

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 30, 2020.

TRELLIS SENIORS SERVICES @ HAMILTON VILLAGE

Development Permit Panel, September 30, 2020
General Compliance Application Presentation

Initial Design Goals and Intentions

- Landscape that will look good on day one and mature for generations.
- Space for trees to grow and prosper to their mature state.
- Future residents of the care home experience:
 - Natural lighting,
 - Views, and
 - Connection to Community

Planting Design Plan

Green and robust landscape that ensures residents would be supported by nature but not overly shaded, claustrophobic or disconnected from community.

Planting design included:

- 74 Regular sized replacement trees
- 79 Native saplings in the ESA; and
- 4,163 perennials, grasses, groundcovers and shrubs.
- Design team worked closely with City Planning Staff and an environmental professional to develop the ESA planting design.
- May have been one of the first projects in Richmond to create an aesthetically pleasing high visibility ESA area.



Components of Landscape

- Regular planted frontage and Green link
- 1,099m² of reinstated Environmentally Sensitive Area (ESA) Area.
 - The ESA area includes mostly native trees and specifically native conifers, such as, the grand fir and cedar.
 - These trees have been positioned in a way for maximum effect.
 - Including the additional 2 new 3.5m tall cedars.

Planting Result

- This robust landscape that will mature well with the site.
- This site will not benefit from additional on-site tree planting.

Tree Protection by the Development Team

- Contractor/Owner acted in good faith and with the full intent of protecting tree #869.



Westminster Hwy Frontage - ESA Planting



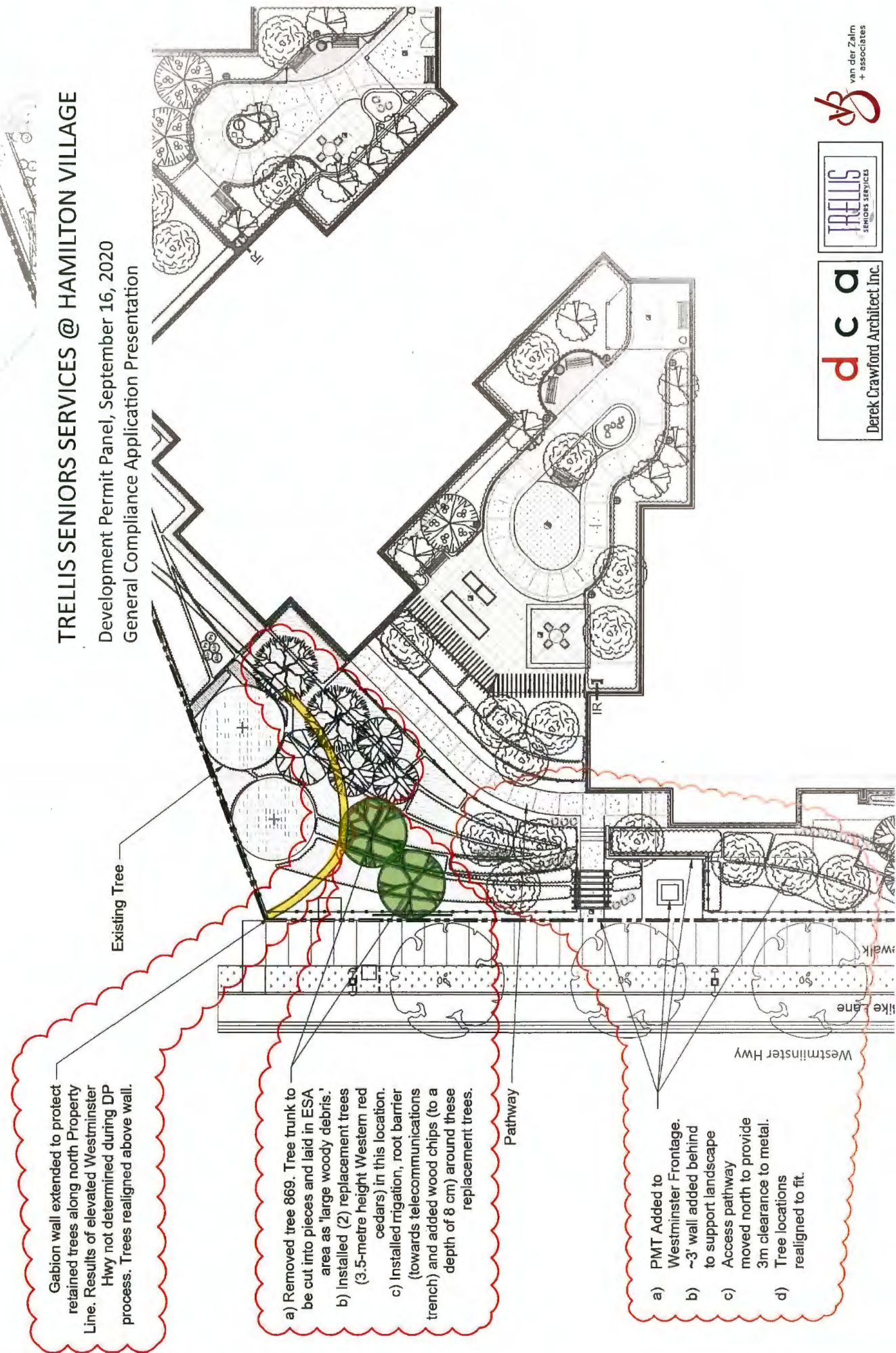
- For 2-years the contractor operated on a confined site with limited staging and mobility.
- Incurred cost of expansion of on-site gabion wall to accommodate off-site grade changes.
- Tree #869 being harmed only in the last two months before opening. It was not anyone's intent to lose tree #869 after such complicated and costly efforts through construction.

Proposal

- Owner has forfeited \$10,000 security for tree #869.
- We propose an additional \$5,000 for use by the City of Richmond to plant trees in Hamilton Village or where appropriate.
- Equates to 20 new trees to be planted in City of Richmond.

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Development Permit Panel, September 16, 2020
 General Compliance Application Presentation



Gabion wall extended to protect retained trees along north Property Line. Results of elevated Westminister Hwy not determined during DP process. Trees realigned above wall.

- a) Removed tree 869. Tree trunk to be cut into pieces and laid in ESA area as "large woody debris."
- b) Installed (2) replacement trees (3.5-metre height Western red cedars) in this location.
- c) Installed irrigation, root barrier (towards telecommunications trench) and added wood chips (to a depth of 8 cm) around these replacement trees.

Pathway

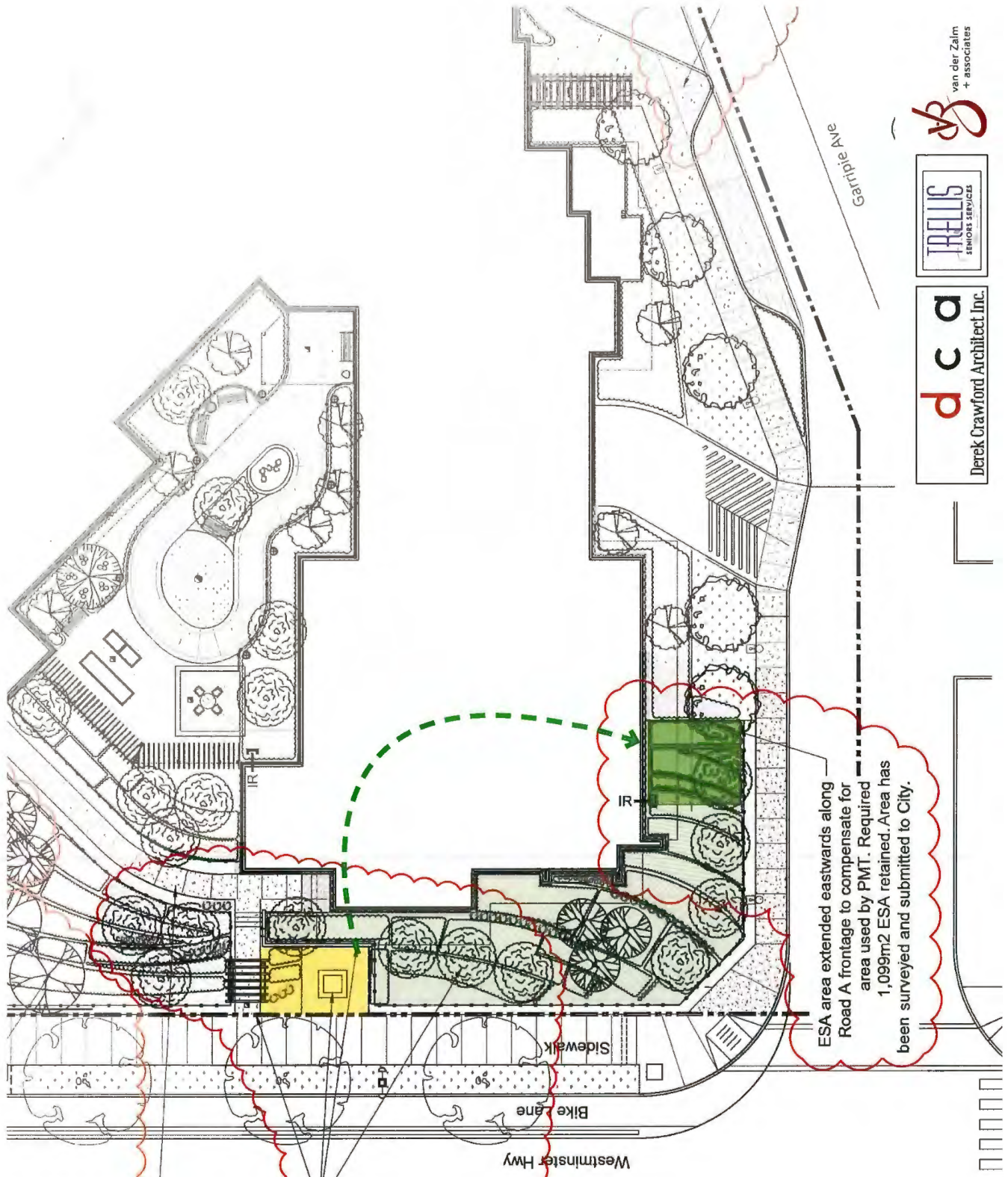
- a) PMT Added to Westminister Frontage.
- b) ~3' wall added behind to support landscape
- c) Access pathway moved north to provide 3m clearance to metal.
- d) Tree locations realigned to fit.



cedars) in this location.
 c) Installed irrigation, root barrier (towards telecommunications trench) and added wood chips (to a depth of 8 cm) around these replacement trees.

Pathway

- a) PMT Added to Westminster Frontage.
- b) ~3' wall added behind to support landscape
- c) Access pathway moved north to provide 3m clearance to metal.
- d) Tree locations realigned to fit.

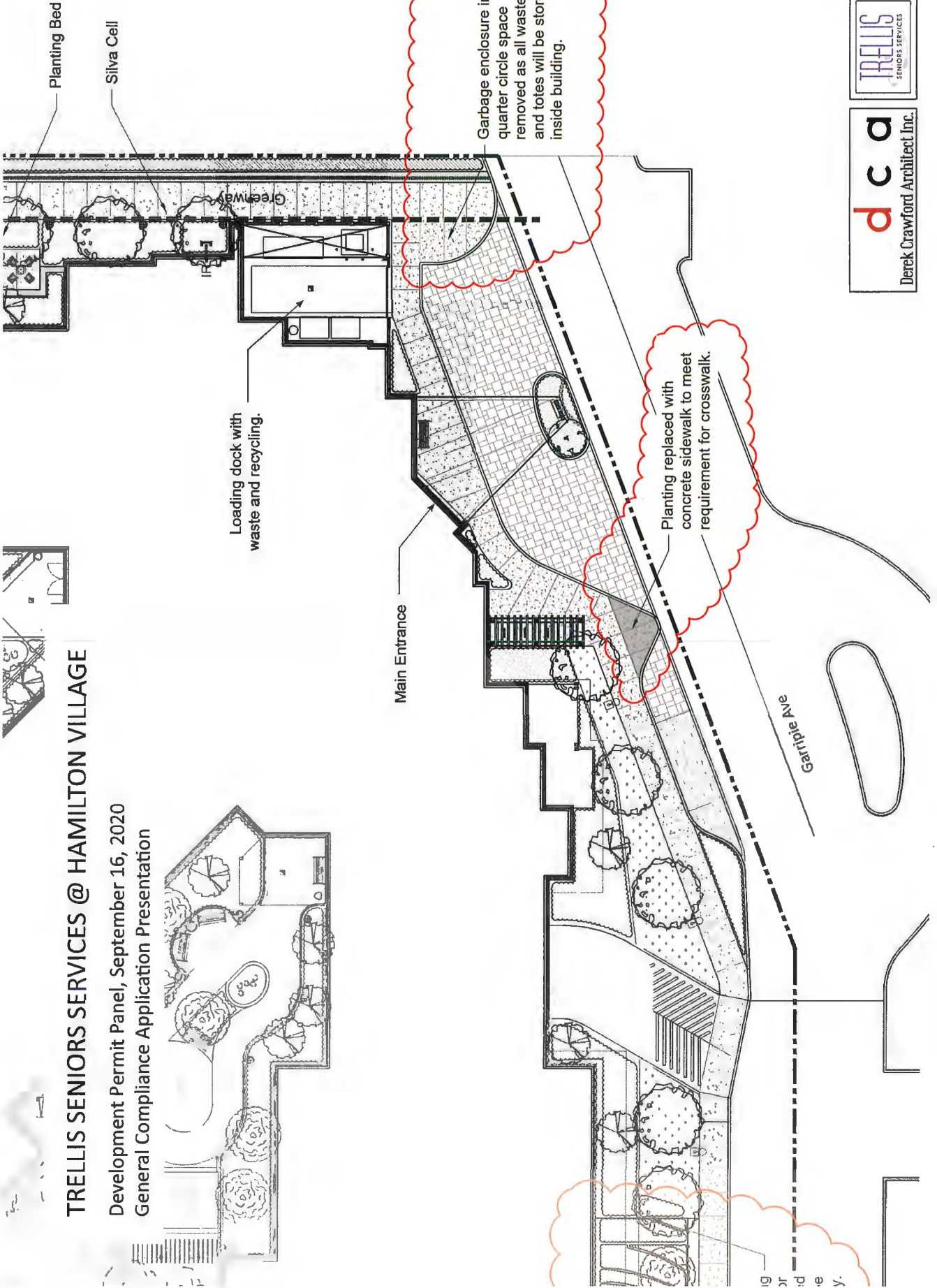


ESA area extended eastwards along Road A frontage to compensate for area used by PMT. Required 1,099m² ESA retained. Area has been surveyed and submitted to City.

DECID	CN
CONIF	AG
PM	TP
BO	



TREI	SYMBIC
DECID	CN
CONIF	AG
PM	TP
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 Derek Crawford Architect Inc.

TRELLIS
 SENIORS SERVICES

van der Zalm
 + associates

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1. Westminister Highway design/elevations determined post Approved DP. Elevation at Property Line raised ~1m

2. New Wall to protect root zone of retained trees

3. Retained Tree Lost and Replaced by two trees

WESTMINSTER HIGHWAY

4. PMT relocated on Westminister frontage as required by BC Hydro.

5. ESA displaced by PMT and relocated by extending on Garripie frontage.

7. Low waste slat screen removed as waste bins will be stored in building.

6. Planted island replaced with concrete for cross-walk as requested by City of Richmond.

GARRIPIE AVE

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