



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 25, 2020

From: Wayne Craig
Director, Development

File: DP 17-771210
(via DP 20-906520)

Re: **Application by Hamilton Village Care Centre Holdings Ltd. for a General Compliance Ruling to Development Permit (DP 17-771210) at 23111 Garripie Avenue**

Staff Recommendation

That the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation area be considered to be in General Compliance with the approved Development Permit (DP 17-771210).

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:rp
Att. 4

Staff Report

Origin

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling regarding a minor change to the issued Development Permit (DP 17-771210) for a senior's care facility building at 23111 Garripie Avenue in Hamilton Village. The Director of Hamilton Village Care Centre Holdings Ltd. is Mary McDougal. A location map for the subject property is provided (Attachment 1).

The rezoning for the project (RZ 16-738480), to the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, was adopted by Council on January 15, 2018. Subsequently, a Development Permit (DP 17-771210) was issued on January 29, 2018. The subject site currently contains a nearly-completed senior's care facility.

The proposed modifications to the Development Permit include changes to landscaping and also the ESA compensation area that was approved via Development Permit DP 17-771210. A Servicing Agreement (SA 17-773932) for off-site works was previously approved, and the proposed changes do not necessitate any changes to that agreement.

Background

Development surrounding the subject site is as follows:

- To the north, low density residential lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the east, low density residential lots zoned "Single Detached (RS1/F)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the south, a private road (Garripie Avenue, over which a Public Right-of-Passage (PROP) has been secured), across from which is located a 130-unit senior's housing building under construction (as of the date of this report). The Development Permit for that site (DP 15-716274) was issued on January 29, 2018.
- To the west, across Westminster Highway, a vacant former fire hall site is zoned "School and Institutional (SI)" and low density residential lots zoned "Single Detached (RS1/F)" which contain a single family dwelling. This area has been designated by the Hamilton Area Plan for townhouse development.

Staff Comments

The proposed changes to the plans attached to this report are in general compliance with the issued Development Permit for this project (see Attachment 2 for the relevant approved drawings). In addition, the proposed changes (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone.

Analysis

The Removal of Tree #869:

- A Western Red cedar tree (#869) has been removed along the Westminster Highway frontage, following unlawful excavation within the tree protection zone and the resulting destruction of its critical root system and significantly impacting its structural stability.
- The location of tree #869 is shown in a red bubble in Attachments 2 & 3, on Plan L-02 in both cases.
- Tree Preservation staff fined the owner and the offending contractor in accordance with Tree Protection Bylaw No. 8057 for the damage caused to tree #869.
- Tree #869 was subsequently authorized for removal by Tree Preservation staff, who recommended that the tree be removed immediately by the project arborist, as it was deemed to be at high risk of failure following the unlawful excavation.
- Tree #869 would be replaced by two new 3.5m (11 ft) high Western Red Cedar trees, in accordance with the City's tree compensation strategy (Attachment 3, Plan L-03B). The plantings proposed under and around the area of the new trees would use the same flora pallet (all of which are native species and included in the ESA planting list), but rearranged slightly to accommodate the new trees.

The introduction of a Gabion Wall:

- A gabion wall, which is a wall composed of rocks encased in a wire mesh, is proposed at the northwest corner of the site in order to protect two existing trees (#871 & 872) from the raised grades required on-site (which are impacted by an unanticipated finished grade along Garripie Avenue).
- Several other proposed trees, approved via DP 17-771210, are relocated slightly to accommodate the gabion wall.
- The plantings proposed around the new wall would use the same flora pallet (all of which are native species and included in the ESA planting list).

The Relocation of a Pad Mounted Transformer

- A Pad Mounted Transformer (PMT), as required by BC Hydro, has been constructed along the Westminster Highway frontage.
- At the time of Development Permit, the PMT was anticipated to be located inside the loading bay (atop the suspended slab). Following Development Permit issuance, it was relocated by BC Hydro based on requirements for it to be located along Westminster Highway and founded on soil, and the constructed location was concluded to be the least intrusive option.
- Plantings around the new PMT (but within the ESA-exclusion area noted below) would be updated to coordinate with the planting patterns and flora pallet (all of which are native species and included in the ESA planting list).

Reallocation of ESA compensation area:

- A roughly 31 m² (334 ft²) portion of the DP-approved ESA compensation area along the Westminster Highway frontage has been claimed by the above-noted PMT. As a result, the PMT and surrounding area should be excluded from the ESA compensation area.

- A 31.8 m² (342 ft²) area along the Garripie Avenue frontage at the south side of the building, contiguous with the existing approved ESA area, would be added into the ESA compensation area, in order to offset the loss noted above (Attachment 3, Plan L-05).
- Plantings in both the area around the PMT (which is proposed to be excluded from the ESA) and the proposed ESA addition area along the Garripie Avenue would be updated to coordinate with the surrounding planting patterns and flora pallet.
- A recent survey (Attachment 4) demonstrates a provision of 1,099.1 m² of ESA compensation area, which meets the minimum requirement for 1099 m², as approved via DP 17-771210. For comparison, the previously-approved ESA is demonstrated in Attachment 2, Plan L-05).
- The applicant has confirmed that the revised compensation strategy is consistent with the DP-approved ESA compensation plan.
- City staff have reviewed the revised ESA compensation plan and support the relocation.
- An amendment to the ESA Agreement would be required in order to update it with the new survey of the ESA compensation area to describe the new ESA compensation area (Schedule A of the Agreement) and the SRW area that permits City staff to access the ESA compensation area (Schedule B of the Agreement)

Other Landscaping Changes

- A small (7.3 m²; 79 ft²) triangular planting area on the Garripie Avenue frontage (located between the parallel parking spaces and the driveway loop) is proposed to be replaced with paved sidewalk, in order to accommodate a new crosswalk proposed across Garripie Avenue and a PROP statutory right-of-way (SRW) on the subject property.
- A screening fence for the solid waste staging area at the southeast corner of the site is proposed to be removed from the Landscape Plan set. The applicant has noted that there had been coordination issues between the architect and the landscape architect during preparation of the drawing package for DP 17-771210, resulting in the screening fence being erroneously included in the DP-approved landscape drawings. The applicant has confirmed that the solid waste is stored within the building and is staged outside in this area for a limited time only on collection days. The applicant now seeks its removal of the screening fence from the Landscape Plans.

Landscaping Security

- A \$52,878 Letter of Credit was taken as a security for landscaping in the ESA at the time of the original Development Permit.
- In addition, a \$283,376 Letter of Credit was taken as a security for non-ESA landscaping at the time of the original development permit.
- As of the date of this report, the City of Richmond still holds both Letters of Credit in their entirety. Given the nature of the proposed changes, additional securities are not required.

August 25, 2020

DP 17-771210

Conclusions

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling for proposed changes to landscaping. The proposed modifications are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Robin Pallett
Planner 2
(604-276-4200)

RP:blg

Attachments:

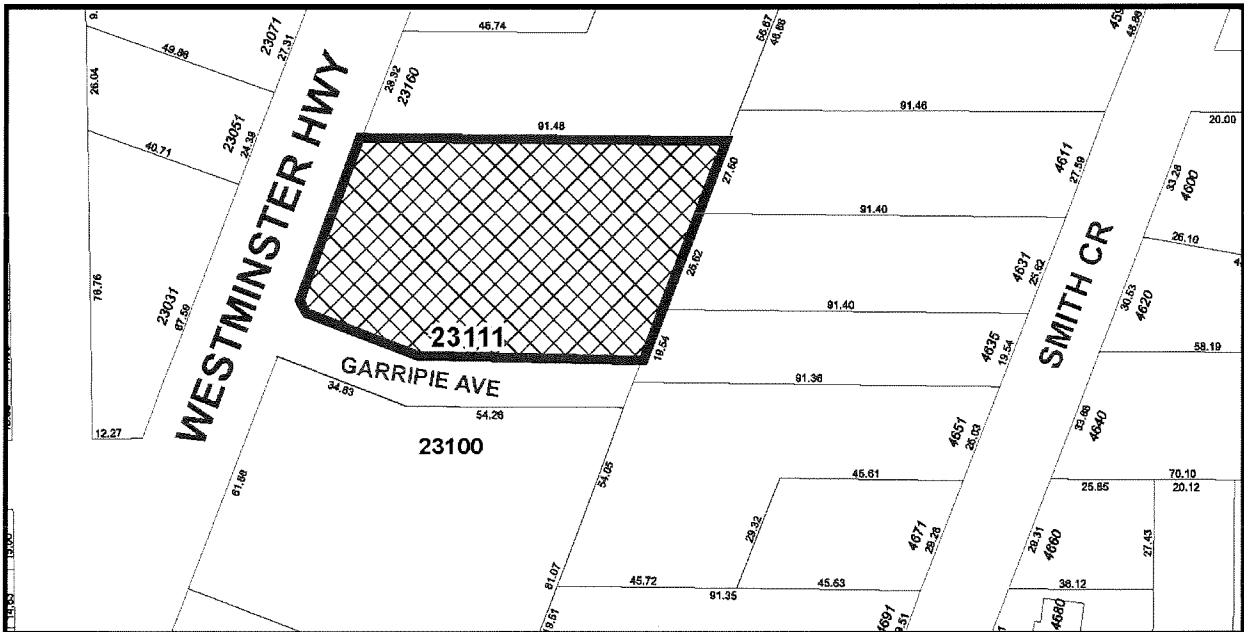
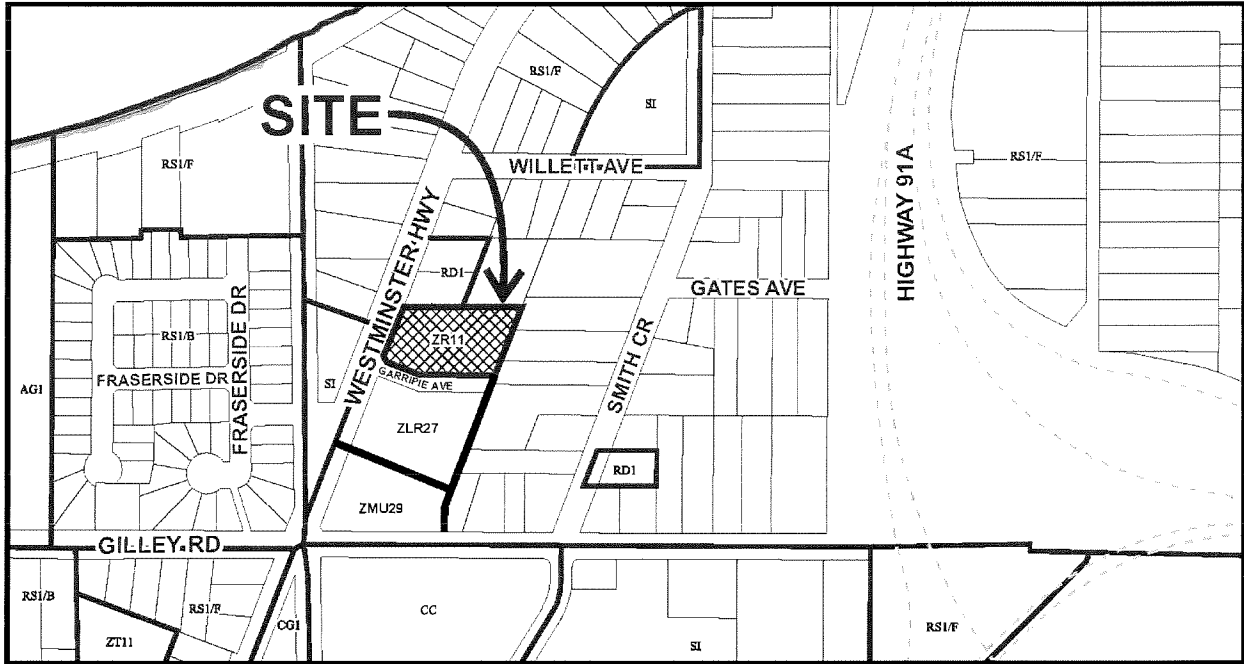
- Attachment 1: Location Map
- Attachment 2: Approved Design via DP 17-771210
- Attachment 3: Proposed Design
- Attachment 4: Survey of the proposed ESA

The following are to be met prior to forwarding this application to Council for consideration:

- Register an amendment to, or replacement of, the ESA covenant that is registered on the title of the subject property to replace its Schedule "A" Plan EPP75559 and Schedule "B" Plan EPP75726 with Plan EPP99756 in order to accommodate the proposed reallocation of ESA compensation area.



City of Richmond

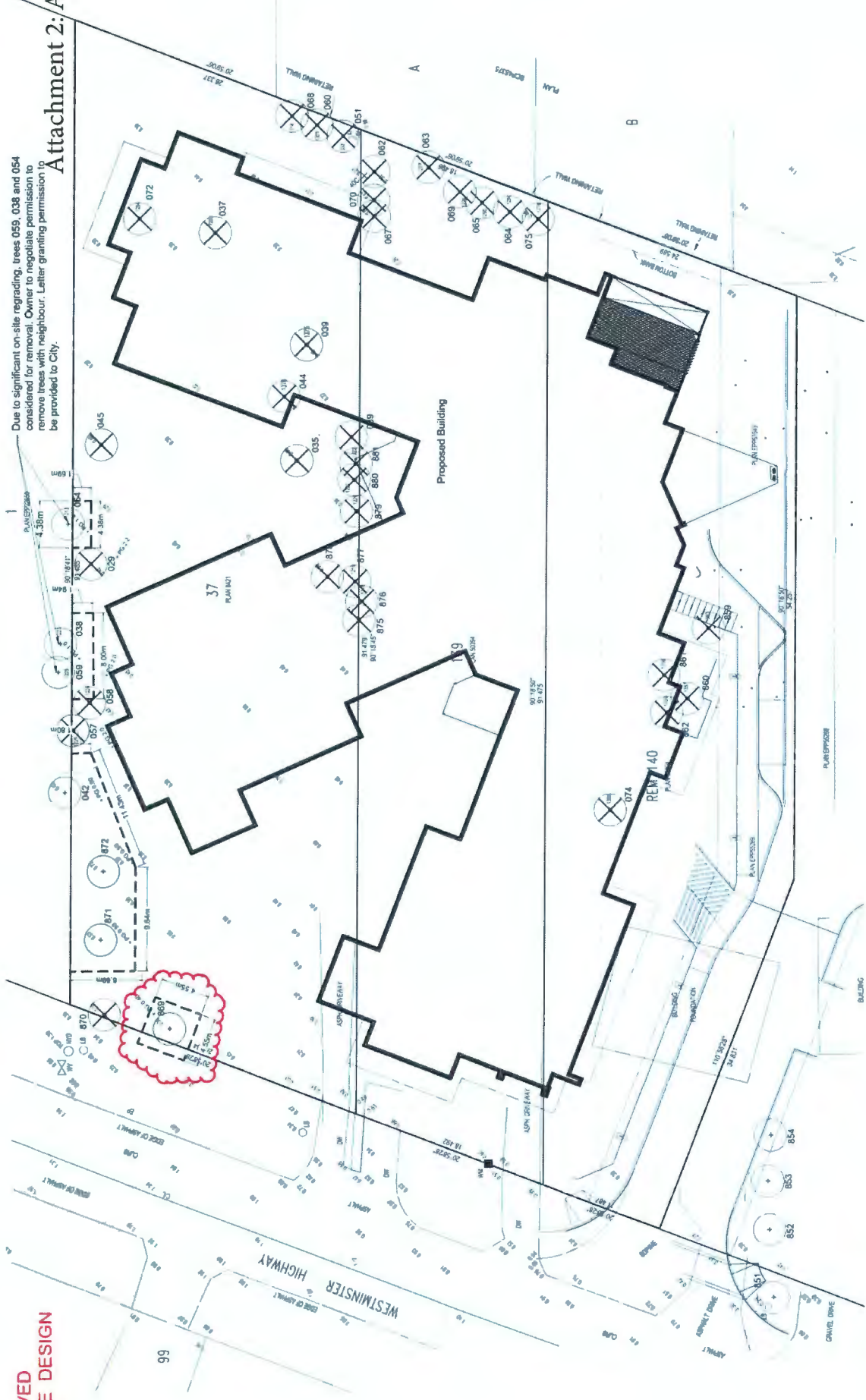


	<h2>DP 17-771210</h2>	<p>Original Date: 05/15/17 Revision Date: 07/14/20 Note: Dimensions are in METRES</p>
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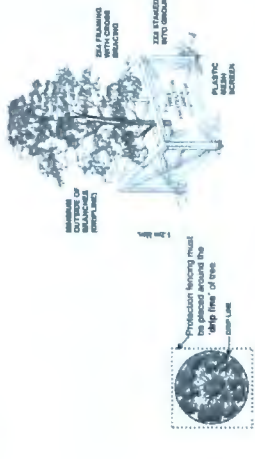
**DP APPROVED
LANDSCAPE DESIGN**

Attachment 2: Approved Design via DP 17-771210

Due to significant on-site regrading, trees 059, 038 and 054 considered for removal. Owner to negotiate permission to remove trees with neighbour. Letter granting permission to be provided to City.



1 TREE RETENTION PLAN
1:200



Tree Protection Dimension Table

Tree Diameter (cm)	Protection Radius (m)	Protection Diameter (m)
10	1.5	3.0
15	2.0	4.0
20	2.5	5.0
25	3.0	6.0
30	3.5	7.0
35	4.0	8.0
40	4.5	9.0
45	5.0	10.0
50	5.5	11.0
55	6.0	12.0
60	6.5	13.0
65	7.0	14.0
70	7.5	15.0
75	8.0	16.0
80	8.5	17.0
85	9.0	18.0
90	9.5	19.0
95	10.0	20.0
100	10.5	21.0
105	11.0	22.0
110	11.5	23.0
115	12.0	24.0
120	12.5	25.0
125	13.0	26.0
130	13.5	27.0
135	14.0	28.0
140	14.5	29.0
145	15.0	30.0
150	15.5	31.0
155	16.0	32.0
160	16.5	33.0
165	17.0	34.0
170	17.5	35.0
175	18.0	36.0
180	18.5	37.0
185	19.0	38.0
190	19.5	39.0
195	20.0	40.0
200	20.5	41.0
205	21.0	42.0
210	21.5	43.0
215	22.0	44.0
220	22.5	45.0
225	23.0	46.0
230	23.5	47.0
235	24.0	48.0
240	24.5	49.0
245	25.0	50.0
250	25.5	51.0
255	26.0	52.0
260	26.5	53.0
265	27.0	54.0
270	27.5	55.0
275	28.0	56.0
280	28.5	57.0
285	29.0	58.0
290	29.5	59.0
295	30.0	60.0
300	30.5	61.0
305	31.0	62.0
310	31.5	63.0
315	32.0	64.0
320	32.5	65.0
325	33.0	66.0
330	33.5	67.0
335	34.0	68.0
340	34.5	69.0
345	35.0	70.0
350	35.5	71.0
355	36.0	72.0
360	36.5	73.0
365	37.0	74.0
370	37.5	75.0
375	38.0	76.0
380	38.5	77.0
385	39.0	78.0
390	39.5	79.0
395	40.0	80.0
400	40.5	81.0
405	41.0	82.0
410	41.5	83.0
415	42.0	84.0
420	42.5	85.0
425	43.0	86.0
430	43.5	87.0
435	44.0	88.0
440	44.5	89.0
445	45.0	90.0
450	45.5	91.0
455	46.0	92.0
460	46.5	93.0
465	47.0	94.0
470	47.5	95.0
475	48.0	96.0
480	48.5	97.0
485	49.0	98.0
490	49.5	99.0
495	50.0	100.0

Trees shown as 'Removed Tree' existed on site during the first arborist review and report. Tree removals were documented by the arborist and surveyor in January 2017.

KEY	REF.	DESCRIPTION
---	2	TREE PROTECTION FENCE
---	L-02	

- Note:
- Contact Arborist (Austin Peterson, 604-882-0024, austin@wdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 - Read this plan together with the arborist report prepared by Austin Peterson. Revision 3, February 2, 2017.

2 TREE PROTECTION - CITY OF RICHMOND
Scale: NTS



DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604 688 8370 F: 604 688 8371 E: info@dc-arch.ca W: www.dc-arch.ca

L-02

DRAWING TITLE:
ARBORIST PLAN

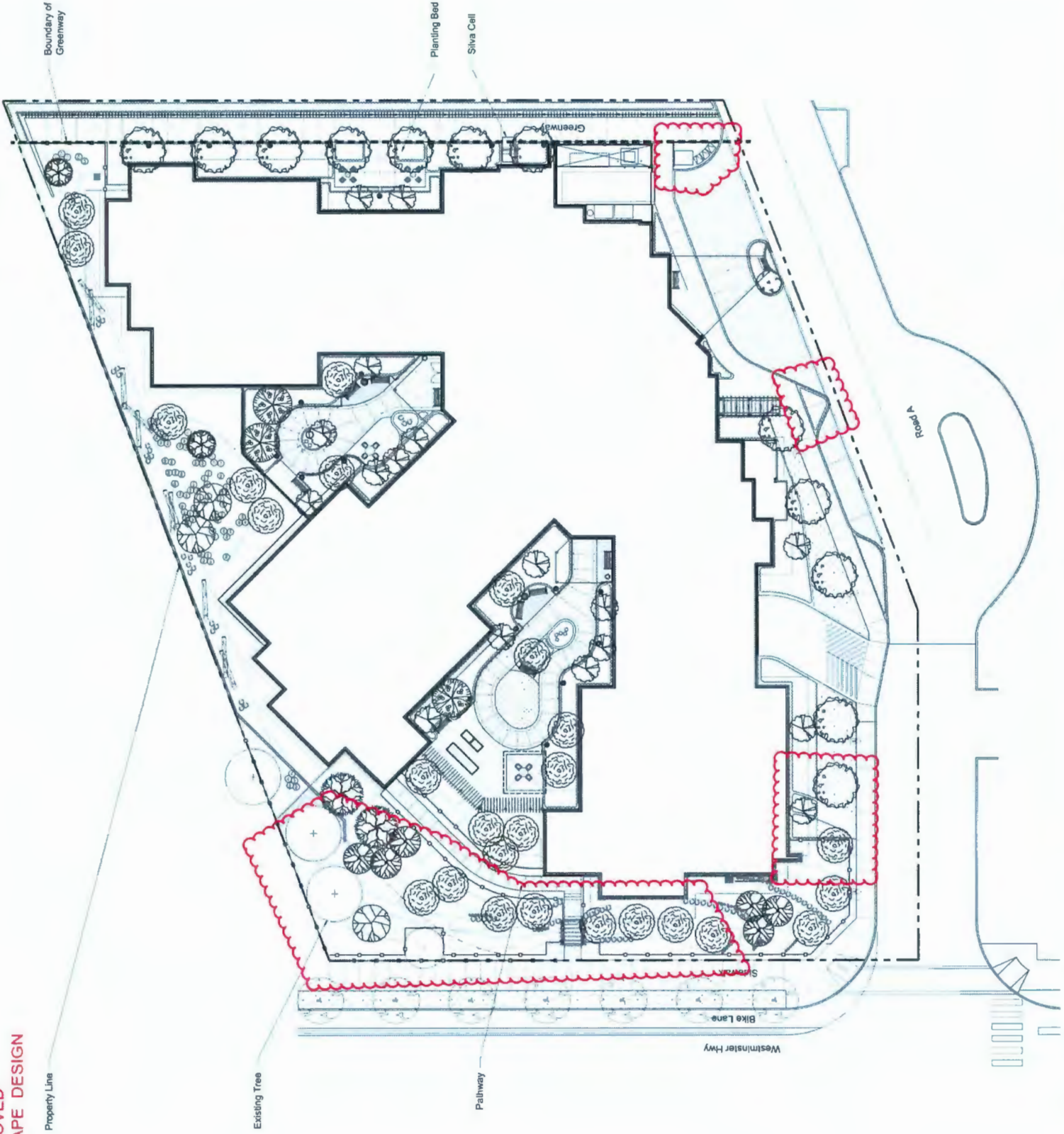
CLIENT:
TRELLIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
8	July 14/17	DP Re-submission
7	July 14/17	DP Submission
6	April 24/17	DP Submission
5	Feb 22/17	Arborist Plan Re-submission
4	Dec 20/16	Arborist Plan Re-submission

NOTES:
1. THIS DRAWING IS THE PROPERTY OF THE CITY OF RICHMOND AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RICHMOND.
2. THIS DRAWING IS THE PROPERTY OF THE CITY OF RICHMOND AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RICHMOND.
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DP APPROVED
LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE
TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS

TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS

ESA PLANT SCHEDULE - Westminster Frontage
TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS

TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS

ESA PLANT SCHEDULE - North Yard
TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS

TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
BT
MS
FS
CS
DS
AS



CONSULTANT
VAN DER ZANDT + ASSOCIATES INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.6370 F: 604.688.6371 E: info@vdz-arch.ca W: www.vdz-arch.ca

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.6370 F: 604.688.6371 E: info@dc-arch.ca W: www.dc-arch.ca

L-03B

DRAWING TITLE:
OVERALL TREE PLAN

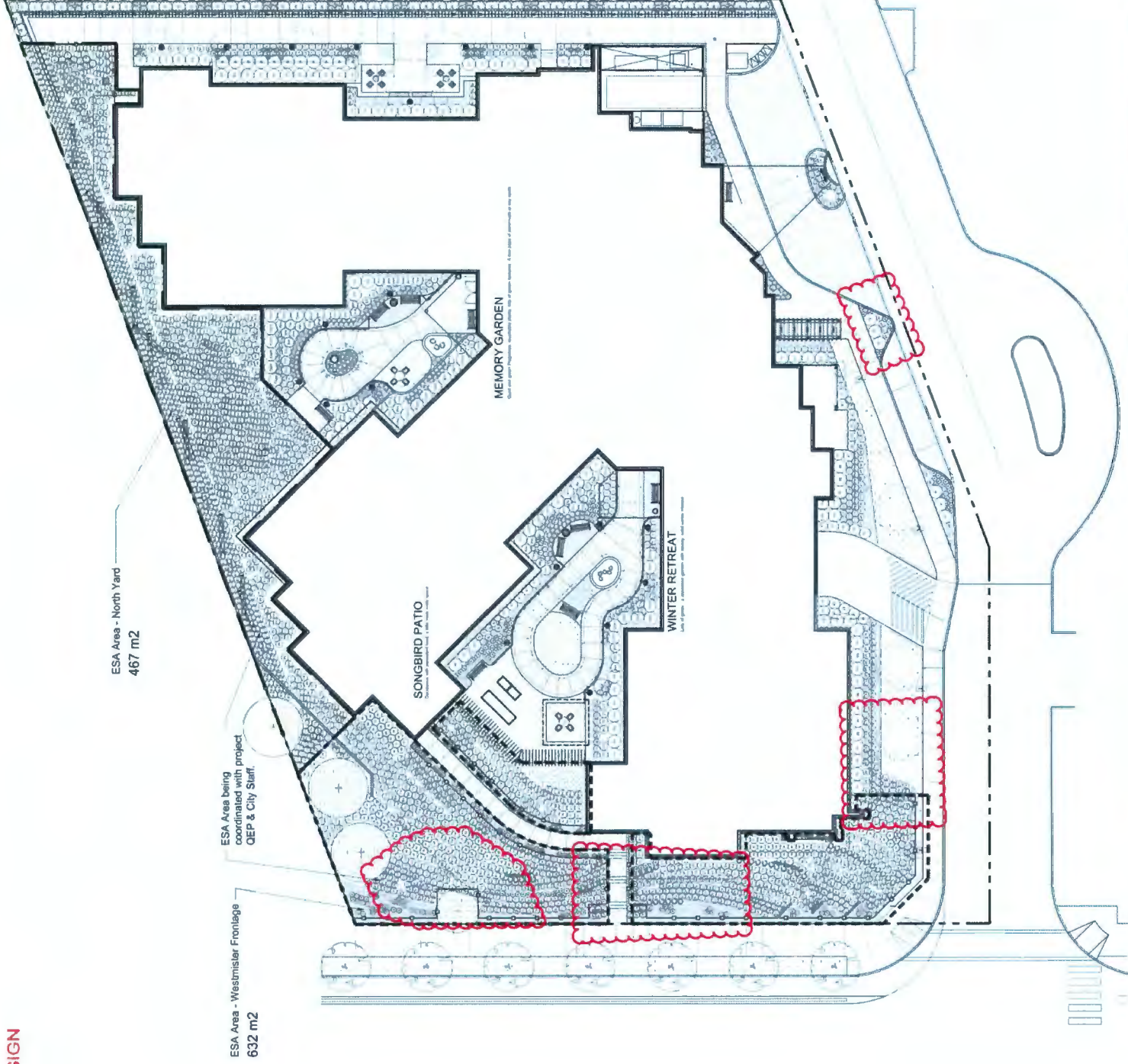
CLIENT:
TRELLIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
8	July 14/17	DP Re-submission
7	May 24/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 22/17	Advanced Plan Re-submission
4	Dec 20/16	Receiving Re-submission

NOTES:
THIS DRAWING IS A PRELIMINARY DESIGN AND THE PROPERTY OWNER/CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE DESIGN AS SHOWN AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE DESIGN OR THE USE OF THE DESIGN FOR ANY PURPOSES, INCLUDING FOR THE CONSTRUCTION OF THE PROJECT.

1 OVERALL SITE PLAN
Scale 1:200



NOTES:

1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
2. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
3. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
4. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
5. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
6. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
7. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
8. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.

PROJECT:

HAMILTON VILLAGE - Residential Care Facility

CLIENT:

TRELLIS SENIORS SERVICES

DRAWING TITLE:

PLANTING PLAN

L-05

REGULAR PLANT SCHEDULE

GRASSES SCHEDULE		COMMON NAME	QTY	SIZE	SPACING
G1	Stipa capensis	Stipa capensis	81	#1 Pot	800mm O.C.
G2	Stipa capensis	Stipa capensis	138	#1 Pot	450mm O.C.
G3	Stipa capensis	Stipa capensis	133	#1 Pot	450mm O.C.

SHRUBS SCHEDULE		COMMON NAME	QTY	SIZE	SPACING
S1	Prunella vulgaris	Prunella vulgaris	13	#2 Pot	1500mm O.C.
S2	Prunella vulgaris	Prunella vulgaris	169	#2 Pot	800mm O.C.
S3	Prunella vulgaris	Prunella vulgaris	39	#2 Pot	800mm O.C.
S4	Prunella vulgaris	Prunella vulgaris	79	#3 Pot	1200mm O.C.
S5	Prunella vulgaris	Prunella vulgaris	37	#2 Pot	800mm O.C.
S6	Prunella vulgaris	Prunella vulgaris	25	#3 Pot	1000mm O.C.
S7	Prunella vulgaris	Prunella vulgaris	26	#3 Pot	1000mm O.C.
S8	Prunella vulgaris	Prunella vulgaris	49	#2 Pot	800mm O.C.
S9	Prunella vulgaris	Prunella vulgaris	56	#2 Pot	800mm O.C.
S10	Prunella vulgaris	Prunella vulgaris	79	#5 Pot	1500mm O.C.

PERENNIALS		COMMON NAME	QTY	SIZE	SPACING
P1	Prunella vulgaris	Prunella vulgaris	94	#1 Pot	450mm O.C.
P2	Prunella vulgaris	Prunella vulgaris	18	15cm Pot	450mm O.C.
P3	Prunella vulgaris	Prunella vulgaris	64	#1 Pot	450mm O.C.
P4	Prunella vulgaris	Prunella vulgaris	21	#1 Pot	750mm O.C.
P5	Prunella vulgaris	Prunella vulgaris	17	#1 Pot	450mm O.C.
P6	Prunella vulgaris	Prunella vulgaris	3	#1 Pot	450mm O.C.

GROUNDCOVERS/VINES		COMMON NAME	QTY	SIZE	SPACING
GC1	Prunella vulgaris	Prunella vulgaris	43	#1 Pot	450mm O.C.
GC2	Prunella vulgaris	Prunella vulgaris	43	#1 Pot	450mm O.C.

ESA PLANT SCHEDULE - North Yard

SHRUBS SCHEDULE		COMMON NAME	QTY	SIZE	SPACING
S1	Prunella vulgaris	Prunella vulgaris	274	#1 Pot	800mm O.C.
S2	Prunella vulgaris	Prunella vulgaris	74	#1 Pot	800mm O.C.
S3	Prunella vulgaris	Prunella vulgaris	139	#1 Pot	800mm O.C.
S4	Prunella vulgaris	Prunella vulgaris	133	#1 Pot	1000mm O.C.
S5	Prunella vulgaris	Prunella vulgaris	35	#1 Pot	1000mm O.C.
S6	Prunella vulgaris	Prunella vulgaris	84	Plugs	1000mm O.C.
S7	Prunella vulgaris	Prunella vulgaris	42	#1 Pot	750mm O.C.

GROUNDCOVERS		COMMON NAME	QTY	SIZE	SPACING
GC1	Prunella vulgaris	Prunella vulgaris	84	#1 Pot	750mm O.C.
GC2	Prunella vulgaris	Prunella vulgaris	37	10cm Pot	750mm O.C.

ESA PLANT SCHEDULE - Westminster Frontage

SHRUBS SCHEDULE		COMMON NAME	QTY	SIZE	SPACING
S1	Prunella vulgaris	Prunella vulgaris	204	#1 Pot	800mm O.C.
S2	Prunella vulgaris	Prunella vulgaris	89	#1 Pot	1000mm O.C.
S3	Prunella vulgaris	Prunella vulgaris	149	#1 Pot	1200mm O.C.
S4	Prunella vulgaris	Prunella vulgaris	76	#1 Pot	1000mm O.C.
S5	Prunella vulgaris	Prunella vulgaris	133	#1 Pot	1000mm O.C.
S6	Prunella vulgaris	Prunella vulgaris	42	#1 Pot	1500mm O.C.

GROUNDCOVERS		COMMON NAME	QTY	SIZE	SPACING
GC1	Prunella vulgaris	Prunella vulgaris	210	Plugs	800mm O.C.
GC2	Prunella vulgaris	Prunella vulgaris	362	Plugs	800mm O.C.

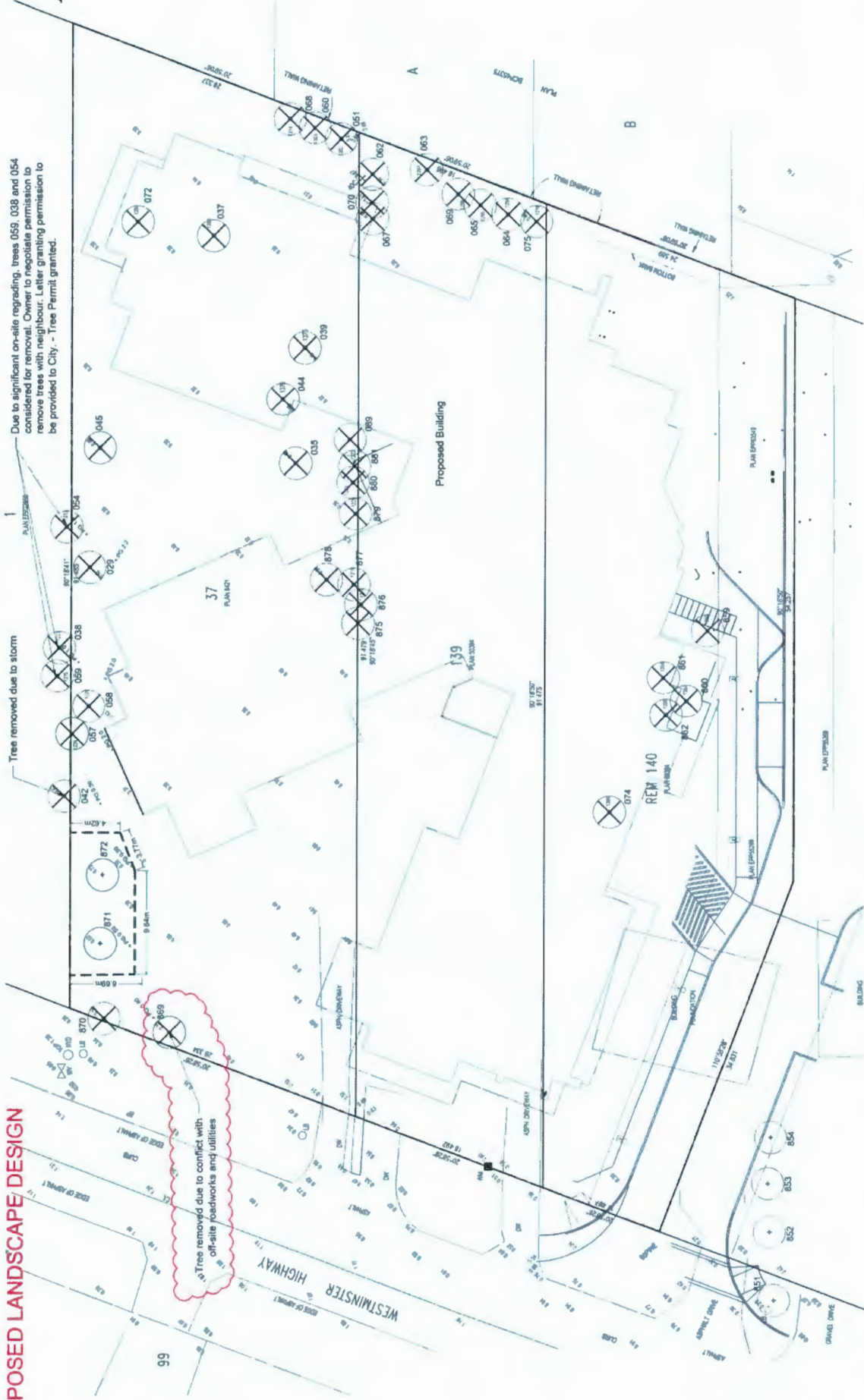
1. Plants in this plan are specified according to the Canadian Nursery Landscape Association (CNLA) standards for nursery stock and are to be installed in accordance with the specifications and quantities shown on this plan.
2. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
3. Topsoil shall be from a reputable source. A full analysis of the topsoil shall be required at the contractor's expense, subject to the landscape contractor's approval.
4. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
5. Topsoil shall be from a reputable source.
6. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
7. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
8. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.

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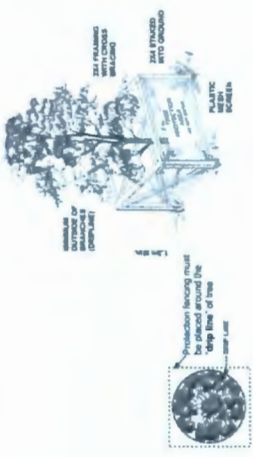
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PROPOSED LANDSCAPE DESIGN

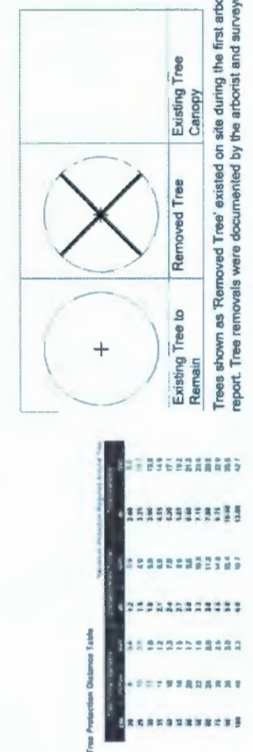
Attachment 3: Proposed changes



1 TREE RETENTION PLAN
12363



2 TREE PROTECTION - CITY OF RICHMOND
Scale: 1/12



KEY	REF.	DESCRIPTION
---	2	TREE PROTECTION FENCE
(X)	L-02	Removed Tree
(+)		Existing Tree to Remain
(Cross-hatch)		Existing Tree Canopy

Note:
1. Contact Arborist (Austin Peterson, 604-892-0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (Typ)
2. Read this plan together with the arborist report prepared by Austin Peterson. Revision 3, February 2, 2017



CONSULTANT
van der Zahn + associates inc.
1000 West Broadway, Suite 1000, Vancouver, BC V6C 3E8
Tel: 604.681.1111 Fax: 604.681.1112
www.vdz.ca

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
Tel: 604.808.8370 Fax: 604.808.8371
E: info@dcarch.ca W: www.dc-arch.ca

L-02

DRAWING TITLE:
ARBORIST PLAN

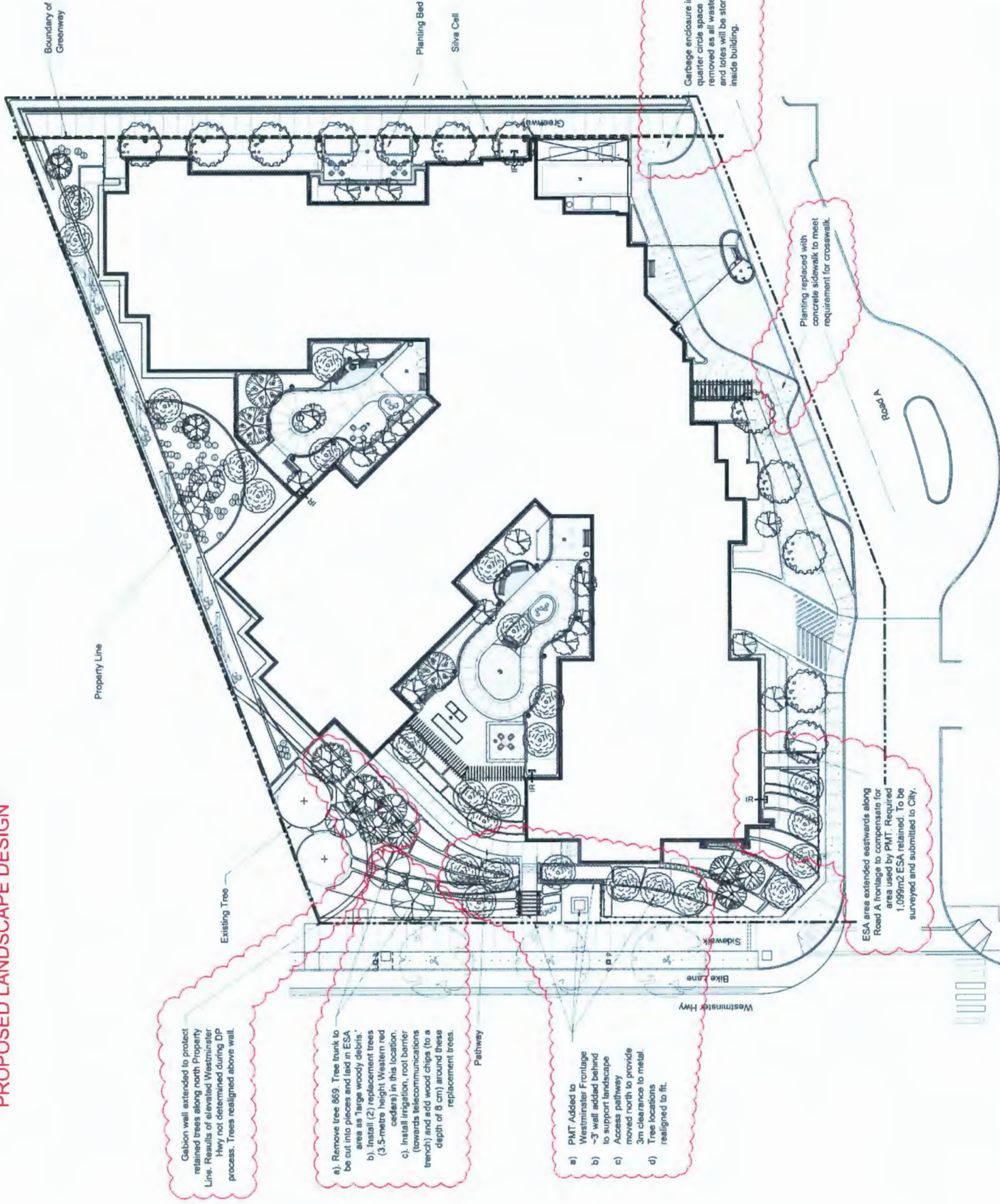
CLIENT:
TRELLIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
16	JUL 14/2020	Compliance Application (Rev. 1)
17	JAN 15/2020	Compliance Application
18	APR 05/20	LSM3 - Main Entrance Plaza paving
15	MAR 25/20	LSM2 - Entrance path on Westminster Hwy
14	APR 07/19	For Posts

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PROPOSED LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis thyoides	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella pennsylvanica	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

ESA PLANT SCHEDULE - Westminster Frontage

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis thyoides	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella pennsylvanica	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

ESA PLANT SCHEDULE - North Yard

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis thyoides	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella pennsylvanica	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

1 OVERALL SITE PLAN
Scale 1:200

NOTES:
1. THE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
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NO.	DATE	REVISION
18	Jul 14/2020	Compliance Assessment (Rev. 1)
17	Jun 15/2020	Client Meeting
16	Apr 28/20	Final Design
15	Mar 26/20	LSR3 - Main Entrance Plaza paving
14	Aug 07/19	Rev. Ficus

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
OVERALL TREE PLAN

L-03B

CONSULTANT:
with der Zahn + associates inc.
1727 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 804 688 8370 F: 804 688 8371 E: info@dzai.ca W: www.dzai.ca

DEREK CRAWFORD ARCHITECT INC.
1727 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 804 688 8370 F: 804 688 8371 E: info@dc-arch.ca W: www.dc-arch.ca



