



YAMAMOTO ARCHITECTURE

3205 ARBUTUS STREET

MIXED-USE RENTAL APARTMENT

VIRTUAL OPEN HOUSE

APRIL 25, 2022

COMMUNITY CONTEXT






Our proposal is located on the west side of Arbutus Street in the Arbutus Ridge neighbourhood, encompassing approximately 16,776 sq. ft. (1559 sq. m.) bounded on the east by Arbutus Street and on the north by West 16th Avenue. The site is extremely well served by public transit, with bus routes along both the Arbutus Street and West 16th Avenue frontages. The future Broadway line Arbutus station will provide additional transit options close to the site. The site is also adjacent to the Arbutus Greenway which will provide easy access to the Vancouver Cycling Route network. In the immediate context, the site is in close proximity to several parks, community amenities and shopping districts.

NEIGHBOURHOOD DEMOGRAPHICS

In Arbutus-Ridge neighbourhood, 37% of households are rented, compared to 53% of households across the City of Vancouver. Arbutus-Ridge has a lower portion of subsidized housing compared to the city overall. Among owned households in Arbutus-Ridge, 44% have a mortgage, a smaller proportion than the city.

The median household income for Arbutus-Ridge is \$71,000 and there has been a consistent growth in households with children, the average household size in Arbutus-Ridge increased in the 1990s and 2000s. As of 2016, the average household has 2.5 people living in it.¹



-  BUS STOP
-  SUBJECT PROPERTY
-  MOBI STATION ZONE
-  FTN BUS ROUTES
-  BIKE ROUTE



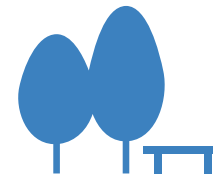
1. Arbutus-Ridge Social Indicators Profile, City of Vancouver, 2020

PROJECT BENEFITS



NEW RENTAL HOUSING

Our proposal has a total of 54 secured market rental units. 12 studios, 23 one-bedroom, 19 units are for families: 17 two-bedroom and 2 three-bedrooms units which are located on levels 2-4.



NEW AMENITY SPACE FOR RESIDENTS

Indoor and outdoor amenity space is provided by urbane rooftop amenity spaces where residents can enjoy the views of the North Shore mountains and relax, play, cook and socialize.



NEW RETAIL SPACE

Proposed ground-floor commercial spaces will help bring more retail options to the neighbourhood and reduce the need for vehicle travel which contributes to a more active and lively public realm.



PROXIMITY TO TRANSIT

The site is extremely well served by public transit, with bus routes along both the Arbutus Street and West 16th Avenue frontages. The future Broadway line Arbutus station will provide additional transit options close to the site. The site is also adjacent to the Arbutus Greenway which will provide easy access to the Vancouver Cycling Route network.



PUBLIC REALM

Abundant landscaping and thoughtful design of indoor and outdoor commercial and residential spaces on the ground floor will significantly improve street front activation.

OUR PROPOSAL

We are applying for rezoning for a 100% market rental building with ground-floor commercial.



PROPOSED USE

MIXED - USE : RESIDENTIAL AND COMMERCIAL

FSR

2.50

PROPOSED HEIGHT

4 STOREYS

COMMERCIAL SPACE

4,274 SQ. FT.

TOTAL NUMBER OF HOMES

54 UNITS OF SECURED MARKET RENTAL

- 12 STUDIO UNITS
- 23 ONE BEDROOM UNITS
- 17 TWO BEDROOM UNITS
- 2 THREE BEDROOM UNITS

PARKING

- 44 RESIDENTIAL SPACES
- 8 NON-RESIDENTIAL SPACES
- 91 BICYCLE PARKING SPACES

MEET THE DEVELOPER



The Victoria



The Fraser



The Columbia



Kits Walk



The Riley



STRAND

Founded in 1976, Strand is a Vancouver-based real estate company whose foundations are built on building long term connections to the communities they are a part of.

Strand is committed to creating much-needed rental homes throughout Vancouver and currently has a portfolio of over 1,600 rental homes completed or in various stages of development.

MEET THE PROJECT TEAM

YAMAMOTO ARCHITECTURE

YAMAMOTO ARCHITECTURE was founded in 1991 by Tomizo Yamamoto and has practiced extensively throughout the lower mainland for over twenty-five years. Yamamoto Architecture is recognized for its multi-family residential work and specialization in wood frame construction. In addition to multi-family residential work, Yamamoto Architecture has experience in a wide range of projects including commercial, mixed use, and single family residential.

Yamamoto Architecture works closely with clients to realize buildings that are well-built, efficient, and aesthetically distinctive.



Established in 2019, JUDY STOYKO LANDSCAPE ARCHITECTURE (JSLA) is a small practice of talented designers and landscape architects who are passionate about quality design and creating exceptional outdoor spaces. Judy Stoyko has been working in British Columbia since 1995. As a member of several local Landscape Architecture offices throughout her career, she has had the opportunity to work on both local and international projects, including numerous award-winning designs.












BINNIE has delivered quality civil engineering, surveying and project management services, including transportation engineering, to the public and private sector throughout Western Canada since 1965. They focus on building strong relationships that build and connect communities.



EDGE Consultants' experience in building engineering services and design provides expert advice empowering clients to make informed decisions. They use detailed software models to optimize building energy and carbon emissions performance balancing capital and operational costs with sustainability goals. They model the big picture for multifamily housing, institutional facilities, and commercial developments.

NEIGHBOURHOOD CONTEXT



- 1 SUBJECT SITE
- 2 CITY MARKET
- 3 YORK HOUSE LITTLE SCHOOL
- 4 CANADIAN MEMORIAL UNITED CHURCH
- 5 GRANVILLE CHILDREN'S PARK
- 6 CONNAUGHT PARK
-  BUS STOP
-  SKYTRAIN STATION
-  SUBJECT PROPERTY
-  500M WALKING CIRCLE
-  MOBI STATION ZONE
-  RAPID BUS ROUTE
-  FTN BUS ROUTES
-  BIKE ROUTE
-  PARKS / GREEN SPACES

ZONING



- CD-1 (PROPOSED)
- RS-1
- C-2
- C-1
- RT-8
- FHSCA
- RS-5
- RS-7

NEIGHBOURHOOD BUILDINGS



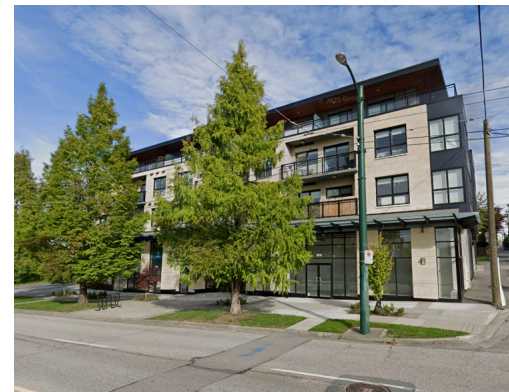
1 | 4255 ARBUTUS ST

- SIX STOREY STREET WALL WITH RECESSED 7TH AND 8TH LEVEL
- EXTERIOR BALCONIES ON STREET WALL



2 | 3113 ARBUTUS ST

- FOUR STOREY STREET WALL
- RECESSED BALCONIES



3 | 3018 ARBUTUS ST

- THREE STOREY STREET WALL WITH RECESSED 4TH FLOOR
- RECESSED BALCONIES



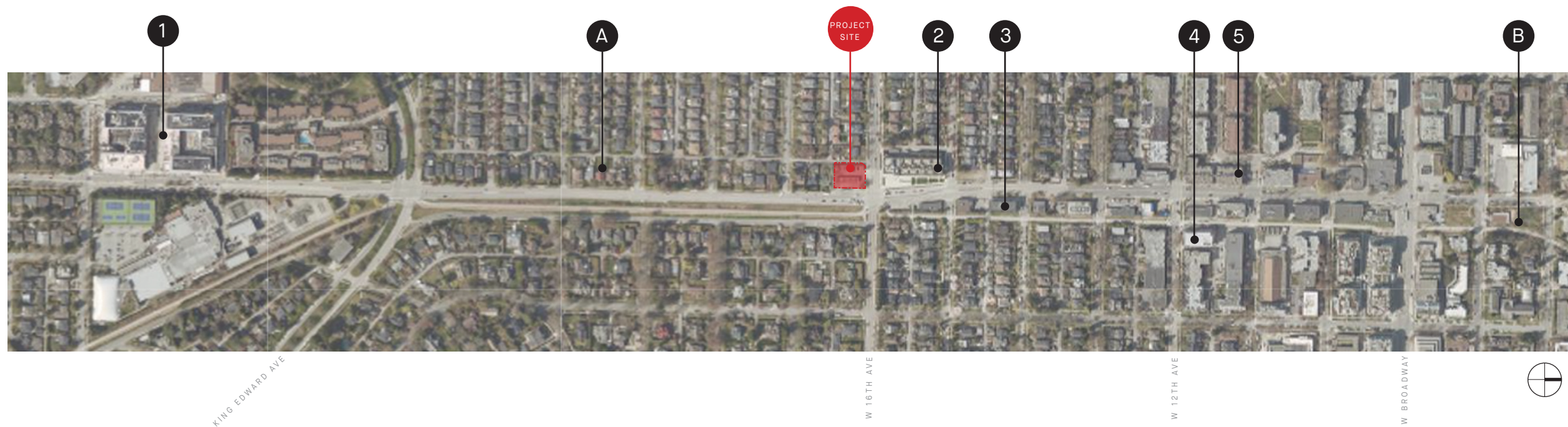
4 | 2075 WEST 12TH AVENUE

- SIX STOREY STREET WALL CORNER BUILDING WITH PARTLY RECESSED 6TH FLOOR
- EXTERIOR BALCONIES



5 | 2729 ARBUTUS ST

- THREE STOREY STREET WALL WITH RECESSED 4TH FLOOR
- NO EXTERIOR BALCONIES ON STREET WALL



NEIGHBOURHOOD BUILDINGS (PROPOSED)



A | 3609 - 3687 ARBUTUS STREET

- BHA ARCHITECTURE INC.
- FOUR STOREY STREET WALL WITH RECESSED FIFTH AND SIXTH STOREYS
- REZONING APPROVED



B | 2086-2098 W 7TH AVE AND 2091 W 8TH AVE

- HUMAN STUDIO | ARCHITECTURE & URBAN DESIGN WITH NOMODIC MODULAR BUILDERS
- ELEVEN - TWELVE STOREY STREET WALL DESIGN
- REZONING APPLICATION PROPOSED

SITE PHOTOS



1 | ALONG ARBUTUS ST TOWARDS NORTH



2 | ALONG W 16TH AVE TOWARDS EAST



3 | ARBUTUS ST AND W 16TH AVE INTERSECTION TOWARDS WEST



4 | ALONG W 16TH AVE TOWARDS WEST



5 | W 16TH AVE TOWARDS SUBJECT SITE (SOUTHEAST)



6 | ARBUTUS ST AND W 16TH AVE INTERSECTION TOWARDS GREENWAY



7 | BACK LANEWAY - BEHIND THE SUBJECT SITE TOWARDS SOUTHEAST

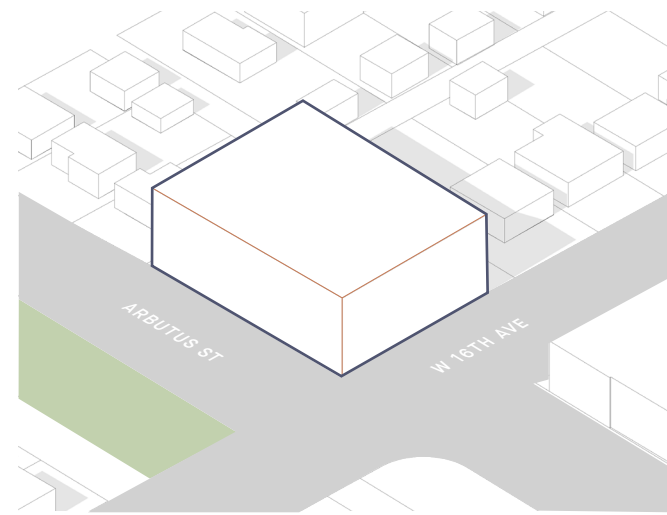


8 | ALONG BACK LANEWAY TOWARDS NORTH

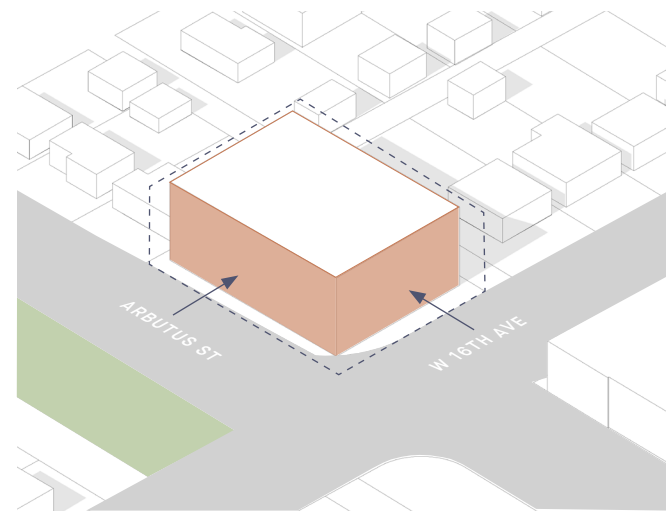


KEY PLAN ①

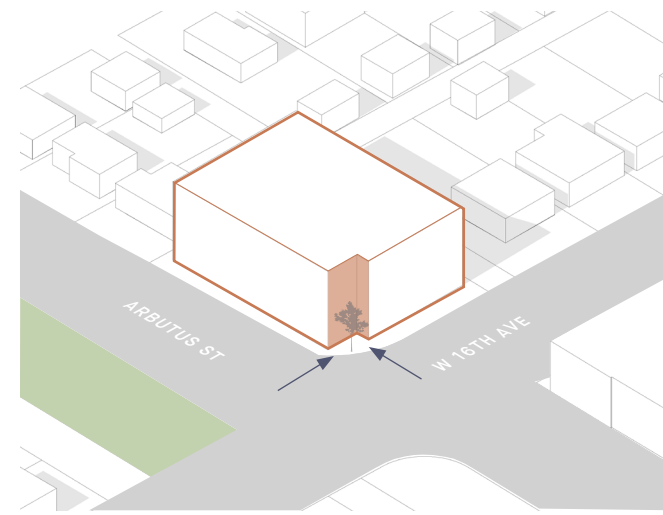
CONCEPT MASSING - NE



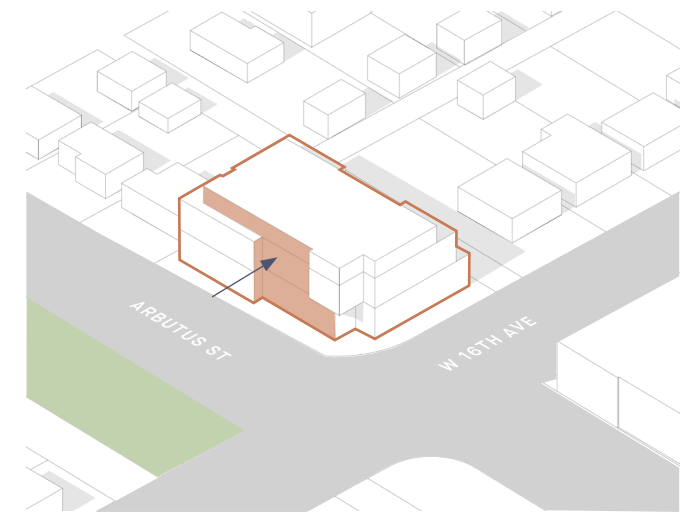
BASIC 4 STOREY VOLUME



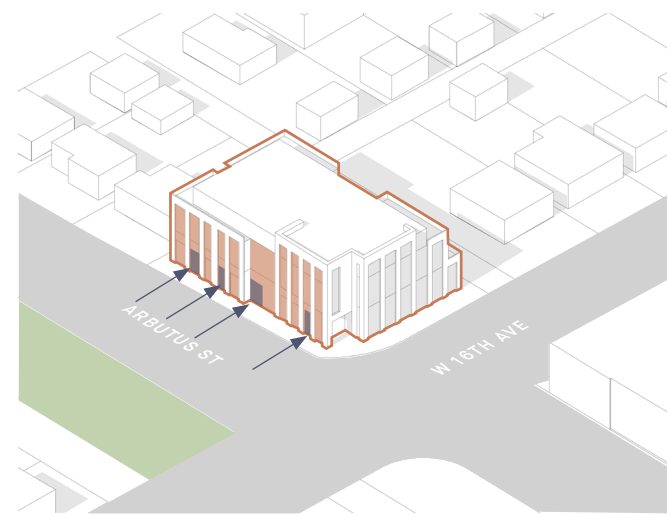
PUSHED IN TO ACCOMMODATE DEDICATION
ALONG ARBUTUS ST AND W 16TH AVE
SETBACK



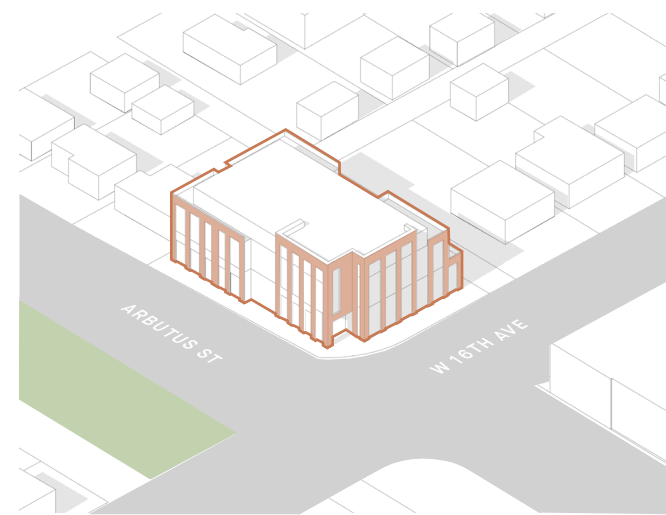
CORNER RECESSED TO RETAIN
EXISTING TREE



RECESSED UPPER FLOOR AND MID-
BUILDING BAY TO REMOVE STREETWALL
AND BREAK UP FACADE



RECESSES FOR COMMERCIAL ENTRIES



BRICK PLANE WRAPPED AROUND THE VOLUME



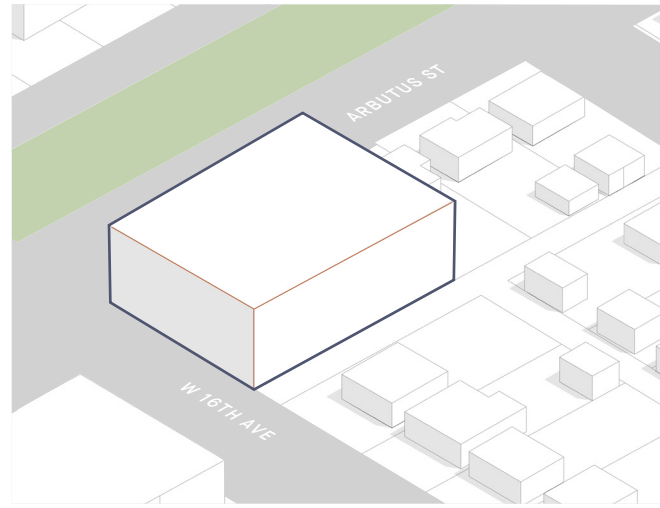
COMMERCIAL AND RESIDENTIAL CANOPIES AND
CANTILEVERED BALCONIES



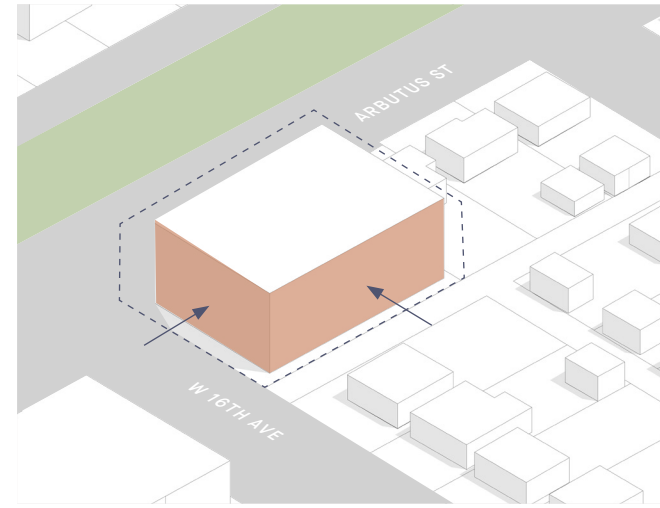
ROOFTOP AMENITY SETBACK FROM
STREET WALLS



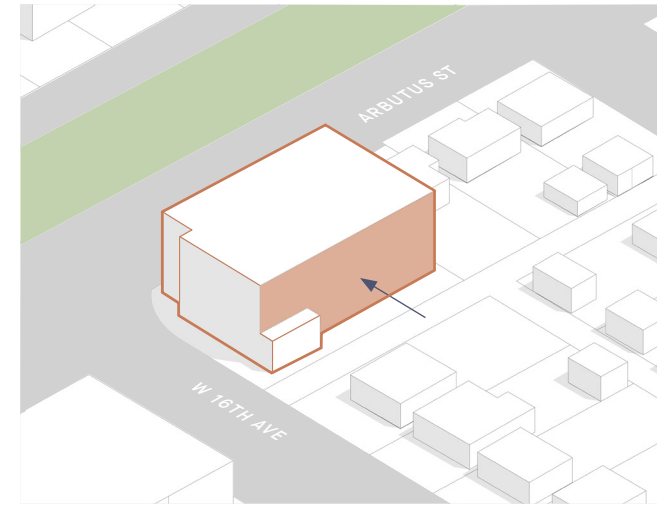
CONCEPT MASSING - NW



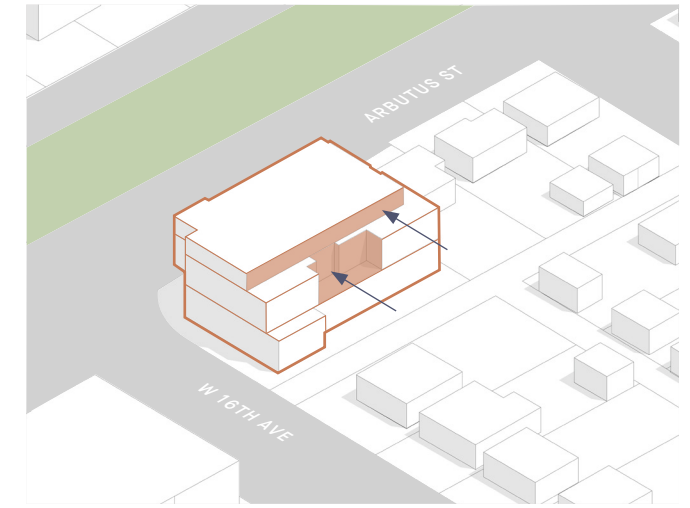
BASIC 4 STOREY VOLUME



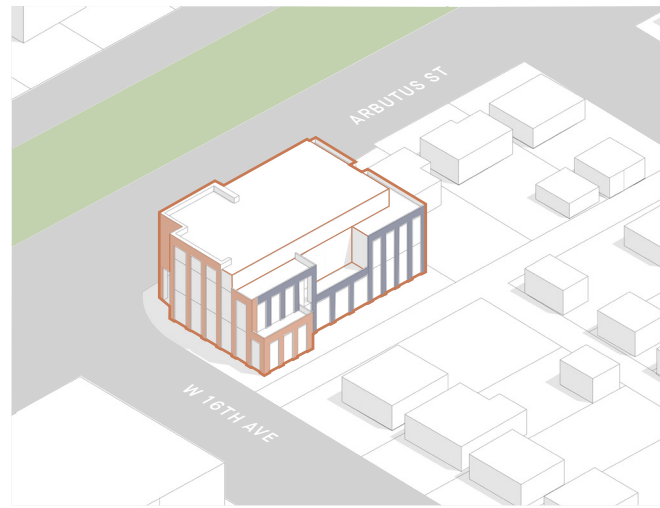
SETBACK ALONG THE LANE AND W 16TH AVENUE



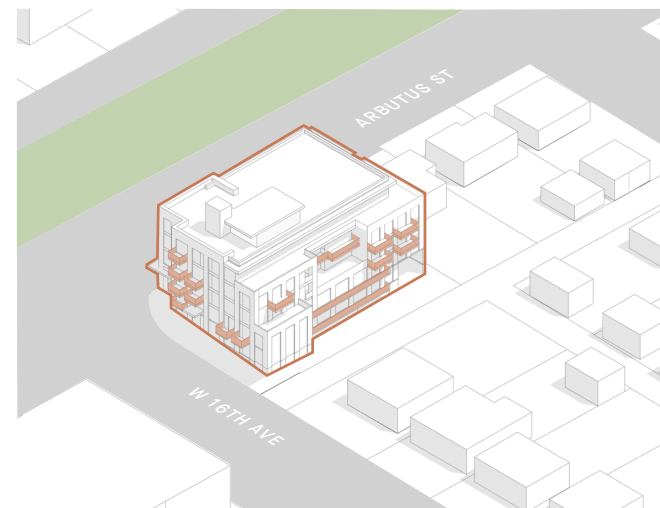
LANE SIDE PUSHED IN



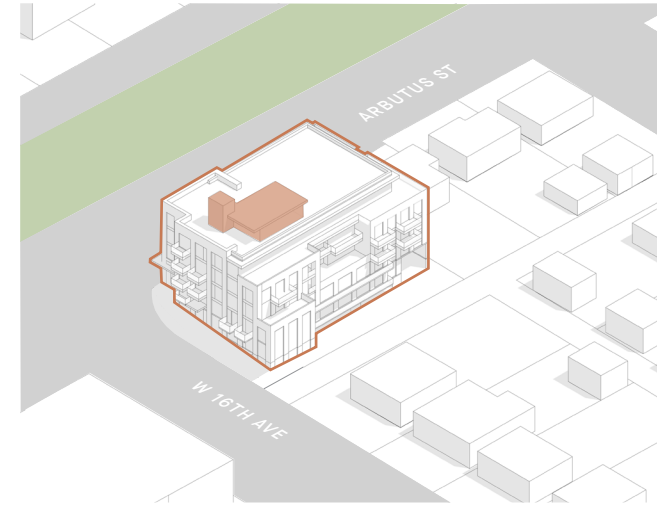
RECESSED UPPER AND MIDDLE FLOORS



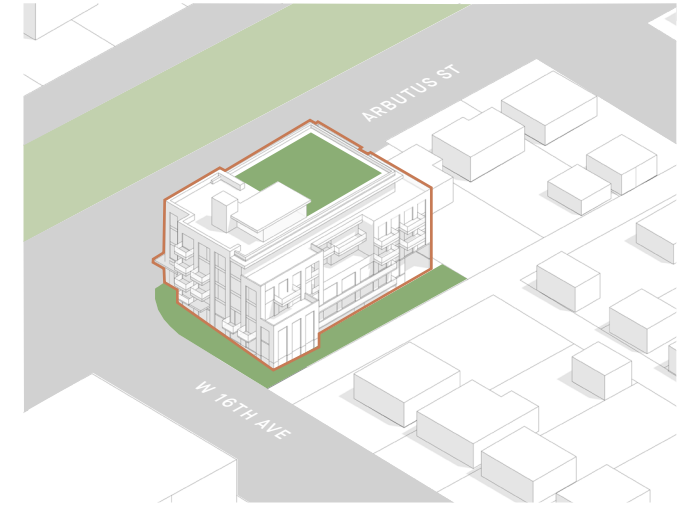
BRICK AND PIER EXPRESSION



CANTILEVERED RESIDENTIAL BALCONIES



ROOFTOP AMENITY



LANDSCAPE AND OUTDOOR AMENITY

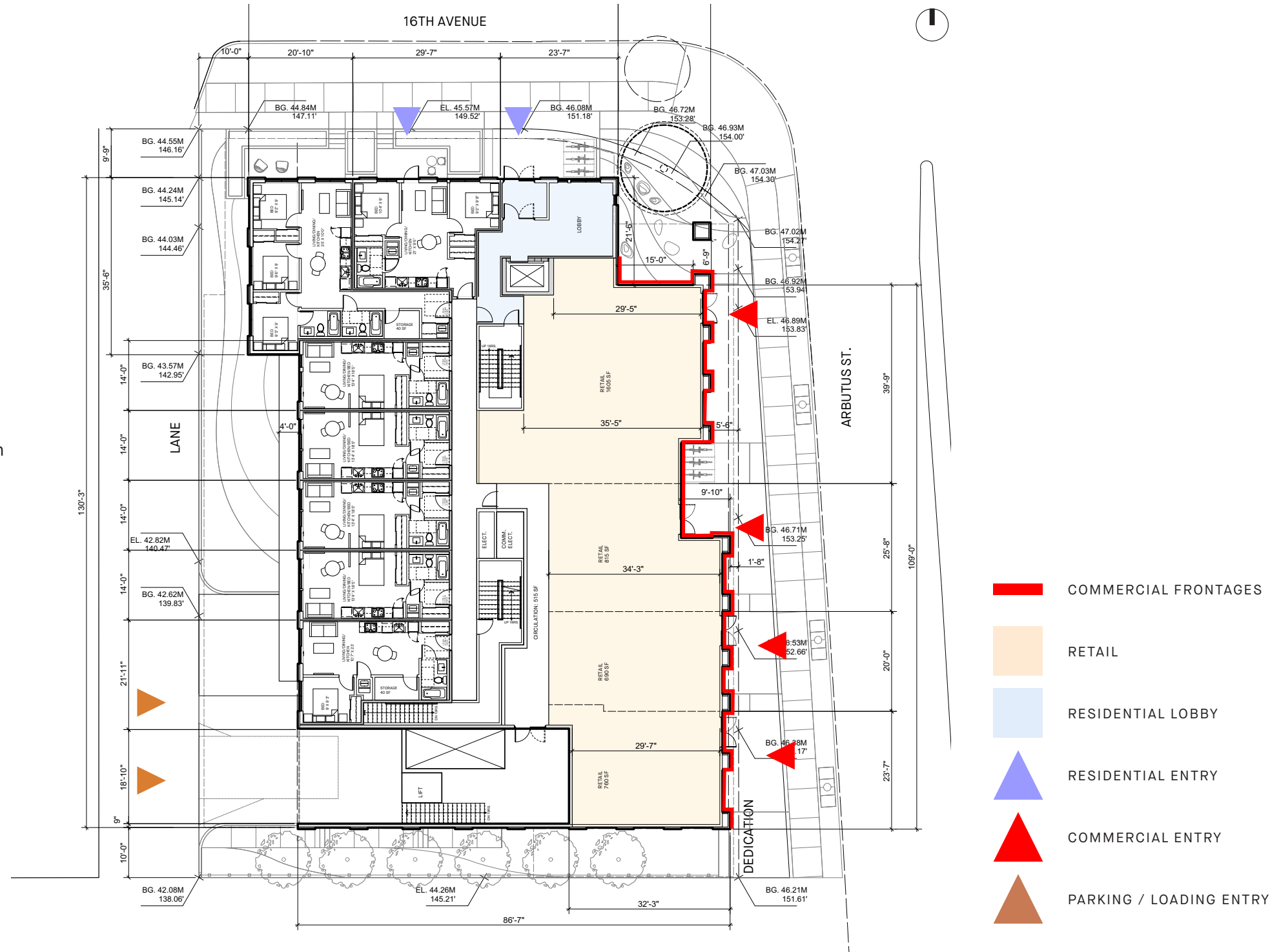


SITE ORGANIZATION PLAN

The proposal includes small, community-oriented retail stores fronting Arbutus Street. The eastern face of the building is set back to ensure ample sidewalk width and opportunities for retail activities to spill outside. A mature tree is preserved on the northeastern corner of the site, providing public outdoor space and a small plaza outside of the northeastern retail unit.

The residential lobby is located off 16th Avenue, and residential units are proposed at grade along 16th Avenue to reflect a smaller scale and to transition towards the single family homes to the west.

Loading and parkade access are provided at the southwestern corner of the site, which is the lowest corner of the property. The southern side of the loading bay, and the entire south building face, is set back 10' to allow for a robust landscaping buffer between the proposed development and the existing single family home to the south.



SHADOW STUDY



SHADOW STUDY

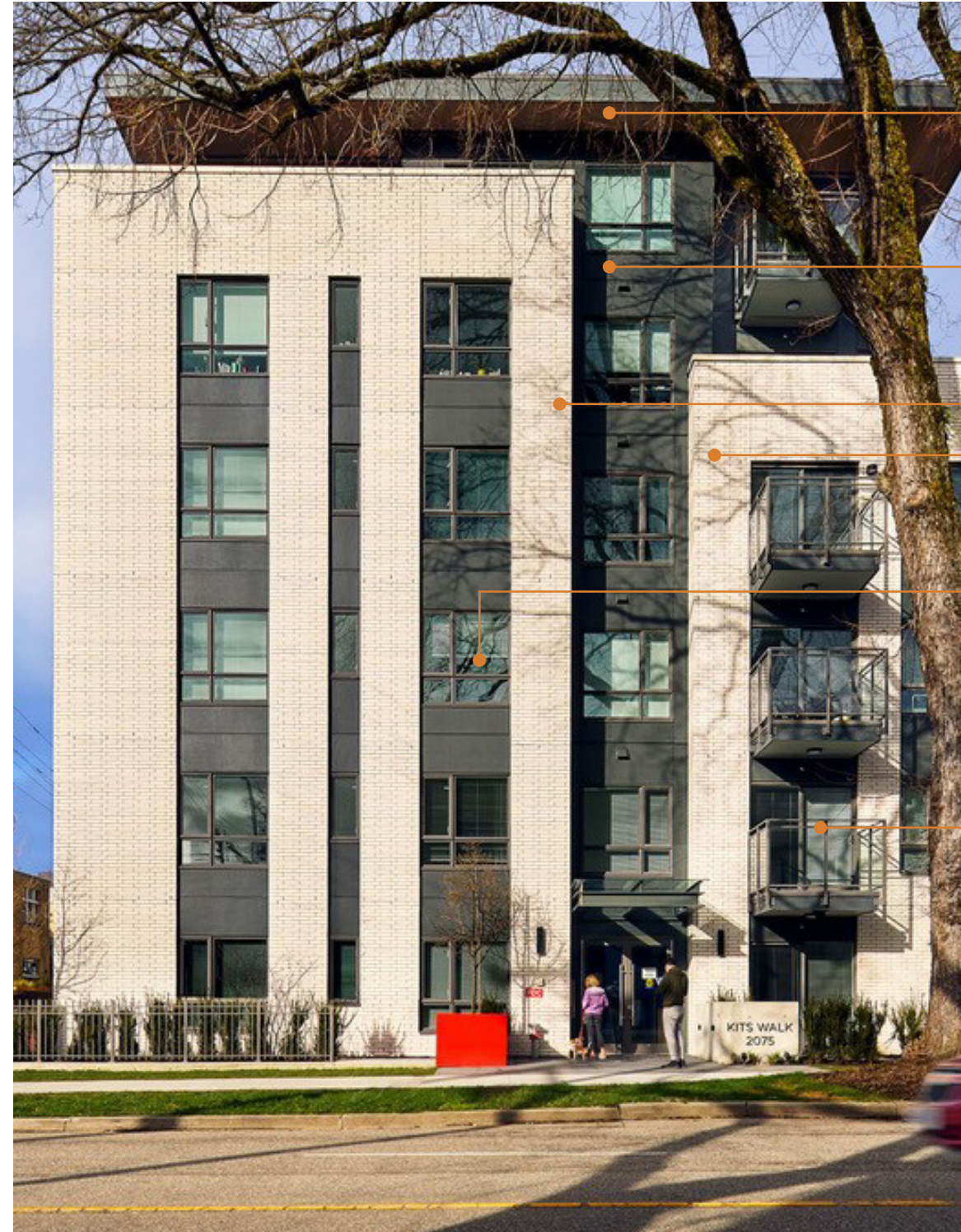


MATERIAL PALETTE + PRECEDENT

KITS WALK

The proposed building is meant as a “sister” building to the Kits Walk building located at 2075 West 12th Avenue. Similar to Kits Walk, the proposed materials include an urbane mix of white brick, dark grey panels, and wood grain soffits.

The proposed design employs contemporary detailing to a more traditional expression, with brick piers establishing a strong rhythm along the streetscapes.



WOOD GRAIN SOFFIT



DARK GREY CEMENTITIOUS PANEL



WHITE BRICK



WINDOWS
VINYL WINDOWS - CHARCOAL



GLASS + ALUMINUM GUARDRAIL

AERIAL PERSPECTIVES



VIEW FROM NORTHEAST



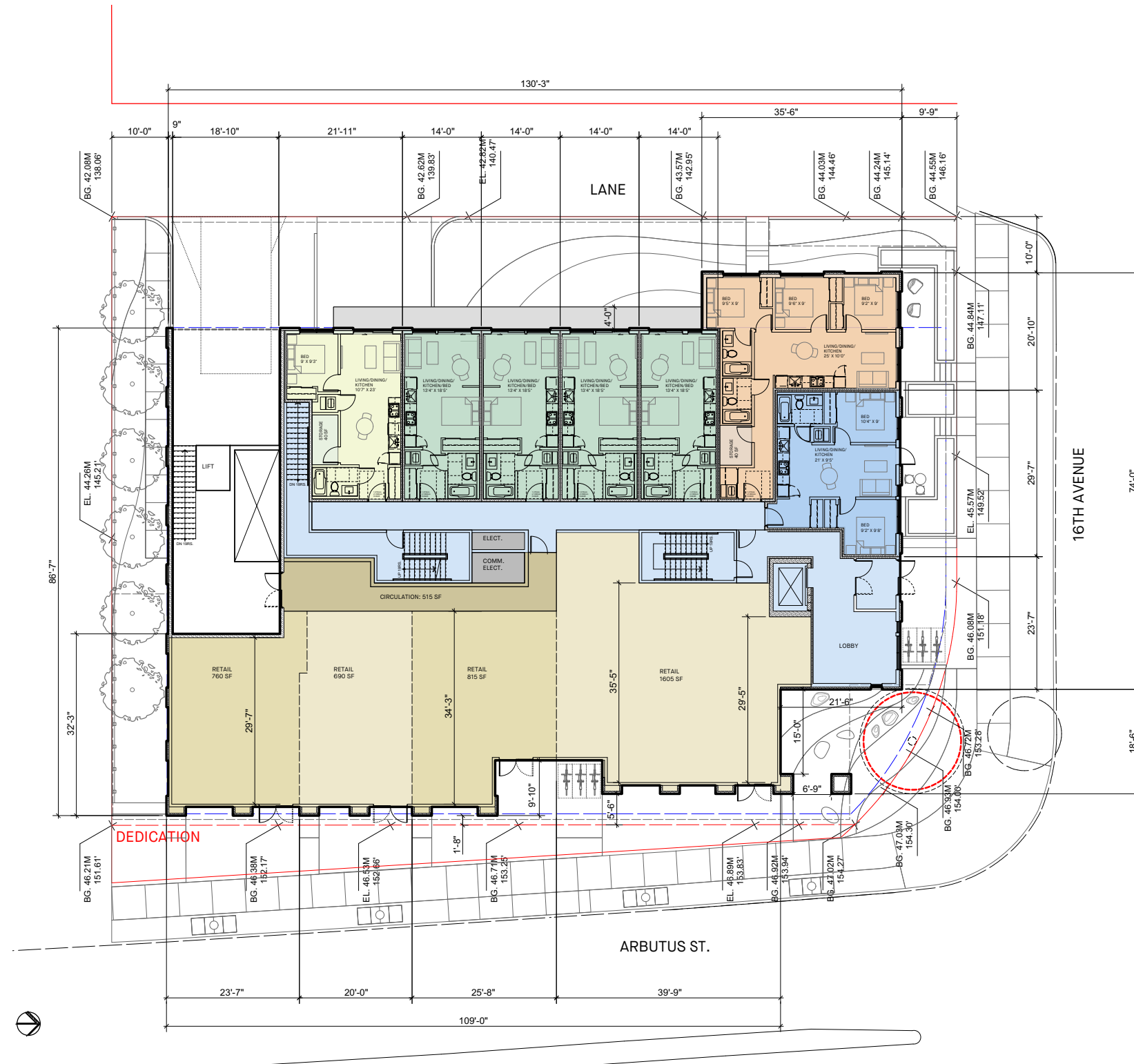
VIEW FROM SOUTHWEST

RENDERING

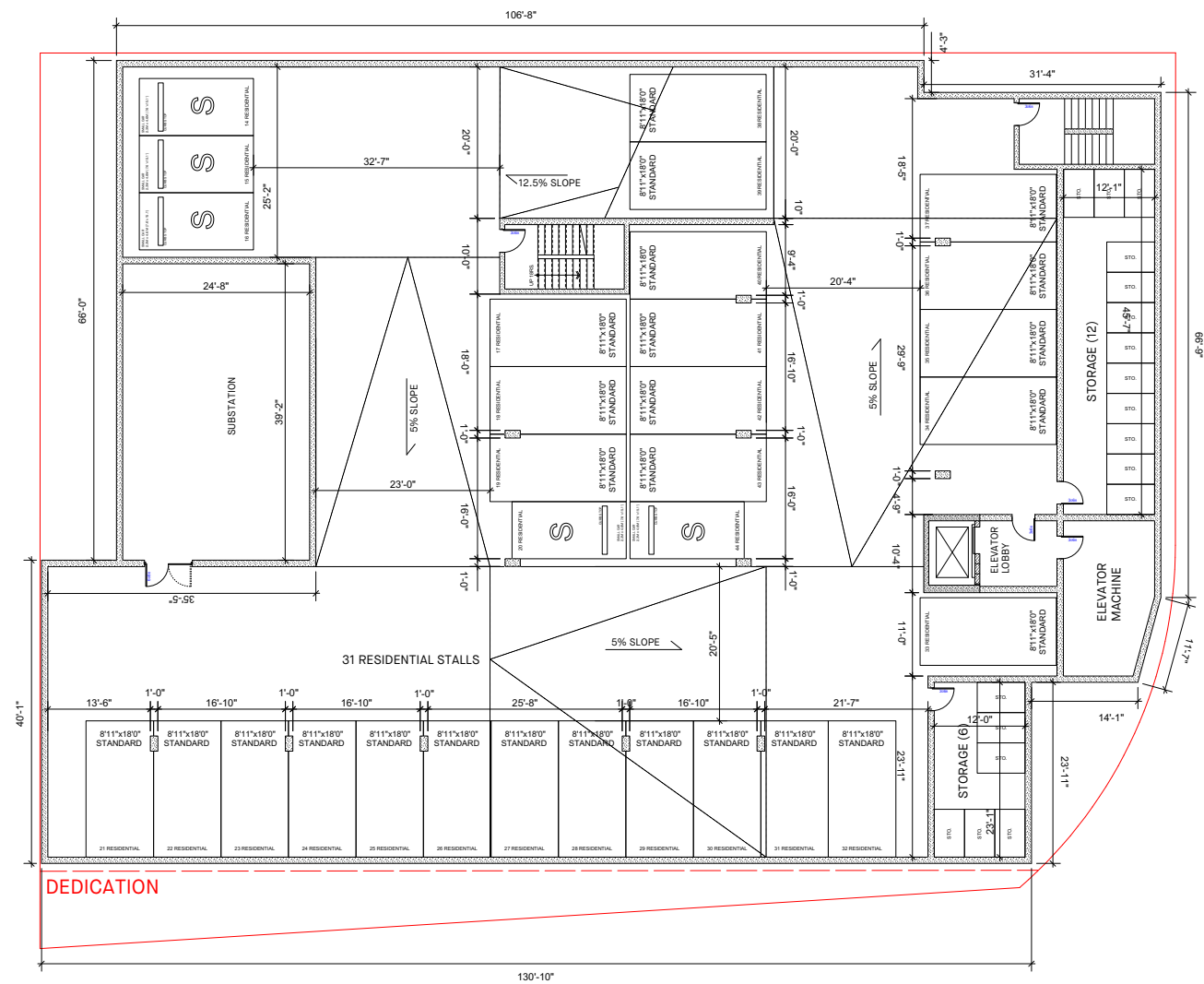


PROPOSED BUILDING | NORTHEAST PERSPECTIVE

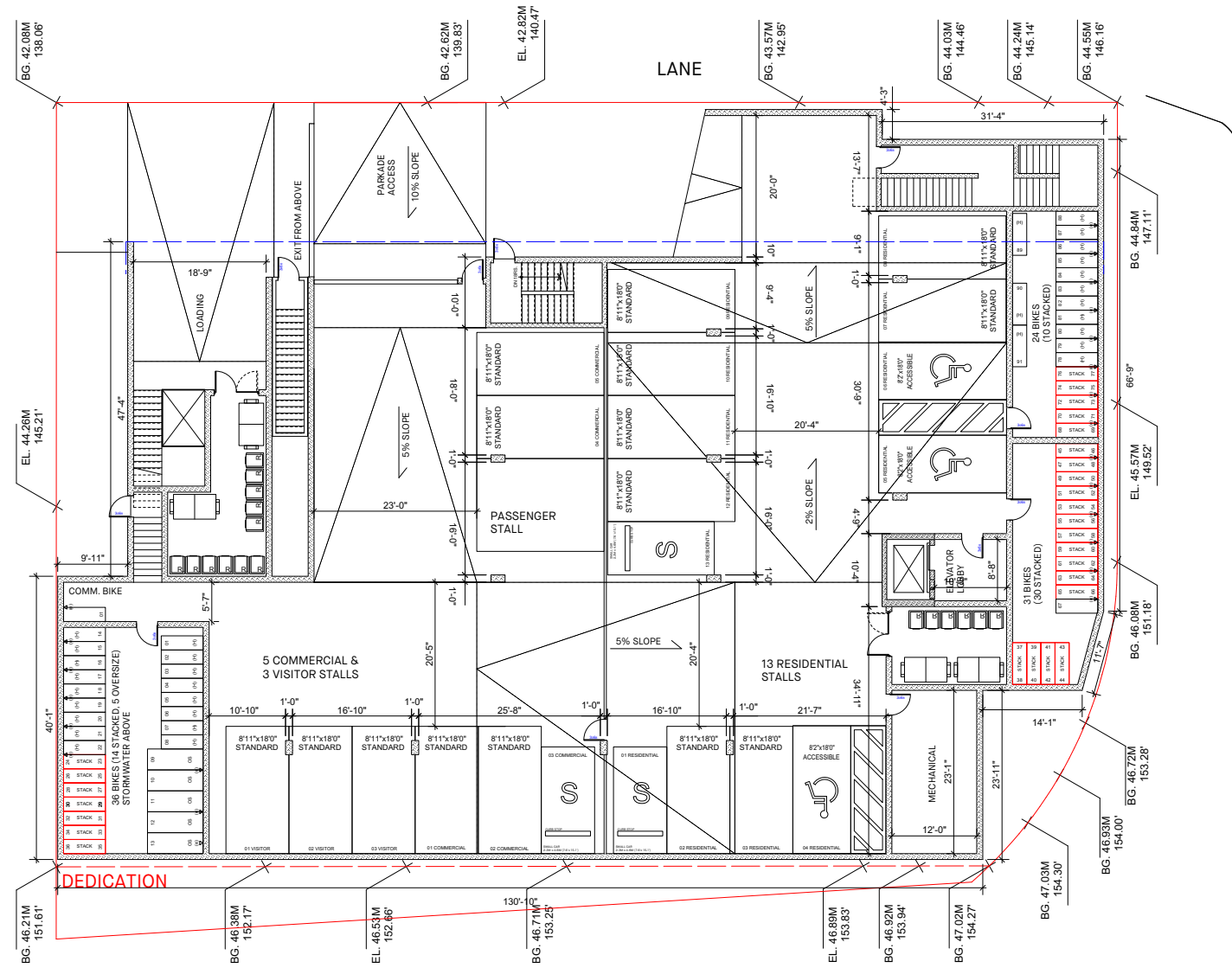
SITE PLAN



P2 PARKING PLAN



P1 PARKING PLAN



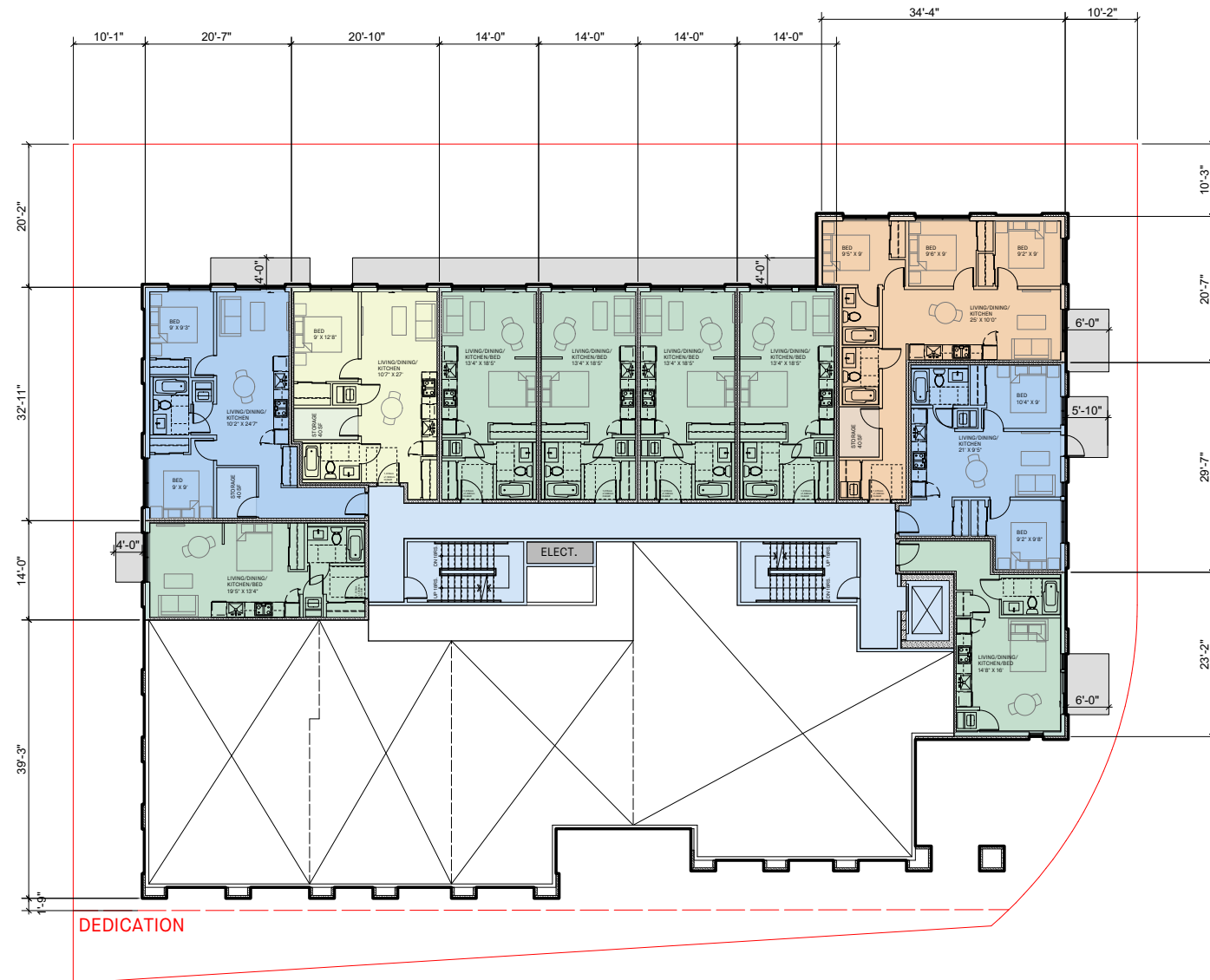
GROUND FLOOR PLAN



UNIT TYPES 1F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
S1	391 SF	4
TOTAL	1,564 SF	4
1 BED UNIT		
A1	474 SF	1
TOTAL	474 SF	1
2 BED UNIT		
B1	558 SF	1
TOTAL	558 SF	1
3 BED UNIT		
C1	781 SF	1
TOTAL	781 SF	1

*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS
*UNIT CALCULATIONS = (UNIT SIZE) - (STORAGE)

MEZZANINE FLOOR PLAN



UNIT TYPES 1MF		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
S1	391 SF	4
S2	382 SF	1
S3	405 SF	1
TOTAL	2,351 SF	6
1 BED UNIT		
A1	507 SF	1
TOTAL	507 SF	1
2 BED UNIT		
B1	558 SF	1
B2	640 SF	1
TOTAL	1,198 SF	2
3 BED UNIT		
C1	781 SF	1
TOTAL	781 SF	1

*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS
*UNIT CALCULATIONS = [UNIT SIZE] - [STORAGE]



2ND FLOOR PLAN



UNIT TYPES 2F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
S1	440 SF	1
TOTAL	440 SF	1
1 BED UNIT		
A1	463 SF	1
A2	472 SF	1
A3	503 SF	1
A4	512 SF	1
A5	505 SF	1
A6	465 SF	1
A7	456 SF	1
A8	518 SF	1
A9	505 SF	1
TOTAL	4,408 SF	9
2 BED UNIT		
B1	734 SF	1
B2	665 SF	1
B3	650 SF	1
B4	714 SF	1
TOTAL	2,763 SF	4
<small>*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS</small>		
<small>*UNIT CALCULATIONS - (UNIT SIZE) - (STORAGE)</small>		

3RD FLOOR PLAN



UNIT TYPES 3F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
S1	440 SF	1
TOTAL	440 SF	1
1 BED UNIT		
A1	463 SF	1
A2	472 SF	1
A3	503 SF	1
A4	512 SF	1
A5	505 SF	1
A6	465 SF	1
A7	456 SF	1
A8	518 SF	1
A9	505 SF	1
TOTAL	4,408 SF	9
2 BED UNIT		
B1	734 SF	1
B2	665 SF	1
B3	650 SF	1
B4	714 SF	1
TOTAL	2,763 SF	4
<small>*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS</small>		
<small>*UNIT CALCULATIONS - (UNIT SIZE) - (STORAGE)</small>		

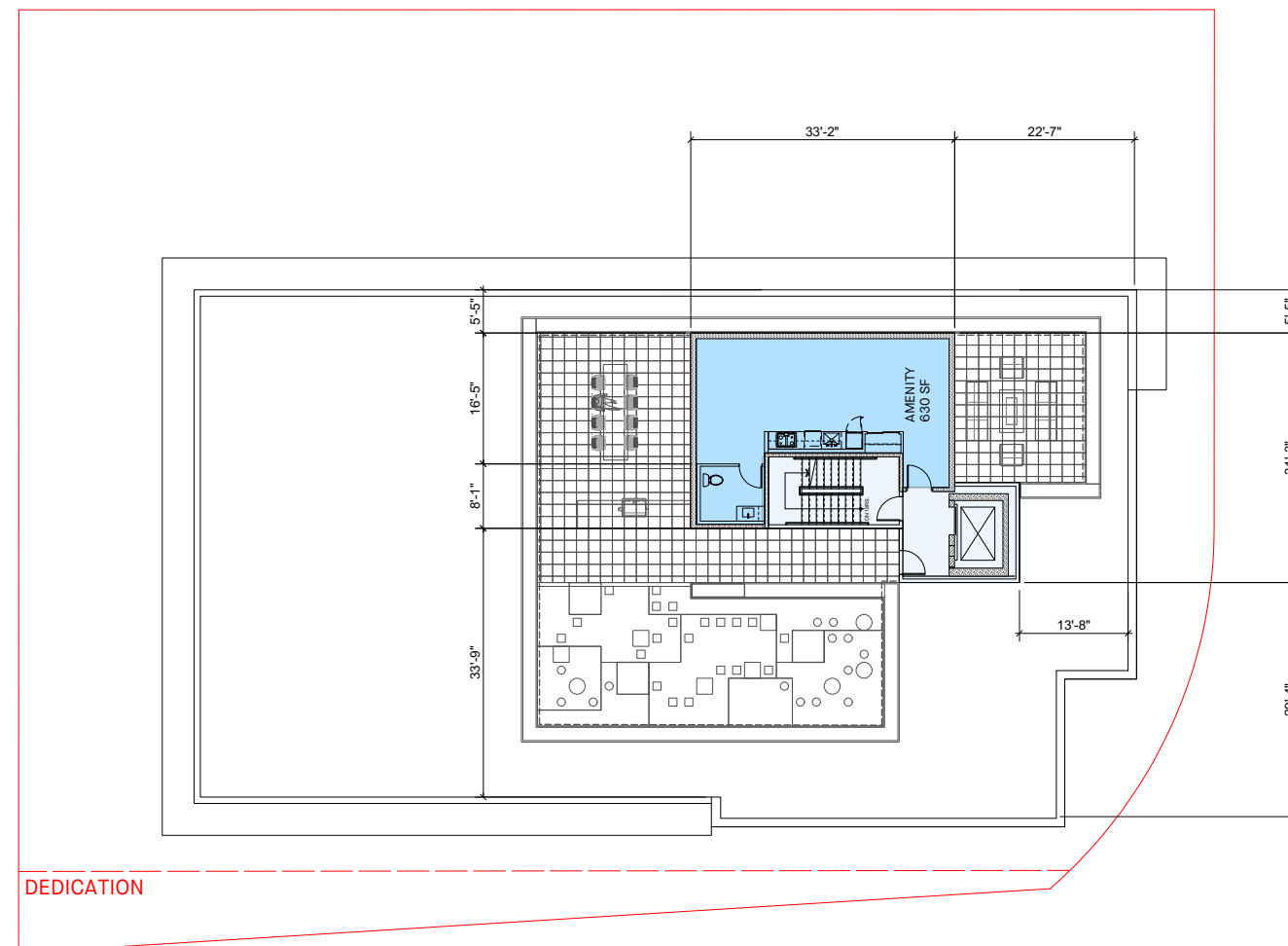
4TH FLOOR PLAN



UNIT TYPES 4F		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
1 BED UNIT		
A1	518 SF	1
A2	505 SF	1
A3	482 SF	1
TOTAL	1,505 SF	3
2 BED UNIT		
B1	788 SF	1
B2	681 SF	1
B3	697 SF	1
B4	661 SF	1
B5	690 SF	1
B6	714 SF	1
TOTAL	4,231 SF	6

*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS
*UNIT CALCULATIONS - [UNIT SIZE] - (STORAGE)

ROOF FLOOR PLAN



ELEVATIONS

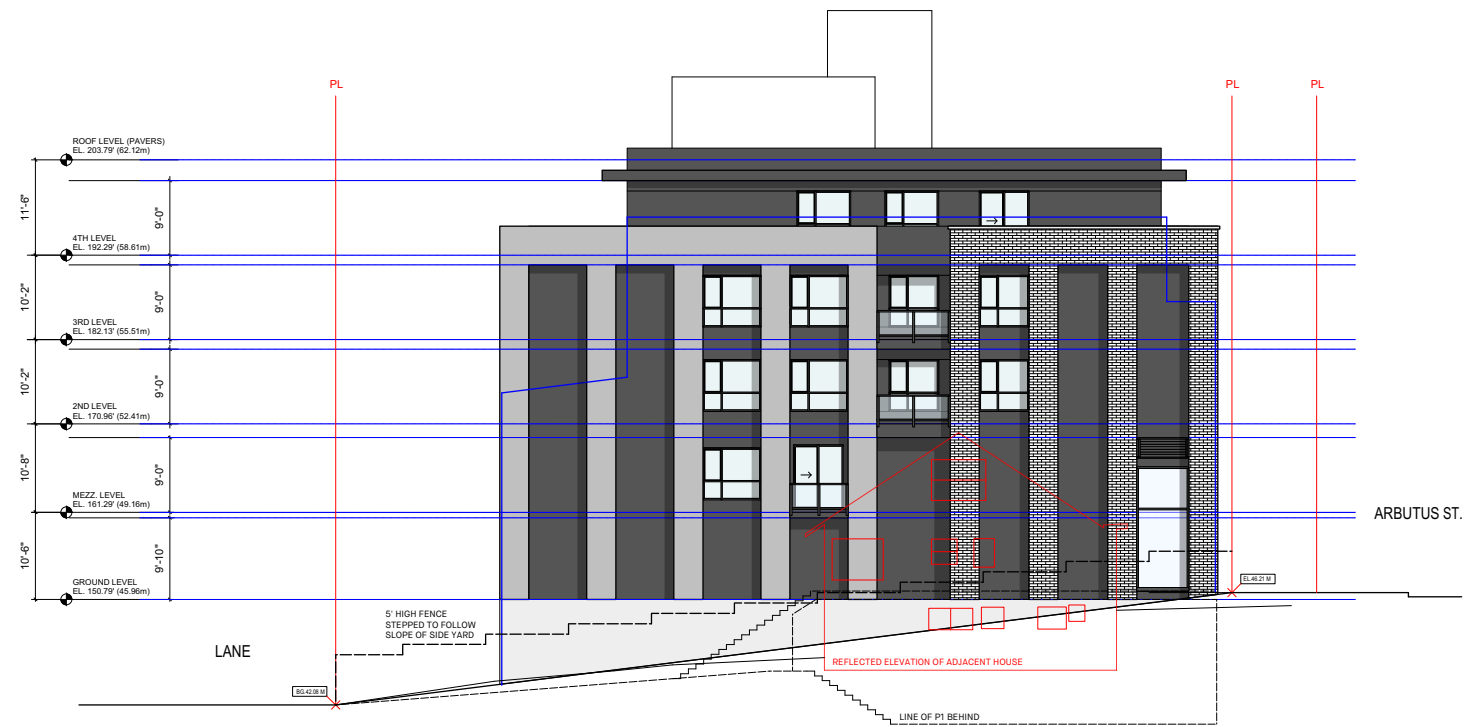


NORTH ELEVATION



EAST ELEVATION

ELEVATIONS

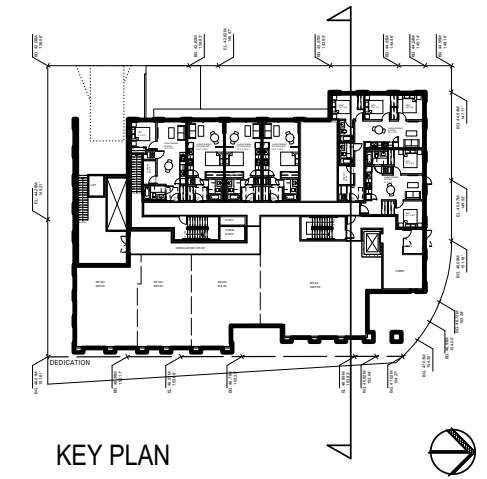
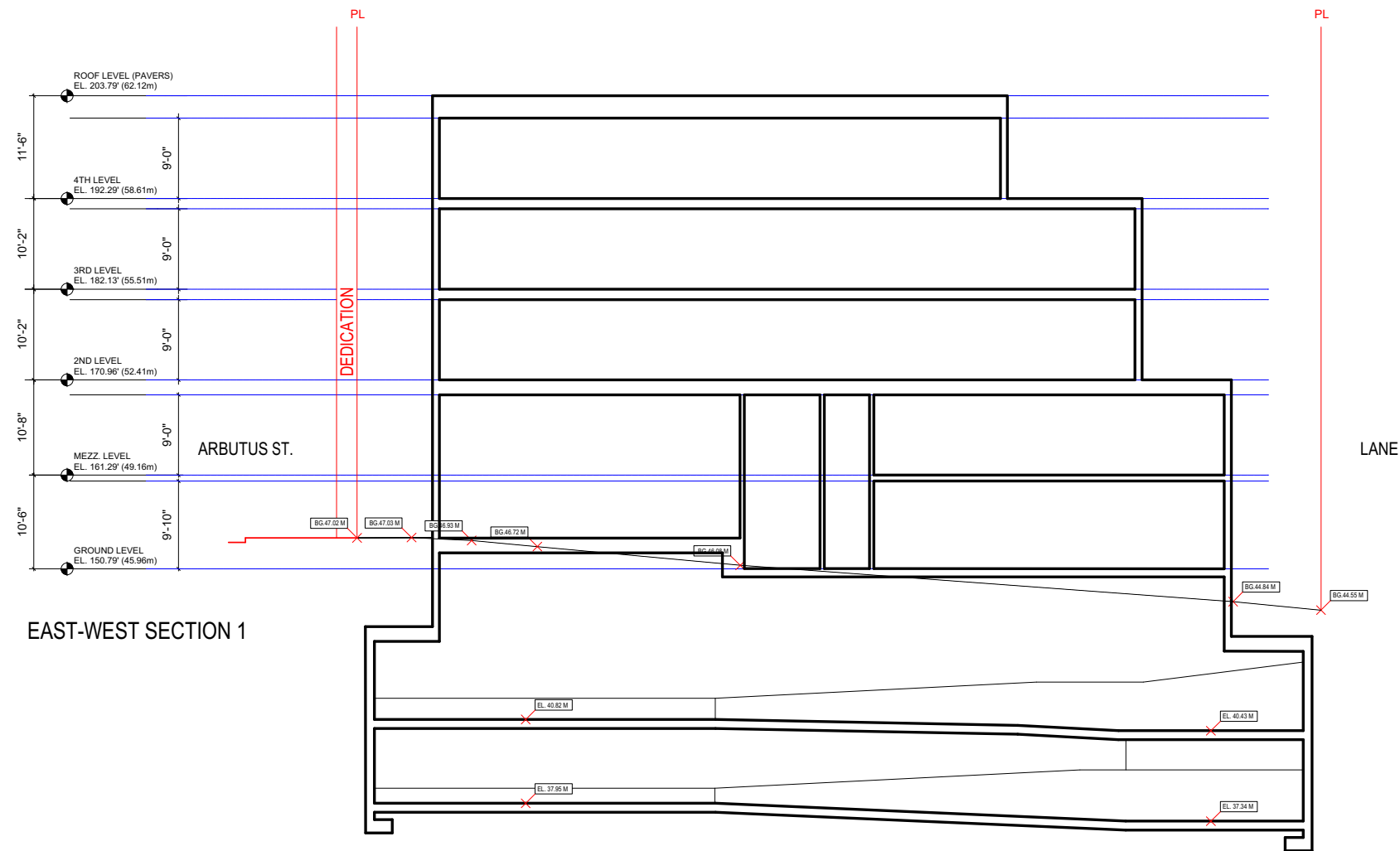


SOUTH ELEVATION

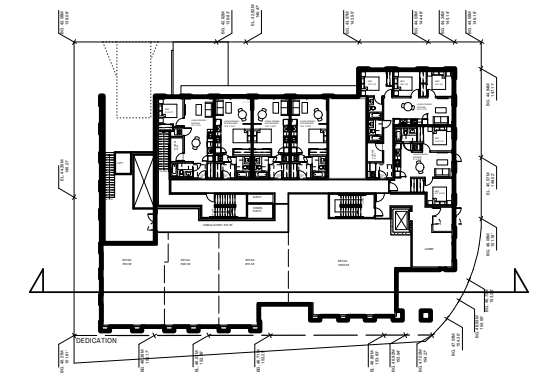
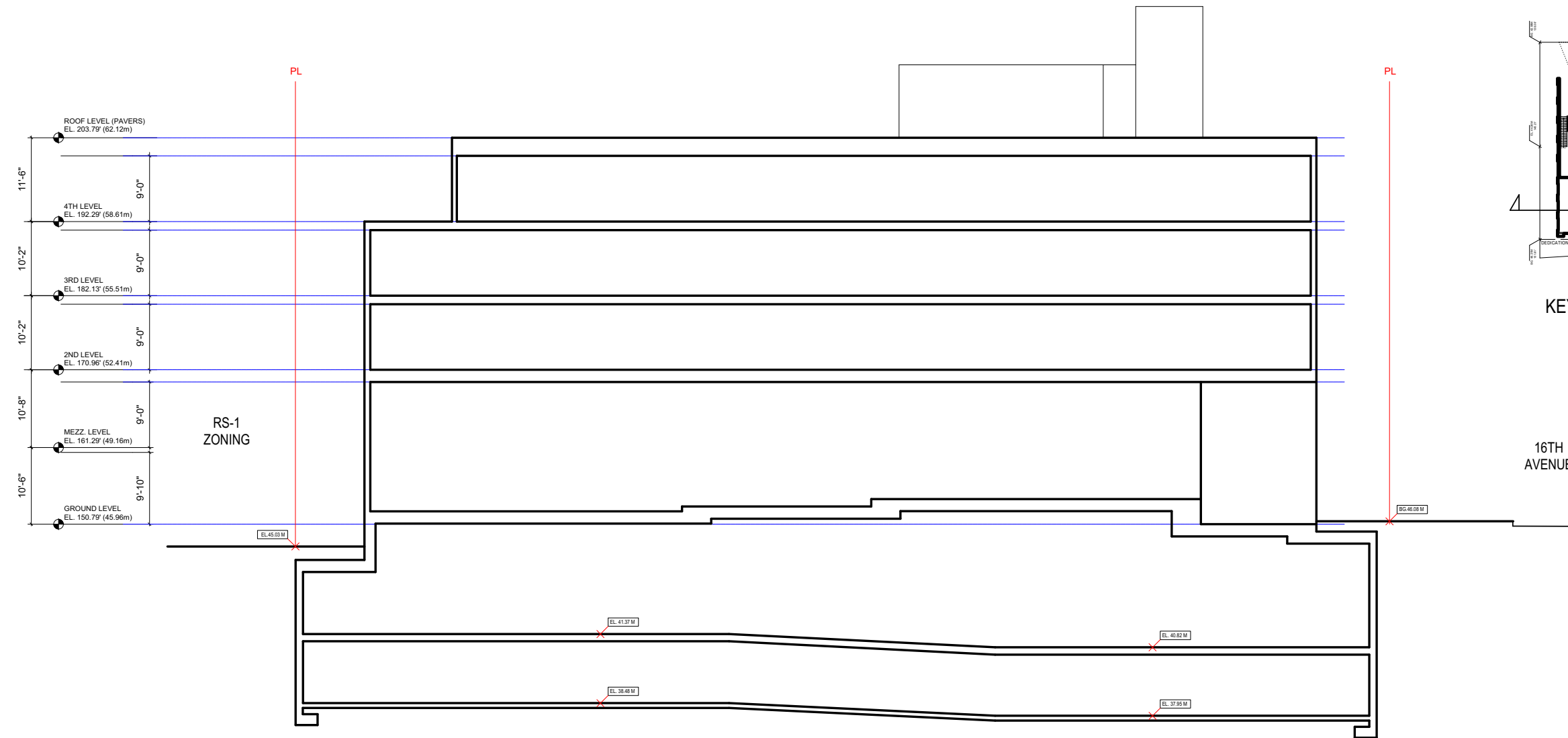


WEST ELEVATION

SECTIONS



SECTIONS



KEY PLAN

16TH AVENUE

NORTH-SOUTH SECTION 1

LANDSCAPE INSPIRATION AND PRECEDENTS

LANDSCAPE DESIGN INSPIRATION

This new mixed-use development will bridge the commercial corridor of Arbutus Street and the residential properties lining 16th Avenue. Due to the proximity of the site to the Arbutus Corridor, the landscape design maintains the hierarchy of circulation while providing a pleasing pedestrian experience through the provision of seating areas for social interaction and moments of pause.

The main focal point along Arbutus Street is a beautiful existing Pin Oak that anchors the north corner of the site. Planting and minimalist seating is provided in this area to activate the corner of the site and maintain sensitivity to the existing root zone while accommodating changes in grade. Large entrances are provided for the commercial units to allow for pedestrian circulation and gathering, while also providing a buffer to the existing bus shelter.

The 16th Avenue residential frontage incorporates a wide grassed boulevard to retain existing street trees and act as a buffer for pedestrians walking along this busy corridor. Ground level patios incorporate private entrances that activate the public realm, while planting gently reinforces a boundary between building and streetscape.

The landscape strategy for 3205 Arbutus Street provides equitable access between the public realm and the future residential and commercial inhabitants. The circulation, rhythm, and materials expression of the project will establish a strong fit with the overall neighbourhood and provide a graceful transition from commercial street to residential avenue.



Existing Pin Oak



Connectivity to Arbutus Corridor

GROUND FLOOR PRECEDENTS



Streetscape - Commercial Frontage



Streetscape - Residential Frontage



Pebble Seating and Planting (around existing feature tree)



Bench Seating

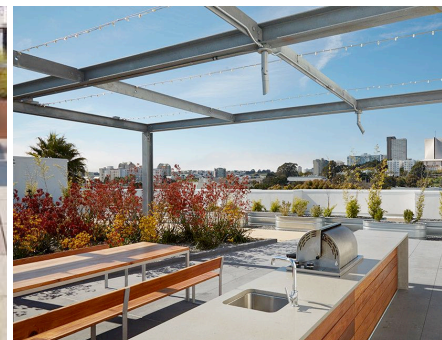


Feature Paving

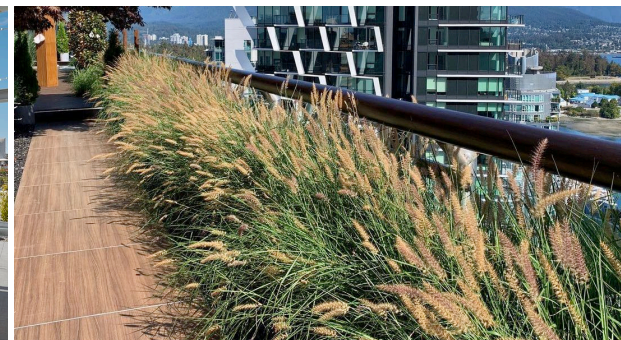
LEVEL 5 AMENITY PATIO PRECEDENTS



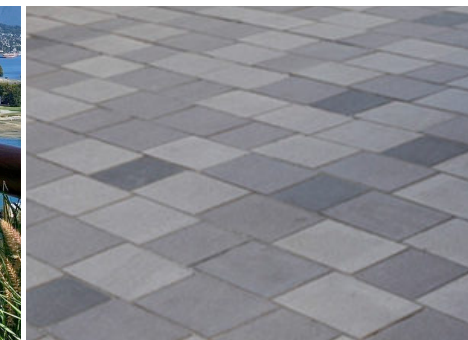
Lounge Seating with Fire Pit



Dining and BBQ



Perimeter Patio Planting

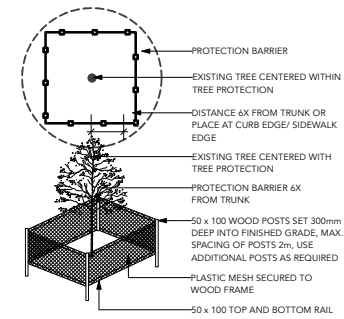


Patio Slab Pavers

TREE MANAGEMENT PLAN

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT

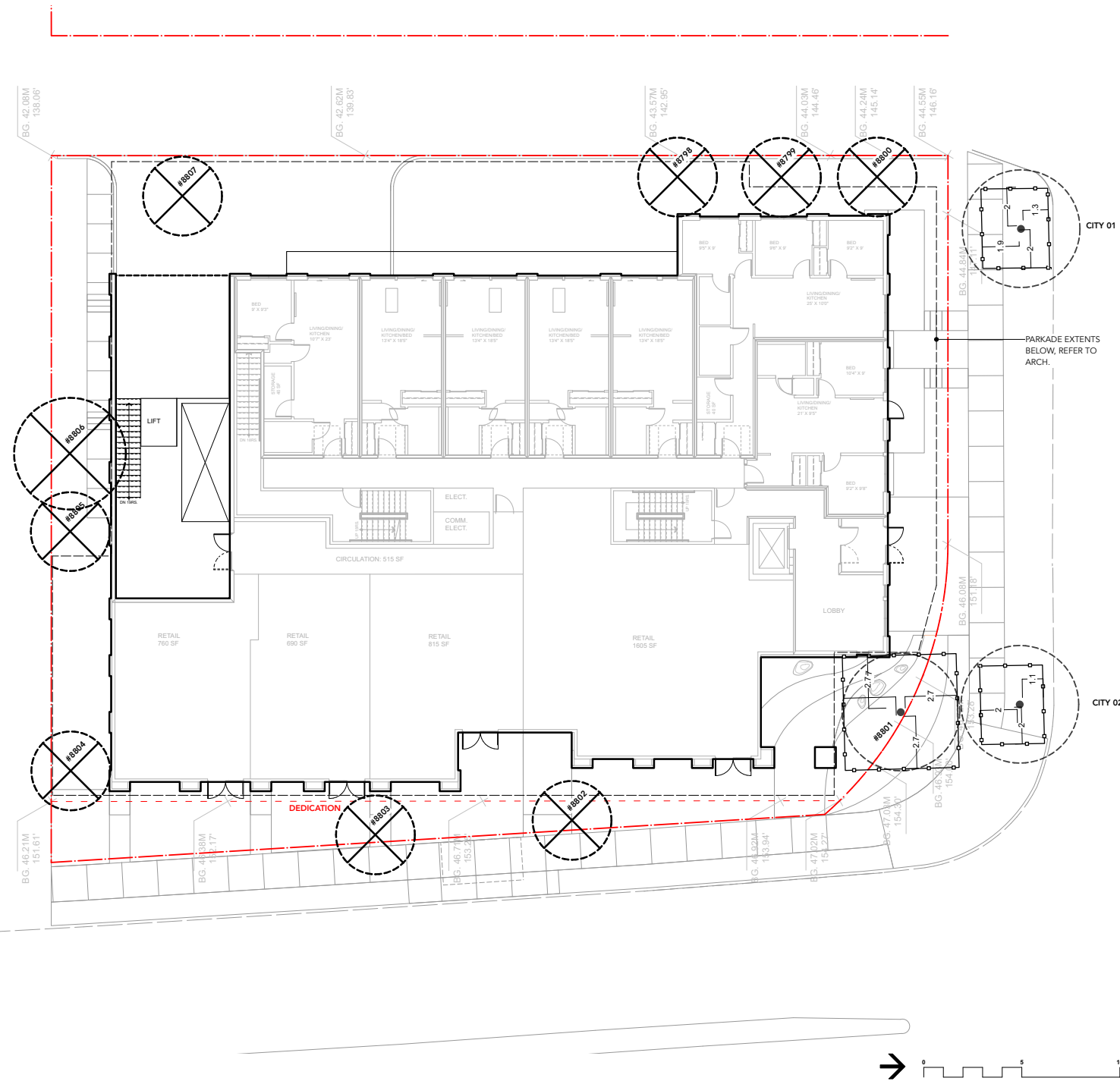


NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBOURIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.
2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



LAYOUT AND MATERIALS - LEVEL 1

LAYOUT AND MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PROPOSED LAWN PER PLAN & DETAILS
	PROPOSED PLANTING PER PLAN & DETAILS
	WALKABLE GRAVEL PER PLAN & DETAILS
	RIVER COBBLE PER PLAN & DETAILS
	DECIDUOUS TREES PER PLAN
	ACCENT TREES PER PLAN
	EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
	FEATURE PAVER PER PLAN & DETAILS
	PATIO PAVER PER PLAN & DETAILS
	CIP CONCRETE PAVING PER PLAN & DETAILS
	CIP CONCRETE PAVING PER PLANS AND CITY STANDARDS
	BICYCLE RACKS PER PLANS AND DETAILS
	CUSTOM BENCH PER PLANS AND DETAILS
	BOULDERS PER PLANS AND DETAILS
	PEBBLE SEATING (MATERIAL TBD)
	FENCE

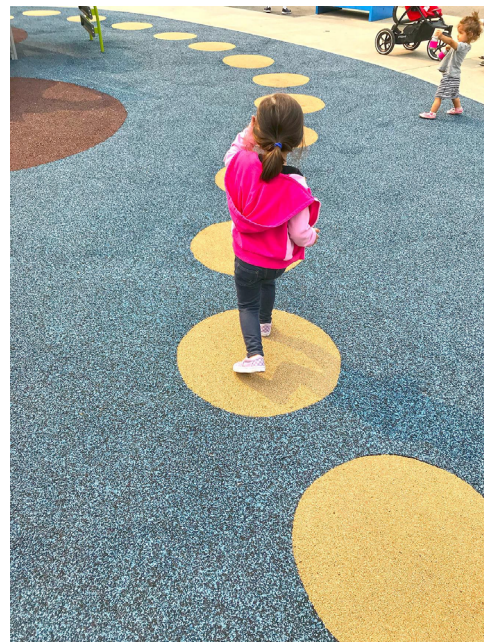


LAYOUT AND MATERIALS - ROOF

KID'S PLAY



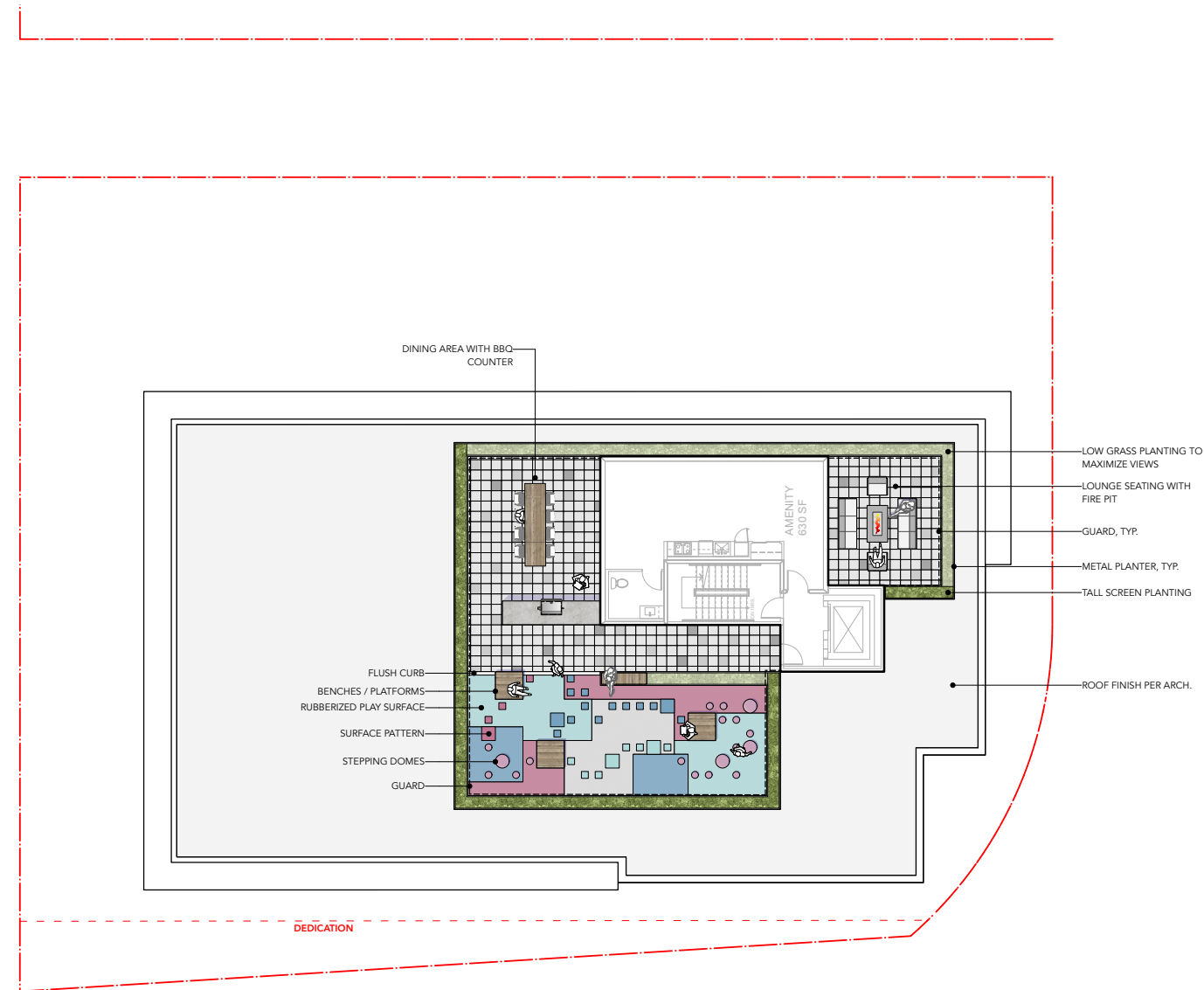
Stepping Domes



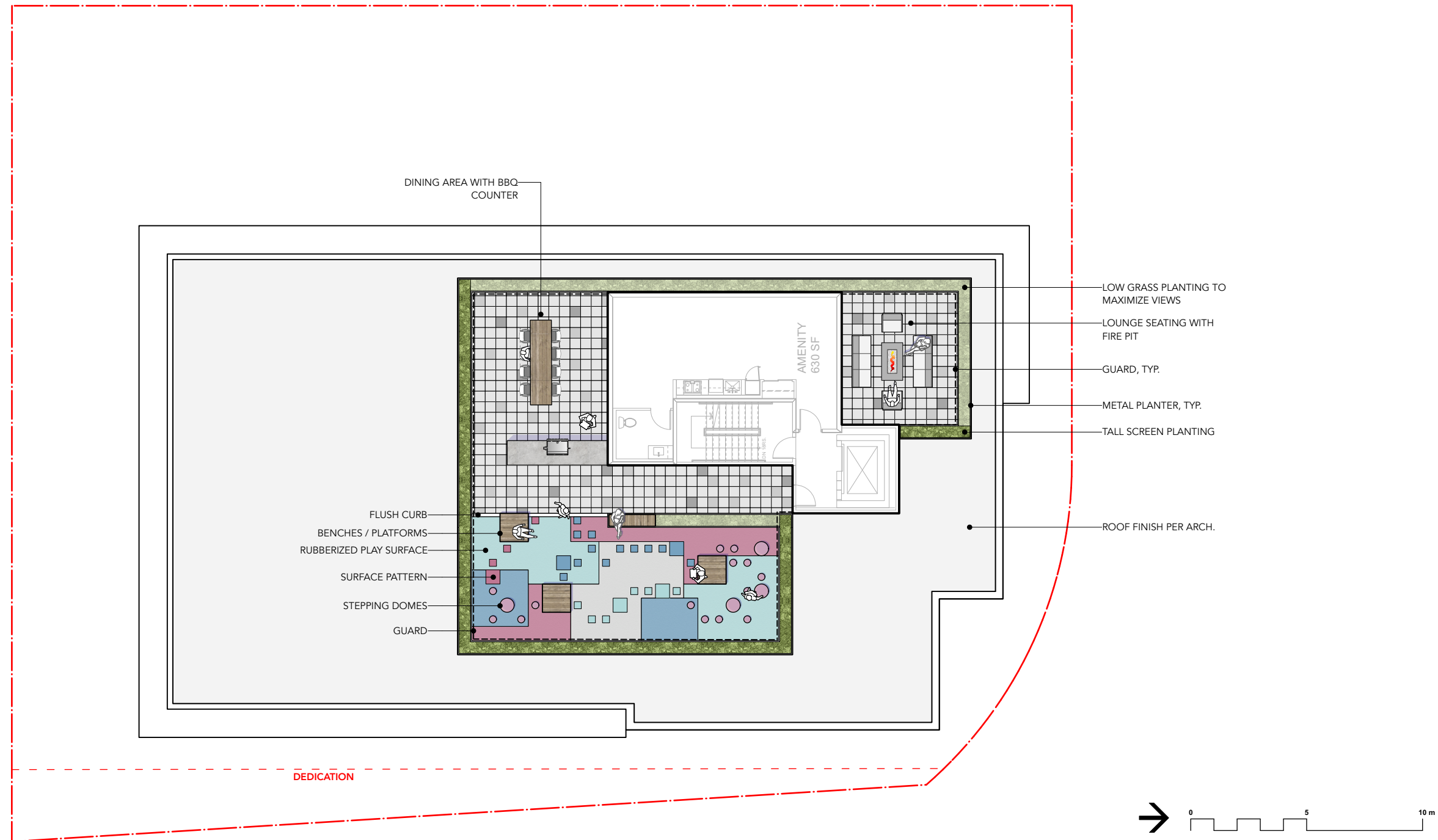
Surface Patterns



Integrated Seating + Planter



ROOFTOP AMENITY PLAN - ENLARGED



PLANTING PALETTE

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
5	16th Street Street Tree		7cm cal.	As shown
	Street tree species and spacing to be confirmed by the city			
	Wire Basket			
	All street trees are to meet the minimum size and form requirements by the City of Vancouver			
6	Arbutus Street Street Tree		7cm cal.	As shown
	Street tree species and spacing to be confirmed by the city			
6	Acer x freemanii 'Autumn Blaze'	Freeman Maple	7cm cal.	As shown
	Wire Basket			
3	Acer shirasawanum 'Moonrise'	Full Moon Maple	5cm cal.	As shown
Wire Basket				
6	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	5cm cal.	As shown
Wire Basket				
SHRUBS				
[Pattern]	Blechnum spicant	Deer Fern	#2 Pot	18" o.c.
	Ceanothus 'Victoria'	California Lilac 'Victoria'	#2 Pot	24" o.c.
	Cornus sericea 'Kelsey'	Dwarf Red Osier Dogwood	No. 2 Pot	24" o.c.
	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 Pot	24" o.c.
	Philadelphus lewisii	Wild Mock Orange	#2 Pot	24" o.c.
	Ribes sanguineum	Flowering Red Currant	#2 Pot	24" o.c.
	Rosa nutkana	Nootka Rose	#2 Pot	24" o.c.
	Rosa woodsi	Wood's Rose	#2 Pot	24" o.c.
	Rubus idaeus	Wild Red Raspberry	#2 Pot	24" o.c.
	Rubus spectabilis	Salmonberry	#2 Pot	24" o.c.
[Pattern]	Spirea densiflora	Mountain Spirea	#2 Pot	24" o.c.
	Symphoricarpos albus	Snowberry	#2 Pot	24" o.c.
	Vaccinium corymbosum 'Bluecrop'	Highbush Blueberry	#2 Pot	24" o.c.
	Vaccinium ovatum	Evergreen Huckleberry	#2 Pot	24" o.c.
GROUNDCOVERS				
[Pattern]	Ceanothus griseus horizontalis	Creeping Ceanothus	4" (10cm) Pot	18" o.c.
	Fragaria chiloensis	Beach Strawberry	4" (10cm) Pot	12" o.c.
	Gaultheria procumbens	Creeping Wintergreen	4" (10cm) Pot	12" o.c.
	Mahonia repens	Creeping Oregon Grape	4" (10cm) Pot	18" o.c.
PERENNIALS				
[Pattern]	Achillea millefolium	Common Yarrow	4" (10cm) Pot	24" o.c.
	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.
	Lilium columbianum	Columbia Lily	4" (10cm) Pot	18" o.c.
SOD LAWN				
[Pattern]				

PLANTING NOTES

- IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
- ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUIAL.
- FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF VANCOUVER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
- CONTACT EILEEN CURRAN, STREETS ENGINEERING (604.871.6131) TO CONFIRM TREE PLANTING LOCATIONS. CONTACT CABOT LYFORD AT THE PARK BOARD (604-257-8587) FOR TREE SPECIES AND SIZES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN DEEP PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SITE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. CALL CABOT LYFORD AT PARK BOARD AT 311 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PARK BOARD TO INSPECT AND APPROVE AFTER TREE PLANTING COMPLETION.
- 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.

