



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** October 13, 2020  
**File:** DP 17-771210/  
DP 20-906520  
**Re:** **Development Permit Panel Meetings Held on September 16, 2020 and  
September 30, 2020**

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### Staff Recommendation

That the recommendation of the Panel to authorize the approval of changes to the design of the proposed landscaping and to the approved Environmentally Sensitive Area (ESA) compensation of the Development Permit (DP 17-771210) issued for the property at 23111 Garripie Avenue be endorsed, and the changes be deemed to be in General Compliance with the Permit.

Joe Erceg  
Chair, Development Permit Panel  
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SB/JR:blg

### Panel Report

The Development Permit Panel considered the following item at its meetings held on September 16, 2020 and September 30, 2020.

GENERAL COMPLIANCE TO DP 17-771210 – HAMILTON VILLAGE CARE CENTRE HOLDINGS LTD. – 23111 GARRIPIE AVENUE  
(September 16, 2020 and September 30, 2020)

The Panel considered an application for changes to the design of the proposed landscaping and to the approved ESA compensation as part of a General Compliance request to the approved Development Permit (DP 17-771210).

The application was reviewed at two separate Development Permit Panel meetings held on September 16, 2020 and September 30, 2020.

At the meeting held on September 16, 2020, Landscape Architect, Travis Martin, of van der Zalm + Associates, provided a brief presentation, including:

- A landscape wall is proposed at the northwest corner of the site to address grade changes around two existing trees which are being retained.
- The Western Red Cedar tree (#869) that was damaged during construction had to be removed and is being replaced with two new Western Red Cedar trees.
- The Pad Mounted Transformer (PMT) originally sited at the southeast corner of the site will be relocated along the Westminster Highway frontage as required by BC Hydro.
- The ESA along Garripie Avenue will be extended eastwards to compensate for the loss of ESA as a result of the relocation of the PMT.
- A planted island on the Garripie Avenue frontage will be replaced with concrete to accommodate a new crosswalk across Garripie Avenue.
- A low fence to enclose garbage containers at the solid waste staging area on the southeast corner of the site will be removed as solid waste is stored within the building.

In reply to Panel queries, Travis Martin acknowledged that: (i) the Western Red Cedar tree that was damaged and subsequently removed was 30 cm diameter in size; and (ii) the grade of the proposed location for the two replacement Cedar trees and the spacing between them would enhance their survivability and potential to grow and mature.

No correspondence was submitted to the Panel regarding the General Compliance application.

It was noted that the proposed planting of two smaller Cedar trees as compensation for the removal of the significant Cedar tree is not sufficient and a more substantial tree compensation package, which includes planting of more replacement trees on-site and/or off-site, would be appropriate.

The application was referred back to staff for the applicant to work with staff to provide a more substantial tree compensation package for the loss of a significant Cedar tree on-site.

At the meeting held on September 30, 2020, Travis Martin, of van der Zalm + Associates, provided a brief presentation, including:

- The goals of the landscaping for the project are for the proposed planting to look good initially, grow and mature in the future, and enhance the livability of the senior's care facility on the site.
- A significant amount of planting has been proposed for the project, including replacement trees, perennials, grasses, groundcovers and shrubs for landscaping and enhancement of the Environmentally Sensitive Area (ESA).
- The two replacement trees have been planted in the same location after removal of the damaged tree (Tree #869).
- The damaged tree had been properly protected during two years of construction and was unintentionally harmed in the last two months prior to the opening of the project.
- The landscaping for the project is already adequate and introducing additional trees would adversely impact the growth of existing plantings already on-site and would result in maintenance issues.
- In addition to the \$10,000 forfeiture of the security for Tree #869, a \$5,000 cash contribution to the City's Tree Planting Compensation Fund is proposed for the planting of 20 trees in the Hamilton Highway Park.

Mary McDougall, President and owner of Hamilton Village Care Centre, clarified that there was no intention to harm Tree #869 as it is their goal to protect the environment and they had committed to retain Tree #869. She noted that the loss of the tree was regrettable as it was cared for and protected for two years but was accidentally damaged thereafter. She added that in recognition of the environmental and community value of the damaged tree, it has been replaced with two new trees and an off-site contribution of 20 additional trees is being proposed.

In reply to Mary McDougall's remark, the Chair expressed appreciation for the new information provided which was not presented at the Panel's previous meeting. He noted that with the additional information, the Panel would now have a better foundation for making a decision on the subject application.

Staff noted that the City's Parks Department will conduct the proposed off-site tree replacement planting in the Hamilton area and has identified Hamilton Highway Park as the likely location.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel expressed support for the proposed compensation package for the loss of the significant tree on-site, noting that the project's on-site landscaping is already adequate and the proposed off-site planting of additional replacement trees would benefit the public.

The Panel recommends that the revisions be approved.