



To: Richmond City Council

Date: September 26, 2022

From: John Irving
Chair, Development Permit Panel

File: DP 21-931059

Re: **Development Permit Panel Meeting Held on June 29, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-931059) for the property at 8888 No. 6 Road, be endorsed and the Permit so issued.

John Irving
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on June 29, 2022.

DP 21-931059 – CALVIN DENG – 8888 NO. 6 ROAD
(June 29, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a single detached house on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA). No variances are included in the proposal.

Applicant and property owner, Calvin Deng, and Senior Biologist Richard Borthwick of Madrone Environment Services Ltd., provided a brief presentation, including:

- The proposed home plate is a suitable location as it would be advantageous for the property’s intended farm operations in the subject property without disturbing the Riparian Management Area (RMA).
- The proposed ESA compensation area, which includes the designated RMA on the subject property, exceeds the City’s requirement.
- Fencing will be installed to ensure the long-term protection of the ESA compensation area in the RMA.
- The proposed ESA compensation plan and restoration strategy would improve the ecological function and wildlife connectivity in the area.
- The planting plan in the ESA compensation area includes removal of invasive species and replanting of native species of trees and shrubs.

In reply to a query from the Panel, staff noted that the proposed ESA compensation scheme would compensate for the ESA loss due to proposed residential uses in the subject. Staff further noted that the proposed ESA enhancement area exceeds the City’s requirement and there is a net gain in habitat function.

In reply to a further query from the Panel, staff advised that (i) a Qualified Environmental Professional (QEP) will provide monitoring and annual reporting for a period of five years to ensure protection and retention of the ESA compensation area in the RMA, and (ii) there is a landscape security of \$47,665 to ensure the survival of plant materials.

In reply to a query from the Panel, Richard Borthwick reviewed the proposed location of fencing within the Riparian Management Area (RMA) on the subject property that is part of the RMA enhancement area where landscape restoration will occur.

In reply to further queries from the Panel, Richard Borthwick and Calvin Deng acknowledged that (i) the five-meter strip of enhanced RMA along the southern section of the site will be fenced; however, the area immediately to the north up to the 15-meter RMA setback along the southern section will be seeded with grass and will not be fenced, and (ii) a three- to four-foot high split-rail fence will be installed for the five-meter strip of enhanced RMA to allow for wildlife passage and easier maintenance of the ESA enhancement area in the RMA.

Discussion ensued regarding the spacing of large trees to be planted in the ESA enhancement area in the RMA and staff were directed to ensure that clustering and spacing of trees will not impede farming and ensure their survivability.

No correspondence was submitted to the meeting regarding the application.

The Panel expressed support for the application, noting (i) the proposed extensive planting plan for the ESA compensation area in the RMA, (ii) the need for maintenance of the proposed planting throughout the monitoring period to ensure their survivability, and (iii) the potential for the proposed planting to support farming activities in the subject property.

Subsequent to the meeting, in response to Panel direction to ensure that clustering and spacing of trees will not impede farming and ensure their survivability, staff have reviewed the proposed planting scheme with the applicant's QEP and have confirmed that the proposed location and clustering of the proposed tree planting within the ESA compensation area will not impact the owners ability to farm the property. The survivability of the trees is ensured through the installation of protective fencing adjacent to the ESA compensation areas in the RMA. Furthermore, a Qualified Environmental Professional (QEP) will provide monitoring and annual reporting on the condition of the trees for a period of five years.

The Panel recommends the Permit be issued.