

#### Development Permit Panel Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road

Wednesday, November 29, 2023 3:30 p.m.

#### **MINUTES**

Motion to adopt the minutes of the Development Permit Panel meeting held on November 16, 2023.

#### DEVELOPMENT PERMIT 18-829236

(REDMS No. 7427015)

APPLICANT: 1132865 BC Ltd.

PROPERTY LOCATION: 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540,

7560/7580 and 7600 No. 1 Road)

#### **Director's Recommendations**

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 18-829236).

#### 2. **DEVELOPMENT PERMIT 18-843281**

(REDMS No. 7439779)

APPLICANT: Lovick Scott Architects

PROPERTY LOCATION: #115 - 10700 Cambie Road

ш		IVI

#### **Director's Recommendations**

That a Development Permit be issued which would permit the construction of exterior renovations and minor on-site upgrades to the existing McDonald's restaurant at #115 – 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

#### 3. DEVELOPMENT PERMIT 21-944169

(REDMS No. 7419131)

APPLICANT: Weaver Technical Corp.

PROPERTY LOCATION: 11191 Twigg Place

#### **Director's Recommendations**

That a Development Permit be issued at 11191 Twigg Place to facilitate the installation of a barge loading facility on a site designated as Environmentally Sensitive Area (ESA).

- 4. New Business
- 5. Date of Next Meeting: December 13, 2023

**ADJOURNMENT** 

#### **Minutes**



#### Development Permit Panel Thursday, November 16, 2023

Time:

3:30 p.m.

Place:

Council Chambers

Richmond City Hall

Present:

Joe Erceg, General Manager, Planning and Development, Chair

Milton Chan, Director, Engineering

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 25, 2023 be adopted.

CARRIED

#### 1. DEVELOPMENT PERMIT 18-824566

(REDMS No. 7423144)

APPLICANT:

SNC Lavalin Inc.

PROPERTY LOCATION:

12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5

Road

INTENT OF PERMIT:

Permit the works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road.

#### **Applicant's Comments**

Baljinder Mahal, BC Ferry Services Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the subject application, noting that (i) the project includes replacement of infrastructure and facilities that have been in place since the early 1960s, (ii) there is a reduction in the scope of redevelopment works in the current development permit application from the previous rezoning application proposal in 2019 due to the pandemic and cost increases, (iii) the revised project scope includes, among others, the construction of a new machine shop building and renovations and modifications of existing buildings to meet future needs, and (iv) a key component of the project is dike infrastructure works.

With the aid of the same visual presentation, Ryan Stinson, AtkinsRealis (formerly SNC Lavalin, Inc.), reviewed the location of Environmentally Sensitive Areas (ESAs) and Riparian Management Areas (RMAs) designations in the subject site and noted that (i) due to the revised project scope, there is a reduction in the overall footprint of new development and land modification, resulting in reduced amount of ESA impacts and increased ESA compensation/enhancement ratio, (ii) the proposed realignment of the sanitary force main will reduce impacts to the ESA, (iii) three trees will be planted along the RMA to compensate for the removal of a tree to allow for the proposed installation of the water main meter chamber, (iv) 197 replacement trees are required to be planted for the 94 trees that will be impacted by the proposed development, and (v) 173 replacement trees are proposed to be planted within the proposed ESA compensation areas and the 24 remaining trees will be provided through a cash-in-lieu contribution.

With the aid of the same visual presentation, Meredith Mitchell, M2 Landscape Architecture, reviewed the project landscape masterplan, noting that (i) planting for ESA compensation consists of native plant materials, (ii) the existing condition of the site was considered in the choice of tree species and location of trees proposed to be planted on the site, and (iii) tree species selection for ESA compensation planting was vetted by the Qualified Environmental Professional (QEP).

#### **Panel Discussion**

Discussion ensued regarding proposed measures by the applicant to protect the proposed plantings near the CN Rail corridor from pesticide spraying by CN Rail and as a result of the discussion, the applicant was advised to include in their ESA compensation monitoring and maintenance report the occurrences of spraying by CN Rail in the ESA compensation area and if there are impacts to the new plantings for ESA compensation and enhancement.

In reply to a query from the Panel regarding the exterior cladding materials for the proposed machine shop building, the applicant noted that metal cladding will be used.

#### Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed ESA compensation and enhancement scheme for the project includes invasive species removal for all designated ESAs in the subject site, (ii) a legal agreement will be secured for a five-year monitoring and maintenance report for the ESA compensation and enhancement works associated with the proposed development, and (iii) the proposed ESA compensation and enhancement scheme represents a net gain in ecological habitat function throughout the site.

#### Correspondence

None.

#### **Gallery Comments**

John Klomp, 12200 No. 5 Road, expressed concern regarding the potential impacts of the proposed development on their property and queried about the location of the entrance to the subject site, the location of the ESAs on the subject site, the timeline for the construction of the proposed development, and the hours of operation of the proposed facility.

Penilla Klomp, 12200 No. 5 Road, sought clarification regarding the extent of the proposed development and the existing buildings that will be demolished.

In reply to the concern and queries raised by the delegates, staff noted that (i) the entrance to the subject site will remain off Rice Mill Road and the existing access road will be maintained as part of the redeveloped Fleet Maintenance Unit in the future, (ii) there is no proposed access from No. 5 Road to the subject site, (iii) there are numerous environmental designations on the subject site and the ESAs located on the foreshore and the vegetated areas between Rice Mill Road and north of the CN Rail Right-of-Way are part of the ESA areas to be enhanced as part of the project.

In reply to the query regarding the hours of operation of the proposed facility, the applicant noted that majority of the work on-site will be on day shift and there is no night shift work being envisioned.

In reply to a further query, staff clarified that the majority of ESA north of the CN Rail Right-of-Way is zoned Agricultural and any future industrial development in this area will require a rezoning application to be considered by City Council.

#### Panel Discussion

Discussion ensued whether the 24 replacement trees that will be provided through cash-inlieu contribution could be planted on-site and as a result of the discussion, staff was directed to work with the applicant to install the 24 replacement trees on-site, either within or outside the ESA areas, prior to the application moving forward for Council consideration.

#### **Panel Decision**

It was moved and seconded

That a Development Permit be issued at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road for works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area.

#### 2. DEVELOPMENT PERMIT 22-013200

(REDMS No. 7386050)

APPLICANT:

Oval 1 Holdings Ltd.

PROPERTY LOCATION:

6011 River Road

#### INTENT OF PERMIT:

- 1. Permit the construction of 368 residential units in three 13-storey high-rise multifamily apartment buildings at 6011 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

#### **Applicant's Comments**

Jayme Colville, ASPAC, and Vance Harris, DIALOG, with the aid of a visual presentation (attached to and forming part of these minutes as <a href="Schedule 2">Schedule 2</a>), provided background information on the proposed development, noting that (i) the applicant has been providing housing units, community amenities and infrastructure upgrades through their development projects in the area, (ii) the proposed development is part of the overall River Green development in the area, (iii) due to its unique site configuration, the proposed development is set back from the river farther than the neighbouring development to the east, (iv) the proposed development has been broken down into three towers to minimize shadowing onto the neighbouring buildings to the east and in consideration of the views of residents in neighbouring buildings to the east, (v) the site context, setbacks, sun angles and views, among others, were primary considerations in the location and massing of buildings in the proposed development, (vi) a slender tower is proposed at gateway, (vii) building rooftops are landscaped to enhance the buildings' gateway character and provide visual interest, and (viii) the heights of the northern and southeastern buildings have been stepped down towards the river.

In addition, Mr. Harris reviewed the project's street level plan including vehicle and pedestrian entries to the buildings, parking and loading plan, bicycle storage, building elevations, and proposed material palette.

Mr. Harris further noted that the location of the vehicular entry court on the south side of the subject site, the extent of separation of towers between the proposed development and neighbouring towers to the east, and the breaks between buildings in the proposed development respond to the neighbouring residents' concerns regarding potential vehicular noise and traffic in the area, shadowing and blockage of views.

Chris Phillips, PFS Studio, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) the landscaping for the project is an important element in achieving the project's gateway feature, (ii) the subject site is surrounded by multi-use pathways along the edges, (iii) the setback along the No. 2 Road Bridge allows the retention of existing trees, (iv) indoor and outdoor amenity spaces are proposed over several levels, (v) green roofs are proposed on top of the indoor amenity structures, and (vi) although not part of the subject DP, the developer is discussing the potential development of an under the bridge public plaza near River Road with the City's Parks Department.

#### **Staff Comments**

Mr. Craig noted that (i) the proposed development will be connected to the City's District Energy Utility (DEU), (ii) the development includes 40 Basic Universal Housing (BUH) units, (iii) the proposed development will meet the City's Official Community Plan (OCP) and Canada Mortgage and Housing Corporation (CMHC) interior noise and thermal standards as per the acoustical report provided by the applicant, and (iv) the proposal includes an extensive Transportation Demand Management (TDM) package, including, among others, a transit pass program, car share spaces and vehicles and enhanced on-site bicycle facilities for storage and maintenance.

In addition, Mr. Craig noted that staff support the proposed development variance that would allow more bicycle lockers to be provided in a bicycle room which supports the City's objective to provide alternative modes of travel for residents.

Also, Mr. Craig advised that there is an extensive Servicing Agreement associated with the project including frontage works, road improvements and site servicing.

In reply to a query from the Panel, Mr. Craig advised that the proposed variance will facilitate the installation of family-sized bicycle lockers.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that the primary access to southeastern and southwestern towers is through the auto court and the front door access to the northern and southeastern towers is from River Road to the east.

In reply to a query from the Panel, staff noted that live planting site coverage, including on the green roofs, is approximately 40 percent.

#### **Gallery Comments**

Shenif Dewshi, Unit 503, 5151 Brighouse Way, expressed concern regarding the effectiveness of the location and design of the proposed development to mitigate airport noise for existing neighbouring buildings and queried regarding (i) the number of residential units in the proposed development, and (ii) whether there is a decrease in the required number of vehicle parking spaces in the proposed development and its impact on on-street parking in the area.

In reply to queries from the delegate, staff confirmed that (i) the proposal includes 368 apartment units, (ii) the proposal meets the City's Zoning Bylaw parking requirements, and (iii) there is no request for variance to parking.

Miriam Braun, Unit 1303, Building C, River Green, expressed concern regarding the proposed three 13-storey buildings in the subject site and the potential blockage of the views of their penthouse unit in the neighbouring building to the east.

David Law, Unit 406, 5171 Brighouse Way, queried regarding the start and end dates of construction of the proposed development.

In reply to the query from the delegate, the applicant noted that the expected start date of project construction is in late 2024 and the expected date of project completion is in 2027.

Peter Tsui, Unit 1008, Building C, 5177 Brighouse Way, noted that a letter signed by over 200 residents of the neighbouring buildings to the east of the subject site was delivered to the City and outlined the concerns of residents of the neighbouring development. In addition, Mr. Tsui queried whether the City would be able to provide a written response to their letter and if there are further opportunities for them to express their concerns and ask further questions.

In reply to Mr. Tsui's queries, the Chair noted that (i) the Panel does not provide written responses to correspondence from the public; however, City staff will provide comments on the letter referenced by Mr. Tsui, (ii) the Panel is the appropriate venue to hear comments from the public, and (iii) should the subject application move forward for Council consideration, the public is no longer allowed to delegate in Council on the subject application.

#### Correspondence

Mr. Craig noted that the following letters from the public expressed concerns regarding the proposed development:

EPS 1416 (River Green), 5111-5199 Brighouse Way (Schedule 3)

In reply to the concerns in the letter referenced by Mr. Tsui, Mr. Craig noted that (i) with regard to the concern related to the views of neighbouring buildings to the east of the subject site, the subject site is zoned for high density development and the proposed development meets the zoning parameters with respect to height, density and setback, and no variances are proposed, (ii) the proposed development exceeds the City's minimum tower separation guidelines between towers, (iii) the shadow analysis provided by the applicant indicates that there is some shadowing from the proposed development onto the east of the subject site in the afternoon and in contrast, the existing development to the east casts a shadow on the subject site in the morning, (iv) the neighbouring development to the east of the subject site is also subject to the same noise mitigation requirements for the proposed development, (v) the proposed development complies with the City's Transportation Plan and Official Community Plan and the third party Traffic Impact Study provided by the applicant was reviewed and accepted by City's Transportation Department, and (vi) the Traffic Impact Study indicates that the existing road network together with the proposed upgrade is sufficient to accommodate traffic generated from the proposed development.

WP Chung, 5860 Dover Crescent (Schedule 4)

Mr. Craig noted that the letter expressed concern regarding increased traffic generated from the proposed development.

In addition, Mr. Craig noted that the following letters from residents throughout the City expressed support for the proposed development on the basis of the development providing additional housing and introducing improvements in the area, among others:

Cynthia Tsang, 69-7191 Lechow St. (Schedule 5)

Maggie Liang, 743-8133 Cook Road (Schedule 6)

Jenni Huang, 1001-6900 Pearson Way (Schedule 7)

Xiao Mei Xue, 602-6855 Pearson Way (Schedule 8)

Hanson Zeng, 510-6611 Pearson Way (Schedule 9)

Carol Wang, 3800 Lockhart Road (Schedule 10)

Tebo Ma, 203-5188 Westminster Highway (Schedule 11)

Lina Liang, 8180 Francis Road (Schedule 12)

Ying Cheng Sun, 605-6622 Pearson Way (Schedule 13)

Henry Liang, 3800 Lockhart Road (Schedule 14)

Yvonne Lo, 1503-5580 No. 3 Road (Schedule 15)

Hua Sun, 908-6855 Pearson Way (Schedule 16)

Ivy Ip, 310-6855 Pearson Way (Schedule 17)

Kathleen Te, 8120 Colonial Drive (Schedule 18)

Michelle Lee, 3217 Richmond St. (Schedule 19)

Jieyu Zheng, 411-6622 Pearson Way (Schedule 20)

Joseph Conrad Ferrer, 5933 Cooney Road (Schedule 21)

Michelle Liao, 8-8171 No. 2 Road (Schedule 22)

Hoki Li, 411-6622 Pearson Way (Schedule 23)

Qiuyan Wang, 5768 Musgrave Crescent (Schedule 24)

Amber Chu, 46-7733 Heather St. (Schedule 25)

Nelson Mak, (No address provided) (Schedule 26)

Bao Guo Liang, 6900 Pearson Way (Schedule 27)

Camille Mendoza, 306-8651 Westminster Highway (Schedule 28)

Donny Lim, 9680 Alexandra Road (Schedule 29)

Aileen Lim, 9680 Alexandra Road (Schedule 30)

Annalyn Harve, 56-6588 Barnard Drive (Schedule 31)

Stanley Chow, 903-8555 Capstan Way (Schedule 32)

Rebeca Gonzalez, Richmond resident (Schedule 33)

Lindsay Avendano, 10497 Canso Crescent (Schedule 34)

Janna Celestino, 9100 Ferndale Road (Schedule 35)

Ayesha Cruz, 8300 Spires Road (Schedule 36)

Catherine Leung, 4591 Trimaran Drive (Schedule 37)

Mona Wong, 501-6633 Pearson Way (Schedule 38)

Noel Sogueco, 9399 Odlin Road (Schedule 39)

Marianne Sogueco, 427-9399 Odlin Road (Schedule 40)

Ivy Zhang, 8220 Clifton Road (Schedule 41)

Javoy Cruz, 8300 Spires Road (Schedule 42)

Sunny Ngan (No address provided) (Schedule 43)

Candy Wang, 1002-6633 Pearson Way (Schedule 44)

Sean Fan, 10591 Southridge Road (Schedule 45)

Dave MacDonald, 315-8111 Granville Avenue (Schedule 46)

#### **Panel Discussion**

The Panel expressed support for the project, noting that (i) the subject site was always intended to be developed as per the master plan of the overall River Green development, (ii) there are no variances with regard to land use and building height and density in the proposed development, (iii) the project is well designed, and (iv) the development plan responds to the site constraints.

#### **Panel Decision**

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of 368 residential units in three 13-storey high-rise multifamily apartment buildings at 6011 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

**CARRIED** 

#### 3. New Business

None.

4. Date of Next Meeting: November 29, 2023

#### **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (5:23 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 Thursday, November 16, 2023.
Joe Erceg Chair	Rustico Agawin Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

## BC Ferries Fleet Maintenance Unit (FMU) Site Redevelopment Project

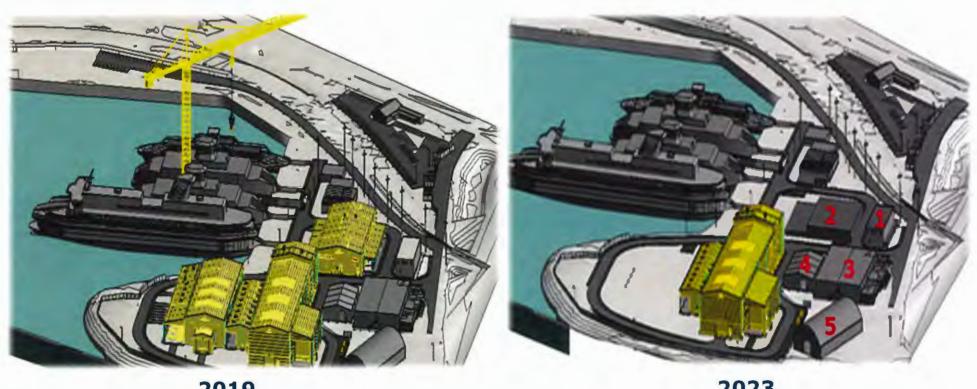
Development Permit Panel Meeting November 16, 2023



#### **Project Overview** 2019 DP Application vs 2023 DP Application



- 2019 Major Site Redevelopment
  - Three new primary building structures and a fixed tower crane
- 2023 Minor Site Redevelopment & Life-Extensions
  - One primary new structure, building life-extensions to five buildings

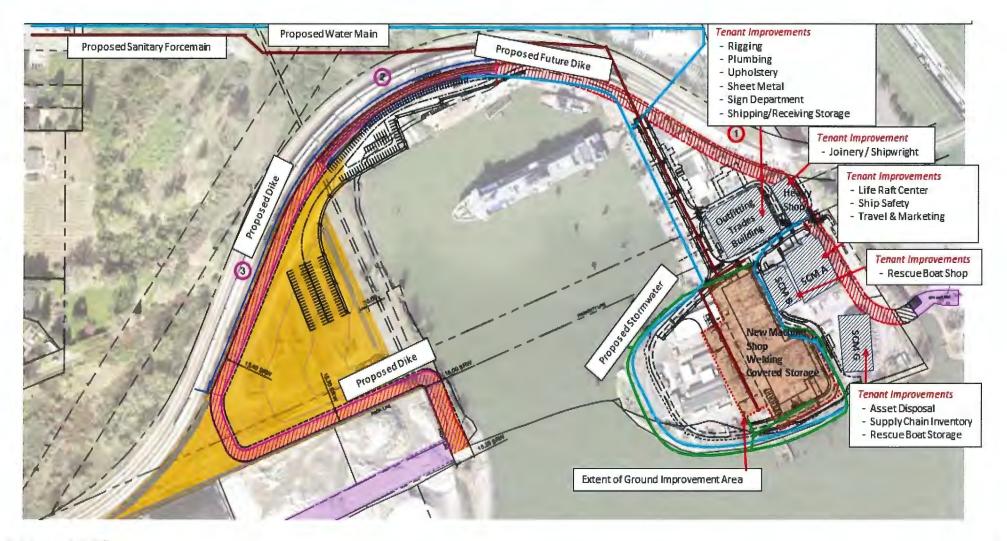


2023 2019

## Project Overview 2023 FMU Redevelopment Scope Detail



- Build 1 New Primary Building
- Life Extend 5 Existing Buildings
- Construct Site Utilities, Dike System and Parking



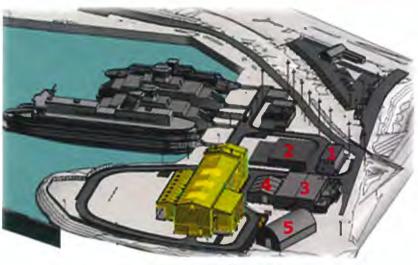
## **Project Overview 2023 Redevelopment Scope**



Existing FMU Facility Aerial (Highlighted Demolition Area)



New machine shop showing attached welding/fabrication shop



**New Overall Site View** 



New machine shop showing attached covered storage area

## **Environmentally Sensitive Areas (ESAs) and Riparian Management Areas (RMAs)**





16 Nov, 2023

## Impacts on ESA SH-5 and ESA IT-5 (Main Site)



2019 2023



Footprints reduced by 2,742 m<sup>2</sup> in ESA SH-5 and 257 m<sup>2</sup> in ESA IT-5

## Impacts on ESA SH-5 and ESA IT-5 (Parking Lot and Dike)





- Impacts and compensation for proposed parking lot and dike assessed by Department of Fisheries and Oceans and Ministry of Forests
- Letter of Advice and Water Sustainability Act Section 11 Approval received in October 2023
- Addressed under City of Richmond Servicing Agreement SA-20-891043

Outfall Location Proposed Project Footprint-Dike SH5 Habitat Type Overlap

ESA Areas Proposed Project Footprint-Fill Material Impervious (Non-Vegetated)

ESA IT5 Proposed Project Footprint Overlap Area Poor to Low Quality Habitat (Vegetated)

ESA SH5 City of Richmond Dike ROW

## Compensation/Enhancement for Impacts on ESA SH-5 and ESA IT-5





- 2,976 m<sup>2</sup> of Shoreline Enhancement/Compensation
- Compensation/Enhancement ratio went up from 2.9:1 to 3.3:1

## Impacts on ESA SH-6 (Sanitary Forcemain)

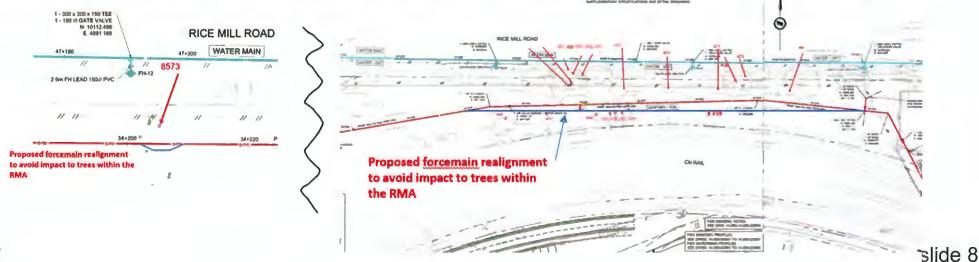


**2019** (Impacted Area =  $1,134 \text{ m}^2$ )

2023 (Impacted Area =  $1,083 \text{ m}^2$ )



#### 2023 Sanitary Re-alignment (Net Retention of 10 RMA trees)



## Compensation/Enhancement for ESA SH-6



#### 2019 (Compensation Ratio of 2.5:1) 2023 (Compensation Ratio of 2.9:1)



- No change in total compensation/enhancement area of 3,186 m<sup>2</sup>
- Compensation/enhancement arrangements had to respect BC Hydro and Metro Vancouver Right of Ways and Restrictions
- Consolidated compensation/enhancement area would become isolated with future development
- Linear compensation/enhancement area would avoid isolation, promote a wildlife travel corridor, and minimize human-wildlife interactions

## Impacts on 5m RMA (Southside Ditch on Rice Mill Road)





- Water main installation, culvert removals/daylighting, and compensation assessed by Department of Fisheries and Oceans and Ministry of Forests
- Letter of Advice and Water Sustainability Act Section 11 Approval received in October 2023
  - Addressed under City of Richmond Servicing Agreement SA-20-891044

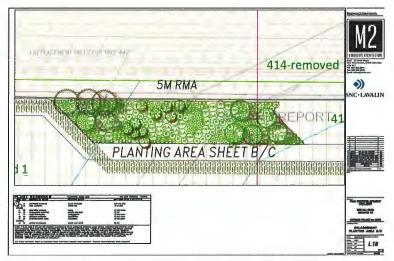






 Tree 442 needs to be removed to allow for City of Richmond Statutory Right of Way for the Water Main Meter Chamber





 Three trees will be planted along RMA to compensation for removal of Tree 442





#### **Tree Accounting**

Area of the Site	Impacted Trees	Required Replacement Trees	Planted Replacement Trees	Cash in Lieu for Replacement Trees
BC Ferries Land North of CN Rail	<ul><li>- 26 trees impacted by private sanitary line</li><li>- 1 tree Impacted in RMA (servicing)</li></ul>	2:1 ratio - 44 trees 3:1 ratio - 15 trees	148 trees (min 8 cm caliper or 4 m ht.)	N/A
BC Ferries Land South of CN Rail	<ul><li>-62 trees impacted by dike Infrastructure</li><li>- 5 trees impacted by FMU and related works</li></ul>	2:1 ratio - 132 trees 3:1 ratio - 6 trees	25 trees {min 8 cm caliper or 4 m ht.)	N/A
Total	94 trees impacted	197 trees total	173 planted trees	24 trees @ \$750 per tree (\$18,000)



- Landscape google aerial / Existing Conditions
- Restoration and Compensation areas



- Landscape Masterplan with combined information
- Restoration and Compensation areas, Arborist information



PHASE I DIKE LOCATION

PHASE 2 DIKE LOCATION

FUTURE DIKE LOCATION

ARRORIST NOTES
1. PLEASE REPER TO ARBORIST REPORT BY DISAMBND HEAD CONSULTING FOR OC FRANKES DAY FACILITY ARRORIST REPORT 1200 BYCE MILL OD BYCHAMOND, RC

2. THE ARBORIST REPORT JOENTIFIES THREE PHASES OF WORK THAT ARE PHYSICALLY SEPARATED
FROM FACH OTHER, PHASE > (NATH SITE), PHASE S (DIME), AND PHASE & (SANITARY LINE)

4. IN THE PHASE 2 AREA, FOLICIAS IS REQUIRED ALONG THE PHASES RIVER IN THE LOCAT OF THE PROPOSED HASTAT PROTECTION ZONE IN ORDER TO PROTECT THE MATNET PROES. ALLL OF PREVANED, THE HADRAT PROTECTION ZONE WILL RESULT TWO A LARGES, PERMAN THEE PROTECTION ZONE THAN CORRECTLY EXISTS. THE FORCING CHOOLD BE INSTALLED IN THE PROTECTION OF THE PRINTING CHANNIA JUNE PERME AS MINIMUM.

D. IN THE PHASE 4 AREA, FENCING IS REQUIRED WHERE AS A WINDOWS.

INSTALLED, THIS FENCING WILL PROTECT MATURE TREES ALGNO RICE WILL HD.

4. TREE TOTALS FROM PHYSE? INCLUDE TREES THAT HAVE SINCE RED. CONFIDURD TO BE OF-SITE THAN LOOPING THE ONE HAVE ASK THE SHE SHE THAN THE PHYSICIAL SHE WAS TO BEEN BLUE OF SHE CONFIDENT THE SHE THAN THE PHYSICIAL SHE THAN THE PROTECTION AND COMPLICIAL THE THAN THE PROTECTION AND COMPLICIAL SHE THESE PROTECTION COLOREDTS. THE SHE THE COLOREDTS THE SHE THAN THE PHYSICIAL SHE THAN THE PROTECTION CONFILED.
A TOTAL OF 94 TREES HAVE BEEN INSURINGED FOR REDUVAL DUE TO CONFILCTS.

S, TREE REPLACEDIT WILL BE AT A 2:1 OR 3:1 RAI[O, AS CONF[RMED BY THE CITY OF RICHWOMS, MITH 94 TREES TO BE REMOVED, THAT MILL REQUIRE 139 REPLACEMENT TREES. IF TREES CAMM CE PLANTED ON-SITE. THE CITY VILL BETRONIE THE COMPENSION FOR THE OFFICET.

S. NO THEES NOTED ON ADJACENT SITES THAT HAVE PUTENTIAL TO BE IMPACTED BY WORK ON SITE.

ENVEROMENTAL NOTES:
1. PLEASE PEPER TO BE PERIES PLEET VALINTENANCE UNIT (FAU) DEVELOPMENT PROJECT ENVIRONMENTAL ASSESSMENT REPURT;
ENVIRONMENTALLY SENSITIVE ARE (ESA) 54-3 AND IT-9 DEVELOPMENT PERMIT REPORT BY SNC LAYALT DATED; AUGUST 16, 2022

ENVIRONMENTALLI SENSITIYE AREA (ESA) SH-8 DEVELOPMENT PERMIT REPORT BY SNC LAYALIN DATED: AUBUST 18, 2022

CONSISTS OF REPORT FOR DOTH RIPARIAN/AQUATIC AND TERRESTRIAL AREAS

2. TAMES ATERS OF ESS DELINATED WITHIN THE SITE: SHELLWONT SOUTH SH-0 (LAPLAND FORCE).
US THE OS NO SHOPL ANDES, SHELLWONT OTTE SH-0 (SHOPLELIE) AND LLUL ISLAND FORESHORE
IT-9 (LAMENTION.). THE PROJECT IS NOT EXPECTED TO AFFECT THE EXISTING CONNECTIVITY
OF THE ESS'S

3. THE MAJERITY OF CONSTRUCTION SELL TAKE OF ARE ON PREVIOUSLY DEVELOPED LANDS. SPECIFIC PROMOSED CONSTRUCTION MOME STITUIN THE SITE THAT HAVE THE POTENTIAL TO AFFECT FISH OF WILLITE MAJIAT AME. LASTALLATION OF MEW CRAME IN THE EASTERN AND OF THE DEAS BASIN, CONSTRUCTION OF A PORTION OF THE FLOOR PROTECTION DIKE SYSTEM.

4. NO VEGETATION SPECIES AT RISK MEME MOTED AT TIME OF SITE VISIT (PLASE SEE REPORT FOR TALL DISCUSSION OF SPECIES). THE SILLOFE SPECIES AT RISK MEME OBSERVED (DOODKE CRESTED COMMORANT AND OBERT BLUE HARDIN). NO NESTAND COLONIES ARE PRESENT IN OR ACAR.

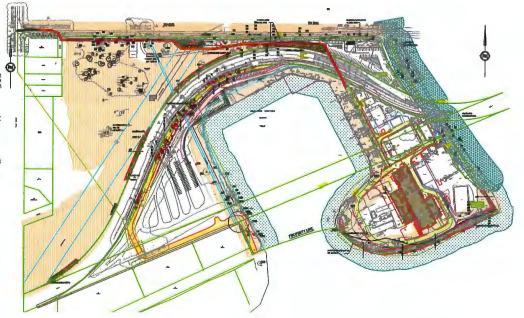
S. UNIAMED DITCH AT RICE WILL ROAD, NOT CONNECTED TO SLOUGH AT EAST END AND CONNECTED TO CITY OF RICHORD GENER DRAINAGE SYSTEM TO THE MEST, NOT CONSIDERED FISH MABITAT, GESZGANTED A DW RWA BY CITY.

8. UMMANEO CLOUGH CAST OF SITE, BITH DRIVETY DORTHAGE PHUM EVETTH, SHALL FISH SPECIES NOTED IN SHAMELING, SAMANHUS AND SPANNING HAND THAT CONSIDERS OFFOR DUE TO CHANNEL SUBSTRATES. REARING HABITAT WIGGRATE, OVERWINITERING HABITAT WIGGRATE TO GOOD.

7. PLEASE SEE ENTROMMENTAL REPORT FOR AREA CALCULATIONS OF DISTURBANCE TO ESA'S. GENERALLY, SCORE OF MORK OF UP AREA BLLL HAVE LIMITE WAPACT WITH VEGETATED AREAS FOOTPRINT BLLL OVERLAP APPROX, 9022 M LO SHADELINE (MAJORITY OF WAICH IS GEVELOPED PAVED, GRAVELLED INDUSTRIAL LAWD). NO WEDSTATION SPECIES AT RISK ARE ANDREW TO BE PRESENT ON THE SITE AND LIMITED POTENTIAL FOR DOCUMENCOS OF PLANT SPECIES OF RISK OUR TO HISTORIC CONTEXT. UP AREA POSTPRINT GOES NOT OVERLAP SENSITIVE TERMENSTRIAL BLUCLEFE MOSTATO.

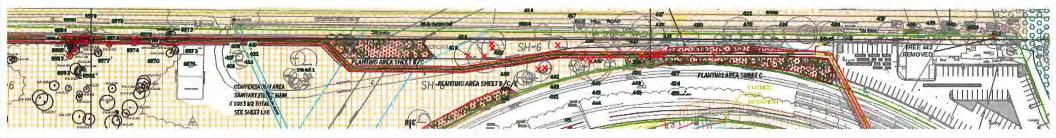
8. HIBITAT COMPRICATION AREAS IS DISCUSSED IN ENHANCHMENT, REPORT, DITA, AREA IS 2018 MEAT FORCELLER, ISLEM MAY TO MANDO AND 1081 MEAT FORMER LINE RESTORATION, 6948 ME TOTAL, ME LANDSCARE ARCHITECTHER WILL PROVIDE PLANTING PLAN IN CORDINATION WITH SHO, SEE SHEETE ISLE-IS FOR REASONS FOR PLANTING PLAN, SHELLMONT SOUTH SHOE (UPLAND FORCES, OUR DISCUSSED HATCHES FOR PLANTING PLAN, SHELLMONT OFFICE AND SHAUBLANDED, SHELLMONT OVER SHOE SHOULDED AND SHAUBLANDED, SHELLMONT OVER SHOE SHOULDED AND SHAUBLANDED, SHELLMONT OVER SHOE SHOULDED AND SHAUBLANDED, SHELLMONT OVER SHOES SHOULDED.

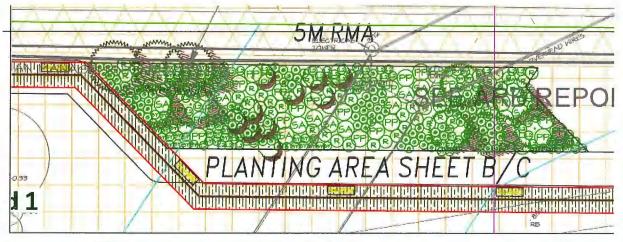
D. AN TABLETION STRIPL COMPARED OF WATER MODE AND SPRINKIES ALL BY TAPPORALLY CANADA THE REAL AND SPRINKIES AND SPRINKIES ALL BY TAPPORALLY CANADA THE ANALYSIS AND THE FIRST THREE MOTIFIES AND SPRINKIES AND SERVICE AND SERVICE AND SPRINKIES AND SERVICE AND SERVICE AND SPRINKIES AND SERVICE AND S





- SH-5 Landscape areas; San line, Train ROW and Rice Mill Road
- Retained trees and Landscape Screening
- Planting Compensation



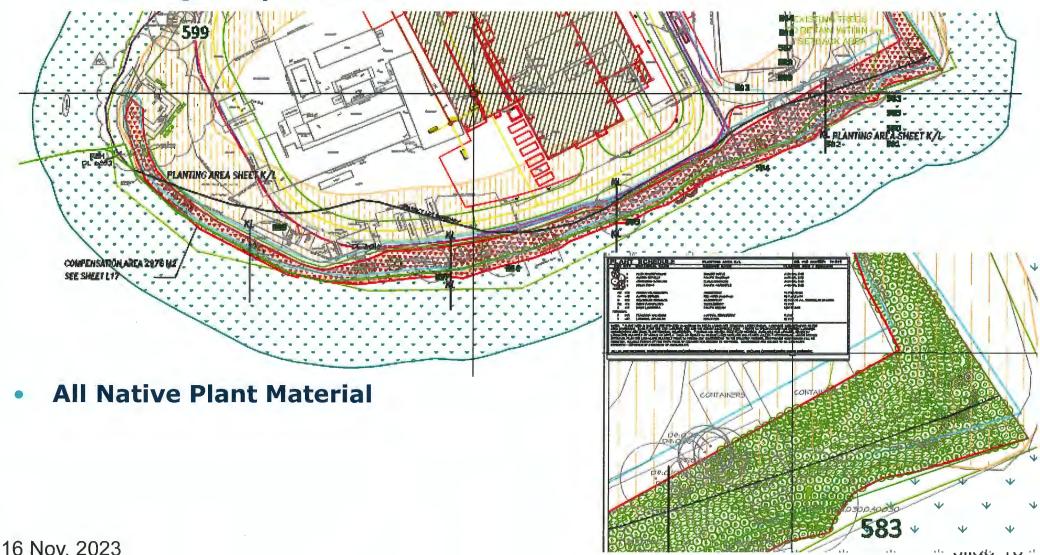


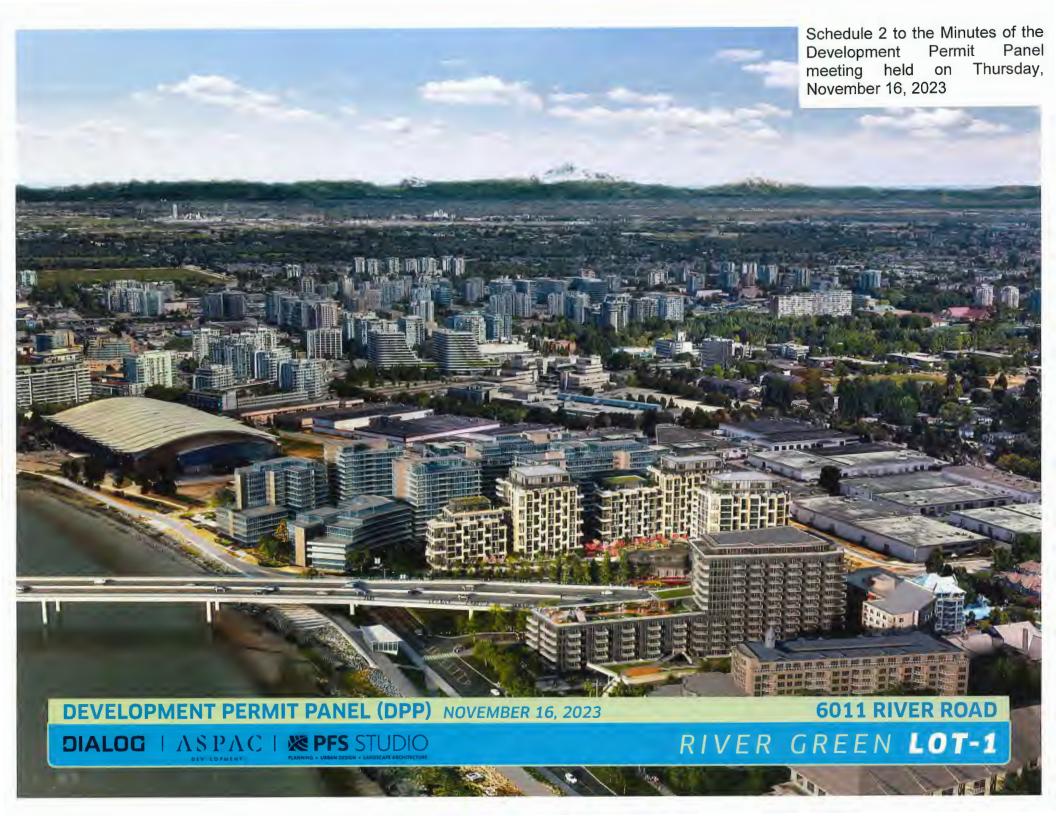


- **Replacement Trees for Tree 442**
- All Native Plant Material

**≈**BCFerries

- SH-6 Landscape Areas; San line and Rice Mill Road
- **Retained trees and Landscape Screening**
- **Planting Compensation**







**RIVER GREEN (RG) LOT 9** 

**RG - LOT 12** 

**RG - HUMMINGBIRD CHILDCARE CENTRE** 



RG - LOT 2 RG - LOT 9 & 17















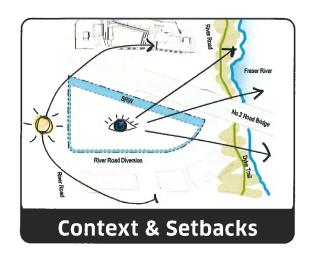
# Key-Plan

#### LEGEND

- (1) No.2 Road Bridge
- (2) No.2 Road Bridge & Site
- (3) North-West Site View
- (4) Underpass View
- (5) Western Dyke View
- (6) Skating Oval

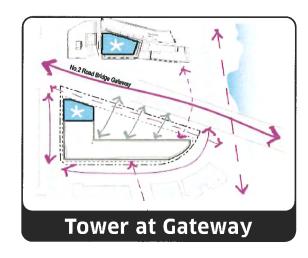
SITE CONTEXT PHOTOS







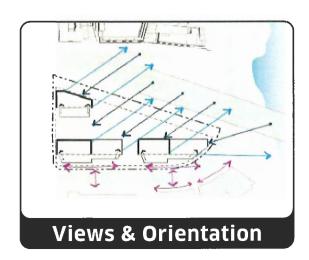
 Work within building setbacks and SRWs.



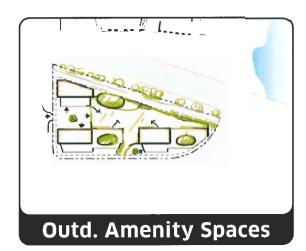
- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.



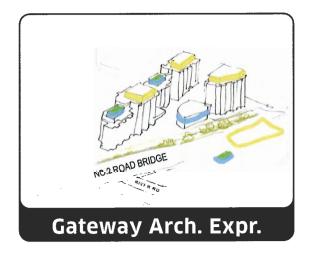
- Step buildings towards water.
- Building mass oriented around accessible entry courtyards.
- Punctuate 'east-west promenade' (Lots 2/A/B) on Lot 1 with entry court and dramatic building corner.



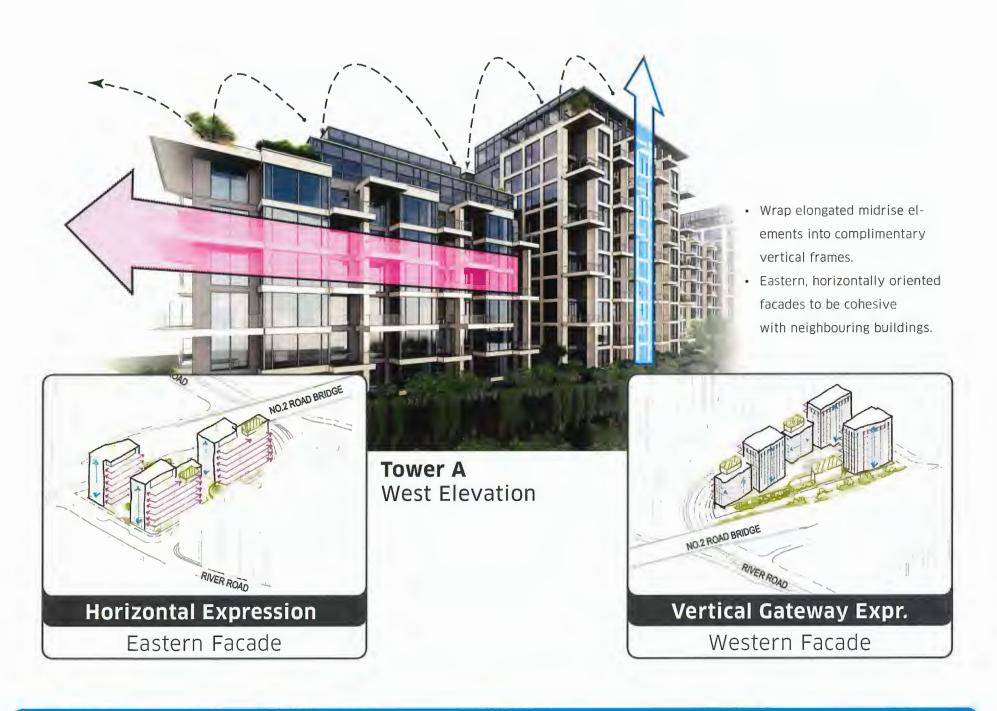
• Split buildings lengthwise to exaggerate slim vertical profiles on short ends.

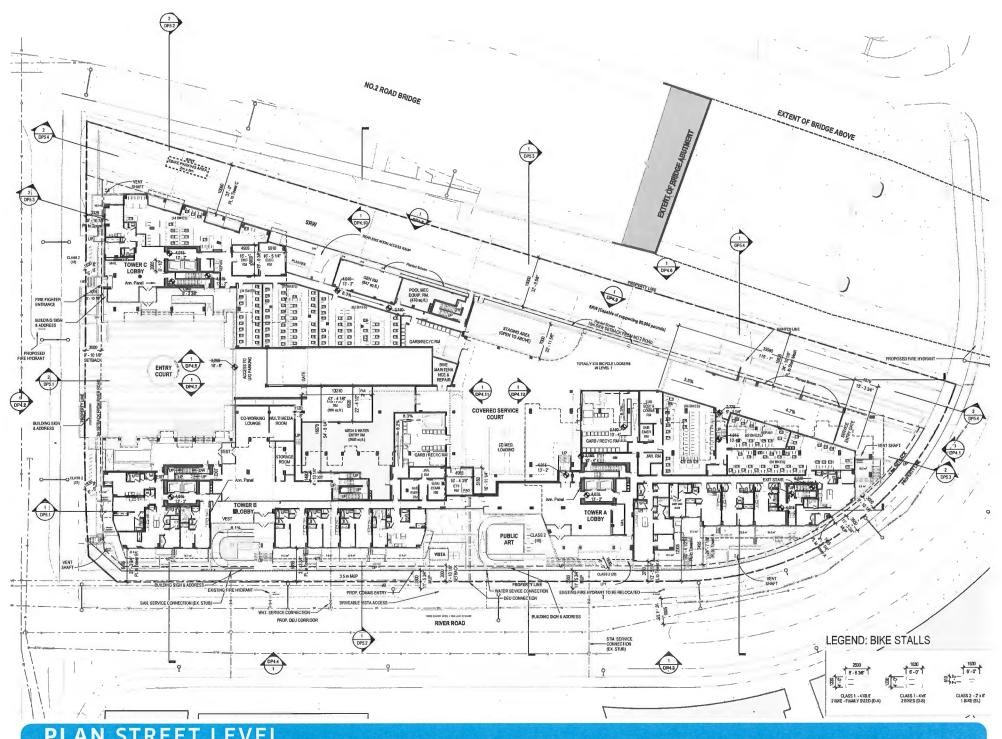


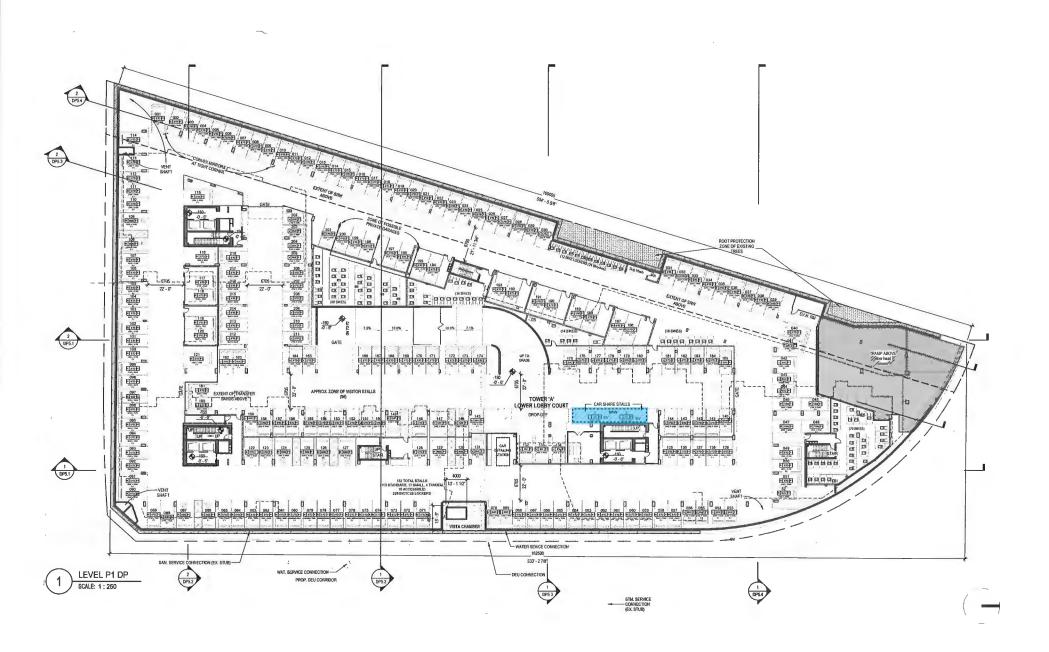
- Outdoor living spaces integrated with large indoor amenity spaces.
- Outdoor amenity spaces oriented towards views/water.
- Outdoor focal spaces with maximized access to mid-day and afternoon sun.

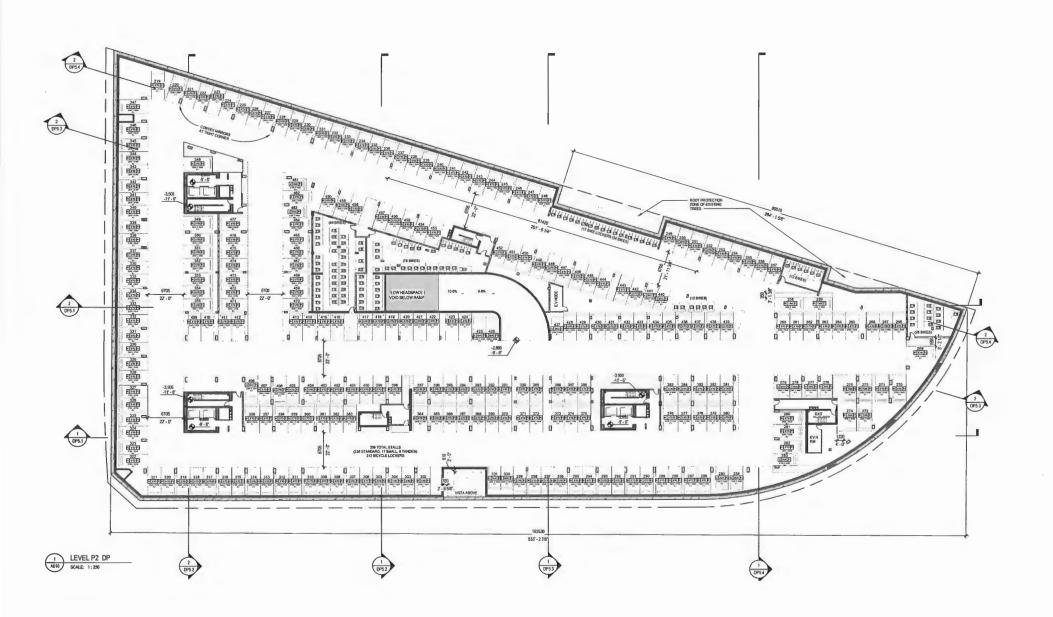


- A Gateway architectural expression is provided, reinforced, and enhanced by complimentary features between 6011 and 5900 River including:
- · facade materiality and colour
- height and massing flanking No. 2 Rd
- illuminated amenity pavilions and tower trellis elements
- feature amenity pavilion massing and materiality

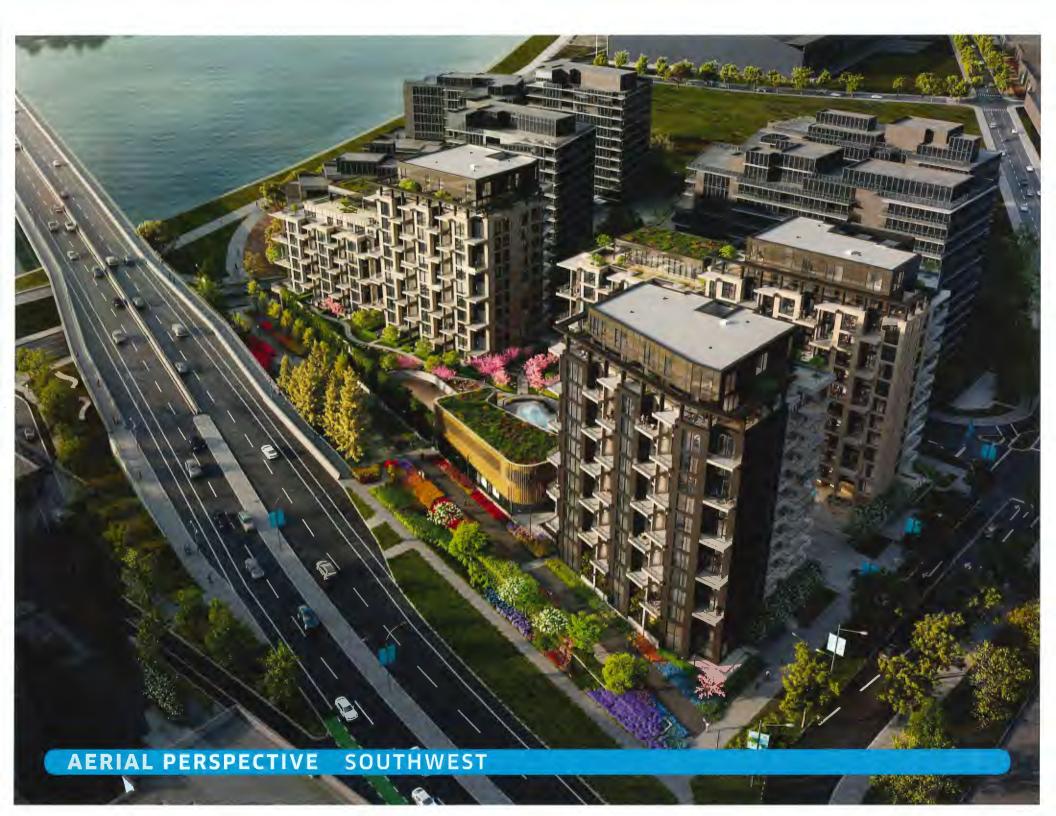


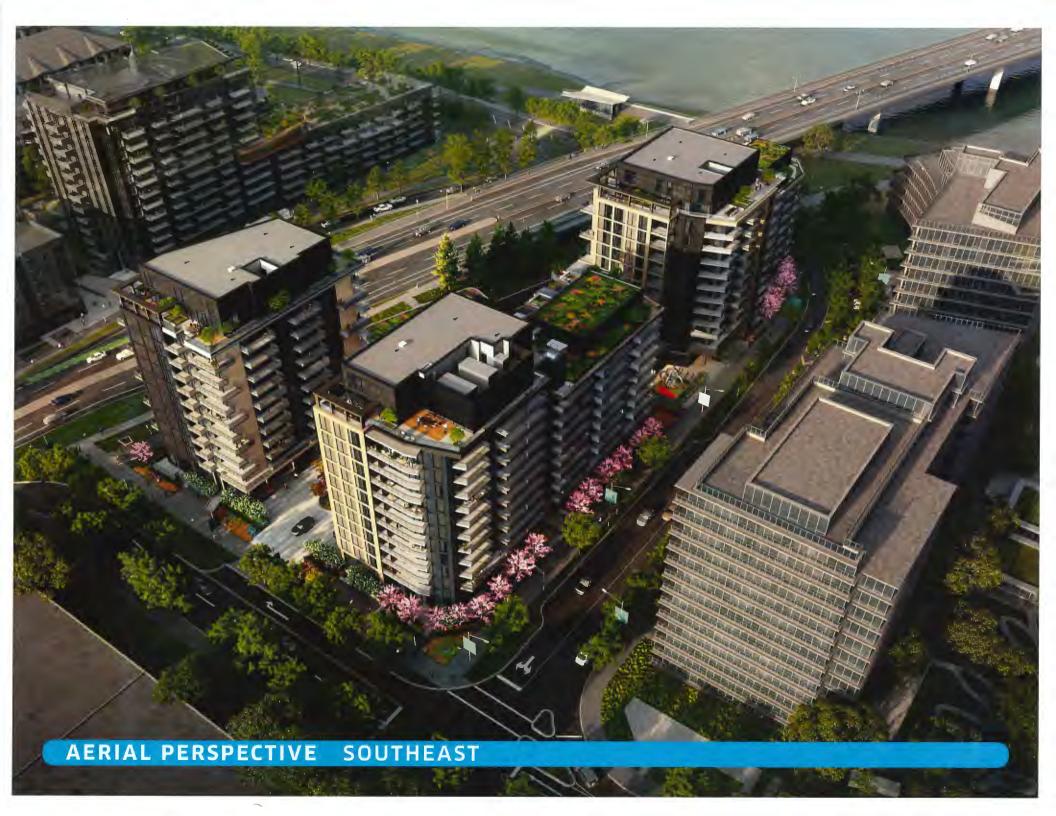












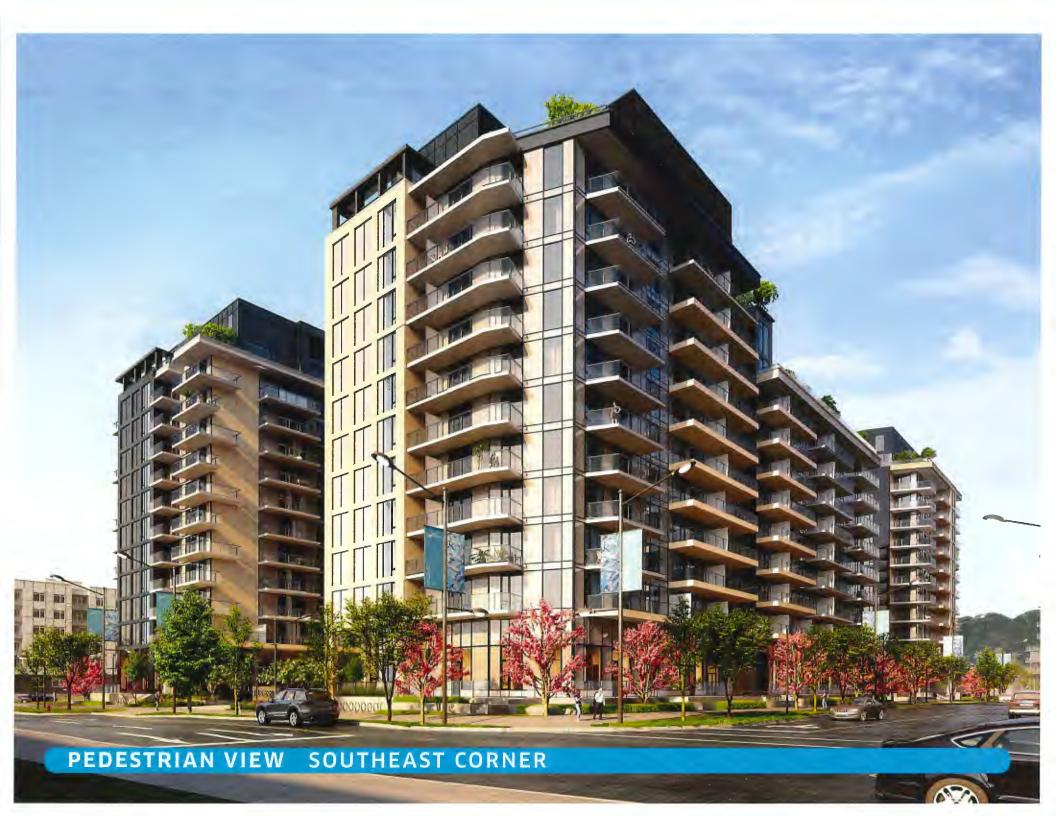






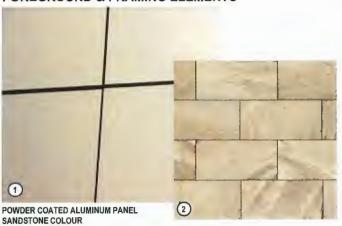








#### FOREGROUND & FRAMING ELEMENTS



SANDSTONE TILE DURASTAR SANDSTONE #UC135177 (PPG) FEATURE PLANTER WALLS & LANSCAPE ELEMENTS IVORY VIEW CUT TRAVERTINE TILE (or SIM. CREO STONE)



CHARCOAL SPANDREL GLASS MATCH CHARCOAL GRAY



SANDSTONE SPANDREL GLASS MATCH SANDSTONE METAL PANE



**FEATURE MATERIAL** POOL, FITNESS PAVILION & MAIN ENTRY HAMPTON BRASS (or SIM.) #Ni-032 (Pure+Freeform)



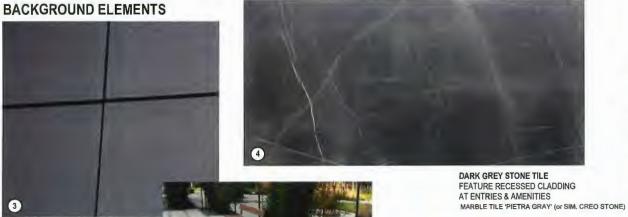
PLANTED SCREEN AND POOL PAVILION



**ENTRY COURTYARD** 



TYPICAL FACADE ELEMENTS



CHARCOAL COLOUR
TYPICAL RECESSED CLADDING
DURASTAR CHARCOAL GRAY #UC143865

POWDER COATED ALUMINUM PANEL

TYPICAL CLADDING



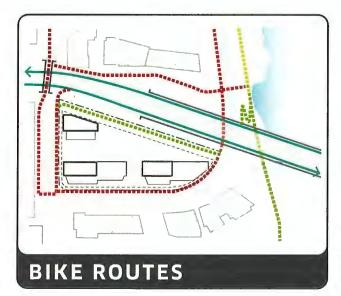
FROSTED GLASS PRIVACY SCREEN BETWEEN BALCONIES



LINEAR PATTERN OF MIXED **CONCRETE PAVERS** 

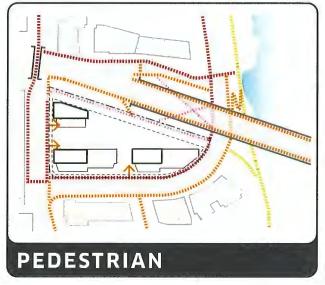
PROMINENT PUBLIC AREAS

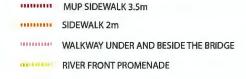


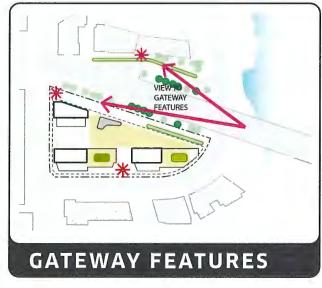




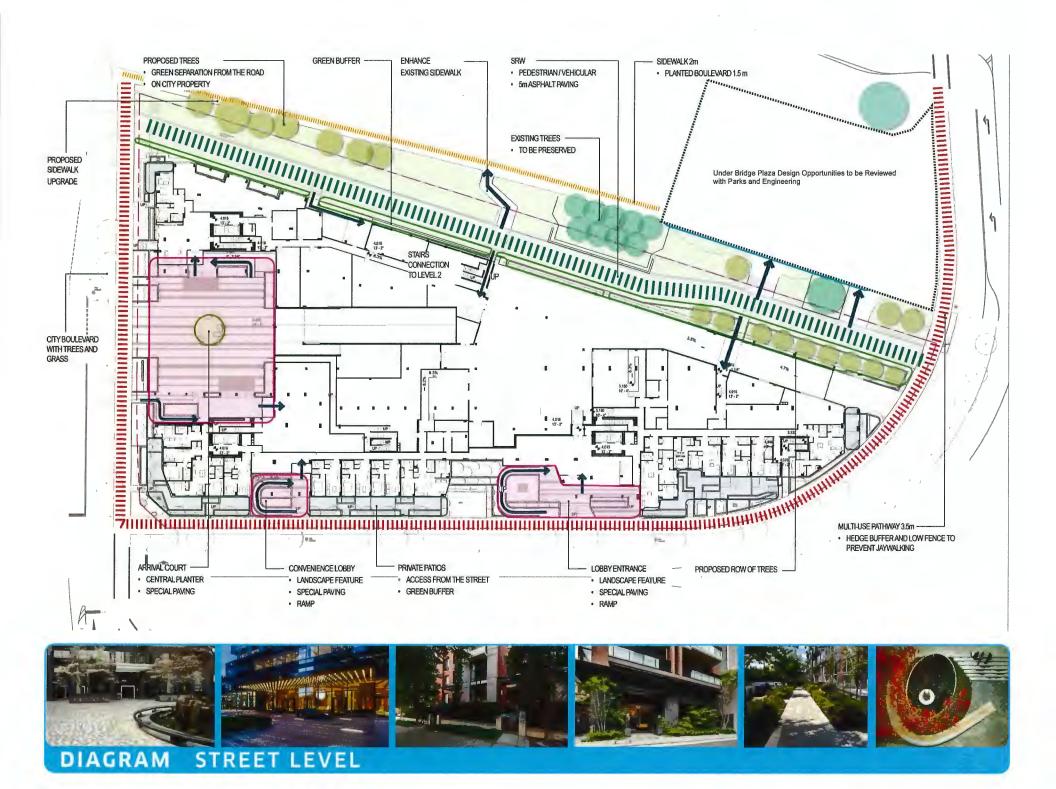
(UNPAVED)

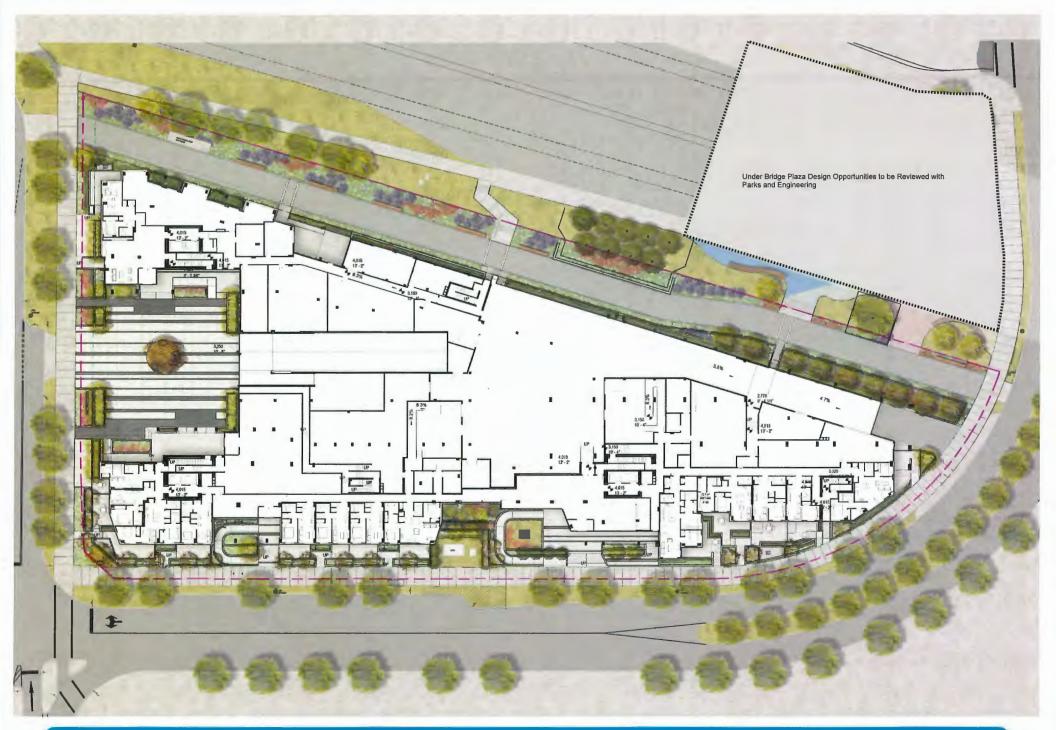


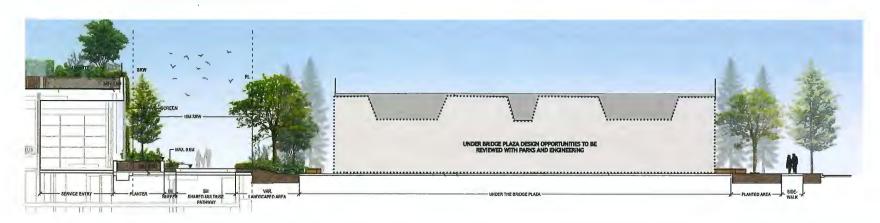








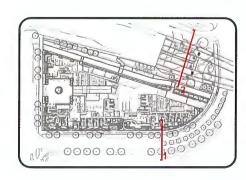




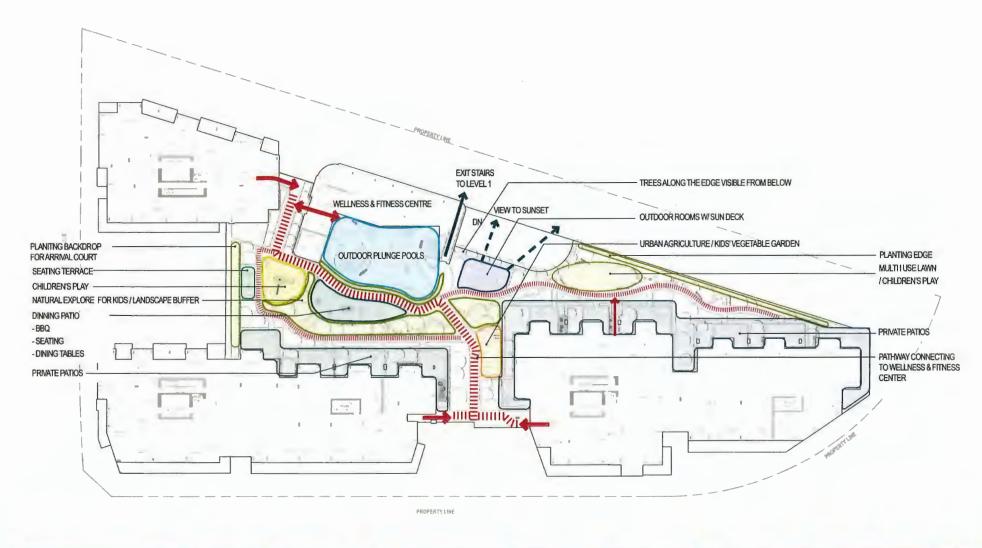
### **SECTION 2**



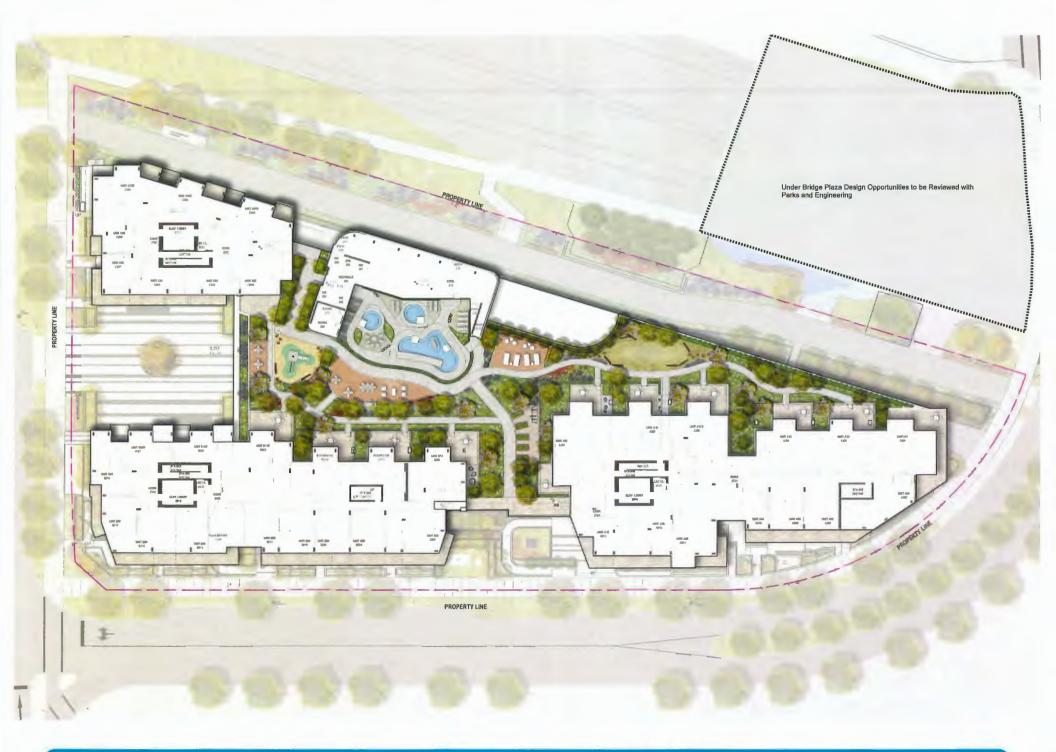




**Key Plan** 

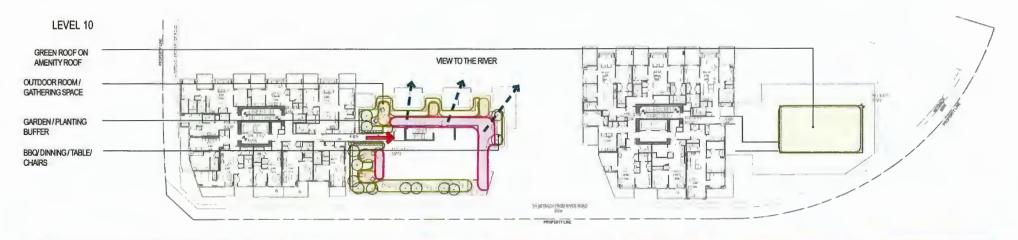






















**DIAGRAM AMENITY PAVILIONS** 













November 13, 2023

To:

Development Permit Panel Richmond City Hall 6911 No. 3 Road

From:

EPS 1416 (River Green) 5111-5199 Brighouse Way Richmond, BC, Canada V7C 0A6 / V7C 0A7 Schedule 3 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

OF RICHMOND DATE
( ( NOV 1 5 2023 )
CLERK'S OFFICE

To Dev	elop	ment Permit Panel
Date:_	NOVE	MBER 16, 2023
item #_	2	
Re:	DP	22-013200

#### Subject: Objection to Approval of Development Permit DP 22-013200

Dear Panel Members,

This letter is signed by a large group of concerned residents at EPS 1416 River Green (6 buildings, 458 units), expressing our concerns about the proposed development immediately west of our community with the site address as 6011 River Road.

Our concerns and objections are as follows:

 The massing of the proposed development appears to resemble a continuous tall building, from 13 to 10 to 13 to 9 storeys, not in keeping with all the characters of existing buildings of River Green, which are stepping down towards the direction of the river.
 This results in the unfair blockage of views from our buildings.



RIVER GREEN LOT 1

facilities, etc., 24%, EV voiter parting queen, chapping exhibitigate surrage and other TDMs as per legal appearments. 40 BUH untry required to comply with authors 4.16 of flushment, Aging in place features to be provided in all units, including a facilities to deep and placefung features, and solds and faint parties, translates and adversar to facilities faither good be in-



In contrast, existing River Green buildings cascade down from 13 storeys to 6 storeys at the promenade, with paved, landscape public leisure walks along the riverfront, allowing:

- a. view sharing for more buildings.
- b. less impact on the river.
- c. more human scale.
- d. more light onto the promenade.







- 2. Tower A & B of the proposed development are pushing too close to our buildings, creating:
  - a. substantial impact on the shadowing of our buildings.
  - b. higher noise level of traffic from a through road (River Road) since it is bounded by 2 long concrete blocks (6011 River Road Towers A+B and River Green Towers B+C). In most other neighborhoods, distance between buildings is further apart when there is a moving traffic road in between.
  - c. wind channel effect.



VIEW FROM THE SKY - NORTH WEST CORNER

3. The current car traffic volume situation on River Road is getting busier and busier day by day. A lot of times, getting out from Brighouse Way east bound onto River Road can be very difficult or even downright dangerous. With the addition of 368 residential units in the proposed development, one can imagine the additional strain put on the already bad traffic conditions. We urge the City of Richmond to consider adding traffic lights at the junction of Brighouse Way and River Road.

In conclusion, we urge the City of Richmond not to grant Development Permit DP 22-013200 before resolving the above issues. We anticipate and welcome any feedback from the City of Richmond. Signed by a group of concerned residents at EPS 1416 (River Green)
Signatures enclosed.

### **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
14, WOON	3/N CATHER	WE Clos	Cal		778-881410
Mei. An	,	C 1006	me	i Aa.	7783,9668
Eva Wone		C603	4		604-805-9763
Jungon.	tus	D710	- gryn	nga	3-818-9,96
Jiali	Wu	0409	W/m		7186814119
Rong	Han	17/204	Rongh	an	
SHI MIN	G WANG	0002	All		77886100
XIN CHUI	U SONG	0/002	Test		778681557
ZiYe		D410	10/3		71834 0332
Ruicong >	\u	C102	Parcurg	Xu	2368134666
Lei WAN		C-607	wood	<u>e</u>	604 7618604
May Wor	ng Fu	CITI			60472324
Richard W	Dagner	C910	Pleelag	Can	604275-348
Rita Noy		0902	1		7783210681
HOERIE C	ZEFAN	0,004	Valend		604-274-6452
Agnes Ch	lan	C409	1		604 7286/E
John Kan	Chuen	6409		Van	60471954
John ?	Thang	C609	M	, (	3648171853
Xiasmily	X2 /	C120/	- MENDEY	7	718874816
	Chen	C1201	Then of	hon	7788733926.
Yue Zhao		D704	Jam		778 70805B
Jan Dian	Jias	C906	MAN	( )	77877290

## **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	c=5177	D=5199	E=5111	F=5131	
NAME		TOWER & UNIT	SIGNATURE	1	TELEPHONE	
Gurdon C	ili	C 1009	Malet	<del></del>	6432)6656	
Lifang l	e u	C 1009	Lunn	<i>x</i> ~	6432)6686	/
Mingyun	WU	D712	Spur	寸	6476321688	3
Jun Li		77,2	Jun 3	<del>-</del>	437556961	·
Qin Su		6904	the H	<u> </u>	604754259	8
Hong Li		D513	Hongly		236869 5986	
Andy Yan	)	D407	Run.		1786833967	
KENRICK	LI	D206	HAM		1189603850	
Edward L	NON	C1206			778 999 3186	
Bridget 1	ee	C1206	Findle		7788830626	,
Fermie To	ΣΜ	C305	Jammes.	P '-	1786310339	
Jasmine L	eans	C1209	The state of the s	ton Deg-	604-628-164	7
Zonbra ch	and.	C1269	There	2	600-961-10	, 7,
Thomas L.	euf.	CIDA		1	60x-808-070	f2
Pichard		1306	1		77>8912212	
City of	Der	Dyos	Jer		778-318-2	118
JA B	ABARA TO AGNE	RC 910	Billy	gree)	604-789-75	95
	IING SEE	C608		···	778-706-626	6
Chin Wary	and Yingky	Zheng (810	Wilson	Way	778-65-1 138	,/
- Tris		C303	3 15	·	604 653 7829	,
	SCHONG KAN	D901	160		604-889-038	0
2his	xian che	C1207			778-727-248	7
		·		•		

# **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151 B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE		TELEPHONE
Li, Li	F102	\$ Tw		778384028
Richard Chap	D 602	Pr		604 182 5848
Dasi Hua Huand	D-50f	一一一		604-3>>-9003
YVONNE PHAN	C509	fruk	·	604-780-8033
CROSBBY CHIL	6.901	1116	7	604-3-28-2883
HOWARD CHENG	A 301	Hurs	2	604-356-2860
Rebecca CHENG	A301	6.11	<u> </u>	604-356-2860
Hong Li	D810	Lez	fli	778-233-1132
SHENIF DEWSHE	1A SU3		1	64 (306 671)
MACEL DEUS+17	A604	MSDENST'T		604 273353G
130 Jing	E1102	130 J	3	778-288-6968
Ling Yang	B302	杨龙		604-3-81313
TRACY LEUNG	B30/	E.fi-	1	778-861-6702
Tinsong Liu	A801	< hijl	£.	7786688969
Sun, Jintong	B201	mig.	7217	7786688969
Sun, Jin tong	Ctol	80.3	Fe (3)	7786688969
Michela L'	0313		. —	604-771-1808
Open 60 CHI	10fg			236-218-1889.
- Wer wang	B1101			778-836-945
Maggie HSV	A101	79611 H	SU	7773236361
YAN Fan Zhang	5-177-502	党立了		6046908069
Lizhi Lino	#502-5111	5541	3	7785225394

## **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
PAULA T	SUZ	20012	- Link	Il hem	866M-622-812
Peter	Zsui_	C1008			604-508-0928
Hivory Ch	an Sin Chin	c 902	Hway Chi	andi Chi	604-247-2555
ZHIYGAN I	HANG	E304	74176M		604-315-1618
David	Law	B406	1)2	<u> </u>	778.318.4228
Sally	Sory	B602	5	·	7781868130
- Trans	K00	E403	17	200	60+618 8068
Showxin	Change	7305		2-2	77885797>2
ر ب	Con	F(08	>i-		6437)8238
Pearl h	eng	E601	ph	~	614-772-6644
tim 1d	anQo	E 60)	Haul	)	604-722-6644
Elizabeth	Yel	B102	19	31	778 879 9105
Dan 2	hu	E802	Dan	Rec	box -771-2792
Jackson	Chen	B905	Jacken	khen	778997027
Katherin	Young	B1206	J.		778 S66 98K
LINA CA		E702	02.60	u.	604-272-531)
DANO	CHAN	E702		B	604782281
Nancyh		F305	Ware I'C	Clas	778-822-2562
Aaron	- 11-	B804	1	W	604-723818]
Boll 02	a Chan	3804	1/8		(004-7-801)
1771	Varg	Flor	de	X4	604-612-668
Toby	L'in	F101	Tobelli		604-317-9699
April	L.'M	F101	Tepy	Mr	614-367-8699

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. 19.3 We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
SADENDEN	ZEWSHZ	A607			6042733536
Stanley	Cho	P108	- V	ly	778 899 9621
Alvin	KAM	F201	jill -	_k	609266-622}
Violine Ka	m	T201	br		664 7238111
will dry		1-04			6,42409568
Tak Chi	Li	C808			604-760 8692
YING H	AN	C103	12		604-805-3035
Andrew	J. Lee	A 202	Auch		778-111-2170
Stephen	- Fung	(203	ANN		60480t818
Jack	LVei "	C411	and the	2	604-767-7753
Shirley 2	shaw	C411	Mary	<u></u>	778-882-3699
Tiran (	hen	D404	75-0	<u>m</u>	778-928-486
5nh	ring	5/205	Jo y	1	7)8888 3087
	HWE7	D1005	Mu		778 2912 899
Poling	KWei	D 1005	lo Lifa		9182912899
Catherine	Kwer	0 1004	Calvin	Kuer	7782972897
Parl Sh	ih	D100L/-	Paul S		7182972898
Cilran W		0909	alran L		778 522 0938
Tamny W		D 909	Tang h	org	778 9980623
Alfred M		C 708	Alfred	Kuar	778-386-0951
Catherine	Chow	C 708	Calliene	Chow	778938-6428
10 minic	Sar	A50/	Domine	500	604-790-5029
TOWNY !	1-y U/IC		, (		

### **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131	]
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE	– – ,
Yuen Ta	1 Yip (Polla	) c 808	Xolle!	X /	po4-763-31	_
Gella N	one	B-101	Spell		204-306-C	_ / ~
Kathenne	dlan	B-102	res	7	78-798-75	70
CK Yee	,	B102	Mr.		775-798-7	157
Lie Co fai	- Laymon	Z-S04	- Jan 1		718-320-15	286
Santi	Ma	B-1003	/ SV	123 I	(600) 616-	18k
Greek CV	i h	B-1003	Mis	2 (	600 370 t	
Viaolu Ma	eng	C-607	Mel	2	604)761-8	604
Chow Sin	Kwong	A-67	*		236518184	_
Knot Chark	E Shan	A-107	1 to		236518187	<del>-</del> 1
SHU MIN	ZHANG	月201	140150	<u> </u>	77852715	52
Jin Song	Wang	E1204	Jach	1.	77888862	
苗间社	- 0	E80)	节周		604-273-1	- 623 -
NELSON E	GRAY	B1001	popular		604-561-2	070
Jerry G.		A-304	Ju	>	778-82)-075	
dail kr	Λ	B 506	Olay &	<u>h.</u>	778323-258	
Atta L	au	7305	1 De		778-859-99	328
Min Wei		E503	12)		778-239-4	
Wenzhu H	TU	E503	H8W		778-239-4	_
B. u (	ENG	F602	BC		604-788-0	222
Alice	Eng	F602	li.	My	604-788-	
Eha Y	ing	E405	TIG		718-896-7	
			1			,

## **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

development stat	es our objection v	vith reason to the	approval of Develo	opment Permit DI	22-013200.
A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
MARIAM AL	SMED	8403		<u> </u>	7788624299
Noel	Yau	E703	Tho	el	box 700 061
Genz b	in Aua	D612	The	3	778888688
IAN L	EZHOFF	0501			604345120
Mishn	Chen	B603	and	Hn_	(aux 7272920
Guan Yua	nli	0309	9		778-322-322
Jan li & J	in Meitu	F202	78/L 1	yes.	728-322-3229
TUSZMICK.	IlmAu C	C902	Dy.	-	64-7820123
rfiriam	Braun	c 1303	M. Juan	Brand	778-881-79
Ron Box	m	C1303	MA		778.238.763
WENDY	LAY	D413	John		604 2/201
EDDIZ	L174	D413		/ <u> </u>	604 649 98
Fason	Doop	A701		·/ 	Go4-727-46
Marco	chu	A104.	1	-6	£.78-885-18
Raymond	( KAO	C702	75		604 306 8=
Senny	KAO	C602		)	778-315918
ADA	Huis	C901	252	2	728-893160
TianXi Ch	en	E1003	-tianxi ch	ier	778-723-0910
SAM SO	RH	1303	á		604)227-139
Vivian	Luke	B301	Cly	-	778-706-62
Winne	(el	B405	(h)		604-767-12
Iw cho	W	B405	DV	Ul	604-961-17
			ſ		

### **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Welkin Di	J	D3~8			6004306-6180
BERTHA	140	C907	Sto		778-329-7387
Robert A	0	C907	A Comment		(1)
Enca H	υ	C907			778-329-7387
JUDY L	tc-	D 606.	Oh.		604-644-8203
Done	u	7509.			<u> </u>
Recky T	one	7511			
Annie	Lung	C/205	Ty		604-247-1878
Jackie	Chan	01205	Mas	'L	, (
Kivin	Jam	0/205	K Tar		11
Alkie	Chan	C1205	A Cha	N	· x l
Pany C	han	C1208	ON.		
Ellen Y	in	17601.	Thigh	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Xi Y	) (S) (S) (S) (S) (S) (S) (S) (S) (S) (S	C309	XV Kas	l 	
Lu Lu por	щ	6611	Znm		778-237-2738
Ann	va	C712	a		604279898
JIMM	Tang_	1702	34	<del>-</del>	2to-572-7#7
YuLi	И	D702	Prop		2 1
Shuang		C504	Juil		604-442-9978
<u>  Isabelle</u>		C404	15	<u>/ ·                                     </u>	778-872-1199
Jayson (		D706_	28		236-2581927
<i></i>	·				

# **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

	tes our objection w					
A=5151	B=5171	C=5177 TOWER & UNIT	D=5199	E=5111	F=5131	
NAME	NAME		SIGNATURE		TELEPHONE	•
YNKi. Zhan	Ynki. 2hdng		Ju zho		778-522-860	
Joey Liv	Joey Livi		- Chil	1	604782062	6
Amy You	Amy Krave		Arco		178-829-200	52.
Tony Tang	<i>y</i>	C601	180	·	778-223-6	18
	an	01204	韩京		778-997-2	992
Les zho	ars.	C/096.	Leoz	hang	236-86	6-
Chuxias Li	<u> </u>	D711	DIO		604-728-9178	492)
	Daylor	c 809	MJan		778 899 081	
ROBER	TISHACK	An (80)	7 3	6	04803133	(7)
Wie i	ing	D 806	Nie (	Yug	778318071	2_
liang-	Dine	C1304			778-88/-88	To
Kimberty	2luo	D412			718-822-58	Pof.
23/	20_	D402	250	//	604 396-9	43
Agnes .	Loo	2,006	Agnes i	LIE	718-99195	6
		/		· 	`	

## **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Julo &	hih	C709	Juka-		601-220038
Juns	1.	F106	May	m	604-2222
·Rosy	SPIANET	R605	A	32	604-7797
	lian	C1106.	\$1,10		778 -389-
Shan /	11)u	E306		2	604-722-06
- Mono	\ a'	E1306		10/	804-722-06 VW-818-36
		5\70b	(1)		7,000
,					

## **PETITION** from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Mark Heale	24	0412	Mul Red	U,	604 836 4327
	Nong	D 903		/	178 996 439
	m	D 903			778 497 439
Andy La	horeis	F105	On		778 497 439 236 97542

From:		aileen zhang <aileen1066@hotmail.com></aileen1066@hotmail.com>
Sent:		Tuesday, November 14, 2023 3:49 PM
To: Subject	•	RiverGreen Concierge Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
Subject	•	书已在礼宾前台提供签名
Full Nar Address City & F Telepho 778308 I/We, _ by my/o	Ai Ping Zhang our neighbours at 5111, 513	
	consider this email as my/o nond, B.C.	ur signature(s) and add to the Petition to be sent to the Mayor and Council of the City
Thank Y	ou	
Signatu Ai Ping	re of Owner(s) Zhang	
	在 2023年11月15日,06:5	57,aileen zhang <aileen1066@hotmail.com>写道:</aileen1066@hotmail.com>
	Date :	
	Full Name of Owner	s):
	Address:	
	City & Province:	
	Telephone Number :	
	in full support of the 5151, 5171, 5177 & 5	ng(names), am/are currently out of town and Petition put forth by my/our neighbours at 5111, 5131, 199 Brighouse Way, Richmond B.C. with reason to the approval of Development Permit DP 22-

River dieen Concierge	
From: Sent: To: Cc: Subject:	Peggy Chiu <peggyllchiu@gmail.com> Tuesday, November 14, 2023 3:23 PM River Green Team Admin (Head Concierge); RiverGreen Concierge Steve Chen Re: Petition: email authorization by Stephen Chen and Peggy Chiu</peggyllchiu@gmail.com>
November 15, 2023.	
Stephen Ming Chun Chen	
Peggy Loi Loi Chiu	
908-5177 Brighouse Way,	
Richmond, BC	
V7C0A7	
Tel: 604-365-2486	
	u , are currently out of town and in full support of the Petition put forth by our 171, 5177 & 5199 Brighouse Way, Richmond, B.C. stating our objection with reason to rmit DP22-013200.
Please consider this email as our s Richmond, B.C.	signatures and add to the Petition to be sent to the Mayor and Council of the City of
Thank you.	
Stephen Chen and Peggy Chiu	

From:

Johnson Chan < ludditeking@hotmail.com>

Sent:

Tuesday, November 14, 2023 4:17 PM

To:

RiverGreen Concierge

Subject:

Re: 6011 RIVER ROAD PROJECT PETITION

15/Nov 2023 Megumi & Johnson Chan 401-5131 Brighouse Way Richmond BC V7C0A6 6048219507

We Megumi & Johnson Chan are currently out of town and in full support of the petition put forth by our neighbours 5111, 5131, 5151, 5171, 5177, 5199 Brighouse Way Richmond BC. stating our objection with reason to the approval of Development Permit DP 22-013200

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Megumi & Johnson Chan

Sent from my iPhone

From: Sent: To: Subject:	蓉 <498581602@qq.com> Tuesday, November 14, 2023 4:42 PM RiverGreen Concierge Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿书已在礼宾前台提供签名
Date :November 14th 2023	
Full Name of Owner(s) :Lirong Zhe	eng
Address :c311-5177 Brighouse Wa	ау
City & Province : Richmond BC	
Telephone Number :+861362288	2626
I Lorina am currently out of town 5171, 5177 & 5199 Brighouse Wa	and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, y, Richmond B.C.
stating our objection with reason	to the approval of Development Permit DP 22-013200.
Please consider this email as my/o of Richmond, B.C.	our signature(s) and add to the Petition to be sent to the Mayor and Council of the City
Thank You	
Signature of Owner(s)	
Linana 7hana	
Lirong Zheng	
原始邮件	green1.com> ble At Both Concierge Desk / 更新 :请愿书已在礼宾前台提供签名
Dear Rivergreen residents,	
The petition sign-up sheet is availa	able at both North and South Concierge desks.

From:

Vicky Zheng <vickyinwonderland@hotmail.com>

Sent:

Tuesday, November 14, 2023 6:18 PM

To:

RiverGreen Concierge

Subject:

Unit 501-5111 Petition sign-up

Date: November 14th, 2023

Full Name of Owner: YONG ZHENG Address: 501-5111 Brighouse Way City & Province: Richmond, BC Telephone Number: 604-720-9733

I, Yong Zheng, am currently out of town and in full support of the Petition put forth by my neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

**Thank You** 

**Yong Zheng** 

From: Sent: To: Subject:	Eunice S <lemon.be@gmail.com> Tuesday, November 14, 2023 6:42 PM RiverGreen Concierge Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿 书已在礼宾前台提供签名</lemon.be@gmail.com>
Date: 11/14/2023 Full Name of Owner(s): Yu Son, Address:1106-5199 Brighouse City & Province: Richmond BC Telephone Number: 77868368	Way
my/our neighbours at 5111, 51	names), am/are currently out of town and in full support of the Petition put forth by 31, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. on to the approval of Development Permit DP 22-013200.
Please consider this email as moof Richmond, B.C.	y/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City
Thank You	
Signature of Owner(s) Yu Song	
Eunice	
On Nov 14, 2023, at 12:	31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:</concierge@rivergreen1.com>

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

# The deadline of the petition will be 12:00PM on Wednesday, November 15<sup>th</sup> 2023

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

Date: Nov 14 2023

Full Name of Owners : Leung Shern , Yeung Chi Wan

Address: C701 5177 Brighouse Way

City & Province: Richmond B.C.

Telephone Number: (604)723-2963

We, Leung Shern, Yeung Chi Wan, are currently out of town and in full support of the Petition put forth by our neighbours at 5111,5131,5151,5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank you!

Signature of Owners

嘉瑋 溫 <ev1an@yahoo.com.hk>

Sent:

Tuesday, November 14, 2023 9:02 PM

To:

RiverGreen Concierge

Subject:

Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿

书已在礼宾前台提供签名

Date: Nov 14, 2023

Full Name of Owner(s): Yiwei Lin Address: 904-5171 Brighouse away

City & Province: Richmond

Telephone Number: 7788989511

I/We, Yiwei Lin\_\_\_\_\_\_(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Yiwei Lin

Sent from my iPhone

On Nov 14, 2023, at 12:00 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

# The deadline of the petition will be 12:00PM on Wednesday, November 15<sup>th</sup> 2023

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

From:

Sonny Ji <sonnyji13@gmail.com>

Sent:

Tuesday, November 14, 2023 9:34 PM

To:

RiverGreen Concierge

Subject:

Petition Sign-Up

Date: 2023-11-14

Full Name of Owner(s): Sonny Ji

Address: 1006-5111 Brighouse Way

City & Province: Richmond BC

Telephone Number: 403-992-1166

I, Sonny, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

#### Thank You

Sonny Ji Tel: <u>403-992-1166</u>

From:

Shuang Liang <ivyliangshuang@gmail.com>

Sent:

Tuesday, November 14, 2023 10:44 PM

To:

RiverGreen Concierge

Subject:

Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿

书已在礼宾前台提供签名

Date : Nov 13,2023

Full Name of Owner(s): Shuang Liang

Address: D705-5199 Brighouse Way Richmond BC V7C 0A7

City & Province : Richmond,BC Telephone Number :7788612256

I Shuang Liang is currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Shuang Liang



RiverGreen Concierge < concierge@rivergreen1.com>于 2023 年 11 月 15 日 周三上午 4:31 写道:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be 12:00PM on Wednesday, November 15th 2023

From:

Peter Yeo <peteryeo\_canada@yahoo.com>

Sent: To: Tuesday, November 14, 2023 10:48 PM

Subject:

RiverGreen Concierge Petition (from Peter Yeo)

**Date: November 14, 2023** 

**Full Name of Owner: Peter Yeo** 

Address: 1110 - 5177 Brighouse Way

City & Province: Richmond, BC

**Telephone Number: 604-928-3082** 

I, Peter Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP  $\underline{22}$ - $\underline{013200}$ .

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner

Peter Yeo

Date:
Full Name of Owner(s):
Address:
City & Province :
Telephone Number :
I/We,wanshanzhang(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.
stating our objection with reason to the approval of Development Permit DP 22-013200.
Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.
Thank You
Signature of Owner(s)
Thank you for your attention to this matter.

From:

Peter Yeo <peteryeo\_canada@yahoo.com>

Sent:

Tuesday, November 14, 2023 10:50 PM

To:

RiverGreen Concierge

Cc:

Amelia

Subject:

Petition (from Amelia Yeo)

Date: November 14, 2023

Full Name of Owner: Amelia Yeo

Address: 1110 - 5177 Brighouse Way

City & Province : Richmond, BC

**Telephone Number: 604-928-3108** 

I, Amelia Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP  $\underline{22}$ -013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner

Amelia Yeo

From: Sent: Elsie Chan <echan.bc@hotmail.com> Tuesday, November 14, 2023 11:32 PM

To:

RiverGreen Concierge

Subject:

6011 River Road Project Petition Sign-up

**Date : November 14, 2023** 

Full Name of Owner(s): Elsie Wan Kam Lin Chan

Address: 912-5199 Brighouse Way City & Province: Richmond, BC

Telephone Number: (604) 808-3890

I/We,\_\_Elsie Wan Kam Lin Chan\_\_(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Elsie Wan Kam Lin Chan

Sent from Outlook for Android

From: Sent: To: Subject:	Diana lp <diana_ip@icloud.com> Tuesday, November 14, 2023 11:54 PM RiverGreen Concierge Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿书已在礼宾前台提供签名</diana_ip@icloud.com>
Yours truly,	
Diana Ip diana_ip@me.com	
On 14 Nov 2023,	at 9:31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:</concierge@rivergreen1.com>
Dear Rivergreen	residents,
The petition sign	n-up sheet is available at both North and South Concierge desks.
The deadline of 2023	the petition will be 12:00PM on Wednesday, November 15 <sup>th</sup>
Please visit the o	concierge desks at your earliest convenience.
at the conci Please use t	he template below and email back to the concierge desk.
Date :15 Nove Full Name of ( Address :403- City & Province	ember 2023 Owner(s) :Man Sum Ip and Yuet Yuen Diana Ip 5199 Brighouse Way ce :Richmond BC umber :7783789037
	Sum and Yuet Yuen Diana Ip(names), am/are of town and in full support of the Petition put forth by my/our

stating our objection with reason to the approval of Development Permit DP 22 013200.
Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.
Thank You
Signature of Owner(s)  Man Sum Ip Yuet Yuen Diana Ip
Thank you for your attention to this matter.
亲爱的Rivergreen居民您好,
您现在可以前往南北两个礼宾前台签署请愿书。
请愿书的截止时间为 <b>2023年11月15日中午12:00</b> 。
请您尽早前往礼宾前台。
如果您目前不在本地,无法前往礼宾前台签署请愿书。 请使用下列模板并通过电子邮件发送给礼宾前台。
Date : Full Name of Owner(s) : Address : City & Province : Telephone Number :
I/We,(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond

B.C.

Date:

Full Name of Owner(s):

Address:

City & Province:

Telephone Number:

I/We, Don Xin (names), am/are currently out of town and infull support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Dan Xia 2Hong,

M. DA

5188 Brighouse D-507

2023.11.1

From: Alfred-Catherine Kwan kwanchow@shaw.ca

Subject: Authorization to sign Petition Date: Nov 13, 2023 at 5:37:19 PM

To: kweihome@yahoo.ca

Cc: Alran Wong alranwong@hotmail.com

Hi Edwin,

Please take this letter as an authorization to sign 6011 River Road Project Petition Letter prepared by Strata on behalf of

Alfred Kwan

778-386-0751

**Catherine Chow** 

778-938-6428

Both of 708-5177 Brighouse Way, Richmond

Thank you.

Regards,

Alfred and Catherine

Sent from my iPhone

From: alran wong alranwong@hotmail.com

Subject: Authorization

Date: Nov 14, 2023 at 10:06:24 AM
To: Edwin Kwei kweihome@yahoo.ca

Hello Edwin

Hope you are well.

Please sign the 6011 River Road Project Petition Letter which is prepared by our Strata on our behalf. Our unit is <u>909-5199</u> Brighouse Way.

Regards

Alran Wong <u>778 522 0938</u> Tammy Wong <u>778 798 0623</u>

From:

nixon ng <nixon.ng@hotmail.com>

Sent:

Tuesday, November 14, 2023 10:42 AM

То:

Jack Chen

Subject:

Petition Sign-up

Full Name(s) of all owners: Chor Hong Ng & Hannah Wing Yan Lee

Address: 208 5177 Brighouse way BC

City: Richmond

Telephone Number: 6043155711

I {Chor Hong Ng and Hannah Wing Yan Lee} are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

Please consider this email as mine/our signature and add it to the petition with states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Chor Hong Ng & Hannah Wing Yan Lee 208 - 5177 brighouse way Richmond bc V7C 0A7 6043155711

Get Outlook for iOS

From: RiverGreen Concierge <concierge@rivergreen1.com>

Sent: Wednesday, November 15, 2023 2:26:16 AM

Subject: IMPORTANT: Petition Sign-up Sheet Available At Both Concierge Desk / 重要: 请愿书已在礼宾前台提供签名

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be 12:00PM on Wednesday, November 15<sup>th</sup> 2023

Please visit the concierge desks at your earliest convenience.

140V-14-2023
Full Name of Owner(s) : Haoyi Wang
Address: 1305 Ottaburn Road
City & Province : West Vancouver
Telephone Number: 7788655528
I/We,Haoyi Wang am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.
stating our objection with reason to the approval of Development Permit DP 22-013200.
Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor an Council of the City of Richmond, B.C.
Thank You
Signature of Owner(s)
Wans. haors:

Thank you for your attention to this matter.

From:

Terence Barretto <terence1ca@yahoo.com>

Sent:

Tuesday, November 14, 2023 6:29 PM

To:

Jack Chen

Subject:

**River Green Petition** 

Nov 14, 2023 Terence Barretto & Diana Suarez 1102-5171 Brighouse Way Richmond, BC (604)7624217

We, Terence Barretto and Diana Suarez are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

Please consider this email as our signature and add it to the petition which states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Regards,

Terence Barretto & Diana Suarez

Sent from my iPhone

From: edwin wong <edwin094@gmail.com>
Sent: Tuesday, November 14, 2023 5:49 PM

To: Jack Chen
Subject: Petition Letter

Date: November 14, 2023

Full Name of Owner: Wai Hung Wong

Address: 307-5177 Brighouse Way

City & Province: Richmond, B.C.

Telephone Number: 604 328 5376

I, Wai Hung Wong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Wai Hung Wong

From:

pelen hong <pelen171@gmail.com>

Sent:

Tuesday, November 14, 2023 5:46 PM

To:

Jack Chen

Subject:

Petition letter

Date: November 14, 2023

Full Name of Owner: Pelen Yim Ping Hong

Address: 307-5177 Brighouse Way

City & Province: Richmond, B.C.

Telephone Number: 604 328 5329

I, Pelen Yim Ping Hong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Pelen Yim Ping Hong

From:

Jonathan Yee <keeheng92@gmail.com>

Sent:

Wednesday, November 15, 2023 8:03 AM

To:

RiverGreen Concierge

Subject:

Petition

#### **Date: November 15, 2023**

Full Name of Owner(s): Kee Heng, Yee

Address: 301-5177 Brighouse Way

City & Province: Richmond, BC

Telephone Number: 778-861-9803

I, <u>Kee Heng, Yee (names)</u>, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You



## RiverGreen Concierge From: Tasneem Manji <ummeinayah@yahoo.com> Wednesday, November 15, 2023 5:28 AM Sent: RiverGreen Concierge To: Subject: Re: UPDATE: Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿 书已在礼宾前台提供签名 Follow Up Flag: Follow up Flag Status: Flagged Please add my signature to the petition DaSent: Nov 15 2023 Full Name of Owner(s): Tasneem Manji Address: 1007 -5177 Brighouse Way City & Province: Richmond BC **Telephone Number: 778-552-1653** I/We, Tasneem Manji\_\_\_\_\_(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200. Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C. Thank You

Signature of Owner(s) Tasneem Manji

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

	evelopment Permit Pane
	NOVEMBER 16, 2023
ltem	# 2
Re:	UP 22-013200
uar feetis A	

From:

Maria Chung <mcleung88@gmail.com>

Sent:

November 7, 2023 10:23 PM

To:

CityClerk

Subject:

Comment for 6011 River Road development (DP 22-014200)

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

River Road is two way traffic with only one lane for each side, we see increasing traffic with so many newly built high rise buildings. The situation is now getting worse as there are increasing activities at the Oval Gymnasium. Also, a new development has already started at 5900 River Road (opposite to 6011 River Road), for a 14-storey high rising building consisting of 227 units, certainly will cause more problems along the River Road.

I therefore **DO NOT** support the 6011 River Road development plan.

Best regards, WP Chung 5860 Dover Cres



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To De	elopment Permit Panel
Date:_	NOV 16, 2023
Re:	DP 22-013200
-	

From:

Cynthia Tsang < cynthiatsang12@gmail.com>

Sent:

November 15, 2023 4:04 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

Follow Up Flag: Flag Status:

Follow up Flagged

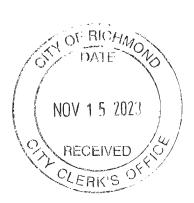
**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

#### To City of Richmond,

I live in Richmond and would like to express my support for the design proposal at <u>6011 River Road</u>. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best Regards,

Cynthia Tsang 604-723-0369 69-7191 Lechow Street Richmond, BC Canada



Schedule 6 to the Minutes of the Permit Panel Development Thursday, meeting held on November 16, 2023

Date:	NOV	16,	t Permit Par 2023
tem			
?e:	DP	22	-013200

From:

Maggie Liang <remember8810@hotmail.com>

Sent:

November 15, 2023 3:48 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

Follow Up Flag:

Follow up

Flag Status:

Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To Whom It May Concern,

I'm reaching out as a Richmond resident to express my enthusiastic support for the design proposal at 6011 River Road. I believe it will greatly contribute to the growth and improvement of our community.

Supporter: Yun Xin Liang

743-8133 Cook Rd, Richmond, BC V6Y 0L7

Regards,

Maggie Liang



Schedule 7 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

Jenni huang <jenniaspac@gmail.com> From:

November 15, 2023 2:50 PM Sent:

To: CityClerk

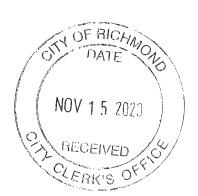
Subject: 6011 River Road Development Permit DP 22-013200 To Development Permit Panel Date: Nov 16, DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

#### Dear City of Richmond

I am a Richmond resident would like to express my support for the design proposal at 6011 River Road. I believe this project will bring positive outcomes for the community, boost the economy, and livelihood.

Jenni Huang 1001-6900 Pearson way, Richmond.



Schedule 8 to the Minutes of the Development Permit Panel meeting held on Thursday,

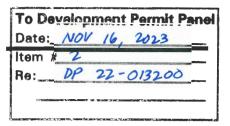
November 16, 2023

From: Kady Xue <kadyxue@gmail.com> Sent: November 15, 2023 1:38 PM

To: CityClerk

Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up Flag Status: Flagged



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Xiao mei Xue 602-6855 Pearson Way, Richmond



Schedule 9 to the Minutes of the Permit Panel Development meeting held on

Thursday,

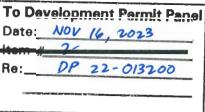
November 16, 2023

From: KADY XUE < kadyxue@yahoo.ca> Sent: November 15, 2023 1:40 PM

To: CityClerk

6011 River Road Development Permit DP 22-013200 Subject:

Follow Up Flag: Follow up Flag Status: Flagged



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hanson Zeng 510-6611 Pearson Way, Richmond



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

From:

Carol Wang < carolwang201@gmail.com>

Sent:

November 15, 2023 2:03 PM

To:

CityClerk

Subject:

Support in Design Proposal for 6011 River Road

Follow Up Flag:

Follow up

Flag Status:

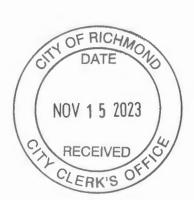
Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best regards, Carol Wang 3800 Lockhart Rd Richmond BC V7C 1M3



To Development Permit Panel

DP 22-013200

Date: NOV 16 2023

Schedule 11 to the Minutes of the Development Permit Panel Thursday, held meeting

November 16, 2023

From: Tebo Ma <matebo@gmail.com> November 15, 2023 2:30 PM Sent:

To: CityClerk

Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up Flag Status: Flagged



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

# Dear City,

I have lived in the River Green community in Richmond for more than 8 years now and I am impressed with the community that the developer offers. And I have a strong belief in the developer that they will keep delivering a waterfront lifestyle and cozy homes for people/ families like myself.

I am in favour of the upcoming project.

Warm Regards,

#### Tebo Ma

PERSONAL REAL ESTATE CORPORATION

**Phone:** +1.778.998.1250 | **WeChat:** matebo

Macdonald Realty

**Macdonald Realty Westmar** #203 - 5188 Westminster Hwy, Richmond, B.C. V7C 5S7

Confidentiality Notice - The information in this email is confidential and is intended solely for the named recipient(s). The information may be legally privileged. If you are not the intended recipient, be advised that any use or distribution of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete this message.

(%) Please consider the environment before printing this e-mail



Schedule 12 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

From:

Nana L < nanaliang 147@gmail.com>

Sent:

November 15, 2023 2:28 PM

To:

CityClerk

Subject:

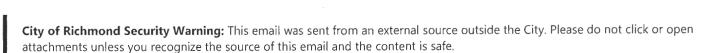
Support letter

Follow Up Flag:

Follow up

Flag Status:

Flagged



Living in Richmond, I am excited to endorse the design proposal for 6011 River Road. It's a positive step toward transforming the area, and I'm eager to see our community thrive.

My name is Lina Liang Address:8180 Francis Road ,Richmond,V6Y 1A4



To Development Permit Panal

DP 22- 013200

Date: Nov 16, 2023

Schedule 13 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

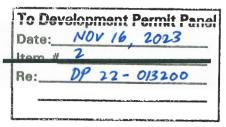
Carrie Sun < carriesun 328@gmail.com>

Sent: November 15, 2023 2:25 PM

To: CityClerk

Support for 6011 River Road, Richmond Subject:

Follow Up Flag: Follow up Flag Status: Flagged



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

From:

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

YingCheng Sun 605-6622 Pearson Way, Richmond.



Schedule 14 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

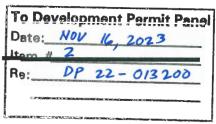
From: Henry Liang <a href="mailto:henryliang.ca@gmail.com">henry Liang <a href="mailto:henryliang.ca@gmail.com">henry Liang <a href="mailto:henryliang.ca@gmail.com">henryliang.ca@gmail.com</a>

Sent: November 15, 2023 2:15 PM

To: CityClerk

Support in Design Proposal for 6011 River Road **Subject:** 

Follow Up Flag: Follow up Flag Status: Flagged



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.

Best regards, Henry Liang 3800 Lockhart Rd Richmond BC V7C 1M3



Schedule 15 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

From: Yvonne L <yvonnelo228@gmail.com>

Sent: November 15, 2023 2:03 PM

To: CityClerk

Subject: Reference: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

Hope this email finds you well.

I have been living in Richmond since 1990, and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident, I look forward to the positive transformation of the area and for the community to continue its vibrant growth.

During Covid, the sereneness of the River Green neighbourhood, the public art, and the river dyke have been my saving grace...I walked along the dyke every day during those Covid years, and I am so grateful how beautiful and calming that area is.

Sincerely, Yvonne Lo 1503-5580 No. 3 Road, Richmond, BC, V6X 0R8



To Development Permit Panel

Date: Nov /6, 2023

Schedule 16 to the Minutes of the Development Permit Panel Thursday, meeting held on November 16, 2023

From:

jinyintang@sina.com

Sent:

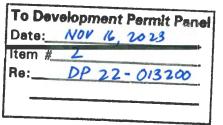
November 15, 2023 2:38 PM

To:

CityClerk

Subject:

Support Project 6011 River Road



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hua Sun

908-6855 Pearson Way, Richmond 发自新浪邮



Schedule 17 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

To Development Permit Pane Date: NOVEMBER 16, 2023 DP 22-013200

From: Sent:

lvy lp <ivy.ip12@gmail.com> November 15, 2023 1:31 PM

To:

CityClerk

Subject:

6011 River Road - express my support

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.

Best regards,

Ivy Ip

310-6855 Pearson Way, Richmond, BC V7C 0E9

Cell: 778.822.3128

E-mail: ivy.ip12@gmail.com

Wechat: IvyIp312



Schedule 18 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

From:

Kathleen Anne Te <jasrleen@yahoo.ca>

Sent:

November 16, 2023 11:13 AM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

To Development Permit Pane Date: Nov 16, 2023 Item #\_ 22-013200 Re:\_

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a resident I look forward to the development of the community.

Kathleen Te 8120 Colonial Drive Richmond, BC V7C4V2

Sent from Yahoo Mail for iPhone



Schedule 19 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

To Dovelopment Permit Panel DP 22-013200

From:

michelle vito <mitchielee@yahoo.com>

Sent:

November 16, 2023 11:40 AM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community

Michelle Lee 3217 Richmond st Richmond BC

Sent from my iPhone



Schedule 20 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

22 - 013200

Date:\_ Nov 16, 2023

To Development Permit Panel

From: Sent:

Jieyu Zheng <ikki5010@icloud.com> November 16, 2023 11:39 AM

To:

CityClerk

Subject:

6011 River Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

I have heard that the development of the site at 6011 River Road is up for review. I have seen the design for these next buildings and can confirm as a purchaser and resident of a neighbouring ASPAC community, that this project will continue to improve the neighbourhood. I support this project.

Jieyu Zheng 411-6622 Pearson way, Richmond



Schedule 21 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

Date:_	NOV	16, 2023
ltom #		
Re:	DP	22-013200

From:

Joseph Conrad Ferrer <conrad.ferrer@gmail.com>

Sent:

November 16, 2023 11:41 AM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

As a Richmond resident, I want to convey my endorsement for the design proposal at 6011 River Road. I am confident that this initiative will contribute to the community's growth in the future.

Sincerely,

Joseph Conrad Ferrer 5933 Cooney Road, Richmond City, British Columbia, Canada



Schedule 22 to the Minutes of the Development Permit Panel meeting held Thursday,

November 16, 2023

Michelle Melanie Liao <mmliao\_16@yahoo.com>

Sent: November 16, 2023 8:54 AM

To: CityClerk

6011 River Road Subject:

Date:_	NOV	16,2023
Re:	DP	22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

From:

I live in Richmond and and would like to express my support for the design proposal at 6011 River Road. Building more homes can help with the housing crisis that we have in our city.

Michelle Liao 8-8171 No.2 Road Richmond, BC V7C3M2



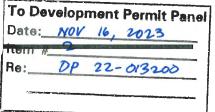
Schedule 23 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

Hoki Li <hoki87@gmail.com> November 16, 2023 9:55 AM

To: CityClerk

Subject: 6011 River Road Development Permit DP 22-013200



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

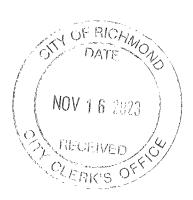
## Dear City of Richmond,

From:

Sent:

I'm a proud resident of Richmond and live in the RiverGreen community. The area has been the centre of the transformation for the Richmond Oval neighbourhood. The RiverGreen community has become a great public space with the parks and walkways for people around Richmond to meet and socialize. I look forward to the continued development of the community and further transformation and growth in the area.

Best regards, Hoki Li 411-6622 Pearson Way Richmond, BC, V7C0E4



Schedule 24 to the Minutes of the Development Permit Panel held on meeting

November 16, 2023

Thursday, To Development Permit Panel NOV 16, 2023

From:

Michelle Wang <michelle.wang@icewineunited.com>

Sent:

November 15, 2023 4:59 PM

To:

CityClerk

Subject:

Approval for 6011 River Road Building Design

DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

#### Hi City of Richmond,,

I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city.

Thanks for considering it.

Best,

Qiuyan Wang

5768 Musgrave Cr. Richmond v7c 5n6

发自我的 iPhone



Schedule 25 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

From: Amber Chu <amberchu.yvr@gmail.com> November 15, 2023 5:32 PM Sent:

To: CityClerk

Subject: 6011 River Road Development Permit DP 22-013200 in the subject line

To Development Permit Panel NOV 16, 2023 Date: DP Re: 22-013200

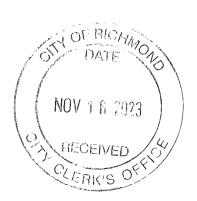
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

## Dear City of Richmond,

I would like to express my support for the development at 6011 River Road. I am a longtime resident living in Richmond and believe that this development will be a great addition to our community. I support this development as it has positively transformed the Waterfront community and will also increase quality of life and businesses in the area.

Sincerely, Amber

Unit 46-7733 Heather Street Richmond, BC V6Y4J1



Schedule 26 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

From:

Nelson K. Mak <nelsonkmak@gmail.com>

Sent:

November 15, 2023 7:57 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

	velopment Permit Panel NOV 16, 2023
Re:	DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I am writing to support the project at 6011 River Road. I live in Richmond and I feel that more housing is needed in Richmond. I am worried that I will never be able to buy a condo if we don't build more condos.

I feel these proposed buildings will be a great addition to the River Green Community.

Nelson



Schedule 27 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

From: liangpaolo13 < liangpaolo13@gmail.com>

**Sent:** November 15, 2023 8:11 PM

**To:** CityClerk

**Subject:** 6011 river road development permit DP 22-013200

Date:	NOV 16, 2023
Item #_	
	DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

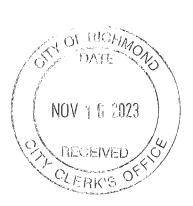
Hello,

I'm in full support of the 6011 River Road development because it's going to bring more housing to the area which is what we need in the community.

Bao Guo Liang

6900 Pearson Way, Richmond BC

发自我的iPhone



Schedule 28 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

To Development Permit Panel NOV 16, 2023

From:

Camille Mendoza < camillesantosmendoza@gmail.com

Sent:

November 16, 2023 8:10 AM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I reside in Richmond and would like to give my support for the design proposal at 6011 River Road.

I believe that the future projects will be good for the community creating growth and jobs in our city.

Camille Mendoza 306-8651 Westminster HWY, Richmond BC V6X 3E3 Sent from my iPhone



Schedule 29 to the Minutes of the Development Permit Panel Thursday, meeting held

November 16, 2023

To Development Permit Panel

tem #	-	24 MAY 25	N. Calley	P 1000
Re:	DP	22-	013	200

From:

don vince <donny.dvl@gmail.com>

Sent:

November 16, 2023 7:16 AM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to give my support for the design proposal at 6011 River Road. This future development will be good for our community.

Donny Lim 9680 Alexandra Road Richmond BC V6X 0P2



Schedule 30 to the Minutes of the Development Permit Panel Thursday, held meeting

November 16, 2023

To Development Permit Pane NOV 16

22-013200

L Dy <aileen.dy@gmail.com> November 16, 2023 7:13 AM

CityClerk

To: Subject:

Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

From:

Sent:

I am a Richmond Resident and would like to give my support for the design proposal at 6011 River Road. I believe that the future projects will be good for everyone in the community creating growth and jobs in our city.

Aileen Lim 9680 Alexandra Rd, Richmond, BC V6X 0P2



Schedule 31 to the Minutes of the Development Permit Panel To Develo meeting Thursday, held on

November 16, 2023

10 De	Aelobii	IGIII	Launn	1 011
Date:_	NOV	16,	2023	
_	2			

DP 22-013 200

From:

Annalyn Harve <annaharve73@gmail.com>

Sent:

November 16, 2023 5:54 AM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community.

Annalyn Harve 56-6588 Barnard Dr Richmond, BC



Schedule 32 to the Minutes of th m

Ν

ha Daval	lonmer	t Pe	rmit	Panel	
neeting November	held • 16, 20	on )23	Thu	ırsday,	To Development Date: Nov 16,

From:	
Comfe	

Stanley Chow <stanleychow2@gmail.com>

Sent:

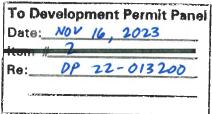
November 15, 2023 11:29 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

My name is Stanley and I am a current resident in Richmond. I am emailing to show my support for the design proposal at 6011 River Road. I am looking forward to the positive impact this can have on the community as a whole.

Stanley Chow 903-8555 Capstan Way



Schedule 33 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	elopm	ent	Permit Pane
Date:	NOV	16.	2023
Item #	2		
Re:	DP	22	- 013200

From:

Rebeca Gonzalez <gonzalez.rebe@gmail.com>

Sent:

November 15, 2023 11:24 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

TO: CityClerk@richmond.ca

Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Rebeca Gonzalez

Enviado con Gmail para celulares



Schedule 34 to the Minutes of the Development Permit Panel Thursday, held meeting on

November	16,	2023

From:	Lindsay Ayondano	<pre><li>lindzooy@amail.com;</li></pre>
rrom:	Linusay Avendano	<pre><li>description </li></pre>

Sent: November 15, 2023 10:49 PM

To: CityClerk

Subject: 6011 River Road Development Permit DP 22-013200

Date:	NOV	16,	Permit Par 2023	1 60
Item #	_			
Re:	DP	22.	013200	
				_

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

#### Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Lindsay Avendano 10497 Canso Crescent Richmond



Schedule 35 to the Minutes of the Development Permit Panel Thursday, held meeting

November 16, 2023

Lj Cel <ljcelestino74@yahoo.ca> November 15, 2023 10:15 PM

CityClerk

Subject: 6011 River Road Development Permit DP 22-013200

To Development Permit Panel 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

## Dear City of Richmond,

I would like to share my thoughts regarding the development at 6011 River Road. I grew up in Richmond and resided in the city for more than 15 years. Seeing the growth and changes to the city is exciting and will definitely contribute better homes and businesses in the future.

Thank you, Janna Celestino

From:

Sent: To:

9100 Ferndale Road, Richmond, BC



Schedule 36 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

Date:_	NOV	16,	2023
tem #	-	,	
Re:	DP	22	-013200

From:

Ayesha May Cruz <ayeshamaytcruz@gmail.com>

Sent:

November 15, 2023 10:11 PM

To:

CityClerk

Subject:

Reference: 6011 River Road Development Permit DP 22-013200

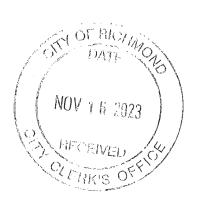
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I am eager to see more jobs created and growth of the community.

Thanks!

Ayesha Cruz 8300 Spires Rd Richmond



Schedule 37 to the Minutes of the Development Permit Panel meeting held on Thursday,

November 16, 2023

From:

Catherine Leung < catherine.leung09@gmail.com>

Sent:

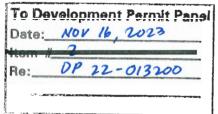
November 15, 2023 9:01 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I am writing to support the development of 6011 River Road. I have been living in Richmond for more than 10 years. I believe this will significantly enhance the community and the area.

Best Regards,

Catherine Leung 4591 Trimaran Dr, Richmond, BC V7E 4R4



Schedule 38 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

Mona Wong <monawong03@gmail.com>

November 15, 2023 8:52 PM Sent:

To: CityClerk

Subject: Reference: 6011 River Road Development Permit DP 22-013200

To Development Permit Panel Date: Nov 16, 2023

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City Hall,

From:

I support the development permit at 6011 River Road in Richmond. The design looks great and there will be more smaller and affordable homes available.

I lived in 1 River Green when it was first built in 2013 and now I live in 2 River Green.

With the River Green neighborhood east of the Oval complete, I look forward to the River Green neighborhood west of the Oval to be finished, and along with it all the public amenities, the construction jobs and the property taxes that it brings to this community and this city. Thanks.

Mona Wong 501-6633 Pearson Way Richmond, BC V7C 0C4

Sent from my iPad



Schedule 39 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

To De	velop	me	nt Permit	Pane
Date:_	NOV	16,	2023	
Re:	DP	27	2-01320	00

From:

noel sogueco <noeldsoguecojr@yahoo.com>

Sent:

November 15, 2023 8:39 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City Clerk,

I live in Richmond and I'd like to express my support for the design proposal at 6011 River Road under permit DP 22-013200.

As a resident of Richmond I look forward to the vibrant and positive transformation of the area and for the growth of the community.

Sincerely,

Noel Sogueco 9399 Odlin Road, Richmond BC V6X 0J6



Schedule 40 to the Minutes of me

No

mana is to the minutes of		
e Development Permit Panel eeting held on Thursday, ovember 16, 2023	To Development Permi	
vember 16, 2023	Itom # 2	
zmarianna ravos 18@vahoo com>	Re: DP 22-01320	

From:

Marianne Reyes <marianne\_reyes18@yahoo.com

Sent:

November 15, 2023 8:36 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

## Dear City Clerk,

I am writing to express my full support for the design proposal at 6011 River Road. I currently live in Richmond and as a resident I personally look forward to the positive conversion of the area. Further, I believe it will strongly alleviate the current problem on housing crisis.

Thank you.

Regards, Marianne Sogueco 427-9399 Odlin Rd Richmond, BC V6X 0J6



Schedule 41 to the Minutes of the Development Permit Panel meeting held on November 16, 2023

<b>A</b>
To Development Perm
Date: Nov 16, 202

From:
Sent:

Ivy Zhang <ivyyzed@icloud.com> November 15, 2023 8:32 PM

To:

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

Date:_	No v	ent /6,	Permit Pane 2023
Re:	DP	22-	013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello there,

I support the development project at 6011 River Road. I love living in Richmond because of its authenticity, and beautiful historical buildings.

Ivy Zhang 8220 Clifton Rd, Richmond, BC.

Sent from my iPhone



Schedule 42 to the Minutes of the Development Permit Panel meeting held Thursday, on

November 16, 2023

22-013200

From:

Javoy Cruz <javoycruz@gmail.com>

Sent:

November 15, 2023 8:26 PM

To:

CityClerk

Subject:

Design Proposal for 6011 River Road, Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community and will create jobs and help with the housing issues.

Javoy

8300 Spires Rd, Richmond, BC V6Y 1V9



Schedule 43 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

78 B	AY.	Moom	ent.	Permit	Pana
Baile	- Constitution of the last of	NOV	16,	2013	
Ro	11,	2	-		AND SELECT
RU:	Water St.	UP	22	-0132	00

From: Sent: Sunny Ngan <sunny.cfn@gmail.com>

November 16, 2023 9:27 AM

CityClerk

Subject:

To:

6011 River Road - Support for DP Application

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I am writing in full support of this new development at 6011 River Road. I drive over the No.2 road bridge every morning during my commute and drive past this vacant lot. It will be nice to see this get developed and I'm sure it'll look just as great as the building next to it. Lastly, we need more supply of housing for local young professionals and families.



Schedule 44 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

Го	D	ev	ole	pn	nent	Permit	Pane
Dat	0	6 0	N	DV	16,	2023	
tor	11	11	-2	NAME OF STREET		NAME OF THE	4464

From: Sent: To:

Candy Wang < candywang 624@gmail.com> November 16, 2023 9:23 AM

CityClerk

Subject:

6011 River Road Development Permit DP 22-013200

DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road.

I have lived in the neighborhood for over 6 years, and really enjoyed living here with my family.

As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Thanks and best regards,

ZICHAO Candy Wang #1002-6633 Pearson Way Richmond V7C 074

发自我的 iPhone



Schedule 45 to the Minutes of the Development Permit Panel meeting held on

November 16, 2023

Thursday, To Development Permit Panel Date: NOV 16, 2023 DP 22-013200

From: Sent:

Sean <seanfan0218@gmail.com> November 16, 2023 9:13 AM

To:

CityClerk

Subject:

Subject: Approval for 6011 River Road Building Design

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi City of Richmond, I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city. Thanks for considering it.

Sean fan 10591 southridge road Richmond bc



Schedule 46 to the Minutes of the Development Permit Panel Thursday, meeting held on

November 16, 2023

Dave MacDonald < Dave.MacDonald@pathwaysclubh

November 16, 2023 9:11 AM

CityClerk

Reference: 6011 River Road Development Permit DP 22-013200 Subject:

To Development Permit Pan

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

On behalf of Pathways Clubhouse, I am reaching out in regards to the development at 6011 River Road. This project is located directly across the road from our future affordable housing project. We are in full support of this development as it will have a positive impact on the community and as well as bringing forward the much-needed housing to Metro Vancouver.

Kind regards, **Dave MacDonald Executive Director** 315-8111 Granville Avenue Richmond, BC V6Y 1P5 Tel: 604-276-8834 www.pathwaysclubhouse.com

From:

Sent:

To:

Like us on Facebook! Pathways Clubhouse



Member of and accredited by







# **Report to Development Permit Panel**

To: Development Permit Panel

Date: November 6, 2023

From: Wayne Craig

File:

DP 18-829236

Director, Development

Re:

Application by 1132865 BC Ltd. for a General Compliance Ruling at 7580 No. 1

Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road)

#### **Staff Recommendation**

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 18-829236).

Wayne Craig

Director, Development

(604-247-4625)

WC:ac Att. 5

#### **Staff Report**

#### Origin

1132865 BC Ltd. (Incorporation number: BC1132865; Director: Jun Ning, Lin Xiong Chen and Brian Wah Tak Tsang) has requested a General Compliance ruling to modify the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 18-829236) to construct 30 townhouse units at 7580 No. 1 Road. A location map of the properties is provided in Attachment 1.

The rezoning (RZ 17-794287) of the site to the "Medium Density Townhouse (RTM2)" zone, was approved by Council on October 12, 2021. The Development Permit (DP 18-829236) was also issued on October 12, 2021. The development is currently nearing construction competition with interior finishing work taking place and landscaping works still outstanding.

This General Compliance application is for a modification to the issued Development Permit (DP 18-829236) to address the deterioration and advanced state of irreversible decline of a tree (Tree Tag #726) that was to be retained. The proposed modification includes changes to the Tree Management Plan and Landscape Plan issued with the Development Permit (DP 18-829236).

A Servicing Agreement (SA 19-873682) has been entered into and the final design of the off-site works is currently under review. The proposed changes to the Tree Management Plan and Landscape Plan do not impact any works associated with the Servicing Agreement.

#### **Background**

Development surrounding the subject site is as follows:

- To the North: Large lot single-family residential on lots zoned "Single Detached (RS1/E)" with vehicle access from No. 1 Road.
- Three large lots zoned "Two-Unit Dwellings (RD1)" containing three duplex To the East:

dwellings fronting Burton Avenue and three lots zoned "Single Detached

(RS1/E)" fronting Amundsen Place.

To the South: Large lot single-family residential on lots zoned "Single Detached (RS1/E)"

with vehicle access from No. 1 Road.

To the West: Across No. 1 Road, three lots zoned "Low Density Townhouses (RTL1)".

> The lots vary in size from 0.18 ha (0.43 ac) to 2.28 ha (5.64 ac) in area. The dwellings are typically two-storeys in height. There is an active Development Permit for townhouse construction (DP23-018521) at 7491 No. 1 Road.

#### **Staff Comments**

The proposed scope of the General Compliance ruling request for the subject site is limited to the Tree Management Plan and Landscape Plan of the project. The revised Tree Management Plan and Landscape Plan for this General Compliance ruling are provided in Attachments 4 and 5 and are consistent with the landscape guidelines in the Official Community Plan (OCP) and compliant with the Zoning Bylaw.

The following information provides a summary of the tree protection and replacement plan for 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road) as issued as part of the Development Permit (DP 18-829236):

- Ten trees (tag# 716, 726, 750, 751, 752, 753, 754, 755, 756 and 757) on neighbouring properties or shared property lines were identified to be retained and protected.
- This General Compliance Report specifically deals with Tree 726. There are no implications to other trees.
- In order to retain the Sycamore maple tree (tag #726) located along the south property line of the subject site, the south side yard setback at the southwest corner of the site has been increased from 3.0 m to 7.56 m, and the existing site grade within the tree protection area was to be maintained.
- Tree protection fencing was required to be installed around all the trees to be retained as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring onsite. A survival security for the two shared trees (#716 and #726) in the amount of \$10,000.00 was secured at Rezoning.
- A Tree Management Plan issued with the Development Permit showing the location of the trees to be retained and removed is provided in Attachment 2.
- The applicant agreed to plant 62 new trees on-site. This included 13 confiners and 49 deciduous. The minimum size of the replacement trees are as indicated in the following table.

#### Summary of Tree Replacement issued with Development Permit (DP 18-829236)

No. of	Minimum Caliper of	Minimum Height of
Replacement Trees	Deciduous Replacement Tree	Coniferous Replacement Tree
62	6.0 cm	3.5 m

- The Landscape Plan issued with the Development Permit is provided in Attachment 3.
- To ensure the survival of the retained trees and that the proposed landscaping works were completed, the applicant was required to provide a \$10,000.00 Tree Survival Security and a Landscape Security in the amount of \$269,620.74 prior to issuance of the Development Permit.

#### **Analysis**

#### Decline/Removal of Tree tag #726

- Prior to the demolition of the structures on site, the applicant was required to install tree protection barriers around the retained trees. Tree Preservation staff attended the site in March of 2021 and confirmed that all required tree protection barriers were installed.
- Tree protection fencing was maintained consistent with arboricultural best practices throughout the demolition and construction stages. The project arborist was also on-site during all construction activities within the tree protection zone.
- The project arborist indicated that the tree first started showing signs of decline in June of 2022 following demolition and preloading of the site. A subsequent Field Report from the Project Arborist dated September 26, 2023, stated that the tree is in an advanced state of irreversible decline. The City's Tree Preservation staff have reviewed and concurred with the Project Arborist's findings.

- Despite all efforts to retain tree #726, the tree is not expected to survive. As a result, the applicant is seeking to remove the tree.
- As tree #726 is located along a shared property line, the neighbouring property owner has been consulted and provided written confirmation agreeing to the removal of the tree.

#### **Proposed Revisions**

- To account for the required removal of the Sycamore maple tree (tag #726), the applicant proposes to:
  - o Maintain the modified building setback established to retain the tree that was removed. This is in keeping with the City's policy and practice.
  - O Plant two large replacement trees (11.0 cm caliper Dawyck beech) in the southwest corner of the property, as shown in the revised Tree Management Plan and Landscape Plan (Attachments 4 and 5). This tree species was selected as it has a high likelihood of transplant success and will provide immediate visual impact at the site. The replacement trees are to be planted slightly north of the location of the original tree, and away from the proposed building to provide sufficient space for its growth.

Summary of proposed Tree Replacement for General Compliance ruling

No. of	Minimum Caliper of	Minimum Height of
Replacement Trees	1	Coniferous Replacement Tree
2	11.0 cm	7.0 m - 15.0 m

- The sizes of the proposed replacement trees were selected to maximize the survivability of the trees and provide immediate streetscape impact.
- Planting of additional trees on-site is not recommended, as there is limited planting space available on the site as there is a City Statutory Right-of-Way for sanitary sewer services, which precludes tree planting due to the potential for tree roots to damage City infrastructure.
- There are no changes to the building envelope as issued with the Development Permit. All building setbacks will be maintained.

#### Tree Survival Security

• Given that it has been determined that the tree (tree #726) declined due to natural causes, the City will release \$5,000.00 of the \$10,000.00 Letter of Credit taken as part of the Tree Survival Security agreement associated with Tree tag #726 at the time of the original Development Permit.

#### Landscaping Security

- A \$269,620.74 Letter of Credit was taken as security for landscaping at the time of the original Development Permit, which is still being held by the City.
- The Letter of Credit will continue to be held as landscaping security until the applicant satisfies all requirements as set out in the existing Landscape Security Agreement.

#### Conclusion

1132865 BC Ltd. (Incorporation number: BC1132865; Director: Jun Ning, Lin Xiong Chen and Brian Wah Tak Tsang) has requested a General Compliance ruling to modify the Tree Management Plan and Landscaping Plan issued with the Development Permit (DP 18-829236), as a result of the removal of a tree that was to be retained. The proposed modifications outlined in this report are within the scope of a General Compliance ruling and will apply to the site located at 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road).

Staff recommend support of this General Compliance request for the proposed changes to the issued Development Permit.

Alex Costin

Planning Technician - Design

(604-276-4200)

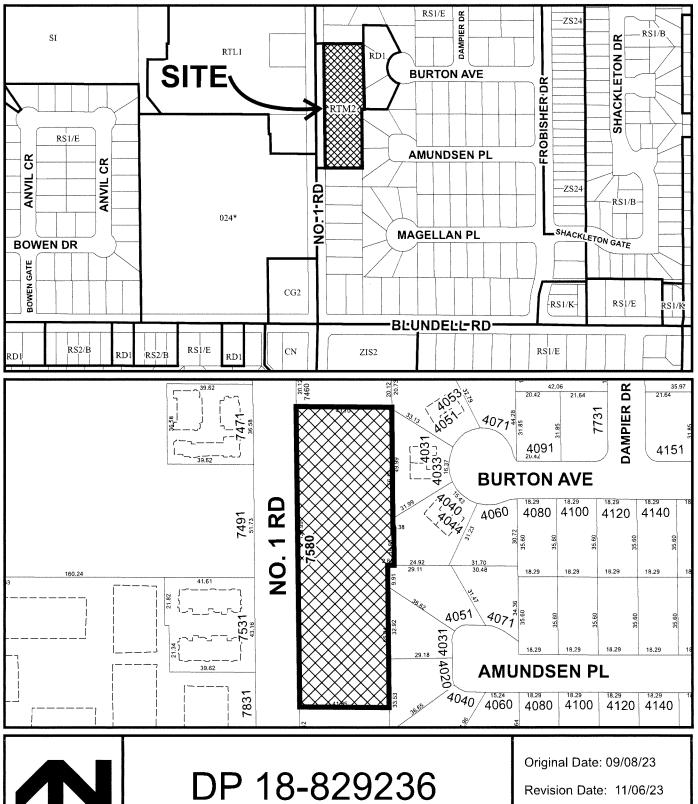
AC:js

Att.

- 1: Location Map
- 2: Tree Management Plan issued under DP 18-829236
- 3: Landscape Plan issued under DP 18-829236
- 4: Proposed Tree Management Plan revision
- 5: Proposed Landscape Plan revision

Note: Dimensions are in METRES





# Attachment # 2

### TREE INVENTORY

	IKEE	INAFIN	IORY	
#	Туре	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
709	Cherry	Remove	26cm	1,6m
710	Western Redcedar	Remove	42cm	2.5m
711	Lawson Cypress	Remove	38cm	2.3m
712	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Retain	55cm	3.3m
	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	58cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6,6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/75cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1,7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m
733	Laburnum	Remove	30cm	1.8m
	Japanese Maple	Remove	22/12/12cm	2.5m
735	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
	Cedar Hedge	Remove	30cm	2.5m
	Western Redcedar	Retain	35/35cm	3.0m
	Western Redcedar	Retain	15/15cm	1.8m
752	Cherry	Retain	32cm	1.9m
		Retain	22cm	1.3m
754	Western Redcedar	Retain	80cm	4.8m
755	Western Redcedar	Retain	60cm	3,6m
, 00		Retain	28cm	1.7m
	Lawson Cypress	Retaili	200111	1.7111
756	Lawson Cypress	Retain	30cm	1.8m
756				

### TREE PROTECTION FENCING

#### Minimum Radial Distance from trunk

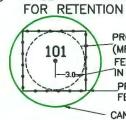
#	Type	DBH	Metres	Feet
716	Norway Maple	55cm	3.3m	10.8ft
726	Sycamore Maple	75/75/75cm	7.0m	23.0ft
750	Western Redcedar	35/35cm	3.0m	9.8ft
751	Westem Redcedar	15/15cm	1,8m	5.9ft
752	Cherry	32cm	1.9m	6.3ft
753	Western Redcedar	22cm	1.3m	4.3ft
754	Westem Redcedar	80cm	4.8m	15.7ft
755	Western Redcedar	60cm	3,6m	11,8ft
756	Lawson Cypress	28cm	1.7m	5.5ft
757	Lawson Cypress	30cm	1.8m	5.9ft
	Cypress Hedge	20 to 35cm	2.2m	7.2ft

# LEGEND

TREE PROPOSED FOR REMOVAL

05 ×

TREE PROPOSED



PROTECTION ZONE (MPZ) FENCING DIMENSIONS
IN METRES

> \_PROTECTION FENCING

CANOPY

NOTES:
1. SITE LAYOUT
INFORMATION AND TREE
SURVEY DATA PER
SUPPLIED DRAWING

2. REFER TO
ATTACHED TREE
PROTECTION REPORT
FOR INFORMATION
CONCERNING TREE
SPECIES, STEM
DIAMETER, HEIGHT,
CANOPY SPREAD AND
CONDITION.

3. ALL MEASUREMENTS ARE METRIC

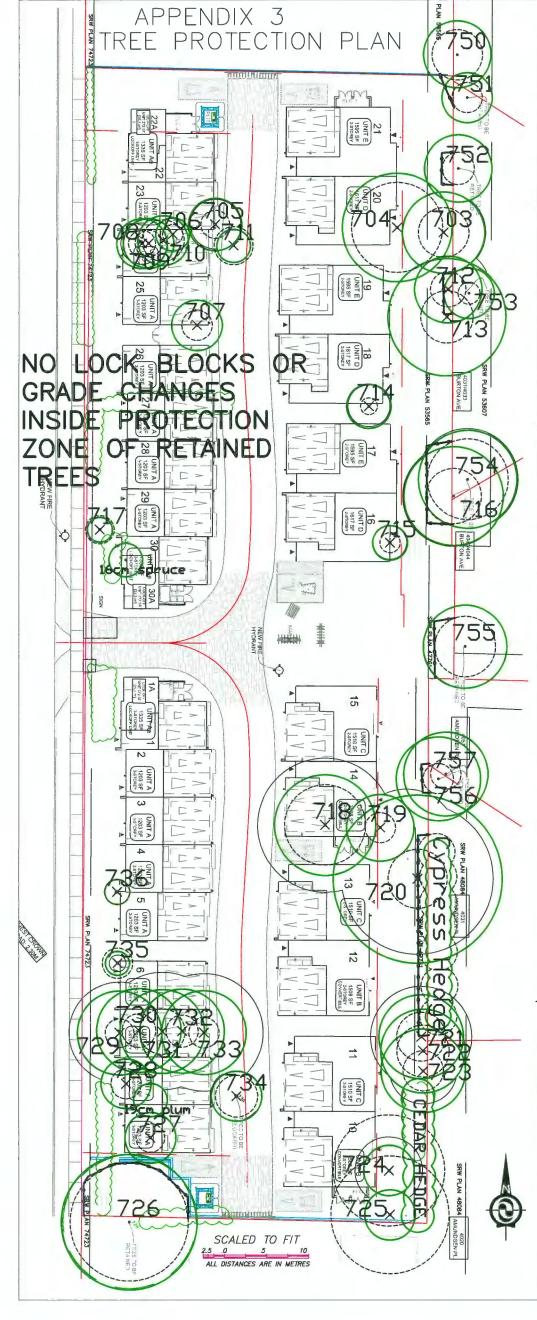
Froggers Creek Tree Consultants Ltd

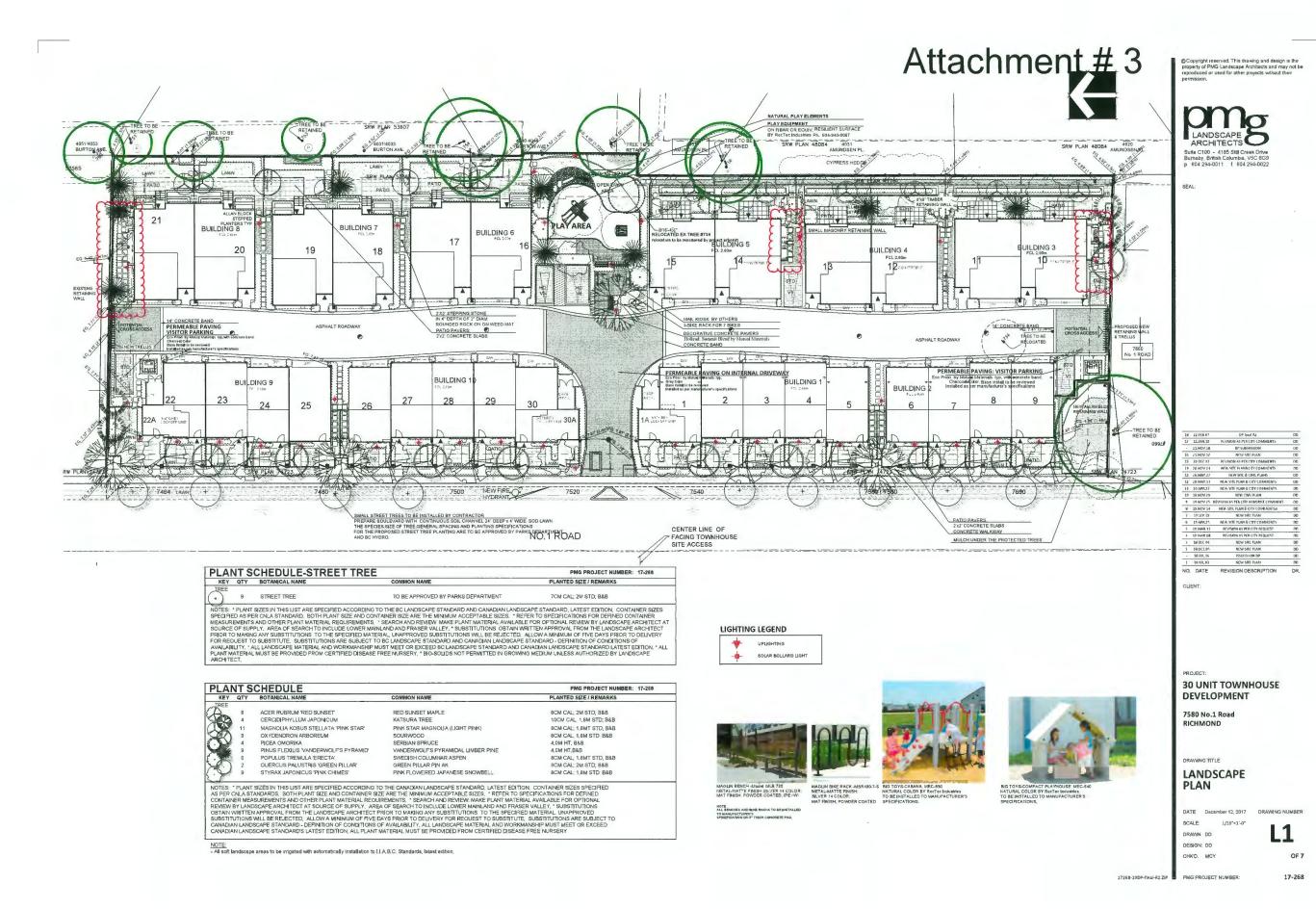
7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-437-0970

7500 No 1 Road Richmond

TREE PROTECTION DRAWING THE PROJECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR
RETENTION, REMOVAL, THEIR CANOPIES,
PROTECTION ZONES AND PROTECTION FENCING IN
RELATION TO PROPOSED LAYOUT

Page 14





# 704 28 NO.1 5 12 S5 15.3 CEDAR HEDG BME (Boxt) AMUNDSEN SCALED TO FIT 2.5 0 5 10 ALL DISTANCES ARE IN METRES

# APPENDIX 3 AREE MANAGEMENT PLAN

#### TREE INVENTORY

#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
	Cherry	Remove	26cm	1.6m
710	Western Redcedar	Remove	42cm	2.5m
	Lawson Cypress	Remove	38cm	2.3m
	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
	Mountain Ash	Remove	20cm	1.2m
	Norway Maple	Retain	55cm	3.3m
	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
	Portuguese Laurel	Remove	20/19cm	1.8m
	English Walnut	Remove	58cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
	Purple Plum	Remove	28cm	1.7m
	Purple Plum	Remove	30cm	1.8m
	Laburnum	Remove	28cm	1.7m
	Laburnum	Remove	25/20cm	2.0m
	Laburnum	Remove	45cm	2.7m
	Laburnum	Remove	32cm	1.9m
	Laburnum	Remove	30cm	1.8m
	Japanese Maple	Relocate	22/12/12cm	2.5m
	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
	Cedar Hedge	Remove	30cm	2.5m
	Western Redcedar	Retain	35/35cm	3.0m
	Western Redcedar	Retain	15/15cm	1.8m
	Cherry	Retain	32cm	1.9m
	Western Redcedar	Retain	22cm	1.3m
	Western Redcedar	Retain	80cm	4.8m
	Western Redcedar	Retain	60cm	3.6m
756	Lawson Cypress	Retain	28cm	1.7m
757	Lawson Cypress	Retain	30cm	1.8m
	Cypress Hedge	Retain	20 to 35cm	2.2m

#### TREE PROTECTION FENCING

# Minimum Radial Distance from trunk

#	Туре	DBH	Metres	Feet
716	Norway Maple	55cm	3.3m	10.8ft
750	Western Redcedar	35/35cm	3.0m	9.8ft
751	Western Redcedar	15/15cm	1.8m	5.9ft
752	Cherry	32cm	1.9m	6.3ft
753	Western Redcedar	22cm	1.3m	4.3ft
754	Western Redcedar	80cm	4.8m	15.7ft
755	Western Redcedar	60cm	3.6m	11.8ft
756	Lawson Cypress	28cm	1.7m	5.5ft
757	Lawson Cypress	30cm	1.8m	5.9ft
	Cypress Hedge	20 to 35cm	2.2m	7.2ft

# LEGEND

TREE PROPOSED FOR REMOVAL

727 X

TREE PROPOSED FOR RETENTION

PROTECTION FENCING
CANOPY

NOTES:

1. SITE LAYOUT
INFORMATION AND TREE
SURVEY DATA PER
SUPPLIED DRAWING

2. REFER TO
ATTACHED TREE
PROTECTION REPORT
FOR INFORMATION
CONCERNING TREE
SPECIES, STEM
DIAMETER, HEIGHT,
CANOPY SPREAD AND
CONDITION.

3. ALL MEASUREMENTS ARE METRIC Page 14 Froggers Creek Tree Consultants Ltd

PROTECTION ZONE

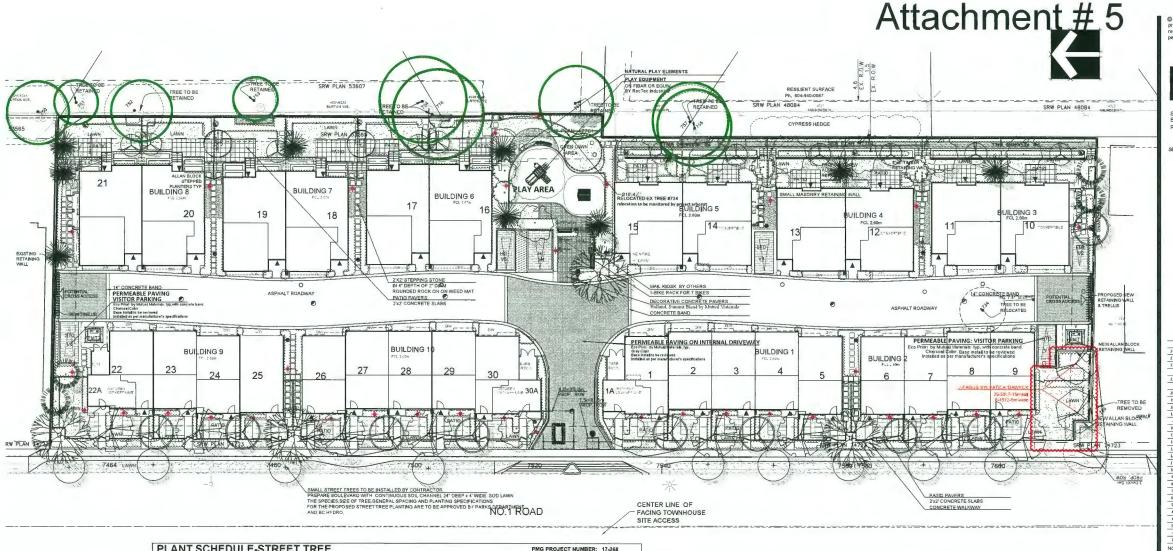
FENCING DIMENSIONS

7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-437-0970

(MPZ)

7500 No 1 Road Richmond

TREE MANAGEMENT DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR
RETENTION, REMOVAL, THEIR CANOPIES,
PROTECTION ZONES AND PROTECTION FENCING IN
RELATION TO PROPOSED LAYOUT
October 27, 2023



PLANT SCHEDULE-STREET TREE
KEY QTY BOTANICAL NAME PLANTED SIZE / REMARKS TO BE APPROVED BY PARKS DEPARTMENT MÖTES: 'PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BIC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION, CONTAINER SIZES SPECIFIED AS PER CINLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES, 'REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 'S ESARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OTHORAL REVIEW BY LANDSCAPE ARCHITECT A SOURCE OF SUPPLY. AREA OF SEARCH FOR MILLION DATE OF RESERVENT OF STANDARD SOFILAY MENTIONS APENDED FOR MILLION SOFILAY SEARCH SEARCH SOURCE OF SUPPLY. AREA OF SEARCH FOR MILLION SOFILAY SEARCH SEAR

	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
憑	. 8	ACER RUBRUM 'RED SUNSET'	REO SUNSET MAPLE	6CM CAL: 2M STD: B&B
KIT.	4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL; 1,8M STD; B&B
201	2	FAGUS SYLVATICA DAWYCK	FASTIGIATE OR DAWYOK BEECH	LICM CAL 1.8M STD B&B3
0	11	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	BCM CAL; 1,8MT STD, B&B
	9	OXYDENDRON ARBOREUM	SOURWOOD	8CM CAL; 1,8M STD; B&B
EN.	4	PICEA OMORIKA	SERBIAN SPRUCE	4.0M HT; B&B
16	9	PINUS FLEXILIS VANDERWOLF'S PYRAMIO	VANDERWOLFS PYRAMIDAL LIMBER PINE	4,0M HT,B&B
10	6	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	8CM CAL, 1,8MT STD, B&B
3.	2	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	9CM CAL; 2M STD, B&B
200	9	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL; 1,8M STD: 8&B
PER C	NLA ST	SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO ANDARDS, BOTH PLANT SIZE AND CONTAINER SIZ	D THE CANADIAN LANDSCAPE STANDARD LATEST EDITIC IE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SE REMENTS. * SEARCH AND REVIEW. MAKE PLANT MATER!	N. CONTAINER SIZES SPECIFIED PECIFICATIONS FOR DEFINED

- All soft landscape areas to be irrigated with automatically installation to I.I.A.B.C. Standards, latest edition.

REVIEW BY LANGUAGE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SERVEN TO INCLUDE LOWER MAINLAND AND PROSEN VALLEY. SUBSTITUTIONS OF SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIE, SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANGUAGE STANDARD DEFINITION OF CONDITIONS OF AVAILABILITY, ALL LANGUAGE WATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANGUAGE STANDARD'S LATEST EDITION, ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY











LANDSCAPE ARCHITECTS

23 OCT 27 DP General complaints application and 24 (2.0 CT-08 NW1900 PRACEMENT INE 1794 23 12.10.11.02 (1.0 CT-08 NW1900 PRACEMENT INE 1794 22 3 PR-21 (1.0 CT-08 NW1900 PRACEMENT INE 1794 22 3 PR-21 (1.0 CT-08 NW1900 PRACEMENT INE 1794 22 PR-21 (1.0 CT-08 NW1900 PRACEMENT INE 1794 22 PR-21 (1.0 CT-08 NW1900 PRACEMENT INE 1794 PRACEMEN NO, DATE REVISION DESCRIPTION

**30 UNIT TOWNHOUSE** DEVELOPMENT

7580 No.1 Road RICHMOND

DRAWING TITLE

LANDSCAPE PLAN

DATE: December 12, 2017 DRAWING NUMBER DRAWN. DD DESIGN: DD

CHK'D. MCY

OF 7 17-268



# **Report to Development Permit Panel**

To: Development Permit Panel

Date: November 6, 2023

From: Wayne Craig

File:

DP 18-843281

**Director of Development** 

Re:

Application by Lovick Scott Architects for a Development Permit at

#115 - 10700 Cambie Road

#### **Staff Recommendation**

That a Development Permit be issued which would permit the construction of exterior renovations and minor on-site upgrades to the existing McDonald's restaurant at #115 - 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

Wayne Craig

Director of Development

WC:ke

#### **Staff Report**

#### Origin

Lovick Scott Architects has applied to the City of Richmond for permission to undertake exterior building renovations to the existing McDonald's restaurant located at #115 – 10700 Cambie Road that includes upgrades to the on-site landscaping and the existing garbage and recycling enclosure on a site zoned "Auto-Oriented Commercial (CA)" (Attachment 1). This Development Permit only applies to the portion of the building that contains the existing McDonald's restaurant (Unit 115) and immediate surrounding on-site landscaping and vehicle circulation areas. There is no rezoning application required as part of this proposal. No servicing or infrastructure works are required as the existing site has sufficient servicing to accommodate the proposed building renovations.

#### **Development Information**

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

#### **Background**

The existing McDonald's restaurant consists of a one-storey building with drive-through service component. A neighbouring commercial retail unit in this building is not part of this Development Permit application and the exterior building modifications will be to the McDonald's restaurant only. The subject site is part of a commercial complex that contains other commercial businesses to the east and south of the McDonald's restaurant and supporting off-street parking and vehicle circulation areas.

Development surrounding the subject site, on which the McDonald's restaurant is located, is as follows:

To the north: across Cambie Road is a business park zoned "Industrial Business Park (IB1);

To the east: an existing access road to the existing commercial development. Further east

contains a one-storey commercial building on a site zoned "Auto-Oriented

Commercial (CA)";

To the south: Highway 99 and an existing hotel on a site zoned "Auto-Oriented Commercial

(CA)". A separate Development Permit (DP 21-933784) was issued on July 26, 2022 for renovations to the existing Volvo dealership in a separate

building on the subject site;

To the west: Highway 99 and the off-ramp for the Cambie Road overpass.

#### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues 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 (CA)" zone.

#### **Advisory Design Panel Comments**

Due to the nature of the minor exterior renovations and on-site works, this application was not presented to the Advisory Design Panel.

#### **Analysis**

#### Conditions of Adjacency

- Modifications to the on-site enclosure that contains garbage, recycling and organic waste is being undertaken as part of this Development Permit. This structure will be fully enclosed and is sized to accommodate all required bins. The walls consist of split-face concrete block and wood panel access doors with a metal shed roof. The location of this enclosure at the west side of the building enables access for service vehicles and is not situated in a highly visible portion of the site. The modified enclosure will be screened from the sidewalk to the north by existing landscaping that will remain to provide for a planted buffer.
- The applicant has indicated that no modifications to the building's heating, ventilation and
  other mechanical systems are being undertaken or are required as part of the proposed works.
  All existing rooftop mechanical units will be screened by the exterior modifications to the
  building.
- The applicant has confirmed that the drive-through operations audio/speaker box system is
  oriented to minimize impacts to neighbouring sites and the volumes can be adjusted to take
  into account ambient noise conditions.
- The surrounding context of the subject site consists of neighbouring commercial activities and industrial business park operations. There are no surrounding residential uses in the area. As noted above, no modifications will be made to the building's mechanical systems. Based on this, no acoustical study was required. Community Bylaws has confirmed that there has been no history of noise complaints associated with the McDonald's at the subject site.

#### Urban Design and Site Planning

- The subject modifications being undertaken through this Development Permit are primarily limited to the building exterior, existing landscape areas and service area (garbage enclosure). The current off-street parking, vehicle circulation and drive-through servicing the McDonald's will generally remain unchanged; however, a number of additional modifications are being provided for including:
  - o Parking stall curb stops installed adjacent to parking along the building.
  - o Pavement markings within the drive-through to facilitate safe movements to and from the garbage/recycling enclosure.
  - The existing pedestrian linkage from the access road off Cambie Road to the existing building will be maintained and marked with painted pavement.
  - Additional signage will be implemented around the parking and vehicle circulation areas for the drive-through to notify drivers of pedestrians.
  - The current drive-through configuration that wraps along the east, north and west portion of the building will be maintained. On-site modifications will include updated signage and menu-boards. The drive-through aisle contains sufficient vehicle queuing space (8 vehicles) to comply with Zoning Bylaw requirements.
  - The surrounding off-street parking available to the McDonald's and adjoining commercial retail unit (CRU) will generally remain unchanged and provides for 25 vehicle parking stalls, which complies with Zoning Bylaw requirements.

- Bicycle parking provisions will provide for 3 short-term (Class 2) and 1 long-term (Class 1) bike parking spaces. The short-term bike parking will be provided for along the south side of the building. The long-term bike parking space (secured bike locker) is provided along the north edge of the building. These bicycle parking provisions comply with the requirements of the Zoning Bylaw.
- All signage on the subject site (building fascia signs, directional signage, free-standing signs) will require a separate sign permit application and approval in accordance with the City's Sign Regulation (Bylaw 9700). General information was provided by the applicant on the proposed signage to confirm the general design and layout is consistent with the overall building, site and landscaping works proposed as part of this Development Permit application.

#### Architectural Form and Character

- The proposed exterior modifications are limited to the McDonald's portion of the building only (west portion). Future exterior modifications to the remaining portion of the building may be subject to a separate Development Permit application process, depending on the overall scope and nature of works.
- The overall architectural form and character of the proposed exterior building modifications will be to update and modernize the current McDonald's building to be consistent with other McDonald's renovations/redevelopments.
- Existing glazed areas around the north, west and south portions of the building are being maintained.
- The main building entrance is highlighted with a combination of a tall vertical building form accented in a strong colour (red). Other architectural elements included are a horizontal banding and different colours (white and brown) with varying parapet height to break up the overall building massing. Additional roof-overhangs and building projections (at drive-through service window locations) improve building façade articulation.
- The building design includes a parapet that is designed to be tall enough to screen existing roof-top mechanical equipment.
- The proposed metal cladding/panelling in combination with fiber cement siding is a suitable exterior finish to the proposed modern architectural character for the proposed building works.

#### Landscape Design and Open Space Design

- A majority of the existing landscaping on the subject site is located in the following areas:
  - Along the north edge of the building consisting of a combination of low/medium height shrubs and hedging with a row of existing deciduous trees that provides a landscaped buffer between the sidewalk and existing drive-through.
  - Along the east edge of the site consisting of an existing hedge that screens the parking lot from the access road and sidewalk.
  - At the north east corner of the site, existing groundcovers and shrubs associated with the entrance and commercial signage for the proposed development.
  - o Staff have conducted a site visit and can confirm that the existing landscaping exists as noted in the plans and is generally well maintained.
- All above noted landscaped areas will be maintained. Additional plantings and landscaped areas included in this Development Permit are as follows:

- A row of new deciduous trees will be added along the east edge of the site to be added to the existing hedging in this area to provide additional landscape buffering along the perimeter of the site, which is consistent to the existing landscaped treatment along Cambie Road.
- Additional shrubs and ground cover is proposed along the north edge of the site to provide more buffering to the existing landscaped area between the drive-through and Cambie Road, which will continue to mitigate headlight glare from vehicles in the drive through to traffic along Cambie Road.
- o Additional pockets of landscaping are proposed around the edges of the building and off-street parking areas where space allows.
- The subject site's existing irrigation system will be maintained as part of the proposed landscaping works for this project.
- A landscape bond in the amount of \$9,256 will be secured as a development permit consideration for this project.

#### Crime Prevention Through Environmental Design

- Building mounted lighting will be provided around the perimeter of the building that will be
  recessed and downward oriented to minimize light overspill. Existing pole mounted lighting
  within the parking area will be maintained.
- Clear and direct sightlines providing natural surveillance will be maintained from the McDonald's building entrance and windows to the parking area and existing walkway to the east providing access from the sidewalk along the access road.
- Landscaping along the public frontages (north, east and north east edges of the site) is designed to maintain clear sightlines from the surrounding sidewalks to the building, parking area and drive-through, providing natural surveillance of these areas.

#### Sustainability

- The applicant proposes to install infrastructure and charging stations to support two parking stalls providing Level 2 charging service for electric vehicles. A legal agreement will be secured as a development permit consideration to require the developer to construct, install and provide power/service to a Level 2 charging unit(s) capable of providing electric vehicle charging to a minimum of two vehicles at any given time (Note: Recent Zoning Bylaw changes implemented on September 5, 2023 in relation to establishing electric vehicle ready requirements for non-residential parking spaces applies to new development. As this Development Permit involves exterior modifications to an existing building and is also an instream Development Permit application, these requirements to not apply).
- Exterior building modifications will improve the building envelope performance in the building. Furthermore, new cladding materials (metal cladding/panelling and fibre cement siding) are durable and designed to have a 40 year life-span.
- Modifications to the existing McDonald's building is a low-impact and sustainable approach
  by retrofitting this building to accommodate an updated and modern establishment that meets
  McDonald's operational requirements.

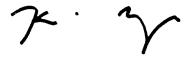
#### Off-Site Improvements

• The applicant will be providing a cash-in-lieu contribution to the City in the amount of \$43,440 for upgrades to the existing traffic signal located at the access from Cambie Road to

- the subject site to improve traffic safety and pedestrian access. These works include the provision for an audible pedestrian signal and uninterrupted power supply.
- No upgrades are required to the existing storm, water or sanitary systems as part of this Development Permit application.

#### Conclusions

This Development Permit proposed exterior building renovations to the existing McDonald's restaurant and minor on-site works and improvements in the surrounding area at #115 – 10700 Cambie Road. As the proposed building modifications and works meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Kevin Eng Planner 3

KE:cas

Att. 1: Location Map

Att. 2: Development Application Data Sheet

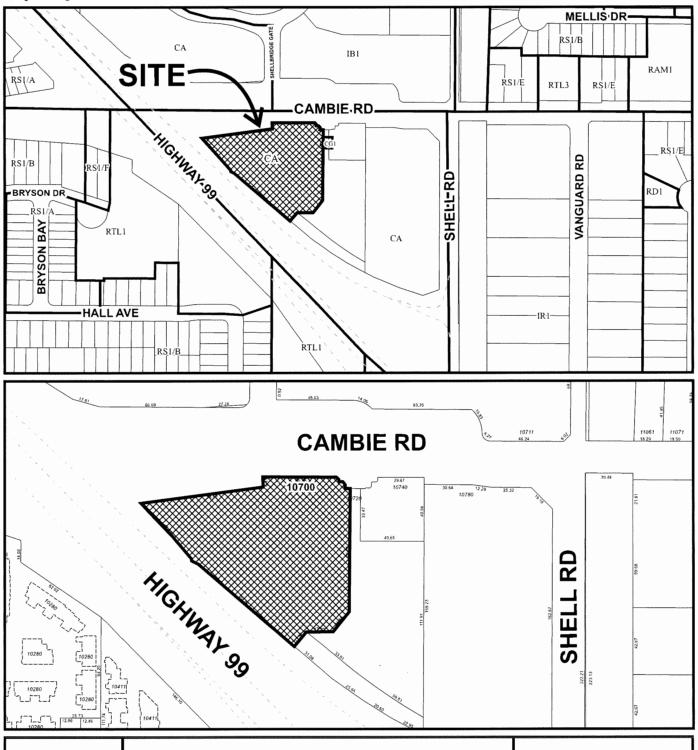
The following are to be met prior to forwarding this application to Council for approval:

- City acceptance of the developer's voluntary contribution for upgrades to the existing traffic signal located at the access from Cambie Road to the subject site to improve traffic safety and pedestrian access. These works include the provision for an audible pedestrian signal and uninterrupted power supply in the amount of \$43,440.
- Receipt of a Landscape security or letter-of-credit for landscaping in the amount of \$9,256. To accompany this landscaping security or letter-of-credit, a legal agreement that sets the terms of release of the security, maintenance and completion of works, must be entered into between the applicant and the City.
- Registration of a legal agreement on title to secure a minimum of a Level 2 charging station unit(s) and related infrastructure capable of providing electric vehicle charging to a minimum of 2 vehicles at any given time. This legal agreement would also indicate that prior to requesting final inspection or granting occupancy to the building, the applicant is required to confirm that all electric vehicle charging stations and related infrastructure is installed and operational 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 Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).







DP 18-843281

Original Date: 01/15/19

Revision Date: 11/02/23

Note: Dimensions are in METRES



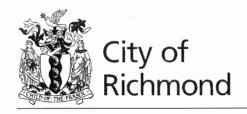
# **Development Application Data Sheet**

**Development Applications Department** 

DP18-843281		Attachment 2
Address: #115 - 10700 Camb	nie Road	
Applicant: Lovick Scott Archite	ects Owner:	Pacific Grove Plaza Inc.
Planning Area(s): East Camb	e	AND THE RESERVE OF THE PARTY OF
Floor Area Gross: 226 m <sup>2</sup>	Floor Area Net:	226 m <sup>2</sup>

	Existing	Proposed
Site Area:	8,855 m <sup>2</sup>	8,855 m <sup>2</sup>
Land Uses:	Commercial	No change
OCP Designation:	Commercial	No change - complies
Zoning:	Auto-Oriented Commercial (CA)	No change – complies

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	No new building area - complies	none permitted
Lot Coverage:	Max. 50%	No new building area - complies	none
Setback – Cambie:	Min. 3 m	7.8 m	none
Setback – Side Yard (East):	Min. 3 m	18 m	none
Height (m):	Max. 12 m	7.4 m	none
Off-street Parking Spaces –	For existing buildings – 25 stalls	25 stalls	none
Bicycle Parking:	Class 1: 1 space Class 2: 3 spaces	Class 1: 1 space Class 2: 3 spaces	none



# **Development Permit**

No. DP 18-843281

To the Holder:

**Lovick Scott Architects** 

Property Address:

#115 - 10700 Cambie Road

Address:

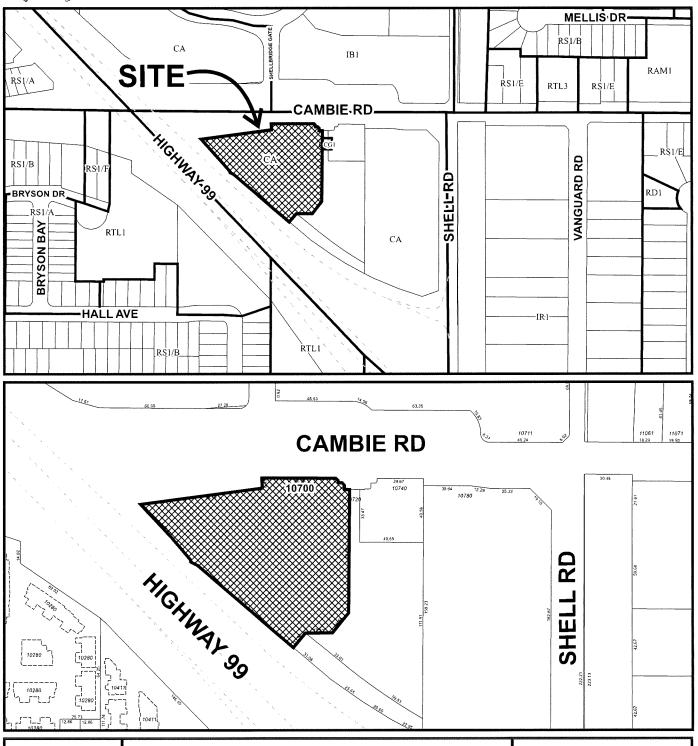
c/o 3707 1st Avenue Burnaby, BC V5C 3V6

- 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 #11 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 \$9,256 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 and the security shall be returned in full.

# Development Permit No. DP 18-843281

To the Holder:	LOVICK SCOTT Architects				
Property Address:	#115 - 10700 Cambie Road				
Address:	c/o 3707 1st Avenue Burnaby, BC V5C 3V6				
	n shall be developed generally in accordance with the terms and				
conditions and provisions Permit which shall form	s of this Permit and any plans and specifications attached to this a part hereof.				
This Permit is not a Build	ling Permit.				
AUTHORIZING RESOLUT DAY OF ,	ION NO. ISSUED BY THE COUNCIL THE				
DELIVERED THIS	OAY OF .				
MAYOR					





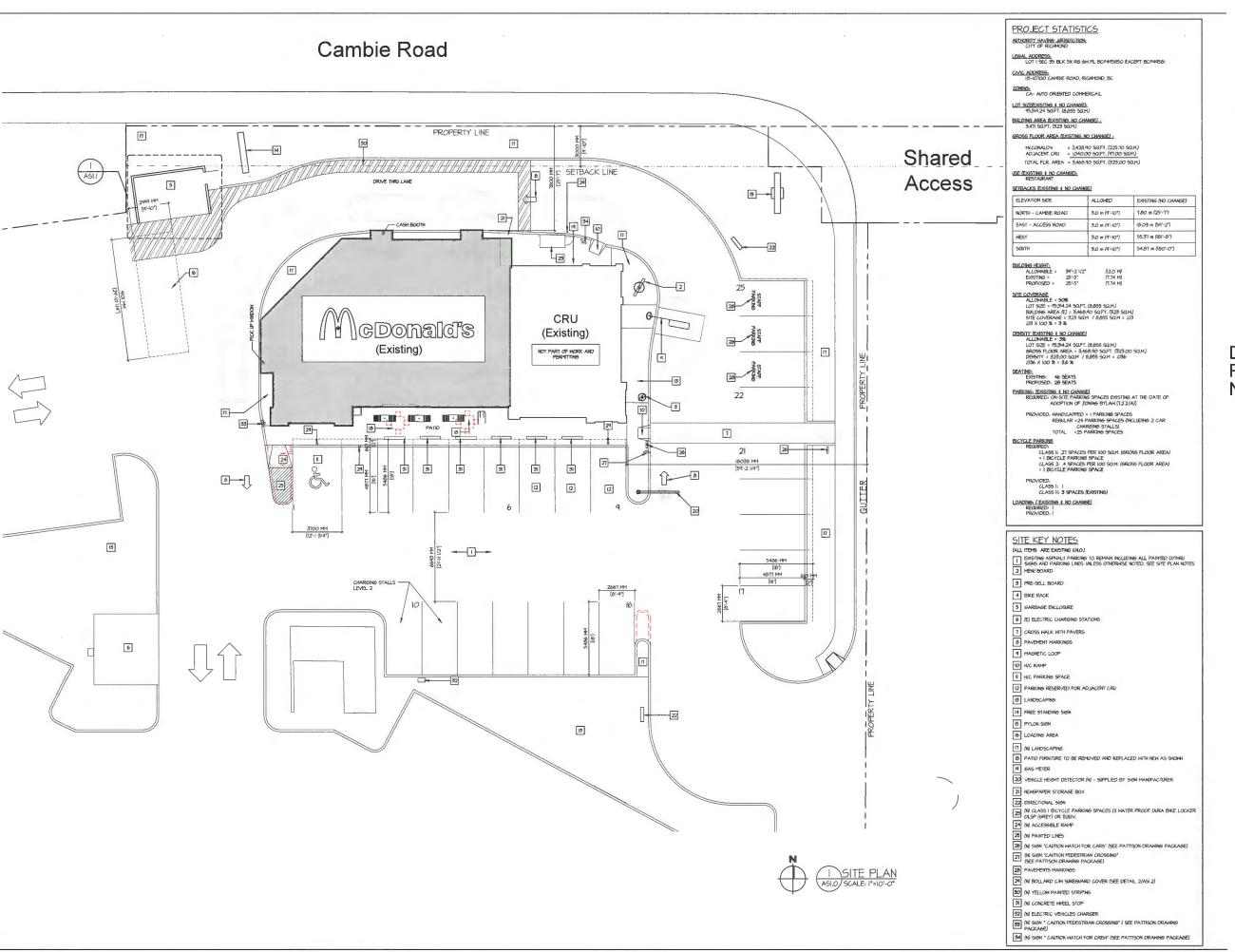


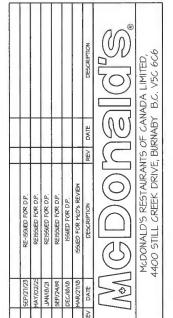
DP 18-843281 SCHEDULE "A"

Original Date: 01/15/19

Revision Date: 11/02/23

Note: Dimensions are in METRES





# DP 18-843281 Plan #1 November 6 2023

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



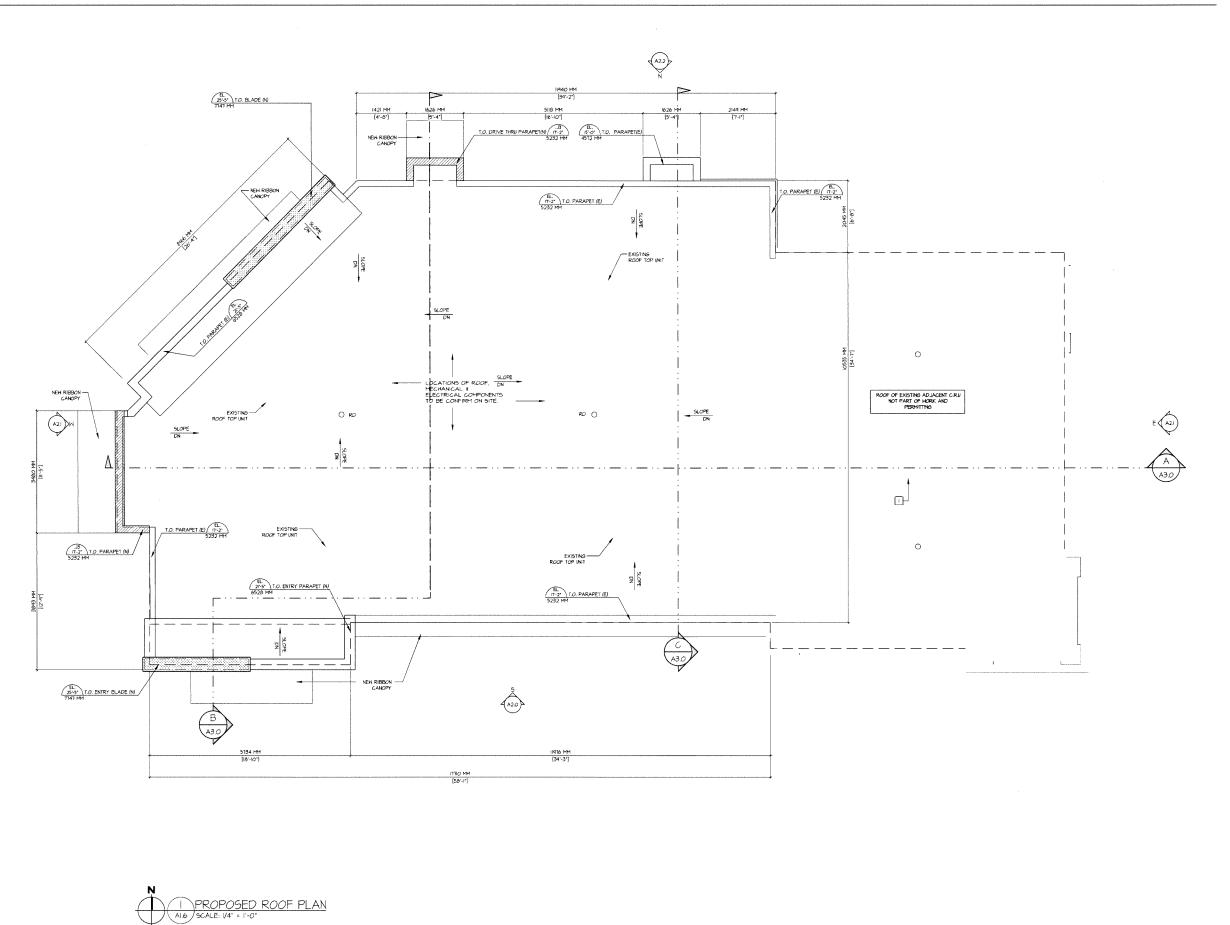
3707 1ST AVENUE BURNABY, BC ADMIN@LOVICKSCOTT.COM 604 298 3700 WWW.LOVICKSCOTT.COM MEMBER OF THE AIBC, AAA, SAA, MAA

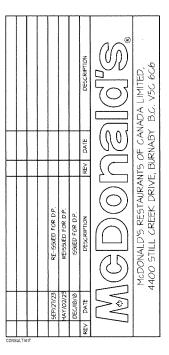
RMR/RB/JM

McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD,

RICHMOND, BC DEAMING

SITE PLAN PLAN # 4 PROJECT NUMBER ASI.O 18-012 McD'S NATIONAL NUMBER |" = |0'-0" 40001 MARCH 2018





# DP 18-843281 Plan #2 November 6 2023

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC. AAA, SAA, MAA
ARCHTECTURAL SEAL

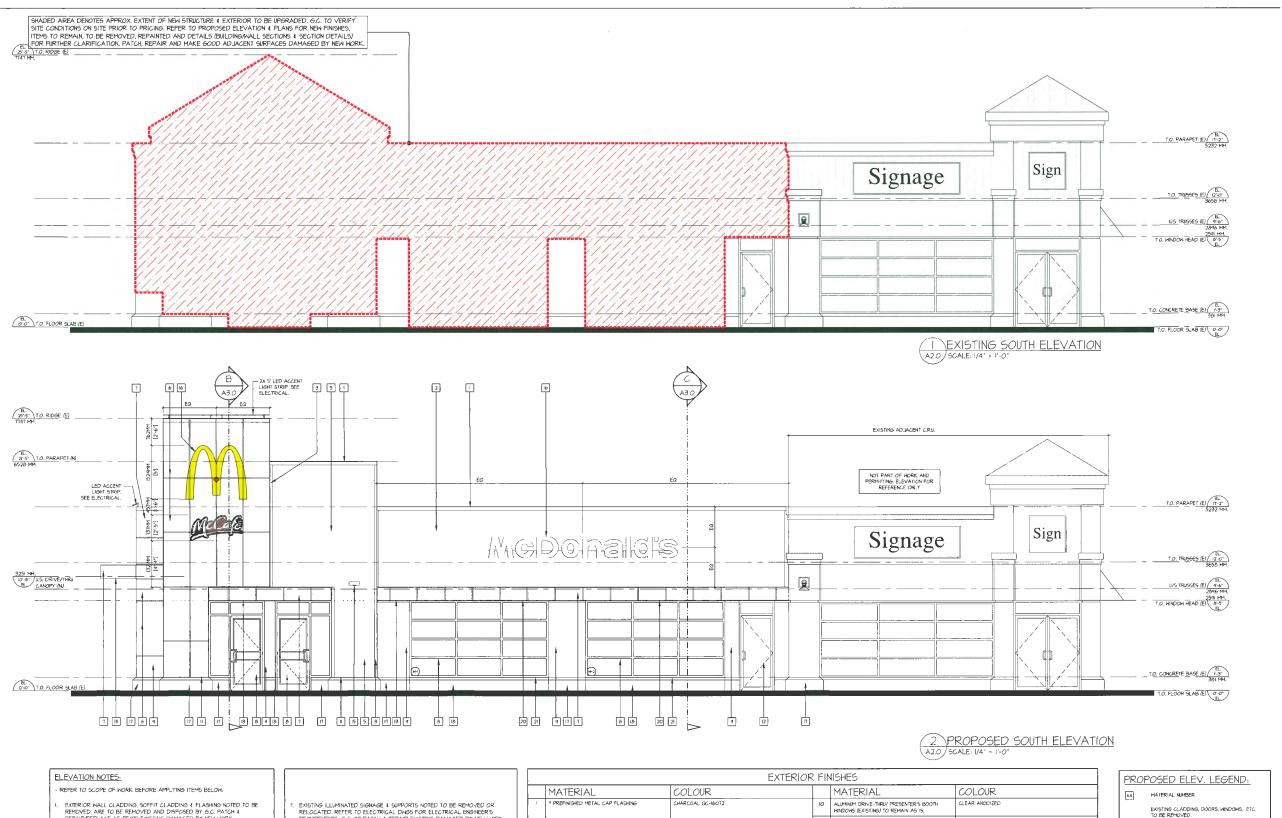
COPPRIGHT LOVER SCOTT ARCHTECTS LTD. THIS MATERIAL IS AN MISTRY. OF SERVICE AND REAMAN STALL TIMES THE SECULSIVE PROPERTY OF LC SCOTT ARCHTECTS LTD. REPRODUCTION OR REJUSE IS PROMEITED WITH THE WRITTEN COMSENT AND NAME OF LOVICK SCOTT ARCHTECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

55

McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD, RICHMOND, BC

-----

PROPOSED ROOF PLAN PLAN # 8



# (80 0

# DP 18-843281 Plan #3 November 6 2023

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED,



1 S T AVENUE 3707 BURNABY, BC V5C 3V6 ADMIN@LOVICKSCOTT.COM 604 298 3700 WWW.LOVICKSCOTT.COM MEMBER OF THE AIBC. AAA, SAA, MAA

- EXTERIOR WALL CLADDING, SOFFIT CLADDING & FLASHING NOTED TO BE REMOVED, ARE TO BE REMOVED AND DISPOSED BY 6.C. PATCH & REPAIREFLACE AS READ EMSTING DAMAGED BY MEN MORE. REMOVED AND TO BE REMOVED AND TO BE REMOVED AND TO BE REMOVED AND TO BE REMOVED AND DISPOSED BY 6.C., UNLESS MOTED TO BE RELOCATED HEAD PERIORS OF NEW HINDOWS HILLE BE DETERMINED BY EASTING HINDOWS, SITE MEASURE PRIOR TO ORDERING NEW HINDOWS.
- REMOVE ALL EXISTING ELECTRICAL OUTLETS, JUNCTION BOXES, DOORBELLS MALL MOUNTED OR SOFFIT LIGHTS TO REMAIN PRIOR TO PAINTING AND REINSTALL IN SAME LOCATION AFTER.

- REINSTALL IN SAME LOCATION AFTER.

  EMISTING EXTERIOR LIGHTING, INCLIDING ROOF LIGHT BEAMS NOTED TO BE REMOVED. CAP OFF ELECTRICAL PER ELECTRICAL ENGINEER'S REQUIREMENTS, PATCH AND REPAIR AS REQUIREMENTS, PATCH AND REPAIR OF REPORTING SAMD HIRRING.

  EMISTING METAL ROOFING, SHEATHING, FLASHING, GUITTERS, RALS AND CAP FLASHING NOTED TO BE REMOVED TO BE DISPOSED BY G.C., PATCH 1 REPAIR AS REQUIRED ALL EXISTING DAMAGED BY MEN WORK.

  6. CT O INSPECT ALL EXISTING VAPOUR BARRIER, SHEATHING, FRAMING AND INSULATION TO DETERMINE IF REPLACEMENT HILL BE RECESSARY. IF ANY ROT OR MOLD IS DISCOVERED PROJECT MANAGER 1 ARCHITECT IS TO BE NOTIFIED IMPEDIATELY FOR REMEDIATION INSTRUCTIONS.
- EXISTING ILLUMINATED SIGNAGE I SUPPORTS NOTED TO BE REMOVED OR RELOCATED. REFER TO ELECTRICAL DWGS FOR ELECTRICAL ENSINEER'S RECUIRENEEMTS, GC., TO PATCH I REPAIR EXISTING DANAGED BY NEA WORK AS READ AND COORDINATE BACKING/SUPPORTS WITH SIGN COMPANY.
- MASH ALL SURFACES AND REPAIR AS NECESSARY PRIOR TO APPLYING PAINT.
- PATCH ANY EXISTING DAMAGED STUCCO TO MATCH EXISTING. ALL VOIDS AND CRACKS TO BE EPOXY GROUTED PRIOR TO PAINTING CLEAN AND REPAIR AS NECESSARY ALL EXISTING SURFACES TO REMAIN UNPAINTED.
- REMOVE EXISTING SIGNAGE TO REMAIN ON BUILDING PRIOR TO PAINTING, REPLACE SIGNAGE UPON COMPLETION.
- PRIOR TO PAINTING IF ROOF, RML ! GUTTER IS GALVANIZED WILL BE REQUIRED TO BE CLEANED AS PER PAINT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- REMOVE ALL EXISTING SMOKER STANDS AND OTHER WALL MOUNTED FIXTURES PRIOR TO PAINTING AND REINSTALLED. EXISTING ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.
- CONTRACTOR TO GO-ORDINATE BLOCKING AND SUPPORTS REQUIRED FOR ALL SIGNAGE WITH SIGN COMPANY.
- REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A.O.I.

	MATERIAL	COLOUR		MATERIAL	COLOUR
I	* PREFINISHED METAL CAP FLASHING	CHARCOAL QC-16012	Ю	ALUMINUM DRIVE-THRU/ PRESENTER'S BOOTH WINDOWS (EXISTING) TO REMAIN AS IS.	GLEAR ANODIZED
			П	PRE-FINISHED METAL BASE FLASHING	TO MATCH EXISTING / ADJACENT SURFACES
2	HORIZONTAL METAL SIDING, AD300R	'CHARCOAL GREY' (GCI6072)	12	ALUMINUM STOREFRONT DOOR/HINDOW FRAMES (E)	CLEAR ANODIZED
3	4/4 FIBER CEMENT TRIM - SMOOTH = 3.5" WIDTH	DULUX PAINT 'CHESTNUT/McCAFE BROWN' MCD 37	13	METAL PANEL SOFFIT - AD300	BNI WHITE
4	HETAL CLADDING	CLEAR ANODIZED TO MATCH STOREFRONT	14	METAL DOORS ( FRAMES (EXISTING) MEDIUM GREY	PAINTED DULUX PAINT HCD 48
5	FIBER CEMENT LAP SIDING	DULUX PAINT 'CHESTNUT/McCAFE BROWN' HCD 37	15	SURFACE MOUNTED LIGHTS	SEE ELECTRICAL DRAWINGS FOR SPECS.
6	METAL PANEL - RED	'RON RED'	16		PROPOSED SIGNAGE LOCATION (UNDER SEPARATE PERMIT & THE PROVISION OF THE CITY OF RICHMOND
7	METAL PANEL / RIBBON - WHITE	BNT MHITE			SIGN REGULATION BYLAH (TIOO) TYPE ( SIZE SHOWN SEE PATTISON DRAWING PACKAGE.
В	ALIMINIM STOREFRONT HINDOW FRAMES TO MATCH EXISTING	CLEAR ANODIZED	п	CONCRETE BASE (EXISTING) TO REMAIN AS IS. SEE ELEVATION NOTES.	NATURAL CONCRETE
q	STUCCO (EXISTING) - MEDIUM GREY. SEE ELEVATION NOTES.	PAINTED DULUX PAINT RESENT GREY MCD 49	18	CONCRETE BASE TO MATCH EXISTING	NATURAL CONCRETE SEALED & STAINED
			19	EXISTING CHECKER PLATE TO REMAIN	STAINLESS STEEL
			20	MINDOW HEAD FLASHING	GLEAR ANODIZED
ALL MATERIALS ARE NEW UN.O.			21	HINDOW SILL FLASHING	CLEAR ANODIZED
	REFER TO EXTERIOR FINISHES SPECIFICATIONS ON DAIS, AOJ. *ALL MATERIAL FLASHING TO BE 24 GA. SEE COLORED ELEVATIONS FOR COMFIRE COLOUR.				
50					

COPYRIGHT LOVICE	K SCOTT ARCHITE	ECTS LTD.	THIS MATERIAL	IS AN INSTRUMENT
OF SERVICE AND R	REMARKS AT ALL T	IMES THE I	EXCLUSIVE PRO	PERTY OF LOVICK
SCOTT ARCHITEC	IS LTD. REPRODU	CTION OR	RE-USE IS PROF	TUDHTIN GETISH
THE WRITTEN COL	ISENT AUD HAME	OF LOVICE	SCOTT ARCHIT	ECTS LTD.
INFORMATION SHO	OWN IS FOR USE O	IN THE DE	SIGNATED PROJ	ECT ONLY.

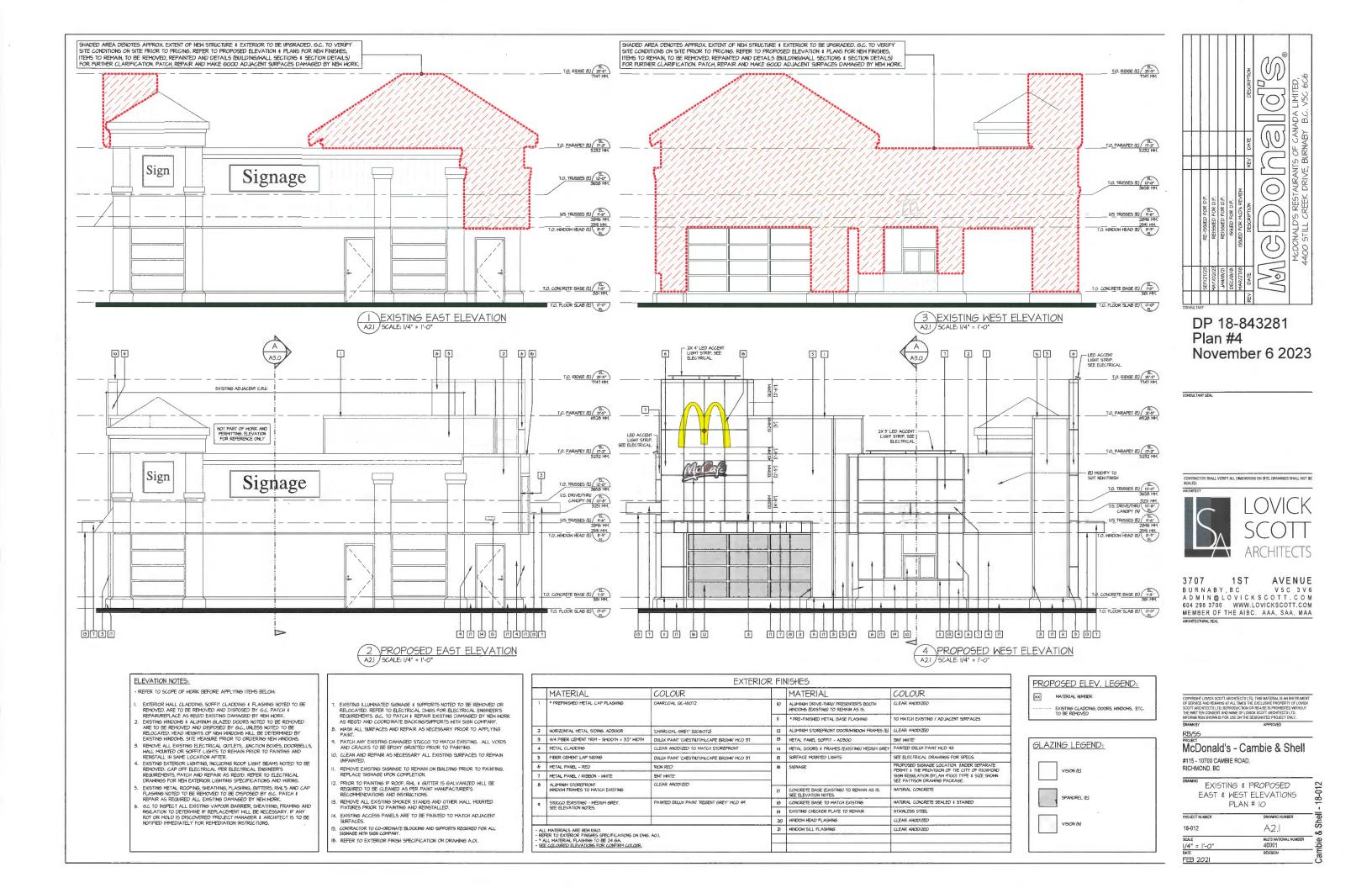
GLAZING LEGEND:

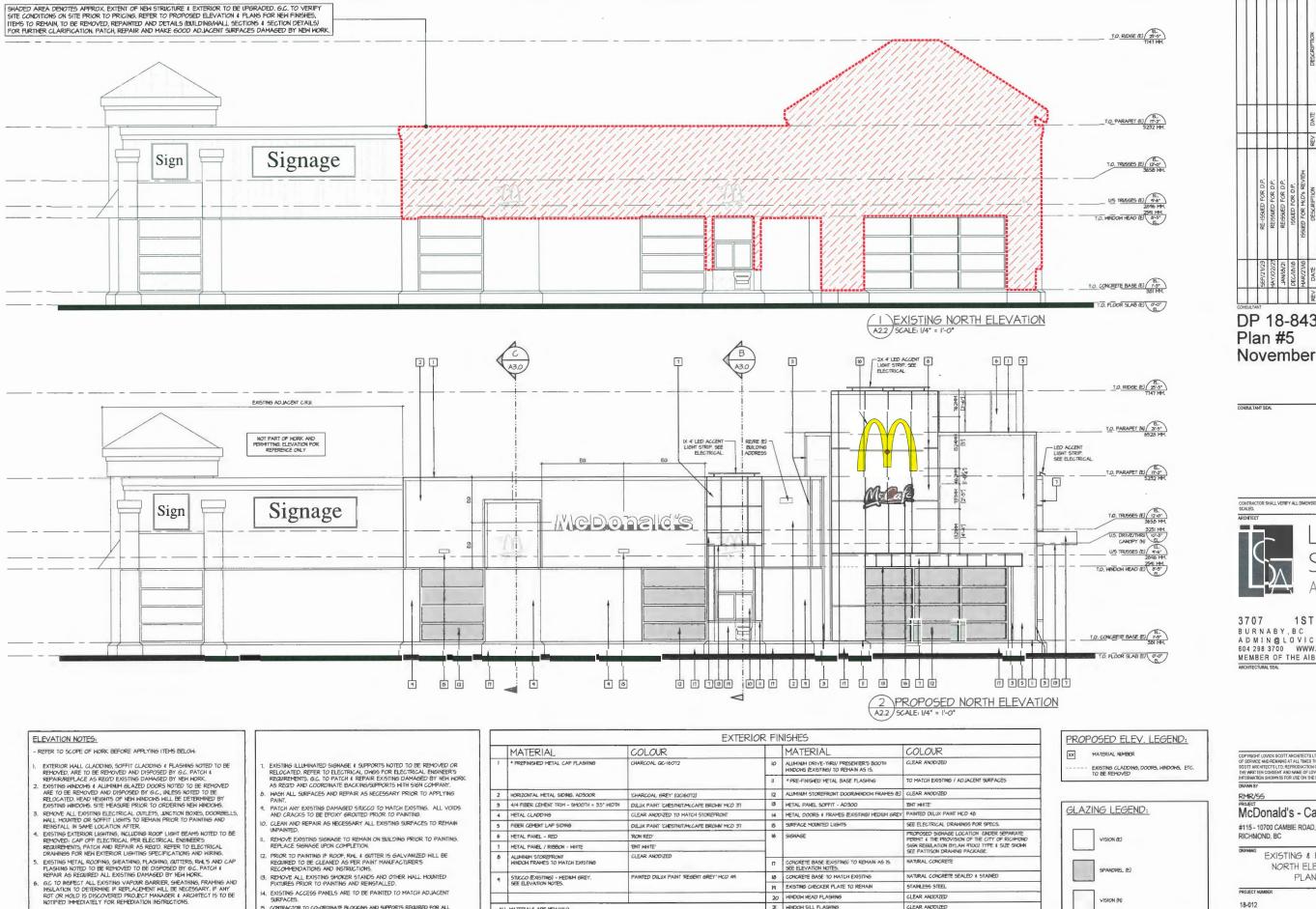
McDonald's - Cambie & Shell

EXISTING & PROPOSED

#115 - 10700 CAMBIE ROAD. RICHMOND, BC

SOUTH ELEVATIONS PLAN # 9 A2.0 18-012





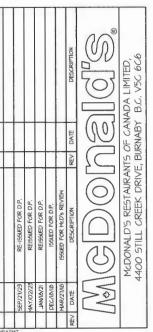
- ALL MATERIALS ARE NEH UND. - REFER TO EXTERIOR FINISHES SPECIFICATIONS ON DIAS, AO.I. - Y ALL MATERIAL FLASHING TO BE 24 GA. - SEE COLOURED ELEVATIONS FOR CONFIRM COLOUR.

15, CONTRACTOR TO CO-ORDINATE BLOCKING AND SUPPORTS REQUIRED FOR ALL SIGNAGE WITH SIGN COMPANY.

16. REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A.O.

20 HINDOW HEAD FLASHING

21 WINDOW SILL FLASHING



DP 18-843281 Plan #5 November 6 2023

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DRAWINGS SHALL NOT BE



1ST AVENUE BURNABY, BC V5C 3V6 ADMIN@LOVICKSCOTT.COM 604 298 3700 WWW.LOVICKSCOTT.COM MEMBER OF THE AIBC. AAA, SAA, MAA

McDonald's - Cambie & Shell

RICHMOND, BC FXISTING & PROPOSED

NORTH ELEVATIONS PLAN # 11	
PROJECT NUMBER	DRAWING NUMBER
18-012	A2.2
SCALE 1/4" = 1'-0"	McD'S NATIONAL NUMBER 40001
date FEB 2021	REVISION



PROPOSED SOUTH ELEVATION
A23 SCALE: NTS



2 PROPOSED EAST ELEVATION A23 SCALE: NTS

3 PROPOSED WEST ELEVATION A23 SCALE: NTS



4 PROPOSED NORTH ELEVATION A23 SCALE: NTS



DP 18-843281 Plan #6 November 6 2023

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DRAWINGS SHALL NOT BE SCALED.



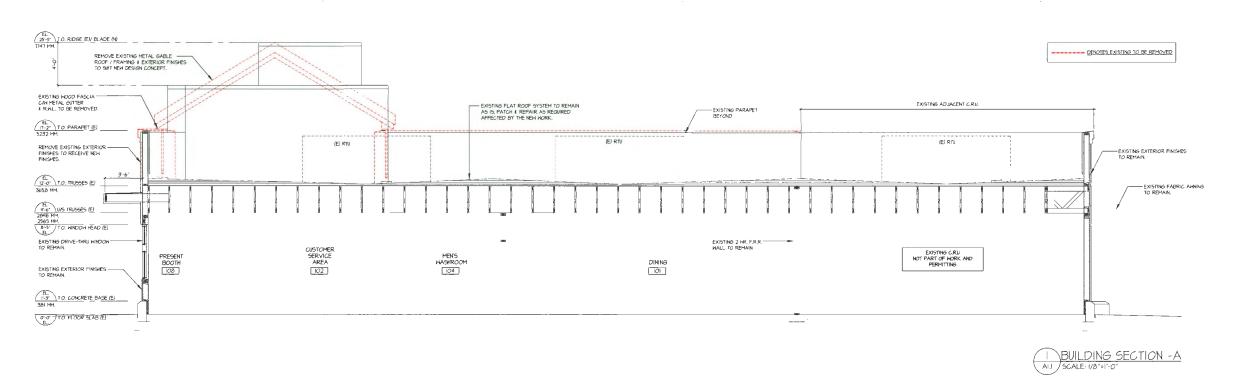
3707 1ST AVENUE BURNABY, BC V5C 3 V6 ADMIN @ LOVICKS COTT. COM 604 298 3700 WWW.LOVICKS COTT. COM MEMBER OF THE AIBC, AAA, SAA, MAA ARCHTECTURAL SEAL

McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD, RICHMOND, BC

MARCH 2018

COLOURED ELEVATIONS PLAN # 12 A2.3 18-012 1/4" = 1'-0"

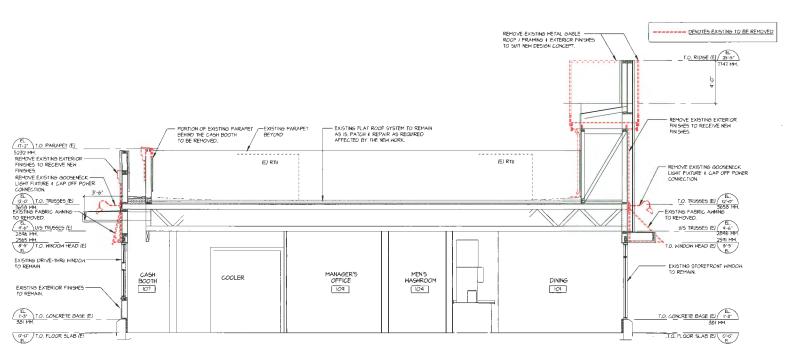
APR/26/23





DP 18-843281 Plan #7 November 6 2023

CONSULTANT SEAL



2 BUILDING SECTION -B

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, SPAWINGS SHALL NOT BE SCALED.

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC. AAA. SAA. MAA

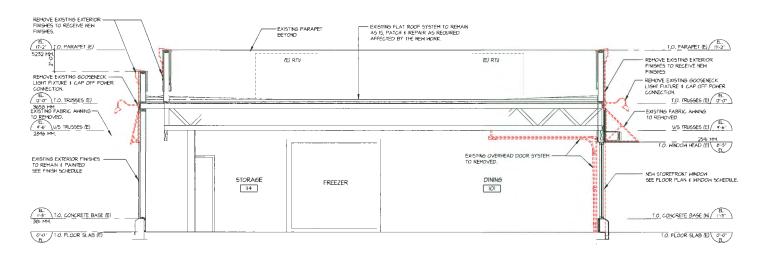
DRAWING

McDonald's - Cambie & Shell

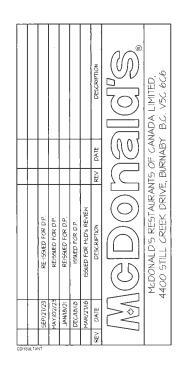
#115 - 10700 CAMBIE ROAD, RICHMOND, BC

BUILDING SECTIONS PLAN # 14		
FROJECT NUMBER	DRAWING NUMBER	
18-012	A3.0	
scale  /4" = 1'-0"	McD'S NATIONAL NUMBER 40001	
DATE	REVISION	









# DP 18-843281 Plan #8 November 6 2023

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC. AAA, SAA, MAA
ABCHIFECIUM SFAI

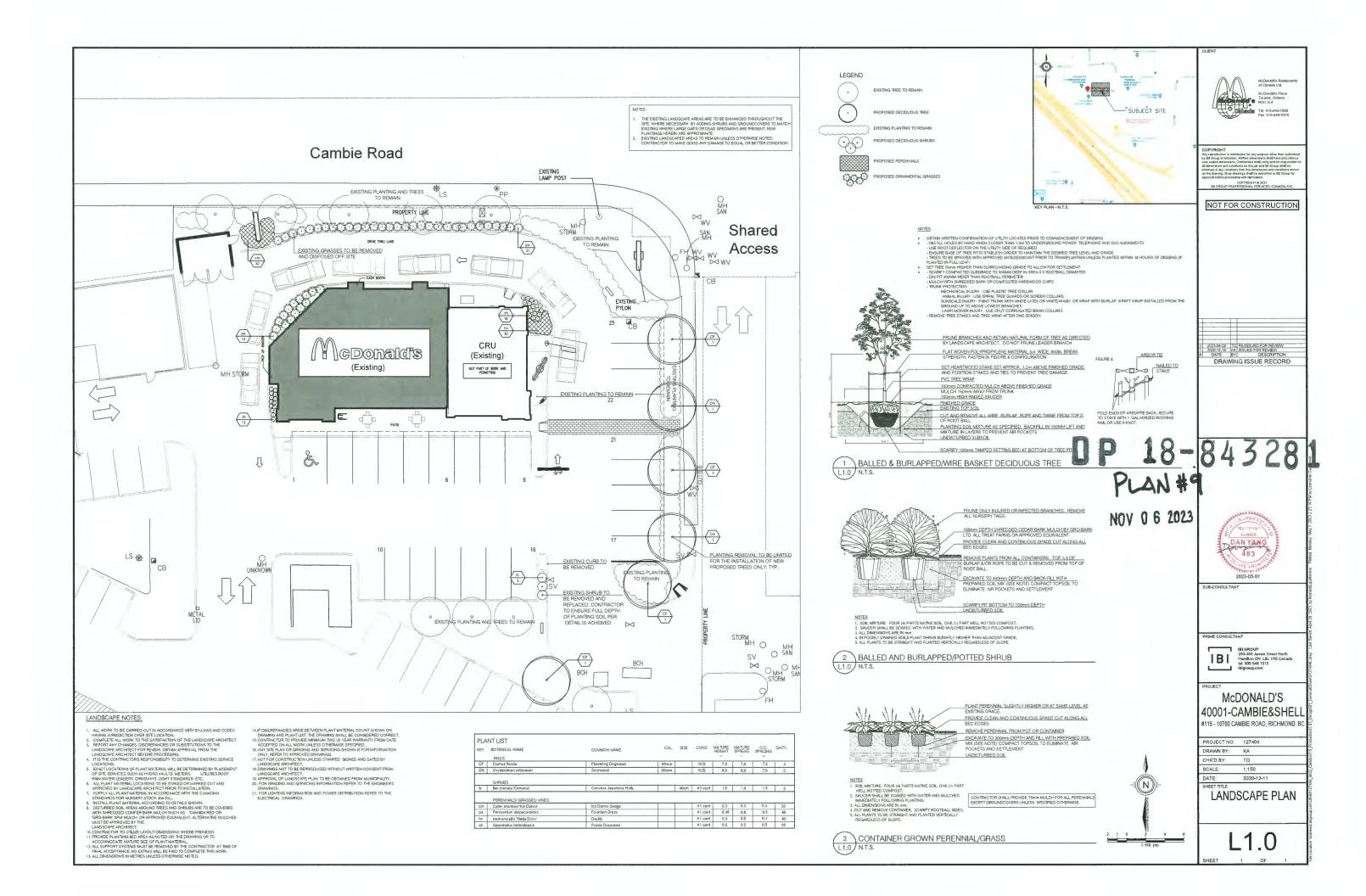
COPPRIENT LONGY SOOT TARNHESTS LID THE MATERIAL SAMPSTRUSS OF SERVICE AND TRUSS THE CALCULAR PROMESTS OF LONG SOOT ARCHITECTS LID, REPRODUCTION OR REJUSE IS PROHIBITED WITHOUT SERVICE AND COLORS SOOT ARCHITECTS LID, REPRODUCTION OR REJUSE IS PROHIBITED WITHOUT HE WRITTER COLORS AND COLORS AND TARCHITECTS LID. BY FORMATION SHOWN IS FOR USE OF THE DESIGNATED PROJECT OILLY.

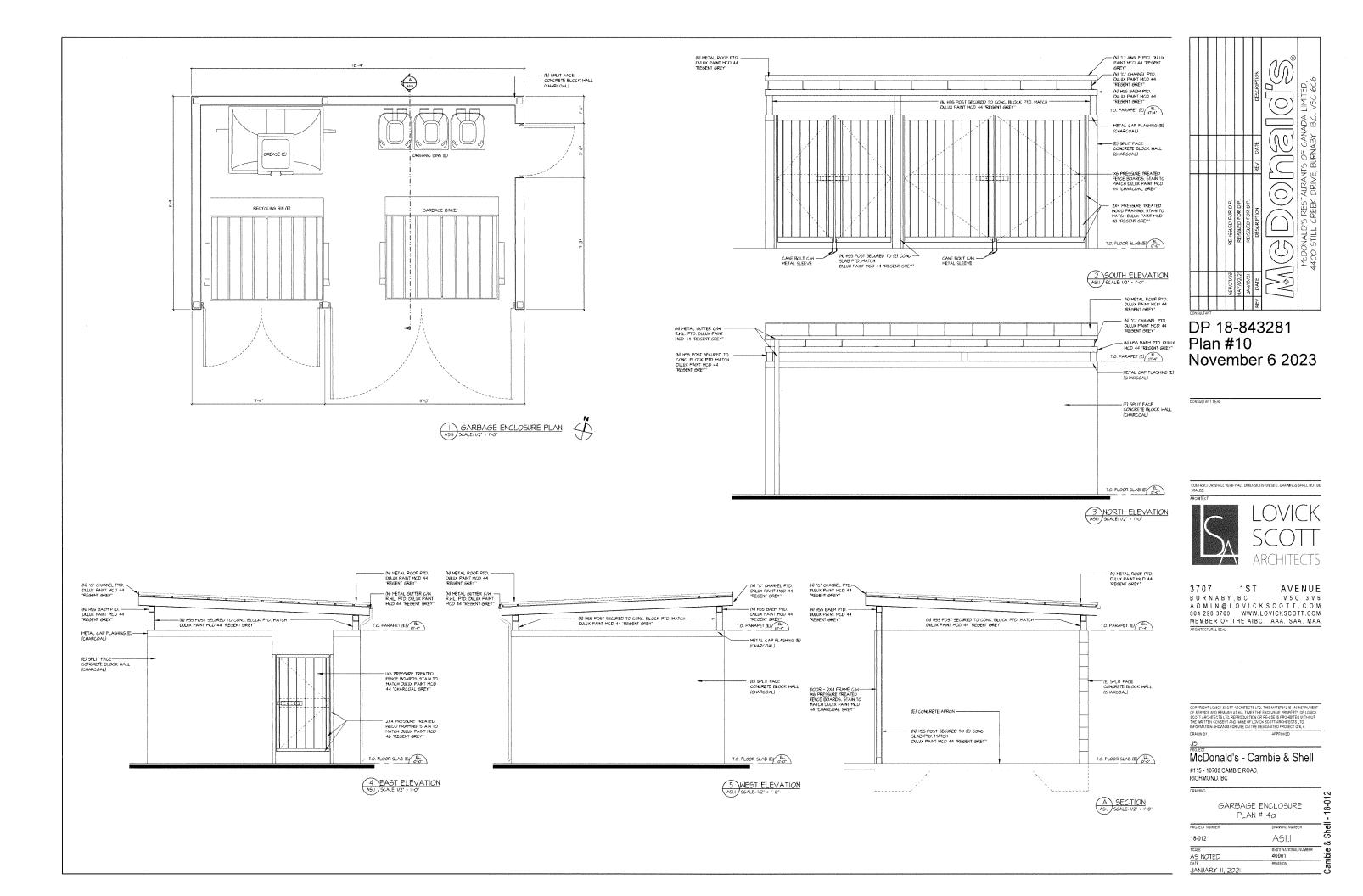
J.5.

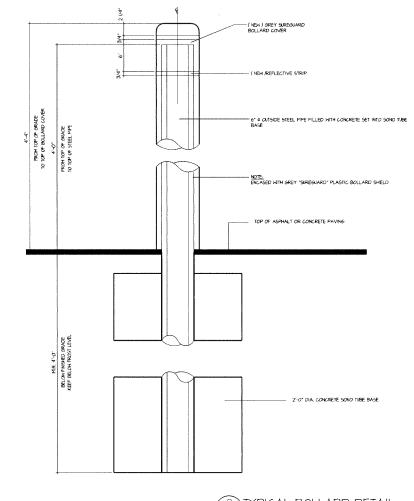
McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD, RICHMOND, BC

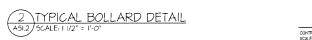
DRAWING

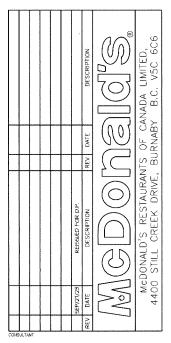
| BUILDING SECTION | PLAN # 15 | PROJECT HUMBER | DRAWMO HUMBER | 18-012 | A3.| | SCALE | | //4" = 1'-O" | 40001 | DATE | PRVISION | DATE | PRVISION | ED ST











# DP 18-843281 Plan #11 November 6 2023

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN @ LOVICKS COTT, COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHTECTURA SEAL

McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD, RICHMOND, BC

DRAWING

PROJECT NUMBER

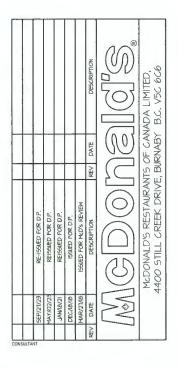
SEPTEMBER 26, 2023

18-012

TYPCAL DETAIL PLAN # 4b ASI.2 McD'S NATIONAL NUMBER 40001 REVISION AS NOTED



Exterior Elevations (Including Signage) Review / Approval				
Name	Title	Date	Signature	
Michael Carlile	Nat'l Design Manager	June 11, 2018		
		November 22, 2018		



# REFERENCE PLAN

CONSULTANT SEA

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN @ LOVICKS COTT, COM
604 298 3700 WWW.LOVICKS COTT. COM
MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHTECTURAL SEAL

COPPRIGHT LONG'S SCOTT ARCHITECTS LTD. THIS MATERIUS IS AN INSTRUID OF SERVICE 440 BEAUMRS AT LITTUS THE EXCLUSIVE PROPERTY LOS SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROMISTITE WHITTEY COMEST AN ARM FOR FOLKE'S COTT ARCHITECTS LTD. IMPORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

RMR

McDonald's - Cambie & Shell #115 - 10700 CAMBIE ROAD, RICHMOND, BC

DRAWING

PERSPECTIVES
PLAN # 13

PROJECT MUNIBER

18-012

SCALE

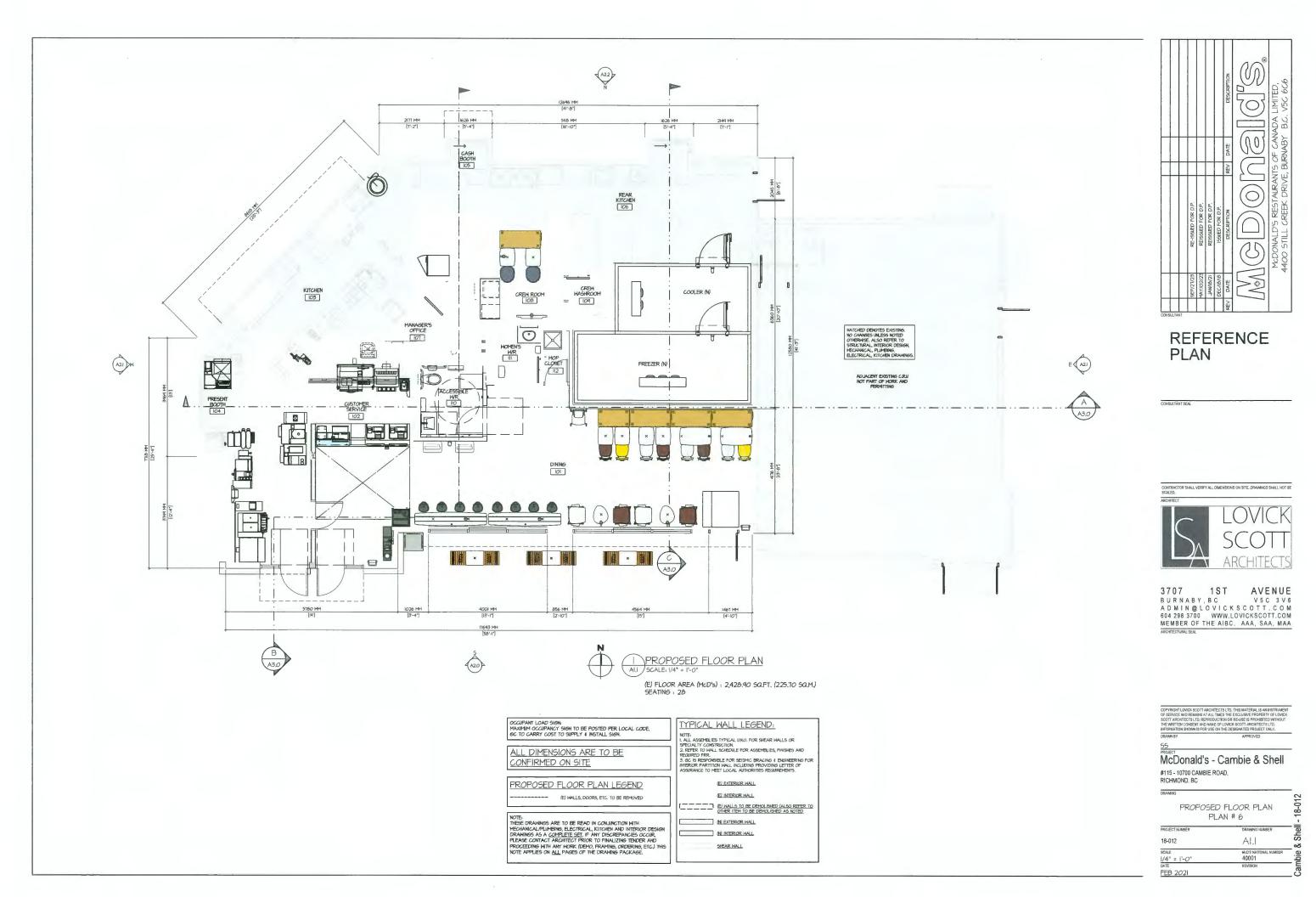
1/4" = 1'-0"

DATE

MARCH 2018

APR/26/23

nbie & Shell - 18-012





### **Report to Development Permit Panel**

To:

**Development Permit Panel** 

Date:

November 6, 2023

From:

Wayne Craig

File:

DP 21-944169

Re:

Director of Development

Application by Weaver Technical Corp. for a Development Permit at

11191 Twigg Place

#### **Staff Recommendation**

That a Development Permit be issued at 11191 Twigg Place to facilitate the installation of a barge loading facility on a site designated as Environmentally Sensitive Area (ESA).

Wayne Craig

Director of Development

WC:bb Att. 3

#### Staff Report

#### Origin

Weaver Technical Corp. has applied to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit (DP) to allow development of a barge ramp at 11191 Twigg Place on a site zoned "Industrial (I)" to facilitate the transloading of aggregate materials between the barge and commercial vehicles (trucks). As the proposed barge ramp would occur within the portion of the site designated as an ESA, an ESA DP is required. The location of the site is provided in Attachment 1.

There is no servicing agreement associated with the proposed ESA Development Permit.

#### **Development Information**

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

#### **Background**

The site currently contains no permanent structures and is used for storage of trucks and industrial equipment. There are also two shipping containers being currently used as an office space at the southeast corner of the site. The City has no record of building permits for the said structures and the owner will be required to submit building permits for these structures.

Development surrounding the subject site is as follows:

To the north, North Arm of the Fraser River, which is currently being used for log storage;

To the east, an industrial operation on a site zoned "Industrial (I)";

To the south, across Twigg Place, two training facilities operated by the BC Maritime Employers Association, zoned "Industrial (I)"; and

To the west, an industrial outdoor storage operation on a site zoned "Industrial (I)".

#### **Staff Comments**

The subject site's 30 m wide northern portion from the river's high water mark along the foreshore is designated as "Shoreline" Environmentally Sensitive Area (ESA). The 30 m wide portion of the water lot north of the high river mark (upland lot) is designated as "Intertidal" Environmentally Sensitive Area (ESA). The aforementioned ESA designated areas are impacted by the proposed barge ramp. Industrial uses and other uses allowed under the site's current zoning are not subject to a Development Permit, however, the proposal for a barge loading facility requires the installation of a barge ramp and associated infrastructure within the aforementioned ESA, and as such, an ESA Development Permit (ESA DP) is required.

The proposed scheme attached to this report has satisfactorily addressed the environmental concerns 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 "Industrial (I)" zone. In addition, the activities and use associated with the Provincial Water Lot, are subject to separate

approval from the Province with regard to Water Sustainability Act (WSA) for Change In About A stream and Crown Land Lease with respect to the Water Lot, which must be obtained prior to the issuance of this Development Permit.

#### **Analysis**

#### Site Planning

- The owner is proposing to construct a barge ramp in the water lot fronting the subject site (upland lot) for the purpose of transporting aggregate materials from ships and boats onto the commercial vehicles and vise-versa. This proposal would complement the existing construction and trucking business in operation at the subject site.
- The applicant is not proposing to store any aggregate materials on-site. Any storage of aggregate materials onsite would require additional approvals and permits from the City and Metro Vancouver.
- The water lot north of the subject site (upland lot) is currently leased by Howe Sound and Paper Corporation and is currently being used to store tree logs in the same fashion as the nearby industrially-used lots on the adjacent properties along Twigg Place. In order to be able to pursue and make possible the development of the barge ramp in the water lot, the owner of the subject site (upland lot) has entered into a memorandum of understanding (MOU) with the current leaseholder, and has submitted a crown land lease application to the Province for the change in the water lot tenure and use from its current use to the propose barge ramp installation and future use in front of the subject site (upland lot). The owner must provide proof of Provincial Approval regarding the land tenure (water lot) prior to the DP being forwarded to Council for consideration.
- Trucks would be provided access to the ramp via a truck staging area and an 8 m wide drive isle on the northeast corner of the subject site.
- The proposed development would not include any buildings or structures beyond the barge ramp and associated components within the ESA. The existing office operation within the shipping containers on the southeast corner of the subject site outside the ESA is proposed to remain.
- The subject site (upland lot) would be raised to an elevation of 4.7 m within the 30 m ESA buffer along the foreshore to prepare the site for future dike improvements and effects of climate change.
- The raised lands would be protected and strengthened through installation of lock block walls along the side property lines. The lock block walling would be installed at the existing grade elevation (approximately 3.5 m) along the side property lines within the property and spanning the entire 30 m width of the raised lands along the foreshore. The lock block wall on both side of the property would terminate at an elevation of 5 m.
  - Traffic access for trucks to the barges off-shore via the proposed ramp would traverse on top of the raised SRW.

#### Senior Governmental Approvals

The proposed barge ramp facility requires approvals from multiple regulatory governmental agencies in addition to the City of Richmond. The agencies and their associated scope of review are listed below:

- Department of Fisheries and Oceans Canada (DFO) under the Fisheries Act due to proposed works within the Fraser River in the water lot;
- Transport Canada (TC) with respect to the Navigation Protection Permit;
- Ministry of Environment and Climate Change Canada (ECCC) with respect to the required Disposal at Sea Permit (DAS) in order to dispose of on-site materials resulting from works associated with the installation and construction of the proposed barge ramp facility;
- Province of BC Crown Lands for the continued lease and change in use of the water lot;
- Province of BC with respect to the Water Sustainability Act and as applied to Changes In and About a Stream; and
- Provincial Dike Authority.

The proposed development has received the following approvals with respect to proposed barge ramp installation and associated works in the foreshore and the water lot:

- Department of Fisheries and Oceans Canada (DFO);
- Transport Canada; and
- Provincial Diking Authority.

The following approvals are expected to be completed in the near future and are required to be submitted to the City prior to issuance of this ESA Development Permit by the City:

- Disposal at Sea Permit approvable by the Ministry of Environment and Climate Change Canada (ECCC); and
- Provincial Water Lot Lease and the Changes In and About a Stream by the Province of BC (FLNROD).

#### Flood Protection

- As the subject site is along the foreshore of the North Arm of the Fraser River, it is subject to future dike raising requirements set out by the City in order to prepare the City for future impacts from climate change due to anticipated water level rises and flooding.
- This Development Permit proposes to raise the elevation of the upland portion of the site within 30m of the foreshore to 4.7m GSC.
- A 20 m wide Statutory Right-of-Way (SRW) along the north property line is required to permit future dike construction. This 20 m SRW will further be complemented with a 4 m wide SRW along the west portion of the subject site granting City access from Twigg Place to the 20 m-wide Dike SRW.
- Construction of the dike is not required at this time; however, raising the lands within the 30 m ESA buffer, as noted earlier, would prepare this subject site for future dike construction by the City or other.
- The owner would be required to register a flood covenant against title identifying a minimum habitable elevation of 4.35 m.

#### ESA Environmental Inventory

- The subject site's northern portion, comprising a 30 m buffer from the river's high water mark along the foreshore, is within the designated "Shoreline" ESA while the water lot in front of and the subject site (upland lot) includes another 30 m designated "Intertidal" ESA buffer off-shore.
- The responsibility for managing and regulating the "Intertidal" ESA in the waterlot in front of the upland lot falls under the jurisdiction of the Department of Fisheries and Oceans Canada (DFO).
- Existing ecological habitats in both the water lot and the subject site (land lot) are heavily disturbed due to already established industrial uses and associated operations on the site as well as the overall environs of Mitchell Island. The owner's Qualified Environmental Professional (QEP) has determined that historical activities such as foreshore armouring, seasonal erosions and deposition from upland activities partially account for the existing disturbance of the ecological habitat on-site.
- The proposed development and installation of the barge ramp and associated infrastructure would result in the permanent disturbance of approximately 2,458 m² of designated ESA, comprising of 144 m² marsh habitat, 165 m² riparian habitat, and 1,938 m² mudflat and subtidal river bed habitat. The proposed ramp will disturb a further 211 m² of designated ESA on the subject site (upland lot) although this area is currently void of any habitat. An area of approximately 3,041 m² of the river bed (water lot) would be temporarily disturbed due to dredging and other construction-related activities for the barge ramp and would be expected to be re-established naturally within a short time post-construction. The areas of disturbed ESA due to proposed construction are detailed on the DP's Reference Plans (pages 9 and 12).
- Of the 2,458m<sup>2</sup> of area designated as ESA, the QEP has provided reporting confirming that 935m<sup>2</sup> of the designated area serves a current low-grade ecological function and is generally divided into the following three categories:
  - Low vegetated bank (marsh habitat) totalling an area of 255 m<sup>2</sup>;
  - o High vegetated bank (riparian vegetation) with a total assessed area of 680 m<sup>2</sup>; and
  - Mudflat and riverbed habitat, located within the water lot north of the subject site and not containing any ecologically significant area.
- The low vegetated bank (marsh habitat area) is dominated by the following marsh plant species:
  - o Sedge;
  - o Wapato; and
  - o Common cattails.
- With regard to the high vegetated bank (riparian vegetation), the QEP's assessment notes that the said vegetated area includes both native and non-native plant species and is primarily dominated by Himalayan blackberry bushes (invasive species) and juvenile Balsam poplars.
- The mudflat and riverbed habitat is predominantly un-vegetated and currently disturbed due to the storage of log booms. The QEP report indicates the presence of small amount of duckweed plant in this portion of the ESA.

#### ESA Compensation

- To compensate for impacts to 2,458 m<sup>2</sup> of ESA designated lands to accommodate the proposed barge ramp and associated infrastructure, a habitat offsetting plan has been prepared by the owner's QEP on a compensation ratio of 1.4:1.
- ESA compensation would be provided in the form of planting and comprised of marsh vegetation planting as well as riparian vegetation planting and establishment of ecologically significant habitats. ESA Compensation would cover an area of 3,036 m<sup>2</sup> within the 30 m ESA on the subject site ("shoreline" ESA) for riparian vegetation planting and 382 m<sup>2</sup> of marsh planting in the water lot within the "Intertidal" ESA. The planting areas and associated plant materials are detailed on the DP Plan# 7 & 8).
- The ESA compensation plan would include removal of invasive species from the site and replacing those species with native species.
- The area slated to house ESA marsh planting will be planted by a mix of native plants such as sedges and Wapato with the bulk of the plants being salvaged from the site and reseeded in the 382 m<sup>2</sup> marsh area north of the subject site, as highlighted in the colour purple and noted as "Marsh Bench".
- The riparian ESA compensation area, comprising the majority of the ESA compensation plan, will be planted with a mix of trees and shrubs totalling 2,537 individual plantings within the 3,036 m<sup>2</sup> ESA designated lands along the 30 m north buffer of the subject site.
- As the riparian ESA planting area is also to be raised to a 4.7 m height, the owner's QEP would undertake measures to ensure planting methodology would be prescribed and employed in such ways to ensure adequate rooting uptake and long-term longevity in lieu of the land being raised.
- The owner would install lock block walls along the west and east property lines spanning the full 30 m width of the riparian ESA compensation area in order to protect the planted area from all activities taking place on adjacent properties and to ensure safety and stability of the raised lands.
- To ensure that the proposed plantings have the optimum chance for survival and that invasive species are controlled, monitoring and annual report by a QEP will occur annually for five years. A legal agreement securing the monitoring requirements will be registered on Title prior to the DP proceeding to Council for consideration.
- The owner's QEP has submitted a Construction and Environmental Management Plan (CEMP) for the project that addresses all Federal and Provincial Regulatory Requirements and Guidelines.
- The proposed development has been reviewed and approved by the DFO. As a condition of the DFO approval the applicant has provided Department a \$78,587.08 Letter of Credit security covering the cost of ecological enhancement and restoration on the site, providing assurance that the proposed ecological compensation would be undertaken within the parameters and specifications required by the DFO.
- Staff have contacted the DFO and have confirmed that the amount of the Letter of Credit is sufficient to cover the entire scope of work including the proposed ESA compensation identified in this permit.

#### Legal Encumbrances

The property has a charge (Registration number BK187446) registered against title. This charge is an old flood covenant and should be discharged and replaced with the new flood covenant detailed above in this report.

#### Site Servicing

Utility connections and any frontage improvements will be addressed at Building Permit stage via Work Order. These improvements are identified in the Development Permit Considerations.

#### **Financial Impact**

This development application results in an insignificant Operational Budget Impact (OBI) for the off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street lights and traffic lights).

#### Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 3).

Babak Behnia

Planner 2

BB:cas

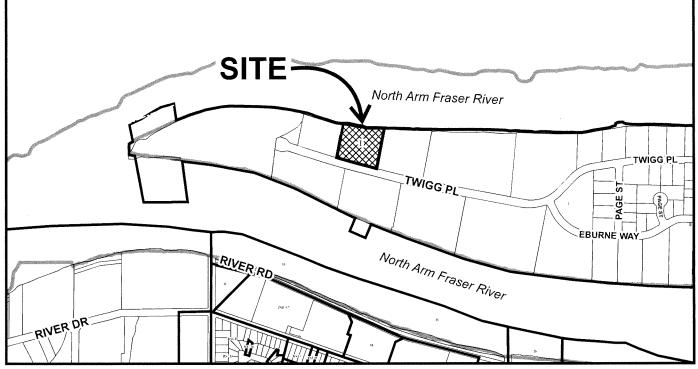
Attachments:

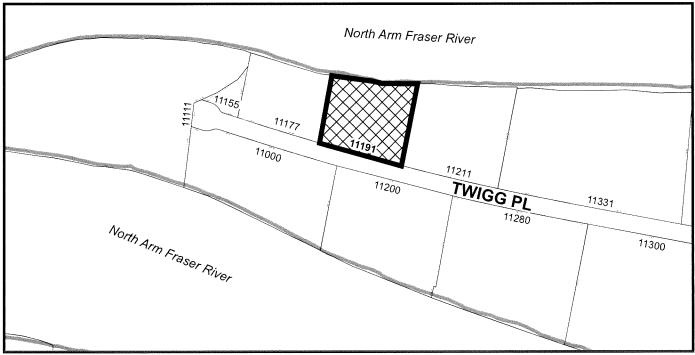
Attachment 1: Location Map

& Behir

Attachment 2: Development Application Data Sheet Attachment 3: Development Permit Considerations









DP 21-944169 SCHEDULE "A" Original Date: 12/03/21

Revision Date: 12/06/21

Note: Dimensions are in METRES



## **Development Application Data Sheet**

**Development Applications Department** 

DP 21-944169 Attachment 2

Address: 11191 Twigg Place

Applicant: Weaver Technical Corp. Owner: 1068800 BC LTD

Planning Area(s): Bridgeport

	Existing Proposed		
Site Area:	1.12 Ha No change		
Land Uses:	Industrial	No change	
OCP Designation:	Industrial No change		
Zoning:	Industrial (I)	No change	

	Bylaw Requirement	Proposed	Variance
FAR			
FAR	1.0	0.0	none
Lot Coverage:	Max. 75%	0% (no buildings) none	
Setback – Front Yard:	Min. 3.0 m	Consistent with zone	none
Setback – Side Yard:	Min. 0 m	Consistent with zone	none
Setback – Side Yard:	Min. 0 m	Consistent with zone	none
Setback – Rear Yard:	Min. 3.0 m	Consistent with zone	none
Lot Size:	No minimum	Consistent with zone	none



### **Development Permit Considerations**

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

**Address**: 11191 Twigg Place File No.: <u>DP 21-944169</u>

#### Prior to approval of the Development Permit, the developer is required to complete the following:

- 1. Submission of Confirmation of Approval from the Department of Fisheries and Oceans Canada (DFO) with regard to proposed ecological impacts as well as the proposed ecological remediation.
- 2. Submission of Confirmation of Approval from the B.C Ministry of Forests, Lands and Natural Resources (FLNROD) with regard to the Water Sustainability Act Change In About a Stream (WSA).
- 3. Submission of Confirmation of Approval from the B.C Ministry of Forests, Lands and Natural Resources (FLNROD) with regard to Crown Lands Use Application.
- 4. Submission of Approval to Dispose at Sea (Disposal at Sea Permit) from the Federal Ministry of Environment and Climate Change Canada (ECCC).
- 5. Registration of a 20.0 m wide statutory right-of-way along the foreshore area of the upland lot covering an approximate area of 2,023 m<sup>2</sup> for the future dike development by the City. Future roles and responsibilities in terms of maintenance and repairs of the future dike will be provided by City's Engineering Department and appended into the agreement.
- 6. Registration of a 4.0 m wide statutory right-of-way along the west property line of the upland lot covering an approximate area of 371 m<sup>2</sup> to provide access to the future dike along the foreshore.
- 7. Discharge of the existing flood plain covenant on title with the registration number BK187446.
- 8. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 4.35 m GSC.
- 9. Registration of a legal agreement on title to identify ESA restoration, protection and enhancement area in lieu of the proposed development in the ESA and to ensure that landscaping is planted and retained as identified in the Environmental Assessment Report prepared by Weaver Technical Corp., dated August 2023. The legal agreement will also include language to allow City access to the property in case the enhancement works identified in Weaver Technical Corp. submission in August 2023 are not completed, maintained and monitored as proposed.
- 10. Submission of a Contract entered into between the owner and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA for 5 years following City approval of substantial completion.
- 11. Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- 1. At the owner's cost via City Work Order\*, design and construct/install utility connections and frontage improvements, as applicable, works include, but not limited to water works and storm sewer works and review of street lighting levels along road frontage.
- 2. 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.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

· ·		
1111	tial:	
TITI	uai.	

- 2 - Attachment 3

- 4. Installation of appropriate fencing and other ecological protection mechanism according to a Construction Environmental Management Plan approved by staff and as per the recommendations of and specifications listed by the Qualified Environmental Professional (QEP).
- 5. Submit a Building Permit to the City for the existing shipping containers on the subject site being used as office space and receive inspection review and the permit for the said shipping containers' continued use.

#### 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 contains 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



#### **Development Permit**

No. DP 21-944169

To the Holder:

1068800 BC LTD

Property Address:

11191 Twigg Place

Address:

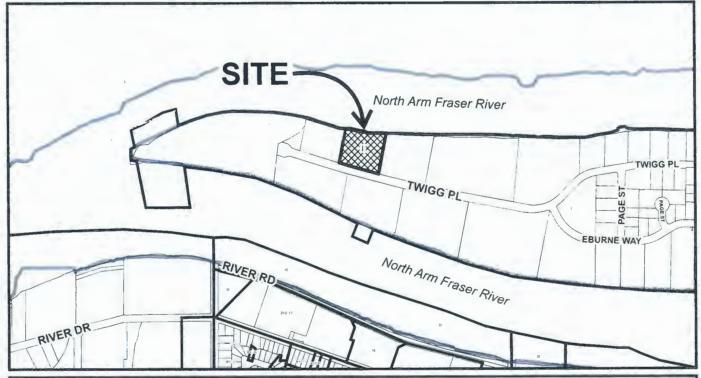
UNIT 228 - 2680 SHELL ROAD RICHMOND, BC V6X 4C9

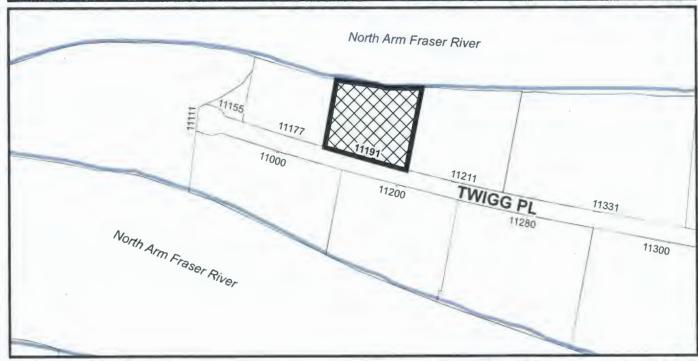
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and 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 #8 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. 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.
- 6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESO DAY OF		IS	SSUED BY TI	HE COUNCIL THI	Ξ
DELIVERED THIS	DAY OF	,			
MAYOR					
MAYOR					





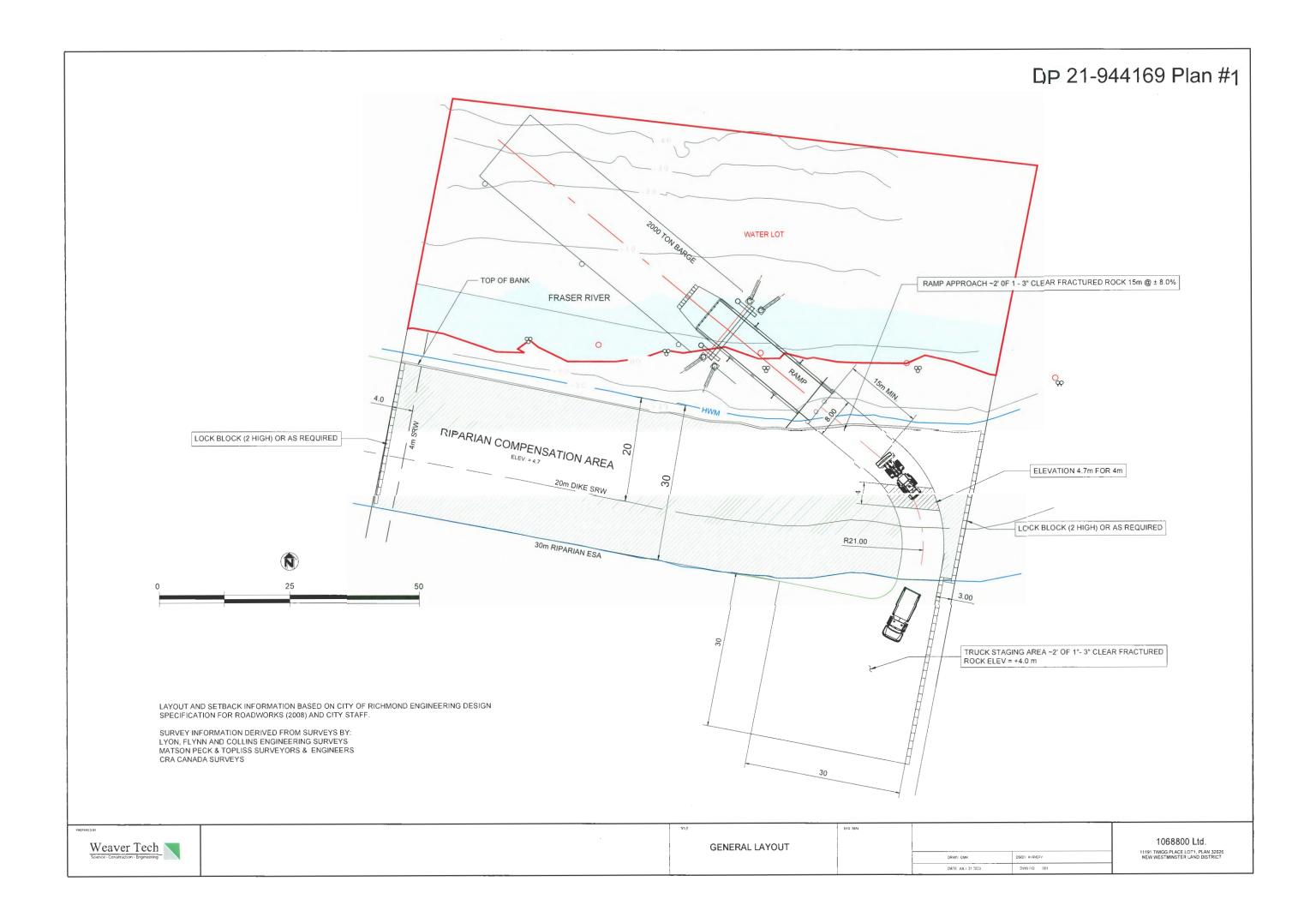


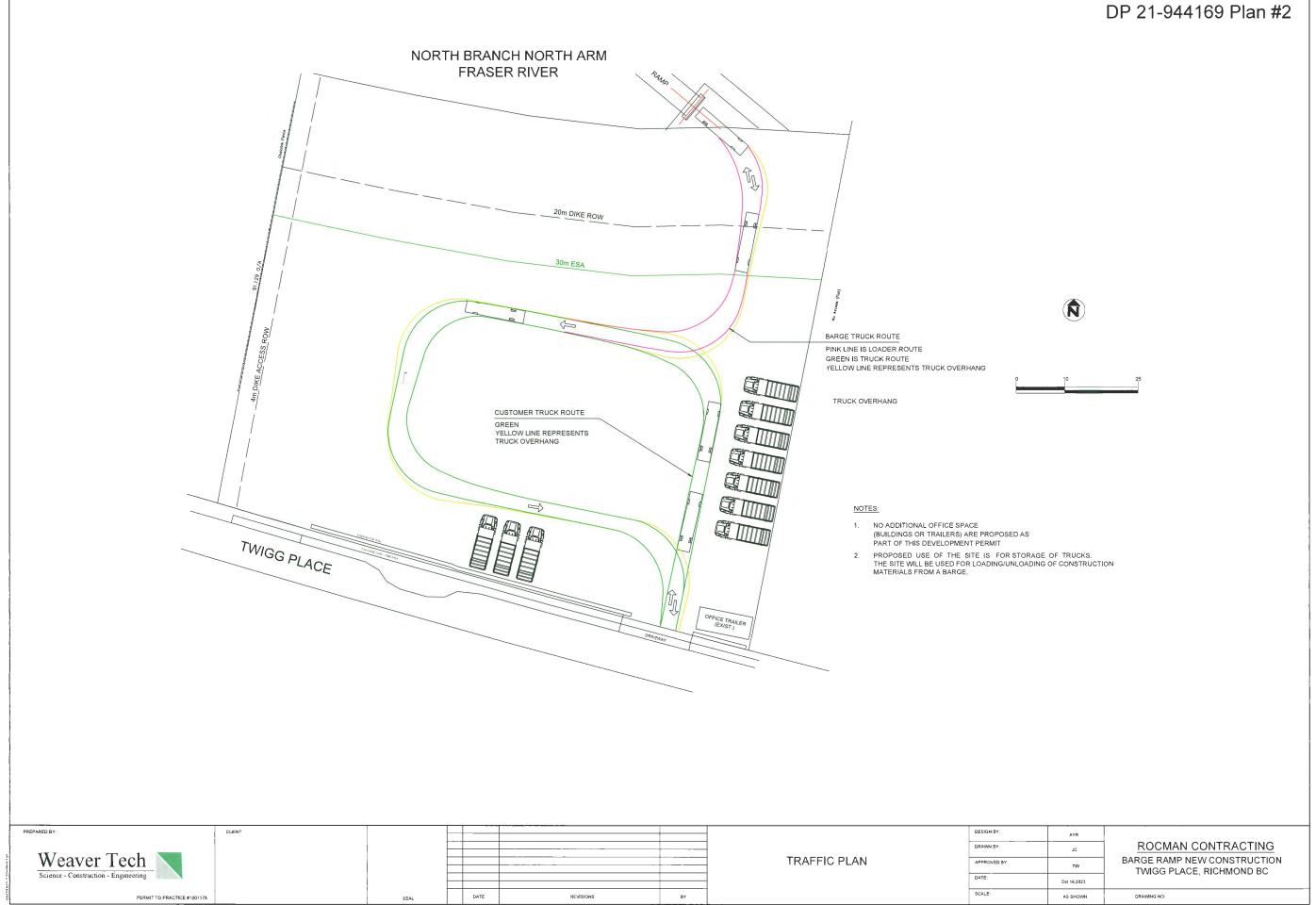


DP 21-944169 SCHEDULE "A" Original Date: 12/03/21

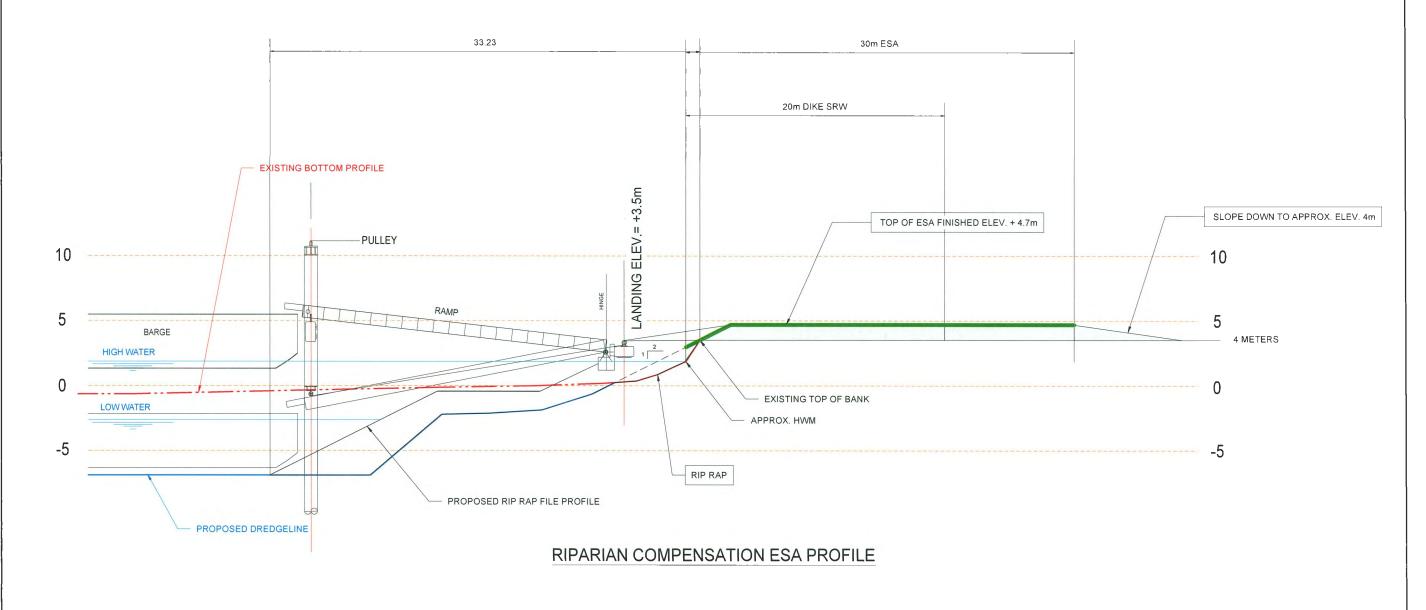
Revision Date: 12/06/21

Note: Dimensions are in METRES





## DP 21-944169 Plan #4



0 10 25 METRES

Weaver Tech
Science - Construction - Engineering

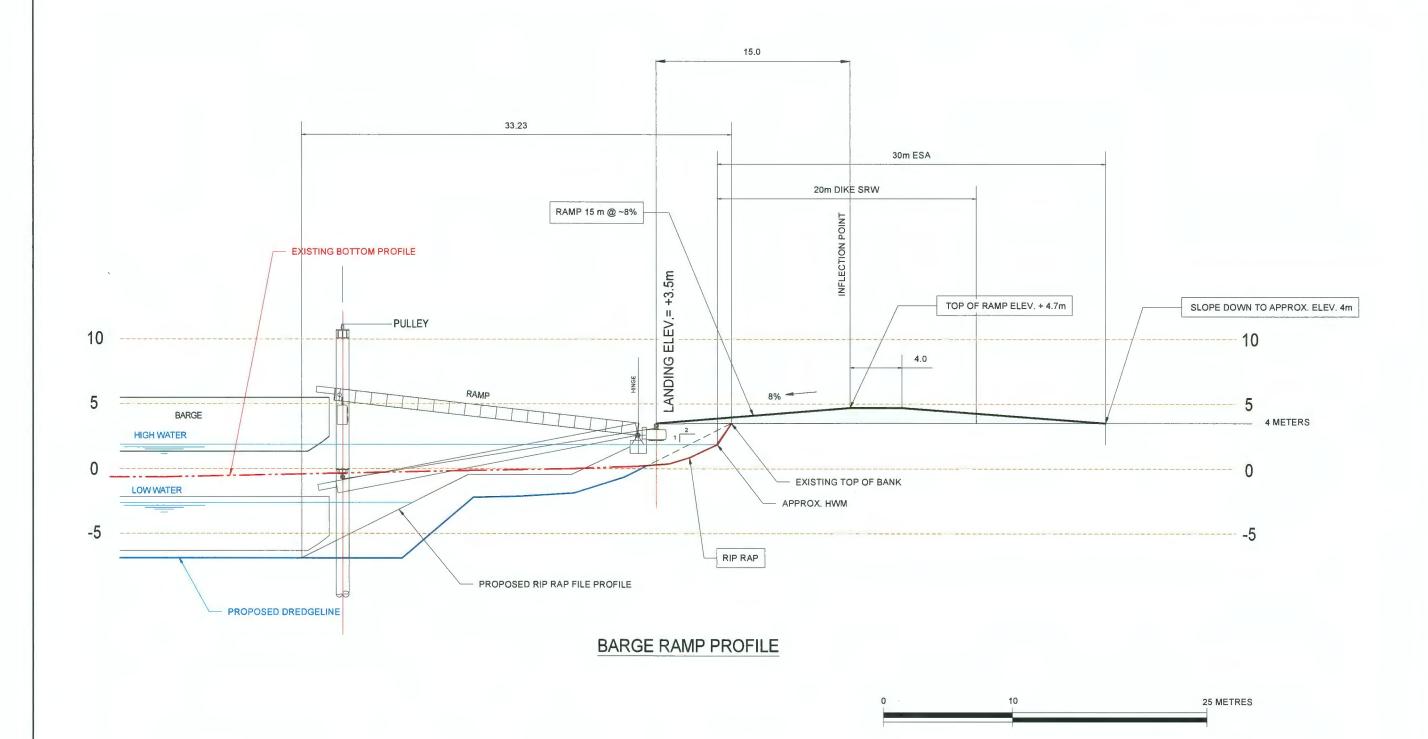
Time

RIPARIAN COMPENSATION
PROFILE

RIPARIAN COMPENSATION
PROFILE

DRWII GMK
DBGII AFRGEY
DBGII AFRGEY
DBGII AFRGEY
DBGII AFRGEY
DBGII AFRGEY
DBGII AFRGEY
NEW WESTMINSTER LAND DISTRICT

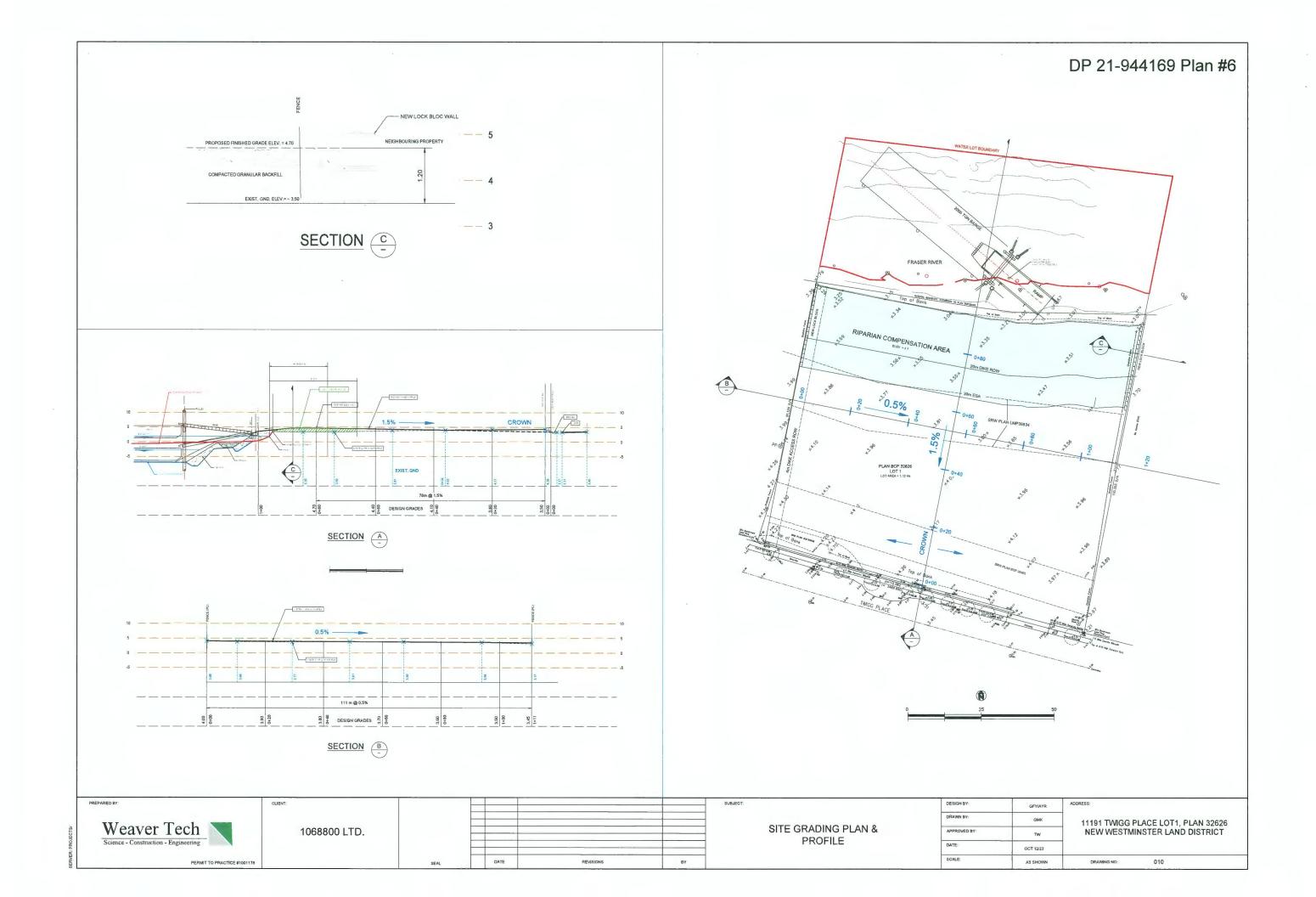
## DP 21-944169 Plan #5



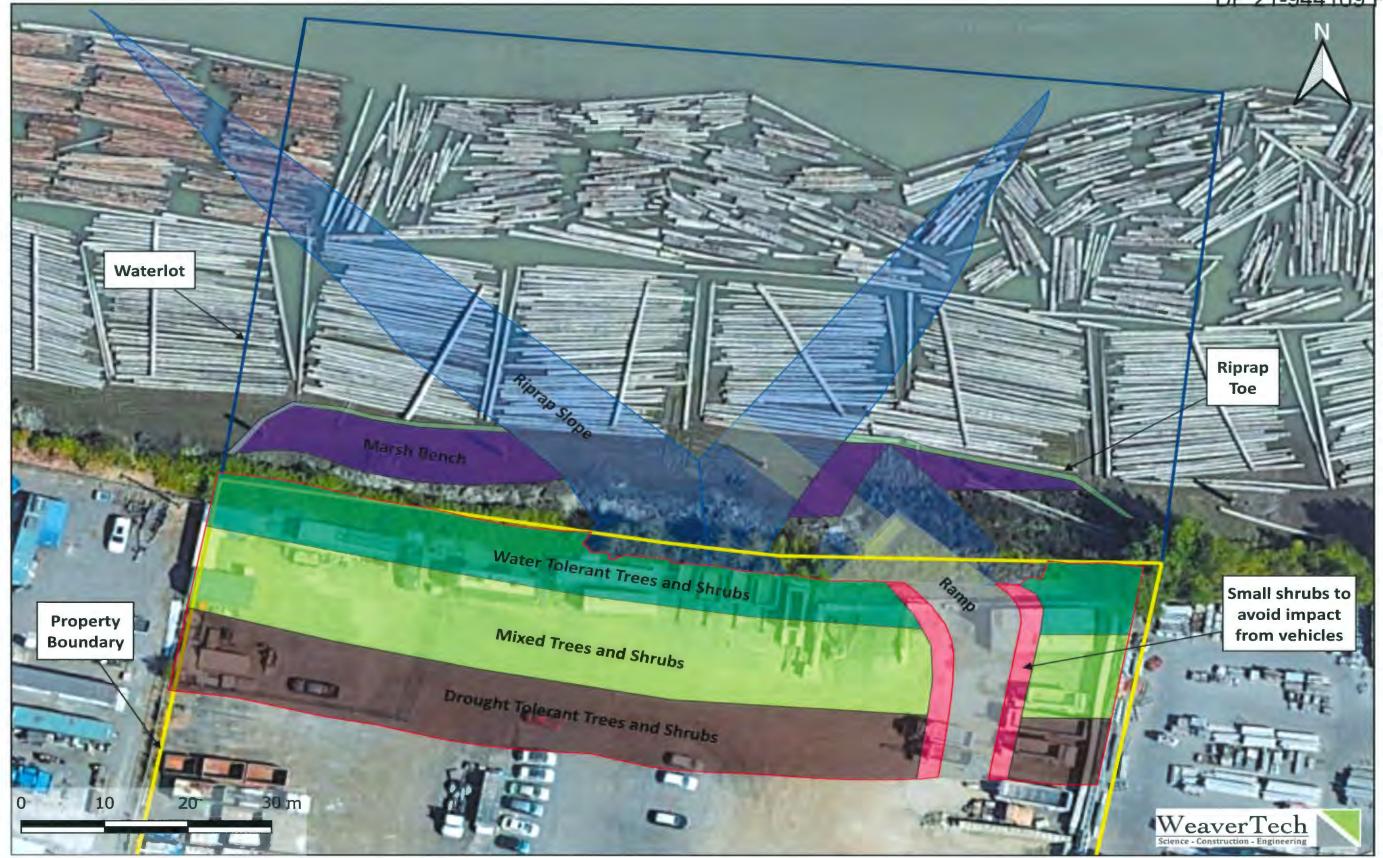
Weaver Tech
Science - Construction - Engineering

BARGE RAMP PROFILE

1068800 Ltd. 11191 TWIGG PLACE LOT1, PLAN 32626 NEW WESTMINSTER LAND DISTRICT



DP 21-944169 Plan #7



DP 21-944169 Plan #8
List, Number and Density of Prescribed Plant Species in the ESA Compensation Area

Plant Type	Species	Scientific Name	Size	Percent of Species	Percent of Total Area	Number of Plants
	Black Cottonwood	Populus trichocarpa	#3	20%	6.6%	100
	Red Alder	Alnus rubra	#3	12.5%	4.1%	63
	Pacific crab apple*	Malus fusca	#3	5%	1.7%	25
	Big Leaf Maple	Acer macrophylla	#3	5%	1.7%	25
Trass	Bitter cherry*	Prunus emerginata	#3	5%	1.7%	25
Trees	Black hawthorn*	Crataegus douglasii	#3	2.5%	0.8%	13
	Douglas fir	Pseudotsuga menziesii	#3	20%	6.6%	100
	Western Hemlock	Tsuga heterophylla	#3	10%	3.3%	50
	Sitka Spruce	Picea sitchensis	#3	10%	3.3%	50
	Western Red Cedar	Thuja plicata	#3	10%	3.3%	50
		Tree Total:		100%	33.0%	501
	Red Osier Dogwood *	Comus stolonifera	#1	15.0%	10.1%	305
	Salmonberry *	Rubus spectabilis	#1	12.5%	8.4%	254
	Red Elderberry *	Sambucus racemose	#1	10%	6.7%	203
	Nootka Rose *	Rosa nutkana	#1	10%	6.7%	203
	Common Snowberry*	Symphoricarpos albus	#1	7.5%	5.0%	153
	Oceanspray	Holodiscus discolor	#1	7.5%	5.0%	153
Shrubs	Pacific Ninebark	Physocarpus capitatus	#1	7.5%	5.0%	153
	Salal*	Gaultheria shallon	#1	5%	3.4%	102
	Hardhack	Spirea douglasii	#1	5%	3.4%	102
	Black Twinberry*	Lonicera involucrata	#1	5%	3.4%	102
	Willow	Salix spp	Stake	5%	3.4%	102
	Sword Fern	Polystichum munitum	#1	5%	3.4%	102
	Dull Oregon Grape *	Mahonia nervosa	#1	5%	3.4%	102
		Shrub Total:		100%	67.0%	2,036
		Combined Total:				2,537

# **Existing Marsh Habitat**





## **Existing Riparian Habitat**

