



**Development Permit Panel  
Wednesday, September 30, 2020**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, 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 September 16, 2020 be adopted.*

**CARRIED**

**1. GENERAL COMPLIANCE – REQUEST BY HAMILTON VILLAGE CARE CENTRE HOLDINGS LTD. FOR A GENERAL COMPLIANCE RULING AT 23111 GARRIPIE AVENUE**

(File Ref. No.: DP 20-906520 Xr: DP 17-771210) (REDMS No. 6500176)

APPLICANT: Hamilton Village Care Centre Holdings Ltd.

PROPERTY LOCATION: 23111 Garripie Avenue

**INTENT OF PERMIT:**

To consider the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation to be in General Compliance with the approved Development Permit (DP 17 771210).

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### **Applicant's Comments**

Travis Martin, van der Zalm + Associates, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), briefed the Panel on the applicant's response to the Panel's referral motion at the September 16, 2020 meeting, highlighting the following:

- the goals of the landscaping for the project are for the proposed planting to look good initially, grow and mature in the future, and enhance the livability of the senior's care facility on the site;
- a significant amount of planting has been proposed for the project, including replacement trees, perennials, grasses, groundcovers and shrubs for landscaping and enhancement of the Environmentally Sensitive Area (ESA);
- the two replacement trees for the damaged tree (Tree #869) have been planted on the site;
- the damaged tree had been properly protected during two years of construction and was unintentionally harmed in the last two months prior to the opening of the project;
- the landscaping for the project is already adequate and introducing additional trees would adversely impact the growth of existing plantings already on-site and would result in maintenance issues; and
- in addition to the \$10,000 forfeiture of the security for Tree #869, a \$5,000 cash contribution to the City's Tree Planting Compensation Fund is proposed for the planting of 20 trees in the Hamilton Highway Park.

Mary McDougall, President and owner of Hamilton Village Care Centre, clarified that there was no intention to harm Tree #869 as it is their goal to protect the environment and they committed to retain the tree. She noted that the loss of the tree was regrettable as it was cared for and protected for two years but was accidentally damaged thereafter. She added that in recognition of the environmental and community value of the damaged tree, it has been replaced with two trees and an off-site contribution of 20 additional trees is being proposed.

The Chair expressed appreciation for the additional information provided which was not presented at the Panel's previous meeting and noted that the Panel would now have a better foundation for making a decision on the subject application.

### **Staff Comments**

Wayne Craig, Director, Development noted that the City's Parks Department will conduct the proposed off-site tree replacement planting and has identified Hamilton Highway Park as the likely location.

### **Gallery Comments**

None.

**Development Permit Panel**  
**Wednesday, September 30, 2020**

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**Correspondence**

None.

**Panel Discussion**

The Panel expressed support for the proposed compensation package for the loss of the significant tree on-site, noting that the project's on-site landscaping is already adequate and the proposed off-site planting of additional replacement trees would benefit the public.

**Panel Decision**

It was moved and seconded

*That the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation area be considered to be in General Compliance with the approved Development Permit (DP 17 771210).*

**CARRIED**

**2. DEVELOPMENT PERMIT 18-837117 (REFERRAL FROM THE JULY 29, 2020 DEVELOPMENT PERMIT PANEL MEETING)**  
(REDMS No. 6524478)

APPLICANT: W. T. Leung Architects Inc.

PROPERTY LOCATION: 6333 Mah Bing Street

**INTENT OF PERMIT:**

1. Permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned "High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).

**Applicant's Comments**

Wing Leung, W.T. Leung Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), provided a summary of the applicant's response to the Panel's referral motion at the July 29, 2020 meeting of the Development Permit Panel, highlighting the following:

3.

## Development Permit Panel

### Wednesday, September 30, 2020

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- the architectural and landscaping treatment of the south wall of Tower D/E podium has been revised and includes reducing the mechanical grilles from seven to five, introducing new landscape planting on the second floor podium roof, introducing glass block walls on the lower floors of the exposed parkade walls, maintaining vine planting and widening of the recess on the ground level of the parkade to allow for additional landscaping, and painting of the wall recess to match the colour of the wall panels of the townhouses;
- the applicant has met with representatives of the Strata Council of the Regency Park Towers (the adjacent residential development to the south of the subject site at 6611 Minoru Boulevard) and was advised that the Strata Council had approved the proposal to remove the two visitor parking stalls on the Regency Park Towers to provide a more direct truck access route to allow garbage and recycling collection for 6611 Minoru Boulevard;
- the Strata Council's approval has been scheduled for ratification by all strata owners at their Annual General Assembly in November 2020;
- two surveys were conducted for tenants of existing rental buildings at 6391 and 6491 Minoru Boulevard regarding the types and levels of relocation assistance needed; and
- 98 out of the 128 existing tenants have responded to the surveys and the results indicated that 92 requested assistance in finding alternate accommodations, six did not request any assistance, and two indicated that they would like to move to the City of Vancouver.

In reply to queries from the Panel, Mr. Leung acknowledged that (i) the project's Tenant Relocation Coordinator was involved in the surveys and is attending the Panel's current meeting, (ii) the applicant has had previous experiences in dealing with tenant relocation issues in other projects, including holding open houses; however, these are not feasible in the current health situation, (iii) the garbage and recycling truck access option that was approved by the Strata Council of 6611 Minoru Boulevard is the preferred option by the applicant as it would benefit both the subject development and the adjacent residential development to the south, and (iv) the other garbage and recycling truck access option proposes the installation of a hammerhead at the southwest corner of the subject property and should this option not proceed, the proposed location for the hammerhead would become a front yard and part of the Right-of-Way (ROW) to the park.

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#### Staff Comments

Mr. Craig noted that (i) there are two options available in providing truck access to the adjacent development to the south at 6611 Minoru Boulevard for garbage and recycling collection, (ii) the project would be able to proceed with either of the two options, (iii) the more direct truck access route requiring the removal of two visitor parking spaces at 6611 Minoru Boulevard was the option that was approved by the Strata Council and scheduled for ratification by all strata owners, (iv) the proposed enhancement of the architectural and landscaping treatment for the south wall of Tower D/E podium responds to the Panel's direction, (v) the proposed Tenant Relocation Plan complies with the City's Official Community Plan (OCP) requirements and will be secured by a legal agreement as a condition of Development Permit issuance, and (vi) the applicant will be required to provide a report to the City regarding the implementation of the Tenant Relocation Plan prior to the demolition of existing buildings on the subject site.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) the City's Policy Planning, Affordable Housing and Development Applications staff will review the report on the implementation of the Tenant Relocation Plan that that will be provided by the applicant, and (ii) the City's issuance of the demolition permit would be conditioned on the effective implementation of the Tenant Relocation Plan by the applicant.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned "High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).*

**CARRIED**

3. **Date of Next Meeting:    October 15, 2020**

5.

**Development Permit Panel**  
**Wednesday, September 30, 2020**

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**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:02 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, September 30, 2020.

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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, September 30, 2020.

## TRELLIS SENIORS SERVICES @ HAMILTON VILLAGE

Development Permit Panel, September 30, 2020  
General Compliance Application Presentation

### Initial Design Goals and Intentions

- Landscape that will look good on day one and mature for generations.
- Space for trees to grow and prosper to their mature state.
- Future residents of the care home experience:
  - Natural lighting,
  - Views, and
  - Connection to Community

### Planting Design Plan

Green and robust landscape that ensures residents would be supported by nature but not overly shaded, claustrophobic or disconnected from community.

Planting design included:

- 74 Regular sized replacement trees
- 79 Native saplings in the ESA; and
- 4,163 perennials, grasses, groundcovers and shrubs.
- Design team worked closely with City Planning Staff and an environmental professional to develop the ESA planting design.
- May have been one of the first projects in Richmond to create an aesthetically pleasing high visibility ESA area.



### Components of Landscape

- Regular planted frontage and Green link
- 1,099m<sup>2</sup> of reinstated Environmentally Sensitive Area (ESA) Area.
  - The ESA area includes mostly native trees and specifically native conifers, such as, the grand fir and cedar.
  - These trees have been positioned in a way for maximum effect.
  - Including the additional 2 new 3.5m tall cedars.

### Planting Result

- This robust landscape that will mature well with the site.
- This site will not benefit from additional on-site tree planting.

### Tree Protection by the Development Team

- Contractor/Owner acted in good faith and with the full intent of protecting tree #869.



Westminster Hwy Frontage - ESA Planting

2 On-site Replacement Cedars



Westminster Hwy Frontage - ESA Planting amongst retained trees

- For 2-years the contractor operated on a confined site with limited staging and mobility.
- Incurred cost of expansion of on-site gabion wall to accommodate off-site grade changes.
- Tree #869 being harmed only in the last two months before opening. It was not anyone's intent to lose tree #869 after such complicated and costly efforts through construction.

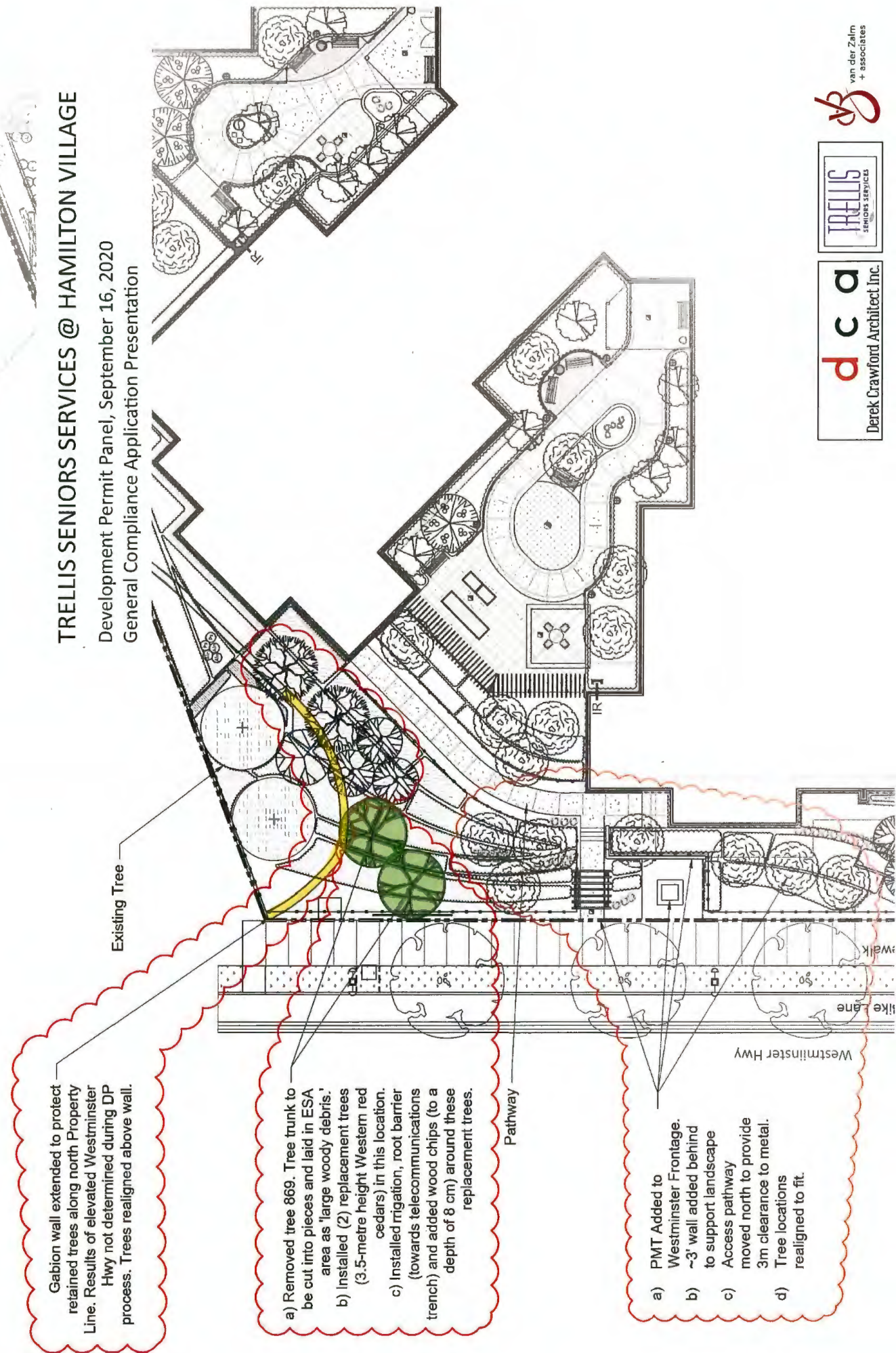
### Proposal

- Owner has forfeited \$10,000 security for tree #869.
- We propose an additional \$5,000 for use by the City of Richmond to plant trees in Hamilton Village or where appropriate.
- Equates to 20 new trees to be planted in City of Richmond.



# TRELLIS SENIORS SERVICES @ HAMILTON VILLAGE

Development Permit Panel, September 16, 2020  
 General Compliance Application Presentation



Gabion wall extended to protect retained trees along north Property Line. Results of elevated Westminster Hwy not determined during DP process. Trees realigned above wall.

- a) Removed tree 869. Tree trunk to be cut into pieces and laid in ESA area as 'large woody debris.'
- b) Installed (2) replacement trees (3.5-metre height Western red cedars) in this location.
- c) Installed irrigation, root barrier (towards telecommunications trench) and added wood chips (to a depth of 8 cm) around these replacement trees.

Pathway

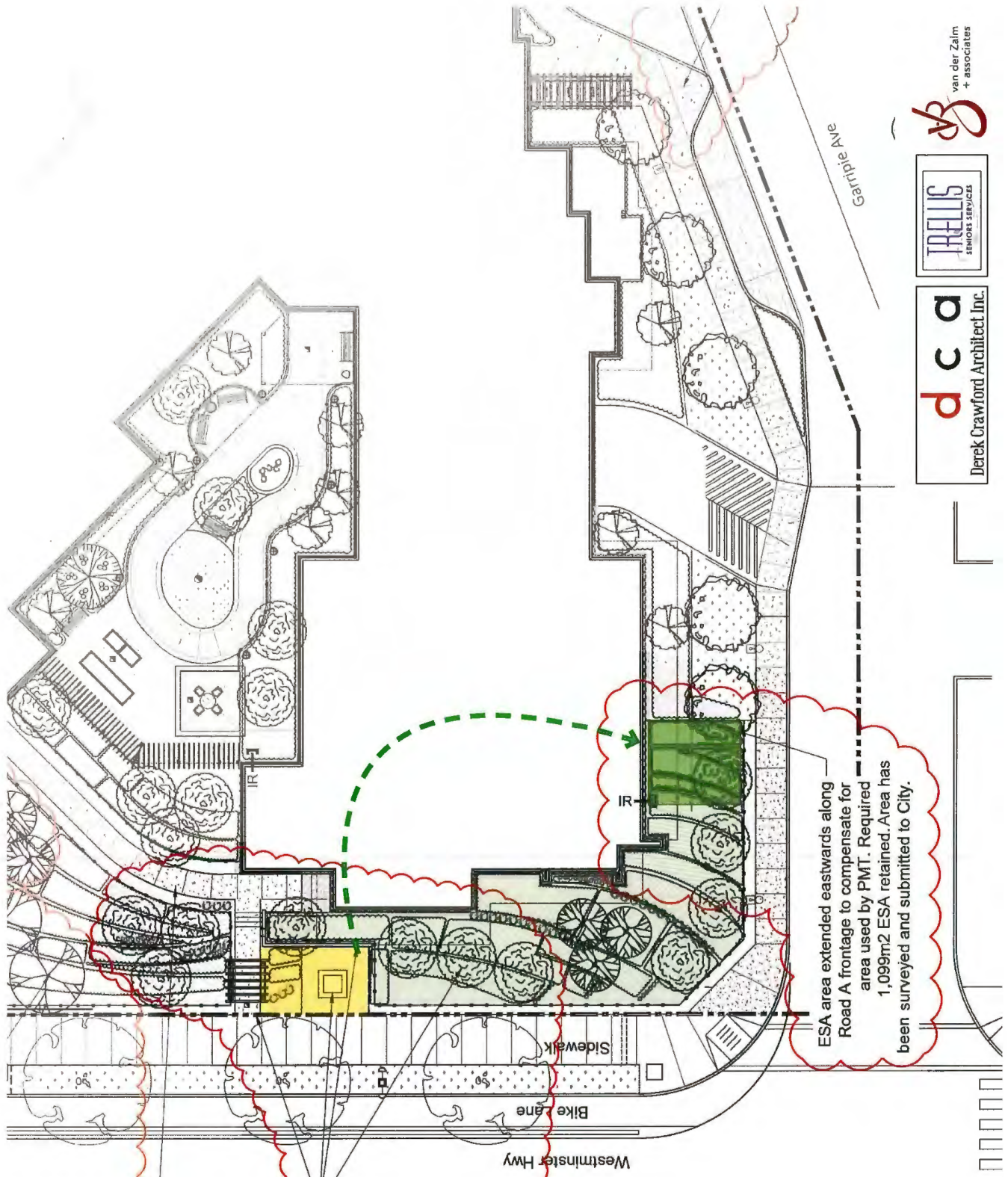
- a) PMT Added to Westminster Frontage.
- b) ~3' wall added behind to support landscape
- c) Access pathway moved north to provide 3m clearance to metal.
- d) Tree locations realigned to fit.



cedars) in this location.  
 c) Installed irrigation, root barrier (towards telecommunications trench) and added wood chips (to a depth of 8 cm) around these replacement trees.

Pathway

- a) PMT Added to Westminster Frontage.
- b) ~3' wall added behind to support landscape
- c) Access pathway moved north to provide 3m clearance to metal.
- d) Tree locations realigned to fit.

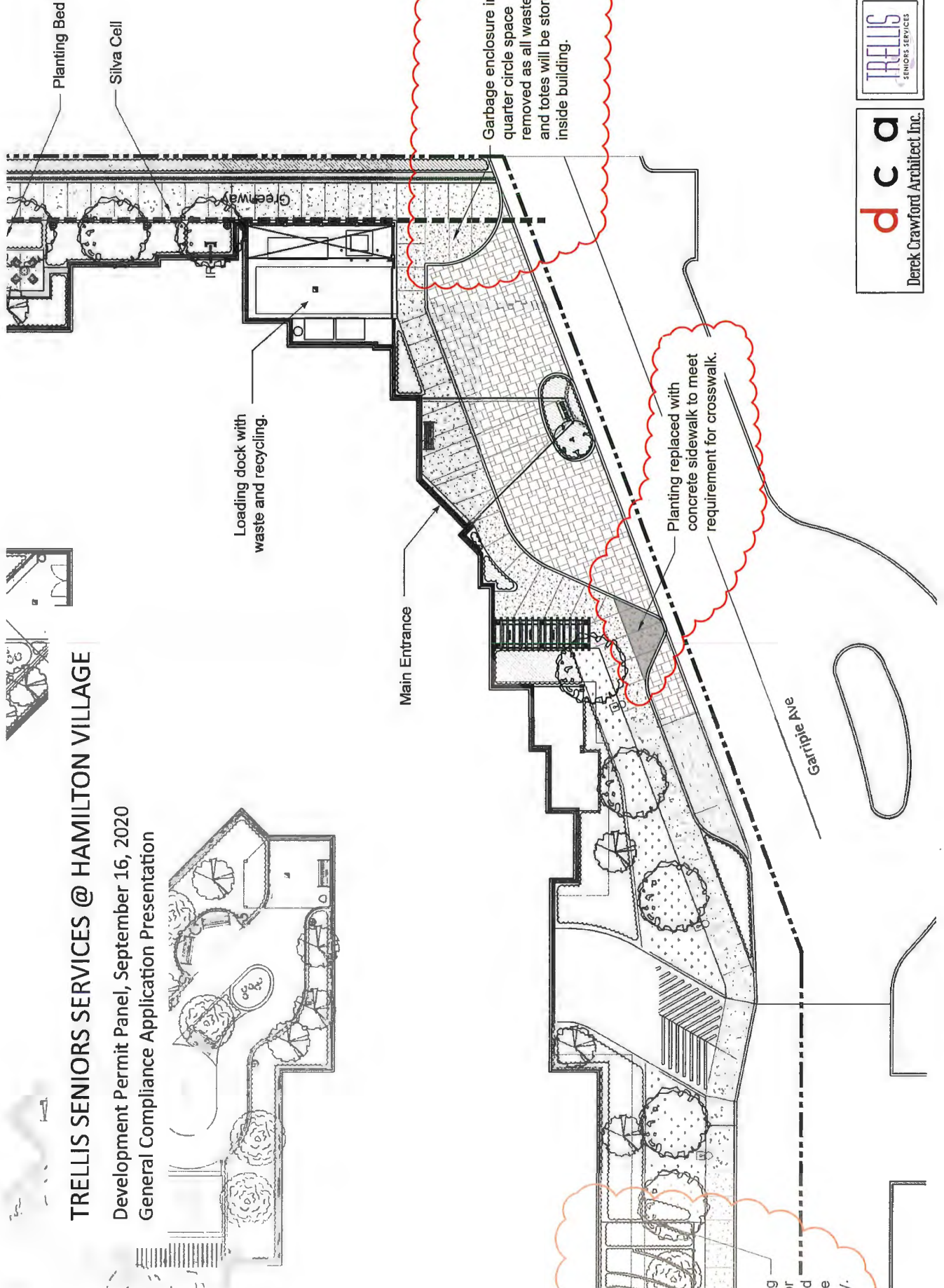


ESA area extended eastwards along Road A frontage to compensate for area used by PMT. Required 1,099m<sup>2</sup> ESA retained. Area has been surveyed and submitted to City.

DECID	CN
CONIF	AG
PM	TP
BO	



TREI	SYMB
DECID	CN
CONIF	AG
PM	TP
BO	



# TRELLIS SENIORS SERVICES @ HAMILTON VILLAGE

Development Permit Panel, September 16, 2020  
 General Compliance Application Presentation

**d c a**  
 Derek Crawford Architect Inc.

**TRELLIS**  
 SENIORS SERVICES

**van der Zalm**  
 + associates

# TRELLIS SENIORS SERVICES @ HAMILTON VILLAGE

Development Permit Panel, September 16, 2020  
 General Compliance Application Presentation



1. Westminister Highway design/elevations determined post Approved DP. Elevation at Property Line raised ~1m

2. New Wall to protect root zone of retained trees

3. Retained Tree Lost and Replaced by two trees

WESTMINSTER HIGHWAY

4. PMT relocated on Westminister frontage as required by BC Hydro.

5. ESA displaced by PMT and relocated by extending on Garripie frontage.

7. Low waste slat screen removed as waste bins will be stored in building.

6. Planted island replaced with concrete for cross-walk as requested by City of Richmond.

GARRIPIE AVE



## W. T. LEUNG ARCHITECTS INC.

Ste. 300 – 973 West Broadway, Vancouver, British Columbia, V5Z 1K3 Telephone 604-736-9711/Facsimile 604-73607991

September 2<sup>nd</sup>, 2020

Mr. Edwin Lee,  
City of Richmond,  
Planning Department  
6911 No. 3 Road,  
Richmond, British Columbia  
V6Y 1C1

Dear Mr. Lee:

Re: 6333 Mah Bing Street, Richmond, B. C. – Tenant Relocation Plan  
Current Existing Building's addresses are 6391 and 6491 Minoru Boulevard,  
Richmond, British Columbia

The Property Manager and Tenant Relocation Co-ordinator from Rhome, sent out a Survey Questionnaire on August 6<sup>th</sup>, 2020, and a Reminder Notice on August 14<sup>th</sup>, 2020, asking all tenants to fill out and return by August 21<sup>st</sup>, 2020, for compilation. Please find, attached, copies of the two letters that were sent out by Rhome, for your information.

In light of the responses below, we are of the view that the Relocation Survey's purpose was fulfilled in a meaningful way, such that the Developer can take steps to accommodate the reasonable expectations and requirements of the Tenants.

As the completed Surveys from the tenants contain personal information, we are advised by our client's lawyers, Stikeman Elliott, that the tenant's privacy rights could be violated if the completed Surveys were disclosed to the City, especially as the personal information could be subject to a "Freedom of Information" request. Accordingly we are providing the City with redacted copies of the completed Surveys, as our client is accountable for the tenants' privacy rights.

Please find attached copies of the Survey with the personal information of the respondents redacted. We confirm that these are true copies of the completed Surveys that were received, that no Surveys have been omitted and that none of the Surveys have been altered, (other than to redact personal information).

The following is a summary of our findings:

- 98 Surveys were received out of a total of 128 units in the two buildings, a high response rate.
- 92 Tenants requested assistance in helping find alternate accommodations.  
This is an expected request rate.
- 16 Tenants have asked for accessible units. There are currently no accessible units in the two existing buildings, so this is a request for an amenity that is not currently in place.
- 34 Tenants would like some help in moving, due to physical or mobility issues.

Page – Two

Tenant Relocation Plan  
6333 Mah Bing Street, Tenant Relocation Plan  
6391 and 6491 Minoru Boulevard., Richmond, B. C.

- 32 Tenants have dependents living with them and of these 28 have asked for family units. We note that overall 51 tenants have asked for family units, (larger than 1 bedroom units), regardless of whether they have dependents living with them or not. This is another example of a request for an amenity that is not currently available to many of the tenants making this request.

The tenants' budget range, indicated, is quite wide but, of note, is that most tenants are realistic in their expectations and have indicated rent budgets which exceeded, (in some cases, substantially exceeded), what they are currently paying at the existing buildings.

- 83 tenants indicated the budget range that they are comfortable with;
- 15 tenants did not indicate a budget;
- Of those who responded, 6 tenants indicated a budget range which is lower than the current rental rate that they are paying in the existing buildings.

Some respondents have indicated that they would like to live near the Richmond City Centre and near public transit. 96 have indicated that they would like to stay in Richmond with 2 indicating that they would like to move to Vancouver.

We note the following with respect to these responses, with respect to the fact that all tenants have been aware, since 2018, that the buildings would be redeveloped and that all tenancies have been on a month to month rental basis since 2018, due to the Demolition Bond in place and registered on title, as required by the City.

- 39 respondents have been living in the existing buildings for less than 2 years – all these tenants would have been aware when moving into the building that it would be redeveloped and demolished.
- 22 respondents have been living in the existing buildings for between 2 to 5 years.
- 16 respondents have been living in the existing buildings for between 5 to 10 years.
- 13 respondents have been living in the existing buildings for over 10 years.
- 8 respondents did not indicate how long they have been living in the existing buildings.

Please let me know if you require further information on this issue.

Regards,

W. T. LEUNG ARCHITECTS INC.

Mr. Wing Ting Leung

WTL/gn

c.c. – Mr. Wayne Craig – Director of Development



# RHOME

Property Management

a division of Associa<sup>®</sup> British Columbia, Inc.

13468 - 77<sup>th</sup> Avenue, Surrey  
British Columbia, Canada V3W 6Y3  
Phone (604) 591-6060

September 3, 2020

To the City of Richmond

**RE: 6391 & 6491 Minoru Boulevard, Richmond,BC**

Please be advised that Rhome Property Management is a division of Associa British Columbia, Inc. We have been providing strata and rental management services for over 30 years in the Lower Mainland.

We have been engaged by the developer, Park Residences Phase II Limited Partnership, to assist them with tenant relocation matters. We have the following general experience and perform property management and related services, including assisting owner-developers with tenant relocation matters.

At this time, we manage over 1500 rental units and over 560 strata communities. We have experience in assisting owner developers with tenant relocation matters similar to common practice in the industry. The following are some of the services we provide in assisting tenants to find new rental property:

- a. advising tenants of current or upcoming vacancies in buildings that we manage;
- b. assisting tenants by providing listings and links to social media websites, both showcasing units available for rent
- c. assisting tenants by referring them to other governmental agencies who will provide assistance particular to their needs.
- d. assisting tenants by providing a list of moving companies which they can contact for their individual moving arrangement.
- e. administering monetary compensation to tenants as outlined in the Tenant Relocation Plan, upon each qualified tenant's preference (i.e. their choice of compensation in terms of either free rent or lump sum payments, or a combination of both, all pursuant to the Tenant Relocation Plan).

Timing is a critical factor in finding new tenancies. We understand that the tenants of the Minoru buildings will not need to vacate for at least six months. As the actual timing is still to be determined, we cannot provide information at this time as to what vacancies will be available in the future. It is each tenant's responsibility to decide on their future accommodation and moving companies based on their budget and preference. However, we will provide assistance to the tenants with the information available at the time they will need to vacate. Arrangements as to any applicable monetary compensation will also be made in due course, at the appropriate time.

Yours truly,

Associa British Columbia, Inc.-Rhome Property Management



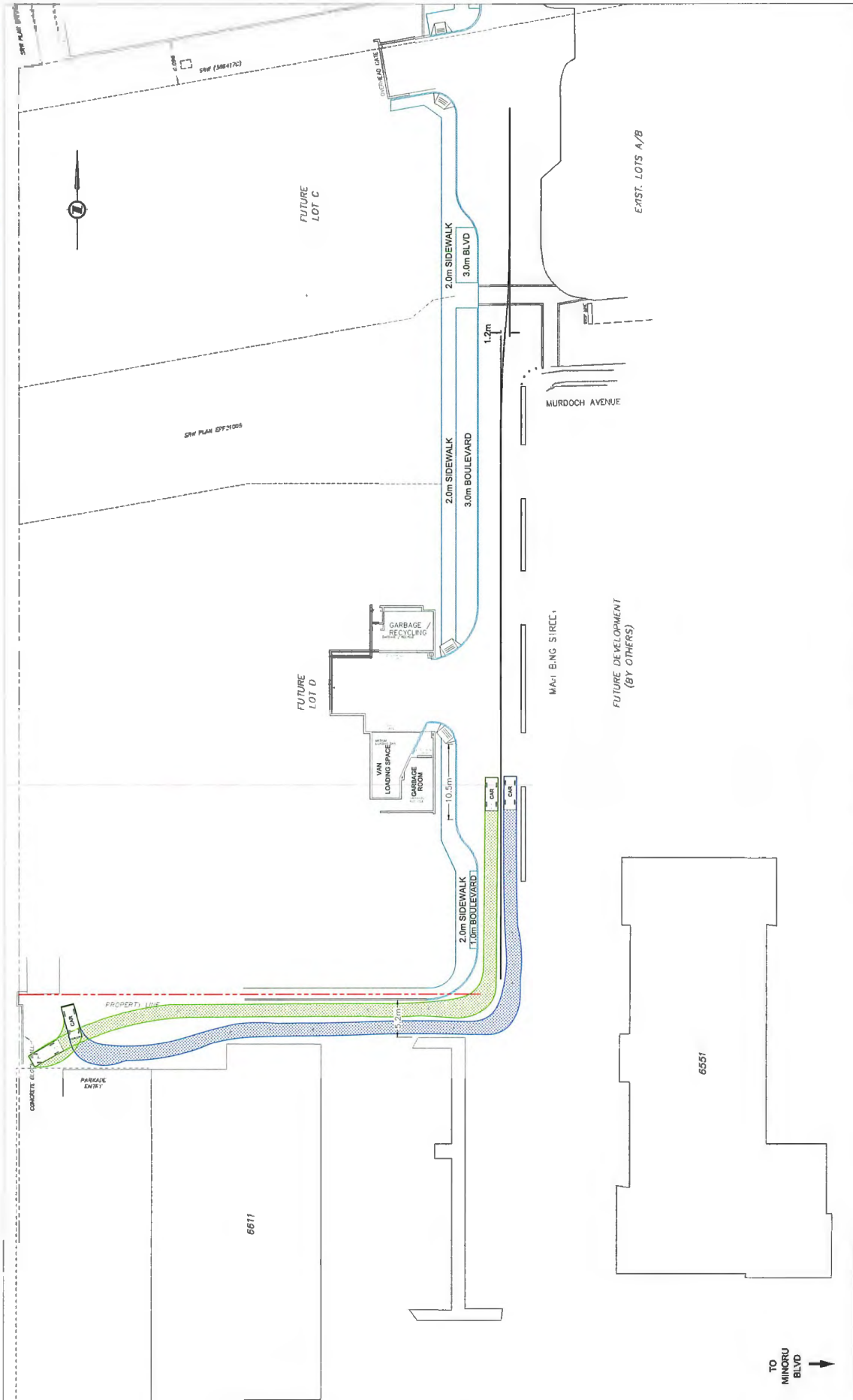
Katie Khoo

Senior Vice-President, Rental Division

Direct Line: 604-501-4177

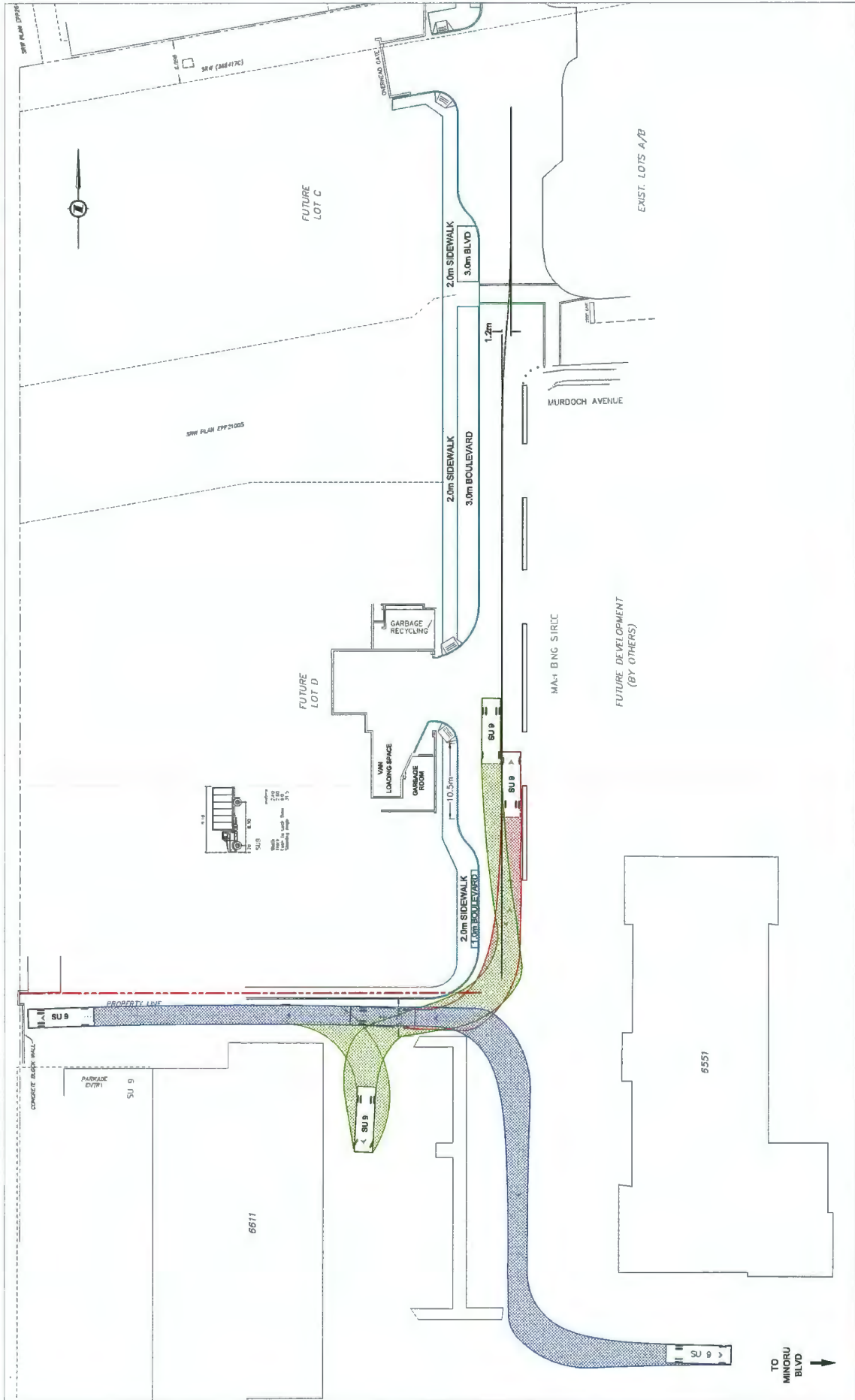
Email: [kkhoo@associa.ca](mailto:kkhoo@associa.ca)





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DECEMBER 2019

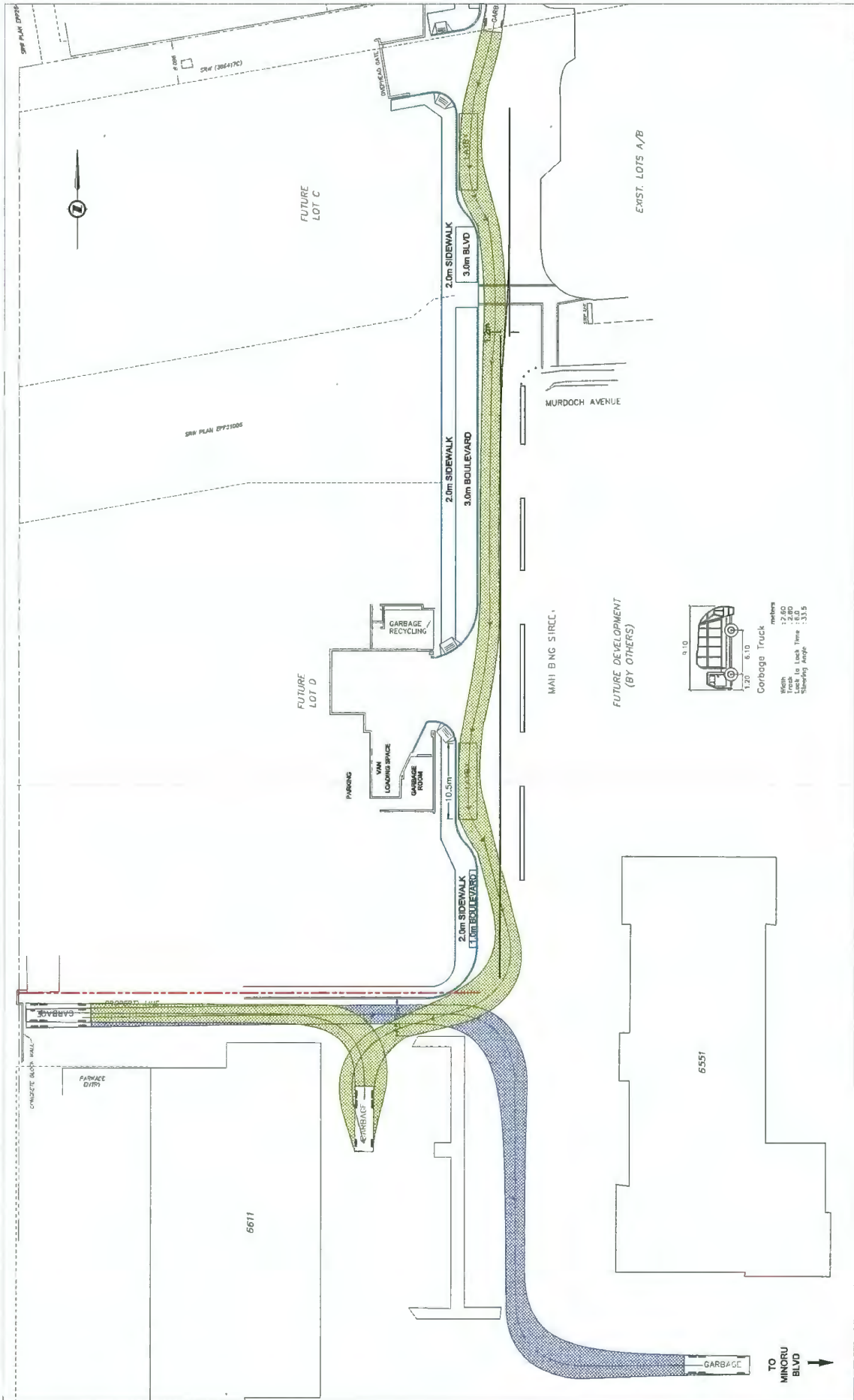
**RICHMOND 6333 MAH BING STREET (DP 18-837117)**  
MAH BING STREET FUNCTIONAL DESIGN  
MID-SIZE PASSENGER VEHICLE ENTERING AND EXITING LANEWAY



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JANUARY 2020

RICHMOND 6333 MAH BING STREET (DP 18-837117)  
MAH BING STREET FUNCTIONAL DESIGN  
SU 9 ENTERING AND EXITING LANEWAY

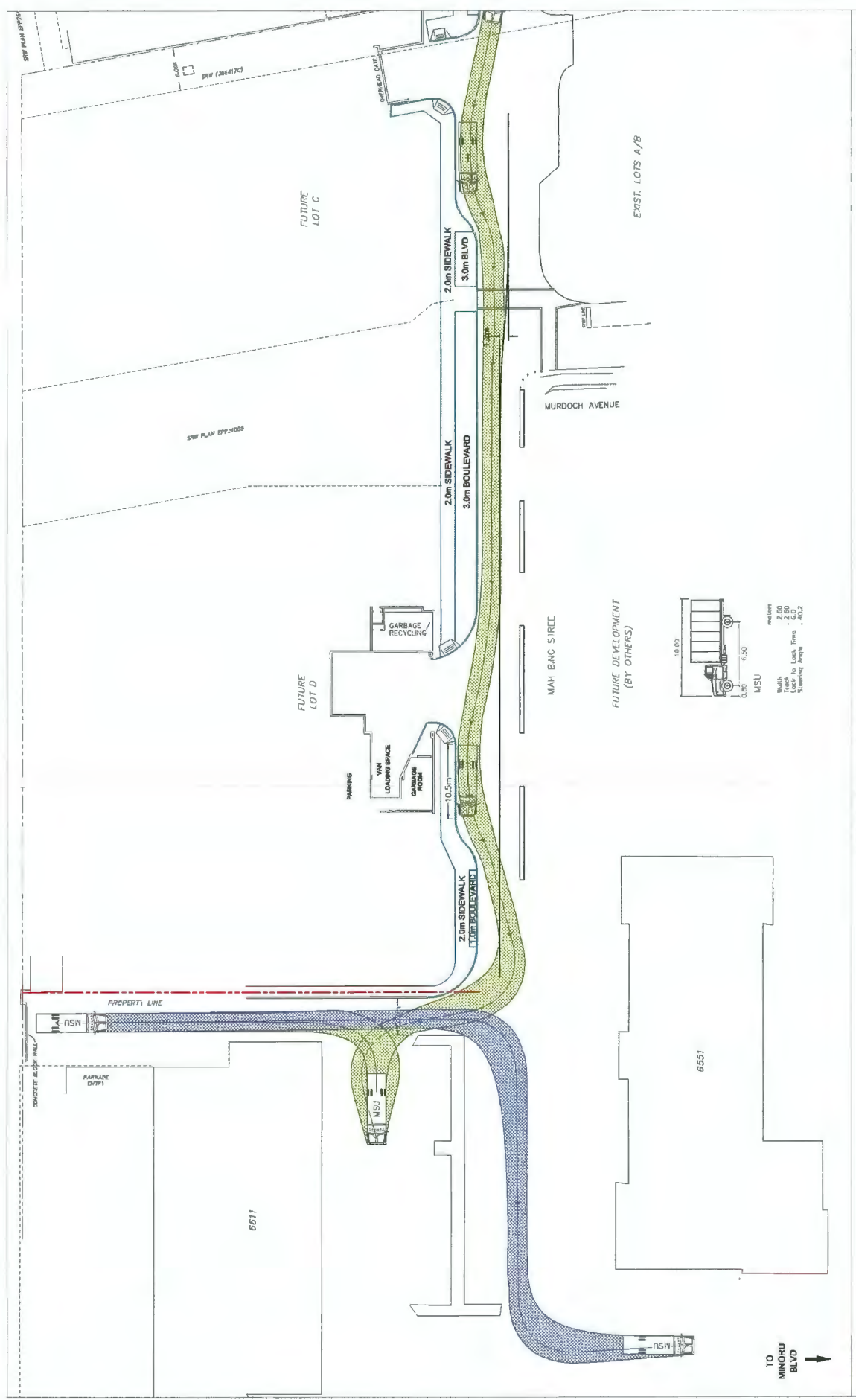




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JANUARY 2020

**RICHMOND 6333 MAH BING STREET (DP-18-837117)**  
MAH BING STREET FUNCTIONAL DESIGN  
GARBAGE TRUCK ENTERING AND EXITING LAYBYS AND LOADING AREAS

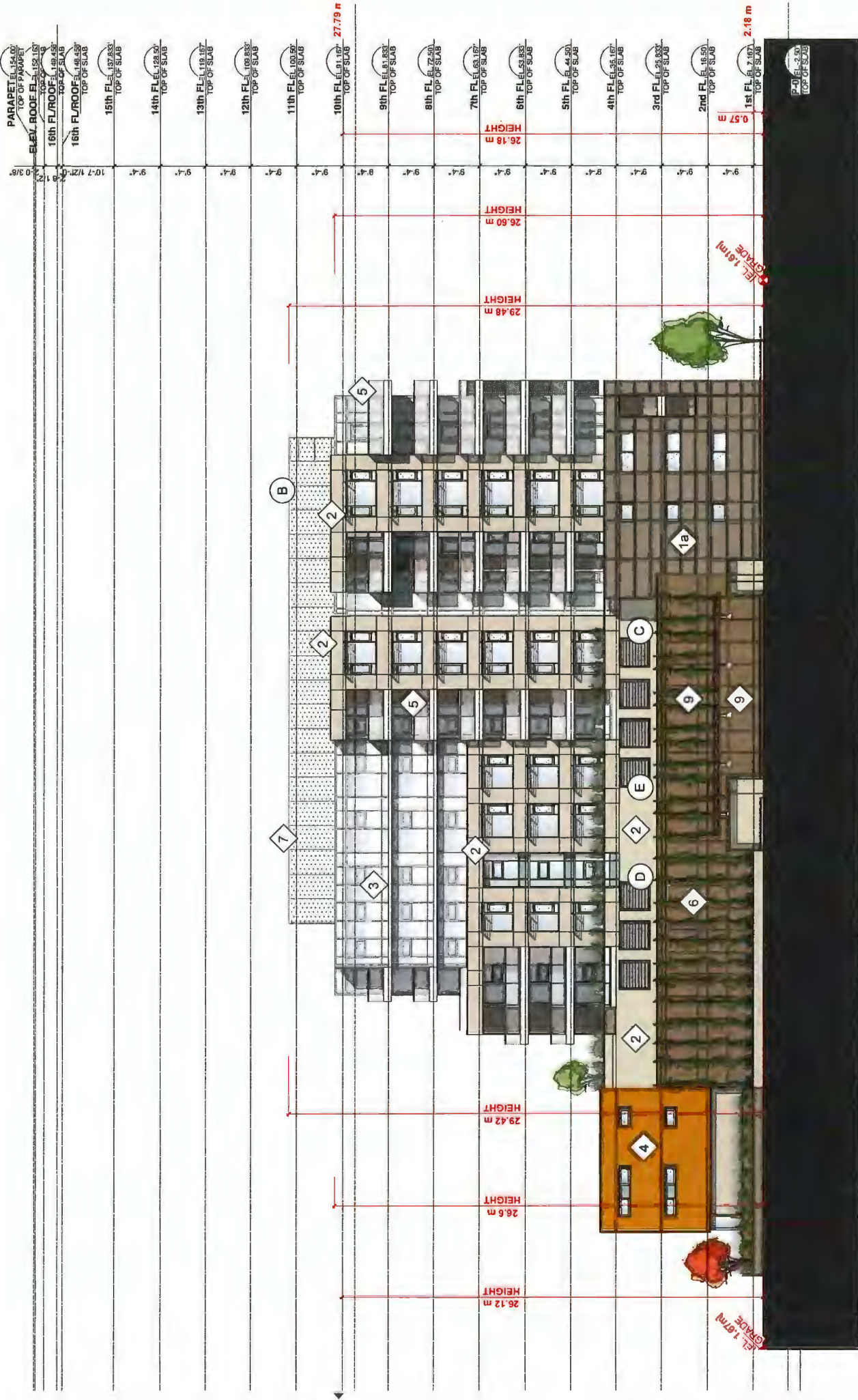




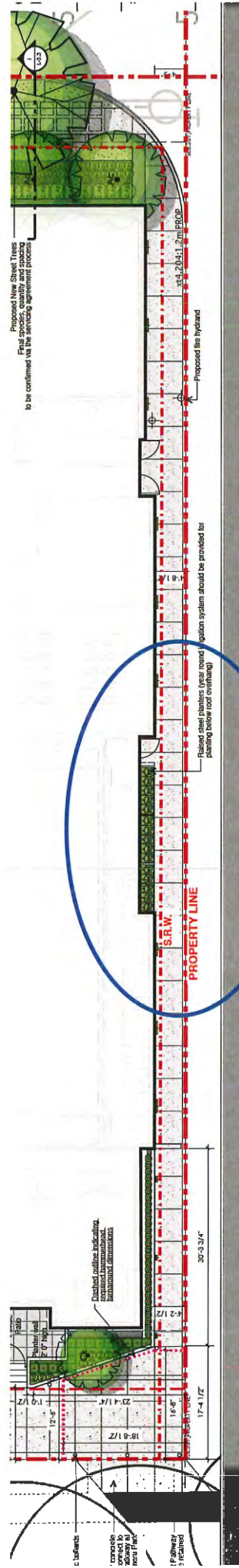


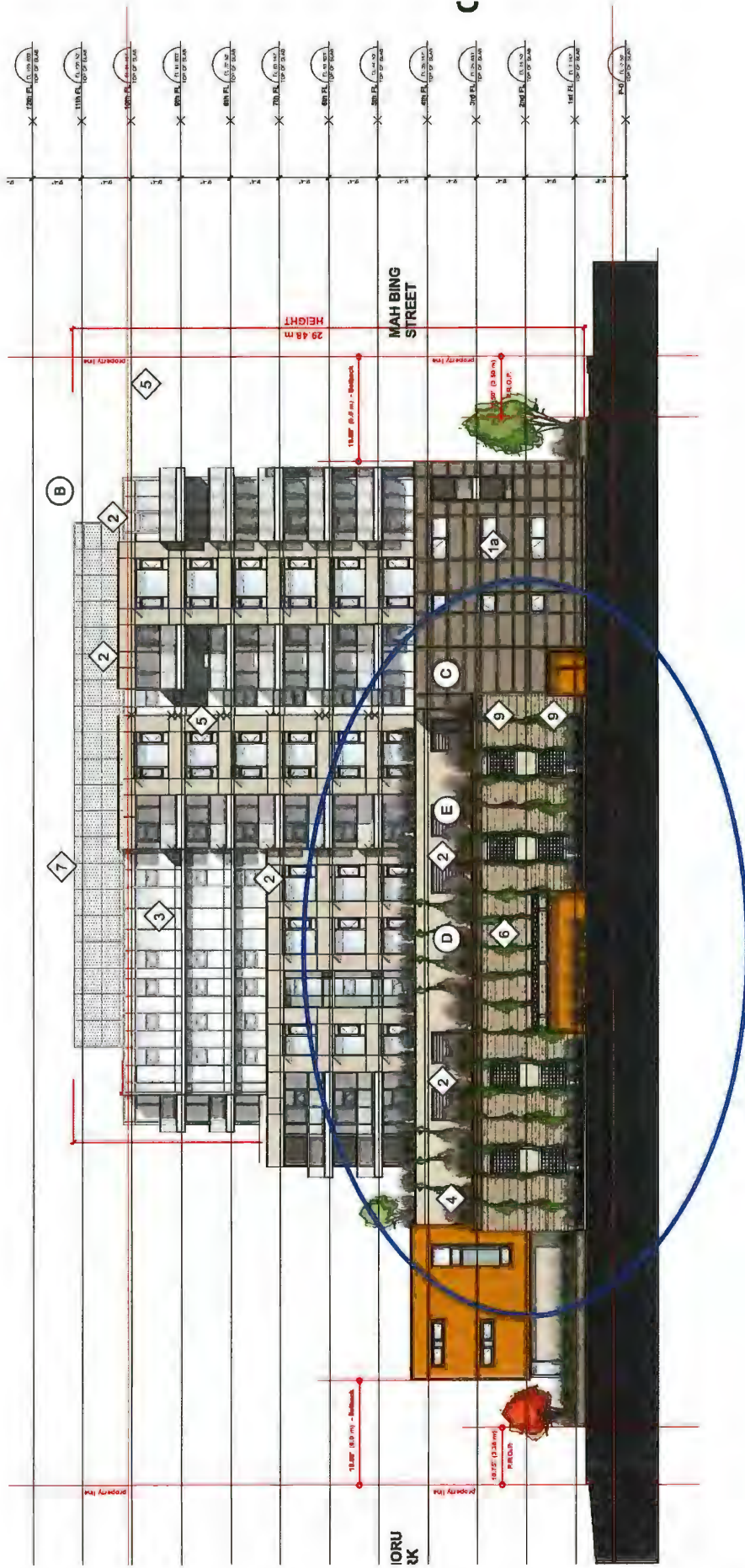
# 07.29 DP Panel

# South Elevation



LANE SOUTH ELEVATION TOWER E





LANE SOUTH ELEVATION TOWER E