



## **Development Permit Panel**

Council Chambers Wednesday, October 30, 2013 3:30 p.m.

### 1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, October 16, 2013.

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

APPLICANT: Lysander Holdings Ltd.

PROPERTY LOCATION: 3600 Lysander Lane

### Manager's Recommendations

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.

- 3. New Business
- 4. Date Of Next Meeting: Wednesday, November 13, 2013
- 5. Adjournment



**Minutes** 

## Development Permit Panel Wednesday, October 16, 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, September 11, 2013, be adopted.

### CARRIED

### 2. Development Permit DP 13-631492 (File Ref. No.: DP 13-631492) (REDMS No. 3977245)

APPLICANT: Polygon Development 269 Ltd.

PROPERTY LOCATION: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road

### INTENT OF PERMIT:

- 1. To permit the construction of a 547 unit apartment complex and one indoor amenity building at 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road on a site zoned "Low Rise Apartment (ZLR25) Alexandra Neighbourhood (West Cambie)"; and
- 2. To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 21.50 metres to a maximum of 22.24 metres to support an architectural pop up roof treatment at the lobby entrance and corners of each building.

### Applicant's Comments

Robin Glover, Polygon, and Karen Smith, Robert Ciccozzi Architecture, Inc., provided background information on the proposed development and highlighted the following:

- 547 residential units are distributed into four L-shaped buildings;
- breaks of the buildings are symmetrically arranged across the streets and the Alexandra Way Greenway;
- a single-storey indoor amenity building is proposed in the central internal courtyard;
- the main entrance to the indoor amenity building is off Alexandra Road;
- there are extensive terracing and landscaping along all street frontages;
- Alexandra Way Greenway rises towards the centre providing a flat connection to the internal courtyard; and
- the two entrances to the parkade are located at Tomicki Avenue and May Drive.

Ms. Smith also provided details on the architectural form and character of the proposed development.

In reply to a query from the Panel, Ms. Smith advised that there are elevations facing the Alexandra Way Greenway.

Bryce Gauthier, Sharp and Diamond Landscape Architecture, Inc., reviewed the details of the important landscaping aspects of the project which include the streetscape, the outdoor amenity area and the public connections to the site.

### Panel Discussion

In reply to queries from the Panel, the following additional information was provided:

- the central courtyard can be accessed by wheelchair at the midpoint of Alexandra Way Greenway and through the elevators at the main lobbies;
- the children's play area includes a play lawn, a play mound, a seating edge, a grass berm with tubular slides and three play toys;
- the elevation along Alexandra Road has the lowest interface with the sidewalk;
- there is a high brick wall behind the loading bay along May Drive and Tomicki Avenue;
- proposed finishing for the exposed areas of the podium above the street level includes architectural concrete finish and other finishes that match the building;
- there are constraints in bringing the sidewalks higher relative to the podium; and
- 46 universal housing units in various unit types would be located throughout the proposed development.

In response to a further query from the Panel, Ms. Smith reviewed the roof details for the proposed development.

### Staff Comments

Wayne Craig, Director of Development, commented that the proposed development will connect to the Alexandra District Energy Utility. The applicant also agreed to a Transportation Demand Management package. Twenty percent of all parking stalls will provide electric charging for electric vehicles. Electric plug-ins will also be provided for electric bicycles. The proposed development is designed to meet aircraft noise mitigation standards. The Servicing Agreements require the applicant to construct the road and frontage improvements for all street frontages. Improvements along the Tomicki Avenue and Alexandra Road frontages will also be undertaken by the applicant for the continuation of the Alexandra Way Greenway.

In response to a query from the Panel, Mr. Craig advised that Planning staff will work with Engineering staff for further design improvements with regard to road elevations.

### Correspondence

Richard Wang, 408 – 9299 Tomicki Avenue (Schedule 1)

Mr. Craig advised that the correspondent expressed opposition to the proposed development due to the projected increase in population density of the area and the inadequate facilities in the area to serve a larger population.

### Gallery Comments

None.

### Panel Discussion

The Panel commended the applicant for a well resolved project and good attention to detail, noting the good use of space in the internal courtyard and the welcoming Alexandra Way Greenway. The Panel also noted that the proposed development fits well into the Alexandra Neighbourhood and requested the applicant to give further attention to streetscape elevation details.

### Panel Decision

It was moved and seconded That a Development Permit be issued which would:

- 1. Permit the construction of a 547 unit apartment complex and one indoor amenity building at 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road on a site zoned "Low Rise Apartment (ZLR25) Alexandra Neighbourhood (West Cambie)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 21.50 metres to a maximum of 22.24 metres to support an

architectural pop up roof treatment at the lobby entrance and corners of each building.

### CARRIED

3. Development Permit DP 13-634493 (File Ref. No.: DP 13-634493) (REDMS No. 3948829)

APPLICANT: Richmond Inn Investments Ltd.

PROPERTY LOCATION: 7551 Westminster Highway

INTENT OF PERMIT:

- 1. To permit the construction of a 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) building addition at the southwest corner of the existing hotel for a conference centre and moving the existing liquor store within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1); and
- 2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce required off-street parking from 439 to 412 parking spaces.

### Applicant's Comments

Douglas Massie, Chercover Massie and Associates, Ltd., provided background information on the proposed addition to the existing Sheraton Hotel complex, noting that the project would (i) increase by more than double the hotel's current conference space, making it one of the largest conference venues in the City, (ii) boost the City's hotel industry, and (iii) enable the hotel to recover lost opportunities in the conference hosting business.

Robert Weber, Chercover Massie and Associates, Ltd., provided details on site planning and architectural form and character of the proposed building addition and highlighted the following:

- the proposed addition is approximately 18,000 sq.ft. including a new 10,000 sq.ft. conference hall with ancillary spaces;
- the existing liquor store will be relocated within the building;
- the design of the building creates a welcoming feel and encourage people to use the facilities in the building for weddings, exhibitions and conventions;
- sustainability features include solar heating in the window wall, large overhangs to provide sun shield, strategic location of the mechanical room to harvest warm air, and roofing material made of concrete topped rigid insulation panel board;
- large overhangs provide noise protection to the neighbourhood;
- red cedar soffits with lighting underneath provide a welcoming experience at night;

- a LED sign will be installed to announce the events taking place in the conference centre;
- colours of proposed building materials will match the existing materials used on the hotel; and
- stucco will be used as a building material.

Mark Vaughan, Vaughan Landscape Planning, stated that proposed landscaping include (i) relocating all existing trees within the subject site; (ii) providing a new two meter wide sidewalk along the subject site's Westminster Highway frontage; (iii) replacing the existing trees along the Westminster Highway frontage with more appropriate tree species; (iv) planting of a hedge at the southeast corner of the subject site; and (v) providing three pedestrian accesses from Westminster Highway to the proposed building addition.

### Panel Discussion

In reply to queries from the Panel the following additional information was provided:

- the locations for the proposed pedestrian entries are currently on raised concrete and will be lowered to accommodate the proposal;
- the applicant would consider widening the sidewalk on the south side of the relocated liquor store to provide convenient access for pedestrians coming from the proposed conference centre;
- there is adequate parking on-site even during peak demand periods and signage for additional parking in other parking areas within the site are provided; and
- the applicant considered a green roof for the proposed conference centre but it is not possible due to structural issues.

### Staff Comments

Wayne Craig, Director of Development, advised that Transportation Division staff reviewed the Parking Impact Assessment report prepared for the applicant and agreed with the finding that existing parking facilities shared between three neighbouring hotels are sufficient during peak demand periods. Mr. Craig also stated that Transportation Demand Management measures agreed to by the applicant include provisions for (i) five electric car charging stalls, (ii) a new sidewalk on Westminster Highway, (iii) a new crosswalk on Elmbridge Way and Cedarbridge Way, and (iv) an upgraded traffic signal at Alderbridge Way and Westminster Highway.

### Correspondence

Lei Pan, 503 – 7373 Westminster Highway (Schedule 2)

Mr. Craig advised that the correspondent expressed concern regarding the potential noise from the rooftop mechanical unit on the proposed conference centre.

In response to a query from the Panel, the applicant reviewed the proposed roofing for the conference centre.

### **Gallery Comments**

None.

### Panel Discussion

The Panel expressed support for the proposed project and commended the applicant for its work on the proposed building addition, noting that it will be a welcome addition to the existing hotel complex. The proposed conference centre will also help bring the hotel building closer to the street and generate more activities.

With regard to the concerns raised by the Panel, the applicant was directed to consult with staff and submit an amended plan showing roof details of the proposed conference centre and the widening of the sidewalk on the south side of the relocated liquor store prior to the development permit application moving forward for Council consideration.

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### Panel Decision

It was moved and seconded That a Development Permit be issued which would:

- 1. Permit the construction of a 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) building addition at the southwest corner of the existing hotel for a conference centre and moving the existing liquor store within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1); and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce required off-street parking from 439 to 412 parking spaces.

CARRIED

### 4. New Business

None.

### 5. Date Of Next Meeting: Wednesday, October 30, 2013

### 6. Adjournment

It was moved and seconded That the meeting be adjourned at 4:30 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, October 16, 2013.

Joe Erceg Chair Rustico Agawin Auxiliary Committee Clerk

### MayorandCouncillors

From:WebgraphicsSent:Tuesday, 15 October 2013 7:04 PMTo:MayorandCouncillorsSubject:Send a Submission Online (response #746)Categories:08-4105-20-2013631492 - 9311-9471 Alexandra Road

Schedule 1 to the Minutes of the Development Permit Panel Meeting of Wednesday, October 16, 2013.

To Development Permit Panei
Date: Oct 16, 2013
Item # 2
Re: 9311,9331,9393,9431,
9451,9471 Alexandrakd
DP 13-631492

## Send a Submission Online (response #746)

## Survey Information

Site:	City Website		
Page Title:	Send a Submission Online		
URL:	http://cms.richmond.ca/Page1793.aspx		
Submission Time/Date:	10/15/2013 7:13:27 PM		
Survey Response			
Your Name	Richard WANG		
Your Address	408-9299 Tomicki Ave, Richmond		
Subject Property Address Bylaw Number	OR 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Rd		
Comments	I already get the flyer from Polygon said that Alexandra Neighbourhood will start to build soon, so I know the public hearing actually has no meaning. Governments and developers will always be consistent with the same interests.But I still want to say NO to this project. High population density and inadequate facilities, will make here a discordant community where the crime rate increases, deterioration of the environment has been shown.		

OCT 1 6 2013

Schedule 2 to the Minutes of the Development Permit Panel Meeting of Wednesday, October 16, 2013.

To Development Permit Pane
Date: Oct 16 (13
Item #
Ro: 7551 Westminster Hu
DP-634493

October 16, 2013

Mr. David Weber Director, City Clerk's Office City of Richmond

Dear Sir:

Re: DP 13-634493

I am Lei Pan, the owner of #503 7373 Westminster Hwy, Richmond BC.

All the east windows in my unit facing the building, it will be too noisy for me. If the air condition unit and other devices on the roof of the building (conference centre), I can not stand the noise.

So, I do not agree with the above development permit. Your favorable consideration regarding my opinion will be highly appreciated.

Sincerely yours,

Lei Pan

Lei Pan





## **Report to Development Permit Panel**

Planning and Development Department

To:	Development Permit Panel	Date:	October 15, 2013
From:	Wayne Craig Director of Development	File:	DP 13-637525
Dec	Application by Lynnyday Haldings I fd. fay a Da		the Design of the t

# Re: Application by Lysander Holdings Ltd. for a Development Permit at 3600 Lysander Lane

### Staff Recommendation

That a Development Permit be issued 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.

Wayne Craig

Wayne Graig Director of Development

WC:dcb Attachments: 6

### Staff Report

### Orígin

Lysander Holdings Ltd. has applied to the City of Richmond for permission to subdivide 3600 Lysander Lane on Sea Island - a property with a designated Environmentally Sensitive Area (ESA) located along the east side of the site along the Fraser River foreshore. As per Richmond Official Community Plan Bylaw No. 9000, where a request to subdivide a property involves an ESA, a Development Permit is required to address potential environmental impacts.

### **Development Information**

Lysander Holdings Ltd. proposes to subdivide the property at 3600 Lysander Lane into two lots one of approximately 20,555 m<sup>2</sup> in area containing an existing office building (former CP Air building) and one of approximately 9,390 m<sup>2</sup> in area that it plans to sell to a non-profit foundation seeking to develop a new Pacific Autism Family Centre (PAFC).

The PAFC proponents have raised approximately \$28 million dollars in private and government funding toward the objective of creating a 5,723 m<sup>2</sup> multi-purpose free standing facility that "offers state-of-the-art assessment, therapy, respite care, education and support services and programs for children, youth and adults with Autism Spectrum Disorder (ASD) and their families throughout British Columbia" (PAFC Project Overview March 2013). The PAFC concept was presented by a delegation to General Purposes Committee on June 3, 2013.

As a land use the proposed PAFC has been classified as a "minor health service" which permitted under the site's existing "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning.

For informational purposes, a Development Application Data Sheet is provided in Attachment 1 comparing the proposed PAFC development data with the relevant Bylaw requirements. This data sheet should be considered preliminary in nature as the project design is still being refined by the Architects. The data sheet will be updated and resubmitted with the actual PAFC development permit application (DP 13-645579). A preliminary subdivision plan is provided in Attachment 2.

Post subdivision, parcel sizes, proposed floor area ratios, site coverage and building heights for both the existing building and the proposed Autism Centre will conform to the site's current ZC10 zoning schedule. Consequently, a rezoning will not be required to accommodate either the existing or the proposed use.

As owners of the land, Lysander Holdings Ltd. and their agents have submitted both an ESA Development Permit application (DP 13-637525) and a Subdivision application (SD 13-634340) and will be addressing all the development related issues associated with those applications (e.g. ESA impacts and compensation requirements, diking, utility and other off-site works, etc). A separate Development Permit (DP 13-645579) has been submitted by NSDA Architects on behalf of the PAFC proponents that will address site planning and design issues associated with

the new facility. This report addresses only the first of these applications, the ESA Development Permit application.

### Background

Development surrounding the subject site is as follows:

- To the north, Delta Vancouver Airport Hotel on a 3.04 ha. Site zoned Auto-Oriented Commercial (CA);
- To the east, Fraser River middle arm;
- To the south, Boeing Avenue and the 4.94 ha. BC Institute of Technology Sea Island aerospace campus (zoned Education (ZIS6 BCIT at Airport) and;
- To the west, Cessna Drive, Russ Baker Way then the Burkeville residential area (typically large lot single family residential zoned "Single Detached" (RS1/E)).

The subject property lies between Cessna Drive and the middle arm of the Fraser River and between Lysander Lane to the north and an unopened portion of Boeing Avenue to the south. The proposed subdivision will divide the existing lot in an east-west direction along the southern edge of Hudson Avenue from Cessna Drive to the property line fronting the Fraser River. The proposed subdivision layout is provided in **Attachment 2**.

The subject site currently contains an office building and two parking lots. The southern-most parking lot will be the location for the proposed Pacific Autism Family Centre (PAFC). Attachment 3 provides an aerial image with the existing office building and the proposed PAFC development superimposed over the subject site.

In addition to addressing all the necessary water, storm and sanitary utility connections as part of the site's subdivision requirements the development will also be responsible for registration on title of dike right-of-away and dike construction along the entire eastern and southern property lines. PAFC proponent's have elected to fill much of their lot to bring the main floor of the new facility up to 4.7m matching the level of the proposed dike in front of their building. Site preparation and dike construction are the two primary activities that will impact the site's environmental features.

### **Environmental Assessment**

Under the 2041 Official Community Plan both intertidal areas (i.e. areas 30m outside the high water mark boundary) and shoreline areas (i.e. areas 30 m landward from the high water mark) have been designated as Environmentally Sensitive Areas (ESA). The ESA designation at the subject site encroaches into 3600 Lysander along the interface with the Fraser River.

Given the proximity to the Fraser River and the expectation of environmental impacts arising due to both the site fill activity and dike construction mentioned above, a detailed site assessment was undertaken by Envirowest Consultants Inc. as the project's Qualified Environmental Professional (QEP). Envirowest's assessment report was review by the City's Environmental Review Panel on July 17, 2013. Attachment 4 shows the QEP's assessment of the extent of the intertidal and shoreline areas along the subject property. Attachment 5 provides the QEP's assessment of the environmental features found at the site.

The QEP's assessment (report dated July 8, 2013) indicates that a riparian deciduous woodland abuts and encroaches into much of the PAFC site along both its eastern and southern boundaries. The woodland's canopy species include black cottonwood, red alder and pacific willow. At the interface of the woodland with the upland parking lot Himalayan blackberry and Japanese knotweed, both invasive species, are prevalent in the woodland's understorey. Intertidal marsh and mudflat front the woodland area along the Fraser River and at a branch channel that partially encroaches into Boeing Avenue.

Based on the preliminary dike designs prepared by Delcan Engineering, the QEP has stated that the woodland will be impacted by the proposed filling and dike works. Specifically, the QEP notes in his October 3, 2013 report:

- The removal of 10 ESA (Poplar, Red Alder and Paper Birch) trees with a dbh greater than 200mm will occur;
- The removal of 12 ornamental (Austrian Pines and Shirofugen cherry) trees primarily from the upland portion of the existing office building's lot;
- The removal of approximately 750 m<sup>2</sup> of riparian woodland under-storey;
- The removal of approximately 500 m<sup>2</sup> of ornamental areas; and
- Creation of an exposed edge between the dike and the remaining riparian woodland.

Note that additional tree removals from the PAFC site are also anticipated through site preparation works. These impacts will be addressed separately under that project's development permit application (DP 13-645579).

### **Compensation and Enhancement Recommendations**

To compensate for the anticipated impacts of the dike construction and site preparation, the Envirowest report proposes woodland plantings riverward of the new dike fronting part of the PAFC site and beyond the end of Hudson Avenue. Areas of Himalayan blackberry and Japanese knotweed are to be removed and replaced with native shrubs. The objective of the planting scheme will be to create additional woodland with a direct connection to the shoreline, effectively replacing and restoring the ecological integrity of the affected woodland.

Specifically, the proposed landscape plan will result in:

- 54 native trees planted in the shoreline area east of the dikes;
- 12 replacement ornamental trees planted in the upland area around the existing office building (replacements will be of the same species as those removed);
- Installation of 40 beaked bazelnut shrubs along the interface of the woodland and the dike to deter/prevent non-native plant species from taking hold; and,
- The installation of approximately 1,150 m<sup>2</sup> of shrubs, ferns and ground cover corresponding to the area of understorey impacted.

Overall, the tree planting program portion of the landscaping plan will result in a 3 for 1 replacement. By area the overall replacement is approximately 1:1 with a modest increase in the native area and a reduction in the ornamental area. The removal of invasive species and replacement with native shrubs and ground cover responds directly to the need to reduce the attractiveness as a food source for birds given the proximity to YVR flight paths.

The full landscaping plan is provided in Attachment 6. A landscaping security in the amount of \$39,242.87 (including a 10% contingency) is a requirement of this Development Permit approval. The landscaping program also includes a 3 year maintenance program whereby the proponents will be responsible for ensuring the survival of the planted materials. Staff have included a clause on the DP Permit Landscaping Plan indicating that final tree planting locations are to be confirmed and approved by City Engineering staff, to ensure there are no conflicts with the planting locations and dike integrity.

In arriving at the compensation/enhancement plan, Envirowest consulted with both the Vancouver Airport Authority (YVR) and the Federal Department of Fisheries and Oceans (DFO). Specifically avoided in the plant species selection are any plants that provide significant food sources for birds due to the proximity to YVR flight paths. The proponent has submitted the landscape plan to DFO for review and signoff. The proponent has agreed to submit a letter of commitment to address, at their cost, any concerns raised by DFO and to ensure that the net replacement will meet the minimum requirements as set out in the Envirowest landscaping plan (letter on file dated October 8, 2013 – Attachment 6). Additional replacement planting will be a requirement of the next development permit review for the building design and site layout.

As noted earlier, the environmental assessment provided by the QEP is based on the preliminary dike design prepared by Delcan Engineering. The final dike design will be refined and approved as part of a Servicing Agreement for the dike and other on and off-site works. In the event that adjustments are required to the dike design that result in additional environmental impacts, these impacts will be addressed through additional compensation under the Servicing Agreement.

### Other Considerations

### Trails and Dike Rights-of-Way

The alignment for the proposed dike across the subject site was influenced by several factors. Notably:

- 1. Foreshore areas adjacent to the property are primarily red coded habitat and the external environmental agencies typically prefer to avoid impacts to these areas;
- 2. In 2008, the Provincial Government advised that purchasing of foreshore parcels adjacent to the subject property for diking purposes would not be easily pursued due to the complexity of the First Nations issues;
- 3. Both Lysander Holdings Ltd. (the land owner) and the PAFC proponent's indicated a preference to keep the dike alignment within the property thereby reducing the number of external agencies involved in the review and allowing them address rigid financing/grant timelines for their project; and,
- 4. The proposed dike follows an existing right-of-way across the site (see below).

The subdivision plan (Attachment 2) shows two existing right-of-ways (ROW) across the subject property:

- 1. BCP 22414 is a 10.0 m wide ROW acquired for dike and public passage purposes;
- 2. BCP 22415 is a 2.0 m wide ROW for public passage purposes.

Through the subdivision, the first ROW (BCP 22414) will be widened to 17 m to accommodate construction of a 4.7 m high dike and future dike expansion up to 5.5 m in beight if required by the province. A new 10 m wide ROW extension will be added along the southern property line adjacent to Boeing Avenue to bring the dike back to Cessna Drive. This will allow the potential of connecting the new dike to the existing dike on the BCIT site at 3800 Cessna Drive which terminates at the southern side of Boeing Avenue adjacent to Cessna Drive. The proponent will not be required to construct the dike across Boeing Avenue. City staff are currently working with YVR Airport staff on solutions for connecting the two sections of dike across Boeing Avenue.

The second existing ROW (BCP 22415) is proposed to be discharged through the subdivision since the new dike will also include provisions for a trail with public passage.

The northern end of the new dike trail will terminate at Lysander Lane. Staff envision the end of Lysander Lane eventually becoming a staging area. In the future, staff will continue toward extending the trail connection northward along the waterfront as opportunities arise.

### Frontage Works on Cessna Drive

Frontage improvements (i.e. a sidewalk and treed boulevard) for the entire frontage with Cessna Drive between Lysander Lane and Boeing Avenue will also be required through the subdivision. The Cessna Drive frontage is within YVR's jurisdiction rather than the City of Richmond's jurisdiction however YVR staff have been working closely with City staff and have indicated that they are open to the proposed frontage works. The proponent will be required to make an application to YVR Engineering for review and approval. Staff have been advised that a new bus stop is to be installed at the north-east corner of Lysander Lane and Cessna Drive so the proposed frontage sidewalk will provide a clear pedestrian connection from the Autism Centre and the bus stop.

### Site Profile

During the course of the project review, staff were advised that the site's historic uses may have resulted in reportable site contamination present on site. Lysander Holdings Ltd. has submitted a Certificate of Compliance (CoC) from the Ministry of Environment indicating that the site can be developed. Proponents for the PAFC have also had a site contamination assessment undertaken and have advised that no issues of concern were identified under that review. No further action is required by the City with regard to compliance with the Provincial Environmental Management Act.

### **Rezoning and Public Hearing Results**

As the proposed use conforms to the "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning neither a Rezoning or a Public Hearing are required for this project.

### Staff Comments

The proposed environmental compensation scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area protection objectives of the OCP and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village".

### Conclusions

An extensive review of the anticipated environmental impacts within the Environmentally Sensitive Area at 3600 Lysander Lane has been prepared by Envirowest Consultants Inc. as the project's Qualified Environmental Professional (QEP). Although the impacts were found to be unavoidable an appropriate compensation and enhancement plan has been prepared that will offset the expected losses. Staff are recommending support for this Development Permit application and the submitted planting plan.

David Brownlee Planner 2

DCB:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$39,242.87 (inclusive of a 10% contingency)
- Submission of a letter of commitment from the land owner affirming that all requirements of DFO will be met at their cost and that the net landscaping replacement will meet the minimum requirements as set out in the Envirowest landscaping plan (letter on file dated October 8, 2013 see Attachment 6).
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- If required, submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<u>http://www.riclumond.ca/services/ttp/special.htm</u>).

1 [

• If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



## **Development Application Data Sheet**

Owner: Lysander Holdings Ltd.

**Development Applications Division** 

### DP 13-637525

Address: 3600 Lysander Lane

Applicant: Lysander Holdings Ltd.

Planning Area(s): Sea Island

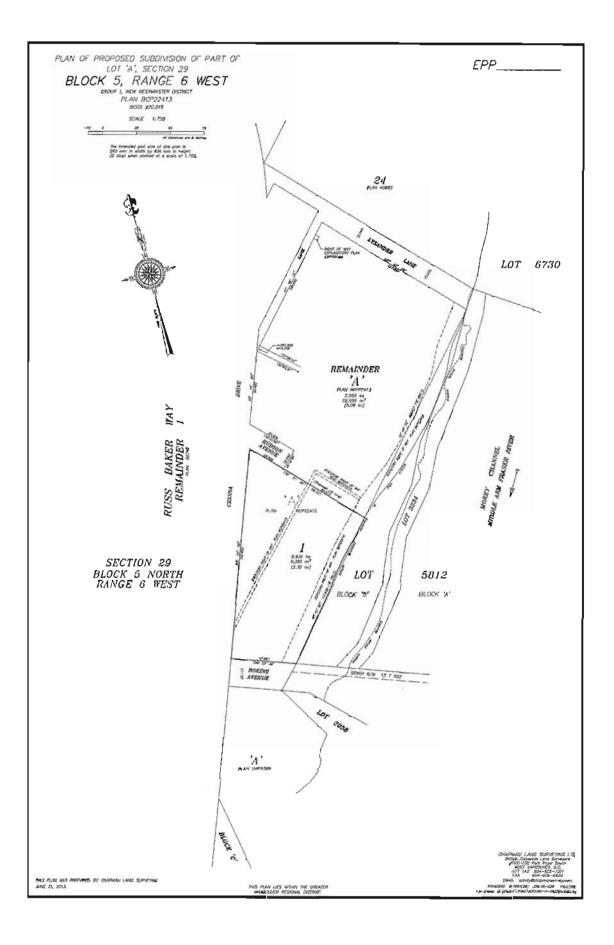
Floor Area Gross: 5,692.17 m<sup>2</sup> (61,270 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	Approx. 29,945 m <sup>2</sup>	Existing Building site: 20,555 m <sup>2</sup> Autism site: 9,390 m <sup>2</sup>
Land Uses:	Commercial / Office	No change for existing building. PAFC will be a Health service, minor use
OCP Designation:	Commercial	Same
Zoning:	Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.85	Office site: 0.52 Autism site: 0.60	none permitted
Lot Coverage:	Max. 55%	Office site: 18.5% Autism site: 30.8%	None
Setback - West lot line:	Min. 7.0 m	Office site: > 7.0 m Autism site: 7.0 m	None
Height (m):	Max. 20.0 m	Office site: 19.28 m Autism site: 17.5 m	None
Lot Size:	No minimums	Office site: $20,555 \text{ m}^2$ Autism site: $9,322 \text{ m}^2$	None
Off-street Parking Spaces Regular/Commercial:	Office site: 275 (at 3 spaces/100m <sup>2</sup> ) Autism site: To be determined	Office site: 280 Autism site: To be determined	None

### Attachment 1

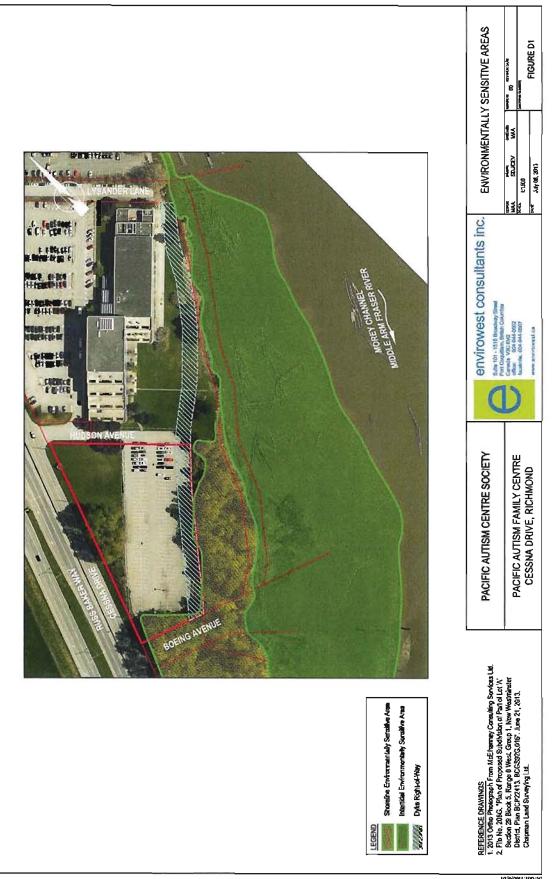
### **ATTACHMENT 2**



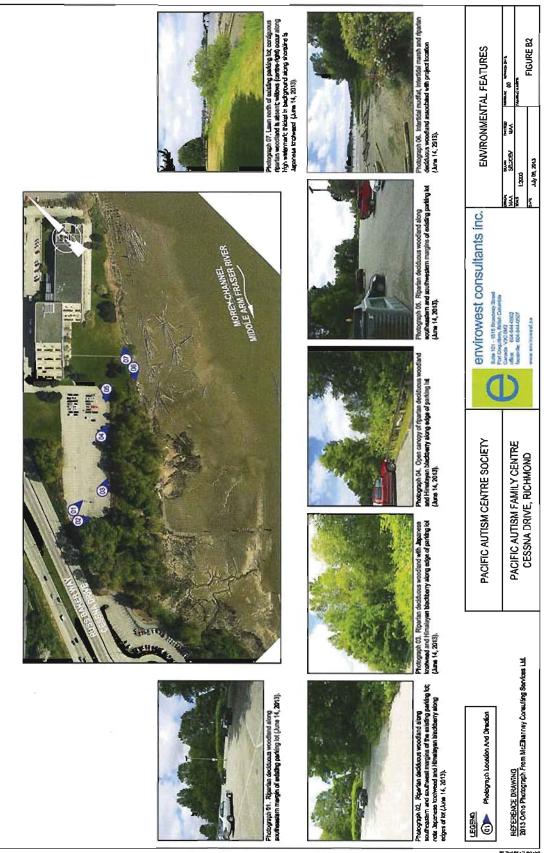
**ATTACHMENT 3** 



 $\mathbf{h} \in \mathcal{A}$  for  $A \in \mathcal{A}(A)$  and  $\mathcal{A} = \{\mathbf{h} \in \mathcal{A}(A) \mid A \in \mathcal{A}(A)\}$  , we



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envirowest consultants inc. Suite 101 - 1515 Broedway Street Port Coquitlam, British Columbia Canada V3C 6M2 604-944-0502

October 08, 2013

Ms. Emilie Walker PC Urban 1465 555 Burrard Street Vancouver, BC V7X 1M9

Dear Ms. Walker,

#### RE: PACIFIC AUTISM FAMILY CENTRE – CESSNA DRIVE, RICHMOND ENVIRONMENTAL OFFSET TO LOSS OF TREES

Please refer to my previous letter to you (October 03, 2013) regarding the referenced subject. Further, please refer to the City of Richmond's letter (October 04, 2013) regarding the same subject.

The locations of trees impacted by the design footprint of the proposed dyke are depicted by Drawing No. 1611-03-04 (attached). A summary list of lost trees, according to species, is presented by the drawing. The areal extent of trees impacted is 1250 (750 square metres native; 500 square metres ornamental). The drawing also presents the location of thickets of Himalayan blackberry (*Rubus discolor*) and Japanese knotweed (*Polygonum cuspidatum*), beyond the design footprint of the proposed dyke and landward development, that will be removed as part of the landscape prescription for the site.

The landscape prescription for the site is presented by Drawing Nos. 1611-03-02 and -03. A summary list of plantings, according to species and stock, is presented by the drawing. Maintenance is also prescribed. The locations of non-native plant removal are replanted with native shrubs and trees. The areal extent of plantings is 1150 square metres (800 square metres native; 350 square metres ornamental).

The removal of trees will occur during fall-winter 2013-14. Plantings will occur upon completion of dyke construction.

Ornamental trees, specifically the pine (*Pinus nigra*) and cherry (*Prunus serrulata*), are replaced on a 1 tree lost to 1 tree planted ratio. The landscape plan and the replacement ratio utilized maintain fidelity with the landscape architecture of the affected area.

Overall, the tree replacement ratio utilized by the landscape plan is 3 to 1. The native tree plantings are accompanied by native shrub plantings.

Ms. Endlie Walker PC Urban Pacific Autism Family Centre - Environmental Offset to Loss of Trees October 08, 2013

Page 2 of 2

Thank you for your attention. Should you require further attention, please contact me at 604-944-0502 or adams@envirowest.ca

Yours truly, ENVIROWEST CONSULTANTS INC.

Mark A

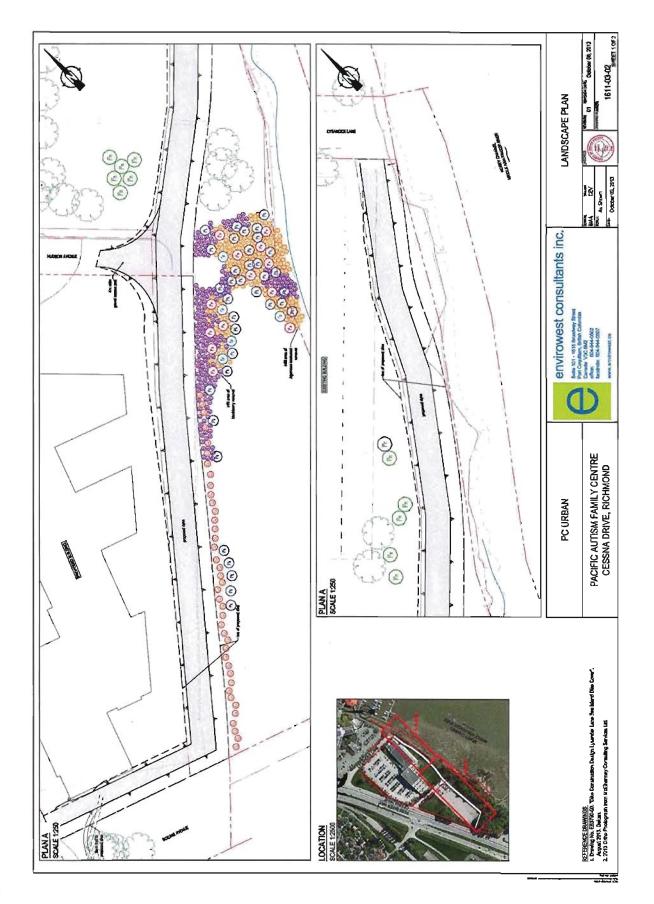
Mark A. Adams, R.P.Bio. Senior Project Manager/Biologist

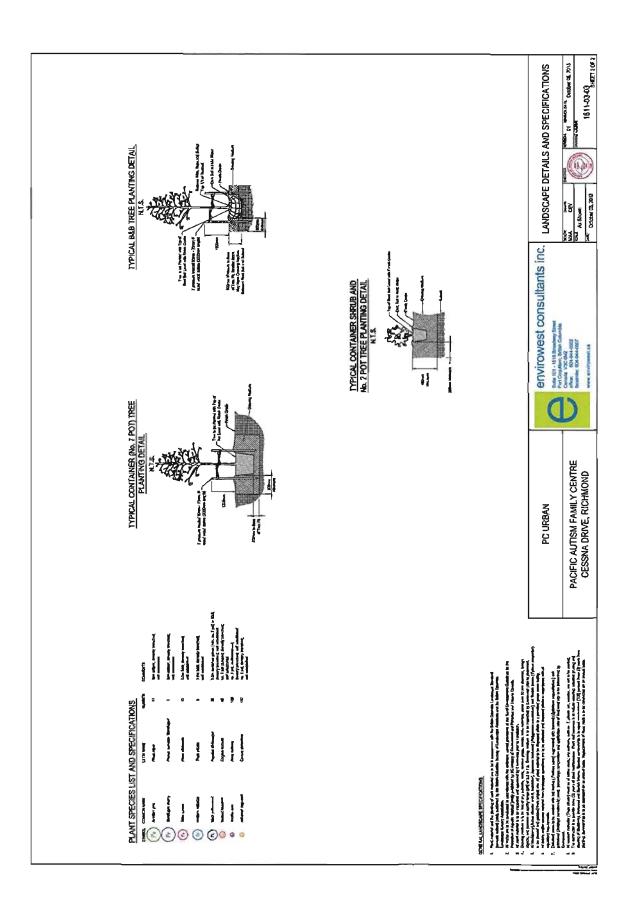
MAA attachments

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## **Development Permit**

		No. DP 13-637525
To the Holder:	Lysander Holdings Ltd.	
Property Address:	3600 Lysander Lane	
Address:	c/o Robert Spencer 1465 – 555 Burrard Street Vancouver, BC V7X 1M9	
	•	

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$39,242.87 (inclusive of a 10% contingency). to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to three years after inspection of the completed landscaping in order to ensure that plant material has survived.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

To the Holder:	Lysander Holdings Ltd.
Property Address:	3600 Lysander Lane
Address:	c/o Robert Spencer 1465 – 555 Burrard Street Vancouver, BC V7X 1M9

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

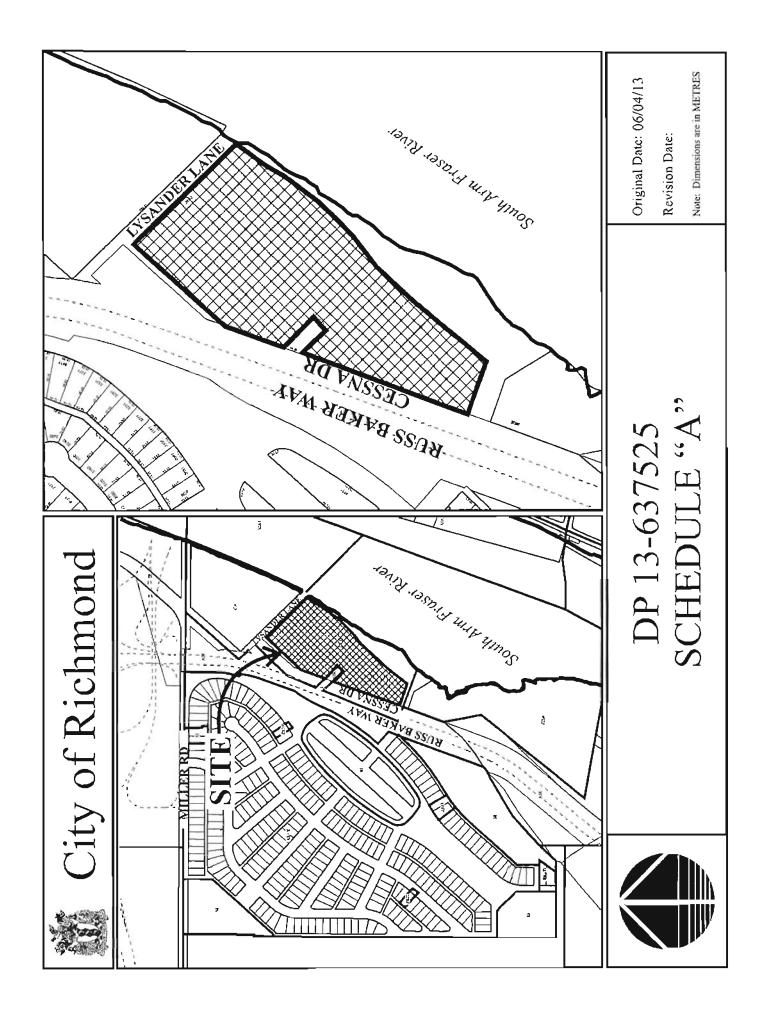
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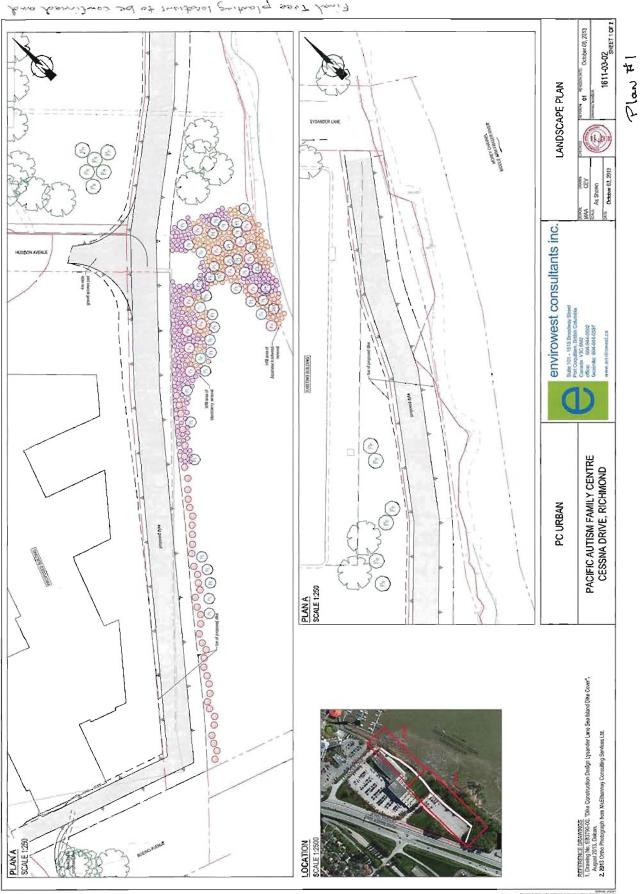
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF . ,

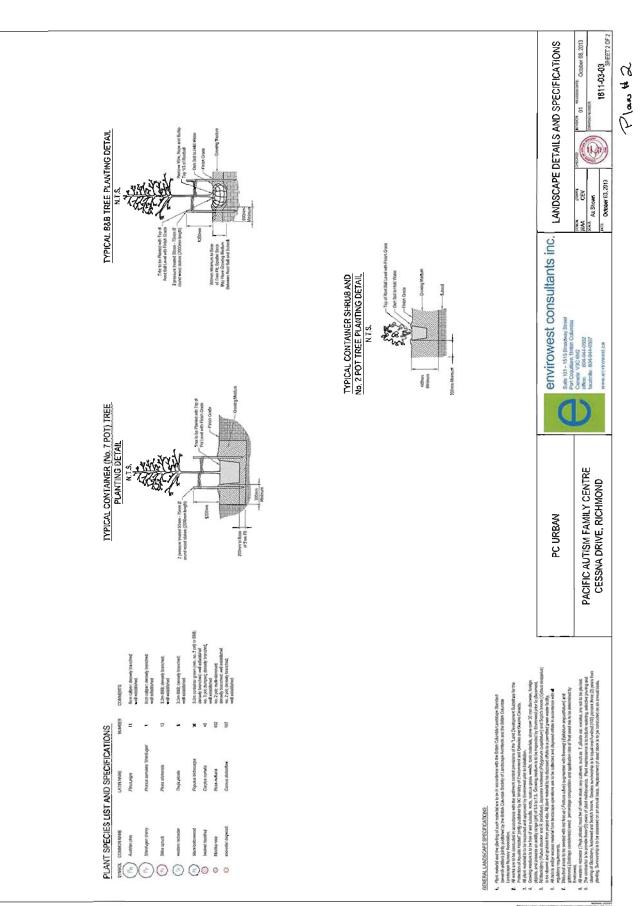
DELIVERED THIS DAY OF

MAYOR





Find Tree planting locations to be continued and opproved by City of Richmond Engineering and Rudes Departments. 06 12-637525



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DP 13-637525



Plan #3