



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Tuesday, November 26, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on November 14, 2019.



1. **DEVELOPMENT VARIANCE 19-863864**
(REDMS No. 6256436)

APPLICANT: Tuung Dih Chu

PROPERTY LOCATION: 8460 Steveston Highway

Director's Recommendations

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.



2. **New Business**

3. **Date of Next Meeting: December 11, 2019**

ADJOURNMENT



**Development Permit Panel
Thursday, November 14, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, 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 October 30, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829207
(REDMS No. 6318022 v. 3)

APPLICANT: IBI Group Architects (Canada) Inc.

PROPERTY LOCATION: 9520 Beckwith Road

INTENT OF PERMIT:

Permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

Applicant's Comments

Gwyn Vose, IBI Group, accompanied by Ramon Binenbaum, IBI Group, with the aid of a model, provided background information on the proposed development, highlighting the following:

Development Permit Panel

Thursday, November 14, 2019

- the seven-storey mixed light industrial and office building is the last phase of the overall four-phase project which includes an 11-storey light industrial/office building and two hotels;
- the proposed seven-storey building is comprised of light industrial spaces on the first two floors, parking on the third and fourth floors, office spaces on the fifth and sixth floors, and a small penthouse on the seventh floor which includes an outdoor amenity area;
- the terraced expression and different façade treatment for each side of the building break up the building mass;
- an attractive facade treatment is proposed for the east side of the building facing a commercial development, which is anticipated to become a zero lot line condition when the adjacent property to the east redevelops in the future;
- vertical elements provide a common theme throughout the building;
- the use of slanted glazed façade on the west face of the building mitigates glare and is a bird-friendly feature; and
- two loading spaces are included on-site and a shared loading space is located in the adjacent development to the west.

Mark van der Zalm, van der Zalm + Associates, briefed the Panel on the main landscape features of the project, noting that (i) the proposed compensation for on-site Environmentally Sensitive Area (ESA) includes planting of bird-friendly native species on the ground, fifth and seventh levels which enhance the habitat, (ii) the grove of existing trees along the south property line will be preserved and protected and additional trees will be planted as part of the ESA compensation scheme, (iii) potential impact to the habitat value of the grove of trees on the south side has been considered in the proposed lighting along the driveway on the south side of the proposed development, (iv) proposed landscaping on the north side has been revised to increase the porosity of the light industrial/commercial spaces on ground level, (v) an outdoor amenity area with a large patio, planters with shrubs and trees, and seating are proposed on the rooftop level, and (vi) soft landscaping on different building levels helps in stormwater management.

In reply to a query from the Panel, Mr. van der Zalm advised that wall lighting will be incorporated on the south side of the building to enhance pedestrian safety and security.

Development Permit Panel

Thursday, November 14, 2019

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the subject development and the adjacent development to the west which includes extensive frontage and site services works along Beckwith Road, (ii) the project was reviewed and supported by the City's Advisory Design Panel, (iii) a significant stand of trees will be retained along the south property line that are adjacent to the existing tree stand to the south that will also be retained, and (iv) a contract with a certified arborist is required to ensure the monitoring of retained trees throughout the construction process.

In addition, Mr. Craig noted that (i) there is shared parking for the subject development and the adjacent development to the south and west, (ii) four parking spaces dedicated to the subject development and a shared loading space are located in the adjacent development to the west, (iii) a Qualified Environmental Professional (QEP) will monitor the ESA planting for a minimum of three years with the applicant providing an appropriate security, (iv) the monitoring period could be extended to five years should there be issues regarding ESA planting after the initial three years, (v) the building will be constructed to be District Energy Utility (DEU) ready, (vi) the project has been designed to achieve LEED Silver Equivalency, and (vii) the applicant will provide a contribution to the City's Public Art Program.

Panel Discussion

In reply to queries from the Panel regarding the maintenance of ESA plantings on the site, Mr. van der Zalm acknowledged that the maintenance plan for ESA plantings include assigning responsibility for their maintenance to the strata. In addition, Mr. Craig confirmed that there will be a covenant registered on Title for maintenance of the ESAs on the subject site.

In reply to queries from the Panel, Mr. Craig advised that as part of the rezoning application for the subject site, there was a covenant secured that would limit subdivision of the light industrial and office spaces to a floor by floor pattern at a maximum.

Discussion ensued with regard to the provision of on-site electrical vehicle (EV) charging stations and the design team noted that they would comply with the City's parking regulations. In addition, Byron Chen, Chunghwa Investment (Canada) Company Ltd., advised that the applicant is open to the suggestion of installing EV charging stations in the subject site.

In reply to a query from the Panel, Mr. Craig advised that there is no formal bylaw requirement for the provision of EV charging in non-residential developments.

Discussion further ensued regarding precedents for developments previously reviewed by the Panel providing EV charging stations and staff were directed to ensure that EV charging stations will be provided on the subject site prior to forwarding the application for Council consideration.

Development Permit Panel

Thursday, November 14, 2019

In reply to a query from the Panel, the project's design team acknowledged that (i) the textured portion in the middle of the east wall of the building would be resistant to graffiti, and (ii) additional trees and shrubs to be planted along the property immediately to the east of the subject site will be irrigated and monitored to ensure their survival.

In reply to a query from the Panel, Karen Truman, Biologist, WSP Engineering Services, confirmed that the manicured lawn that is part of existing on-site ESA has low environmental and habitat value to birds.

Gallery Comments

Branko Popazivanov, 9531 Beckwith Road, expressed concern regarding (i) the height and floor area of the building in the subject development, (ii) the potential safety risk posed by the height of the buildings in the four-phase development as it is under the aircraft flight path, (iii) the lack of consultation of neighbouring residents regarding the four-phase development, (iv) potential parking issues in the proposed development including the possibility of overflow of parking into Beckwith Road, (v) potential shadow impacts of the subject building on single-family homes across Beckwith Road, and (vi) damage to neighbouring single family homes and other construction-related issues as a result of construction activities in the subject site.

In reply to the issues raised by Mr. Popazivanov, the Chair advised that concerns related to density are not within the purview of the Panel. In addition, Mr. Craig noted that (i) there has been no change in the proposed height and floor area of the building in the subject site since the application was considered at Rezoning up to the Development Permit stage, (ii) all the buildings in the four-phase development comply with the height restrictions prescribed by Transport Canada, (iii) there will be Aircraft Noise Covenants registered on Title to advise tenants of the aircraft flight path above the development, and (iv) parking provided in the development including the 74 parking stalls provided in the subject development comply with the Zoning Bylaw requirement.

Todd Harris, 9451 Beckwith Road, inquired about the name of the new north-south street in the four-phase development and queried whether traffic calming measures will be provided in the new street. In reply to the query, Mr. Craig noted that the new north-south road was officially named "Jow Street" by Council and confirmed that traffic calming measures have been included in the new road.

In reply to the concern about the building's potential shadow impacts on neighbouring properties, Mr. Vose reviewed the applicant's shadow study included in the applicant's submission (copy on file, City Clerk's Office), noting that the shadow impact on the north side of Beckwith Road is minimal and will occur only briefly in the winter solstice.

Correspondence

None.

Development Permit Panel

Thursday, November 14, 2019

Panel Discussion

The Panel expressed support for the project, noting that (i) the Panel appreciates the concerns brought forward by the public regarding the subject development; however, zoning and density issues are outside the Panel's mandate, (ii) other concerns of the public such as construction-related issues could be addressed by City staff, and (iii) the Panel will support the application subject to the applicant providing on-site EV charging stations prior to the application being forwarded for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

CARRIED

2. Date of Next Meeting: November 26, 2019

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:10 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 November 14, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 6, 2019

From: Wayne Craig
Director of Development

File: DV 19-863864

Re: Application by Tuung Dih Chu for a Development Variance Permit at
8460 Steveston Highway

Staff Recommendation

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.

A handwritten signature in black ink, appearing to read "Wayne", followed by a large, stylized flourish.

Wayne Craig
Director of Development

WC:sds

Att. 4

Staff Report

Origin

Tuong Dih Chu has applied to the City of Richmond for permission to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway. The subject site currently contains a single-family dwelling and an agricultural building (barn) in support of the existing farm operation.

The subject property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)” (Attachment 1). The roadside stand is proposed to be located within the “Roadside Stand (CR)” zoned portion of the subject property, which requires the requested variance. Although “roadside stand” is a permitted use in both the “Roadside Stand (CR)” and “Agriculture (AG1)” zones, the roadside stand must be incidental and supported by a farm operation of at least 8.0 ha in size in the “Roadside Stand (CR)” zone and 0.8 ha in the “Agriculture (AG1)” zone. The existing farm operation is approximately 3.0 ha in size and the applicant has requested a variance to allow the roadside stand to be located within the “Roadside Stand (CR)” portion of the lot, in order to locate the building closer to Steveston Highway and allow more area for the farm operation in the “Agriculture (AG1)” zoned portion of the property.

The purpose of the roadside stand building is to sell value-added lavender products from the existing lavender farm on the property. The proposed roadside stand building includes 93 m² (1,001 ft²) of indoor floor area and 207 m² (2,228 ft²) of outdoor floor area, for a total of total of 300 m² (3,229 ft²). The proposed use and size of the roadside stand is consistent with Zoning Bylaw 8500, other than the requested variance, and the Agricultural Land Reserve (ALR) Use Regulation.

Background

The subject property previously contained a legal non-conforming roadside stand building in the “Roadside Stand (CR)” zoned portion of the lot, which was demolished in 2015, while the property was being prepared for the lavender farm. In 2017, a Building Permit was issued for a single-family dwelling in the “Agriculture (AG1)” zoned portion of the property, which completed construction in 2018. Also in 2017, a Building Permit was issued for a barn structure in the AG1 zoned portion of the property in support of the farming operation, which completed construction in 2019. More information regarding the history of the previous roadside stand operation, the CR zone, and the existing farm operation is provided in the “Staff Comments” section of this report.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across Steveston Highway, single-family dwellings on lots zoned “Single Detached (RS1/E)”.

To the South: Single-family dwelling and farm operation on an approximately 10 acre (4 hectare) lot zoned “Agriculture (AG1)”.

To the East: Across a City Road Right-of-Way containing “Green Slough”, a single-family dwelling and farm operation on an approximately 5 acre (2 hectare) lot zoned “Agriculture (AG1)”.

To the West: Single-family dwelling on a half-acre (0.2 hectare) lot zoned “Agriculture (AG1)”.

ConsultationFood Security and Agricultural Advisory Committee (FSAAC) Review

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed the proposal on October 10, 2019. The Committee was supportive of the proposal and noted the project is a positive example of a unique high value crop, crop diversification, and adding value for the farmer. The Committee did not make a formal motion due to a lack of quorum. A copy of the relevant excerpt from the FSAAC notes is attached for reference (Attachment 3).

Informational signage has been installed on the property and no correspondence has been received regarding the proposal.

Staff CommentsRoadside Stand (CR) Zone

On February 9, 1987, Council created the Roadside Stand zone as part of a comprehensive rezoning bylaw (Bylaw 4678), which rezoned 21 existing roadside stand businesses to the new Roadside Stand zone, including the subject property. “Roadside stand” was also a permitted use in Agricultural zones, but was limited by the type of roadside stand based on the licensing classes identified in the “Roadside Stand Bylaw” (now located in the Business Regulation Bylaw):

- Class A: be farming a minimum of not less than 0.2 hectares (half-acre) of land and provide a portable building of a maximum 93 m² (1,001 ft²) in floor area;
- Class B: be farming a minimum of not less than 0.8 hectares (2 acres) of land and provide a permanent building of a maximum 93 m² (1,001 ft²) in floor area; and
- Class C: be farming a minimum of not less than 8.0 hectares (20 acres) of land and provide a permanent building of a maximum 190 m² (2,045 ft²) in floor area.

Class A & B were permitted in Agricultural zones and Class C was permitted in the dedicated Roadside Stand zone. The current Zoning Bylaw 8500 allows “roadside stand” in both the “Roadside Stand (CR)” zone and the “Agriculture (AG1)” zone, but contains the following

restrictions (based on sizes in the historical “Roadside Stand Bylaw”, and now located in the Business License Bylaw):

- Roadside Stand (CR): roadside stand must be incidental to and supported by a farm operation of at least 8.0 ha (20 acres) and a maximum 190 m² (2,045 ft²) in floor area.
- Agriculture (AG1): roadside stand must be incidental to and supported by a farm operation of at least 0.8 ha (2 acres) and a maximum 93 m² (2,045 ft²) in floor area.

Although the proposed roadside stand would be Class B, the “Roadside Stand (CR)” zone only allows for a “roadside stand” if the farm operation is at least 8.0 ha (20 acres). The existing farm operation is approximately 3.0 ha in size and the applicant has requested a variance to allow the roadside stand to be located within the “Roadside Stand (CR)” portion of the lot, in order to locate the building closer to Steveston Highway, allow more area for the farm operation in the “Agriculture (AG1)” portion of the property, and utilize previously disturbed area of the property. The applicant could locate the roadside stand within the AG1 portion of the property without the proposed variance, however, this would result in a reduction of farm area and the building being located a significant distance from Steveston Highway.

Previous and Current Farm Business

Based on City records, the subject property received a business license for a Class C roadside stand operation in 1986. The original business license was issued because, at the time, the subject property met the area requirements for a farm operation (8 ha). The property was subsequently subdivided in 1988 to its current lot area. The previous roadside stand operation received continuous business license renewals for the Class C roadside stand until 2015.

In 2015, the pre-existing roadside stand building was demolished and the current property owner began preparing the property for planting (including removing existing greenhouses). The property owner hired a farm operator from Langley with over 10 years of farming experience in order to develop a farm plan for growing fresh lavender and processing value-added lavender products. In 2017, the farm land was prepared and a Building Permit for a barn structure was issued to provide storage for harvested lavender, process value-added lavender products, and store farm equipment, which completed construction in 2019. The lavender farm consists of 15,000 lavender plants (planted in Spring 2018), with a goal to plant an additional 10,000 plants in Spring 2020. The applicant has provided confirmation that the property has farm status and has provided a five-year farm business plan. The property owner now wishes to build a roadside stand building to sell value-added lavender products from the farm (including essential oils, teas and home use products).

Site Planning

The subject property is approximately 8.9 acres (3.6 hectares) and is split-zoned “Roadside Stand (CR)” (1.3 acres / 0.5 hectare) and “Agriculture (AG1)” (7.6 acres / 3.1 hectares). The property currently contains a barn and a single-family dwelling. The proposed floor area of the roadside stand building is 93 m² (1,001 ft²) of indoor area and 207 m² (2,228 ft²) of outdoor area, for a total of 300 m² (3,229 ft²), located within the “Roadside Stand (CR)” zoned portion of the property, along Steveston Highway. Although, the “Roadside Stand (CR)” zone allows a larger

interior area of 190 m² (2,045 ft²), the proposed size of the roadside stand building is consistent with the maximum size permitted in the “Agriculture (AG1)” zone (93 m² (1,001 ft²)). The attached Development Variance Permit plans (Plan #1-3) limit the size and siting of the roadside building as proposed, and cannot be expanded without Council approval. The size and siting of the building is consistent with Zoning Bylaw 8500, other than the requested variance.

The applicant is proposing to sell products from the farm in the roadside stand building as per Zoning Bylaw 8500 and the Agricultural Land Reserve (ALR) Use Regulation. As per the Zoning Bylaw and ALR Use Regulation, at least 50% of the retail sales are limited to the sale of farm products produced on the farm on which the retail sales are taking place.

Proposed parking is consistent with the minimum required number of vehicle parking spaces as per Zoning Bylaw 8500. The parking area will consist of gravel material in order to maintain permeability of the site. The vehicle access to the roadside stand building will be provided via an existing driveway in the middle of the property, and the existing farm access along the west property line will be maintained for farm access only. Transportation staff have reviewed the proposed access and have no concerns. The applicant has also provided a Landscape Plan with proposed planting along the Steveston Highway frontage and a 1.2 m (4 ft.) wooden fence to provide screening of the parking area.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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 “Roadside Stand (CR)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 3.0 ha.

Staff supports the proposed variance due to the following:

- ***The proposed variance allows the roadside building to be located in the “Roadside Stand (CR)” zoned portion of the lot along the Steveston Highway frontage, reserves more area for the farm in the “Agriculture (AG1)” zoned portion of the lot, and utilizes the existing disturbed area from the previous roadside stand building.***
- ***There is an existing lavender farm operation on the subject property, confirmation of farm status has been received, and the applicant has provided a five-year farm business plan.***
- ***The proposal could proceed in the “Agriculture (AG1)” zoned portion of the lot without a variance, but would impact the existing farm operation.***
- ***The proposed size and siting of the roadside stand building are consistent with Zoning Bylaw 8500, other than the requested variance.***

Analysis***Conditions of Adjacency***

- The subject site is bordered by agricultural operations to the east and south. The proposed roadside stand would support the existing farm operation on-site and is considered an agricultural use.
- The direct adjacency to the west is a single-family dwelling. The proposed interior side yard setback from the roadside stand building to the west property line is 13.7 m, which exceeds the minimum side yard setback requirement of the “Roadside Stand (CR)” zone (0 m).
- The proposal also includes an agricultural buffer area between the roadside stand building and the existing farm, which will include lavender plants in pots and containers.

Site Planning

- Refer to the “Site Planning” section of this report for more information.

Architectural Form and Character

- The proposed design of the roadside stand building is consistent with the farm aesthetic, and features steep pitched roof elements, and wood and stone materials.
- The design will feature a canopy area for outdoor retail area for farm product sales.

Landscape Design and Open Space Design

- The applicant has provided a Landscape Plan, which includes a 3.0 m (10 ft.) wide planting strip along Steveston Highway.
- No trees are proposed to be removed. Two trees are proposed to be planted within the planting strip along Steveston Highway.
- In addition to tree and shrub planting, a 1.2 m (4 ft.) wooden fence will be provided along the front property line in order to provide additional screening of the vehicle parking area. The existing chain link fence along the front property line will be removed.
- Pedestrian access is being provided via a 1.8 m (6 ft.) pedestrian pathway connecting the City sidewalk to the entrance of the roadside stand building.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$36,007.40 in association with the Development Variance Permit.

Conclusions

Staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

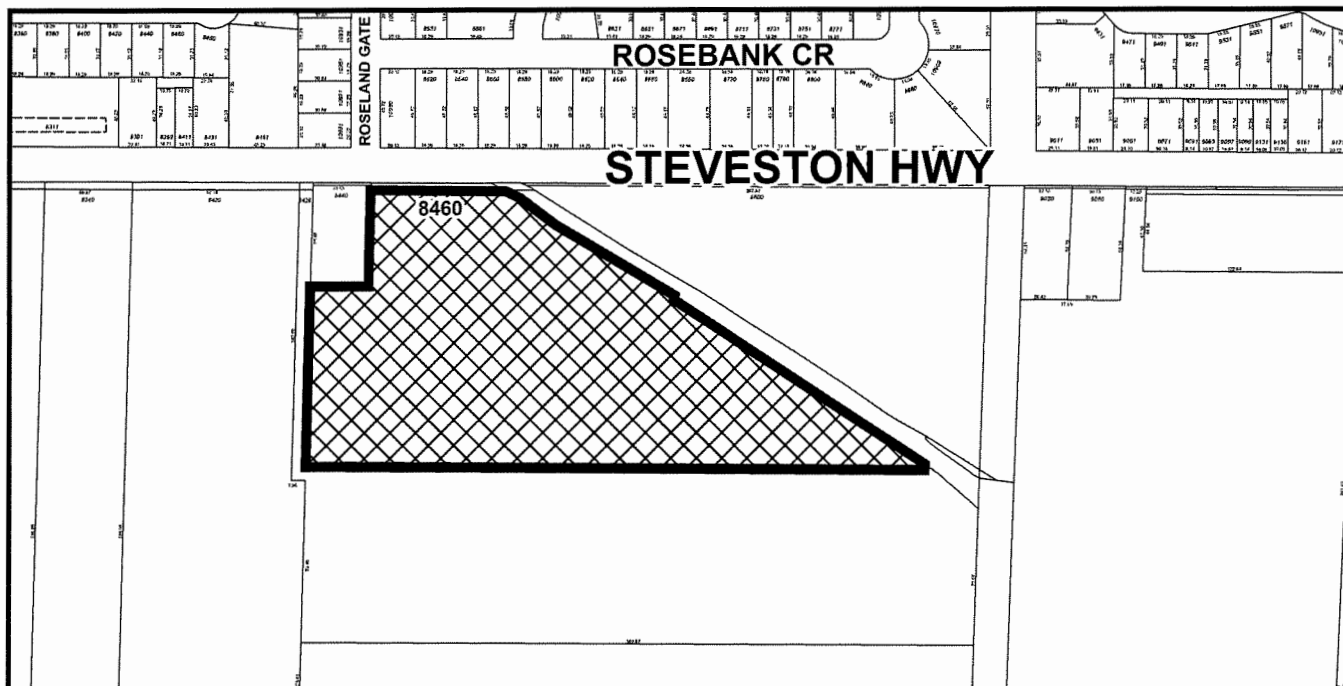
Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from the Meeting Notes of the FSAAC (October 10, 2019)

Attachment 4: Development Permit Considerations

City of
Richmond



DV 19-863864

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Division

DV 19-863864

Attachment 2

Address: 8460 Steveston Highway

Applicant: Tuong Dih Chu

Owner: Gold Phoenix International Trading

Planning Area(s): Gilmore

| | Existing | Proposed |
|-------------------------|---|---|
| Site Area: | Total: 36,028.8 m ² (8.9 ac / 3.6 ha) Roadside Stand (CR): 5,369.4 m ² (1.3 ac / 0.5 ha) Agriculture (AG1): 30,659.4 m ² (7.6 ac / 3.1 ha) | No change |
| Land Uses: | Single-family residential and agriculture | Single-family residential, agriculture and roadside stand |
| OCP Designation: | Agriculture (AGR) | No change |
| Zoning: | Roadside Stand (CR) and Agriculture (AG1) | No change |

| | Bylaw Requirement (CR) | Proposed | Variance |
|---|--|---|-------------------|
| Floor Area Ratio: | Max. 0.50 | 0.06 | None permitted |
| Density: | Max. 1 roadside stand per lot | 1 roadside stand | None permitted |
| Floor Area: | Indoors: Max. 190.0 m ² (2,045 ft ²) Total: Max. 300.0 m ² (3,229 ft ²) | Indoors: 93.0 m ² (1,001 ft ²) Total: 300.0 m ² (3,229 ft ²) | None permitted |
| Lot Coverage: | Max. 35% | 6% | None |
| Setback – Front Yard: | Min. 3.0 m | 6.0 m | None |
| Setback – Side Yard: | N/A | 13.7 m | None |
| Setback – Rear Yard: | N/A | 33.5 m | None |
| Height (m): | Max. 10.5 m | 7.6 m | None |
| Lot Size: | Roadside stand must be incidental and supported by a farm operation of at least 8.0 ha | 3.0 ha | Variance required |
| Off-street Parking Spaces: | 1 space per 20.0 m ² = 15 | 15 | None |
| Off-street Parking Spaces – Accessible: | Min. 2% = 1 | 1 | None |

**Excerpt from the Meeting Notes (No Quorum) of the
Food Security and Agricultural Advisory Committee (FSAAC)**

**Thursday, October 10, 2019 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall**

Development Variance Permit Application at 8460 Steveston Highway

Steven De Sousa, Planner 1, introduced the proposed Development Variance Permit application at 8460 Steveston Highway, and provided the following comments:

- The property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)” due to a historic rezoning on the property;
- Roadside stands are permitted in both CR and AG1 zones; however the requirement for the area of the farm is different;
- The existing farm operation is approximately 3 ha in size, which meets the AG1 requirement, but not the CR requirement;
- In order to maximize the area for farming in the AG1 zoned portion of the property, the applicant is requesting to locate the roadside stand in the CR zoned portion in a previously developed area, along Steveston Highway; and
- Other than the requested variance, the proposal is consistent with the Zoning Bylaw, and the proposal is consistent with the OCP designation for the property.

Michelle Wu, Applicant, provided a description of the existing lavender farm operation on the property and the plan for value-added business initiatives in the form of a roadside stand building.

The Committee expressed support for the proposal, noting the project is a positive example of a unique high value crop, crop diversification, and adding value for the farmer.



City of
Richmond

ATTACHMENT 4

Development Variance Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8460 Steveston Highway

File No.: DV 19-863864

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$36,007.40. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



City of Richmond

Development Variance Permit

No. DV 19-863864

To the Holder: Tuung Dhi Chu (Ted)
Property Address: 8460 Steveston Highway
Address: 8460 Steveston Highway
Richmond, BC V7A 1M3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1-3).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,007.40 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 one year 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.

This Permit is not a Building Permit.

Development Variance Permit

No. DV 19-863864

To the Holder: Tuung Dhi Chu (Ted)
Property Address: 8460 Steveston Highway
Address: 8460 Steveston Highway
Richmond, BC V7A 1M3

AUTHORIZING RESOLUTION NO.
DAY OF , .

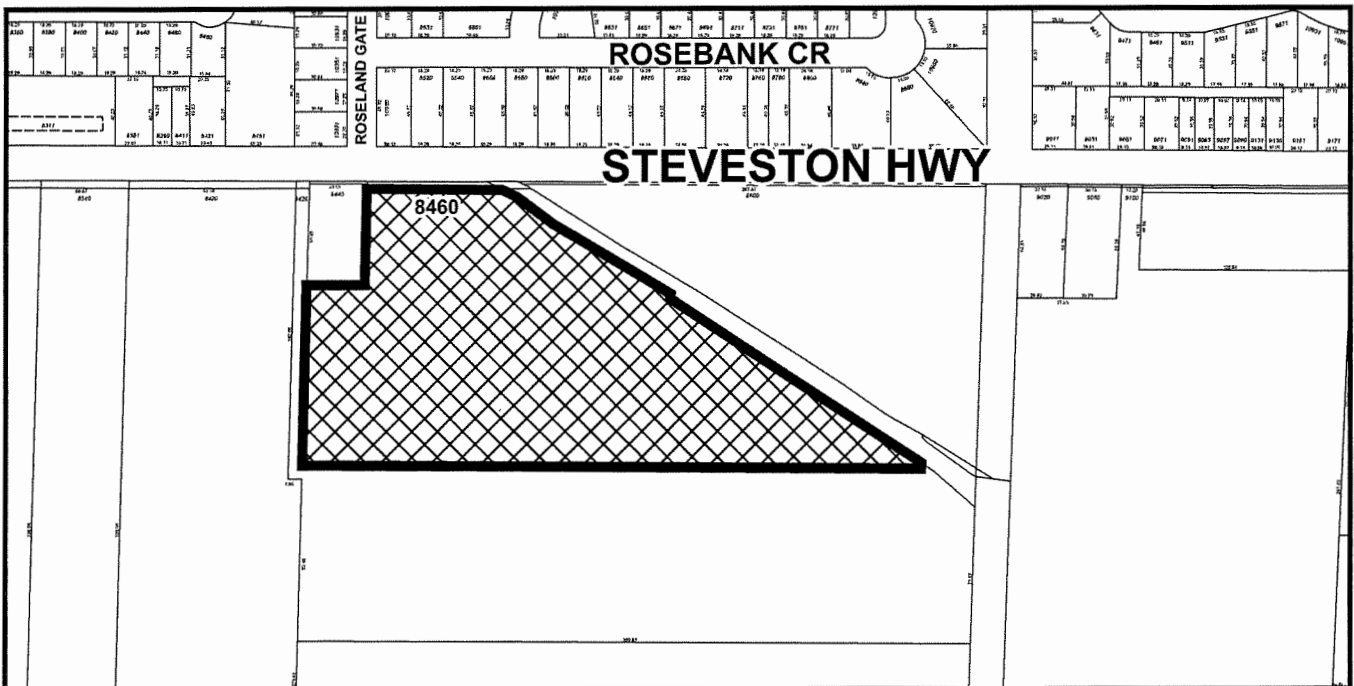
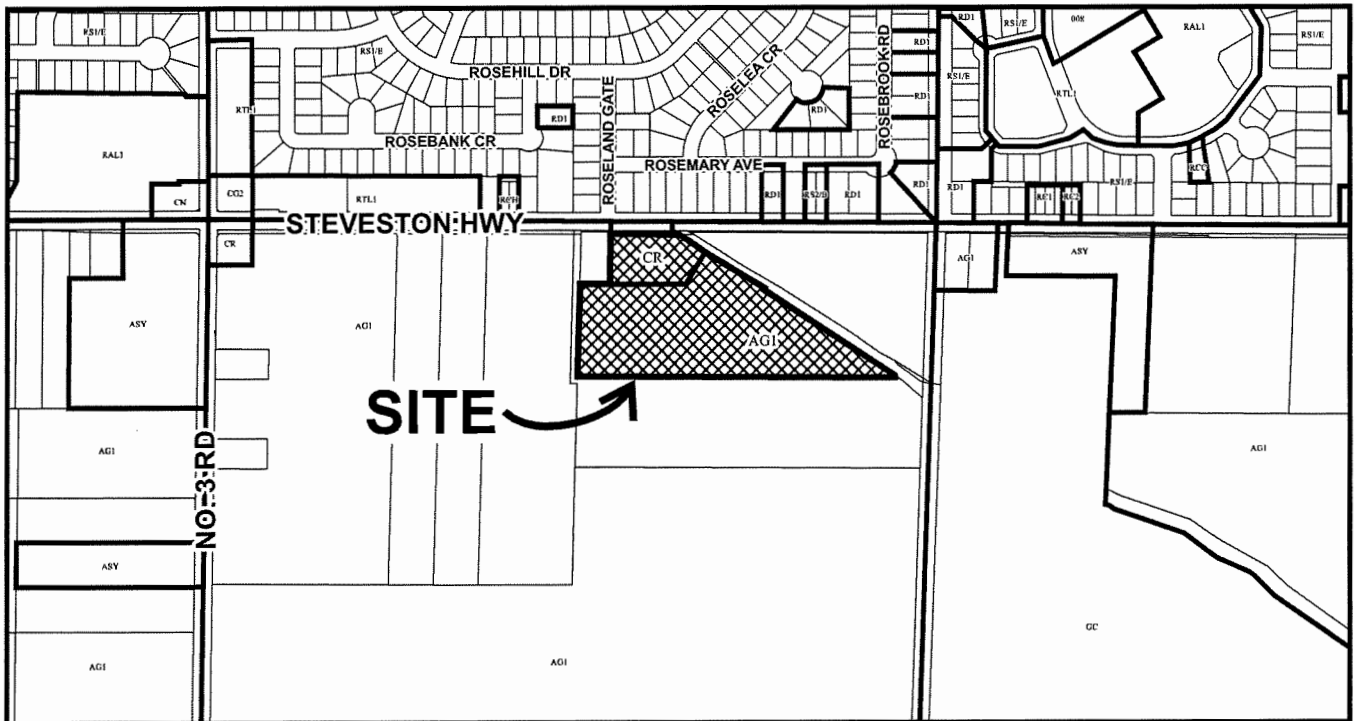
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DV 19-863864
SCHEDULE "A"

Original Date: 06/11/19

Revision Date: 11/05/19

Note: Dimensions are in METRES

GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON SET OF PLANS. ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS ON THIS SET OF PLANS. ALL BEAM, POST, MEMBER SIZES AND CONDITIONS TO BE CHECKED AND VERIFIED WITH STRUCTURAL STREAMLINE DESIGN LTD. OF DISCREPANCIES PRIOR TO COMMENCING ANY WORK. NOTIFY STREAMLINE DESIGN LTD. OF DISCREPANCIES PRIOR TO COMMENCING ANY WORK. CONTRACTORS PROCEED AT THEIR OWN RISK.

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO STREAMLINE DESIGN LTD. AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION

[illegible]

 = CR ZONING
 = AG1 ZONING
 - PROPOSED LAVENDER PRODUCTION AREA
 = PROPOSED STRUCTURES

LEGAL DESCRIPTION:
PARCEL "D" (23681E) SECTION 4
BLOCK 3 NORTH RANGE 6 WEST
P.I.D. 001-718-541
CR ZONING AREA: 53689.46 m²
AG1 ZONING AREA: 30659.38 m²
TOTAL FARM AREA: 36028.84m²
VARIANCE REQUESTED TO VARY THE MINIMUM SIZE OF A
FARM OPERATION ASSOCIATED WITH A ROADSIDE STAND
FROM 8.0 ha TO 3.0 ha

SITE PLAN
SCALE: 1" = 40'

NOV 05 2019
DV 19-863864
PLAN # 1

A. MORGULIS ARCHITECT INC.
ANATOLY MORGULIS, MAIBC
5175 MACNEILL CRT.
PEACHLAND, BC, V0H 1X2
AARCHITECT@TELUS.NET
PH 250-767-6008

| | | | |
|--------|----------------|-------------|-----------|
| DATE: | 11/7/2019 | TECHNICIAN: | K. SIMOES |
| SCALE: | 1/4" = 1' U.O. | DESIGNER: | K. SIMOES |

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Streamline
Design Ltd.

| AMENDMENTS: | DESCRIPTION |
|-------------|-------------|
|-------------|-------------|

1
REVISIONS

| ISSUES | DATE |
|---------------------|------------|
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 ISSUED FOR DP R1 | 2019.10.27 |
| 1 ISSUED FOR REVIEW | 2019.04.10 |

| | |
|--------------------|-------|
| PROJECT / INVOICEN | LEITZ |
| DRAWN BY | LX |
| CHECKED BY | LX |
| DATE CHECKED | |
| CONSULTANT | |

PROJECT

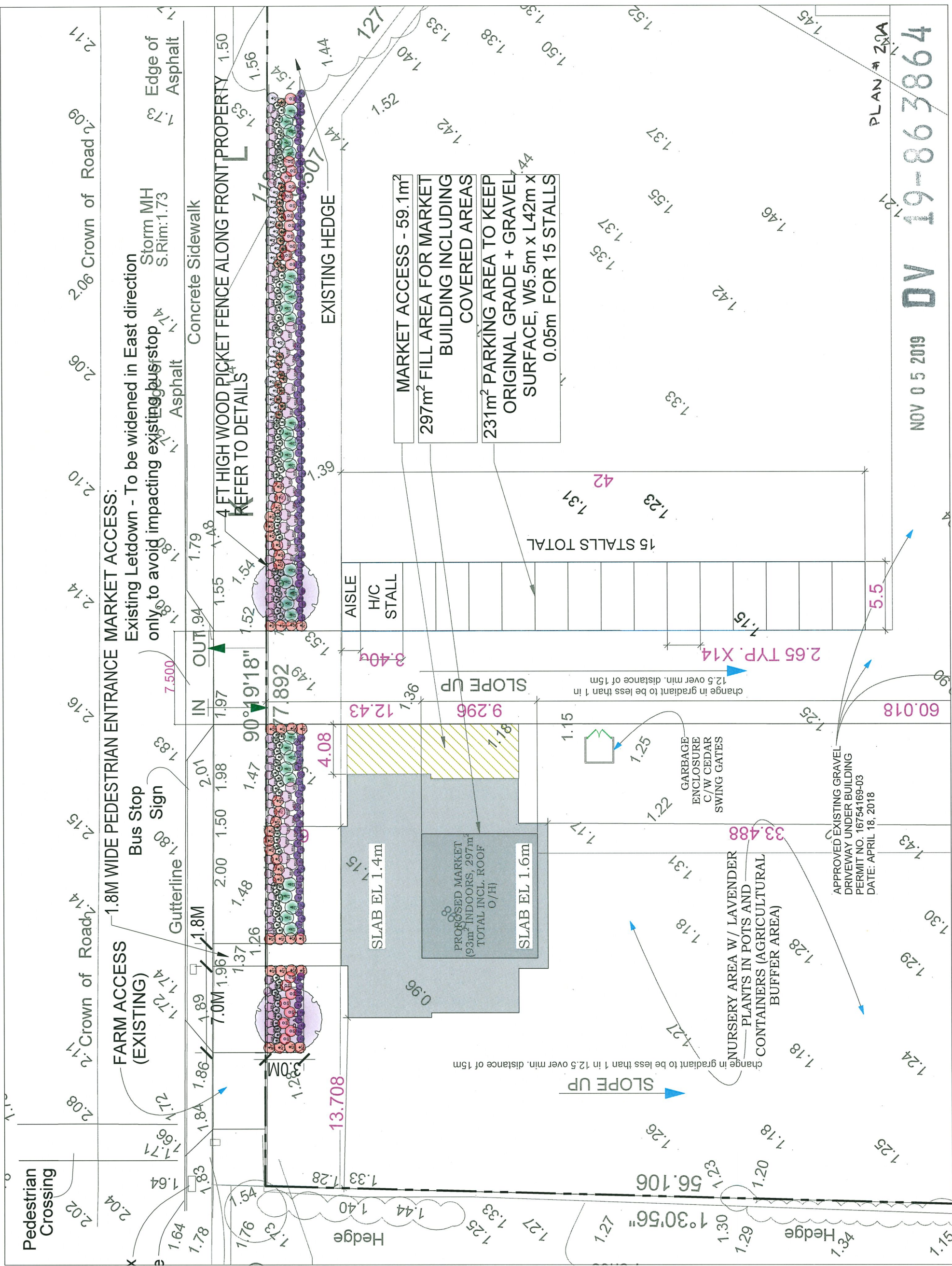
8460 STEVESTON HWY
MARKET LANDSCAPE
RICHMOND, BC

DRAWING TITLE

LANDSCAPE
SITE PLAN

DRAWING No.

5

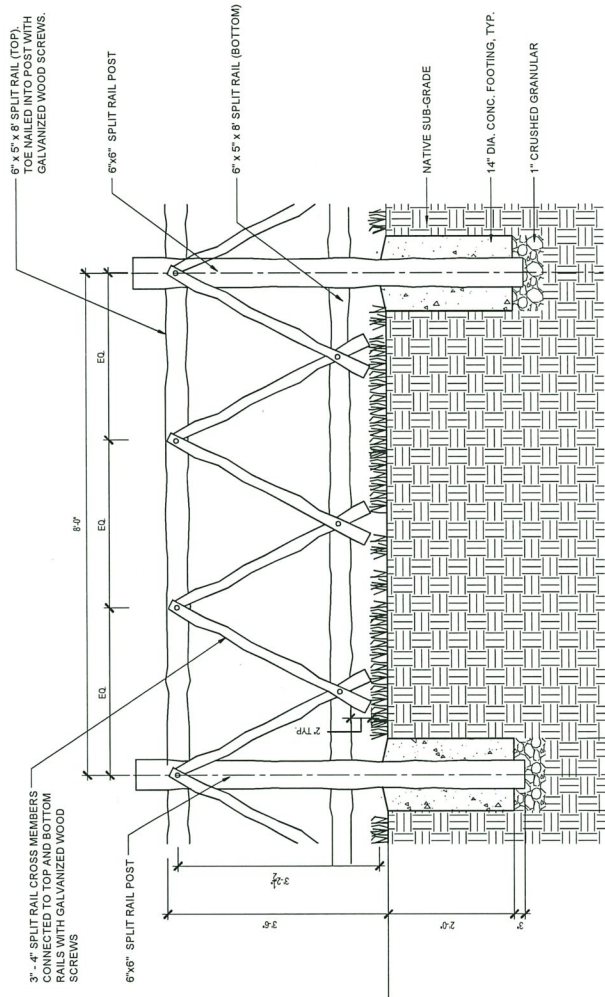


PLANT LIST:

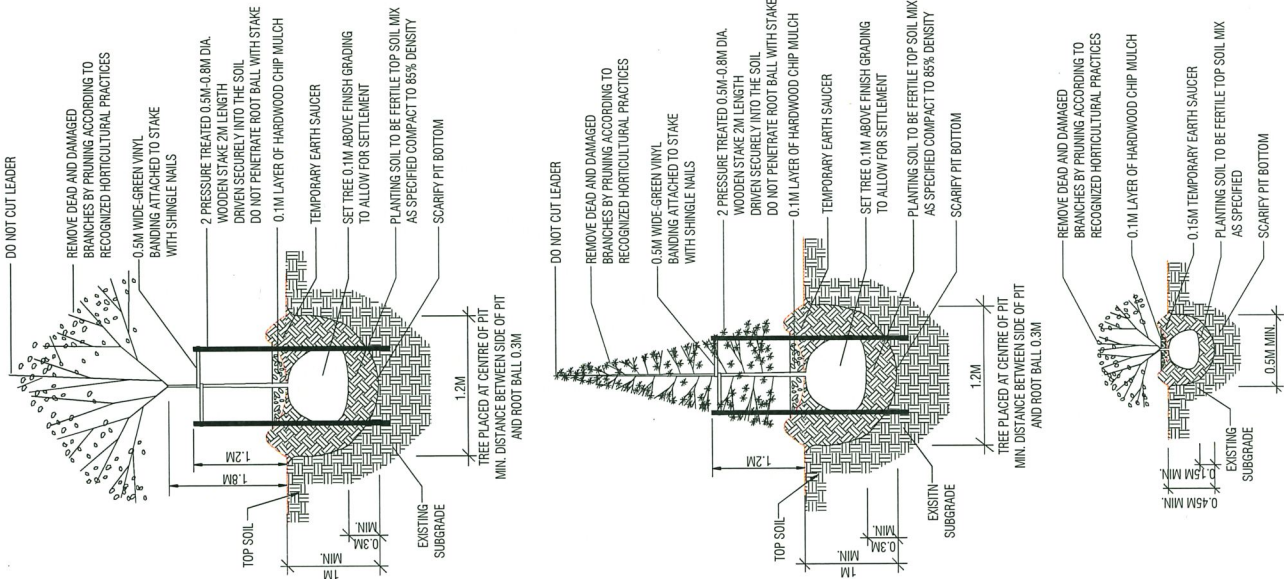
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE & COND. |
|-----|------|---|-------------|-------------------|
| PAD | 2 | DECIDUOUS TREES PRUNUS SERRYLATA "KWANZAN" | | |
| | | SHRUBS & GROUNDCOVERS | | |
| AZ | 19 | AZALEA BLOOM-A-THON PINK DOUBLE | | |
| AZ1 | 38 | GRAD'S FUCHSIA AZALEA / HINO CRIMSON AZALEA | | |
| la | 82 | LAVANDULA ANGUSTIFOLIA | | |
| la2 | 47 | LAVANDULA STOECHAS SUBSP. | | |
| ER | 27 | ERICA X DARLEYENSIS | | |
| ER1 | 50 | ERICA X DARLEYENSIS | | |
| CT | 30 | CHOISYA TERNATA SUNDANCE | | |
| RS | 21 | ROSA HYBRID TEA | | |
| RS1 | 35 | ROSA HYBRID TEA | | |
| | | PERENNIALS | | |
| cm | 93 | COREOPSIS VERTICILLATA MOONBEAM | | |
| Dah | 22 | DAHLIA SPS | | |
| | | DOUBLE FLOWER CHERRY | 櫻花 | 6CM CAL B & B |
| | | REBLOOMING AZALEA (PINK) | 映山红 | #2 @ 3' O.C. |
| | | AZALEA (RED) | 映山红 | #2 @ 3' O.C. |
| | | ENGLISH LAVENDER | | #2 POT @ 18" O.C. |
| | | ENGLISH LAVENDER (EVERGREEN) | | #2 POT @ 18" O.C. |
| | | WINTER HEATHER (PURPLE) | 冬季石南 | #2 POT @ 1' O.C. |
| | | WINTER HEATHER (PINK) | 冬季石南 | #2 POT @ 1' O.C. |
| | | MEXICAN MOCK ORANGE | | #2 @ 4' O.C. |
| | | HYBRID TEA ROSA (RED) | | #2 POT @ 3' O.C. |
| | | HYBRID TEA ROSA (PINK) | | #2 POT @ 3' O.C. |
| | | MOONBEAM TICKSEED | | #1 60CM O.C. |
| | | DAHLIA | 大丽花 | #1 @ 45CM O.C. |

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF-SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS:
 - 150MM (6")
 - 300MM (12")
 - B. GROUND COVERS:
 - 450MM (18")
 - C. SHRUBS:
 - 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)
 - D. TREE PITS:
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
7. 1"MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL







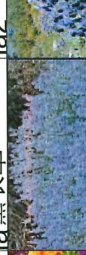






4FT HIGH WOOD PICKET FENCE DETAILS



TYPICAL PLANTING DETAILS



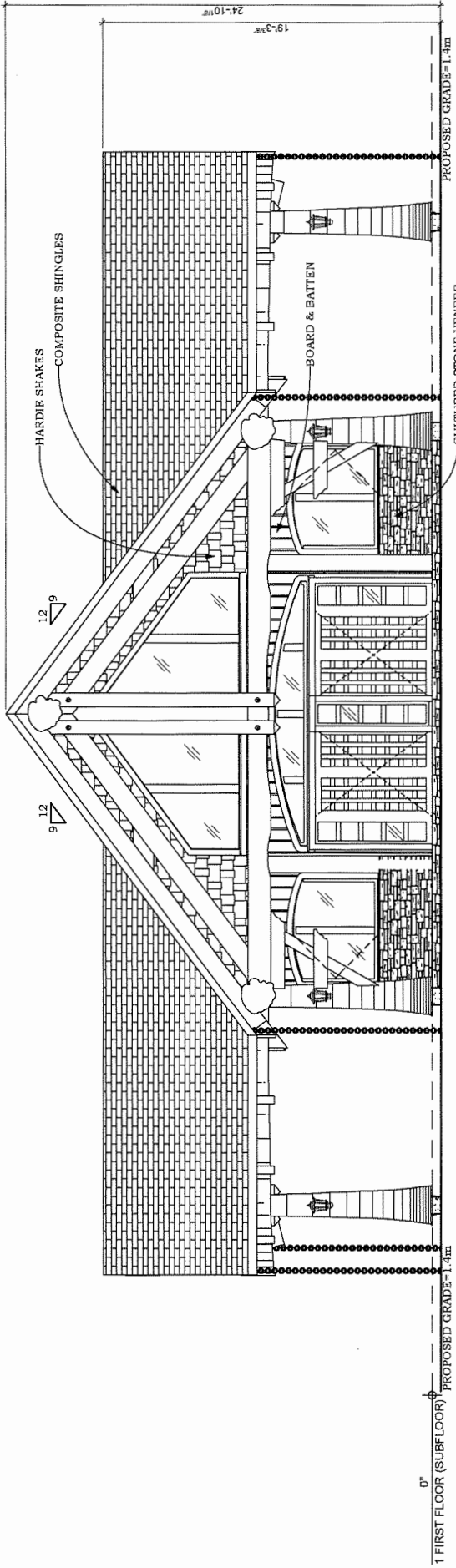
| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|------------------|---|------------------------------|-------------------------------------|---|------------------------------|--|---|------------------------------|---|---|---|---|---|--|----------------------------|---|---|-------------------------------|----------------------|
|  <p>櫻花</p> |  <p>BLOOM: EARLY 4-5 DOUBLE PINK</p> |  | <p>AZ 映山红</p> <p>BLOOM: 4-5 PURPLE</p> |  | <p>cm</p> |  | <p>BLOOM: 6-8 YELLOW</p> | <p>大丽花</p> <p>Dah</p> |  | <p>BLOOM: 6-8 PURPLE</p> | <p>la 薰衣草</p> <p>la2</p> |  | <p>BLOOM: 6-8 PURPLE</p> | <p>CT 墨西哥桔</p> <p>BLOOM: 5 WHITE</p> |  | <p>月季花 (红色)</p> <p>RS</p> |  | <p>月季花 (粉红色)</p> <p>RS1</p> |  | <p>BLOOM: 6-9 PINK</p> | <p>ERICA X DARLEYGENSIS (WINTER HEATHER) Evergreen, H: 1.5-2m W: 2m Full sun, Partial shade Bloom Winter to Early Spring Water Attraction Hardiness: zone 6 to 8</p> |  | <p>BLOOM: 12-3 YELLOW</p> | <p>PLAN 4</p> |
|---|---|---|---|---|------------------|---|------------------------------|-------------------------------------|---|------------------------------|--|---|------------------------------|---|---|---|---|---|--|----------------------------|---|---|-------------------------------|----------------------|

CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE DURING CONSTRUCTION AND SHALL ENSURE COMPLIANCE TO CURRENT W.C.B. REGULATIONS AND WITH ALL LOCAL CODES AND ORDINANCES.

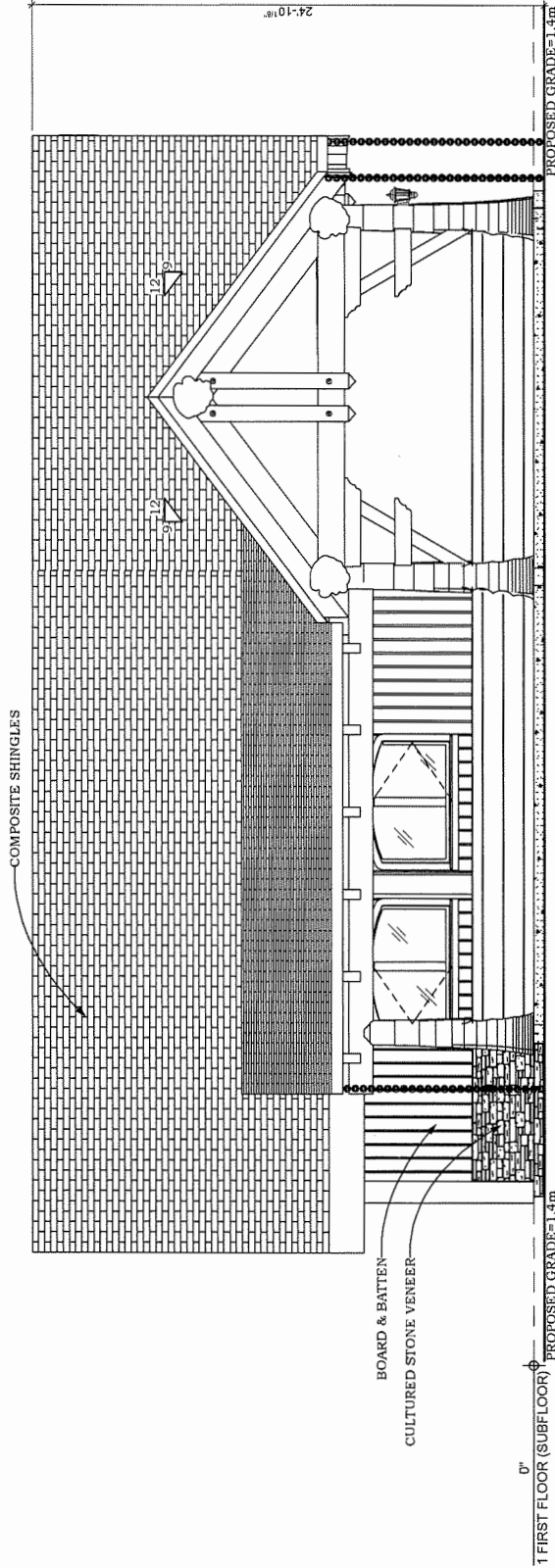
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CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO STREAMLINE DESIGN LTD. AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOV 05 2019 DV 19-863864 PLAN # 3 A

A. MORGULIS ARCHITECT INC.
ANATOLY MORGULIS, MAIBC
5175 MACNEILL CRT.
PEACHLAND, BC, V0H 1X2
AARCHITECT@TELUS.NET
PH 250-767-6008

PAGE: 02 OF 13

PROJECT: Gold Phoenix Trading

8460 Steveston Hwy
Richmond, BC V7A 1M3

Elevations

DRAWING TITLE:

SCALE: 1/4" = 1' U.N.O.

DATE: 5/28/2019

TECHNICIAN: K. SIMOES

DESIGNER: K. SIMOES

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Streamline Design Ltd.

PH: 604-854-2966 FAX: 604-854-2981
#102-2469 PAULINE ST
ABBOTSFORD, BC V2S 3S1
WWW.STREAMLINEDESIGN.CA

AMENDMENTS:

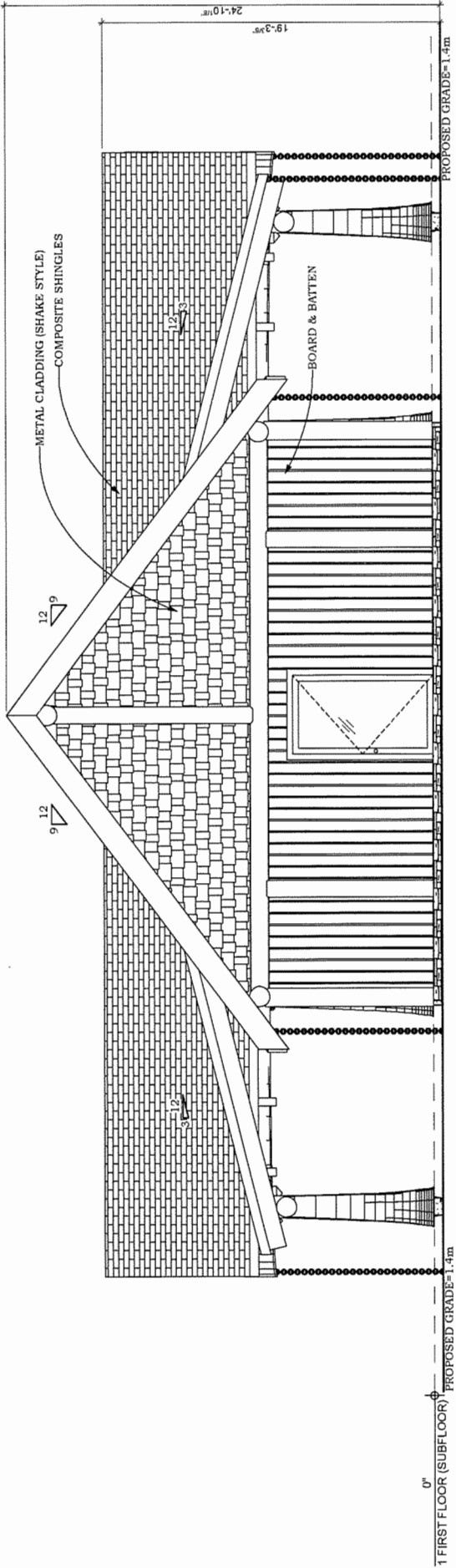
DATE DESCRIPTION

CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE DURING CONSTRUCTION AND SHALL ENSURE COMPLIANCE TO CURRENT W.C.B. REGULATIONS AND WITH ALL LOCAL CODES AND ORDINANCES.

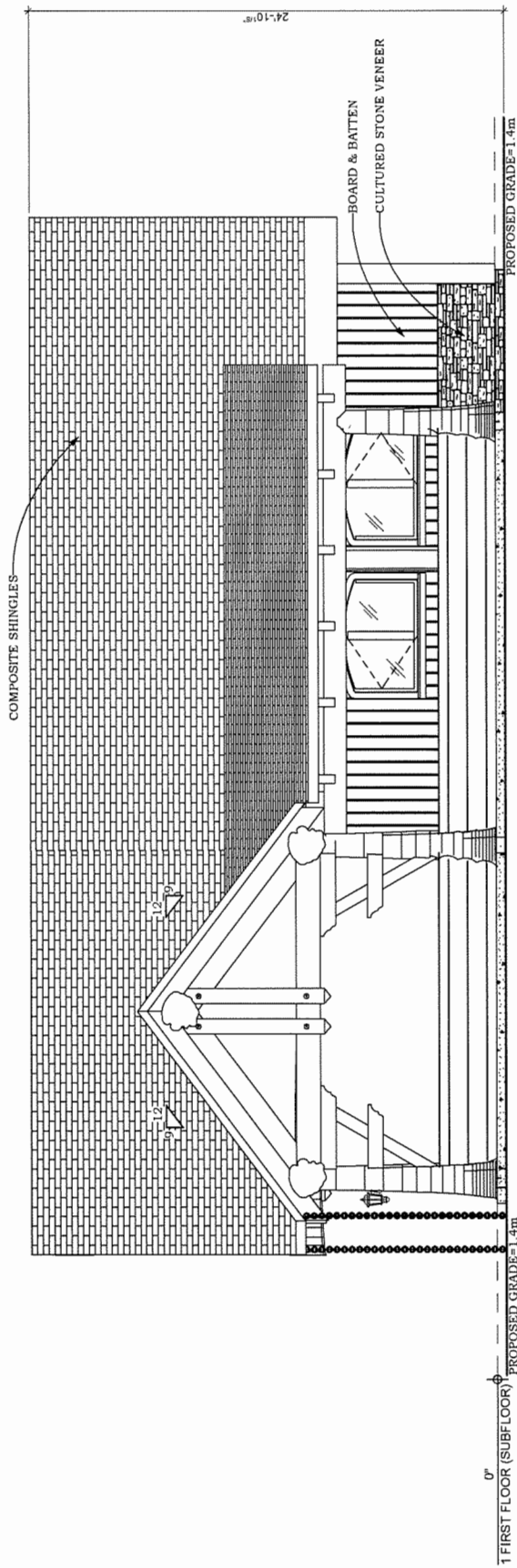
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CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO STREAMLINE DESIGN LTD. AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

PLAN # 3-B
NOV 05 2019 DV 19-863864

A. MORGULIS ARCHITECT INC.
ANATOLY MORGULIS, MAIBC
5175 MACNEILL CRT.
PEACHLAND, BC, V0H 1X2
AARCHITECT@TELUS.NET
PH 250-767-6008

PROJECT: Gold Phoenix Trading
8460 Steveston Hwy
Richmond, BC V7A 1M3

SCALE: 1/4" = 1' U.N.O.
DATE: 5/28/2019
TECHNICIAN: K. SIMOES
DESIGNER: K. SIMOES

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#102-2469 PAULINE ST
ABBOTSFORD, BC, V2S 3S1
PH: 604-854-2966 FAX: 604-854-2981
WWW.STREAMLINEDESIGN.CA

AMENDMENTS:
DATE DESCRIPTION