



**City of
Richmond**

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: January 16, 2014

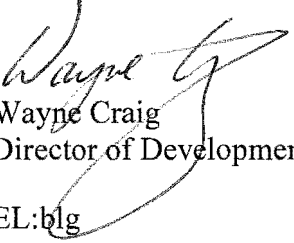
From: Wayne Craig
Director of Development

File: DP 12-615584

Re: Application by Jacky Chan for a General Compliance Ruling at 7180 Gilbert Road

Staff Recommendation

That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584).


Wayne Craig
Director of Development
EL:blg
Att.

Staff Report

Origin

Jacky Chan has requested a General Compliance Ruling regarding the proposed development at 7180 Gilbert Road (**Attachment 1**), which was given favourable consideration by the Development Permit Panel at its meeting held on August 23, 2013 and approved by Council on November 12, 2013.

As part of the Development Permit application considered and approved, a 21 cm cal diameter Monkey Puzzle tree located in the front yard of the development site was proposed to be transplanted on site. However, during the relocation of the tree, it was determined that the trunk of the tree was compromised by dry rot. The tree broke at the point of rot, and did not survive the relocation. The applicant is requesting a General Compliance Ruling on the proposed changes to the tree management plan and landscape plans, only.

A copy of the approved tree management plan and original landscape plans (**Attachment 2**), as well as the revised tree management plan and landscape plans, dated December 3, 2013 (**Attachment 3**), are attached to this report.

Findings of Fact

The main changes to the approved Development Permit include:

- Removal of the 21 cm cal diameter Monkey Puzzle tree in the front yard.
- Replacement of the Monkey Puzzle tree with a 7.6 m (25 ft.) tall Serbian Spruce tree.

Staff Comment

A report from the project arborist (**Attachment 4**) summarizing the tree relocation process was submitted to substantiate that:

- A qualified tree relocation specialist was retained by the developer to move and care for the Monkey Puzzle tree.
- Best effort was made to ensure this relocation would be successful.
- There were no external indications of the extent of the decay that was present in the trunk of the tree.
- The unsuccessful relocation of the Monkey Puzzle tree was due to the unforeseen health issues (dry rot) and the failure of the tree.

The applicant is proposing to replace the Monkey Puzzle tree with a 7.6 m (25 ft.) tall Serbian Spruce tree and install it in the location where the Monkey Puzzle tree was to be re-installed. The City's Tree Preservation Coordinator has reviewed the arborist's report and has no concern; he has also agreed that the upright narrow form of the Serbian Spruce tree makes it a suitable replacement tree for the relatively small front yard. No additional compensation is requested.

A \$10,000 Tree Survival Security for the transplant of the Monkey Puzzle tree was secured at the Development Permit stage. This Tree Survival Security will become a Landscaping Security for the planting of the proposed 7.6 m (25 ft.) tall Serbian Spruce tree. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed and inspections are approved. The remaining 10% of the security would be released one year later, subject to inspection.

Analysis

A qualified tree relocation specialist was retained by the developer to move and care for the Monkey Puzzle tree. The Monkey Puzzle tree was not able to be replanted on site as the trunk failed due to dry rot. The applicant is proposing to install the new Serbian Spruce tree at the same location where the Monkey Puzzle tree was to be installed; therefore, there is no substantive change to the landscape plans; only the species of the tree has been revised.

Conclusions

Jacky Chan has requested a General Compliance Ruling on the approved townhouse development project at 7180 Gilbert Road to modify the approved landscape plan. The proposed modification to the tree species is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the purpose of formalizing the proposed changes to the approved Development Permit.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

Attachment 1: Location Map

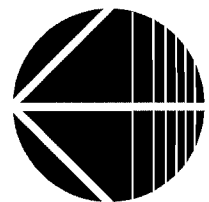
Attachment 2: Approved Development Permit Plans

Attachment 3: Changes to Approved Development Permit Plans

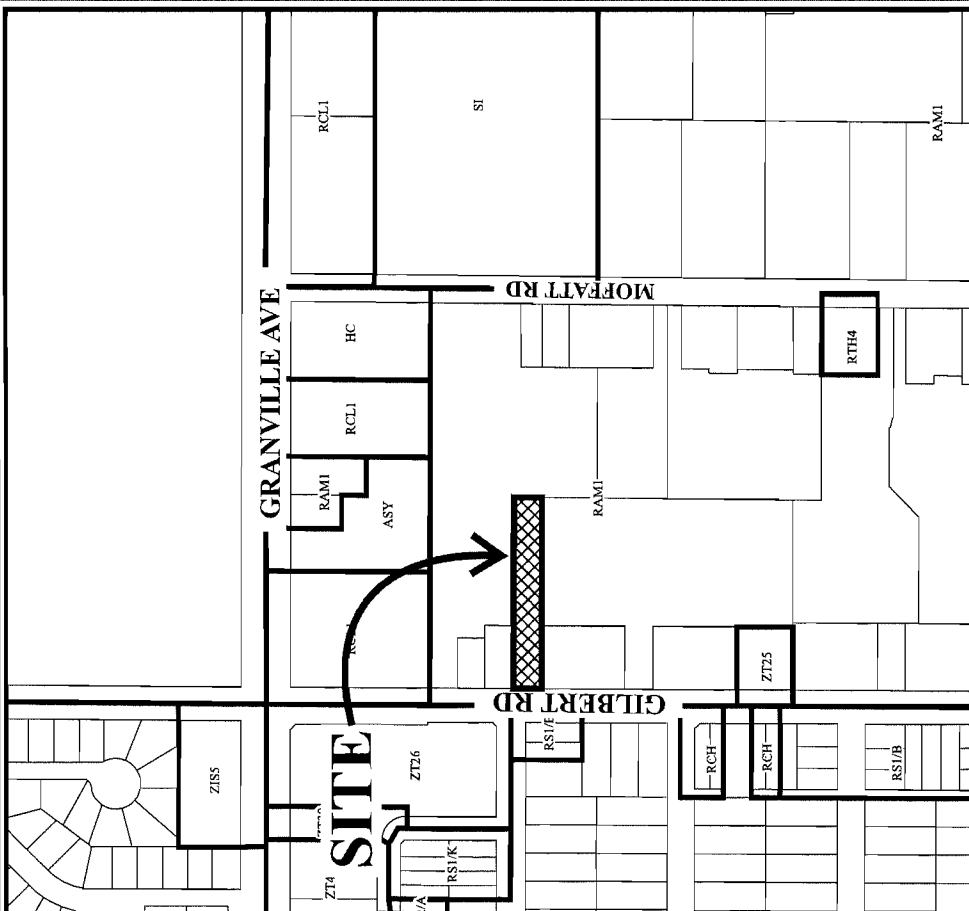
Attachment 4: Arborist Report dated November 4, 2013

Note: Dimensions are in METRES

DP 12-615584

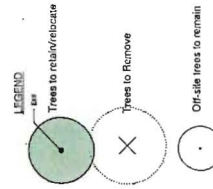
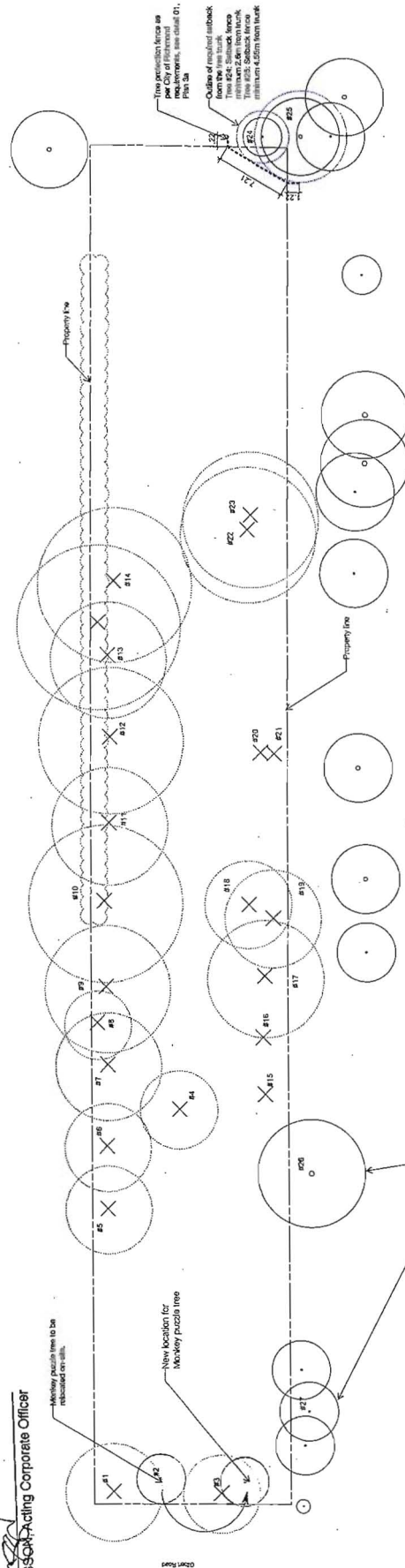


City of Richmond



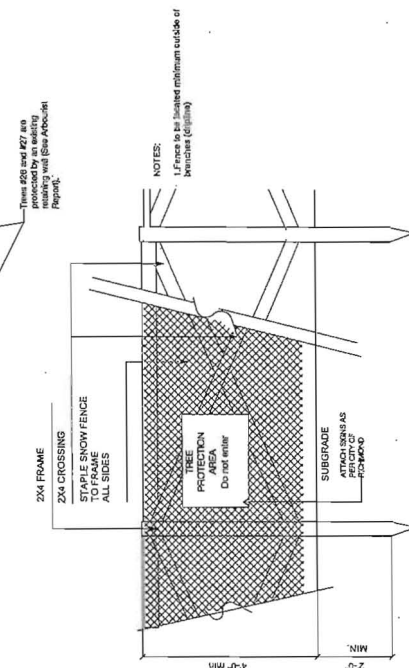
I HEREBY CERTIFY this to be a true and correct copy of P 50 of 13 to DP 12-615584 approved by Richmond City Council on 11/12/13

MICHELLE JANSSEN Acting Corporate Officer



Tree replacement schedule as per BYLAW no. 0557

Item	Tree ID	Tree Species	Tree Size (DBH)	Tree Location	Tree Status	Tree Replacement Schedule
1	1	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
2	2	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
3	3	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
4	4	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
5	5	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
6	6	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
7	7	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
8	8	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
9	9	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
10	10	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
11	11	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
12	12	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
13	13	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
14	14	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
15	15	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
16	16	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
17	17	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
18	18	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
19	19	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
20	20	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
21	21	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
22	22	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
23	23	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months
24	24	Red Maple	10-12"	Property Line	Remove	Replace with 1 Red Maple 10-12" DBH within 6 months



1 TREE PROTECTION FENCING Scale: 1:50

SEP 18 2013

DP 12-615584

PLAN #5C

Proposed 14 Unit
Townhouse Project
Richmond, BC

Tree Management Plan

12-615584

12-615584

SEP 18 2013

DP 12-615584

PLAN #5C

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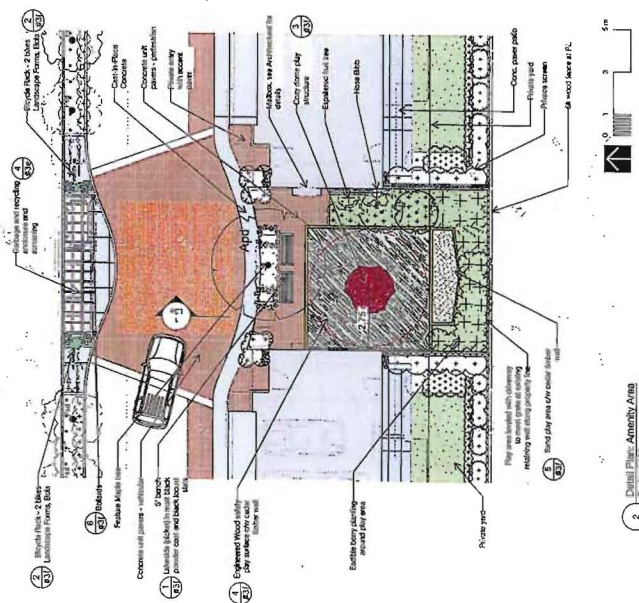
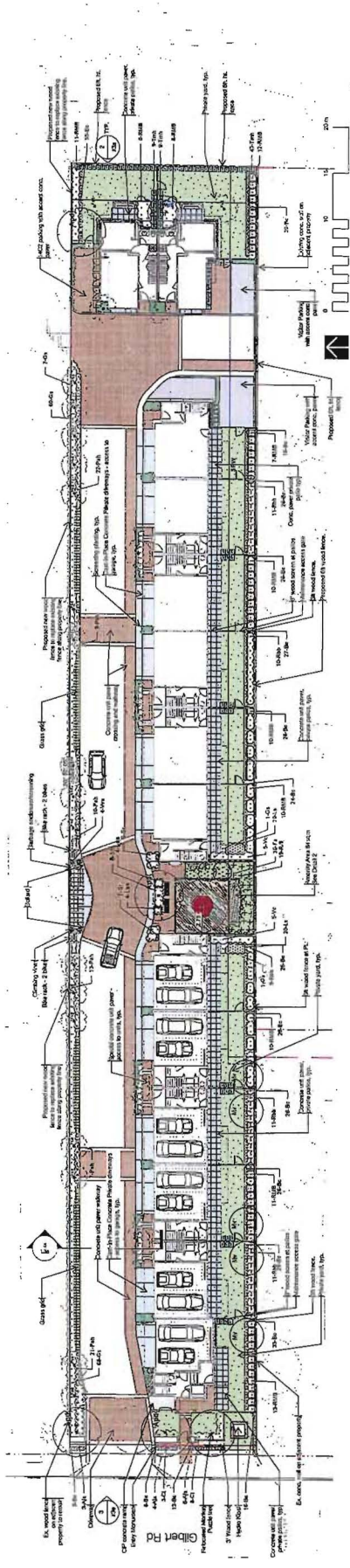
Environmental Technology Associates Ltd.

12-615584

SEP 18 2013

DP 12-615584

PLAN #5C

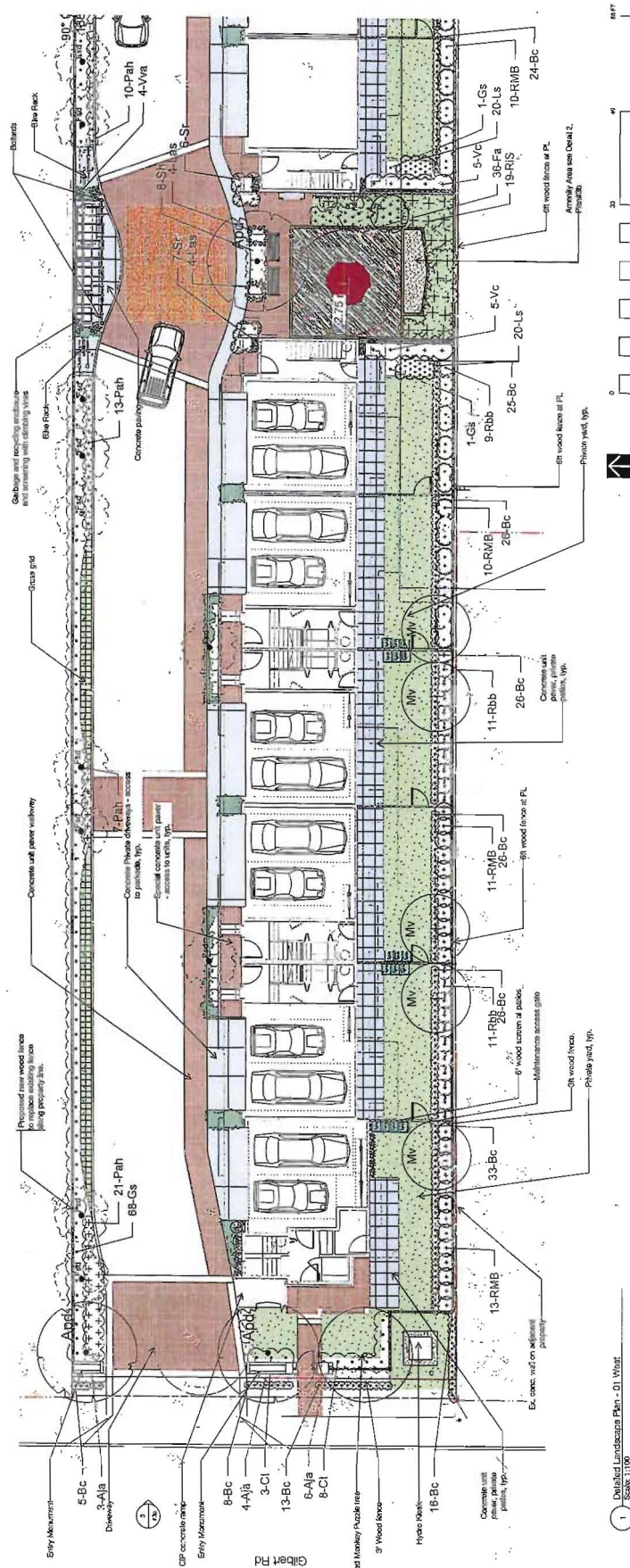


Plant List	Quantity	Plant Name	Plant Size	Plant Color	Plant Notes
1	1	Red maple	10' x 10'	Red	Plant in front of building
2	2	Black locust	10' x 10'	Black	Plant in front of building
3	3	Red maple	10' x 10'	Red	Plant in front of building
4	4	Black locust	10' x 10'	Black	Plant in front of building
5	5	Red maple	10' x 10'	Red	Plant in front of building
6	6	Black locust	10' x 10'	Black	Plant in front of building
7	7	Red maple	10' x 10'	Red	Plant in front of building
8	8	Black locust	10' x 10'	Black	Plant in front of building
9	9	Red maple	10' x 10'	Red	Plant in front of building
10	10	Black locust	10' x 10'	Black	Plant in front of building

I HEREBY CERTIFY this to be a true and correct copy of the original as approved by Richmond City Council on Nov. 12/13

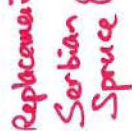
MICHELLE JANSSON, Acting Corporate Officer

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approved by Richmond City Council on Nov 12/13



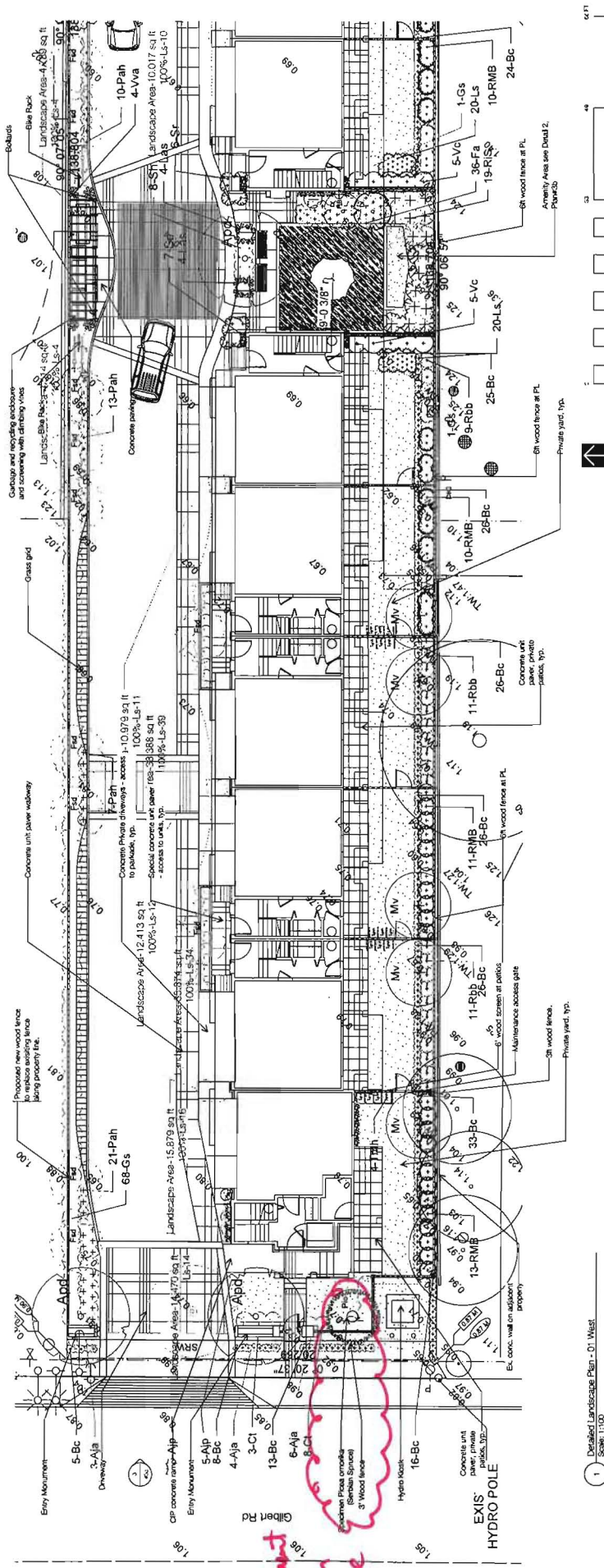
Detailed Landscape Plan - 01 West

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re-tuned for DP with Serbian Spruce
replacement for Montbray Puzzle
Heard for DP
Lucie Hodes

21210
AS NOTED
plan#3b
at
7
The, Dec 8, 1984



1 Detailed Landscape Plan - 01 West
Scale: 1/8\"/>

eta

Environmental Technology Associates
10000 Old Dominion Road
Suite 100
Richmond, VA 23234
Tel: 804-771-1100
Fax: 804-771-1101
www.etaenv.com

**Proposed 14 Unit
Townhouse Project**

14 Units
Richmond, VA

Detailed Landscape Plan 01

West

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DEC 03 2013

ATTACHMENT 3

MICHAEL J. MILLS CONSULTING
CERTIFIED ARBORIST

Date: November 4th 2013

MJM File No.: 1132

Attention: Gordon Jaggs
Tree Preservation Co-ordinator

Richmond File # DP 12-615584

Project Name: 7180 Gilbert Road, Richmond

Re: Relocation of existing tree,

Gordon:

As part of the development agreement for the townhouse development at the above noted address, the developer agreed to salvage and relocate the existing Monkey Puzzle tree. Due to site constraints, it was decided that the tree would be prepared this fall and stored off-site until the development is ready for final landscape.



View of the Gilbert Road frontage. Monkey Puzzle to be relocated is shown in the centre.

The tree was professionally prepared for relocation on October 10th 2013 under contract to Treewisemen, a local firm that specializes in tree relocation. The tree was hand dug and drum laced in preparation for relocation.



View of the tree after being prepared for relocation.

November 4th, 2013
MJM Project No.:1132
7180 Gilbert Road, Richmond

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The tree was carefully loaded onto a flat bed truck and transported to a holding yard in Langley.

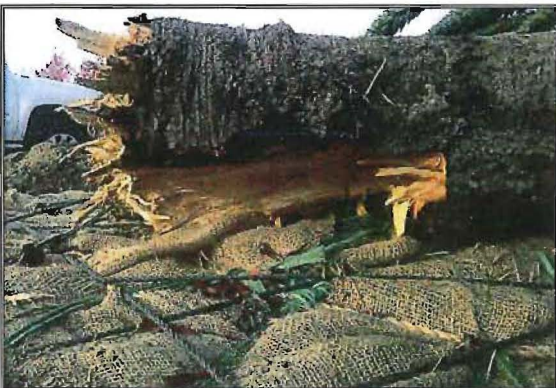


View of the tree leaving the site via flat deck truck.

We were later informed by the tree care specialist that during the unloading process, the contractor heard the trunk crack. As they set the root ball down on the ground, the tree fell over exposing dry rot throughout the core of the tree. The tree demonstrated good health and there were no external indications of the extent of the decay that was present. The contractor has estimated that 90% of the lower trunk was affected by dry rot.



View of the tree in the Langley yard after unloading.



Detail showing the dry rot through the core of the trunk.

November 4th, 2013
MJM Project No.:1132
7180 Gilbert Road, Richmond

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Unfortunately, we need to advise the City that the effort to relocation this tree was unsuccessful. We are proposing to locate another large conifer that will be provided in replacement for the Monkey Puzzle tree. Details with respect to the actual tree selected for compensation will be subject to a search of market availability but effort will be made to ensure the replacement tree is a quality specimen of relative large size that is appropriate for the area where it will be installed. We are presently coordinating with the project landscape architect and suppliers to source a suitable replacement tree.

We will ensure that your office is advised of the details of the proposed replacement tree.

We trust you can appreciate that the problem with the relocation of this tree was an unforeseen event that in no way reflects failure by the developer to make every effort possible to ensure that the relocation would be a success.

Feel free to contact me if you have any questions or concerns.

Regards

A handwritten signature in blue ink, appearing to read 'Michael Mills', with a stylized flourish at the end.

Michael Mills
Certified Arborist PN0392