

Traffic Circle Planting:
Provide new hardy, low maintenance plant species, max. height of 0.5m at periphery and max. 1m height in the center. Final species selection to the satisfaction of the City of North Vancouver.

Offsite Irrigation Note:
An off-site irrigation system will be installed at the developers' cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the building. Location to be determined at the building permit design stage.

Boulevard Tree Note:
Boulevard trees are to be planted in a continuous soil trench. A minimum of 15m³ of soil volume per tree will be provided, with continuous soil trenches between trees.

Offsite Landscape Maintenance Note:
The owner will be responsible for maintenance of any street trees, turf or shrubs installed on the City boulevard for a two year maintenance period. A landscape deposit will be retained for this period to ensure establishment of all soft landscaping.

Public Realm Street Furniture:
All Street Furniture to the City of North Vancouver Standard, including but not limited to benches, trash receptacles and bicycle racks.

2	2019.12.20	Issued for Rezoning/DP
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Revisions:

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Project:
**Century Redevelopment
250 East 15th Street
North Vancouver BC**

Drawn by: JES
Checked by: JES
Date: 2019.08.19
Scale: 1/16"=1'-0"

Drawing Title:
**Level 1
Landscape Plan**

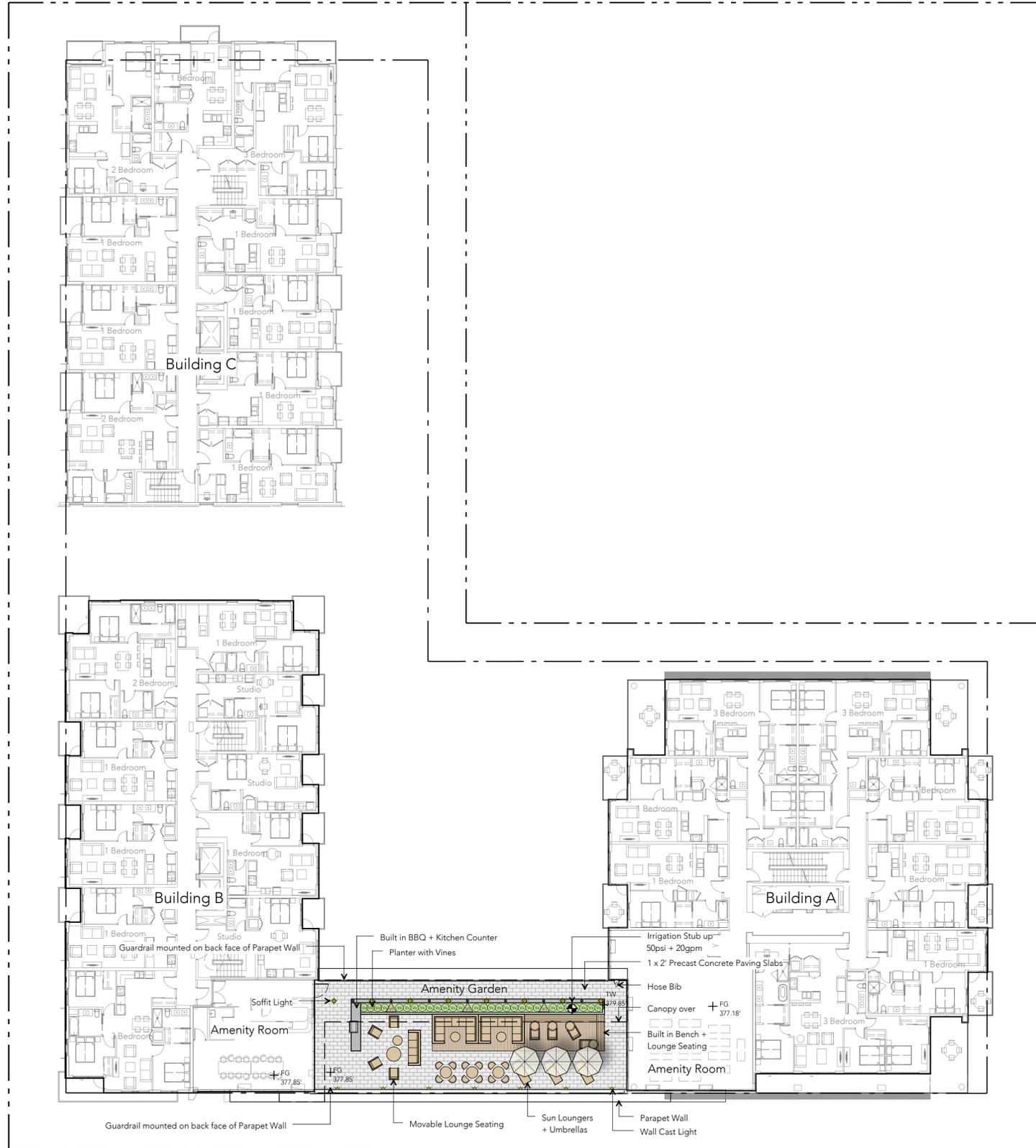
Project No.:
17053
Sheet No.:

L1.1

Refer to Sheet L0.0 for Plant List



LANE



ST. ANDREWS AVENUE

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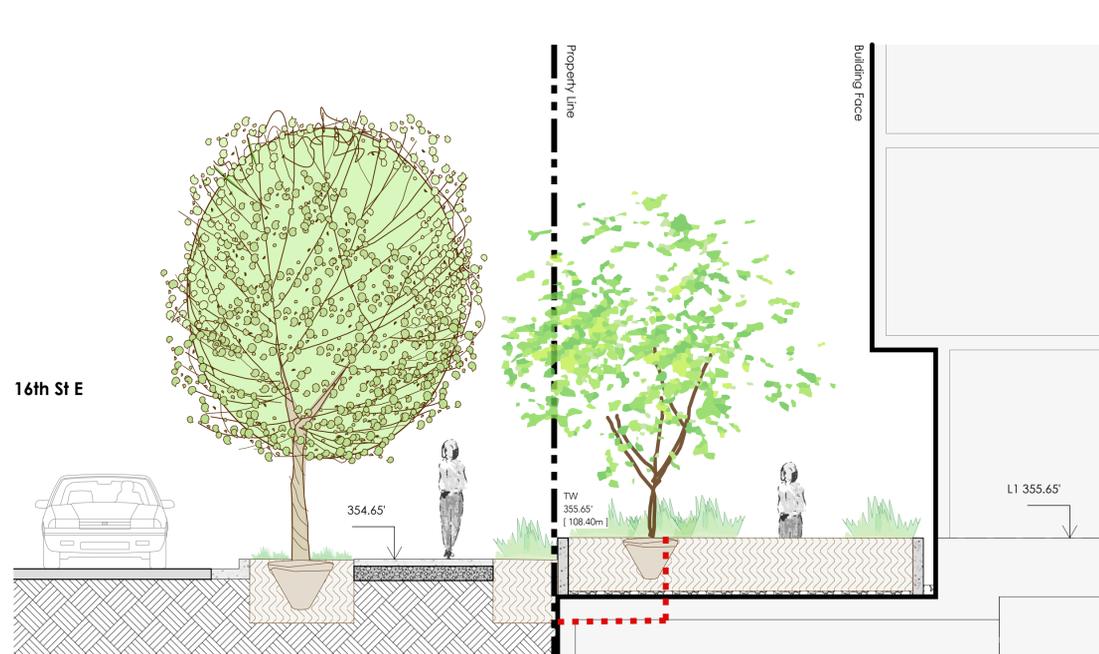
Level 3
Landscape Plan

Project No.:

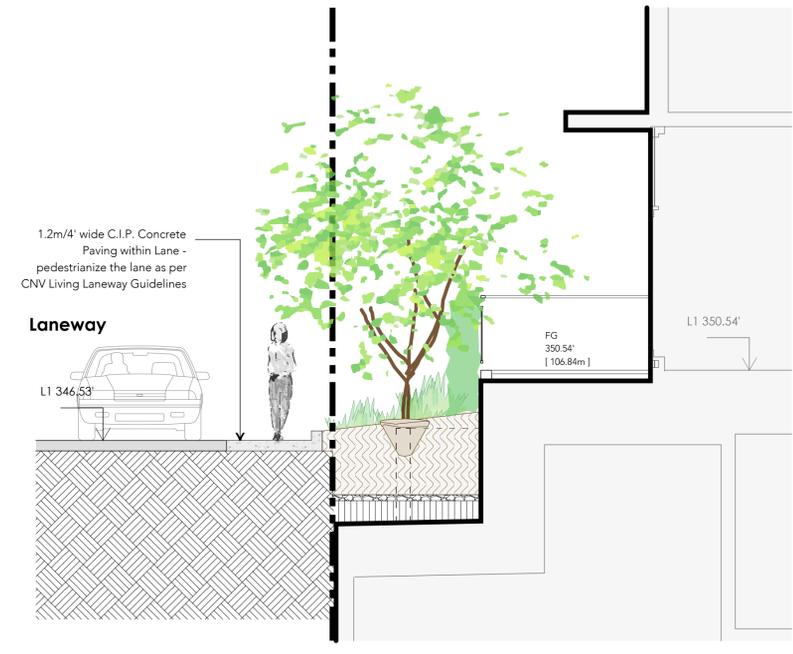
17053

Sheet No.:

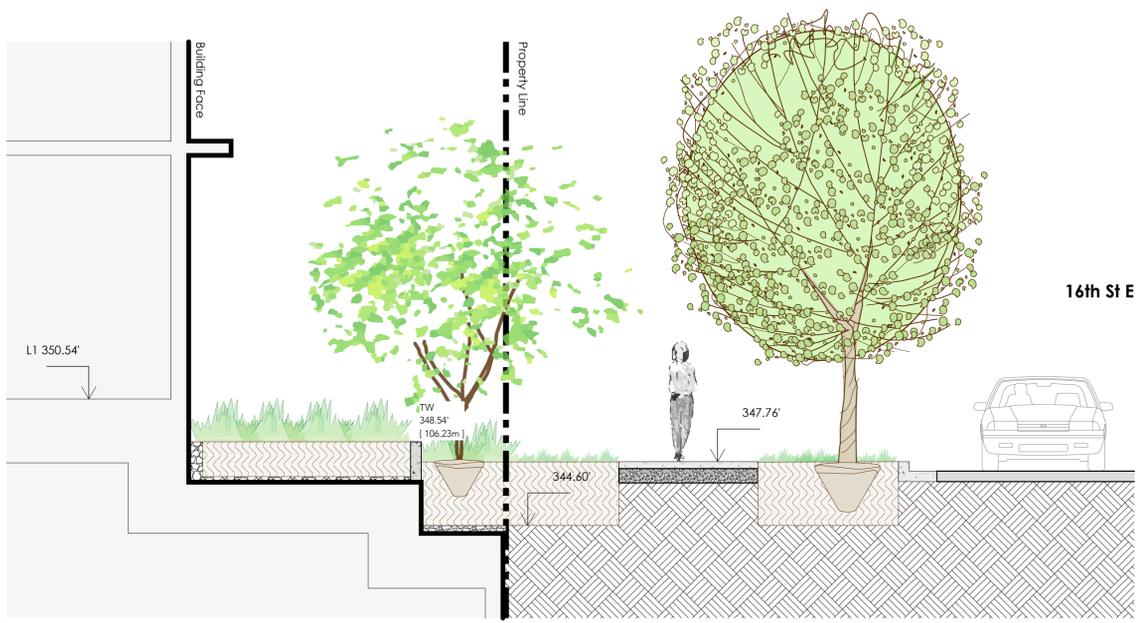
L1.2



1 Section Through Entry at 16th St E
L1.1 SCALE 1/4"=1'



2 Section Through Private Patio at Laneway
L1.1 SCALE 1/4"=1'



3 Section Through Planting at 15th St E
L1.1 SCALE 1/4"=1'

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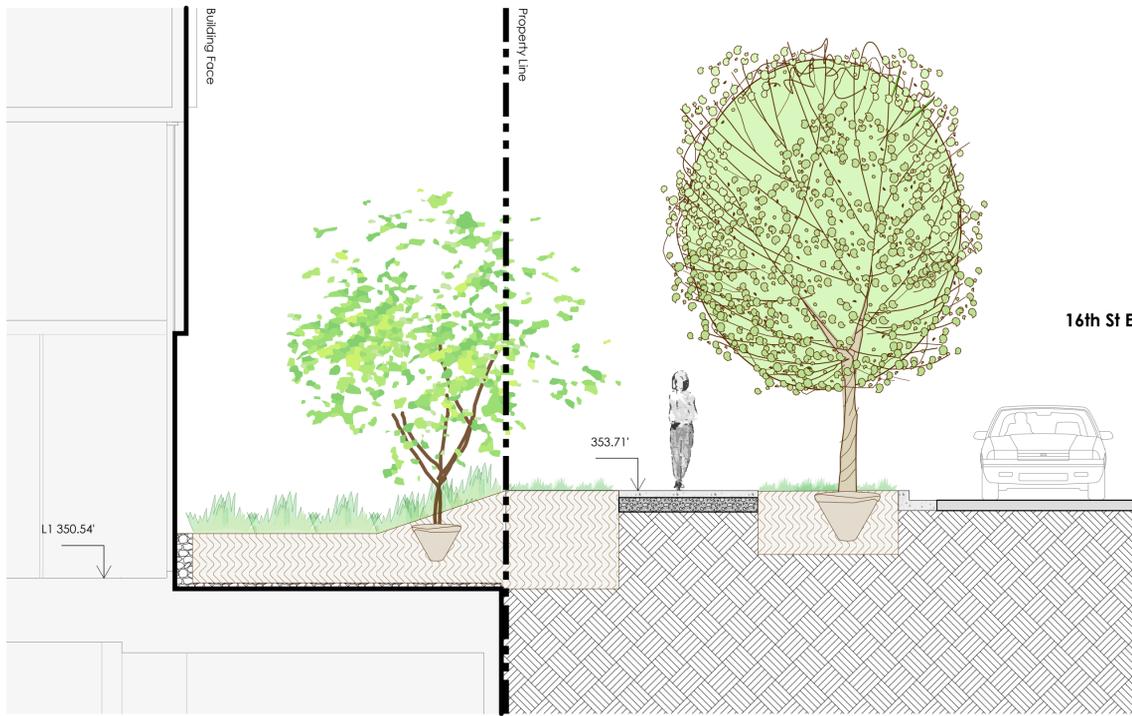
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Scale: 1/8"=1'-0"

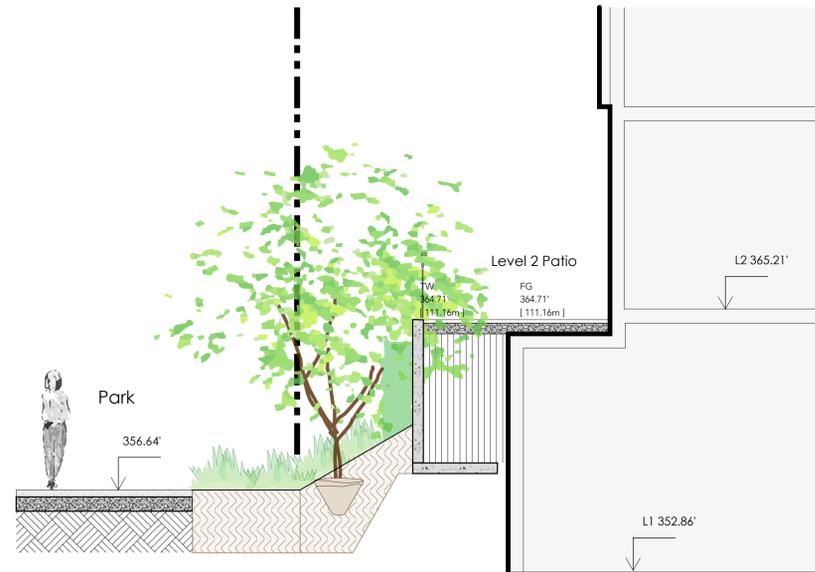
Drawing Title:
Landscape Sections

Project No.:
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Sheet No.:

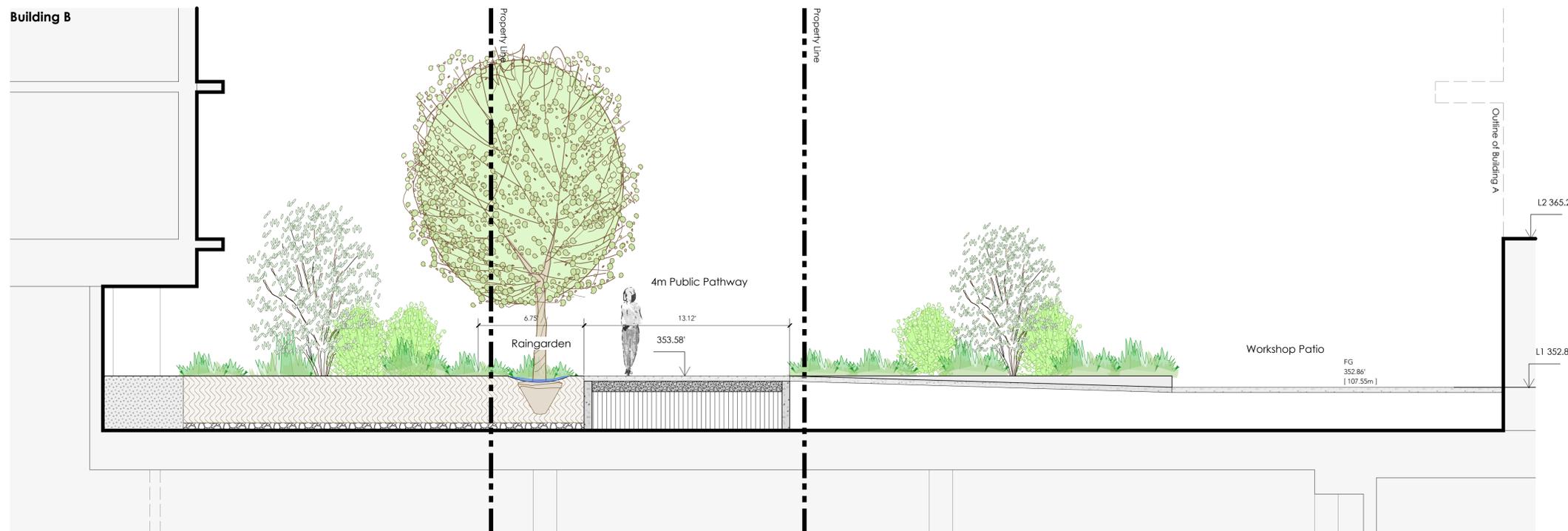
L2.1



4 Section Through Planting at 15th St E
L1.1 SCALE 1/4"=1'



5 Section Through Private Patio at Park Front
L1.1 SCALE 1/4"=1'



6 Section Through North/ South Public Pathway
L1.1 SCALE 1/4"=1'

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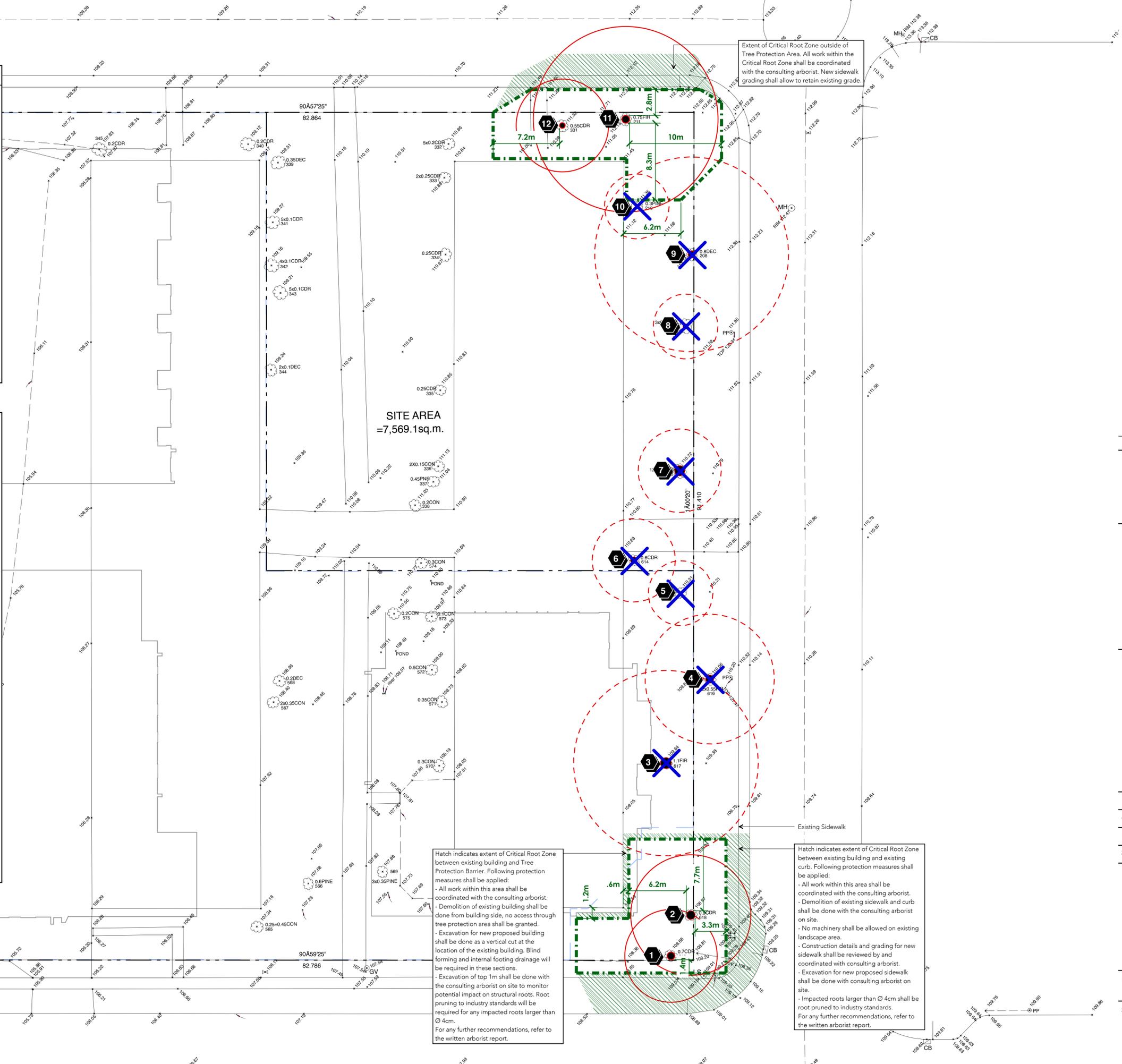
L2.2



DRAWING KEY

- Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
- Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
- Tree Number referred to in existing trees list and report for By-Law size with DBH 0.20m or larger (or for any trees on city property)
- Location of Tree Protection Barrier (TPB). Extent of TPB to include entire Critical Root Zone (CRZ). Note that City of Vancouver requires TPB to be installed as a pre-condition for Building Permit.
- Extent of Critical Root Zone not enclosed in Tree Protection Barrier because it falls on public land and within the area of existing sidewalks and roads. All work within these areas shall be coordinated with the consulting arborist.

Tree No.	Species	# of Stems	DBH - cm	Spread - m	Height - m	Field Observations	Dead	Fair	Good	Remove	Relocate	Note
ON SITE												
1	Thuja plicata (western red cedar)	82	10	38		Joint crown with 2.95% LCR. Base 0.4m below sidewalk.						
2	Thuja plicata (western red cedar)	98	13	35		Joint crown with 1.95% LCR. Base 0.4m below sidewalk. 1 dead scaffold limb 10cm Ø. Poor pruning in lower crown. Deadwood minimal in lower crown. Top previously broken out at 25m above ground, potentially leaving decay and weak connections. 4 Barber chair limb(s) directly below broken out top.						a)
3	Pseudotsuga menziesii (Douglas fir)	118	20	44		Deadwood minimal up to 20cm Ø. Hanger up to 5cm Ø. Old trunk wound(s) at 5m above ground, closed. Base 0.3m above ground (similar to sidewalk). Surface roots with damage. Structural roots close to building. 90% LCR.						
4	Pseudotsuga menziesii (Douglas fir)	86	14	35		Asymmetrical crown. Asymmetrical trunk. 2 Co-dominant leaders at 3m above ground. Included bark down to 1.5m above ground. 1 leader splits into 2 co-dominant leaders at 20m above ground. Crown reduced for line clearance mid crown east side. Deadwood minimal up to 5cm Ø. gap 90% LCR.						b)
5	Pinus nigra (Austrian pine)	28	7	12		35° Lean east. Previously topped at 4m above ground. Main leader twisted. Poor crown structure. Deadwood substantial in lower crown. 2 Co-dominant leaders at 5m above ground. 90% LCR.						
6	Thuja plicata (western red cedar)	71	9	30		3 Co-dominant leaders. Included bark. Very close to building. 2 leaders touching roof trim. Entry heaving. 90% LCR.						
7	Chamaecyparis (false cypress)	110	9	28		Base 0.3m below sidewalk. +10 Co-dominant leaders. Barber chair limb(s). Tension wood good. Previously topped at 2m above ground. 2 leaders strangled through rope support. Dieback inner crown. Crown reduced for line clearing on east side.						b)
8	Ilex var. (holly)	3	55	7		3 Co-dominant leaders. Included bark. 2 leaders join at 4-5m above ground. Suppressed by adjacent tree(s).						c)
9	Fraxinus var. (ash)	75	21	30		Reduced vigor. Dieback 15%.						b)
10	Pinus nigra (Austrian pine)	33	7	18		Previously topped 7m above ground. Barber chair limb(s). Suppressed by adjacent tree(s). Base close to existing building.						
11	Pseudotsuga menziesii (Douglas fir)	83	20	40		85% LCR. Limbed up on building side. Base on slope.						
12	Thuja plicata (western red cedar)	60	10	35		90% LCR.						
TREE NOTES												
◆ Non-bylaw trees under 0.20 DBH and dead trees listed on shaded background.												
◆ Bylaw trees over 0.20 DBH are listed on a white background.												
a) Aerial inspection is recommended, would the tree be recommended for retention.												
b) Pruning for crown cleaning is recommended, would the tree be recommended for retention.												
c) This is an invasive species and should be removed.												



SITE AREA
=7,569.1sq.m.

Hatch indicates extent of Critical Root Zone between existing building and Tree Protection Barrier. Following protection measures shall be applied:
 - All work within this area shall be coordinated with the consulting arborist.
 - Demolition of existing building shall be done from building side, no access through tree protection area shall be granted.
 - Excavation for new proposed building shall be done as a vertical cut at the location of the existing building. Blind forming and internal footing drainage will be required in these sections.
 - Excavation of top 1m shall be done with the consulting arborist on site to monitor potential impact on structural roots. Root pruning to industry standards will be required for any impacted roots larger than Ø 4cm.
 For any further recommendations, refer to the written arborist report.

Hatch indicates extent of Critical Root Zone between existing building and existing curb. Following protection measures shall be applied:
 - All work within this area shall be coordinated with the consulting arborist.
 - Demolition of existing sidewalk and curb shall be done with the consulting arborist on site.
 - No machinery shall be allowed on existing landscape area.
 - Construction details and grading for new sidewalk shall be reviewed by and coordinated with consulting arborist.
 - Excavation for new proposed sidewalk shall be done with consulting arborist on site.
 - Impacted roots larger than Ø 4cm shall be root pruned to industry standards.
 For any further recommendations, refer to the written arborist report.

Extent of Critical Root Zone outside of Tree Protection Area. All work within the Critical Root Zone shall be coordinated with the consulting arborist. New sidewalk grading shall allow to retain existing grade.

Field Observations made by Florian Fisch, ISA Certified Arborist PN-7921A on December 05, 2017
 Field Observations made by Andrew Briggs, ISA Certified Arborist PN-8437A on November 21, 2018
 Recommendations by Florian Fisch, ISA Certified Arborist PN-7921A
 This drawing is to be read in conjunction with Existing Trees Report for this site by Durante Kreuk Ltd, dated September 13, 2019
 Refer to Sheet L0.0 for Tree Protection Barrier/Fencing Detail

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Existing Trees Management Plan

Project No.: 17053
 Sheet No.: