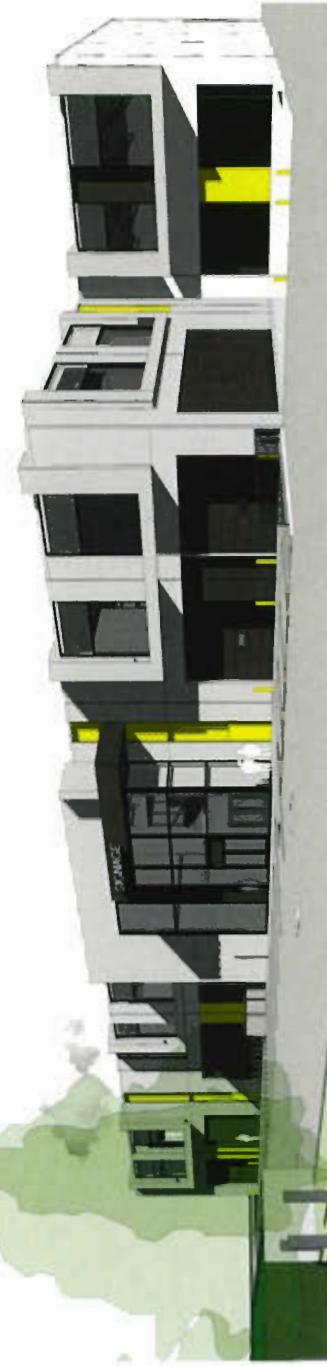


Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Thursday,  
October 17, 2019.



# 1600 Savage Road Open Windows

DPP Presentation for ESA  
Development Permit



# Project Overview

DP Plan 3

- The subject property is 1.3 acres and zoned light industrial (IL)
- Existing site is currently utilized as an asphalt paved parking lot
- Proposed building is a 31,415 sq.ft. warehouse for Open Windows
- Open Windows is a company that supplies vinyl and aluminum windows

# Project Overview

DP Plan 3

- Proposed warehouse will be constructed by way of a concrete tilt up building, which includes a concrete slab on grade, insulated concrete exterior wall panels, a structural steel superstructure, and a ballasted EPDM roof system
- Height of building is proposed at 11.1m / 36.5ft
- Two vehicle driveways are proposed to serve each end of the building, which is required for the company's operations (vinyl & aluminum windows)

# ESA Overview – Existing

Attachment 3

- (2) distinct existing ESA areas on site
- (1) Northern ESA (788m<sup>2</sup> / 8,482sq.ft.) located along the northern property line
  - Predominantly ‘Upland Forest’ with a small sliver of ‘Shoreline’ furthest north
- (1) Southern ESA (198m<sup>2</sup> / 2,131sq.ft.) located central on the site
  - Entirely classified as ‘Upland Forest’

## Existing ESA - Northern

Attachment 3 & 5

- Predominately 'Upland Forest' with a sliver of 'Shoreline' furthest north of the site
- Contiguous with additional ESA east of the site, which form a 'hub' in the Ecological Network Management Strategy
- No removal of ESA is proposed in the northern ESA location
- Invasive species have established throughout the northern ESA, which will be removed during the proposed ESA compensation plan

## Existing ESA - Northern

Attachment 3 & 5

- Trees located in the northern ESA consist of western red cedar, western red pine, Norway maple, black cottonwood, lodgepole pine & red alder
- These trees provide cover and habitat for terrestrial species (birds/small mammals)
- Existing understorey dominated by invasive species (himalayan blackberry)

## **Existing ESA – Central**

Attachment 3

- Designated as 'Upland Forest'

- Isolated from balance of ESA located on or adjacent to the subject site
- Invasive species have established throughout the central ESA
- Proposed for removal to allow for the development of the site

## Existing ESA – Central

Attachment 3

- 15 trees located in the central ESA location proposed for removal include western red pine, western red cedar & lodgepole pine
- Understorey includes large cleared areas dominated by invasive species

# ESA Overview – Compensation

DP Plan 1 & 2

- Proposal to remove the existing central ‘Upland Forest’ ESA (198m<sup>2</sup> / 2,131sq.ft.) to allow for development of the site
- Proposed compensation includes:
  - Establish (2) new ESA areas on site
    - New ESA area (305m<sup>2</sup> / 3,283sq.ft.) contiguous to the northern portion of the existing ‘Upland Forest’ ESA
    - New ESA area (109m<sup>2</sup> / 1,173sq.ft.) discontinuous along the western property line next to Savage Road
  - Additional compensation includes removal of invasive species & replanting of native species within the existing northern ESA
- Total ESA net gain of 216m<sup>2</sup> / 2,325sq.ft. (2:1 ratio)

# Compensation – Northern ESA - New

DP Plan 4a

- 305m<sup>2</sup> / 3,283sq.ft. of new ESA contiguous with the existing Northern ESA
  - Includes 14 new trees (western red cedar & douglas fir)
  - Includes native shrubs consisting of salal, dull Oregon-grape, baldhip rose, ocean spray, salmonberry & common snowberry
  - Includes perennials consisting of vanilla leaf, pacific bleeding heart, sword fern, small-flowered alumroot, large leaved lupine & pink fawn lily
  - Proposed plant density to be 1.3 plants/m<sup>2</sup>

## Compensation – Northern ESA - Existing

DP Plan 4a

- In addition to expanding the northern ESA, we are proposing to enhance the existing northern ESA which will include:
  - Removal of all invasive species located within the existing northern ESA
  - Enhance the existing northern ESA with additional native shrubs and perennials

## Compensation – Southern ESA

DP Plan 4b

- 109m<sup>2</sup> / 1,1173sq.ft of new ESA located along the western property line next to Savage Road

- Includes 11 new trees consisting of western red cedar & douglas fir
- Includes native shrubs consisting of salal, dull orange-grape, baldhip rose, salmonberry & common snowberry
- Proposed plant density to be 0.9 plants/m<sup>2</sup>

# Trees

Attachment 4

- Trees that were assessed as part of this development include:

- 54 bylaw-sized trees on site
- 4 trees on the neighbouring site
- 5 trees on City of Richmond property
- Tree species include Norway maple, lodgepole pine, western red cedar, freemans maple, maple, douglas fir, black cottonwood, red alder & big leaf maple

- Trees proposed for removal include:

- 30 on site trees
- 1 on City of Richmond property

# Trees

Attachment 4

- Trees proposed to be retained include:
  - 24 on site trees
  - 4 on the neighbouring site
  - 4 on City of Richmond property
- Total replacement trees proposed is 26

## ESA Balance Sheet

- Total ESA existing 989m<sup>2</sup> / 10,613sq.ft.
- Total ESA loss 198m<sup>2</sup> / 2,135sq.ft.
- Total ESA gain 414m<sup>2</sup> / 4,456sq.ft.
- Total Final ESA 1,202m<sup>2</sup> / 12,938sq.ft.

# Restoration Objectives

- The restoration objectives for the site consist of:
  - Improving habitat function and utilization of the ESA on site by a variety of terrestrial species including:
    - Small and medium size mammals
    - Birds
    - Invertebrates
  - Offsetting the habitat loss associated with the removal of the isolated 'upland forest' ESA in the center of the site via expansion of the existing ESA along the northern site boundary including:
    - Removal of the existing invasive species
    - Soil amendments
    - Native vegetation planting
  - Expanding and enhancing the northern ESA are anticipated to improve:
    - foraging potential
      - Cover
      - Nesting
    - Direct and indirect utilization as contiguous habitat home range for resident and migratory species

**END OF PRESENTATION**