



City of Richmond

Report to Council

To: Richmond City Council
From: Peter Russell
Chair, Development Permit Panel
Date: December 18, 2019
File: 01-0100-20-DPER1-
01/2019-Vol 01
Re: **Development Permit Panel Meeting Held on November 26, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 19-863864) for the property at 8460 Steveston Highway be endorsed, and the Permit so issued.

Peter Russell

for: Peter Russell
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 26, 2019.

DV 19-863864 – TUUNG DIH CHU – 8460 STEVESTON HIGHWAY
(November 26, 2019)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand on a portion of a site zoned “Roadside Stand (CR)” zone.

- Applicant Tuung Dih Chu and Michelle Wu, Manager of Lavender Rich Farm, provided a brief presentation, including:
- The existing Lavender farm has been in operation since 2017 and the applicant intends to construct a roadside stand building with an indoor floor area of 93 square meters in the “Roadside Stand (CR)” zoned portion of the split-zoned subject property.
- The proposed siting of the roadside stand building will allow the roadside stand to be located closer to Steveston Highway and not impact the existing farm operation in the “Agriculture (AG1)” zoned portion of the subject property.
- A significant amount of natural wood materials will be used for the proposed roadside stand building.
- There is an existing barn structure in the subject property currently used for storage and processing of Lavender products.
- Gravel material is proposed for surface treatment of the outdoor parking area.
- The existing driveway in the middle of the site will provide vehicle access to the roadside stand building. The existing farm access along the west property line will be maintained to provide access only to the farm.
- A three-meter wide planting strip along Steveston Highway will be installed to provide visual interest along the street frontage and a pedestrian pathway will be constructed to provide pedestrian connection from the City sidewalk to the entrance of the roadside stand building.

Staff noted that: (i) the applicant is seeking a variance to the required size of farm operation to allow the proposed roadside stand building to be constructed in the “Roadside Stand (CR)” zoned portion of the subject site; (ii) the proposed roadside stand building could be located in the “Agriculture (AG1)” zoned portion of the site without requesting any variances; however, it would reduce the area used for farm operation and reduce the visibility of the building from the street; (iii) the proposed variance is specific to the building design attached to the subject Development Variance Permit application; and (iv) any further expansion of the proposed roadside stand building will be subject to Council approval.

In reply to a Panel query, staff confirmed that: (i) the subject property is split-zoned, consisting of “Roadside Stand (CR)” zone and “Agriculture (AG1)” zone; (ii) for a roadside stand to be located in “Roadside Stand (CR)” zone, it must be supported by a farm operation of at least 8.0 hectares; (iii) the requested variance is required since the existing farm operation in the subject property is approximately 3.0 hectares in size; and (iv) the building design and proposed landscaping are specific to the proposal.

In reply to Panel queries, Ms. Wu advised that: (i) the proposed materials for the building include natural logs; (ii) the proposed planting strip along the Steveston Highway frontage includes two trees and shrubs, majority of which are Lavenders; and (iii) Lavenders grow well in Richmond.

No correspondence was submitted to the Panel regarding the subject application.

The Panel expressed support for the application, noting that: (i) the proposal is well thought out and supported by the City’s Food Security and Agricultural Advisory Committee (FSAAC); (ii) the siting of the roadside stand along Steveston Highway is supported as it will not impact the existing farm operation; and (iii) the site frontage is well landscaped.

The Panel recommends the Permit be issued.