



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel **Date:** November 7, 2002
From: Joe Erceg **File:** DP 92-316
Manager, Development Applications
Re: **Request by Christopher Bozyk Architects Ltd. for a General Compliance
Ruling at 21720 Fraserwood Way**

Manager's Recommendation

That the attached landscape plans be considered to be in general compliance with Development Permit 92-316.

for
Joe Erceg
Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

Christopher Bozyk Architects have requested a general compliance ruling on behalf of Volkswagen Canada, for a property in the Fraserwood Industrial Park. The original permit was issued to Butyl Goodman, prior to subdivision, in order to protect the Environmentally Sensitive Area (ESA).

In the course of site preparation, Volkswagen's contractors removed some vegetation and placed lock-blocks along the edge of the ditch next to the Fraser River dyke, which is contrary to the original permit.

A copy of the proposed landscaping and the original plans are appended to this report. On the original plans, the part which has been altered is shown with a "bubble".

Findings of Fact

Guidelines for the protection of ESA's are found in Schedule 1 of Bylaw 7100, the Official Community Plan. Council adopted guidelines for general compliance with development permits in 1998.

Staff Comments

In the summer of 2002, in order to stabilize the bank, the Volkswagen Canada contractors removed some existing vegetation and placed a single row of lock-blocks along the edge of the ditch. Staff received several complaints regarding the effects on the ESA, which is adjacent to the dyke trail in the Hamilton area. After a series of negotiations, the consultants for Volkswagen Canada arrived at the attached plans which are aimed at restoring the ESA, while still allowing them to stabilize the sloped bank at the edge of the paved loading area.

The solution is to re-landscape the sloped area along the ditch with native plants. The strip averages about 14 ft. in width, and incorporates a much larger area on the east of the site. Staff generally find these plans to be a beneficial solution because the restored area is larger than the original preserved area. The original plans called for a 4.25m (13.944 ft.) wide landscaped area next to the ditch.

Analysis

The consultants are making an effort to restore the lost ESA. Although it will take a few years to grow and fill in, staff find that the 550 plants proposed are all true native Richmond plants and should be successful. Because a number of people in the local area are interested in the outcome, the Development Permit Panel might be a good forum to inform people about the restoration plans and to obtain feedback. Staff will endeavour to notify people about the plans and the meeting date.

Conclusions

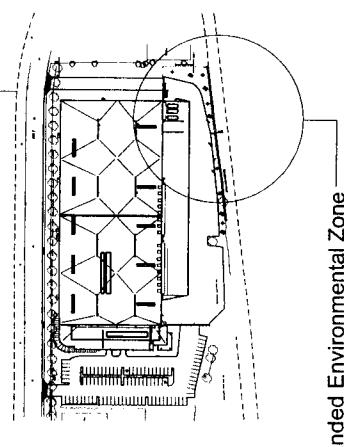
The City has received plans of proposed restoration of the ESA on the Volkswagen Canada site in Fraserwood Industrial Park. Staff feel that the plans are a good attempt at restoring the area.



Alex Jamieson
Planner 2 - Urban Design

AJ1:aj1

Additional Formal Planting



Expanded Environmental Zone

note:

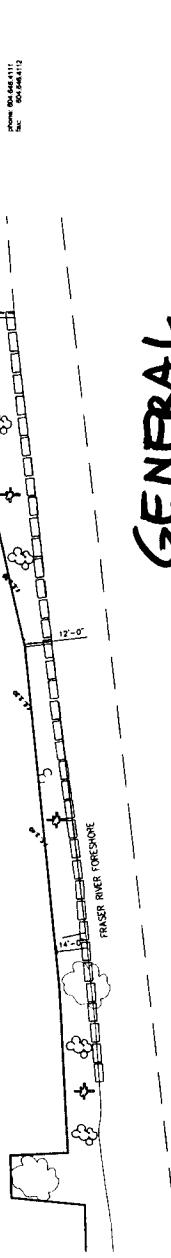
The environmental zone shall be planted with assistance and direction indicated on plan. Contact all boulder outcroppings and stumps as indicated on plan. Contact consultant for inspection of plant materials prior to delivery. Review placement and arrangement of plant materials with consultant on site.

Underplant area two with bulbs as noted in master plant schedule. Do not backfill bulb planting holes until inspected by consultant. Trees shall be planted in a regular pattern with consistent spacing as indicated on plan.

Inanimate habitat creation items such as blast rock or stumps may come from a variety of sources and may be as specified or a reasonable facsimile as approved by consultant. Allow 48 hours to arrange for inspections. Contact VZB inc. at (604) 646-4111 or (604) 882-0024.

Master Plant Schedule - including Areas One and Two

Planning Information					
Planning of Environmental Zone as directed by Landscape Architect. Plant material shall be submitted at source of origin prior to delivery.					
Area ONE: Expanded Environmental Zone					
Type	Quantity	Botanical name	Common name	Specie	Comments
TREES	9	Cordyline Fruticosa	Red Ti	4m tall, 1m dia	
	7	Crataegus Monogyna	White Hawthorn	4m tall, 1m dia	
	6	Populus tremuloides	S trembling aspen	4m tall, 1m dia	
SHRUBS	15	Rhamnus cathartica	Common buckthorn	62 pocket	
	20	Rubus spectabilis	Salmonberry	62 pocket	
	25	Symphoricarpos albus	Thimbleberry	62 pocket	
	25	Rhus typhina	Staghorn sumac	62 pocket	
	25	Rubus occidentalis	Wild blackberry	62 pocket	
GRASSES	12	Festuca rubra	Red fescue	62 pocket	
	20	Calystegia sepium	Cat's claw	62 pocket	
	20	Carex rostrata	Common sedge	62 pocket	
	25	Phragmites australis	Common reed	62 pocket	
	45	Hordeum vulgare	Barley grass	62 pocket	
GROUNDCOVER	500	Convallaria majalis	False Solomon's seal	62 pocket	
HABITAT CLEAVING ELEMENTS	5	Common ivy	Ivy	4m tall, 1m dia	
	8 TONES			large drops of stream runoff, max. size 50 cm	

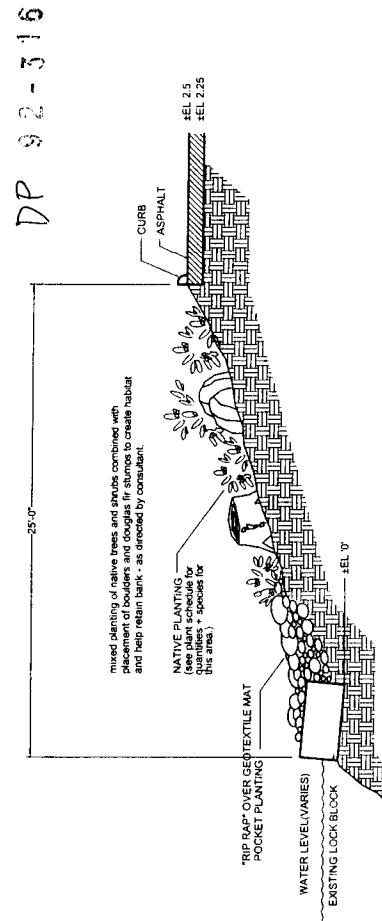


GENERAL Compliance

EXPANDED ENVIRONMENTAL ZONE

NOV 15 2002

- 1. OFFICE NUMBER ENVIRONMENTAL ZONE
- 2. SPECIFIC REQUIREMENTS ENVIRONMENTAL ZONE
- 3. GENERAL REQUIREMENTS
- 4. HABITAT REQUIREMENTS
- 5. PLACEMENT OF Boulders for Streambank Protection
- 6. PLACEMENT OF Native Trees for Streambank Protection
- 7. PLACEMENT OF Native Shrubs for Streambank Protection
- 8. PLACEMENT OF Native Groundcover for Streambank Protection
- 9. PLACEMENT OF Native Plants for Streambank Protection
- 10. PLACEMENT OF Native Trees for Retain Banks
- 11. PLACEMENT OF Native Shrubs for Retain Banks
- 12. PLACEMENT OF Native Groundcover for Retain Banks
- 13. PLACEMENT OF Native Plants for Retain Banks
- 14. PLACEMENT OF Native Trees for Slopes
- 15. PLACEMENT OF Native Shrubs for Slopes
- 16. PLACEMENT OF Native Groundcover for Slopes
- 17. PLACEMENT OF Native Plants for Slopes
- 18. PLACEMENT OF Native Trees for Waterways
- 19. PLACEMENT OF Native Shrubs for Waterways
- 20. PLACEMENT OF Native Groundcover for Waterways
- 21. PLACEMENT OF Native Plants for Waterways



TYP. SECTION OF AREA 1

EZ-1

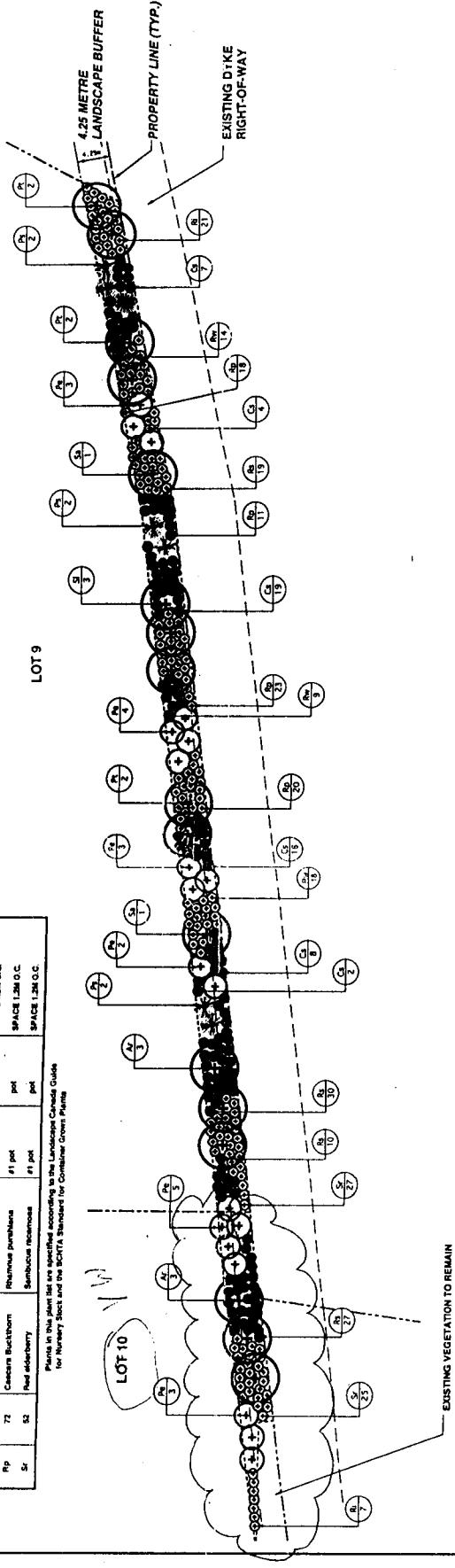
CHRISTOPHER BOYK ARCHITECTS
1414 10th Avenue, Vancouver, BC V6E 1G9
Phone: (604) 542-3410 Fax: (604) 542-3411



1414 10th Avenue, Vancouver, BC V6E 1G9
Landmark Architecture + Design - Phase II Partnership
Vancouver • Surrey
Phone: (604) 542-4111
Fax: (604) 542-4112

PLANT LIST		COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
A	6	Pear Alder	Alnus rubra	1.25 m height	6.0
M	6	Shrub Spruce	Picea glauca	1.25 m height	6.0
K	6	Black Cotoneaster	Prunus litchiana	5.0 cm dia.	6.0
P	20	Amur Cherry	Prunus serrulata	2.0 cm dia.	6.0
S	2	Mountain Ash	Sorbus americana	5.0 cm dia.	6.0
S	3	Pacific Willow	Salix lasiandra	2.0 m ht.	6.0
SHRUBS					
H	88	Salalberry	Rubus spectabilis	1/2 pot	6.0
M	70	Swamp Rose	Rosa palustris	1/2 pot	6.0
M	41	White Rose	Rosa multiflora	1/2 pot	6.0
C	54	Pear Leaf Dogwood	Cornus nuttallii	1/2 pot	6.0
RP	72	Canadian Buckthorn	Rhamnus cathartica	1/2 pot	6.0
S	52	Pear alderberry	Sambucus racemosa	1/2 pot	6.0

Please note that all trees are described according to the Landscape Care Guide for Number 10 Series and the NCFTA Standards for Container Grown Plants



CLIENT	RENTAL GOODMAN REAL ESTATE GROUP INC.
PROJECT	PHASEWOOD CORPORATE CENTRE
	Proposed Landscape Buffer - Lot 10
DRAWING	MAR 15 1003
SCALE	1:250
APLIN & MARTIN CONSULTANTS LTD.	
ENGINEERS • PLANNERS	
LANDSCAPE ARCHITECTS	
SURVEYORS	
391 LINDEN AVENUE, SUITE #100 VANCOUVER, BC V6G 1C6	
DESIGNED	J.L.
DRAWN	J.A.
CHECKED	Z.P. (ZP)
DATE	NOV. 2004
PROJECT NO.	8228
REVISION NUMBER	1

N
PP 92316 P.2

