



**Development Permit Panel  
Wednesday, May 16, 2018**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
John Irving, 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 April 25, 2018 be adopted.*

**CARRIED**

**1. Development Permit 15-715522  
(REDMS No. 5671953)**

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9251/9271 Beckwith Road

## Development Permit Panel

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#### INTENT OF PERMIT:

1. Permit the construction of a church at 9251 and 9271 Beckwith Road on a site zoned “Auto Oriented Commercial (CA)” and partially designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the “Auto-Oriented Commercial (CA)” zone for the subject site from 3.0 m to 0.0 m.

#### **Applicant’s Comments**

Matthew Cheng, Matthew Cheng Architect Inc., provided background information on the proposed development and highlighted the following:

- a single-storey 700 square meter church building is proposed for the subject site which is partially designated as an Environmentally Sensitive Area (ESA);
- the church building consists of, among others, a sanctuary, offices and classrooms for Sunday school uses and small group meetings only;
- the proposed building height is nine meters, which is below the maximum permitted height of 12 meters;
- the proposed 52 parking spaces exceed the minimum Zoning Bylaw requirement;
- the main floor elevation of the proposed church building is higher than the crown of the road and meets the existing flood plain requirement; and
- a variance for the minimum interior side yard setback is requested as there is an existing two-storey building on the property to the west that is located at the property boundary and to avoid a narrow three-meter gap between the two buildings.

John Black, JBL Environmental Services, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) reviewed the environmental assessment and planting plan for on-site and off-site ESA.

Mr. Black advised that (i) the property contains many ornamental trees and shrubs with limited habitat features, (ii) there is limited habitat in the area due to the extensive growth of invasive vegetation, (iii) existing on-site trees which are in poor condition will be removed and replaced, (iv) 400 square meters of ESA on City-owned Bridgeport Trail adjacent to the subject property will be cleared of invasive species, (v) an on-site and off-site planting plan is proposed to offset habitat loss due to tree removal and vegetation clearing within the ESA, and (vi) a three-year monitoring plan and post-planting maintenance for landscaping is proposed for on-site and off-site landscaping enhancements.

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In response to queries from the Panel, Mr. Black acknowledged that (i) wildlife habitat could be better enhanced on a section of Bridgeport Trail than on the subject property, (ii) existing trees proposed to be removed are in poor condition and/or in conflict with the proposed development, (iii) on-site ESA is already overrun with invasive vegetation, and (iv) the applicant worked with Parks staff regarding the proposed off-site ESA enhancement scheme.

Cameron Woodruff, PMG Landscape Architects, reviewed the proposed on-site landscaping scheme for the proposed development, noting that (i) significant native planting is proposed on the north and east boundaries of the subject site, (ii) proposed on-site planting includes some species which are symbolically related to the beliefs of the church, (iii) a significant number of smaller caliper trees are proposed to be planted on the site, (iv) the row of six trees and native shrubs on the northern boundary of the site will be retained, and (v) the Horse Chestnut tree that will be removed will be replaced by two specimen trees.

In response to a query from the Panel, Mr. Cheng noted that the proposed size of the loading space adjacent to the north property line meets the Zoning Bylaw requirement.

In response to a query from the Panel, Wayne Craig, Director, Development, advised that staff will work with the applicant to investigate opportunities for enhancing the landscaping on the north edge of the proposed loading space considering that the loading space will not be used frequently.

#### **Staff Comments**

Mr. Craig noted that (i) a variance is proposed to allow for the building to be located along the west property line in keeping with the existing two-storey building that is located to the west of the subject site, (ii) the applicant had reviewed the development plans with the owner of the adjacent property to the west and reported that the adjacent owner has no concerns with the proposal, (iii) there will be a Servicing Agreement for frontage improvements prior to Building Permit stage as well as for the proposed ESA restoration on Bridgeport Trail which was reviewed by Parks Department, and (iv) the City will be securing a three-year landscaping monitoring period and a landscape security will be held by the City and released proportionally over the three-year period.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Decision**

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It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a church at 9251 and 9271 Beckwith Road on a site zoned "Auto Oriented Commercial (CA)" and partially designated as an Environmentally Sensitive Area (ESA); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the "Auto-Oriented Commercial (CA)" zone for the subject site from 3.0 m to 0.0 m.*

**CARRIED**

**2. Date of Next Meeting: May 30, 2018**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:51 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, May 16, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 16, 2018.

# Pacific Grace MB Church

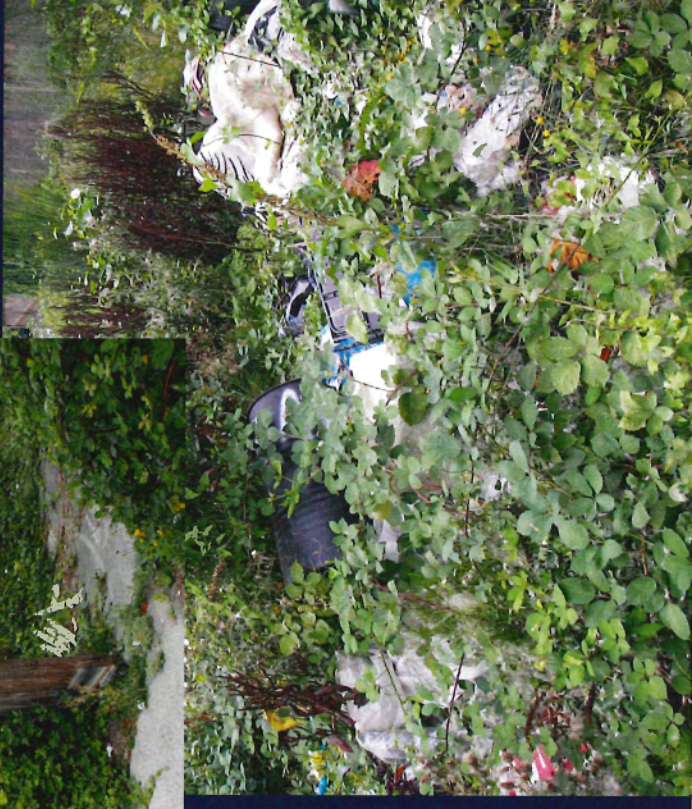
Environmental Assessment and Planting Plan for  
9251-9271 Beckwith Road, Richmond BC

John Black  
May 16, 2018



## Background

- The property was a residential single family home, with in an commercial area in the City of Richmond,
- The residence has been demolished, and the property overgrown, and
- Large accumulation of garbage present



## Purpose of the Assessment

- Was to conduct a base line inventory of the site and describe any significant biophysical features
- Assess the potential of the property to support bird and wildlife species, The environmental impact of the proposed development
- Erosion and Sediment Control Plan
- Planting Plan.



# Methods

JBL conducted an inventory surveys on August 15 , 2015  
Including:

- Reviewed existing environmental information on the site
- Inventoried existing vegetation
- A raptor nest survey and recorded wildlife trees and evidence of wildlife sign,
- Assessment of the potential for properties vegetation habitats to support small mammals, amphibians and nesting bird species at risk as well as habitat corridors



# Results

The Property contains numerous ornamental trees and shrubs

Notable habitat features Included :

1. Row of maturing conifer trees on the north boundary
2. Small group of mature fruit trees in the west-centre of the Property
3. One mature western redcedar tree in the north-centre of the Property
4. mature cherry tree adjacent to the western redcedar in the north-centre of the Property
5. Multi-trunked mature European horse chestnut

# Notable habitat features on the Property



1



2



3



4



5

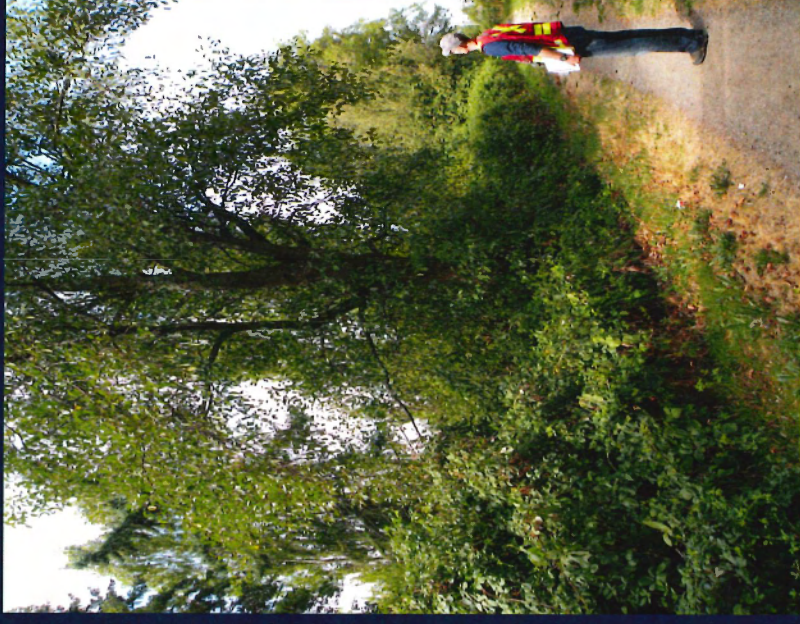
## Results

- The lack of surface water restricts any aquatic or amphibian species.
- No raptor or songbird nests were observed.
- Although 3 wildlife species at risk have the potential to be present in the study area (Band-tailed pigeons, Oregon forest snail, Pacific sideband snails). Non were observed.
- The area provides limited habitat as a result of the extensive growth of invasive vegetation.
- Bridgeport Trail and the ROW below the Highway 99 may act as a wildlife corridor for small to medium sized mammals.
- Raccoon (*Procyon lotor*) tracks were identified in the ROW



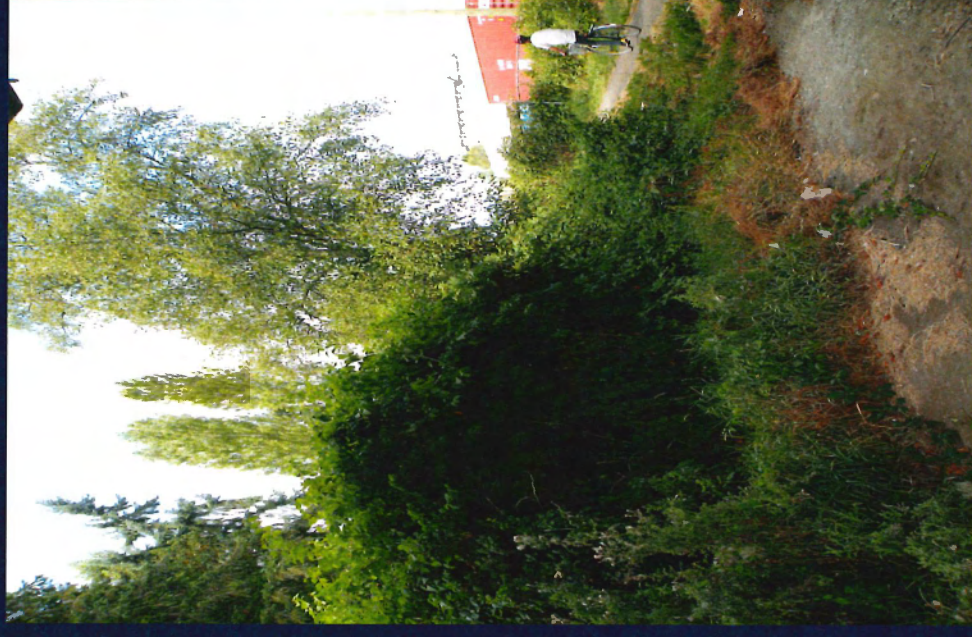
## Detailed Planting Plan

- To offset habitat loss as a result of vegetation clearing within an environmentally sensitive area
- 27 significant trees will be lost on the Property
- We have proposed to replanting of a 400-m<sup>2</sup> section of the Bridgeport Trail adjacent to the property that is over run by invasive species



## Invasive species

- Himalayan blackberry and English ivy will be eliminated by manual removal
- Japanese knotweed is exempt from the Pesticide Use Control Bylaw and will require 2 application of foliar spray herbicide prior to removal
- After removal organic material will be taken directly to Harves Power for composting.



## Site Preparation

- The removal of vegetation will be mindful of migratory bird nesting window, from March 15 to August 15
- After removal of any invasive plant
- 600 mm of growing medium will be placed over the planting areas



## Planting

- Forty-eight trees and 452 shrubs will be planted in the 400 m<sup>2</sup> area.
- Plants will be planted at a density of 1 plant per 0.8 m<sup>2</sup> (1.25 plants /m<sup>2</sup>)
- Plantings will be composed of nursery stock in 1- and 2-gallon pots
- Tree plantings will comply with the City's Tree Protection Bylaw

# Monitoring

- An as-built report will be submitted to the City of Richmond after completion of the planting
- Monitoring will take place for 3 years and will include:
  - Count all plants to determine survival,
  - Percent cover to determine percentage of invasive species.
- The success of the replanting project will be defined as:
  - Less than 5 % cover of non-native shrubs; and
  - Establishment and persistence of 80 % of planted species



## Post-Planting Maintenance

- Ongoing invasive plant removal of all invasive shrub seedlings and re-sprouts will occur on a yearly basis for 3 years and will include,
- Annual replacement of plants that have died during the maintenance period.

Thank You

