# CITY OF PORT MOODY

# **TEMPORARY USE PERMIT NO. TUP00019**

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the Community Charter, S.B.C. 2003, c26

with offices at 100 Newport Drive, Port Moody, BC V3H 5C3

(the "City")

TO: 1030 CECILE DRIVE HOLDINGS LTD., INC. NO. BC1186531

1500 - 1021 WEST HASTINGS STREET

VANCOUVER, BC

V6E 0C3 (the "Owner")

# WHEREAS:

A. City of Port Moody, Official Community Plan Bylaw, 2014, No. 2955 includes a provision whereby Council may consider temporary commercial and industrial use permit applications; and

B. The Owner has submitted an application for a temporary use permit to allow for a sales centre at 1190 Cecile Drive on the property described as:

LOT B DISTRICT LOT 377 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP93132

PID: 030-919-975

NOW THEREFORE, the Council for the City hereby issues a Temporary Use Permit in respect of the lands, as follows:

- 1. This Temporary Use Permit is issued subject to all requirements contained in the City's Bylaws, except where specifically supplemented by this Temporary Use Permit.
- 2. The Owner shall comply with all Permits applicable to the Lands, and with all applicable building regulations.
- 3. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.

- 4. The Owner has agreed to comply with the following conditions of Temporary Use Permit 00019 (1190 Cecile Drive):
  - (a) The temporary use allowed includes a sales office.
  - (b) The uses shall generally be in accordance with the site plan and elevations in Schedule A, attached to and forming part of this permit.
  - (c) New landscaping shall generally be installed in accordance with Schedule B, Landscape Plans, attached to and forming part of this permit.
  - (d) Tree protection fencing shall be installed in accordance with Schedule B, attached to and forming part of this permit.
  - (e) The applicant will obtain a valid Demolition Permit for the removal of the existing structure and a valid Building Permit from the City prior to construction of the sales centre.
  - (f) All required engineering plans relating to this application shall be prepared in compliance with the requirements of the City of Port Moody Subdivision and Development Servicing Bylaw (SDSB) 2010, No. 2831, and applicable Engineering Standards and must be signed and sealed by a Professional Engineer, certifying that all of the proposed works comply with the City's standards.
  - (g) The property should be regularly maintained during the period of the permit.
  - (h) Prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for an extension to the permit, or remove the temporary use.
  - (i) Prior to the start of the temporary use, a security of \$10,000 must be submitted to the City for removal of the temporary use.
  - (j) A Letter of Credit in the amount of \$108,817.50 shall be submitted to the City as a security for the completion of landscaping to staff satisfaction as per Schedule B of this permit and a monitoring fee of \$2,176.35.
  - (k) The expiry date of this Temporary Use Permit is three years from the date of the Council Resolution authorizing issuance of this permit.

AUTHORIZED BY COUNCIL RESOLUTION passed on the day of,	2022.
CITY OF PORT MOODY, by its authorized signatories:	
Rob Vagramov, Mayor	
Dorothy Shermer, Corporate Officer	

# Schedule A



# Woodland Park - Presentation Centre Port Moody, BC

Edgar Development Coro (Duke Limited Partnership) Adam Cochrane / Ivan Melvin 1500 - 1021 West Hastings Street Vancouver BC V6E 0C3

Construction Manager Axiom Builders Rvan Saunders 1100 - 838 West Hastings Street Vancouver BC V6C 0A7

Architect Acton Ostry Architects Inc. Matt Wood / Matias Grez 111 East 8th Avenue Vancouver BC V5T 1R8 t: 604 739 3344 t: 604 739 3355 Landscape PWL Partnership Landscape Architects Inc. Jergus Oprsal / Brittany Shalagan 5th floor - 1201 West Pender Street Vancouver BC V6E 2V2

Arborist Diamond Head Consulting Ltd. Innathan Poon Max Bathburn 300 - 4940 Canada Way 3559 Commercial Street Vancouver BC V5G 4K6 Vancouver BC VSN 4E8

Geotechnical Geopacific Consultants Ltd. West Innison 1779 West 75th Avenue Vancouver BC V6P 6P2

Matson Peck & Tooliss

210 - 8171 Cook Road

Richmond BC V6Y 3T8

William Wong

**Project Data** 

1190 Cecile Drive Port Moody, BC, V3H 1N1

**Legal Description** 

Lot B District Lot 377 Group New Westminster District

Applicable Building Code

Part 9 Building

Construction Type

**Area**Building area: 266.2 m2 (2,865 sq.ft)

Applicable Zoning Bylaw

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83)

Zoning

Hoor Area Ratio \* < 2,51 FAR < 2,51 FAR Site Coverage \* < 60% Site Area \* 12.427.4 m2 (133.767 sq.ft) 12.427.4 m2 (133.767 sq.ft) Setbacks \* 3m from PL

\* Pertains to CD83 Area 4A only

Drawing List

Parking	By <b>l</b> aw section	Bylaw calculation	Type of use	Area (m2)	Required spaces
Regular Spaces	CD83.9.1	1 space/50m2	Office	2,865.0 m2	5 spaces
Disable Spaces	6.4.1	1 space per		-	1 space

# Architectural Symbols

Building Section Marker

Existing Grade Ex. a204.12' (a82.22m)

Roof Slope Drawing Tide

# Abbreviation Legend

u/s underside of EL. elevation

	9 2.50					
Architec 6 Drawing		scale	Landsca 3 Drawing		scale	
4,000	Cover Sheet	nts	L0.01	Tree Management Plan	1:100	
4010	Site Plan	1/16" = 1'-0"	L1.01	Layout and Materials	1:100	
4101	Floor Plan & Roof Plan	1/8" - 1'-0"	L2.01	Grading Plan	1:100	
A201	Sections	1/8" = 1'-0"				
4301	Bevations	1/8" = 1'-0"	Arborist 2 Drawing		scale	
Civil			AR001	Existing Plan	as noted	
4 Drawing	Sheets	scale	AR002	Tree Retention and Removal Plan	as noted	
KP.	Key Plan	1:250				
SP	Servicing Plan	1:250	Survey			
ESC1	Erosion and Sediment Control Plan	1:250	1 Drawing	Sheet	scale	
ESC2	Notes	as shown	5001	Part of Lot B District Lot 377	1:300	

NOT FOR CONSTRUCTION

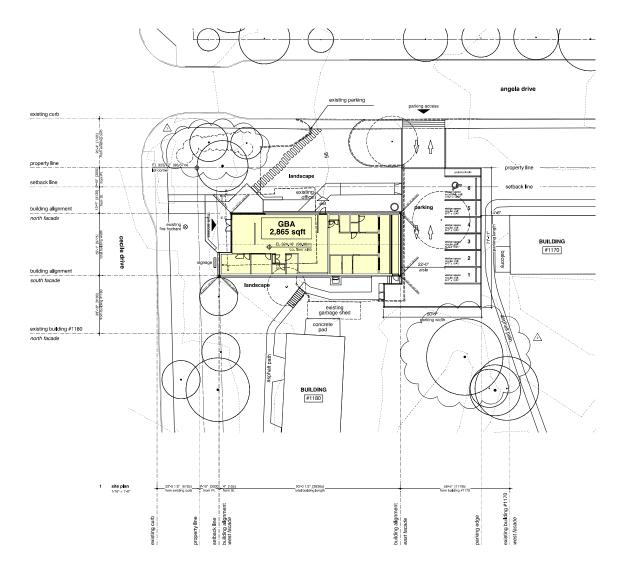


Woodland Park Presentation Centre

Edgar Development Port Moody, BC

Cover Sheet

A000



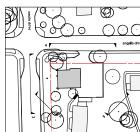


graphics key

setback line contour line



key plan - existing



08 Feb 2022 Issued for TUP













5 southwest elevation



111 E 8 Avenue Vancouver BC Canada V5T 1R8 1 604 739 3344 f 604 739 3355 info@actonostry.cs



# Woodland Park Presentation Centre

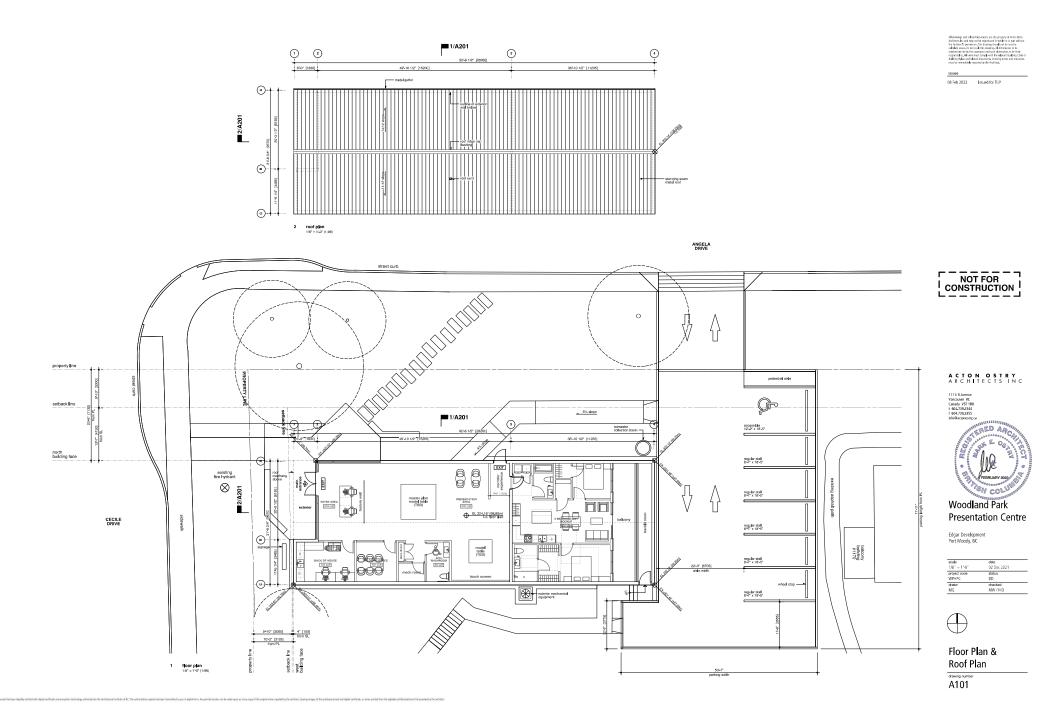
Edgar Development 1190 Cecile Dr Port Moody BC V3H 1N1

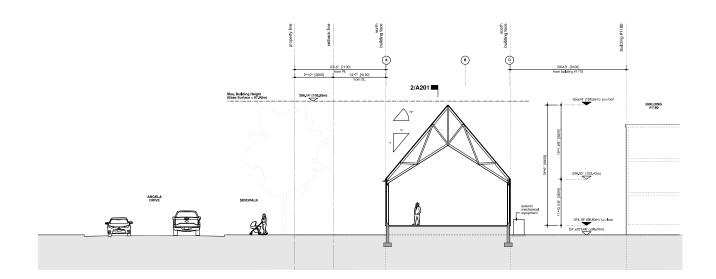
scale	date
1/16" = 1'-0"	31 Mar 2022
project code	status
WPHPC	BP
drawn	checked
MG	MW / MO



Site Plan

A010





NOT FOR CONSTRUCTION

| Total Content | Total Conten

100

ACTON OSTRY ARCHITECTS INC

Woodland Park Presentation Centre

Edgar Development Port Moody, BC

scale 1/8" = 1'-0"	02 Dec 2021
project code	status
WPHPC	DD
drawn	checked
MG	MW / MO

Sections

drawing number

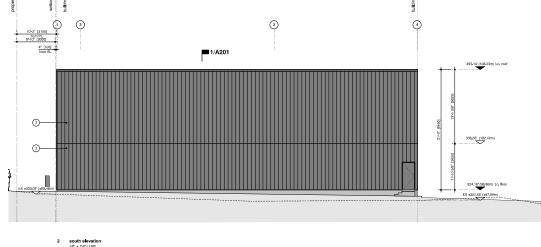
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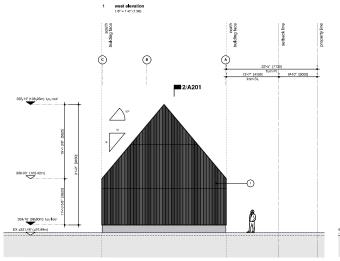
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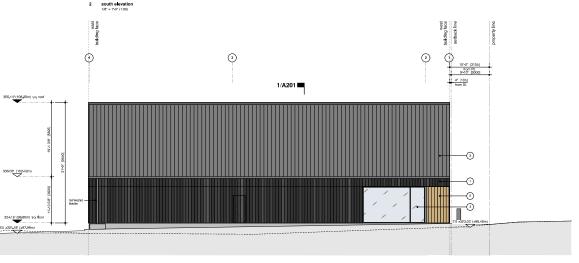
# material key (a) Word like siding (b) Standing seam metal cludding / rooting (c) User glazing (d) Clear glazing (e) Standing seam metal cludding / rooting (f) Clear glazing (g) Standing seam metal cludding / rooting seam met

336.03 (102.42m)





3 east plan 1/8" = 1"0" (1:96)



4 north elevation 1/8" = 140" (1:96) Elevations

A301

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# Woodland Park Presentation Centre

Edgar Development Port Moody, BC

acate	clate
1/8" = 1'-0"	02 Dec 2021
project code	status
WPHPC	DD
drawn	checked
MG	MW / MO

# Schedule B





# WOODLAND PARK PRESENTATION CENTRE

1190 CECILE DR, PORT MOODY, BC V3H 1N1

LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93132

COVER

PROJECT NAME

WOODLAND PARK PRESENTATION CENTRE

# CIVIC ADDRESS

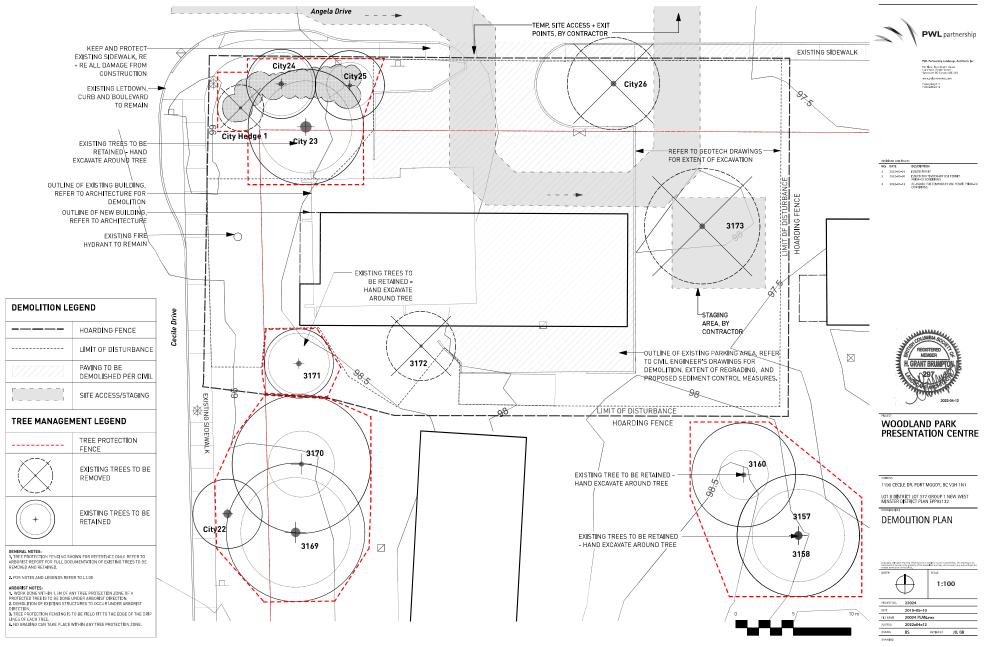
1190 CECILE DR, PORT MOODY, BC V3H 1N1

LEGAL ADDRESS
LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93132

# DRAWING CONTENTS

COVER
DEMOLITION PLAN
LAYOUT AND MATERIALS PLAN
GRADING PLAN
PLANT LIST
PLANTING PLAN
IRRIGATION PLAN
DETAILS
DETAILS
DETAILS
DETAILS
DETAILS

L0.00 L0.01 L1.01 L2.01 L3.01 L3.02 L4.01 L5.01 L5.02 L5.03 L5.04



LO<sub>-</sub>01

		RIALS LEGEND
KEY	DETAIL	DESCRIPTION
⟨PI⟩	1 L5.01	PANNS TYPE: Precast Concrete Unit Pawer MANUFACTURE: Unitack PRODUCT NAME: Premenade Plank Paver SIZE: 8"2"2"" COLOUR AND FINISH: COMMENT: Pattern Laying Option B
⟨ <b>P</b> 2⟩	4 L5.01	PAWNs 179E: Composite Wood flecking MAMURACTUREF risk Commercial Grade Decking PRODUCT NAME: Trex Transacent Decking & Fascise Boards STZE: MW xH x J Zemm 117 x 140mm 15:73 x 385cm AND 487cm— Lengthot.Layout FBO COULON AND FRISH: Island Mist COMMST. Install with Trex Hideaway Hidden Fastering System, nylon Islatent: No decks screws
<b>₽3</b> >	3 L5.01	PAYING TYPE: Stepping Stones MANUFACTURER: Northwest Landscape & Stone Supply IPh. L886-887-7738) PRODUCT NAME: Pemberton Branite Tread Caps STEE: 2*11 x 167 x 87*L COLOUR AND FINISH: COMMENT:
⟨P4⟩	1 U.5.02	PAYING TYPE: River Rock Type 1 MANUFACTURES: Northwest Landscape & Stone Supply IPh. 1-868-887-7918-7-6 PAROBLET NORTH BULK Rock 27-6* SIZE: COLOUR AND FINISH: COMMENT, For Swale and Stepping Stone Base
<b>₽</b> \$	(5) (15,01)	PAYING TYPE: Maintenance Drain Strip With River Rock Type 2 MANURACTURER: Northwest Landscape & Stone Supply IPh. 1-888-887-738 PRODUCT NAME: Bulk Drain Rock 1"-2" SIZE: CDLOUR AND FINSH: CDMMENT, For Drain strip at building edge
<b>P6</b>	2 L5.01	PAYING TYPE: Asohait Pathway MANUFACTURER, By Contractor PRODUCT NAME: SIZE: COLOUR AND FINISH: COLOUR AND FINISH: COMMENT. VA

HARD	SCAPE I	MATERIALS LEGEND	
KEY	DETAIL	DESCRIPTION	
(HI)	6 (15.01)	HARDSCAPE TYPE: Landscape Boulder MANUFACTURER: By Contractor PRODUCT NAME: SIZE: Refer to Flan and Grading Plan COLOUR AND FRISH: COMMENT: No Macline Marks or Scratches	

SITE	FURNISH	IING MATERIALS LEGEND
KEY	DETAIL	DESCRIPTION
(FI	(5 L5.02)	FURNISHING TYPE: Bench MANUFACTURER: Landscape Forms PRODUCT NAME: Parallel A2, Wedge Unit 45 SIZE: Lett 45, Benk 45 - Wedge 45 COLDUR AND FINISH: Powdercosted Metal Cocur TBD, Wood: DSTMA COMMENT: TBD.
(F2)	2 L5.02	FUBNISHING TYPE; Menable Pario Gealing MANUBACHURER, Landscape Forms PRODUCT NAME; Parc Centre Chair, No Arms AND Parc Centre Table 30° SIZE; Chair, 22" x 19" x 3"" - "Bable: 30" x30" COLUDA AND PRIME: Powdercreated Metal [Metallici: Silver, Table and Chairs COMMENT: Freestanding
(F3)	3 (15.02)	FURNISHING TYPE: Bike Rack MANUFACTURER: Landscape Forms PRODUCT NAME: Bels Bike Rack SIZE: 1.5" 26.5" 26" COLOUR AND FINISH: Powdercosted Steel COMMENT: GAUP Concrete Poly Brown Finish
(F4)	4 L5.02	FURNISHING TYPE: Timber Screen MANUTACTUREN: By Contractor PRODUCT NAME: Jain Height SIZE: TVS Ceder Statt. I Sim Height COLUDIA NO FINISH: Translucent Wood Finish COMMENT: N/A

# LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

# LIGHTING LEGEND

DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT.

Δ	UPLIGHTING AT FEATURE TREES
Ф	OUTLET FOR SEASONAL LIGHTING
•	TYPE 1 - BOLLARD LIGHT

### **GRADING GENERAL NOTES**

CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

OUTDOOR LED FLOODLIGHT FOR LIGHTING AT

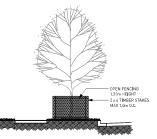
- UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE
- UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
- UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 6. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB
- TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW. AND RESPONSE,

# PLANTING GENERAL NOTES

- 1 ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- 2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- 4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- 5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE

# DEMOLITION NOTES

- CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL SITE SERVICES WITHIN SCOPE PRIOR TO ANY EXCAVATION. REFER TO CIVIL FOR SUB-SURFACE UTILITY LOCATIONS INCLUDING IRRIGATION.
- 2. REFER TO CIVIL FOR UTILITY DEMOLITION AND PROTECTION NOTES
- 3. REFER TO CIVIL FOR EROSION AND SEDIMENT CONTROL PLAN
- 4. CONTRACTOR TO MAKE GOOD ON ANY DAMAGE DONE DURING CONSTRUCTION.
- 5. ANY CAPPED IRRIGATION MUST BE RECORDED FOR POSSIBLE FUTURE TIE-IN.
- 6. HAUL AWAY ALL DEBRIS AND EXCAVATION MATERIAL AND DISPOSE OF OFFSITE
- CONTRACTORS FENCING AROUND WORK SITE PERIMETER SHALL NOT BLOCK ACCESS TO PATHWAYS, OR ENCROACH ONTO ADJACENT PROPERTIES



TREE PROTECTION BARRIER FENCING DETAIL

# MUNICIPAL TREE PROTECTION NOTES

- 1. DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- 2. DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- 3. DO NOT LIGHT A FIRE WITHIN THE DRIPLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 4. DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 5. DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A
  PERSON MAY RAISE THE GRADE BY NO MORE THAN Sem [27] WITHIN 1.0m, [3-07] OF THE TRUNK
  AND BY NO MORE THAN 10cm [47], FROM THAT POINT OUT TO THE DRIVINE OF THE TRUNK

- 2. NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED
- 3. DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION

# TREE PROTECTION BARRIER

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF ETHER SNOW FENCING SECURELY FASTENED TO 2 × 4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.50m APART, AND FASTENED FIRMLY TO THE GROUND OR PLYMOOD NALED
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY THE PROJECT ARBORIST.
- INFORM THE PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, AND PRIOR TO ANY CONSTRUCTION ON SITE.

- . ALL BOULEVARD OR STREET TREES ADJACENT TO A CONSTRUCTION SITE ARE TO BE PROTECTED, INCLUDING THOSE THAT ARE LESS THAN 20cm (8°) IN DIAMETER.
- ALLOW FOR FREE AND CLEAR PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF BOULEVARD.
- PROVIDE FOR CLEAR VISIBILITY OF FIRE HYDRANTS, DRIVEWAY ACCESS, AND CROSSWALKS. USE SEE-THROUGH FENCING SUCH AS PLASTIC "SNOW" FENCING.
- TREE PROTECTION BARRIER SHALL BE 60cm (24"I FROM THE CURB AND 30cm (12") FROM AN ADJACENT SIDEWALK.
- BOULEVARD OR STREET TREES MUST NOT BE PRUNED WITHOUT THE PRIOR APPROVAL OF THE PROJECT ARBORIST.

# TREE RETENTION CARE DURING CONSTRUCTION:

- TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT
  THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE
  FULL ROOT AREAS DO NOT EVER DRY OUT.
- 2. ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT I som (8") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PROVING SAWS AND TOOLS.
- CONTRACTOR TO ADD A 10cm (4") LAYER OF MULCH WITHIN PROTECTED TREE ZONE UPON COMPLETING
  THE TREE PROTECTION FENCING, MULCH TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- 4. CONTRACTOR TO WATER EXISTING AND RELOCATED TREES ACCORDING TO THE WATERING SCHEDULE
- ANY DAMAGE TO OR LOSS OF A TREE DURING THE CONSTRUCTION PROCESS AS A RESULT OF IMPROPER CARE DR A FAILURE TO COLLOW THE PROCEDURES DUTLINED RESENVIRL BE SUBJECT TO REVIEW. THE VALUE OF DAMAGE WILL BE EVALUATED GASED ON THE MOST RECENT EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS "GUIDE FOR PLANT APPRAISAL".



- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- DURJING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
- 3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M [6"-0" HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

## B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

- 1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- 3. RELOCATE BOOTS INTO BACKELL AREAS WHENEVER POSSIBLE, IE LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

## C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

- 1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- 4 ROOTS THAT ARE ENCOUNTERED IMMEDIATELY AD JACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6' BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

- - A PROVIDE TEMPORARY FARTH COVER. MAINTAIN MOISTURE
- B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
  C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP, MAINTAIN MOISTURE.
- TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- 3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

# DESIGN BUILD IRRIGATION SYSTEM GENERAL NOTES

- DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS, LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
- AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS.

  RRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
- 4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC LUCATION OF PROPORT (AT SELECTE SOURCE OF LANDSCARE DIRAWINGS ARE SCHEMATIC.)

  PHORIS OTHER STAND OF PROLECT CONSTRUCTION CONTINUATION OF COORDINATE ENRIGATION
  SLEEM'S UNDER PAWED AREAS AND THROUGH WALLS WITH CHEMPAL CONTRACTOR.
  REPORT AND DESCREAMACIS TO CONSULTANT FOR REVIEW AND SESONES.
  IT HAS SLEEM'S AREA OF THE PROPORTED ON THE AS-BUILT PRIBATION ORBANISS
  OF THE CONTRACTION AS PER SPECIATIONS.
- 5. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR, REPORT AND ISOSREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS
- 6. IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY, CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR, REFER TO MECHANICAL ENGINEER'S DRAWINGS.
- UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.
- CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
- 9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.



ISSUED FOR TEMPORARY USE PERM PRIOR-TO CONDITIONS



# WOODLAND PARK PRESENTATION CENTRE

1190 CECILE DR. PORT MOODY, BC V3H 1N1

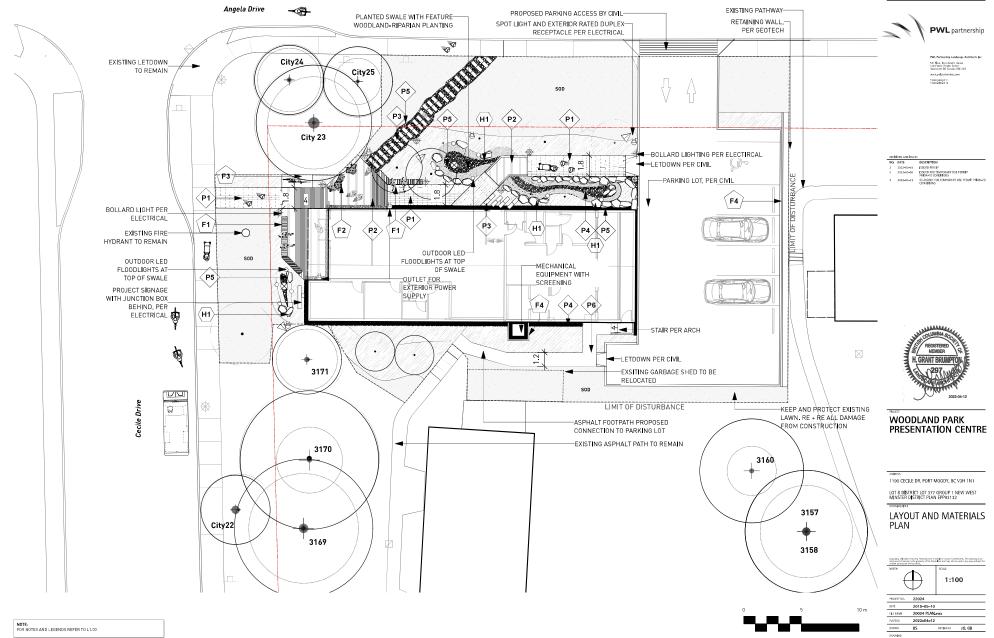
LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93132

LEGENDS AND NOTES

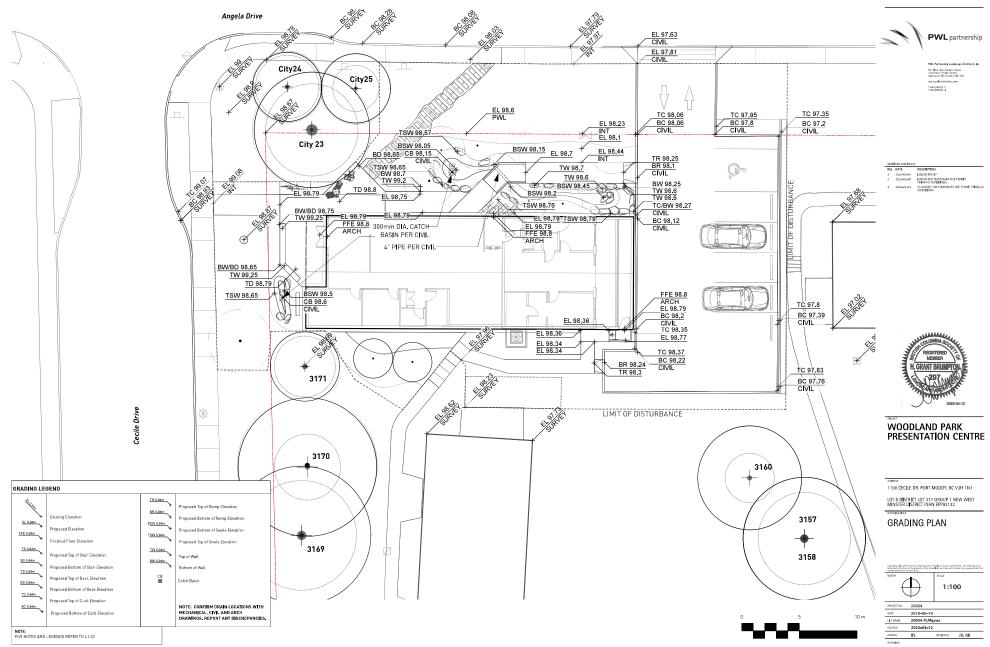
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PROJECT NO. 22024 THE RAME 20024 PLAN, vwx



I 1 01



L2.01

## Plant List Qty Common Name **Botanical Name** Scheduled Size Spacing Remarks B&B, Nursery grown, minimum 3 stems B&B, Uniform branching, dense tree, 7' [2.1 m] std. B&B, Uniform branching, dense tree, 7' [2.1 m] std. B&B, Well branched, dense tree, nursery grown Vine Maple Armstrong Red Maple Worplesdon Sweetgum ACR ARA LSW Acer circinatum Acer rubrum Armstrong Liquidambar styraciflua Worplesdon Pinus sylvestris watereri Waterer Scotch Pine 2.4 m ht. [8"-0" ht.] Shrubs Azalea japonica Hino Crimso Cornus sericea Kelseyii Rhododendron Yaku Crete Skimmia japonica Hino Crimson Japanese Azalea Kelseyii Dogwood Yaku Crete Rhododendron Japanese Skimmia Well established Well established, nursery grown Well established Well established Evergreen Huckleberry Vaccinium ovatum Well established, nursery gro Ground Cover Kinnikinnick Dwarf Oregon Grape 15cm [6") leads. Mimimum 3 lead Well established, nursery grown Mahonia nervosa Perennials Aster subspicatus Astilbe arendsii Rheinland Epimedium grandiflorum Rudbeckia fulgida Goldstrui Ornamental Grasses Well established, nursery grown Well established, nursery grown 74 Western Sword Fern Polystichum munitum NOTE: FOR NOTES AND LEGENDS REFER TO L1.00

# UPPER WOODLAND + WOODLAND ENTRY CHARACTER



Deschampsia-sespitosa





Rhododendron "Yaku Crete"

Rudbeckia fulgida Goldstrum



Cornus sericea kelseyi

Epimedium grandiflorum

Aster subspicatum

FEATURE TREES



Acer circinatum



Pinus sylvestris watereri



Liquidambar styraciflua "Worplesdon"



2022-00-00 ISSUED FOR TEMPORARY USE PERMIT PRIOR-TO CONDITIONS 2022-04-12 RE-ISSUED FOR TEMPORARY USE PER CONDITIONS

**PWL** partnership

# WOODLAND SWALE CHARACTER



Juncus effusus





Vaccinium Ovatum



Mahonia nervosa



Blechnum spicant



WOODLAND PARK PRESENTATION CENTRE

1190 CECILE DR, PORT MOODY, BC V3H 1N1 LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93132

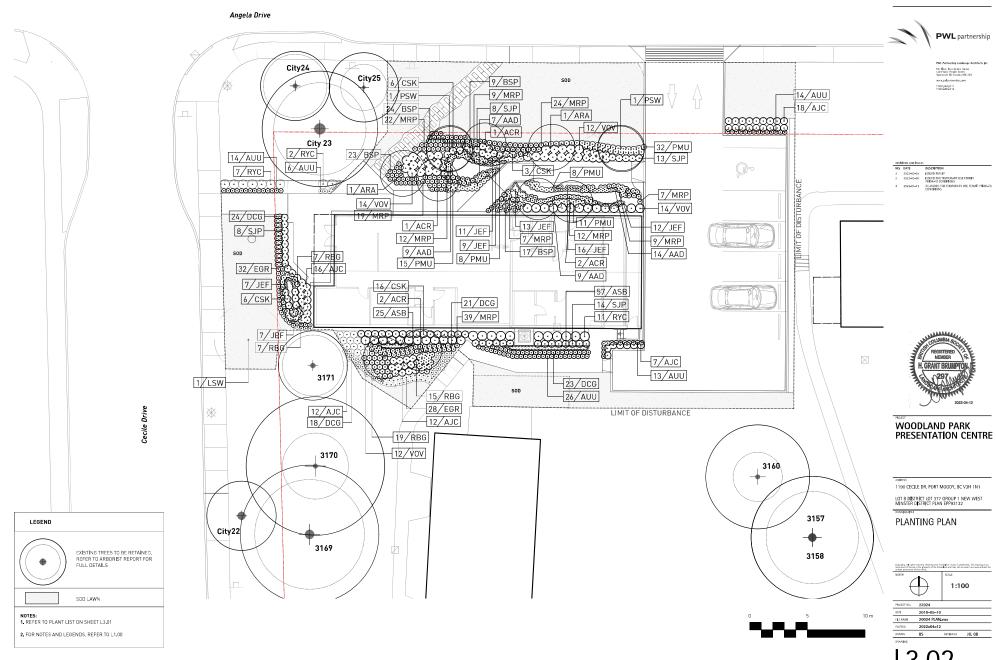
PLANTING LIST

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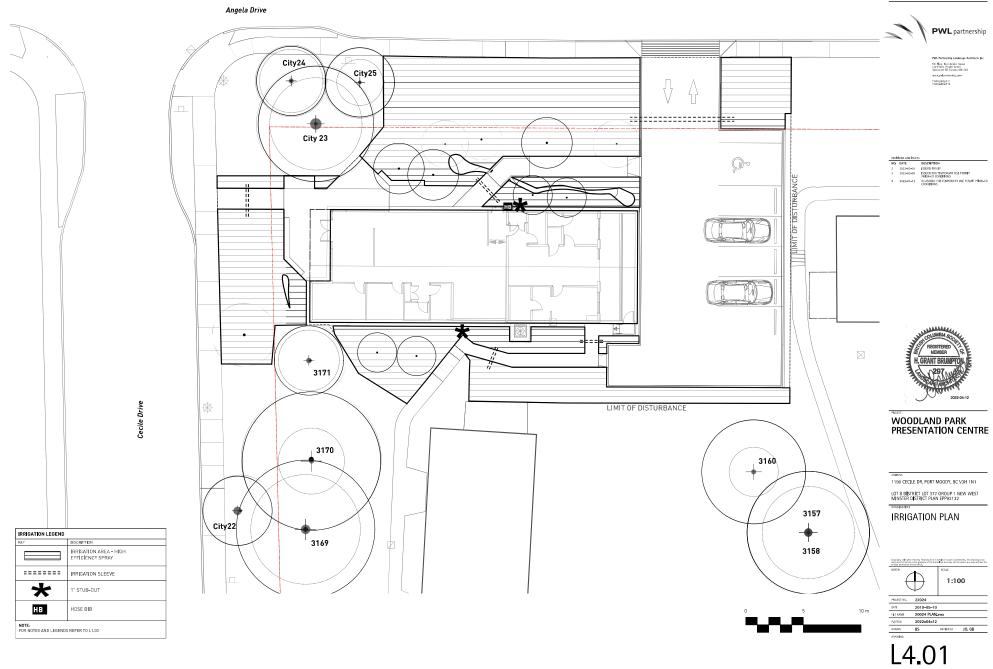


PROJECT NO.	22024		
DATE	2019-05-	-10	
FLERAME	20024 PL	AN.vwx	
PLOTTED	2022-04	-12	
DRAWN	BS	REMEWED	JO, GB

L3.01



L3.02





T 604,88,6111 F 604,88,6112

5th Filox, East Asatic House 1201 Vest Pende Street Vancover BC Caleda V6E 2/2

UNIT PAVERS - REFER TO PLAN -JOINTING SAND GRANUI AR BASE ---COMPACTED SUBGRADE

PRECAST CONCRETE UNIT PAVERS ON GRADE

HOT MIX ASPHALTIC CONCRETE, 50mm BASE LIFT, 25mm SURFACE L FT -COMPACTED SUBGRADE

STEPPING STONE, REFER TO PLAN & LEGEND -CRUSHED GRANULAR COMPACTED SUBGRADE

ADJACENT CONDITION REFER TO PLAN REFER TO PLAN AND LEGEND

ASPHALT PAVING

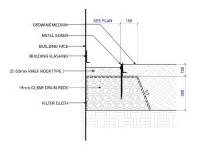
STEPPING STONES

\_1" x 5.5" COMPOSITE WOOD DECKING INSTALLED WITH TREX HIDEWAY HIDDEN FASTENING SYSTEM 2x8 PRESSURE TREATED TIMBER BLOCKING 2x8 PRESSURE TREATED TIMBER JOIST STAINLESS STEEL JOIST HANGER QTY. 2 - 2x8 PRESSURE TREATED TIMBER LEDGER \_.5" x 8" COMPOSITE WOOD FASCIA BOARD HEIGHT VARIES, REFER TO GRADING PLAN COMPACTED GRANULAR MATERIAL

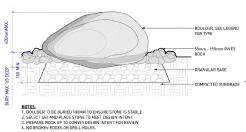
-EXISTING SUBGRADE

SECTION - TIMBER DECKING ON GRADE

ENGINEERED WOOD DECKING



DRAIN STRIP AT SWALE + BUILDING FACE



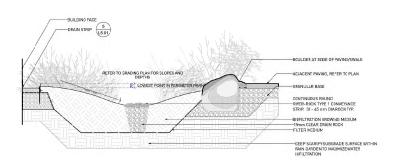
WOODLAND PARK PRESENTATION CENTRE

BOULDER IN \_ANDSCAPE AREA

1190 CECILE DR, PORT MOODY, BC V3H 1N1 LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93: 32

DETAILS







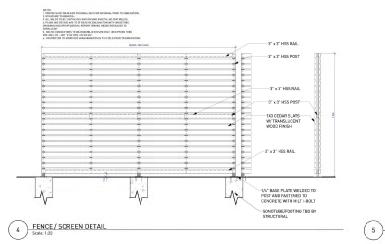


**PWL**partnership

1 TYPICAL SWALE CONDITION

PATIO SEAING
Scale: 1:10







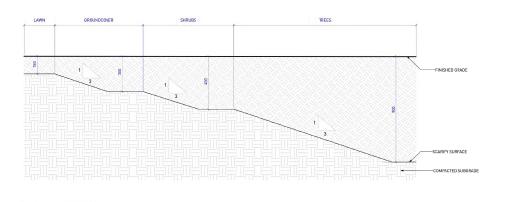
WOODLAND PARK PRESENTATION CENTRE

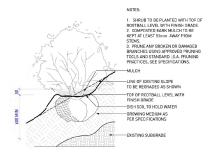
1190 CECILE DR, PORT MOODY, BC V3H 1N1

LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93: 32

**DETAILS** 







SHRUB PLANTING, ON SLOPE

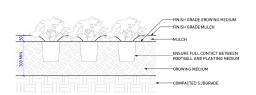
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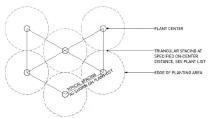
T 604388.6111 F 604388.6112

NOTES:

- PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
   COMPOSTED BARK MICCH AT 50mm DEPTH TO BE KEPF AT LEAST 50mm AWAY FROM STEMS.
   PRUNE MY BROKEN DR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOILS AND STANDARD LS.A. PRUNING PRACTICES, SEE SPECIFICATIONS.

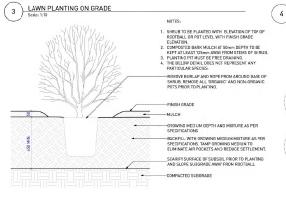
GROUNDCOVER PLANTING ON GRADE
Scale:1:10

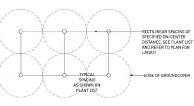




-GROWING MEDIUM

SOIL DEPTH ON GRADE





SHRUB PLANTING ON GRADE Scale: 1:10



# WOODLAND PARK PRESENTATION CENTRE

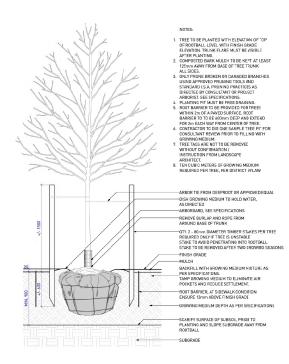
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LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93: 32

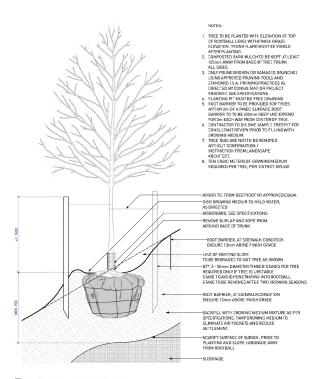
**DETAILS** 



PROJECT NO.	22024		
DATE	2019-0	5-10	
FILE NAME	20024	ETAILS.vwx	
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TREE PLANTING ON GRADE



TREE PLANTING ON SLOPE AT SWALE



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# WOODLAND PARK PRESENTATION CENTRE

1190 CECILE DR. PORT MOODY, BC V3H 1N1

LOT B DISTRICT LOT 377 GROUP 1 NEW WEST MINSTER DISTRICT PLAN EPP93: 32

**DETAILS** 





PROJECT NO.	22024		
DATE	2019-05-10		
FILE NAME	20024 DETAILS.vwx		
PLOTTED	2022-(4-12		
DRAWN	BS	REVIEWES	JD, GB