



**Development Permit Panel  
Wednesday, October 30, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Dave Semple, General Manager, Community Services  
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

**1. Minutes**

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on Wednesday, October 16, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 13-637525**  
(File Ref. No.: DP 13-637525) (REDMS No. 4007272)

APPLICANT: Lysander Holdings Ltd.

PROPERTY LOCATION: 3600 Lysander Lane

INTENT OF PERMIT:

*That a Development Permit be issued at 3600 Lysander Lane which would address anticipated Environmentally Sensitive Area impacts along the Fraser River foreshore arising from a proposed subdivision of the subject property.*

**Applicant's Comments**

Mr. Robert Spencer, PC Urban, accompanied by Emilie Walker, PC Urban, and Mark Adams, Envirowest Consultants Inc., provided background information on the development permit application and highlighted the following:

1.

## Development Permit Panel Wednesday, October 30, 2013

---

- the development permit application is required to permit the subdivision of the subject property into two lots as the applicant plans to sell the southern portion of the lot to a non-profit foundation which is going to develop a new Pacific Autism Family Centre (PAFC);
- a separate Development Permit for the PAFC building has been submitted by the applicant;
- the subject property will be divided along Hudson Avenue which is approximately at the centre of the property;
- a 10 meter wide dike will be constructed along Fraser River and Boeing Avenue to comply with the flood protection requirement of the City; and
- the Environmentally Sensitive Areas (ESAs) within and adjacent to the subject property will be impacted by future development activities and dike construction.

### Panel Discussion

In response to queries from the Panel, Mr. Spencer provided the following information:

- areas within 30 meters from the Fraser River have been designated as ESAs as per the City's Official Community Plan;
- the property line of the subject property is to the east of the proposed dike;
- the proposed planting is within the ESA;
- there is no existing dike on the subject property;
- the applicant is proposing to raise the ground level of the southern portion of the property and will construct ripraps; and
- the ground level of the existing development on the subject property has been raised to 4.0 meters while the ground level of the proposed PAFC development will be raised to 4.7 meters to match the height of the proposed dike.

### Staff Comments

Wayne Craig, Director of Development, advised that the ESA extends 30 meters inward from the high water mark and covers portions of the subject property. The applicant's consultant, Envirowest Consultants Inc., undertook a site assessment and has prepared an enhancement plan for the ESA restoration after the construction of the proposed dike. The enhancement plan has been reviewed by the Vancouver Airport Authority (YVR) and the Federal Department of Fisheries and Oceans (DFO).

In response to queries from the Panel, Mr. Craig provided the following information:

- the 30 meter ESA designation from the high water mark is delineated by both text and map in the City's Official Community Plan (OCP);
- the ESA designation from the high water mark extends up to areas at the back of the

**Development Permit Panel**  
**Wednesday, October 30, 2013**

---

existing building on the subject property; and

- portions of the proposed dike is located on the actual physical ESA as determined by the applicant's consultant.

**Panel Discussion**

Discussion ensued and in response to queries from the Panel, Mr. Craig provided the following information:

- the development permit application for the proposed PAFC is currently being reviewed by staff and has already been reviewed by the Advisory Design Panel; and
- the subject property is zoned "Auto-Oriented Commercial-Airport and Aberdeen Village" and the proposed PAFC development does not require a rezoning application.

In response to queries from the Panel, Mr. Spencer provided the following information:

- the height of the proposed dike will be higher than the grade of the existing development and will match the grade of the proposed PAFC;
- the landscaping plan identifies the areas where ESA enhancements will be made; and
- the proposed dike will have the potential to connect with the existing dike on BCIT property.

Also, Mr. Spencer noted that as per staff report, prior to forwarding the subject development permit application for Council's consideration, the applicant has to install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities on-site. He advised that the applicant had requested him to convey to the Panel that it would be difficult to immediately comply with the said requirement as on-site development work is not expected to start until summer next year.

Mr. Spencer further advised that the applicant, in consultation with staff, is proposing that the current tree fencing requirement be amended so that (i) the tree protection fencing installation be postponed until summer next year and (ii) the applicant provide a security for the tree protection fencing in the meantime.

In reply to the comment of Mr. Spencer, the Chair advised that the Panel requests that any proposed amendment to the tree fencing requirement as per staff report be discussed with City staff.

**Correspondence**

Mike Newall, BCIT, 3700 Willingdon Avenue, Burnaby (**Schedule 1**)

**Development Permit Panel**  
**Wednesday, October 30, 2013**

---

Mr. Craig advised that the correspondent has reviewed the development permit application and expressed support for the proposed subdivision of the subject property and the required ESA remediation.

**Gallery Comments**

None.

**Panel Discussion**

The Panel noted the positive staff recommendation for the development permit application which would address the ESA impacts arising from the proposed subdivision of the subject property. The Panel also expressed support for the planned construction of a new Pacific Autism Family Centre (PAFC) on the subject site.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued at 3600 Lysander Lane which would address anticipated Environmentally Sensitive Area impacts along the Fraser River foreshore arising from a proposed subdivision of the subject property.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the November 13, 2013 meeting of the Development Permit Panel be cancelled due to lack of agenda items.*

**CARRIED**

**4. Date Of Next Meeting: Wednesday, November 27, 2013**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, October 30, 2013**

---

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, October 30, 2013.

---

Joe Erceg  
Chair

---

Rustico Agawin  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of  
the Development Permit  
Panel Meeting of Wednesday,  
October 30, 2013.

CityClerk

From: Mike Newall [Mike\_Newall@bcit.ca]  
Sent: Monday, 28 October 2013 11:19 AM  
To: CityClerk  
Subject: DP 13-637525

		INT
	DW	
	MJ	(m)
	DB	

Categories: 08-4105-20-2013637525 - 3600 Lysander Lane - DP - Lysander Holdings Ltd.

I have reviewed the available information on the above noted Development Permit and associated subdivision. BCIT has no concerns with the applications as presented and are supportive of the subdivision and required ESA remediation measures.

Regards,

**Mike Newall, MCIP, RPP**  
Senior Development Planner – Campus Development  
Facilities and Campus Development  
British Columbia Institute of Technology, Building NE9, 3700 Willingdon Avenue, Burnaby, BC, V5G 3J2  
T: 604.456.1050 | F: 604.436.3255 | W: [www.bcit.ca/facilities](http://www.bcit.ca/facilities)

To Development Permit Panel
Date: Oct 30 / 13
Item # 2
Re: 3600 Lysander Lane DP 13-637525

*The information contained in this email is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) are confidential and may contain privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this email in error, please notify the sender by reply email and delete and destroy this message. Please consider the environment before printing this email.*

