 4743.		BG–2017–00214

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BUILDING GRADES

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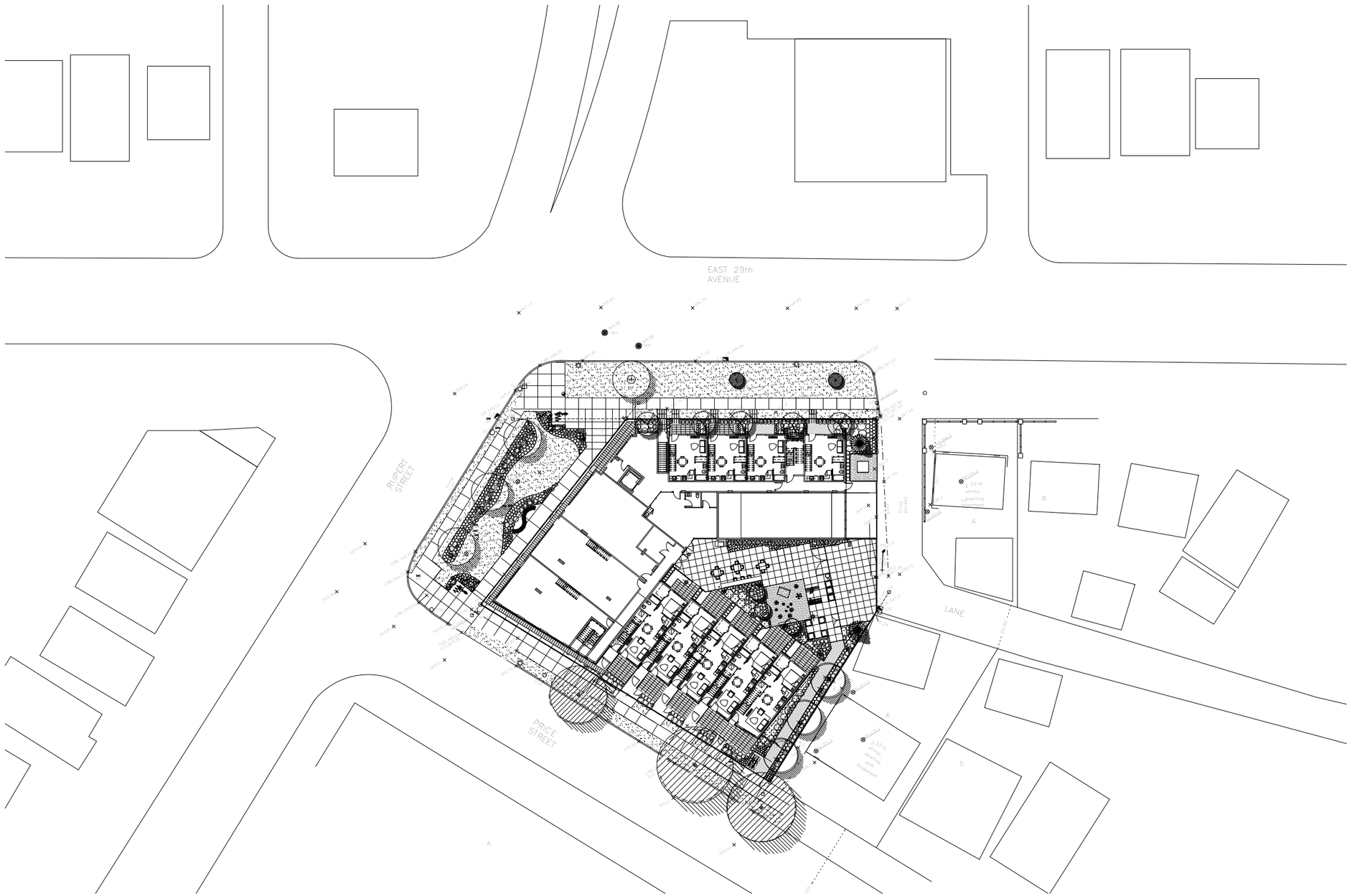

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CONTEXT PLAN

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VIEW FROM NORTH WEST (EAST 29TH & RUPERT)

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3D VIEWS

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VIEW FROM NORTH EAST (EAST 29TH & LANE)

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3D VIEWS

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SITE DATA

SITE AREA: 1,734.63m^2 (18,671 sf)

PROPOSED USES: Retail, residential & underground parking

BUILDING HEIGHT: 15.1m (49.5')
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 2' typically. 0 at corner of Rupert & E 29th above level 2. 12' at townhomes along Price. Architectural columns, fin walls, roof overhangs, and balconies encroach into setbacks as shown in plan.

Side yard and lane 12' at ground level with building encroachment at level 2 and 3 above parking ramp as noted in plan. Small encroachment at north corner of eastern townhome.

FLOOR AREA

GROSS AREA	
TYPE	AREA
AMENITY-X	622.5 SF
CIRCULATION	5,420.2 SF
COMMERCIAL	3,963.5 SF
COMMERCIAL CIRCULATION	564.8 SF
COMMERCIAL SERVICE	162.5 SF
RESIDENTIAL	32,716.1 SF
SERVICE	107.0 SF
	43,556.6 SF

FSR AREA		
TYPE	AREA	FSR
CIRCULATION	5,420.2 SF	0.29
COMMERCIAL	3,963.5 SF	0.21
COMMERCIAL CIRCULATION	564.8 SF	0.03
COMMERCIAL SERVICE	162.5 SF	0.01
RESIDENTIAL	32,716.1 SF	1.75
SERVICE	107.0 SF	0.01
	42,934.0 SF	2.30

FSR EXCLUSIONS

AMENITY AREA	
TYPE	AREA
AMENITY-X	622.5 SF

Note: No in-suite storage rooms provided or excluded from FSR

UNIT MIX

UNIT COUNT - TOTAL	
UNIT TYPE	COUNT
1 BR	12
1 BR - LIVE/WORK	3
1 BR - TOWNHOUSE	4
2 BR	13
2 BR - LIVE/WORK	1
3 BR	2
3 BR - TOWNHOUSE	5
STUDIO	11
TOTAL	51

UNIT TYPE	AVG. AREA	#	%
STUDIO	367.3 SF	11	21.6%
1 BR	479.0 SF	19	37.3%
2 BR	710.3 SF	14	27.5%
3 BR	915.7 SF	7	13.7%

LIVE / WORK	616.2 SF	4	7.8%

LIVE-WORK UNITS ALSO INCLUDED IN AVERAGE AREAS ABOVE BY NUMBER OF BEDROOMS

NET (FSR) AREA BY USE

RETAIL FSR AREA		
TYPE	AREA	FSR
COMMERCIAL	3,963.5 SF	0.21
COMMERCIAL CIRCULATION	564.8 SF	0.03
COMMERCIAL SERVICE	162.5 SF	0.01
	4,690.8 SF	0.25

RESIDENTIAL FSR AREA		
TYPE	AREA	FSR
CIRCULATION	5,420.2 SF	0.29
RESIDENTIAL	32,716.1 SF	1.75
SERVICE	107.0 SF	0.01
	38,243.3 SF	2.05

BALCONY AREA

BALCONY AREA	
LEVEL	AREA
L2/MEZZANINE	322.8 SF
L3	834.7 SF
L4	658.8 SF
L5	735.4 SF
	2,551.7 SF

DWELLING UNIT AREAS

NET UNIT AREA		
#	TYPE	AREA
101	1 BR	501.7 SF
102	1 BR	502.1 SF
103	1 BR	499.3 SF
104	2 BR	702.6 SF
105	3 BR	962.4 SF
106	1 BR	466.7 SF
107	3 BR	934.7 SF
108	1 BR	457.6 SF
109	3 BR	934.7 SF
110	1 BR	457.6 SF
111	3 BR	934.7 SF
112	1 BR	457.6 SF
113	3 BR	1,049.4 SF
201	3 BR	796.7 SF
202	ST	363.3 SF
203	2 BR	714.6 SF
301	1 BR	427.4 SF
302	ST	363.3 SF
303	ST	363.3 SF
304	ST	363.1 SF
305	1 BR	471.1 SF
306	3 BR	797.4 SF
307	ST	363.3 SF
308	2 BR	714.6 SF
309	1 BR	529.7 SF
310	1 BR	519.2 SF

NET UNIT AREA		
#	TYPE	AREA
311	2 BR	724.9 SF
312	2 BR	719.4 SF
313	1 BR	469.8 SF
401	1 BR	427.4 SF
402	ST	363.3 SF
403	ST	363.3 SF
404	ST	363.1 SF
405	1 BR	479.0 SF
406	1 BR	478.2 SF
407	ST	363.3 SF
408	2 BR	714.6 SF
409	1 BR	510.3 SF
410	2 BR	635.3 SF
411	2 BR	724.9 SF
412	2 BR	719.4 SF
413	1 BR	469.8 SF
501	2 BR	811.4 SF
502	2 BR	645.9 SF
503	2 BR	701.2 SF
504	2 BR	714.6 SF
505	1 BR	541.4 SF
506	1 BR	434.1 SF
507	2 BR	700.9 SF
508	ST	385.3 SF
509	ST	385.3 SF

The measurement of dwelling unit areas above is calculated using inside dimension of walls, including interior partition walls within the unit and excluding any bulk storage excluded from FSR calculations. Note these areas are different from FSR calcs.

UNITS HIGHLIGHTED IN YELLOW ARE BELOW 400 SF IN NET AREA

PARKING & LOADING

PARKING - RES. REQUIRED (4.5B)		
GROSS RESIDENTIAL UNIT AREA	AREA (m2)	1 STALL PER 125 m2 (4.5B)
32,716.1 SF	3,039.4 m²	24.3

PARKING - RES. VISITOR REQUIRED (4.1.16)	
UNIT COUNT	0.05 STALLS PER UNIT
51	2.6

PARKING - COMMERCIAL REQUIRED (4.2.5.1)				
COMMERCIAL AREA	AREA (m2)	1 PER 100m2 UP TO 300m2	1 PER 50m2 OVER 300m2	TOTAL REQUIRED
4,528.3 SF	420.7 m²	3.0	2.4	5.4

TOTAL STALLS REQUIRED
24 RESIDENTIAL + 3 VISITOR + 5 COMMERCIAL = **32 TOTAL**

ACCESSIBLE STALLS REQUIRED (4.8.4)
RESIDENTIAL: 1 + (44 x 0.034) = 3 | COMMERCIAL: 0 = **3 TOTAL**

PARKING - PROVIDED		
TYPE	COUNT	
Accessible	4	(3 counted as 4)
Small	7	
Standard	21	
TOTAL	32	

RESIDENTIAL LOADING REQUIRED (VPBL 5.2.1)
NO REQUIREMENT FOR LESS THAN 100 DWELLING UNITS

RETAIL LOADING REQUIRED (VPBL 5.2.5)
1 CLASS B SPACE FOR THE FIRST 465m^2 OF GFA

LOADING PROVIDED
1 CLASS B SPACE

PASSENGER SPACES PROVIDED
1 CLASS A SPACE

BIKES & STORAGE

UNITS UNDER 65m2	BIKE 1.5
30	45

UNITS OVER 65m2	BIKE 2.5
21	52.5

TOTAL RESIDENTIAL BIKES REQUIRED
46.5 + 50 = **97 TOTAL**

RESIDENTIAL BIKES - PROVIDED		
TYPE	BIKE COUNT	%
Horizontal	19	19%
Locker	22	22%
Oversized	5	5%
Stacked	24	24%
Vertical	28	29%
TOTAL	98	100%

COMMERCIAL BIKES - PROVIDED	
TYPE	BIKE COUNT
Commercial Horizontal	3

TOTAL RESIDENTIAL STORAGE REQUIRED
51 UNITS = **51 TOTAL**

RESIDENTIAL STORAGE PROVIDED
51 LOCKERS PROVIDED ON P1

1 STATS - L1
1" = 40'-0"

2 STATS - L2
1" = 40'-0"

3 STATS - L3
1" = 40'-0"

4 STATS - L4
1" = 40'-0"

5 STATS - L5
1" = 40'-0"

FSR AREA PLAN
- AMENITY-X
- BALCONY
- CIRCULATION
- COMMERCIAL
- COMMERCIAL CIRCULATION
- COMMERCIAL SERVICE
- RESIDENTIAL
- SERVICE
- UNIT

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No.	Date	Description
01	Nov. 22, 2019	Rezoning Application

4506 RUPERT & 3309 PRICE

REZONING APPLICATION

PROJECT DATA

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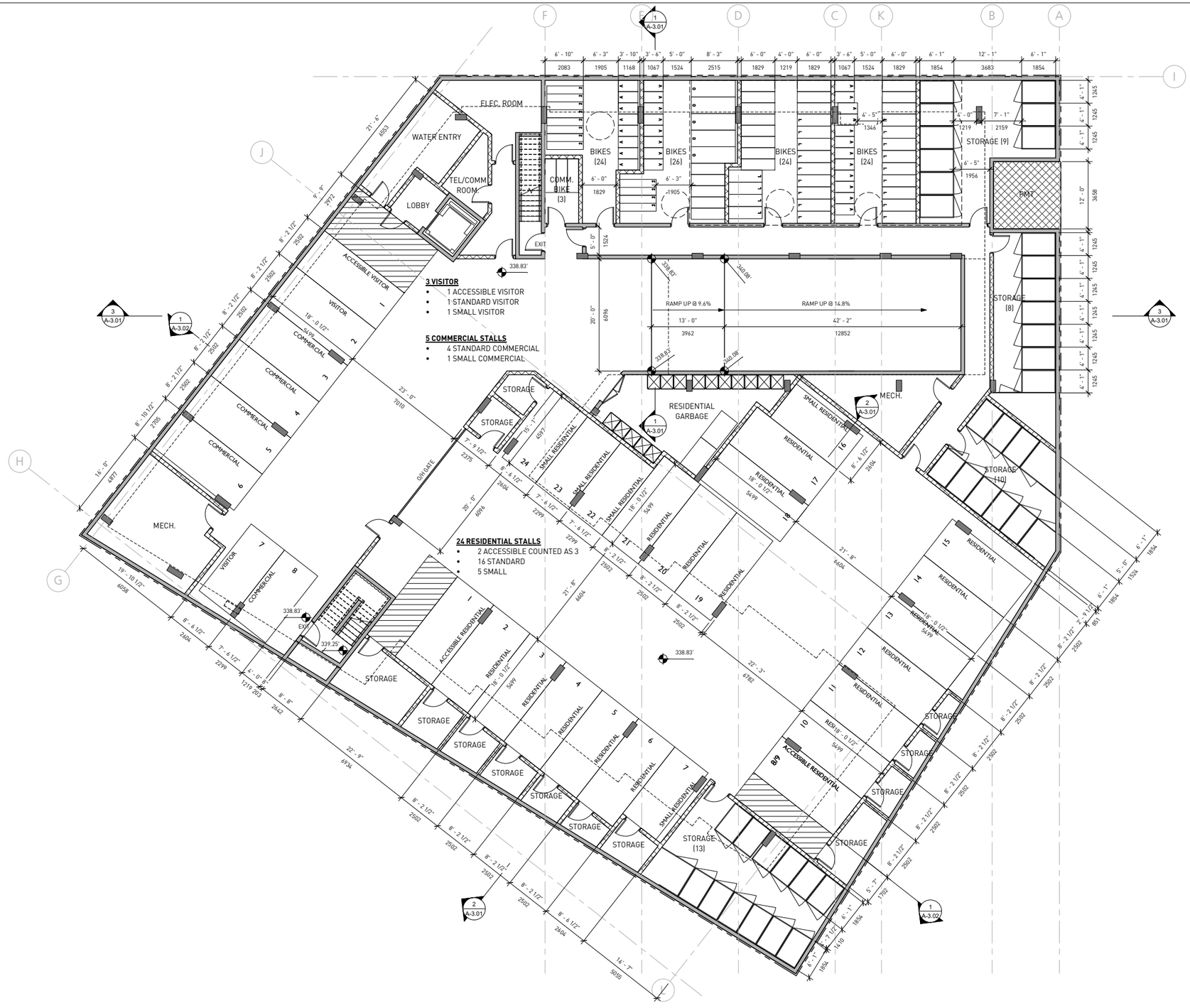

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P1

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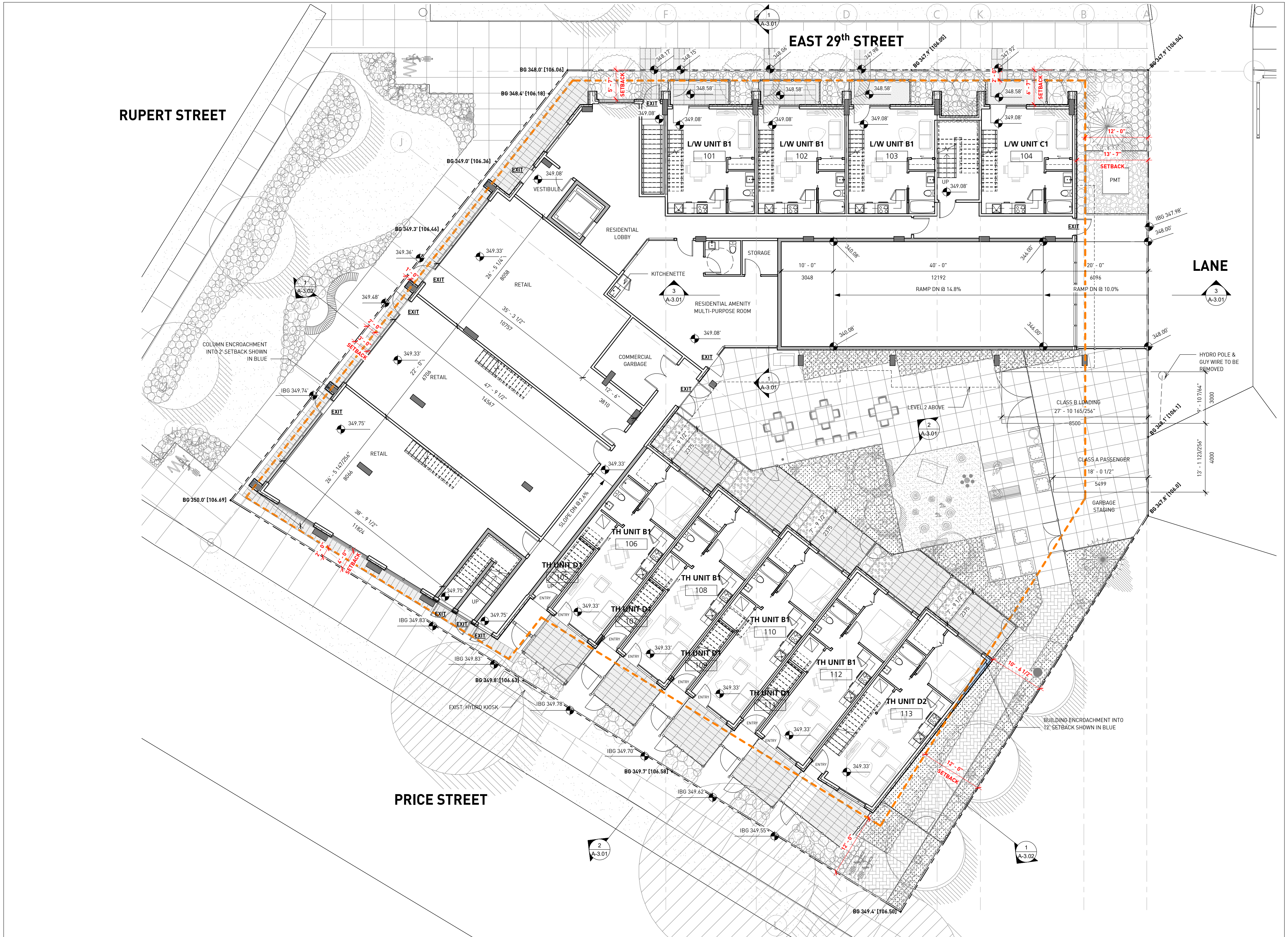

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REZONING APPLICATION

LEVEL 1 / SITE PLAN

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REZONING APPLICATION

LEVEL 2 / MEZZANINE

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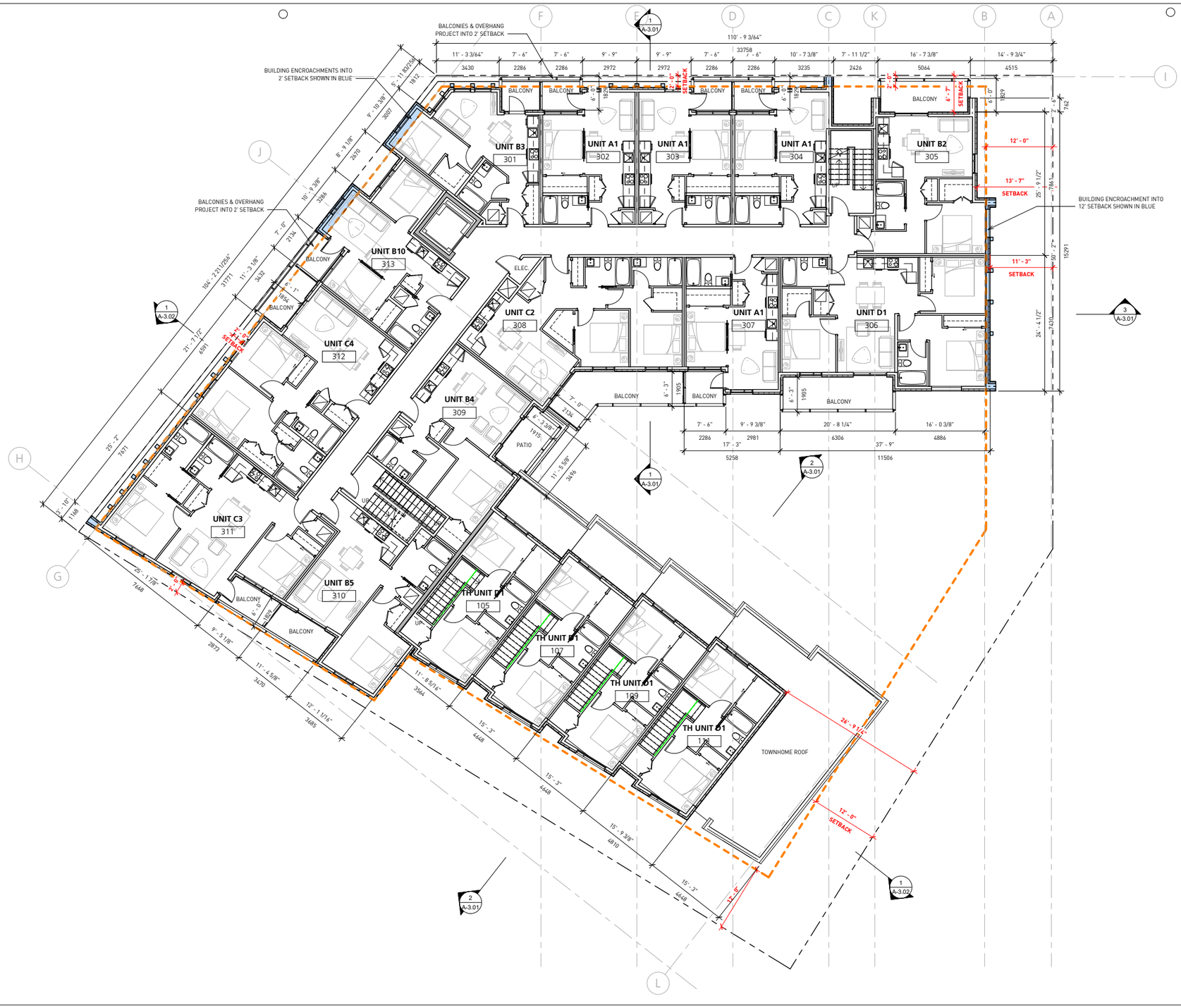

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REZONING APPLICATION

LEVEL 3

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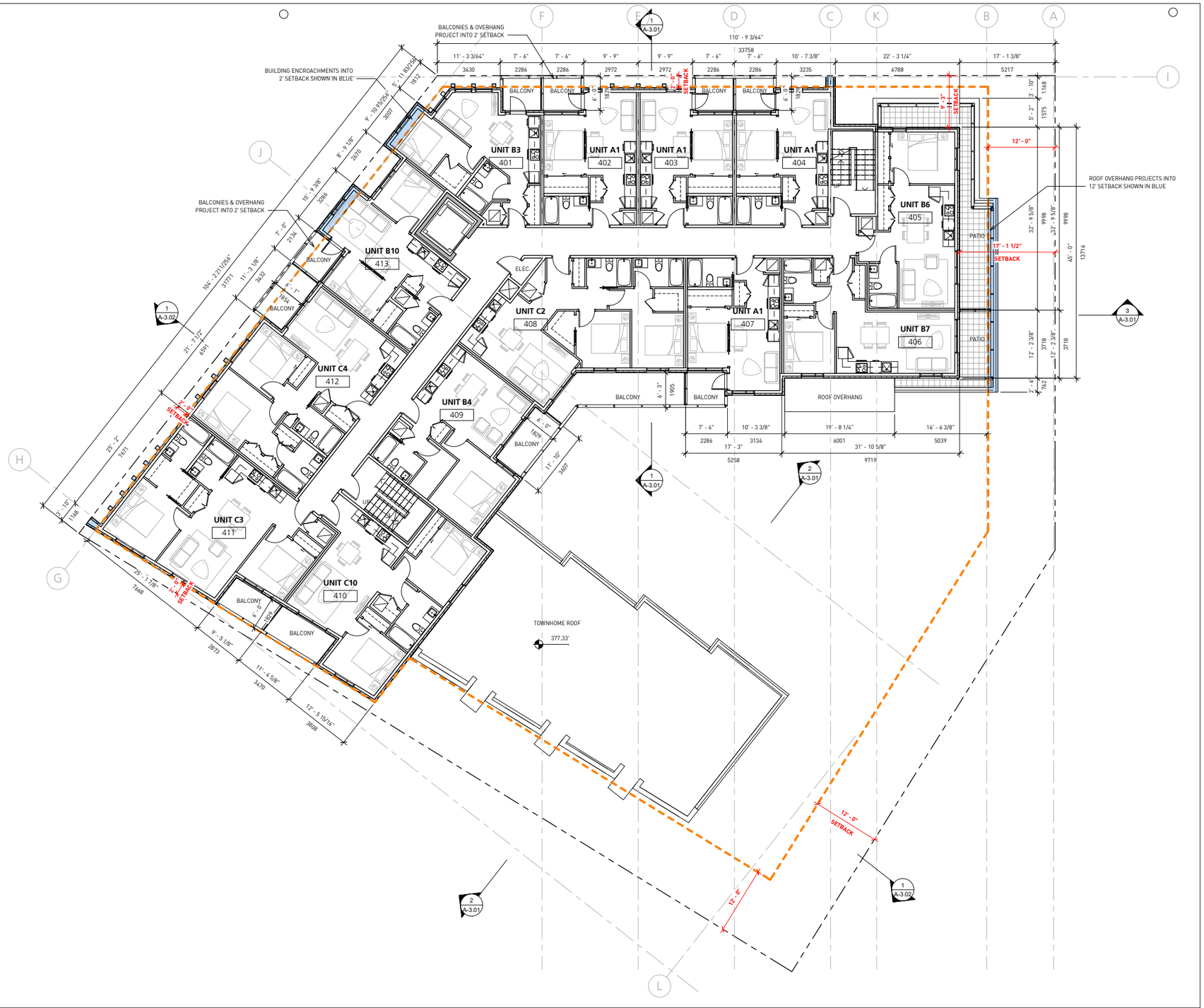

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LEVEL 4

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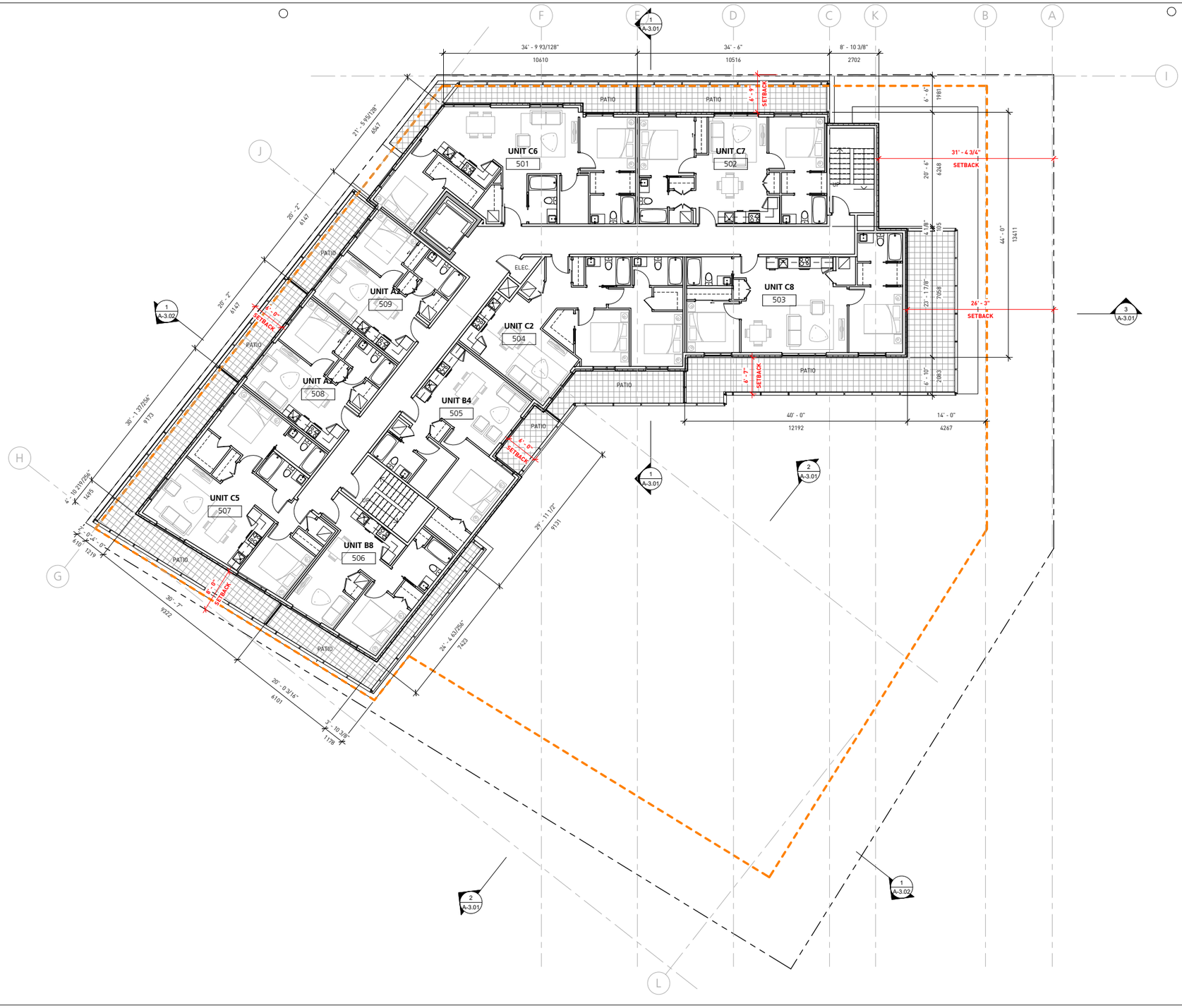

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LEVEL 5

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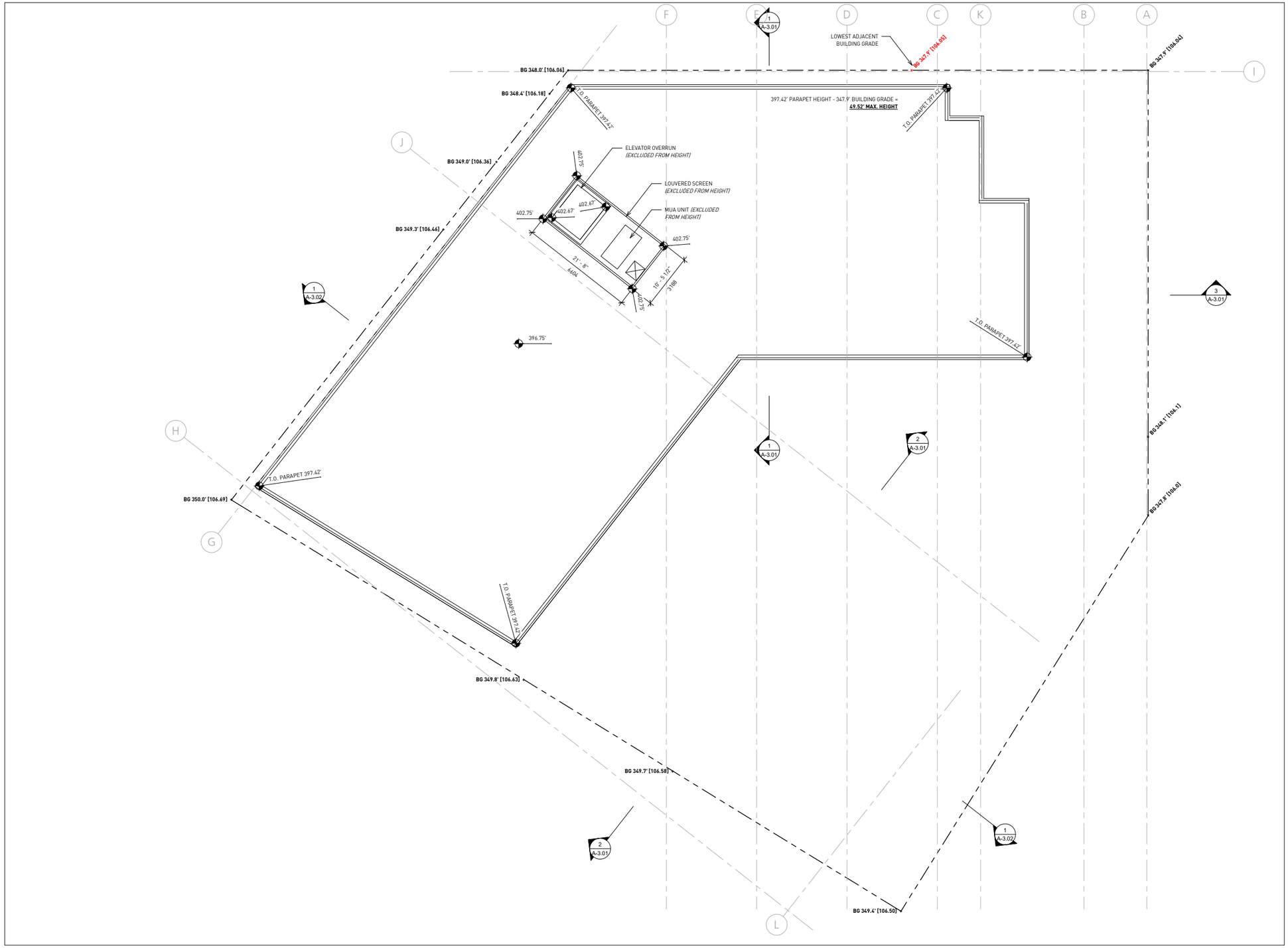

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REZONING APPLICATION

ROOF

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SCALE	1/8" = 1'-0"
JOB NUMBER	19050

A-1.07

1 NORTH ELEVATION (E 29th)
1/8" = 1'-0"

2 WEST ELEVATION (RUPERT)
1/8" = 1'-0"

MATERIAL LEGEND		
#	DESCRIPTION	COLOUR
01a	Cementitious Panel	White
01b	Cementitious Panel	Light Gray
02	Cementitious Slats	Charcoal
03	Panel	Wood Finish

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REZONING APPLICATION

NORTH & WEST ELEVATION

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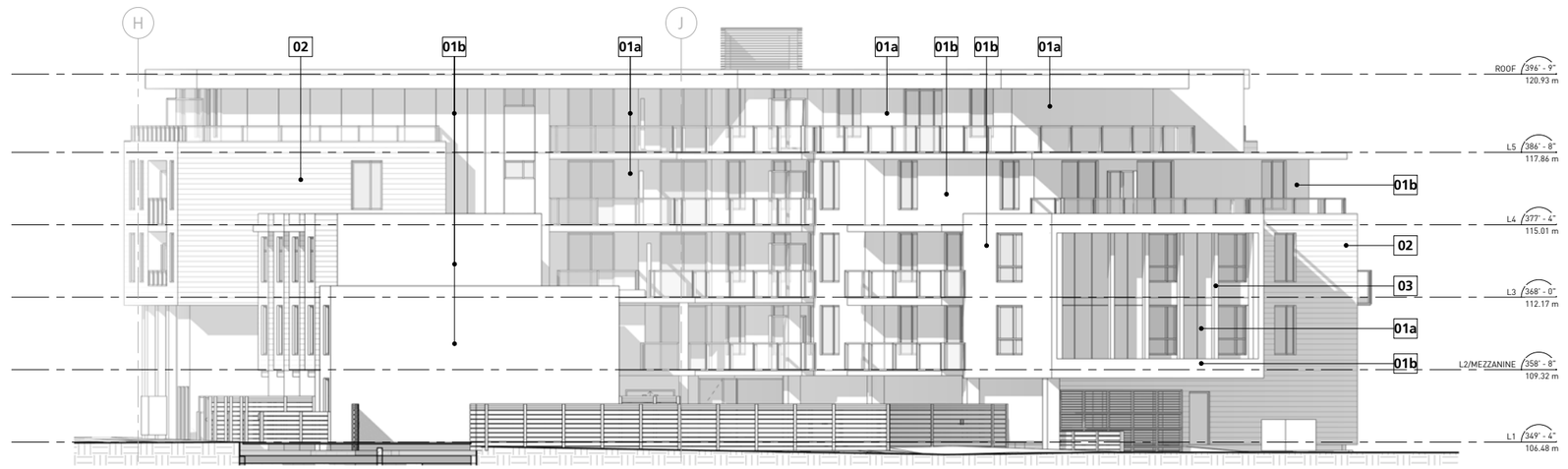
JOB NUMBER	19050

A-2.01

1 SOUTH ELEVATION (PRICE)
1/8" = 1'-0"



2 SOUTH EAST ELEVATION (COURTYARD)
1/8" = 1'-0"

MATERIAL LEGEND		
#	DESCRIPTION	COLOUR
01a	Cementitious Panel	White
01b	Cementitious Panel	Light Gray
02	Cementitious Slats	Charcoal
03	Panel	Wood Finish

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REZONING APPLICATION

SOUTH & SOUTH EAST ELEVATION

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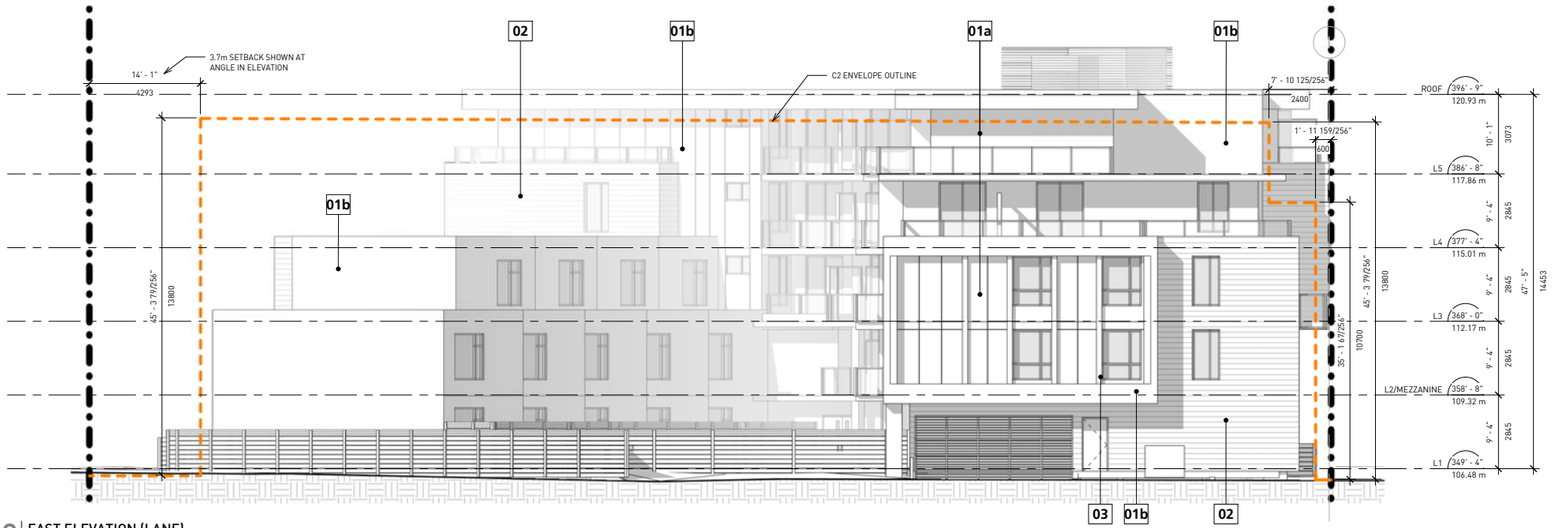
SCALE	1/8" = 1'-0"
JOB NUMBER	19050

A-2.02

1 NORTH TOWNHOUSE ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION (LANE)
1/8" = 1'-0"

MATERIAL LEGEND		
#	DESCRIPTION	COLOUR
01a	Cementitious Panel	White
01b	Cementitious Panel	Light Gray
02	Cementitious Slats	Charcoal
03	Panel	Wood Finish

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NORTH TOWNHOUSE & EAST ELEVATION

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JOB NUMBER	19050

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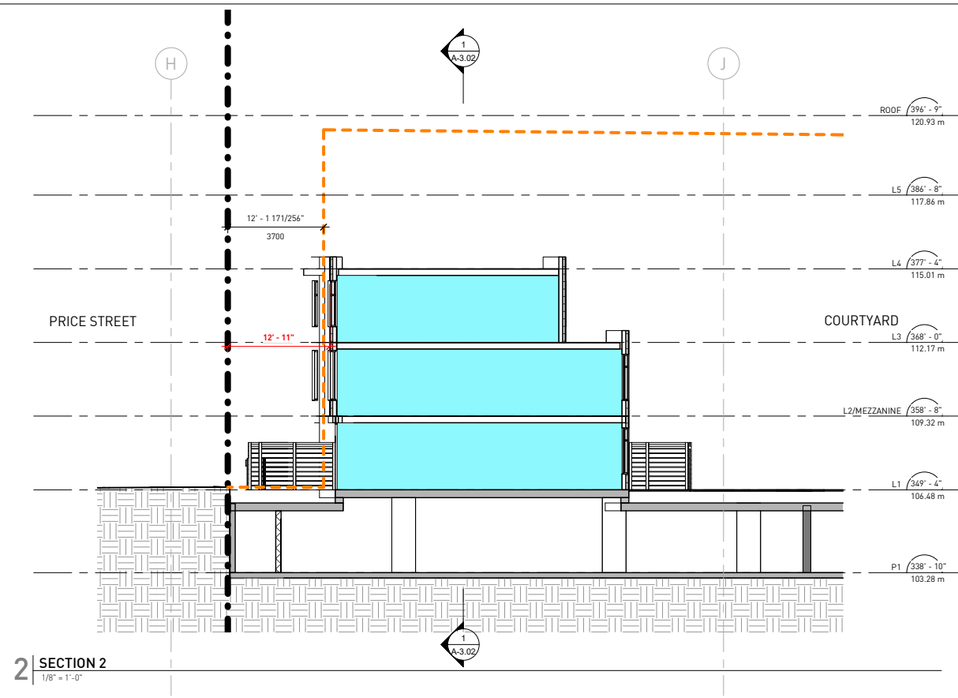
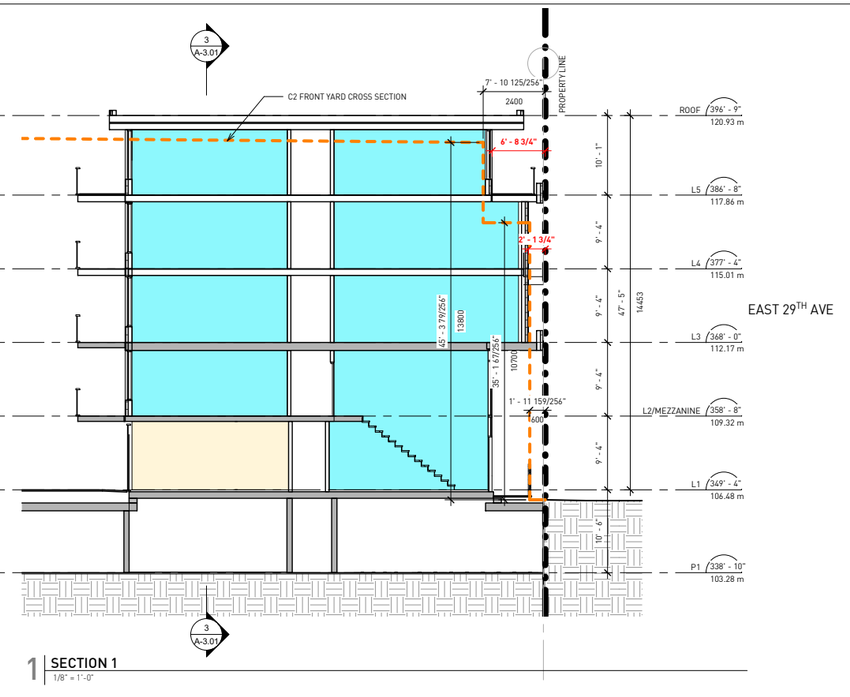


2 SECTION 2
1/8" = 1'-0"



1 SECTION 1
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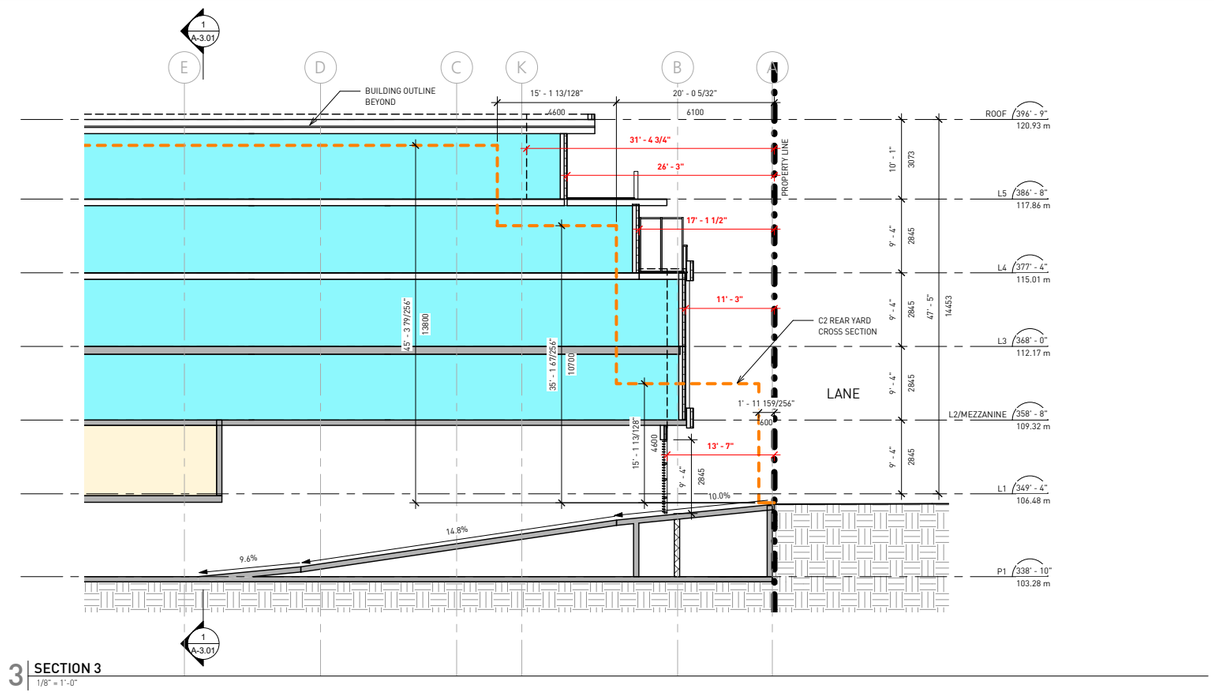

3 SECTION 3
1/8" = 1'-0"

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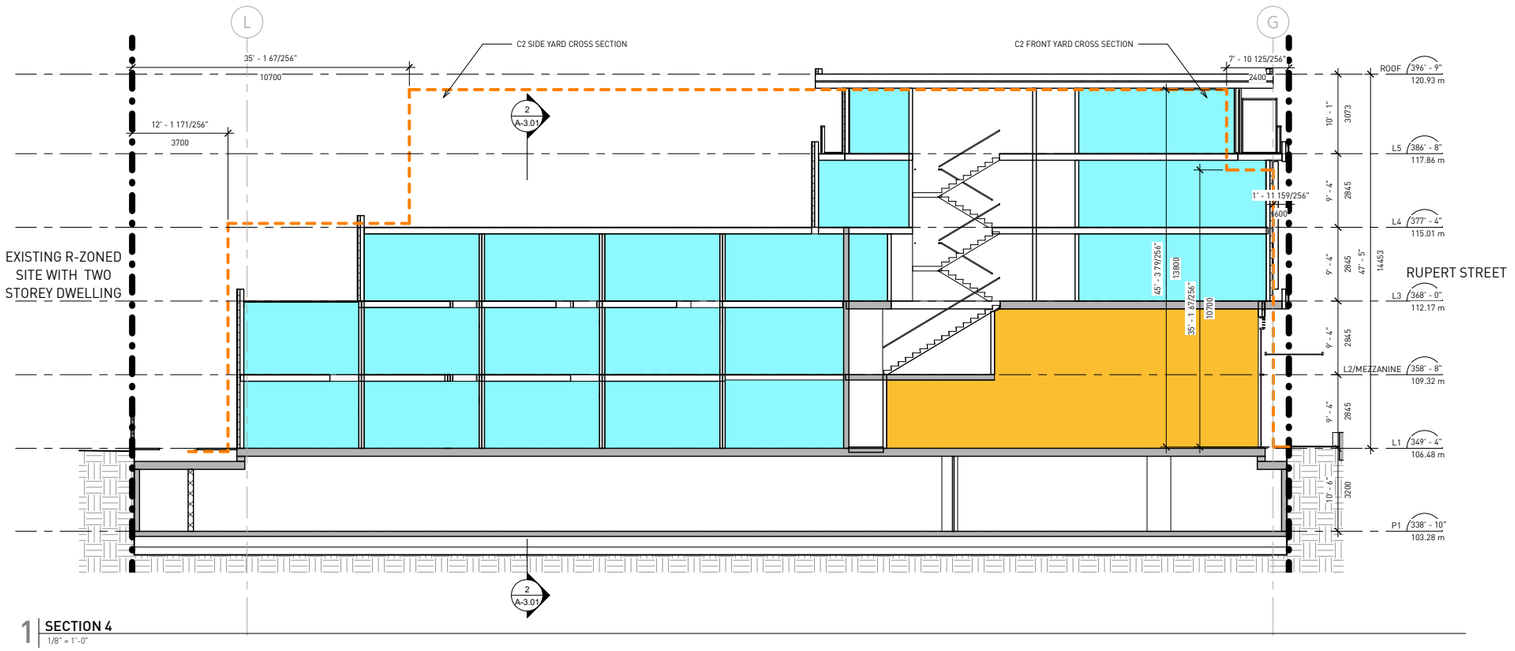

1 | SECTION 4
1/8" = 1'-0"

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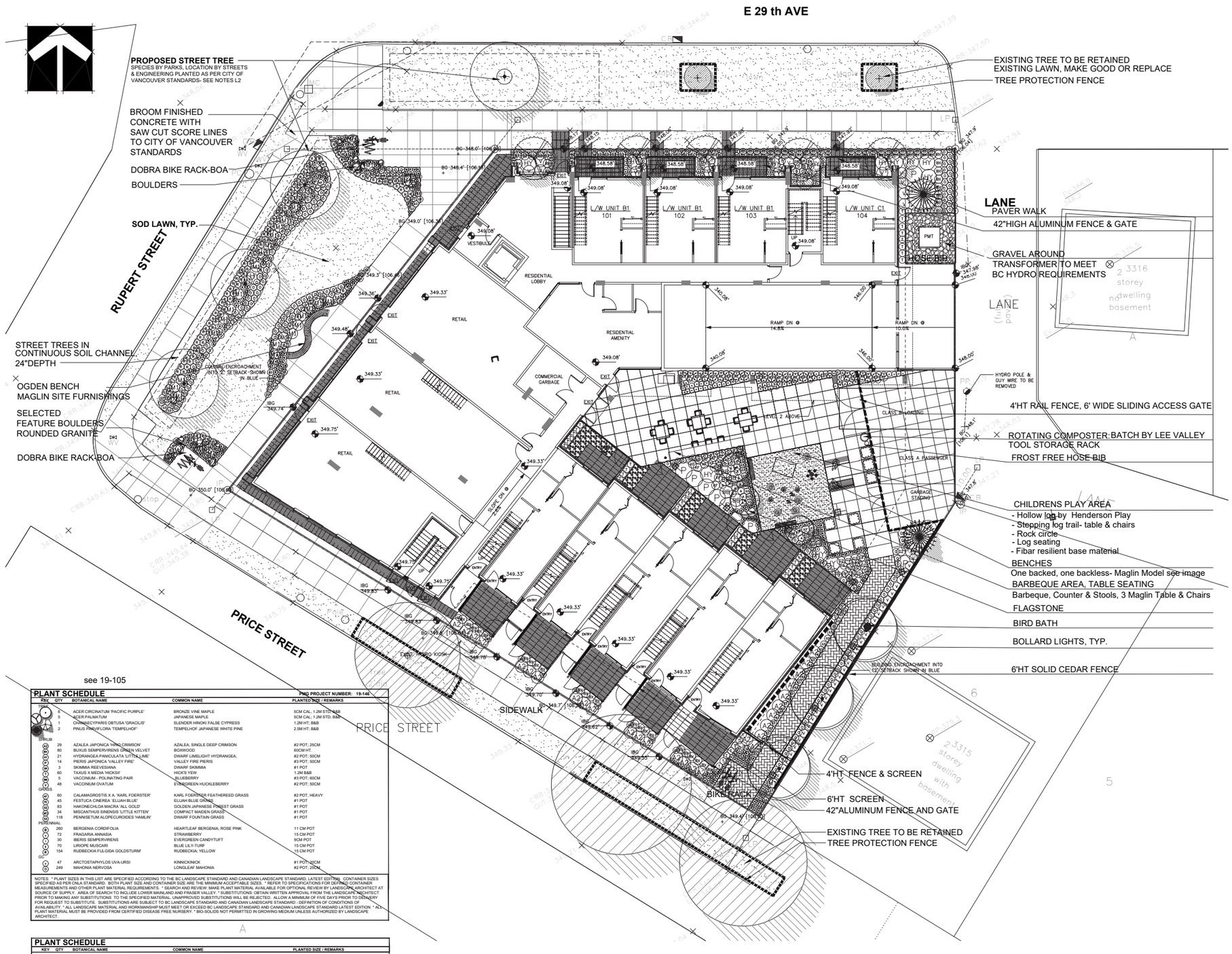

PLANT SCHEDULE

PMG PROJECT NUMBER: 19-146

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	2	ACER CIRCINATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	5CM CAL.; 1.2M STD; B&B
	5	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.; 1.2M STD; B&B
	1	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	1.2M HT; B&B
	2	PINUS PARVIFLORA 'TEMPELHOF'	TEMPELHOF JAPANESE WHITE PINE	2.5M HT; B&B
SHRUB				
	29	AZALEA JAPONICA 'KING CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
	80	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	60CM HT.
	21	HYDRANGEA PANICULATA 'LITTLE LIME'	DWARF LIMELIGHT HYDRANGEA;	#2 POT; 50CM
	14	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
	3	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT
	60	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
	5	VACCINUM - POLINATING PAIR	BLUEBERRY	#3 POT; 60CM
	48	VACCINUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
	60	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
	45	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE OATAIL	#1 POT
	83	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
	34	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
	118	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
	260	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	11 CM POT
	72	FRAGARIA ANNASIA	STRAWBERRY	15 CM POT
	30	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9CM POT
	70	LIRIOPE MUSCARI	BLUE LILY-TURF	15 CM POT
	154	RUDBECKIA FULGIDA GOLDSTURM'	RUDBECKIA; YELLOW	15 CM POT
SOD				
	47	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 30CM
	249	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM

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

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	STREET TREE AS PER CoV		6CM CAL; 2.0M STD; B&B

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

FURNITURE :

BOLLARD LIGHT

MAGLIN BIKE RACK- SCBR1600-S

MAGLIN BENCH -MLB720BL

MAGLIN BENCH -SCB1600-W

MAGLIN CLUSTER TABLE MLPT720-S

DOBRA BIKE RACK-BOA

FIBERGLASS PLANTERS
Carlton-Trent-Rectangle-Black
BY ATLAS

MAGLIN 720 CHAIR
Silver 14

19146-3.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	19.OCT.29	NEW SITE PLAN	DD
1	19.OCT.24	NEW SITE PLAN	DD

CLIENT:

MILORI HOMES
With GBL Architects

PROJECT:

RESIDENTIAL / COMMERCIAL BUILDING

4506 RUPERT STREET
VANCOUVER

DRAWING TITLE:

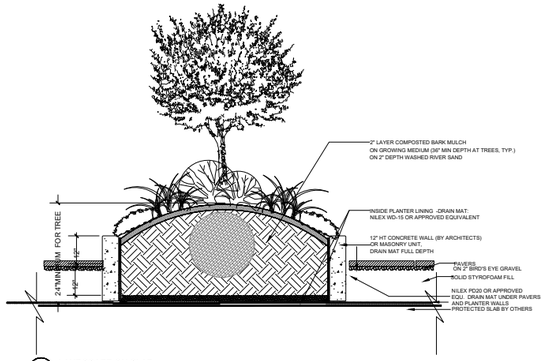
LANDSCAPE PLAN

DATE: October 2, 2019
SCALE: 3/32"=1'-0"
DRAWN: DD
CHKD: PCM

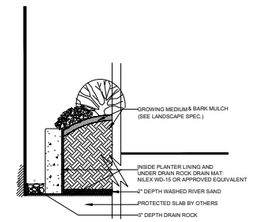
DRAWING NUMBER: **L1**

OF 2

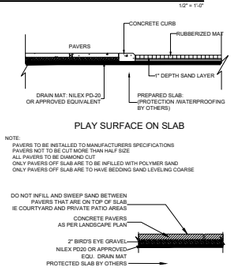
PMG PROJECT NUMBER: **19-146**



1 L-1 LANDSCAPE ON SLAB 1/2" = 1'-0"



2 L-1 DRAIN STRIP ON SLAB 1/2" = 1'-0"

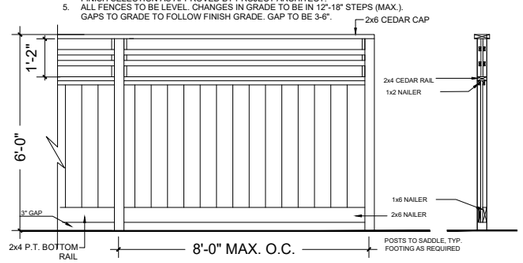


PLAY SURFACE ON SLAB

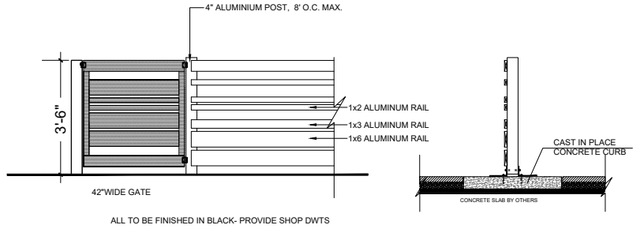
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE

3 L-3 HYDRAPRESSED SLABS ON SLAB 1/2" = 1'-0"

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED 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".

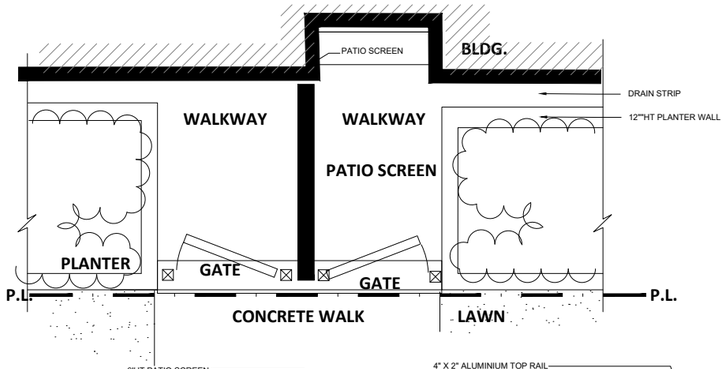


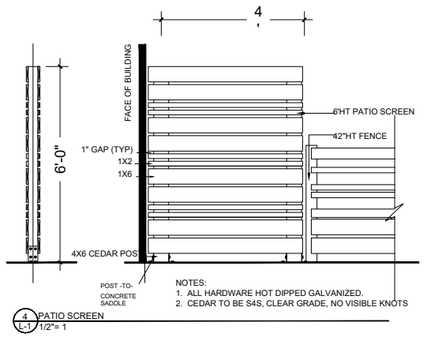
5 L-1 6'-0" HEIGHT PERIMETER FENCE 1/2" = 1'-0"



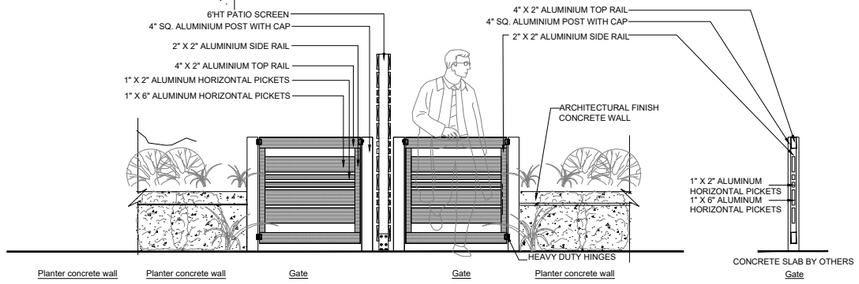
ALL TO BE FINISHED IN BLACK- PROVIDE SHOP DWTS

7 L-1 42"HT ALUMINUM FENCE AND GATE 1/2" = 1'-0"





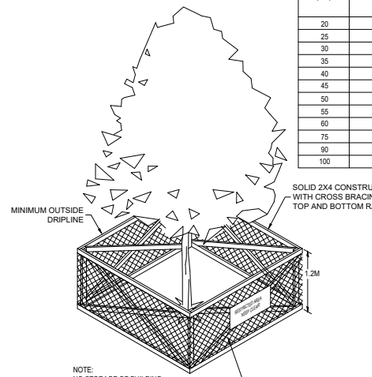
4 L-1 PATIO SCREEN 1/2"= 1



6 L-1 STREET FRONTAGE- 42"HT ALUMINUM FENCE WITH GATE, 2'HT CONCRETE PLANTER WALL AND6"HT PATIO SCREEN 1/2"= 1

TREE BARRIER PROTECTION TABLE

TRUNK DIAMETRE (CM)	DISTANCE FROM TRUNK (M)	TOTAL DIAMTER (M)
20	1.2	2.60
25	1.5	3.25
30	1.8	3.90
35	2.1	4.55
40	2.4	5.20
45	2.7	5.85
50	3.0	6.50
55	3.3	7.15
60	3.6	7.80
75	4.5	9.75
90	5.0	10.90
100	6.0	13.00



NOTE:
NO STORAGE OF BUILDING
MATERIALS WITHIN OR AGAINST
PROTECTION BARRIER

1 L-1 TREE PROTECTION BARRIER

NOTE:

3.2 All landscaping and treatment of open portions of the site shall be completed in accordance with the approved drawing prior to the issuance of any required occupancy permit , or any use or occupancy of the proposed development not requireing an occupancy permit , and thereafter permanency maintained in good condition.

(Note to applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as guarantee for completion of the work by an agreed upon date.)

3.3 In accordance with Protection of Trees By-Low number 9958, the removal and replacement of trees is permited only as indicated on the approved Development Permit drawings.

NOTE:
- PROVISION OF NEW TREES ADJACENT TO THE DEVELOPMENT SITE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT;
NOTE TO APPLICATION:
CONTACT EILEEN CURRAN, STREETS ENGINEERING AT 604-871-6131
TO CONFIRM TREE PLANTING LOCATIONS AND PARK BOARD AT 604-257-8587 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS .

- FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.
NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6cm CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL/STRUCTURAL SOIL. ROOT BARRIERS SHALL BE 8' LONG AND 18" DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.

- A LANDSCAPE PLAN IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMIS ARE ISSUED. PLEASE CONTACT KEVIN CAVELL AT 604-873-7773 FOR DETAILS.

8 L-1 TYP. PLANTER FOR COMMUNITY GARDEN PLOTS 1/2"= 1

9 L-1 LOG ENDS FOR PLAY

10 L-1 GREENSCREEN

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OF 2

PMG PROJECT NUMBER: **19-146**

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