

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Thursday
October 20, 2022.



OVERALL AERIAL CONTEXT VIEW



OVERALL SCHEMATIC SITE PLAN

1.0 BACKGROUND

Several trees associated with development at and adjacent to 9520 Beckwith died recently. 9520 Beckwith was previously a single-family residential property with undeveloped land to the south and west. 9520 Beckwith was cleared in 2019, and the area to the south was cleared in 2018. A multi-storey office building is under construction directly to the west. The entire site except for the area where the trees are located has been preloaded.

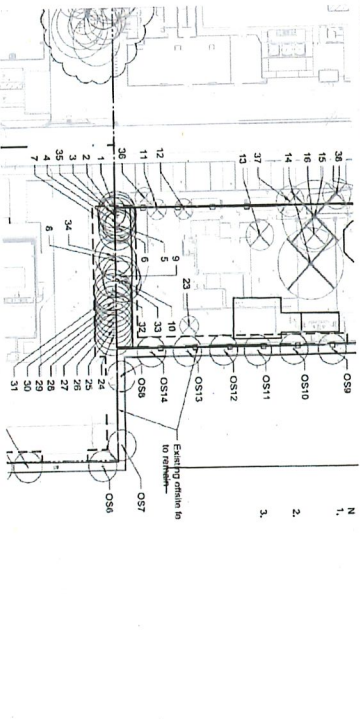


Figure 2 - Excerpt from tree management plan indicating tree numbers and locations.

Tree summary table – by species		
Tree type	Tree Species	Number of trees
Coniferous	Douglas-fir	11
	Western redcedar	4
	Western hemlock	2
	Lawson cypress	2
Total Conifers		19
Deciduous	European mountain ash	1
	Hazelnut	2
Total Deciduous		3
Total Trees within ESA		22

Tree summary table – by size	
Tree size (cm)	Number of trees.
20-29	8
30-39	3
40-49	7
50-59	4
60+	0
Total	22

4.0 TREE ASSESSMENT TABLES

The following trees are located at 9520 Beckwith Road			
Tree #	Common Name Botanical Name	DBH (cm)	Condition
1	Western redcedar Thuja plicata	47	DEAD
2	Western hemlock Tsuga heterophylla	37	DEAD
3	Western redcedar Thuja plicata	20	DEAD
4	Western redcedar Thuja plicata	27	DEAD
5	Douglas-fir Pseudotsuga menziesii	27	DEAD
6	Western redcedar Thuja plicata	24	DEAD
7	Western hemlock Tsuga heterophylla	51	DEAD
8	European mountain-ash Sorbus sp.	22, 20, 11	DEAD
9	Lawson cypress Chamaecyparis lawsoniana	33	DEAD
10	Lawson cypress Chamaecyparis lawsoniana	37	DEAD

24	Douglas-fir Pseudotsuga menziesii	49	
25	Douglas-fir Pseudotsuga menziesii	44	
26	Douglas-fir Pseudotsuga menziesii	42	
27	Douglas-fir Pseudotsuga menziesii	26	
28	Douglas-fir Pseudotsuga menziesii	55	
29	Douglas-fir Pseudotsuga menziesii	20	
30	Douglas-fir Pseudotsuga menziesii	43	
31	Douglas-fir Pseudotsuga menziesii	48	
32	Douglas-fir Pseudotsuga menziesii	40	
33	Douglas-fir Pseudotsuga menziesii	50	
34	Hazelnut Corylus sp.	9, 9, 8, 6	
35	Hazelnut Corylus sp.	9, 9, 8, 8	

5.0 REPLACEMENT TREES

A total of 22 trees were identified for retention within the ESA that overlaps 9520 Beckwith Road and 2899 Jow Street. All of the trees are now dead. The city of Richmond requires a 2:1 tree replacement ratio for all trees removed for new development. If these trees had been removed with an approved permit for development, 44 replacement trees would be required for this site.

A 3:1 replacement ratio has been proposed for these trees. This would require 66 replacement trees. The ESA is approximately 300m² and would not support the planting of 66 trees. 31 trees are proposed for planting within the ESA, with the remaining trees to be on the adjacent development sites.

6.0 RECOMMENDATIONS

All the trees are dead, and removal is recommended, except for trees 1, 24, 25, 28, 31, which should be considered for retention as wildlife trees.

If these trees are removed and replaced, the standing water must be addressed, or trees suitable for saturated conditions should be selected for replanting.

These trees are within an Environmentally Sensitive Area (ESA), and any changes to the site should be approved by a Qualified Environmental Professional (QEP).



Figure 3 – Trees 1-10, 24-35, looking north on November 5, 2021. All trees are dead.

ESA TREES ASSESSMENT SUMMARY

*Extracts from VDZ+A Tree Assessment Report

4.0 SITE OBSERVATIONS



FIG. 1 - Aerial View of Risk Assessment Area

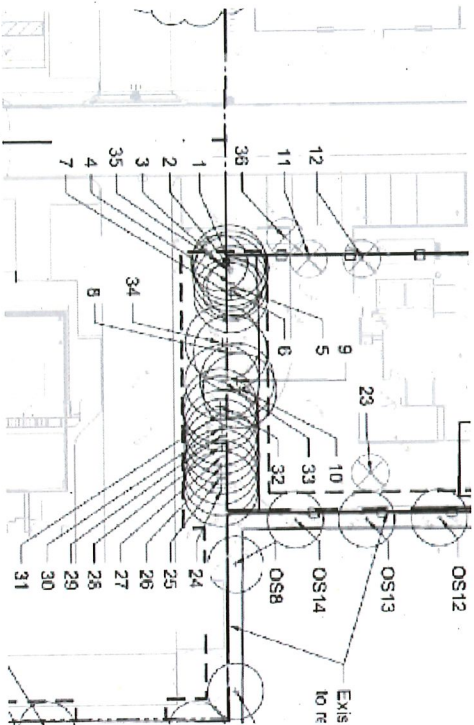


FIG. 2 - Site map indicating location of subject trees

TABLE 2 - TREE ASSESSMENT

The following table outlines the observations and analysis made during the risk assessment. The column "risk condition" considers only the most likely, highest risk condition.

Tree #	Common name <i>Botanical name</i>	DBH (cm)	Risk Condition	Risk Analysis	Health Analysis
1	Western redcedar <i>Thuja plicata</i>	47	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low	Dead - Class 3
24	Douglas fir <i>Pseudotsuga menziesii</i>	49	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low	Dead - Class 3
25	Douglas fir <i>Pseudotsuga menziesii</i>	44	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Significant Overall Risk: Low	Dead - Class 3
28	Douglas fir <i>Pseudotsuga menziesii</i>	55	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low	Dead - Class 3
31	Douglas fir <i>Pseudotsuga menziesii</i>	48	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low	Dead - Class 3

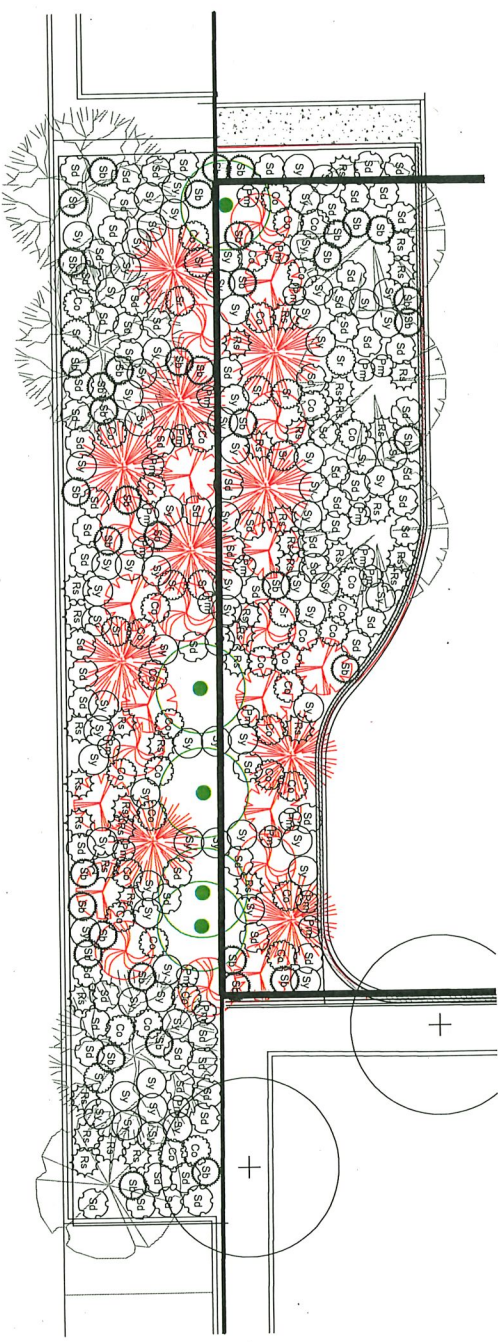
ASSESSMENT OF WILD LIFE TREES PROPOSED FOR RETENTION



Trees added to ESA for
ESA tree removal
compensation

**Trees added to ESA on
Hotel 1 Site for ESA tree
removal compensation**

[illegible]



ESA AREA

TREE LEGEND

			
Adans grandis	Acer macrophyllum	Pinus contorta	Existing tree to be retained as Wildlife Tree

ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	10	Adans grandis	Grange Fir	8-10m HL	Per Plant
See Legend	10	Acer macrophyllum	Big Leaf Maple	8-10m HL	Per Plant
See Legend	11	Pinus contorta	Shore Pine	8-10m HL	Per Plant
TOTAL	31				

Trees added to ESA for
ESA tree removal
compensation

PLANT SCHEDULE ESA

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sericea / Red Twig Dogwood	#2 Pot	1m	40
Pm	Polystichum munitum / Western Sword Fern	#1 Pot	0.75m	25
Rs	Rubus spectabilis / Salmonberry	#2 Pot	1m	40
Sb	Salix brachycarpa / Blue Fox / Blue Fox Willow	#2 Pot	1m	40
Sr	Sambucus racemosa / Red Elderberry	#2 Pot	1m	12
Sd	Spiraea douglasii / Western Spiraea	#2 Pot	1m	80
Sy	Symphoricarpos albus / Common White Snowberry	#2 Pot	1m	80

No.	Rev.	Description	Date
1	1	Issued for Review	March 11, 2022
2	1	Issued for Review	March 11, 2022
3	1	Issued for Review	March 11, 2022
4	1	Issued for Review	March 11, 2022
5	1	Issued for Review	March 11, 2022

Project:	Bridgeport Hotel 1 and 2
Location:	6533 Bridgeport Rd & 9465 Bridgeport Rd
Drawn:	AD
Checked:	AD
Approved:	MOZ
Scale:	1:150
MOZ:	21'x9'

2022 ESA COMPENSATION PROPOSAL - WITHIN ORIGINAL ESA ZONE

31 ESA replacement trees to be planted in this area. Refer to Environmental drawings for tree planting and specifications

Summary of ESA Compensation and Tree Replacement Benchmarks

- In response to the death of the 22 trees (previously proposed to be retained) within the ESA, the following benchmarks have been established to inform the compensation and tree replacement plans:
 - Assessment and development of an ESA compensation plan will be required for both sites where tree death has occurred.
 - Compensation plan in the ESA must be equivalent in terms of ecological function, biodiversity and habitat area when compared to the previous proposal involving retention of the existing grouping of trees in the ESA.
 - A tree replacement ratio of 3:1 will apply, resulting in a total of 66 replacement trees to be provided.
 - All replacement trees are required to meet minimum tree replacement sizing requirements (8 cm calliper or 4 m in height) in compliance with the OCP and Tree Protection Bylaw 8057 regulations.
 - Upsizing of a minimum of one-third of replacement trees (i.e. 22 trees) above the minimum requirements is required to be undertaken.
- The ESA compensation plan and tree replacement as detailed in this report and as attached (see Attachment 5) complies with the above referenced benchmarks.
- A summary of tree compensation proposed in this report is outlined in in Table 1. Additional information on tree compensation details are provided in forthcoming sections of this report.

Table 1 – Tree Compensation Summary

Property	ESA Compensation Area	On-Site (Outside of ESA)	Total
2899 Jow Street	17 replacement trees <ul style="list-style-type: none"> • 6 @ 10 cm/5 m size • 11 @ 8 cm/4 m size 	10 replacement trees <ul style="list-style-type: none"> • 7 @ 10 cm/5 m size • 3 @ 8 cm/4 m size 20 existing trees upsized to 8 cm/4m	17 additional replacement trees 20 existing trees to be upsized
2888 Jow Street	N/A	23 replacement trees <ul style="list-style-type: none"> • 8 @ 10 cm/5 m size • 15 @ 8 cm/4 m size 28 existing trees upsized to 8 cm/4 m	23 additional replacement trees
9520 Backwith Road (subject to future modified Development Permit)	14 replacement trees <ul style="list-style-type: none"> • 4 @ 10 cm/5m size • 10 @ 8cm/4 m size 	2 replacement trees @ 10 cm/5 m size	16 additional replacement trees
Total	31 replacement trees	35 replacement trees	66 additional replacement trees