



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 23, 2018

From: Wayne Craig
Director, Development

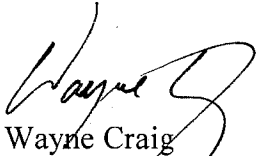
File: DP 15-715522

Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
9251/9271 Beckwith Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of church at 9251 and 9271 Beckwith Road on a site zoned "Auto-Oriented Commercial (CA)" and partially designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the "Auto-Oriented Commercial (CA)" zone for the subject site from 3.0 m to 0.0 m.



Wayne Craig
Director, Development
(604-247-4625)

WC:dcb
Att. 2

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a church at 9251 and 9271 Beckwith Road on a site zoned "Auto-Oriented Commercial (CA)" and partially designated as an Environmentally Sensitive Area (ESA). The site is currently vacant.

The site does not require rezoning as "religious assembly" is a permitted use under the "Auto-Oriented Commercial (CA)" zone.

Frontage improvements will be addressed via a separate Servicing Agreement(s) at the Building Permit stage and are expected to include a new fronting sidewalk, treed and landscaped boulevard, curb and gutter and road widening. A street lighting assessment along the Beckwith Road frontage and the provision of new street lighting, as required, will also be addressed via the Servicing Agreement. The Servicing Agreement(s) will also address off-site compensation enhancement planting within the Bridgeport Trail abutting the subject site. The off-site compensation is described in the "Bridgeport Trail Enhancement" section later in this report.

Development Information

The development proposal is for a single storey, 695.56 m² (7,487 ft²) church to be located at the south-western corner of the consolidated lot. Fifty-three parking stalls are proposed to be located along the east side and rear of the property. A cross-access agreement will provide for future access to/from the two remnant properties to the east (9291 and 9311 Beckwith Road) should those properties redevelop. A wooden gate will be installed until such time as the cross-access is required. The proposal provides for retention of six significant trees on-site, as well as compensation planting/enhancement both on-site and off-site along a portion of the adjacent Bridgeport Trail.

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north: The 24 m wide, City-owned, Bridgeport Trail.

To the east: Highway 99 and two small vacant lots (9291 and 9311 Beckwith Road) zoned "School & Institutional Use (SI)" owned by the BC Transportation Financing Authority (BCTFA).

To the south (south of Beckwith Road): A large 4.17 ha (10.31 acre) site (9151 Bridgeport Road) zoned "Auto-Oriented Commercial (CA)" currently owned by Costco Wholesale.

To the west: A two-storey commercial building on a 0.15 ha (0.38 acre) site (9231 Beckwith Road) zoned “Auto-Oriented Commercial (CA)”. The commercial building is built at a zero lot line with the subject site.

Rezoning and Public Hearing

A rezoning is not required for the proposed development, as the property is appropriately zoned for the proposed use.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Auto-Oriented Commercial (CA)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the “Auto-Oriented Commercial (CA)” zone for the subject site from 3.0 m to 0.0 m.

(Staff supports the proposed variance, as a relatively new building exists on the property to the west (9231 Beckwith Road) that is also located at the property boundary, so the placement of the proposed assembly building will abut the neighbouring structure, rather than leaving a narrow 3 m wide gap between the two buildings. The owner will also voluntarily provide a 2 m wide road dedication along their entire frontage with Beckwith Road to allow for frontage improvements and road widening consistent with redeveloping frontages to the west of the subject site. Additional benefits are derived from the proposed site arrangement via the provision of a cross access with the neighbouring two properties to the east (9291 and 9311 Beckwith Road), thereby avoiding the future placement of a new driveway access too close to the intersection of Beckwith Road and Gage Road). The applicant has reviewed the development plans with the owner of the adjacent property (9231 Beckwith Road) and reports that the adjacent owner has no concerns with the proposal.)

Advisory Design Panel

The application was not forwarded to the Advisory Design Panel (ADP) as the focus of the application is on the Environmentally Sensitive Area (ESA) designation rather than the building design features.

Analysis

Environmentally Sensitive Area Assessment

Under the Official Community Plan (OCP), the entirety of 9271 Beckwith Road and the northern two-thirds of 9251 Beckwith Road are designated as Environmentally Sensitive Areas (ESA). An environmental assessment was undertaken by JBL Environmental Services and two separate reports were submitted to the City (initial report January, 2016; updated report November 21, 2017).

The Biologist's assessment indicates that the subject site is "anthropogenic in nature and heavily overgrown with invasive species, and therefore, not considered environmentally sensitive". The Biologist's assessment is largely supported by the City's aerial images from 2005 and 2013 which suggest the sites served as grassed area with interspersed trees or had buildings previously located on the currently open space areas.

The assessment indicates the presence of four stands of mature trees that may support small mammals and nesting birds:

- A row of six trees and native shrubs on the northern boundary.
- A single mature Western Red Cedar tree in the north-centre of the lot.
- A group of four mature fruiting trees in the west-centre of the lot.
- A large mature European Horse Chestnut at the east boundary of the lot.

Collectively, these four stands provide approximately 250 m² (2,691 ft²) of wildlife habitat.

The owners have agreed to retain the row of six trees and native shrubs along the northern boundary. They would have also retained the mature Horse Chestnut tree, except for the finding of a significant structural fault with the tree that leaves it vulnerable to failure (see the discussion under the "Arborist Report" section of this report). The submission provides for the retention of the area occupied by the Horse Chestnut tree and the installation of two replacement specimen trees (11 cm diameter Scarlet Oak trees) along with the planting various native shrubs.

The poor quality of the other trees and/or conflict with the proposed development meant that they could not be retained. The removal of these other two treed areas results in the loss of approximately 125 m² (1,346 ft²) of wildlife habitat which is proposed to be offset through the enhancement of a 400 m² (4,305.6 ft²) off-site area within the adjacent Bridgeport Trail (see the "Bridgeport Trail Enhancement" section later in this report).

Arborist Report

Arbortech Consulting submitted an initial Arborist's report (dated December 8, 2017) and a report addendum (dated January 16, 2018). The initial report recommended no on-site tree retention and protection for five off-site trees on neighbouring lots. In response, the City's Tree Preservation Coordinator and Transportation staff recommended that the parking lot be reconfigured in order to preserve six trees along the northern property boundary and one large Horse Chestnut tree (tag # 328) at the eastern side of the lot.

After subsequent parking lot reconfiguration by the applicant, Arbortech submitted its report addendum recommending the removal of the large Horse Chestnut tree (tag # 328) at the east side of the site and a single conifer (tag # 322) in the north-west corner of the site.

City staff reviewed Arbortech's addendum and re-assessed the two trees identified as concerns, and ultimately concurred that the large Horse Chestnut tree (tag # 328) at the eastern side of the lot must be removed due to structural faults which had not been previously identified. The proponent has included two 11 cm caliper Scarlet Oak specimen trees as replacement for the Horse Chestnut tree. One of the Oak trees will be placed in the area where the Horse Chestnut

tree was located and the second tree will place the feature tree closer to the front of the lot. The proposed replacement trees are supported by the City's Tree Preservation Coordinator.

The City's Tree Preservation Coordinator did not agree with the removal of the conifer (tag # 322) in the north-west corner of the site and requested its retention. The applicant has complied with this request and has retained this tree in the accompanying landscaping plans. In summary, staff's conclusions are that six conifer trees are to be retained along the northern property boundary. The Horse Chestnut tree is to be replaced by two specimen trees. 28 other on-site trees are all in poor condition and should be replaced. Two additional on-site trees are in conflict with the proposed building and cannot be retained. A total of 60 replacement trees are required at two for one replacement ($30 \times 2 = 60$), plus two specimen trees as replacement for the Horse Chestnut tree.

The applicant's submission includes 21 on-site replacement trees (including two specimen trees) and an additional 48 off-site trees to be located along the Bridgeport Trail as part of the off-site landscaping enhancement work agreed to with Parks staff. The off-site trees will be included in the separate Servicing Agreement for off-site works. Except for the two specimen trees, the on-site tree selections are native species to be consistent with the native shrubs and ground cover selections.

In addition to the on-site trees, the City Parks' Arborist undertook an assessment of a tree on the City's frontage with the property. Their conclusion was that the tree is in poor condition and will be in conflict with construction. They have authorized the removal of the single Thuja Occidentalis tree. Due to the condition of the tree, no compensation for the tree's removal will be required for that work. Street tree installations will be included in the frontage works required under the Servicing Agreement.

Bridgeport Trail Enhancement

In consultation with City Park's staff, a 400 m² (4,305 ft²) area within a section of the Bridgeport Trail directly north of the property will be cleared of invasive species and replanted with native species acceptable to the City. The selected location is heavily overgrown with Himalayan Blackberry, English Ivy and Japanese Knotweed, and will require specific site preparation to ensure the removal and control of these invasive species.

The replanting/enhancement of the Bridgeport Trail enhancement area will include approximately 48 trees and 452 native shrubs. Shrub selections will be guaranteed nursery stock with a 50% fruit-bearing component to provide a direct benefit to small birds and animals in the area. Tree selections will include Western Hemlock, Western Red Cedar, Douglas Fir, Broadleaf Maple, Oregon Ash and Bitter Cherry. Shrub selections will include Salmonberry, Thimbleberry, Red Flowering Currant, Beaked Hazelnut, Red Elderberry and Nootka Rose. All selections are native to the area. In addition, a low-maintenance grass seed blend of white clover and tall fescue will provide ground cover and help reduce re-establishment of invasive species.

A site plan and planting area map plus a detailed planting plan for the proposed off-site Bridgeport Trail enhancement planting are provided in Plans #13 and #14. City Park's staff have reviewed and concurred with the proposed Bridgeport Trail planting plan. The final design and enhancement works will be subject to the satisfaction of the Manager, Parks Planning, Design and Construction.

The Development Permit Considerations (Attachment 2) include requirements for submission of a sketch plan of the off-site landscape enhancement areas and a contract for three years of monitoring off-site landscape planting with annual reporting by a Qualified Environmental Professional (QEP).

Habitat Balance

Based on the Biologist's assessment four on-site stands providing approximately 250 m² (2,691 ft²) of wildlife habitat are evident on the site much of which would be impacted by the proposed development. The development proposal will:

- Retain and enhance the row of six trees and native shrubs on the northern boundary - an area of approximately 172.7 m² (1,859 ft²);
- Provide a primarily native species landscaped area of approximately 173 m² (1,864 ft²) along the eastern property boundary that will also include two specimen trees; and
- Selectively clear, replant and enhance with native trees and shrubs a 400 m² (4,305 ft²) area of the adjacent Bridgeport Trail.

The combined enhancement area will total approximately 746 m² (8,026 ft²) resulting in a 3 to 1 improvement in the functioning habitat balance at the site. As noted previously, three years of monitoring with annual reporting for both on-site and off-site landscaping enhancements are required via the DP Considerations / Servicing Agreement.

Conditions of Adjacency

- An application referral was sent to the Ministry of Transportation and Infrastructure (MOTI) since the subject site is within 800 m of Highway 99 and abuts two properties (9291 and 9311 Beckwith Road) under Provincial ownership. The proposal was also reviewed by the George Massey Tunnel review team because of the pending Highway 99 expansion works. The only request made by the BCTFA was to confirm that a barrier would be in place at the proposed cross-access to restrict access to the adjacent BCTFA owned lands. The concern has been addressed by the applicant; with the addition of a wooden gate across the cross-access which will remain in place until the access is required. No further concerns were identified by MOTI or the GMT.
- As noted under the variance discussion, a relatively new building, situated at the property boundary with the subject site, exists on the property to the west. The proposed assembly building will abut the existing building on the adjacent lot thereby avoiding the creation of a narrow corridor between the two structures and will allow for a more efficient use of the subject site. The applicant has reviewed the proposed development plans with the owner of the two-storey commercial building abutting the lot line on the adjacent property (9231 Beckwith Road) and indicates that the adjacent owner has no concerns with the development.

Urban Design and Site Planning

- The church will be located at the south-western corner of the consolidated lot abutting the existing building on the lot to the west.
- 52 parking spaces will be located along the east side and rear of the property. The parking space provision will comply with the Zoning Bylaw requirements.
- A legal agreement will provide for access to/from the two remnant properties to the east (9291 and 9311 Beckwith Road – both lots are owned by the Province). This legal

agreement will address a requirement of the City's Transportation Department to avoid an access at the intersection of Beckwith Road and Gage Road.

- The main drive aisle and entrance will be 7.5 m wide; allowing for two-way traffic to and from the site.
- A screened garbage and recycling facility is to be located at the north-east corner (rear) of the site next to a medium sized loading space.
- The site layout is sufficient for a standard SU9 truck to enter the site and use the loading space for pickup then turn around to exit the site.
- 28 of the 52 (i.e. 53%) of the parking spaces will be full size spaces; meeting the Zoning Bylaw requirements for parking.
- Two handicapped parking spaces will be provided in proximity to the building entrances.
- Three Class 1 (secured) and seven Class 2 (unsecured) bicycle spaces will be provided in accordance with the Zoning Bylaw.

Architectural Form and Character

- The proposed church will be a single level, articulated design fronting onto Beckwith Road.
- Façade materials will consist primarily of Hardie reveal panels, Hardie cobble stone siding and Merlon sand thin bricks. Fenestrations are provided along the south, east and north side of the building with the west side abutting the adjacent building will be a concrete firewall with any minor exposed surfaces covered with hardie panel.
- The overall height of the structure will be approximately 9 m and will be well below the 12 m maximum height permitted under the "Auto-Oriented Commercial (CA)" zone.
- Internally, the structure will contain a sanctuary, an auxiliary hall, five classrooms, a meeting room, a pastor's office, an open office, several storage and utility rooms, washrooms and a small kitchen. The classrooms are intended for bible study use on Sunday mornings or for small group meetings. The rooms are not intended for ongoing schooling or education use.

Landscape Design and Open Space Design

- 14.5% of the site will consist of live plant material.
- All of the parking spaces will be constructed using permeable pavers (22% of the site).
- 1,090 m² (36.5%) of the site will be permeable (pavers plus live plant material).
- Landscaping will be provided around most of the perimeter of the site (except where the building abuts the property boundary) and throughout the central parking area.
- A total of 21 new trees will be added to the site and six existing significant trees will be retained. Tree Survival Securities in the amount of \$18,000 have been included in the Development Permit Considerations (Attachment 2) to ensure the retention of the six trees along the northern property boundary. Staff proposed to hold the survival securities for three years; with annual one-third reductions upon satisfactory assessment submissions.
- Both on-site and off-site tree and shrub/groundcover selections have been made to focus on native species and functional support for small birds and animals. The off-site shrub selections will be guaranteed nursery stock with 50% being fruit bearing.
- The garbage and recycling area will be screened using a metal rail enclosure with a sliding gate.
- A 1.8 m (6 ft.) solid wood perimeter fence will be installed along the eastern, northern and the rear portion of the western property boundary.

- Landscape securities in the amount of \$157,551.70 for all on-site planting, plus three years of monitoring and annual reporting by a Qualified Environmental Professional (QEP), are included in the Development Permit Considerations (Attachment 2). The extended monitoring period (normally one year) is a reflection that some portions of the enhancement planting are compensation for the ESA impacts. Staff proposed to hold the survival securities for three years; with annual one-third reductions upon satisfactory assessment submissions.
- The Development Permit Considerations (Attachment 2) include a requirement for submission of a sketch plan of the on-site landscaped areas, plus registration of a covenant, ensuring that the on-site landscaped areas are retained and will not be abandoned, and registration of a Statutory Right of Way (SRW), providing access by the City, should the owners fail to maintain the landscaped areas under covenant.

Crime Prevention Through Environmental Design

- Pole lighting is to be provided throughout the parking lot ensuring that the site will be well lit.
- The main building entrances will be clearly visible from the street.
- Perimeter fencing around much of three sides of the site will help to control access to/from the property.

Financial Impact or Economic Impact

Engineering staff note that the proposed development will result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusions

The combination of the on-site native planting, plus the off-site landscaping enhancement along the Bridgeport trail, will result in an overall improvement of the native landscape benefitting small birds and animals by creating a more diverse and functional habitat. Staff believe the proposed development plans include reasonable mitigation and compensation for the anticipated impacts to the site's limited natural features. Staff also note that the applicant is voluntarily providing a land dedication allowing the site's frontage improvements to match those to the west of the subject site.

As the proposed development will meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit for the construction of church at 9251 and 9271 Beckwith Road and the variance to reduce the minimum interior side yard from 3.0 m to 0.0 m for the subject site be endorsed, and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

List of Attachments

- Attachment 1: Development Application Data Sheet
- Attachment 2: Development Permit Considerations



DP 15-715522 **Attachment 1**

Address: 9251/9271 Beckwith Road

Applicant: Matthew Cheng Architecture Inc. Owner: 1029 Property Holding Ltd.

Planning Area(s): City Centre

Floor Area Gross: 695.56 m² (7,487.00 ft²)

	Existing	Proposed
Site Area:	2,950.06 m ² (31,754.18 ft ²)	Net after road frontage dedication: 2,854.17 m ² (30,722.01 ft ²)
Land Uses:	Vacant	Religious Assembly
OCP Designation:	Mixed Employment	Same
Zoning:	“Auto-Oriented Commercial (CA)”	Same
Number of Units:	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.24	none permitted
Lot Coverage:	Max. 50%	24.37%	None
Maximum Size:	300 seats and 700.0 m ² gfa	695.56 m ²	None
Setback – Front Yard:	Min. 3.0 m	3.2 m	None
Setback – Interior Side Yard (East):	Min. 3.0 m	16.4 m	None
Setback – Interior Side Yard (West):	Min. 3.0 m	0.0 m	Variance Requested
Setback – Rear Yard:	Min. 3.0 m	42.6 m	None
Height (m):	Max. 12.0 m (39.37 ft.)	8.9 m (29.19 ft.)	None
Lot Size:	2,400 m ² for religious assembly	2,854.17 m ² net of road dedication	None
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	52	52	None
Small Car Spaces (percentage)	Maximum 50%	48%	None
Loading Spaces	1 medium	1 medium	None

Bicycle Spaces	Class 1: 2 Class 2: 5	Class 1: 3 Class 2: 7	None
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Address: 9251 - 9271 Beckwith Road

File No.: DP 15-715522

Prior to approval of the Development Permit, the developer is required to complete the following:

1. A two (2) metre wide road dedication along the entire Beckwith Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Submission of a Tree Survival Security to the City in the amount of \$18,000 for the six trees along the northern property boundary to be retained. The full security will be retained for one year. Upon submission of a one year post construction assessment report by a Certified Arborist, and to the satisfaction of the Director of Development, the security will be reduced by one-third. Upon submission of a satisfactory second year post construction assessment report the security will be reduced by one-third of the original amount. At the end of the third year and with submission of an acceptable final post construction assessment report, the remaining security will be released.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained and for the preparation and submission of the required post construction assessment reports indicated above. The Contract should include the scope of work to be undertaken, the proposed number of site monitoring inspections and other measures necessary to support the survival of the protected trees.
6. Submission of a sketch plan prepared by a registered Surveyor of the landscape areas along the northern and eastern property boundaries. Registration of a legal agreement on title to ensure that landscaping planted within the areas identified in the sketch plan are maintained and will not be abandoned or removed.
7. Receipt of a Letter of Credit for on-site landscaping in the amount of \$157,551.70 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). The full security will be retained for one year. Upon submission of a one year post construction assessment report by a Qualified Environmental Professional (QEP), and to the satisfaction of the Director of Development, the security will be reduced by one-third. Upon submission of a satisfactory second year post construction assessment report the security will be reduced by one-third of the original amount. At the end of the third year and with submission of an acceptable final post construction assessment report, the remaining security will be released.
8. Registration of an aircraft noise indemnity covenant on title.
9. Registration of a flood indemnity covenant on title.
10. Registration of a cross access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9291 and 9311 Beckwith Road.
11. City acceptance of the developer's voluntary contribution in the amount of \$1,871.75 (i.e. \$0.25/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
12. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased

levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of utility servicing and frontage improvements and landscape enhancements along a portion of the Bridgeport trail. Works include, but may not be limited to, the following:

DP 15 – 715522 9251 Beckwith Road - Engineering Servicing Requirements:

Scope: MATTHEW CHENG ARCHITECT INC has applied to the City of Richmond for an Environmentally Sensitive Area Development Permit associated with 9251 & 9271 Beckwith Road to allow construction of a church.

1. Water Works:

- a) In the fall of 2016, the City will replace aging watermains along Beckwith Rd and Gage Rd. Using the OCP Model, this upgrade will make available 404.0 L/s of water available at a 20 psi residual at the Beckwith Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 250.0 L/s.
- b) At Developers cost, the City is to:
 - Install a new water service connection complete with meter and meter box off of the newly constructed watermain along Beckwith Rd. Watermain to be constructed in fall 2016, as part of a City capital project.
 - Cut and cap the existing water service connection on Beckwith Rd frontage.

2. Storm Sewer Works:

- a) At Developers cost, the City is to:
 - Install a new service connection complete with inspection chamber along Beckwith Road frontage.
 - Cut and cap the existing storm service connections fronting Beckwith Rd frontage.

3. Sanitary Sewer Works:

- a) The Developer is required to:
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$26,000 cash-in-lieu contribution for the design and construction of future sanitary system upgrade along Beckwith Rd and up to the local sanitary pump station. The cheque should be deposited into account 2253-10-000-14912.
- b) At Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove existing IC along the south property line.
 - Install a new sanitary service connection complete with inspection chamber along the Beckwith Rd frontage.

4. Frontage Improvements:

- a) The Developer is required to :
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- To determine if above ground structures are required and coordinate their locations within the development site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). Architects shall indicate structures on the proposed DP drawings.
- Complete a street lighting assessment along the Beckwith Rd frontage and provide new street lighting as required.
- Complete other frontage improvements as per Transportation's requirements.

5. Bridgeport Trail Landscape Enhancement:

Invasive species removal and installation of enhancement landscaping of a 400 m² area along the Bridgeport Trail as described in the report by JBL Environmental Services, dated November 21, 2017, and to the satisfaction of the Manager, Parks Planning, Design and Construction. Three years of monitoring and annual Qualified Environmental Professional (QEP) reporting is to be included in the Servicing Agreement conditions and securities requirements.

6. General Items:

- a) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - b) Provide, prior to first Servicing Agreement design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or if necessary prior to pre-load.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 15-715522

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9251/9271 BECKWITH ROAD
Address: C/O #202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum interior side yard under the "Auto-Oriented Commercial (CA)" zone for the subject site from 3.0 m to 0.0 (zero) m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$157,551.70 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 15-715522

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9251/9271 BECKWITH ROAD
Address: #202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____,

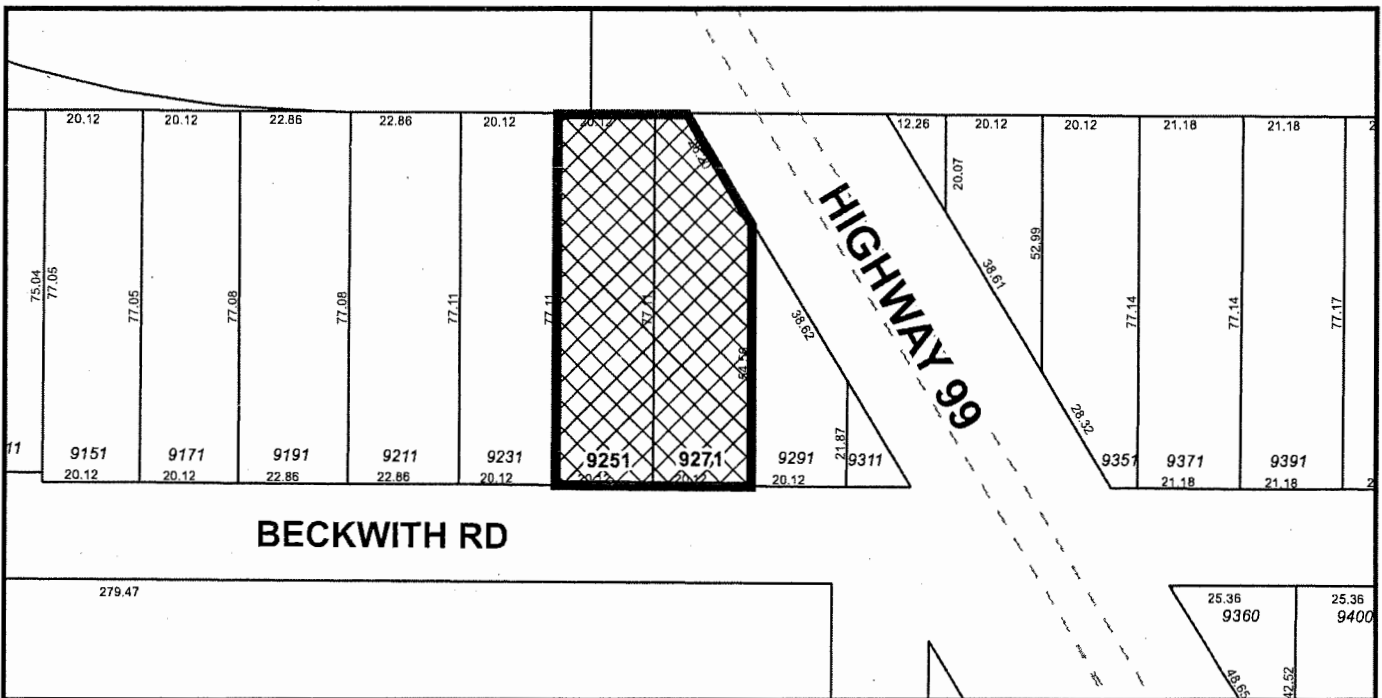
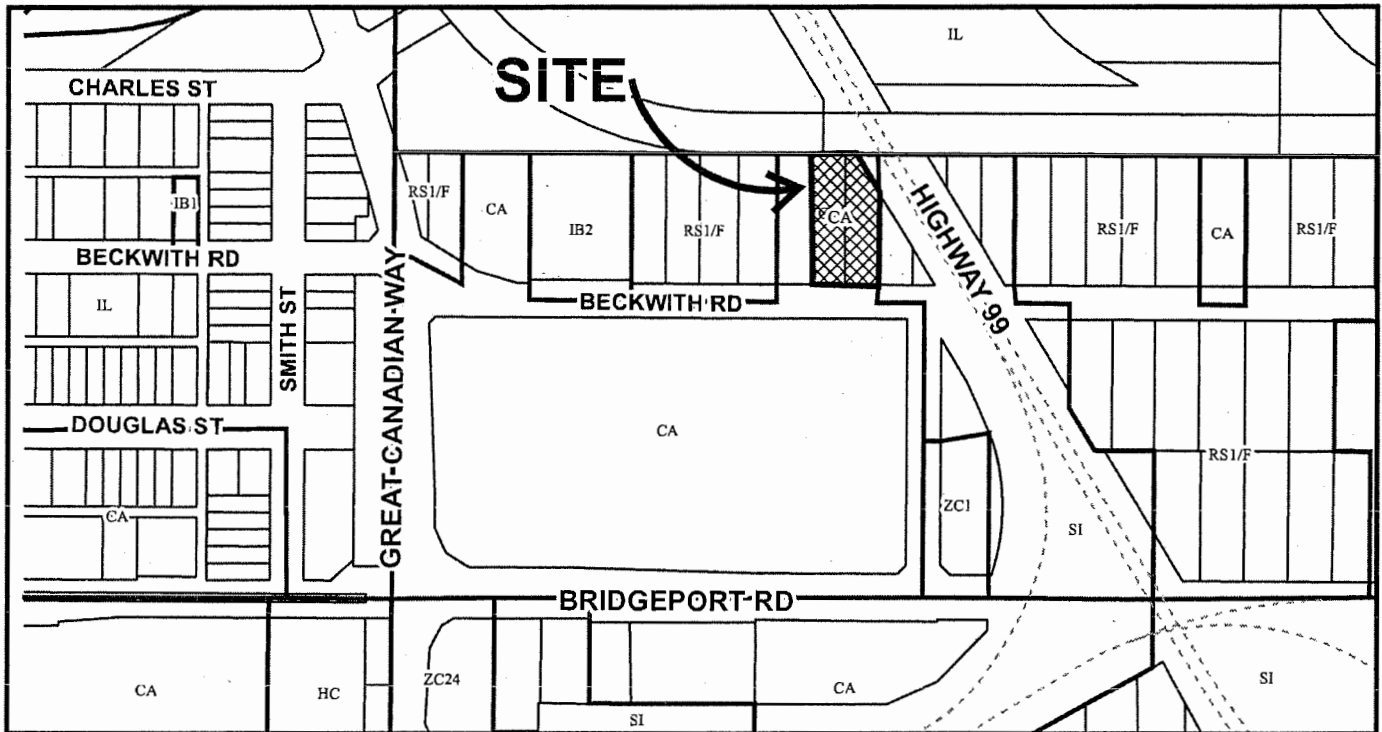
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____,

MAYOR



City of Richmond



DP 15-715522 SCHEDULE "A"

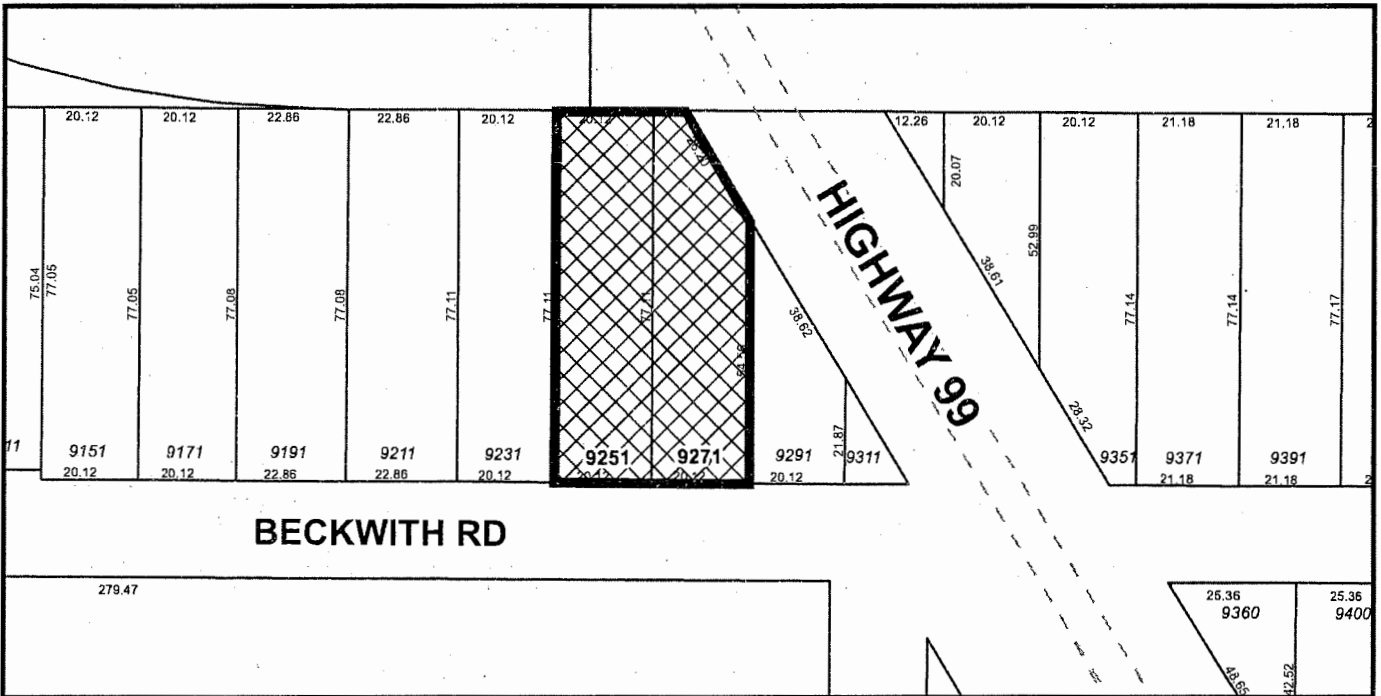
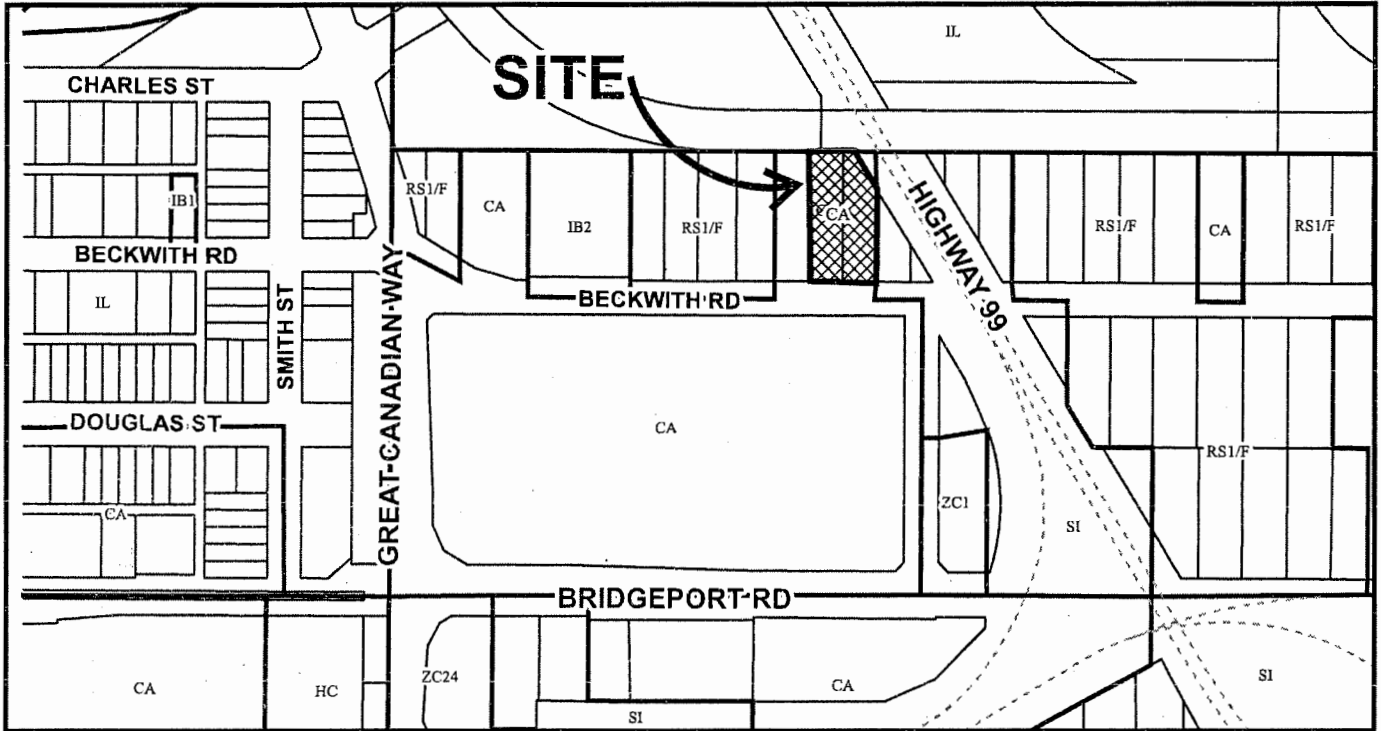
Original Date: 01/06/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 15-715522

Original Date: 01/06/16

Revision Date:

Note: Dimensions are in METRES

RICHMOND PACIFIC GRACE (MB) CHURCH

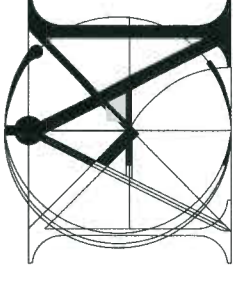
9251-9271 BECKWITH RD. RICHMOND BC.



PERSPECTIVE - EAST



PERSPECTIVE - SOUTH



**MATTHEW CHENG
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE
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A	2017-01-05	ISSUED FOR INFO	JS	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

DEVELOPMENT DATA

8251, 9271 Beckwith Rd. Richmond BC.
Newly Form of Lot: 35 and 36 Section 22, Block 8 North, Range 6 West
New Westminster District, Plan 1287

CA : Auto-Oriented Commercial
City Centre 2.10, Mixed Employment
Updated Forest

Measure: City of Richmond

	PERMITTED / REQUIRED	PROPOSED
	SO. FT	SO. FT
A. SITE AREA		
GROSS AREA	31,754.18	2,950.06
NET AREA	30,722.01	2,854.17
B. LOT COVERAGE		
Permitted 50 %	15,361.00	1,427.08
Proposed 24.37 %		7,467.00
C. HEIGHT	FT	M
FRONT YARD SETBACK	39.37	12.00
REAR YARD	9.84	3.00
WEST SIDE YARD	9.84	3.00
EAST SIDE YARD	9.84	3.00
Variance Requested		10.39
E. FLOOR SPACE RATIO	SO. FT	SO. FT
FSR 0.9	15,361.00	1,427.08
BUILDING AREA		7,467.00
FBR:		0.24
		695.56

BC BUILDING CODE

1.0 USE:	CHURCH - RELIGIOUS ASSEMBLY
2.0 OCCUPANCY GROUP	GROUP A, DIVISION 2 (BCBC 3.1.2.1)
3.0 NUMBER OF STOREYS	1 STOREY
4.0 BCBC 3.3.1.5	Max. Room Area: 150 SM, 15 M max Travel distance or if sprinklered, 200 SM.
5.0 BCBC 3.3.2.4	Fixed Seating
6.0 BCBC 3.2.2.8	Major Occupancies Mixed : not more than 10% for non-primary use, per floor.
7.0 BCBC 3.7.2.2	Washrooms for males, 2/3 can be unials
BCBC 3.7.2.2.5	Sentence 8, one male and one female water closets per 150 females and per 150

SUMMARY

ON-SITE PARKING SPACES	REQUIRED	PROPOSED
REQUIRED	52	
PROPOSED		53
STANDARD	25	
H/C	2	
SMALL CAR (max. 50%)	25	
MED. SIZE LOADING AND UNLOADING (SUB TRUCK)	1	
ON-SITE BICYCLE PARKING SPACES		
CLASS 1	2	
PROPOSED		3
CLASS 2		
REQUIRED	5	
PROPOSED		7



LOCATION MAP

DRAWING LIST - ARCHITECTURAL

Sheet Number	Sheet Name	Current Revision	Current Revision Description
A001	PERSPECTIVE PROJECT DATA	D	RE-ISSUED FOR CITY REVIEW
A002	SITE PLAN & PARKING CALCULATION	D	RE-ISSUED FOR CITY REVIEW
A003	FAR OVERLAY	D	RE-ISSUED FOR CITY REVIEW
A100	FLOOR PLAN	D	RE-ISSUED FOR CITY REVIEW
A201	NORTH & EAST ELEVATION	D	RE-ISSUED FOR CITY REVIEW
A202	SOUTH & WEST ELEVATION	D	RE-ISSUED FOR CITY REVIEW
A301	BUILDING SECTIONS	D	RE-ISSUED FOR CITY REVIEW
A302	PARTIAL ELEVATION	D	RE-ISSUED FOR CITY REVIEW
TOTAL SHEETS: 9			

Drawn: JS

Checked: MC

Scale: 1/16" = 1'-0"

Project Number: 15 R RE 01

Revision Date: 2018-03-29

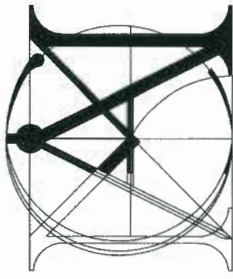
Print Date: 03/24/18

Dwg. No.: A001

Plan #1

MAY 16 2018

15-715522 DP



MATTHEW CHENG ARCHITECT INC.
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A	2017-01-05	ISSUED FOR INFO	JS	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

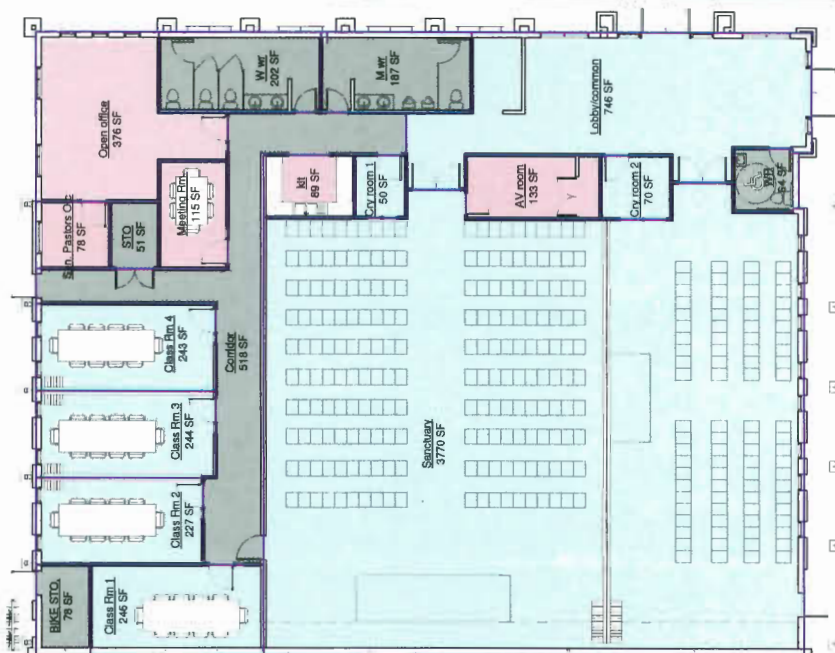
Consultants:

Project Title:
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title:
SITE PLAN & PARKING CALCULATION

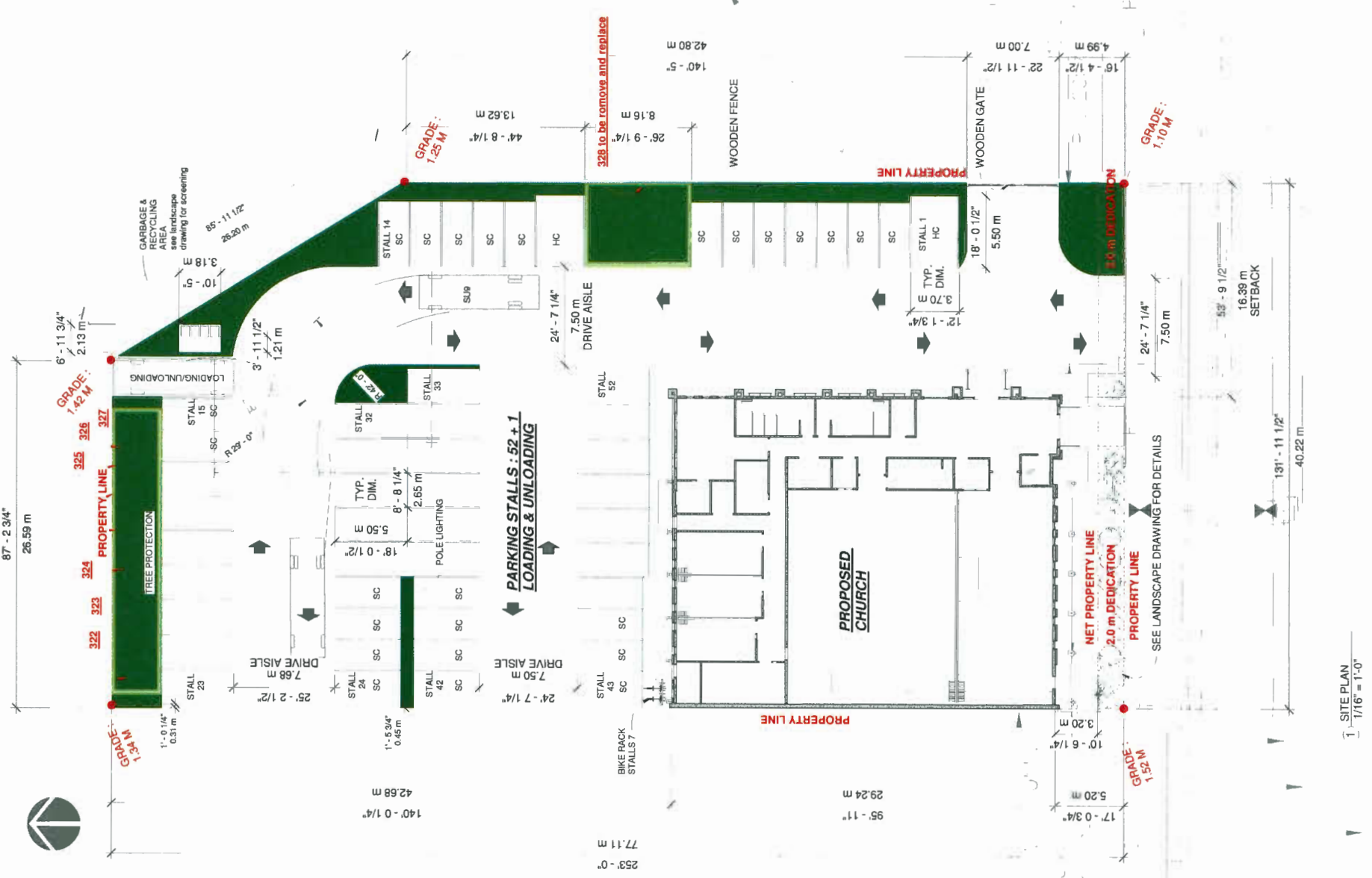
Drawn: JS	Checked: MC	Scale: As indicated	Project Number: 15 R RE 01
Revision Date: 2018-03-29	Drawn No.: A002	Plan #2	

OVERLAY AREA PLAN

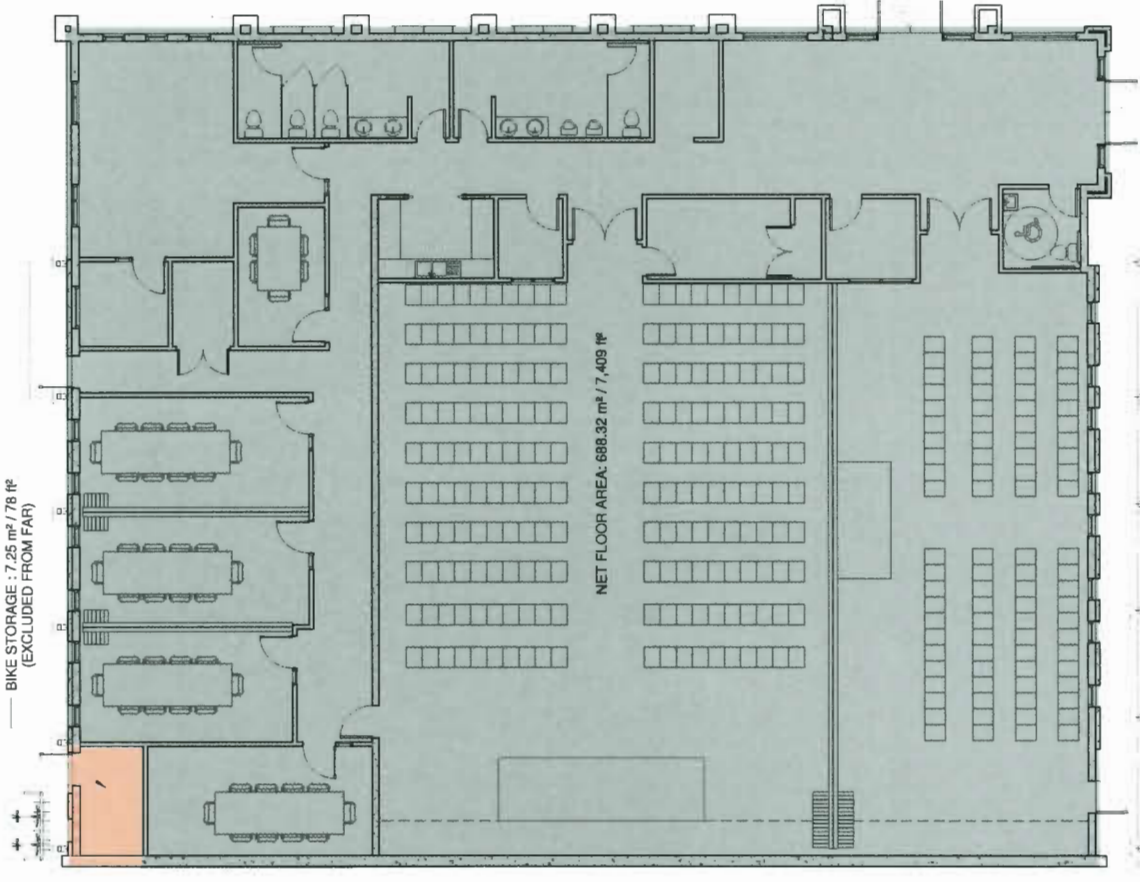


SUMMARY	
ON-SITE PARKING SPACES REQUIRED	52
PROPOSED	53
STANDARD	25
H/C	2
SMALL CAR (max. 50%)	25
MED. SIZE LOADING AND UNLOADING (SU9 TRUCK)	1
ON-SITE BICYCLE PARKING SPACES	
CLASS 1	
REQUIRED	2
PROPOSED	3
CLASS 2	
REQUIRED	5
PROPOSED	7

PARKING CALCULATION	ROOM NAME	AREA		OCCUPANCY	NUMBER OF PARKING REQUIRED (10 SPACES PER 1005M LEASABLE AREA)	NUMBER OF BICYCLE STORAGE REQUIRED	
		SF	SM			CLASS 1 (.27/1005M)	CLASS 2 (.78/1005M)
RELIGIOUS ASSEMBLY	SANCTUARY	3770	350.24	ASSEMBLY	35.02	0.95	2.73
	LOBBY/COMMON	746	69.31	ASSEMBLY	6.93	0.19	0.54
	CLASSROOM 1	246	22.85	ASSEMBLY	2.29	0.06	0.18
	CLASSROOM 2	227	21.09	ASSEMBLY	2.11	0.06	0.16
	CLASSROOM 3	244	22.67	ASSEMBLY	2.27	0.06	0.18
	CLASSROOM 4	243	22.58	ASSEMBLY	2.26	0.06	0.18
	CRY ROOM 1	50	4.65	ASSEMBLY	0.46	0.01	0.04
	CRY ROOM 2	70	6.50	ASSEMBLY	0.65	0.02	0.05
	TOTAL	5596	519.89		51.99	1.40	4.06
	OFFICE AREA						
MEETING RM	115	10.68	OFFICE	0.32	0.03	0.08	
AV ROOM	133	12.36	OFFICE	0.37	0.03	0.10	
KITCHEN	89	8.27	OFFICE	0.25	0.02	0.06	
SENIOR PASTOR'S OFFICE	78	7.25	OFFICE	0.22	0.02	0.06	
OPEN OFFICE	376	34.93	OFFICE	1.05	0.09	0.27	
TOTAL	791	73.49		2.20	0.20	0.57	
COMMON AREA							
CORRIDOR	518	48.12	COMMON				
WOMEN'S WASHROOM	202	18.77	COMMON				
MEN'S WASHROOM	187	17.37	COMMON				
HANDICAPPED WASHROOM	64	5.95	COMMON				
STORAGE	51	4.74	COMMON				
TOTAL	1022	94.95		54.19			
PARKING REDUCTION ZONE 2 (TABLE 7.9.5.1) - 5%				2.71			
GRAND TOTAL	7409	688.32		51.48	1.60	4.63	



1 SITE PLAN
 1/16" = 1'-0"

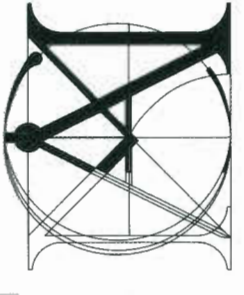


1 FAR OVERLAY
1/8" = 1'-0"

WASTE MANAGEMENT TABLE			
TYPE	MIXED CONTAINERS	FOOD SCRAPS & YARD TRIMMINGS	GARBAGE
360 LITERS CART	1	2	1



2 WASTE MANAGEMENT OVERLAY PLAN
1/16" = 1'-0"



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

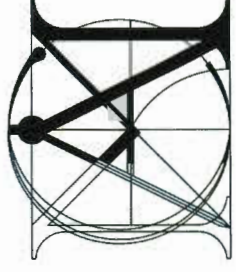
Sheet Title
FAR OVERLAY

Drawn: MGSD
Checked: MC
Scale: As indicated
Project Number: 15 R RE 01
Revision Date: 2018-03-29
Print Date: 122017
Dwg. No.: A003

Plan #3

MAY 16 2018

DP 15-715522



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Revision:

REV	TT-MM-DD	DESCRIPTION	DRWN	CHK

Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title
CONTEXT PLAN & STREETSCAPE

Drawn: JS

Checked: MC

Scale: As indicated

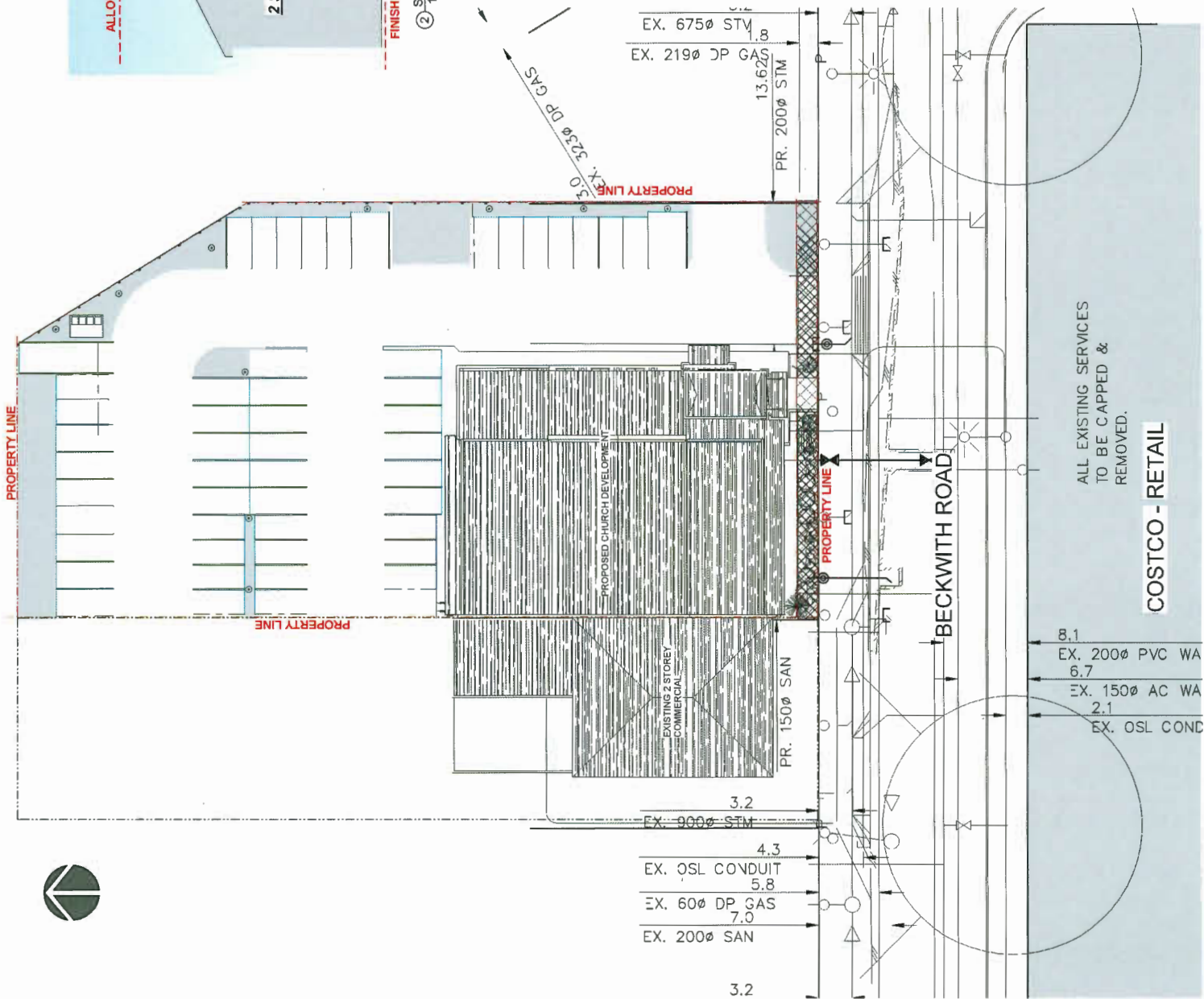
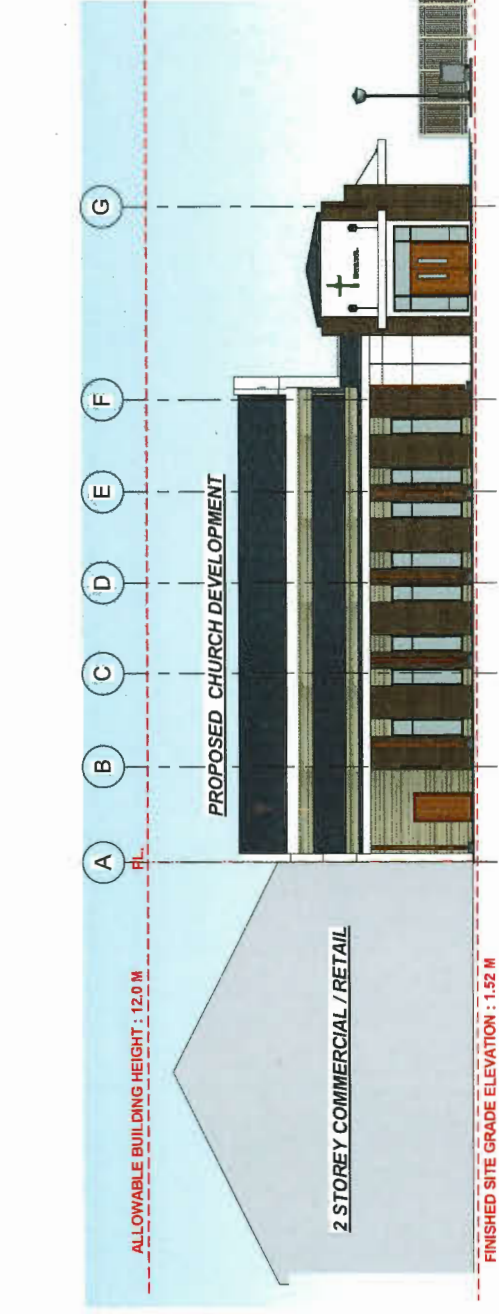
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Revision Date:

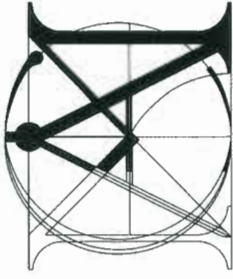
Dwg. No.:

Plot Date: 04/18/18
 A004

Plan #4



① CONTEXT PLAN
 3/64" = 1'-0"



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 UNIT 202 - 670 EVANS AVENUE
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A	2017-01-05	ISSUED FOR INFO	JS	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK



Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title
FLOOR PLAN

Drawn: JS

Checked: MC

Scale: 3/16" = 1'-0"

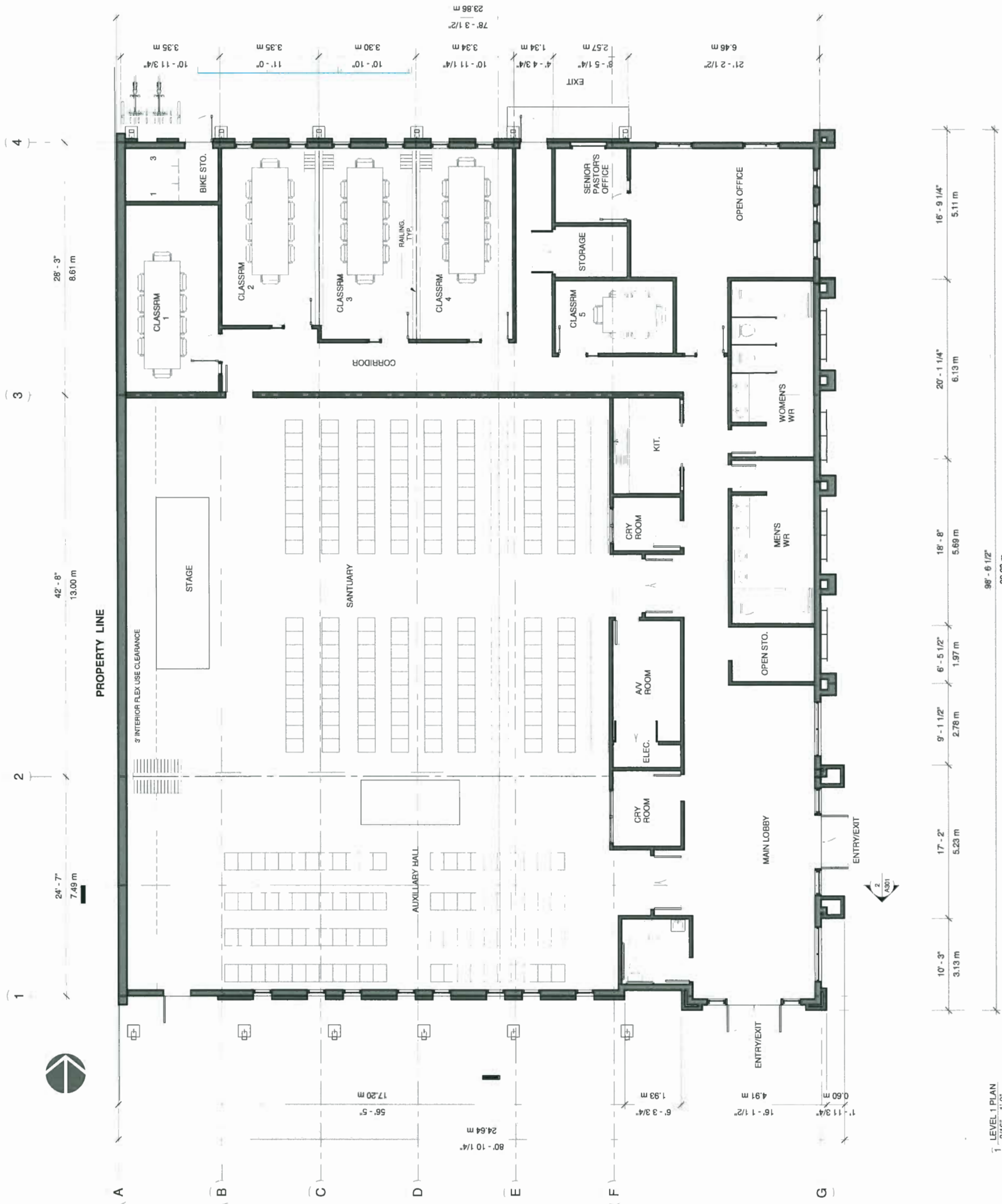
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Revision Date: 2018-03-29

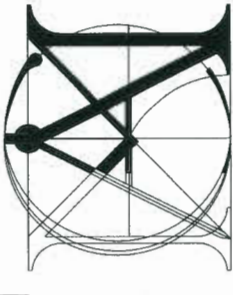
Plot Date: 03/29/18

Dwg. No.: A100

Plan #5



1 LEVEL 1 PLAN
 3/16" = 1'-0"



MATTHEW CHENG ARCHITECT INC.
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MAY 16 2018

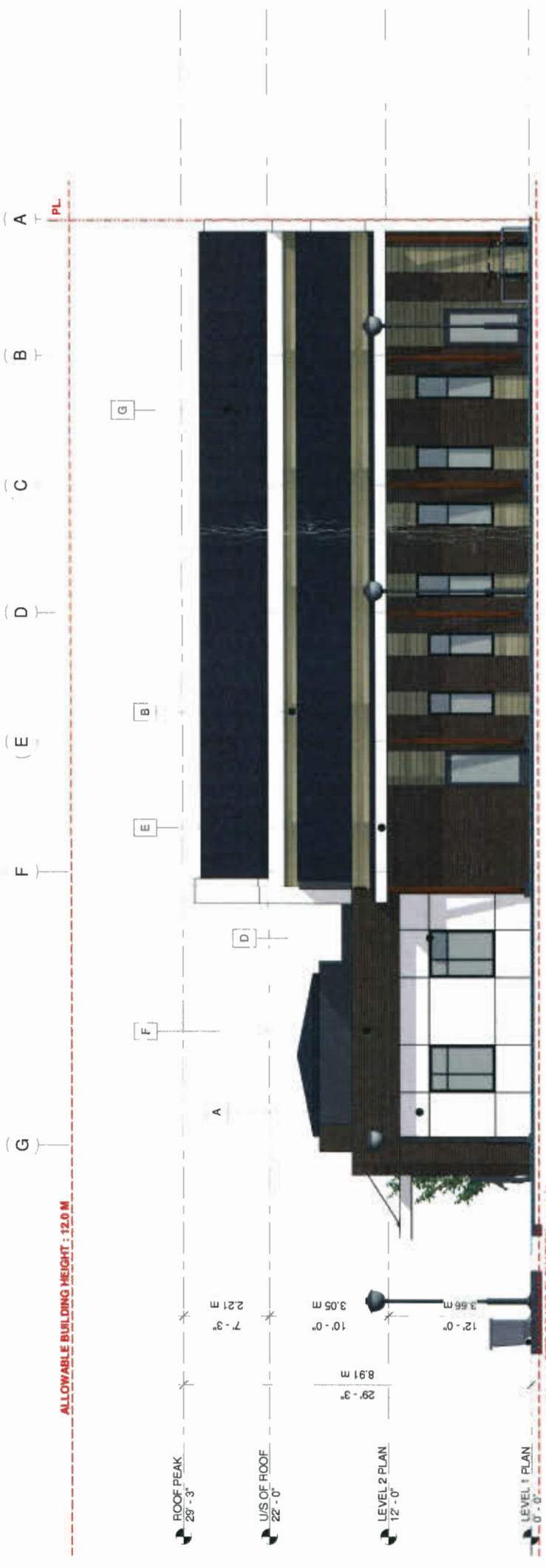
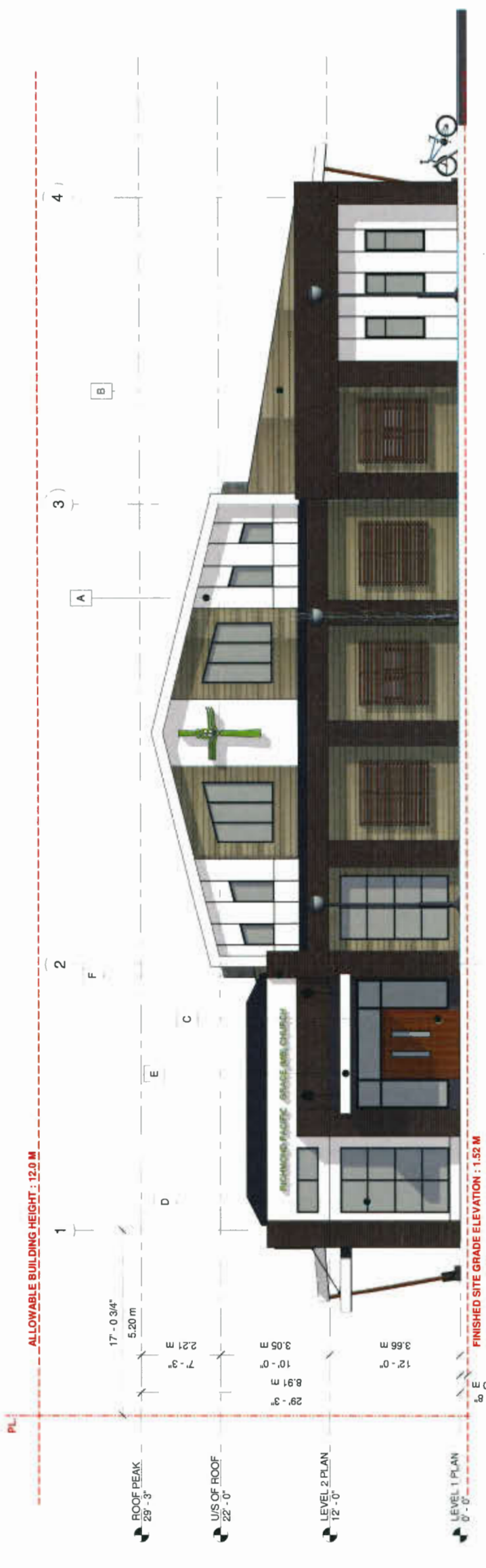
DP 15-715522

Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title
NORTH & EAST ELEVATION

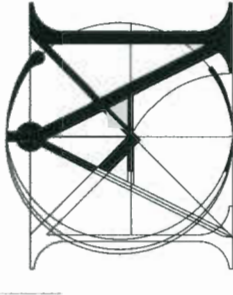
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Checked: MC
Scale: As indicated
Project Number: 15 R RE 01
Revision Date: 2018-03-29
Print Date: 18/03/18
Draw. No.: A201

Plan #6



LEGEND:

- A HARDIE REVEAL PANEL ARCTIC WHITE JH10-20
- B HARDIE SIDING COBBLE STONE JH40-10
- C CEDAR STAIN BENJAMIN MOORE
- D WINDOW FRAME BENJAMIN MOORE ONYX 2133-10
- E ROOF TRIM BENJAMIN MOORE ICICLE 2142-70
- F THIN BRICK MERLON SAND WITH BLACK
- G ROOFING SHINGLES GREY



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Consultants:

MAY 16 2018

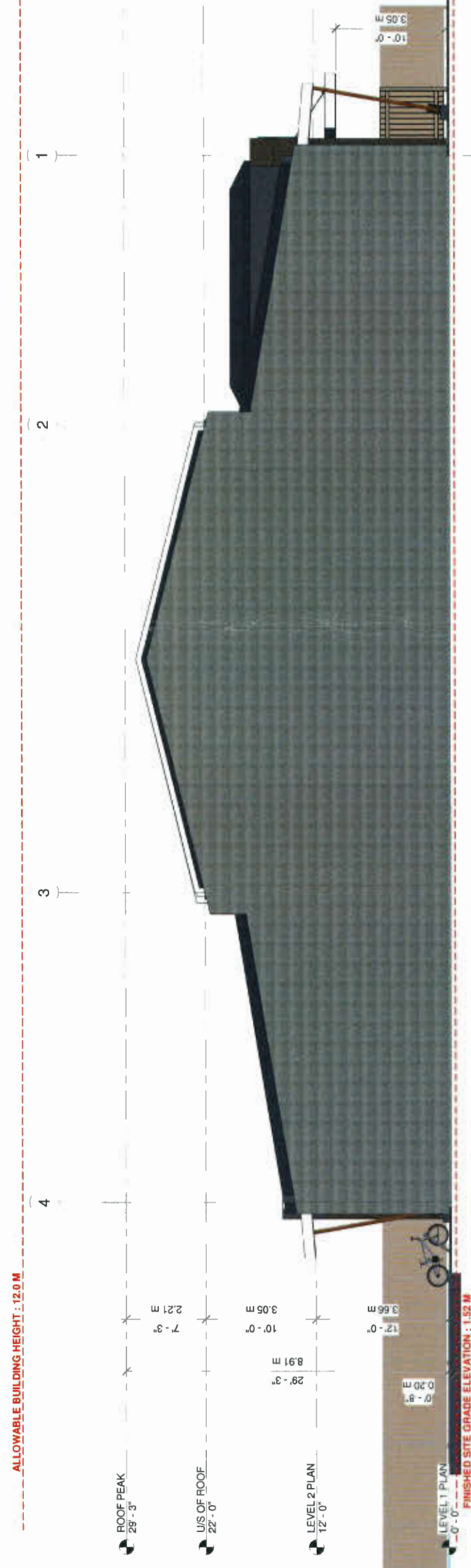
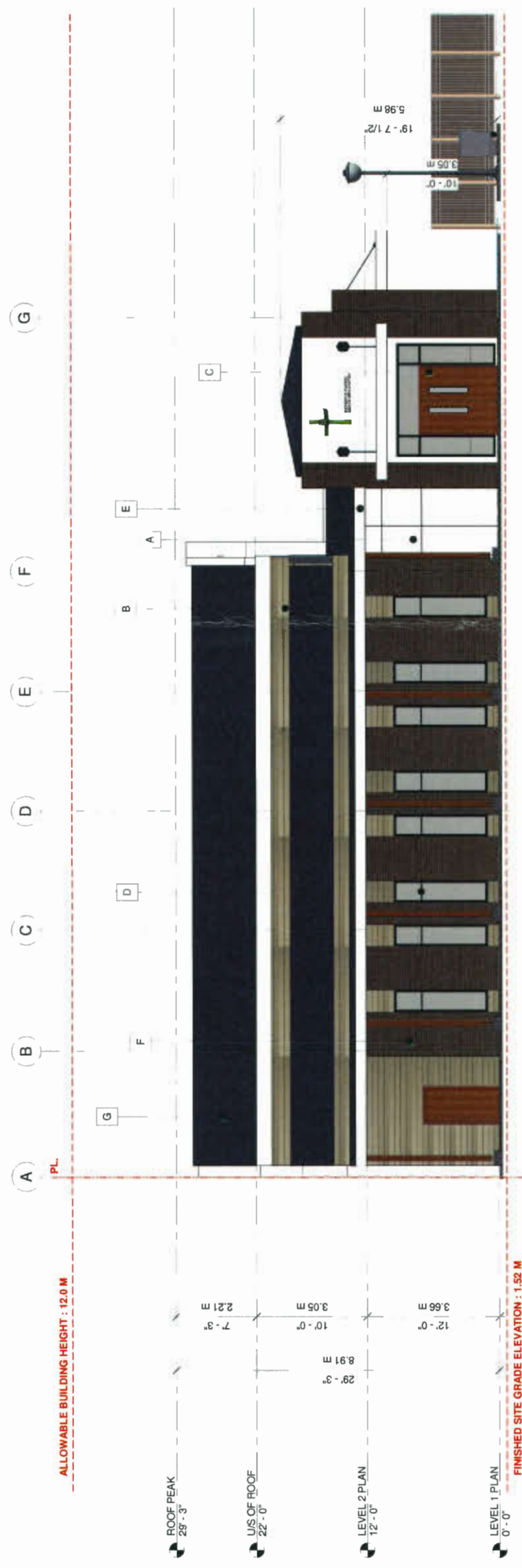
DP 15-715522

Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title
SOUTH & WEST ELEVATION

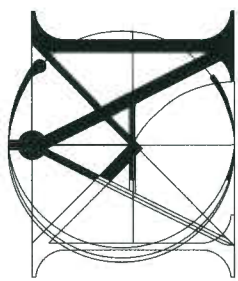
Drawn: JS
 Checked: MC
 Scale: As indicated
 Project Number: 15 R RE 01
 Revision Date: 2018-03-29
 Plot Date: 12/16/16
 Dwg. No.: A202

Plan #7



LEGEND:

- A HARDIE REVEAL PANEL ARCTIC WHITE JH10-20
- B HARDIE SIDING COBBLE STONE JH40-10
- C CEDAR STAIN BENJAMIN MOORE
- D WINDOW FRAME BENJAMIN MOORE ONYX 2133-10
- E ROOF TRIM BENJAMIN MOORE ICICLE 2142-70
- F THIN BRICK MERLON SAND WITH BLACK
- G ROOFING SHINGLES GREY



MATTHEW CHENG ARCHITECT INC.

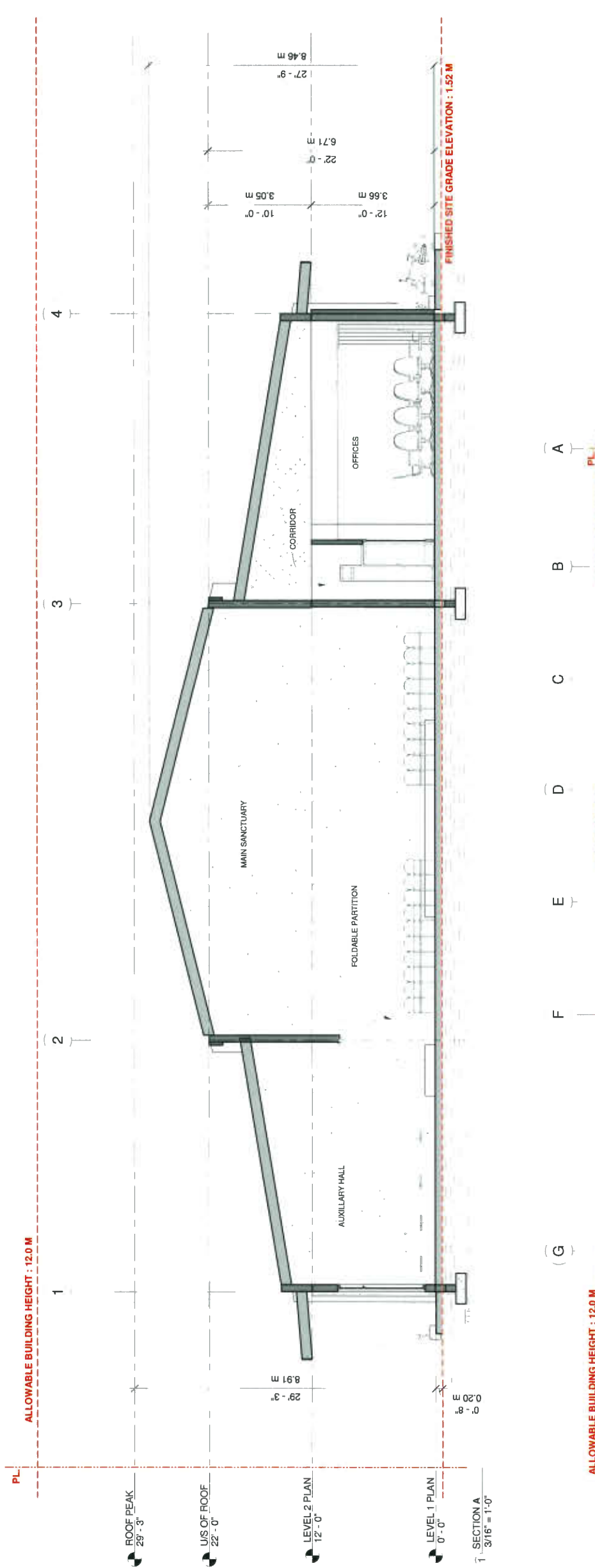
Unit 202 - 670 EVANS AVENUE
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A	2017-01-05	ISSUED FOR INFO	JS	MC

Consultants



ALLOWABLE BUILDING HEIGHT : 12.0 M

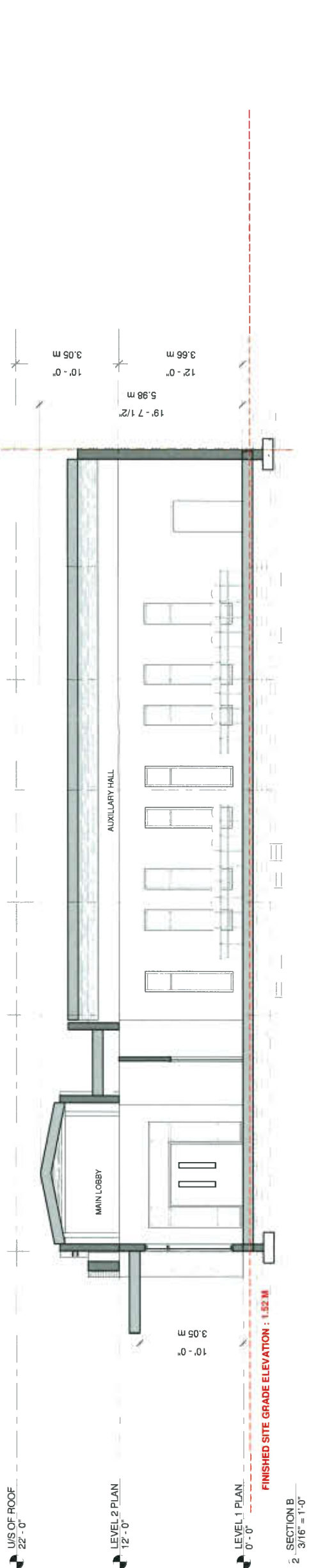
MAY 16 2018

Project Title
RICHMOND PACIFIC GRACE (MB) CHURCH

Sheet Title
BUILDING SECTIONS

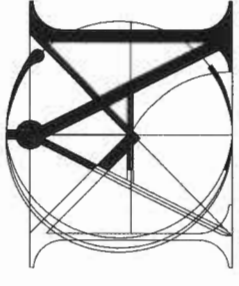
Designer:	JS
Checker:	MC
Scale:	3/16" = 1'-0"
Project Number:	15 R RE 01
Revision Date:	2018-03-29
Dwg. No.:	A301
Print Date:	02/21/17

Plan # 8



Section B
Scale: 3/16" = 1'-0"

DP 15-715522



**MATTHEW CHENG
ARCHITECT INC.**

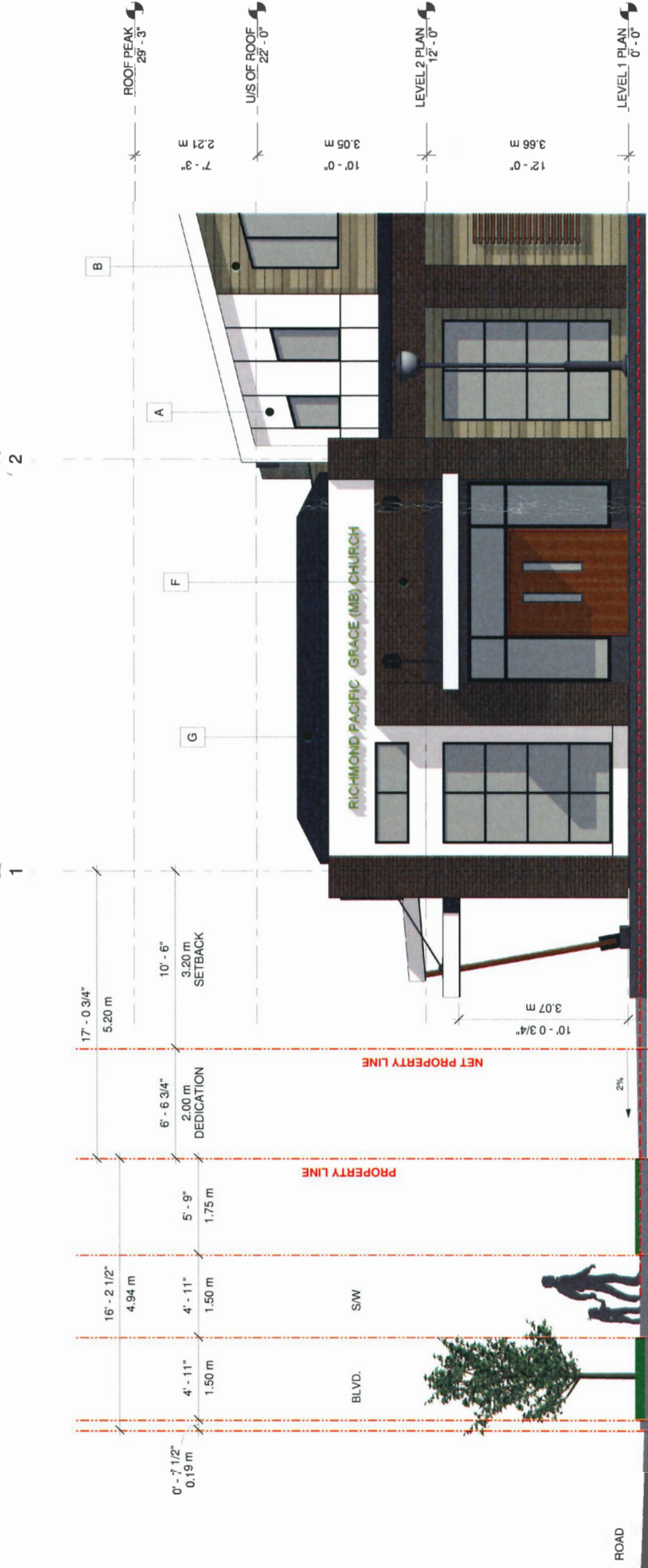
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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Revisions:

REV	DATE	DESCRIPTION	DRWN	CHK
D	2018-03-28	RE-ISSUED FOR CITY REVIEW	JS	MC
C	2018-02-06	ISSUED FOR CITY REVIEW	JS	MC
B	2017-05-24	RE-ISSUED FOR DP	JS	MC
A	2017-01-05	ISSUED FOR INFO	JS	MC

MAY 16 2018



1 PARTIAL EAST ELEVATION
1/4" = 1'-0"

LEGEND:

- A HARDIE REVEAL PANEL ARCTIC WHITE JH10-20
- B HARDIE SIDING COBBLE STONE JH40-10
- C CEDAR STAIN BENJAMIN MOORE
- D WINDOW FRAME BENJAMIN MOORE ONYX 2133-10
- E ROOF TRIM BENJAMIN MOORE ICICLE 2142-70
- F THIN BRICK MERLON SAND WITH BLACK
- G ROOFING SHINGLES GREY

Project Title
**RICHMOND
PACIFIC GRACE
(MB) CHURCH**

Sheet Title
**PARTIAL
ELEVATION**

Drawn: Author
Checked: Checker
Scale: As indicated
Project Number: 15 R RE 01
Revision Date: 2018-03-29
Pilot Date: 01/22/18
Orig. No.: A500

DP 15-715522

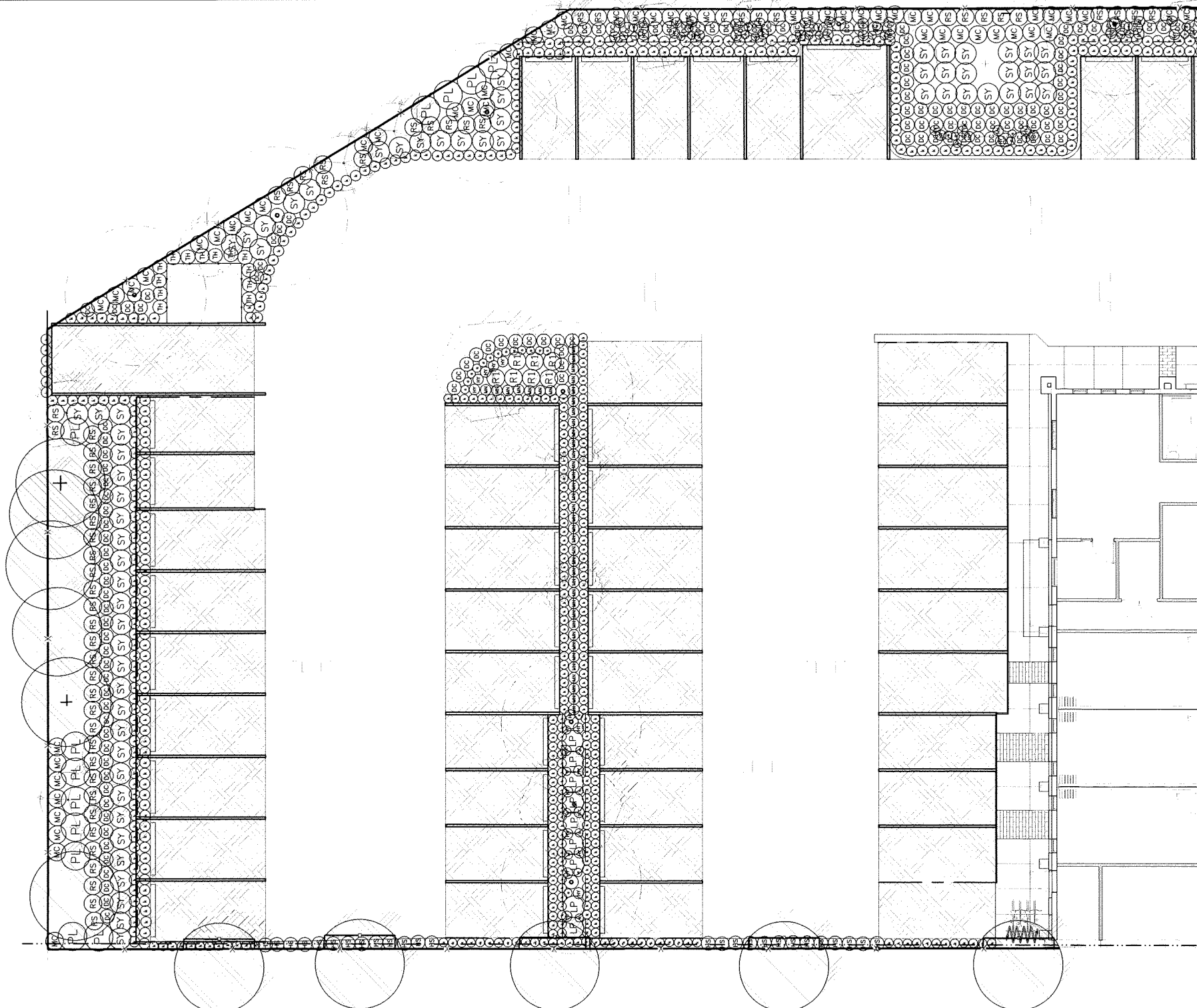
Plan # 9

SEAL

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
38		LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT, 30CM
39		MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	#3 POT, 40CM
40		PHILADELPHUS VIRGINALIS	VIRGINAL MOCK ORANGE	#3 POT, 60CM
41		RHODODENDRON 'YAKU PRINCESS'	RHODODENDRON PINK TO WHITE	#3 POT, 50CM
42		PIEES SANGUINEUM 'WHITE GICCLE'	WHITE FLOWERING CURRANT	#2 POT, 60CM
43		ROSA NUTKANA	NCOOKA ROSE	#2 POT, 40CM
44		SYMPHORICARPOS ALBIS	SNOWBERRY	#2 POT, 30CM
45		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT. BAB
167		DESCHAMPSIA CESPITOSA 'GOLDTAL'	GOLD DEW TUFTED HAIR GRASS	#1 POT
81		HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
110		ANEMONE 'HONORINE JOBERT'	WINDFLOWER	15CM POT
83		HYSSOPLUS OFFICINALIS 'ROSEA'	PINK HYSSOP	#1 POT
648		ARCTOSTAPHYLOS LIVALJURSI 'MASSACHUSSETTS'	KINNIKINICK	#1 POT, 20CM
82		ARMERIA MARITIMA 'ALBA'	WHITE SEA THRIFT	#1 POT, 20CM
42		MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT, 25CM

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. **SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. **SEE SPECIFICATIONS FOR SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUESTS TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



MAY 16 2019

DP 15-715522

NO.	DATE	REVISION DESCRIPTION	DR
1	17 DEC 07	REVISED PER NEW SITE PLAN	CW
2	18 MAR 08	REVISED PER NEW SITE PLAN	CW
3	18 MAR 08	REVISED PER CITY COMMENTS	CW
4	18 MAR 08	REVISED TREE SPECIES PER CITY COMMENTS	VC

PROJECT
**RICHMOND PACIFIC GRACE
(MB) CHURCH**
9251-9271 BECKWITH RD
RICHMOND BC

DRAWING TITLE
**SHRUB
PLAN**

DATE:	17 MAR 08	DRAWING NUMBER:	L2
SCALE:	1/8"=1'-0"	DRAWN:	CW
DESIGN:	CW	CHK'D:	FCM
			OF 4

PMG PROJECT NUMBER
16-211
Plan # 11

