



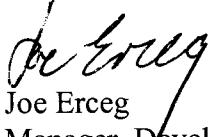
City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel **Date:** March 19, 2003
From: Joe Erceg **File:** DP 99-169895
Manager, Development Applications
Re: **Request by Rositch Hemphill and Associates Architects for a General
Compliance Ruling on a Development Permit at 9333 Alberta Road**

Manager's Recommendation

That the attached plans for 9333 Alberta Road be considered to be in general compliance with the approved plans in DP 99-169895.


Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report**Origin**

Rositch Hemphill and Associates Architects, on behalf of Magusta Developments Ltd., have requested a general compliance ruling on the project which is currently under construction in the McLennan North area.

A copy of the proposed changes, shown outlined with a bubble, are attached. The City has received the required \$500 processing fee.

Findings of Fact

Council adopted Guidelines for general compliance in December, 1998.

This project was approved in 1997, at which time, the developer cleared and pre-loaded the site. Some existing trees on the perimeter were retained in accordance with the Permit, but the developers did not erect protective fencing. The Permit lapsed after two (2) years, and Council issued a new Development Permit in 1999. A Building Permit was issued, and construction is currently underway.

The proposed changes affect both the landscape plans and the building facades. The pre-loading and construction on the site have compromised a number of existing trees, and the applicants also want to relocate the play area on the site. Finally, changing construction techniques regarding building envelopes have prompted the architect to simplify the facades and refine the building's exterior detailing.

Analysis

Landscape plans: After site visits and a report by a tree expert, the landscape architect revised the plans to delete about 10 existing trees which are now dead or dying, and replace them with 20 large trees. The applicants have retained Norm Hol of Arbortech Consulting Ltd. to supervise the retention of the few large remaining trees on the site (see attached report). The construction trailer has already been moved out of the root zone. Some other changes to the retaining walls and landscaping are also proposed.

The landscape architect proposes to move the play area to the north courtyard area, next to the townhouse-style units, where there are expected to be more families with children.

Architectural: The architects propose to simplify the gable end treatments, change the deck railing details and add a sloped roof over the entry instead of a flat roof.

The proposed changes are within the scope of general compliance guidelines as adopted by Council. Staff have no objections to the revised plans.

Conclusions

Rositch Hemphill and Associates Architects have requested a general compliance ruling on the project currently under construction at 9333 Alberta Road. Staff have no objections to the proposed changes.



Alex Jamieson,
Planner 2 - Urban Design
(4122)

AJ:blg

ARBORTECH CONSULTING LTD

"Stewards of the trees and plants in your environment"

MEMORANDUM:

February 12 2003

File: 02197

Attn.: Alex Jamieson

City of Richmond

6911 Number Three Road
Richmond BC V6Y 2C1

Cc: Norm Huey – RHS, Al Shannon - Jakin

Project: Trellaine Multi Family - 9333 Alberta Road Richmond BC

Re: Tree Restoration Program

Dear Mr. Jamieson,

During our site meeting of January 17 2003, it was determined that the city wishes the owner to pursue retaining, protecting and restoring the 3 cedar trees and 1 pine tree located in the frontage of the site. Two of the cedar trees and the pine tree are located on city property, and one cedar tree is located on the private property. Impacts to the root zones are mostly from historical infrastructure projects, while the root zone north of the trees has been impacted more recently by excavation and construction of the new building, and by access and storage through the root zone for construction purposes. Attempts to protect the roots from damage was undertaken by installing a boardwalk and placing sand and gravel over the existing grade, the latter potentially adversely impacting the roots. Following is an outline of treatments required to provide the best opportunities for these trees to recover.

TREE RESTORATION PLAN

Terms: All of the following treatments will be completed under the direction of the project arborist, Norm Hol of Arbortech. Individual tasks will be completed by Arbortech Consulting Ltd (ACL), Jakin Construction (JC), and Rathburn Tree Experts (RTE) as noted. The term of the treatment phase will be until the end of September 2004, at which time a final review will be undertaken with the city. It is my understanding that at the end of this period, if it is determined by the project arborist and agreed by the city arborist that the trees are viable, then securities for tree protection will be released. If the trees remain struggling for health, then some securities may be held for additional treatments, potential eventual tree removal and replacement planting purposes.

Timing: Items 1 will be completed before Feb 28 2003, Items 2 through 5 will be completed by March 7 2003, while the other items will be on-going:

1. **Remove Construction trailer – (JC)** The contractor will remove the trailer from its present location south of the subject trees. At the same time, all equipment and supplies, and the boardwalk should be removed from the root protection area. Access to this area will be temporarily closed to workers for the remainder of the construction phase.
2. **Restore Original Grade – (RTE)** For the entire remaining root zone, the original grade must be re-established. Due to the compacted condition, the type of gravel, and the quantity of the materials in place, a small machine will be required to be used to complete this task effectively. The operation

of the machine will be such that the machine will not sit upon original soils, and no excavation of the original soils will occur. Where original soils are compacted, the area will be aerated with a tined landscape fork by hand.

3. **Initial Fertigation Treatment** – (RTE) The entire root zone will be treated to apply low levels of appropriate fertilizer formula via liquid soil injection methods. The intent of this treatment is to provide a boost of short term nutrients for root uptake so that vigour is improved. Aeration and percolation of the soil will also result. (ACL) Arbortech will collect and obtain lab analysis for initial and post treatment soil fertility tests.
4. **Mulch** – (RTE) The protection area will have a layer of composted organic mulch product (i.e. Nutra-Mulch) applied to a depth of approximately 75 mm. This treatment will buffer the soils from desiccation, and leach nutrients into the soil below.
5. **Tree Protection Fence** – (JC) A temporary tree protection fence will be installed to an alignment as staked by the project arborist. The fence will consist of wood posts at no greater than 2.5 m on centre, and top and bottom rails. Snow fence mesh will be attached, and signage stating “TREE PROTECTION AREA – KEEP OUT” will be affixed every 5 to 10 m along the fence. JC will be responsible to maintain this fence in good order for the duration of the treatment phase.
6. **Inspections and Watering** – (ACL) For the duration of the treatment phase: In order to monitor the results of the treatments, to ensure conformance to tree protection measures, and to determine soil hydrology conditions, twice monthly inspections will be undertaken by the project arborist during the growing season (March through October), and once monthly inspections will be undertaken in the dormant season (November through February). While on site, ACL will undertake supplemental watering for root zones if required. Site reviews will be logged with a summary provided every two months.
7. **Additional Fertigation Treatments** – (RTE) As the tree uses and depletes the supplemental nutrients, additional liquid fertilizer treatments will be undertaken. It is likely that two to three additional treatments may be required for each of the next two growing seasons. (ACL) Soils analysis will be undertaken prior to any further treatments being employed to confirm the appropriate fertilizer formula to apply.

I trust that this program is acceptable to the city. I have entered into a contract with the developer to direct the completion of all tasks outlined above. If you have any questions, please contact me directly at 604 275 3484.

Regards,

Norman Hol
Project Arborist



F O R M A D E S I G N I N C

General Notes

1. All dimensions are in feet unless otherwise indicated.

2. All dimensions are horizontal and vertical unless otherwise indicated.

3. All dimensions are in metric unless otherwise indicated.

4. All dimensions are in inches unless otherwise indicated.

5. All dimensions are in millimetres unless otherwise indicated.

6. All dimensions are in centimetres unless otherwise indicated.

7. All dimensions are in metres unless otherwise indicated.

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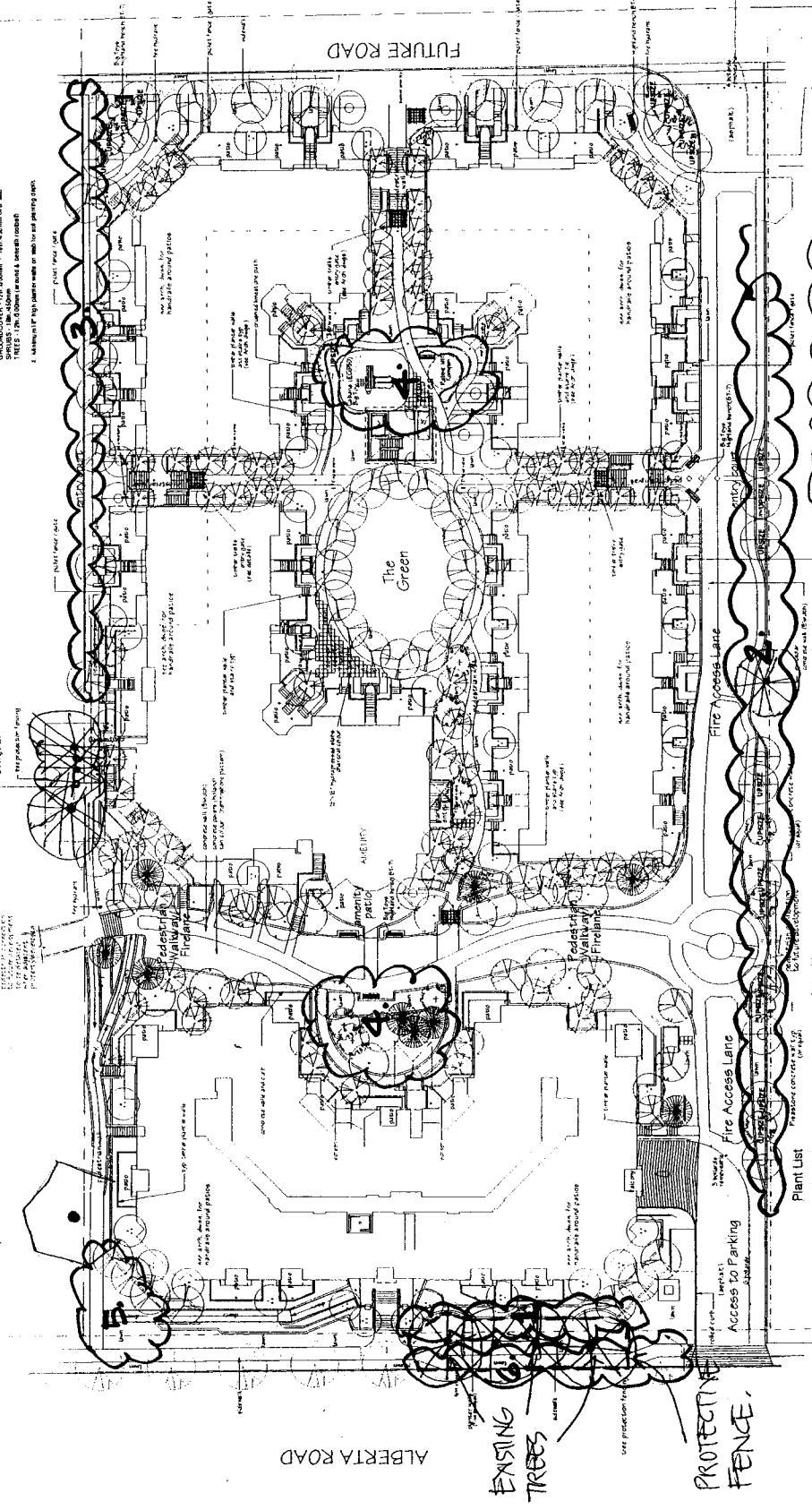
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FORMA DESIGN INC.



2005 Service Blvd
North Vancouver
British Columbia
Canada V7A 3T9
(604) 985-8111,
(604) 985-7222

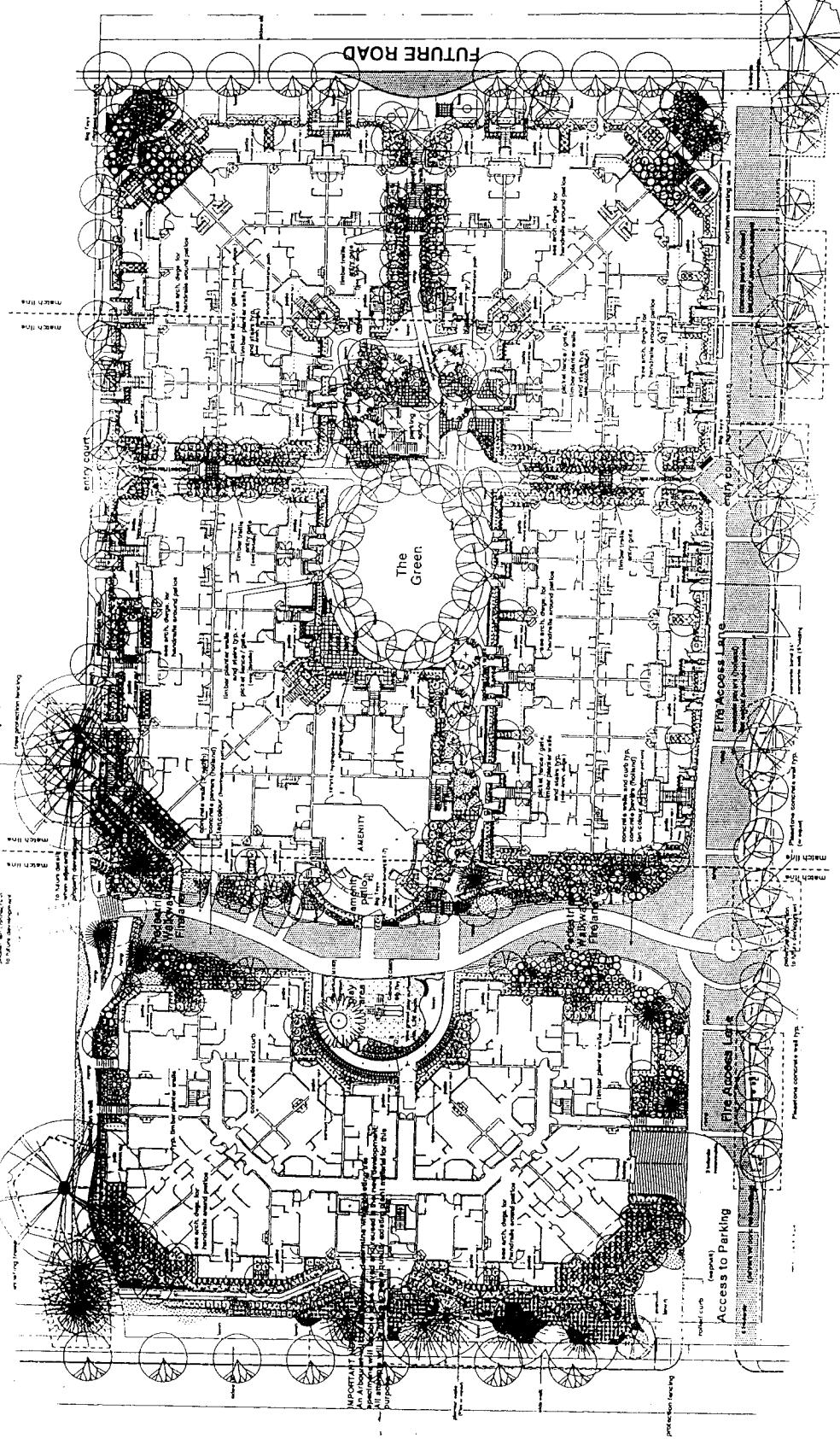
NOTE:
A minimum of 3" organic mulch under
all landscape areas.
Refer to Architectural drawings for
locations and dimensions of
landscaping areas and plantings.
Do not bury irrigation pipes or
duct tape equipment to metal plates
and to all below.

Landscape Plan
Albert Road
Condominiums
Albert Rd.,
Richmond, B.C.
V6V 3S2

0 10' 20' 50'

Key Landscape Plan
#3
FEB 01 2000
DP 99-969895

APPROVED PLAN



22'-0"

22'-0"

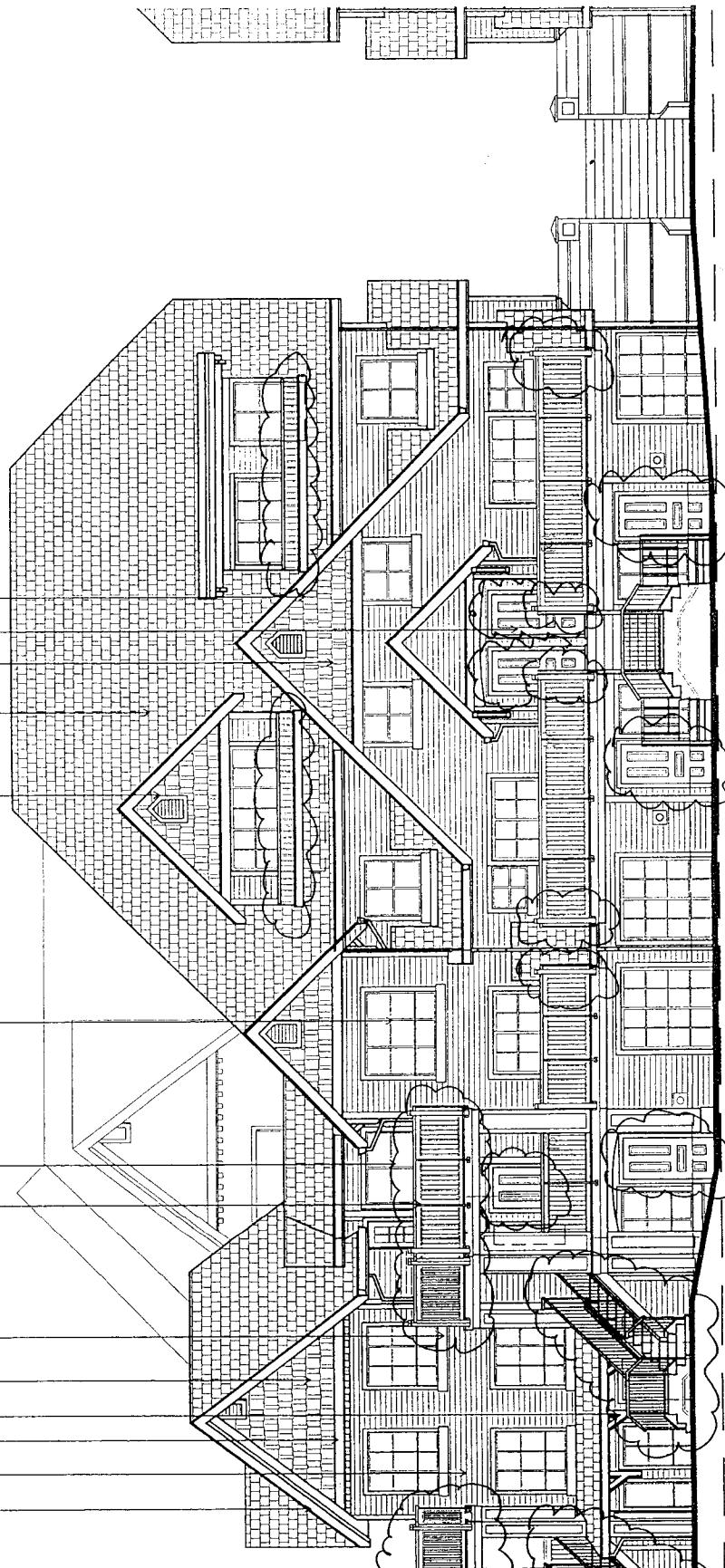
22'-0"

17'-0"

27'-0"

6 5/16"

GENERAL COMPLIANCE



PROJECT: 9333-ALBERTA ROAD, RICHMOND B.C.

MAR 14 2003

PROPOSED
TYPICAL ELEVATIONS
GUARDRAIL REVISIONS

DRAWING TITLE:
SK-129

ROSITCH HEMPHILL
and ASSOCIATES
A K C H I L D E C T S
DWG / DETAIL NO.
TEL. (604) 241-4002

PROJ. NO.
9604

DATE: 02/11/20
DRAWN: frh
SCALE: 1/8"=1'-0"



SK-129a

ROSTICH HEMPHILL
and ASSOCIATES
A R C H I T E C T S
TEL. 604 541-2002

PROJ. NO.
9804

DATE: 02/11/00
DRAWN: fth
SCALE: 1/8"=1'-0"

MAR 14 2003
DP 09.169895

TRELLANE - RESIDENTIAL 9333-ALBERTA ROAD, RICHMOND B.C.

**ORIGINAL DEVELOPMENT PERMIT
TYPICAL ELEVATIONS
GUARDRAILS**

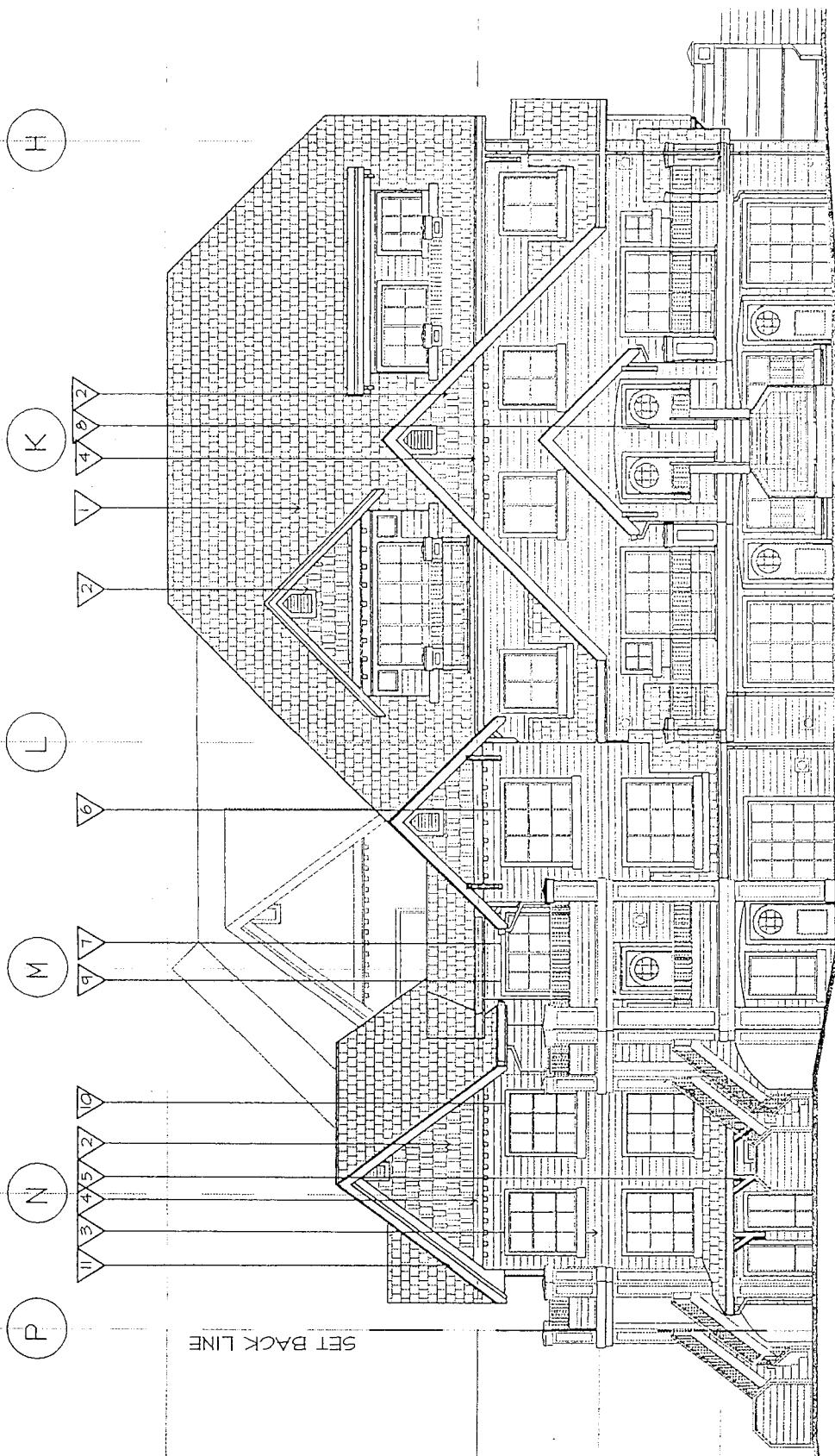
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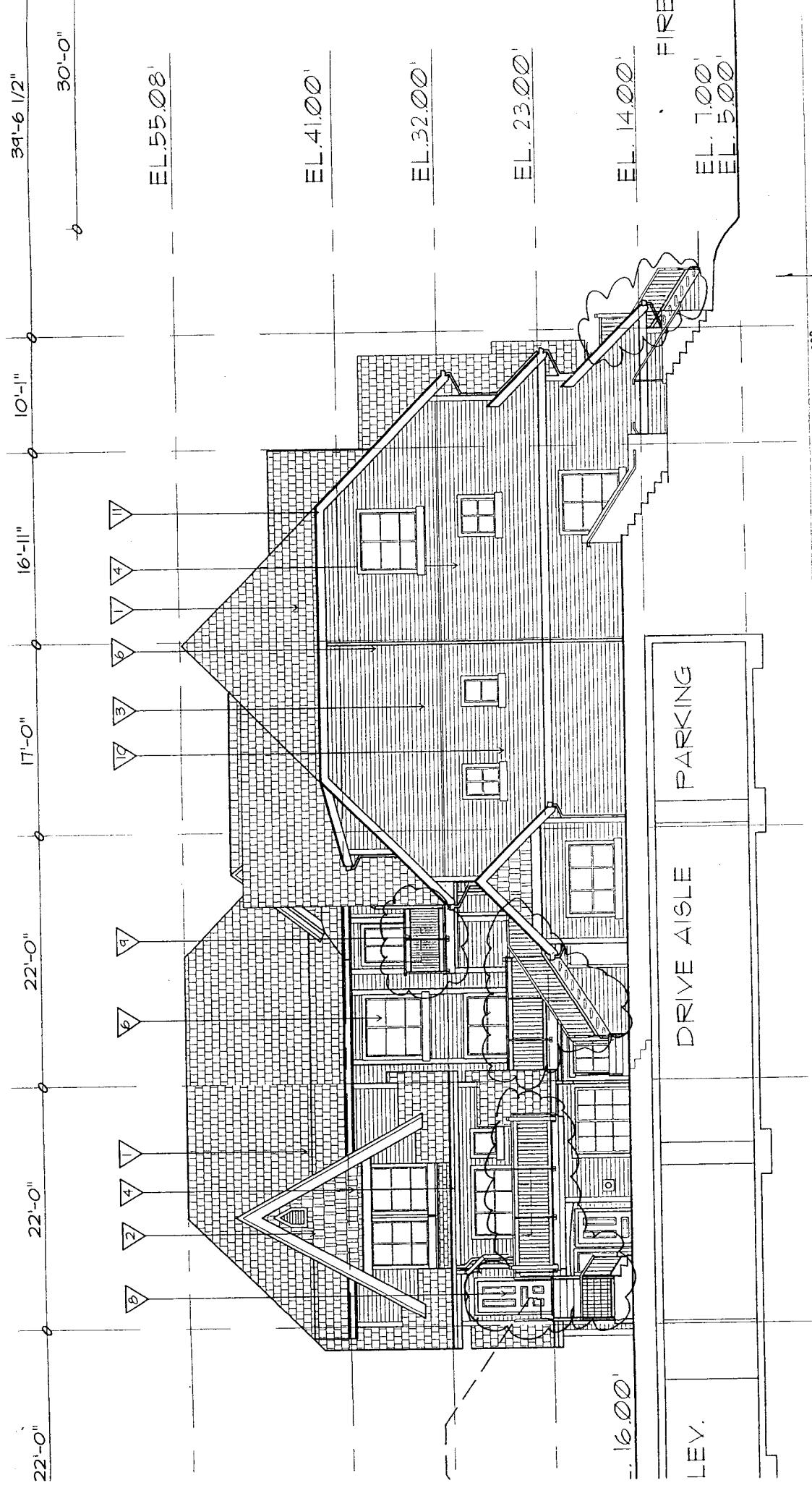
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/FIRE
CESS

SET BACK LINE





TRELLAINE - RESIDENTIAL 9333-ALBERTA ROAD, RICHMOND B.C.
PROJECT: **PROPOSED
TYPICAL ELEVATIONS
GUARDRAIL REVISIONS**

DRAWING TITLE:

DATE: 02/11/20
DRAWN: fm
SCALE: 1/8"=1'-0"

MAR 14 2003
ROSTICH HEMPHILL
and ASSOCIATES
Architects
TEL: (604) 681-4002
PROJ. NO.
9604
DWG./DETAIL NO.
TEL: (604) 681-4002

SK-130

SK-130a

ROSTICH HEMPHILL
and ASSOCIATES
A C H I L E C T S
TEL. (604) 544-6002

DWG / DETAIL NO.

PROJ. NO.
9604

DATE: 02/11/20
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SCALE: 1/8" = 1'-0"

DP 99-169895

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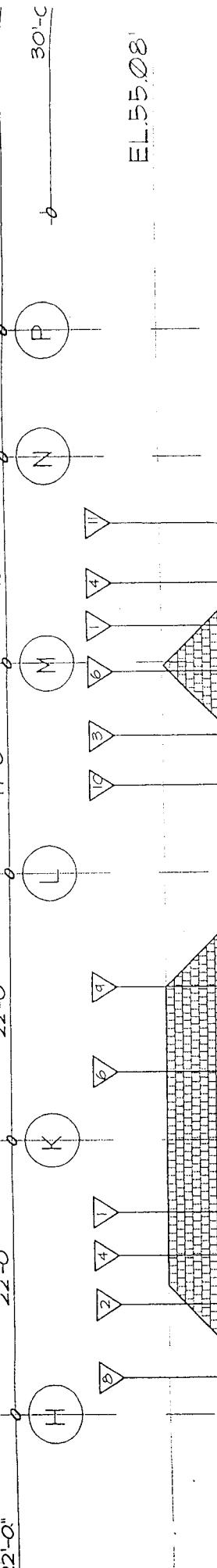
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TYPICAL ELEVATIONS
GUARDRAILS

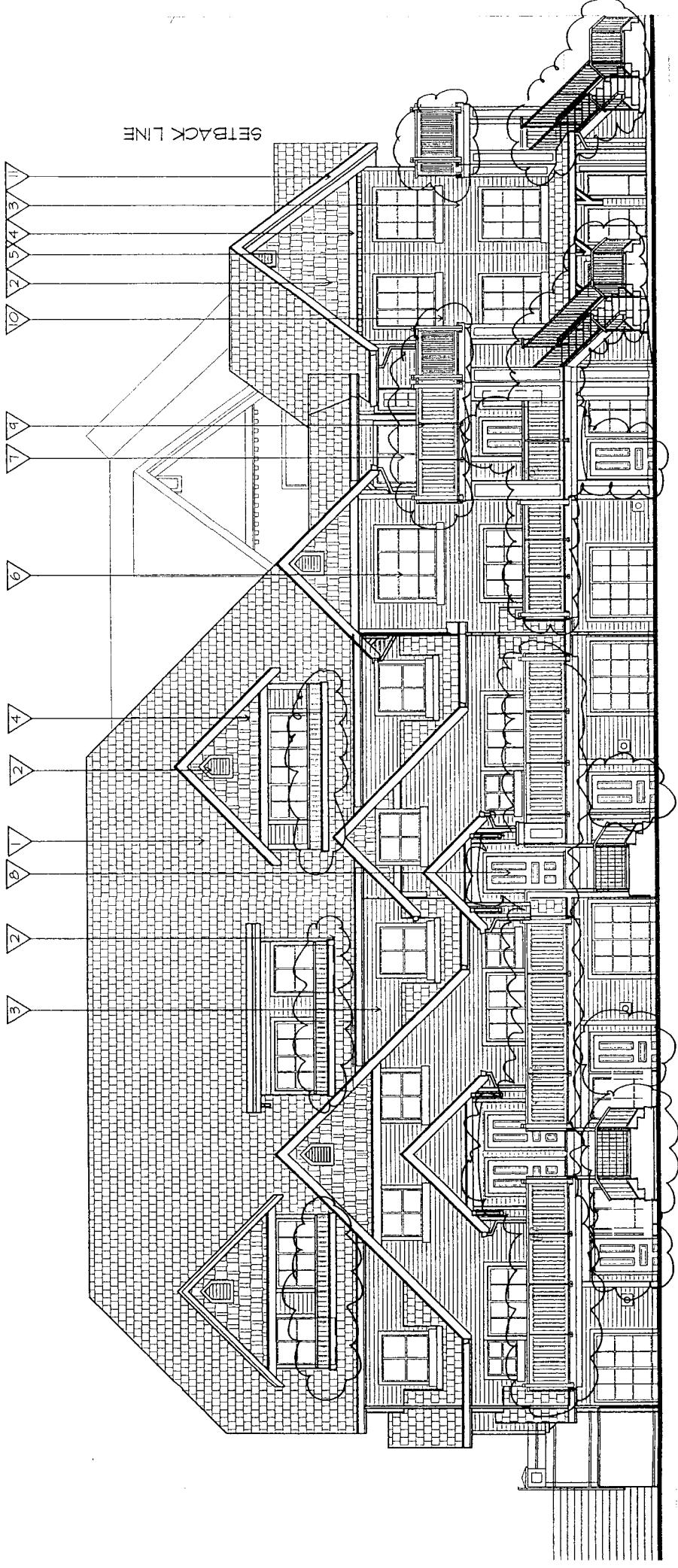


2 SOUTH ELEVATION - BLOCK D

-EV.
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EL. 24.000'
EL. 5.000'
EL. 7.000'

EL. 32.000'
EL. 41.000'
EL. 55.000'
EL. 30.000'





PROJECT: 9333-ALBERTA ROAD, RICHMOND B.C.

MAR 14, 2003
DP99, 169895

TRELLAINE - RESIDENTIAL
PROPOSED
Typical ELEVATIONS
GUARDRAIL REVISIONS

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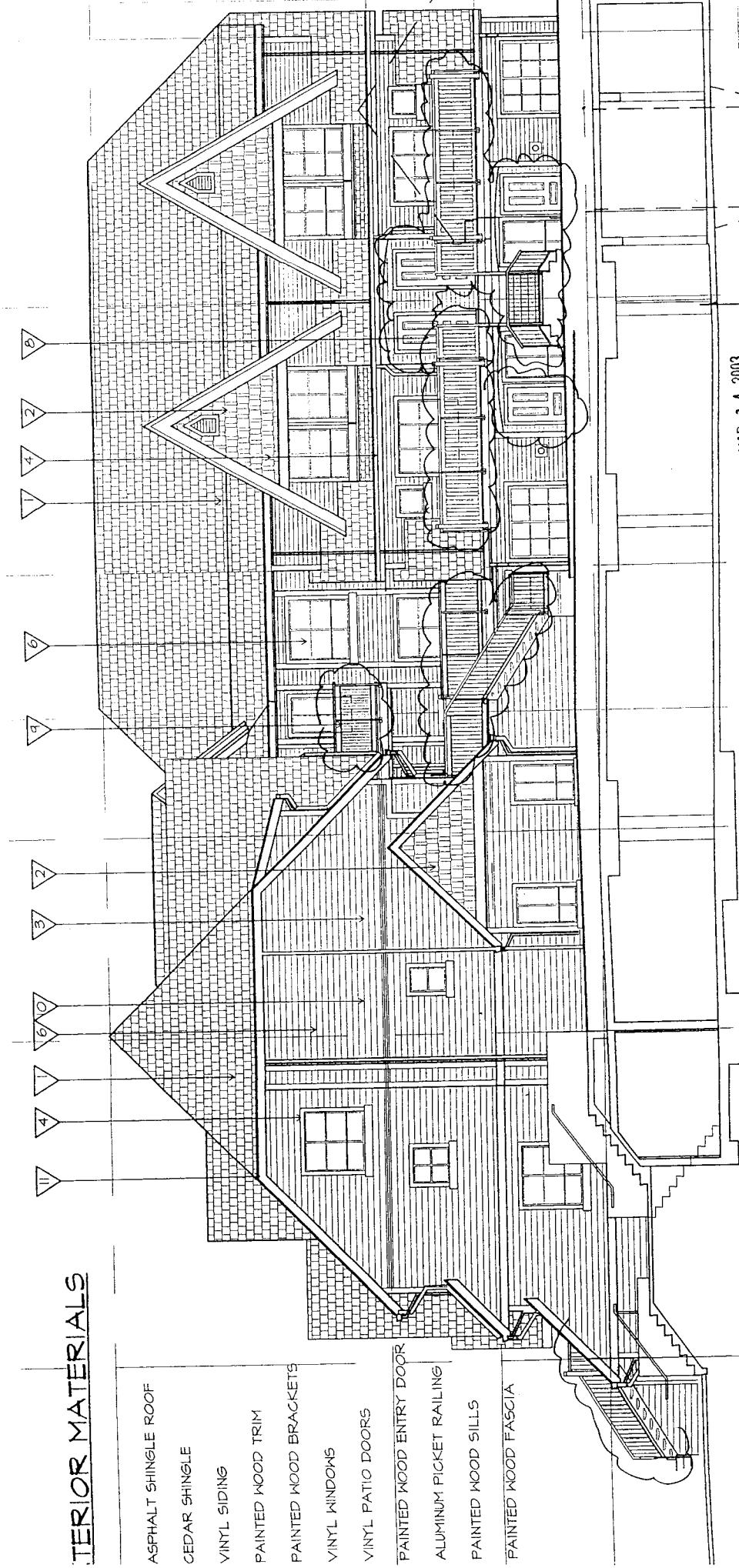
ROSITCH HEMPHILL
and ASSOCIATES
A R C H I T E C T S
TEL. (604) 271-0002
DWG. / DETAIL NO.
PROJ. NO.
9604

SK-131

DATE: 02/11/00
DRAWN: fth
SCALE: 1/8"=1'-0"

TERIOR MATERIALS

ASPHALT SHINGLE ROOF
CEDAR SHINGLE
VINYL SIDING
PAINTED WOOD TRIM
PAINTED WOOD BRACKETS
VINYL WINDOWS
VINYL PATIO DOORS
PAINTED WOOD ENTRY DOOR
ALUMINUM PICKET RAILING
PAINTED WOOD SILLS
PAINTED WOOD FASCIA



TRELLAINE - RESIDENTIAL

9333-ALBERTA ROAD, RICHMOND B.C.

**PROPOSED
TYPICAL ELEVATIONS
GUARDRAIL REVISIONS**

PROJECT:
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DATE: 02/11/20
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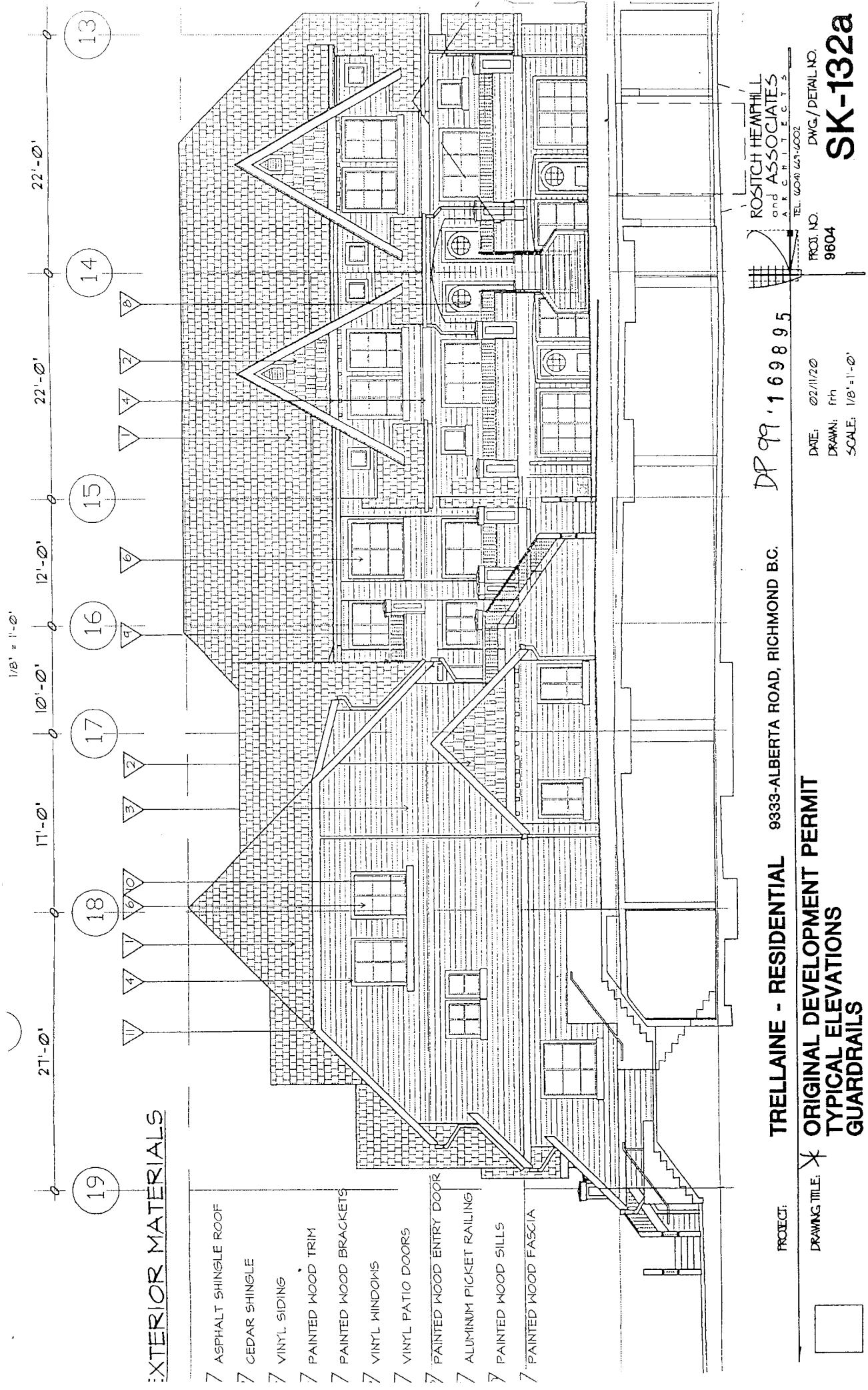
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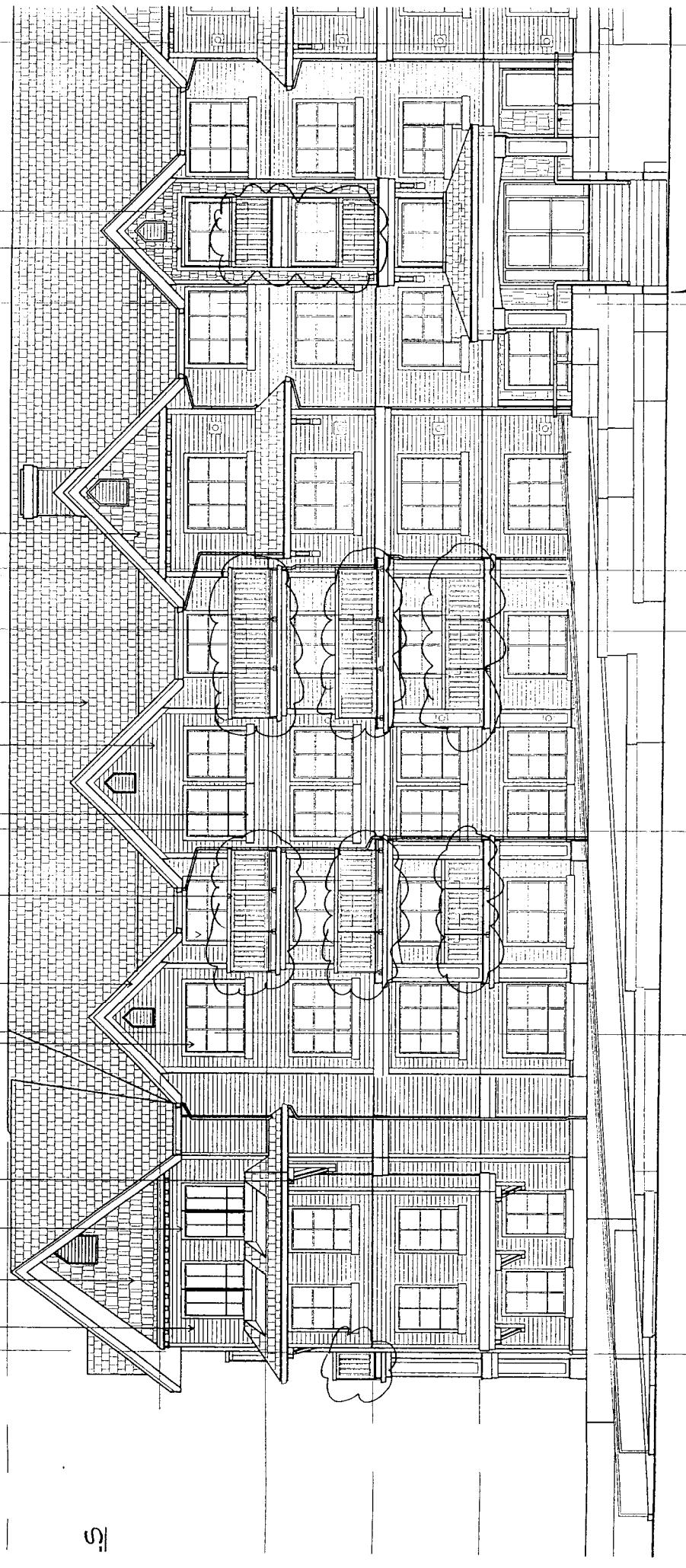
MAR 14 2003

DP 99, 16989

ROITCH HEMPHILL
and ASSOCIATES
ARCHITECTS
TEL: (604) 681-5002

DRAWING / DETAIL NO.
SK-132





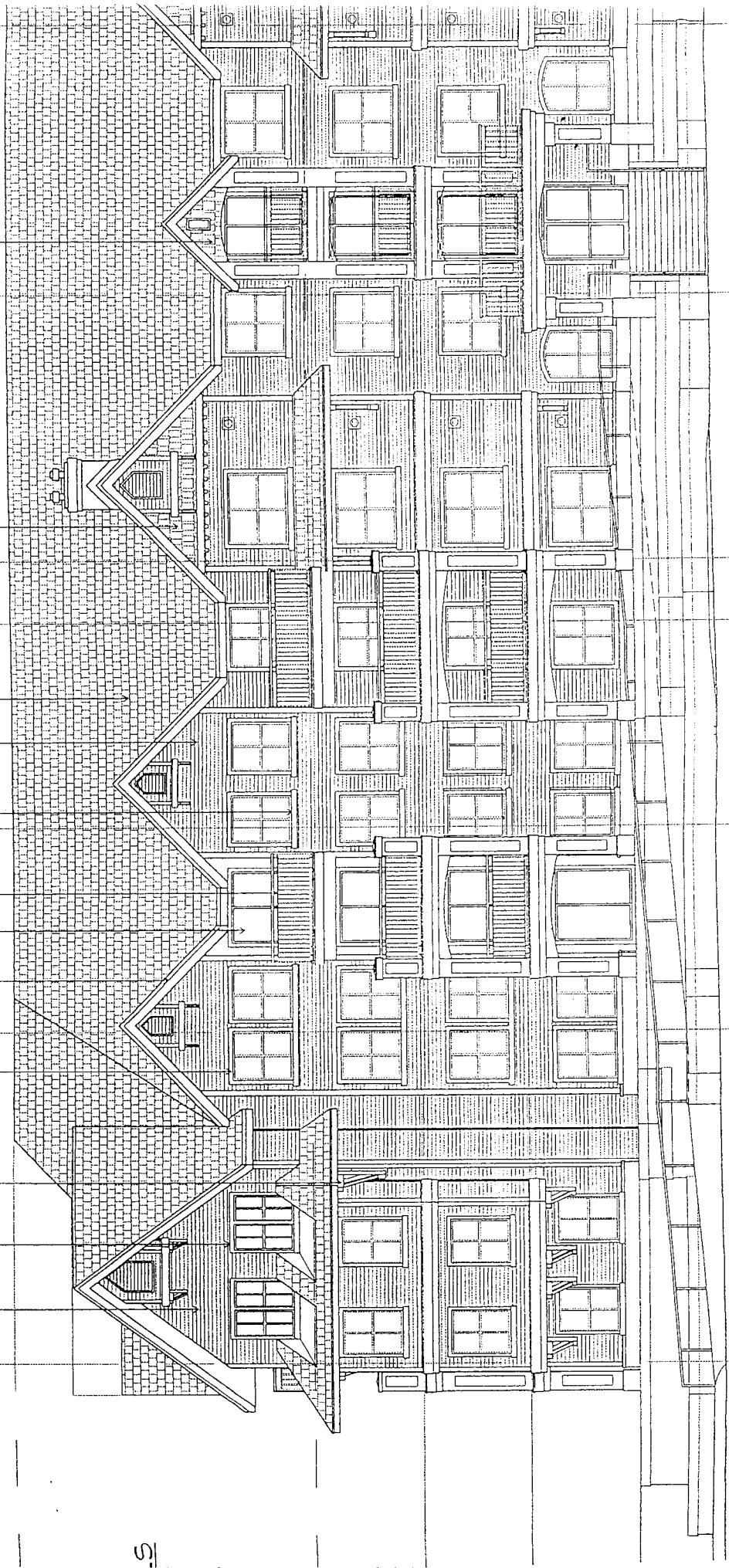
PROJECT: TRELLAINE - RESIDENTIAL 8333-ALBERTA ROAD, RICHMOND B.C.
DRAWING TITLE: PROPOSED SOUTH ELEVATION - APARTMENT BLDG

MAR 14 2003
DP99.169895

ROSTICH HEMPHILL
and ASSOCIATES
A R C H I T E C T S
TEL. (604) 269-4002
PROJ. NO. 9804
DWG./DETAIL NO.
DATA BASE: 9604-32

SK-133

DATE: 02/11/20
DRAWN: frh
SCALE: 1/8' = 1'-0"



TRELLAINE - RESIDENTIAL 9333-ALBERTA ROAD, RICHMOND BC.

PROJECT:

DRAWING TITLE:

ORIGINAL DEVELOPMENT PERMIT
SOUTH ELEVATION - APARTMENT BLDG

DATE: 02/11/20
DRAWN: fm
SCALE: 1/8" = 1'-0"

ROSTICH HEMPHILL
and ASSOCIATES
ARCHITECTS
TEL. (604) 244-4002
DWG./DETAIL NO.
PROJ. NO.
9604

SK-133a

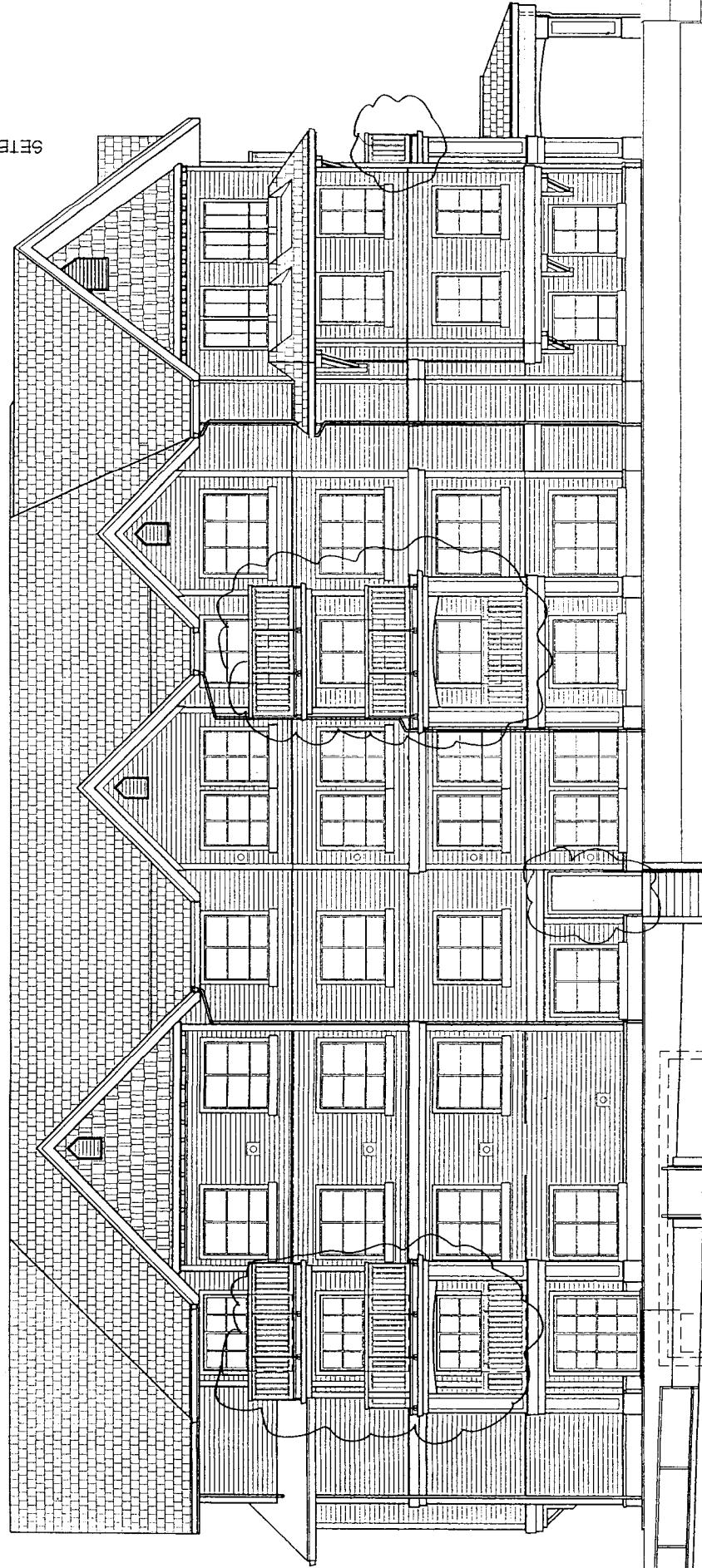
21'-3"

28'-6"

35'-0"

38'-10"

SETBACK



TRELLAINE - RESIDENTIAL
9333-ALBERTA ROAD, RICHMOND B.C.

PROPOSED
WEST ELEVATION - APARTMENT BLDG

PROJECT:
DRAWING TITLE:



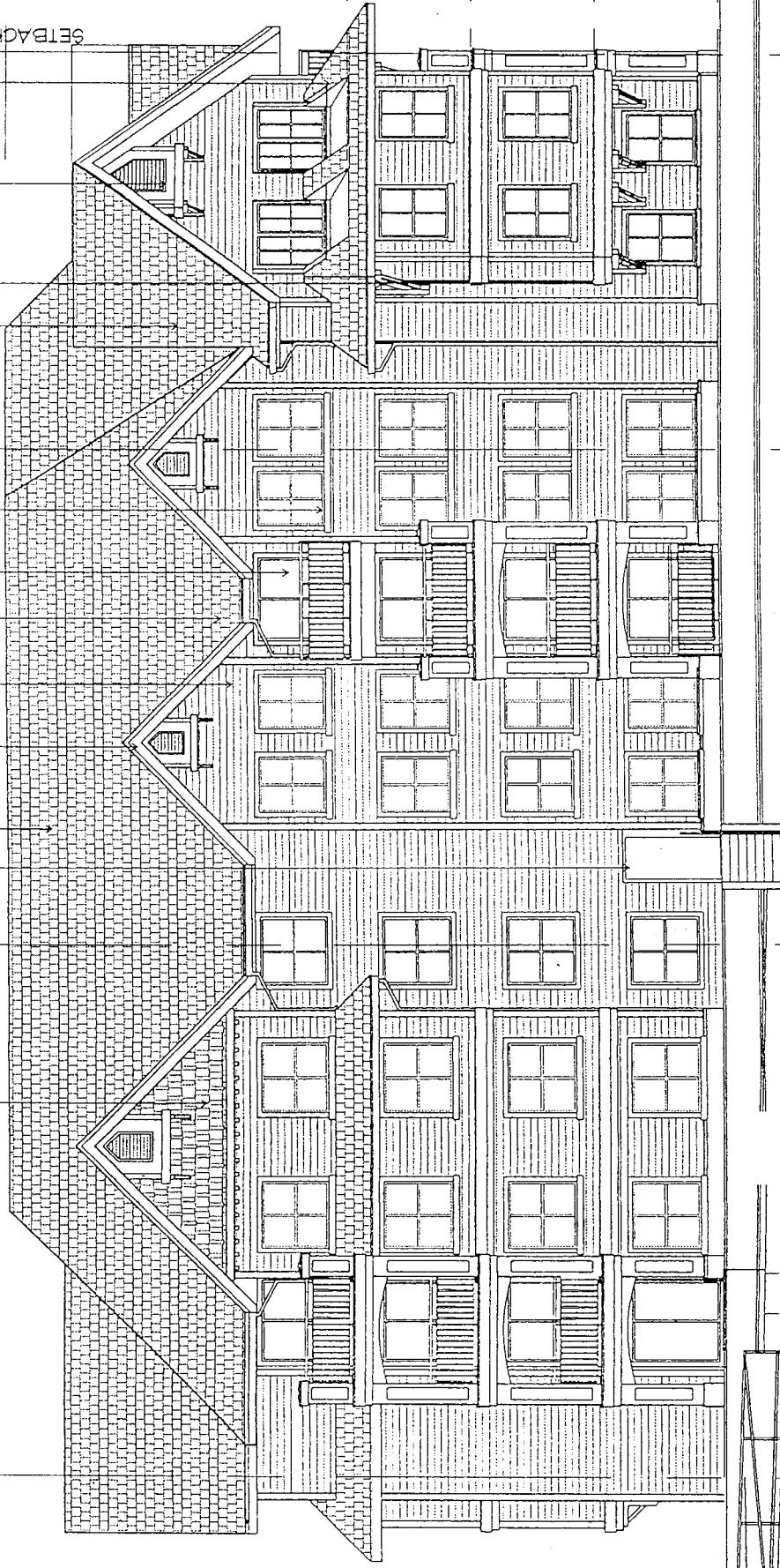
MAR 14 2003
DP99.16920

DATE: 02/11/20
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SCALE: 1/8"-1'-0"

ROSTICH HEMPHILL
and ASSOCIATES
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TEL. (604) 269-4002
DWG./DETAIL NO.
PROJ. NO.
9604

SK-134

DATA BASE: 9604-33



TRELLAINE - RESIDENTIAL 9333-ALBERTA ROAD, RICHMOND B.C.

DP 99.169895

* ORIGINAL DEVELOPMENT PERMIT
WEST ELEVATION - APARTMENT BLDG

PROJECT:

DRAWING NO.:

TEL. (604) 251-5002

DWG. / DETAIL NO.

PROJ. NO.

9604

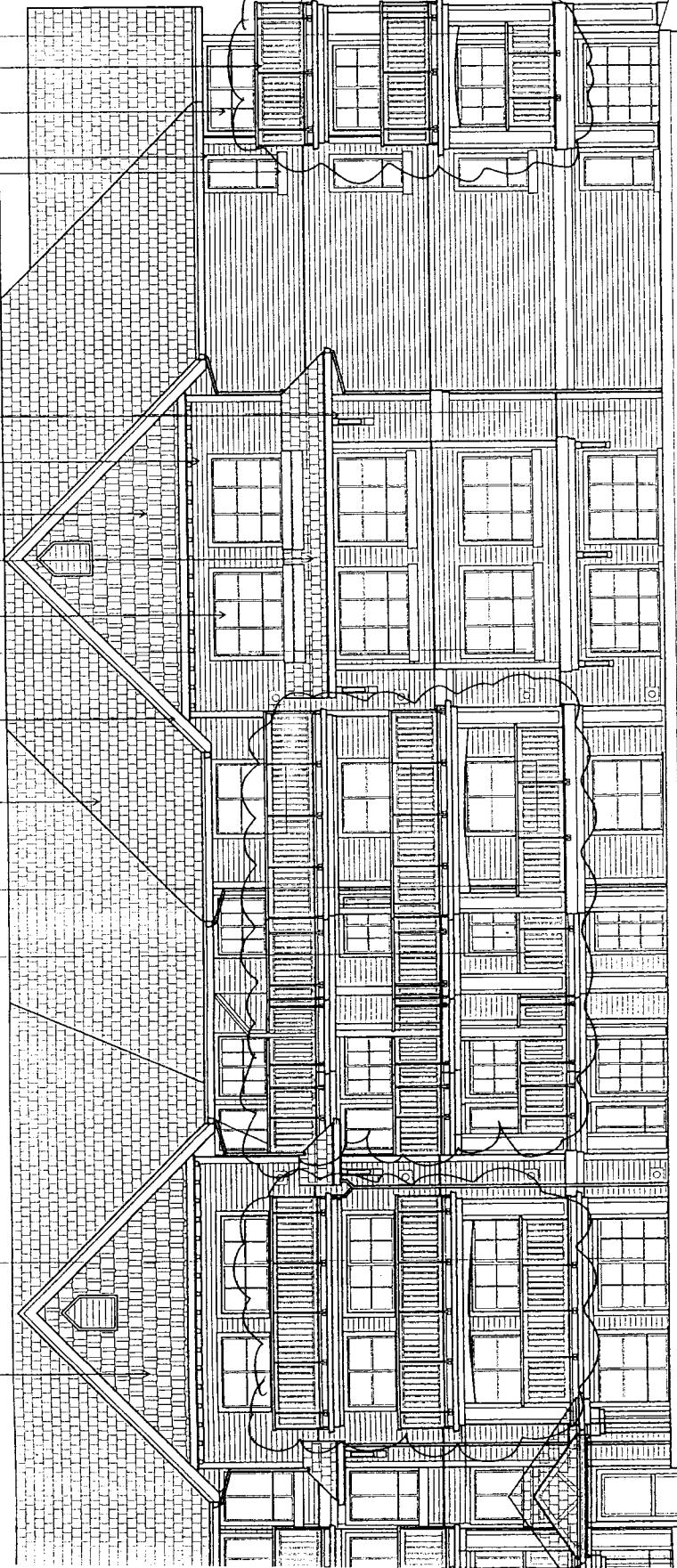
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SCALE: 1/8" = 1'-0"

ROSTICH HEMPHILL
and ASSOCIATES
ARCHITECTS

SK-134a



PROJECT: DRAWING TITLE: PROPOSED NORTH ELEVATION - APARTMENT BLDG

DATE:

02/11/02
DRAWN: fth
SCALE: 1/8" = 1'-0"

PROJ. NO. 9804

TEL. (204) 211-4202

DWG./DETAIL NO.

ROSITCH HEMPHILL
and ASSOCIATES
Architects
SK-135

MAR 14 2003

DP 99-169895

9333-ALBERTA ROAD, RICHMOND B.C.

DATE: 02/11/02
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SCALE: 1/8" = 1'-0"

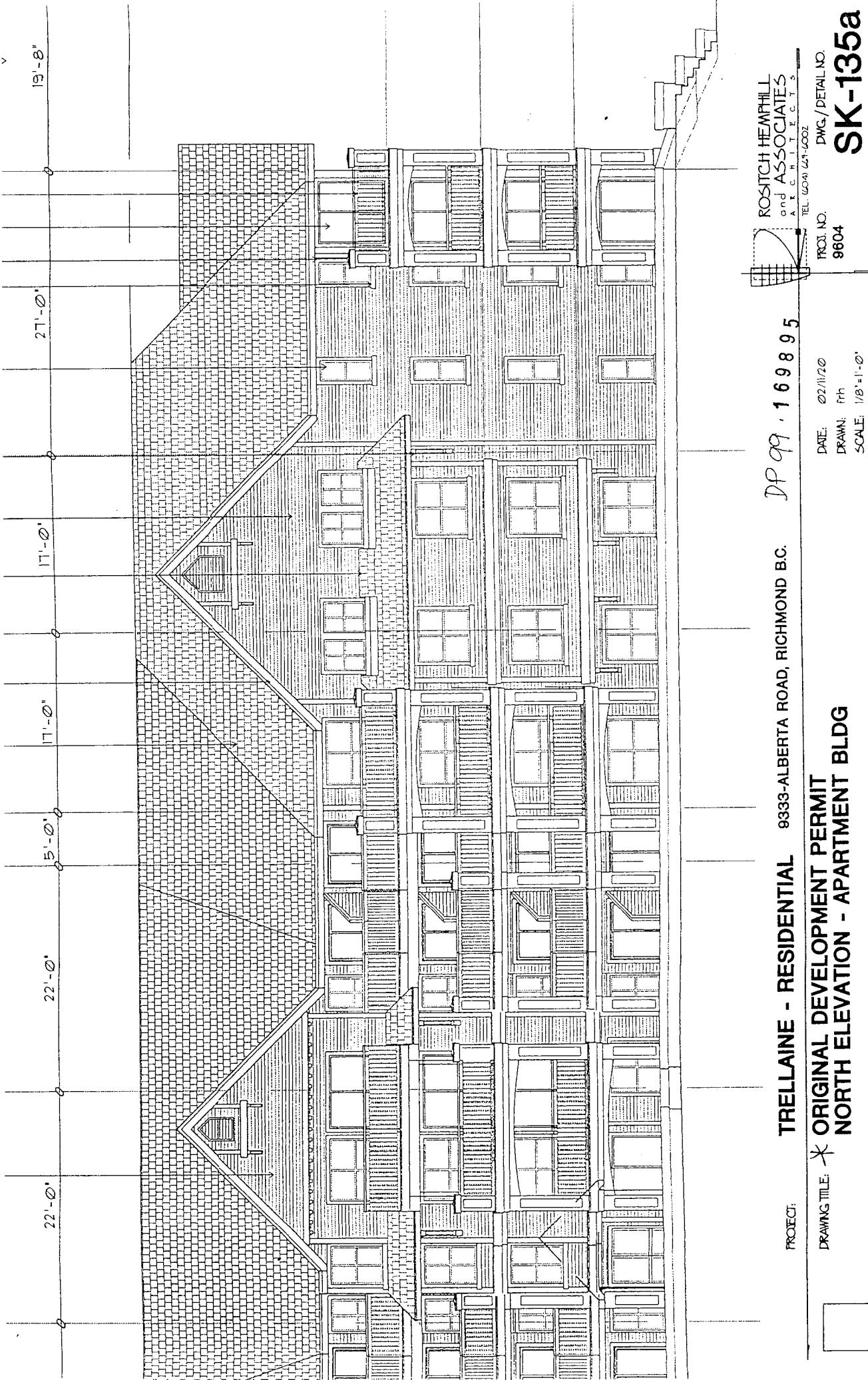
PROJ. NO. 9804

TEL. (204) 211-4202

DWG./DETAIL NO.

ROSITCH HEMPHILL
and ASSOCIATES
Architects
SK-135

MAR 14 2003



TRELLAINE - RESIDENTIAL 9333-ALBERTA ROAD, RICHMOND B.C.
PROJECT: ORIGINAL DEVELOPMENT PERMIT
DRAWING TITLE: NORTH ELEVATION - APARTMENT BLDG

DRAWING DATE:
02/11/00

DATE: 02/11/00
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ROSTICH HEMPHILL
and ASSOCIATES
ARCHITECTS

TEL. (604) 279-0002

DWG. / DETAIL NO.

PROJ. NO.

9604

