



**Development Permit Panel
Wednesday, December 14, 2022**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
Peter Russell, Director, Sustainability and District Energy
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 16, 2022 be adopted.

CARRIED

- 1. GENERAL COMPLIANCE – REQUEST BY SYSTEMOS DEVELOPMENT LTD. (PARAMJIT KAHLON) FOR A GENERAL COMPLIANCE RULING AT 5500, 5502, 5506 and 5508 WILLIAMS ROAD (FORMERLY 5500 WILLIAMS ROAD)**
(File Ref. No.: DP 20-890821) (REDMS No. 7035867)

APPLICANT: Systemos Development Ltd. (Paramjit Kahlon)

PROPERTY LOCATION: 5500, 5502, 5506 and 5508 Williams Road
(formerly 5500 Williams Road)

INTENT OF PERMIT:

To consider the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan to be in General Compliance with the approved Development Permit (DP 20-890821).

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Applicant's Comments

Rosa Salcido, Architect, Vivid Green Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject request for a General Compliance Ruling for plans involving changes to the proposed Tree Management Plan and Landscape Plan associated with DP 20-890821, highlighting the following:

- the original Tree Management Plan associated with the previously approved DP 20-890821 indicated that three trees located at the southwest corner and along the south side of Lot A were to be removed;
- during demolition of the detached garage, a plum tree (tag #593) located in the west side yard of Lot A and identified for retention in the original Tree Management Plan was accidentally damaged and subsequently removed;
- the applicant is proposing that the removed plum tree be replaced with a Quercus Robur Crimson Spire tree and planted slightly farther away from the building; and
- the applicant is proposing that the replacement tree be slightly moved in order to provide more space for the growth of the replacement tree at maturity.

In addition, Denitsa Dimitrova, PMG Landscape Architects, noted that (i) a 10 cm caliper Quercos Robur Crimson Spire tree is proposed to be planted in lieu of the removed plum tree, (ii) the size of the other replacement trees for the entire site as provided in the original landscape plan will be increased from 6 cm to 8 cm caliper, and (iii) the replacement trees will be planted two to three meters from the property line.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the upsizing of replacement trees that were part of the original Development Permit would provide further compensation for the removal of the plum tree and provide immediate impact at the time of development, and (ii) the Tree Survival Security provided at the time of the original Development Permit will be retained by the City and as a result of the removal of the tree, \$10,000 will be forfeited and turned into a cash in lieu contribution to the City's Tree Compensation Fund.

Panel Discussion

In reply to queries from the Panel, Mr. Craig confirmed that (i) an arborist was required for the project and was to be on-site during any construction activities within the tree protection zones, (ii) for the damage and removal of the plum tree, the applicant would be forfeiting \$10,000 out of the \$45,000 security for all of the trees to be retained, (iii) to ensure long-term survivability of trees to be planted on-site, the Tree Survival Security will not be released until such time that the trees have been installed and inspected, (iv) there is a 10 percent holdback to ensure that trees survive for a minimum of one year, and (v) the maintenance period could be extended from one year to two years or more should there be concerns relating to the survivability of the trees.

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In reply to a query from the Panel, Terry Thrale, Woodridge Tree Consulting Arborists Ltd., acknowledged that they were not informed about the demolition on the day that the plum tree identified for retention was accidentally damaged and were therefore not present on-site on that day to oversee construction activities within the tree protection zones.

In reply to further queries from the Panel, Ms. Dimitrova and Mr. Thrale noted that (i) available space for planting of additional trees on-site is insufficient, (ii) the type and size of replacement trees were suggested in consultation with the City, (iii) a replacement tree with a bigger caliper would generally have a lesser chance of success in terms of survivability, (iv) there are proposed measures to ensure the survivability of the replacement trees, including but not limited to appropriate timing for planting of trees, installation of tree barriers and provision for irrigation, (v) when mature, the replacement tree (i.e., Quercus Robur Crimson Spire) which is an oak tree, would be taller than the replaced tree (i.e., plum tree), and (vi) generally, replacement trees are installed after the buildings have been constructed.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In order to ensure the long-term survivability of trees to be planted on-site, staff were directed to (i) require the project arborist to be present on-site during planting of trees, (ii) require the project arborist to conduct regular site inspections to monitor the condition of the trees and provide progress reports for a period of two years or more, and (iii) include a condition that the maintenance security will not be released until the end of monitoring period following planting.

In reply to the Panel's direction, Mr. Craig noted that the arborist contract would be revised to reflect the Panel's direction.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 20-890821).

CARRIED

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2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 18, 2023 be cancelled.

CARRIED

3. Date of Next Meeting: February 1, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 14, 2022.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

**DUPLEX RESIDENTIAL
5500-5502 Williams Rd.**

**DUPLEX RESIDENTIAL
5506-5508 Williams Rd.**

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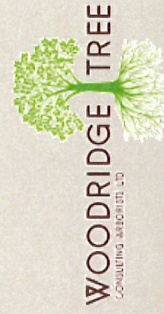
Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 14, 2022



VividGreen
architecture inc.

**DEVELOPMENT
PERMIT 20-890821**

pmg
LANDSCAPE
ARCHITECTS



WOODRIDGE TREE
CONSULTING ASSOCIATES, LTD.





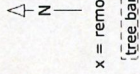
Tree Retention Plan
for Construction at
5500 Williams Road
Richmond, BC

Date: August 27, 2019

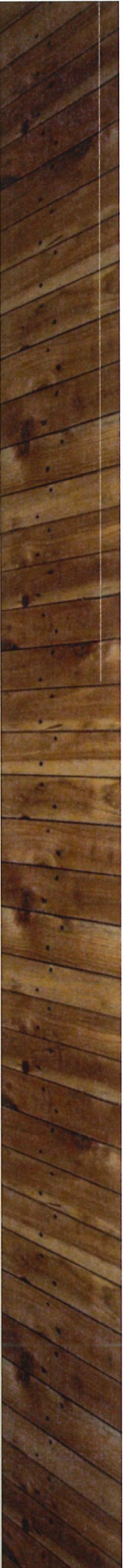
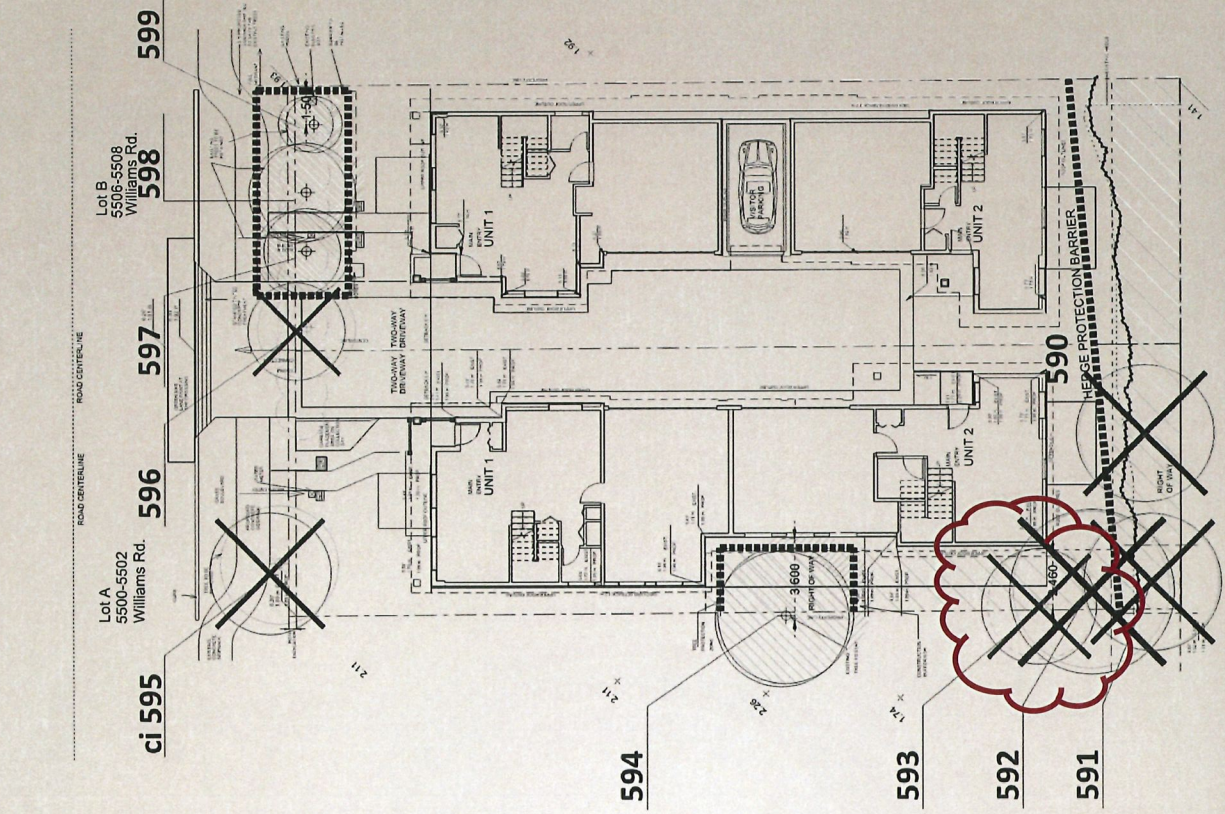
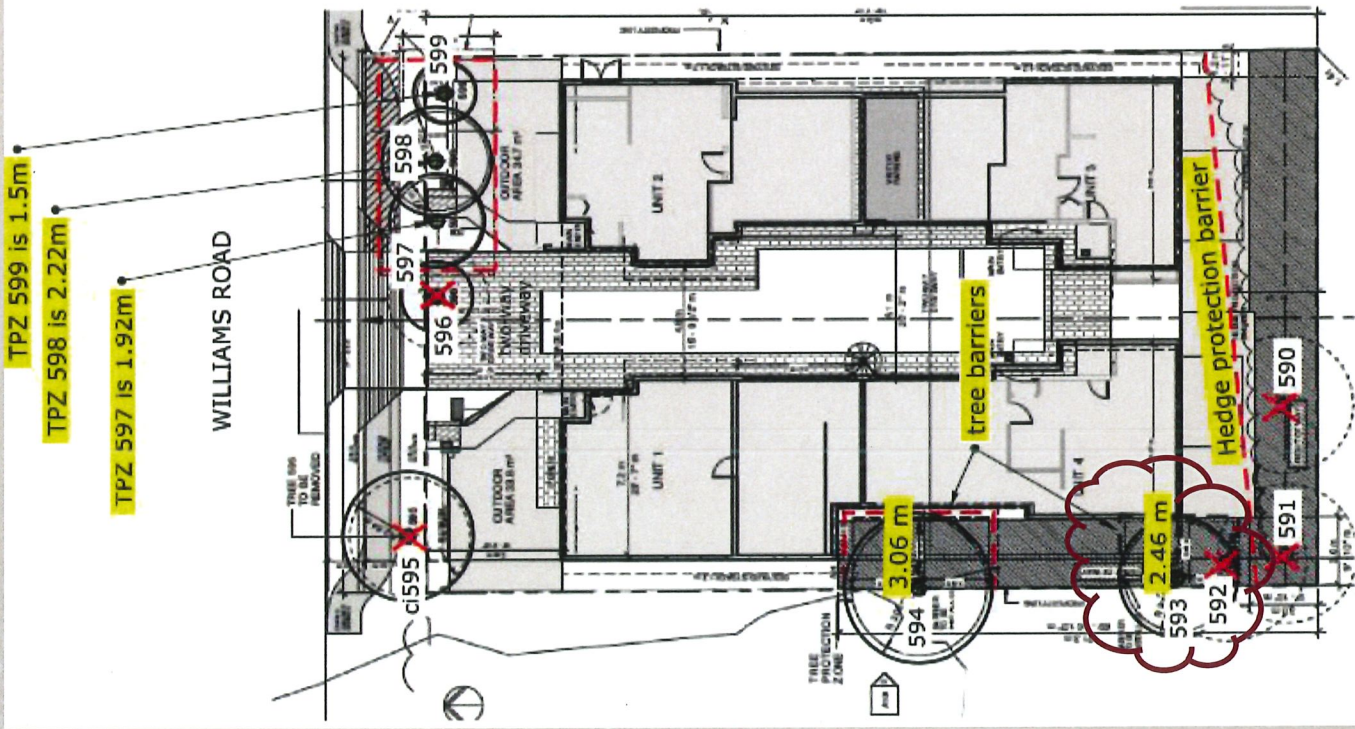
Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	10/A
591	<i>Prunus domestica</i>	16	n/a
592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata</i>	44	2.64
596	<i>Prunus serrulata</i>	32	1.92
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5

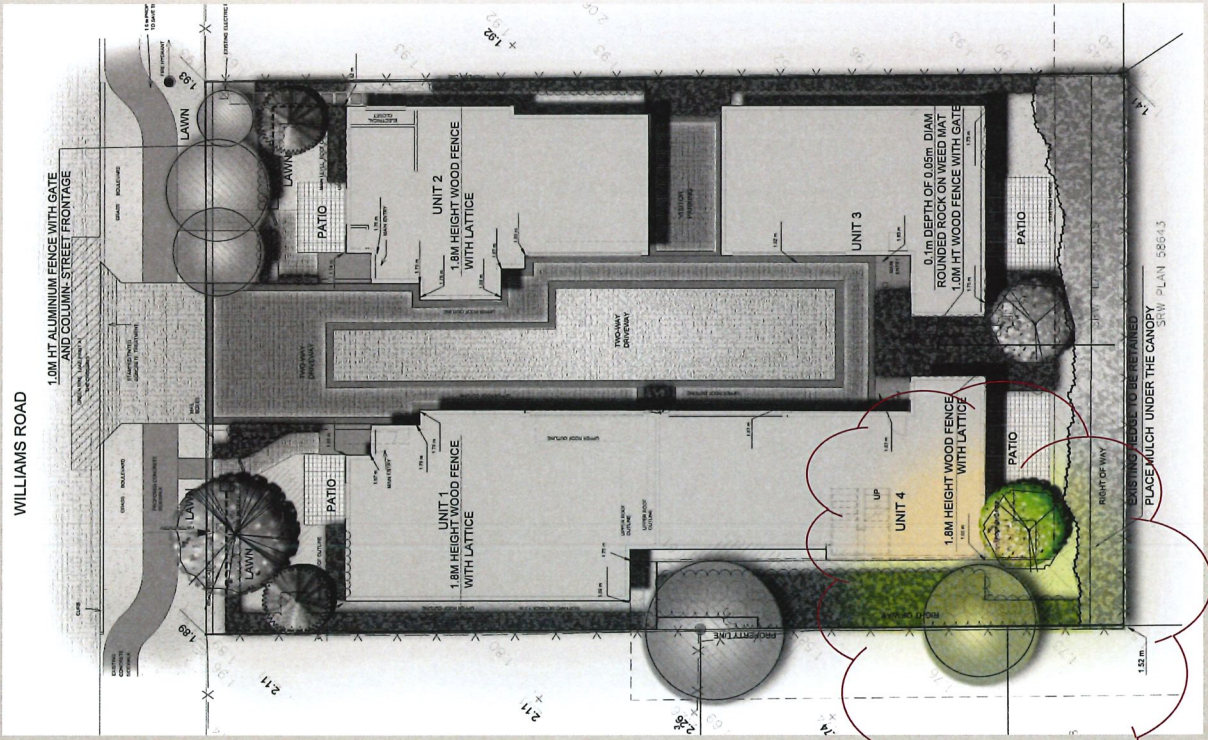
NOTE
Trees #590-592 are dead.

Legend

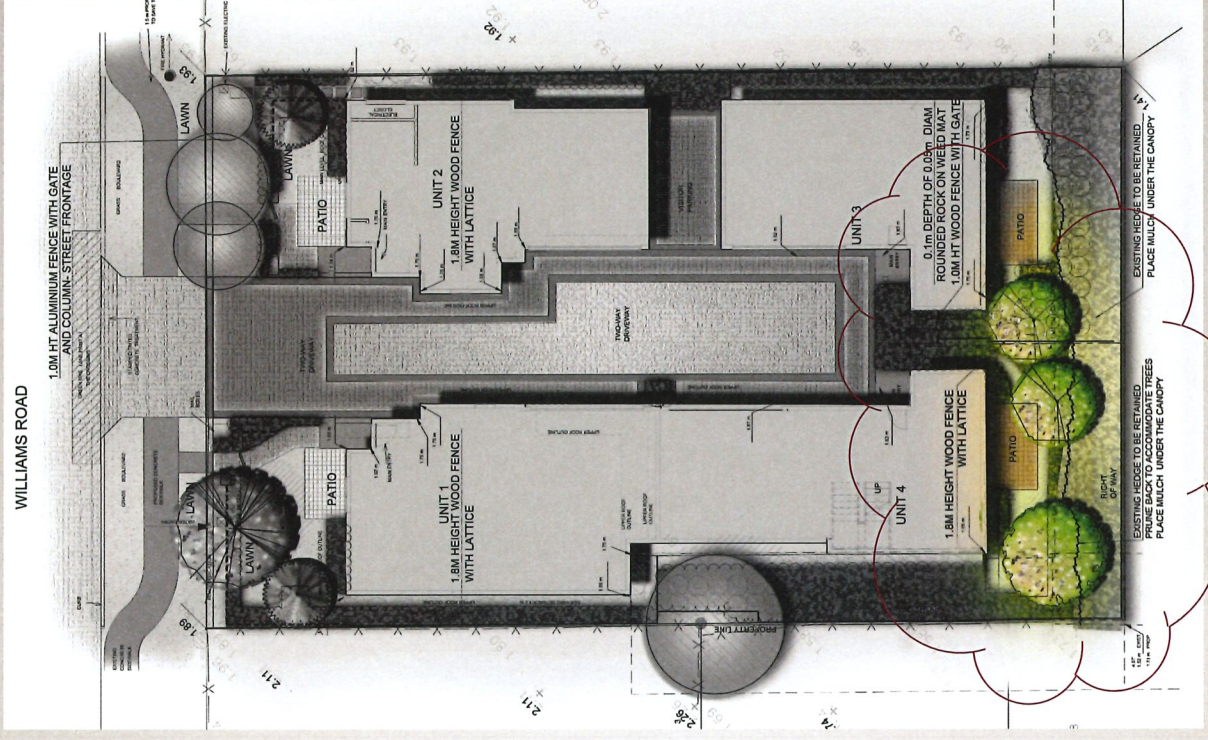


Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	n/a
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592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata</i>	44	2.64
596	<i>Prunus serrulata</i>	24	1.44
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5

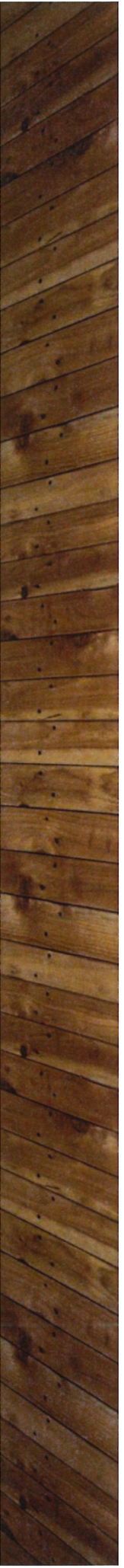




Initially approved plan



Proposed plan





VividGreen
architecture inc.





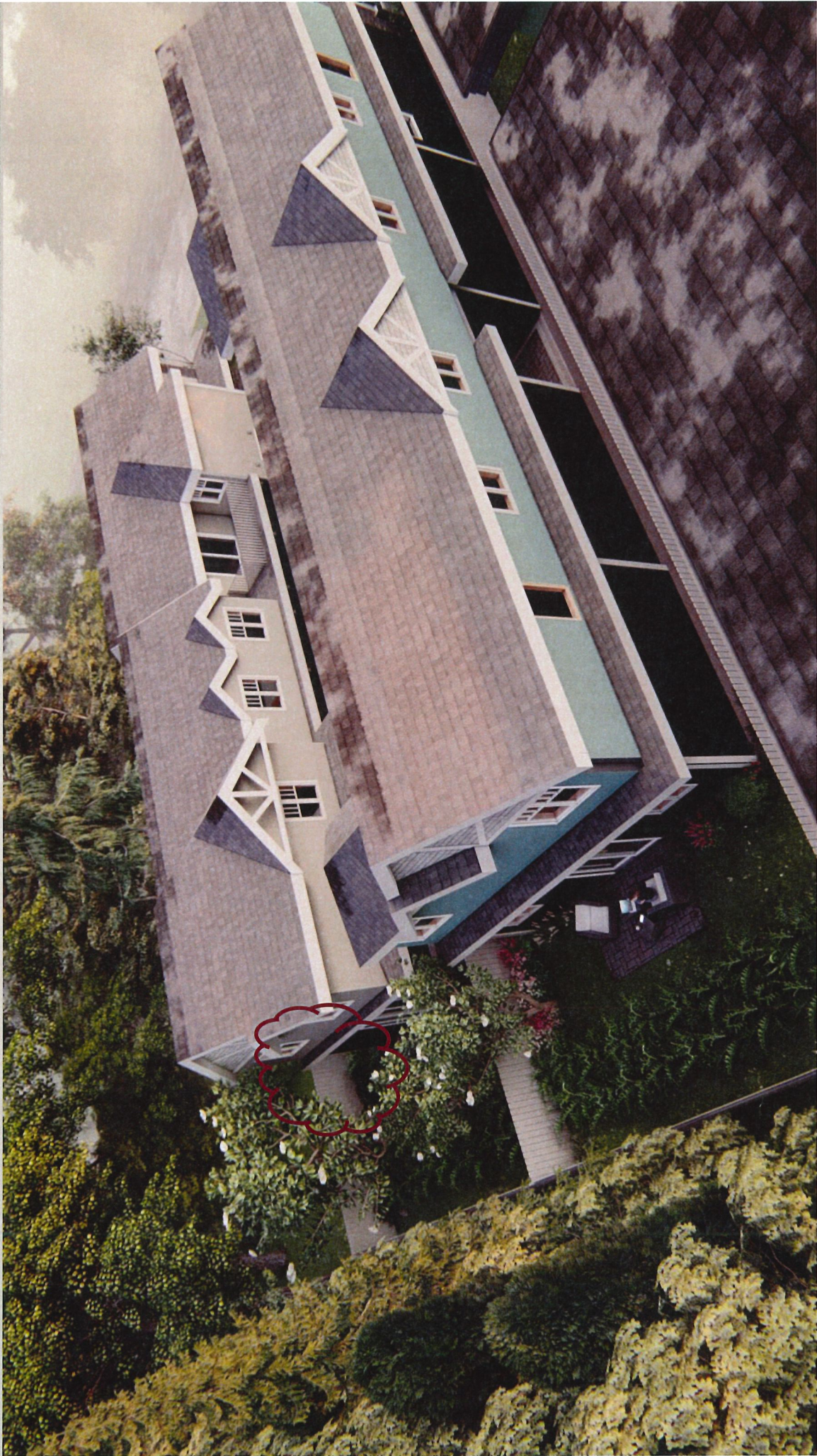
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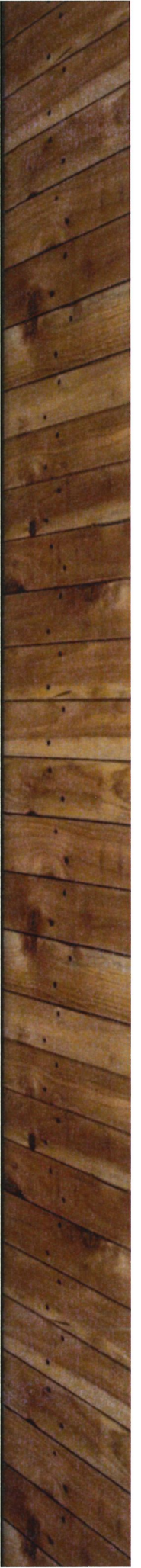




IMAGE 6 - Tree #593 and dead trees #592, 591 and 590

