

CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC



GERMAN CANADIAN CARE HOME
& RENTAL BUILDING
2010 Harrison Drive

REZONING REVISION
OCTOBER 27, 2021

PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

COVER SHEET

REZONING
REVISION

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PROJECT A217378
DRAWN SD CHECKED DJ

SCALE NTS
DATE SEPT 24, 2021



A0.00

URBAN CONTEXT

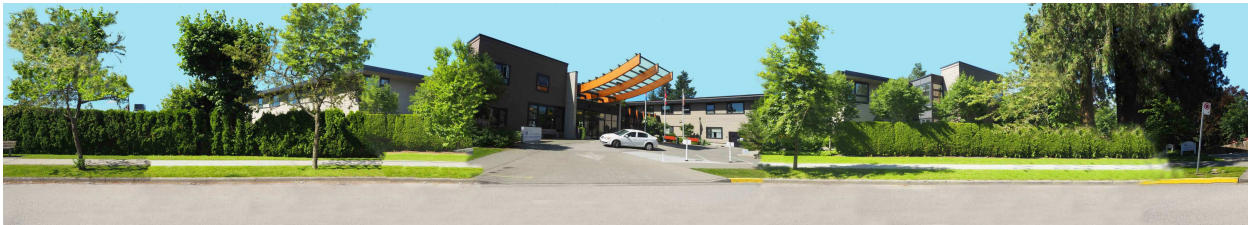
SITE PHOTO MONTAGE



1 HARRISON DRIVE Looking North



2 HARRISON STREET Looking South



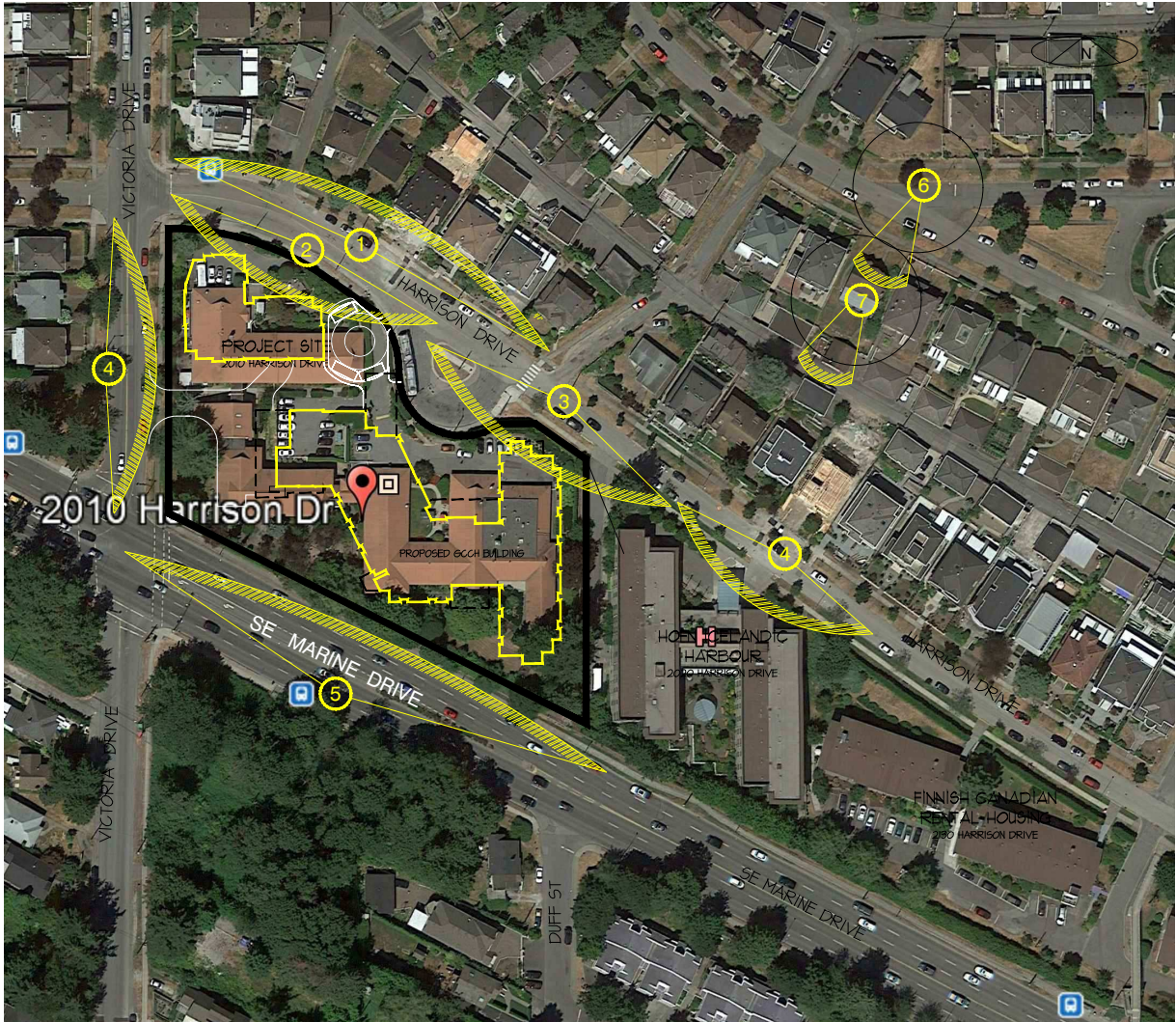
3 HARRISON STREET Looking South



4 HARRISON STREET Looking South



5 MARINE DRIVE Looking North



GERMAN CANADIAN CARE HOME 2010 Harrison Drive

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PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

URBAN CONTEXT

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A0.08

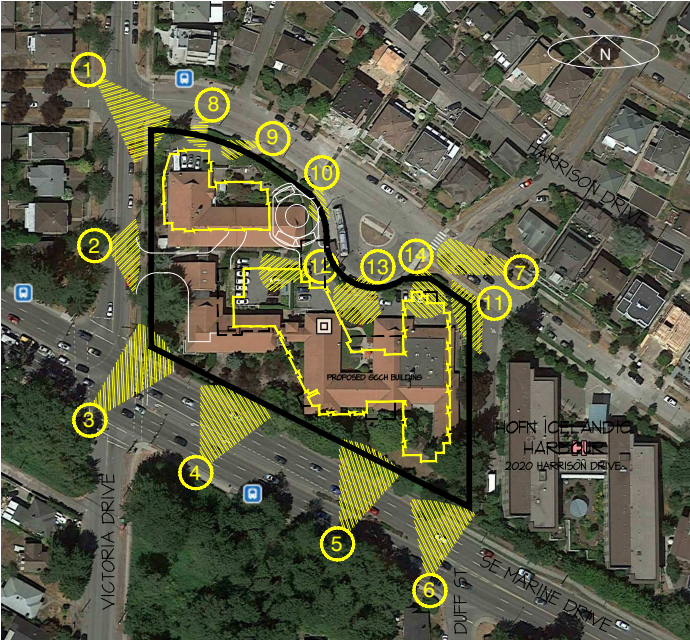
CLIENT

GERMAN-CANADIAN
BENEVOLENT
CARE SOCIETY



URBAN CONTEXT

SITE CONTEXT PHOTOS



1 VICTORIA DRIVE Looking Southeast



2 VICTORIA DRIVE Looking East



3 SE MARINE DRIVE Looking Northeast



4 SE MARINE DRIVE Looking Northeast



5 SE MARINE DRIVE Looking Northeast



6 SE MARINE DRIVE Looking Northeast



7 HARRISON DRIVE BUS LOOP Looking East



8 HARRISON DRIVE Looking Southwest



9 HARRISON DRIVE Looking Southwest



10 HARRISON DRIVE Looking South



11 HARRISON DRIVE Looking Southwest



12 HARRISON DRIVE Looking North



13 HARRISON DRIVE Looking Southwest



14 HARRISON DRIVE Looking Southeast

PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

URBAN CONTEXT

REZONING REVISION

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A0.09

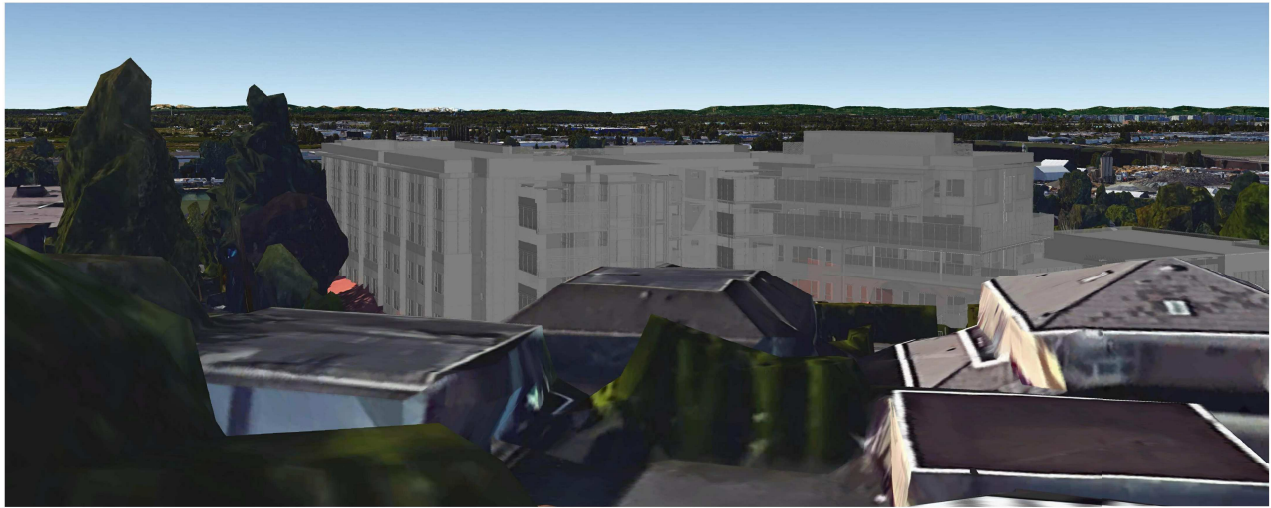


EXISTING VIEW FROM HOME ON BURQUITLAM DRIVE

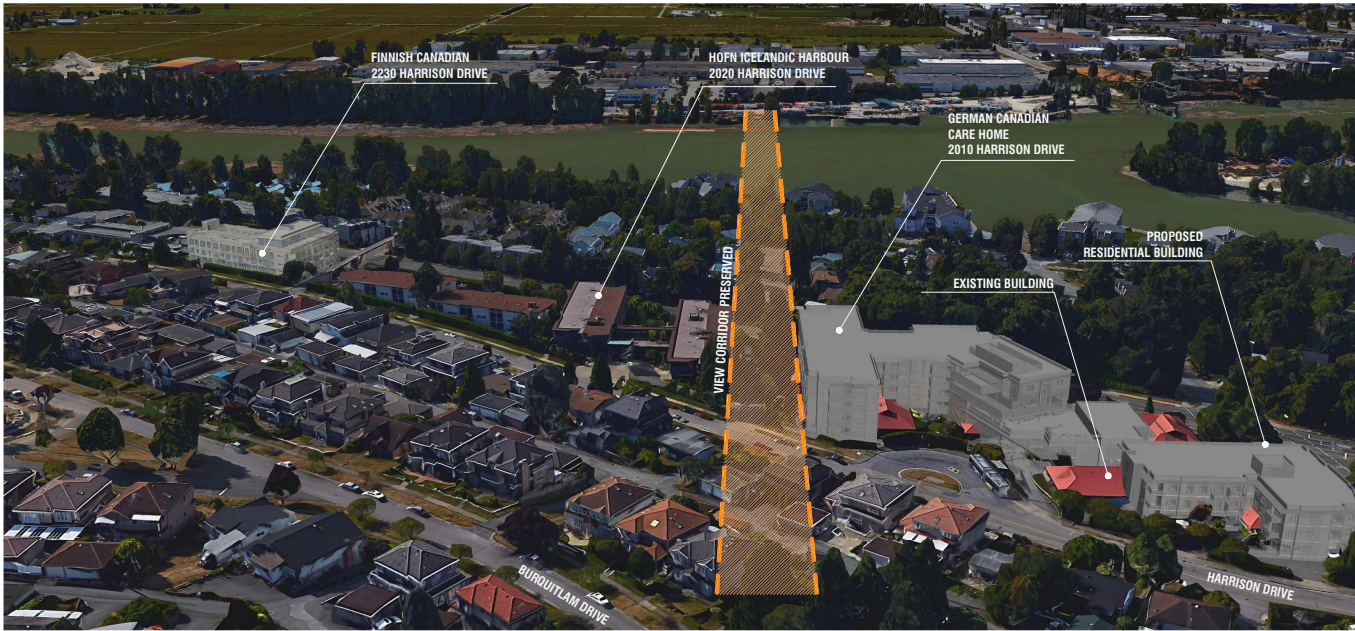


EXISTING VIEW FROM HOME ON BURQUITLAM DRIVE

KEY MAP



EXISTING VIEW FROM HOME ON BURQUITLAM DRIVE WITH PROPOSED BUILDING MASSING



VIEW STUDY LOOKING SOUTH



VIEW STUDY LOOKING SOUTHWEST



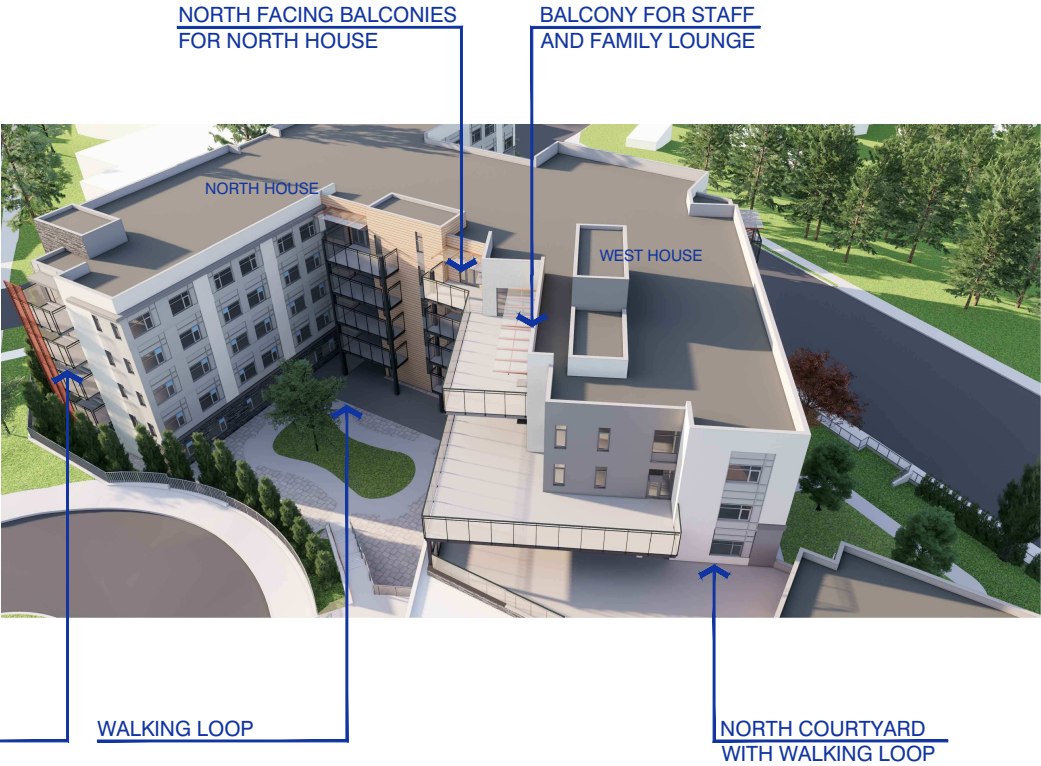
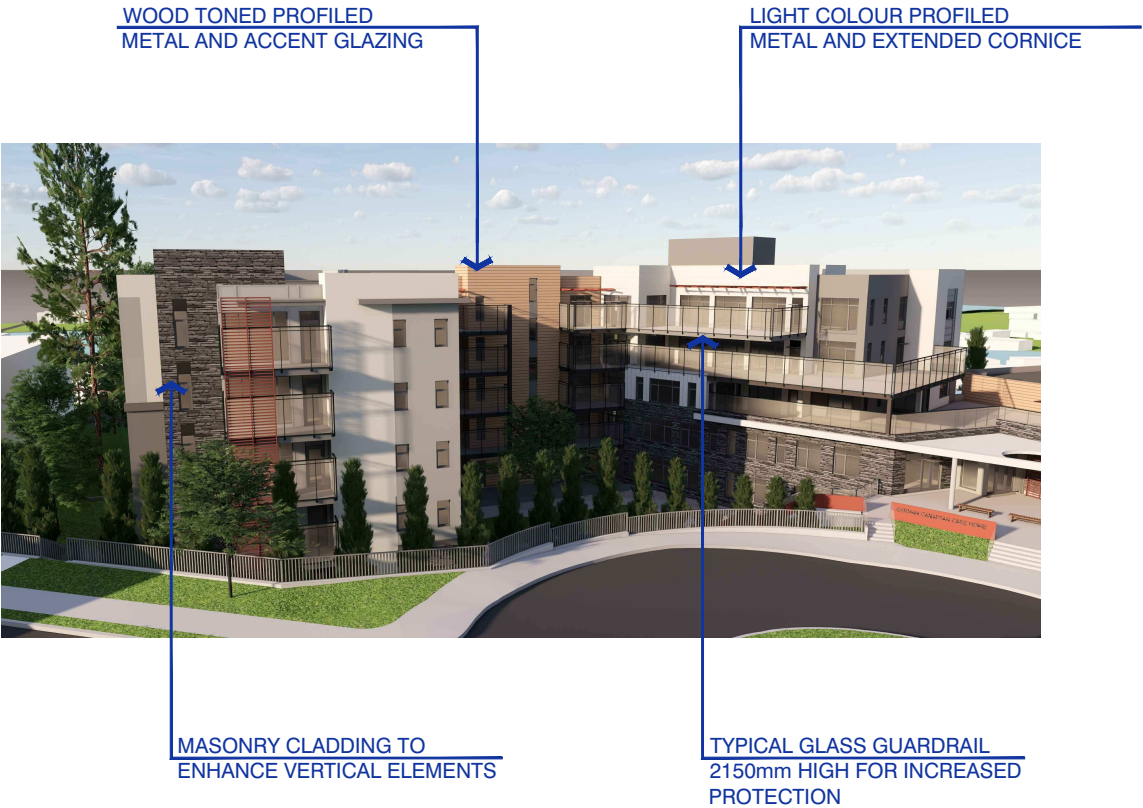
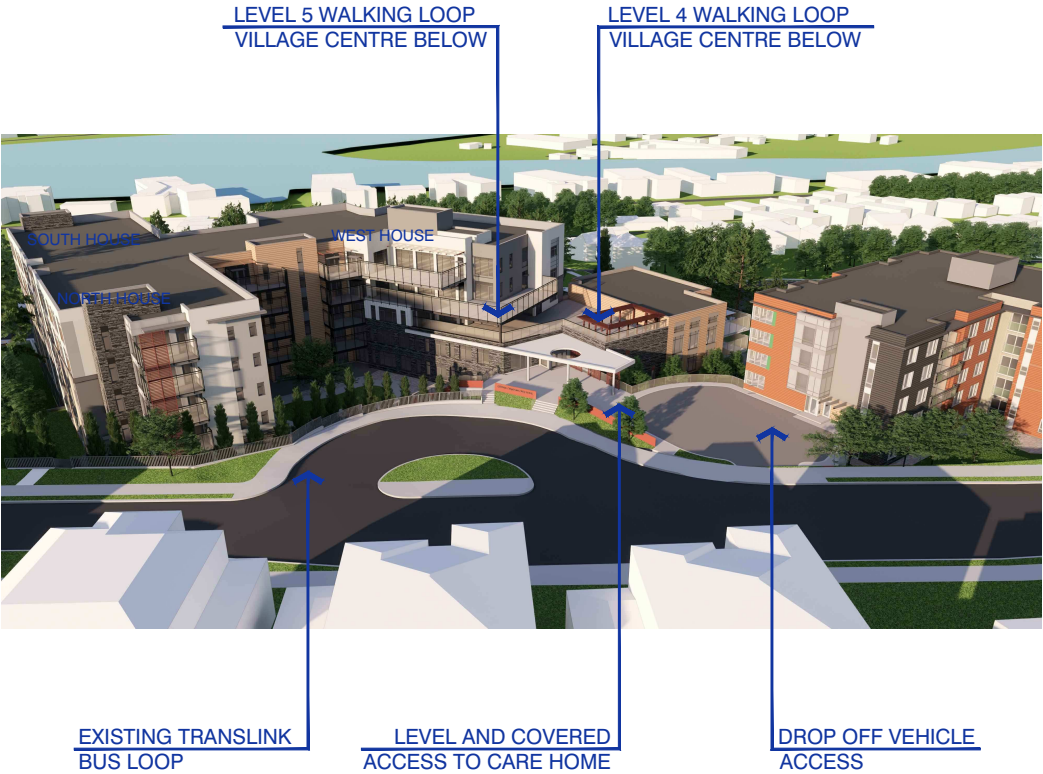
VIEW STUDY LOOKING EAST



DESIGN RATIONALE

CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC



PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

DESIGN RATIONALE

REZONING
REVISION

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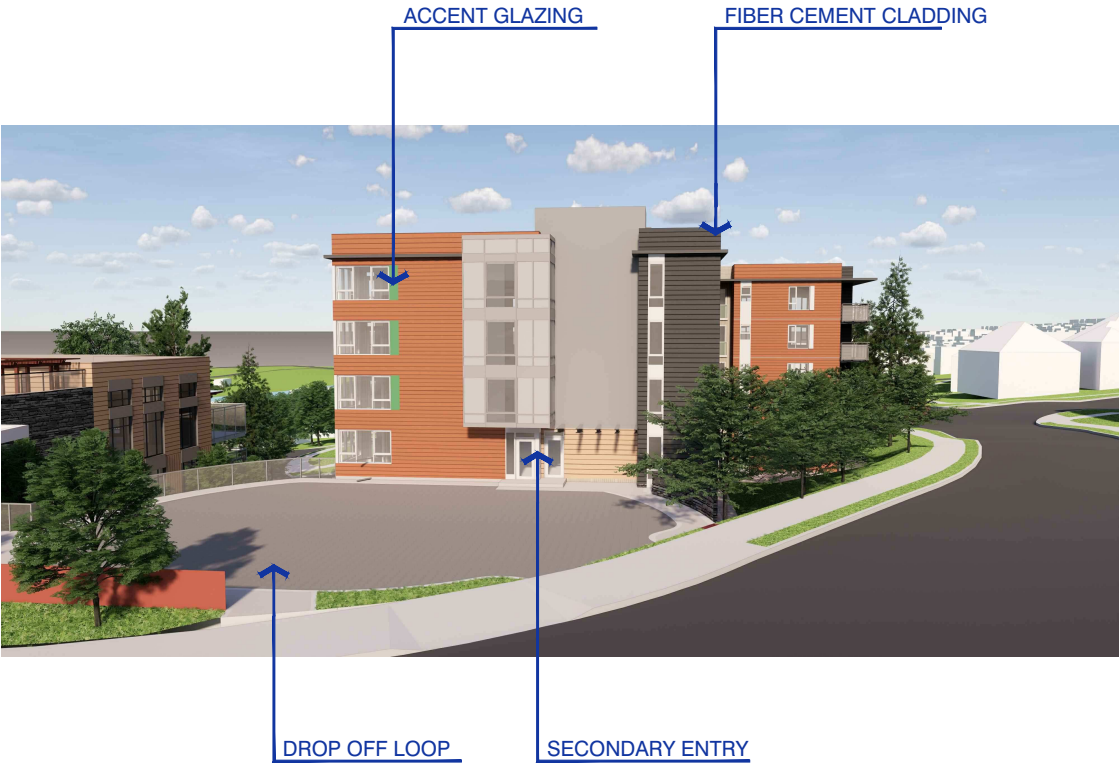
SCALE NTS
DATE SEPT 24, 2021

A0.11

DESIGN RATIONALE

CLIENT

GERMAN-CANADIAN
BENEVOLENT
CARE SOCIETY



PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

DESIGN RATIONALE

REZONING
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SCALE NTS
DATE SEPT 24, 2021




A0.13

LANDSCAPE RATIONALE

- There are many healthy and mature trees on the site, and the revised proposal achieves greater tree retention than initially proposed. Ensuring adequate screening/buffering between the building and SW Marine Drive is important for livability as well as retention of mature trees.
- An Arborist Report and Tree Management Plan have been provided with the application.
- Careful integration with existing streetscapes has been considered. The new access driveway and front door access for the rental building to Victoria will be carefully integrated with the existing wall and street trees. A fully accessible drop off court provide access to the main entryway of the facility alongside a secondary access to the rental building. Staging locations for Handidarts are provided around the central maneuvering loop.
- An accessible curb is provided along the south edge of the court, with a generous entryway canopy to provide building identity and adequate space for seating and gathering as a space in an of itself. Note the final location of the entry court driveway and curb cut, and connection to the bus loop platform are to be determined with the city and Translink.
- The configuration of the building wings lends spatial definition to a series of garden 'rooms' in the landscape. These rooms offer space for outdoor terraces and modest walking paths, as well as great benefit to overlooking residential units as visual amenity and access to nature and light.
- A central strolling garden is located on the north side and is characterized by a closed walking loop flanked by alcoves with chair style seating, along with adequate space for moveable chairs and mobility scooters. The loop surrounds feature plantings and a specimen tree as a visual focus from the surrounding path and overlooking units. The sloped north side of the space offers a sloped backdrop to the space and plantings will be selected to take advantage of increased sunlight. Connection to the existing stair up to the street will be secured. Species selection will address sustainability and biodiversity objectives, and will include 'familiar' garden plantings for their therapeutic value, especially those rich in scent and colour.
- A similar walking loop is located on the south side of the building and will offer additional outdoor seating opportunities and will be characterized by large mature trees and filtered sunlight.
- Expressed rainwater gardens are incorporated into the southern landscape areas as landscape features to provide additional interest and species diversity.
- Much of the existing understorey plantings associated with existing trees will be retained to minimize disruption and onsite vegetation. Infill and site restoration plantings will comprise the remainder of the site planting, bridging between more ornamental plantings adjacent to public and social spaces and retained plantings at the site perimeter.
- The full perimeter of the care facility will be furnished with sectional fencing to provide necessary site enclosure and security for residents.
- All proposed planting along south property line has been sited to anticipate future road widening.
- A series of large roof terraces and balconies have been provided with planters to delineate seating and programmable areas, and to facilitate continuous walking loops. Smaller balconies associated with resident housing groups are left free of fixed furnishing or plantings to allow adaptability for resident needs.
- In support of the Large Sustainable Sites Policy objectives, the proposed site development includes a series of outdoor landscape and rooftop open spaces, pays special attention to the retention of significant trees, maximize tree canopy and incorporating legacy trees while promoting access to sunlight, optimized soil volumes for overall planting health and stormwater strategies, and will provide edible landscaping and a dog-relief area to the rental building.

AFFORDABLE HOUSING - MODERATE INCOME RENTAL (MIR)



GERMAN-CANADIAN BENEVOLENT SOCIETY OF BC
DEUTSCH-KANADISCHES HILFSWERK VON BC
GERMAN-CANADIAN CARE HOME
LONG TERM CARE

September 20, 2021

Helen Chan
Rezoning Planner
Planning, Urban Design & Sustainability
City of Vancouver
helen.chan@vancouver.ca

Re: Below Market Rental Housing
German Canadian Care Home Redevelopment Project
2010 Harrison Drive, Vancouver

Dear Helen,

Further to our conversations and rezoning application for 2010 Harrison Drive, the German Canadian Benevolent Society of British Columbia ("GCBSCB") proposes that the "to be subdivided" portion of the site be rezoned to allow for the development of a 76 unit 6-storey woodframe residential rental building. As per our rezoning application, the building is proposed to offer the following mix of units, including 36% "family friendly" units:

5 studios – 6%

44 one-bdrrms – 58%

27 two-bdrrms – 36%

76 units – 100%

The proposed building will offer one level of underground parking for 50 cars and 125 bicycles.

As discussed, in lieu of a CAC for the rental project, we are offering to secure enhanced affordability by way of a Housing Agreement which will mirror the parameters specified under City of Vancouver's Moderate Income Rental Housing Program (2017 – amended July 2021). We would propose that 20% of the floor area will be secured at below market rents to be deemed affordable for residents with incomes between \$30,000 and \$80,000 annually. We understand that 2021 rents for these units would be:

Studio	\$1,039 per month
1-bedrm	\$1,312 per month
2-bedrm	\$1,750 per month
3-bedrm	\$2,187 per month

And we further understand that these average rents will be escalated until initial occupancy in accordance with the annual maximum increases authorized by the Province of BC as per the Residential Tenancy Act.

Our proposed unit sizes are:

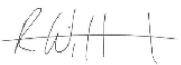
Type	Co/V Max Size	Proposed Size
Studio	42 sm	38 sm
1-bedrm	56 sm	42 to 51 sm
2-bedrm	77 sm	64 to 69 sm

In alignment with the program, we ask that the DCLs and CACs be waived.

We understand that the discounted units will be secured by way of a covenant to be registered on title between the City of Vancouver and the property owner. Units identified as Moderate-Income Units are indicated on the attached plans.

We look forward to working with the City through the approval and development process.

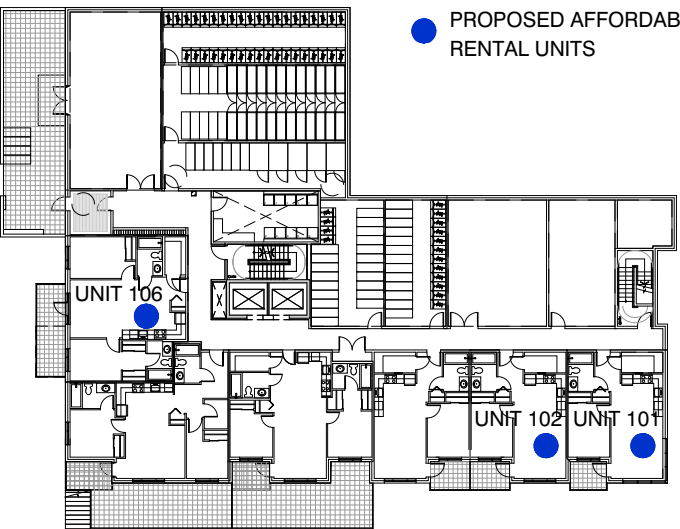
Yours truly,
German Canadian Benevolent Society of British Columbia



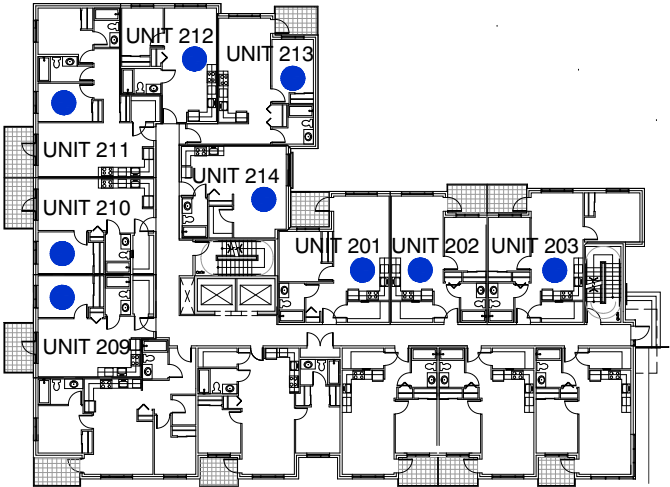
Richard Wittstock
Board Member and Chair of the Redevelopment Committee

Unit Number	Area	Type
101	44.6 m²	One Bedroom
102	44.6 m²	One Bedroom
106	75.9 m²	Two Bedroom
201	48.5 m²	One Bedroom
202	44.6 m²	One Bedroom
203	57.1 m²	Two Bedroom
209	45.3 m²	One Bedroom
210	44.4 m²	One Bedroom
211	69.5 m²	Two Bedroom
212	42.1 m²	One Bedroom
213	51.0 m²	One Bedroom
214	38.2 m²	Studio
303	57.1 m²	Two Bedroom
311	69.5 m²	Two Bedroom
314	38.2 m²	Studio

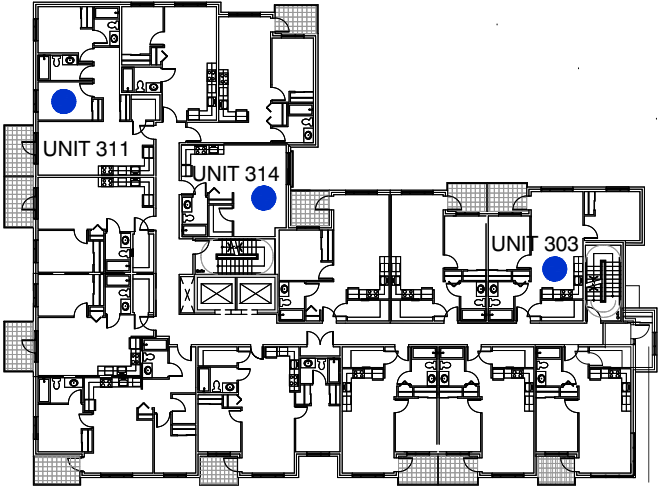
PROPOSED AFFORDABLE RENTAL UNITS



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

dys architecture

260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com

CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC

PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

LANDSCAPE RATIONALE
AFFORDABLE HOUSING
REZONING
REVISION

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DRAWN LM CHECKED DJ

SCALE NTS
DATE SEPT 24, 2021

A0.15

PLOT STAMP: 2021-Oct-15 @2:01pm - P:\A217378 - German Canadian Care Home\CAD\SD\A217378 Sustainability-Landscape.dwg - A0.14



CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC



PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

CONTEXT MAP

REZONING
REVISION

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PROJECT A217378

DRAWN

CHECKED

SCALE

1:500

DATE

SEPT 24, 2021



A1.01

CLIENT

**GERMAN CANADIAN
BENEVOLENT
SOCIETY OF BC**



PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

**LEVEL 1 PARKING
REZONING
REVISION**

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DRAWN LM CHECKED

SCALE 1:200
DATE SEPT 24, 2021



A2.01

VICTORIA DRIVE

SOUTHEAST MARINE DRIVE

CLIENT

**GERMAN CANADIAN
BENEVOLENT
SOCIETY OF BC**



PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

**LEVEL 2 FLOOR PLAN
REZONING
REVISION**

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PROJECT A217378

DRAWN LM CHECKED

SCALE 1:200
DATE SEPT 24, 2021



A2.02

VICTORIA DRIVE

SOUTHEAST MARINE DRIVE

CLIENT

**GERMAN CANADIAN
BENEVOLENT
SOCIETY OF BC**



PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

**LEVEL 3 FLOOR PLAN
REZONING
REVISION**

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PROJECT A217378

DRAWN LM CHECKED

SCALE 1:200
DATE SEPT 24, 2021



A2.03

VICTORIA DRIVE

SOUTHEAST MARINE DRIVE

CLIENT

**GERMAN CANADIAN
BENEVOLENT
SOCIETY OF BC**



**INDICATIVE FLOOR
PLAN FOR UPPER
LEVELS (4-6)**

PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

**LEVEL 4 FLOOR PLAN
REZONING
REVISION**

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PROJECT A217378

DRAWN LM

CHECKED

SCALE 1:200

DATE SEPT 24, 2021



A2.04



VICTORIA DRIVE

HARRISON DRIVE

EXISTING PROPERTY LINE
PROPOSED SETBACK

OUTLINE OF DROP OFF
CIRCLE ABOVE

OUTLINE OF
WALKWAY ABOVE

EXISTING ENGINEERING ROW

BURIED SANITARY LINE
450mm Ø

50 TOTAL
PARKING STALLS
EV CHARGING OUTLET
PROVIDED FOR EVERY 2
SPACES (50%)

FF: 31.0m

LINE OF OH DOOR

O/H DOOR

OUTLINE OF PROPOSED
DRIVE WAY

WALL TO BE
DEMOLISHED TO
ACCOMMODATE
NEW ENTRANCE

WALL TO BE
DEMOLISHED TO
ACCOMMODATE
NEW ENTRANCE

FD ACCESS 10375

IBR UP

S/C

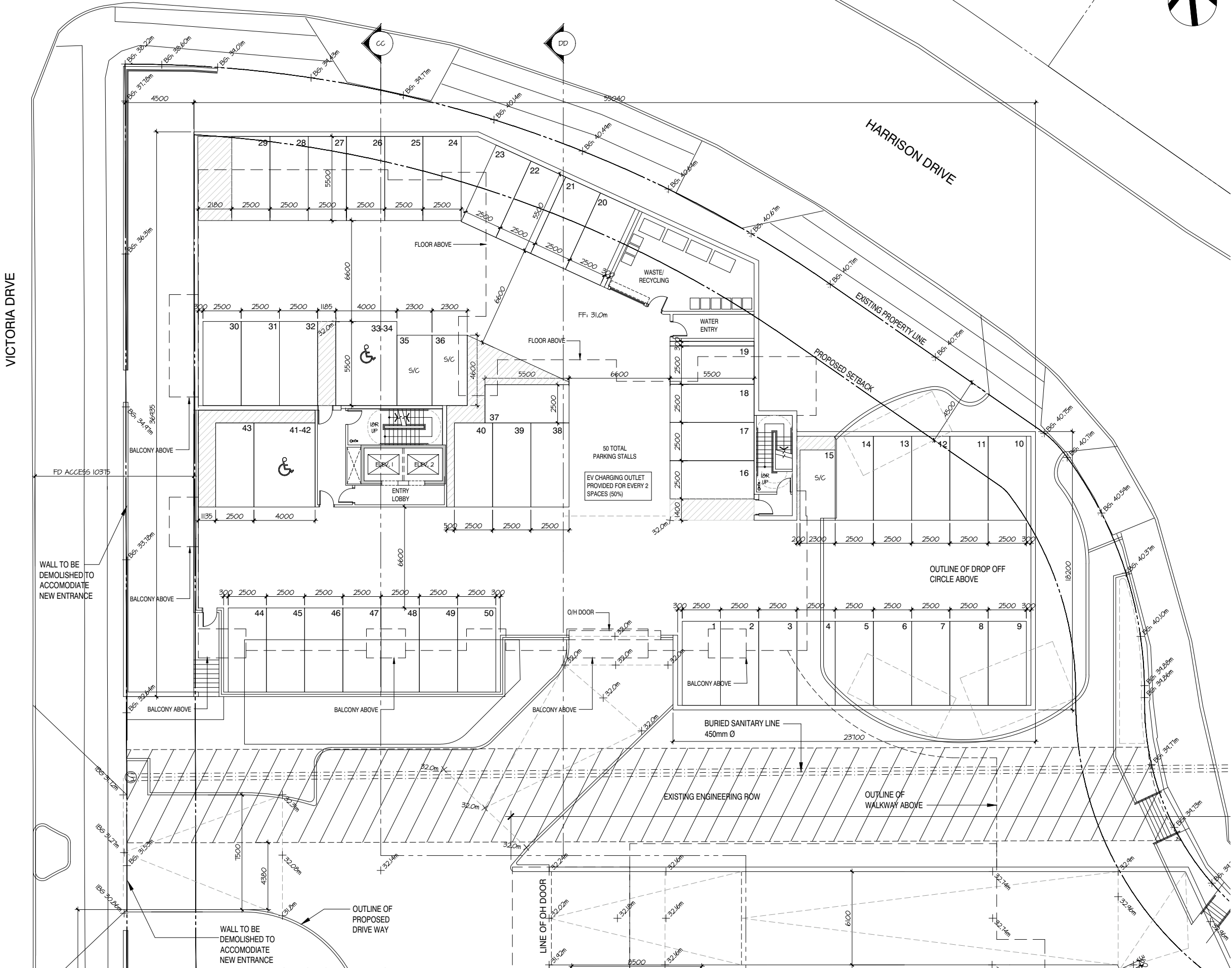
S/C

FLOOR ABOVE

FLOOR ABOVE

WASTE/
RECYCLING

WATER
ENTRY



CLIENT

**GERMAN CANADIAN
BENEVOLENT
SOCIETY OF BC**



VICTORIA DRIVE

HARRISON DRIVE

EXISTING PROPERTY LINE

PROPOSED SETBACK

EXISTING ENGINEERING ROW

PARKING BELOW

PROJECT

**GERMAN CANADIAN
RENTAL BUILDING**

2010 HARRISON DRIVE - VANCOUVER

**LEVEL 1 FLOOR PLAN
REZONING
REVISION**

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PROJECT A217378

DRAWN C.J.

CHECKED

SCALE 1:125

DATE SEPT 24, 2021



A2.09



VICTORIA DRIVE

HARRISON DRIVE

EXISTING PROPERTY LINE

PROPOSED SETBACK

LEVEL 03
OUTLINE
ABOVE

EXISTING ENGINEERING ROW



VICTORIA DRIVE

HARRISON DRIVE

EXISTING PROPERTY LINE

PROPOSED SETBACK

EXISTING ENGINEERING ROW



INDICATIVE FLOOR
PLAN FOR UPPER
LEVELS (4-6)

PROJECT

GERMAN CANADIAN
RENTAL BUILDING

2010 HARRISON DRIVE - VANCOUVER

LEVEL 4 FLOOR PLAN
REZONING
REVISION

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PROJECT A217378

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CHECKED

SCALE 1:125

DATE SEPT 24, 2021



A2.12

VICTORIA DRIVE

HARRISON DRIVE

EXISTING PROPERTY LINE

PROPOSED SETBACK

EXISTING ENGINEERING ROW

CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC



1 CARE HOME - NORTH ELEVATION
1:250



2 CARE HOME - EAST ELEVATION
1:250

MATERIAL/FINISH LEGEND

- | | | | | | | | | | |
|---|---|---|--|---|---|----|------------------------------|----|---|
| 1 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: LIGHT CREAM | 4 | PROFILED METAL CLADDING
COLOUR: GREY | 7 | DOUBLE GLAZED VINYL WINDOW WALL
COLOUR: GREY | 10 | METAL CANOPY | 13 | CORNICE - DARK GREY METAL
FULLY WRAPPED INSULATION |
| 2 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: LIGHT WOOD TONE (LONGBOARD) | 5 | VINYL DOUBLE GLAZED WINDOWS
COLOUR: BLACK | 8 | ACCENT COLOURED GLASS
COLOUR: RED | 11 | ALUMINIUM GUARDRAIL/HANDRAIL | | |
| 3 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: DARK WOOD TONE (LONGBOARD) | 6 | MASONRY CLADDING
COLOUR: GREY | 9 | ACCENT COLOURED GLASS
COLOUR: GREEN | 12 | METAL TRELLIS | | |

HEIGHT OF FINNISH CANADIAN HOUSING ABOVE HARRISON DRIVE
2230 HARRISON DRIVE (16.03 m / 52'-7")

HEIGHT OF FINNISH CANADIAN HOUSING
2230 HARRISON DRIVE

HARRISON DR

FINISH CANADIAN CARE HOME
2288 HARRISON DRIVE

FINISH CANADIAN RENTAL HOUSING
2230 HARRISON DRIVE

HOFN ICELANDIC HARBOUR
2020 HARRISON DRIVE

3 STREET SCAPE - PART 1
1:500

PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

ELEVATION - SHEET 1

REZONING
REVISION

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SCALE 1:250
DATE APRIL 30, 2021



A3.01

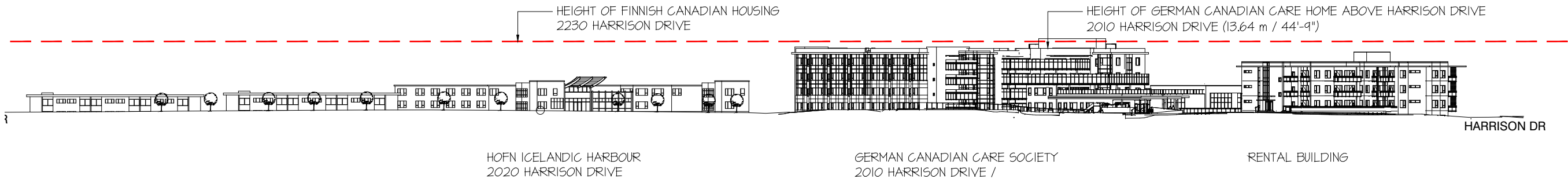
CLIENT

GERMAN-CANADIAN
BENEVOLENT
SOCIETY OF BC



MATERIAL/FINISH LEGEND

- | | | | | | | | | | |
|---|---|---|--|---|---|----|------------------------------|----|---|
| 1 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: LIGHT CREAM | 4 | PROFILED METAL CLADDING
COLOUR: GREY | 7 | DOUBLE GLAZED VINYL WINDOW WALL
COLOUR: GREY | 10 | METAL CANOPY | 13 | CORNICE - DARK GREY METAL
FULLY WRAPPED INSULATION |
| 2 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: LIGHT WOOD TONE (LONGBOARD) | 5 | VINYL DOUBLE GLAZED WINDOWS
COLOUR: BLACK | 8 | ACCENT COLOURED GLASS
COLOUR: RED | 11 | ALUMINIUM GUARDRAIL/HANDRAIL | | |
| 3 | PROFILED METAL CLADDING; MINI REVEAL
COLOUR: DARK WOOD TONE (LONGBOARD) | 6 | MASONRY CLADDING
COLOUR: GREY | 9 | ACCENT COLOURED GLASS
COLOUR: GREEN | 12 | METAL TRELLIS | | |



PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

ELEVATION - SHEET 1

REZONING
REVISION

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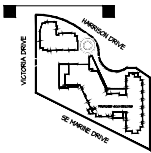
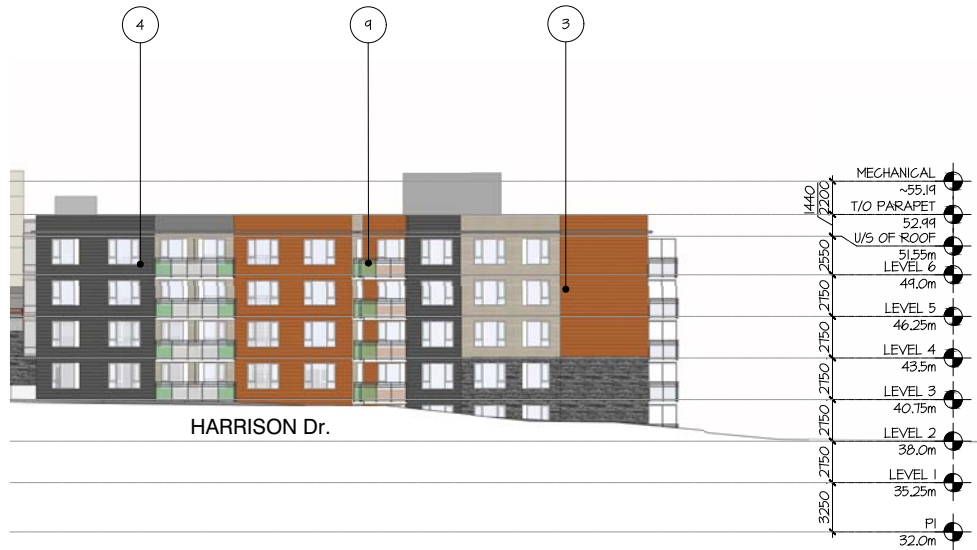
SCALE 1:250

DATE APRIL 30, 2021

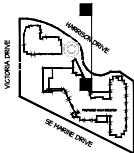


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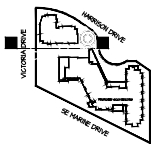
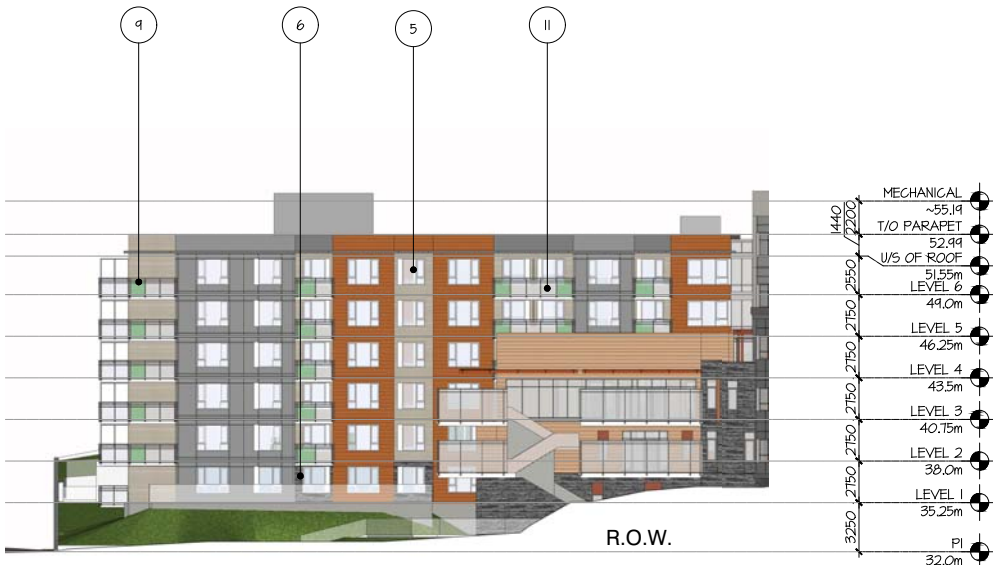
CLIENT



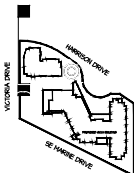
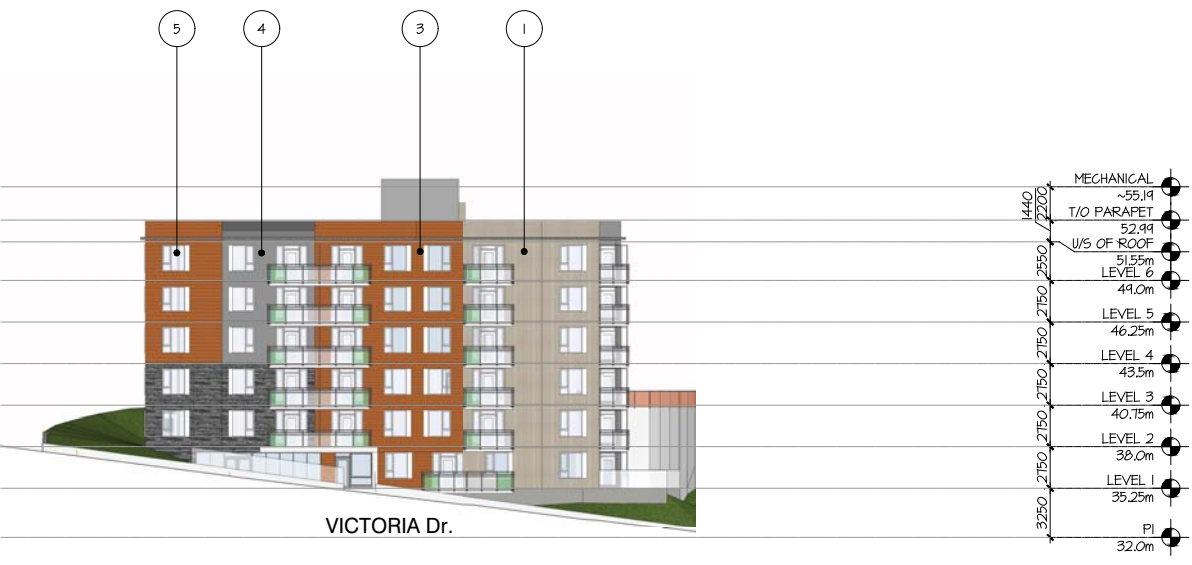
1 RENTAL BUILDING - NORTH ELEVATION
1:250



2 RENTAL BUILDING - EAST ELEVATION
1:250



3 RENTAL BUILDING - SOUTH ELEVATION
1:250



4 RENTAL BUILDING - WEST ELEVATION
1:250

MATERIAL/FINISH LEGEND

- 1 FIBER CEMENT CLADDING
COLOUR: LIGHT CREAM
- 2 PROFILED METAL CLADDING: MINI REVEAL
COLOUR: LIGHT WOOD TONE (LONGBOARD)
- 3 FIBER CEMENT CLADDING
COLOUR: RED CEDAR

- 4 FIBER CEMENT CLADDING
COLOUR: GREY CHARCOAL
- 5 VINYL DOUBLE GLAZED WINDOWS
COLOUR: BLACK
- 6 MASONRY CLADDING
COLOUR: GREY

- 7 DOUBLE GLAZED VINYL WINDOW WALL
COLOUR: GREY
- 8 ACCENT COLOURED GLASS
COLOUR: RED
- 9 ACCENT COLOURED GLASS
COLOUR: GREEN

- 10 METAL CANOPY
- 11 ALUMINIUM GUARDRAIL/HANDRAIL
- 12 METAL TRELLIS

- 13 CORNICE - DARK GREY METAL
FULLY WRAPPED INSULATION

PROJECT

GERMAN-CANADIAN
RENTAL BUILDING

2010 HARRISON DRIVE - VANCOUVER

ELEVATION - SHEET 2
& STREETSCAPE
REZONING
REVISION

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DATE SEPT 24, 2021



A3.03

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1 HARRISON DRIVE @ BUS LOOP



2 AERIAL VIEW HARRISON DRIVE



3 MAIN ENTRY / PORTE COCHERE



4 AERIAL VIEW BUS LOOP

PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

PERSPECTIVES- SHEET 1

**REZONING
REVISION**

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DATE SEPT 24, 2021



A3.04

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5 AERIAL VIEW SW MARINE DRIVE/VICTORIA



6 AERIAL VIEW SW MARINE DRIVE



7 VIEW VICTORIA/MARINE DRIVE



8 STREET VIEW MARINE DRIVE

PROJECT

GERMAN CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

PERSPECTIVES- SHEET 2

REZONING
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DATE APRIL 30, 2021



A3.05

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9 STREET VIEW BUS LOOP / HARRISON DRIVE



10 AERIAL VIEW SW MARINE DRIVE



11 AERIAL VIEW HARRISON/VICTORIA



12 AERIAL VIEW VICTORIA

PROJECT

**GERMAN CANADIAN
CARE HOME**

2010 HARRISON DRIVE - VANCOUVER

PERSPECTIVES- SHEET 3

**REZONING
REVISION**

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DATE APRIL 30, 2021



A3.06

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1

MARCH 10AM

1:1000



2

MARCH 12PM

1:1000



3

MARCH 2PM

1:1000



4

SEPTEMBER 10AM

1:1000



5

SEPTEMBER 12PM

1:1000



6

SEPTEMBER 2PM

1:1000

PROJECT

GERMAN-CANADIAN
CARE HOME

2010 HARRISON DRIVE - VANCOUVER

SHADOW STUDY
MARCH + SEPTEMBER
REZONING
REVISION

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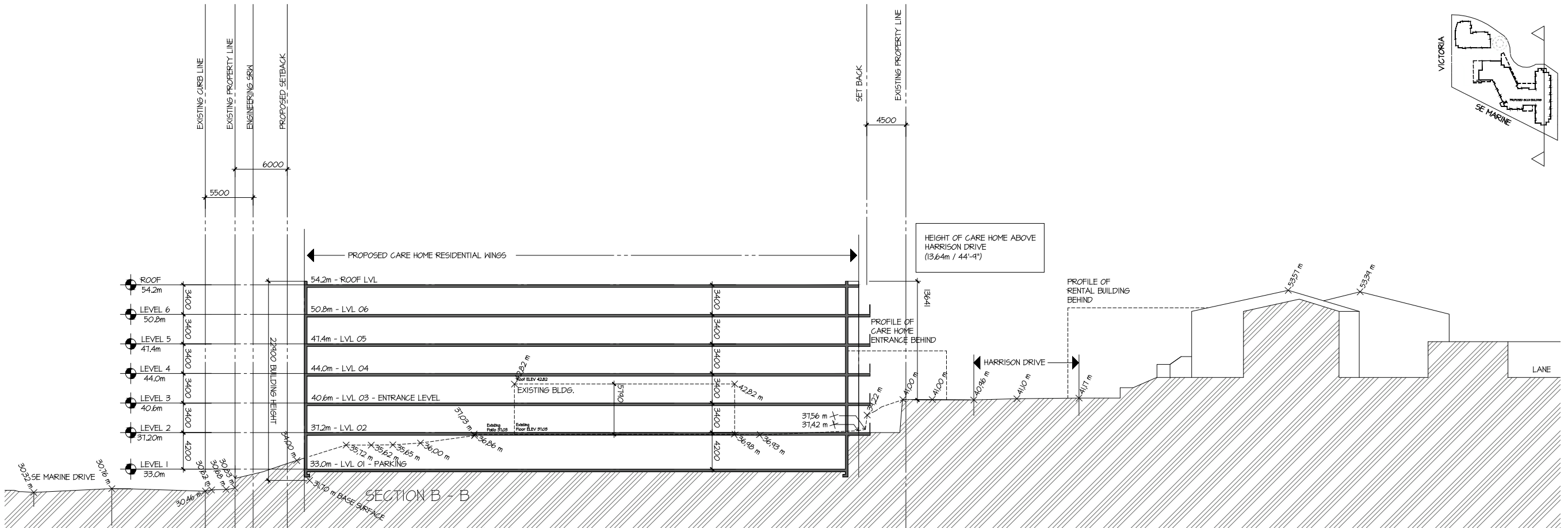
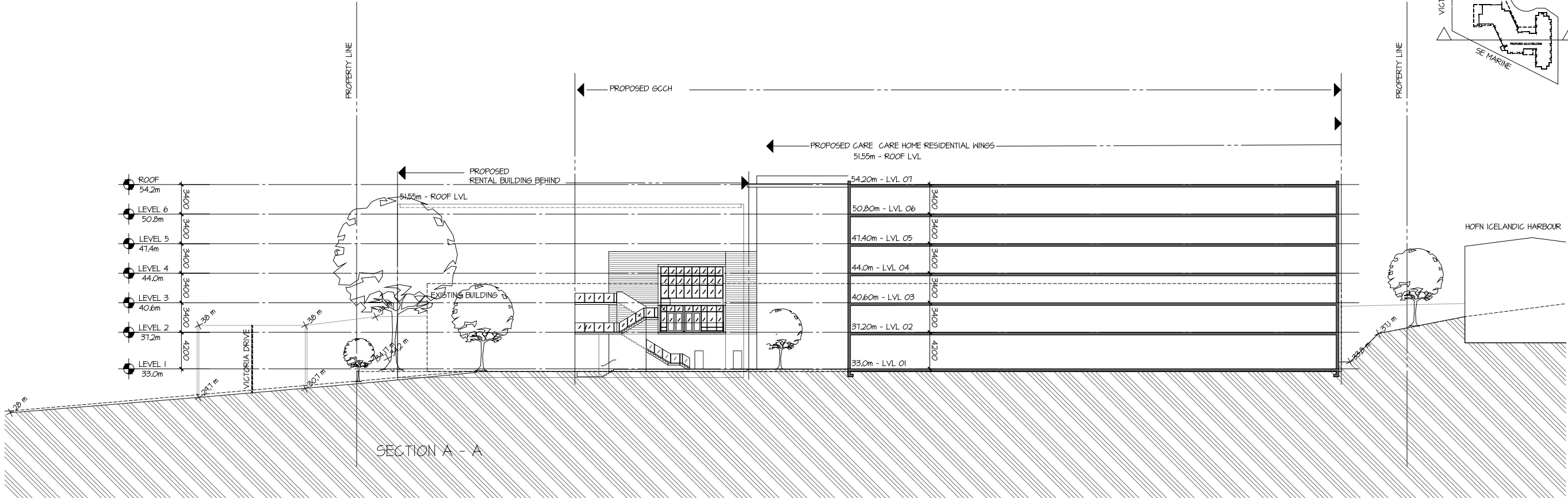
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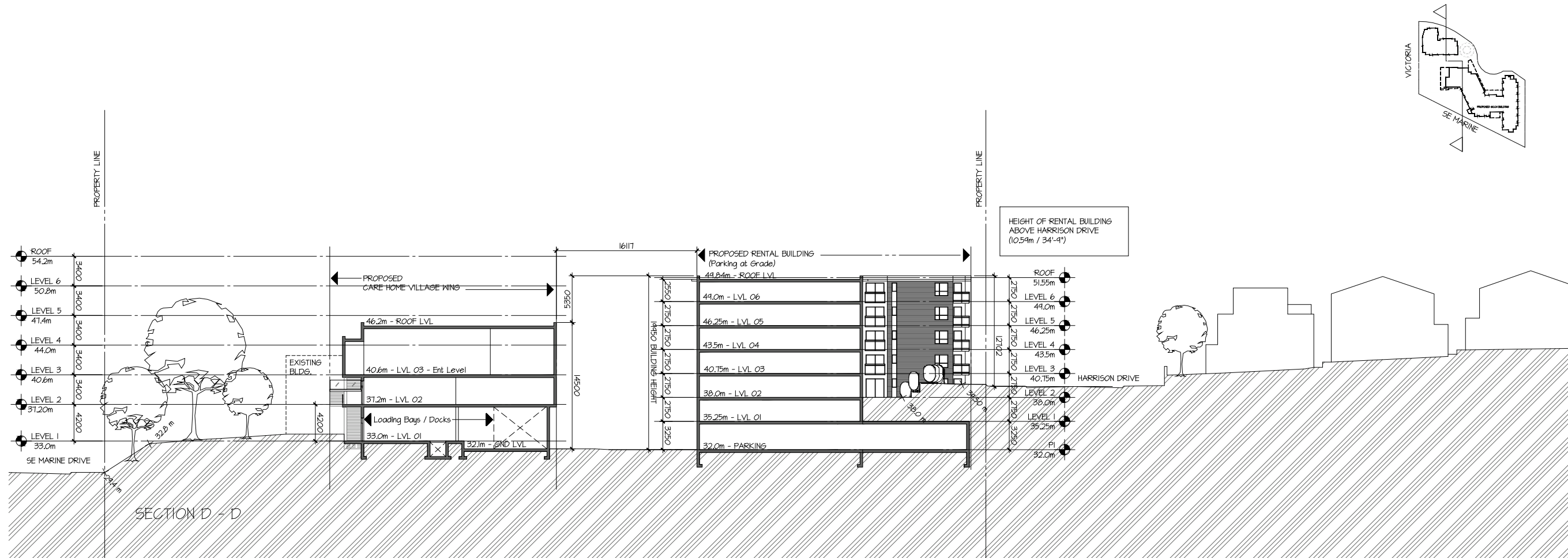
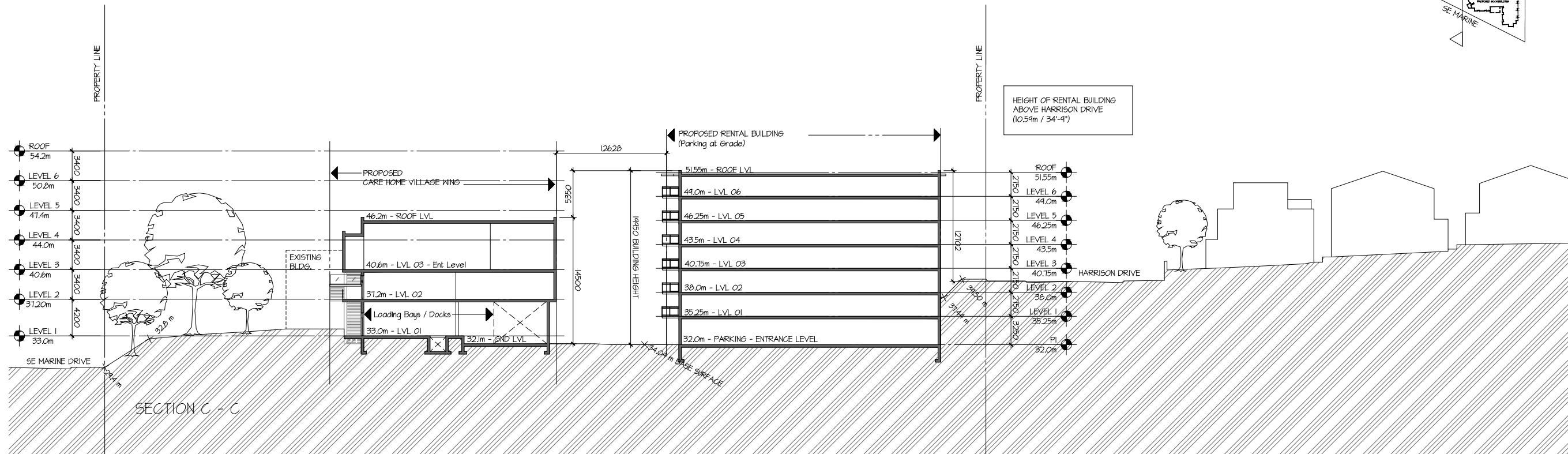
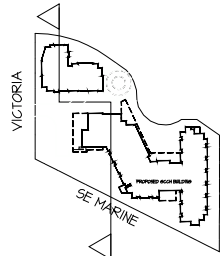
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DATE SEPT 24, 2021







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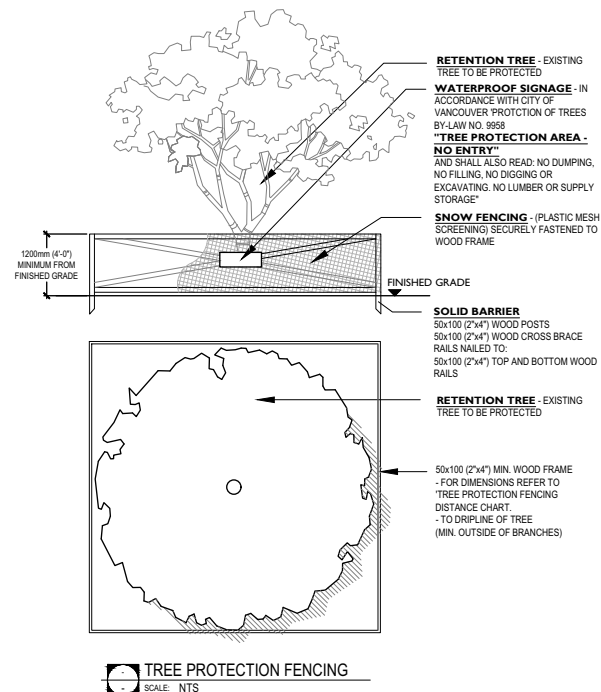
SCALE
DATE APR 30, 2021

A4.02

BOTANICAL NAME	COMMON NAME	SPACING	SIZE & COMMENTS
TREES:			
BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH		MULTI-STEM, 3.5M HT
SHRUBS:			
CORNUS SERICIA	REDTWIG DOGWOOD		.75M O.C., #3 POTS
SALIX PURPUREA 'NANA'	DWARF PURPLE WILLOW		.75M O.C., #3 POTS
CORNUS 'KELSEY'	DWARF REDTWIG DOGWOOD		.75M O.C., #3 POTS
SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIRAEA		.75M O.C., #3 POTS
GROUNDCOVER, PERENNIALS, GRASSES			
PANICUM V. 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	.75 M O.C.	#2 POTS
IRIS SIBERICA	SIBERIAN IRIS	.75M O.C.	#2 POTS
ATHYRIUM FILIX-FEMINA	LADYFERN	.75M O.C.	#1 POTS
PERENNIALS	PERENNIALS	.6M O.C.	15CM POTS



CLIENT:



Schedule A

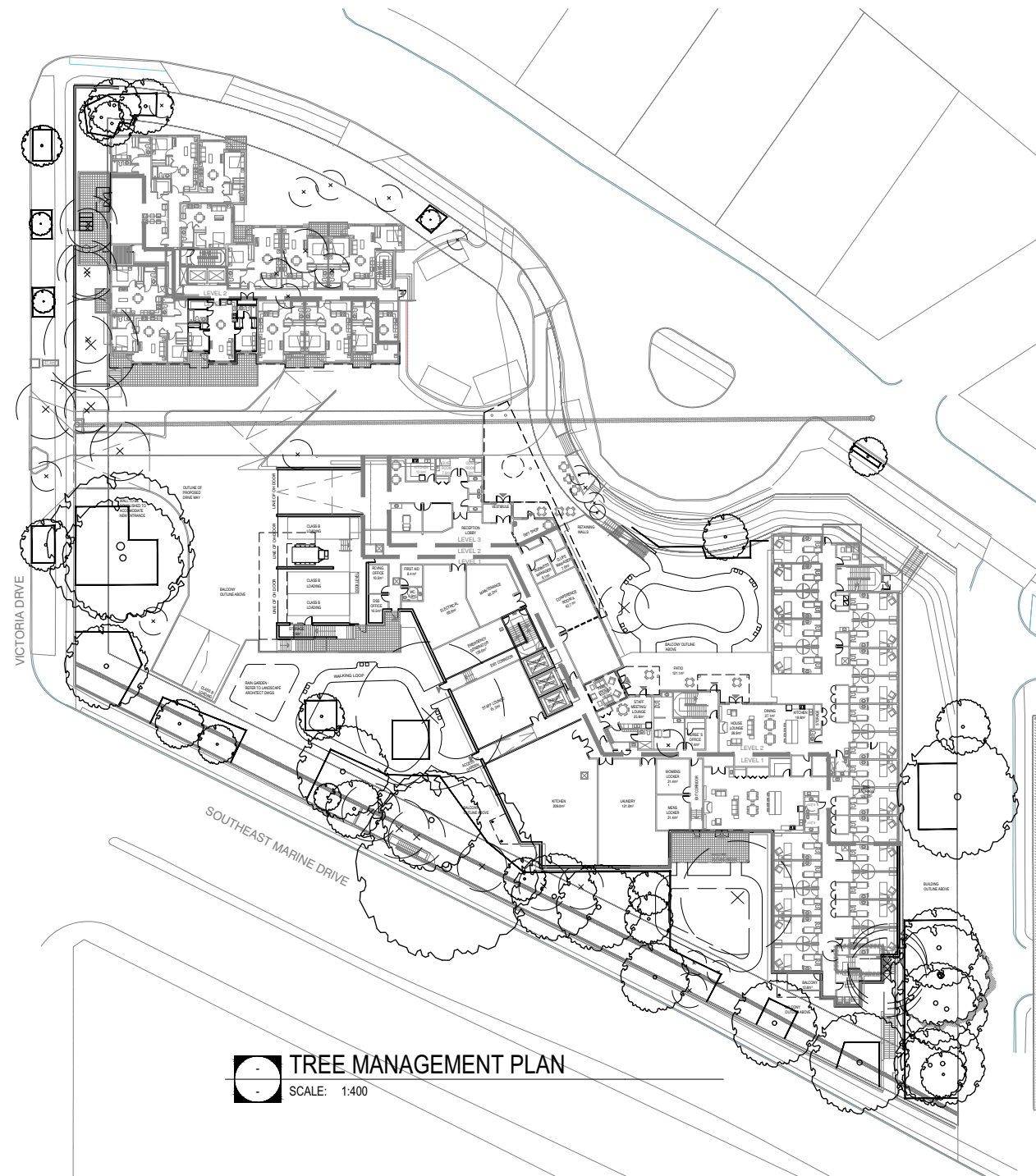
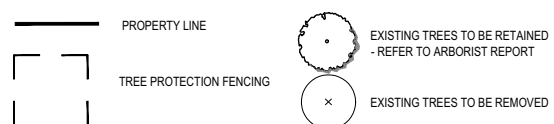
Protection Barrier Distance from Tree Section 1.2

MINIMUM PROTECTION REQUIRED AROUND TREE	
TRUNK DIAMETER	
Trunk diameter	Distance from trunk
20 cm	1.2 m
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
90	5.0
100	6.0

NOTES

1. ALL CONSTRUCTION WORK CLOSE TO EXISTING TREES TO BE RETAINED SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN CONSULTATION WITH THE PARK BOARD ARBORIST. SUCH WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ANY EXCAVATION NEAR OR WITHIN THE TREE PROTECTION ZONES, ALL MODIFICATIONS TO SITE GRADING NEAR THE TREE PROTECTION AREAS, ALL ROOT PRUNING, ANY REQUIRED BRANCH PRUNING, AND ANY OTHERWISE NECESSARY ENCROACHMENT INTO THE TREE PROTECTION AREAS.
2. STREET TREE PROTECTION TO BE CONSTRUCTED AS PER CITY OF VANCOUVER BYLAW PROTECTION OF TREES SECTION 7 AND SCHEDULE A.
3. ALL TREE RETENTION, PROTECTION AND REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF VANCOUVER PROTECTION OF TREES BY-LAW NO. 9958.
4. AS PER C.O.V. BYLAW 9958, TREE PROTECTION BARRIERS MUST BE A MINIMUM HEIGHT OF 1.2m MEASURED FROM THE GROUND AND MUST MEET THE DISTANCE REQUIREMENT TO CALIPER AS SET OUT IN CITY BYLAW 9958 SCHEDULE A.
5. TREE PROTECTION BARRIERS IN STREET BOULEVARDS ADJACENT TO THE SITE SHALL BE INSTALLED 0.6m MIN. FROM BACK OF CURB AND 0.3m MIN. FROM EDGE OF ANY SIDEWALK LOCATED WITHIN A GRASS BOULEVARD.
6. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
7. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL AND / OR RELOCATION.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD

LEGEND



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ISSUANCE:

[illegible]

STAMP:

PROJECT NAME:

GERMAN CANADIAN
CARE HOME

DRAWING TITLE:

TREE MANAGEMENT PLAN

PFS PROJECT NUMBER:
17087

DATE:
2021.06.14

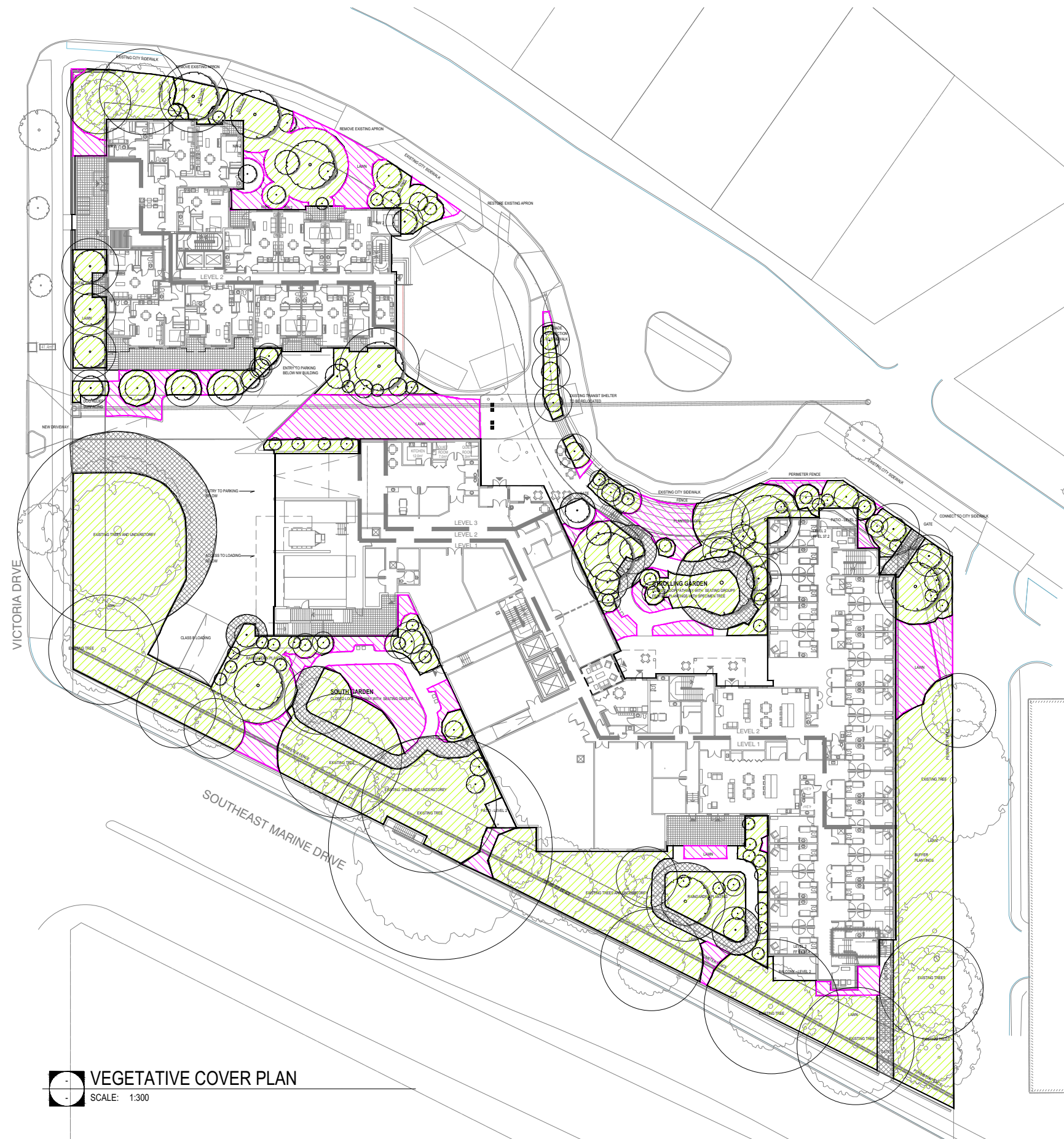
DRAWN BY:
JB

CHECKED BY:
PFS

SCALE:
1:400

DWG. NO.:

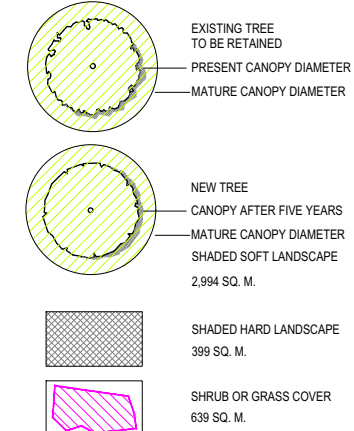
OF: 4



VEGETATIVE COVER

TOTAL SITE AREA = 9,779 SQ.M.
TREE COVER OVER SOFT LANDSCAPE = 2,994 SQ.M.
TREE COVER OVER HARD LANDSCAPE = 399 SQ.M.
TOTAL TREE COVER AT MATURITY = 3,393 SQ.M.
OTHER SOFT LANDSCAPE COVER = 663 SQ.M.
TOTAL SOFT LANDSCAPE COVER = 4,056 SQ.M.
TREE COVER % = 34%
TOTAL SOFT LANDSCAPE COVER % = 41%

LEGEND



SOIL VOLUME
111 NEW TREE PLANTING @ 1 CU.M. PER TREE = 103 CU.M.
1,454 SQ.M. NEW SHRUB AREA X .45M DEPTH = 654 CU.M.
2,264 SQ.M. NEW & TOPDRESSED LAWN AREAS X 0.1M DEPTH =226 CU.M.
TOTAL NEW SOIL VOLUME = 983 CU.M.

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177 West 3rd Avenue
Vancouver BC V6B 1Y7
604.736.5000
pfs@pfs.com
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PROJECT NAME:
GERMAN CANADIAN
CARE HOME

DRAWING TITLE:
VEGETATIVE COVER

PFS PROJECT NUMBER:	DATE:
17087	2021.06.14

DRAWN BY: JB
CHECKED BY: PFS

SCALE:
1:300

DWG. NO.:

L1.04

OF: 4