

Project: DP #88 – The Aspect

Civic Address	1422-1430 Portage Road			
Parcel Identifier (PID)	Lot	District Lot	Plan	Land District.
009-500-553	3	203	12595	LLD

Applicant Information	
Name	Richard David, Agent
Company	Pemberton Landing GP Limited
Address	240-7885 North Fraser Way, Burnaby, V5J 5M7
Phone number	604-777-1808
E-Mail address	Richard.david@proventus-asia.com

Application Request	Development Permit with variances
OCP Designation	Gateway
Development Permit Areas	*DPA No. 6 - Multi-Family and/or Commercial Development
Zone	Portage Road Commercial (C-3)
Variance requested	<ol style="list-style-type: none"> 1. Lot coverage from 50% to 53.4% 2. Parking from 72 stalls to 61 stalls 3. Minimum Front yard setback from 4.5 m to 4.29 m to accommodate elevator projection 4. Minimum Front yard setback from 4.5 m to 0.25 m to accommodate accessory refuse structure

Application Summary

The application is to construct a 39,349 square foot multi-family apartment building for between 58-61 purpose-built rental units secured through a housing agreement with a minimum restriction of 10 years (to be negotiated) on the 30,830 square foot (2,864 sq.m.) site. The application is for form and character consideration of the building.

The site will be accessed by one entrance from Portage Road directly across from Cottonwood Road to the under-building parking facility consisting of 71 stalls, including electric vehicle charging and bicycle parking. The Ministry of Transportation and Infrastructure has restricted the building to one access point on Portage Road and has eliminated widening of Portage Road proposed in earlier applications.

Architectural and Landscape designs are attached for review and will be the substantive consideration of the Development Permit Review.

Proposed Variances

Lot Coverage

The application seeks to exceed the maximum site coverage of 50% to 53.4%. This is requested to accommodate the size of the parking structure.

Parking

The application, if secured as a rental building, will qualify for an affordable housing reduction of 0.25 spaces per unit to required parking. The parking calculation after this reduction is for 72 stalls. The application seeks to further reduce this amount to 61 stalls, or a minimum of 1 per unit.

Front Yard Setback (Building)

The front façade of the building will comply with front-yard setbacks; however the elevator core will project into the front yard and a reduction from 4.5 m to 4.29 m is requested.

Front Yard Setback (Accessory Building)

Given the access restrictions and under-building parking, the garbage/recycling facilities will be housed in an accessory building. The application seeks a variance from 4.5 m to 0.25 m to accommodate this accessory structure.

As this proposal aims to develop a multi-unit building subject to a housing agreement for the provision of affordable rental housing, the Village is committed to prioritizing and expediting this application as feasible. Please review the submission and prepare to provide comments with respect to your department's interests by **July 12, 2021**.

Lisa Pedrini, RPP, MCIP – Manager of Development Services

June 14, 2021

**Amendments to the
Development Permit Application
Submitted 30 October 2020 (DP#89)**



**The Aspect
Units-for-Rent Development
1422, 1426, 1430 Portage Road Pemberton
Submission Date: 14 May 2021**

14 May 2021

Lisa Pedrini
Manager, Development Services
Village of Pemberton

Dear Lisa

**Re: Amendments to Development Permit Application (DP#89)
The Aspect Units-for-Rent Development
1422, 1426 & 1430 Portage Road, Pemberton**

Further to the Development Permit Application (DPA) submitted on 30 October 2020, Proventus Asia Real Estate Management Ltd as the appointed Project Manager, submits the enclosed Amendments, on behalf of the Owner / Developer, Pemberton Landing GP Limited for your consideration.

The Owner / Developer remains committed to the development of a quality Units-for-Rent scheme and the key components of these amendments address the following issues as set out by your department in response to the DPA submitted on 30 October 2020:

- The proposed crossover into, and exit via the adjacent Portage Station property onto Portage Road is not feasible;
- Proposing that the existing entrance / exit driveway for Portage Station reverts to "exit only" and that all traffic for the subject development and that of Portage Station enter via the proposed driveway entrance at the north west corner of the subject site "will not deliver meaningful or intuitive parking for the adjacent commercial uses";
- Preference expressed by the Village to amend the existing Easement Agreement to facilitate the relocation of the seven (7) parking stalls, to be created for the exclusive benefit of the commercial strata lot owners of the adjacent Portage Station development, from the subject site to a separate location to be subsequently discussed and agreed.
- In accordance with discussions with the Village and the Ministry of Transport and Infrastructure (MOTI) the Fire Truck pull-out zone on Portage Road will be deleted.

As a consequence of this feedback, the design, as reflected in the attached documents, has reverted to a podium over single level basement design, removing the 18 parking bays previously identified as parking at grade. Accordingly, the internal road running inside the southern boundary of the site and crossing over into Portage Station has been deleted. The revised basement car park design retains the elevator access to the building above and houses regular, small and handicapped car parking.

From this perspective the proposed development presents as a cleaner design, albeit more costly given the expanded basement to accommodate the parking at grade previously allocated.

The removal of the at-grade parking bays and internal road has provided scope at ground level to expand the building footprint and increase the number of units from 58 to 61 and allows for the addition of courtyards to the ground floor south facing units. Correspondingly, with the expansion of the basement facility, the parking bays have also increased to 61 in number, allowing for one parking bay per unit.

The Aspect – Project Outline

The Owner / Developer is committed to the development of a high-quality residential rental accommodation facility to meet the ongoing needs of the Village's desire to increase its housing capacity and diversity to ensure that its economic growth is not curtailed by the inability of prospective business owners and employees to access quality housing accommodation in addition to existing residents seeking to downsize their existing housing arrangements.

In accordance with the various discussions held with the Village Development team over the past 15 months, and as detailed within the attached documents, The Aspect will be developed as a Units-for-Rent scheme with 3 levels above ground constructed over a single basement. The development will deliver a mix of unit configurations amongst the 61 units to be constructed, intended to satisfy the likely demand matrix, and as explained below, will in a long-term agreement, adhere to the BC Housing guidelines for rental affordability as set out in its requirements for Middle Income Limits.

Unit Mix Configuration (Total 61 Units)

7 x 1 Bedroom Studio	505 sqft Average
2 x 1 Bedroom	553 sqft Average
36 x 1 Bedroom + Den	585 sqft Average
2 x 1 Bedroom Adaptable	705 sqft Average
14 x 2 Bedroom	711 sqft Average

Importantly, the development will work within the guidelines set down by BC Housing for both sustainable rental and environmental benchmarks, and the broader community expectations, and to this end:

1. A long-term agreement will be entered into with BC Housing and the Village for a minimum of 10 years for the completed development to comply with the guidelines set down by BC Housing for their sustainable housing rental model according to their Middle Income Limit benchmarks.
2. The completed development will be managed as a single entity in that the building will comprise a single strata title, and residential units will not have legal representation as individual titles.
3. The completed development as a minimum, will meet the requirements of Step Code 3 and the Owner / Developer continues to review the necessary requirements to meet Step Code 4. The Village does not require the adoption of the Step Code requirements for Part 3 Buildings under the BC Building Code (buildings greater than 6,000sqft in size), however the Owner / Developer is committed to providing environmentally responsible and sustainable accommodation.
4. Within the mix of available unit configurations, the project will deliver 2 ground floor units designed to meet the needs of the "Adaptable" category of handicapped accommodation.
5. Subject to the timetable for the completion of the proposed Park and Ride facility adjacent to the subject site and commencement of its operations, the Developer shall consider the provision of a regularly scheduled bus service for the exclusive use of the building's residents for travel to and from places of work outside of Pemberton Village.

The Aspect – Village Bylaw Design Compliance

The subject site, currently vacant land with no improvements, located at 1422 – 1430 Portage Road is subject to the C-3 zoning requirements of the Village with the following key parameters measured against the submitted design:

Relevant Bylaw	Requirement	Design Outcome
15.3.1 (c)	Permitted Use – Residential Units	Residential Units
4.7 / 15.3.4	1.5 FAR Maximum	1.28
4.4 / 15.3.6 (f)	10.5m Building Height	10.49m
4.4 / 15.3.6 (g)	4.6m Accessory Building Height	2.62m
4.10 / 15.3.6 (a)	50% Lot Coverage	53.4%
4.13 / 4.14 / 15.3.6 (b)	4.5m Front Setback	4.295m (Building)
4.13 / 4.14 / 15.3.6 (b)	4.5m Front Setback	0.025m (Accessory)
4.13 / 4.14 / 15.3.6 (c)	3.0m Rear Setback	6.963m (South)
4.13 / 4.14 / 15.3.6 (e)	4.5m Side Setback	6.250m (East)
4.13 / 4.14 / 15.3.6 (e)	4.5m Side Setback	5.825m (West)
8.3 / 8.7	72 Total Car Parking Stalls	61
8.1 (j)	2-4 Disability Car Parking Stalls	3
8.11 (b)	33% of bays min. 4.6m in length	20 (5.2m in length)
8.1 (h)	1 Elec Charging Stall / 10 Stalls	To be provided
8.1 (g)	Bicycle Parking 1 / 5 Stalls	To be provided

Lot Coverage

The removal of the internal road to the southern and eastern portions of the site and the associated vehicle parking stalls at grade has allowed for a repositioning of the building footprint to the east. The previous setback to the eastern side boundary was 10.31m and the amended design allows for a 6.250m setback.

Consequently, the footprint has been widened along the southern façade to incorporate an additional unit on each floor representing a total 3 extra dwelling units. The requirement to eradicate all at-grade parking has required an expansion of the basement from 15,454sqft to 26,151sqft to accommodate the necessary parking capacity. However, this also represents a significant increase for the project, both in terms of initial capital cost but also ongoing maintenance expenditure and therefore additional income-producing floor area is required to ensure the long-term viability of the development. This also adds to the available housing rental stock in the Village with an increase in units from 58 to 61. **Accordingly, a variance of bylaw 15.3.6 (a) is required to permit 53.4% Lot Coverage.**

Front Setback

A feature of the architectural northern façade (facing Portage Road) is the elevator towers standing proud of the building, chimney-like, to add further architectural detail to the streetscape. **Consequently, a slight encroachment into the required setback (4.295m vs. 4.50m) is evident and accordingly a variance of bylaw 15.3.6 (b) is sought.**

The Garbage Enclosure is located at the north-east corner of the site, accessed via the Basement, and positioned directly adjacent to an existing driveway for ease of garbage removal. **The setback from the northern property line is 0.025m (4.50m required) and accordingly a variance of bylaw 15.3.6 (b) for this Accessory Building is sought.**

Car Parking

The entirety of the car parking capacity for the development will be housed in an enclosed and secure basement. A total of 61 car parking stalls can be provided in this configuration with the following mix:

- Regular Stalls (3.05m x 6.10m)	38
- Small Stalls (3.05m x 5.20m)	2
- Small Parallel Stalls (2.62 x 5.20m)	18
- Handicapped Stalls (4.0m x 6.10m)	<u>3</u>
Total	61

In accordance with bylaw 8.11(b) 33% or 20 bays can be denoted as "Small" (4.6m in length).

The requirement as set out in the Village Bylaws is calculated as follows:

Unit Configuration	No. of Units	Zoning		Net Ratio	Bays Required
		Bylaw 8.3	Bylaw 8.7		
Studio	7	1		1	7
One Bedroom	38	1		1	38
Adaptable Units	2	1		1	2
Two Bedroom	14	1.75		1.75	24.5
Visitor Bays	61	0.25	-0.25	0	0
Total Bays Required (per Zoning Bylaws)					72

Accordingly, a variance of bylaw 8.3 (as amended by bylaw 8.7 for rental stock) is sought.

The Aspect – In Detail

a. Pemberton Village Official Community Plan

Lovick Scott, the appointed project architects, has designed the project to meet both the needs of, and expectations for a modern residential housing development. Particular care has been taken in respect of the requirements of the Pemberton Village Official Community Plan (Development Permit No.6) and in this respect:

1. Sought to reflect and enhance the location of this site on the Portage Road view corridor:
 - a. Colour scheme to represent a contemporary built environment providing maximum integration with the proposed landscape scheme and adjacent and nearby properties;
 - b. Designed façade recesses that span the entire vertical height of the building with a coordinated use of materials and colour to reduce the mass and scale of the building;
 - c. Gabled roof line to represent Pemberton's character, whilst complementing the adjacent property;
 - d. Elevator towers standing proud to the building, chimney-like, to add further architectural detail to the streetscape whilst ensuring that all roof mounted equipment will not be visible from street level;
 - e. The main entrance to the building fronts Portage Road and is clearly visible and accessible from the sidewalk;
 - f. Maximised clear line of sight from individual units via a side-by-side and up and down configuration; and
 - g. 100% of all units within the project have balconies and / or patios / courtyards;
2. Chosen façade building materials that reflect the broader Pemberton built environment.

3. Car parking capacity is contained entirely within a secure basement with its access exhibiting minimal line of sight from Portage Road, enhancing the functionality and accessibility of the development.
4. The mix and configuration of the individual units provide for a modern living environment. The one-bedroom units average in excess of 550 sqft in size and the two-bedroom apartments average in excess of 700 sqft, affording both substantial living and storage space in addition to bike storage on the ground floor and the prospect for additional storage in the basement.
5. Provision of garbage storage facilities accessed by residents via the basement. The garbage facility itself is enclosed and directly adjacent to Portage Road for efficient retrieval through the relevant collection procedures.
6. Access to the rear of the podium at ground level is provided via a landscaped pedestrian and bike path from the north west corner of the building along the western and southern boundaries of the podium to the rear entrance to the building in the south east corner.
7. Snow storage is located in the south east corner of the podium.

b. Site and Building Layout

The Aspect Development comprises 3 levels above ground providing 61 units and a single basement encompassing 61 secure car parking bays. Vertical movement throughout the building is serviced by two (2) elevators, one of which emanates from the basement in the north-west corner. The second elevator is accessed at ground level, directly adjacent to the main pedestrian entrance to the building on the northern façade. Two stairwells, one in each of the north-west and south-east corners of the building, extend from the basement to Level 3.

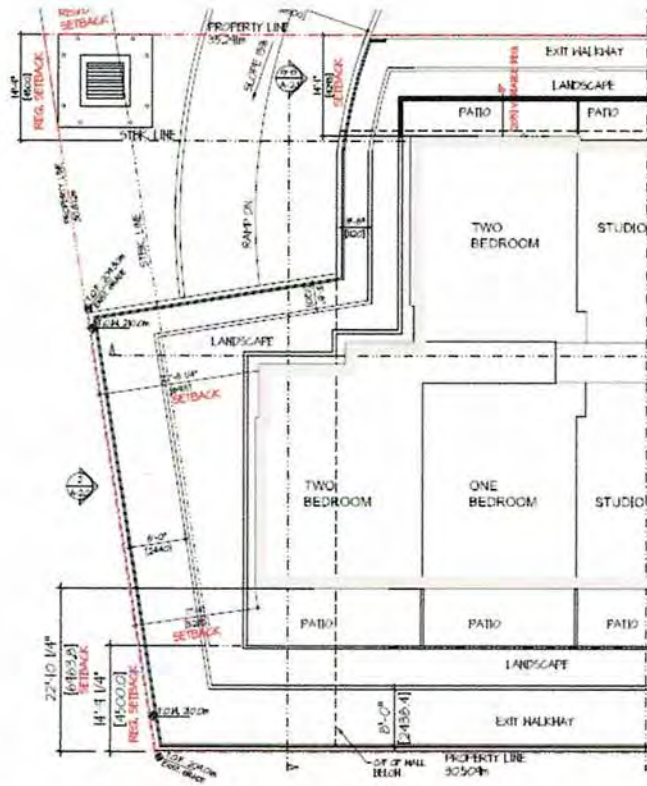
The 2 elevator towers sit proud of the façade, inside the site boundary, within the Portage Road setback zone. The Owner / Developer is committed to delivering an enduring design outcome relative to the Portage Road view corridor and this element accords with the discussions previously undertaken with the Village.

A concrete podium sits atop the basement construction, stretching the entire lengths of the eastern and southern boundaries of the site and partially to the western boundary, allowing for the necessary headroom for vehicles to access the basement car parking facility via a code activated security gate.

The setback from the rear boundary is 6.963m which has facilitated a key design amendment to provide courtyards to each of nine (9) south facing ground floor units, spanning the width of individual units and a depth of 2.45m (8ft). A landscaping privacy barrier of 6ft in width separates the courtyards from the pedestrian / bike walkway (8ft wide) secured by a 42" high fence on the southern property boundary. The fence extends along the eastern boundary to provide privacy separation from the adjacent Portage Station development and along the length of the podium on the western boundary and to follow the contour of the building to the north west corner.

The patios for the northern facing ground floor units have been retained.

The southern façade of the building measures 81.015m and the northern façade measures 74.460m allowing for the addition of a single unit in the southwest corner of the podium as compared to the DPA submission of 30 October 2020, which represented a uniformly rectangular building. This can be best observed as shown in the plan excerpt and rendering on the following page.



The landscaping inside and outside the northern property line remains largely in accordance with the previous DPA submission. The major amendments have occurred as a result of the use of a podium design across the bulk of the site facilitating substantial landscaping in the area between each of the western, southern and eastern building facades and the property boundaries. As previously mentioned, the western and southern areas of the podium include a bike / pedestrian path from the front (north) of the building to the rear entrance / exit of the building in the south east corner.

Internally, the entrance lobby is spacious and reflects the contemporary nature of the building and sets an appropriate expectation for the design and quality of the accommodation, which houses seventeen (17) units on the ground floor. The lobby also enjoys direct access to the landscaping on the northern façade via a secure patio. Other facilities contained within the ground floor, include office and administration facilities for onsite management, bike storage and a location for pet washing and space for mechanical and electrical equipment.

Levels 2 and 3 comprise entirely of rental accommodation units with twenty-two (22) units on each floor comprising studio, one-bedroom and two-bedroom units.

c. Traffic & Parking

The subject site is a party to an Easement Agreement, executed in 2005, to provide seven (7) car parking bays for the exclusive use by the commercial strata lot owners (and / or their tenants and patrons) of the adjacent Portage Station development.

The Village has indicated its preference to relocate these 7 parking stalls to the adjacent proposed bus station facility.

Accordingly, the submitted design, as detailed herein, does not provide for this parking capacity and all bays identified within the plan are for the exclusive use of the residents of The Aspect.

Vehicular ingress / egress is provided via a driveway at the north west corner of the site, a location previously (and currently) approved by MOTI.

The driveway extends to the southern reaches of the site through a code accessed gate before heading eastward along the southern boundary with parallel parking on the right-hand side. Approaching the western boundary of the site the driveway turns to the west with 90-degree parking on either side of the driveway before heading north out of the basement onto Portage Road. It should be noted that the garbage room is accessed via a set of stairs against the eastern wall of the basement.

A total of 61 bays are provided (one for each unit) and all are contained within a secure and enclosed basement. Pedestrian access is provided via an elevator and stairwell in the north west corner and a stairwell in the south east corner of the basement.

A mixture of bays is provided including 38 regular stalls, 20 small stalls and 3 handicapped stalls in closest proximity to the elevator in the north west corner. The bylaws allow for 33% of all parking stalls (in this case 20) to be designed and labeled as "Small" stalls, being a minimum length of 4.6m. Each of the 20 bays designated as small within the amended design are 5.2m in length.

Other Matters

In preparation of the enclosed Amendments to the Development Permit Application:

1. Lovick Scott Architects are the appointed Project Architect and have considerable experience with the subject site having previously performed this role under the former scheme.
2. Thurber Engineering (Geotechnical Consultant) were engaged and confirmed that the previous pre-loading of the site is sufficient to meet the needs of the revised design, subject to subsequent Structural Engineering review.
3. Core Group Consultants has been engaged as the civil engineering consultant and confirmed that the traffic plan as it relates to the layout of the basement can be constructed as designed.
4. WHM Structural Engineering has been engaged and has confirmed, subject to the details contained within the subsequently created Building Permit drawings, that the basement design, podium positioning and the location of the building footprint can all be accommodated within the requisite structural engineering constraints.
5. Focal Engineering provided the Energy Modelling Report that confirmed that the design of the Project meets the requirements of Step Code 3 and has laid out the pathway to the achievement of Step Code 4, should the Owner / Developer so desire.

Should you require any additional information in your assessment of the Development Permit Application for The Aspect, please do not hesitate to contact the undersigned.

Yours faithfully



Richard A David
Director

THE ASPECT

1422, 1426, 1430 Portage Road, Pemberton, B.C.

ISSUED FOR DP AMENDMENT



VICINITY MAP

SITE LOCATION

DRAWING LIST:

ARCHITECTURAL:

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(e-mail) nbasanovic@lovickscott.com
ascott@lovickscott.com

LANDSCAPE:

R.F. BINNIE & ASSOCIATES LTD.
205 - 4946 CANADA WAY
BURNABY, B.C. V5G 4H7
(tel) 778.945.6101
(e-mail) rhiggs@binnie.com

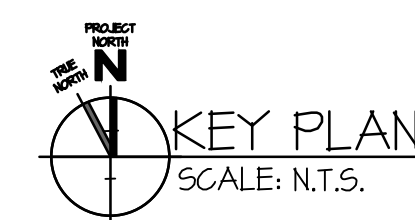
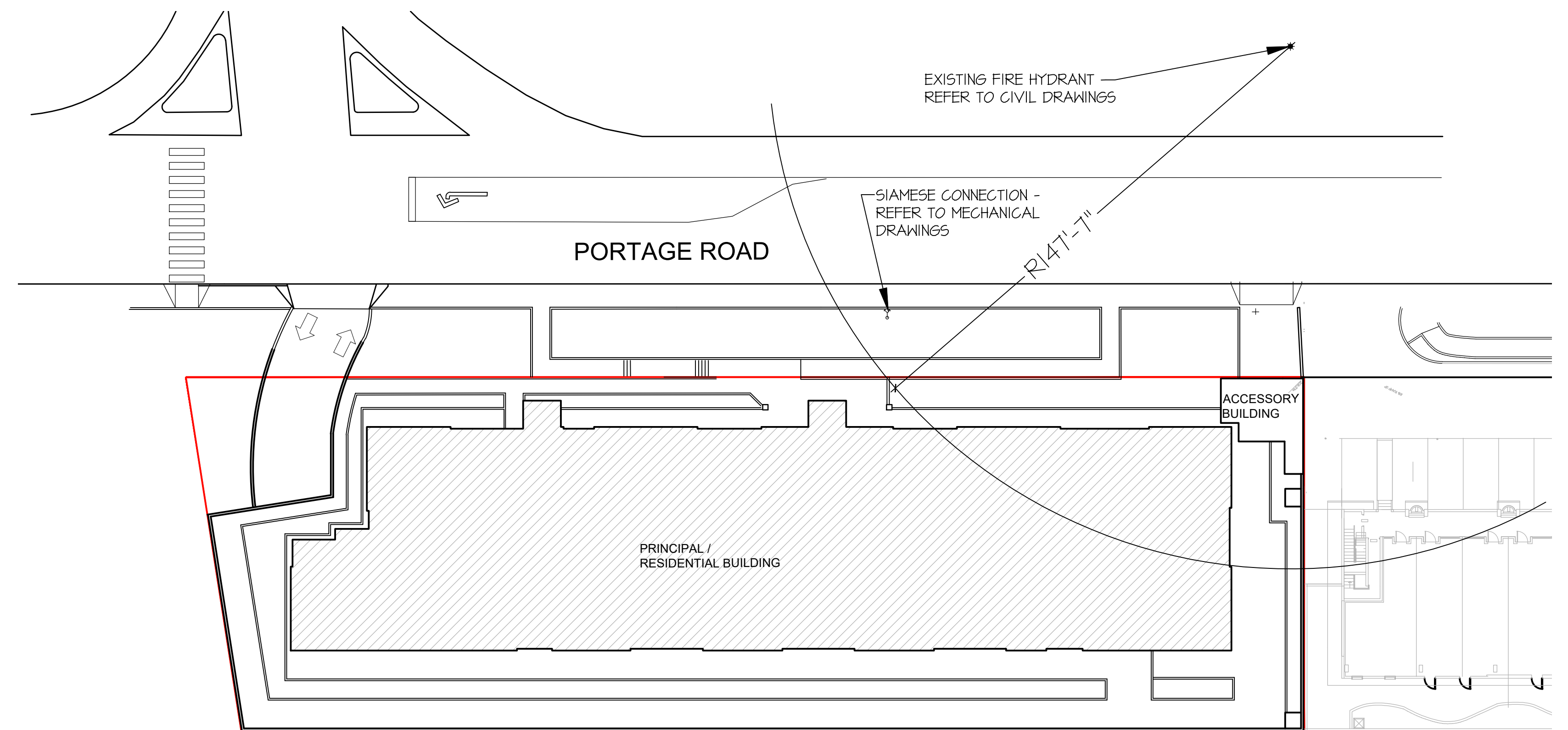
SURVEY:

DOUGLAS BUSH SURVEY SERVICES LTD.
UNIT 18, 1370 ALPHA LAKE ROAD
WHISTLER, B.C. V8E 0H9
(tel) 604.932.3314
(e-mail) dougb@dbss.com

- A0.00 COVER SHEET
- CONTEXT PLAN
- CONTEXT PHOTOS
- AS1.1 SITE PLAN AND SITE ANALYSIS
- A1.0 PARKING PLAN
- A1.1 GROUND FLOOR PLAN & 2ND LEVEL FLOOR PLAN
- A1.2 3RD LEVEL FLOOR PLAN & ROOF PLAN
- A2.0 ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 BUILDING SECTIONS
 - RENDERING #1
 - RENDERING #2
 - RENDERING #3

- L1 OFFSITE LANDSCAPE PLAN
- L2 ONSITE LANDSCAPE PLAN
- L3 LANDSCAPE SECTIONS

SURVEY PLAN



ISSUED FOR DP AMENDMENT - APRIL 20, 2021

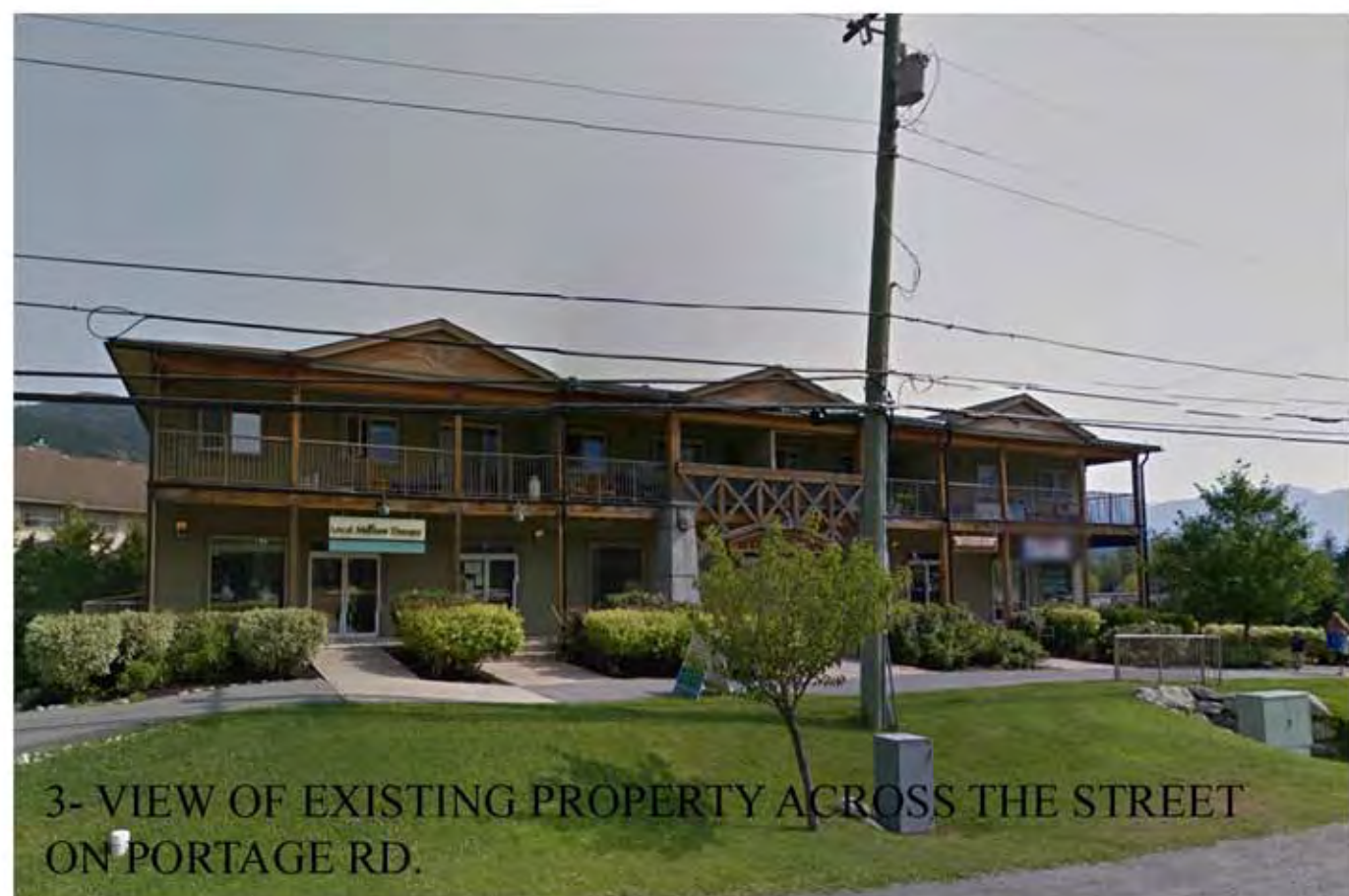




1- VIEW OF EXISTING PARK AND COMMUNITY CENTRE ACROSS THE STREET ON PORTAGE RD.



2- VIEW OF EXISTING ELEMENTARY SCHOOL ON PORTAGE RD.



3- VIEW OF EXISTING PROPERTY ACROSS THE STREET ON PORTAGE RD.



4- VIEW OF ADJACENT PROPERTY ON PORTAGE RD.



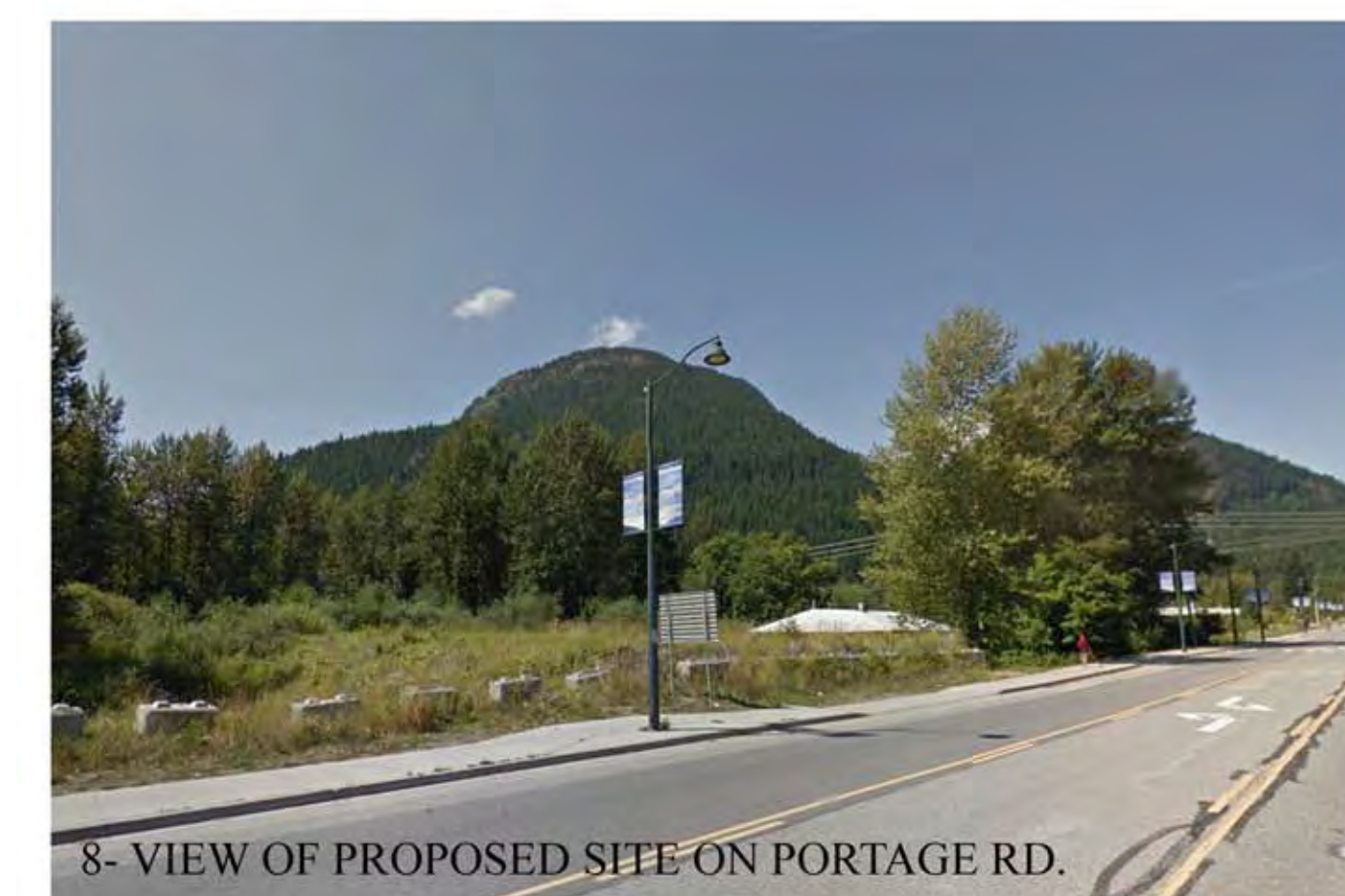
5- VIEW OF EXISTING GAS STATION ON SEA TO SKY HWY



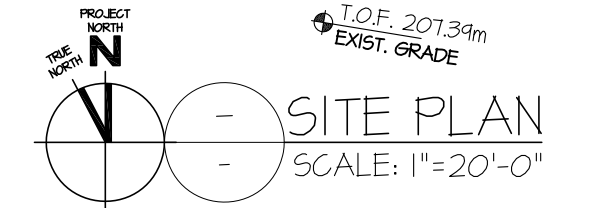
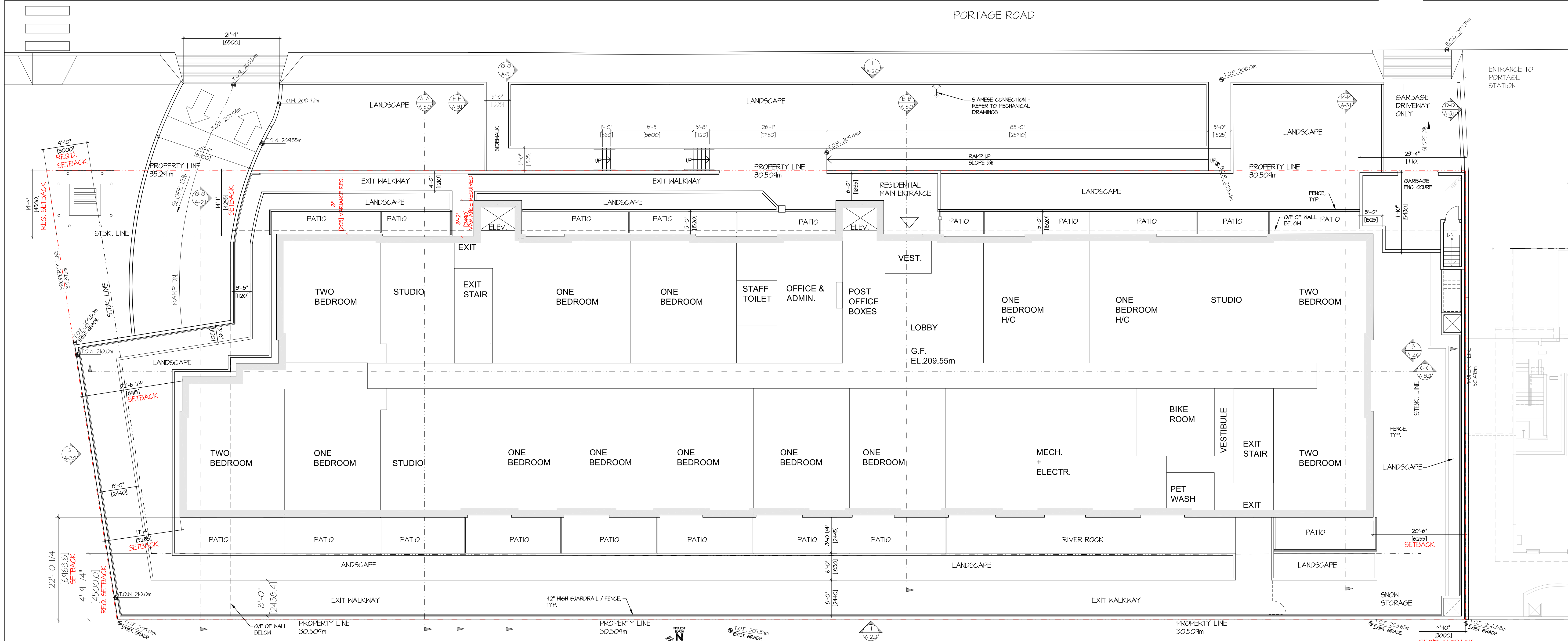
6- VIEW OF VISITOR CENTRE ON SEA TO SKY HWY



7- VIEW OF EXISTING HOTEL ON ARBUTUS ST.



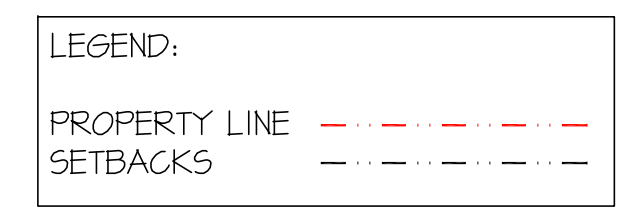
8- VIEW OF PROPOSED SITE ON PORTAGE RD.



UNIT STATISTICS		
TYPE	AREA (Sq.Ft.)	TOTAL AREA
2 BED	671	3 2,219
2 BED	716	2 1,432
2 BED	641	3 3,249
2 BED	675	3 3,225
2 BED	665	3 2,595
1 BED	646	14 10,744
1 BED	681	14 9,534
1 BED (H/C ADAPTABLE)	681	2 1,362
1 BED	560	2 1,120
1 BED	616	3 1,848
STUDIO	533	3 1,599
STUDIO	553	1 553
STUDIO	461	3 1,383
TOTAL:	61	34,344

SITE STATISTICS:			
LEGAL DESCRIPTION: LOTS 1, 2 & 3, DP 12945, DL 203			
ADDRESS: 1422, 1426, 1430 PORTAGE RD, PEMBERTON, B.C.			
ZONING: C3 - PORTAGE ROAD COMMERCIAL (BYLAW #12 (TOWNHOUSE) ADOPTED ON NOV. 04, 2008)			
SITE AREA: 30,830 sq.ft. (2,864 sq.m)			
FLOOR AREA:			
	USABLE FLOOR AREA	COMMON AREA	NET AREA
GROUND FLOOR	11,499.6	4,507.4	16,007
2ND LEVEL	13,924.7	2,082.3	16,007
3RD LEVEL	13,924.7	2,082.3	16,007
TOTAL	34,349.0	8,672.0	48,021
FLOOR AREA RATIO CALCULATION (FAR)			
FAR ALLOWED: 1.5			
PROVIDED:			
34,344 / 30,830 = 1.28 < 1.5 FAR			
BUILDING FOOTPRINT AREA: 16,828 SF			
ACCESSORY BUILDING AREA: 3,011 SF			
TOTAL: 16,484.5 SF			
LOT COVERAGE			
ALLOWABLE:	50% (15,415 SF)		
PROPOSED:	16,484.5 SF	= 53.4%	> 50% VARIANCE REQUIRED
30,830 SF			
BUILDING HEIGHT			
ALLOWABLE:	10.5m (34'-5 3/8")		
PROPOSED:	10.49m (34'-5")		
ACCESSORY BUILDING HEIGHT			
ALLOWABLE:	4.6m (15'-2")		
PROPOSED:	2.62m (8'-7")		
SETBACKS			
	REQUIRED	PROVIDED	
FRONT (N) FROM BUILDING	14'-4" (4.5m)	14'-1" (4.215m)	VARIANCE REQUIRED (0')
FRONT (N) FROM GARBAGE	14'-4" (4.5m)	0'-1" (0.225m)	VARIANCE REQUIRED (0')
REAR (S)	4'-0" (3.0m)	22'-10 1/4" (6.963m)	
SIDE (E)	4'-10" (3.0m)	20'-6" (6.25m)	
SIDE (W)	4'-10" (3.0m)	17'-4" (5.285m)	
NOTE:			
BOTH ELEVATOR ENCLOSURES ARE ENCRDACHING BEYOND			
FRONT SETBACK FOR 0'-2" (2.440 m) VARIANCE REQUIRED (0'-2')			

PARKING STALL DIMENSIONS:		PROVIDED:
STALL SIZE:		
REGULAR STALL:	3.05 M x 6.10 M (10' x 20')	38
REG. SMALL STALL:	3.05 M x 5.2 M (10' x 17')	20
SMALL PARALLEL STALL:	2.62 M x 5.2 M (8'-7" x 17')	
H/C STALL:	4.0 M x 6.10 M (13'-2" x 20')	3
PARKING CALCULATIONS REQUIRED:		
ONE BEDROOM:	47	
TWO BEDROOM:	245	
VISITOR PARKING:	15.25	
REBATE:	15.25	
TOTAL:	715	
TOTAL REQUIRED: 715 PARKING STALLS		
PARKING CALCULATIONS PROVIDED:		
61 RESIDENTIAL UNDERGROUND PARKING STALLS		
INCLUDING:		
-	3 H/C PARKING STALLS	
-	7 STALLS FOR ELECTRIC VEHICLE	
-	20 SMALL PARKING STALLS (32.78 x 33% ALLOWED)	
TOTAL PARKING STALLS PROVIDED:		
61 PARKING STALLS < 715 VARIANCE REQUIRED FOR PARKING		



COMMON AREA ON GROUND LEVEL	
ROOM NAME	AREA (Sq.Ft.)
OFFICE + ADMIN + STAFF TOILET	648 SF
BIKE STORAGE	261 SF
PET WASH	101 SF
MECHANICAL + ELECTRICAL ROOM	1,281 SF
EXIT STAIRS, LOBBY + CORRIDORS	2,384 SF
TOTAL:	4,507 SF

COMMON AREA ON UPPER LEVEL (2ND & 3RD LEVEL)	
EXIT STAIRS + CORRIDOR	2,082 SF

CONSULTANT
CONSULTANT SEAL

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, B.C. V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

DRAWN BY NB
PROJECT **THE ASPECT**
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.
DRAWING **SITE PLAN**

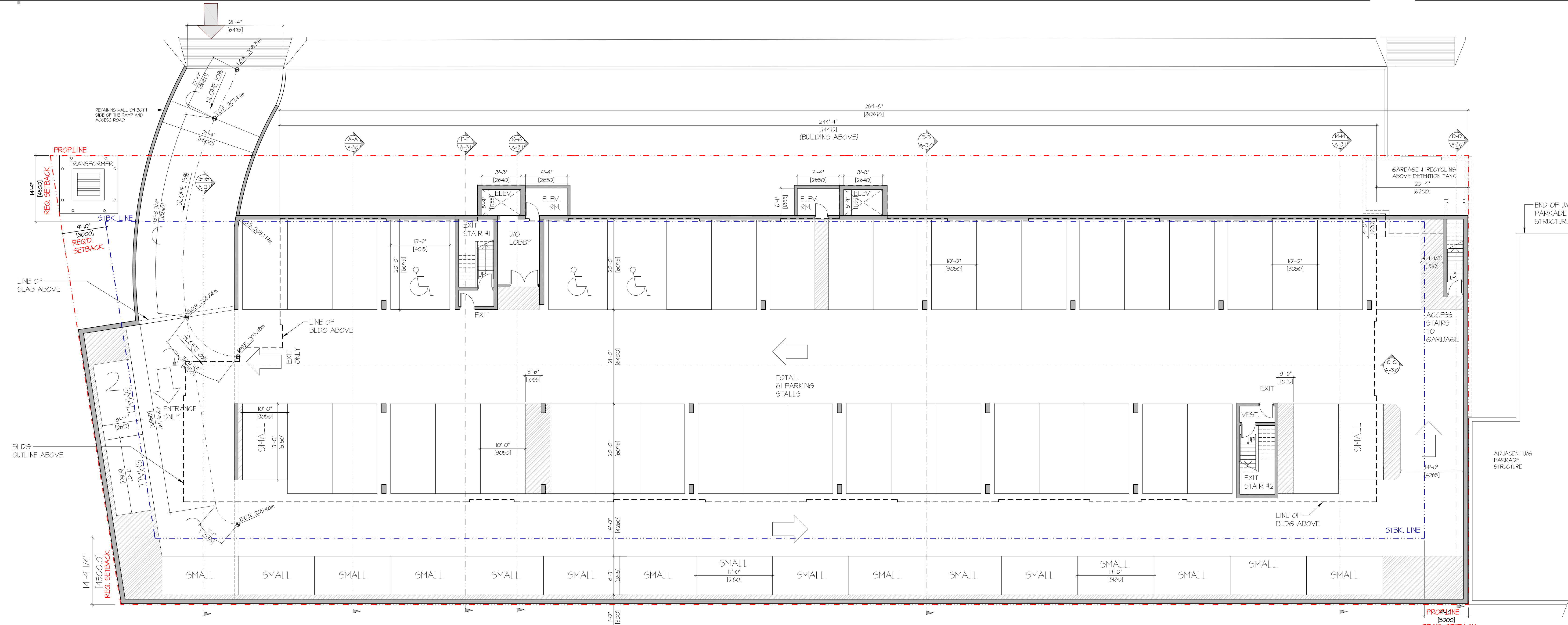
APPROVED NB

PROJECT NUMBER 14-89
DRAWING NUMBER ASI.1

SCALE AS SHOWN
DATE Oct 19 2020
REVISION

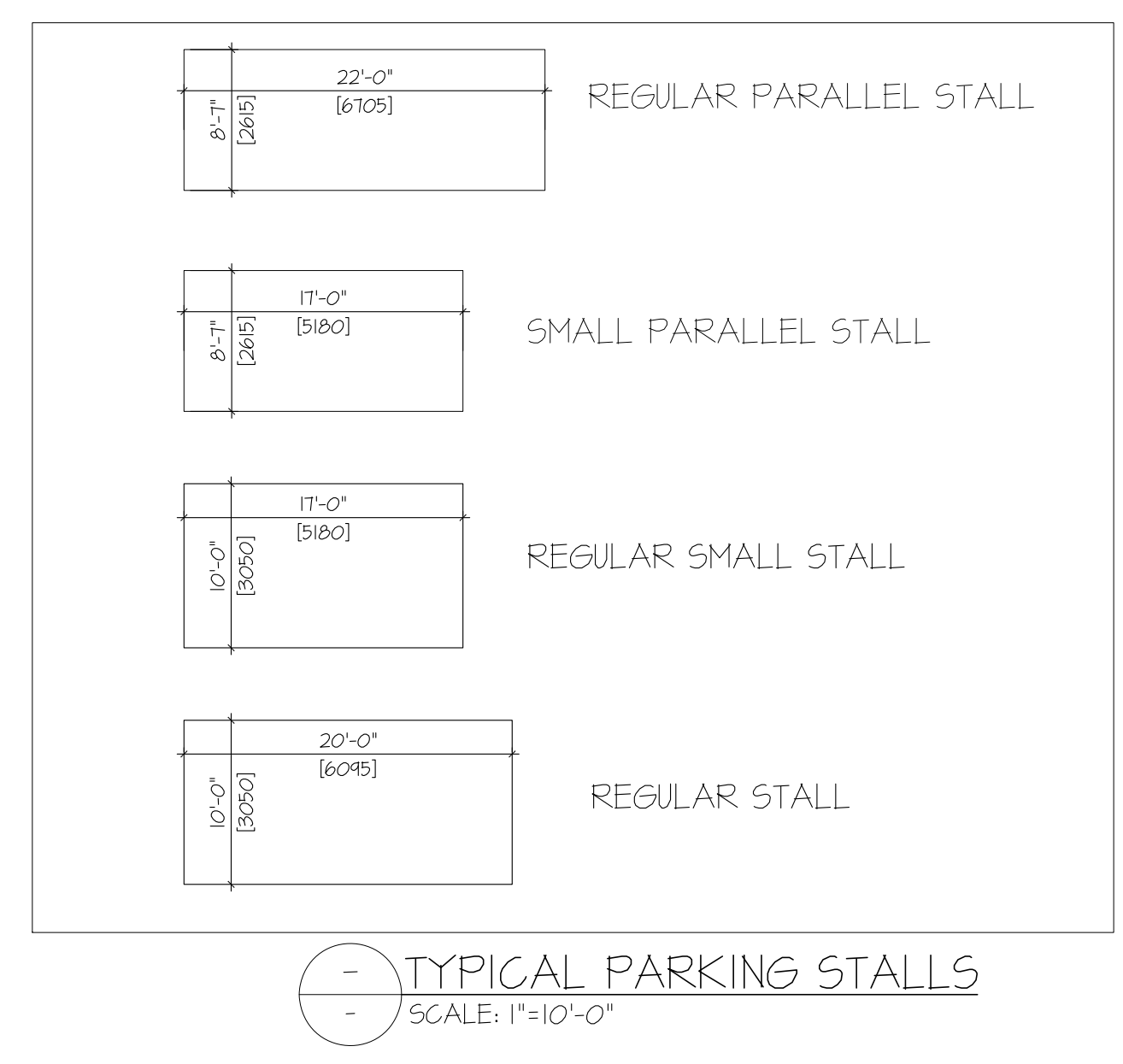
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LEGEND:
 PROPERTY LINE - - - - -
 SETBACKS - - - - -

PARKING PLAN
 SCALE: 1"=10'-0"



CONSULTANT _____
 CONSULTANT SEAL _____

ARCHITECT

LOVICK SCOTT ARCHITECTS
 3707 1ST AVENUE
 BURNABY, BC V5C 3V6
 ADMIN@LOVICKSCOTT.COM
 604 298 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL _____

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

DRAWN BY NB APPROVED NB

PROJECT
THE ASPECT
 1422, 1426, 1430 PORTAGE ROAD
 PEMBERTON, B.C.

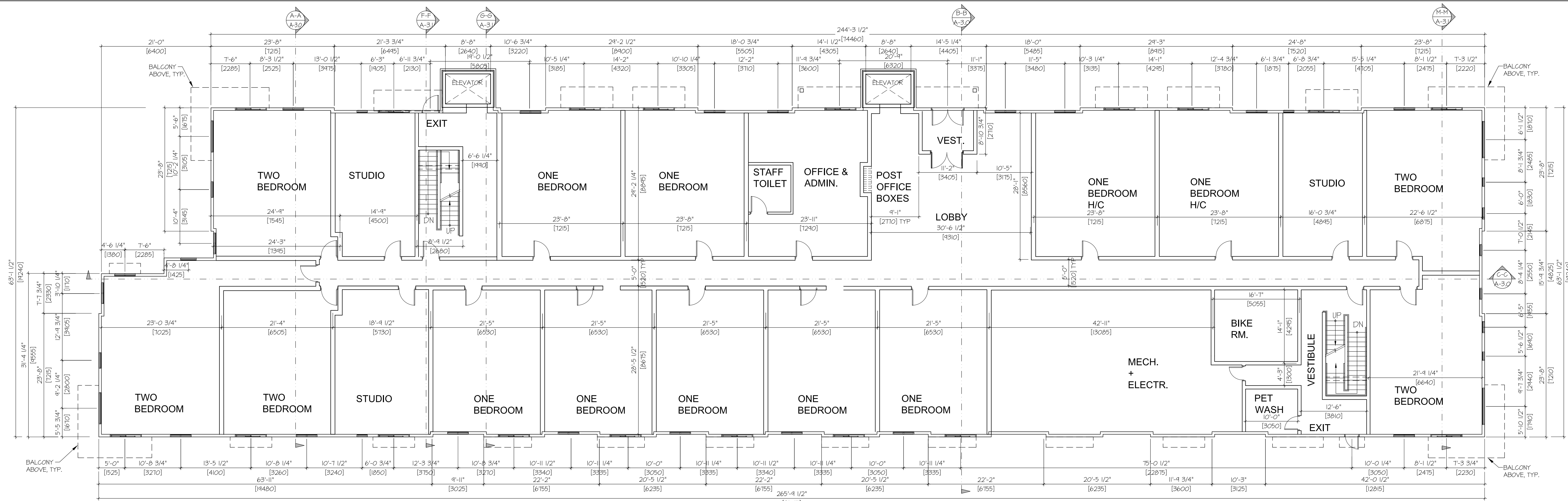
DRAWING
 PARKING PLAN

PROJECT NUMBER	DRAWING NUMBER
14-89	A1.0
SCALE	REVISION
A5 SHOWN	
DATE	
AUG 2020	

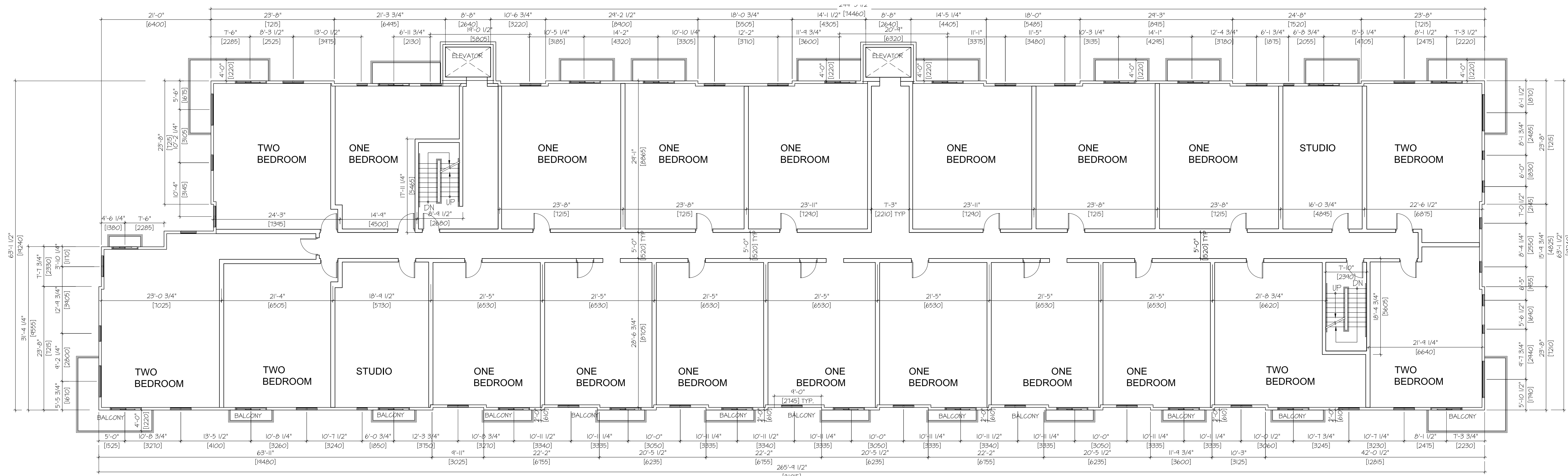
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THE ASPECT 20-022



GROUND FLOOR PLAN
SCALE: 1"=10'-0"



2ND LEVEL - FLOOR PLAN
SCALE: 1"=10'-0"

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

CONSULTANT _____ ARCHITECT _____ ARCHITECTURAL SEAL _____



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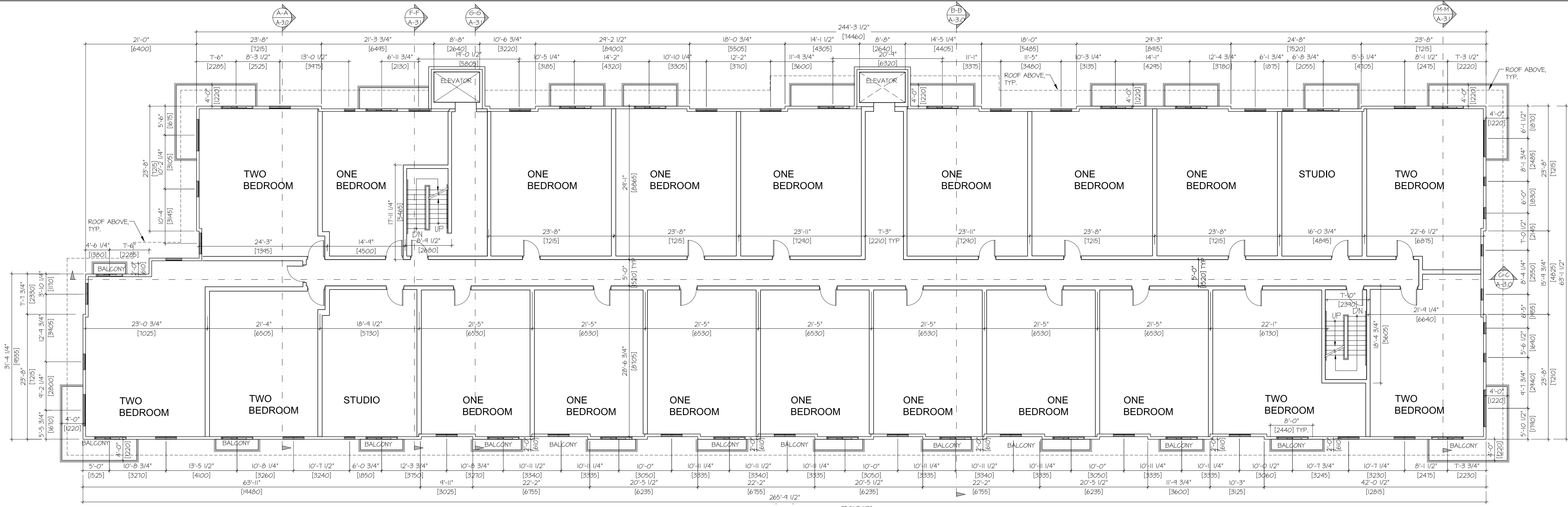
PROJECT **THE ASPECT**
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

DRAWING **GROUND FLOOR & 2ND FLOOR PLAN**

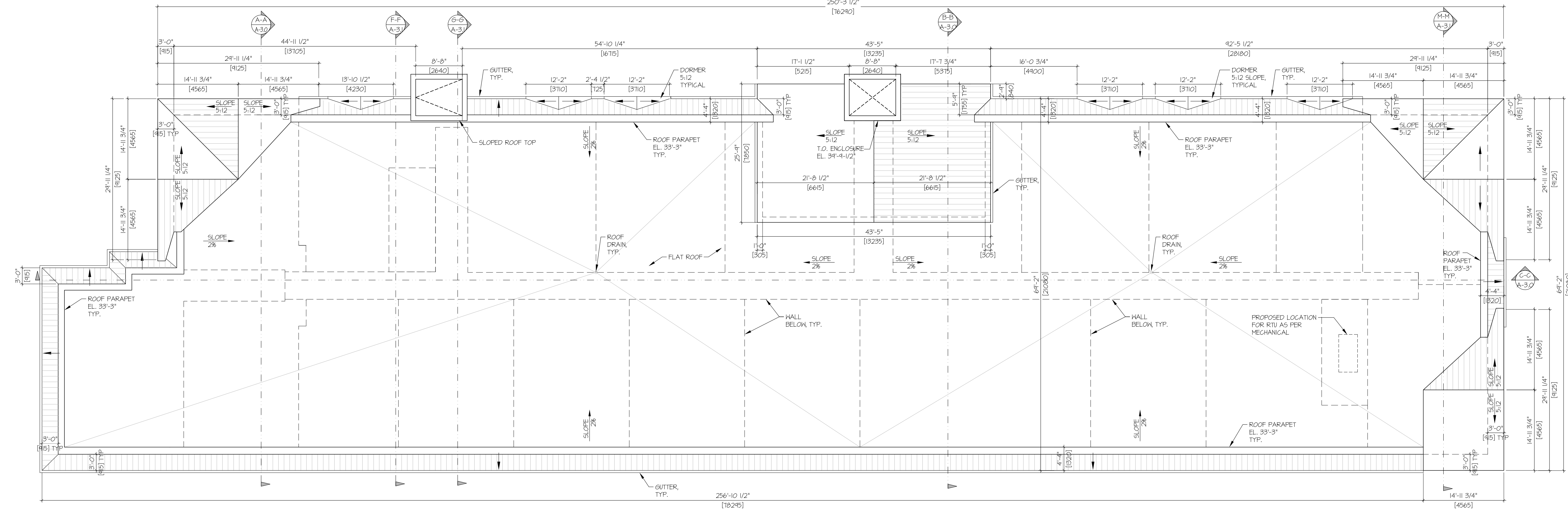
PROJECT NUMBER	DRAWING NUMBER
14-89	AI.1
SCALE AS SHOWN	REVISION
DATE AUG 2020	

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THE ASPECT 20-022



1 3RD LEVEL FLOOR PLAN
SCALE: 1"=10'-0"



2 ROOF PLAN
SCALE: 1"=10'-0"

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

CONSULTANT _____ ARCHITECT _____ ARCHITECTURAL SEAL _____

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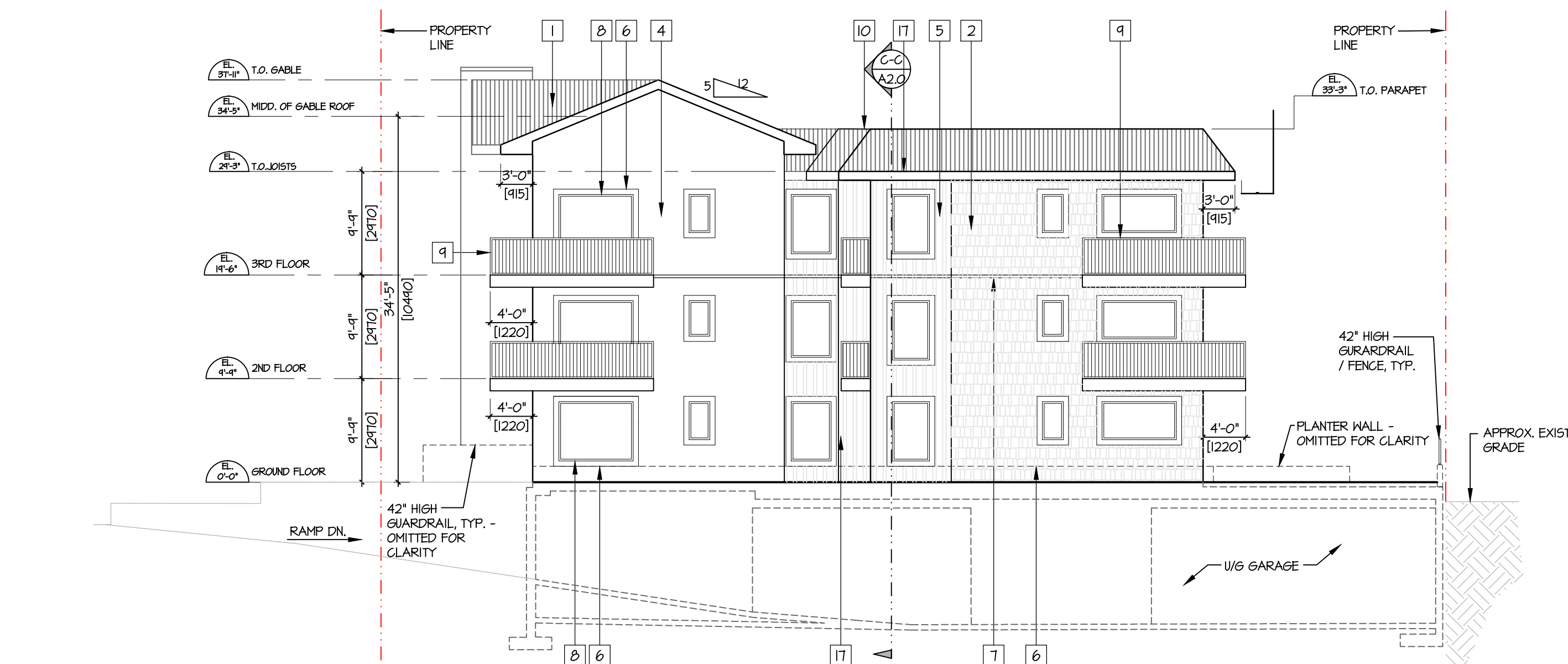
LOVICK SCOTT ARCHITECTS
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ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

DRAWN BY NB APPROVED NB
PROJECT **THE ASPECT**
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.
DRAWING 3RD LEVEL AND ROOF PLAN

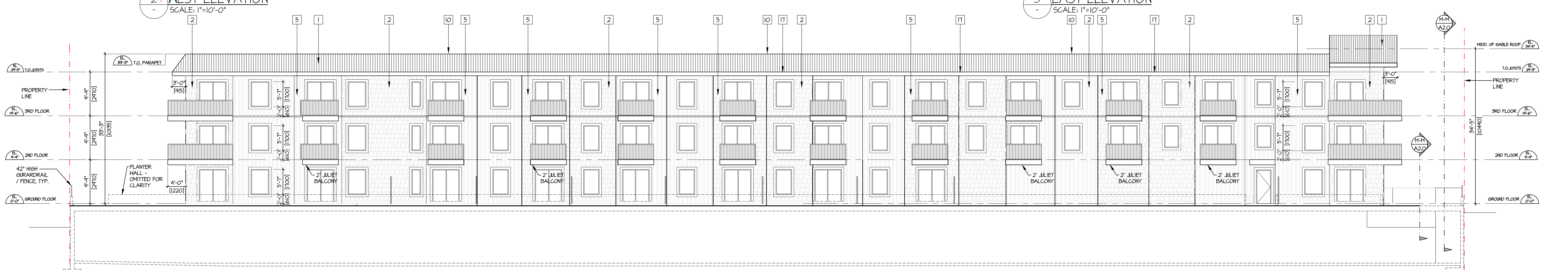
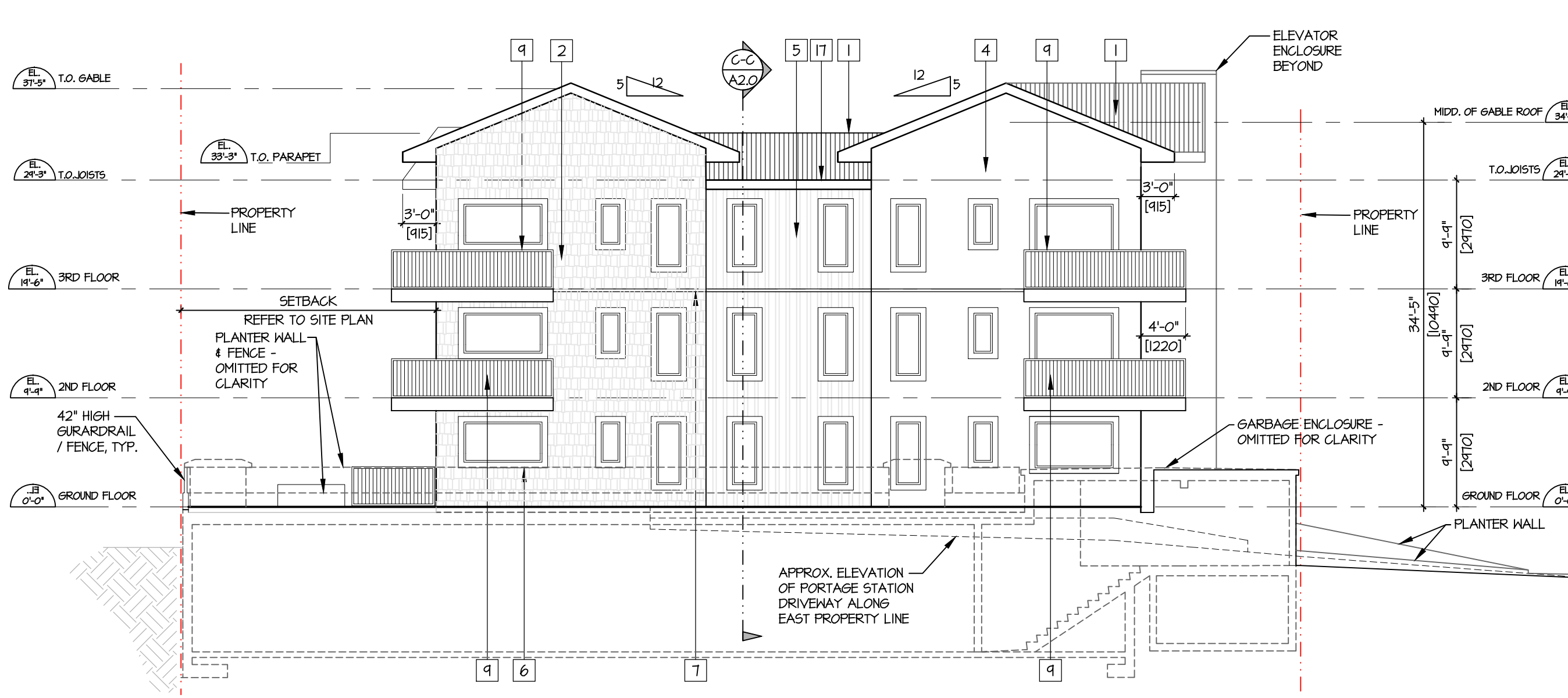
PROJECT NUMBER 14-89 DRAWING NUMBER A1.2
SCALE AS SHOWN REVISION
DATE AUG 2020

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THE ASPECT 20-022



EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24ga.	
NO.	MATERIAL	COLOR	
1	ASPHALT SHINGLE ROOFING	DRIFTHOOD BY PARCO PREMIER PROFESSIONAL	
2	JAMES HARDIE SHINGLE STRAIGHT-EDGE NOTCHED PANEL 48" WIDE BY 10' HIGH WITH 1" EXPOSURE	NATURAL CEDAR STAIN	
3	EXIT METAL DOOR	TO MATCH ADJACENT COLOUR	
4	STONE VENEER	WINTERHAVEN PRO FIT ALPINE LEDGESTONE	
5	HARDI PANEL BOARD 4 BATTEN - SMOOTH TEXTURE	BENJAMIN MOORE - TRALE NAVY FOR BLUE HARVARDIE BENJAMIN MOORE - SMOKE FOR BATTING	
6	HARDIE HINDOOR DOOR TRIM - SMOOTH TEXTURE	IRON GRAY	
7	HALL THROUGH METAL FLASHING	TO MATCH ADJACENT COLOUR	
8	VINYL HINDOX 4 BALCONY DOOR FRAME	WHITE, DOUBLE GLAZING WITH LOW E GLASS	
9	BALCONY RAILINGS		
10	26 GA. PRE-FINISHED METAL CAP FLASHING	POUNDER COATED CHARCOAL	
11	EXPOSED CONCRETE	NATURAL COLOUR - BREATHABLE ELASTOMERIC PAINT	
12	26 GA. PRE-FINISHED METAL GUTTER 4 RVL	TO MATCH ADJACENT COLOUR	
13	PRIVACY SCREEN, METAL FRAME W/ TEMPERED SAFETY GLASS PANELS	BLACK FRAME W/ TEMPERED SAFETY GLASS PANELS	
14	STOREFRONT ENTRANCE DOORS	WHITE ALUM. FRAMES - CLEAR TEMPERED GLAZING	
15	RAILING # EXTERIOR STAIRS	POUNDER COATED BLACK	
16	METAL FENCE	CHARCOAL	
17	26 GA. PRE-FINISHED METAL GUTTER 4 RVL	TO MATCH ADJACENT COLOUR	



REV	DATE	DESCRIPTION
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01	OCT 23/20	ISSUED FOR DP

CONSULTANT	CONSULTANT SEAL

ARCHITECT

LOVICK SCOTT ARCHITECTS

ARCHITECTURAL SEAL

DRAWN BY: NB
 PROJECT: THE ASPECT
 1422, 1426, 1430 PORTAGE ROAD
 PEMBERTON, B.C.
 DRAWING: ELEVATIONS

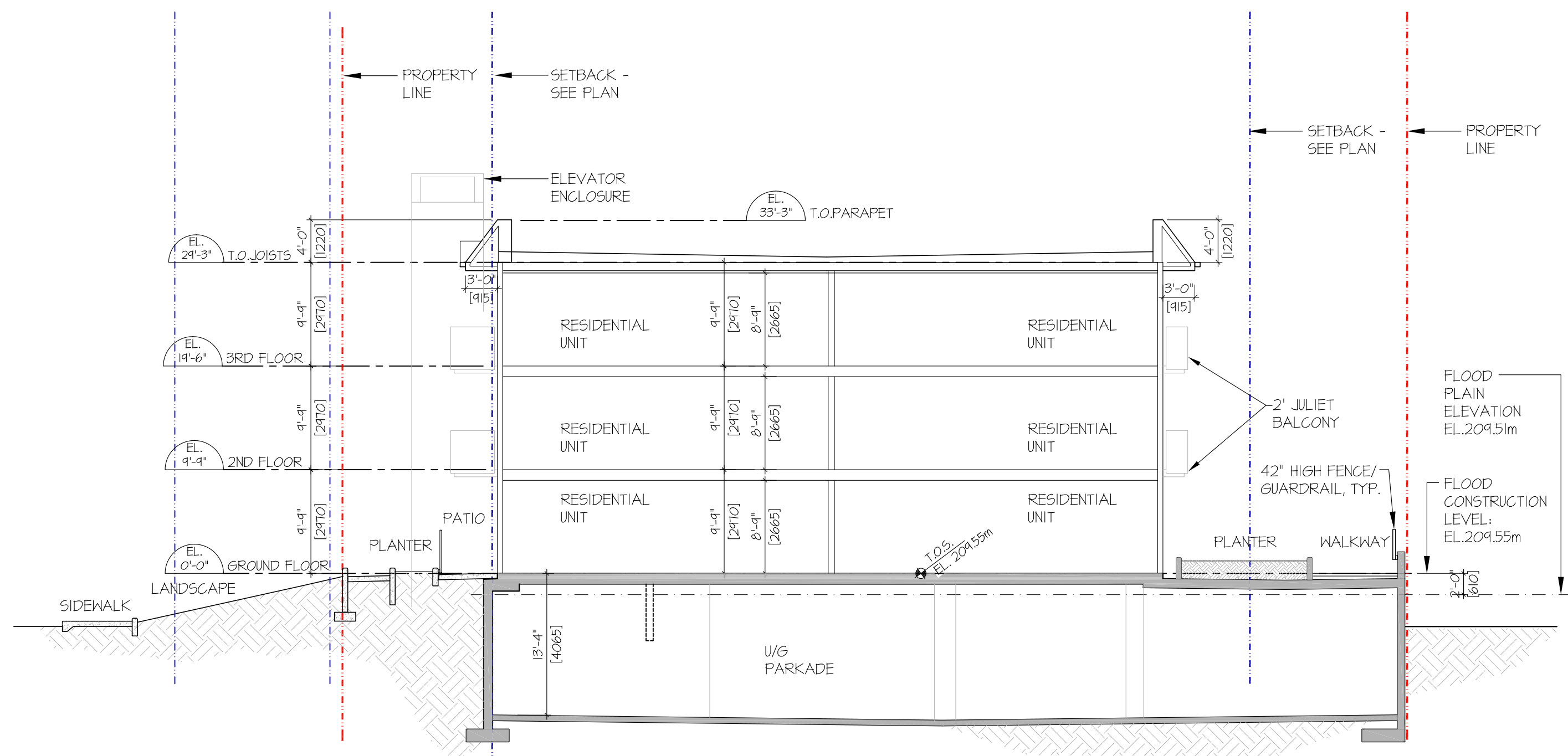
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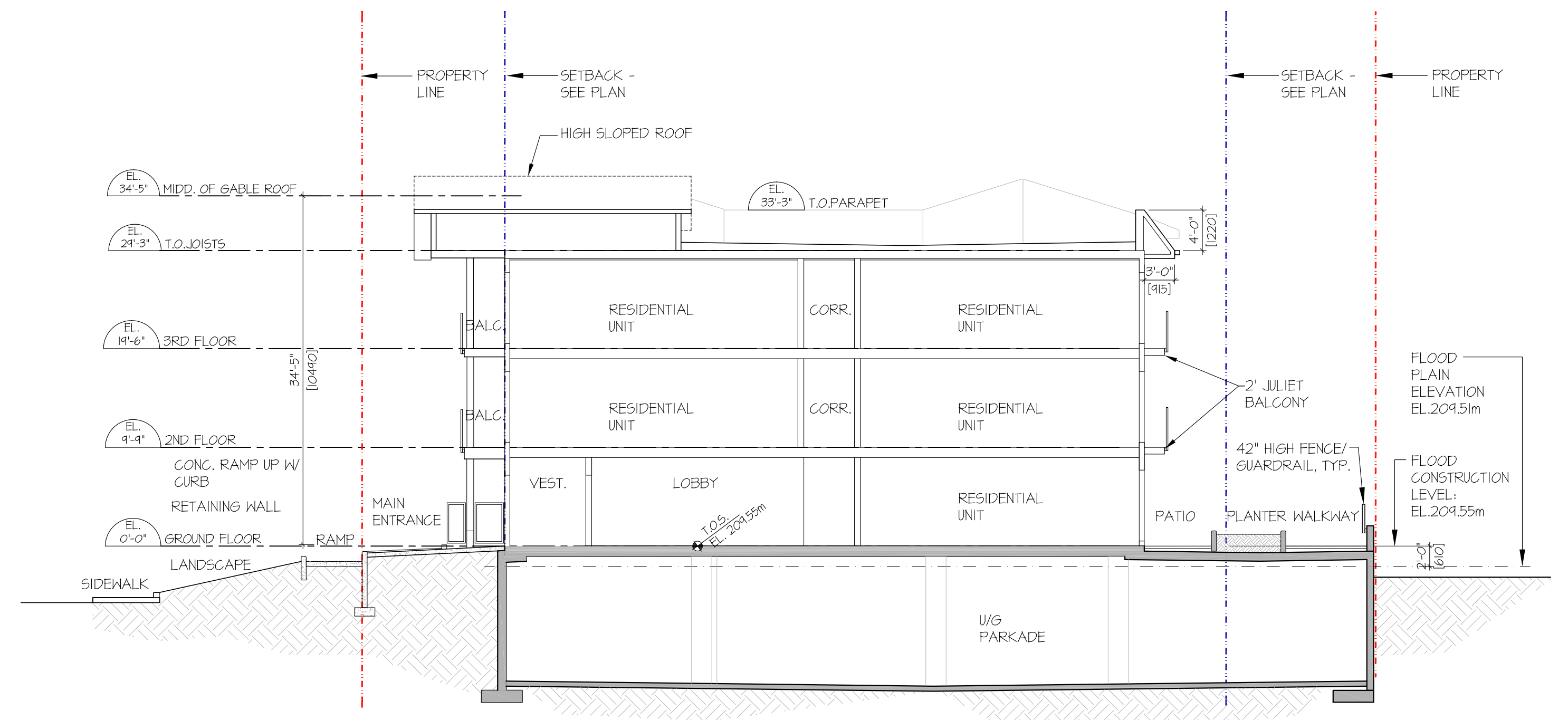
PROJECT NUMBER: 14-89
 SCALE: AS SHOWN
 DATE: AUG 25 2020
 DRAWING NUMBER: A2.0
 REVISION:

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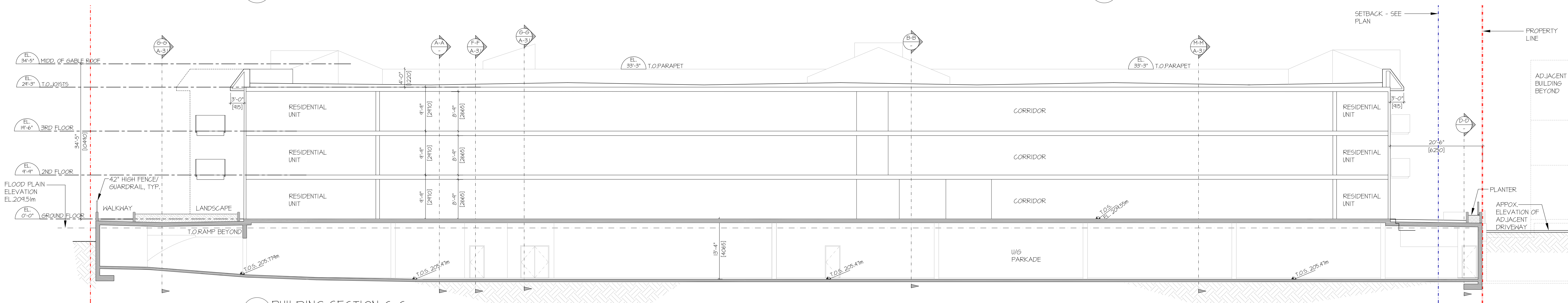
THE ASPECT 20-022



BUILDING SECTION A-A
SCALE: 1"=10'-0"

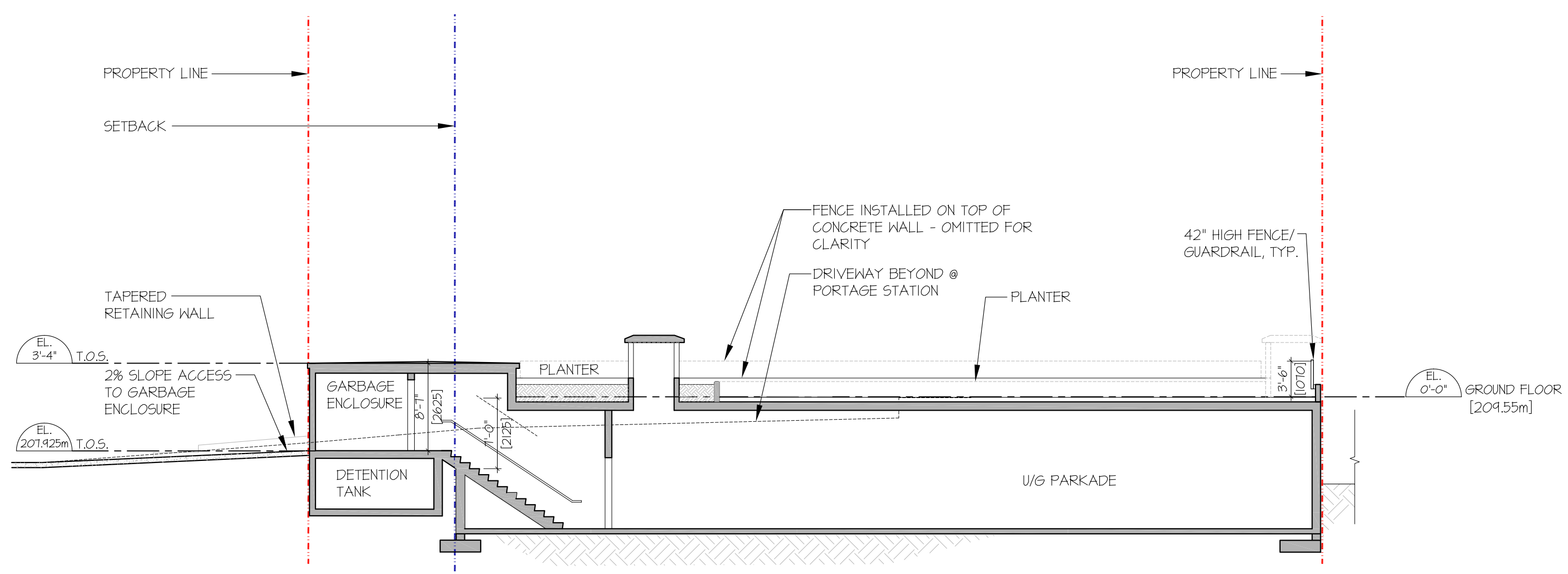


BUILDING SECTION B-B
SCALE: 1"=10'-0"



BUILDING SECTION C-C
SCALE: 1"=10'-0"

LEGEND:
PROPERTY LINE
SETBACKS



BUILDING SECTION D-D
SCALE: 1"=10'-0"

CONSULTANT
CONSULTANT SEAL

ARCHITECT



**LOVICK
SCOTT
ARCHITECTS**

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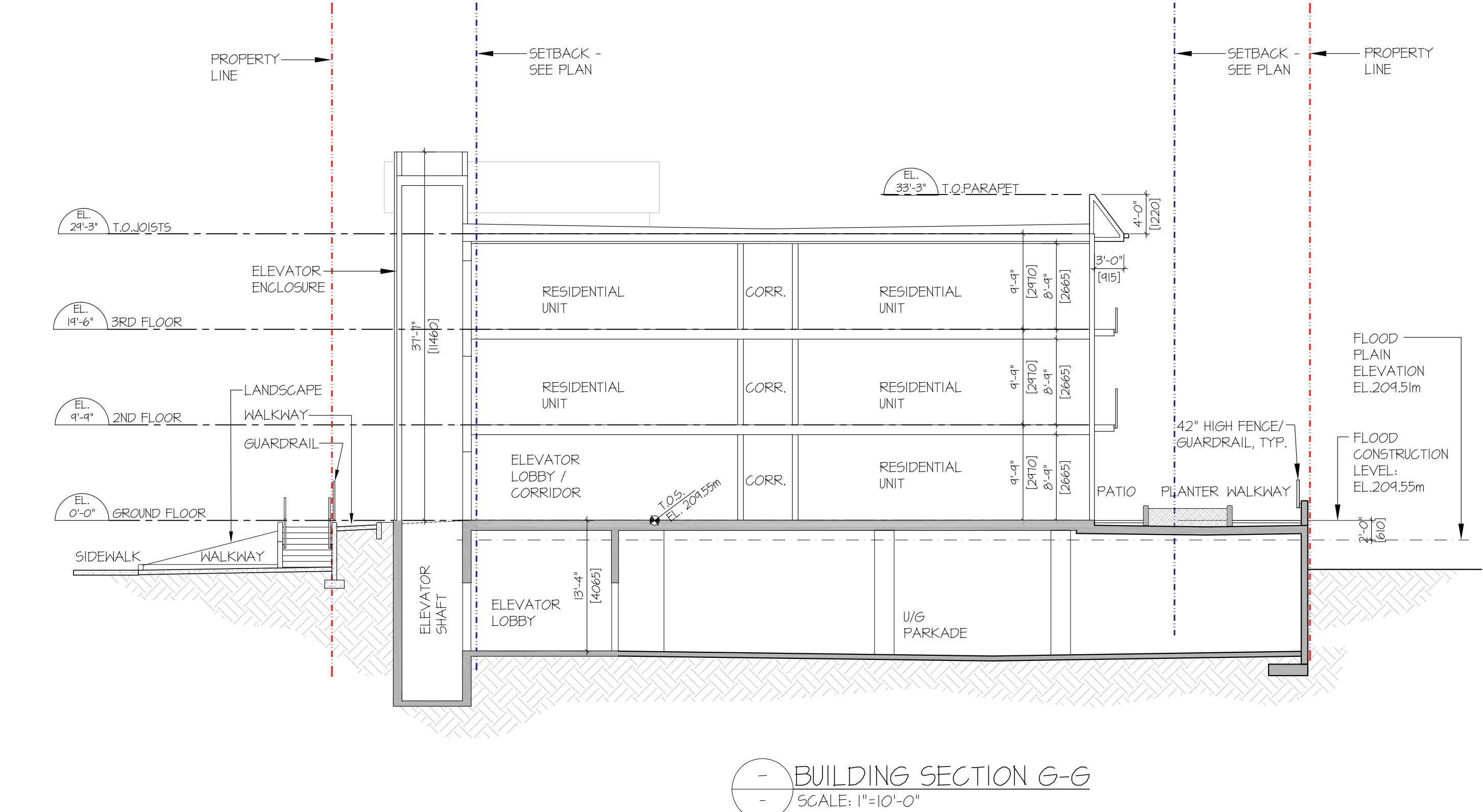
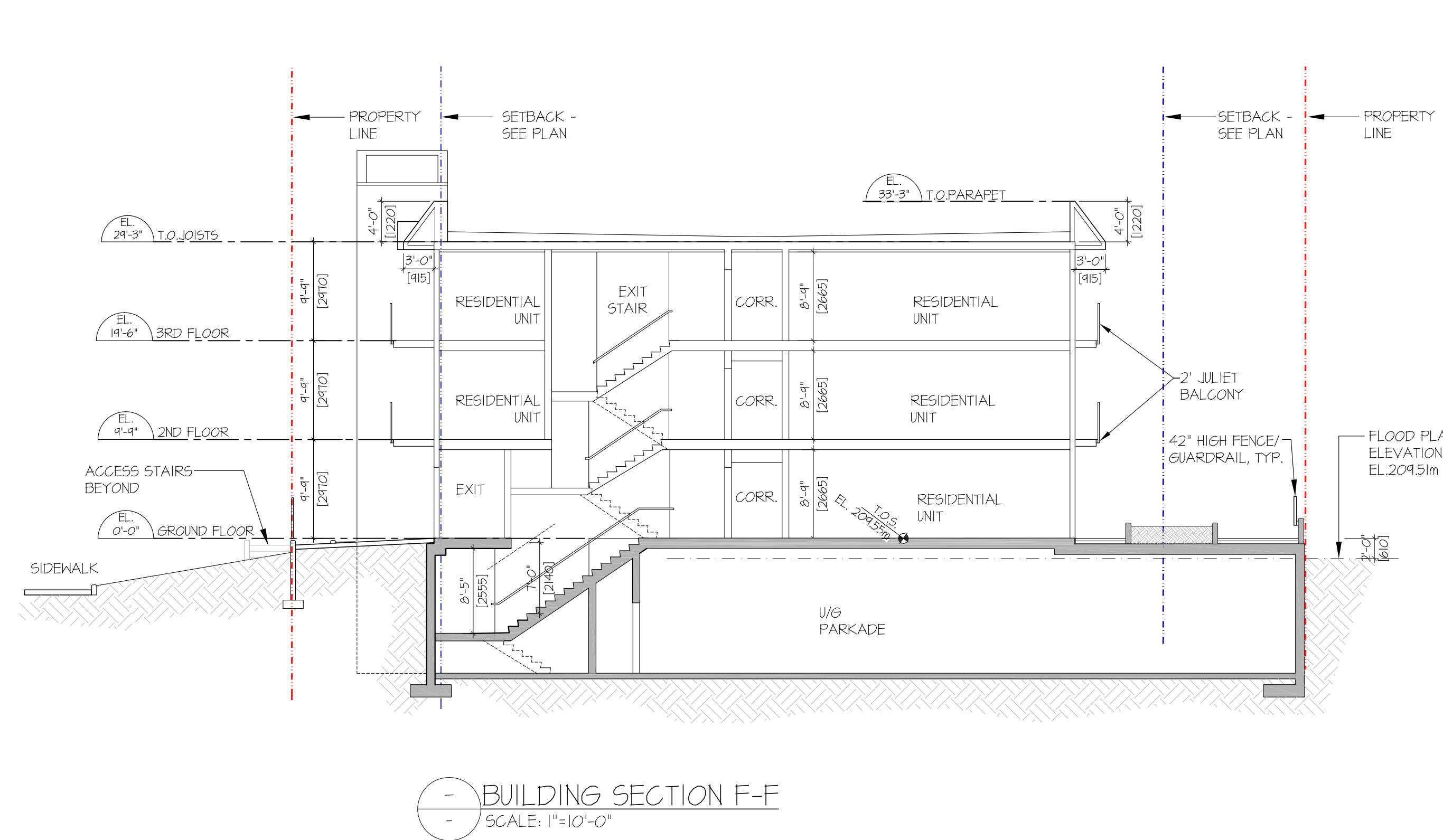
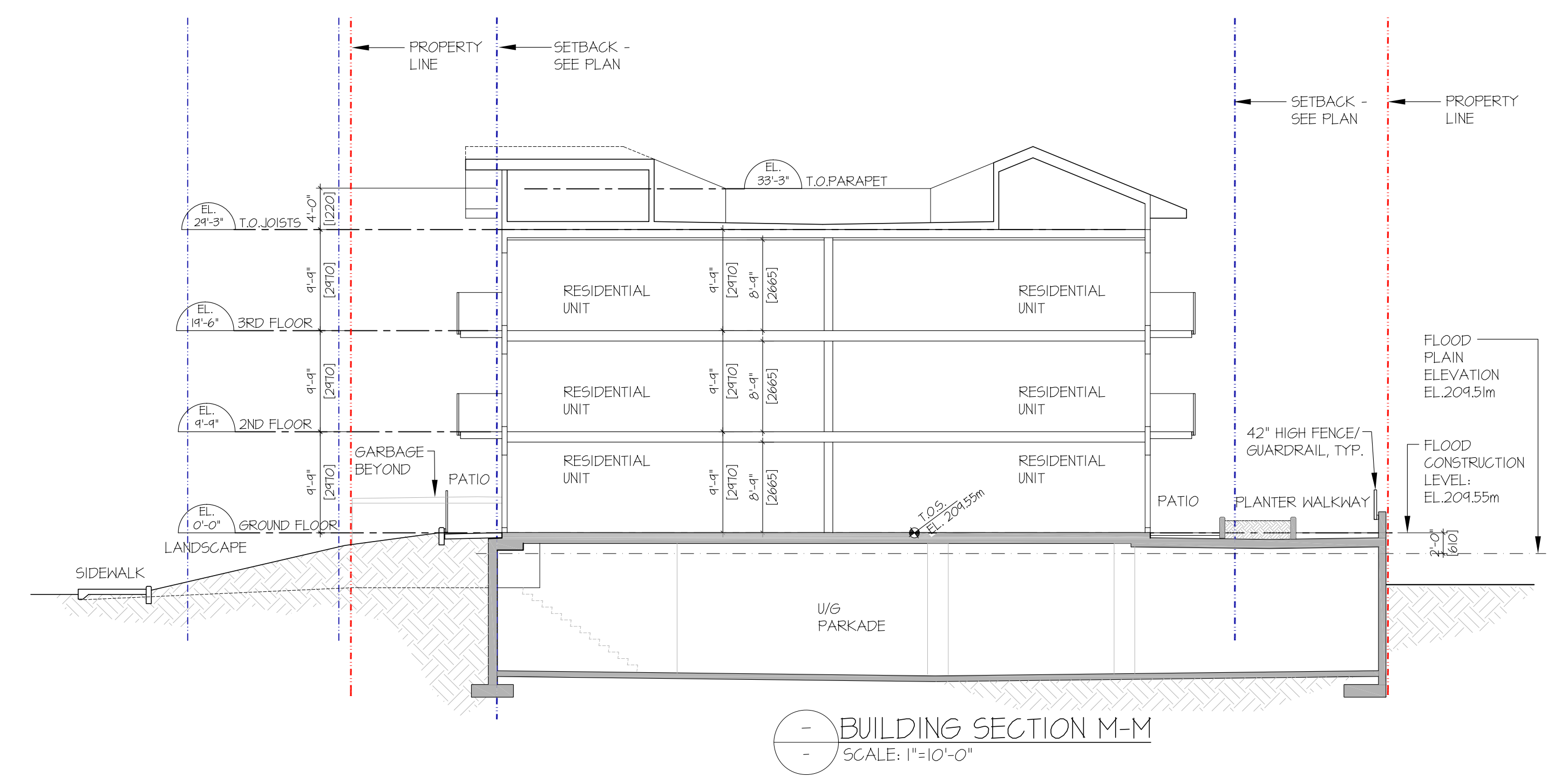
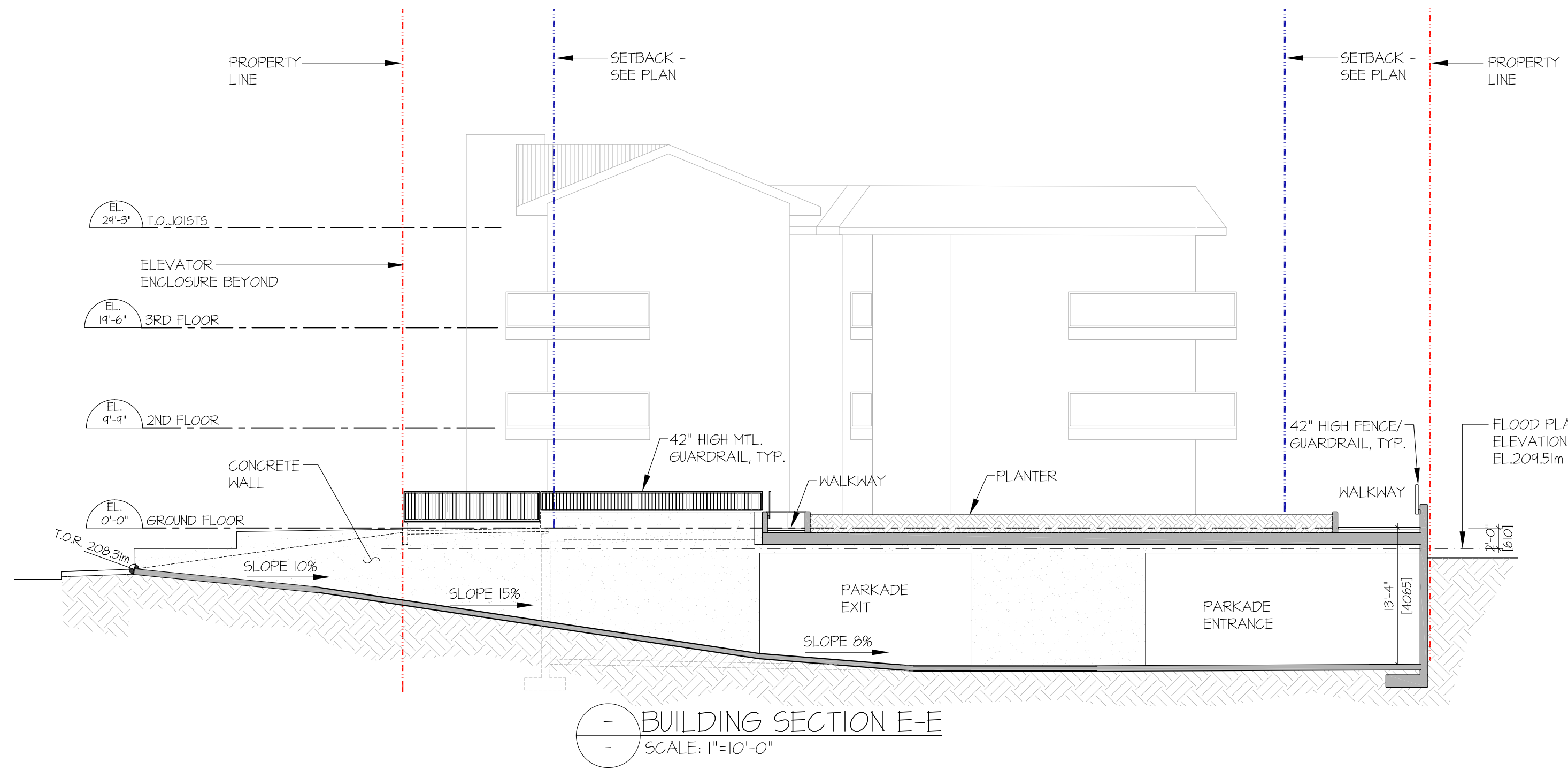
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REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

DRAWN BY	APPROVED
NB	NB
PROJECT	
THE ASPECT	
1422, 1426, 1430 PORTAGE ROAD PEMBERTON, B.C.	
DRAWING	
BUILDING SECTIONS	
PROJECT NUMBER	DRAWING NUMBER
14-89	A3.0
SCALE	REVISION
A5 SHOWN	
DATE	
SEPT 08 2020	

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THE ASPECT 20-022



LEGEND:
 PROPERTY LINE - - - - -
 SETBACKS - - - - -

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ARCHITECTURAL SEAL

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
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DRAWN BY NB
 APPROVED NB
 PROJECT
THE ASPECT
 1422, 1426, 1430 PORTAGE ROAD
 PEMBERTON, B.C.

DRAWING

BUILDING SECTIONS

PROJECT NUMBER	DRAWING NUMBER
14-89	A3.1
SCALE A5 SHOWN	REVISION
DATE SEPT 08 2020	

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THE ASPECT 20-022



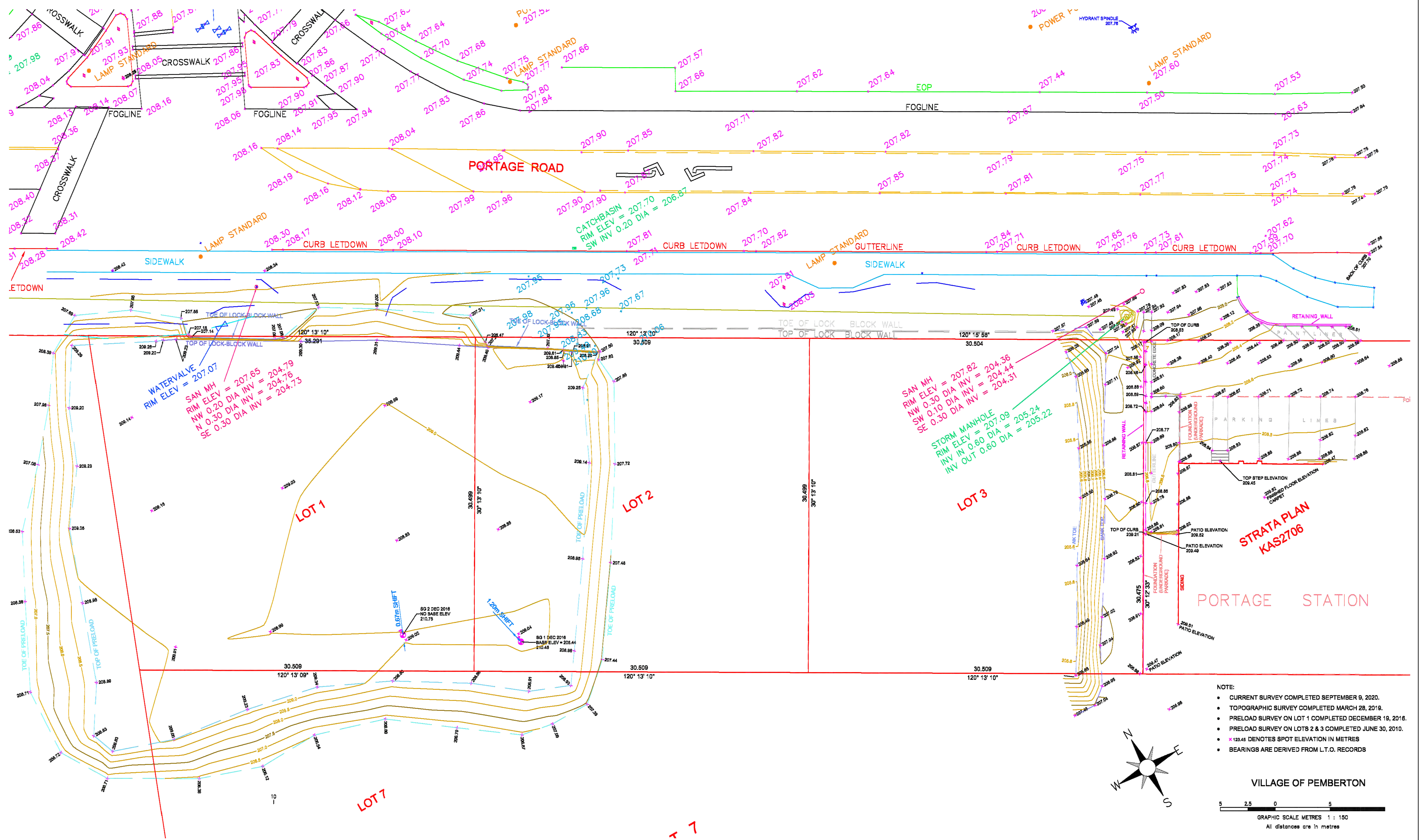


VIEW OF NORTH EAST SIDE

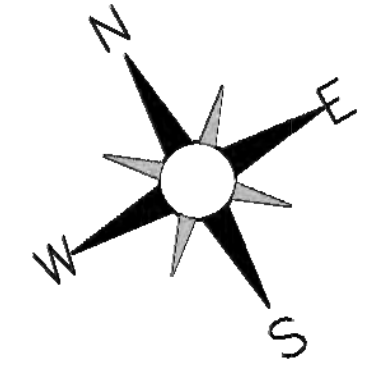


VIEW OF SOUTH WEST SIDE

PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON PORTAGE ROAD, LOT 3, PLAN 12595 AND STRATA PLAN KAS2706, DISTRICT LOT 203, LILLOOET DISTRICT



- NOTE:
- CURRENT SURVEY COMPLETED SEPTEMBER 9, 2020.
 - TOPOGRAPHIC SURVEY COMPLETED MARCH 28, 2019.
 - PRELOAD SURVEY ON LOT 1 COMPLETED DECEMBER 19, 2016.
 - PRELOAD SURVEY ON LOTS 2 & 3 COMPLETED JUNE 30, 2010.
 - * 123.45 DENOTES SPOT ELEVATION IN METRES
 - BEARINGS ARE DERIVED FROM L.T.O. RECORDS



VILLAGE OF PEMBERTON

5 2.5 0 2.5 5

GRAPHIC SCALE METRES 1 : 150
All distances are in metres

1

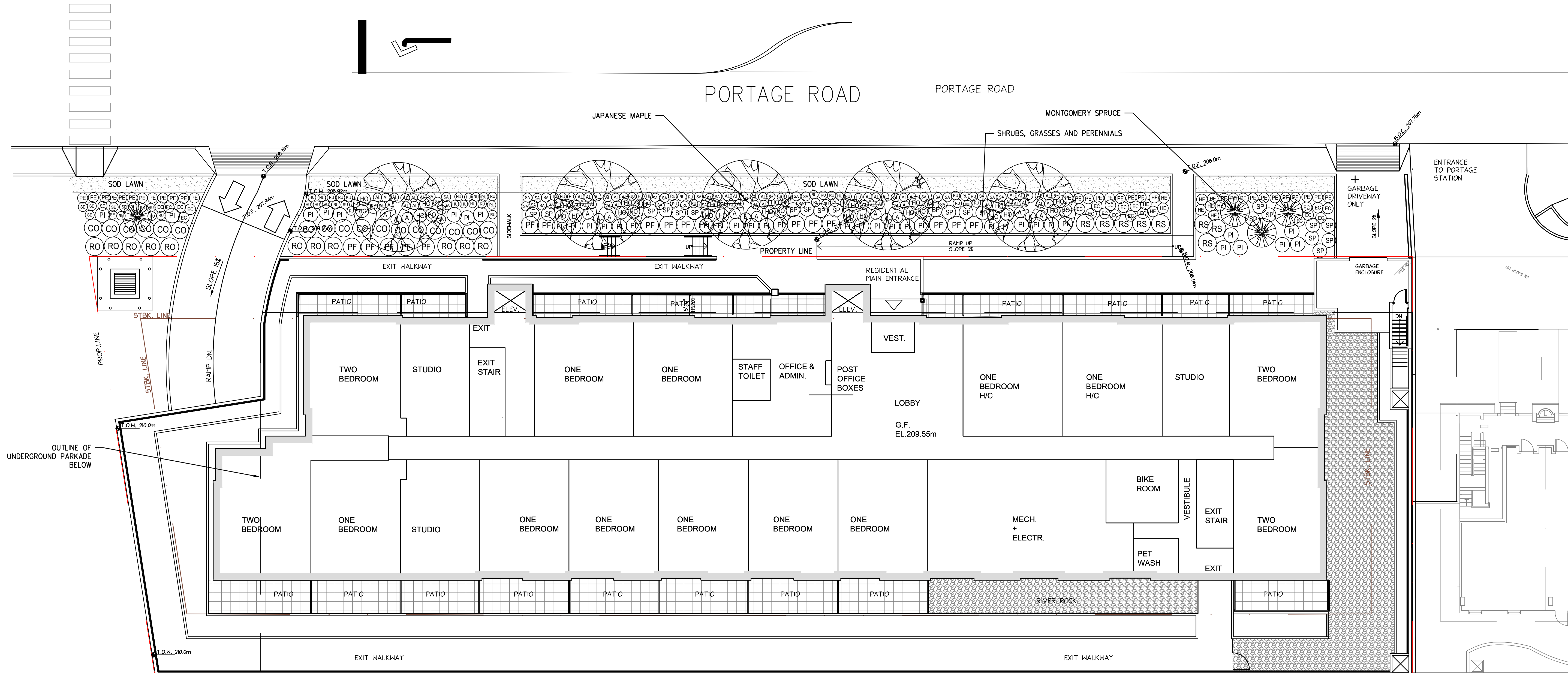
<p>DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASCT, RSIS Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V8E 0H9 Phone 932-3314 / Fax: 932-3039 E-mail: doug@dbss.ca / http://dbss.ca</p>	<p>REVISION :</p>	<p>Notes: ELEVATIONS ARE GEODETIC CVD28 DERIVED FROM W.R.S. MONUMENT NO. 851 ELEVATION USED = 207.178 METRES (679.72 FEET)</p>	<p>Date: September 17, 2020 Files: 03001.CRD P.I.D.: ---</p>	<p>Client: PEMBERTON LANDING LP Project: 1422,1426 & 1430 PORTAGE ROAD, THE ASPECT</p>	<p>SCALE: 1:150 JOB NO.: J20189 DWG.: 20190D SHEET: 1</p>
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Produced on September 17, 2020 at 3:22:27 PM

PLANT LIST OFFSITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREE					
(Symbol)	5	ACER PALMATUM 'JAPANESE SUNRISE'	JAPANESE SUNRISE MAPLE	10CM CAL 2m STD; BAB	SEE PLAN
(Symbol)	4	PICEA PUNGENS 'MONTGOMERY'	MONTGOMERY SPRUCE	2m HT.	SEE PLAN
SHRUBS					
(Symbol)	17	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#2 POT	700mm
(Symbol)	17	PIERIS FLORIBUNDA	MOUNTAIN PIERIS	#3 POT	1000mm
(Symbol)	38	PNUS MUGO PUMILO	DWARF MUGO PINE	#2 POT	900mm
(Symbol)	8	ROSA 'THE LARK ASCENDING'	LARK ASCENDING ENGLISH ROSE, PEACH	#3 POT	700mm
(Symbol)	11	RHOODODENDRON HELLWIKI	HELLWIKI RHOODODENDRON, DARK PINK	#1 POT	700mm
(Symbol)	22	SPIRAEA BETULIFOLIA	BIRCH LEAFED SPIREA	#2 POT	900mm
GROUND COVER					
(Symbol)	54	ALCHEMILLA SAXATILIS	DWARF LADY'S MANTLE	4" POT	350mm
(Symbol)	31	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	600mm
PERENNIAL					
(Symbol)	15	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR	#1POT	600mm
(Symbol)	21	ECHINACEA MAMA MIA	MAMA MIA CONEFLOWER	#2POT	600mm
(Symbol)	11	HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYES STELLA DAYLILY	#1POT	600mm
(Symbol)	30	HOSTA HALCYON	HALCYON HOSTA	#1POT	900mm
(Symbol)	26	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm
(Symbol)	37	RUIDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONE FLOWER	#1POT	600mm
(Symbol)	32	SALVIA X SUPERBA 'MISS INDIGO'	MISS INDIGO SAGE	#1POT	600mm
(Symbol)	7	SEDUM SPECTABILIS 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1POT	600mm

- GENERAL NOTES:**
- ALL WORK, PLANT SIZES, AND LANDSCAPE MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE BC LANDSCAPE STANDARDS, LATEST EDITION - BC SLA/BC LNA.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
 - PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY.
 - SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
 - AMENDMENTS: LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.



CLIENT
PEMBERTON LANDING LIMITED PARTNERSHIP
 111-3823 HENNING DRIVE,
 BURNABY, BC V5C 6P3
 PROJECT
1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.

No.	DESCRIPTION	DATE	BY
2	NEW SITE PLAN	APRIL 12, 2021	RH
1	NEW SITE PLAN	OCT 21, 2020	RH

Rev /

DESIGN CREW SEAL
 surveyed by
 drawn by RH
 designed by RH
 checked by RH

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 LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

DRAWING TITLE
OFFSITE LANDSCAPE PLAN
 0 1:150 6m

PLANT LIST ONSITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREE					
	3	SYRINGA RETICULATA	JAPANESE LILAC TREE	5CM CAL.	SEE PLAN
	2	CHAMAECYPARIS NOOTKATENSIS	YELLOW CEDAR	2.5M HT. B&B	SEE PLAN
SHRUBS					
	7	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#3 POT	700mm
	9	EUONYMUS ALATUS COMPACTUS	BURNING BUSH	#3 POT	2000mm
	13	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	#3 POT	1200mm
	5	PHYSCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	#3 POT	1900mm
	17	PINUS MUGO PUMILO	DWARF MUGO PINE	#2 POT	900mm
	23	ROSA 'THE LARK ASCENDING'	LARK ASCENDING ENGLISH ROSE	#3 POT	700mm
	8	SPIRAEA BETULIFOLIA	BIRCH LEAFED SPIREA	#2 POT	900mm
	161	TAXUS BACCATA 'GOLDENER YEW'	DWARF GOLDEN ENGLISH YEW	#3 POT	700mm
GRASS					
	30	CALAMAGROSTIS 'KARL FORESTER'	FEATHER REED GRASS	#3 POT	600mm
	21	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	#1 POT	800mm
PERENNIAL					
	25	BLECHNUM SPICANT	DEER FERN	#1POT	600mm
	32	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm
	2	HOSTA HALCYON	HALCYON HOSTA	#1POT	900mm
	20	RUIDECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONE FLOWER	#1POT	600mm
	46	SALVIA X SUPERBA 'MISS INDIGO'	MISS INDIGO SAGE	#1POT	600mm
	51	SEDUM SPECTABILIS 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1POT	600mm

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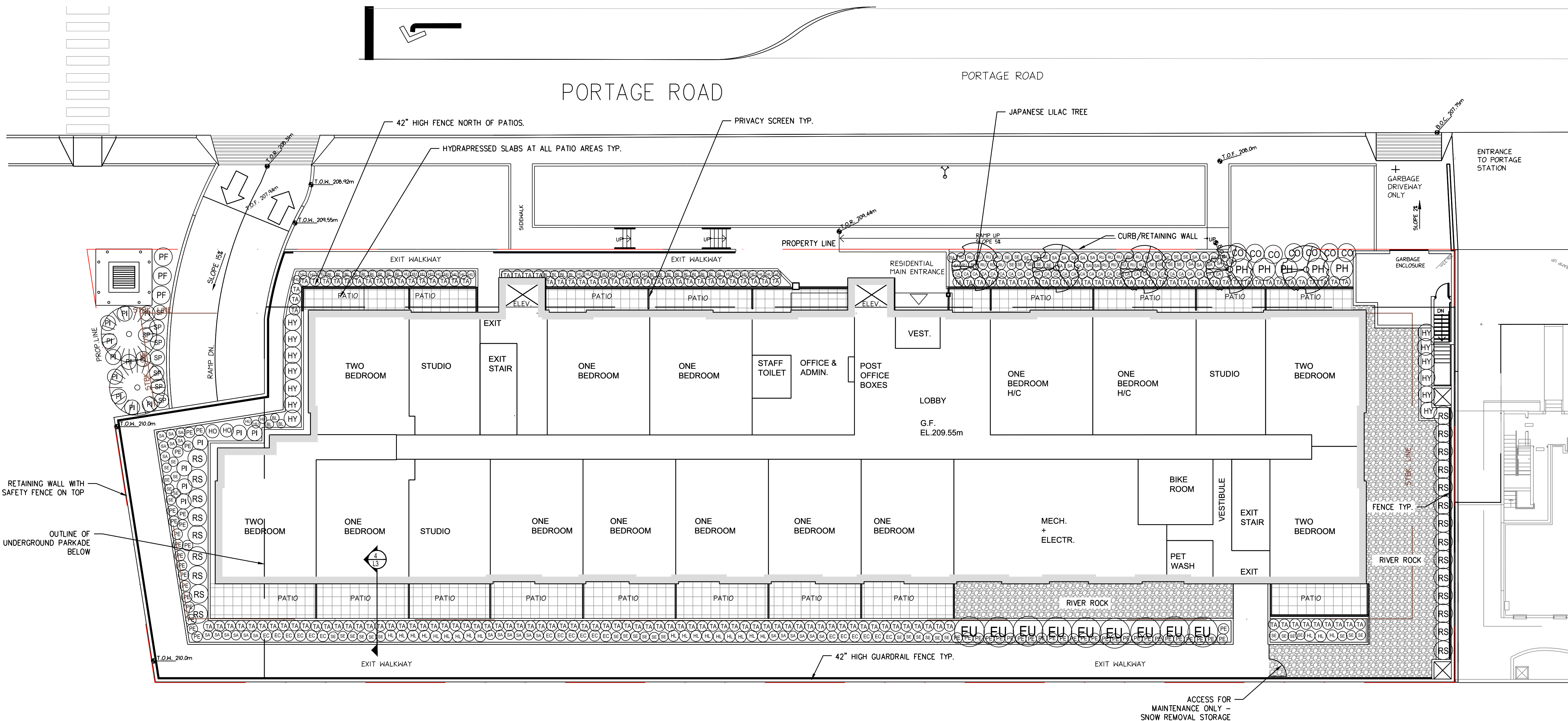
CLIENT

PEMBERTON LANDING LIMITED PARTNERSHIP

111-3823 HENNING DRIVE, BURNABY, BC V5C 6P3

PROJECT

1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.



No.	DESCRIPTION	DATE	BY
2	NEW SITE PLAN	APRIL 12, 2021	RH
1	NEW SITE PLAN	OCT 21, 2020	RH

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drawn by	RH
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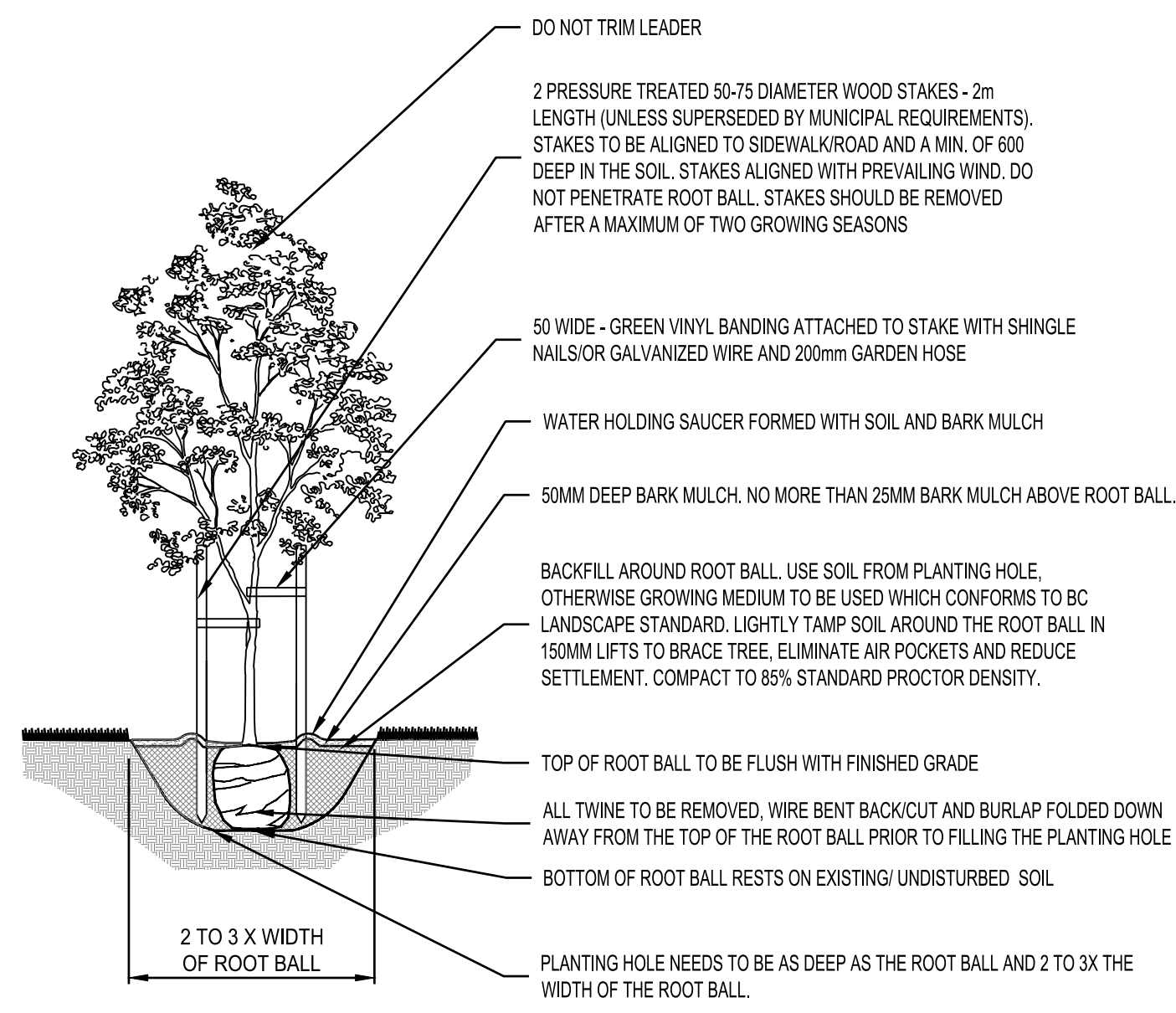
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DRAWING TITLE
ONSITE LANDSCAPE PLAN



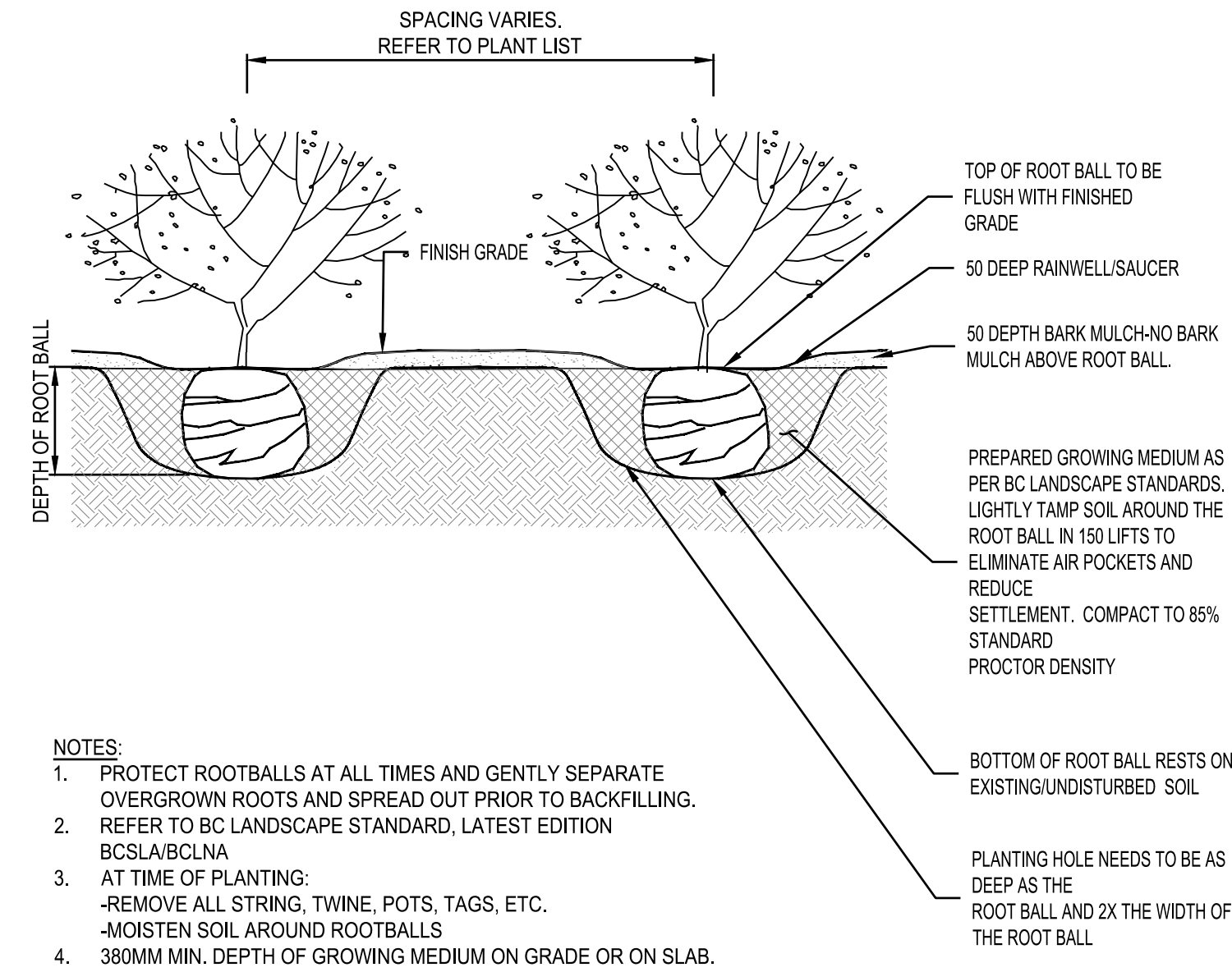
project no. 16-853
 date April 12, 2021
 scale 1:150

L2 / 3
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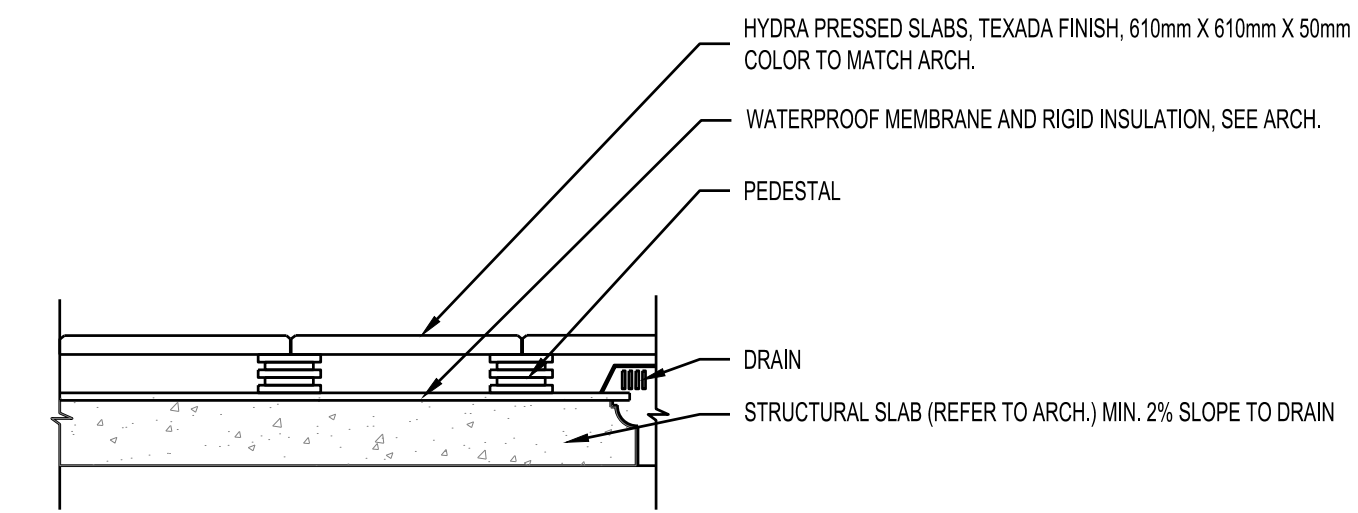
1- TREE PLANTING AT GRADE

SCALE 1:50



2- SHRUB PLANTING AT GRADE

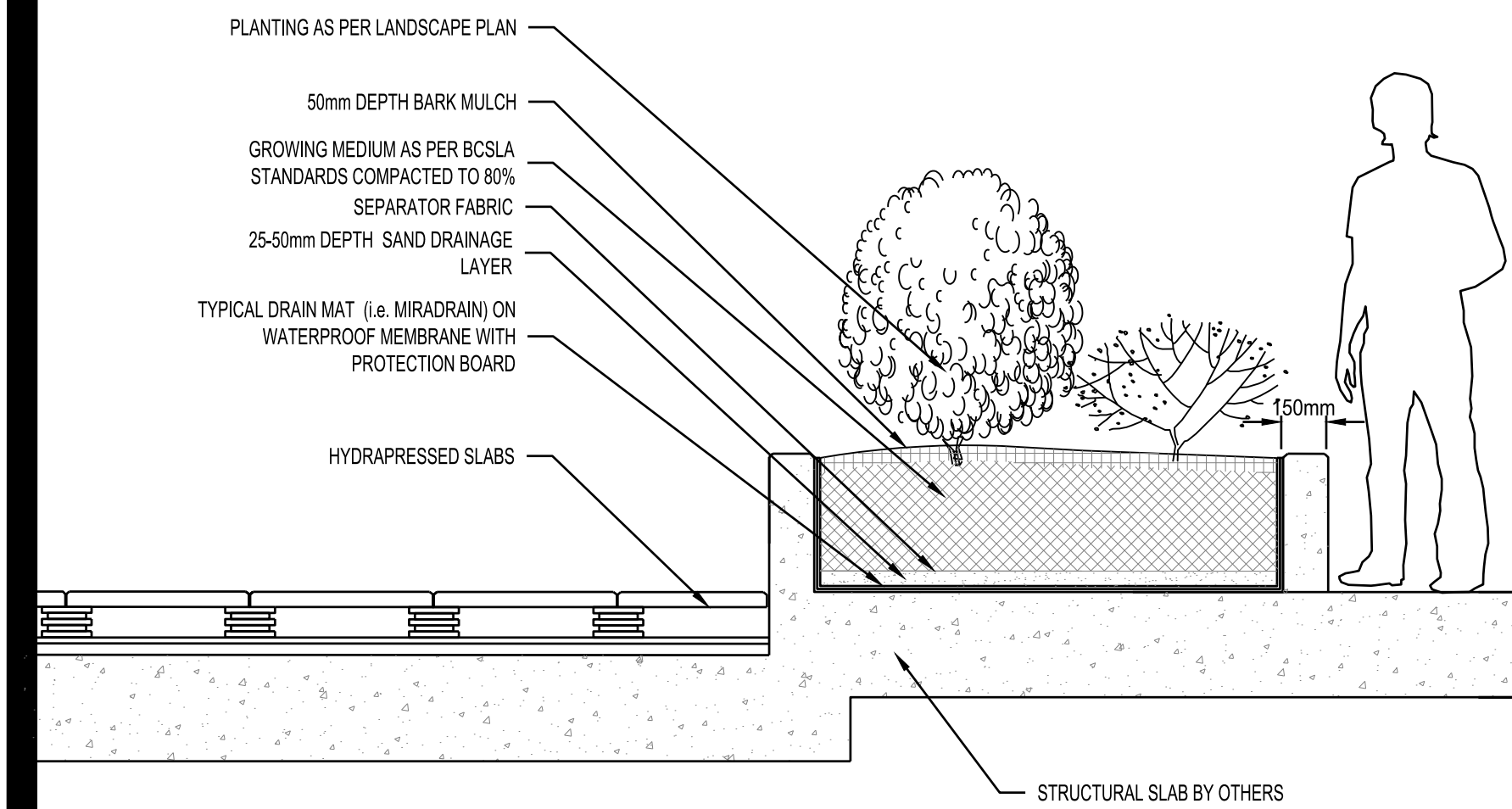
SCALE 1:20



3- HYDRAPRESSED SLABS

SCALE NTS

BUILDING



4- SECTION THROUGH 18" HT. PLANTER WALL ON SLAB

SCALE 1:50

CLIENT

PEMBERTON LANDING LIMITED PARTNERSHIP

111-3823 HENNING DRIVE, BURNABY, BC V5C 6P3

PROJECT

1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.

No.	DESCRIPTION	DATE	BY
2	NEW SITE PLAN	APRIL 12, 2021	RH
1	NEW SITE PLAN	OCT 21, 2020	RH

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DESIGN CREW SEAL

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DETAILS

AS SHOWN

project no. 16-853
date April 12, 2021
scale AS SHOWN

L3 / 3

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