



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 5, 2022

From: Wayne Craig
Director of Development

File: DP 18-825006

Re: **Application by Chunghwa Hotel Group Ltd. for a General Compliance Ruling at 2899 and 2888 Jow Street**

Staff Recommendation

That the attached plans involving changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan be considered to be in General Compliance with the approved Development Permit (DP 18-825006).

 for

Wayne Craig
Director of Development

WC:ke
Att. 5

Staff Report

Origin

Chunghwa Hotel Group Ltd. has requested a General Compliance ruling in relation to changes to landscaping to the issued Development Permit (DP 18-825006) for two hotels proposed to be developed at 2899 Jow Street (Hotel 1) and 2888 Jow Street (Hotel 2) “the subject site”. The Director of Chunghwa Hotel Group Ltd. is Mailin Chen. A location map of the subject properties is provided in Attachment 1.

The General Compliance application is in response to the decline in health and death of a grouping of 22 trees that are located in part on 2899 Jow Street (Hotel 1) and 9520 Beckwith Road that were identified for retention through previous applications. This group of trees is also contained within an Environmentally Sensitive Area (ESA). To facilitate revisions to the on-site landscaping as a result of this change in tree status, the following development applications have been identified:

- Consideration of a General Compliance ruling for 2899 and 2888 Jow Street to propose revisions to the approved landscaping in the issued Development Permit (DP 18-825006), covered in this report; and,
- Consideration of a modified Development Permit (DP 18-829207) proposal at 9520 Beckwith Road for revisions in response to the on-site tree issue. This existing Development Permit application will be brought forward to the Development Permit Panel at a future date.

The subject site of this General Compliance application, containing 2899 Jow Street (Hotel 1) and 2888 Jow Street (Hotel 2) are part of a multi-phase development that includes:

- To the north, a business centre building (office and light industrial uses) at 2788 Jow Street, which has been constructed and is nearing completion. This component of the project was rezoned (RZ 10-539048) and the Development Permit (DP 11-594571) issued on September 11, 2017.
- The subject sites, 2899 and 2888 Jow Street (Proposed Hotel 1 and Hotel 2 sites), are zoned “Light Industrial, Office and Hotel – Bridgeport Village (City Centre) (ZI10)”, which was rezoned through the above referenced rezoning (RZ 10-539048). The Development Permit (DP 18-825006) for this component of the project was issued on April 8, 2019.
- The Servicing Agreement (SA 12-611073) for the projects located at 2788, 2888 and 2899 Jow Street generally covers various works and improvements to Bridgeport Road and Beckwith Road, a new north-south road (Jow Street) and other related servicing and infrastructure works. These works covered through the Servicing Agreement are presently under construction. The proposed revisions as part of this General Compliance ruling does not impact works associated with this Servicing Agreement.
- The final phase includes proposed redevelopment of 9520 Beckwith Road for a mixed office and light industrial use building. The rezoning (RZ 18-821103) was granted 3rd reading on June 17, 2019. The Development Permit (DP 18-829207) for this project was endorsed by the Development Permit Panel on November 14, 2019. However, changes to the project, resulting in part from the on-site tree decline and death noted in this report,

will result in a modified proposal that will need to be considered by the Development Permit Panel at a future date.

A context map of this area is provided in Attachment 2.

Background

Development surrounding the subject site is as follows:

- To the north, is a site at 2788 Jow Street with a new multi-storey light industrial and office building under construction zoned “Light Industrial, Office and Hotel – Bridgeport Village (City Centre) (ZII0)”. The site at 9520 Beckwith Road (currently vacant) is zoned Single Detached (RS1/F) and subject to a rezoning and Development Permit application (RZ 18-821103; DP 18-829207) which is currently at third reading and proposes a mixed office and light industrial use building;
- To the east, is a commercial complex zoned “Auto-Oriented Commercial (CA)”;
- To the south, Bridgeport Road and Highway 99 corridor; and
- To the west, Highway 99 and approach to the Oak Street Bridge.

The following provides summary information about the grouping of trees located at 2899 Jow Street and 9520 Beckwith Road:

- There are a total of 22 trees on the edge of the sites subject to redevelopment (19 conifers and 3 deciduous) generally ranging in size from 20-60 cm calliper. 12 trees are located on 2899 Jow Street. 10 trees are located on 9520 Beckwith Road. A diagram showing the location of these trees is provided in Attachment 3.
- These trees are located in an area identified as ESA.
- Retention and protection of this grouping of trees was identified and secured through the prior approved rezoning and Development Permit application for 2899 and 2888 Jow Street for the trees located on 2899 Jow Street and the rezoning (currently at 3rd reading), and the in process Development Permit application for the trees located at 9520 Beckwith Road.
- The consulting arborist has assessed the current condition of this grouping of trees and confirmed that all 22 trees are dead standing trees, which are no longer suitable for retention. The consulting arborist’s monitoring reports identified an observed decline in health of these trees caused by excessive/pooling of water within the critical root zone resulting from surrounding existing grades and various site preparation and construction activities occurring on-site in the surrounding area outside of the ESA.
- The consulting arborist noted that installation of on-site drainage and other measures too alleviate the excessive water around these trees were pursued; however were not successful in preventing the decline in health and death of the trees.

Staff Comments

The proposed scope of the General Compliance ruling request for the subject site is limited to the landscape plans for the project. The current approved Development Permit landscape overview plan is contained in Attachment 4 for reference. The revised plans for this General Compliance ruling are contained in Attachment 5 and are consistent with the applicable sections of the

Official Community Plan (OCP) and compliant with the provisions of the “Light Industrial, Office and Hotel – Bridgeport Village (City Centre)(ZI10)” zoning.

Analysis

Summary of ESA Compensation and Tree Replacement Benchmarks

- In response to the death of the 22 trees (previously proposed to be retained) within the ESA, the following benchmarks have been established to inform the compensation and tree replacement plans:
 - Assessment and development of an ESA compensation plan will be required for both sites where tree death has occurred.
 - Compensation plan in the ESA must be equivalent in terms of ecological function, biodiversity and habitat area when compared to the previous proposal involving retention of the existing grouping of trees in the ESA.
 - A tree replacement ratio of 3:1 will apply, resulting in a total of 66 replacement trees to be provided.
 - All replacement trees are required to meet minimum tree replacement sizing requirements (8 cm calliper or 4 m in height) in compliance with the OCP and Tree Protection Bylaw 8057 regulations.
 - Upsizing of a minimum of one-third of replacement trees (i.e. 22 trees) above the minimum requirements is required to be undertaken.
- The ESA compensation plan and tree replacement as detailed in this report and as attached (see Attachment 5) complies with the above referenced benchmarks.
- A summary of tree compensation proposed in this report is outlined in in Table 1. Additional information on tree compensation details are provided in forthcoming sections of this report.

Table 1 – Tree Compensation Summary

Property	ESA Compensation Area	On-Site (Outside of ESA)	Total
2899 Jow Street	17 replacement trees <ul style="list-style-type: none"> • 6 @ 10 cm/5 m size • 11 @ 8 cm/4 m size 	10 replacement trees <ul style="list-style-type: none"> • 7 @ 10 cm/5 m size • 3 @ 8 cm/4 m size 20 existing trees upsized to 8 cm/4m	17 additional replacement trees 20 existing trees to be upsized
2888 Jow Street	N/A	23 replacement trees <ul style="list-style-type: none"> • 8 @ 10 cm/5 m size • 15 @ 8 cm/4 m size 28 existing trees upsized to 8 cm/4 m	23 additional replacement trees
9520 Beckwith Road (subject to future modified Development Permit)	14 replacement trees <ul style="list-style-type: none"> • 4 @ 10 cm/5m size • 10 @ 8cm/4 m size 	2 replacement trees @ 10 cm/5 m size	16 additional replacement trees
Total	31 replacement trees	35 replacement trees	66 additional replacement trees

Revised Compensation Approach for Impacted Trees in the ESA

- In response to the 22 trees that have died, a compensation replanting plan for the ESA has been developed by the project Qualified Environmental Professional (QEP) and landscape architect.
- The compensation replanting plan proposes 31 new trees to be planted within the ESA to form a clustering of trees similar in location to the trees previously identified for retention. The new proposed trees consist of native species. Native planting groundcovers and shrubs are also proposed within the ESA compensation area. A breakdown of the tree replacement locations is as follows:
 - 17 replacement trees located on 2899 Jow Street.
 - 14 replacement trees located on 9520 Beckwith Road.
- The planting density of new native trees species, shrubs and groundcovers complies with objectives of the ESA to provide for native biodiversity and habitat for local wildlife.
- The compensation plan also includes the retention of 5 existing trees that have died as wildlife trees, which will add further biodiversity and wildlife habitat to the ESA compensation plan. The project arborist conducted an assessment of these 5 trees and has confirmed their suitability for recommended retention as wildlife trees in the ESA compensation plan. Necessary works (i.e., removal of large branches and topping of trees at a safe height), as recommended by the project arborist, to incorporate these 5 trees as wildlife trees will be undertaken as part of the overall works required for the ESA compensation area.
- All replacement tree plantings meet minimum sizing requirements (8 cm calliper or 4 m in height).
- 10 trees of the 31 trees to be planted within the ESA compensation area will be upsized to a minimum of 10 cm calliper.
- The consulting arborist and QEP have confirmed that the existing grade of the ESA containing the grouping of trees and limited drainage infrastructure resulted in excessive amounts of standing water that primarily led to the decline and death of these trees. To address this issue, the ESA compensation plan proposes to raise the grade of this area to match the prevailing final grades at 2899 Jow Street and 9520 Beckwith Road.
- For areas located outside of the ESA compensation plan area, on-site servicing and drainage plans for both 2899 Jow Street and 9520 Beckwith Road will ensure all storm water is captured and drained into the applicable City storm drainage system so that situations of potential standing water do not occur.
- A wood split post/rail fence with a maximum height of 1.5 m is proposed around the ESA restoration area and is to be designed to minimize any impacts to the naturalized planted areas and also incorporate information signage identifying it as a naturalized, no disturbance area containing native plantings. The installation of permanent fencing around the ESA restoration works is recommended to demarcate it as a naturalized area and allow for limited maintenance and monitoring as identified by the project QEP. The final detailed design of the permanent fencing is to be provided prior to the application being forwarded to Council for consideration.

Assessment of the Proposed Revised ESA Compensation Plan

- The project's QEP assessed the change in the ESA compensation plan in response to the death of 22 trees previously identified for retention. The QEP has also confirmed that due to changes to the existing site conditions, it is not feasible to restore conditions within the ESA

to pre-disturbance conditions. The revised ESA compensation plan, involving the replanting of 31 trees and accompanying shrubs/groundcovers with native species trees and plantings, provides for a restoration and replanting plan that will result in the reestablishment of habitat area that will provide equivalent biodiversity and ecological function in the ESA.

- The ESA compensation plan outlined in this General Compliance report will result in ESA compensation similar and equal to what was secured through previous development applications on the subject sites.

Additional Landscape Compensation and Enhancements on 2899 and 2888 Jow Street (Outside of ESA)

- The limited area within the ESA, located on 2899 Jow Street and 9520 Beckwith Road, restricts the ability to implement all 66 replacement plantings in this single area. The proposed 31 native species replacement trees, accompanying scrubs/groundcovers and 5 retained wildlife trees within the ESA results in a balance of 35 additional replacement trees to be provided in areas outside of the ESA. As a result, the revised landscaping proposal associated with this General Compliance ruling is proposing a number of additional tree plantings on-site and other landscape enhancements beyond what was approved in the issued Development Permit.
- 2899 Jow Street – 10 additional replacement trees are proposed to be implemented in the landscape plan. 3 are sized to meet the minimum sizing requirements specified in the OCP and Tree Protection Bylaw 8057 and 7 are upsized (10 cm calliper or 5 m height), providing additional enhancements.
- 2888 Jow Street – 23 additional replacement trees are proposed to be implemented in the landscape plan. 15 are sized to meet the minimum sizing requirements specified in the OCP and Tree Protection Bylaw 8057 and 8 are upsized (10 cm calliper or 5 m height), providing additional enhancements.
- The replacement trees at 2899 and 2888 Jow Street are located in existing landscaped areas where the planting arrangement and density has been adjusted to accommodate the additional trees.
- Additional enhancements being proposed by the applicant involves existing trees in the approved landscape plan of the issued DP to accommodate the following:
 - Upsizing of 48 trees to 8 cm calliper or 4 m height (from 6 cm calliper/3 m height).

Monitoring, Maintenance and Performance Provisions

- ESA monitoring and maintenance provisions specified by the QEP includes a long-term 5 year plan to ensure establishment and survivorship of the replacement plantings and related works covered in the compensation plan. The QEP has also specified provisions for manual irrigation of the restoration areas following planting as part of the monitoring and maintenance provisions for the site. Confirmation of manual irrigation services to be provided for the ESA compensation works, once installed, will be provided prior to forwarding this application to Council.
- Subject to the outcome of the General Compliance ruling for 2899 & 2888 Jow Street and modified Development Permit for 9520 Beckwith Road, the restoration works and plantings associated with the ESA compensation plan for 2899 Jow Street and 9520 Beckwith Road is planned to be undertaken at the same time and constructed as one project confirmed through the QEP's Construction Environmental Management Plan (CEMP).

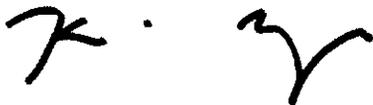
- Prior to the General Compliance being forwarded to Council the applicant shall provide the following:
 - A \$31,604 Letter of Credit will be secured for ESA compensation plan works located on 2899 Jow Street and 9520 Beckwith Road.
 - A \$50,308 Letter of Credit will be secured for the additional landscape works and enhancements at 2899 and 2888 Jow Street.
- The above amounts are in addition to the Letters of Credit for 2899 Jow Street (\$284,990) and 2888 Jow Street (\$289,323), which were secured as part of the issued Development Permit and are currently being held by the City.

Modified Development Permit Proposal – 9520 Beckwith Road

- Based on the death of the 22 trees previously proposed for retention, the applicant understands that the Development Permit (DP 18-829207) that was endorsed by the Development Permit Panel on November 14, 2019 will need to be modified and brought back for consideration to address the following issues, including but not limited to:
 - Confirm tree replacement and plantings within the ESA located on 9520 Beckwith Road consistent with the ESA compensation plan proposed as part of this General Compliance request.
 - Secure ESA compensation plantings on other areas of this site outside of the ESA, consistent with the rezoning.

Conclusions

Chunghwa Hotel Group Ltd. has requested a General Compliance ruling for the proposed changes to tree replacement and compensation planting, resulting from the death of a grouping of 22 trees located on 2899 Jow Street and 9520 Beckwith Road. The proposed landscape modifications outlined in this report are within the scope of General Compliance Guidelines and will apply to the site located at 2899 and 2888 Jow Street. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Kevin Eng
Planner 3

KE:cas

Attachment 1: Location Map

Attachment 2: Surrounding Development Context Map

Attachment 3: Trees Located on 2899 Jow Street and 9520 Beckwith Road

Attachment 4: Current Approved Development Permit Plan – Landscape Overview

Attachment 5: Proposed Landscape Plan Revisions

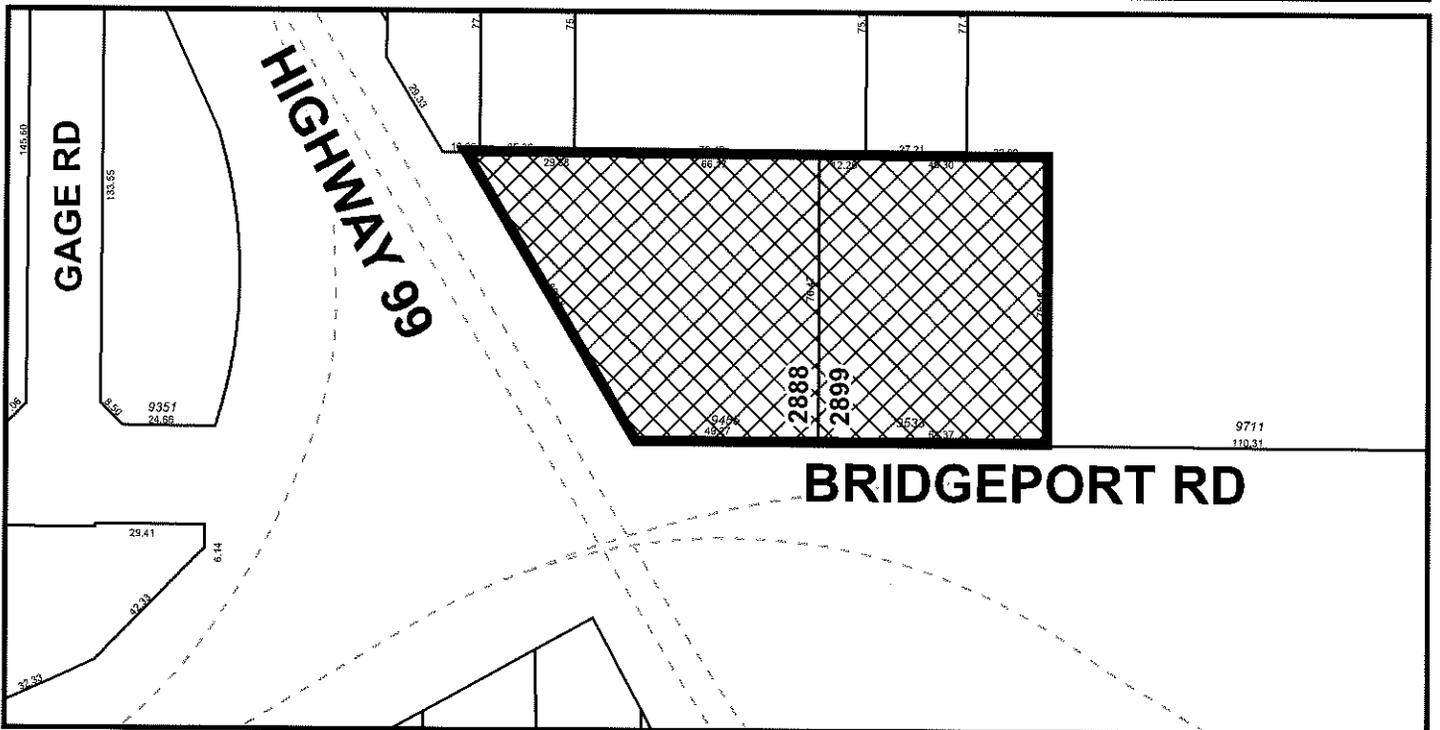
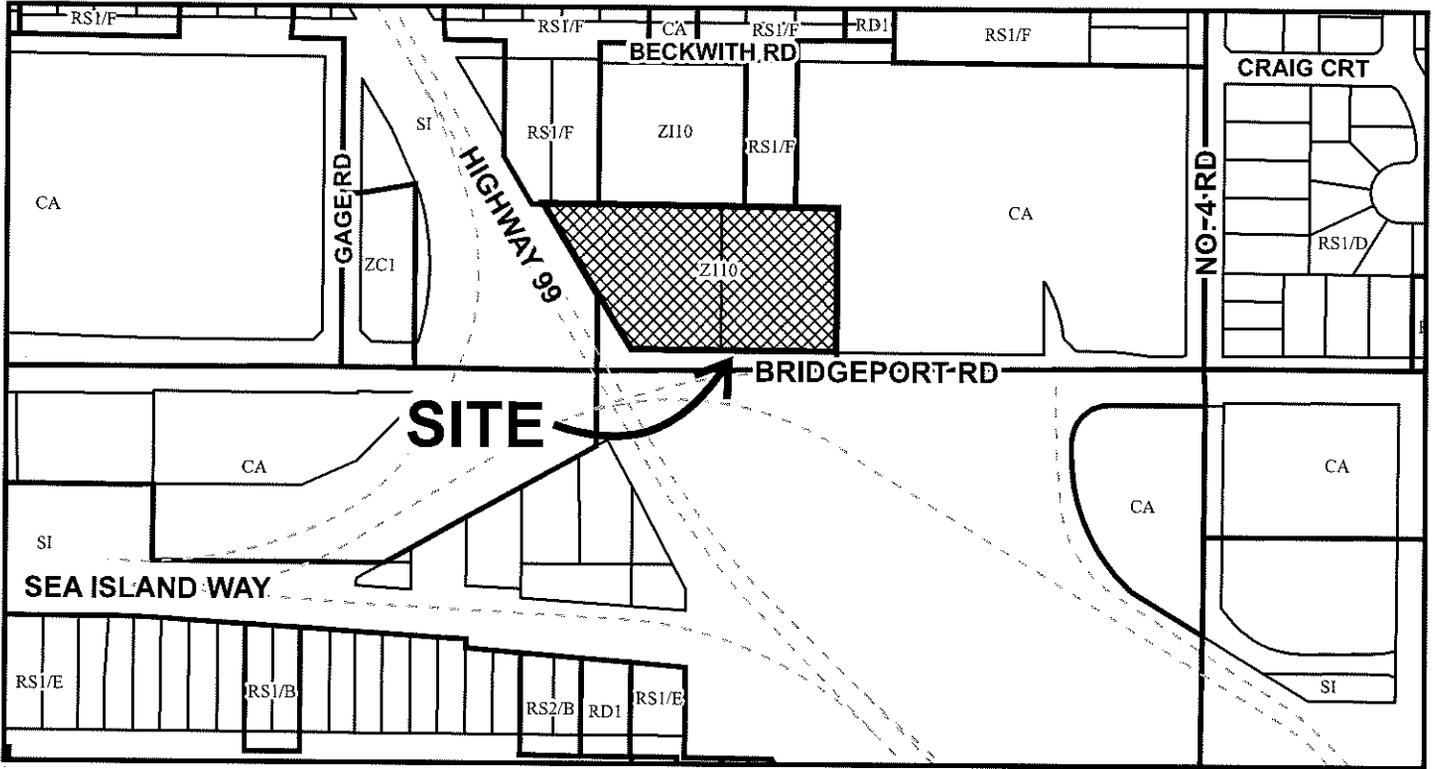
The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit or other form of security acceptable to the City for ESA compensation plan works at 2899 Jow Street and 9520 Beckwith Road in the amount of \$31,604. To accompany the landscaping security, a legal agreement that sets the terms for release of the security, must be entered into between the applicant and the City.

- Receipt of a Letter-of-Credit or other form of security acceptable to the City for additional landscape plantings and enhancement works at 2899 and 2888 Jow Street in the amount of \$50,308. To accompany the landscaping security, a legal agreement that sets the terms for release of the security, must be entered into between the applicant and the City.
- Submission and approval of a permanent fence design around the ESA compensation/restoration plan area located on 2899 Jow Street and 9520 Beckwith Road to identify it as a naturalized, no disturbance area. Fence detail criteria are as follows:
 - Minimal impacts to the restored, naturalized area.
 - Split wood post and rail design at a maximum height of 1.5 m.
 - Incorporate signage to identify as a naturalized, no disturbance area containing native plant species.
 - Allows for monitoring and limited maintenance of the naturalized area as recommended by the QEP, once restoration works are complete.
- Submission and approval of the following documents from the project QEP:
 - Construction Environmental Management Plan for the ESA compensation plan works for 2899 Jow Street and 9520 Beckwith Road.
 - Document outlining the monitoring, irrigation, maintenance and performance provisions associated with the ESA compensation plan for 2899 Jow Street and 9520 Beckwith Road, once works have been completed.
- Submission of confirmation (i.e., contract or other information acceptable to the City) of the contractor responsible for manual irrigation of the ESA restoration works, once planted and in coordination with the recommendations on the project QEP.



City of Richmond



DP 18-825006

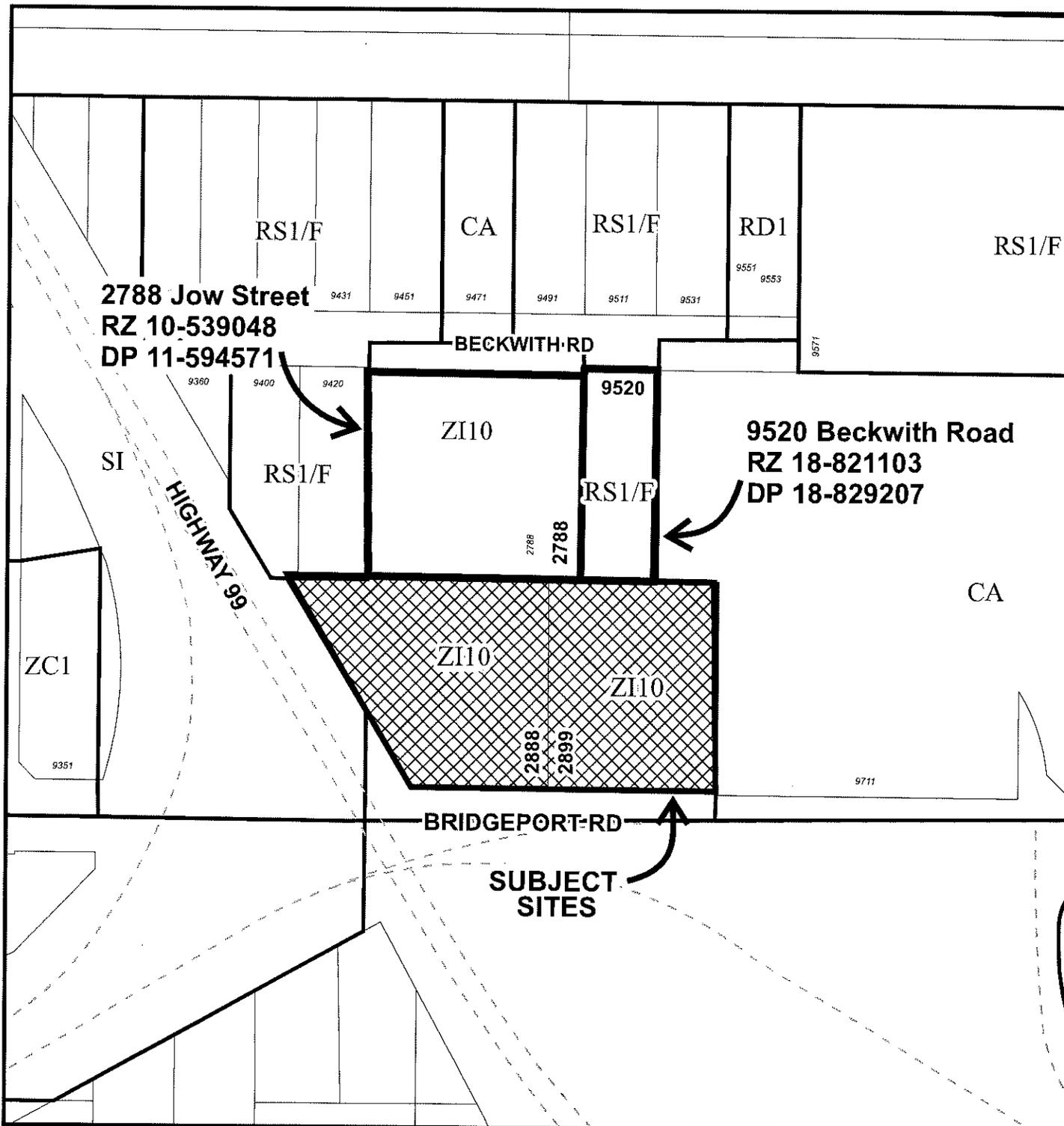
Original Date: 09/28/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



Surrounding Development Context Map

Original Date: 09/28/22

Revision Date:

Note: Dimensions are in METRES

4.0 SITE OBSERVATIONS



FIG. 1 - Aerial View of Risk Assessment Area

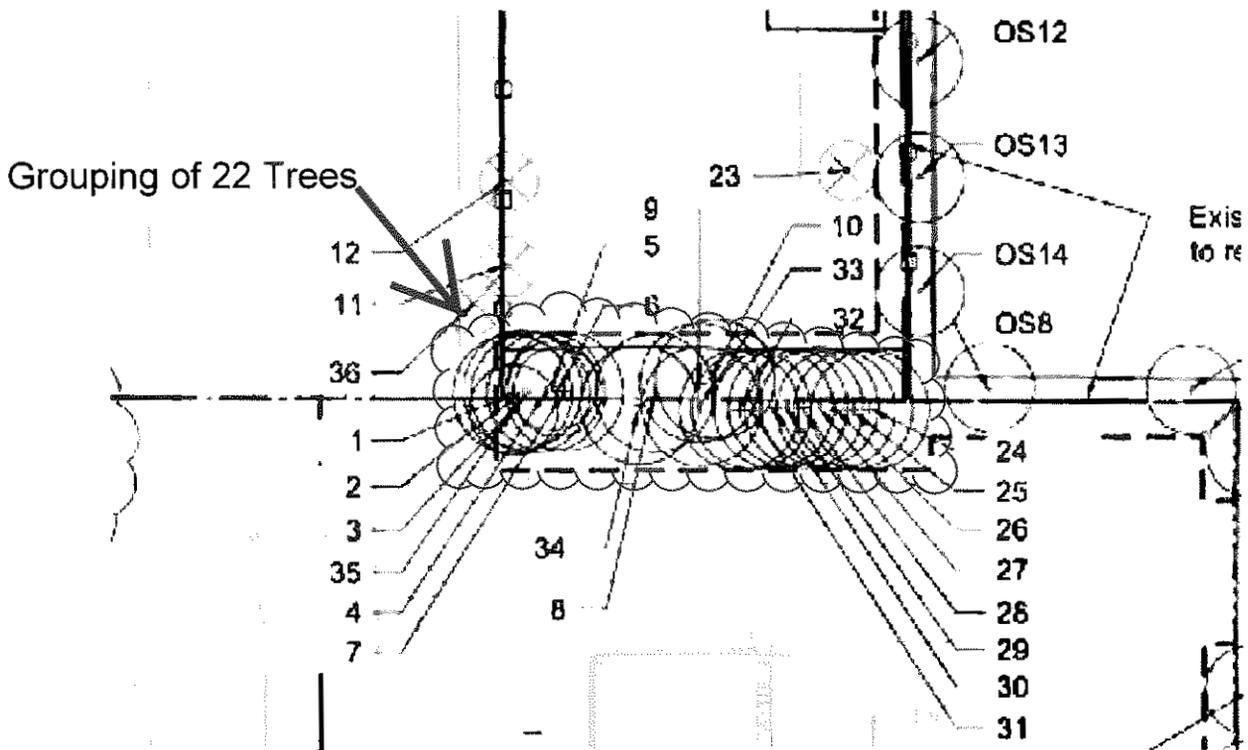
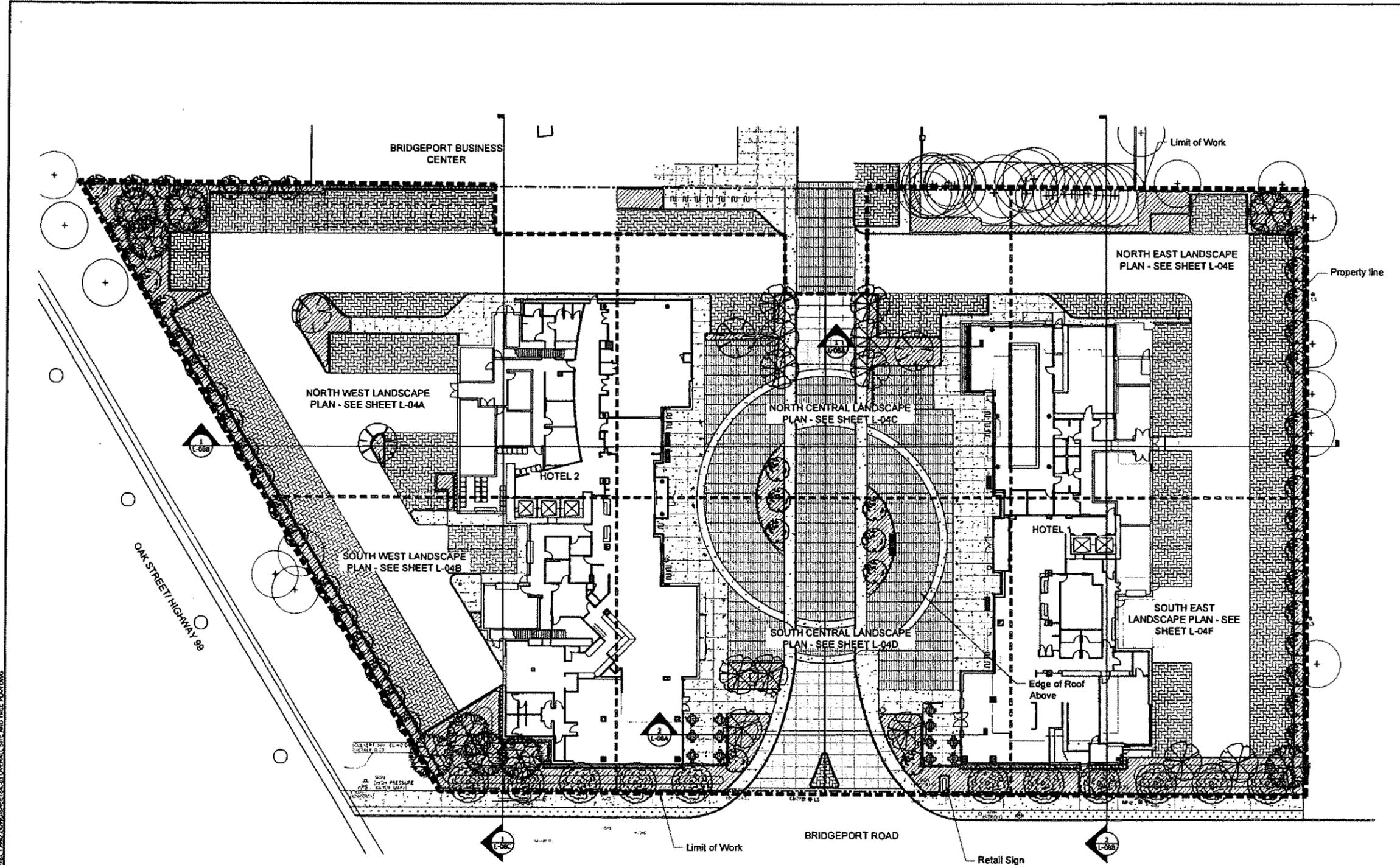


FIG. 2 - Site map indicating location of subject trees

Attachment 4 - Current Approved Development Permit Plan Landscape Overview

van der Zalm + associates inc.
 Parks & Recreation • Civil Engineering
 Urban Design • Landscape Architecture
 Suite 1, 20177 87th Avenue | P. 604.882.0204
 Langley, British Columbia | F. 604.882.0242
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No.	By	Description	Date
6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
4	AD	Issued for 50% GP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project: Bridgeport Hotel 1 and 2

Location: 9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD

Checked: MVDZ

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: 1:250

TREE LEGEND

				Th
Acer rubrum	Populus tremula 'Erecta'	Prunus x yedoensis 'Akebono'	Robinia pseudoacacia 'Frisia'	

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	11	Acer rubrum	Red Maple	B&B; 6cm cal.; 1.8m std.	Per Plan
See Legend	48	Populus tremula 'Erecta'	Swedish Aspen	B&B; 6cm cal.; 3.0m Ht.	Per Plan
See Legend	12	Prunus x yedoensis 'Akebono'	Daybreak Cherry	B&B; 6cm cal.; 1.2m std.	Per Plan
See Legend	4	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	B&B; 6cm cal.; 1.2m std.	Per Plan
See Legend	9	Thuja plicata	Western Red Cedar	B&B; 5.0m Ht.; Single leader	Per Plan

Drawing Title: OVERALL SITE AND TREE PLAN



VDZ Project #: DP2018-33

Drawing #: L-03

1:250 0 5 10 15 20 25 30 35 40

DP 18-325006-91

ATTACHMENT 5 - Proposed Landscape Plan Revisions



HOTEL 1

TREE LEGEND

Trees planting provided on existing DP for hotel 1

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 6	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal., 1.8m std.	Per Plan
See Legend 3	3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 6cm cal.	Per Plan
See Legend 20	20	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal., 4.0m Ht.	Per Plan
See Legend 4	4	Pinus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend 3	3	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	36				

TREE LEGEND

Trees added to hotel 1 for ESA tree removal compensation

HOTEL 1 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 1	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal., 1.8m std.	Per Plan
See Legend 2	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend 4	4	Picea glauca	White Spruce	B&B: 5.0m Ht.	Per Plan
See Legend 3	3	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal., 4.0m Ht.	Per Plan
TOTAL	10				

HOTEL 2

TREE LEGEND

Trees planting provided on existing DP for hotel 2

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 5	5	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal., 1.8m std.	Per Plan
See Legend 4	4	Carpinus betulus	European Hornbeam	B&B: 6cm cal., 1.2m std.	Per Plan
See Legend 6	6	Picea omorika 'Bruna'	Bruna Spruce	B&B: 3.0m Ht.; Single leader	Per Plan
See Legend 28	28	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal., 4.0m Ht.	Per Plan
See Legend 4	4	Pinus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend 5	5	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	62				

TREE LEGEND

Trees added to hotel 2 for ESA tree removal compensation

HOTEL 2 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 1	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal., 1.8m std.	Per Plan
See Legend 4	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend 3	3	Picea glauca	White Spruce	B&B: 5.0m Ht.	Per Plan
See Legend 5	5	Picea omorika 'Bruna'	Bruna Spruce	B&B: 4.0m Ht.	Per Plan
See Legend 10	10	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal., 4.0m Ht.	Per Plan
TOTAL	23				

9520 BECKWITH

TREE LEGEND

Trees planting provided on existing DP for 9520 Beckwith Road

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend 3	3	Acer campestre	Hedge Maple	B&B: 6cm cal., 3.0m Ht.	Per Plan	
See Legend 6	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal., 1.8m std.	Per Plan	
See Legend 3	3	Pinus contorta	Shore Pine Spedimen	B&B: 4.0m Ht.; Single leader	Per Plan	Contractor to submit photos for approval prior to installation
See Legend 3	3	Pinus virginiana	Choke Cherry	B&B: 6cm cal., 1.2m std.	Per Plan	
See Legend 4	4	Street Tree		B&B: 7cm cal., 1.8m std.	Per Plan	By city
TOTAL	19					

TREE LEGEND

Trees added to 9520 Beckwith Road for ESA tree removal compensation

9520 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend 2	2	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal., 1.8m std.	Per Plan	
TOTAL	2					

Tree replacement summary:
 31 Trees in ESA Area (Refer to Environmental Drawings)
 2 Additional trees on 9520 Beckwith Road
 10 Additional trees on Hotel Site 1
 23 Additional trees on Hotel Site 2
 66 Additional trees Total

ESA AREA

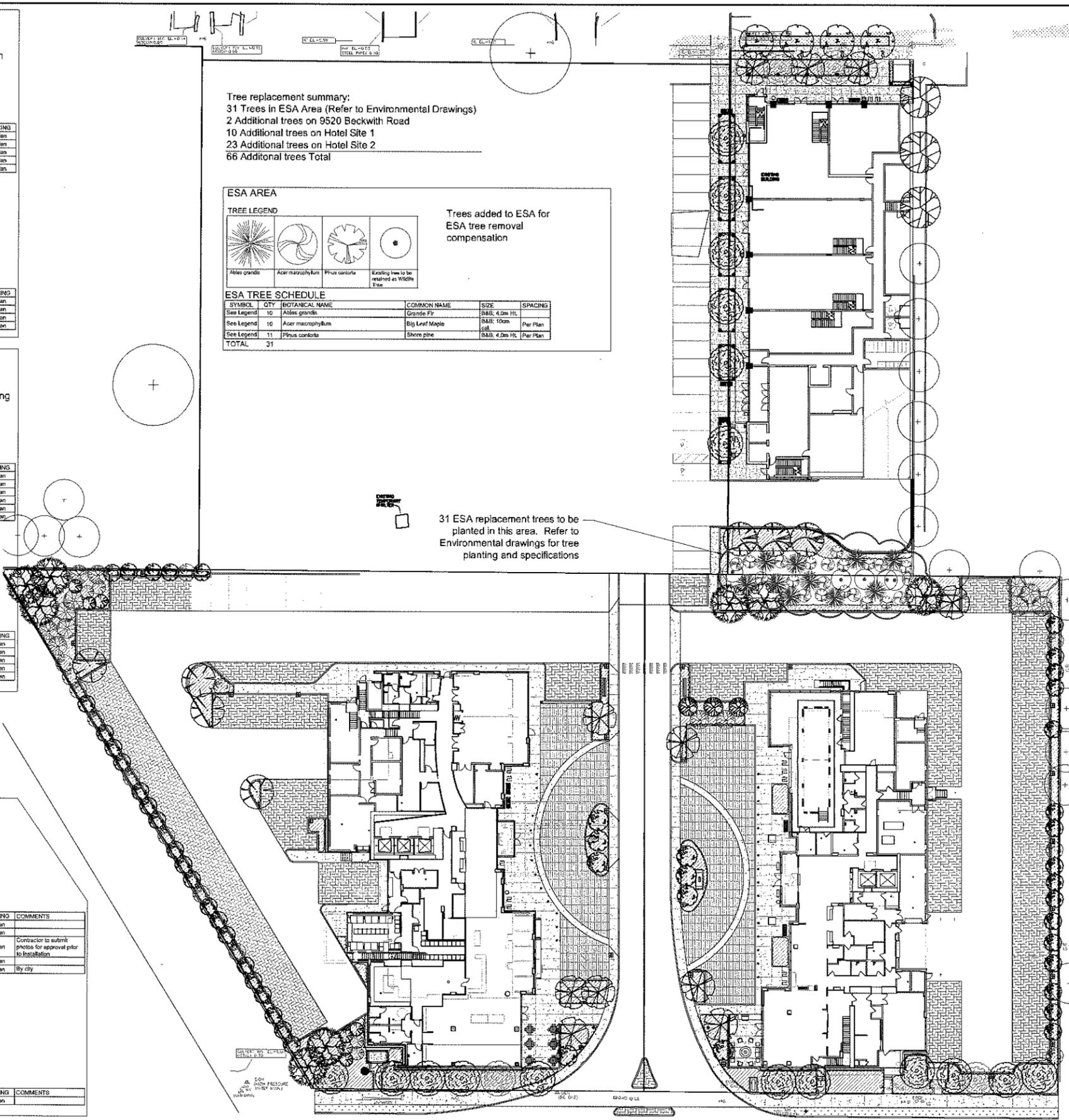
TREE LEGEND

Trees added to ESA for ESA tree removal compensation

ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 10	10	Abies grandis	Grande Fir	B&B: 4.0m Ht.	Per Plan
See Legend 10	10	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend 11	11	Pinus contorta	Shore pine	B&B: 4.0m Ht.	Per Plan
TOTAL	31				

31 ESA replacement trees to be planted in this area. Refer to Environmental drawings for tree planting and specifications



REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 8, 2022
2	AD	Issued for Tree Addition	March 14, 2022
1	AD	Issued for Review	March 11, 2022

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date
Project: Bridgeport Hotel 1 and 2			
Location: 9533 Bridgeport Rd & 9455 Bridgeport Rd			

Drawn: AD

Checked: AD

Approved: MVDZ

Scale: 1:300

Stamp:

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS OR APPROVALS MUST BE PROVIDED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

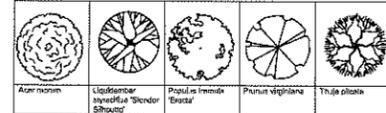
Drawing Title: ADDITIONAL TREE PLANTING

VZ Project #: DP2018-33

Drawing #: LCP-01

HOTEL 1

TREE LEGEND

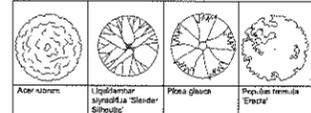


Trees planting provided on existing DP for hotel 1

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 1	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal., 1.8m ald.	Per Plan
See Legend 2	3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 6cm cal.	Per Plan
See Legend 3	20	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal., 4.0m Ht.	Per Plan
See Legend 4	4	Pinus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend 5	3	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	36				

TREE LEGEND



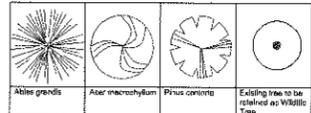
Trees added to hotel 1 for ESA tree removal compensation

HOTEL 1 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 1	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal., 1.8m ald.	Per Plan
See Legend 2	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend 3	4	Pinus glauca	White Spruce	B&B: 5.0m Ht.	Per Plan
See Legend 4	3	Populus tremula 'Erecta'	Swedish Aspen	B&B: 2cm cal., 4.0m Ht.	Per Plan
TOTAL	10				

HOTEL 1 - ESA AREA

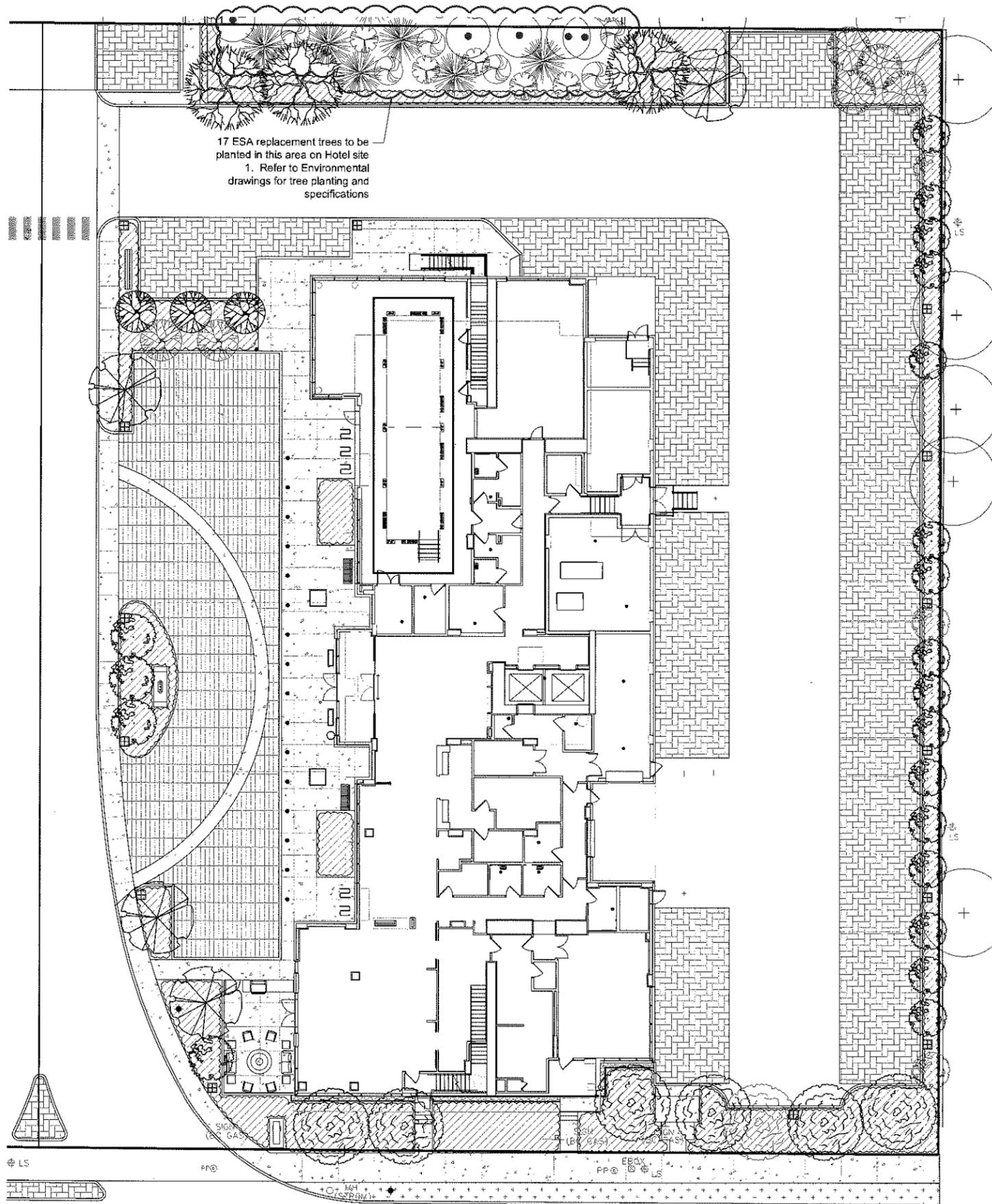
TREE LEGEND



Trees added to ESA on Hotel 1 Site for ESA tree removal compensation

ESA TREE SCHEDULE - HOTEL 1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend 1	6	Abies grandis	Grande Fir	B&B: 4.0m Ht.	
See Legend 2	6	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend 3	5	Pinus contorta	Shore pine	B&B: 4.0m Ht.	Per Plan
TOTAL	17				



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 Langley, British Columbia F: 604.882.0042
 V1M 4B9 info@vanzalm.ca



No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 8, 2022
2	AD	Issued for Tree Addition	March 14, 2022
1	AD	Issued for Review	March 11, 2022

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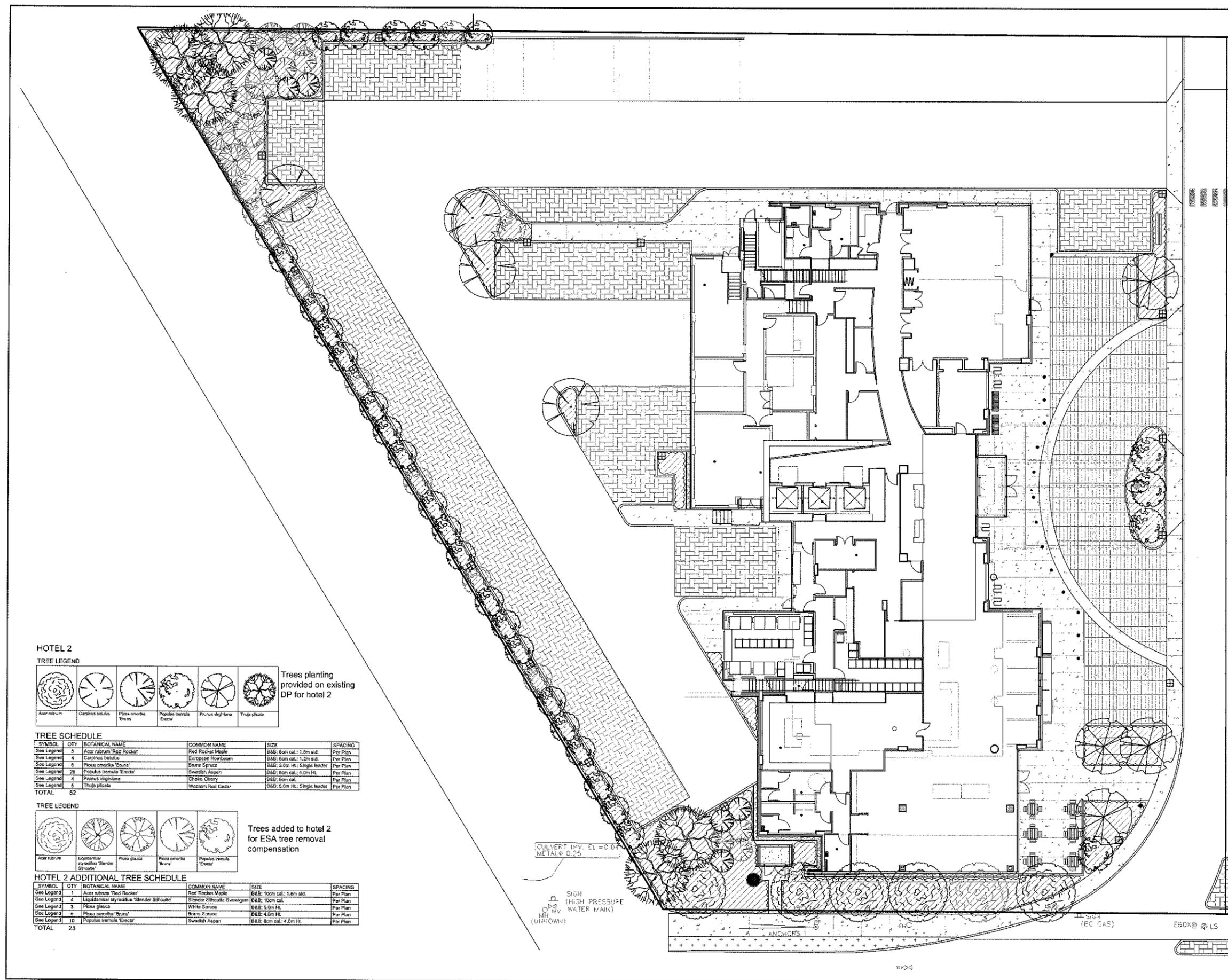
No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
 Bridgeport Hotel 1 and 2
 Location:
 9533 Bridgeport Rd & 9455
 Bridgeport Rd

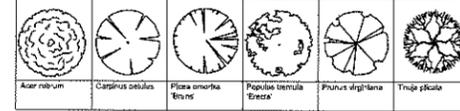
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Drawing Title: HOTEL 1 - ADDITIONAL TREE PLANTING
 VZ Project #: DP2018-33
 Drawing #: LCP-02



HOTEL 2

TREE LEGEND

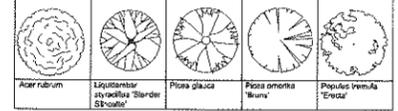


Trees planting provided on existing DP for hotel 2

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	5	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal. - 1.8m std.	Per Plan
See Legend	4	Carpinus betulus	European Hornbeam	B&B: 6cm cal. - 1.2m std.	Per Plan
See Legend	6	Picea canadensis 'Bruno'	Bruno Spruce	B&B: 3.0m HL - Single leader	Per Plan
See Legend	28	Populus tremula 'Erecta'	Swedish Aspen	B&B: 8cm cal. - 4.0m HL	Per Plan
See Legend	4	Pinus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend	5	Thuja plicata	Western Red Cedar	B&B: 5.0m HL - Single leader	Per Plan
TOTAL		52			

TREE LEGEND



Trees added to hotel 2 for ESA tree removal compensation

HOTEL 2 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal. - 1.8m std.	Per Plan
See Legend	1	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend	3	Picea glauca	White Spruce	B&B: 5.0m HL	Per Plan
See Legend	5	Picea canadensis 'Bruno'	Bruno Spruce	B&B: 4.0m HL	Per Plan
See Legend	10	Populus tremula 'Erecta'	Swedish Aspen	B&B: 8cm cal. - 4.0m HL	Per Plan
TOTAL		23			

No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 6, 2022
2	AD	Issued for Tree Addition	March 14, 2022
1	AD	Issued for Review	March 11, 2022

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Drawing Title: HOTEL 2 - ADDITIONAL TREE PLANTING

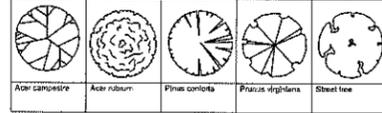
VDZ Project #: DP2018-33

Drawing #: LCP-03



9520 BECKWITH

TREE LEGEND



Trees planting provided on existing DP for 9520 Beckwith Road

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	3	Acer campestre	Hedge Maple	B&B: 6cm cal.; 3.0m Ht.	Per Plan	
See Legend	6	Acer rubrum 'Red Rocket'	Red Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
See Legend	3	Pinus contorta	Shore Pine	B&B: 4.0m Ht.; Single leader	Per Plan	Contractor to submit photos for approval prior to installation
See Legend	3	Pinus virginiana	Choke Cherry	B&B: 6cm cal.; 1.2m std.	Per Plan	
See Legend	4	Street Tree		B&B: 7cm cal.; 1.8m std.	Per Plan	By city
TOTAL 19						

TREE LEGEND



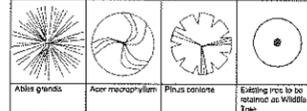
Trees added to 9520 Beckwith Road for ESA tree removal compensation

9520 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	2	Acer rubrum 'Red Rocket'	Red Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
TOTAL 2						

9520 Beckwith Road - ESA AREA

TREE LEGEND

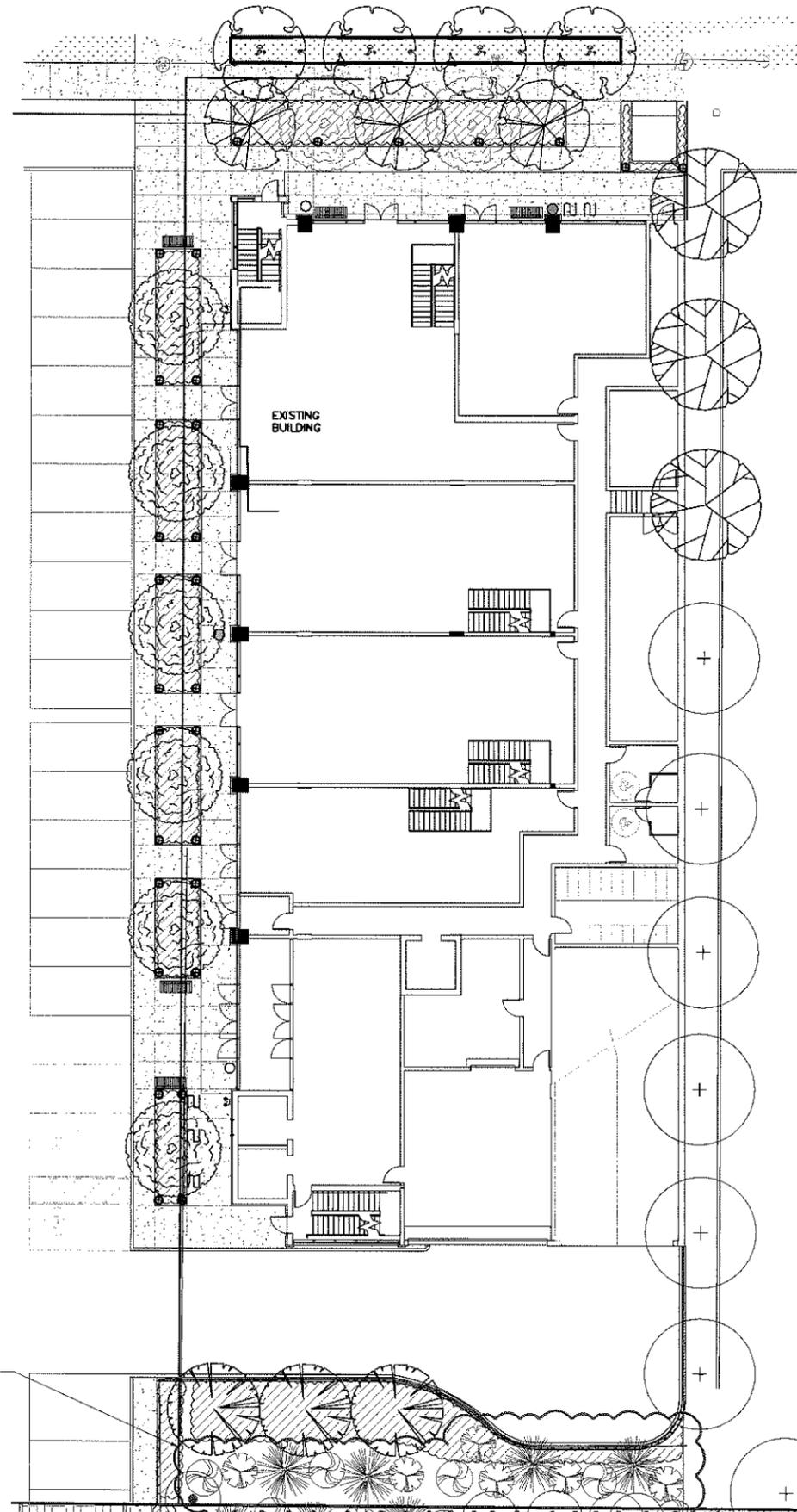


Trees added to ESA ON 9520 Beckwith Road for ESA tree removal compensation

ESA TREE SCHEDULE - 9520 BECKWITH

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	4	Abies grandis	Grand Fir	B&B: 4.0m Ht.	
See Legend	4	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend	6	Pinus contorta	Shore pine	B&B: 4.0m Ht.	Per Plan
TOTAL 14					

14 ESA replacement trees to be planted in this area on 9520 Beckwith Road. Refer to Environmental drawings for tree planting and specifications



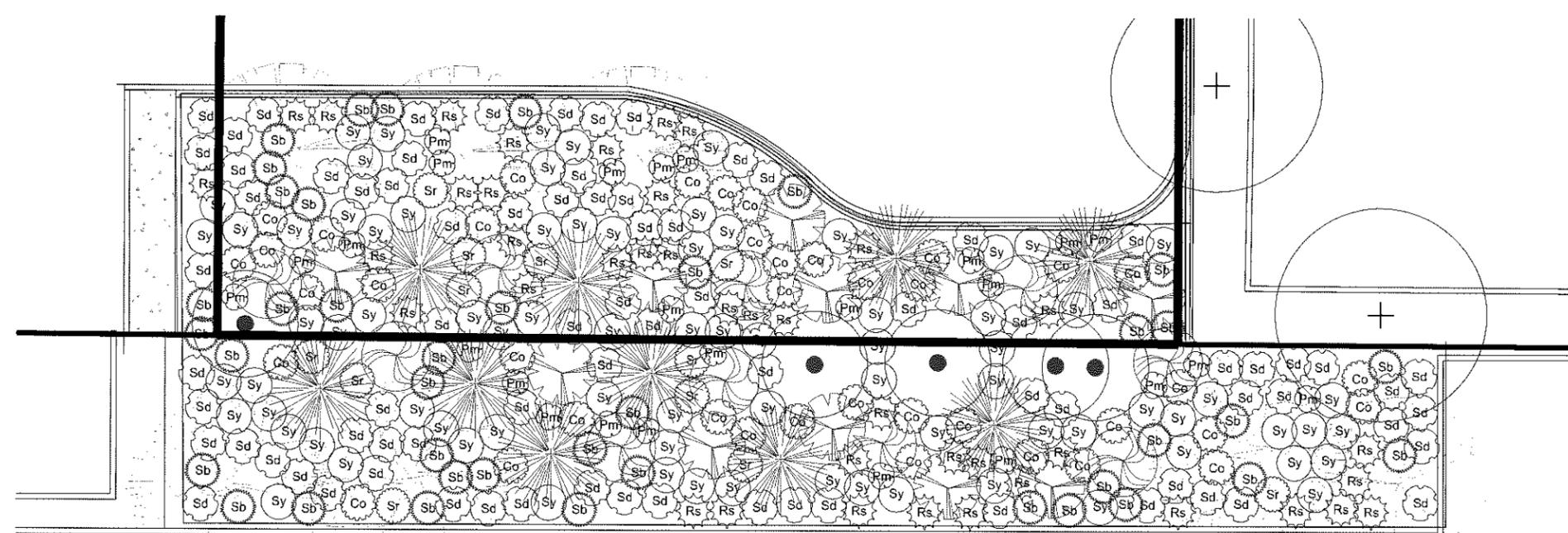
No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
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1	AD	Issued for Review	March 11, 2022

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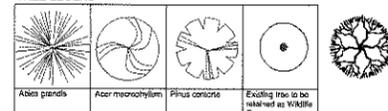
Project:
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ESA AREA

TREE LEGEND



Trees added to ESA for
ESA tree removal
compensation

ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	10	Abies grandis	Grande Fir	B&B, 4.0m HL	
See Legend	10	Acer macrophyllum	Big Leaf Maple	B&B, 10cm dia	Per Plan
See Legend	11	Pinus contorta	Shore pine	B&B, 4.0m HL	Per Plan
TOTAL	31				

PLANT SCHEDULE ESA

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sericea / Red Twig Dogwood	#2 Pot	1m	40
Pm	Polystichum munitum / Western Sword Fern	#1 Pot	0.75m	25
Rs	Rubus spectabilis / Salmonberry	#2 Pot	1m	40
Sb	Salix brachycarpa / Blue Fox / Blue Fox Willow	#2 Pot	1m	40
Sr	Sambucus racemosa / Red Elderberry	#2 Pot	1m	12
Sd	Spiraea douglasii / Westam Spirea	#2 Pot	1m	80
Sy	Symphoricarpos albus / Common White Snowberry	#2 Pot	1m	80

No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
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Location:
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Drawing Title: **9520 BECKWITH- ADDITIONAL TREE PLANTING**

VZ Project #: **DP2018-33**

Drawing #: **LCP-05**