



**Development Permit Panel
Wednesday, January 31, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cecilia Achiam, General Manager, Community Safety

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 January 17, 2018 be adopted.

CARRIED

**1. Development Permit 16-735007
(REDMS No. 5611727)**

APPLICANT: Alex Sartori
PROPERTY LOCATION: 6020 No. 4 Road
INTENT OF PERMIT:

Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

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Applicant's Comments

Richard Zhang, Bouthouse Design Group, Inc., briefed the Panel on the changes to the proposed development's site and landscape plans in response to the Panel's referrals at the April 12, 2017 and September 27, 2017 meetings of the Panel and highlighted the following:

- the proposed house size and farm home plate area have been reduced and now fully comply with the "Agriculture (AG1)" zone;
- the house and septic field have been shifted westward to reduce the impacts on the Environmentally Sensitive Area (ESA);
- previously proposed structures and landscaping atop the septic field have been removed and will be covered with grass;
- the driveway has been moved slightly northward but is still south of the mid-point of the lot; and
- the grading plan has been adjusted.

Alex Sartori, Sartori Environmental Inc., noted that (i) the vegetated portion of the ESA has been increased from 27 per cent, (ii) birch trees have been removed from the plant list in response to public comments, (iii) native species are proposed to be planted in the ESA, (iv) fencing will be installed along the outside edge of delineated ESA to protect the ESA, (v) an invasive plant species management plan is proposed for the management and removal of invasive plants within the ESA, and (vi) an irrigation system is proposed for watering of landscaped areas and to increase the survivability of newly planted trees and shrubs.

In response to a query from the Panel, Mr. Sartori acknowledged that the three-year annual monitoring and reporting to the City by a Qualified Environmental Professional is intended to ensure survivability of new plantings and control the growth of invasive plant species in the ESA.

In response to a further query from the Panel, Mr. Sartori confirmed that in lieu of birch trees, a dense mix of native riparian trees, shrubs and ground cover species are proposed to be planted in the ESA.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the applicant has worked hard with staff to address the Panel's concerns, (ii) the revised proposal has significantly increased the extent of planting on the subject site, and (iii) the City will hold the landscape security for the duration of the three-year monitoring period for the ESA landscaping area.

Gallery Comments

None.

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Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

CARRIED

2. Development Permit 17-774155

(REDMS No. 5660408)

APPLICANT: Suncor Energy Inc.

PROPERTY LOCATION: 11991 Steveston Highway

INTENT OF PERMIT:

Permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area".

Applicant's Comments

Anna Stilwell, Suncor Energy, noted the following revisions to the design of the rooftop mechanical screening and other proposed measures to address the Panel's referral at the January 17, 2018 meeting of the Panel:

- the previously proposed height of the rooftop mechanical equipment screen has been reduced by 0.7 meters (2.3 feet), which is now consistent with the existing height of the existing rooftop mechanical equipment screening;
- the rooftop mechanical screening has been redesigned and horizontal slats with reveals are proposed to provide additional detailing and articulation to the structure;
- the colour of the proposed rooftop screening will match the existing colour of the building; and
- a silencer will be installed on one rooftop mechanical equipment and a new mechanical equipment with lower sound level generation has been selected to comply with the City's Noise Regulation Bylaw.

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In response to a query from the Panel, Ms. Stilwell acknowledged that the applicant worked with staff in developing the proposed measures to address Panel's concerns regarding the design and height of the previously proposed rooftop screening for mechanical equipment.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Chair noted that the applicant has satisfactorily addressed Panel's concern regarding the height of the previously proposed rooftop mechanical equipment screening in view of the proximity of the project's location to residential developments.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15)- Broadmoor and Ironwood Area".

CARRIED

3. New Business

Mr. Craig advised that there are no agenda items for the next scheduled meeting of the Panel on Wednesday, February 14, 2018.

It was moved and seconded

That the meeting of the Development Permit Panel scheduled on Wednesday, February 14, 2018 be cancelled.

CARRIED

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4. **Date of Next Meeting: February 28, 2018**

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:50 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, January 31, 2018.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk