



MEMORANDUM

Date: June 11, 2024 Our File: 1010-20-22-080
 To: Mayor and Council
 From: Michelle McGuire, Senior Manager of Current Planning and Urban Design
 Re: **Section 219 Covenant for 2237 Palmerston Avenue**

RECOMMENDATION

THAT the memorandum from the Senior Manager of Current Planning and Urban Design, dated June 11, 2024, be received for information.

Discussion

In response to a request from Council at the regular meeting of September 25, 2023, a draft copy of the 219 Covenant for 2237 Palmerston Avenue is attached to this memorandum (**Attachment A**). The covenant is required as a precedent condition for the zoning amendment application for 2237 Palmerston Avenue.

The zoning amendment application (that would permit subdivision of the site into 2 single family parcels) was considered by Council at public hearing on July 17 and Sept 18, 2023. The public hearing was reconvened to allow the applicant time to conduct further neighbourhood consultation. Then, on September 25, 2023, Council gave 2nd and 3rd readings to the proposed zoning amendment bylaw (Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023). During discussion of the item, Council indicated that they would like to review the draft Section 219 covenant prior to considering adoption of the zoning amendment bylaw.

Here is a link to the staff report - <https://westvancouver.ca/media/2478>
 And supplementary staff memo - <https://westvancouver.ca/media/2887>

The draft covenant includes the requirement for the design of the houses to be generally aligned with Schedule A (schematic design plans) including requiring a “flat roof design”. As well, the covenant includes Schedule B, the landscape plan, and requires that the development be designed in accordance with the landscape plan including required tree retention.

Attachment A – Draft Section 219 Covenant – 2237 Palmerston Avenue

Document #5725460

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Land Title Act

Charge

General Instrument – Part 1

1. Application

**NATHAN RUSTON
YOUNG ANDERSON
1616 - 808 Nelson Street
Vancouver BC V6Z 2H2
604-689-7400**

File No. 176-80
S.219 Covenant - 2237 Palmerston Ave

2. Description of Land

PID/Plan Number	Legal Description
009-470-450	LOT 3 BLOCK 16 DISTRICT LOT 783 PLAN 9780

3. Nature of Interest

Type	Number	Additional Information
COVENANT		S.219
PRIORITY AGREEMENT		Granting the Covenant granted herein priority over Mortgage CB168496 and Assignment of Rents CB168497
PRIORITY AGREEMENT		Granting the Covenant granted herein priority over Mortgage CB540558 and Assignment of Rents CB540559.

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

SHAFFIN PUNJA (AS TO PRIORITY)
1293372 B.C. LTD., NO.BC1293372
COMPUTERSHARE TRUST COMPANY OF CANADA (AS TO PRIORITY), NO.A0052313

6. Transferee(s)

**DISTRICT OF WEST VANCOUVER
750 17TH STREET
WEST VANCOUVER BC V7V 3T3**

7. Additional or Modified Terms

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

1293372 B.C. LTD.
By their Authorized Signatory

NAME:

(as to both signatures)

NAME:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

**COMPUTERSHARE TRUST COMPANY
OF CANADA (AS TO PRIORITY)**
By their Authorized Signatory

NAME:

(as to both signatures)

NAME:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

SHAFFIN PUNJA (AS TO PRIORITY)

Officer Certification

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Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

DISTRICT OF WEST VANCOUVER
By their Authorized Signatory

NAME:

(as to both signatures)

NAME:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT

THIS AGREEMENT dated for reference _____, 2024, is

BETWEEN:

DISTRICT OF WEST VANCOUVER, 750 17th Street, West Vancouver,
BC V7V 3T3

(the “**District**”)

AND:

1293372 B.C. LTD., INC.NO. BC1293372, 1170 Lawson Ave, West
Vancouver, BC V7T 2E5

(the “**Owner**”)

GIVEN THAT:

- A. The Owner is the registered owner of the land in the District of West Vancouver, more particularly described as:

PID: 009-470-450

LOT 3 BLOCK 16 DISTRICT LOT 783 PLAN 9780

(the “**Land**”);

- B. The Owner wishes to subdivide the Land into two lots for the purpose of constructing a primary residence and a coach house on each lot (the “**Development**”);
- C. The Owner applied to the District for an amendment to the District of West Vancouver Zoning Bylaw No. 4662, 2010 (the “**Zoning Bylaw**”), as it applies to the Land to rezone the Land to permit the Owner construct the Development (the “**Application**”);
- D. Section 219 of the *Land Title Act* of British Columbia permits the registration of a covenant of a negative or positive nature in favour of a municipality in respect of the use of land, the building on land, the subdivision of land, and the preservation of land or a specific amenity on land; and
- E. In connection with the proposed rezoning of the Land, the Owner wishes to grant and the District wishes to accept a covenant under section 219 of the *Land Title Act* to secure the requirement for any building on the Land to be designed and constructed in accordance with this Agreement.

THIS AGREEMENT is evidence that in consideration of the payment of \$10.00 from the District to the Owner and other good and valuable consideration (the receipt and sufficiency of which the Owner acknowledges), the Owner covenants and agrees with the District under section 219 of the *Land Title Act* as follows:

2. **Section 219 Covenant** – The Owner covenants and agrees with the District that:
 - (a) development of the Land, including by construction of any building or structure on the Land, is prohibited; and
 - (b) no occupancy permit may be applied for in respect of the Land, except in accordance with this Agreement.

3. **The Development** – The Owner covenants and agrees with the District that no building or structure shall be constructed on the Land except where such building or structure is designed and constructed in accordance with the plans attached as Schedule “A” to this Agreement, including, but not limited to, the following:
 - (a) a flat roof design;
 - (b) a building height no greater than as specified in Schedule “A”; and
 - (c) the onsite parking configuration and design.

4. **Landscaping** – The Owner covenants and agrees with the District that if the Development is constructed:
 - (a) The Owner shall perform the landscaping on the Land in accordance with the landscape plan attached as Schedule “B” to this Agreement;
 - (b) the trees on the Land identified for retention in Schedule “B” will be retained and left unharmed in accordance with Schedule “B”; and
 - (c) as an exception to subsection (b), the Owner may remove a tree identified for retention in Schedule B if the Owner provides to the District a report from a certified arborist that the tree is in bad health and poses a hazard that will interfere with the safe use and enjoyment of the Land.

5. **Compliance** – As part of an application for a building permit and an occupancy permit in respect of a building on the Land, the Owner shall provide to the Director of Planning and Development Services plans, drawings, specifications, and other documents that establish to the satisfaction of the Director of Planning and Development Services, in its sole discretion, that the Development has been designed or constructed, as the case may be, in conformity with Schedule “A” and Schedule “B” to this Agreement.

6. **Permits** – The Owner agrees that the District may withhold building permits or occupancy permits with respect to any building or other structure constructed or proposed to be constructed on the Land as per Schedule “A”, as the District may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
7. **Release and Indemnity** – As an integral part of this Agreement, pursuant to section 219(6)(a) of the *Land Title Act*, the Owner hereby releases, indemnifies and saves harmless the District, its elected or appointed officials, officers, employees or agents:
- (a) from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses, legal fees, demands and losses at any time suffered or incurred by, or brought against, the District, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner’s obligations under this Agreement and any breach of any provision under this Agreement; and
 - (b) for all costs, fees and expenses, including legal fees, incurred by the District in the enforcement of this Agreement as a result of any breach of any provision of this Agreement by the covenantor.
8. **Specific Relief** – The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the District, in the event of an actual or threatened breach of this Agreement.
9. **No Effect on Powers** – Nothing in this Agreement shall:
- (a) affect or limit the discretion, rights or powers of the District or the District’s Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Land;
 - (b) affect or limit any enactment relating to the use, development or subdivision of the Land; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use, development or subdivision of the Land.
- And the Owner covenants and agrees to comply with all such enactments with respect to the Land.
10. **District Discretion** – Where the District or a representative of the District is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:

- (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed by the District or the representative, as the case may be;
 - (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the District or the representative, as the case may be; and
 - (c) the District or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the District or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.
11. **No Obligation to Enforce** – The rights given to the District under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the District to anyone or obligate the District to enforce this Agreement or to perform any act or incur any expense.
 12. **Agreement Runs with Land** – This Agreement shall burden and run with, and bind the successors in title to, the Land and each and every part into which the Land may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)).
 13. **Waiver** – No waiver by the District of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.
 14. **Remedies** - No reference to or exercise of any specific right or remedy by the District shall prejudice or preclude the District from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the District may from time to time exercise any one or more of such remedies independently or in combination.
 15. **Priority** – The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Land with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the District under which such holder postpones all of the holder’s rights to those of the District under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.

16. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
17. **Owner's Expense** – The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the District.
18. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion shall be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
19. **Interpretation** - In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
 - (c) the term “enactment” has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
 - (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
 - (g) all Schedules to this Agreement form an integral part of this Agreement;
 - (h) time is of the essence; and
 - (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".
20. **Governing Law** – This Agreement shall be governed by and constructed in accordance with the law of the Province of British Columbia, which shall be deemed to be the proper law hereof.

21. **Enurement** – This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
22. **Bylaw to the Contrary** – This Agreement shall restrict the use of the Lands in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the District.
23. **Modification and Discharge** – This Agreement may not be modified or discharged unless the Owner receives all of the necessary occupancy permits for the Development from the District.
24. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.
25. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by this Agreement, the parties have executed the General Instrument – Part 1 (*Land Title Act* Form C) attached to and forming part of this Agreement.

PRIORITY AGREEMENT

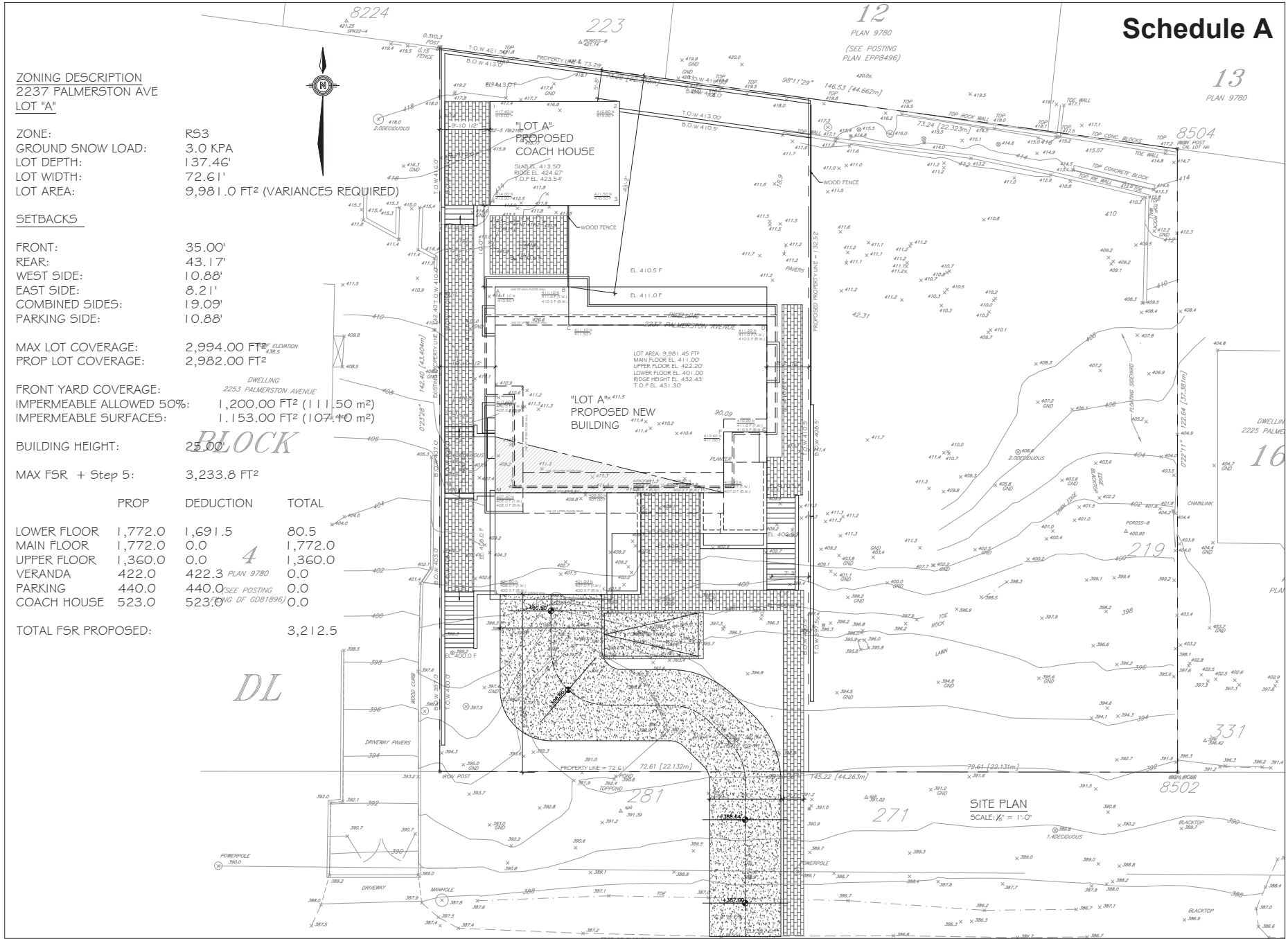
- A. **COMPUTERSHARE TRUST COMPANY OF CANADA** (Inc. No. A0052313) (the “**Chargeholder**”) is the holder of a Mortgage and Assignment of Rents (together, the “**Computershare Charges**”) encumbering the Lands described in Item 2 of Part 1 of the Form C General Instrument to which this Priority Agreement is attached and which are registered in the Land Title Office as Mortgage CB168496 and Assignment of Rents CB168497.
- B. A covenant is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the “**District’s Charge**”) which is registered against title to the Lands.

NOW THEREFORE for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder hereby grants to the City priority for the City’s Charge over all the Chargeholder’s right, title and interest in and to the Lands as if the City’s Charge had been executed, delivered and registered prior to the execution and registration of the Computershare Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

PRIORITY AGREEMENT

- C. **SHAFFIN PUNJA** (the “**Chargeholder**”) is the holder of a Mortgage and Assignment of Rents (together, the “**Punja Charges**”) encumbering the Lands described in Item 2 of Part 1 of the Form C General Instrument to which this Priority Agreement is attached and which are registered in the Land Title Office as Mortgage CB540558 and Assignment of Rents CB540559.
- D. A covenant is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the “**District’s Charge**”) which is registered against title to the Lands.

NOW THEREFORE for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder hereby grants to the City priority for the City’s Charge over all the Chargeholder’s right, title and interest in and to the Lands as if the City’s Charge had been executed, delivered and registered prior to the execution and registration of the Punja Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.



ZONING DESCRIPTION
2237 PALMERSTON AVE
LOT "A"

ZONE: R53
GROUND SNOW LOAD: 3.0 KPA
LOT DEPTH: 137.46'
LOT WIDTH: 72.61'
LOT AREA: 9,981.0 FT² (VARIANCES REQUIRED)

SETBACKS

FRONT: 35.00'
REAR: 43.17'
WEST SIDE: 10.88'
EAST SIDE: 8.21'
COMBINED SIDES: 19.09'
PARKING SIDE: 10.88'

MAX LOT COVERAGE: 2,994.00 FT² @ ELEVATION 438.5
PROP LOT COVERAGE: 2,982.00 FT²

FRONT YARD COVERAGE:
IMPERMEABLE ALLOWED 50%: 1,200.00 FT² (111.50 m²)
IMPERMEABLE SURFACES: 1,153.00 FT² (107.40 m²)

BUILDING HEIGHT: 25.00'

MAX FSR + Step 5: 3,233.8 FT²

	PROP	DEDUCTION	TOTAL
LOWER FLOOR	1,772.0	1,691.5	80.5
MAIN FLOOR	1,772.0	0.0	1,772.0
UPPER FLOOR	1,360.0	0.0	1,360.0
VERANDA	422.0	422.3 PLAN 9780	0.0
PARKING	440.0	440.0 (SEE POSTING)	0.0
COACH HOUSE	523.0	523.0 (NG DF Q081896)	0.0

TOTAL FSR PROPOSED: 3,212.5

Schedule A

MUNICIPAL STAMP

NOTES

NO.	REVISION

TERMS & CONDITIONS
MULTI-PURPOSE B/LA, THE PROVIDER OF THE B/LA...
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND BY-LAWS IN FORCE AT THE TIME OF THE B/LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND BY-LAWS IN FORCE AT THE TIME OF THE B/LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND BY-LAWS IN FORCE AT THE TIME OF THE B/LA.

LOT: 2237 PALMERSTON AVE
NORTH VANCOUVER, BC
V7M 1K8
V7M 1K8
V7M 1K8
V7M 1K8



PROJECT: LOT A-2237 PALMERSTON SUB-DIVISION
SCALE: 1/8" = 1'-0"

DATE: AUGUST 25th 2025
SCALE: 1/8" = 1'-0"

Schedule B



LIFESTYLES DESIGNED
LANDSCAPE ARCHITECTURE
MAHSA AZARI
MAHSA@LIFESTYLEDDESIGNED.COM
CELL: 778-919-7783

PROJECT:
2237 PALMERSTON AVE
WEST VANCOUVER, BC

DRAWING DATE:
OCT 23 - 2023

DRAWING STAGE:
CONSTRUCTION

REV DATE ISSUED FOR:
AUG 22, 2023 CLIENT REVIEW
AUG 31, 2023 COUNCIL REVIEW
OCT 23, 2023 PERMIT

TREE & PLANTING PLAN

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

L-1.01



PALMERSTON ROAD

- GENERAL NOTES:
1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROPRIATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
 4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 2" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE(8% SPD) OR ON BED ROCK.
 5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
 6. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION LIGHTING SLEEVES (MIN. 1" DIA) TO BE INSTALLED UNDER NEW WALKING THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
 7. ALL DIMENSIONS ARE IN FEET & INCHES. ALL PROPOSED GRADES ARE IN FEET.

- PLANTING NOTES:
1. IRRIGATION PLANTS TO BE PROVIDED FOR REVIEW & APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 2. ALL TREES & PLANT MATERIAL SUPPLIED BY CONTRACTOR TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE & DELIVERY TO SITE.
 3. PLANT SIZES SHALL BE AS THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD WHERE THE PLANT LIST SPECIFICS FOR 85 CLASS CONTAINER PLANT SIZE SHALL BE DEFINED AS PER (CNLA/ANSI) STANDARD UNLESS OTHERWISE NOTED.
 4. TOP DRESS ALL PLANTING BEDS WITH 1-1/2" OF WEST CREEK FARMS ACED BLACK BARK MULCH.
 5. SUB-SURFACE GRADE TO BE SLOPED TOWARDS DRAINAGE PIPE. ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING WHERE PLANTING SOIL IS AGAINST THE BUILDING FACE.
 6. CONTRACTOR TO PROVIDE SOIL REPORT WITH RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. RECOMMENDATIONS TO BE FOLLOWED BY CONTRACTOR.
 7. ALL SOIL SHALL BE FREE OF PLASTIC & ANY OTHER FOREIGN OBJECTS.
 8. PROVIDE 1/2" CUBIC METERS OF SOIL PER TREE UNLESS OTHERWISE NOTED ON SOIL DEPTH PLANTING PLAN. MINIMUM SOIL DEPTHS ARE: 12" IN LAWN, 18" IN GROUND COVER, 24" IN SHRUB AREAS.

- PLANTING NOTES:
9. IRRIGATION PLANTS TO BE PROVIDED FOR REVIEW & APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 10. ALL PLANTING AREAS TO BE FREE DRAINING. IRRIGATION TO BE PROVIDED FOR ALL ON SITE "SOFT LANDSCAPE AREAS" SHOWN ON THE DRAWINGS.
 11. THE IRRIGATION SYSTEM DESIGN & INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS & GUIDELINES.
 12. PLANTERS & PLANT POTS TO BE BRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM.
 13. DO NOT CLIMB TREE LEADER. PROTECT TREES FROM DAMAGE DURING PLANTING. ENSURE ROOTBALL IS PROTECTED FROM SUN, FROST & DESICCATION.
 14. ENSURE TREE LOCATIONS DO NOT CONFLICT WITH UNDERGROUND SERVICES.
 15. ENSURE TOP OF ROOTBALL IS AT OR SLIGHTLY ABOVE FINISHED GRADE. REMOVE TOP 1/3 OF THE BURLAP FROM ROOTBALL & TWINE FROM BASE OF TRUNK. REMOVE ANY SOIL ON TOP OF THE ORIGINAL ROOTBALL.



NOTE:
THE ADDRESS SIGN FOR THE COACH HOUSE WILL BE MADE VISIBLE ALONG PALMERSTON AVE & DOWN-LIGHTING WILL BE USED ALONG THE PATH FOR WAY-FINDING & SAFE ACCESS TO THE COACH HOUSE.



Parrotia persica 'Vanessa' (PP) fall color



Acer palmatum 'Osakazuki' (AP) fall color

TREE SCHEDULE	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	PP	5	<i>Parrotia persica</i> 'Osakazuki'	Osakazuki Japanese maple	12' TALL	12' TALL SPECIMEN TREE. BAB
	PP	5	<i>Parrotia persica</i> 'Vanessa'	Persian ironwood	12' TALL	12' TALL SPECIMEN TREE. BAB
Total		10				

PLANT SCHEDULE	ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS
SHRUBS	Bz	41	<i>Bosnianus officinalis</i> 'Thymington Carpet'	Thymington carpet rosemary	82 pos	82" 7" DC, trailing rosemary
	Au	24	<i>Arctostaphylos uva-ursi</i> 'Compass'	compass starberry bush	810 pos	81" 2" DC, blue berries
	Trh	150	<i>Arctostaphylos uva-ursi</i> 'Trh'	Trh rose	810 pos	81" 2" DC, 400-700, 82" 2" DC
	Ho	20	<i>Hydrangea paniculata</i> 'Limelight'	Limelight hydrangea	85 pos	85" 2" DC
	Pm	60	<i>Pieris japonica</i> 'Pm'	Pieris japonica	85 pos	85" 2" DC
	Ho	60	<i>Hydrangea paniculata</i> 'Limelight'	Limelight hydrangea	85 pos	85" 2" DC
	Ch	20	<i>Chimonobix laevis</i>	Chimonobix	85 pos	85" 2" DC
	Em	50	<i>Euonymus alatus</i> 'Mount Aloy'	mount aloy euonymus	85 pos	85" 2" DC

PERENNIALS, FERNS, AND GRASSES	ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS
	ms	50	<i>Miscanthus sinensis</i> 'Silverfeder'	Chinese silver grass	81 pos	81" 2" DC
	ms	150	<i>Miscanthus sinensis</i>	Chinese silver grass	81 pos	81" 2" DC
	ms	150	<i>Miscanthus sinensis</i>	Chinese silver grass	81 pos	81" 2" DC

GROUNDCOVERS	ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS
	gc	1200	<i>Thymus serpyllifolius</i>	Thymus serpyllifolius	81 pos	81" 2" DC