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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** February 22, 2019  
**File:** DP 15-715522  
**Re:** **Resolution for Item 20 of the January 28, 2019 Council Meeting Agenda Regarding Development Permit (DP 15-715522) - 9271 Beckwith Road**

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### Staff Recommendation

Staff recommend that Plans #10 -13 (date stamped May 16, 2018) in the Development Permit application plan set be replaced with the revised landscaping plans (Attachment 4 plans - labelled Plan # 10 – 13b and date stamped February 25, 2019) and that the revised Development Permit be considered by Council.

### Background

At its regular Council meeting on January 28, 2019, Council made the following referral with regard to the Development Permit Application by Matthew Cheng Architects regarding the Pacific Grace Church proposal at 9271 Beckwith Road (formerly 9251/9271 Beckwith Road):

*“That the Development Permit (DP 15-715522) application for the property at 9251/9271 Beckwith Road be referred to the Regular Council meeting scheduled on February 25, 2019 and that staff report back on:*

- (1) opportunities to receive feedback from the Advisory Committee on the Environment (ACE) regarding the Environmentally Sensitive Areas (ESAs) of the subject site;*
- (2) options to relocate homeless individuals who may be living on the subject site;*
- (3) progress made to address the unsightliness of the premises and working with property owner to clean up the site;*
- (4) the remaining Environmentally Sensitive Areas considered old fields and shrub land;*
- (5) options to work with the applicant to work within the minimum 3.0 metre setback instead of the requested variance of zero; and*
- (6) options to increase plant coverage on-site.”*

This memorandum provides staff’s responses to these referral items.

### Referral Item 1: Feedback from the Advisory Committee on the Environment (ACE)

Staff arranged to attend the regular meeting of ACE on February 13, 2019. A package of background information (see Attachment 1) was electronically sent to each of the ACE members on February 8, 2019, as part of their agenda package in advance of the meeting.

Staff also arranged with the proponent to have the project biologist with JBL Environmental Services and the project arborist with Arbortech Consulting attend the ACE meeting.

During the meeting, staff provided an overview of the background and history of the site, the site's Environmentally Sensitive Area (ESA) designation, and the process through which the site was assessed by the environmental professionals and City staff. The mitigation and compensation proposal for the site was also presented and discussed with ACE. Opportunity was provided to ACE members to ask questions and provide comments on the site's ESA and the project's compensation proposal. Summary notes of the meeting are provided in Attachment 2.

As an outcome of the meeting, staff worked with the proponent to replace the two proposed Scarlet Oak specimen trees with two larger native trees. The revised landscape plans (Attachment 4) exchange the two Scarlet Oak trees with two native fir trees (*Fraser Fir Abies Fraseri* 4 m tall) which can be sourced from nearby nurseries. To enhance tree growth and improve growing conditions for these two specimen trees, the project arborist also provided an installation design sketch (see Plan #13b) as part of the revised landscape plans for the site.

#### Referral Item 2: Options to Relocate Homeless Individuals

The Manager of Community Bylaws and Licencing reports that staff work with RCMP and outreach workers to assist homeless people however, in this case, the homeless people that had previously resided on the site left on their own accord several weeks ago and have not returned to the site. No additional actions by staff were needed.

#### Referral Item 3: Progress Made to Address the Unsightliness of the Premises

Community Bylaws and Licencing staff report that, as of February 4, 2019, the subject property had been cleared of garbage and discarded articles and is now in compliance with the City of Richmond Unsightly Premises Bylaw. The site has also been secured by perimeter fencing. There are no outstanding compliance issues with this site. Community Bylaws staff conducted a follow-up site visit on February 21, 2019, and no evidence of any residential occupation of the site was observed and the site remains in compliance with the City's Unsightly Premises Bylaw.

#### Referral Item 4: The Remaining ESA Considered Oldfields and Shrub Land

Staff noted a discrepancy in terms of the habitat classification in question within the Clerk's referral record as the ESA habitat classification associated with the subject site is "Upland Forest" rather than "Oldfields and Shrub Land". With the assumption that Council's intent is related to the subject site designation, staff prepared the map provided in Attachment 3 showing all the ESA areas with either primary or secondary designations of "Upland Forest" under the Official Community Plan (OCP). As indicated on the map the total area designated "Upland Forest" is just over 105 ha (approximately 260 acres).

It should be noted that this ESA map is only updated as part of periodic ESA/OCP updates with the last review being completed in 2012. As a result, the map does not fully reflect the current “on-ground” situation as some of the identified sites have been subject to redevelopment activities. In addition to redevelopment, a number of the identified “Upland Forest” sites are located within agricultural lands. Under the OCP Development Permit Guidelines and right to farm legislation agricultural activities are exempt from obtaining an ESA Development Permit including the clearing of forested areas for agricultural purposes.

#### Referral Item 5: Work within the Minimum 3.0 m Setback

The referral requested that staff and the applicant conduct an investigation of the requested side yard setback variance. The proposed variance enables the proposed building to be located directly adjacent to the existing building located on 9231 Beckwith Road. Requiring the building to be setback 3.0 m from the side property line would create a narrow gap between the buildings which would create several significant Crime Prevention Through Environmental Design (CPTED) issues. The area between the buildings would also receive limited sunshine and thus provide limited opportunities for vegetation to grow in that space. The blank wall of the existing building on the adjacent site has also been subject to graffiti. Placing the proposed church adjacent to it would greatly improve the streetscape appearance. Moving the building to comply with the 3.0 m setback would also limit the number of parking stalls that can be accommodated on the site.

In light of the above, staff recommend the proposed building siting remain as shown in the Development Permit drawings.

#### Referral Item 6: Options to Increase Plant Coverage On-site

A reduction in the number of parking spaces was considered early in the application stages, however, given the nature of the use, the size of the congregation and parking challenges in the area this was not supported. The parking provided is consistent with the City’s minimum requirements for the proposed use.

The applicant’s landscape architect was able to adjust the landscape plans to increase the planting areas along the east and north side of the proposed church building to accommodate additional shrubs, grasses and ground cover plants. In addition, wheel stops have now been added to all the parking spaces along the northern and eastern property boundaries to accommodate additional ground cover and perennial plantings in those areas.

The net effect of the revised landscaping is to increase the overall number of on-site plants by approximately 18.5% (an additional 144 plants). The area containing live planting has been increased from 4,665 ft<sup>2</sup> (14.7% of the site) to 5,564 ft<sup>2</sup> (17.5% of the site).

In addition to the increased planting area, the area of permeable paving has been increased from 7,071 ft<sup>2</sup> (22.3% of the site) to 7,372 ft<sup>2</sup> (23.3% of the site).

The updated on-site landscape plan set (Attachment 4) reflecting the changes noted above. Staff recommend that Plans #10 -13 (date stamped May 16, 2018) in the Development Permit application plan set be replaced with the revised landscaping plans (Attachment 4 plans - labelled Plan # 10 – 13b and date stamped February 25, 2019) and that the revised Development Permit be considered by Council.

  
Wayne Craig  
Director, Development  
(604-247-4625)

DB:rg  
Att. 4

pc: Senior Management Team (SMT)  
Carli Williams, Manager Community Bylaws and Licensing



**City of  
Richmond**

**Memorandum**  
Planning and Development Division  
Development Applications

**To:** Advisory Committee on the Environment      **Date:** February 7, 2019  
**From:** David Brownlee  
 Planner 2      **File:** DP 15-715522  
**Re:** DP 15-715522 Council Referral to ACE re: 9271 Beckwith Road (formerly 9251/9271)

**Council Referral:**

At their January 28, 2019 meeting, Council referred a Development Permit application by Matthew Cheng Architect back to staff. Included in the list of referrals to staff is the following Council referral:

*“opportunities to receive feedback from the Advisory Committee on the Environment (ACE) regarding the Environmentally Sensitive Areas (ESAs) of the subject site”.*

As a result, staff have arranged to bring this application to ACE for review and comment. The application was reviewed and endorsed by Development Permit Panel (DPP) on May 16, 2018.

For your reference the staff report submitted to DPP and the DPP minutes (including the Biologist’s power point summary of the site) can be found through the following links:

[https://www.richmond.ca/agendafiles/Open\\_DPP\\_5-16-2018.pdf](https://www.richmond.ca/agendafiles/Open_DPP_5-16-2018.pdf) (see item # 1 for staff report)  
[https://www.richmond.ca/cityhall/council/agendas/dpp/2018/051618\\_minutes.htm](https://www.richmond.ca/cityhall/council/agendas/dpp/2018/051618_minutes.htm) (see item #1)

**Background:**

The development application was made on behalf of the Pacific Grace Church members with the purpose of constructing a 7,487 ft<sup>2</sup> church at the 30,722.01 ft<sup>2</sup> site (net). The site has an “upland forest” Environmentally Sensitive Area DP designation covering approximately 83% of the property. Two homeless camps had left significant debris on the site which has been cleaned up as of February 4<sup>th</sup> 2019.

As the site had never been ground-truthed, assessments were undertaken by JBL Environmental Services (John Black RPBio.) and Arbortech Consulting (Nick McMahon – ISA Certified Arborist).

The biologist reported that the site “is anthropogenic in nature and heavily overgrown with invasive species, and therefore not considered environmentally sensitive”. He reported that there are four areas totalling approximately 250 m<sup>2</sup> on the site might provide habitat features for small mammals and nesting birds. These areas are as follows:

- A row of six trees and native shrubs on the northern boundary.
- A single mature Western Red Cedar tree in the north-centre of the lot.
- A group of four mature fruiting trees in the west-centre of the lot.
- A large mature European Horse Chestnut at the east boundary of the lot.

After reviewing the arborist report and conducting multiple site visits, the City's Tree Preservation Coordinator determined that, of the 37 bylaw sized trees on the site:

- Six conifer trees located along the north property are in good condition and should be retained. The parking layout was re-designed to protect these trees. Additional enhancement with native shrubs around these trees is also included in the plans.
- The Western Red Cedar was noted to have structural concerns and fire damage and is not a good candidate for retention.
- Disease and structural flaws in the four fruit trees in the centre of the lot were noted by the arborist and concurred by City staff. These trees are not candidates for retention. To compensate for their removal, 50% of the replacement plantings have been selected for their fruit bearing capabilities.
- The Horse Chestnut was assessed several times but was found to have a significant structural crack and it was determined that it would have to be removed from a safety perspective. The owner agreed to replace this tree with two 11 cm diameter specimen trees (Scarlet Oak trees). One tree will be located in the location occupied by the Horse Chestnut tree. The other will be located at the south-east corner of the lot adjacent Beckwith Road. The area around the Chestnut tree will also be retained and planted with native shrubs.
- Two trees located on site (tag# 304, and 305) were noted to be in good condition but will be in conflict with the proposed assembly building and cannot be retained.
- The remaining twenty-three trees located on the site were assessed as being in poor condition - either dying (sparse canopy foliage), have been historically topped and, as a result, exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. Staff noted that these trees are not good candidates for retention and should be replaced.

Due to the limited space on-site for compensation without jeopardizing the project itself, an overall compensation/enhancement plan was worked out with the proponent that would result in the retention and enhancement of the row of trees along the northern boundary, the area around the Horse Chestnut tree, a landscaped strip along most of the eastern property boundary (to be a mix of native and non-native plants). These areas result in approximately 346 m<sup>2</sup> of enhanced ESA on-site and along the site's frontage. To provide increased habitat compensation, an additional 400 m<sup>2</sup> of enhanced ESA is to be provided off-site along the Bridgeport Trail adjacent to the site by the proponent. The combined compensation/enhancement measures on and off site

were estimated at approximately 746 m<sup>2</sup> (8026 ft<sup>2</sup>). Three years of monitoring by a QEP are required for both on-site and off-site landscaping.

**Staff Conclusions:**

Staff's opinion is that the resulting enhancements should result in a more diverse, higher quality habitat that will benefit the small mammals and birds in the area. Based on the biologist's site assessment, the combination of the on-site and off-site planting will result in a net ecological gain in accordance with the City's Ecological Network policies and objectives. The extended monitoring requirement by a Qualified Environmental Professional should provide for the best chance for success of the enhancement project.

**Additional Resources:**

A copy of the final landscape plans (attached)

A copy of Arbortech initial tree inventory and assessment (attached).

**Request:**

Staff would appreciate any comments/motion from the Committee to convey back to Council.

David Brownlee  
Planner 2

DCB:dcb

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**omg**  
**o m g** ARCHITECTS  
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 RICHMOND BC V6X 2Z1  
 TEL: 604-273-2222  
 FAX: 604-273-2223

DATE: 11/17/2018

MAY 16 2018

15-715522

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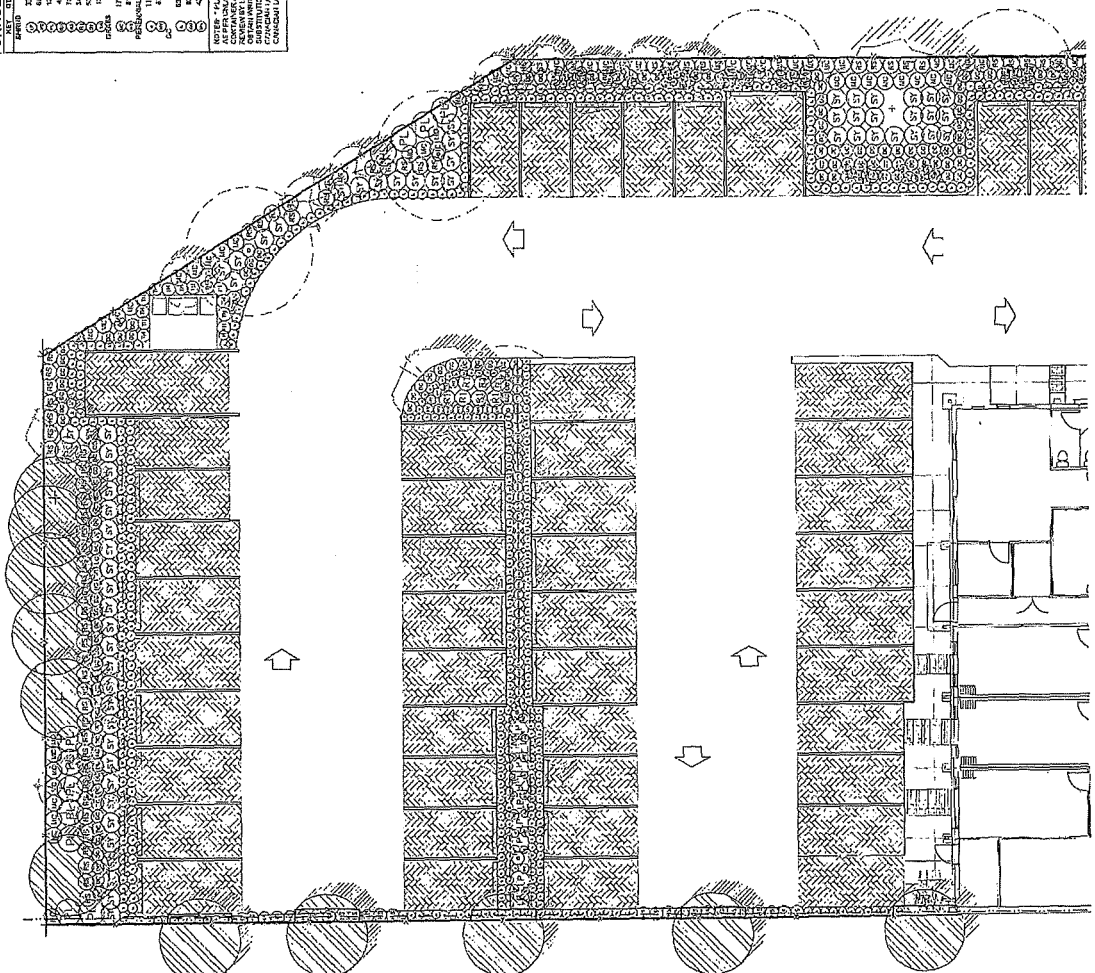
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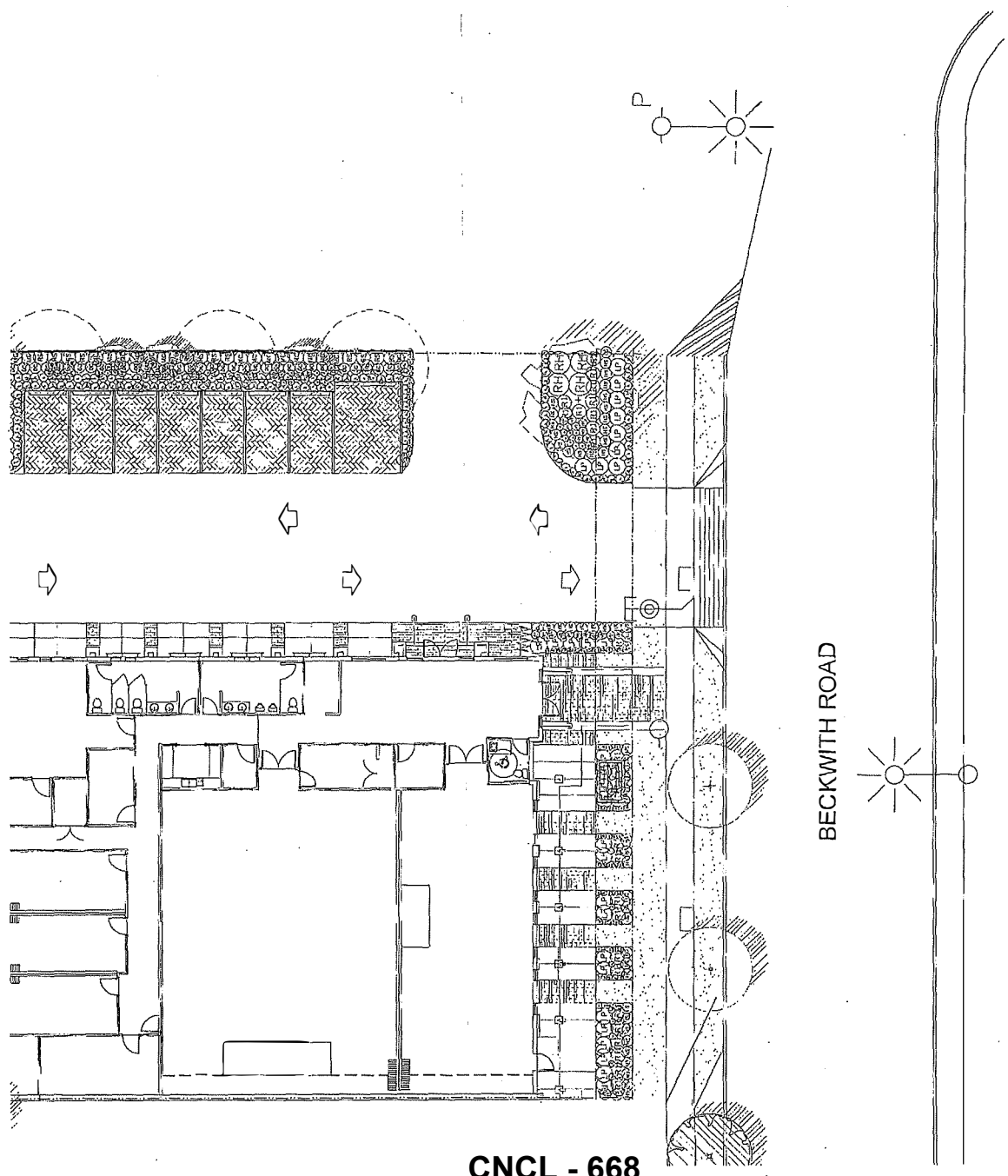


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LANDSCAPE ARCHITECTURE  
2000 - 1155 8500 - 1155  
RICHMOND, BC V6X 4K6  
PH: 604.273.1111

DATE:

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PROJECT:  
RICHMOND PACIFIC GRACE  
(WID) CHURCH  
5251-9274 BECKWITH RD  
RICHMOND BC

DRAWING TITLE:  
SHRUB  
PLAN

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Law #12

OP 15-7-15-22 MAY 16 2018



**ADVISORY COMMITTEE ON THE ENVIRONMENT**

**Held February 13, 2019**

**Room M.1.003**

**Richmond City Hall**

**Discussion Notes Excerpt Re: Council Referral #1**

**In Attendance:**

David Tomlinson; Carolyn Prentice; Teresa Murphy; Kathryn Runnalls; Ayesha Ali; Sharon Dodd; Councillor Michael Wolfe

**Regrets:**

Rosa Salcido; Tadd Berger (Chair); Hon Sang Chan; Janet Tse; Winson Cheng; Karen Tso

**Staff:**

Kevin Eng, Staff Liaison to ACE, Policy Planning  
David Brownlee, Development Applications  
Joshua Reis, Development Applications

**Guests:**

Norman Hol, Senior Consultant, Arbortech Consulting  
John Black, R.P. Bio, JBL Environmental Services  
Matthew Cheng, Matthew Cheng Architect Inc.  
William Chan, Pacific Grace Church

The staff liaison noted that ACE did not have committee quorum and that discussion notes would be taken and forwarded to be received for information.

**3. New Business**

**a) Council referral to ACE re: 9271 Beckwith Road (DP 15-715522)**

City staff noted that as directed by Council at the January 28, 2019 Council meeting, this development application at 9271 Beckwith Road (Environmentally Sensitive Area Development Permit) was referred to the Advisory Committee on the Environment for an opportunity for the Committee to provide feedback regarding the Environmentally Sensitive Area (ESA) on the subject site. City staff with the aid of a slide-show presentation, provided information on the following:

- Overview of the site context, location and land use designations and review of the historical/aerial photos of the site and ESA.
- Development proposal was for an assembly use (church) and off-street parking.
- Overview of the environmental assessment undertaken by a Qualified Environmental Professional (QEP), including purpose, methodology and findings (including notable habitat features on the property).
- Overview of the consulting arborists assessment of the trees on the subject site.

- Overview of the compensation and enhancement proposal for works on-site (approximately 346 m<sup>2</sup> along the north and east property boundaries and a portion of the front of the lot) and off-site (400 sq. m area in the Bridgeport trail north of the subject site).

ACE members provided the following questions and comments:

- Queried about whether the consultant observed or determined if there was any water or aquatic habitat on the subject site.
- For the horse chestnut tree located on-site, what assessment was undertaken?
- Questions about the density/spacing of plantings for the off-site compensation and enhancement area proposed for the Bridgeport trail north of the subject site.
- Members asked of the applicant to clarify the provisions to secure implementation and monitoring of enhancement and compensation plantings on-site and off-site (Bridgeport trail).
- Consideration of native tree replanting species as compensation for the proposed removal of the horse chestnut tree (currently two 11 cm calliper Scarlett oak trees proposed as replacement).
- ACE members were appreciative for the opportunity to receive information and provide feedback on this project.

The applicant's consultant and staff provided the following responses to committee questions and comments:

- The QEP indicated there was no evidence of water and/or aquatic habitat on-site.
- The QEP indicated no wildlife was observed on the subject site during site visits. The QEP observed and noted evidence of wildlife activity (animal tracks – racoons) within the Bridgeport trail right of way to the north of the subject site.
- The consulting arborists confirmed that a tree risk assessment was considered in the examination of the on-site horse chestnut tree.
- Medium density plant spacing was proposed.
- In addition to the identified bonds/securities secured for the purpose of tree survival and ensuring implementation of landscaping plantings, a 3 year monitoring program is proposed to address survivability and invasive plant species management in conjunction with annual reports submitted by the QEP to the City for review during this period. This monitoring and maintenance approach would apply to on-site and off-site enhancement and compensation areas. For plantings and works undertaken in the Bridgeport trail, Parks would be responsible for maintenance beyond this 3 year period.
- The comment about considering native tree plantings on site was noted by staff and would need to be examined based on the large size of replacement trees identified (i.e., 11 cm calliper) and available supply.

The following questions and comments were made by the Council Liaison to staff:

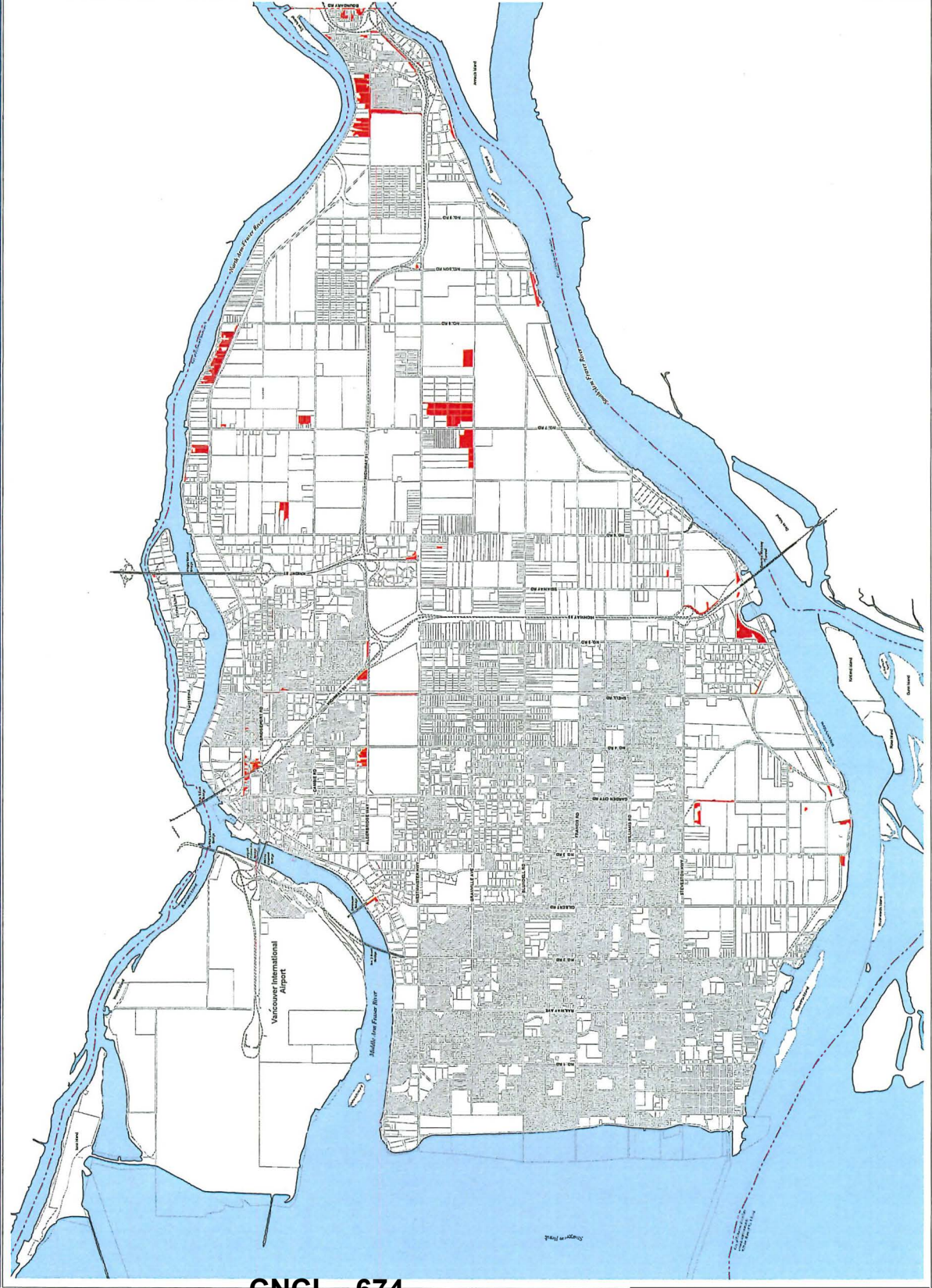
- Questioned why this ESA Development Permit was not brought forward to ACE as part of the processing of the application.
- Comments were made about the need to preserve ESA's from development and reviewing sites and locations to determine where this may be appropriate.

- Noted the impact of invasive plant species on ESA's, and the need to manage invasive plant species on ESA land.

In response to the question about prior ACE review of the ESA Development Permit, staff noted that in accordance with ACE's mandate, individual development applications (involving ESA's or other projects) are not reviewed by the committee unless specifically referred or directed by Council as was the case for this ESA Development Permit at 9271 Beckwith Road.

**ATTACHMENT 3: ESA Sites Designated "Upland Forest"**

# ESA - Upland Forest



**Legend**  
ESA Type  
Upland Forest  
Total Area: 105.4 ha

January 31, 2019  
Prepared by: Cedar Blaine

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City of Richmond

**ATTACHMENT 4: REVISED LANDSCAPING PLANS**  
(Date Stamped February 25, 2019)





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**omg**  
LANDSCAPE ARCHITECTS

2000 S. 10th Street, Suite C102 - 4185 5th Street Drive  
Richmond, BC V6V 2G6  
P: 604-274-2011 F: 604-274-0222

SCALE:

FEB 25 2019

DP 15-715522

NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT:

PROJECT:  
RICHMOND PACIFIC GRACE  
(MB) CHURCH  
9251-9271 BECKWITH RD  
RICHMOND BC

DRAWING TITLE  
SHRUB PLAN

DATE: 17 JAN 2019  
SCALE: 1/8"=1'-0"  
DRAWN: CW  
CHECK: CW  
CHKD: PCW  
DRAWING NUMBER:  
L2  
OF 5

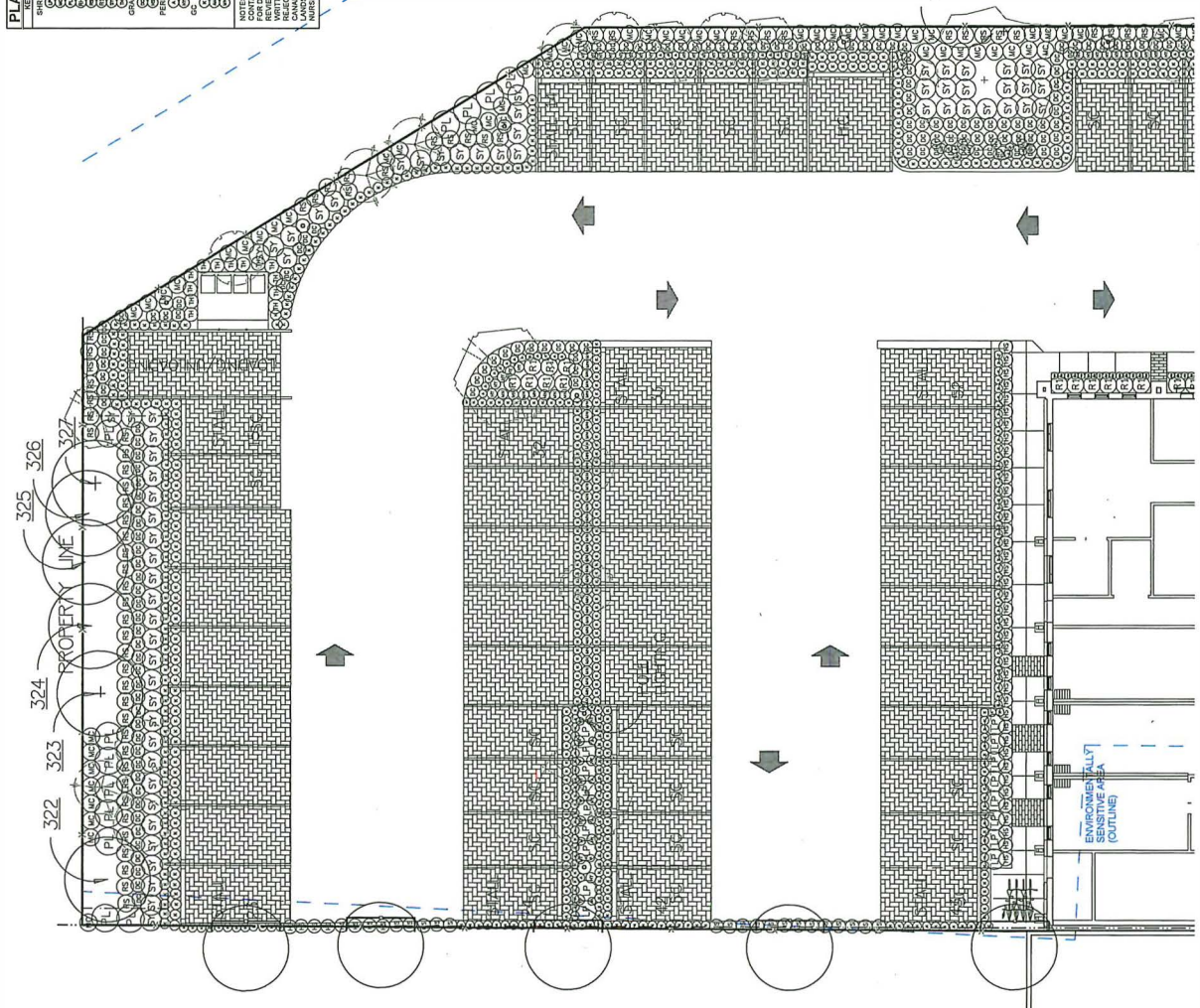
P&G PROJECT NUMBER: 16-211

Plans # 11

PLANT SCHEDULE	COMMON NAME	PLANT SIZE	REMARKS
1	LONGLEAF HEDERA	#2 POT: 30CM	
2	PRIVET	#2 POT: 30CM	
3	VERONICA	#2 POT: 30CM	
4	VERONICA	#2 POT: 30CM	
5	VERONICA	#2 POT: 30CM	
6	VERONICA	#2 POT: 30CM	
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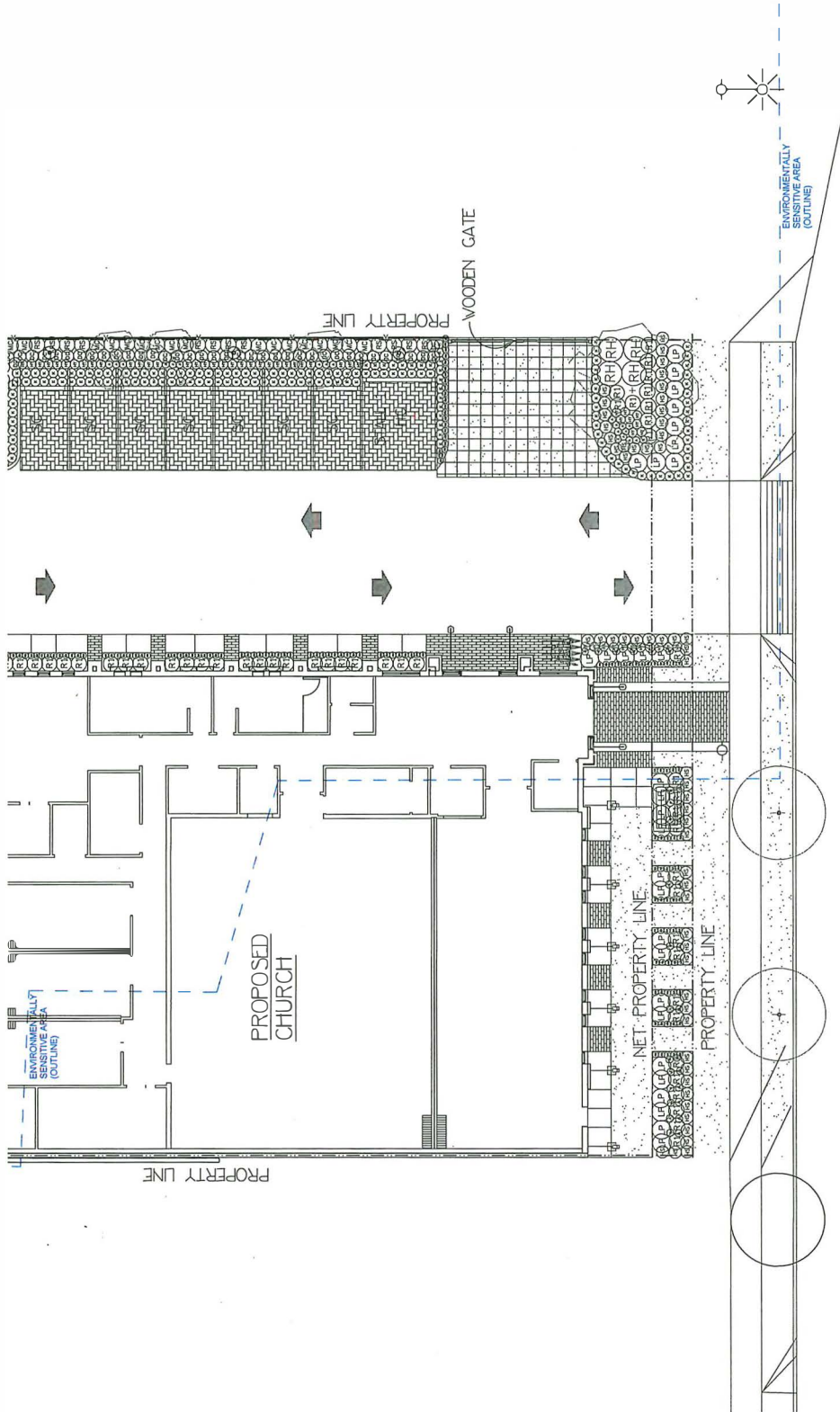
ENVIRONMENTALLY SENSITIVE AREA (OUTLINE)

328 to be remove



CNCL - 677

CNCL - 678



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**JMG**  
LANDSCAPE ARCHITECTS  
Suite C108 - 1188 Still Creek Drive  
Burnaby, British Columbia, V5G 6G9  
P: 604-294-0011 F: 604-294-0424

SEAL

FEB 25 2019

15-715522 OP

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CLIENT:  
RICHMOND PACIFIC GRACE  
(M.B.) CHURCH  
9251-9271 BECKWITH RD  
RICHMOND BC

DRAWING TITLE:  
SHRUB  
PLAN

DATE: 17 MAR 15  
SCALE: 1/8"=1'-0"  
DRAWN: CW  
DESIGN: CW  
CHECKED: PCW  
DRAWING NUMBER:  
**L3**  
OFF 5

JMG PROJECT NUMBER: 15-715522  
Plan # 12

15211-132P

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4183 53rd Street Drive  
Burnaby, British Columbia, V5G 6G9  
P: (604) 661-1111 F: (604) 661-0122

SCALE:



BOARD BIKE RACKS WILL BE FROM DOBRA DESIGNS; BLACK POWDERCOAT SURFACE MOUNT USING TAMPER PROOF HARDWARE

NO.	DATE	REVISION DESCRIPTION	BY
1	12/22/20	PROVIDE TAMPERS FOR BIKE RACKS	CFW
2	12/22/20	REVISIONS TO BIKE RACKS	CFW
3	12/22/20	REVISIONS TO BIKE RACKS	CFW
4	12/22/20	REVISIONS TO BIKE RACKS	CFW
5	12/22/20	REVISIONS TO BIKE RACKS	CFW
6	12/22/20	REVISIONS TO BIKE RACKS	CFW
7	12/22/20	REVISIONS TO BIKE RACKS	CFW
8	12/22/20	REVISIONS TO BIKE RACKS	CFW
9	12/22/20	REVISIONS TO BIKE RACKS	CFW
10	12/22/20	REVISIONS TO BIKE RACKS	CFW

CLIENT:

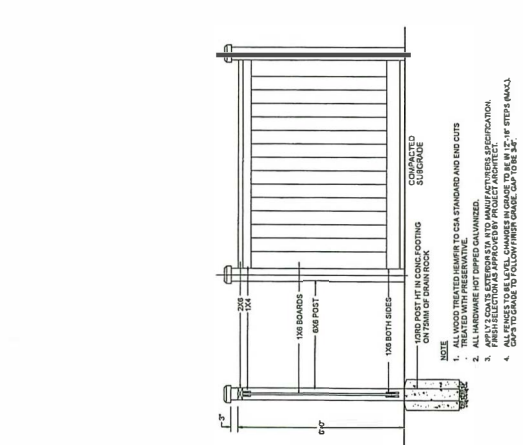
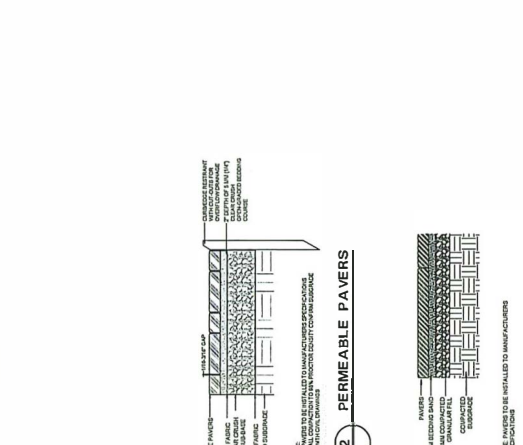
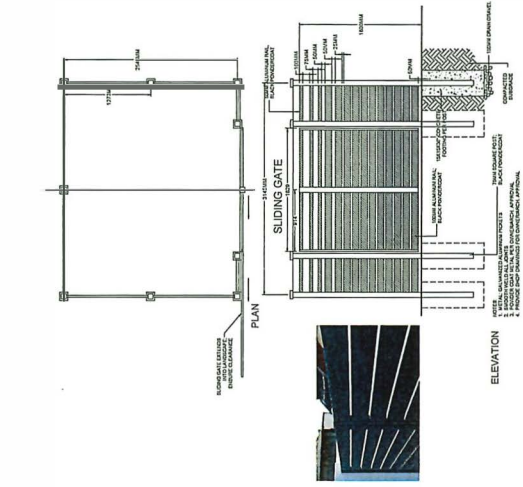
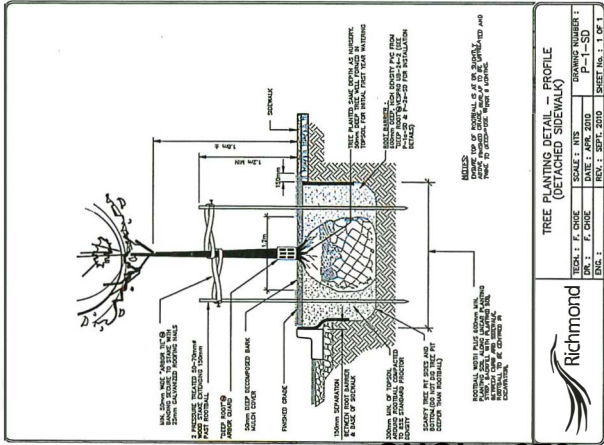
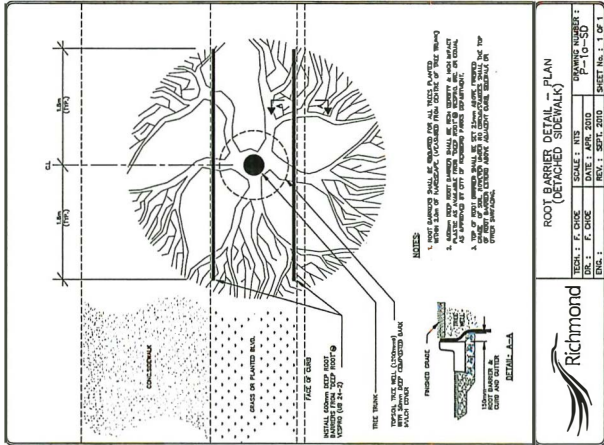
PROJECT:  
**RICHMOND PACIFIC GRACE  
(NB) CHURCH**  
925-19271 BECKWITH RD  
RICHMOND BC

DRAWING TITLE:  
**DETAILS**

DATE: 12/22/20 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: CFW  
DESIGN: CFW  
CHECK: PCM

PAGE PROJECT NUMBER: 16-211

Plan #13



3 METAL RAIL GARbage ENCLOSURE WITH SLIDING GATE

2 PERMEABLE PAVERS

1 6' HT. SOLID WOOD PERIMETER FENCE

CNCL - 679

FEB 25 2019

15-715522 DP



