



**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).

Development Permit Panel

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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.

Development Permit Panel

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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

Development Permit Panel
Wednesday, November 29, 2023

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



One Photography

No 1 Rd

No 1 Rd

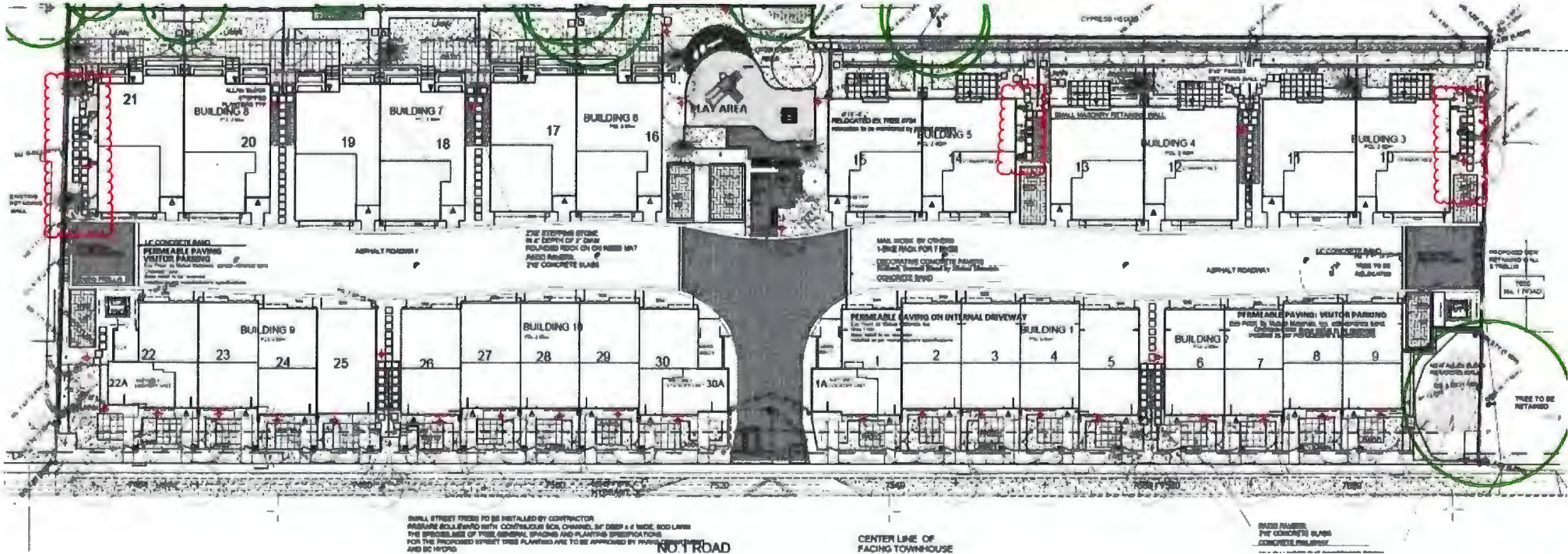
No. 1 ROAD
1200' WIDE

No. 1 Rd

INNOVA 30

RZ 17-794287 DP 18-829236 BP 19-880497

Project: Innova30
Address: 7580 No. 1 Road, Richmond
Developer: Enrich Developments
Architect: Interface Architecture
Arbournist: Frogger's Creek Tree Consultants
Landscape: PMG Landscape Architects
Civil: Core Concept Consulting



SMALL STREET TREES TO BE INSTALLED BY CONTRACTOR
 ARRANGE COLLARS WITH CONTIGUOUS 8CM CHAINS, 8" DBHP x 4" WIDE, 800 LMM
 THE SPACINGS OF THESE GENERAL SPACING AND PLANTING SPECIFICATIONS
 FOR THE PROPOSED STREET TREE PLANTING ARE TO BE APPROVED BY MUNICIPALITY
 AND BC HWOP

NO. 1 ROAD

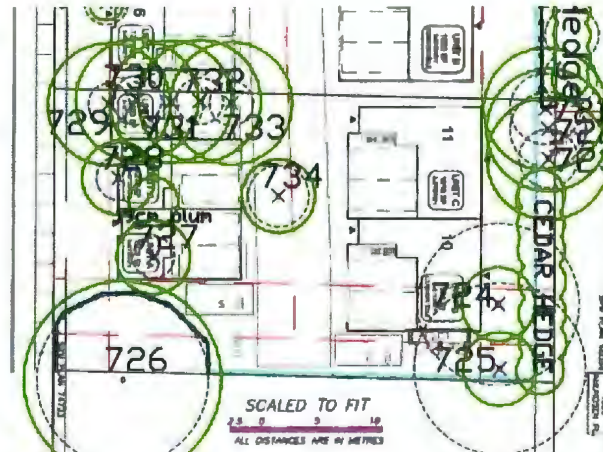
CENTER LINE OF
 FACING TOWNHOUSE

REIN. PAVING
 10" CONCRETE SLAB
 CONCRETE FINISH

Tree #726



Photo - arbourist report 2017



Partial site plan - arbourist report 2017

ID	Tree	Action	DBH/20cm	2.0m
714	Cherry	Remove	27/20cm	2.0m
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	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/75cm	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	1.9m

Partial tree table - arbourist report 2017



Google image Aug 2017



Google image Oct 2020



Google image Nov 2022



Site photo August 2022



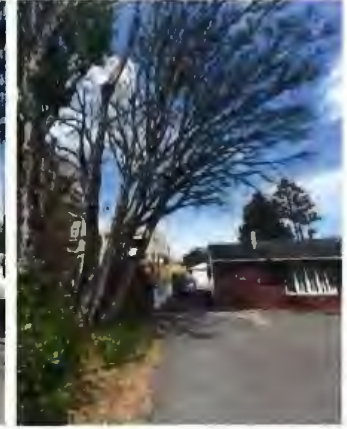
Site photo September 2022



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.

Tree health and recommendation to remove

As you are aware, our 30-unit townhouse project is now under construction at 7580 No.1 Road. The approved DP18-829236 included the retention of a large multi-trunked Sycamore Maple. Now midway through construction, Tree #726 is in poor health and must be removed right away. This letter accompanies permit applications for DP general compliance and tree removal.

Referring to the arbourist's July 5, 2023, field memo:

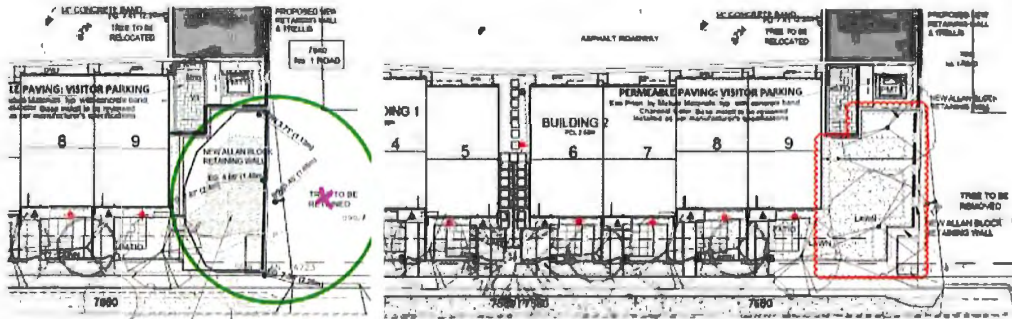
- Oct 2020: Tree #726 appeared to be in fair health (via Google Street View).
- June 2022: At the time of clearing and pre-loading, the tree was showing signs of decline. Tree protection fencing was properly installed, and no roots had been cut.
- Sept 2022: When excavation for retaining walls began, the tree was already in advanced state of decline (not believed to be a direct result of construction). During excavation, some 10cm roots (6.5m from the tree) were cut. None of these were alive and all appear to have been dead for at least 5 years.
- May 5, 2023: Before landscape work began, tree #726 was in an advanced state of irreversible decline. Glenn stated that the tree would not survive more than a couple of years and may even be dead by the end of summer (if dry & hot).

The arbourist recommends that the tree be removed before construction is complete.

Rationale: landscape design revisions

The revised landscape DP drawings incorporates 3 factors (*landscape architect text in italics*):

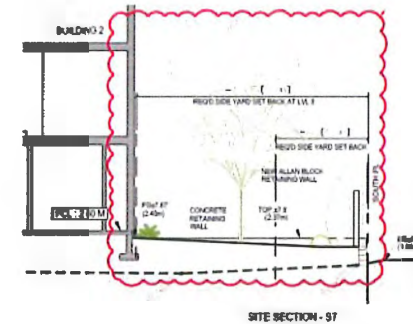
1. Leaves intact the cast-in-place concrete retaining walls that are already constructed. Even though the grade will be raised in front of these walls, they will be defining & retaining the adjacent visitor parking space and a PMT kiosk.
2. Replaces the one dead Sycamore Maple with 2 Fastigiate or Dawyck Beech trees per bylaw. *"We are proposing two replacement trees for the removed #726 per City's Schedule A to Bylaw No. 8057. Type and location of the proposed replacement trees is consistent with the existing conditions and provides better privacy screening from neighboring development."*
3. Raises the grade, adds shrubbery, and adds a retaining wall at the south PL. *"Proposed updated landscape design accordingly removed existing tree leads to improved design for south-east corner of private yard for Unit 9 - giving more usable space, increasing open lawn area, and raising the proposed grade. Proposed shrubs and grasses are proposed at building façade and fence line and provide privacy from neighboring site and PMT & visitor parking spot next to internal driveway South end. Allan block allows construction flexibility if the south neighbor develops in the future."*



Landscape redesigned at SW corner (top: plan details, bottom: partial site sections)



SITE SECTION - 36



SITE SECTION - 97

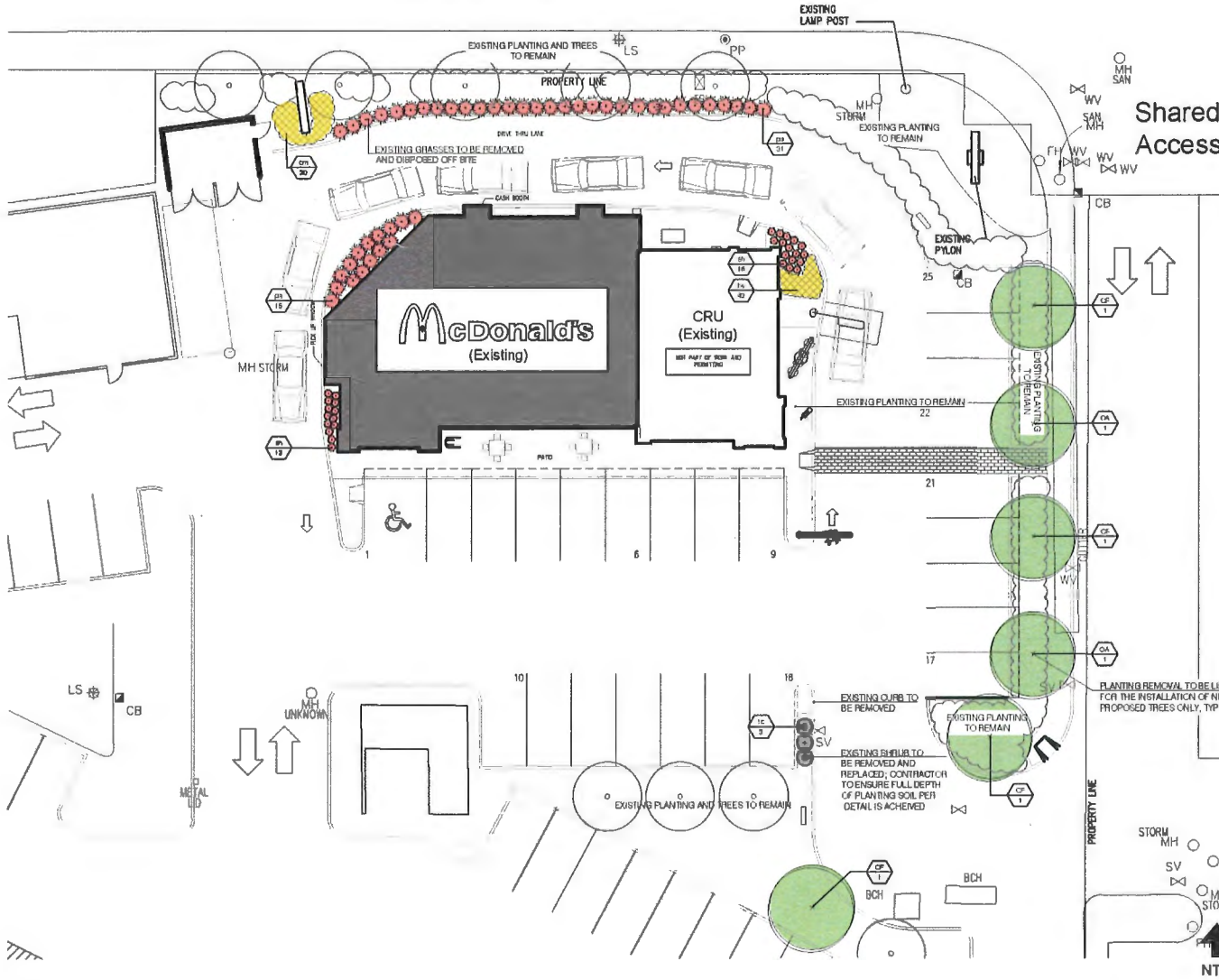


McDonald's – Cambie & Shell





#115 – 10700 Cambie Rd., Richmond, BC

Lovick Scott Architects

Cambie Road



LEGEND

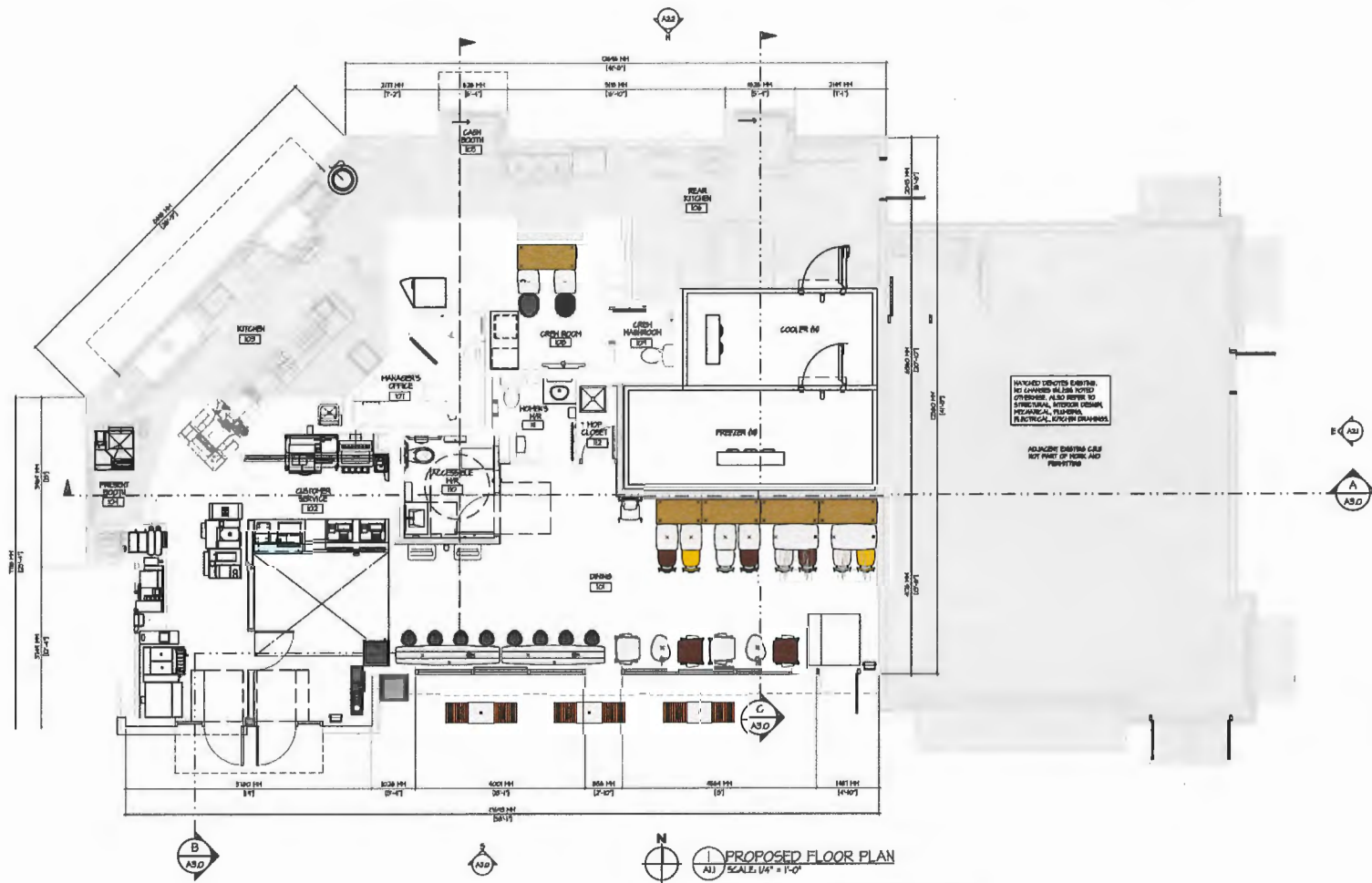
- 
Existing Tree / Plantings to Remain
 Limit disturbance and maximize preservation of existing vegetation wherever possible
- 
Proposed Tree
 Deciduous shade trees for additional canopy coverage and enhanced boulevard
- 
Proposed Shrub
 Shrubs to complement existing landscape and to fill in miscellaneous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

PROPOSED LANDSCAPE

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

NOVEMBER 2023





PROPOSED FLOOR PLAN
 ALL SCALE: 1/4" = 1'-0"
 (E) FLOOR AREA (M²): 2,426.10 SQ.FT. (225.10 SQ.M)
 SEATING: 28

OCCUPANT LOAD SIGN:
 OCCUPANT LOAD SIGN TO BE POSTED PER LOCAL CODE, TO CARRY COST TO SUPPLY & INSTALL SIGN.

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE

PROPOSED FLOOR PLAN LEGEND
 (H) WALLS, DOORS, ETC. TO BE REMOVED

NOTE:
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH MECHANICAL, PLUMBING, ELECTRICAL, TYPING AND INTERIOR DESIGN DRAWINGS AS A COMPLETE SET. IF ANY DISCREPANCIES OCCUR, PLEASE CONTACT ARCHITECT PRIOR TO PROCEEDING. TRUCKS AND PROCEEDING WITH ANY MECHANICAL, ELECTRICAL, TYPING, ETC. THIS NOTE APPLIES ON ALL PHASES OF THE DRAWING PACKAGE.

TYPICAL WALL LEGEND:

NOTE:
 1. ALL APPROXIMATE TYPICAL BRG FOR BEAR WALLS OR SPECIALTY CONSTRUCTION.
 2. REFER TO WALL SCHEDULE FOR ANCHORS, FINISHES AND REQUIRED FIRE.
 3. GC IS RESPONSIBLE FOR BRG, BRACING, L. FINISHES FOR INTERIOR PARTITION WALL. INCLUDES PROVIDING LETTER OF ASSURANCE TO NEXT LOCAL JURISDICTION.

(S) EXTERIOR WALL
 (I) INTERIOR WALL
 (R) WALLS TO BE DEMOLISHED (ALSO REFER TO OVERLAYS TO BE DEMOLISHED AS NOTED)
 (E) EXTERIOR WALL
 (I) INTERIOR WALL
 (S) BEAR WALL

NO.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1		ISSUED FOR I.P.			
2		REVISED FOR I.P.			
3		ISSUED FOR I.P.			
4		REVISED FOR I.P.			
5		ISSUED FOR I.P.			
6		REVISED FOR I.P.			
7		ISSUED FOR I.P.			
8		REVISED FOR I.P.			
9		ISSUED FOR I.P.			
10		REVISED FOR I.P.			

McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6

LOVICK SCOTT ARCHITECTS

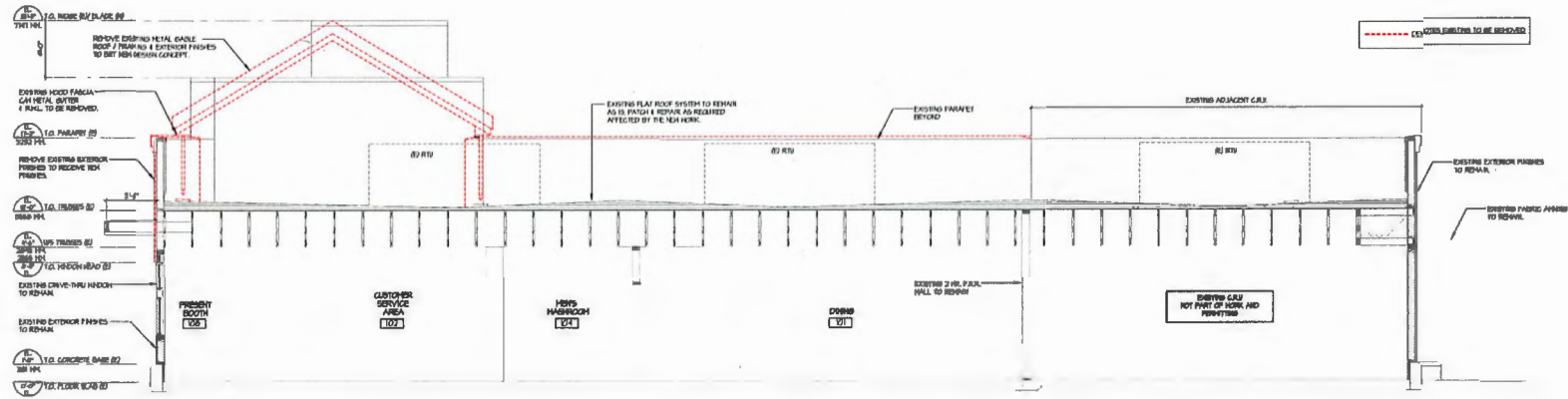
3707 1ST AVENUE
 BURNABY, BC V5C 3V8
 ADMIN@LOVICKSCOTT.COM
 604 298 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AAA, GAA, MAIA
 ARCHITECTURAL REG.

PROPOSED FLOOR PLAN
PLAN # 6

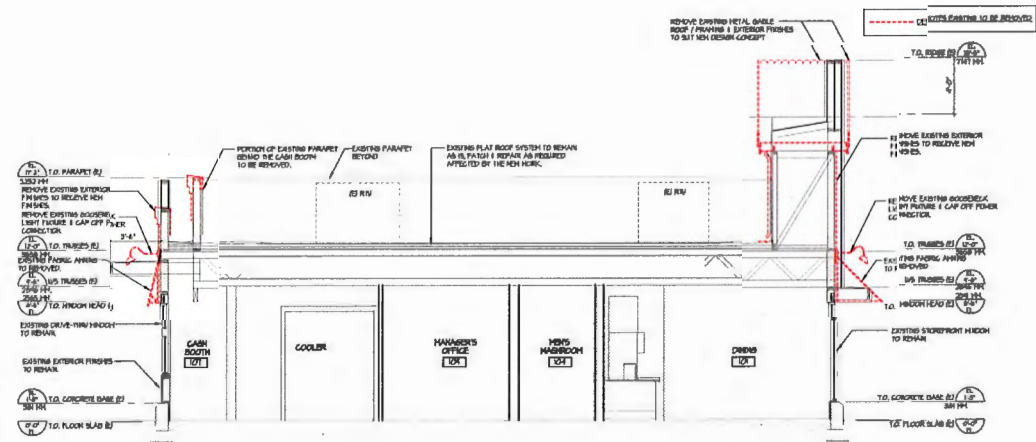
PROJECT: McDonald's - Cambie & Shell
 1115 - 10700 CAMBIE ROAD,
 RICHMOND, BC

DATE: FEB. 2021

SCALE: 1/4" = 1'-0"
 SHEET NUMBER: 40001
 DATE: 2/1/2021



1 BUILDING SECTION - A
ALL SCALE 1/8"=1'-0"



2 BUILDING SECTION - B
ALL SCALE 1/8"=1'-0"

REV	DATE	DESCRIPTION
1	10/27/22	RE-DESIGN FOR D.P.
2	11/02/22	REVISION FOR D.P.
3	11/02/22	REVISION FOR D.P.
4	11/02/22	REVISION FOR D.P.
5	11/02/22	REVISION FOR D.P.
6	11/02/22	REVISION FOR D.P.
7	11/02/22	REVISION FOR D.P.
8	11/02/22	REVISION FOR D.P.
9	11/02/22	REVISION FOR D.P.
10	11/02/22	REVISION FOR D.P.
11	11/02/22	REVISION FOR D.P.
12	11/02/22	REVISION FOR D.P.
13	11/02/22	REVISION FOR D.P.
14	11/02/22	REVISION FOR D.P.
15	11/02/22	REVISION FOR D.P.
16	11/02/22	REVISION FOR D.P.
17	11/02/22	REVISION FOR D.P.
18	11/02/22	REVISION FOR D.P.
19	11/02/22	REVISION FOR D.P.
20	11/02/22	REVISION FOR D.P.

McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6

CONTACT US TODAY! WE'LL ASSIST YOU BY THE DESIGNER'S SCALE.
 ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
 SUITE 318, RICHMOND, BC V6X 3V6
 ADMIN@LOVICKSCOTT.COM
 604 288 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AIA, SAA, MAA

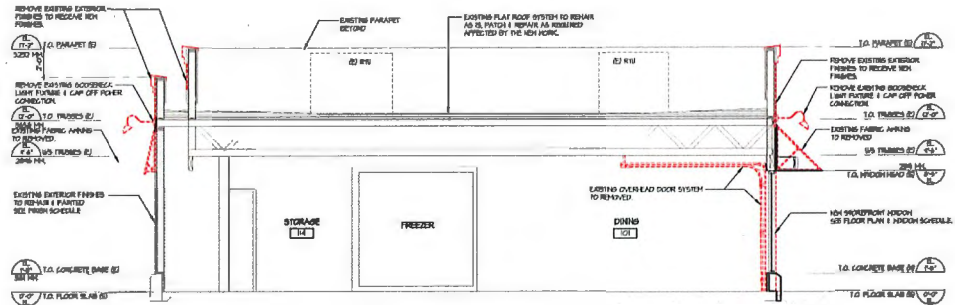
15
 PROJECT
McDonald's - Cambie & Shell
 #115 - 10700 CAMBIE ROAD,
 RICHMOND, BC

DATE: NOVEMBER 2018

PROJECT NUMBER	DRAWING NUMBER
18-012	A3.0
SCALE	1/4" = 1'-0"
DATE	NOVEMBER 2018

Cambie & Shell - 18-012

----- DETAILS TO BE REVISED



3 BUILDING SECTION - C
 ALL SCALE: 1/8"=1'-0"

NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/15/15	ISSUED FOR RFP	AS	AS
2	11/15/15	ISSUED FOR RFP	AS	AS
3	11/15/15	ISSUED FOR RFP	AS	AS
4	11/15/15	ISSUED FOR RFP	AS	AS
5	11/15/15	ISSUED FOR RFP	AS	AS
6	11/15/15	ISSUED FOR RFP	AS	AS
7	11/15/15	ISSUED FOR RFP	AS	AS
8	11/15/15	ISSUED FOR RFP	AS	AS
9	11/15/15	ISSUED FOR RFP	AS	AS
10	11/15/15	ISSUED FOR RFP	AS	AS

McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6

CUSTOMER USE ONLY

CONSULTANT SHALL VERIFY ALL DIMENSIONS ON SITE DRAWINGS & SHALL VERIFY SCALE.

ARCHITECT

LOVICK SCOTT ARCHITECTS

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DATE: 11/15/15

PROJECT: McDonald's - Cambie & Shell
 #115 - 19700 CAMBIE ROAD,
 RICHMOND, BC

ISSUES

NO.	DATE	DESCRIPTION
1	11/15/15	ISSUED FOR RFP

BUILDING SECTION
 PLAN # 15

PROJECT NUMBER	DRAWING NUMBER
18-012	A3.1

SCALE	UNIT CONVERSION
1/8" = 1'-0"	40001

DATE: NOVEMBER 2016

Cambie & Shell - 18-012



Location	Description	Project Manager	Designer	Date	Revisions
Richmond, BC	McDonald's	Mark S. Smith	Mark S. Smith	June 11, 2018	
				November 27, 2018	

REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1		ISSUED FOR I.P.			
2		ISSUED FOR I.P.			
3		ISSUED FOR I.P.			
4		ISSUED FOR I.P.			
5		ISSUED FOR I.P.			
6		ISSUED FOR I.P.			
7		ISSUED FOR I.P.			
8		ISSUED FOR I.P.			
9		ISSUED FOR I.P.			
10		ISSUED FOR I.P.			

McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6

McDonald's - Cambie & Shell

LOVICK SCOTT ARCHITECTS



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 604 295 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AAA, SAA, MAA
 ARCHITECTURAL BOARD

McDonald's - Cambie & Shell

#115 - 10750 CAMBIE ROAD,
 RICHMOND, BC

PERSPECTIVES
 PLAN # 13

PROJECT NO. 18-012
 SHEET NO. A24
 SCALE: 1/4" = 1'-0"
 DATE: MARCH 2018

Cambie & Shell - 18-012

Examples of completed projects



McDonald's – Grandview Hwy.

2909 Grandview Hwy, Vancouver, B.C.



North View



before

South West view



before



West View



after

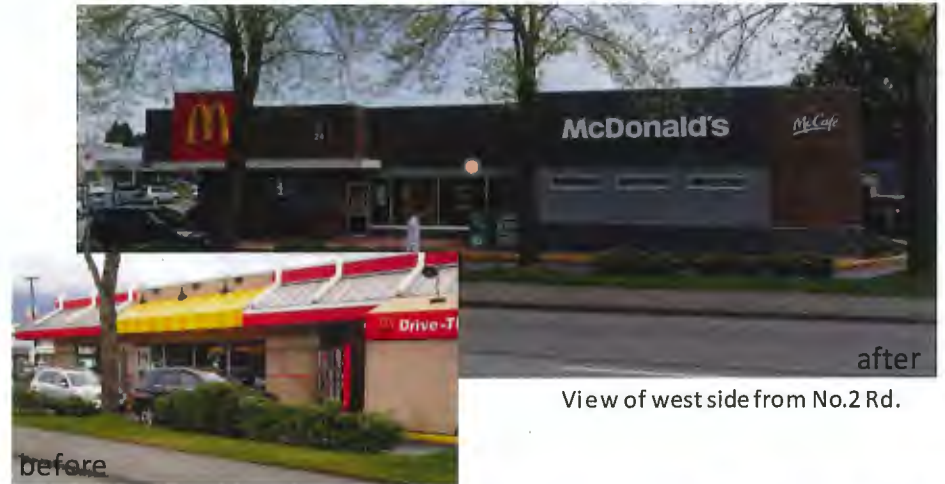
@drive-thru lane

McDonald's – Blundell

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



View of north eastside
after



View of west side from No.2 Rd.
after



View of north side
after

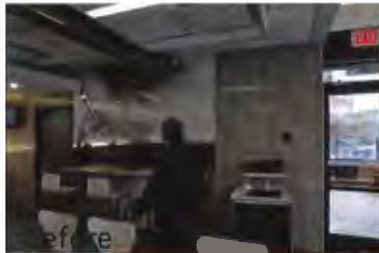


before

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

McDonald's – Fleetwood

15574 Fraser Hwy, Surrey, B.C.



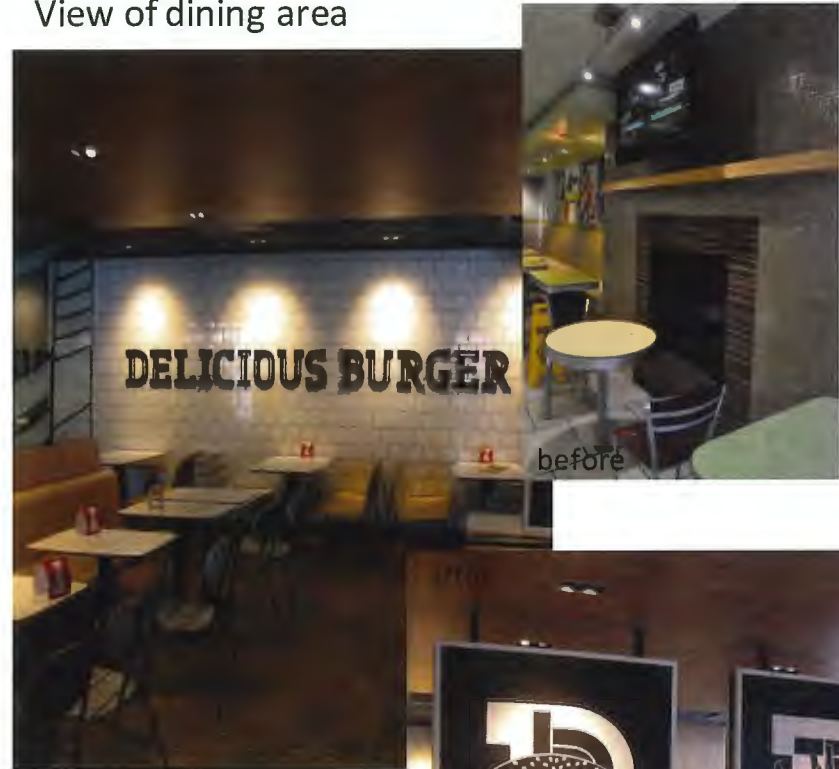
North view



McDonald's – Fleetwood

15574 Fraser Hwy, Surrey, B.C.

View of dining area





South East view



McDonald's – Pitt Meadows

12549 Harris Road, Pitt Meadows, B.C.



@drive-thru lane



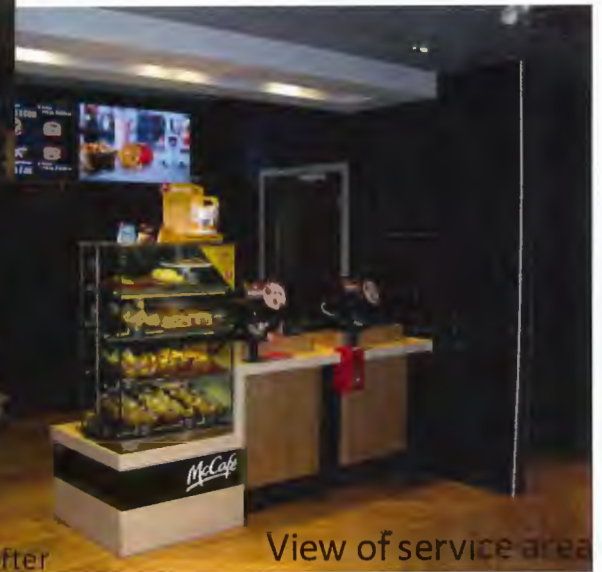
North East view



McDonald's – Pitt Meadows

12549 Harris Road, Pitt Meadows, B.C.

View of dining area





11191 Twigg Place Barge Ramp

WeaverTech
Science - Construction - Engineering



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

Project Outline

▶ Permitting

- ▶ DFO Authorization
- ▶ Transport Canada
- ▶ WSA Approval
- ▶ Crown Lands
- ▶ City of Richmond
- ▶ Disposal At Sea

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



Public input:

Input on the application may be received throughout the 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
604-276-4395
DevApps@richmond.ca

▶ Works

- ▶ Barge ramp construction
- ▶ Foreshore raising
- ▶ Riparian planting



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



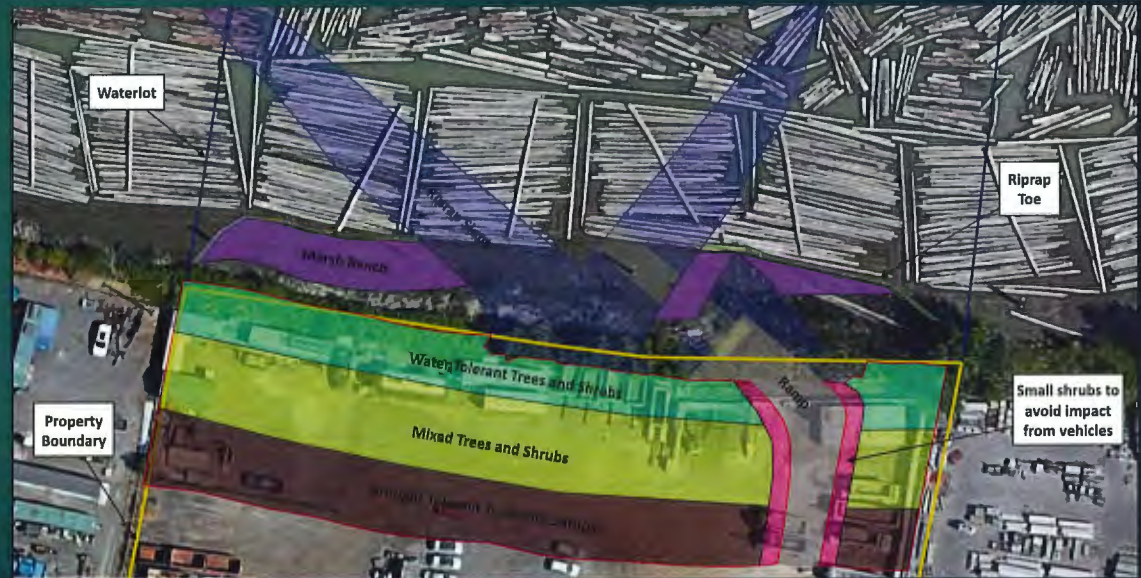
Environmentally Sensitive Areas

- ▶ 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

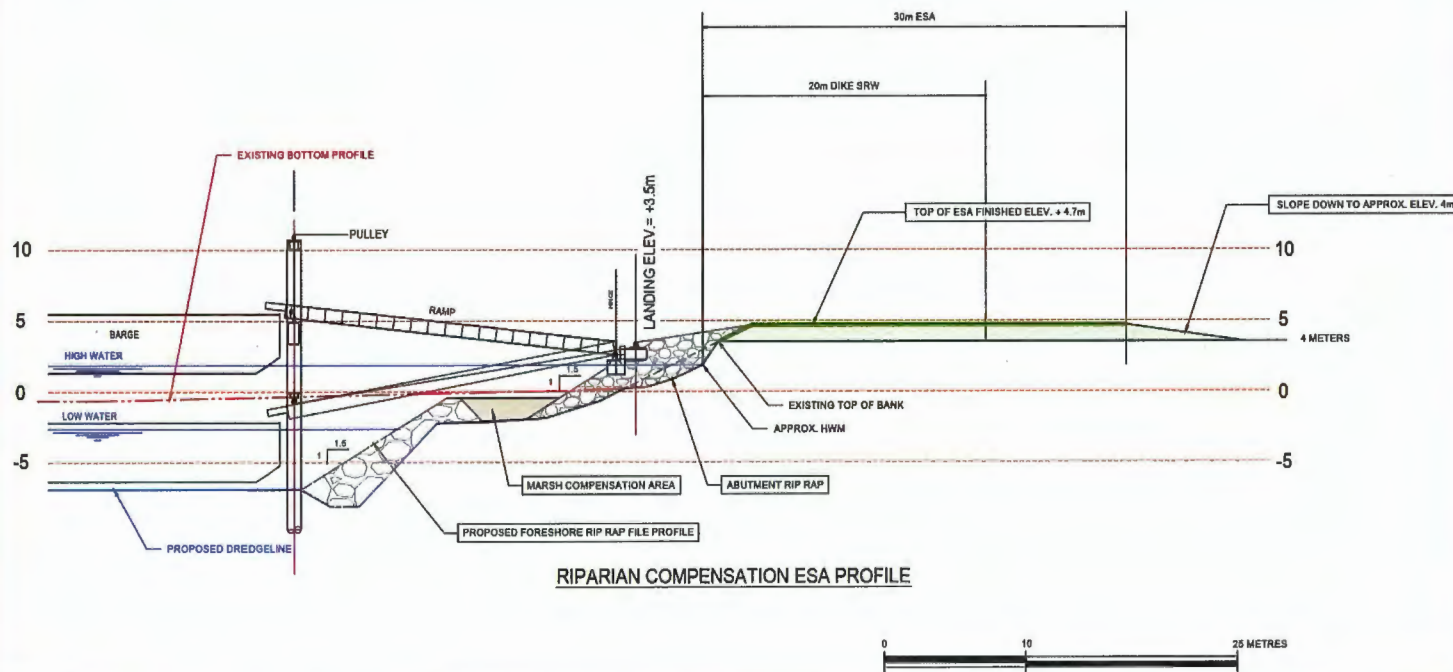


Environmentally Sensitive Areas

- ▶ 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.

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

