

WELCOME TO THE PUBLIC INFORMATION MEETING

For a proposed six-storey,
mixed-use development in the City of Delta's
Nordel Social Heart Neighbourhood located at:

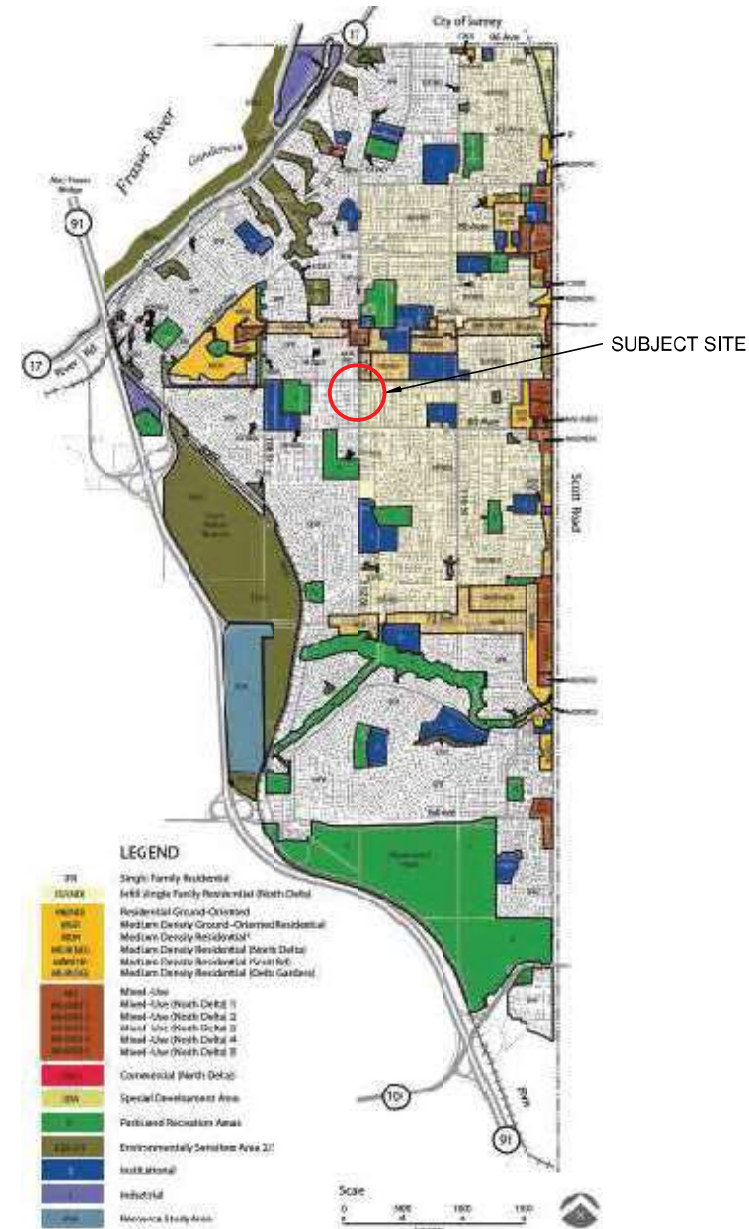
11199 at 84th Avenue and 112 Street

If you have any questions, please do not hesitate to ask!

CORNER VIEW AT 112 STREET & 84TH AVENUE

11199 - 84TH AVENUE, DELTA, B.C.





OCP LAND USE DESIGNATION



NEIGHBOURHOOD CONTEXT



PLANING POLICY: OCP, ZONING

- The Site is located at the North Delta **Nordel Social Heart Neighbourhood** in the jurisdiction of the City of Delta.
 - Land Use designation for the Site falls under TC, as per Official Community Plan and under MU(ND)4 as per Area Plan.
 - Rezoning has been done for the Site before, from 'RA - Residential Zone' to 'CD471 - Comprehensive Development Zone'.
- to achieve harmonious blend of the proposed development with adjacent neighbourhood

SITE CONTEXT

- The Site is bound by the 84 Avenue to the south, 112 Street to the east, adjacent existing residential properties to the North and existing commercial development to the West.
- The overall dimension of the rectangular shaped Site are: 61m long west property line, 47m deep north property line,
- Total net Site area is 0.7 Acre (2,857.5 sm)

PROJECT DESCRIPTION

- The proposed mixed-use Development consists of commercial units at the ground level and five stories of multi-family residential units above. A total of 84 residential units. There is in total a six storey building on top of a two level underground parkade.
- There is combination of restaurant, child care facility and retail occupancies considered for the CRUs at the ground level with residential units above. This complies and follows complement with the OCP designation for the area.
- There is a continuity of sidewalk along the Commercial Retail Unit street frontage for both 84 Avenue and 112 Street, a corner plaza expression, and stepped back residential units at the 2nd level and 5th & 6th levels along the south and east sides. These architectural and urban design elements complement and provide a pedestrian friendly development for the area: **Nordel Social Heart Neighbourhood**.
- The residential lobby access is from 112 Street at the east of the property.
- There is a ground level outdoor amenity as well as a rooftop outdoor amenity area.
- The Indoor amenity area has been provided featured in the 2nd level with a larger balcony.

VEHICULAR AND PEDESTRIAN CIRCULATION

- The Development provides quality design elements including high levels of landscaping and a street-level pedestrian friendly experience
- Landscape buffers are provided all around the site including at street interfaces designed as per OCP Design Guidelines.
- The Vehicular access to the Development is from 112 Street at the north-east corner of the property.
- There are continuous canopies along all ground level CRU frontages at the south and east facades of the Development, designed for weather and sun protection.

URBAN DESIGN/FORM OF DEVELOPMENT

- The building is designed with a contemporary architectural vocabulary aiming to draw in the public from the surrounding neighbourhood.
- An interplay of colours and building materials have been selected and chosen with considerations for a similar vocabulary as seen in the neighbourhood development and OCP land-use designation plans
- The accent colour of orange has been selected to adhere to the concept of a "social heart," where the public's eye is drawn in to the site.
- The use of glass railings and a perforated metal, mechanical enclosure have been introduced throughout the project for aesthetic visibility.
- The south-east corner treatment follows that of an "open patio/urban plaza" expression enhanced with the imposition of a vertical element above..

SUSTAINABILITY FEATURE, ENVIRONMENTAL AND SOCIAL CONSIDERATION

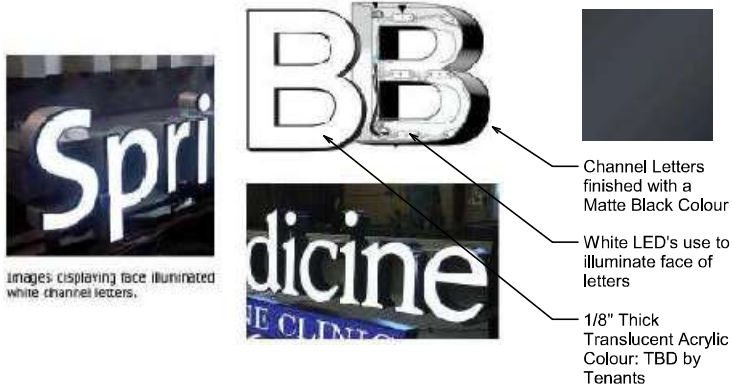
- The Development provides quality design elements including high levels of landscaping and a continuous sidewalk experience along street frontages
- Landscape buffers are provided all around the site including street interface designed as per OCP Design Guidelines.
- There is a rooftop amenity area at the southeast corner and balconies at each residential unit as well as an indoor amenity area at the 2nd floor with a large-sized balcony
- Canopies over ground level CRUs and horizontal Sunshades at the west facade have been provided for weather and sun protection.

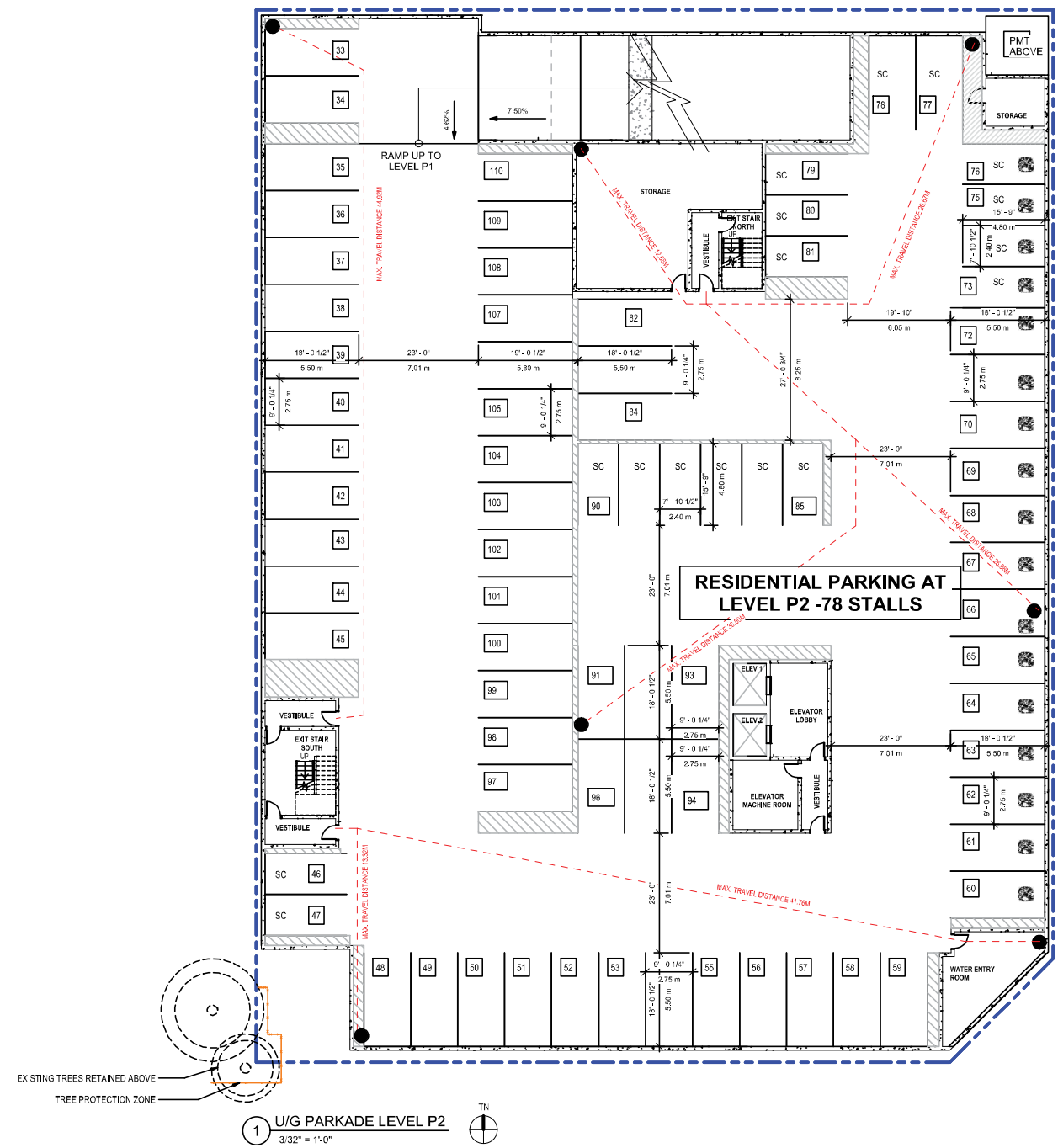
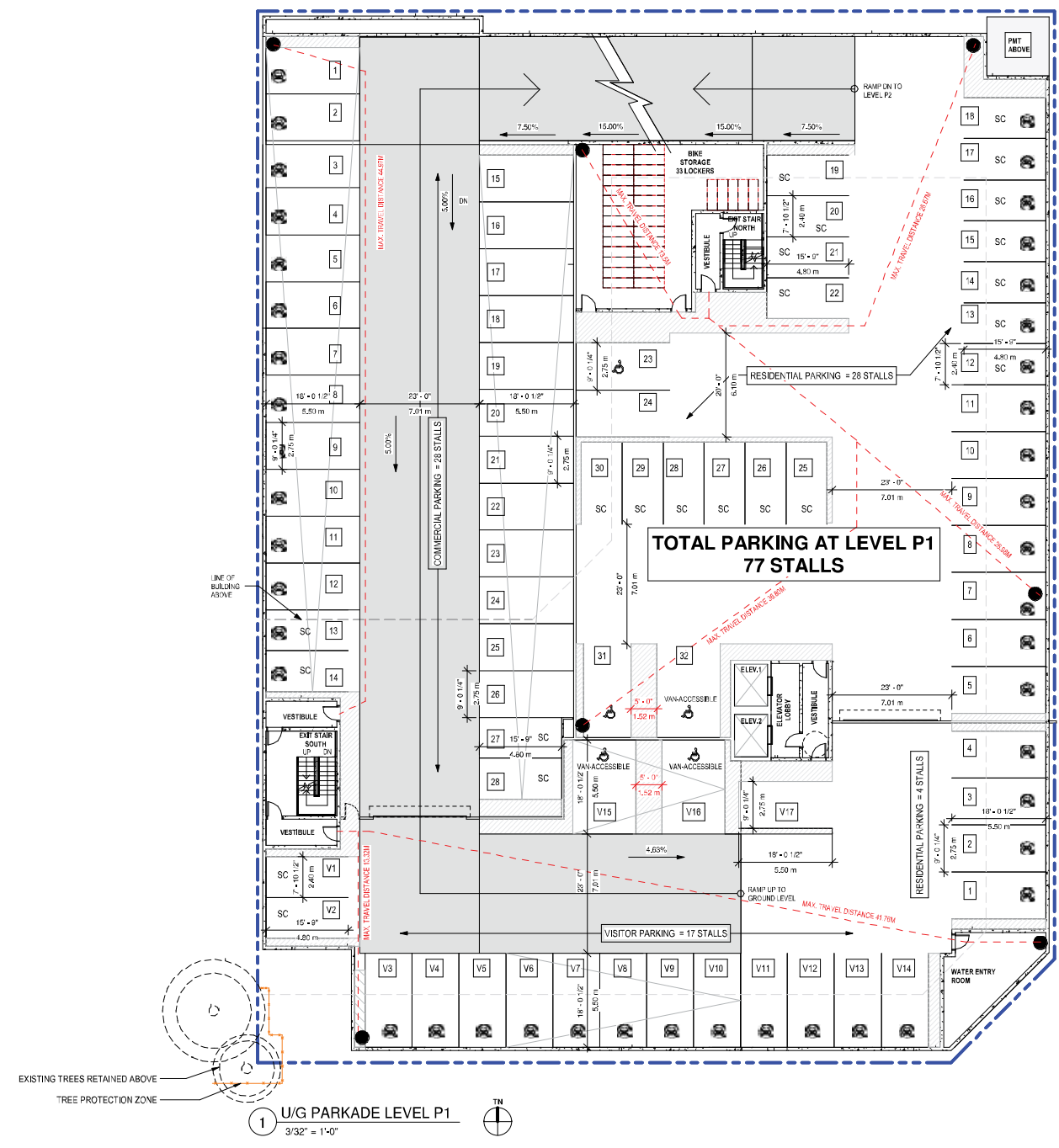
CPED STRATEGY

- Adequate non-glare lighting throughout the building and at the pedestrian level will be incorporated into the Landscape design enhance and contribute to a sense of safety and security throughout the site.
- Clear sight lines and limited hiding spots were considered in the design and have been implemented.
- Natural territorial reinforcement have been considered during the siting and planning of the Development. The interplay of design elements at the pedestrian level contribute to a sense of safety for the occupants.

SIGNAGE - SPECIFICATION AND DESIGN ELEMENTS:

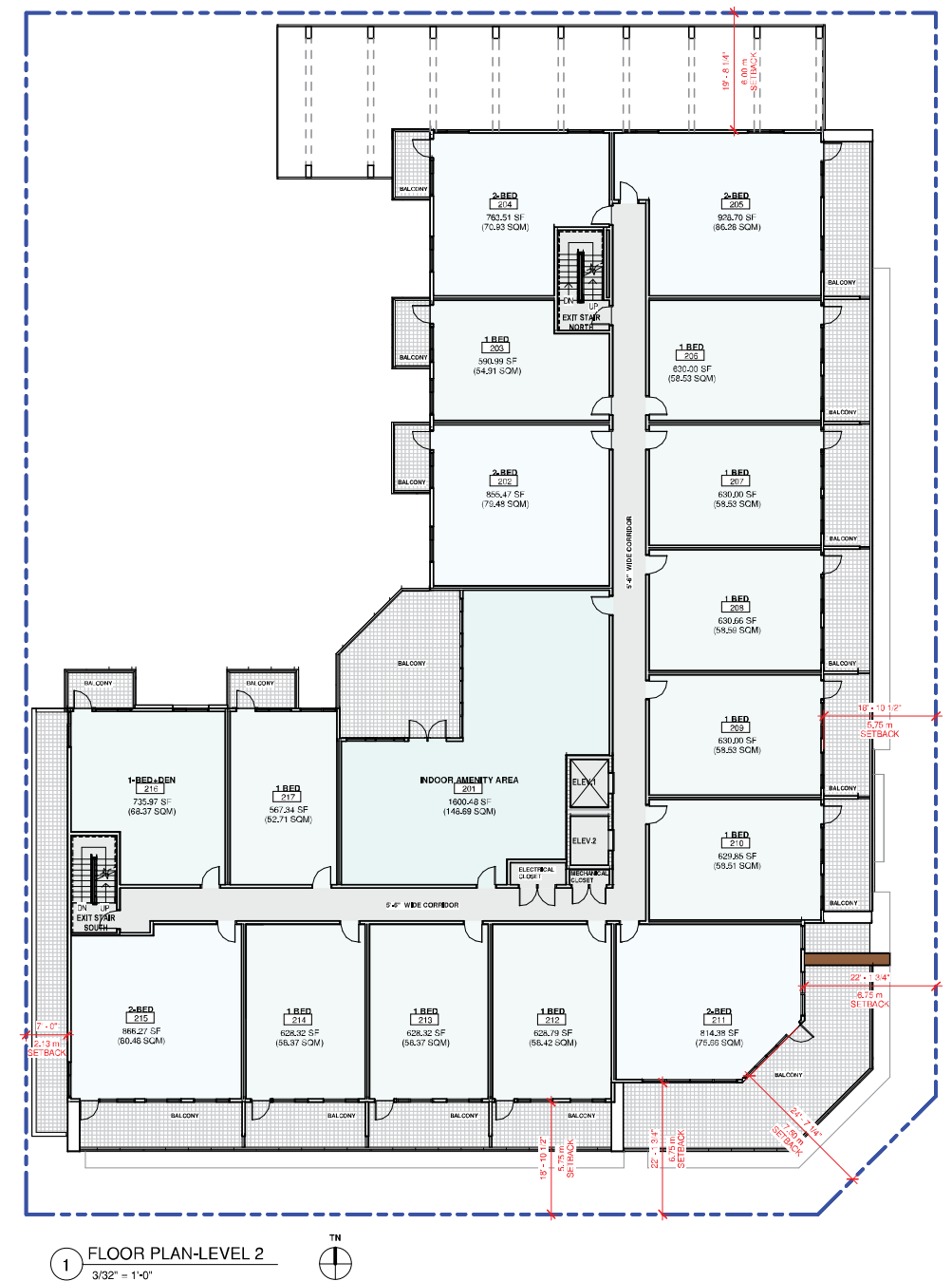
- LOCATION - Commercial Signs to be located under or above glass canopy along the South and South-East Facades. Only above canopy signs to be featured along the East Commercial Facades.
- LETTERING - All Signs to feature boxed-out, channel letters complete with backlit illumination provided by LED lights (See illustrations provided below).
- MATERIALITY, COLOUR, SIZE - Signage font and colour to be determined by future Commercial tenants with boxed-out, channel letter edges to utilize a black matte finish. Signage text will be restricted to the pre-determined areas shown in the provided signage detail drawings designed in accordance with the maximum allowable areas as per the City of Delta Sign Bylaw No. 5860.

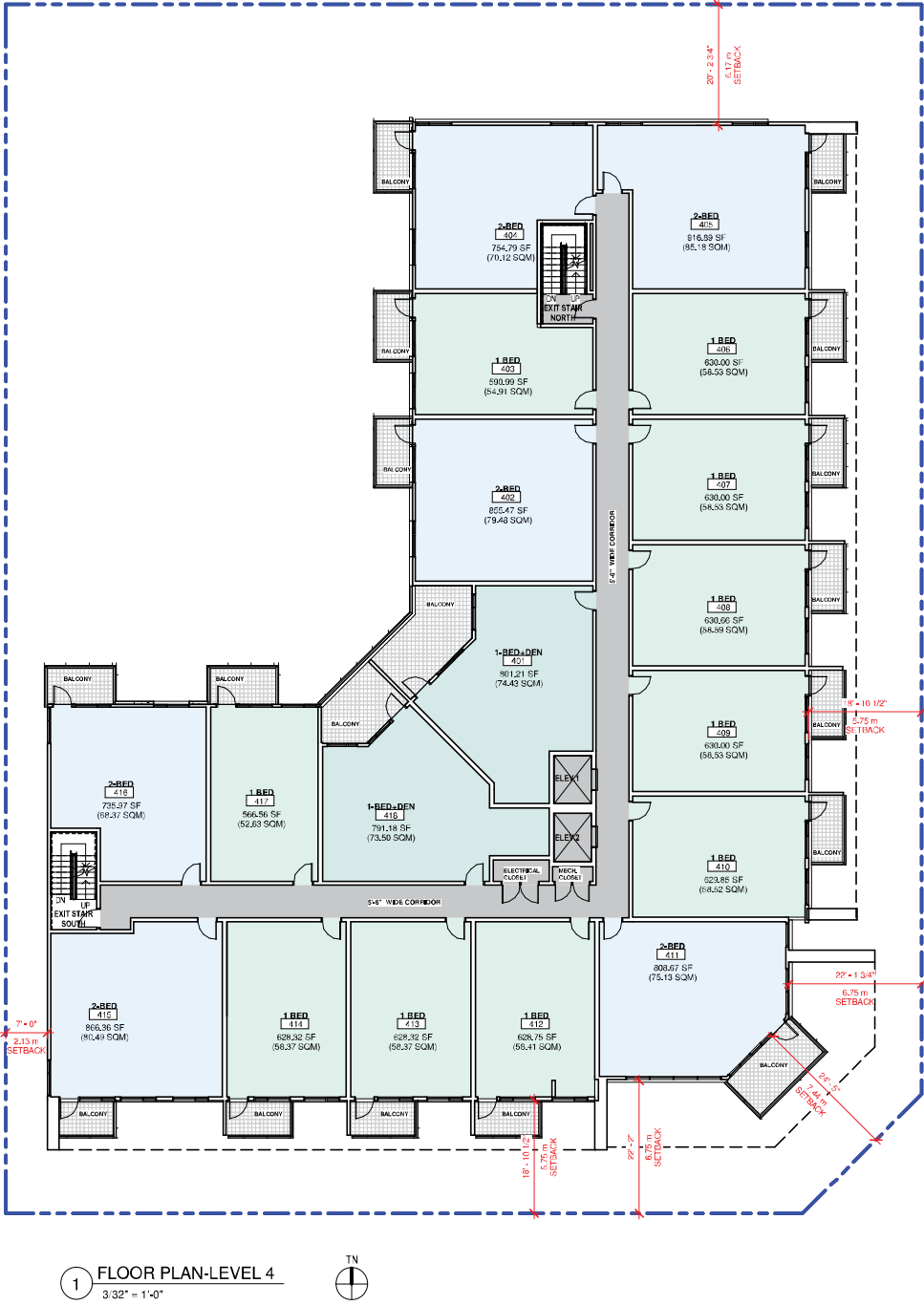
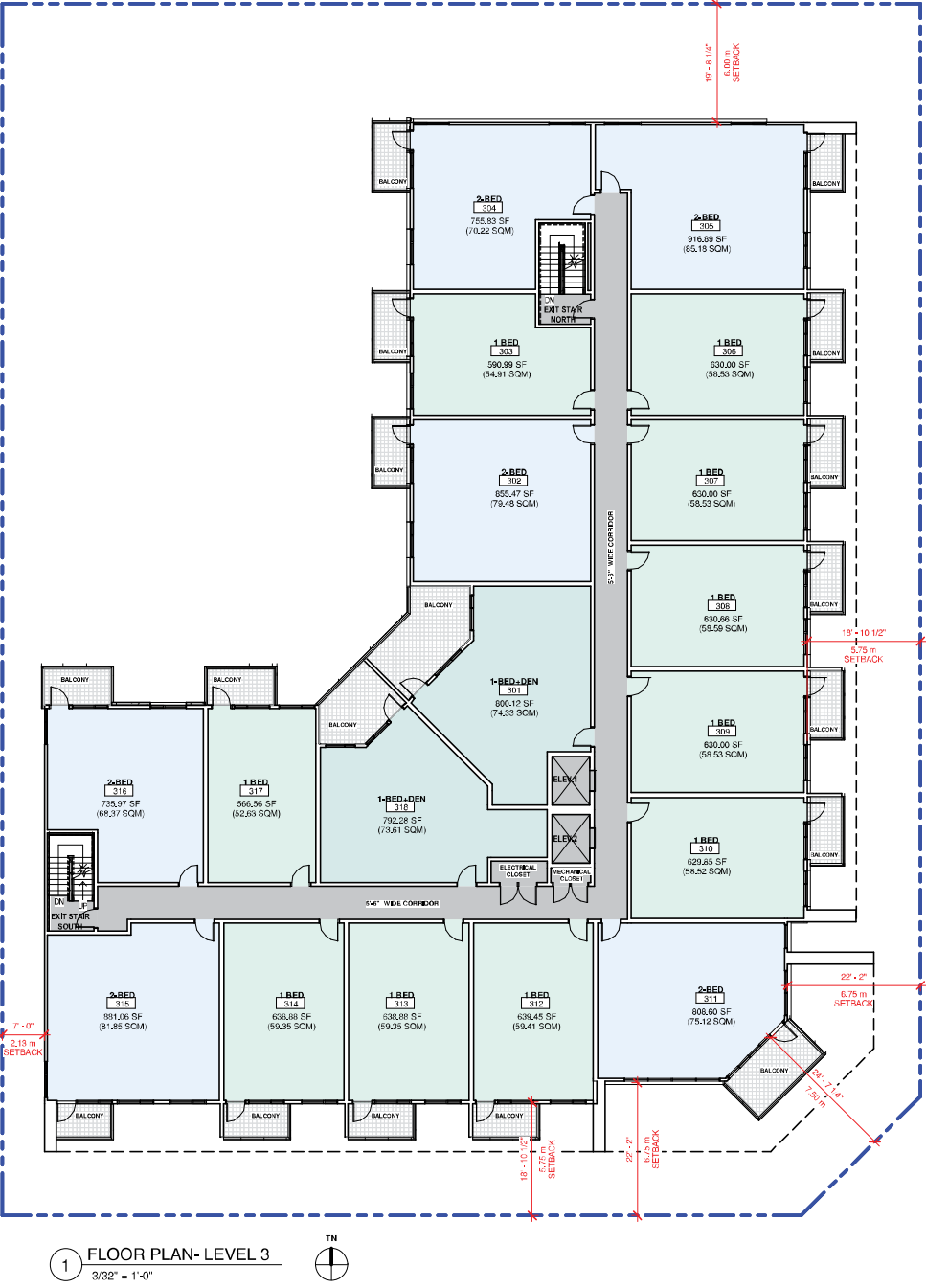




DRAWINGS - LEVEL 1 & 2 FLOOR PLANS

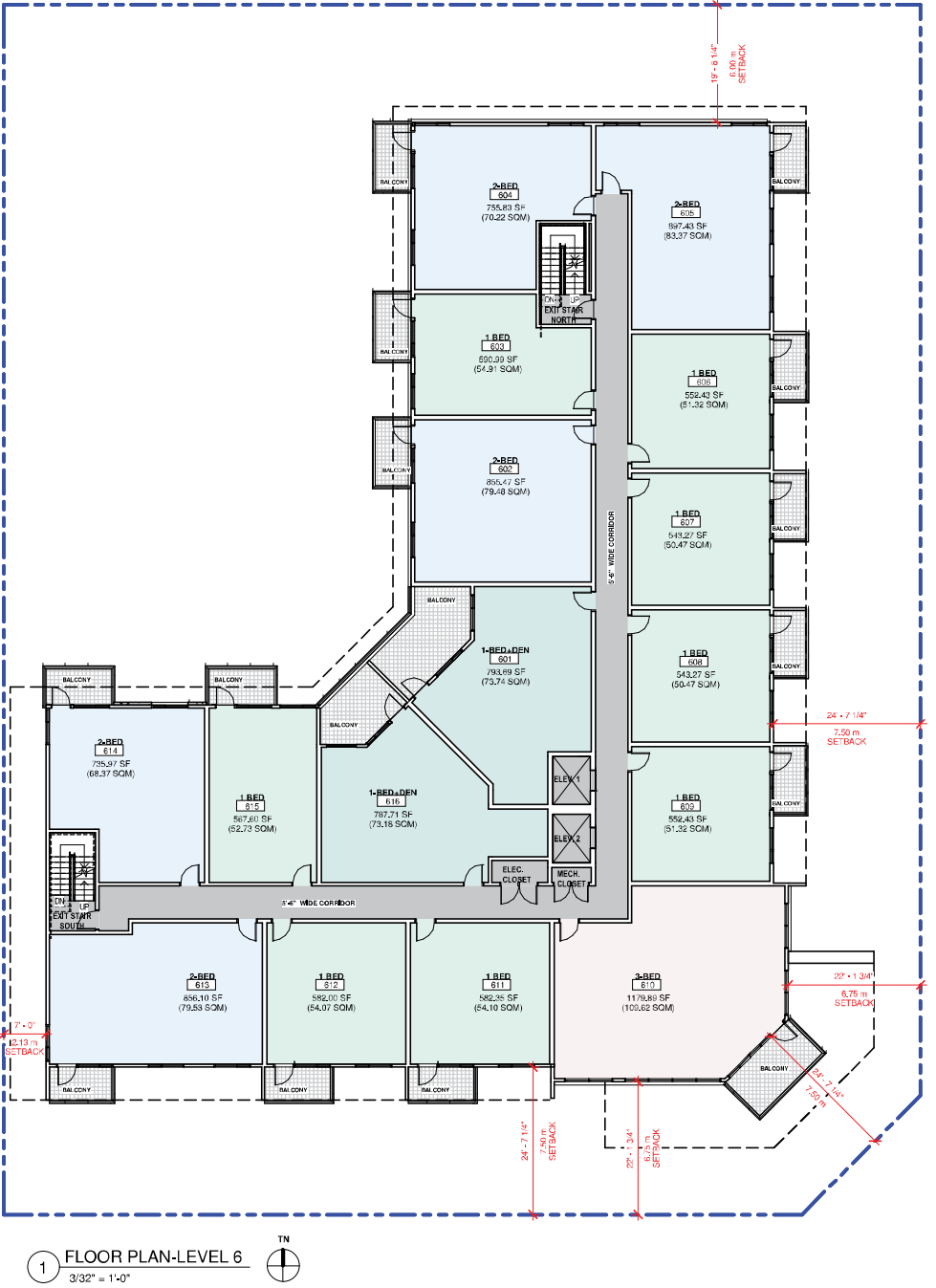
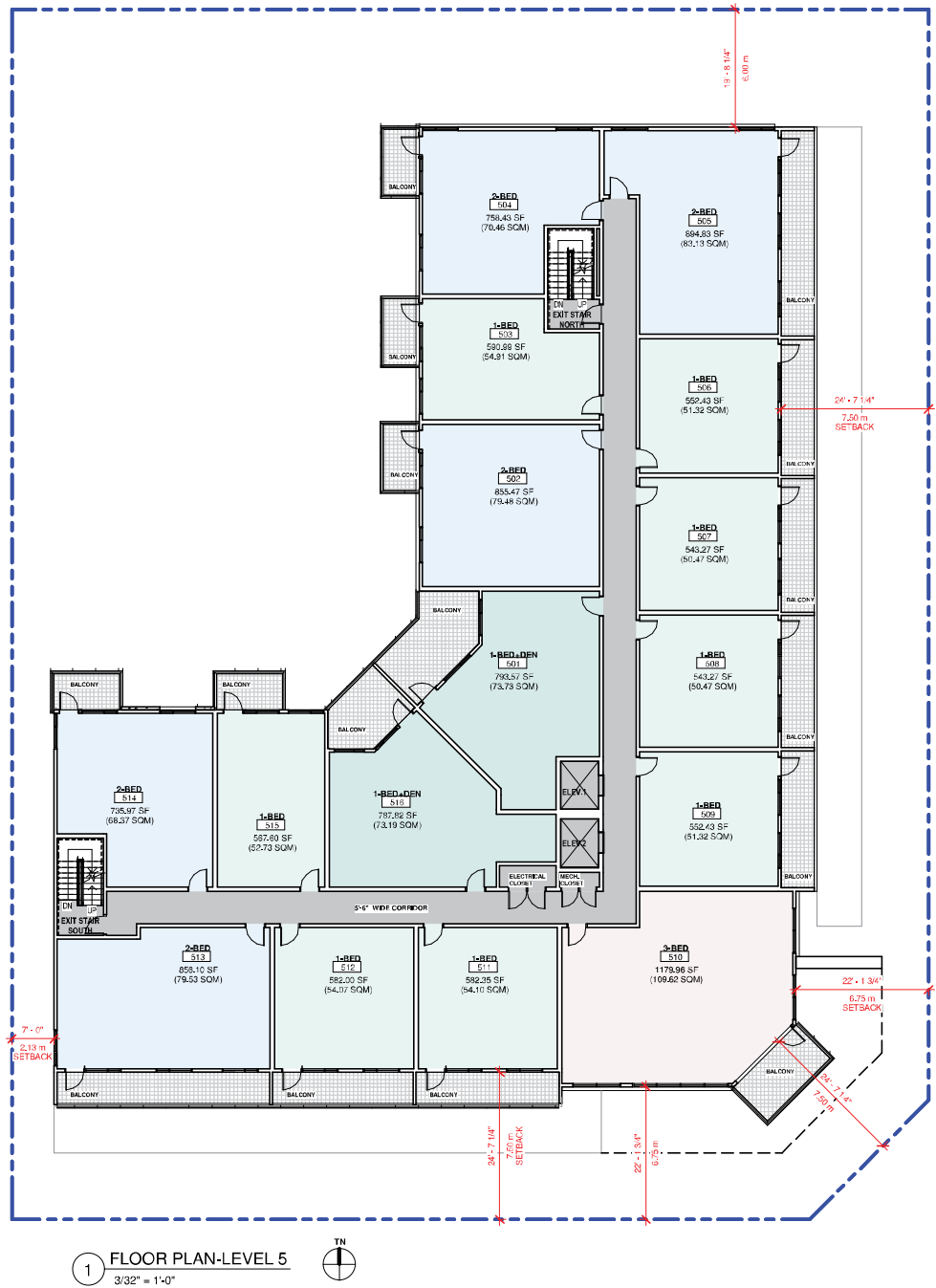
11199 - 84TH AVENUE, DELTA, B.C.





DRAWINGS - LEVEL 5 & 6 FLOOR PLANS

11199 - 84TH AVENUE, DELTA, B.C.



MATERIAL BOARD

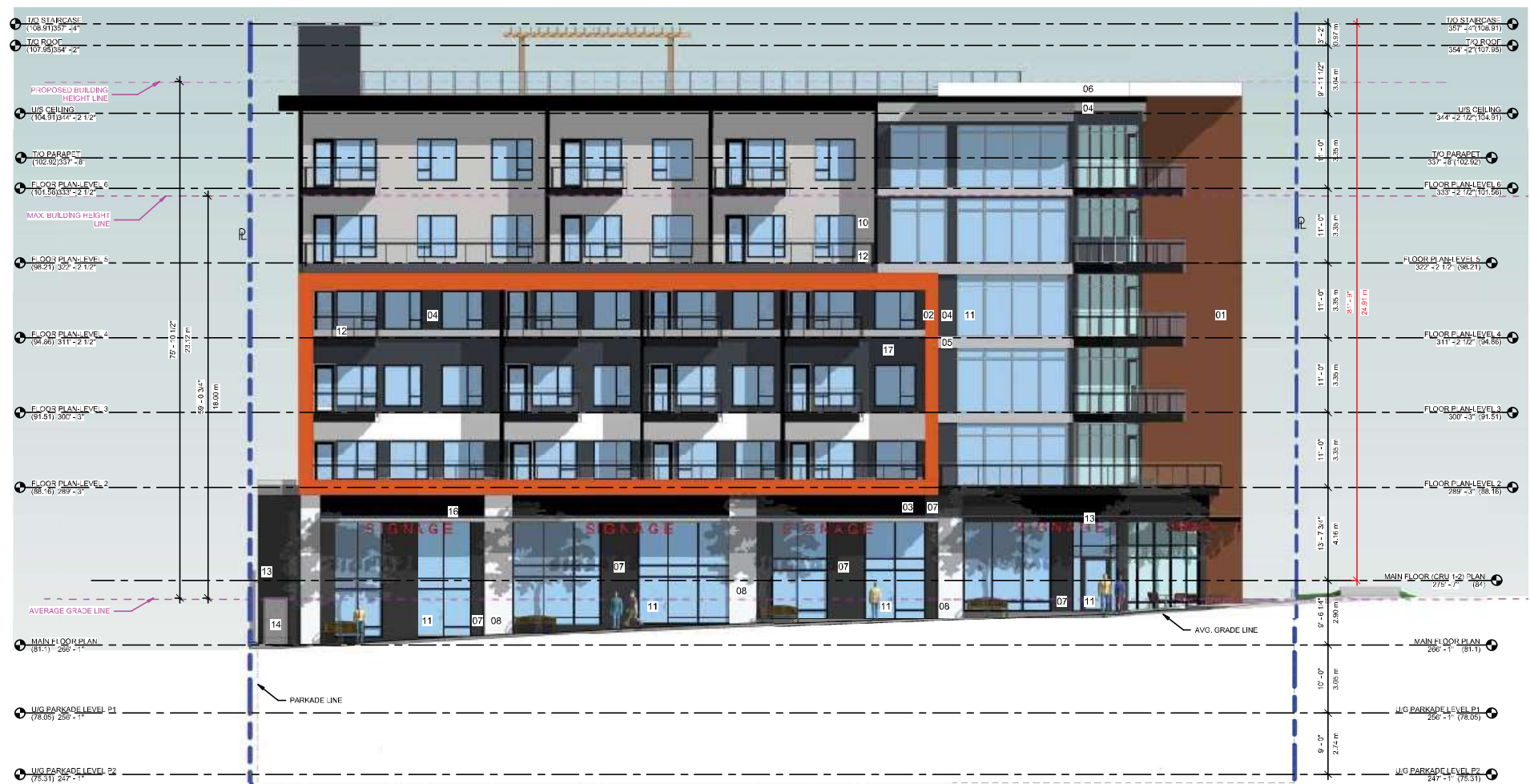
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LEGEND: MATERIALS, COLOUR AND FINISH					
MATERIAL LIST		COLOUR AND FINISHES			
1	LINEAR METAL SOFFIT AND CLADDING- HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10	HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
2	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND DEEP ORANGE	11	STOREFRONT , DOOR AND WINDOW	COLOUR TO MATCH ANODIZED ALUMINUM-BLACK
3	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE IRON GRAY	12	BALCONY TINTED GLASS RAILING	COLOUR TO MATCH DARK GRAY
4	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE NIGHT GRAY	13	GLASS AND METAL CANOPY	COLOUR TO MATCH BLACK POWDER COATED FRAME AND CLEAR GLASS
5	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE PEARL GRAY	14	METAL DOOR	COLOUR TO MATCH ADJACENT WALL
6	COMPOSIT METAL CLADDING-PANEL	COLOUR TO MATCH ALUCOBOND WHITE	15	CONCRETE UPSTAND	COLOUR TO MATCH NATURAL SAND BLAST FINISH
7	BRICK VENEER	COLOUR TO MATCH MORA BRICK DARK GRAY KLINKER W/GROUT TO MATCH BRICK	16	SIGNAGE BY TENANT	
8	BRICK VENEER	COLOUR TO MATCH MORA BRICK WHITE W/GROUT TO MATCH BRICK	17	HIGH DENSITY FIBER CEMENT CLADDING-PANEL	COLOUR TO MATCH JAMES HARDIE ARCTIC WHITE
9	ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3- RAVEN BLACK POWDER COAT			

VIEW ALONG 84TH AVENUE

11199 - 84TH AVENUE, DELTA, B.C.



1 SOUTH ELEVATION
1/8" = 1'-0"

Avg. Grade = $\frac{84.10+84.00+84.00+84.00+81.10+82.65+82.65}{7} = 83.21m$

LEGEND: MATERIALS, COLOUR AND FINISH			
MATERIAL LIST	COLOUR AND FINISHES		
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9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TXZ 3- RAVEN BLACK POWDER COAT		

VIEW ALONG 112 STREET

11199 - 84TH AVENUE, DELTA, B.C.



1 EAST ELEVATION
1/8" = 1'-0"

LEGEND: MATERIALS, COLOUR AND FINISH

MATERIAL LIST	COLOUR AND FINISHES		
1 LINEAR METAL SOFFIT AND CLADDING-HORIZONTAL SIDING	COLOUR TO MATCH LONG BOARD DARK CHERRY	10 HIGH DENSITY FIBER CEMENT CLADDING-VERTICAL SIDING	COLOUR TO MATCH CERACLAD LIGHT GRAY
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9 ARCHITECTURAL MESH SCREEN	COLOUR TO MATCH BANKER WIRE TX2 3-RAVEN BLACK POWDER COAT		

DEVELOPMENT DATA

11199 - 84TH AVENUE, DELTA, B.C.

DATA SHEET

PROJECT NAME:		MIXED-USE DEVELOPMENT					
CIVIC ADDRESS:		11199 - 84 AVENUE, DELTA, B.C.					
P.I.D.:		026-131-038					
LEGAL DESCRIPTION:		LT 1, DL 440, GP2, NWD PL BCP#4758					
ZONING:		EXISTING	PROPOSED				
		CD471	-				
OCP DESIGNATION:		SCHEDULE A - TC	-				
AREA PLAN DESIGNATION		MUN024	-				
DEVELOPMENT PERMIT AREA		ND12	-				
SETBACKS		EXISTING	PROPOSED				
NORTH		4.0M	6.75M (MAIN FL.), 8.0M (2ND to 6TH FL.)				
SOUTH		4.0M	4.0M (MAIN FL.), 5.75M to 6.75M (2ND FL. to 4TH FL.), 6.75M to 7.50M (5TH FL. to 6TH FL.)				
SOUTHEAST		4.0M	4.0M (MAIN FL.), 7.50M (2ND FL. to 6TH FL.)				
EAST		4.0M	4.0M (MAIN FL.), 5.75M (2ND FL. to 5TH FL.), 7.50M (5TH to 6TH FL.)				
WEST		4.0M	0.3M (MAIN FL.), 2.13M (2ND FL. to 6TH FL.)				
BUILDING HEIGHT							
REQUIRED		18M MAX.					
PROPOSED BUILDING HEIGHT		23.12M					
GROSS SITE AREA			30758 Sq.Ft.	2867.51 Sq.M. OR	0.71 Acres		
DEDICATION AREA			0 Sq.Ft.	0.00 Sq.M. OR	0.00 Acres		
NET SITE AREA			30758 Sq.Ft.	2867.51 Sq.M. OR	0.71 Acres		
FLOOR NAME		NO. OF RES. UNITS	FLOOR AREA				
PARKADE FLOOR AREA			30540 Sq.Ft.	7837.26 Sq. M.			
GARBAGE/RECYCLE, BIKE STORAGE, MECH AND MAIL ROOM			3862.39 Sq.Ft.	342.08 Sq. M.			
MAIN FLOOR AREA - COMMERCIAL (CRU)		6	8899.5 Sq.Ft.	825.16 Sq. M.			
MAIN FLOOR AREA - RESIDENTIAL (LOBBY, STAIRS, ELEV.)			2098.31 Sq.Ft.	194.94 Sq. M.			
SECOND FLOOR AREA - RESIDENTIAL		16	1281.5 Sq.Ft.	1190.55 Sq. M.			
SECOND FLOOR AREA - INDOOR AMENITY			1600.48 Sq.Ft.	148.68 Sq. M.			
THIRD FLOOR AREA		16	14428.64 Sq.Ft.	1340.46 Sq. M.			
FOURTH FLOOR AREA		16	14428.64 Sq.Ft.	1340.46 Sq. M.			
FIFTH FLOOR AREA		16	13033.03 Sq.Ft.	1210.81 Sq. M.			
SIXTH FLOOR AREA		16	13033.03 Sq.Ft.	1210.81 Sq. M.			
		TOTAL UNITS	84				
TOTAL COMMERCIAL GROSS FLOOR AREA			8899.50 Sq.Ft.	825.16 Sq. M.			
TOTAL RESIDENTIAL GROSS FLOOR AREA (Including Lobby, Stairs, Elev., Excludes Indoor Amenity, Bike Storage, Garbage, Mech/Mail Rooms)			85918.72 Sq.Ft.	7907.96 Sq. M.			
NUMBER OF UNITS							
1-BED (85% OF TOTAL UNITS)		54					
2-BED (10% OF TOTAL UNITS)		28					
3-BED (5% OF TOTAL UNITS)		2					
TOTAL NO. OF UNITS		84					
TOTAL AREA FOR FSR (EXCLUDING AMENITY AND PARKING)							
FLOOR AREA RATIO							
F.A.R. (RESIDENTIAL) = GROSS AREA / SITE AREA			85918.72 Sq. Ft.	/	30758 Sq. Ft.	2.76	FSR
F.A.R. (COMMERCIAL) = GROSS AREA / SITE AREA			8899.50 Sq. Ft.	/	30758 Sq. Ft.	0.32	FSR
F.A.R. (TOTAL) = TOTAL GROSS AREA / SITE AREA			94918.22 Sq. Ft.	/	30758 Sq. Ft.	3.09	FSR
LOT COVERAGE = MAIN FLOOR AREA / NET SITE AREA			15753.15 Sq. Ft.	/	30758 Sq. Ft.	51.22%	
AMENITY AREA							
REQUIRED OUTDOOR AMENITY AREA (6 SQ.M. PER UNIT)			504	Sq. M.			
PROVIDED OUTDOOR AMENITY			561.47	Sq. M.			
REQUIRED INDOOR AMENITY AREA (1 SQ.M. PER UNIT OR 50...)			84	Sq. M.			
PROVIDED INDOOR AMENITY			148.64	Sq. M.			
REQUIRED CAR PARKING							
3 STALLS REQUIRED FOR EVERY 100 SQ.M. (CRU)		27.75					
1.5 STALLS FOR EACH 2 & 3 BED UNIT		45					
1.3 STALLS FOR EACH 1-BED UNIT (41 UNITS)		57.2					
1.0 STALLS FOR EACH ADAPTABLE UNIT (10 UNITS)		10					
0.2 STALL FOR VISITOR PARKING		16.8					
NUMBER OF STALLS WITH ELECTRIC CHARGING		31					
OFF-STREET LOADING		1					
TOTAL PARKING REQUIRED		158					
PROPOSED CAR PARKING							
NO. OF ACCESSIBLE SPACES		2	STALLS				
NO. OF VAN ACCESSIBLE SPACES		3	STALLS				
STANDARD PARKING		83	STALLS				
SMALL CAR PARKING		40	STALLS				
VISITOR PARKING		17	STALLS				
NUMBER OF SMALL CAR STALLS WITH ELECTRIC CHARGING		13	STALLS				
NUMBER OF STANDARD PARKING STALLS WITH ELECTRIC CHARGING		48	STALLS				
TOTAL ELECTRIC CHARGING STALLS		61	STALLS				
OFF-STREET LOADING		0	STALLS				
PARKING PROVIDED ON PARKADE LEVEL-1		77	STALLS				
PARKING PROVIDED ON PARKADE LEVEL-2		78	STALLS				
TOTAL PARKING PROVIDED		155	STALLS				
BIKE STORAGE			REQUIRED	PROPOSED			
RESIDENTIAL (1 PER UNIT + 5 FOR VISITOR)			89	96			
COMMERCIAL (1 PER UNIT)			6	8			
TOTAL			95	104			

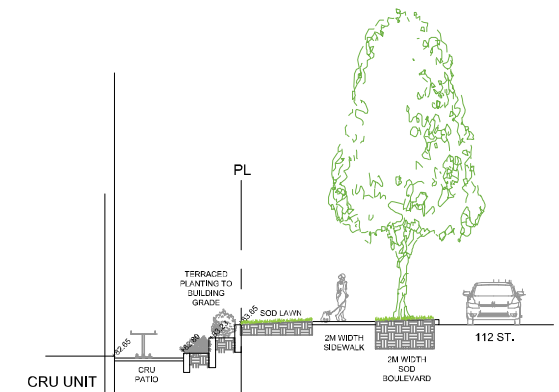
MULTI-FAMILY RESIDENTIAL (Gross, M2)		# of units	Plus factor	TOTAL FOR MULTIFAMILY (Sq. M) (CENTRALIZED GARBAGE AND RECYCLING STORAGE)			
0.31		86	2	34.66			
				TOTAL FOR RECYCLING WITHIN THE GARBAGE AND RECYCLING STORAGE (Sq. M.)			
0.16		92	5	18.72			
				FLEX SPACE (50% OF RECYCLING) (Sq. M.)			
				9.36			
PROPOSED RESIDENTIAL:	COMBINED GARBAGE AND...	32.57 Sq. M					
	RECYCLING (within Combined)	20.25 Sq. M					
	FLEX STORAGE	12.22 Sq. M					
	GRAND TOTAL	44.79 Sq. M					
COMMERCIAL (Gross, M2)							
0.26							
COMBINED GARBAGE STORAGE SPACE AND RECYCLING							
RETAIL	MULTIPLIER	GROSS BUILDING FLOOR SPACE (Sq. M.)	ADDITIONAL FACTOR	TOTAL (Sq. M.)			
RETAIL	0.0192	926.16	3.7	20.59			
OFFICE	0.0089	926.16	3.3	11.54			
RESTAURANT	0.0331	926.16	6.9	37.49			
MINIMUM RECYCLING STORAGE SPACE ALLOCATION (WITHIN COMBINED STORAGE)							
RETAIL	MULTIPLIER	GROSS BUILDING FLOOR SPACE (Sq. M.)	ADDITIONAL FACTOR	TOTAL (Sq. M.)			
RETAIL	0.014	926.16	3	15.97			
OFFICE	0.007	926.16	3	9.483			
RESTAURANT	0.03	926.16	7	34.78			
PROPOSED COMMERCIAL:	GRAND TOTAL	41.16 Sq. M.					

LANDSCAPING - OVERALL SITE PLAN

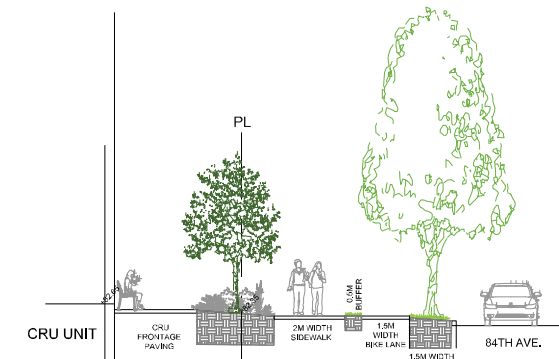
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LANDSCAPING - OVERALL SITE PLAN

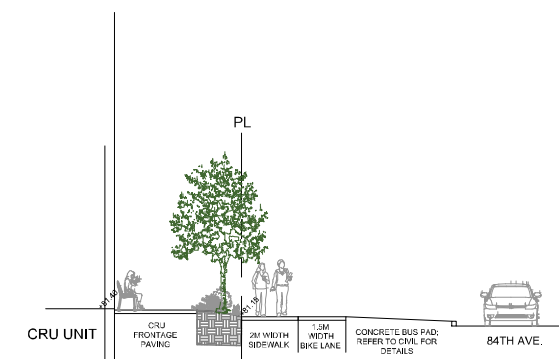
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A SOUTH EAST CRU FRONTAGE
1/8" = 1'-0"



B 84TH AVENUE FRONTAGE
1/8" = 1'-0"



C 84TH AVENUE FRONTAGE AT BUS STOP
1/8" = 1'-0"

LANDSCAPING (SHRUBS) - URBAN STREETSCAPE & OUTDOOR AMENITY

11199 - 84TH AVENUE, DELTA, B.C.

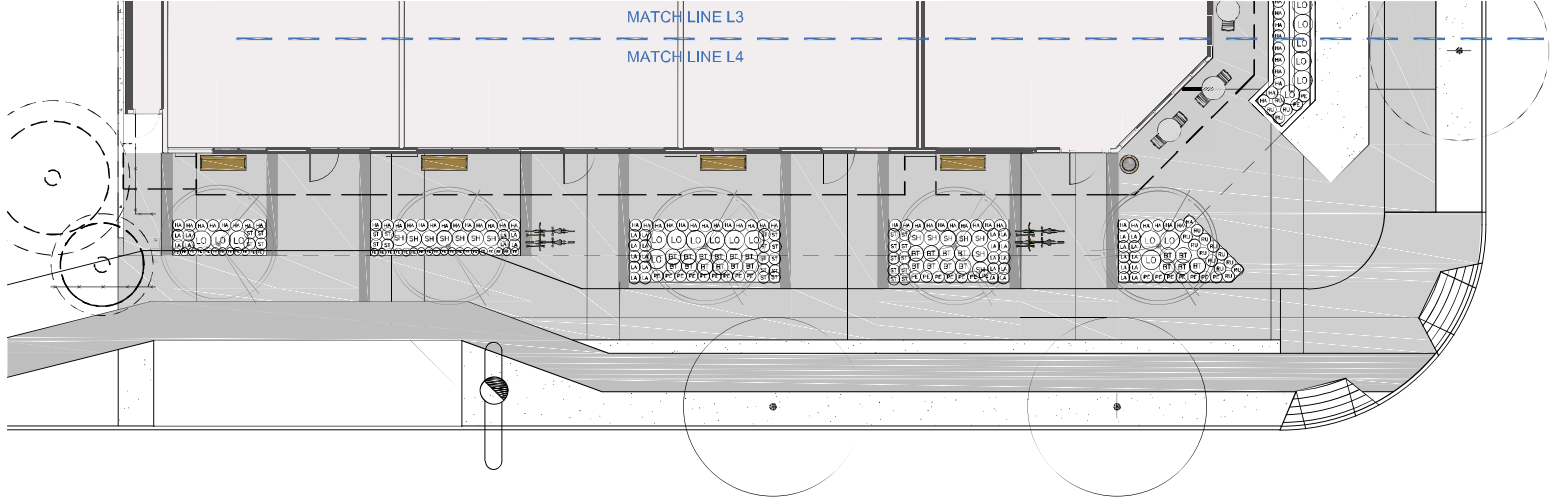
SHRUB SCHEDULE - LEVEL 1					PMG PROJECT NUMBER: 23-042
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB	62	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	#3 POT: 30CM	
	18	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT: 80CM	
	12	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	#3 POT: 70CM	
	33	LONICERA NITIDA 'RED TIPS'	BOXLEAF HONEYSUCKLE; RED NEW GROWTH	#3 POT: 50CM	
	115	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#3 POT: 40CM	
	7	RHOODODENDRON 'MILKY WAY'	LABRADOR TEA RHODO; WHITE	#3 POT: 50CM	
	8	SARCOCOCCA CONFUSA	SWEET BOX	#3 POT: 50CM	
	50	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT: 35CM	
	58	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.5M B&B	
	40	VACCINIUM CORYMBOSUM VAR.	BLUEBERRY; MIN. 3 VARIETIES	#3 POT: 60CM	
	26	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT: 50CM	
	31	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	
	124	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 POT	
	320	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT	
	106	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	
GRASS	62	STIPA TENNISIMA	MEXICAN FEATHER GRASS	#1 POT	
	114	LAVENDULA X INTERMEDIA 'GROSSO'	HYBRID LAVENDER	#1 POT	
	64	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; 'YELLOW'	#1 POT	
GC	49	THYMUS PRAECOX	MOTHER OF THYME	9CM POT	
	79	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM	

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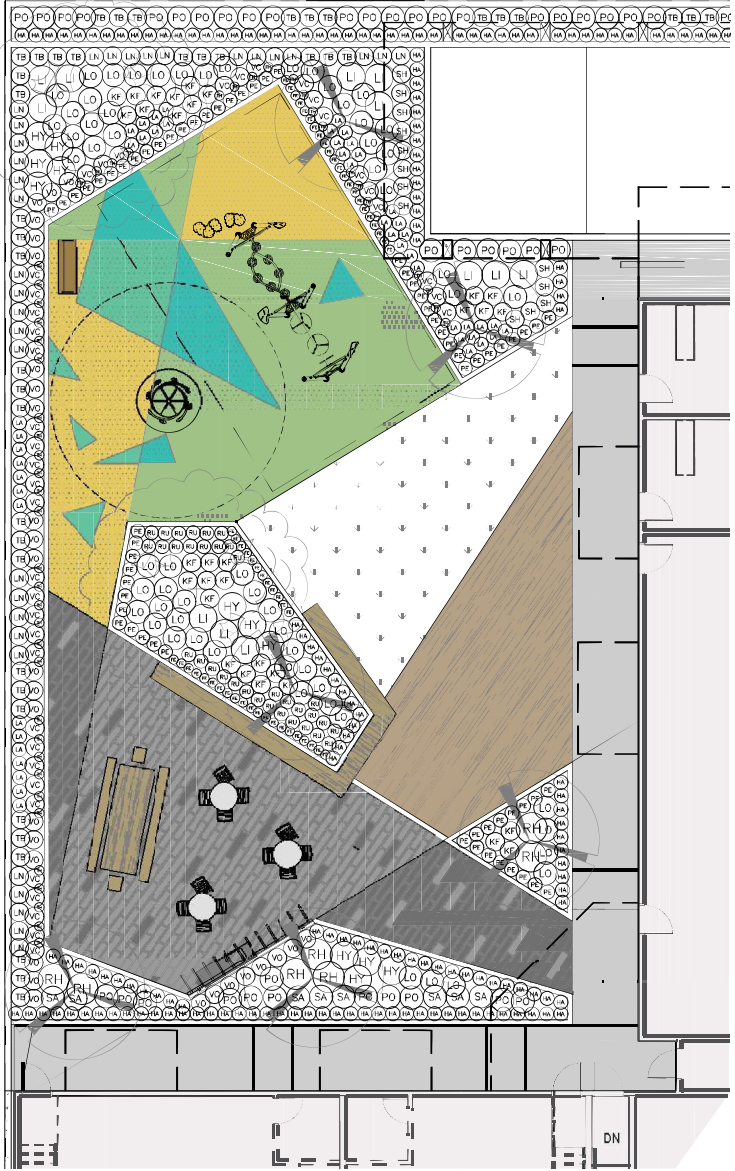
PROPOSED SHRUBS
AND GROUNDCOVER



PROPOSED GRASSES
AND PERENNIALS



URBAN STREETSCAPE



ON-GRADE OUTDOOR AMENITY



LIFESPACE PLANTERS



6X6 CEDAR GARDEN SHED



CUSTOM WALL MOUNTED BENCH



FGP TRASH RECEPTACLE



LIFESPACE HARVEST TABLE



MAGLIN FORO MOVEABLE TABLES AND CHAIRS



ALUMINUM PERGOLA



MAGLIN BENCH



JAMBETTE CHALLENGE COURSE J4-17012-B



LANDSCAPE STRUCTURES WHIRLY-Q SPINNER



YOGA DECK - LANAI BEACHWOOD



MODULINE PAVERS



SYNLAWN PLAY PREMIUM ARTIFICIAL TURF



VANCOUVER BAY HYDRAPRESSED SLAB PAVERS

LANDSCAPING (SHRUBS) - ROOFTOP PLAN

11199 - 84TH AVENUE, DELTA, B.C.

SHRUB SCHEDULE - ROOF LEVEL				PMG PROJECT NUMBER: 23-042
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(S)	17	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.5M B&B
GRASS				
(G)	36	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(G)	19	STIPA TENNUISIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
(V)	6	AKEBIA QUINATA	FIVE-LEAF AKEBIA	#3 POT, 75CM, STAKED
PERENNIAL				
(P)	37	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	#1 POT
(P)	29	NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CAT MINT	#1 POT
(P)	30	SEDUM SPURIMUM 'DRAGON'S BLOOD'	DRAGONS BLOOD STONECROP	9CM POT
GC				
(GC)	2	ASPLENIUM SCOLOPENDRIUM	HART'S TONGUE FERN	#1 POT, 20CM
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

PROPOSED SHRUBS, PERENNIALS, GRASSES AND GROUNDCOVER



TAXUS BACCATA 'FASTIGIATA'



HAKONECHLOA MACRA 'AUREOLA'



STIPA TENNUISIMA



ARTEMISIA 'SILVER MOUND'



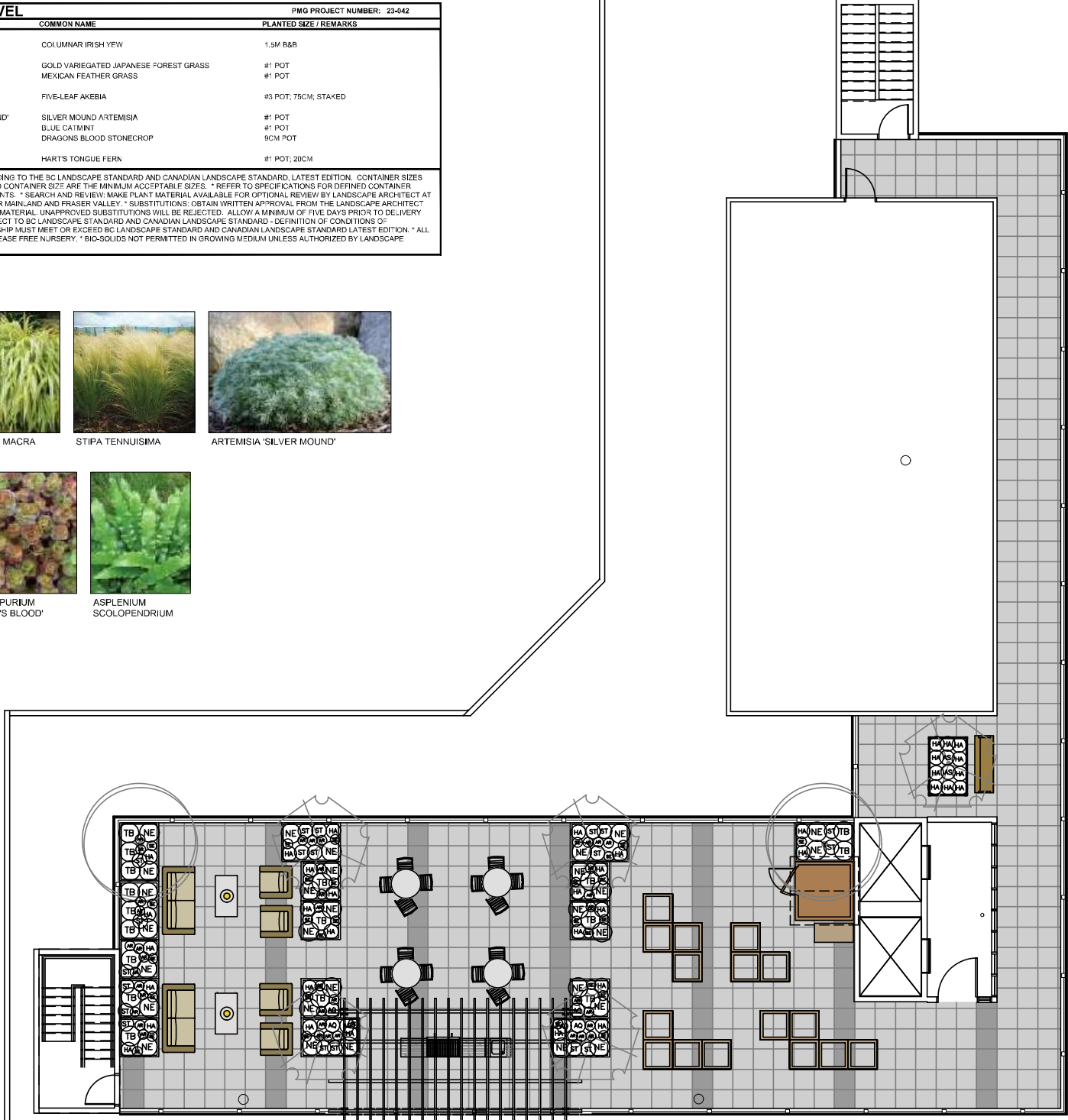
NEPETA 'WALKER'S LOW'



SEDUM SPURIMUM 'DRAGON'S BLOOD'



ASPLENIUM SCOLOPENDRIUM



LANDSCAPING (TREES) - ROOFTOP PLAN

11199 - 84TH AVENUE, DELTA, B.C.

TREE SCHEDULE - ROOF LEVEL					PMG PROJECT NUMBER: 23-042
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER CIRCINATUM	VINE MAPLE	2M HT, B&B; 3 STEM CLUMP	
	5	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT, B&B	

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ACER PALMATUM
'TWOMBLY'S RED SENTINEL'



ACER CIRCINATUM

CUSTOM ALUMINUM PLANTERS
SIZES: 42" HT 6'x4' (4), 36" HT
6'x4' (2), 36" HT 4'x4' (11)

MAGLIN FORO
MOVEABLE TABLES
AND CHAIRS

BENCH
ACER PALMATUM 'TWOMBLY'S
RED SENTINEL'

6'x6 CEDAR
GARDEN SHED

ACER CIRCINATUM
42" HT. GUARDRAIL

LOUNGE SEATING
WITH FIRETABLE

24X24 HYDRAPRESSED
SLAB PAVERS ON
PEDESTALS; NATURAL
GREY WITH CHARCOAL
ACCENT BANDS AS
SHOWN

ALUMINUM ARBOR WITH
VINE PLANTS TO FRAME
WALKWAY

OUTDOOR KITCHEN;
INCLUDING BBQ AND
OUTDOOR SINK

LIFESPACE COMMUNITY GARDEN
RAISED PLANTERS





Thank You!

For your questions and comments on the
proposed six storey, mixed-use development in the City of Delta's
Nordel Social Heart Neighbourhood located at:

11199 at 84th Avenue and 112 Street