



**Development Permit Panel
Wednesday, November 29, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
John Irving, General Manager, Engineering and Public Works
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 16, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829236
(REDMS No. 7427015)

APPLICANT: 1132865 BC Ltd.

PROPERTY LOCATION: 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540,
7560/7580 and 7600 No. 1 Road)

INTENT OF PERMIT:

To consider the attached plans involving changes, to the proposed Tree Management Plan and Landscape Plan to be in General Compliance with the approved Development Permit (DP 18-829236).

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Applicant's Comments

Denitsa Dimitrova, PMG Landscape Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), briefed the Panel on the proposed changes to the original landscape plan issued with the approved Development Permit (DP 18-829236), highlighting the following:

- two large Dawyck Beech trees are proposed to be planted as replacement trees for the removal of the existing Sycamore Maple tree that was identified for retention;
- the two replacement trees will provide privacy and screening from the neighbouring development to the south of the subject site;
- the newly-constructed cast-in-place concrete retaining walls along the south property line will be retained; and
- the open lawn area for Unit 9 will be increased as a result of the removal of the subject tree and existing grade will be raised to match the surrounding area.

Glenn Murray, Froggers Creek Tree Consultants, with the aid of the same visual presentation, reviewed the project arborist's efforts and measures taken to protect and retain the subject tree, noting that (i) the subject tree was in a steady state of decline for the last 15 years as noted in the history of the Google Maps street view of the area, (ii) as the project arborist, he was present on-site during all construction activities near the subject tree to ensure the protection of the tree, (iii) a portion of the roots of the subject tree were observed to be dead when an on-site excavation for the retaining wall along the edge of the tree protection zone was conducted in September 2022, (iv) the subject tree then continued to decline and in September 2023, he recommended the removal of the tree, and (v) the decline of the tree was likely due to natural causes, including the heat dome that occurred in 2021 that impacted a significant number of trees in the area and not as a result of on-site construction activities.

Staff Comments

Wayne Craig, Director, Development, noted that (i) staff agree with the arborist's comments regarding their best efforts to protect the tree that was identified for retention, and (ii) staff support the removal of the tree subject to the installation of replacement trees as identified in the staff report.

In reply to queries from the Panel, Mr. Craig noted that (i) staff has received written confirmation from the neighbouring property owner regarding their agreement to the removal of the tree, (ii) the replacement trees are of appropriate sizes and species that would provide immediate visual impact to the streetscape and were selected to ensure their long-term survivability after transplanting.

Gallery Comments

None.

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Correspondence

None.

Panel Discussion

The Panel expressed support for the proposal, noting that (i) the health of the subject tree was found to be in a steady state of decline, (ii) the applicant had undertaken the required measures to protect the subject tree that was identified for retention, (iii) it was determined that the decline of the tree was not due to the demolition and preloading activities in the subject site, and (iv) two replacement trees are proposed.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 18-829236).

CARRIED

The Chair advised that the order of the agenda would be varied to consider Item No. 3 ahead of Item No. 2.

3. DEVELOPMENT PERMIT 21-944169
(REDMS No. 7419131)

APPLICANT: Weaver Technical Corp.

PROPERTY LOCATION: 11191 Twigg Place

INTENT OF PERMIT:

Facilitate the installation of a barge loading facility on a site designated as Environmentally Sensitive Area (ESA).

Applicant's Comments

Arin Yeomans – Routledge, Weaver Technical, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the subject application, including (i) the current stages of the required reviews and approvals from Federal, Provincial and Local governmental bodies, (ii) the Environmentally Sensitive Area (ESA) designated lands including the shoreline and intertidal ESAs that would be impacted by the proposed construction of a barge ramp and associated infrastructure, and (iii) the ESA compensation strategy which includes riparian vegetation planting in the shoreline ESA and marsh planting in the intertidal ESA.

3.

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In addition, Mr. Routledge noted that (i) with a habitat compensation ratio of 1.4:1, the proposed ESA compensation strategy will result in a net gain of 245 square meters of high-value habitat, and (ii) the elevation of the upland portion of the subject site will be raised to meet the City's future requirements for raising the dike.

Staff Comments

Mr. Craig noted that (i) the proposed ESA enhancements will result in an improvement over existing conditions in ESA designated lands in the subject site, (ii) most of the disturbed ESA designated lands are currently devoid of habitat or have significantly marginalized habitat value, (iii) the proposed ESA compensation scheme will result in a net gain in ESA area and ecological habitat function relative to the ESA area that will be disturbed as a result of construction with a ratio of 1.4:1, (iv) there will be a five-year monitoring and annual reporting period secured through a legal agreement to ensure the survival and maintenance of the proposed ESA compensation plantings, and (v) registration of a 20 metre-wide Statutory Right-of-Way (SRW) along the foreshore area for future dike development and a four metre-wide SRW to allow the City to access the 20 metre-wide dike from Twigg Place are required as a condition for Development Permit issuance.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the subject application, noting that (i) the proposed ESA compensation and enhancement scheme will significantly improve the existing ecological habitat in the area, and (ii) the proposed elevation of the upland portion of the site to meet the City's future diking requirements is appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 11191 Twigg Place to facilitate the installation of a barge loading facility on a site designated as Environmentally Sensitive Area (ESA).

CARRIED

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2. DEVELOPMENT PERMIT 18-843281
(REDMS No. 7439779)

APPLICANT: Lovick Scott Architects
PROPERTY LOCATION: #115 - 10700 Cambie Road

INTENT OF PERMIT:

Permit the construction of exterior renovations and minor on-site upgrades to the existing McDonald's restaurant at #115 – 10700 Cambie Road on a site zoned “Auto-Oriented Commercial (CA)”.

Applicant's Comments

Andrea Scott, Lovick Scott Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed exterior renovations to the existing McDonald's restaurant, noting that (i) the exterior building materials will be upgraded and modernized to be consistent with other McDonald's renovations, (ii) there will be no change to the building's floor area, (iii) the existing garbage and recycling enclosure at the northeast corner of the building will be modified to make it fully enclosed, (iv) additional curb stops for the parking stalls will be installed, and (v) additional signage and pavement markings are proposed for wayfinding and pedestrian safety around vehicle and pedestrian circulation areas.

Dan Yang, Arcadis, with the aid of the same visual presentation, briefed the Panel on the proposed additional landscaping for the project, noting that (i) groundcovers and low perennials are proposed along the north side of the drive-through aisle, and (ii) a row of trees is proposed along the shared driveway to the east of the existing McDonald's building.

Staff Comments

Mr. Craig noted that in addition to the proposed upgrades to exterior cladding, garbage and recycling enclosure and landscaping, the applicant will provide (i) electric vehicle (EV) charging stations and related infrastructure secured through a legal agreement and as a development permit consideration, and (ii) a cash-in-lieu contribution to the City for upgrades to the existing traffic signal at the intersection of the access road to the subject site with Cambie Road.

Panel Discussion

In reply to a query from the Panel, the applicant confirmed that there will be no additional floor area to the building as a result of the proposed exterior building renovations.

In reply to a query from the Panel, staff confirmed that a landscape security will be secured as part of the development permit considerations for the subject application.

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Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of exterior renovations and minor on-site upgrades to the existing McDonald's restaurant at #115 – 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

4. New Business

None.

5. Date of Next Meeting: December 13, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:01 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 29, 2023.

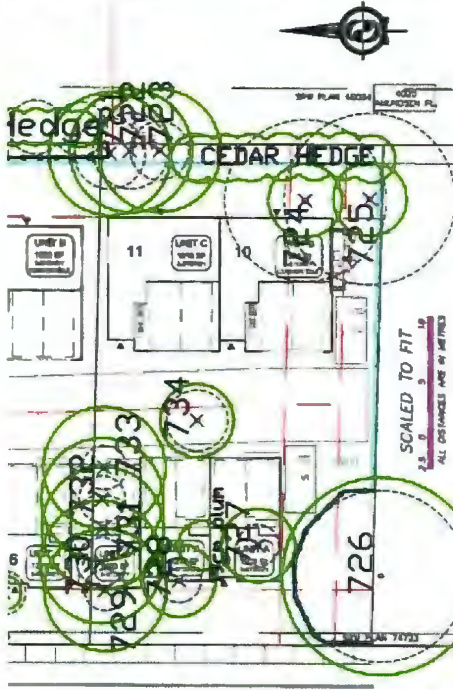
Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

Tree #726



Photo - arbourist report 2017



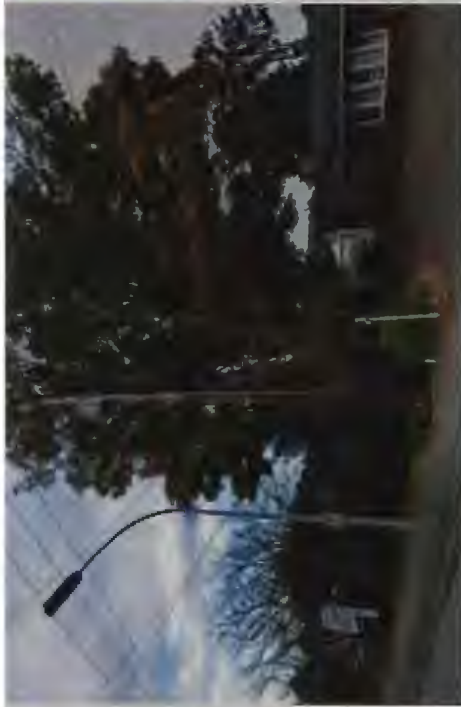
Partial site plan - arbourist report 2017

ID	Species	Retention	DBH (cm)	Height (m)
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Retain	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	58cm	3.5m
721	Decodar Cedar	Remove	49cm	2.9m
722	Decodar Cedar	Remove	51cm	3.1m
723	Decodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/5cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.6m

Partial tree table - arbourist report 2017



Google image Aug 2017



Google image Oct 2020



Google image Nov 2022



Site photo August 2022



Site photo September 2022



Site photo September 2022



Tree #726 and the concrete retaining walls surrounding the tree well.

Tree #726 as viewed along both sides of the south property line.







McDonald's – Cambie & Shell

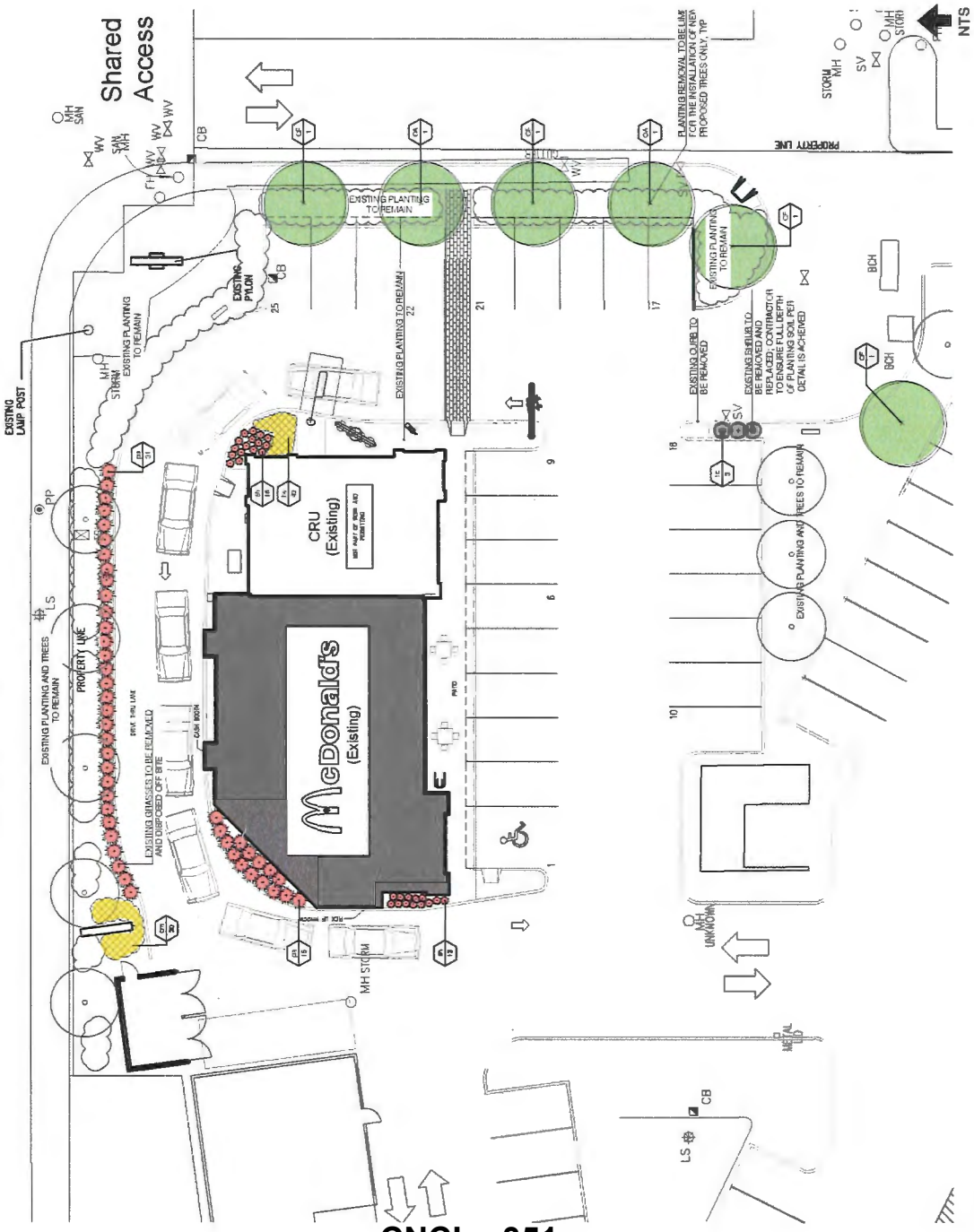
#115 – 10700 Cambie Rd., Richmond, BC

Lovick Scott Architects

Cambie Road

LEGEND

-  **Existing Tree / Plantings to Remain**
Limit disturbance and maximize preservation of existing vegetation wherever possible
-  **Proposed Tree**
Deciduous shade trees for additional canopy coverage and enhanced boulevard
-  **Proposed Shrub**
Shrubs to complement existing landscape and to fill in miscellaneous areas
-  **Proposed Perennial/Grass**
Introduction of complementary perennials and grasses to strengthen the existing plant(ori) edge along Cambie Road and to accent the building at its base with new plantings



CNCL - 351

PROPOSED LANDSCAPE

**MCDONALD'S
CAMBIE & SHELL, RICHMOND, BC**

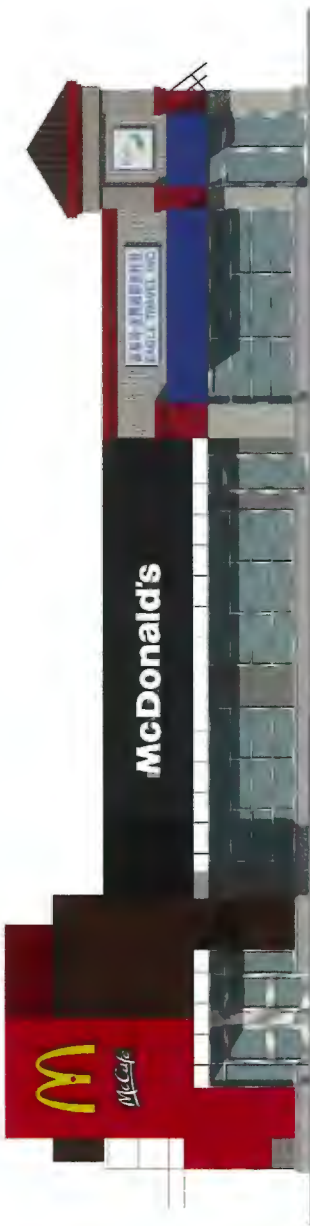
**NOVEMBER 2023
ARCADIS**

NO.	DATE	DESCRIPTION
01	10/10/2010	ISSUED FOR PERMIT
02	10/10/2010	ISSUED FOR PERMIT
03	10/10/2010	ISSUED FOR PERMIT
04	10/10/2010	ISSUED FOR PERMIT
05	10/10/2010	ISSUED FOR PERMIT
06	10/10/2010	ISSUED FOR PERMIT
07	10/10/2010	ISSUED FOR PERMIT
08	10/10/2010	ISSUED FOR PERMIT
09	10/10/2010	ISSUED FOR PERMIT
10	10/10/2010	ISSUED FOR PERMIT

McDonald's
 MCDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURAYR, B.C. V5C 6C6

LOVICK SCOTT ARCHITECTS
 3707 1ST AVENUE
 VANCOUVER, BC V6L 1A1
 TEL: 604.681.0100 FAX: 604.681.0101
 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AEC, AIA, RMA, MAA
 AND IBC/ARIBA

McDonald's - Cambie & Shell
 4115 41ST AVENUE
 VANCOUVER, BC
 COLOURED ELEVATIONS
 PLAN # 12
 18477 A23
 1/4" = 1'-0"
 10/10/2010
 10/10/2010



1 PROPOSED SOUTH ELEVATION
 1/32" SCALE: NTS



2 PROPOSED EAST ELEVATION
 1/32" SCALE: NTS



4 PROPOSED NORTH ELEVATION
 1/32" SCALE: NTS

Examples of completed projects



South West view



McDonald's – Grandview Hwy.

2909 Grandview Hwy, Vancouver, B.C.



North View



West View

McDonald's – Blundell

8140 No.2 Rd, Richmond, B.C.



View of north east side



View of west side from No.2 Rd.



View of north side

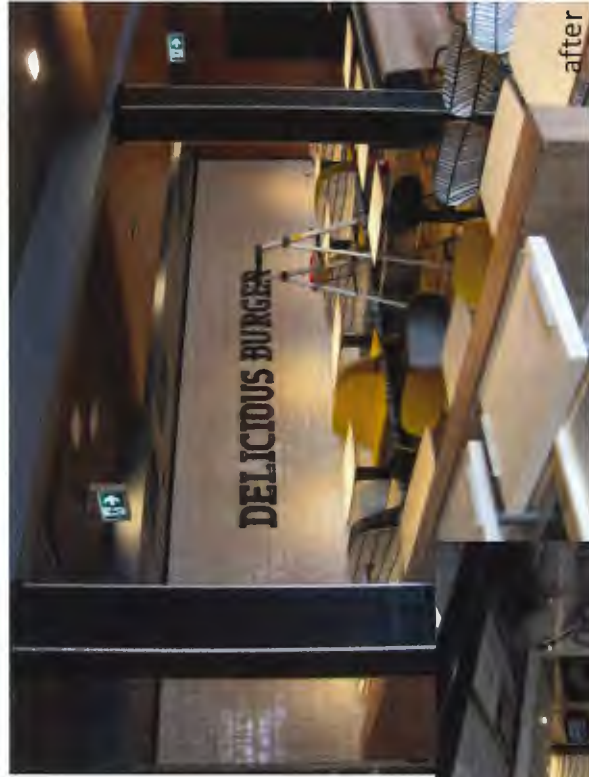


View of south west side from No 2 Rd.

McDonald's - Grandview Hwy.

2909 Grandview Hwy, Vancouver, B.C.

View of dining area





North West view



after

McDonald's - Fleetwood

15574 Fraser Hwy, Surrey, B.C.



after



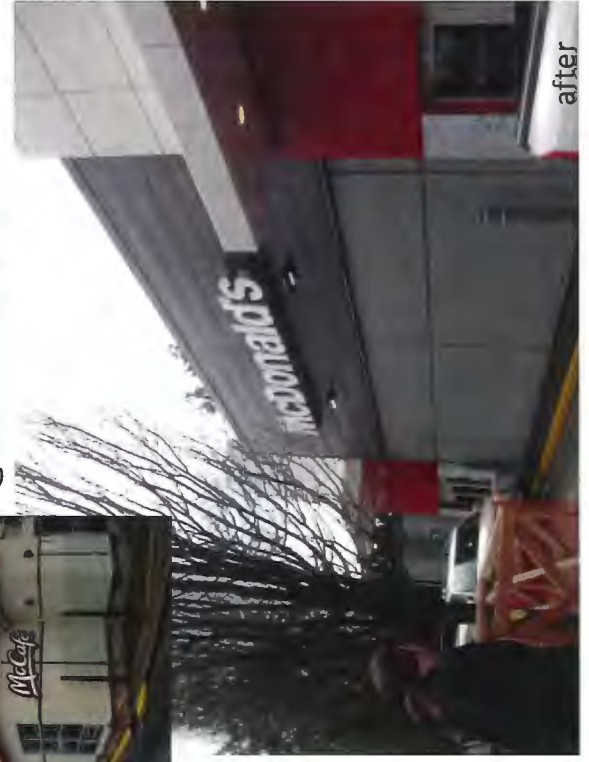
North view



after



@drive-thru lane



after

McDonald's - Fleetwood

15574 Fraser Hwy, Surrey, B.C.

View of dining area



South East view



North East view



McDonald's – Pitt Meadows

12549 Harris Road, Pitt Meadows, B.C.



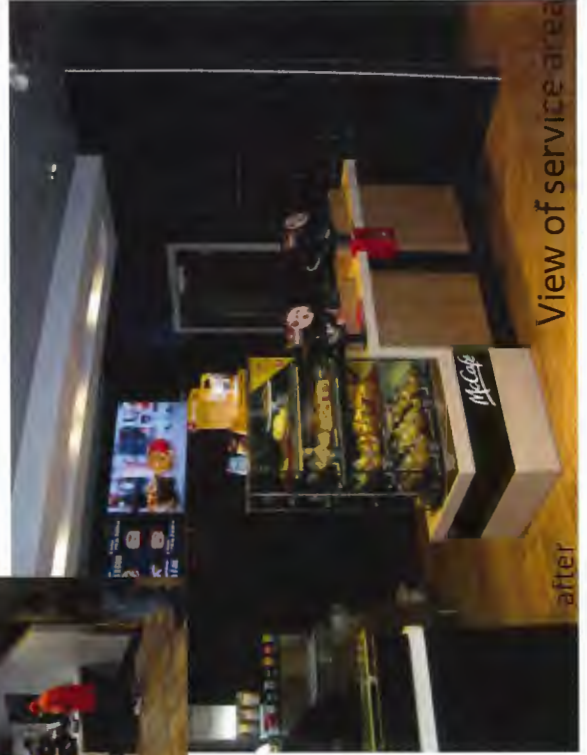
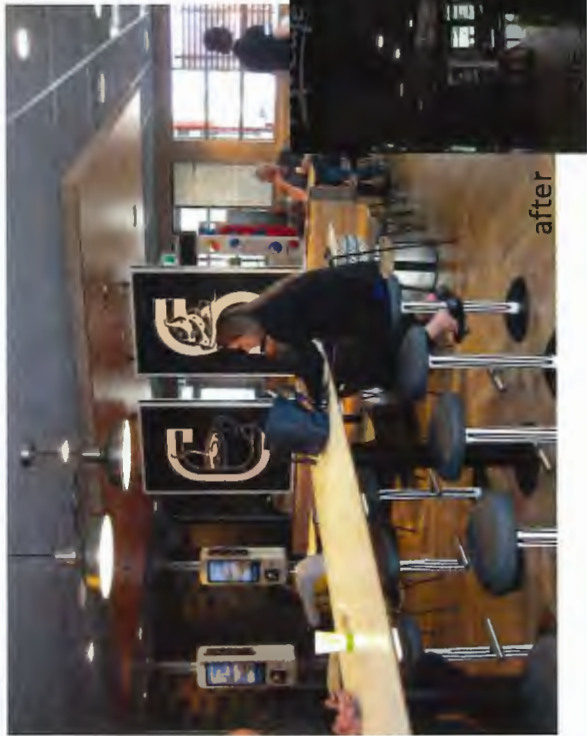
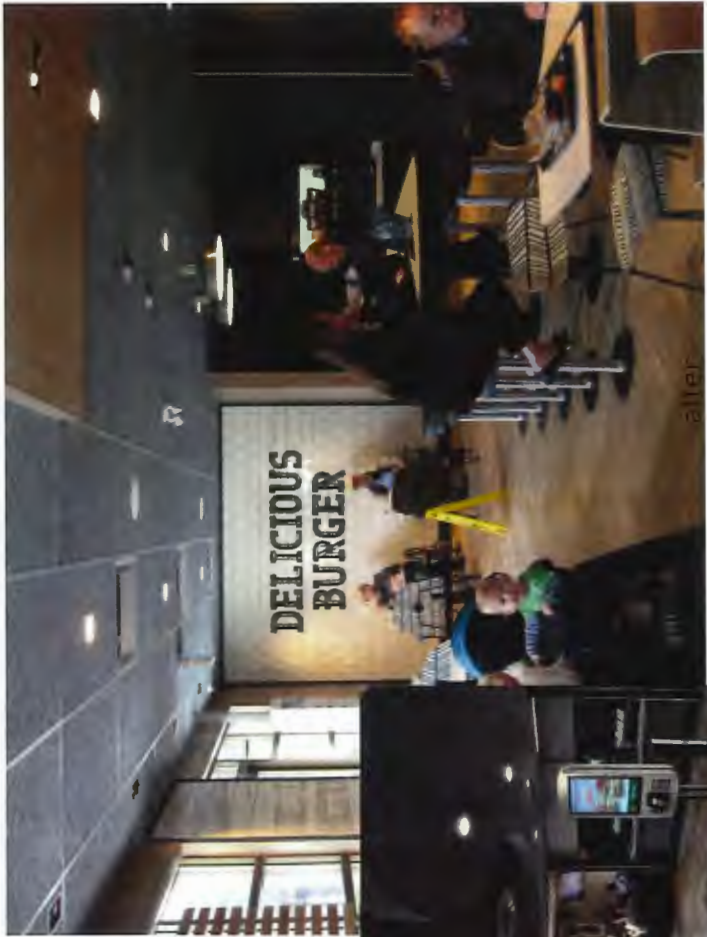
@drive-thru lane



McDonald's – Pitt Meadows

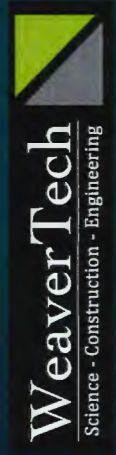
12549 Harris Road, Pitt Meadows, B.C.

View of dining area



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
November 29, 2023

11191 Twiggy Place Barge Ramp



Arin Yeomans-Routledge,
R.P.Bio., QEP.

Project Outline

- ▶ Permitting
 - ▶ DFO Authorization
 - ▶ Transport Canada
 - ▶ WSA Approval
 - ▶ Crown Lands
 - ▶ City of Richmond
 - ▶ Disposal At Sea
- ▶ Works
 - ▶ Barge ramp construction
 - ▶ Foreshore raising
 - ▶ Riparian planting

Public Input:
Input on the application may be provided during the public process up to and including the Development Permit Panel.

Project milestones



For more information please contact:
Planning and Development
Department
Richmond City Hall
6911 No. 3 Road
804-276-4395
DevApps@richmond.ca

Development Permit Application Application No. DP 21-944169

11191 Twigg Pl., Richmond BC

The City of Richmond has received an application to construct a barge ramp and material transloading facility. Works shall include habitat offsetting and marsh and riparian habitat enhancements.

Applicant: 1068800 BC Ltd.
Contact: 250-816-8085

richmond.ca



Permitting Stages

- ▶ **DFO Authorization**
 - ▶ Completed and approved
- ▶ **Transport Canada**
 - ▶ Completed and approved
- ▶ **Water Sustainability Act (WSA)**
 - ▶ Nearly complete – requiring BC Crown Lands to review the file
- ▶ **Crown Lands**
 - ▶ Review and First Nations engagement complete
 - ▶ Undergoing final review
- ▶ **City of Richmond**
 - ▶ In progress
- ▶ **Disposal at Sea**
 - ▶ Preliminary review complete – awaiting approval

Environmentally Sensitive Areas

- ▶ The works are set to take place within one of the City of Richmond's Environmentally Sensitive Areas (ESA).
- ▶ The foreshore within this ESA is to be raised as per the flood prevention guidelines by the City.
- ▶ Planting is to occur within this raised foreshore and marsh habitat to offset any losses



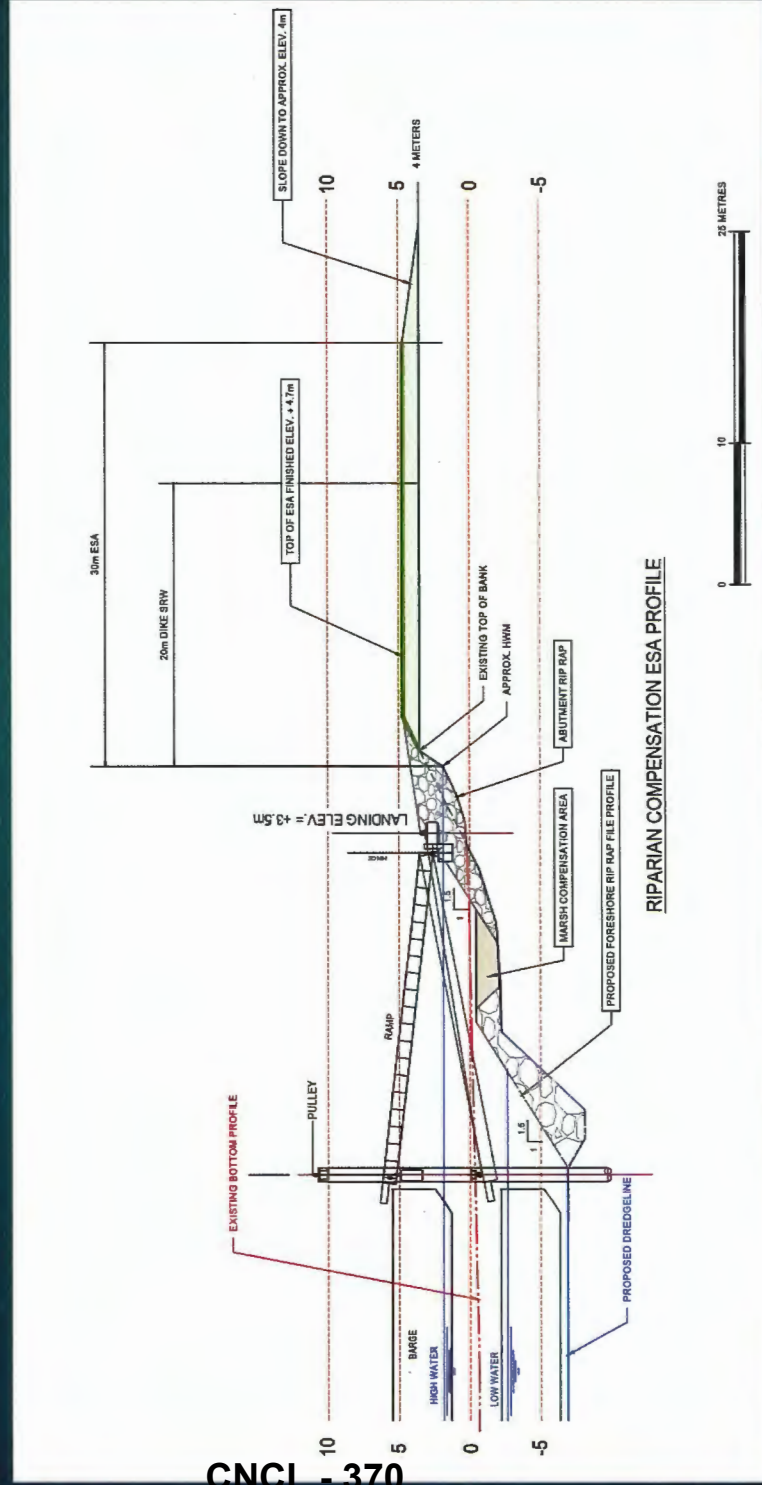
Environmentally Sensitive Areas

- ▶ Riparian planting is to occur on approximately 3,000 m² of habitat and will include four main sections
 - ▶ Water-tolerant trees and shrubs nearest the foreshore
 - ▶ Drought-tolerant trees and shrubs furthest from the foreshore
 - ▶ Mixed trees and shrubs between the above two planting areas
 - ▶ Low-lying shrubs near the ramp
- ▶ Approximately 360 m² of marsh habitat is to be added to the foreshore.



Environmentally Sensitive Areas

The habitat compensation ratio (1.4 : 1) will result in a net gain of **245 m²** of high-value habitat once works are complete and the vegetation is well established.



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Closing

- ▶ Refer to the following Weaver Tech reports for more information:
 - ▶ *Project Effects Assessment and Management Plan: Barge Ramp Installation, Mitchell Island V4*
 - ▶ *Mitchell Island Barge Ramp Habitat Offsetting Plan: Planting and Effectiveness Monitoring Measures V4*
- ▶ Arin Yeomans-Routledge, Weaver Tech, R.P.Bio
 - ▶ arin@weavertech.com ; 250-816-8085