



**To:** Richmond City Council

**Date:** November 14, 2022

**From:** John Irving  
Chair, Development Permit Panel

**File:** DP 18-825006

**Re:** Development Permit Panel Meeting Held October 20, 2022

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**Staff Recommendation**

That the recommendation of the Panel to authorize the approval of changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan be considered to be in General Compliance with the approved Development Permit (DP 18-825006) for the properties at 2899 and 2888 Jow Street, be endorsed and the Permit so issued.

John Irving,  
Chair, Development Permit Panel  
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## Staff Report

### Origin

The Development Permit Panel considered the following item at its meeting held on October 20, 2022.

DP 18-825006 – CHUNGWHA HOTEL GROUP - 2899 and 2888 JOW STREET  
(October 20, 2022)

The Panel considered a Development Permit (DP) application to permit changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan as part of a General Compliance request to the approved Development Permit (DP 18-825006).

The applicant and architect, Salim Narayanan, of IBI Group, landscape architect, Andrew Danielson, of van der Zalm + Associates and environmental consultant, Jeremy Nilson, Keystone Environmental Ltd. provided a brief visual presentation highlighting that:

- There is an ESA between Hotel 1 Building (2899 Jow Street) and Office 2 Building (9250 Beckwith Road);
- There is a loss of 22 trees associated with the ESA area and corresponding habitat due to water retention in the ESA;
- The water retention in the ESA was due to heavy rains and a waterline break in the area;
- The revised proposal will provide replacement tree planting at a 3:1 ratio;
- The original ESA compensation plan associated with the issued Development Permit DP 18-825006 will be revised to account for the loss of the trees, including measures such as retaining five existing trees that have died as wildlife trees, raising the grades within the ESA to match the grades of the adjacent sites, removing the invasive plants, replanting of 31 new trees in the ESA area and installing shrubs and groundcovers;
- A total of 66 trees are proposed to be planted on-site, with 31 trees to be installed within the ESA and 35 trees will be provided in the landscaped areas outside of the ESA;
- The proposed revised ESA compensation plan would restore the habitat values that were lost as a result of the loss of 22 trees; and
- In addition to the new trees, a portion of the trees previously approved to be planted on the site outside of the ESA will be upsized to provide additional landscape and habitat value.

Staff noted that (i) a five-year monitoring period is required for the ESA replacement planting, and (ii) an additional cash security will be secured to ensure the installation, retention and survival of planting.

In reply to queries from the Panel, the applicant noted that (i) excessive water caused the trees in the ESA to decline despite the measures taken to prevent the loss of 22 trees within the ESA, including installing drainage and pumping out the water that had accumulated around the trees, (ii) compared to the original ESA compensation plan associated with the issued Development Permit 18-825006, the proposed revised ESA compensation and restoration plan would provide an equal habitat value, (iii) the grade of the affected site within the ESA will be raised to match

the grades of adjacent sites to prevent the retention of water within the ESA, (iv) the proposed plantings will include those suitable for use by local native pollinators as habitat and (v) on-site areas outside of the proposed landscaped areas are not suitable locations for additional plantings due to the project's parking and underground utility requirements.

In reply to a query from the Panel, Staff confirmed that in addition to the required five-year monitoring plan for the replacement plantings and related works associated with the ESA compensation plan, the project arborist is required to be on-site during the construction period for any works in or around the tree protection zones including the installation of irrigation systems.

The Panel recommends the Permit be issued.