



**Development Permit Panel
Wednesday, June 29, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

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 27, 2022 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-931059

(REDMS No. 6894468)

APPLICANT: Calvin Deng

PROPERTY LOCATION: 8888 No. 6 Road

INTENT OF DEVELOPMENT PERMIT:

Permit the construction of a single detached house at 8888 No. 6 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

Development Permit Panel

Wednesday, June 29, 2022

Applicant's Comments

Calvin Deng, property owner, introduced the application and Richard Borthwick, Senior Biologist, Madrone Environment Services Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the application, highlighting the following:

- the proposed home plate is a suitable location as it would be advantageous for the property's intended farm operations in the subject property without disturbing the Riparian Management Area (RMA);
- the proposed ESA compensation area, which includes the designated RMA on the subject property, exceeds the City's requirement;
- fencing will be installed to ensure the long-term protection of the ESA compensation area in the RMA;
- the proposed ESA compensation plan and restoration strategy would improve the ecological function and wildlife connectivity in the area; and
- the planting plan in the ESA compensation area includes removal of invasive species and replanting of native species of trees and shrubs.

Staff Comments

In reply to a query from the Panel, staff noted that the proposed ESA compensation scheme would compensate for the ESA loss due to proposed residential uses in the subject property and to restore some of the former ecological value. Staff further noted that the proposed ESA enhancement area exceeds the City's requirement and there is a net gain in habitat function.

In reply to a further query from the Panel, staff advised that (i) a Qualified Environmental Professional (QEP) will provide monitoring and annual reporting for a period of five years to ensure protection and retention of the ESA compensation area in the RMA, and (ii) there is a landscape security of \$47,665 to ensure the survival of plant materials.

Panel Discussion

In reply to a query from the Panel, Mr. Borthwick reviewed the proposed location of fencing within the Riparian Management Area (RMA) on the subject property that is part of the RMA enhancement area where landscape restoration will occur.

Development Permit Panel

Wednesday, June 29, 2022

In reply to further queries from the Panel, Mr. Borthwick and Mr. Deng acknowledged that (i) the five-meter strip of enhanced RMA along the southern section of the site will be fenced; however, the area immediately to the north up to the 15-meter RMA setback along the southern section will be seeded with grass and will not be fenced, and (ii) a three- to four-foot high split-rail fence will be installed for the five-meter strip of enhanced RMA to allow for wildlife passage and easier maintenance of the ESA enhancement area in the RMA.

Discussion ensued regarding the spacing of large trees to be planted in the ESA enhancement area in the RMA and staff were directed to ensure that clustering and spacing of trees will not impede farming and ensure their survivability.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting (i) the proposed extensive planting plan for the ESA compensation area in the RMA, (ii) the need for maintenance of the proposed planting throughout the monitoring period to ensure their survivability, and (iii) the potential for the proposed planting to support farming activities in the subject property.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single detached house at 8888 No. 6 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, July 13, 2022 be cancelled.

CARRIED

Development Permit Panel
Wednesday, June 29, 2022

3. **Date of Next Meeting:** **July 27, 2022**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:00 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, June 29, 2022.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

8888 No 6 Rd.,
Richmond, BC
ESA DP Considerations

QEP Richard Borthwick, M.Sc., R.P.Bio



MADRONE
environmental services ltd.

Project Background

- Madrone Environmental Services Ltd. (Madrone) was retained by Mr. Calvin Deng (the client) to complete an Environmental Assessment for 8888 No. 6 Rd., in Richmond, B.C.(the Property).
- The City of Richmond (COR) requires that an Environmentally Sensitive Area (ESA) Assessment and Report be conducted to meet the ESA Development Permit (DP) Guidelines under the COR Official Community Plan (OCP) Plan Bylaw 9000., before any residential development can proceed.

House Plate Location Consideration

- The proposed Homeplate location is a suitable location.
- The location of the primary residence towards the southwest side of the parcel and the farm building towards the northwest has two main key advantages towards agricultural operations intended for the property:
 - The proposed location of the frontage road will provide access to the farm building without disturbing the RMA area.
 - No need to create additional water crossing and impacting the RMA from Number 6 Road to the Farm Building.
 - Location approved by FSAAC.
- Compensation is still required for the Homeplate


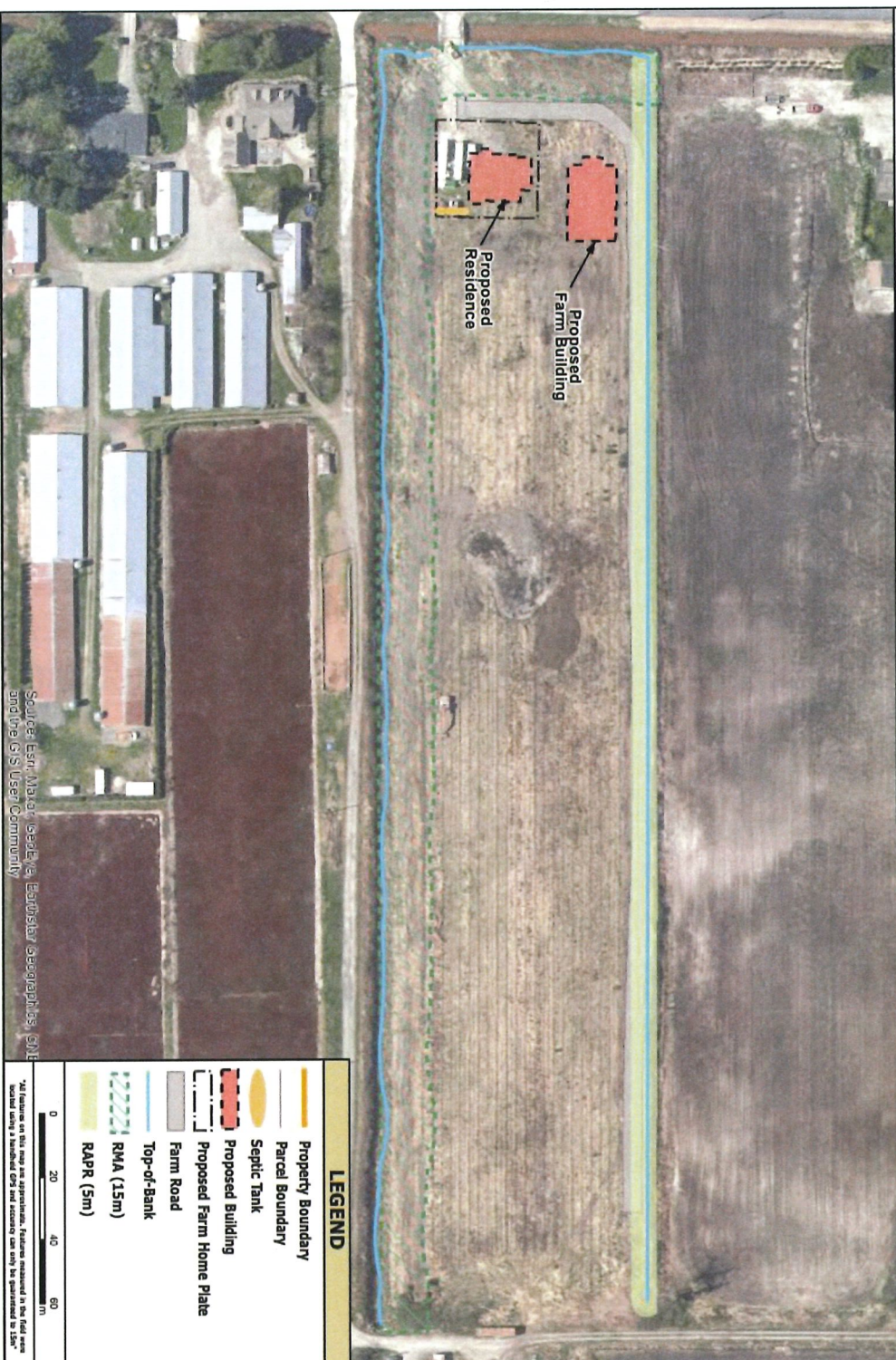









 MADRONE environmental services ltd.	PROJECT: Environmentally Sensitive Area Assessment: 8888 No 6 Rd.	LOCATION: Richmond, B.C.	CLIENT: Calvin Dang	DOSSIER: 21.0172
	ASSESSED BY: Anna Yull, B.I.T., BC-CESL & Amanda Girard, R.P.F., R.P.Bio	FIELD VISIT: February 26, 2021	MAP SCALE: 1:1,600	MAPPING DATE: April 26, 2022

FIGURE 2 : RIPARIAN AREA ASSESSMENT AND SUBSEQUENT BUFFER ALONG WITH THE FARM HOME PLATE AND PROPOSED BUILDING LOCATIONS.



Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, IGN and the GIS User Community

LEGEND

-  Property Boundary
-  Parcel Boundary
-  Septic Tank
-  Proposed Building
-  Proposed Farm Home Plate
-  Farm Road
-  Top-of-Bank
-  RMA (15m)
-  RAAPR (5m)

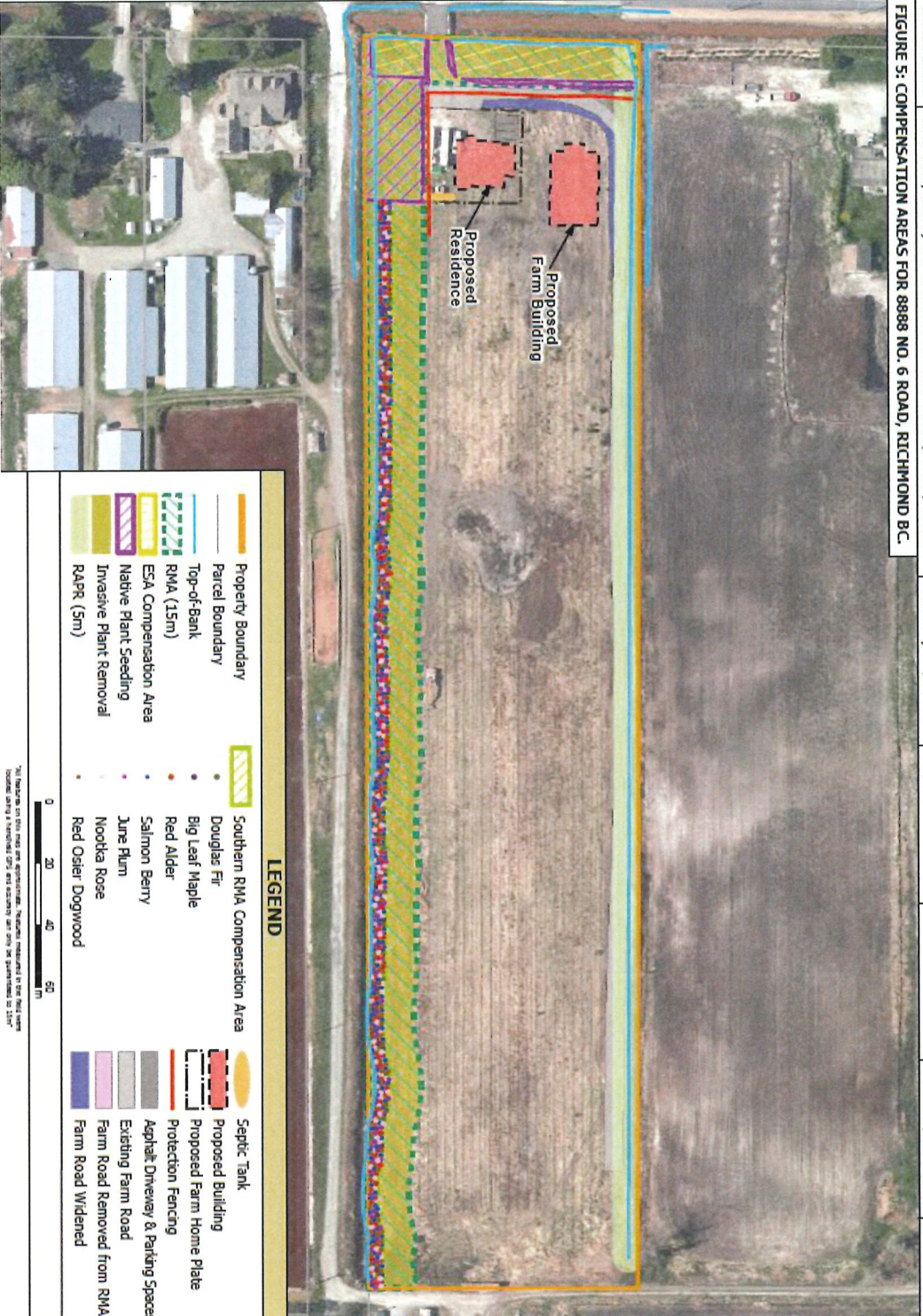
0 20 40 60 m

All features on this map are approximate. Features measured in the field were located using a handheld GPS and accuracy can only be guaranteed to 15m

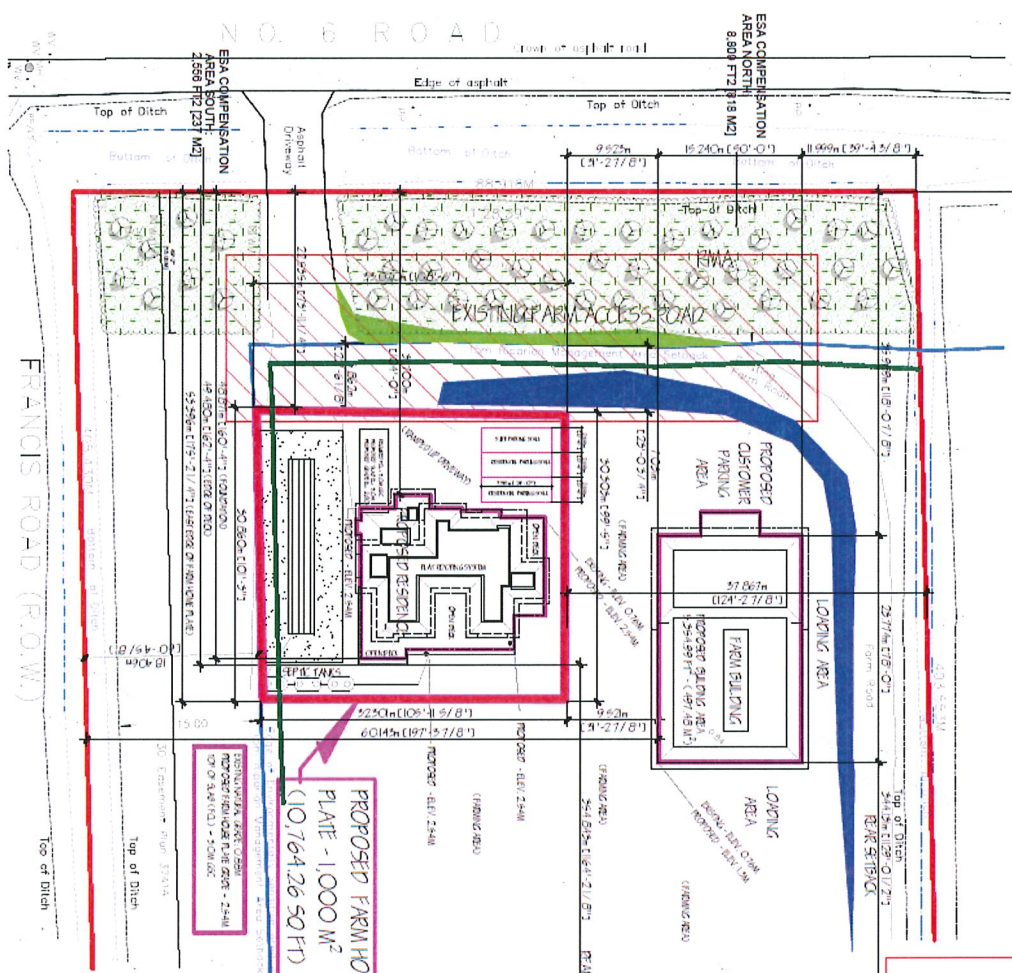
ESA Compensation

- Should address the ecosystem services on site.
- Should improve ecological connectivity.
 - Wildlife corridors and movement
- Should stabilize site and contribute to habitat, carbon storage, hydrologic cycle, and air quality.
- Compensation focuses on the riparian corridors to improve connectivity, replanting and fencing areas to maintain the compensatory works, and restoring ecological function throughout

PROJECT: Environmentally Sensitive Area Assessment: 8888 No 6 Rd.	LOCATION: Richmond, B.C.	CLIENT: Galvin Dang	DOSSIER: 21.0172
ASSESSED BY: Anna Vuill, B.L.T., BC-CESL & Amanda Girard, R.P.F., R.P.Bio	FIELD VISIT: February 26, 2021	MAP SCALE: 1:1,600	DRAWN BY: Jessi, Alyssa & Jeff
FIGURE 5: COMPENSATION AREAS FOR 8888 NO. 6 ROAD, RICHMOND BC.		MAPPING DATE: June 1, 2022	



"All features on this map are approximate. Features measured in the field were located using a handheld GPS and accuracy can only be guaranteed to 15m"



PROPOSED FARM HOME
 PLATE - 1,000 M²
 (10,764.26 SQ FT)

ES COMPENSATION AREA SOUTH
 2,650 M² (237,123 M²)

ES COMPENSATION AREA NORTH
 8,500 M² (818,880 M²)

OUT OF SCOPE OF RMA (UNAPPROVED RMA) (RMA)

- The RMA shall not be altered except in accordance with the approved permit. No trees, shrubs or ground cover removal or alteration of structures, buildings, structures or surface construction including retaining walls, car access or any RMA.
- A legally defined temporary fence of a minimum height of 1.2 m shall be provided at least 2 m outside of the RMA. No fence and adjacent control fence shall be installed at the property, east of the legally defined fence. If additional RMA protection is required, as defined by a Qualified Environmental Professional must also be installed, completed.
- All protective fences and adjacent control structures shall be in place before development begins, and prior to fence and equipment completion and final approval required.
- The developer is responsible to ensure to the satisfaction of the City any unapproved development within the RMA.

NOTES:

- Easements are in place and listed per the City of Richmond Hwy. Resolution # 2010 (2010/05/27), document # 22357-10-000.
- Property line boundaries are based on "As Shown" and "As Proposed" survey data.
- All trees and shrubs have been identified as required by the City of Richmond S.U.P. No. 2025.

LEGEND (ONLY IF ROAD ADJUSTMENTS ARE REQUIRED)

- FARM ROAD REMOVED FROM RMA AREA
- FARM ROAD WIDENED
- AREA EXPLAINED IN THE FARM REPORT AND LETTER
- RMA PROTECTION FENCE (2.0M FROM RMA)

PROPOSED FARM HOME PLATE
 TO LOCATE THE FARM HOME PLATE TO 6.82M EAST OF THE RMA BOUNDARY LINE RUNNING PARALLEL TO NO. 6 ROAD TO ACCOMMODATE A FARM ACCESS ROAD.

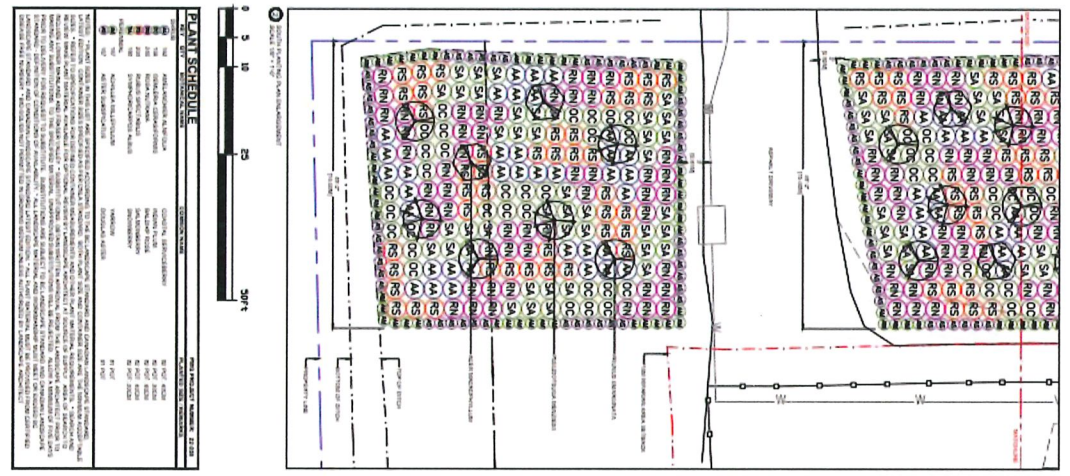
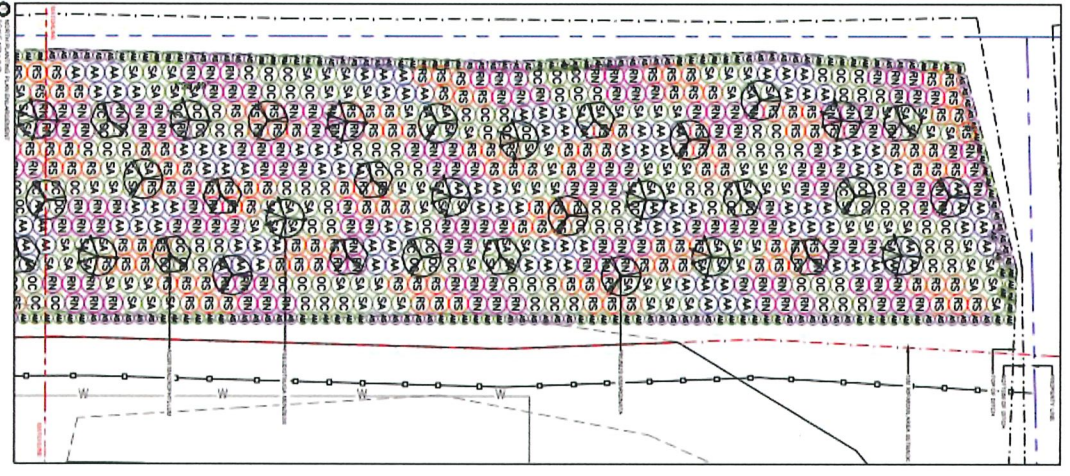
SCALE: 50:24 SHEET: 1/4" = 1'-0"
 TITLE SHEET: 1/4" = 1'-0"

SITE / GRADING PLAN

ESSA DP 21-931059

Verifika design

8888 No 6 Road - St. 2

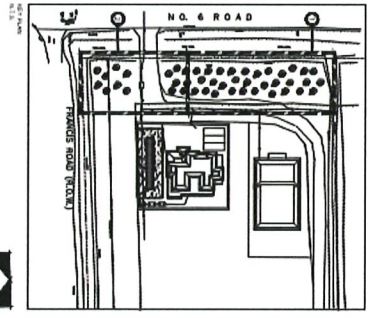


PLANT SCHEDULE

SYMBOL	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
SA	SPRING BURNING BROOM	18" POT	1200
NS	NON-SPECIFIC	18" POT	1200
CA	CRABAPPLE	18" POT	1200
MA	MORNING GLORY	18" POT	1200
...

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...



PROJECT: FARM NO. 6 ROAD FARM PLAN ESA DP
CLIENT: MCDONALD, J.C.
DATE: 12-2018
PROJECT NO.: 22-218

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]



Nookta Rose



Douglas Aster



Coastal Serviceberry



Salmonberry