

# 1030 Denman Street

Landscape Inventory, Analysis and Recommendations

Date: November 14th, 2008



# 1030 Denman Street

## 1. Goal and Objectives of Report

The goal of this report is to assess the existing condition of the landscape on the ground level and roof deck of The Denman Place at 1030 Denman Street, Vancouver and develop a list of recommendations to address issues of safety, aesthetic value and maintenance. The proposed landscape recognizes the changes from a hotel to a rental residential tower and associated community uses.

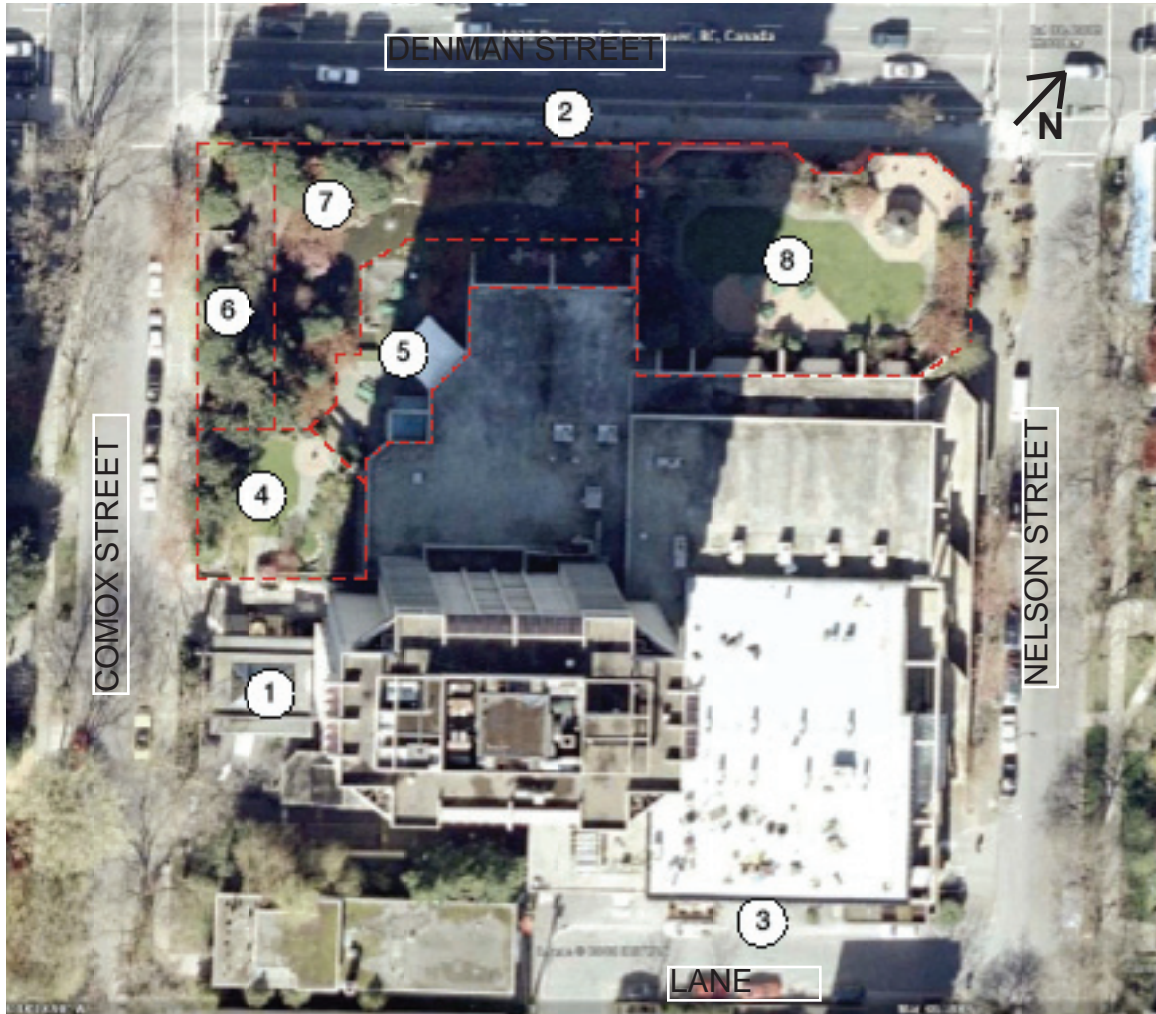
The Report includes:

- An assessment of existing landscape conditions on both the ground floor and level 6 roof deck;
- Recommendations addressing safety improvements for the existing landscape;
- Recommendations that would address aesthetic concerns and improve appearance;
- Recommendations for additional items to update the roof deck landscape

The report provides a basis for the costing of proposed landscape renovations. It offers directives for the proposed landscape renovations. The work outlined would increase the durability, safety and appearance of the Denman Place landscape areas, and create a safer and more inviting experience for its residents and visitors.



## SITE LANDSCAPE COMPONENTS FOR IMPROVEMENT PLAN



- ① PORTE COCHERE
- ② DENMAN ST FRONTAGE
- ③ LOADING ZONE AT LANE
- ④ UPPER PLAZA
- ⑤ ENTRY COURT/SEATING AREA
- ⑥ NATURE WALK
- ⑦ POND
- ⑧ GAZEBO AND GREEN LAWN

## 2.1 GROUND LEVEL - PORTE COCHERE

### Assessment

<p>Porte Cochere Front Entrance at Comox Street Planting Strip: Protect London Plane trees and Magnolia tree at porte cochere.</p>	
<p>Entrance Planters at Comox Street: Existing planters are in good condition and should remain. However, existing planting has grown too large and poses a threat to safe site lines and site security.</p>	

### Recommendations:

- Replace any plants over 3 feet in height with low maintenance low growth habit hedges and groundcovers.

### *Additional Items for Consideration:*

- Replace annual plantings with more contemporary perennial, grasses and shrub plantings.

## 2.1 GROUND LEVEL

### Assessment

One of the existing Magnolia trees at south end of Denman Street entrance is in poor health. Other Magnolia trees are still in fairly good condition. However it is a poor selection of species for this location. Cedar hedge is in fairly good condition, but owing to it's height it is a poor choice for urban streetscape.



Denman St. large Magnolia trees at South end of Denman St.

Benches and planters at the corner of Denman and Nelson are in poor condition (deteriorating) and outdated.

Changes to the design of rear Loading bay will conflict with the location of existing pots.

### Recommendations:




- Remove magnolia tree at north end
- Move and group existing pots at North end of loading bay.
- Add aggregate as base for pots.
- Power wash all paving surfaces

### Additional Items for Consideration:

- Replace magnolia trees and cedar hedge with shorter flowering shrubs.
- Replace benches and planters at corner of Denman and Nelson Street

## 2.2 UPPER ROOF DECK (6TH FLOOR)- PLAZA

### Assessment

<p>Trees are generally in good condition except for a grouping adjacent to the building.</p>	
<p>Shrubs are generally in good condition</p>	
<p>Lawn is in poor to fair condition- spotty, yellow and bare in some areas</p>	
<p>Picnic tables/benches:</p> <ul style="list-style-type: none"> <li>• Paint is spalling</li> <li>• Timber is rotting</li> </ul>	
<p>Exposed Aggregate paving slabs:</p> <ul style="list-style-type: none"> <li>• Weeds/grass in joints</li> <li>• Uneven</li> <li>• Broken corners</li> <li>• Mossy</li> </ul>	
<p>Entry trellis in good condition</p>	
<p>Light bollards (3x):</p> <ul style="list-style-type: none"> <li>• Bollards are in fair condition</li> <li>• Lights need testing to see if they function.</li> </ul>	

### Recommendations:





- Replace and re-set unit paving
- Clean and repair all concrete
- Remove old furniture
- Remove trees in poor condition
- Aerate, top dress, fertilize and reseed lawn
- Remove old rotting furniture

### Additional Items for Consideration:

- Replace furniture with more contemporary, safer equipment
- Aerate, top dress and fertilize lawn as per specifications
- Add shrubs to screen HVAC units
- Better screening of HVAC units (View and Noise)

## 2.2 UPPER ROOF DECK - ENTRY COURT/SEATING AREA

### Assessment

Shrubs are in fair condition	
Annuals are in good condition but are insufficient to make an impression. They need seasonal replacement.	
Exposed aggregate paving in poor condition	
Furniture is dated but in good condition. Curb walls around patios are in poor condition posing a safety hazard.	
Steps are cracking and chipping.	
Fountain was operational at site visit, but is outdated and in the path of the new exit door.	
Weak connection between areas 2 and 5	

### Recommendations:





- Resurface aggregate paving in poor condition
- Clean and add topping to all concrete paving and stairs
- Retain dated furnishings
- Demolish and remove existing water feature
- Replace curb walls (with unit Block wall) or re-tile surface - current hazard

### **Additional Items for Consideration:**

- Replace furniture
- Completely remove and replace concrete paving.

## 2.2 UPPER ROOF DECK - NATURE WALK

### Assessment

<p>Trees:</p> <ul style="list-style-type: none"> <li>• Generally in fair condition</li> <li>• Trees in concrete planters are in poor condition or dead</li> <li>• Most pines have dead branches</li> </ul>	
<p>Shrubs are generally in fair condition</p>	
<p>Paving slabs:</p> <ul style="list-style-type: none"> <li>• Heaving and uneven</li> <li>• Mossy</li> <li>• New pavers not properly lain: cracking and chipping</li> <li>• Uneven pavers pose a safety hazard.</li> </ul>	
<p>Benches:</p> <ul style="list-style-type: none"> <li>• Timber rotting</li> <li>• Mossy</li> <li>• Splinters and broken rotten timber pose a safety hazard.</li> </ul>	
<p>Light bollards:</p> <ul style="list-style-type: none"> <li>• Fair condition</li> <li>• Overgrown and obscured</li> <li>• Do they still work?</li> </ul>	
<p>Dirt path to HVAC unit</p>	

### Recommendations:



- Remove and replace existing benches - hazard
- Lift, power wash and reset unit paving at patio and fire exit in nature walk
- Ensure unobstructed access to fire exit
- Replace unit pavers with aggregate paths (with edging)
- Add aggregate paths to replace dirt paths and maintenance access paths
- Remove trees in poor condition
- Prune trees (pine trees) and shrubs to remove dead branches.

### Additional Items for Consideration:

- Replace furniture with contemporary design
- Add new benches

## 2.2 UPPER ROOF DECK - POND

### Assessment

<p>Trees:</p> <ul style="list-style-type: none"> <li>• Generally in fair condition</li> <li>• Those in concrete planters in poor condition</li> </ul>	
<p>Shrubs generally in fair condition</p>	
<p>Makeshift composter in poor condition</p>	
<p>Water feature:</p> <ul style="list-style-type: none"> <li>• Leaks badly</li> <li>• Dirty</li> <li>• Curb wall in poor condition - hazard</li> <li>• Boulders in good condition.</li> </ul>	
<p>Dirt path to HVAC unit and composter slippery and mussy during rain.</p>	

### Recommendations:





- Replace dirt paths with aggregate path
- Remove trees in poor condition
- Prune trees and shrubs as needed
- Replace curb walls (with unit Block wall) or re-tile surface - current hazard
- Decommission water feature:
  - open and clean maintenance drain, leave drain open permanently
  - add leaf filter
  - remove dirt and algae from pond
  - leave pond liner, do not fix , do not remove
- Fill drained water feature with river cobble and boulders to create low maintenance “Zen “ garden.

### Additional Items for Consideration:

- Install proper composting PVC bin.

## 2.2 UPPER ROOF DECK - GAZEBO AND GREEN LAWN

### Assessment

Trees are generally in good condition.	
Shrubs are generally in good condition.	
Lawn in poor to fair condition: <ul style="list-style-type: none"> <li>• Compacted</li> <li>• Uneven</li> <li>• Yellow/ bare areas</li> </ul>	
Herb garden is in good condition.	
Paving: <ul style="list-style-type: none"> <li>• Exposed aggregate paving is cracked and heaving in areas.</li> <li>• Tile paving around gazebo is uneven, cracking and chipping poses safety hazard.</li> </ul>	
Lock block planting area wall is in need of repair. Tombstone edger around planting area is protruding.	
Furniture is dated but in good condition - no rot	
Gazebo: <ul style="list-style-type: none"> <li>• Is in fair condition</li> <li>• Roof is aging and should be replaced</li> <li>• Hanging baskets show signs of lack of water</li> </ul>	
Exposed aggregate planters with annuals are outdated.	

#### Light bollards:

- are in fair condition
- are overgrown and obscured
- are different from those on other part of the roof deck

## 2.2 (CON'T) UPPER ROOF DECK - GAZEBO AND GREEN LAWN

### **Recommendations:**

- Lift and reset unit paving in areas where tripping hazard exists
- Clean and repair all concrete
- Prune trees and shrubs - remove dead branches.
- Remove any permanent benches that are rotting and unsafe
- Replace gazebo roofing
- Aerate, top dress and fertilize lawn as per specifications

### ***Additional Items for Consideration:***

- Replace furniture
- Replace gazebo roof
- Remove existing lawn and re-sod
- Replace dated unit paving with hydrapressed slabs.

#### Construction Recommendations

The construction process will require continued care and maintenance of the landscape. If care is not taken to protect the existing landscape, it will lead to additional design and construction charges. In order to prevent this:

- Water needs to be left on during construction to allow for irrigation.
- Regular maintenance must continue throughout as per BCLNA standards, including regular mulching, fertilization and watering.
- Care needs to be taken to protect existing areas that are to be kept. As per landscape standards, tree and site protection fencing should be installed and care should be taken in storing and stockpiling materials, particularly around planting areas.

Other construction level recommendations include:

- Verifying that existing hose bibs and drains are in good order - replace if necessary.
- Verify that all light fixtures are in good operating condition - replace if necessary.

## 4.0 SUMMARY OF DRAWINGS

### Summary of Drawings

The Drawing Package contains plans of the street and roof deck level:

- a) Ground level - Porte Cochere Plan
- b) Ground level - Loading Area Plan
- a) Demolition Plan
- b) Existing Items for Repair Plan
- c) New Landscape Items for Addition /Replacement Plan

*The Ground Level Plans L1.1 and L1.2 include:*

- Removal of Plane trees and Magnolia trees at porte cochere;
- Removal of plant material over 3' height at entrance;
- Placement of aggregate and grouping of existing planters at lane loading area;

Demolition Plan L2.1 includes:

- Removal of dead or over-grown plant material;
- Removal of broken edge walls along the patios;
- Removal of broken and old site furniture;

*Existing Items for Repair Plan L2.2 includes:*

- Pruning of dead branches and overgrown vegetation;
- Removal of uneven paving;
- Decommissioning of leaking water feature;
- Repair and re-laying of pathways;
- Clearing of all obstructions to pathways in order to meet the current fire codes and improve safety.

*The New Landscape Items for Addition /Replacement Plan L2.3 includes:*

- Conversion of the leaking water feature to a cobble dry stream feature;
- New low feature planting areas in key locations;
- New groundcover planting in areas where trees were removed;
- New site furniture;
- Resurfacing of chipped and broken patio and walkway areas
- New edge walls along patios