

# BC HYDRO NORTH VANCOUVER

630 Brooksbank Avenue, North Vancouver, B.C.

RE-ZONING APPLICATION

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WSP LANDSCAPE ARCHITECTURE

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SSA:

CLIENT:



CLIENT REF. #:

PROJECT:

**BC HYDRO NORTH VANCOUVER**

630 BROOKSBANK AVE, NORTH VANCOUVER, BC

KEY PLAN:

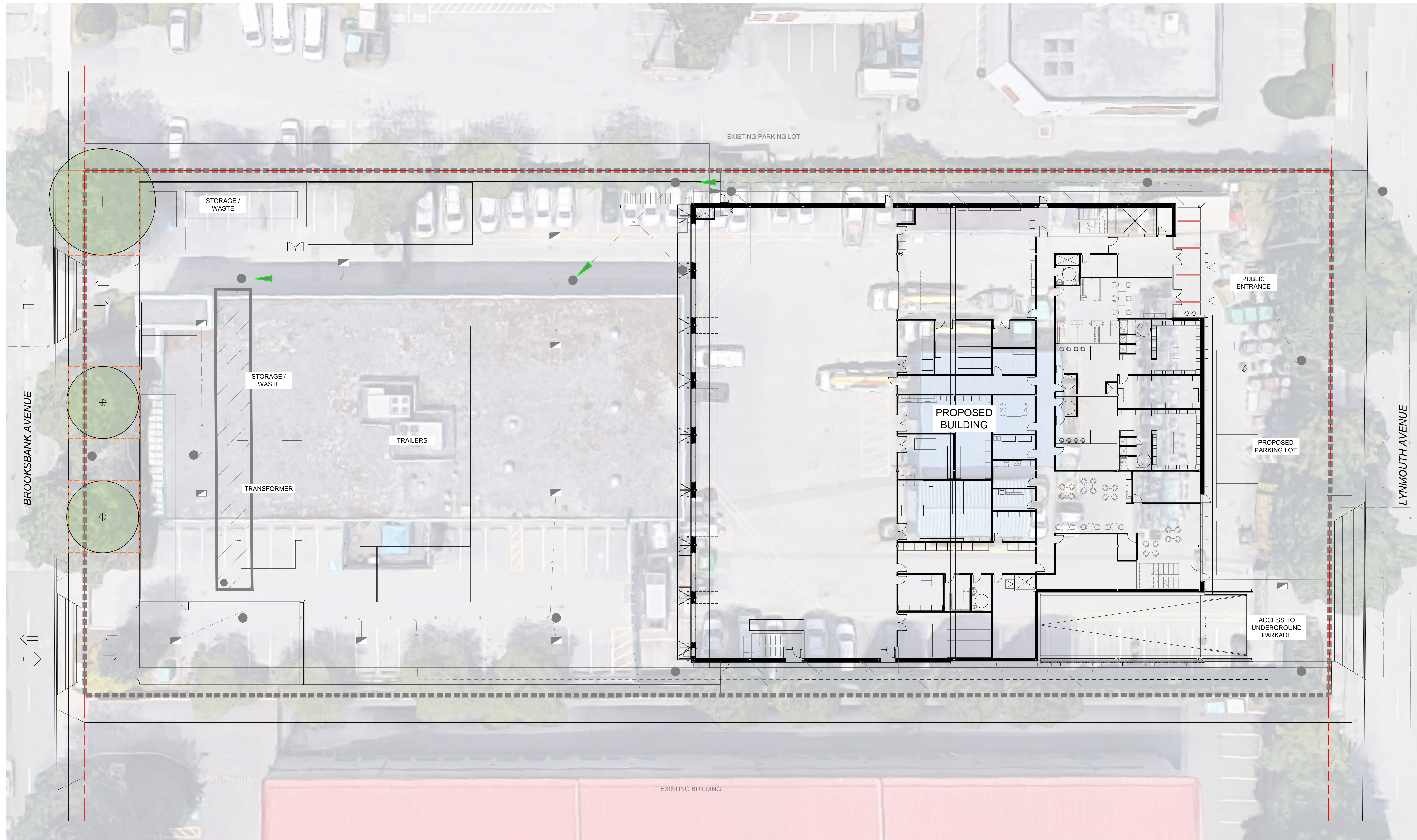
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1	2021-05-31	RE-ZONING APPLICATION	
IS	RE	DATE	DESCRIPTION
PROJECT NO:	181-18542-00	DATE:	2021-05-31
ORIGINAL SCALE:	As Indicated	IF THIS BAR IS NOT DRAWN TO SCALE, ADJUST YOUR PLOTTING SCALE.	
DRAWN BY:	JL	25mm	
CHECKED BY:	LN	25mm	
DISCIPLINE:	LANDSCAPE	TITLE:	
COVER			
SHEET NUMBER:	L-01	BY #	1







LEGEND	
	PROPERTY LINE
	TREE PROTECTION FENCING Refer to detail and arborist report.
	TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report.
	TREE TO BE REMOVED

**TREE PROTECTION NOTES:**  
 Existing trees to remain protected as indicated on drawings. Contractor to provide tree protection fencing in accordance with the arborist report and request review from project arborist prior to mobilization. Arborist will provide any out-back or health management to trees as deemed required from a public health and safety perspective. Contractor to be present for tree protection fencing review with arborist, and make any adjustments to protection fencing requested under arborist supervision.

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630 BROOKSBANK AVE, NORTH VANCOUVER, BC

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DESIGNED BY: JL  
 DRAWN BY: LN  
 CHECKED BY: JL  
 DISCIPLINE: LANDSCAPE  
 TITLE: TREE PROTECTION PLAN

TREE PROTECTION PLAN

SHEET NUMBER:

L-03

BY #

1



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630 BROOKSBANK AVE, NORTH VANCOUVER, BC

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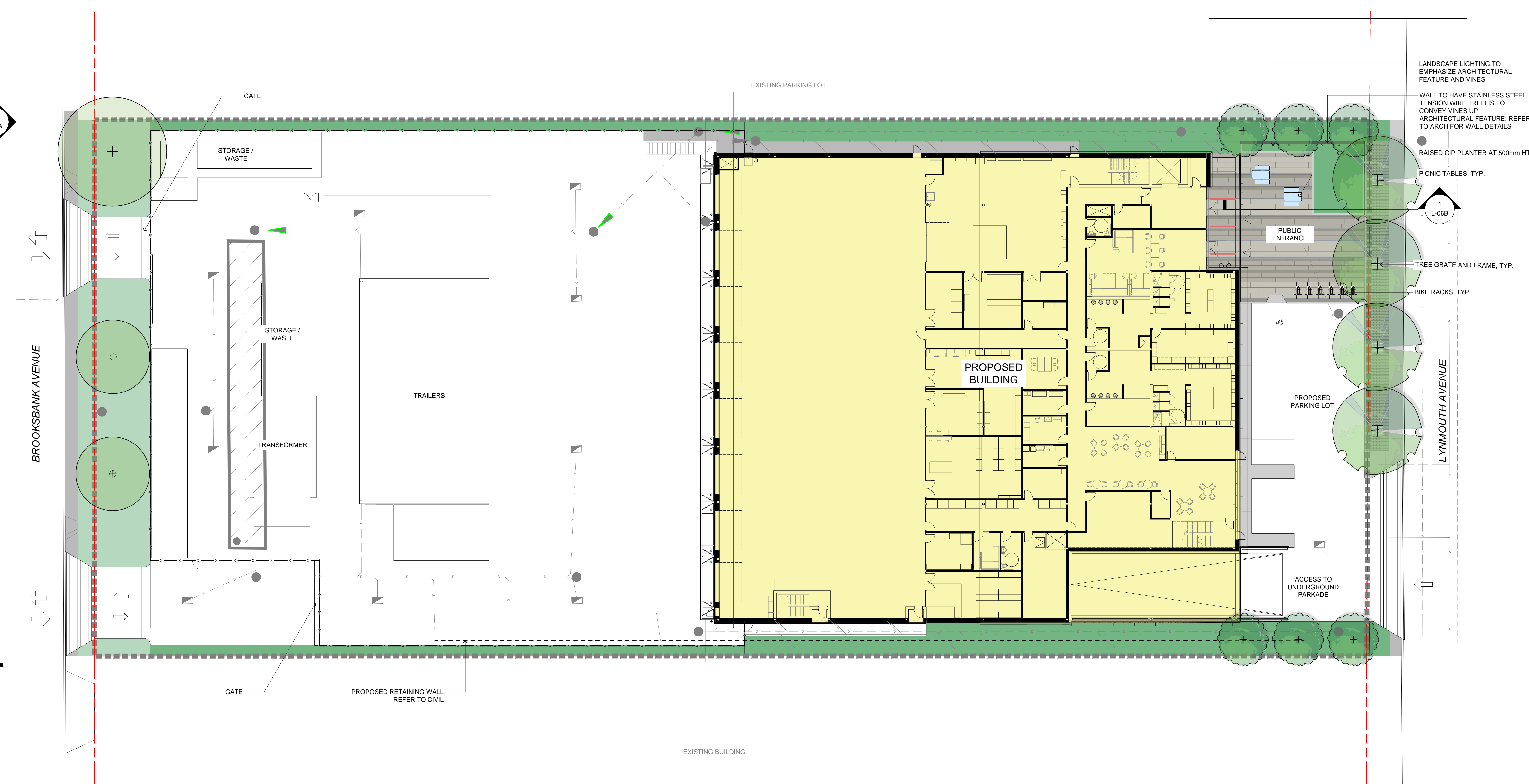
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PROJECT NO:		DATE:	
181-16542-00		2021-05-31	
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As Indicated		IF THIS BAR IS NOT DRAWN, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:		CHECKED BY:	
JL		JL	
DRAWN BY:		DISCIPLINE:	
LN		LANDSCAPE	
TITLE:		BY #	
LANDSCAPE PLAN		1	

SHEET NUMBER:

L-04A

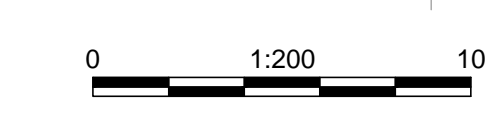
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	2 L-07	<b>PROPOSED TREES</b> Provide minimum 900mm deep continuous trench, to 12m <sup>3</sup> volume per tree (typ) in planted areas. Trees in grates to receive structural soil or Silva cell treatment to achieve equal or greater m <sup>3</sup> volume of soil per tree.
	4 L-07	<b>SHRUB PLANTING</b> Provide bed at continuous minimum 450mm depth import growing medium. Refer to detail and notes sheet, ensure preparation and installation complies with Canadian Landscape Standards
	5 L-07	<b>LAWN</b> Provide 150mm import growing medium, complete with new sodded lawn to restore existing lawns (complete).

	1 L-08	<b>CONCRETE</b> Concrete walkways and sidewalk to be min. 100mm depth (MCCD), complete with base and sub-base preparation and compaction (95% MPD). Ensure off-site sidewalk complies with City of North Vancouver Engineering Standards.
	2 L-08	<b>PERMEABLE UNIT PAVERS</b> Pavers to be Aquapave permeable pavers or approved equivalent in Standard Colour, and running bond pattern. Pavers to be bound by concrete band surrounding plaza and sidewalk/driveway spaces - refer to site plan.
	2 L-08	<b>GRANITE UNIT PAVERS</b> Pavers to be min. 12"x24"x1-1/4" thick salt and pepper granite, oriented in running bond pattern through plaza. Set pavers over setting sand and prepared base, in accordance with details.
		<b>CONCRETE BAND</b> C.I.P. Concrete band to be provided as an edger to all paver space perimeters (typ). Band to meet flush with adjoining surfaces. Band to be min. 150mm deep (typ).

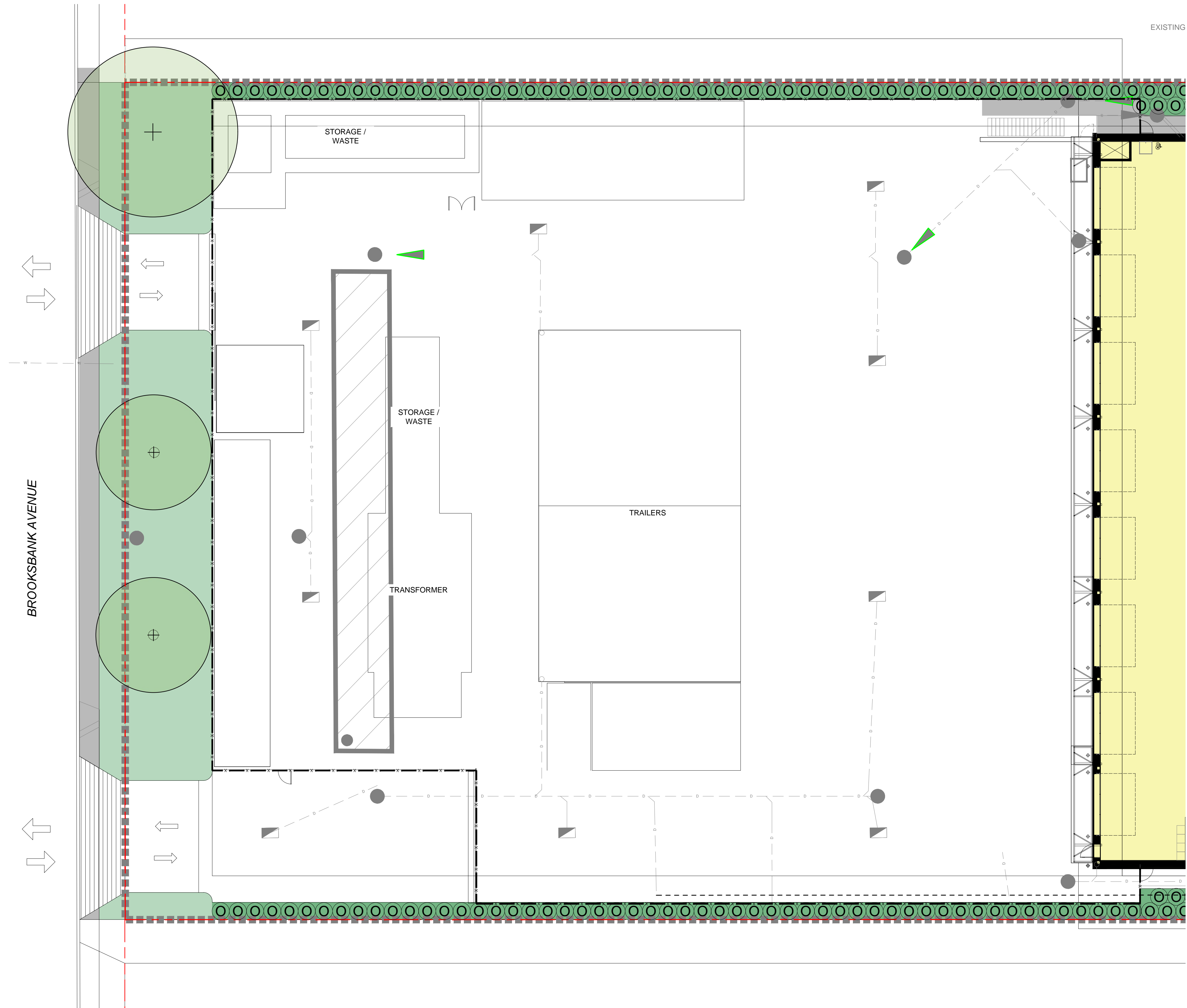
	3 L-08	<b>GRASSHOPPER PICNIC TABLE</b> Dimensions: 2.0m x 1.9m x 0.7m Colour: N/A Supplier: Landscape Form Installation: Surface mounted, install as per manufacturer's specifications.
	4 L-08	<b>RIDE BIKE RACK</b> Dimensions: 0.71m x 0.66m x 0.09m Colour: N/A Supplier: Landscape Form Installation: Surface mounted, install as per manufacturer's specifications.
		<b>PROPOSED 2.4m HIGH FENCE:</b> Fence to be restored with existing fencing (reused) on interior lot lines, to match BC Hydro requirements. Fence along Brooksbank to be optionally priced for visual enhancement. See elevation sheet and notes.
	6 L-08	<b>TREE GRATE - SJ-48 &amp; 48" TREE GRATE FRAME</b> Dimensions: 48" x 48" (1.2m x 1.2m) Colour: N/A Supplier: Dobney Foundry Install as per manufacturer's specifications.
		<b>CIP PLANTER WALL</b> Planter wall to be 500mm in height.
	5 L-08	<b>LANDSCAPE LIGHTING</b> Dimensions: 190mm x 381mm Colour: N/A Supplier: Cooper Lighting Install as per manufacturer's specifications.



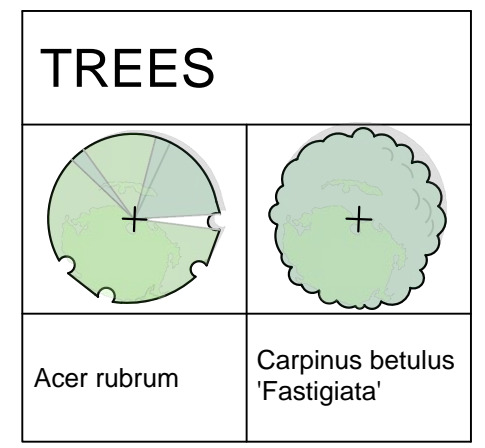








TREE SPECIES					
SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
	4	<i>Acer rubrum</i> 'Karpick'	'Karpick' red maple	B&B, 8cm cal., 1.8m ht standard	As shown
	6	<i>Carpinus betulus</i> 'Fastigiata'	European hornbeam	B&B, 8cm cal., 1.8m ht standard	As shown



SHRUB SPECIES					
SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
A	70	<i>Allium cernuum</i>	Nodding onion	#2 Pot, full	300mm o.c.
B	132	<i>Blechnum spicant</i>	Deer fern	#2 Pot, full	900mm o.c.
C	51	<i>Cerastium tomentosum</i>	Snow in summer	#2 Pot, full	600mm o.c.
L	15	<i>Lonicera ciliosa</i>	Orange honeysuckle	#2 Pot, full	900mm o.c.
O	341	<i>Prunus laurocerasus</i> 'Otto Luyken'	'Otto Luyken' laurel	#2 Pot, full	1200mm o.c.
R	34	<i>Rosa nutkana</i>	Nootka rose	#2 Pot, full	1200mm o.c.
S	42	<i>Sedum</i> 'Autumn Joy'	'Autumn Joy' stonecrop	#2 Pot, full	600mm o.c.

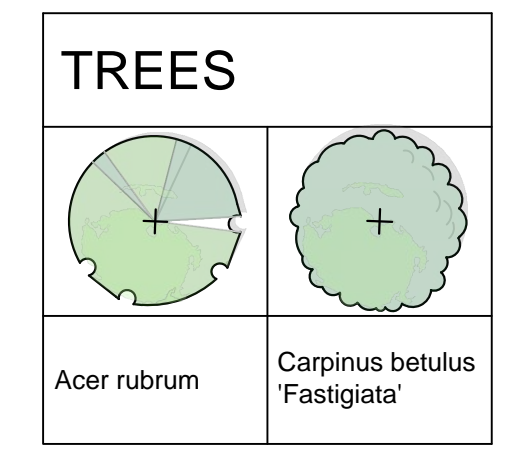
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 ORIGINAL SCALE: As Indicated  
 DESIGNED BY: JL  
 DRAWN BY: LN  
 CHECKED BY: JL  
 DISCIPLINE: LANDSCAPE  
 TITLE: WEST PLANTING PLAN





TREE SPECIES					
SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
A	4	Acer rubrum 'Karpick'	'Karpick' red maple	B&B, 8cm cal., 1.8m ht standard	As shown
B	6	Carpinus betulus 'Fastigiata'	European hornbeam	B&B, 8cm cal., 1.8m ht standard	As shown



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SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
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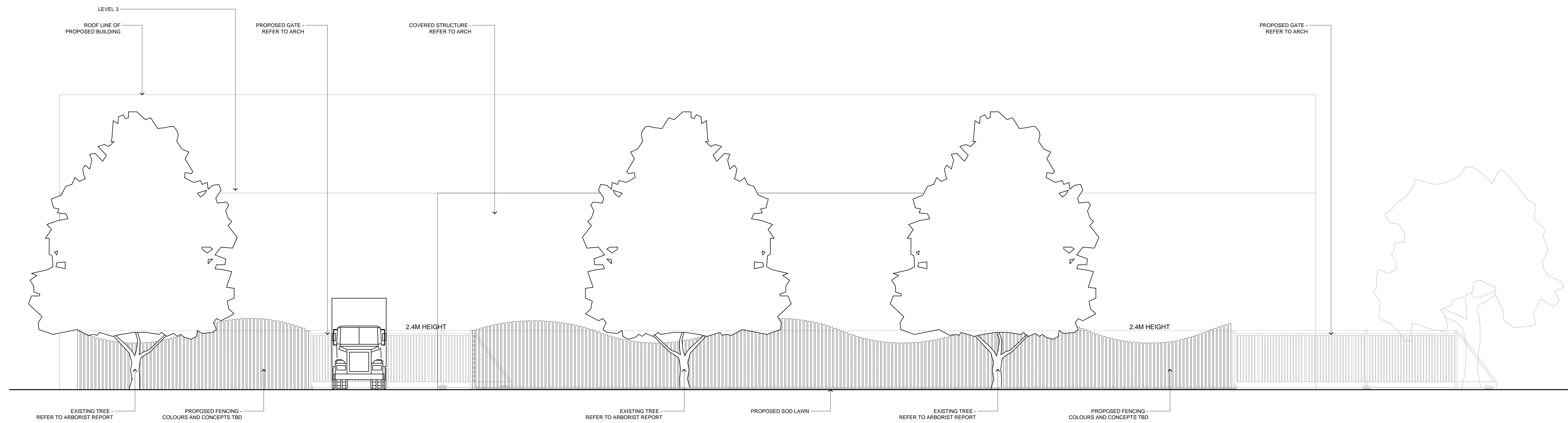
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DISCIPLINE:	LANDSCAPE	TITLE:	



# DESIGN APPROACH FOR BROOKSBANK AVENUE FENCE

The fence along Brooksbank Avenue was flagged for cultural and community recognition opportunity. The fence additionally requires compliance with respects to height and security measures for protection, in accordance with BC Hydro Standards. The project team has internally flagged the opportunity to discuss cultural recognition opportunities regarding the fence with Squamish Nation as part of holistic discussions regarding the landscape. In the event that Squamish Nation does not choose to collaborate with the project team and CNV regarding the fence, the team would present alternative schematic options to CNV for completion. It is recognized that the fence requires a high visual quality in this area. The consultation and approvals with the City on the final aesthetics would occur prior to building permit.




1 WEST ELEVATION - TBC  
L-06A SCALE: N/A



2 PRECEDENT IMAGES - FENCE OPTIONS  
L-06A SCALE: N/A


IMAGES ABOVE ARE ARTWORKS SELECTED FOR UTILITY WRAPS FOR BC HYDRO IN THE TOWN OF SIDNEY. SHOWN HERE FOR COLOUR PALETTE REFERENCE ONLY.

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DRAWN BY: LN  
CHECKED BY: JL  
DISCIPLINE: LANDSCAPE  
TITLE: WEST ELEVATION BROOKSBANK AVE

25mm

SHEET NUMBER: L-06A BY: 1

1

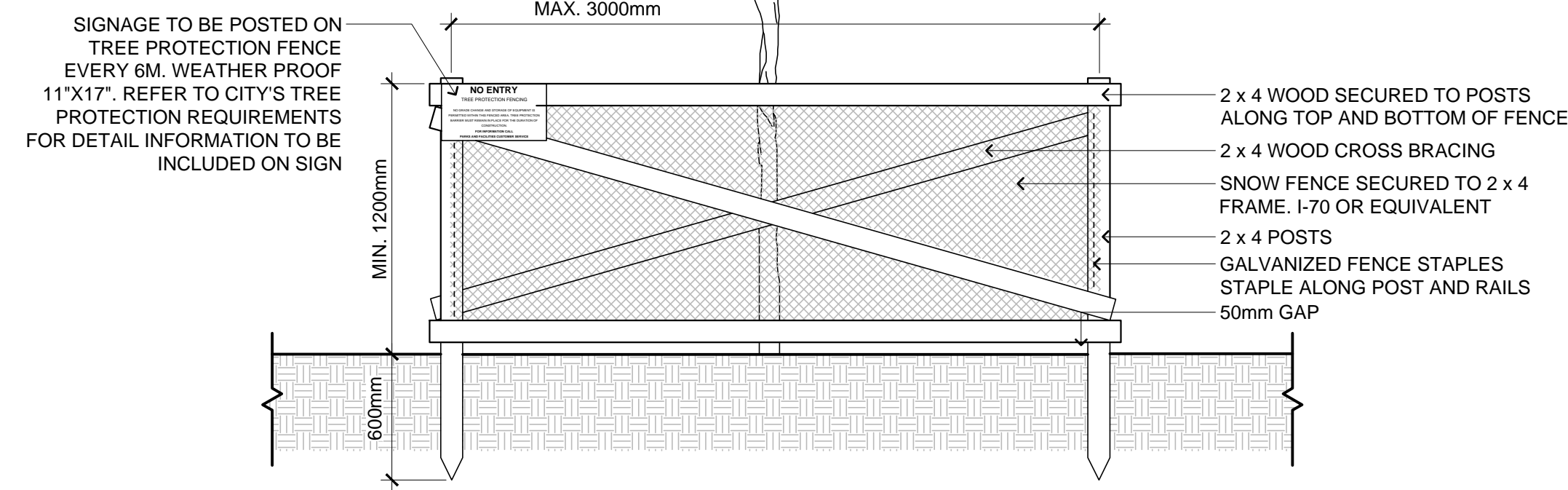
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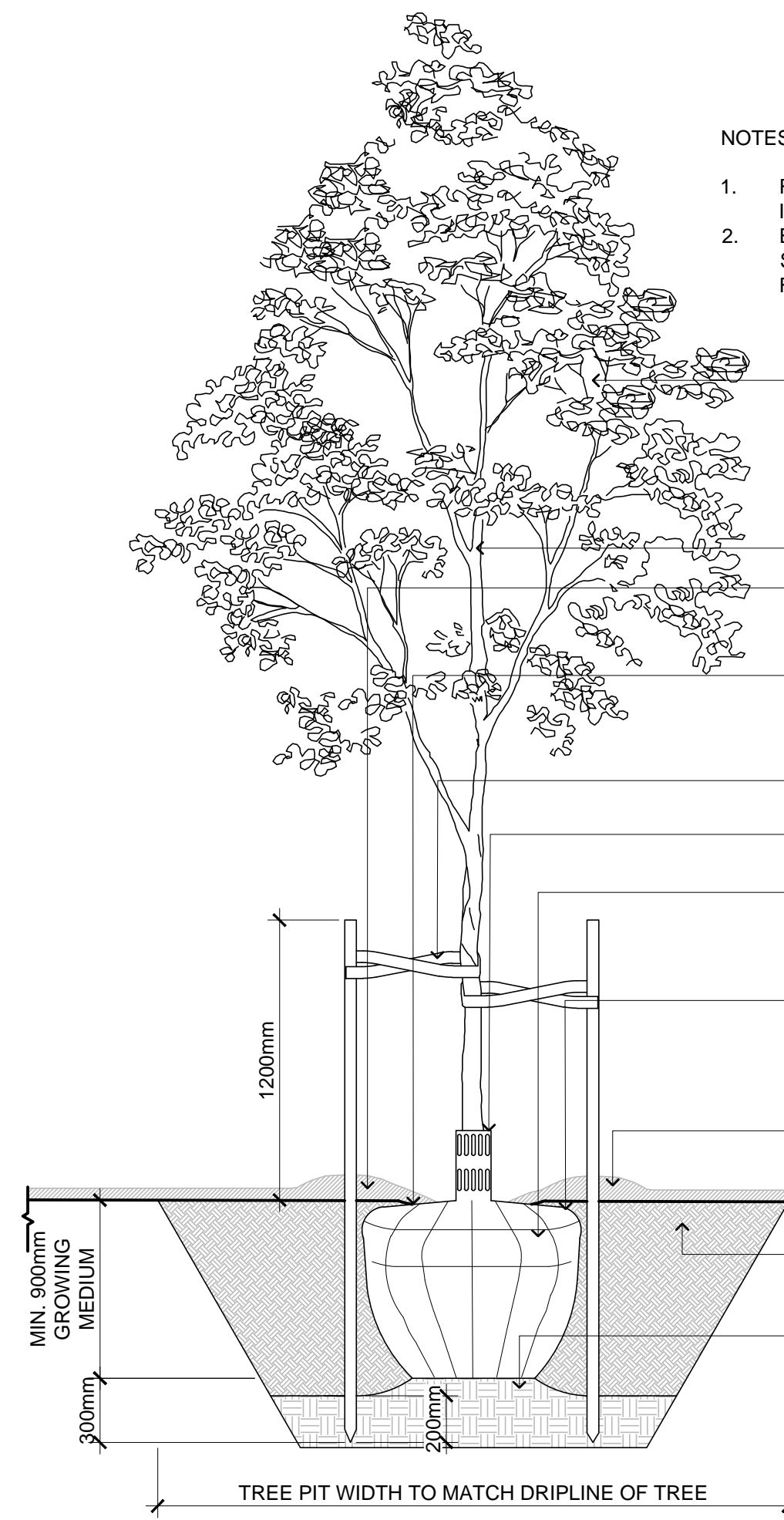
TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER		MIN. DISTANCE FROM TRUNK (METERS)
CM	FT	
20	0.6	1.2
25	0.8	1.5
35	1.0	2.1
40	1.2	2.4
45	1.3	2.7
50	1.5	3.0
55	1.7	3.3
60	2.0	3.6
75	2.5	4.5
90	3.0	5.0
100	3.3	6.0



NOTES:

- PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICH EVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
- MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.0m OF THE TREE PROTECTION FENCING
- MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.0m OF TREE PROTECTION AREA
- ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BYLAW

**1 TREE PROTECTION FENCING**  
L-07 SCALE: 1:25

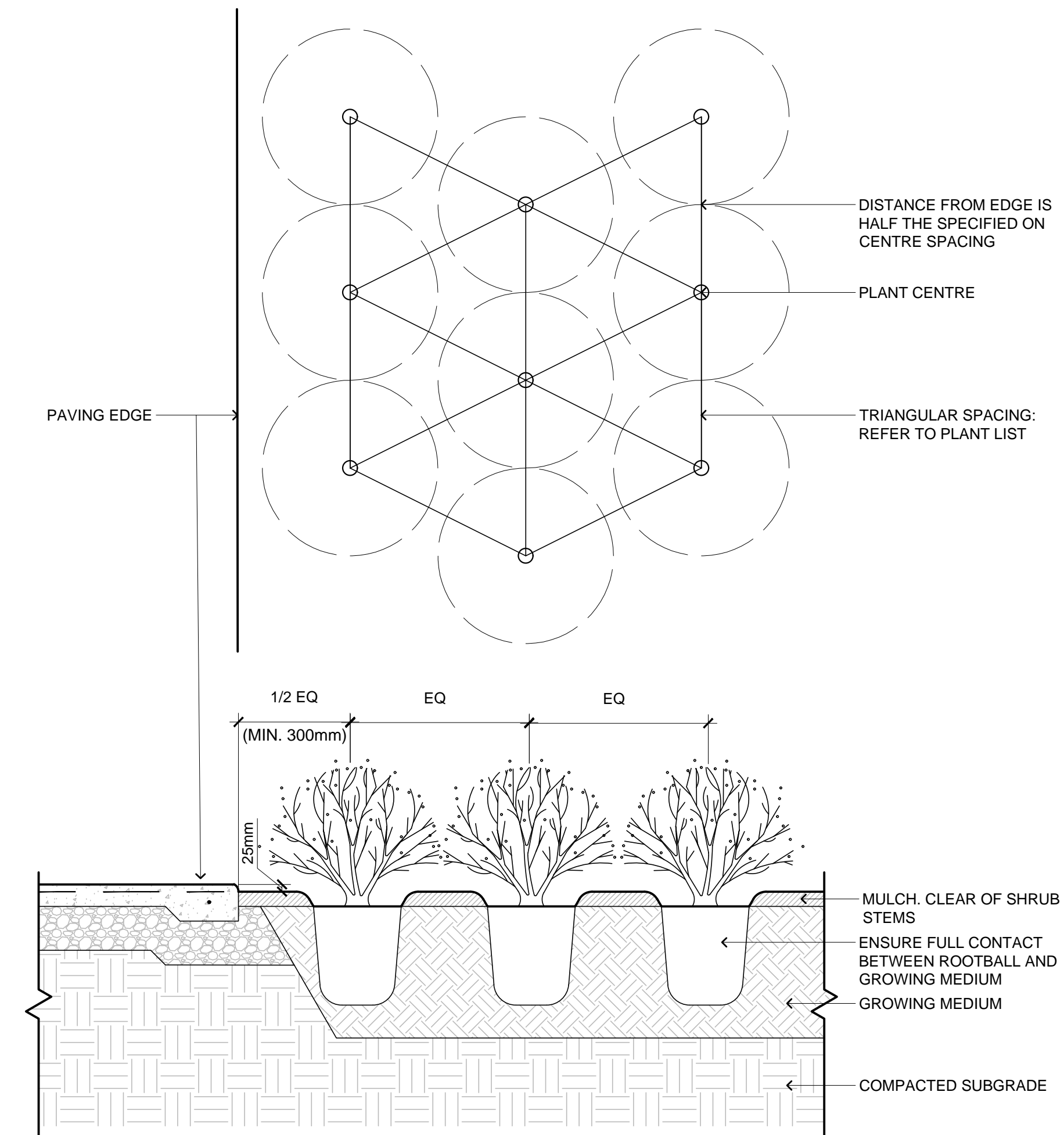


NOTES:

- REFER TO TREE PLANTING NOTES FOR ADDITIONAL INFORMATION
- ENSURE CONFORMANCE WITH CANADIAN LANDSCAPE STANDARD FOR MULCH RING DIAMETER AND MULCH FINISH/TRANSITION WITHIN WATERING ZONE

- SET TREE PLUM, STAKE TEE WITH TWO VERTICAL 50mm x 50mm PRESSURE TREATED STAKES 1500mm LONG, PLACE 1/3RD OF THE STAKE BELOW GRADE. STAKES TO BE POSITIONED PARALLEL TO STRUCTURE OR PATHS OR TO PREVAILING WIND. STAKES NOT TO PENETRATE OR DAMAGE ROOT BALL
- DO NOT CUT LEADER
- CREATE A 50mm DEEP WELL IN GROWING MEDIUM FOR THE FIRST YEAR OF WATERING. ENSURE WELL IS A CLEAN-EDGED CIRCLE WITH DIA. OF 1500mm
- TOP OF ROOT FLARE TO BE FLUSH WITH SURROUNDING GRADE. FINISHED GRADE OF PLANTING TO BE EQUIVALENT TO NURSERY GROWN GRADE OF TREE
- MIN. 1" (25mm) FLAT WEBBING, 'ARBOR TIE' OR APPROVED EQUIVALENT
- ARBORGUARD ROOT COLLAR OR APPROVED EQUIVALENT
- PLANTING HOLE SHALL BE A MINIMUM DEPTH OF ROOTBALL. PLANTING HOLE EDGE TO BE A SHALLOW ANGLE. SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING
- REMOVE COMPLETELY THE TOP 1/3 OF THE WIRE BASKET BURLAP AND ALL NYLON AND BINDING MATERIAL. CUT OFF WIRE BASKET AND BURLAP, DO NOT FOLD THEM INTO THE HOLE PRIOR TO BACKFILLING
- MULCH RING, REFER TO CANADIAN LANDSCAPE STANDARDS
- SOIL DEPTH MAY VARY TO ACCOMMODATE REQUIRED VOLUME WITHIN 900mm MINIMUM DEPTH.
- ENSURE A MIN. 300mm DEPTH OF COMPACTED SUBGRADE UNDERNEATH ROOTBALL TO PREVENT SETTLING OF TREE, COMPACTED TO 85% MPD

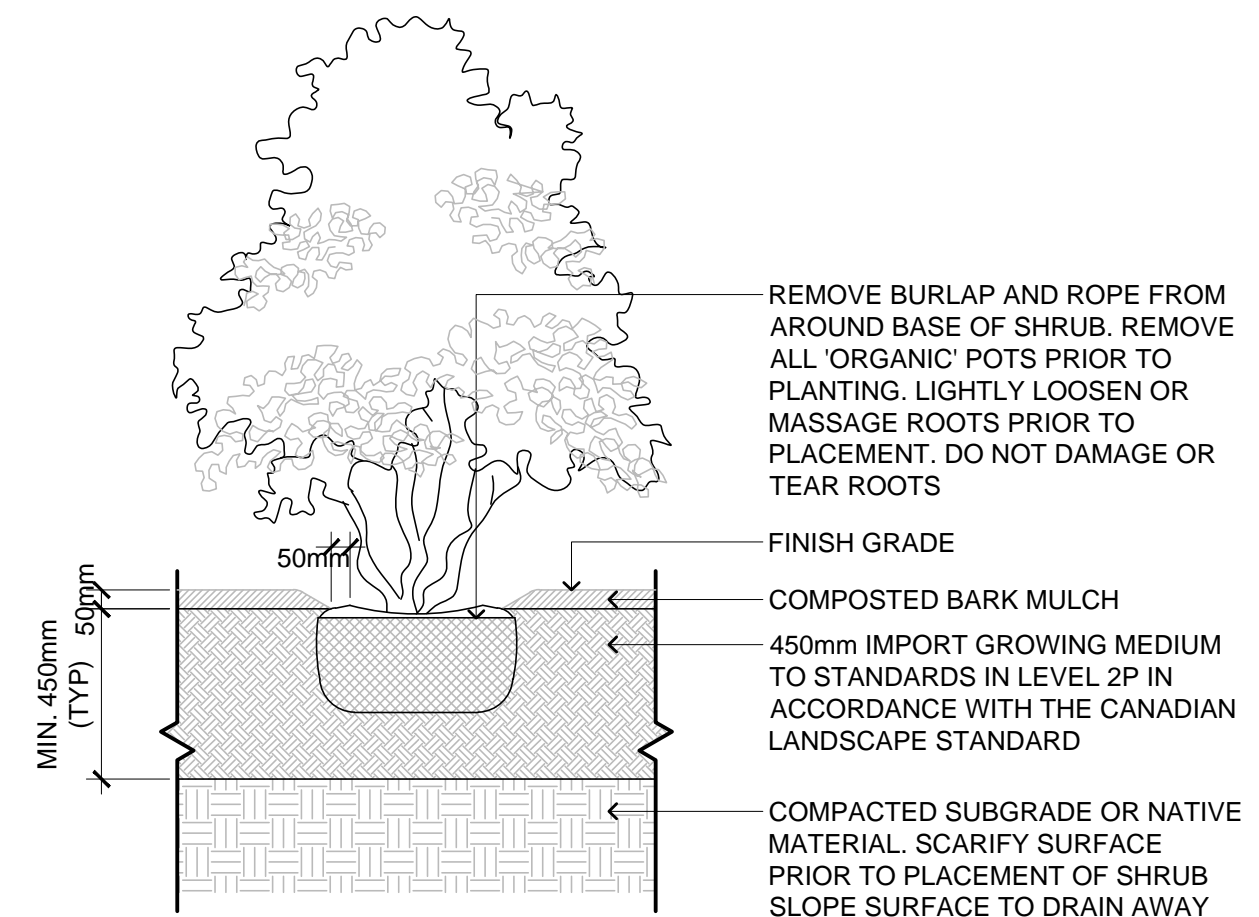
**2 TREE PLANTING**  
L-07 SCALE: 1:25



NOTES:

- REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
- REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
- ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
- COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

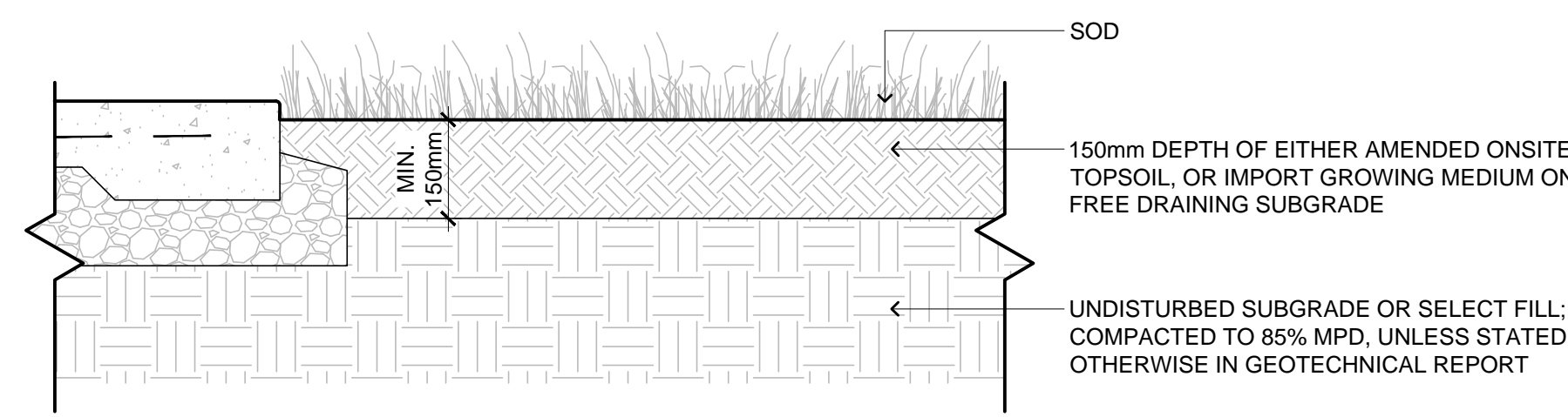
**3 SHRUB SPACING DETAIL**  
L-07 SCALE: 1:15



NOTES:

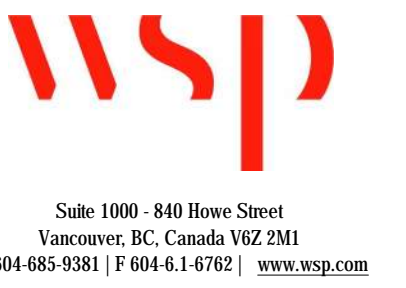
- SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE
- COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB
- PLANTING PIT MUST BE FREE DRAINING
- DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL
- PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED, OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD
- REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

**4 SHRUB PLANTING DETAIL**  
L-07 SCALE: 1:20



**5 SOD**  
L-07 SCALE: 1:10

PRIME CONSULTANT:



CONSULTANT - SUB CONSULTANT:



CONSULTANT - SUB CONSULTANT:

S&A:

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