



# City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** November 6, 2013

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

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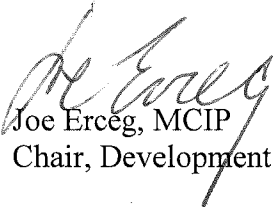
**Re:** Development Permit Panel Meetings Held on October 30, 2013 and  
September 11, 2013

### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 13-637525) for the property at 3600 Lysander Lane; and
- ii. a Development Permit (DP 12-624891) for the property at 9160 No. 2 Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on October 30, 2013 and September 11, 2013.

DP 13-637525 – LYSANDER HOLDINGS LTD. – 3600 LYSANDER LANE  
(October 30, 2013)

The Panel considered a Development Permit application to address anticipated Environmentally Sensitive Area (ESA) impacts along the Fraser River foreshore arising from a proposed subdivision of the subject property. No variances are included in the proposal.

Mr. Robert Spencer and Ms. Emilie Walker, of PC Urban, and Mr. Mark Adams, of Envirowest Consultants Inc., provided a brief presentation, including:

- The Development Permit application is required to permit the subdivision of the subject property into two (2) lots, as the applicant plans to sell the southern portion of the lot to a non-profit foundation which is going to develop a new Pacific Autism Family Centre (PAFC).
- A separate Development Permit for the PAFC building has been submitted by the applicant.
- The subject property will be divided in the middle along Hudson Avenue.
- A 10 m wide dike will be constructed along Fraser River and Boeing Avenue to comply with the flood protection requirement of the City.
- The Environmentally Sensitive Areas (ESAs) within and adjacent to the subject property will be impacted by future development activities and dike construction.

In response to queries from the Panel, Mr. Spencer provided the following information:

- The Official Community Plan (OCP) designates areas within 30 m of the Fraser River as ESA.
- The property line of the subject property is to the east of the proposed dike.
- The proposed planting is within the ESA.
- There is no existing dike on the subject property.
- The applicant is proposing to raise the ground level of the southern portion of the property and will construct ripraps.
- The ground level of the existing development on the subject property has been raised to 4.0 m, while the ground level of the proposed PAFC development will be raised to 4.7 m to match the height of the proposed dike.
- The height of the proposed dike will be higher than the grade of the existing development and will match the grade of the proposed PAFC.
- The landscaping plan identifies the areas where ESA enhancements will be made.
- The proposed dike will have the potential to connect with existing dike on BCIT property.

- As per the Staff Report, prior to forwarding the subject Development Permit application for Council's consideration, the applicant has to install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities on-site. He advised that the applicant had requested him to convey to the Panel that it would be difficult to immediately comply with the said requirement, as on-site development work is not expected to start until summer next year.
- The applicant, in consultation with staff, is proposing that the current tree fencing requirement be amended so that (i) the tree protection fencing installation be postponed until summer next year and (ii) the applicant provide a security for the tree protection fencing in the meantime.

Staff supported the Development Permit application and advised that the ESA extends 30 meters inward from the high water mark and covers portions of the subject property. The applicant's consultant, Envirowest Consultants Inc., undertook a site assessment and has prepared an enhancement plan for the ESA restoration after the construction of the proposed dike. The enhancement plan has been reviewed by the Vancouver Airport Authority (YVR) and the Federal Department of Fisheries and Oceans (DFO).

In response to queries from the Panel, staff provided the following information:

- The 30 m ESA designation from the high water mark is delineated by both text and map in the City's Official Community Plan (OCP).
- The ESA designation from the high water mark extends up to areas at the back of the existing building on the subject property.
- Portions of the proposed dike are located on the actual physical ESA as determined by the applicant's consultant.
- The Development Permit application for the proposed PAFC is currently being reviewed by staff and has already been reviewed by the Advisory Design Panel (ADP).
- The subject property is zoned "Auto-Oriented Commercial-Airport and Aberdeen Village" and the proposed PAFC development does not require a rezoning application.

The Chair advised that the Panel requests that any proposed amendment to the tree fencing requirement as per staff report be discussed with City staff.

Correspondence was submitted by BCIT in support of the proposed subdivision of the subject property and the required ESA remediation.

The Panel expressed support for the planned construction of a new Pacific Autism Family Centre (PAFC) on the subject site.

The Panel recommends that the Permit be issued.

DP 12-624891 – WESTERN MAPLE LANE HOLDINGS LTD. – 9160 NO. 2 ROAD  
(September 11, 2013)

The Panel considered a Development Permit application to permit the construction of 15 three-storey townhouses on a site zoned Medium Density Townhouses (RTM3). No variances are included in the proposal.

Architect, Mr. Wayne Fougere, of Fougere Architecture Inc., and Landscape Architect, Mr. Masa Ito, of ITO & Associates, gave a presentation of the proposal, indicating that the design had been revised in response to public input through the rezoning process to reduce the number of townhouses from 18 to 15; to add one (1) additional accessible unit; to add five (5) additional resident parking spaces; and two (2) additional visitor parking spaces.

In reply to Panel queries, the following additional information was provided:

- The scale of the development is in keeping with the larger scale two storey single-family dwellings in the neighbourhood.
- Existing trees have been retained and additional concrete columns for the metal fence have been provided to address safety concerns related to the outdoor amenity space adjacent to No. 2 Road.
- Vehicular access from No. 2 Road has been investigated; however, due to (i) the larger volume of traffic along No. 2 Road; (ii) the steeper grade for vehicular access from No. 2 Road; and (iii) the significant impact on trees to be retained on the site, access for the site has been provided from Maple Road.
- A retaining wall and 3.5 ft. fence with landscaping is proposed along the western property line.

Staff supported the Development Permit application and commended the revisions made to the project subsequent to the Public Hearing. Two (2) convertible units were proposed and aging-in-place features are included in all of the units. Staff thoroughly investigated alternative driveway access to the site, however, the driveway access has been retained off of Maple Road, but relocated further west to provide greater separation from the existing single-family home to the east. Staff appreciated the efforts made to retain the Maple and Fir trees along No. 2 Road.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel appreciated the changes made to the project, the challenges in providing access from No. 2 Road, and was in support of the development.

The Panel recommends that the Permit be issued.