



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: January 23, 2019
File: 01-0100-20-DPER1-
01/2019-Vol 01
Re: Development Permit Meeting Held on May 16, 2018

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 15-715522) for the property at 9251/9271 Beckwith Road be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 16, 2018.

DP 15-715522 – MATTHEW CHENG ARCHITECT INC. – 9251/9271 BECKWITH ROAD
(May 16, 2018)

The Panel considered a Development Permit application to permit the construction of a church on a site zoned “Auto Oriented Commercial (CA)” and partially designated as an Environmentally Sensitive Area (ESA). A variance is included in the proposal for a reduced interior side yard.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc.; Registered Biologist, John Black, of JBL Environmental Services; and Landscape Architect, Cameron Woodruff, of PMG Landscape Architects, provided a brief presentation, noting that:

- A single-storey 700 m² church building is proposed for the subject site which is partially designated as an Environmentally Sensitive Area (ESA).
- The church building consists of, among others, a sanctuary, offices and classrooms for Sunday school uses and small group meetings only.
- The proposed building height is 9 m, which is below the maximum permitted height of 12 m.
- The proposed 52 parking spaces exceed the minimum Zoning Bylaw requirement.
- A variance for the minimum interior side yard setback is requested as there is an existing two-storey building on the property to the west that is located at the property boundary and to avoid a narrow 3 m gap between the two buildings.
- The property contains many ornamental trees and shrubs with limited habitat features.
- There is limited habitat in the area due to the extensive growth of invasive vegetation.
- Existing on-site trees which are in poor condition will be removed and replaced.
- 400 m² of ESA on City-owned Bridgeport Trail adjacent to the subject property will be cleared of invasive species.
- An on-site and off-site planting plan is proposed to offset habitat loss due to tree removal and vegetation clearing within the ESA.
- A three-year monitoring plan and post-planting maintenance for landscaping is proposed for on-site and off-site landscaping enhancements.
- Significant native planting is proposed on the north and east boundaries of the subject site.
- Proposed on-site planting includes some species which are symbolically related to the beliefs of the church.
- The row of six trees and native shrubs on the northern boundary of the site will be retained.
- The Horse Chestnut tree that will be removed will be replaced by two specimen trees.

In response to Panel queries, Mr. Black acknowledged that: (i) wildlife habitat could be better enhanced on a section of Bridgeport Trail than on the subject property; (ii) existing trees proposed to be removed are in poor condition and/or in conflict with the proposed development; (iii) on-site ESA is already overrun with invasive vegetation; and (iv) the applicant worked with Parks staff regarding the proposed off-site ESA enhancement scheme.

In response to a Panel query, Mr. Cheng noted that the proposed size of the loading space adjacent to the north property line meets the Zoning Bylaw requirement.

In response to a Panel query, staff advised that staff will work with the applicant to investigate opportunities for enhancing the landscaping on the north edge of the proposed loading space considering that the loading space will not be used frequently.

Staff noted that: (i) a variance is proposed to allow for the building to be located along the west property line in keeping with the existing two-storey building that is located to the west of the subject site; (ii) the applicant had reviewed the development plans with the owner of the adjacent property to the west and reported that the adjacent owner has no concerns with the proposal; (iii) there will be a Servicing Agreement for frontage improvements prior to Building Permit stage, as well as for the proposed ESA restoration on Bridgeport Trail which was reviewed by Parks Department; and (iv) the City will be securing a three-year landscaping monitoring period and a landscape security will be held by the City and released proportionally over the three-year period.

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

Subsequent to the meeting, the applicant revised the plans to shorten the length of the loading space and increase the landscaping in that freed up space between the loading space and the northern property boundary.

The Panel recommends the Permit be issued.