



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, March 11, 2020
3:30 p.m.

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on February 26, 2020.*



1. **DEVELOPMENT PERMIT 17-766824**
(REDMS No. 6393525)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8100 No. 5 Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of a temple at 8100 No. 5 Road on a site zoned "Assembly (ASY)" and partially designated as an Environmentally Sensitive Area (ESA); and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.*



2. **DEVELOPMENT PERMIT 18-835723**
(REDMS No. 6398694 v. 4)

APPLICANT: Prosper Homes Ltd.

PROPERTY LOCATION: 9500 Finn Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of a single detached dwelling at 9500 Finn Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).



3. New Business

4. Date of Next Meeting: March 25, 2020

ADJOURNMENT



**Development Permit Panel
Wednesday, February 26, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

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 January 29, 2020 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 18-825663
(REDMS No. 6388360)**

APPLICANT: Billard Architecture
PROPERTY LOCATION: 2660 Smith Street

INTENT OF PERMIT:

Permit the construction of a three-storey industrial building at 2660 Smith Street on a site zoned "Light Industrial (IL)."

Applicant's Comments

Robert Billiard, Billiard Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed three-storey industrial building will be used primarily for workshop and office spaces for a local construction company;

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- parking, loading and garbage and recycling areas are proposed on the ground floor;
- workshop spaces are located on the second floor and associated office spaces are proposed on the third floor;
- a landscaped patio will be installed on the building's rooftop;
- the applicant has addressed the recommendations of the Advisory Design Panel except the removal of columns in the parking area due to cost considerations; and
- the proposed building materials include concrete, metal and glass.

Lu Xu, Royal Pacific Landing Ltd., briefed the Panel on the main landscape features of the project, noting that (i) the large existing Norway Maple tree at the southeast corner of the site will be retained, protected and utilized as a feature tree, (ii) a small plaza with seating is proposed at the intersection of Smith Street and Beckwith Road, (iii) LiveRoof modules are proposed for the extensive green roofs on the roof deck, and (iv) a metal trellis is proposed on the rooftop landscaped patio to provide shade for users.

Panel Discussion

In reply to queries from the Panel, Mr. Billiard acknowledged that (i) a perforated metal fence is proposed along the north property line and between the loading space and the concrete sidewalk for building security and pedestrian safety, (ii) there are no potential hiding places in the parking area, (iii) soffit lighting is provided for the parking area underneath the second floor, and (iv) a double door building entry and an elevator are provided to allow accessibility of people and equipment into and within the building.

In reply to further queries from the Panel, Mr. Billiard noted that (i) the second floor is primarily intended to provide workshop areas, and (ii) three parking stalls will be provided in the parking area.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works on both Smith Street and Beckwith Road, (ii) the mature City-owned tree at the southwest corner will be retained and protected, a tree survival security will be collected from the applicant, and a contract with a certified arborist will be required for monitoring during the construction process, (iii) a Level 2 electric vehicle (EV) charging station will be provided between two parking stalls in the parking area, (iv) an extensive green roof will be installed, (v) the building will be used by a single entity, (vi) majority of the second floor would be workshop spaces, and (vii) the third floor will be utilized for associated office spaces.

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In reply to queries from the Panel, Mr. Craig advised that (i) the three parking stalls to be provided meet the parking requirement for the proposed industrial building, and (ii) further consultation with the City's Business Licence Division will be done by Planning staff regarding the proposed industrial use of the building prior to the application moving forward for Council consideration.

Discussion ensued regarding the proposed use of the building and it was noted that (i) the building provides a significant number of workstations which is not typical for an industrial building, and (ii) the three parking stalls to be provided may not be sufficient for future occupants of the building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the design of the building; however, the Panel noted that the proposed use of the building should be clarified.

Direction was then given to staff to further consult with the City's Business Licence Division, in particular with the Chief Licence Inspector, and confirm whether the project conforms with its intended industrial use prior to the application moving forward for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a three-storey industrial building at 2660 Smith Street on a site zoned "Light Industrial (IL)."

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT 19-872105** (REDMS No. 6403409)

APPLICANT: Chris McKane

PROPERTY LOCATION: 9700 Desmond Road

Development Permit Panel **Wednesday, February 26, 2020**

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, at 9700 Desmond Road on a site zoned “Single Detached (RS1/E)”.

Applicant's Comments

Chris McKane, owner of the subject property, accompanied by his wife, Zuzana McKane, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the subject development variance permit application, highlighting the following:

- front and rear additions are proposed to the existing house built in 1965 which was acquired by the current owner in 2018;
- the classic “west coast” style of the existing house will be retained and the proposed rear additions include the installation of an ensuite washroom for the master bedroom on the second floor;
- the proposed rear additions to the existing building footprint would require a variance to the required minimum rear yard setback to the irregular shaped lot;
- the proposed front addition to the existing house will not require a setback variance;
- all trees on the subject site will be retained and protected, including the large spruce tree in the rear yard;
- existing concrete paving including concrete pavers on the rear yard will be removed and replaced with grass;
- old building materials used in the existing house will be reused for the proposed building additions and proposed new building materials are more durable and energy efficient; and
- adjacent neighbours were consulted regarding the proposed variance and no concerns were noted.

Panel Discussion

In reply to a query from the Panel, Mr. McKane confirmed that owners of single-family homes adjacent to the rear yard of the subject property were included in the consultations regarding the proposed variance, except the owner of the property at 9699 No. 1 Road due to a language barrier.

Staff Comments

Mr. Craig expressed appreciation for the applicant's proposal to retain all existing vegetation on the site.

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Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that the design of the proposed additions to the existing house is sensitive to the adjacent neighbours' homes.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, at 9700 Desmond Road on a site zoned "Single Detached (RS1/E)".

CARRIED

3. Date of Next Meeting: March 11, 2020

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:08 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 26, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



To: Development Permit Panel

Date: February 19, 2020

From: Wayne Craig
Director of Development

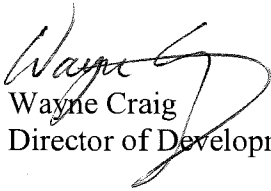
File: DP 17-766824

Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
8100 No. 5 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a temple at 8100 No. 5 Road on a site zoned “Assembly (ASY)” and partially designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.



Wayne Craig
Director of Development

WC:sds

Att. 3

Staff Report

Origin

Matthew Cheng Architect Inc., on behalf of Arul Migu Thurkadevi Hindu Society of B.C., has applied to the City of Richmond for permission to develop a temple at 8100 No. 5 Road on a site zoned “Assembly (ASY)” and partially designated as Environmental Sensitive Area (ESA). The subject site is currently vacant.

The subject site is also located in the Agricultural Land Reserve (ALR). An associated non-farm use application (AG 14-657892) was endorsed by Council on December 14, 2015 and forwarded to the Agricultural Land Commission (ALC). On May 24, 2016, the ALC approved the proposal (Resolution #164/2016). The westerly 110 m of the subject site is being rezoned from “Agriculture (AG1)” to “Assembly (ASY)” under Bylaw 9568 (RZ 14-667707), which received third reading following the Public Hearing on November 21, 2016. The Development Permit proposal is consistent with the associated non-farm use and rezoning applications, and the No. 5 Backlands Policy contained in the Official Community Plan (OCP).

A Servicing Agreement (SA 17-785863) is also associated with the proposal, which is a condition of rezoning approval and includes, but is not limited to, the following improvements:

- new concrete sidewalk and grassed and treed boulevard along the No. 5 Road frontage; and
- service connections, including new sanitary service connection and inspection chamber.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: The subject site abuts three properties to the north:

1. To the northwest, Richmond Chinese Evangelical Free Church with associated surface parking area on a site zoned “Assembly (ASY)”, fronting No. 5 Road.
2. To the north, a single-family dwelling on a site zoned “Agriculture (AG1)” with no active agricultural activities, also owned by Richmond Chinese Evangelical Free Church, fronting Blundell Road.
3. To the northeast, Fujian Evangelical Church with associated surface parking area on a site zoned “Assembly (ASY)”, fronting Blundell Road.

To the East: Religious assembly and school buildings with associated surface parking area and playground on a site zoned “Assembly (ASY)”, owned by B.C. Muslim Association, fronting Blundell Road.

To the South: A property owned by Thrangu Monastery Association that is split-zoned “Assembly (ASY)” on the westerly 110 m (religious assembly building and associated surface parking) and “Agriculture (AG1)” on the remaining backlands (active agricultural activities), fronting No. 5 Road.

To the West: Across No. 5 Road, properties zoned “Agriculture (AG1)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of the subject site was held on November 21, 2016. At the Public Hearing, the following concerns were expressed by nearby residents:

- Traffic and pedestrian safety concerns, specifically at the No. 5 Road and Blundell Road intersection;
- Economic impact of additional blueberry crop production; and
- Demolition impacts (i.e. damage to nearby properties).

Staff worked with the applicant to address these issues in the following ways:

- Transportation staff note no traffic safety issues are expected, and the adjacent road and intersection can accommodate the anticipated traffic volumes and vehicles stopping to turn onto the site. In addition, the applicant submitted an independent Parking Study confirming the on-site parking supply is sufficient. Prior to issuance of a Building Permit, a construction parking and traffic management plan is required to be submitted.
- The applicant has indicated that the agricultural product grown on the property (blueberries and vegetables) is proposed to be used by the congregation or donated, which is consistent with the requirements of the No. 5 Backlands Policy.
- Demolition of the previously existing single-family dwelling has been completed with no concerns.

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

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed 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 (OCP) and is generally in compliance with the “Assembly (ASY)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.

- *The proposed height variance is for two roof-top sculpture elements above the worship hall, which are important religious and cultural elements for this congregation and represent South Indian Hindu Temple architecture.*
- *The remaining portions of the building (other than the two roof-top sculpture elements) comply with the maximum building height of 12.0 m. The height to the top of the parapet for the worship hall is approximately 8.9 m.*
- *The roof-top sculptures would not contribute significantly to the overall massing of the building and would not include any habitable floor area.*
- *The applicant submitted a shadow analysis demonstrating no additional shadowing to the adjacent properties as a result of the proposed roof-top sculpture elements.*
- *The height variance is consistent with surrounding building heights. The following table provides a synopsis of religious assembly building heights for existing buildings within the No. 5 Road Backlands area:*

Site	Maximum Building Height
Thrangu Monastery (8140 No. 5 Road)	21.4 m (main temple building)
Shia Muslim (8580 No. 5 Road)	20.1 m (two spires); and 15.4 m (large architectural dome)
India Cultural Centre (8600 No. 5 Road)	17 m (steel frame Onion dome); and >12 m (five small domes)
Lingyen Mountain Temple (10060 No. 5 Road)	21 m (existing main Buddha hall); and 25.9 m (future main Buddha hall)

- *The variance was identified at rezoning and no concerns were raised.*

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposal on November 6, 2019. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 6, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Environmentally Sensitive Area

The property is partially designated Environmentally Sensitive Area (ESA), specifically “Old Fields and Shrublands (OLSH)”, which includes temporarily or permanently abandoned agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

The total area of ESA on the property is 6,724 m² (72,376 ft² ft²), with 393 m² (4,230 ft²) located on the “Assembly (ASY)” zoned portion of the property and 6,331 m² (68,146 ft²) located on the “Agriculture (AG1)” zoned portion of the property. As per the ESA Development Permit exemption criteria specified in the OCP, agricultural activities are not subject to the ESA Development Permit requirements. As part of the rezoning application, the applicant provided

an agricultural plan prepared by a professional agrologist, which described the agricultural capability of the site and provided a detailed farm implementation plan (incl. producing blueberries and vegetables). In addition, a legal agreement and security to ensure the farm plan is implemented has been secured at rezoning. No changes to the farm plan submitted at rezoning are proposed.

For the portion of ESA located on the “Assembly (ASY)” zoned portion, an ESA Development Permit is required to be issued prior to construction. The applicant proposes to remove the “Old Fields and Shrublands (OLSH)” ESA in the ASY zoned portion of the subject site (approximately 393 m² (4,230 ft²)) to enable the development of a portion of the surface parking area associated with the religious assembly building.

An environmental inventory and assessment report was submitted by PGL Environmental Consultants. The environmental assessment characterized the on-site vegetation as historically disturbed with infestations of invasive plants with grasses, sedges, young willow, and red alder, as well as significant occurrences of invasive Himalayan blackberry and Scotch broom. Potential wildlife habitat was limited and identified as low quality, due to the site being dominated by grasses and sedges or Himalayan blackberry. The portion of the ESA proposed to be removed in order to accommodate the proposed development is characterized by a dense patch of invasive Himalayan blackberry in the north and west portions, with reed canarygrass dominating the southeastern portion. No nests, birds or wildlife were observed, nor was there any evidence of their presence or frequent use.

To compensate for removal of 393 m² (4,230 ft²) of ESA to enable the development of a portion of the surface parking area associated with the religious assembly building, the applicant proposes to add 393 m² (4,230 ft²) of new ESA, and complete landscape restoration and enhancements as follows:

- Removal of Himalayan blackberry and other invasive plant species within the entire ESA (6,724 m² (72,376 ft²)).
- A 6.0 m wide ESA/agricultural buffer between the proposed development and the agricultural area with a total area of 393 m² (4,230 ft²), providing better quality habitat. Proposed plant species include:
 - 20 trees, including 4 Pacific dogwood trees, 5 black hawthorn trees, 5 pacific crab apple trees and 6 large western red cedar trees (4.0 m in height);
 - 207 native shrubs, including 51 Oregon grape holly, 45 red osier dogwood, 33 snowberry, 25 baldhip rose, 24 salmonberry, 11 blizzard mock orange, 9 sweet gale and 9 red flowering currant; and
 - 121 grasses and 53 perennial plants.
- Design the buffer in a way that benefits both the agricultural activities and improves both habitat biodiversity and hydrological benefits, including:
 - Selecting species for use in the buffer that will attract pollinators benefiting adjacent agricultural uses;

- Selecting native species that can provide additional food sources such as fruit and berries (e.g., Pacific crab apple, salmonberry, thimbleberry and native blueberries); and
- Selecting plant species for the buffer that can grow fast and dense to reduce susceptibility of invasion by unwanted species.

Table 1: Balance Sheet

ESA Existing (Subject to a Development Permit)	ESA Loss	ESA Gain	Final ESA
393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)	393 m ² (4,230 ft ²)

The proposal represents a 1:1 ratio in habitat area, with a net gain in function by replacing the relatively low quality habitat (incl. significant amount of invasive species) and replacing with a new densely planted, natural area to be protected as ESA. Enhancement will support the utilization by a variety of terrestrial species, including small mammals, birds and invertebrates. Improvements are anticipated to provide habitat through hedgerows, perches and roosting sites. In addition to the ESA/agricultural buffer area, additional landscaping is proposed throughout the “Assembly (ASY)” zoned portion of the property (approximately 637 m² (6,857 ft²)), including native trees, shrubs, grasses and perennials, which will contribute to the overall ecological value of the site.

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring and annual reporting by a Qualified Environmental Professional will occur for five years following completion of the landscape plan.

Development Permit considerations include bonding for the landscape restoration costs and success monitoring, and the registration of legal agreements to ensure protection and retention of the modified ESA.

Analysis

Conditions of Adjacency

- Sun shading analysis (included in the submission) has been undertaken indicating no additional impact upon adjacent properties as a result of the proposed roof-top sculpture elements.
- The proposed religious assembly building will be setback approximately 15.4 m from the north property line and 7.8 m from the south property line to ensure adequate separation from the existing religious assembly buildings on the adjacent properties and accommodate the drive-aisle and surface parking.
- Perimeter landscaping and fencing will be used to screen and separate adjacent uses.
- The proposed religious assembly building will be set back approximately 21 m from the front property line (No. 5 Road), allowing for additional landscaping, drive-aisle and surface parking.
- The proposed roof-top sculptures are generally consistent with surrounding building heights.

Urban Design and Site Planning

- Vehicle access will be provided by a single driveway access from No. 5 Road at the northwest portion of the property. The driveway location was recommended by the Advisory Design Panel and is supported by Transportation staff.
- Road dedication was secured through rezoning, which included a 4.0 m wide road dedication along No. 5 Road.
- Pedestrian access is provided from the street to all entrances of the building through an on-site pedestrian walkway, consisting of alternative surface treatments and crosswalks across the internal drive-aisle.
- Surface parking will be provided along the perimeter of the site and will be set back and partially screened from No. 5 Road by landscaping.
- 79 vehicle parking spaces, including two accessible parking spaces, are proposed, along with one medium sized loading stall located in the southwest corner of the property. Through the rezoning application, end-of-trip facilities were secured (i.e. lockers, showers and changing rooms) along with an associated parking study to achieve a 10% reduction from the number of parking spaces required based on the proposed floor area, in accordance with Section 7.4.4 of the Zoning Bylaw (no variance required).
- The accessible parking spaces are located near one of the entrances, directly adjacent to an on-site pedestrian crosswalk over the internal drive-aisle which leads to a wheelchair lift enclosure, providing accessible access to the religious assembly building.
- Both Class 1 and Class 2 bicycle parking spaces have been incorporated into the proposal, located in a visible area near the building entrances, and are in compliance with Zoning Bylaw requirements.
- There are two main building entrances, one oriented towards No. 5 Road and one at the eastern side (rear) of the building.
- Two two-bedroom dormitory units are proposed on the second floor for temporary accommodation of priest and administration staff, with a total floor area of approximately 132.6 m² (1,428 ft²). The proposed dormitory units were identified in the associated non-farm use and rezoning applications.
- Through the rezoning application, a 4.0 m wide Statutory Right-of-Way (SRW) along the east property line for a north/south farm access road was secured.

Architectural Form and Character

- The building's design is reflective of a traditional South Indian Hindu Temple architectural style incorporating symmetry, geometric shapes and mathematical principles.
- The proposed building layout, materials and elements (including the roof-top sculptures), represent religious and culture significance to the congregation.
- Concrete tilt-up panels with decorative architectural features (including pilasters, trim and cornices) are proposed with a basic colour scheme (gray and black), consistent with the traditional design.
- The two roof-top sculptures with religious and culture significance, which require the height variance, provide visual interest along an otherwise flat roof.
- Windows will be double-glazed black vinyl with spandrel glazing and decorative trim.
- Decorative guard rails will line the two major stair case entrances leading into the religious assembly building.

- The applicant has worked with staff to ensure the mechanical systems are screened by the building parapet and do not penetrate the roof line.
- The garbage and recycling area will be screened by a concrete enclosure with a black metal fence, incorporated into the building design.

Landscape Design and Open Space Design

- One on-site tree (tag# 1) located in the southwest corner and six off-site trees (tag# A-F) located along the north property line are proposed to be protected. A contract with a Certified Arborist and a tree survival security of \$10,000 will be secured through the Development Permit application for the retention of the on-site tree.
- The applicant is proposing to plant an additional 31 trees as per the Landscape Plan, including 20 trees in the ESA/agricultural buffer area.
- In order to compensate for a loss of 393 m² (4,230 ft²) ESA, the applicant is proposing to provide a 393 m² (4,230 ft²) ESA/agricultural buffer area between the proposed development and the agricultural area, representing a 1:1 ratio in habitat area, with a net gain in function by replacing the relatively low quality habitat (incl. significant amount of invasive species) and replacing with a new densely planted, natural area to be protected as ESA, including 20 trees, 207 shrubs, 121 grasses and 53 perennial plants.
- In order to ensure the proposed landscaping works within the ESA/agricultural buffer area are completed, the applicant is required to submit a landscape security of \$22,632.05.
- Significant landscaping is proposed along the street frontage (No. 5 Road) including new trees, low landscaping, low transparent fencing, and a pedestrian pathway made of permeable pavers.
- The perimeter of the site will be landscaped with shrubs providing visual relief from the adjacent properties.
- Permeable pavers are used for all the parking spaces, at the main driveway entry, and in front of the main access points of the building to reduce impermeable surface areas and act as visual cues.
- Pockets of landscaping will be provided along the religious assembly building to soften the internal landscape.
- An irrigation system will be provided for the proposed landscaping on-site.
- In order to ensure the proposed landscaping works are completed within the “Assembly (ASY)” zoned portion of the property, the applicant is required to submit a landscape security of \$49,436.90 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- The main building entrance and pedestrian access is visible from the street (No. 5 Road).
- Perimeter fencing will be maintained around the development site.
- Site lighting, clear site lines, and low landscaping around the building provide clear unobstructed views and casual surveillance opportunities.
- Landscaping and fencing is provided along the street edge to distinguish the public realm and private space.
- Security lighting will be installed, including wall mounted lighting for the drive-aisle and lighting at entries to provide adequate outdoor security illumination, and will be managed to ensure no light pollution onto adjacent properties.
- The surface parking will be generally visible and open to visual scanning.

Sustainability

- The architect advised that the following design/features are incorporated into the proposal:
 - Energy star windows to alleviate heating and cooling energy consumption;
 - The use of low-flow fixtures and Energy Star rated appliances;
 - LED lighting for interior and exterior light fixtures;
 - Durable and long-lasting materials that can reduce building maintenance;
 - Permeable ground cover and planting to absorb rainwater runoff and reduce load on municipal sewers; and
 - Interior paint and flooring with low VOC content.

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.

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Meeting Minutes of the ADP (November 6, 2019)

Attachment 3: Development Permit Considerations



DP 17-766824

Attachment 1

Address: 8100 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

Owner: Arul Migu Thurkadevi Hindu Society (BC)

Planning Area(s): East Richmond – McLennan Sub-Area

	Existing	Proposed
Site Area:	Total: 10,955.8 m ² (117,927 ft ² / 1.1 ha / 2.7 ac)	Total: 10,789.9 m ² (116,142 ft ² / 1.08 ha / 2.7 ac) Assembly (ASY): 4,397.2 m ² (47,331 ft ² / 0.44 ha / 1.1 ac) Agriculture (AG1): 6,392.7 m ² (68,811 ft ² / 0.64 ha / 1.5 ac) Road dedication: 165.9 m ² (1,785 ft ² / 0.02 ha / 0.04 ac)
Land Uses:	Vacant	Westerly 110 m (ASY): Institutional Backlands (AG1): Agriculture
OCP Designation:	Westerly 110 m: Community Institutional (INST) Backlands: Agriculture (AGR)	No change
Area Plan:	Westerly 110 m: Agriculture, Institutional and Public Backlands: Agriculture	No change
Zoning:	Agriculture (AG1)	Westerly 110 m: Assembly (ASY) Backlands: Agriculture (AG1)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.28	None permitted
Lot Coverage – Buildings:	Max. 35%	26%	None
Setback – Front Yard (West):	Min. 6.0 m	21.1 m	None
Setback – Side Yard (North):	Min. 7.5 m	15.3 m	None
Setback – Side Yard (South):	Min. 7.5 m	7.8 m	None
Setback – Rear Yard (East):	Min. 7.5 m	18.5 m	None
Height:	Max. 12.0 m	Building: 8.9 m Roof-top sculptures: 13.75 m	Variance requested
Lot Size:	N/A	10,789.9 m ²	None
Off-street Parking Spaces:	Min. 79 (incl. 10% reduction)	79	None

Off-street Parking Spaces – Accessible:	Min. 2% = 2	2	None
Small Car Parking Spaces:	Max. 50% = 39	39	None
Loading Spaces:	Min. 1 medium size	1 medium size	None

**Excerpt from the Meeting Minutes of the
Advisory Design Panel (ADP) Meeting**

**Wednesday, November 6, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 17-766824 – RELIGIOUS ASSEMBLY BUILDING

ARCHITECT: Matthew Cheng Architect Inc.
LANDSCAPE ARCHITECT: PMG Landscape Architects Ltd.
PROPERTY LOCATION: 8100 No. 5 Road

Applicant's Presentation

Matthew Cheng, Mathew Cheng Architect Inc., and Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- consider installing an outward swinging door in lieu of the proposed inward swinging door for the accessible washroom to enhance its accessibility;
Automatic door opener will be provided for H/C accessibility, refer to D03.
- the applicant is encouraged to consider incorporating public art into the project to improve the project's interface with the public realm;
Religious style feature will be put on the railing to improve the project's interface with the public realm, refer to D06.
- consider installing a pedestrian pathway along the internal drive aisle to define pedestrian circulation areas throughout the site;
4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.
- support the comment to delineate on-site pedestrian circulation areas to avoid pedestrian conflict with vehicular circulation on the site;
4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.
- ensure adequate lighting around the site; the applicant is advised that perimeter lighting, e.g. bollard lighting, is more appropriate than lighting attached to the building; perimeter lighting could be integrated with the landscape edges and buffers;
Lighting has been provided on landscape design dwg, refer to landscape dwg.

- appreciate the design of the building and the proposed segregation of secular and sacred places;

Noted.

- the design rationale for the proposed Hindu temple, e.g. symmetrical design, is not well executed in outdoor spaces fronting the building entrance from No. 5 Road and at the rear entrance to the building; would include a centered outdoor space in front of the building stairs; consider design development to align with the applicant's stated design rationale/principles;

The main entrance to the temple has been relocated to the north side of the property in order to provide a gathering area in front of the temple, refer to D01, 02.

- note the use of significant amount of space for parking stalls around the site; consider incorporating additional landscaping at the parking stalls near the front entrance to the building to celebrate the entry to the site;

The main entrance to the temple has been relocated to the north side of the property in order to provide a gathering area in front of the temple, refer to D01, 02.

- concerned about pedestrian safety in the internal drive aisle; consider introducing measures to enhance pedestrian safety on the site;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- the project is a welcome addition to the area;

Noted.

- investigate opportunities for installing a wheelchair ramp to provide accessibility in the event of a power outage;

It is not the building code requirement, as wheelchair access is provided via vertical lift, and no area to provide a ramp.

- appreciate the applicant for showing mechanical units and the parapet wall screening on the rooftop in the roof plan to hide the mechanical units; however, consider installing fencing around these units consistent with the building's architectural features to provide additional screening;

All of the mechanical unit will be screened by the 4' parapet at roof. Parapet will have the same architectural style as the temple façade, so that the building elevation will be consistent, refer to D05 for parapet detail to screen mechanical unit.

- the applicant is advised to provide vestibules at the building entrances to comply with BC Building Code requirements;

Vestibules provided for dining hall and foyer, refer to D03.

- note that fluorescent, compact fluorescent light bulbs and halogen bulbs are not considered sustainable features as indicated in the applicant's sustainability features list; consider replacing with LED lighting;

LED light fixture will be provided, refer to sustainability list.

- consider installing low flow fixtures in lieu of proposed dual flush toilets in one or more bathrooms for water conservation;

Dual flush toilet fixture will be provided, refer to sustainability list.

- insulating only the first three feet of hot water lines with flexible pipe insulation from hot water tank may not comply with BC Building Code requirements;

Deleted from sustainability list, refer to sustainability list.

- installing permeable paving materials for all parking stalls and using topsoil or composted yard waste for site grading are not considered water conservation measures;

Permeable pavers are still utilized for parking stalls and other areas.

- concerned about pedestrian safety on the internal drive aisle, especially for pedestrians entering the site from No. 5 Road and accessing the temple through the foyer at the back of the building; consider installing a pedestrian walkway along the internal drive aisle on the south side to enhance pedestrian safety;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic, refer to D01, 02.

- applicant has done a good job in terms of the building architecture considering the constraints of the site;

Noted.

- support Panel comments/queries regarding loading, parking and lighting for the site as they will all have an impact on pedestrian safety on the site; applicant should have provided information regarding the truck turning radius on the site; note that site corners appear tight;

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic; lighting fixture provided on landscape design dwg. Regarding the truck turning radius issue, truck should go from the single way driveway on the south side and park at the loading area in order to avoid turning radius issue, refer to D01, 02.

- review the location of the parking space between the loading bay and garbage and recycling area; and

Parallel parking behind loading area has been deleted in order to have more maneuvering area for truck. A regular parking stall replaced a small car stall near the entrance. The number of parking stalls is 79 and still fulfilled the requirement of parking bylaw refer to D01,02

- anticipated high volume of potential pedestrian and vehicular traffic from the site entry off No. 5 Road to the back entrance of the building is not reflected in the site plan and will give rise to pedestrian safety issues; applicant should address the Panel's concerns regarding pedestrian safety on the site.

4' walkway around the building with different pavers provided to define pedestrian and vehicle traffic; main entrance relocated to the north side, refer to D01, 02.

Panel Decision

It was moved and seconded

That DP 17-766824 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel especially comments relating to pedestrian safety on the site.

Opposed: Amber Paul

CARRIED



City of
Richmond

Development Permit Considerations

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

Address: 8100 No. 5 Road

File No.: DP 17-766824

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

1. Final Adoption of Zoning Amendment Bylaw 9568.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$49,436.90. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be retained (tag# 1).
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Receipt of a Letter-of-Credit for the landscaping within the ESA in the amount of \$22,632.05.
6. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA for five years following City approval of substantial completion.
7. Registration of a legal agreement on title to identify the ESA and to ensure that landscaping is retained and planted as identified within the Environmental Impact Assessment and will not be abandoned or removed.
8. Registration of a legal agreement on title to allow City access to the property in case the works identified within the Environmental Impact Assessment are not completed, maintained or monitored as proposed.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
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. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. If applicable, 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.

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.

Initial: _____

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

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

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

Signed

Date



No. DP 17-766824

To the Holder: Matthew Cheng Architect Inc.
Property Address: 8100 No. 5 Road
Address: c/o Matthew Cheng
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum height for buildings from 12 m to 13.75 m to allow for two roof-top sculpture elements.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$82,068.95 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.
7. 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 17-766824

To the Holder: Matthew Cheng Architect Inc.
Property Address: 8100 No. 5 Road
Address: c/o Matthew Cheng
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9

8. 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 RESOLUTION NO.
DAY OF , .

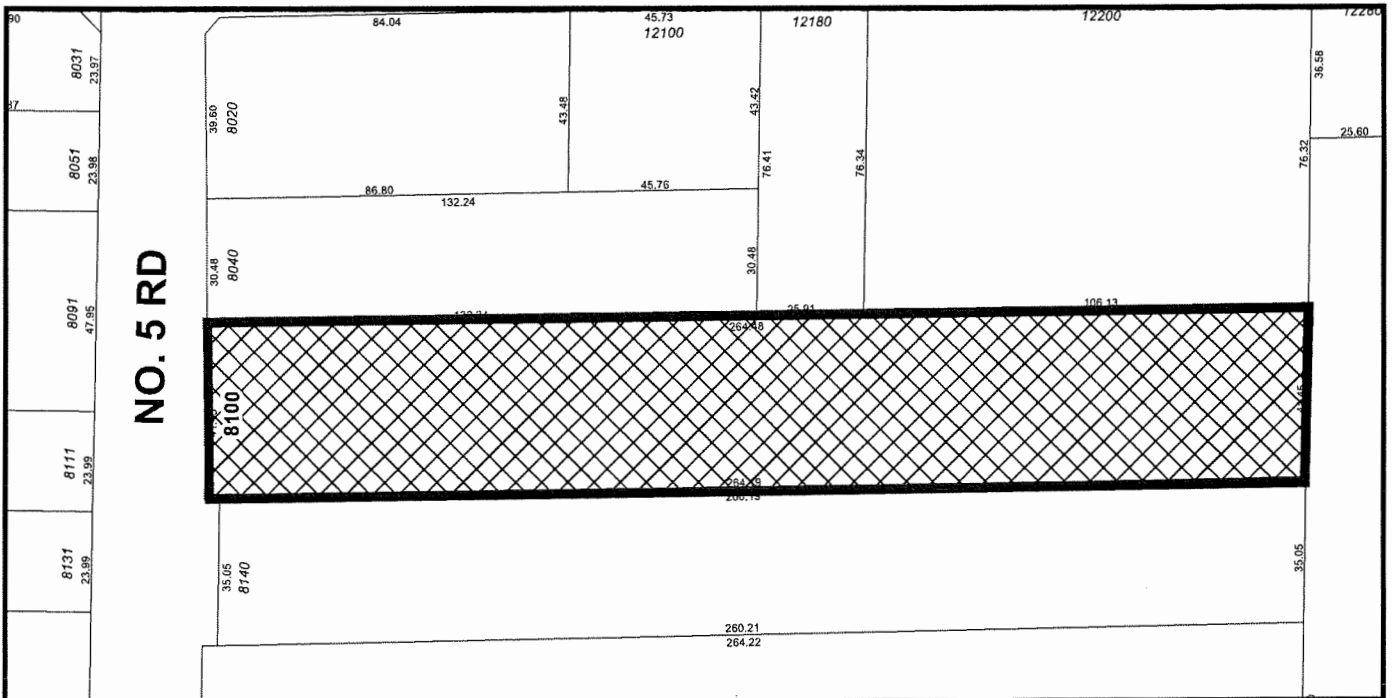
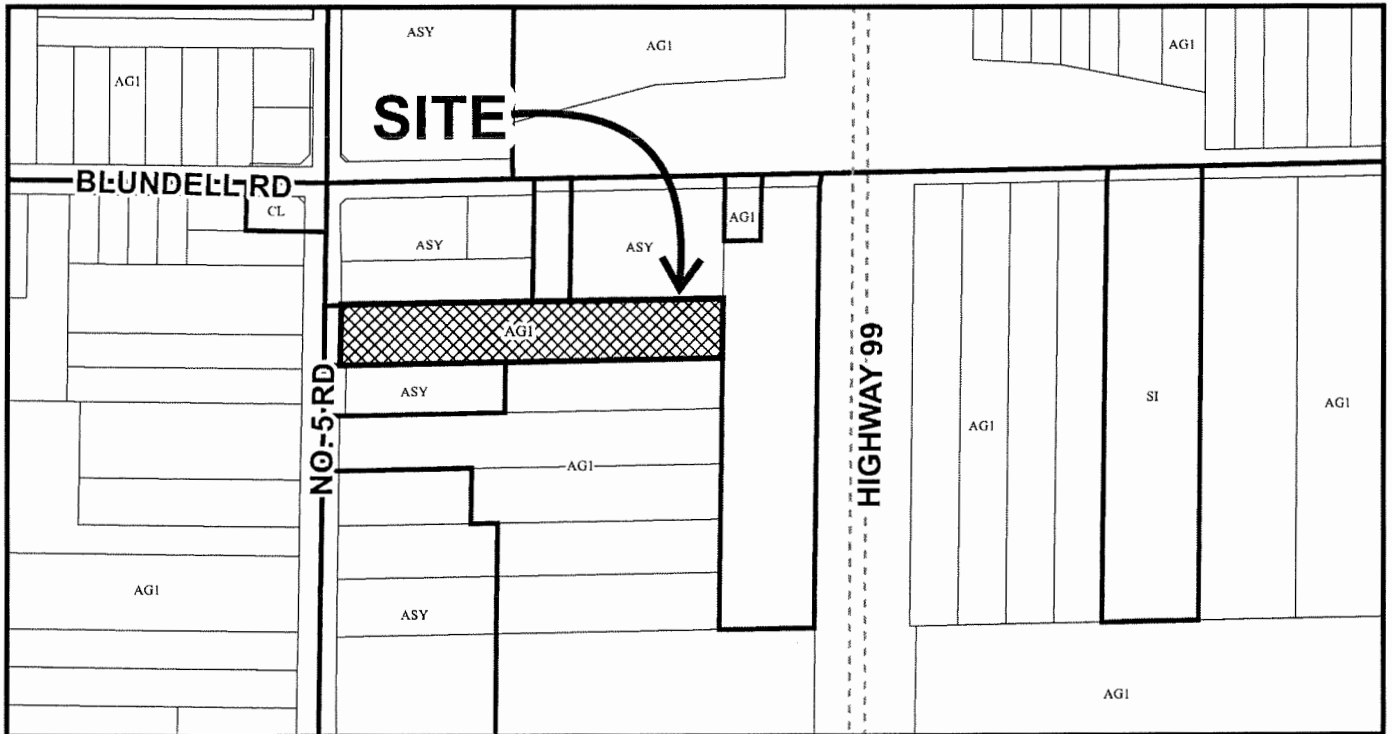
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



	<h2>DP 17-766824 SCHEDULE "A"</h2>	<p>Original Date: 04/13/17 Revision Date: Note: Dimensions are in METRES</p>
--	--	--



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 678 EVANS AVENUE
RICHMOND, B.C. V6V 1K6
TEL: (604) 271-3012 FAX: (604) 271-3298
C/O: (604) 945-0969 Email: matthew@mca.ca

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No.	Date	Revision
01	07/14	REVISION SUBMISSION
02	01/05/15	REZONING RESUBMISSION
03	02/10/15	REZONING RESUBMISSION
04	03/19/15	REZONING RESUBMISSION
05	05/16/18	DP RESUBMISSION
06	05/16/18	DP RESUBMISSION
07	07/26/18	DP RESUBMISSION
08	08/27/19	ADP SUBMISSION
09	11/18/19	ADP COMMENT REVISION
10	11/18/19	ADP COMMENT REVISION
11	02/03/20	DP PANEL SUBMISSION

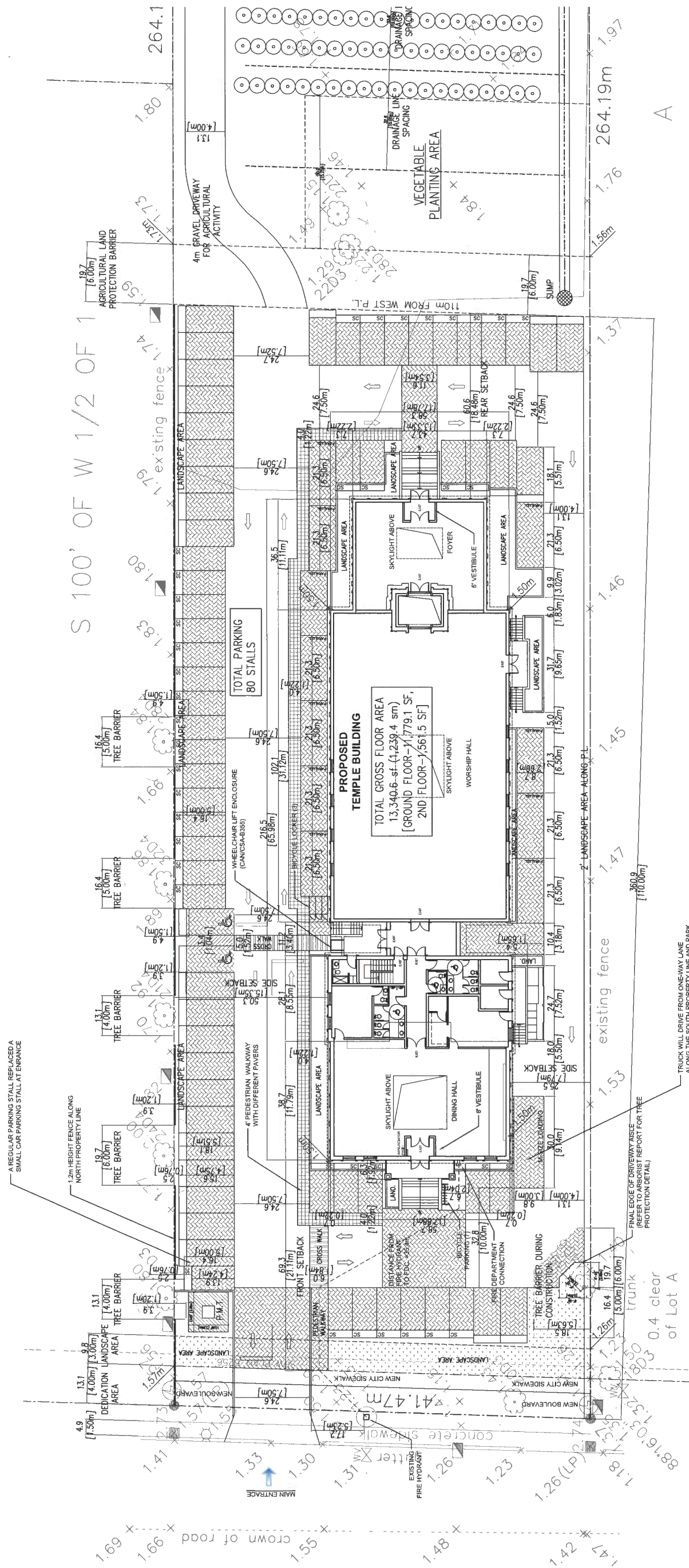
Consultants

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

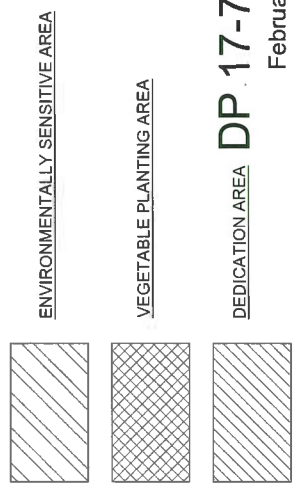
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SITE PLAN

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Scale:	1/16" = 1'-0"
Project Number:	
Revision Date:	
Dwg. No.:	D02

Print Date: 2020/02/03
February 18, 2020
Plan #1.A



SITE PLAN



TRUCK WILL DRIVE FROM ONE-WAY LANE ALONG THE SOUTH PROPERTY LINE AND PARK AT THE LOADING AREA. TRUCK HAND HAS BEEN DELETED IN ORDER TO HAVE MORE ROOM FOR MANEUVERING.

FINAL EDGE OF DRIVEWAY ASSE (REFER TO ARBORIST REPORT FOR TREE PROTECTION DETAIL)

0.4 clear of Lot A

A REGULAR PARKING STALL REPLACED A SMALL CAR PARKING STALL AT ENTRANCE

1.2m HEIGHT FENCE ALONG NORTH PROPERTY LINE

4 PEDESTRIAN WALKWAY WITH DIFFERENT PAVERS

WHEEL CHAIR LIFT ENCLOSURE (CANUCSA-8858)

BICYCLE LOCKER (8)

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

BIKE RACK

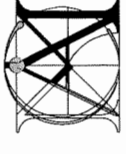
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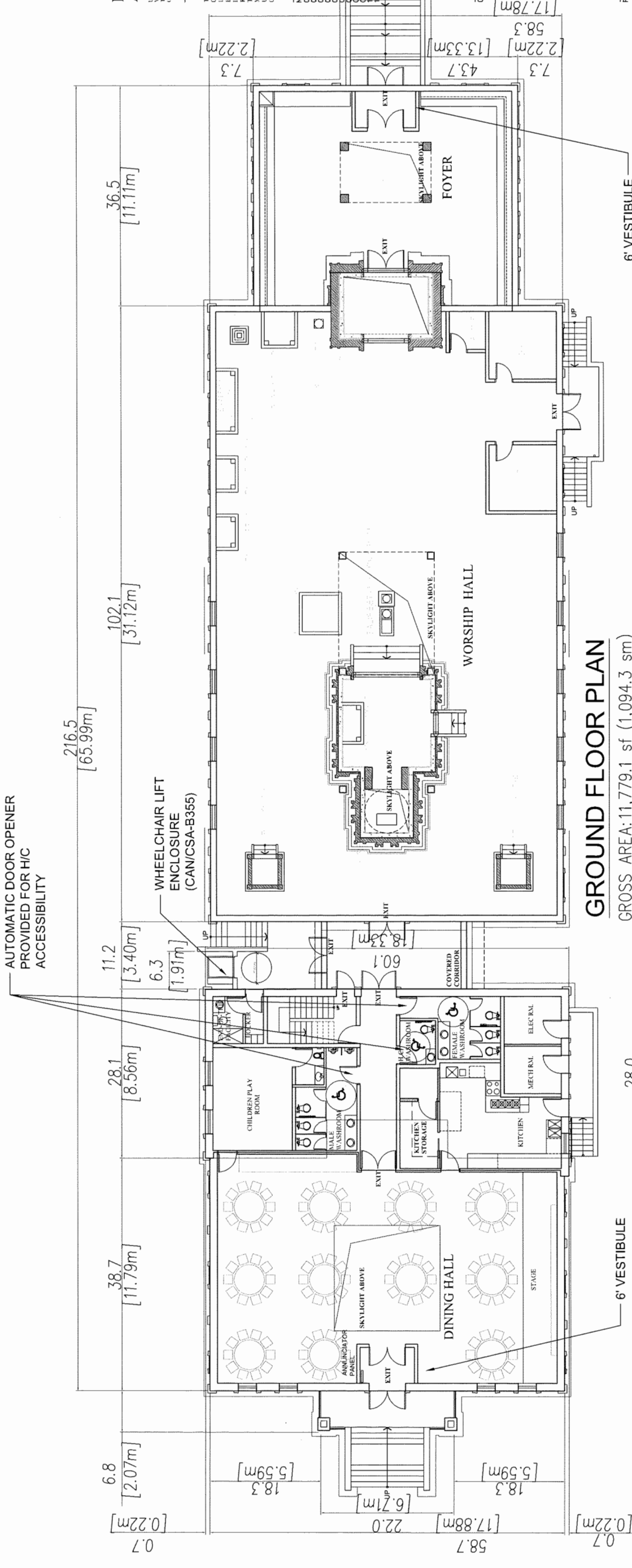
MATTHEW CHENG ARCHITECT INC.

Unit 202-678 EVANS AVENUE
VANCOUVER, B.C. V6A 2R6
Tel: (604) 451-0999 Fax: (604) 731-3988
E-mail: matthew@matarch.ca

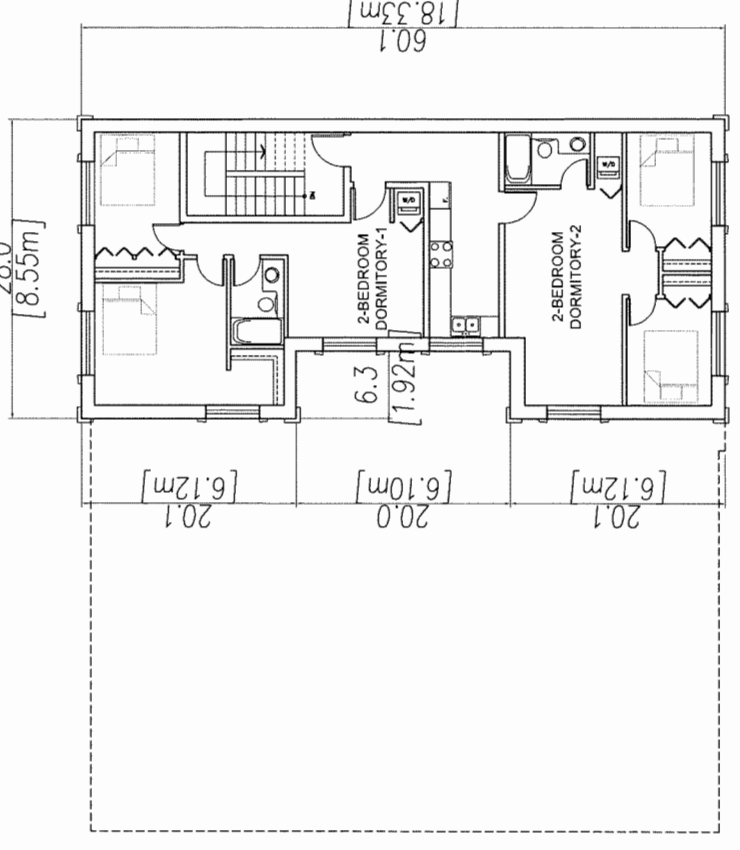
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03	02/10/15	REZONING RESUBMISSION
04	03/10/15	REZONING RESUBMISSION
05	07/16/18	ISSUED FOR REVIEW
06	07/27/18	DP RESUBMISSION
07	08/29/19	DP RESUBMISSION
08	11/18/19	DP RESUBMISSION
09	11/18/19	APP COMMENT REVISION
10	02/03/20	DP PANEL SUBMISSION

Consultants



GROUND FLOOR PLAN
 GROSS AREA: 11,779.1 sf (1,094.3 sm)
 NUMBER OF SEAT FOR WORSHIP HALL=179
 NUMBER OF SEAT FOR DINING HALL= 120



SECOND FLOOR PLAN
 GROSS AREA: 1,561.5 sf (145.1 sm)

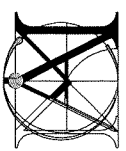
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FLOOR PLANS

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Scale: 1/8" = 1'-0"
Project Number:
Revision Date:
Print Date: 2020/02/03
Dwg. No. D03



DP 17-766824
 February 18, 2020
 Plan #1.B

TRUE NORTH



MATTHEW CHENG ARCHITECT INC.

Unit 202-670 EVANS AVENUE
 VANCOUVER, BC V6A 1K9
 Tel: (604) 253-2888
 Fax: (604) 253-2889 Email: matthew@matca.ca

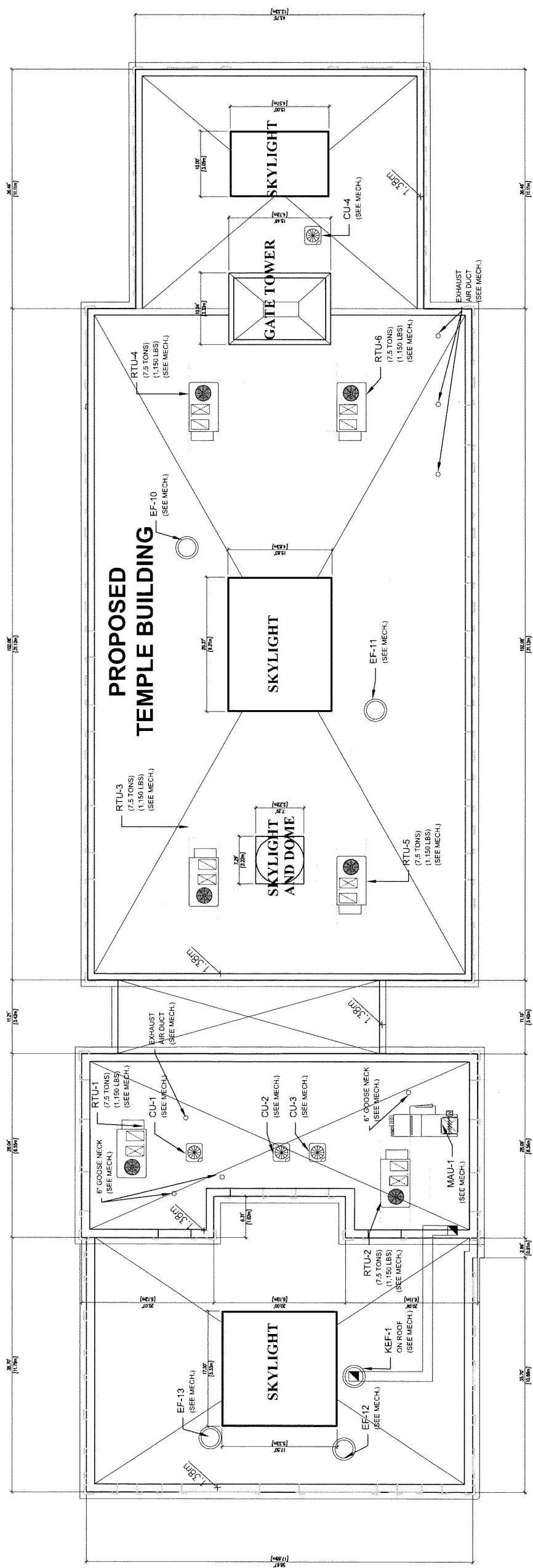
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No	Date	Revision
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05	04/28/15	REZONING RESUBMISSION
06	07/28/15	DP SUBMISSION
07	07/28/15	DP RESUBMISSION
08	08/29/19	DP RESUBMISSION
09	10/07/19	ADP SUBMISSION
10	10/07/19	ADP RESUBMISSION
11	02/03/20	DP PANEL SUBMISSION

Consultants

Project Title
HINDU TEMPLE
 8100 NO.5 ROAD
 RICHMOND, B.C.

Sheet Title
ROOF PLAN



*** ALL MECHANICAL FACILITY WILL BE SCREENED BY THE PARAPET WALL ON THE ROOF TOP.**

DP 17-766824
 February 18, 2020
 Plan #1.C

Drawn:	RS
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	
Print Date:	2020/02/03
Dwg. No.	D04

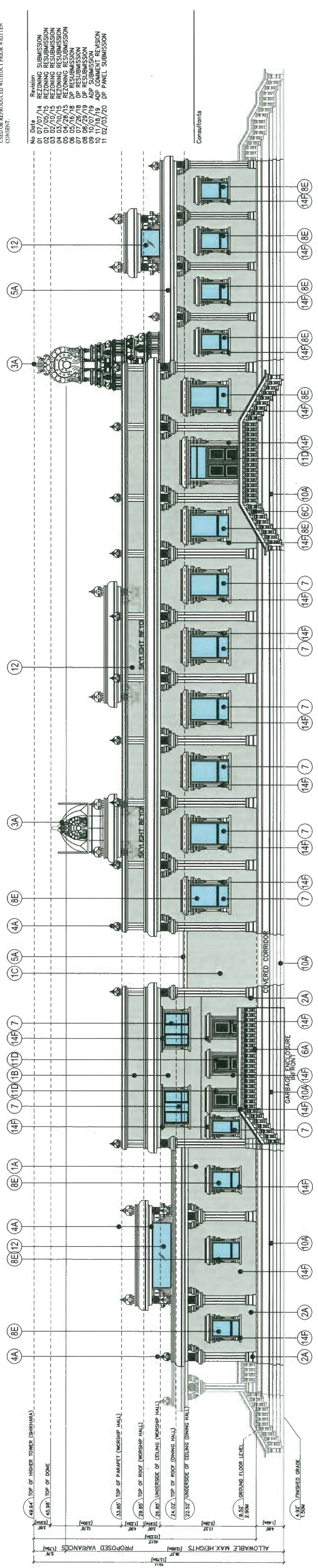


MATTHEW CHENG ARCHITECT INC.

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Tel: (604) 681-0898 Fax: (604) 681-0899
Email: matt@matarch.com

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04	03/10/15	REVISION SUBMISSION
05	04/28/15	REVISION SUBMISSION
06	07/07/15	REVISION SUBMISSION
07	07/29/18	DP RESUBMISSION
08	08/29/19	DP RESUBMISSION
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10	11/14/19	DP SUBMISSION
11	02/03/20	DP PANEL SUBMISSION



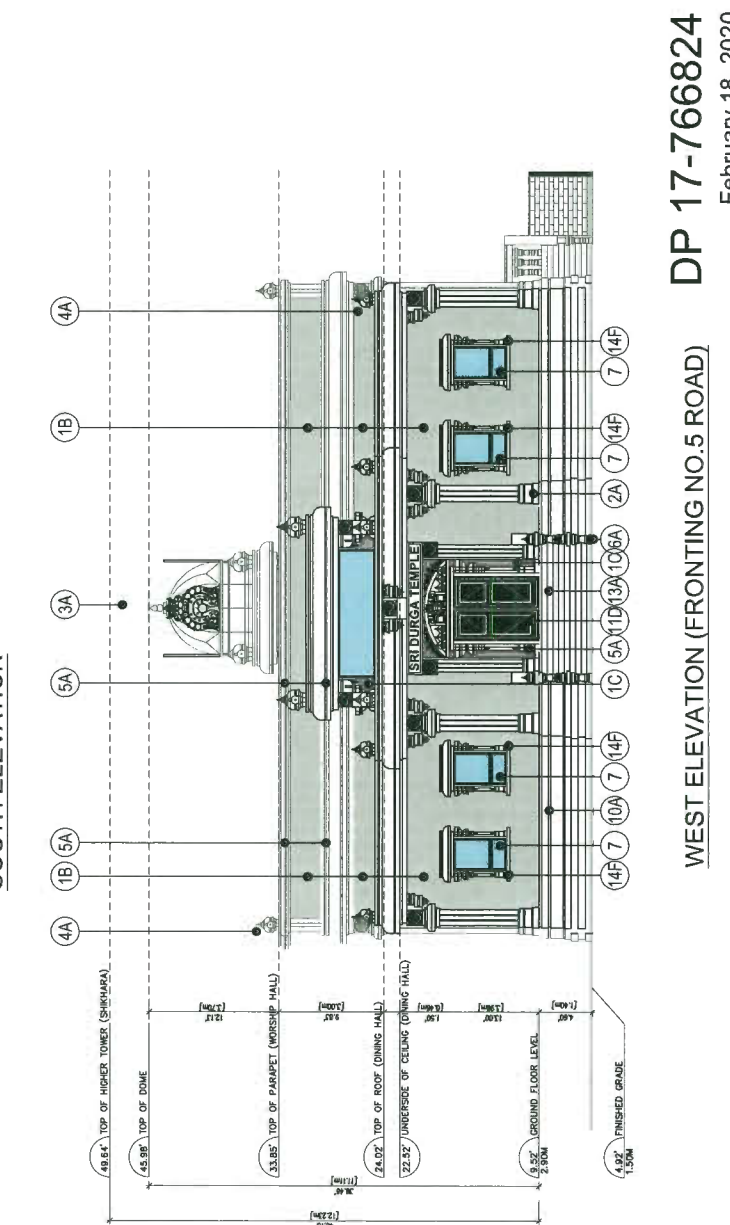
SOUTH ELEVATION

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

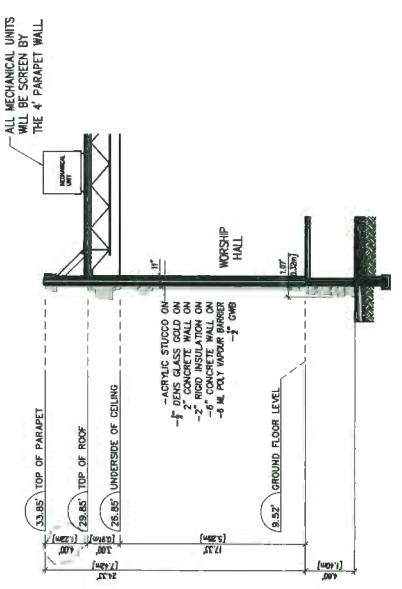
Sheet Title
ELEVATIONS—
COLOURED

COLOUR SAMPLE	
1	ROCK DASH STUCCO ON TILT-UP CONCRETE WALL
2	DECORATIVE PILASTER PAINTED
3	DECORATIVE TOWER / DOME
4	DECORATIVE ARCHITECTURAL ELEMENT
5	FIBER GLASS DECORATIVE CORNICE & TRIM
6	DECORATIVE GUARD RAIL PAINTED
7	THERMALLY-BROKEN, DOUBLE-GLAZED BLACK VINYL WINDOWS
8	SPANDREL GLAZING
9	CLEAR, SATIN FINISHED CEDAR SOFFIT
10	ARCHITECTURAL WATERPROOF CONCRETE W/ANTI-VANDAL COATING FOR LOWER EXTERIOR WITH DECORATIVE TRIM
11	EXTERIOR DOOR
12	SKYLIGHT
13	EXTERIOR STAIRS
14	DECORATIVE WINDOW & DOOR TRIM

COLOUR SAMPLE	
A	BENJAMIN MOORE 2124-60 MISTY GRAY
B	BENJAMIN MOORE 2124-40 THUNDER CLOUD GRAY
C	BENJAMIN MOORE 2108-40 STARDUST
D	BENJAMIN MOORE 2132-10 BLACK
E	SPANDREL GLAZING (WHITE COTTON #0-1598)
F	WOOD STAIN—BIRCH



WEST ELEVATION (FRONTING NO.5 ROAD)



CONCEPTUAL WALL SECTION: 11" CONCRETE TILT-UP PANEL WALL

DP 17-766824
February 18, 2020
Plan #2.A

WEST ELEVATION (FRONTING NO.5 ROAD)

CONCEPTUAL WALL SECTION: 11" CONCRETE TILT-UP PANEL WALL

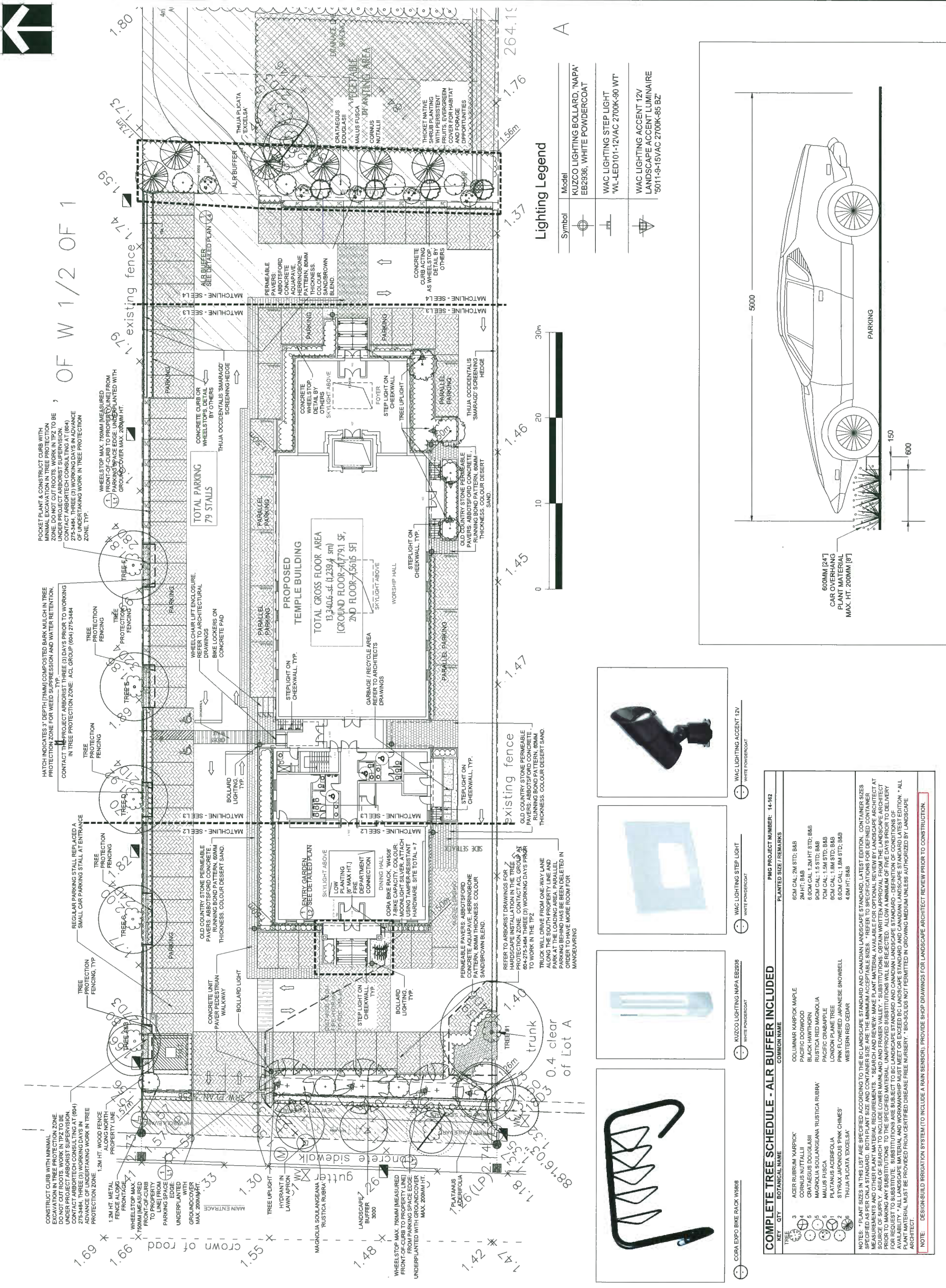
Revision No.
D05

Revision Date
2020/02/03

SEAL:



OF W 1/2 OF 1



PROJECT:
HINDU TEMPLE

8100 NO.5 ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

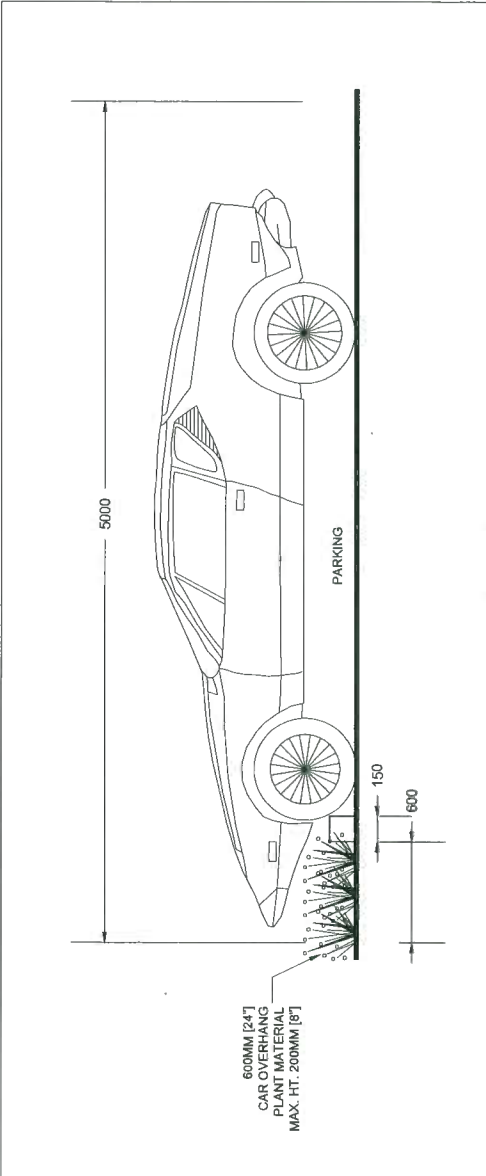
DATE: 14-DEC-19
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHK'D: PCM
DRAWING NUMBER:
OF 5
PMG PROJECT NUMBER:
14-162

NO. DATE REVISION DESCRIPTION DR.

1	14 DEC 19	ALR BUFFER AND SITE PLAN SET UP	CLG
2	15 FEB 17	LANDSCAPE PLAN FOR DP	CLG
3	15 FEB 17	LANDSCAPE PLAN FOR DP	CLG
4	15 MAR 09	BRAND CORRIDOR AREA	CLG
5	15 MAR 09	BRAND CORRIDOR AREA	CLG
6	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
7	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
8	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
9	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
10	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
11	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
12	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
13	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
14	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
15	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
16	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
17	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
18	17 MAR 10	SUBSET FOR RESUBMIT REPORT	CLG
19	19 DEC 06	UPDATE PER PARKING CHANGES	CLG
20	20 FEB 05	UPDATE PER CITY COMMENTS/RESUB	CLG
21	20 FEB 05	UPDATE AND RESUB	CLG
22	20 FEB 05	UPDATE AND RESUB	CLG

Lighting Legend

Symbol	Model
	KUZCO LIGHTING BOLLARD, 'NAPA' EB2938, WHITE POWDERCOAT
	WAC LIGHTING STEP LIGHT 'WL-LED101-12VAC 2700K-90 WT'
	WAC LIGHTING ACCENT 12V LANDSCAPE ACCENT LUMINAIRE '5011-9-15VAC 2700K-85 BZ'



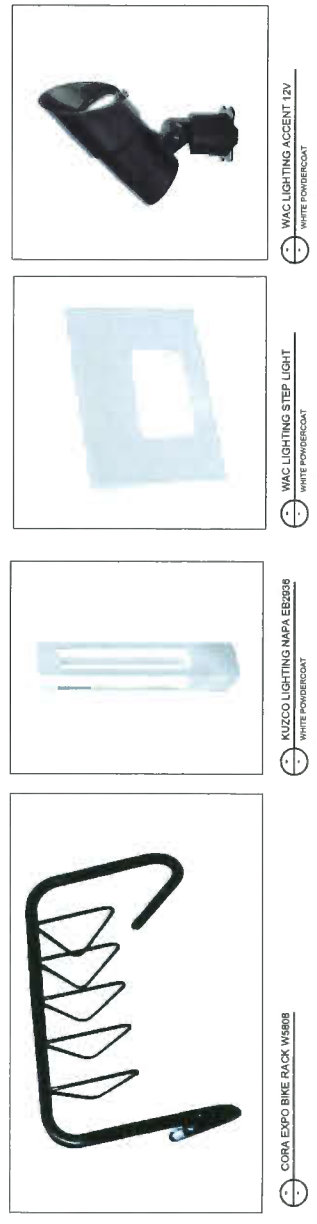
1 PARKING W/PLANTED WHEELSTOP OVERHANG TYP.
February 18, 2020
Plan #3-A
DP 17-766824

COMPLETE TREE SCHEDULE - ALR BUFFER INCLUDED

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	3	AGER RUBRUM 'KARPIK'	COLUMBIAN KARPICK MAPLE	60M CAL; 2M STD; B48	
2	4	CORNUS NUTTALLI	PACIFIC DOGWOOD	2M HT; B48	
3	5	CRATAEGUS DOUGLASSII	BLACK HAWTHORN	6.00M CAL; 1.2M HT STD; B48	
4	6	MANGOLIA SOULANGIANA	RUSTICA RUBRA	90M CAL; 1.5 STD; B48	
5	7	PLATANUS ACERBICOLA	WEEPING PLATANUS	60M CAL; 1.8M STD; B48	
6	8	STRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.00M CAL; 1.8M STD; B48	
7	9	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	4.0M HT; B48	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL APPROVAL FROM THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS TO BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: * DESIGN-BUILD IRRIGATION SYSTEM (TO INCLUDE A RAIN SENSOR). PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.



CORA EXPO BIKE RACK W5898
KUZCO LIGHTING NAPA EB2938 WHITE POWDERCOAT
WAC LIGHTING STEP LIGHT WHITE POWDERCOAT
WAC LIGHTING ACCENT 12V WHITE POWDERCOAT

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
1	14 DEC 19	AJL BUFFERING SITE PLAN SET UP	CLG
2	15 FEB 19	LANDSCAPE PLAN FOR DP	CLG
3	15 FEB 19	UPDATE TO SITE PLAN	CLG
4	15 MAR 19	REVISE CORRODOR AREA	CLG
5	17 MAR 20	ISSUED FOR RESUBMISSION	CLG
6	17 MAR 20	COMBINE TO ARCHITECT REPORT	CLG
7	17 MAR 20	REVISE CORRODOR AREA	CLG
8	18 MAR 20	UPDATE PER CITY COMMENTS	CLG
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PROJECT:
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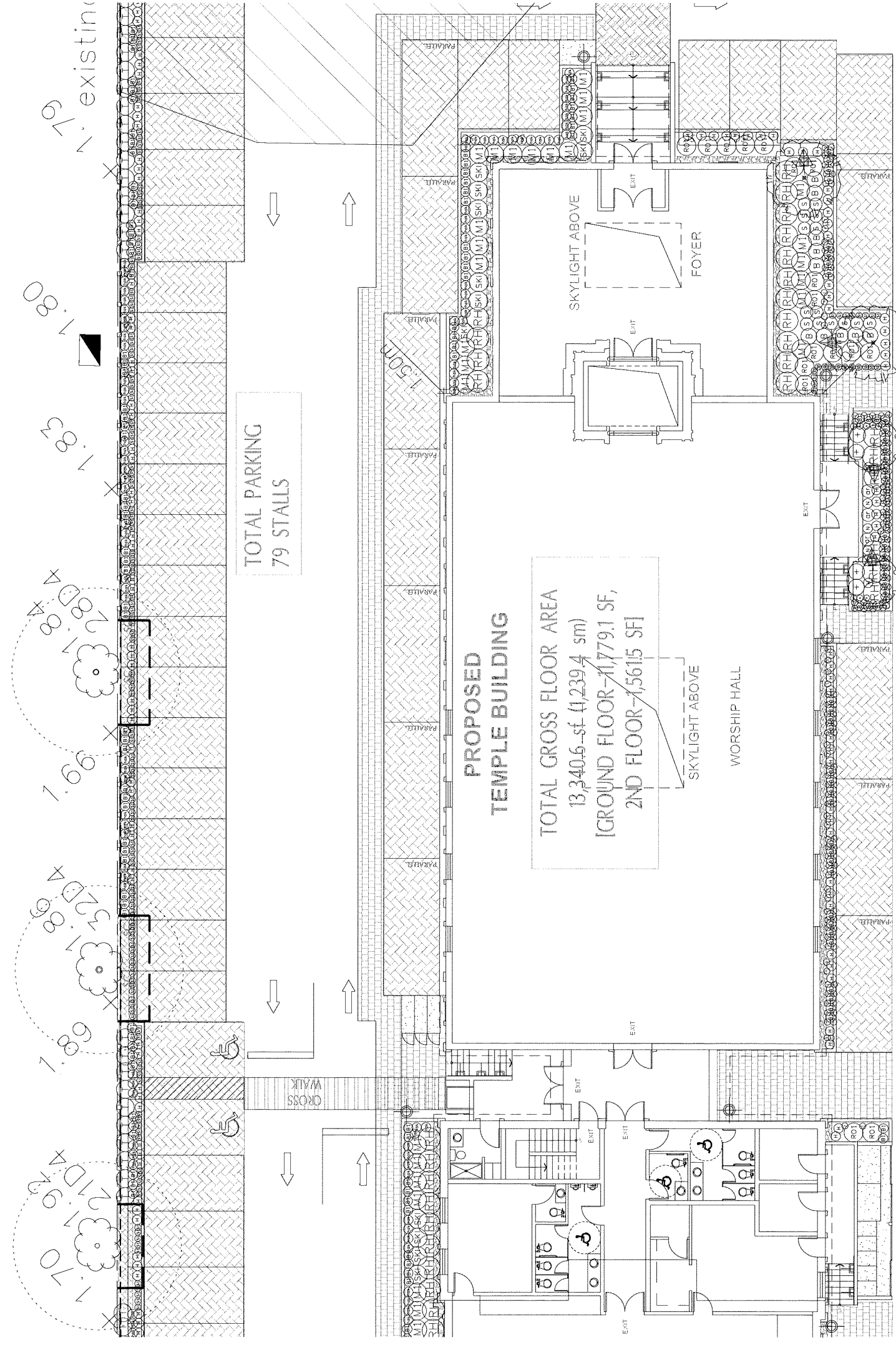
**8100 NO.5 ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**SHRUB
PLAN - EAST**

DATE: 14 DEC 19 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CLG
DESIGN: CLG
CHK'D: PCM
L3
OF 5

PMG PROJECT NUMBER: 14-162



CALIBER REPLACEMENT TREES	REQUIRED TOTALS IN EACH CAL.	PROPOSED TOTALS IN EACH CAL.
6CM / 3.5M HT.	2	11
8CM / 4.0M HT.	2	6
9CM / 5.0M HT.	2	5
TOTAL	6	22

REPLACEMENT TREES:

6	CRATAEGUS & PLATANUS
6	TRIFOLIUM Plicatum
4	MAGNOLIA RUSTICA RUBRA
16	TOTAL

DP 17-766824
February 18, 2020
Plan #3.C

14162-11.DWG

SEAL:

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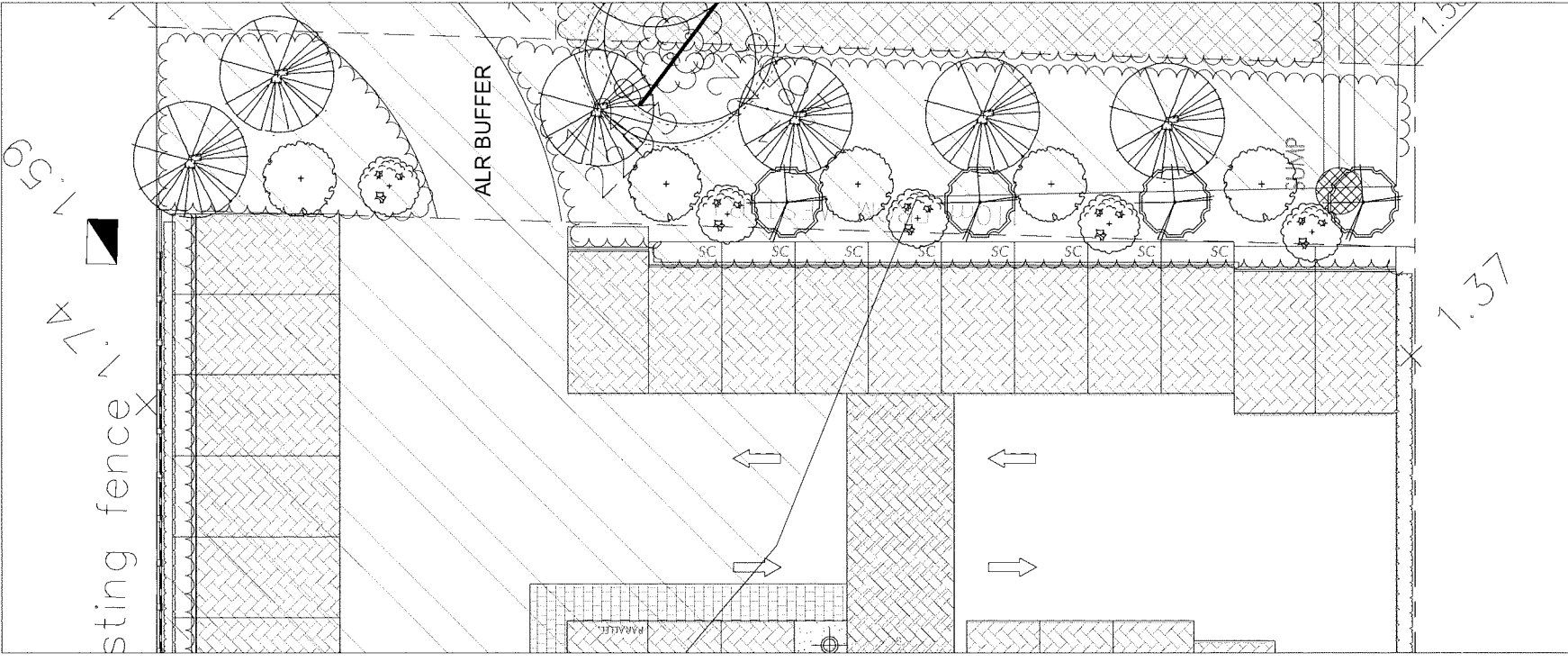
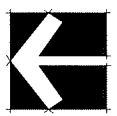
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PROJECT:
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

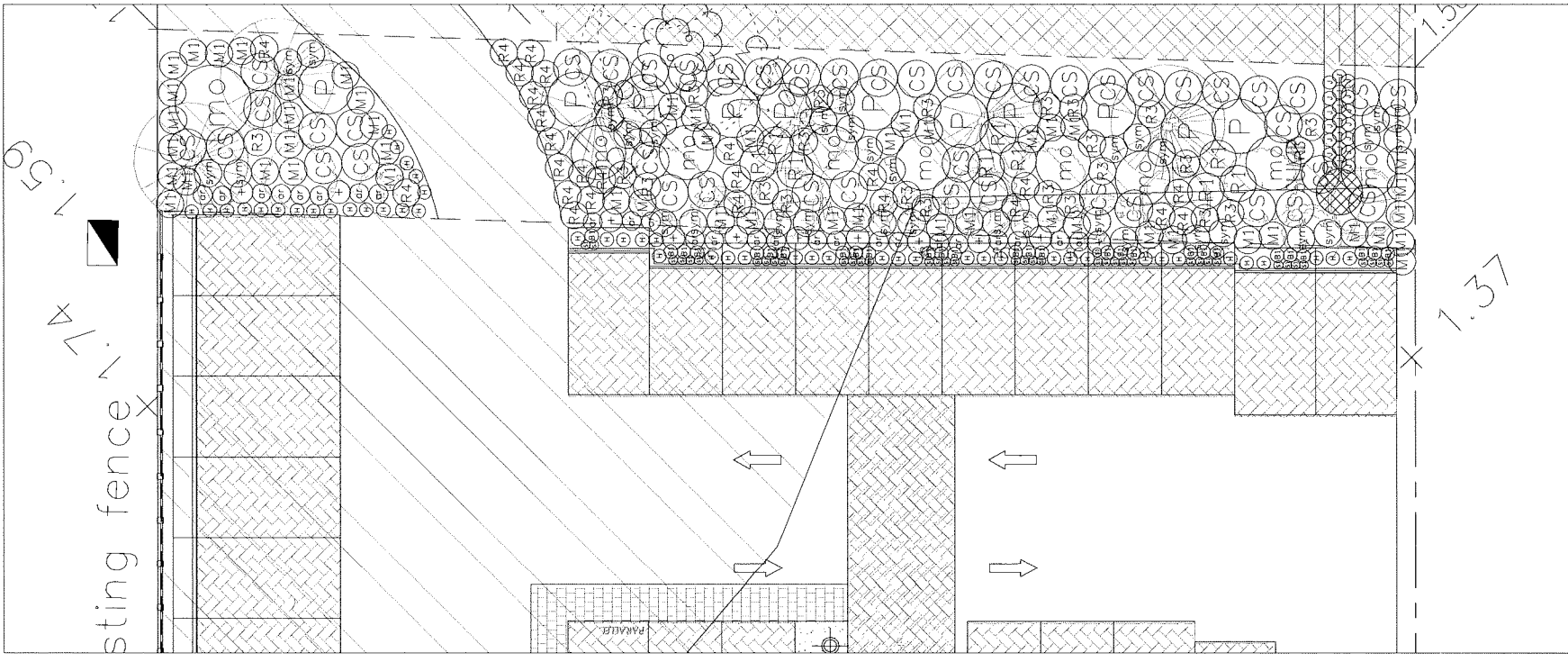
DRAWING TITLE:
ALR BUFFER PLAN
& DETAILS

DATE: 14.DEC.19 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CLG
DESIGN: CLG
CHK'D: PCM
PNG PROJECT NUMBER: 14-162

DP 17-766824
February 18, 2020
Plan #3.D

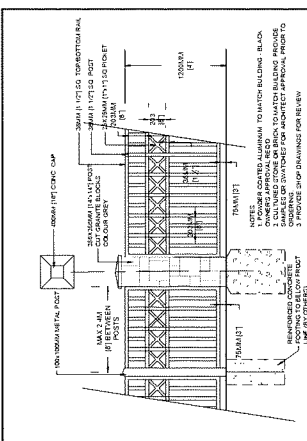


ALR TREE PLAN

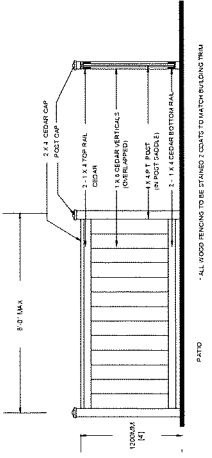


ALR SHRUB PLAN

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 14-162
1	4	CORNUS NUTTALLI	PACIFIC DOGWOOD	7M HT. B&B	
2	4	CRATAEGUS DOUGLASSII	BLACK HAWTHORN	60CM CAL. 1.2M HT. STD. B&B	
3	5	MALUS RUSCA	PACIFIC CRABAPPLE	7CM CAL. 1.5M STD. B&B	
4	8	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	4.0M HT. B&B	
SHRUB					
45	5	CORNUS STOLONIFERA	ARCTIC FIRE	#2 POT. 50CM	
46	5	MAYONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT. 40CM	
47	9	PHILADELPHUS LEWISII	SWEET GALE (AKA MYRICA C)	#2 POT. 60CM	
48	11	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCK ORANGE	#2 POT. 60CM	
49	9	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT. 60CM	
50	25	RYDOLPHIA SEEDLING	RYDOLPHIA SEEDLING	#2 POT. 40CM	
51	24	RUBUS SPECIOSUS	SALMONBERRY	#2 POT. 40CM	
52	33	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT. 30CM	
GRASS					
40	4	CAREX CARYOPHYLLAEA	BEATLEMANIA	#1 POT	
41	49	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
42	21	JUNCUS EFFUSUS	COMMON RUSH	#1 POT	
43	11	LEYMUS MOLLIS	DUNEGRASS	#1 POT	
PERENNIAL					
25	4	ARTEMESIA LUCIDICORNIA	SILVER QUEEN MUGWORT	#1 POT	
26	28	HELOPSERA MACRANTHA	PALACE PURPLE	15CM POT	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR SPECIAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIOSOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					



1. 1.2M X 1.41M HT. ALUMINUM FENCE & POST

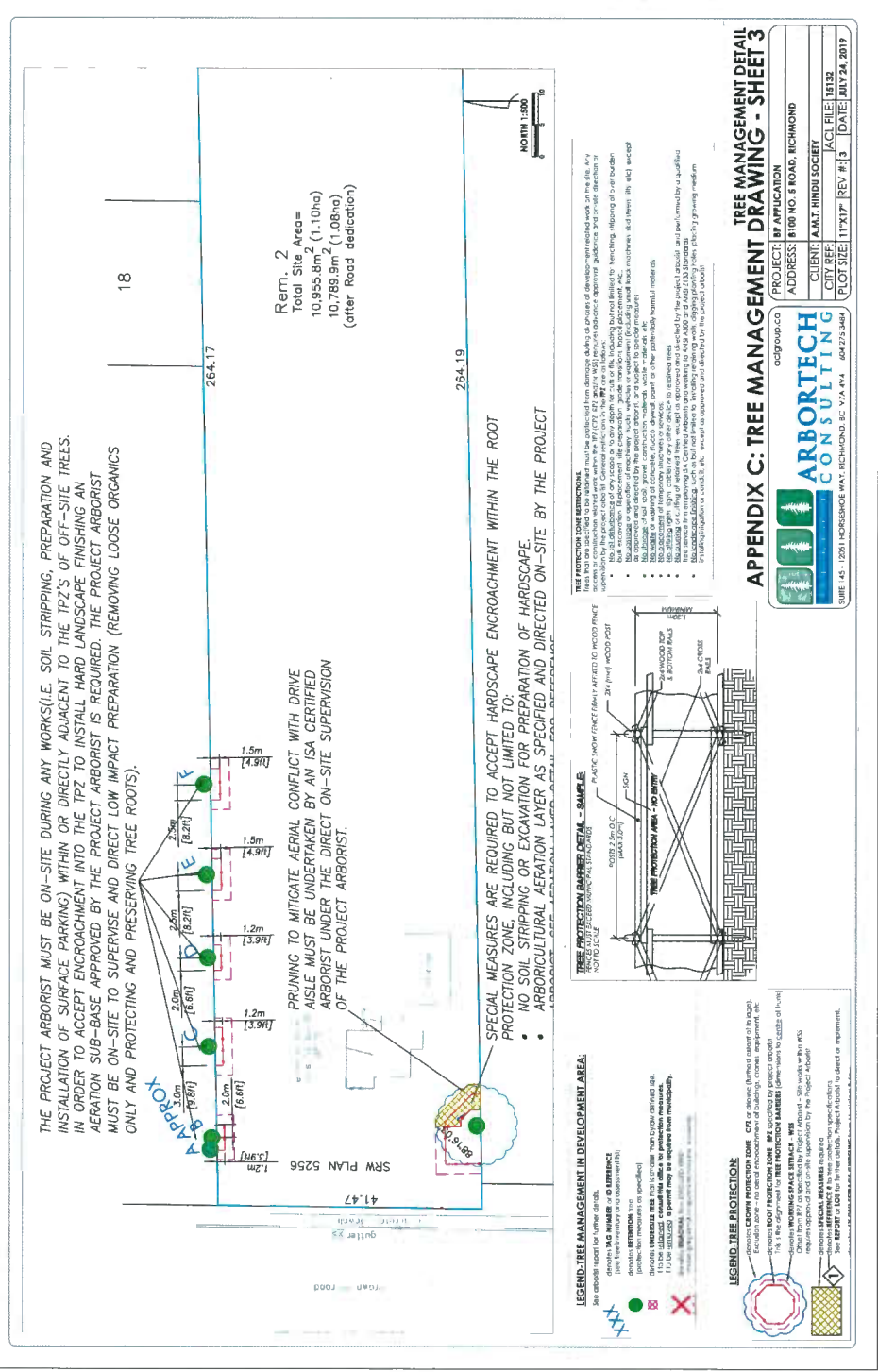
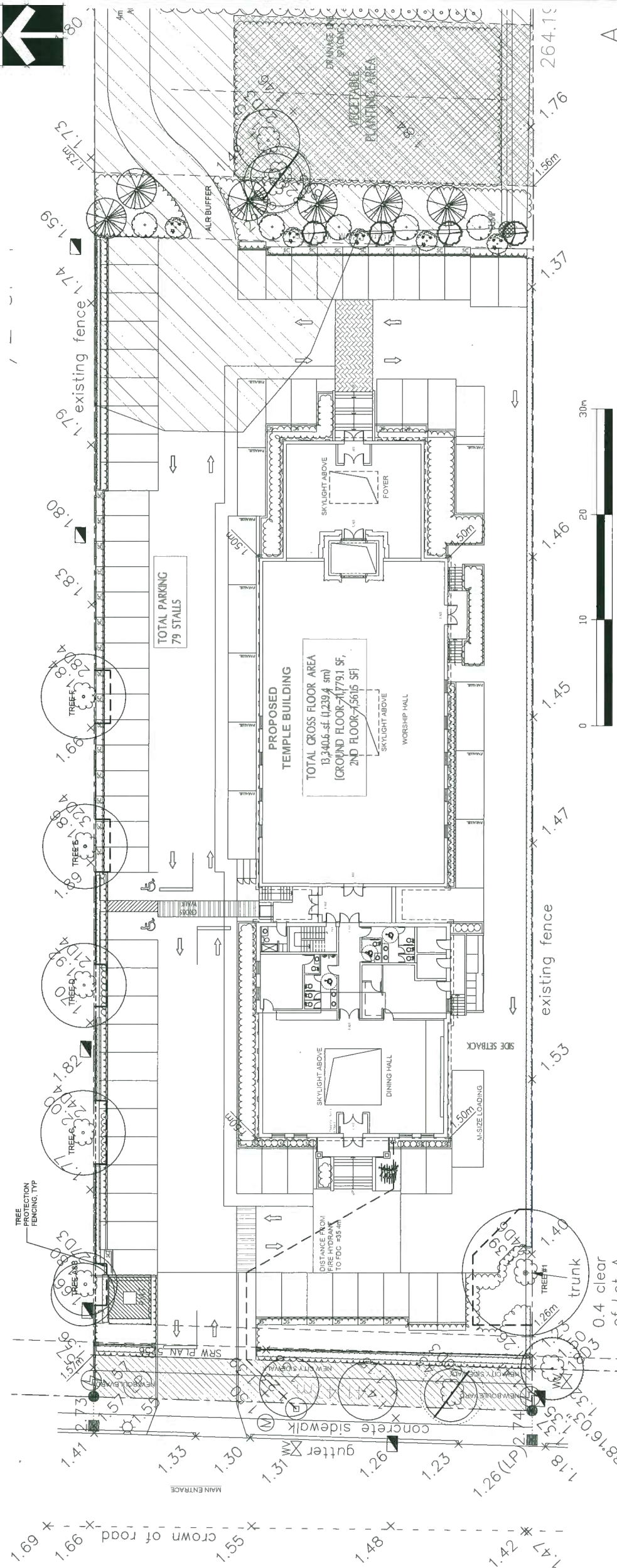


2. 1.2M X 1.41M HT. WOOD FENCE

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pmg
LANDSCAPE ARCHITECTS
Suite C109 - 4185 Still Creek Drive
Richmond, B.C. V6X 4K9
P: 604.294-0011, F: 604.294-0022

SEAL:



22	20 FEB 12	UPDATE AND RESUBMIT	CLG
21	20 FEB 06	UPDATE AND RESUBMIT	CLG
20	20 FEB 03	UPDATE PER CITY COMMENTS/RESUBMIT	CLG
19	18 DEC 06	UPDATE PER PARKING CHANGES	CLG
18	18 NOV 28	UPDATE PER ADP COMMENTS	CLG
17	18 OCT 24	CLARIFY PLAN & RESUBMIT	CLG
16	18 OCT 10	UPDATE PER NEW SITE PLAN	CLG
15	18 JUL 30	UPDATE PER ARBORIST REPORT	CLG
14	18 JUN 10	UPDATE PER ARBORIST COMMENTS	CLG
13	18 APR 10	UPDATE PER NEW SITE PLAN / RESUBMIT	CLG
12	18 APR 04	UPDATE PER CITY COMMENTS	CLG
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6	17 MAR 20	ISSUED FOR RESUBMISSION	CLG
5	15 MAR 09	REVISE CORRIDOR AREA	CLG
4	15 MAR 06	UPDATE PER CITY COMMENTS	CLG
3	15 FEB 17	UPDATE TO SITE PLAN	CLG
2	15 FEB 15	LANDSCAPE PLAN FOR DP	CLG
1	14 DEC 13	AIR BUFFER AND SITE PLAN SET UP	CLG
NO. DATE	REVISION DESCRIPTION	DR	

CLIENT:

PROJECT:
HINDU TEMPLE

**8100 NO.5 ROAD
RICHMOND, B.C.**

DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

DATE: 14 DEC 19 DRAWING NUMBER:
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: PCM

REFER TO ARBORIST DRAWING FOR
TREE MANAGEMENT. SCALE 1:500

DP 17-766824

February 18, 2020
Plan #3.E.

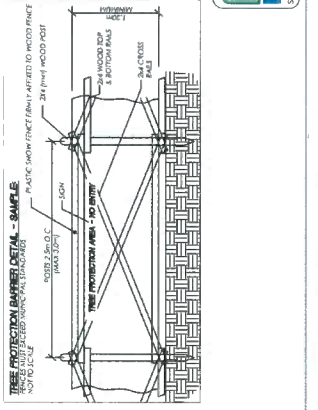
PMG PROJECT NUMBER:
14-162

OF 5

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 3

PROJECT: BY APPLICATION
ADDRESS: 8100 NO. 5 ROAD, RICHMOND
CLIENT: A.M.T. HINDU SOCIETY
CITY REF: []
JACL FILE: 18132
PLOT SIZE: 11'X17' (REV #13) [DATE: JUL 24, 2019]

OSD GROUP CO.
ARBORTECH CONSULTING
SUITE 145 - 1201 HORSBURGH WAY, RICHMOND, B.C. V6X 4K4 (604) 273-3464



LEGEND: TREE PROTECTION

Symbol: Tree Protection Zone (TPZ) - 0.4m clear of trunk

Symbol: Tree Protection Barrier (TPB) - 1.2m high

Symbol: Tree Protection Area (TPA) - 1.2m wide

Symbol: Tree Protection Zone (TPZ) - 0.4m clear of trunk

Symbol: Tree Protection Barrier (TPB) - 1.2m high

Symbol: Tree Protection Area (TPA) - 1.2m wide

Symbol: Tree Protection Zone (TPZ) - 0.4m clear of trunk

Symbol: Tree Protection Barrier (TPB) - 1.2m high

Symbol: Tree Protection Area (TPA) - 1.2m wide



AERIAL VIEW

LEGAL DESCRIPTION:	SURVEY PLAN OF LOT 2, EXCEPT: THE SOUTH 115 FT; BLOCK "A" OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, NEW WESTMINSTER DISTRICT, PLAN 4090	
SITE AREA:	117927.23 SF (10,955.8 SM)	
SITE AREA: (FROM WEST P.L. 110m)	116,141.52 SF (10,789.9 SM)	
LAND USES:	EXISTING:	PROPOSED:
OCP DESIGNATION:	SINGLE FAMILY HOUSE & AGRICULTURE	ASSEMBLY & AGRICULTURE
ZONING:	RESIDENTIAL & AGRICULTURE	ASSEMBLY & AGRICULTURE
FLOOR AREA RATIO:	AG1	ASY
LOT COVERAGE:	REQUIRED/ALLOWED: (BASED ON ASY)	PROPOSED:
SETBACK-FRONT YARD:	23665.815 SF (0.50)	13,340.6 SF (0.282)
SETBACK-SIDE YARD:(NORTH)	MAX. 16566.075F (35%)	12367.94 SF (26.13%)
SETBACK-SIDE YARD:(SOUTH)	MIN. 6.0m	21.11m (69.3')
SETBACK-REAR YARD:	MIN. 7.5m	15.35m (50.3')
HEIGHT: (m)	MIN. 7.5m	7.79m (25.5')
LOT SIZE:	MIN. 7.5m	18.48m (60.6')
OFF-STREET PARKING ASSEMBLY:	12.0m (39.37')	BUILDING: 8.94m (29.33') DECORATION TOWER: 13.75m (45.10')
OFF-STREET BICYCLE PARKING ASSEMBLY:	N/A	PROPOSED VARIANCES: 1.75m (5.73')
PARKING ACCESSIBLE:	RELIGIOUS ASY: 64.6 BANQUET HALL: 19.4 DORMITORY: 1 CHILD CARE: 1.75 (TABLE 7.2.3) TOTAL: 79 **10% VARIANCE TOTAL: 79	264.19m 41.51m
OFF-STREET LOADING:	CLASS-1: 2.12=3 CLASS-2: 6.13=7	REG: 27 SMALL: 39 H/C: 2 PARALLEL: 11(2.66mX6.5m) TOTAL: 79 (TOTAL FULL SIZE: 27+2+11=40)
	2% OF PARKING	BICYCLE PARKING TOTAL: 10 BICYCLE LOCKER: 3
	1.4	
	1 MEDIUM SIZE	
	1 MEDIUM SIZE	



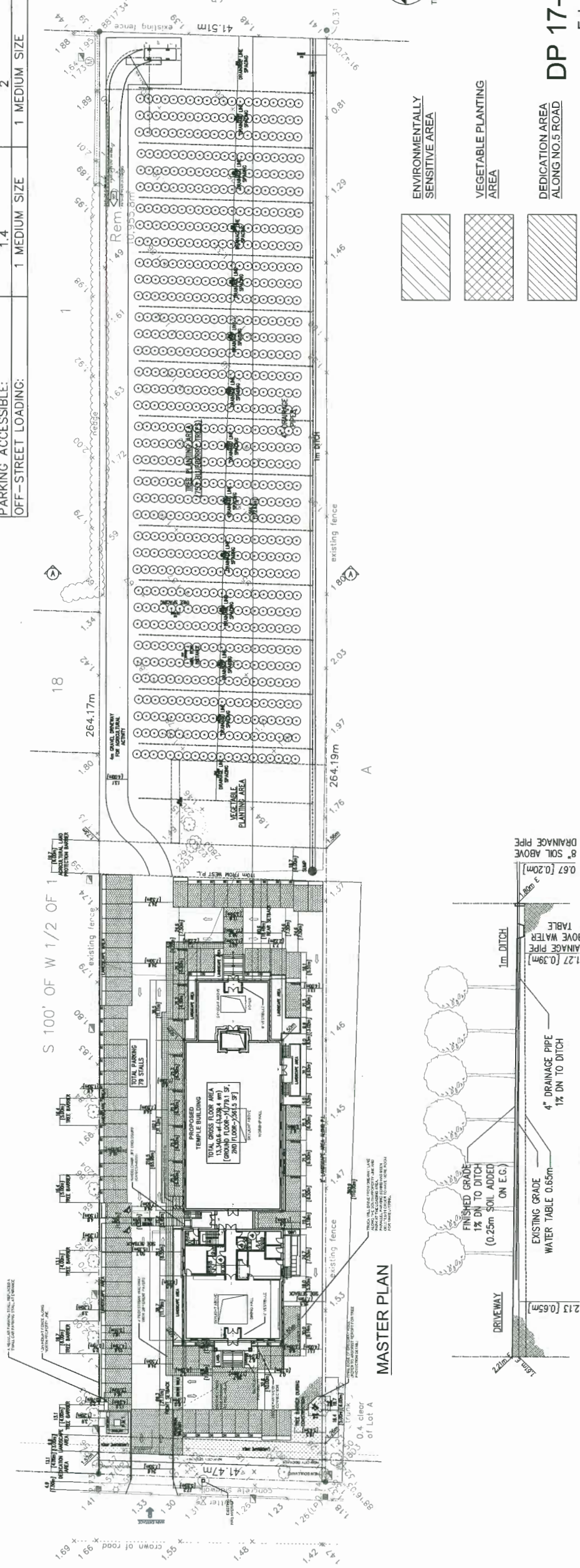
MATTHEW CHENG ARCHITECT INC.

1100-1575 BURNBURY AVENUE
VANCOUVER, BC V6C 2K6
Tel: (604) 271-3012 / Fax: (604) 731-3968
Cell: (604) 684-8899 Email: matthew@cmat.ca

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No	Date	Revision
01	07/07/14	REZONING SUBMISSION
02	07/05/15	REZONING RESUBMISSION
03	07/10/15	REZONING RESUBMISSION
04	07/10/15	REZONING RESUBMISSION
05	04/28/15	REZONING RESUBMISSION
06	05/15/18	DP RESUBMISSION
07	07/26/18	DP RESUBMISSION
08	07/26/18	DP RESUBMISSION
09	10/07/19	ADP SUBMISSION
10	11/18/19	ADP COMMENT REVISION
11	02/03/20	DP PANEL SUBMISSION

Consultants



Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
MASTER PLAN
PROJECT DATA

Drawn:	RS
Checked:	MC
Scale:	1/32" = 1'-0"
Project Number:	
Revision Date:	
Print Date:	2020/02/03
Dwg. No.:	D01

DP 17-766824
February 18, 2020
Reference Plan

AGRICULTURAL LAND SECTION A-A



CONTEXT PLAN



MATTHEW CHENG ARCHITECT INC.

150-205-478 EVANS AVENUE
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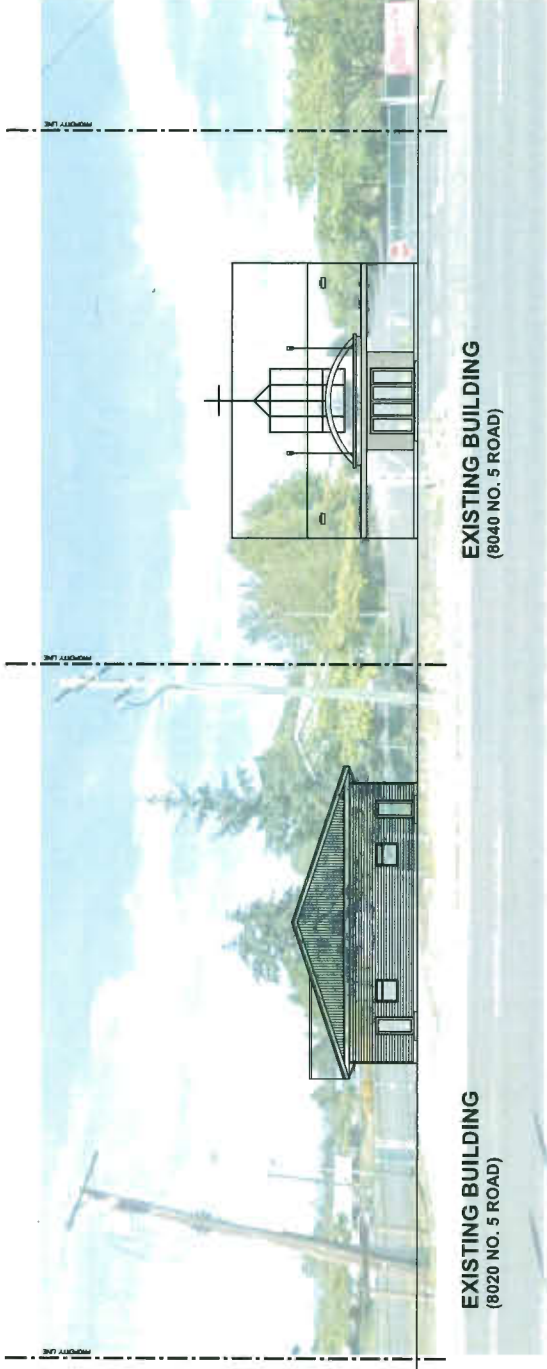
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02	07/09/15	REZONING RESUBMISSION
03	07/10/15	REZONING RESUBMISSION
04	03/10/15	REZONING RESUBMISSION
05	04/28/15	REZONING RESUBMISSION
06	05/16/18	DP RESUBMISSION
07	07/10/18	DP RESUBMISSION
08	08/29/19	DP RESUBMISSION
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10	11/18/19	ADP COMMENT REVISION
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Consultants



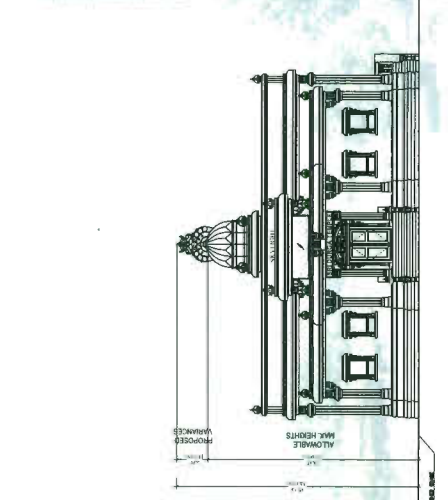
CONTEXT PHOTOS ALONG NO.5 ROAD

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

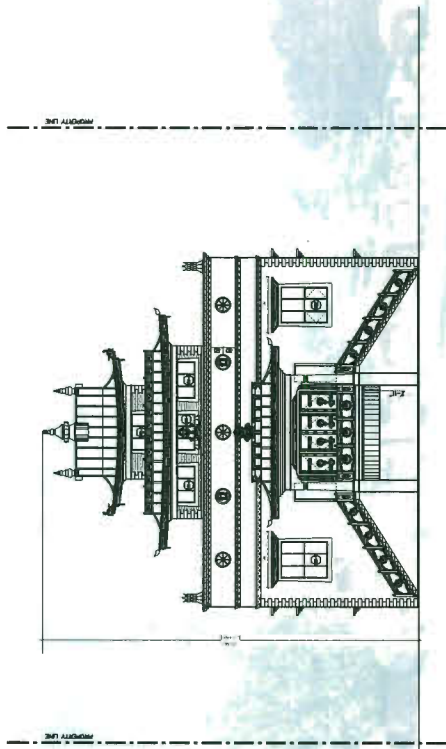


EXISTING BUILDING
(8020 NO. 5 ROAD)

STREET SCALE ALONG NO.5 ROAD



PROPOSED HINDU TEMPLE
(8100 NO. 5 ROAD)



EXISTING BUDDHIST TEMPLE
(8140 NO. 5 ROAD)

Sheet Title
CONTEXT PLAN
STREETSCAPE

Drawn: RS
Checked: MC
Scale: N.T.S.

Project Number:
DP 17-766824

Revision Date:
February 18, 2020

Print Date:
2020/02/03

Dwg. No.
D01b

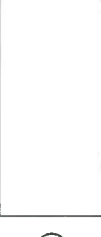
Reference Plan



NORTH-WEST VIEW FROM NO. 5 ROAD



NORTH-EAST VIEW



(BENJAMIN MOORE
2124-60 MISTY GRAY)



(BENJAMIN MOORE
2124-40 THUNDER
CLOUD GRAY)



(BENJAMIN MOORE
2108-40 STARDUST)



BENJAMIN MOORE
2132-10 BLACK



SPANDEL GLAZING
OPACU-COAT-300
(WHITE COTTON
#0-1598)



WOOD GRAIN STAIN-
BIRCH



**MATTHEW CHENG
ARCHITECT INC.**

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03	02/10/15	REZONING SUBMISSION
04	03/10/15	REZONING RESUBMISSION
05	04/28/15	REZONING RESUBMISSION
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09	10/07/19	ADP SUBMISSION
10	10/07/19	ADP SUBMISSION
11	02/03/20	DP PANEL SUBMISSION

Consultants

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
COLOURED RENDERING

Drawn:	RS
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	

Revision Date:	Draw. No.
February 18, 2020	D07
Print Date:	2020/02/03

DP 17-766824
February 18, 2020
Reference Plan



MATTHEW CHENG ARCHITECT INC.

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No	Date	Revision
01	07/27/14	REVISION
02	07/27/14	REZONING RESUBMISSION
03	02/10/15	REZONING RESUBMISSION
04	03/10/15	REZONING RESUBMISSION
05	04/28/15	REZONING RESUBMISSION
06	07/28/15	REZONING RESUBMISSION
07	07/28/15	DP RESUBMISSION
08	08/29/19	DP RESUBMISSION
09	07/28/19	DP RESUBMISSION
10	11/07/19	APP COMMENT REVISION
11	02/03/20	DP PANEL SUBMISSION

Consultants

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
SHADOW STUDY

Drawn: RS
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: 2020/02/03
Print Date: 2020/02/03
Dwg. No. **D08**



DP 17-766824
February 18, 2020
Reference Plan



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 18, 2020

From: Wayne Craig
Director of Development

File: DP 18-835723

Re: Application by Prosper Homes Ltd. for a Development Permit at 9500 Finn Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single detached dwelling at 9500 Finn Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).

Wayne Craig
Director of Development

WC:el
Att. 2

Staff Report

Origin

Prosper Homes Ltd. has applied to the City of Richmond for permission to develop a single detached dwelling at 9500 Finn Road on a site zoned “Agriculture (AG1)” and designated as Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP).

The site currently contains a house, a garage, a concrete pad, and a shed, which will be removed.

Development Information

The Environmentally Sensitive Areas (ESA) on this property is approximately 778 m² (8,374 ft²), including an approximately 85 m² (915 ft²) Upland Forest (UPFO) ESA at the southwestern corner of the property and an approximately 693 m² (7,459 ft²) Freshwater Wetland (FRWT) ESA along the eastern side of the property (See Plan #1).

The development proposal involves the construction of a new single detached dwelling with attached garage and a new septic system. The proposed development will not encroach into the ESA; however, works will be required in the ESA to remove structures previously installed on site. Impacts to the ESA will be remediated through the compensation to be secured through this Development Permit.

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north and west, properties zoned “Agricultural (AG1)” containing single family dwellings; and
- To the east and south, Woodward’s Slough, a hub within the Ecological Network, and one of Richmond’s few non-channelized watercourses.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

Analysis

Site Planning

The existing house, garage, concrete pad, and shed, which all encroach into or are located within the ESA, will be removed (see Plan #2 in the Development Permit drawing package). The proposed single detached dwelling and septic system will be located at the northwest portion of the lot and within the farm house plate, and will not encroach into the ESAs (see Plan #3). The existing driveway on the northeast corner of the property, which encroaches into the FRWT

ESA, will be relocated to the northwest corner of the property. The proposed farm home plate on the property is less than 50% of the lot area, which is in compliance with the “Agriculture (AG1)” zone.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

- The report assesses six bylaw-sized trees and one hedgerow on the subject property, as well as one tree and two hedgerows on City’s property.
- All bylaw-sized trees on site, as well as the Plum tree and the Emerald Cedar hedge located on City’s property near the northeast corner of the subject property, are in fair health and condition. These trees and hedgerow are located within the ESA, will not be in conflict with construction or restoration, and will be retained and protected on site.
- One Emerald Cedar hedgerow located along the west property line, outside of the ESA, will be removed; no compensation is required as per the Tree Protection Bylaw.

A row of Emerald Cedar hedge located on city’s property in front of the existing house is approved for removal due to conflict with construction (T1 18-824845); no compensation is required. The applicant advised that only a portion of this hedge will be removed, as necessary, to accommodate the new driveway. A Tree Management Plan can be found in Plan #4.

Historical aerial photos show that three city trees have been removed along the front property line of the site. Six replacement trees at 2.75m in height (coniferous) or 7cm in DBH (deciduous) are proposed to compensate for the tree removed. The number of replacement trees proposed meets the 2:1 tree replacement ratio stated in the OCP. Parks Operation staff have reviewed and approved the replacement proposal. The applicant is proposing to plant six Western Red Cedar trees, each at 2.75 m in height, in the FRWT ESA area (See Plan #7).

To ensure that the trees identified for retention are protected, the applicant is required to submit to the City a contract with a Certified Arborist for the supervision of all works conducted within the ESAs and in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

Biologist’s Environmental Assessment

An environmentally sensitive area assessment report was prepared by Marlim Ecological Consulting Ltd. (report dated December 2019). The report indicates that:

- Woodward’s Slough is located east of the subject property. The area within 15 m of this watercourse is classified as a Riparian Management Area (RMA) and an Environmentally Sensitive Area (ESA) as identified in the City of Richmond’s Riparian Areas Regulation (RAR) Response Strategy. City’s practice is that when a RMA and an ESA are overlapping, the ESA takes precedence. A map of the ESA can be found in Plan #1.

- The ESA area on the eastern portion of the property is classified as a Freshwater Wetland (FRWT), which is characterized by areas with vegetation and soils influenced by the presence of freshwater in the rooting zone of plants. The current condition of this area is highly disturbed. The vegetation consists mainly of mowed lawn to the top-of-bank where vegetation cuttings have been placed to control some invasive Himalayan blackberry bushes. The blackberry patch extends east three to four metres on to City property.
- The ESA on the southwestern portion of the property is classified as Upland Forest (UPFO), which is characterized by treed areas adjacent to a watercourse. The current condition of this ESA is highly disturbed. The vegetation consists mainly of mowed lawn with one mature Horse Chestnut tree and one Mock Orange shrub. There were no invasive plants found within this area.
- The proposed development will not encroach into the ESA; however, works will be completed in the ESA to remove structures previously installed on site and address previous impacts.
 - A concrete pad (partially encroaches into city's land southeast of the subject site) and small wooden shed were installed within the FRWT ESA immediately southeast of the existing driveway entrance. These structures in addition to a portion of the footprint of the existing house and patio cover approximately 124 m² (1,335 ft²) of the eastern ESA.
 - The paved driveway currently covers approximately 140 m² (1,507 ft²) in the eastern ESA.
 - Approximately 8 m² of the existing western garage is located within the UPFO ESA.
 - These unauthorized structures installed in the ESA likely impacted the function of the ESA (i.e., reduced habitat and food resources for wildlife) by clearing vegetation and increasing impervious surfaces. The structures will be demolished prior to commencement of construction and the impacted area will be restored as per the ESA Restoration Planting Plan (See Plan #5). A Tree and Shrub Planting plan can be found on Plan #7.
- Installation of temporary protective fencing will help prevent encroachment into the ESA.
 - Temporary protective construction fencing (orange snow fencing) is proposed 2.0 m beyond the ESA boundary; the fence will be installed on site in two stages:
 - The first stage of temporary protective construction fence installation has been completed. Due to existing structures within the ESA, the temporary protective fence has been installed through the ESA in some areas. This practice was limited to areas where existing structures are to be demolished (see Plan #8).
 - After the completion of demolition and debris removal, the temporary protective fence will be moved to the ultimate proposed fencing location as identified on Plan #8. The fence will remain in place throughout the duration of the proposed construction activities.

- The areas contained within the protective fence are not to be disturbed at any point during the demolition or construction and may only be accessed during the restoration of the ESA.
- A 1.35 m tall split-rail fence will be installed along the ESA boundary following completion of restoration works in the ESA. The location of the fence is identified on the ESA Restoration Planting Plan (Plan #5) and the fence details can be found on Plan #9).
- Erosion and Sediment Control (ESC) measures will be installed on the property side of the protective fence. These measures will help reduce the likelihood of release of sediment-laden water from the site.
 - Erosion and Sediment Control measures include installation of silt fence and straw wattles.
 - The ESC measures have been installed and inspected on January 6, 2020.

Proposed Environmentally Sensitive Area Enhancement

- Compensation for previous and existing impacts to the ESA on the subject property will focus on re-establishing a native vegetation community, increasing habitat complexity, and providing cover for native terrestrial and amphibian species.
 - Following removal of the existing structures, weed free uncompacted top soil will be applied to ensure an adequate growth medium for restoration planting.
 - An approximately 73 m² (786 ft²) patch of Himalayan Blackberry along the top-of-bank east of the existing concrete pad will be removed by the applicant (see Plan #6), and the areas where the invasive species are proposed to be grubbed out will be seeded with native grass seed mix to prevent invasive plants from growing.
 - An area of approximately 85 m² (915 ft²) of the UPFO ESA and 623 m² (6,706 ft²) of the FRWT ESA will be planted.
 - The landscape plan, prepared based on the ESA Restoration Planting Plan, can be found in Plan #7. The required compensation planting plan includes approximately 182 trees and 784 shrubs. Planting will adhere to the Canadian Landscape Standards.
 - The proposed compensation plan will not only result in no net loss in area but also a net gain in habitat quality and increased ecosystem function.
 - Restoration planting and placement of woody debris will provide habitat complexity, food, and shelter for many terrestrial and amphibian species.
 - Installation of a seeded compost blanket will promote native growth, add nutrients to the soil, and aid in soil moisture retention.
 - The proposed compensation plan will also increase permeable surface cover, aid in filtration of runoff, and increase tree canopy cover in the long-term.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$72,405.74 in association with the Development Permit.
- In order to ensure that the ESA planting will not be removed, a restrictive covenant will be registered on Title, indicating that the landscaping within the ESAs cannot be removed or modified without the City's approval.
- Monitoring and maintenance of the proposed restoration works is required.
 - The work proposed at this site will adhere to best management practise and comply with the Federal Fisheries Act.
 - Monitoring will be completed by the QEP weekly (at a minimum) during construction and cumulative monitoring reports will be sent to the City of Richmond monthly.
 - Following the completion of construction and ESA planting, the QEP will provide a completion report to the City verifying restoration has been completed.
 - The ESA will be monitored once a year for three years to confirm the requirements of the mitigation and compensation strategies are being met. A contract between the applicant and a Qualified Environmental Professional for the proposed construction environmental monitoring, erosion and sediment control monitoring, ESA restoration and planting works will be required as a condition to Development Permit issuance.
 - Following the completion of the three-year monitoring period, the property owner is responsible for maintenance and protection of the ESA. This work includes maintaining the permanent protective fence to isolate the ESA from encroachment and, when possible, the control of invasive species. Languages will be included in the ESA restrictive covenant mentioned above to identify this obligation of the property owners.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood-plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC is required prior to Development Permit issuance.

Site Servicing

A Servicing Agreement will not be required for this development. Utility connections and frontage improvements will be addressed at Building Permit stage via one or more work orders. These improvements are detailed in the Development Permit Considerations (Attachment 2) and include but not limited to the installation of a new fire hydrant along the site frontage and water service connection.

Financial Impact or Economic Impact

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

Conclusions

As the restoration works adequately addresses and offsets the anticipated impacts to the Environmentally Sensitive Area (ESA) features on the subject site, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 2

EL:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Development Permit Considerations



DP 18-835723

Attachment 1

Address: 9500 Finn Road

Applicant: Prosper Homes Ltd.

Owner: Dean Kitsch

Planning Area(s): Gilmore

	Existing	Proposed
Site Area:	1,425 m ²	1,425 m ²
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Agriculture	No Change
Zoning:	Agriculture (AG1)	No Change
Number of Units:	1	No Change

	Bylaw Requirement	Proposed	Variance
Maximum Floor Area:	400 m ²	400 m ²	none permitted
Farm Home Plate	Max. 50% of the lot area = 712.5 m ²	290 m ²	none
Lot Coverage:	240 m ²	240 m ²	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – West Side Yard:	Min. 1.2 m	1.5 m	none
Setback – East Side Yard:	Min. 6.0 m	12.34 m	none
Setback – Rear Yard:	Min. 10.0 m	n/a	none
Height (m):	Max. 9.0 m	8.27 m	none
Lot Size:	828.0 m ²	1,425 m ²	none
Off-street Parking Spaces:	2	3	none



Address: 9500 Finn Road

File No.: DP 18-835723

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

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Environmentally Sensitive Area (ESA) as outlined in the ESA Development Permit Report (Revision 3 Amendment) prepared by MarLim Ecological Consulting Ltd. (dated February 2020), or within the tree protection zone of the trees to be retained on site and on adjacent city's property. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Receipt of a landscaping security acceptable to the Director of Development for landscaping and monitoring of in the Environmentally Sensitive Area over a 3 year period in the amount of \$72,405.74 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
3. Registration of a legal agreement on title to ensure that landscaping retained and planted within the Environmentally Sensitive Area as identified in the ESA Development Permit Report (Revision 3 Amendment) by MarLim Ecological Consulting Ltd. is maintained as outlined in the ESA Restoration Planting Plan by MarLim Ecological Consulting Ltd. and the Tree and Shrub Planting Location Plan by CSR Environmental, and will not be abandoned or removed. Language should be included in the legal document that, following the completion of the three-year monitoring period, the property owner is responsible for maintenance and protection of the ESAs. This work includes maintaining the permanent protective fence to isolate the ESAs from encroachment and, when possible, the control of invasive species.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional to monitor and provide annual reporting to the City on the ESA area for three years. The Contract should include the scope of work to be undertaken, including:
 - a. Monitoring will be completed by the QEP weekly (at a minimum) during construction and cumulative monitoring reports will be sent to the City of Richmond monthly;
 - b. Following the completion of construction and ESA planting, the QEP will provide a completion report to the City verifying restoration has been completed; and
 - c. The ESA will be monitored once a year for three years to confirm the requirements of the mitigation and compensation strategies are being met.
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.90 m GSC. The site is in Gilmore.

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

1. At the developer's sole cost via City Work Order*, design and construct/install utility connections and frontage improvements. Works include, but may not be limited to the following:
 - a. **Water Works:**
 - Using the OCP Model, there is 291.0 L/s of water available at a 20 psi residual at the Finn Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
 - The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

Initial: _____

- At Developer's cost, the City is to:
 - Install a new 25mm water service connection at the Finn Road frontage to serve the proposed development, complete with a water meter and meter chamber.
 - Cut and cap, at main along Finn Road, the existing water service connection serving the development site.
 - Install a new Fire Hydrant along frontage. Developer to coordinate with Richmond Fire Rescue on exact location.

b. Storm Sewer Works:

- The Developer is required to connect to the existing storm connection at the northwest corner of the site.

c. Frontage Improvements:

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles, guy wires and above ground structures within the property frontages.
 - To determine if additional above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located on site.

d. General Items:

- The Developer is required to enter into, if required, 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, 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.
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. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 4. 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.

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

Initial: _____

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 18-835723

To the Holder: Prosper Homes Ltd.
Property Address: 9500 Finn Road
Address: c/o Chan Sandher
8291 No. 5 Road,
Richmond, BC V6Y 2V5

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 #9 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 \$72,405.74 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 18-835723

To the Holder: Prosper Homes Ltd.
Property Address: 9500 Finn Road
Address: c/o Chan Sandher
8291 No. 5 Road,
Richmond, BC V6Y 2V5

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

This Permit is not a Building Permit.

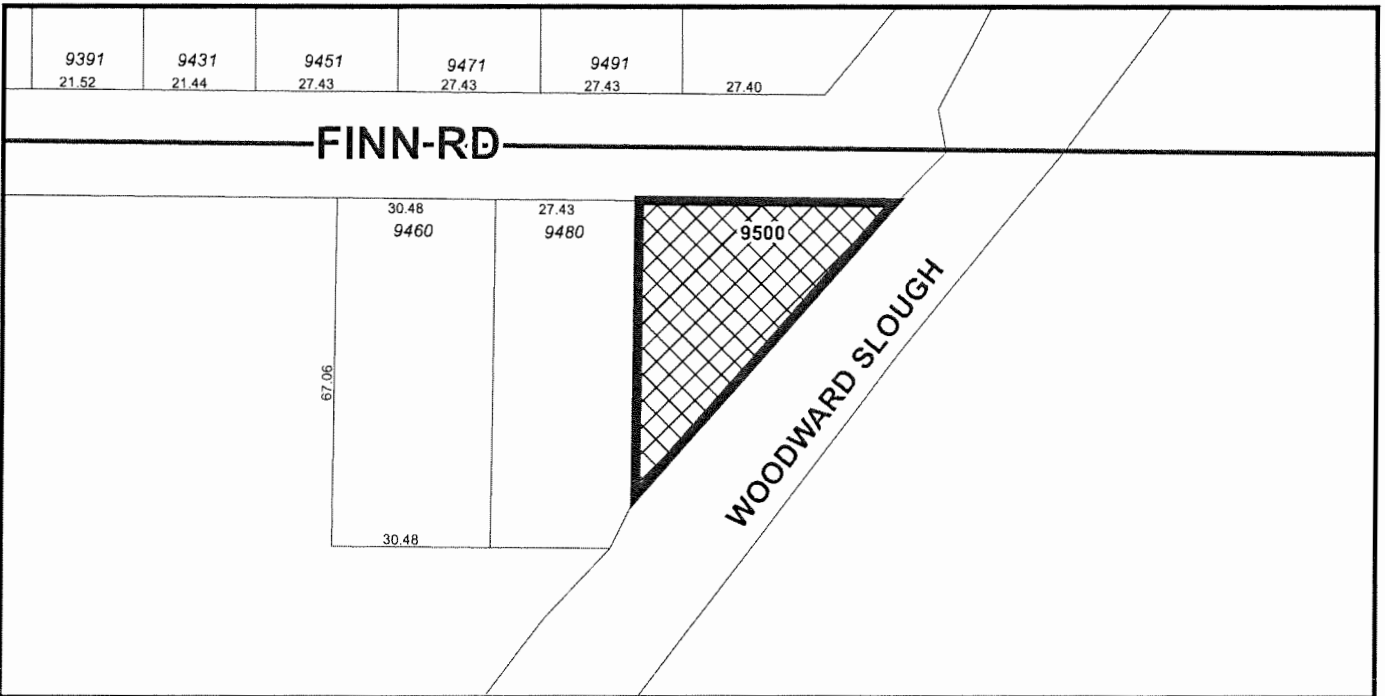
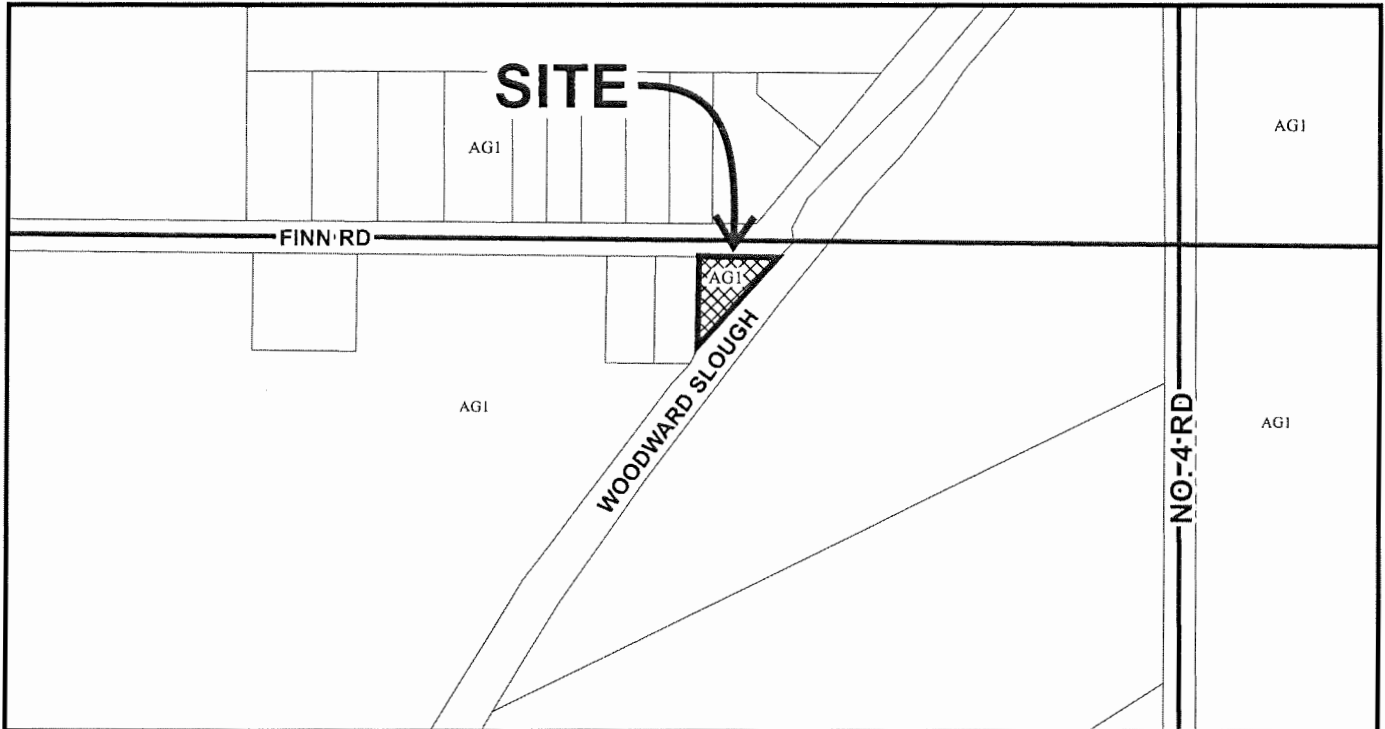
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

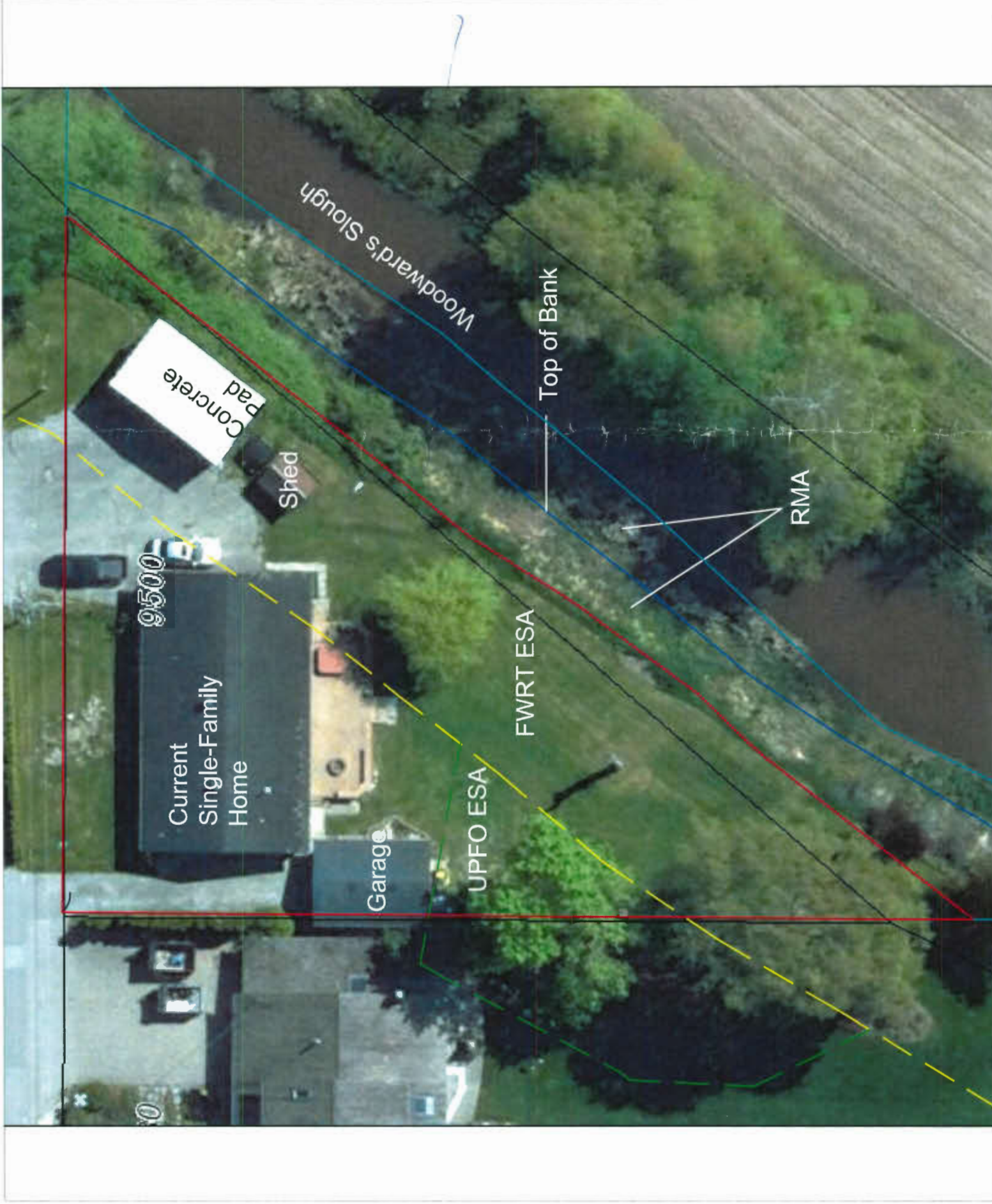


DP 18-835723 SCHEDULE "A"

Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



Legend:

—	Property Boundary
—	Top Of Bank
—	Original Natural Boundary
—	FWRT ESA
—	UPFO ESA
—	RMA Boundary


Note: The RMA is located east of the Original Natural Boundary line to Woodward's Slough.

FEB 18 2020

DP 18-835723

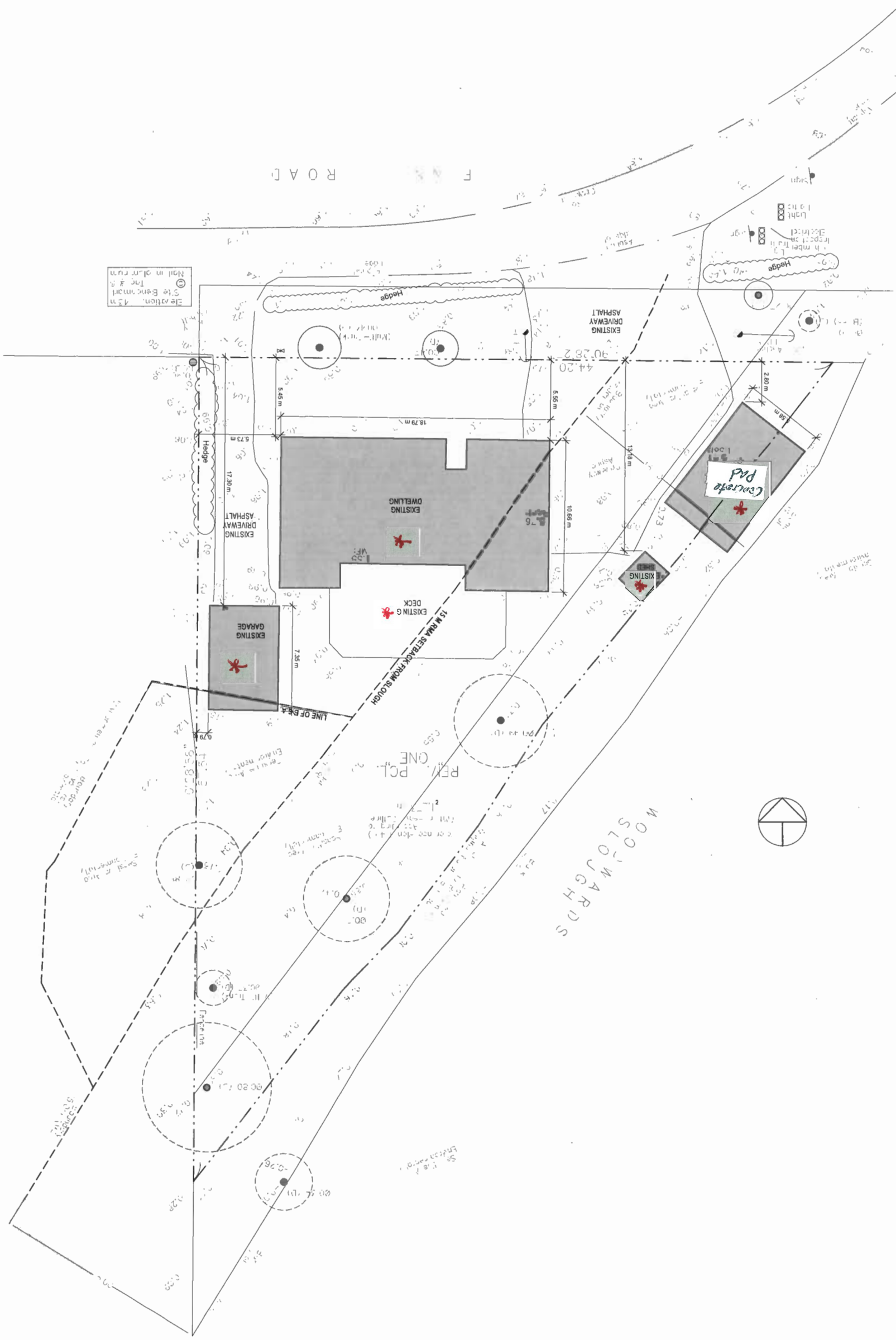
PLAN #1

Note: Image sourced from RIM mapping system. All feature lines sourced from topographic land survey.


 <p>M A R L I M ECOLOGICAL CONSULTING LTD.</p>	<p>Aerial Map of 9500 Finn Road, Richmond</p>		<p>Marlim Project: 362.17.01</p>
	<p>File: 362.17.01 - Aerial Map</p>		<p>Date: February 2020</p>
<p>Tel: 250-564-4338</p>		<p>Marlim Ecological Consulting Ltd.</p>	
<p>Email: mail@marlimecological.com</p>		<p>Page: 1</p>	
<p>Website: marlimecological.com</p>			

* All existing structures
 On site also to be removed.

**EXISTING
 SITE PLAN**

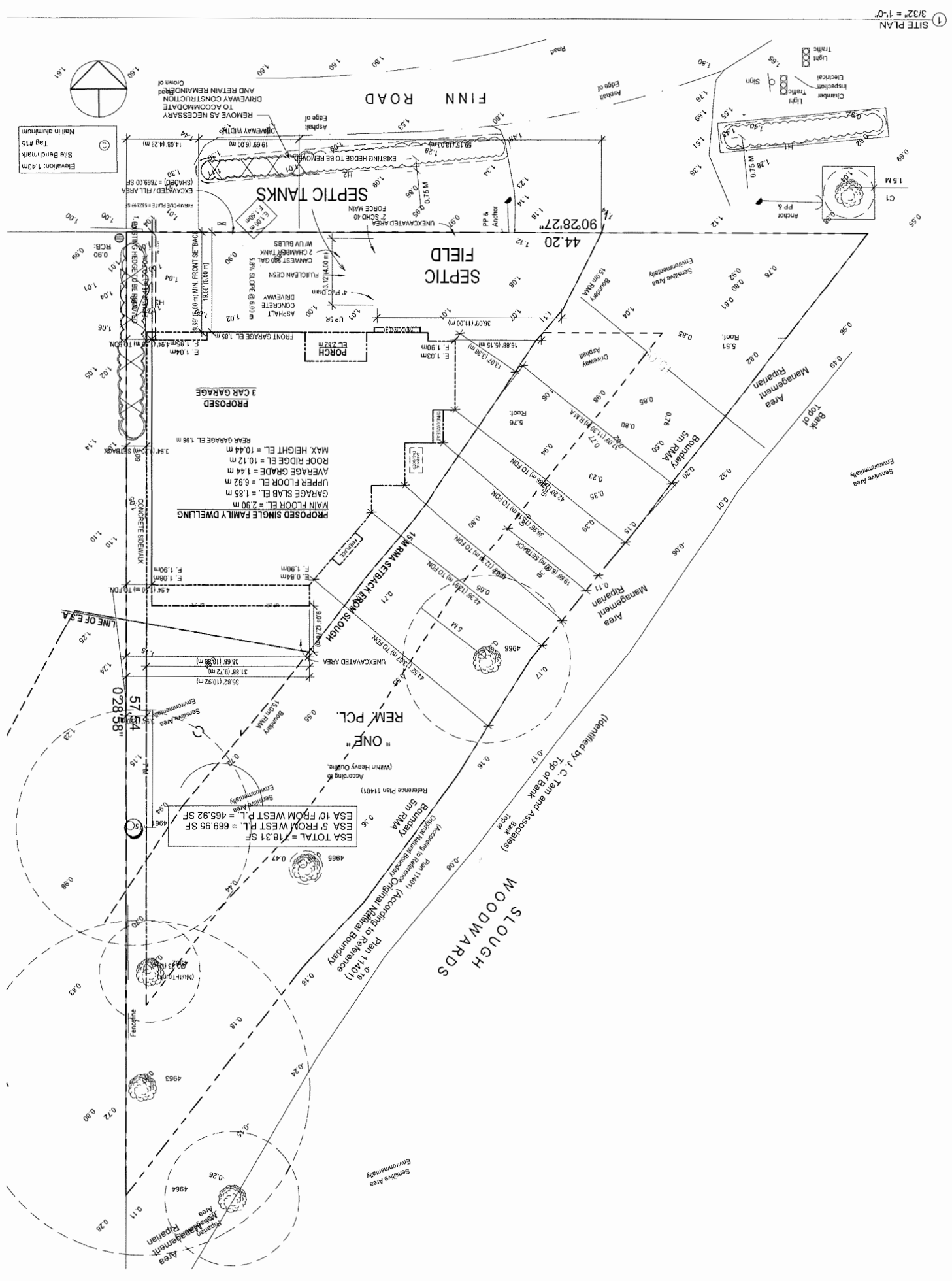


PLAN # 2
 OP 18-835723
 FEB 18 2020

	270-809 89 STREET LANGLEY, BC EMAIL: INFO@JOSSDESIGN.COM TEL: 779 253-8773
	DRAWN: JS FEBRUARY 7, 2020
9500 FINN ROAD, RICHMOND	
PROJECT: 3327147 SCALE: 3/32"=1'-0"	
PROPOSED SITE PLAN	
DRAWING TITLE:	
SHEET NUMBER: ADD A2	

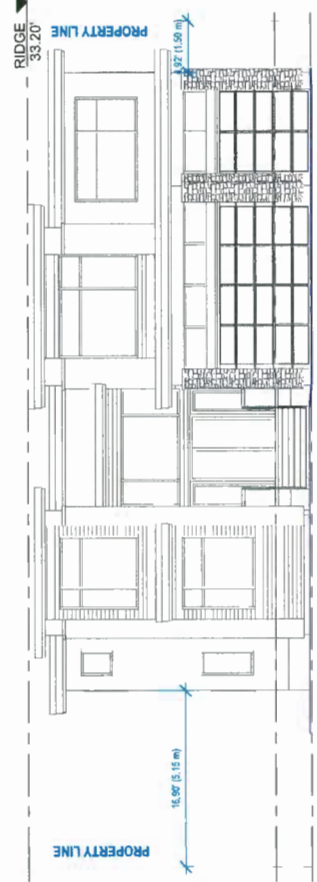
FEB 18 2020
 PLAN # 3
 DP 18-835723
 THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018

PROPOSED
 SITE PLAN



1/32" = 1'-0"
 SITE PLAN

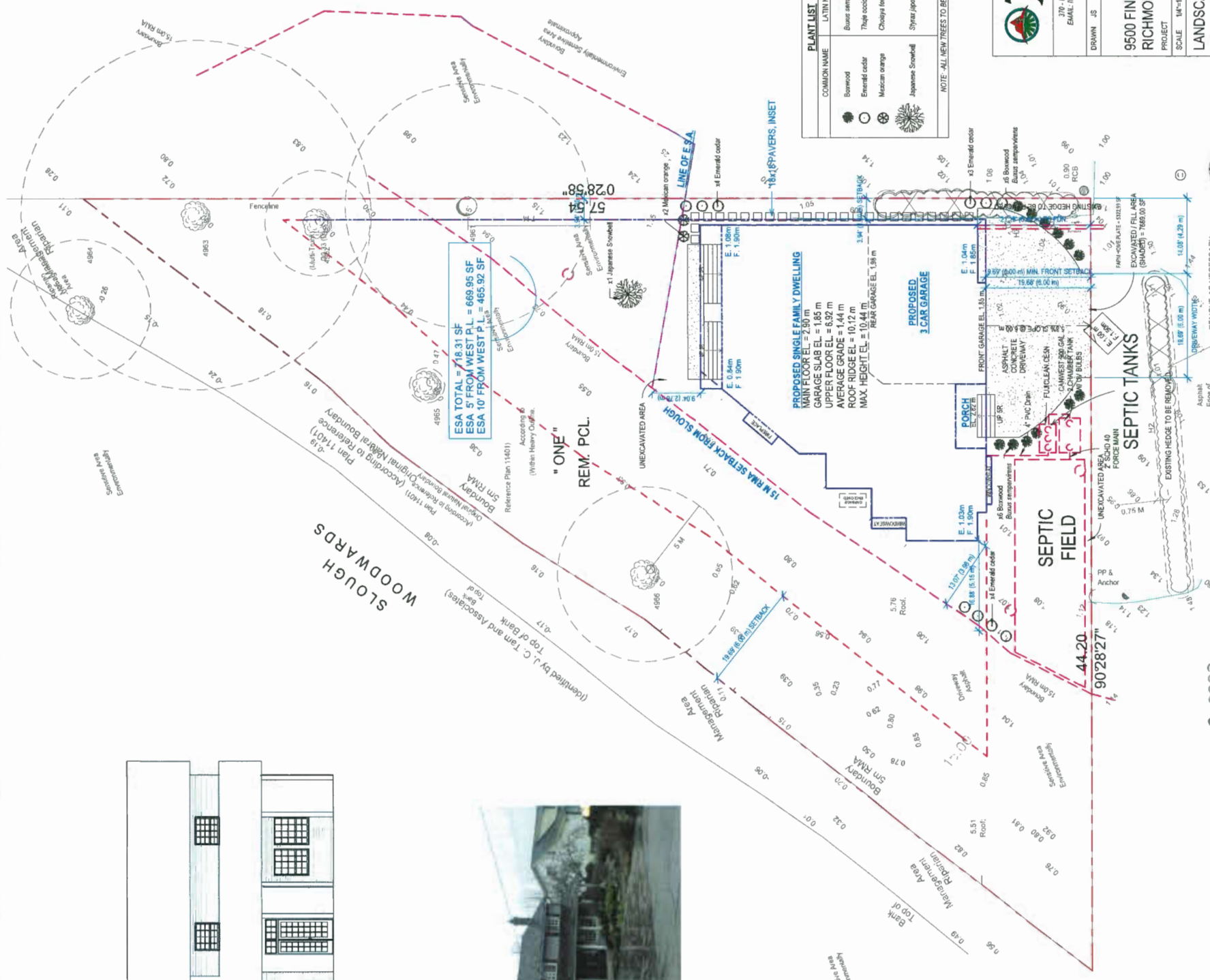
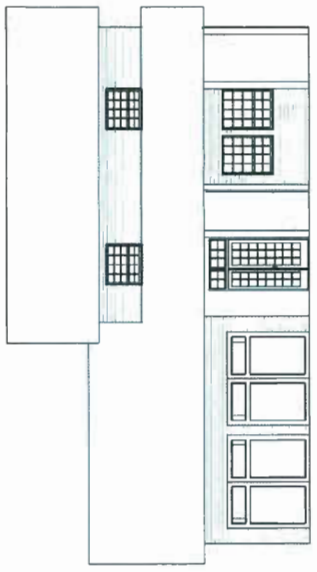
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STREETSCAPE
Finn Road
SCALE: 1/8"=1'-0"



NIGHTBOURING PHOTOS



COMMON NAME	LATIN NAME	SIZE	QUANTITY
Bornwood	Buxus sempervirens	# 3	12
Emerald cedar	Thuja occidentalis	# 5	9
Mexican orange	Choisya ternata	# 3	2
Japanese Snowball	Viburnum plicatum	3.5ft	1

JOSS
270 - 409 199 STREET LANGLEY, BC
EMAIL: INFO@JOSSDESIGNINC.COM
TEL: 779 525 9279

DRAWN: JS
DATE: FEBRUARY 4, 2020

**9500 FINN ROAD,
RICHMOND**

PROJECT: LANDSCAPE PLAN & STREETSCAPE
SCALE: 1/8"=1'-0"

DRAWING TITLE: LANDSCAPE PLAN & STREETSCAPE
DRAWING NUMBER: ADD A3
SHEET NUMBER: 218

FEB 18 2020

FINN ROAD

LANDSCAPE PLAN # 18-835723

PLAN # 3A

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MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302

Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

9500 FINN ROAD
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR11/19	MK	SITE PLAN
2	FEB07/20	MK	SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

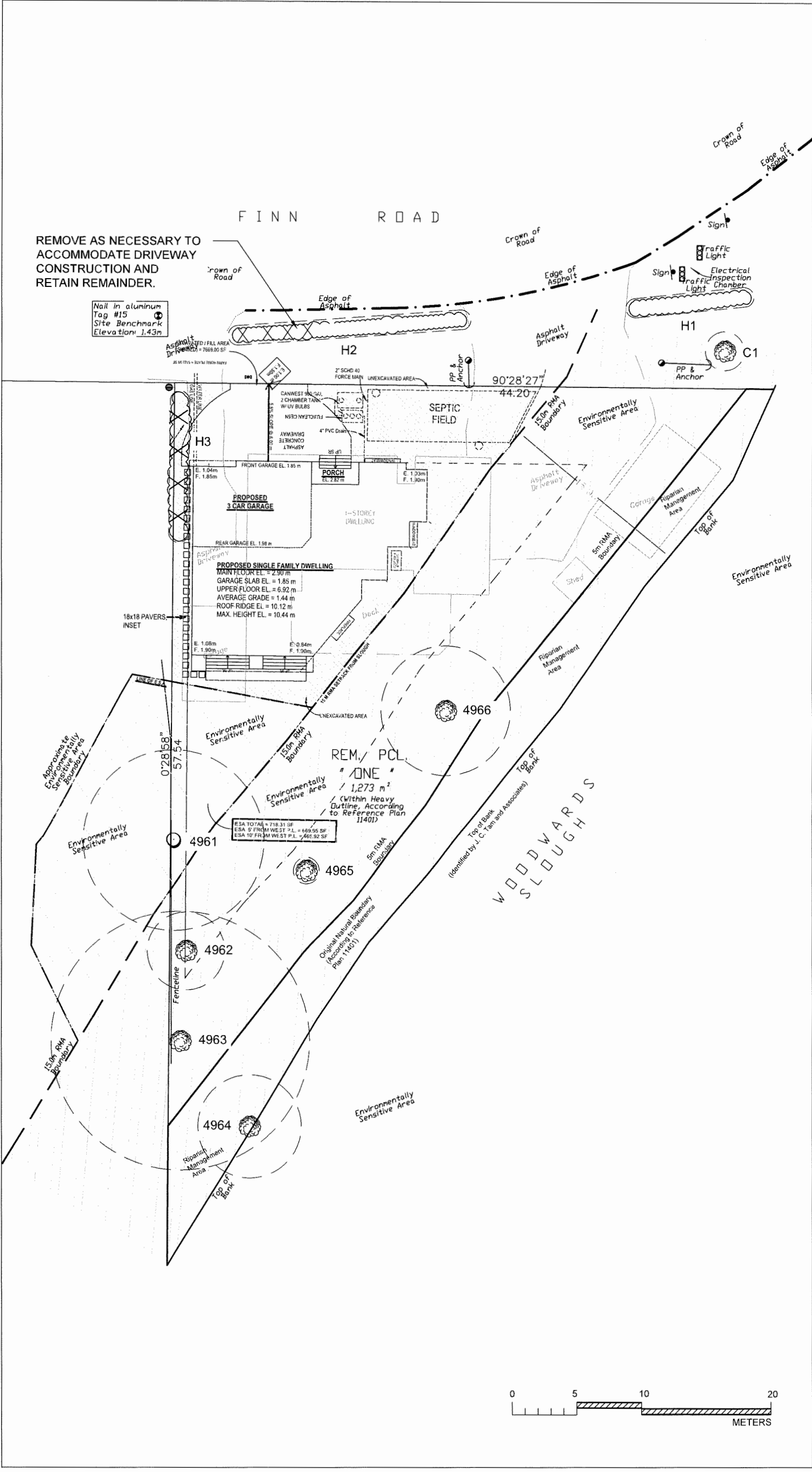
AS SHOWN

DATE

FEBRUARY 19, 2019

T-1

SHEET 1 OF 2



REMOVE AS NECESSARY TO ACCOMMODATE DRIVEWAY CONSTRUCTION AND RETAIN REMAINDER.

Nail in aluminum Tag #15 Site Benchmark Elevation: 1.43m

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- TREE IN RMA AREA



OP 18-835723
 PLAN #4
 FEB 18 2020

4

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

9500 FINN ROAD
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR 11/19	MK	SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

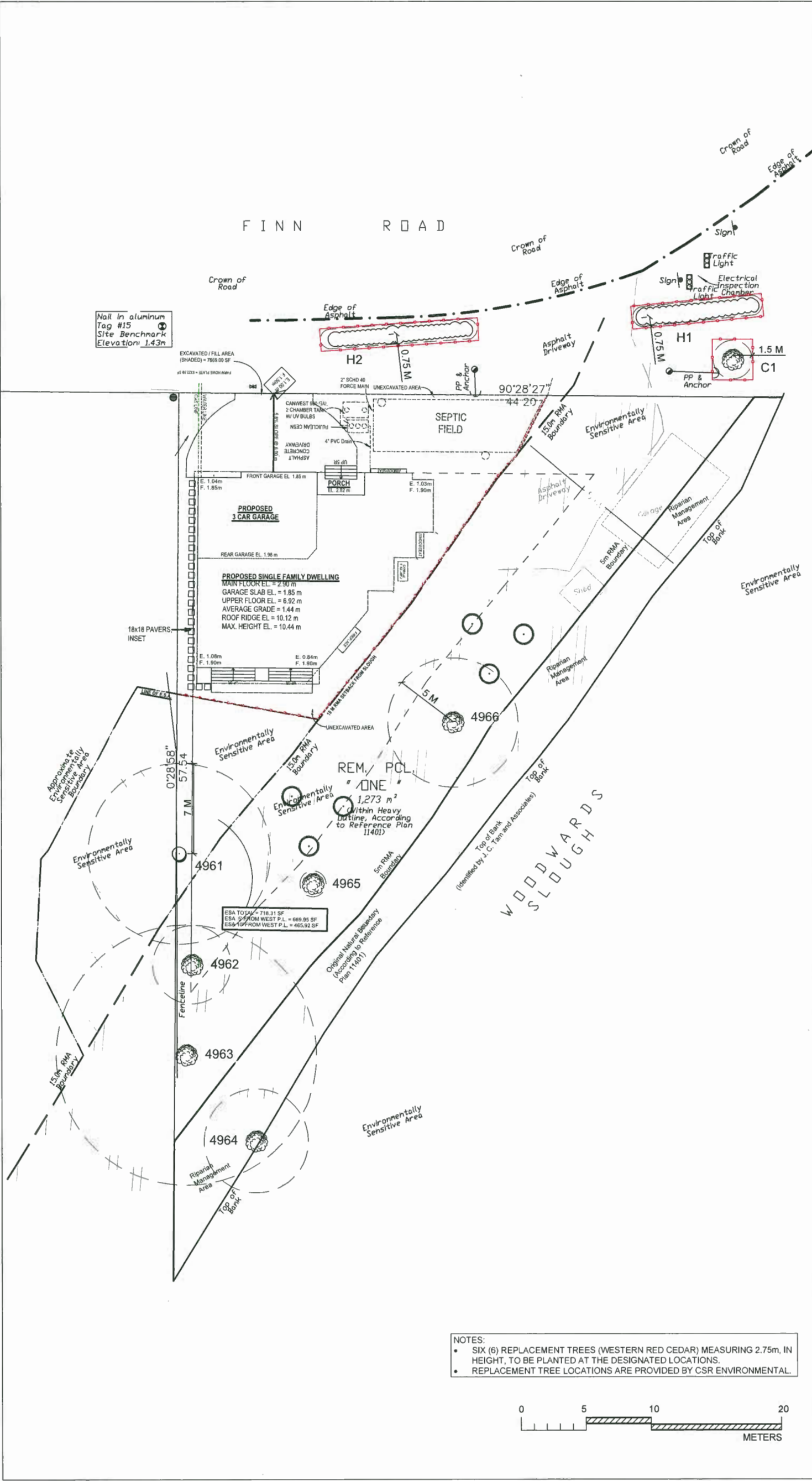
AS SHOWN

DATE

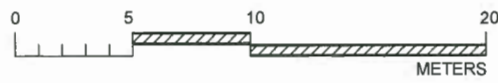
FEBRUARY 19, 2019

T-2

SHEET 2 OF 2



- NOTES:
- SIX (6) REPLACEMENT TREES (WESTERN RED CEDAR) MEASURING 2.75m, IN HEIGHT, TO BE PLANTED AT THE DESIGNATED LOCATIONS.
 - REPLACEMENT TREE LOCATIONS ARE PROVIDED BY CSR ENVIRONMENTAL.



LEGEND

- TREE TO BE RETAINED
- TREE IN RMA AREA
- CONIFEROUS REPLACEMENT TREE (Western red cedar - 2.75m. ht. min.)
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



FEB 18 2019
 PLAN # 4FA
 DP 18-835723

Planting will adhere to the Canadian Landscape Standards:

- Topsoil will be weed free and placed un-compacted to a depth of 50cm.
- All shrubs and ferns must be well established in 1-gallon pots or larger. All conifer and deciduous trees must be at least 1m tall and in 2-gallon pots or larger.
- On-site irrigation shall be available during the duration of on-site plant storage and through the first summer growing season.
- The ideal planting time is in the fall (October-November) in order to ensure the highest possible plant survival rates. If planting is done outside of these windows, the Owner should plan a watering schedule (in summer) or protection from frost (in winter) based on recommendations from the QEP.
- Typical spacing for plants should include 2m triangular spacing for trees and 1m triangular spacing for all shrubs, herbs and ferns.
- Mulch should be installed at the time of planting to a depth of 5-10cm to help retain soil moisture and suppress weed growth.

Other Planting Specifications:

- Plants will be laid out in the field by QEP depending on moisture requirements and shading.
- The following tree replacement requirements were provided by the City in adherence to the Replacement Tree Guidelines outlined under the Tree Protection Bylaw 8057:
 - Six trees at 2.75m (height) coniferous / 7cm (DBH)
 - Following planting, a seeded compost blanket will be laid across exposed soil to control erosion and establish herbaceous vegetation in the understorey. The seed mix will include a native grass mix and a native wildflower mix.

Table 1: Species details for Restoration Planting Plan.

	Common Name	Latin Name	Fruit Bearing	Moisture Requirements*	UPFO ESA	FRWT ESA
Trees	Western hemlock	<i>Tsuga heterophylla</i>	no	m-w	5	20
	Black cottonwood	<i>Populus balsamifera</i>	no	m-w	0	20
	Red alder	<i>Alnus rubra</i>	no	m	4	20
	Pacific dogwood	<i>Cornus nuttallii</i>	no	m	4	20
	Paper Birch	<i>Betula papyifera</i>	no	m-w	0	20
	Vine maple	<i>Acer circinatum</i>	no	m	4	15
	Bitter cherry	<i>Prunus emarginata</i>	yes	d-m	4	25
	Black hawthorn	<i>Crataegus douglasii</i>	no	m-w	0	15
Replacement trees	-	-	-	-	6	
				Trees Total	21	161
Shrubs	Saskatoon berry	<i>Amelanchier alnifolia</i>	yes	m-w	10	80
	Sitka willow	<i>Salix sitchensis</i>	no	m-w	6	50
	Red elderberry	<i>Sambucus racemosa</i>	yes	m	10	85
	Salal	<i>Gaultheria shallon</i>	no	d-m	6	48
	Red-osier dogwood	<i>Cornus sericea</i>	no	m	6	60
	Salmonberry	<i>Rubus spectabilis</i>	yes	m-w	10	85
	Nootka rose	<i>Rosa nutkana</i>	no	m	6	50
	Thimbleberry	<i>Rubus parviflorus</i>	yes	m	10	80
				Shrubs Total	64	538
				Planting Plan Total	85	699

* d= dry, m= moist, w= wet

Legend

- Property boundary
- Temporary and Permanent protective fence
- FRWT ESA/15m RMA
- UPFO ESA
- Area to be planted
- LWD placement
- Asphalt
- Farm home plate
- Tree protection fence

LWD (~0.5m diameter, .5m length) or Root wad

WOODWARDS SLUGH

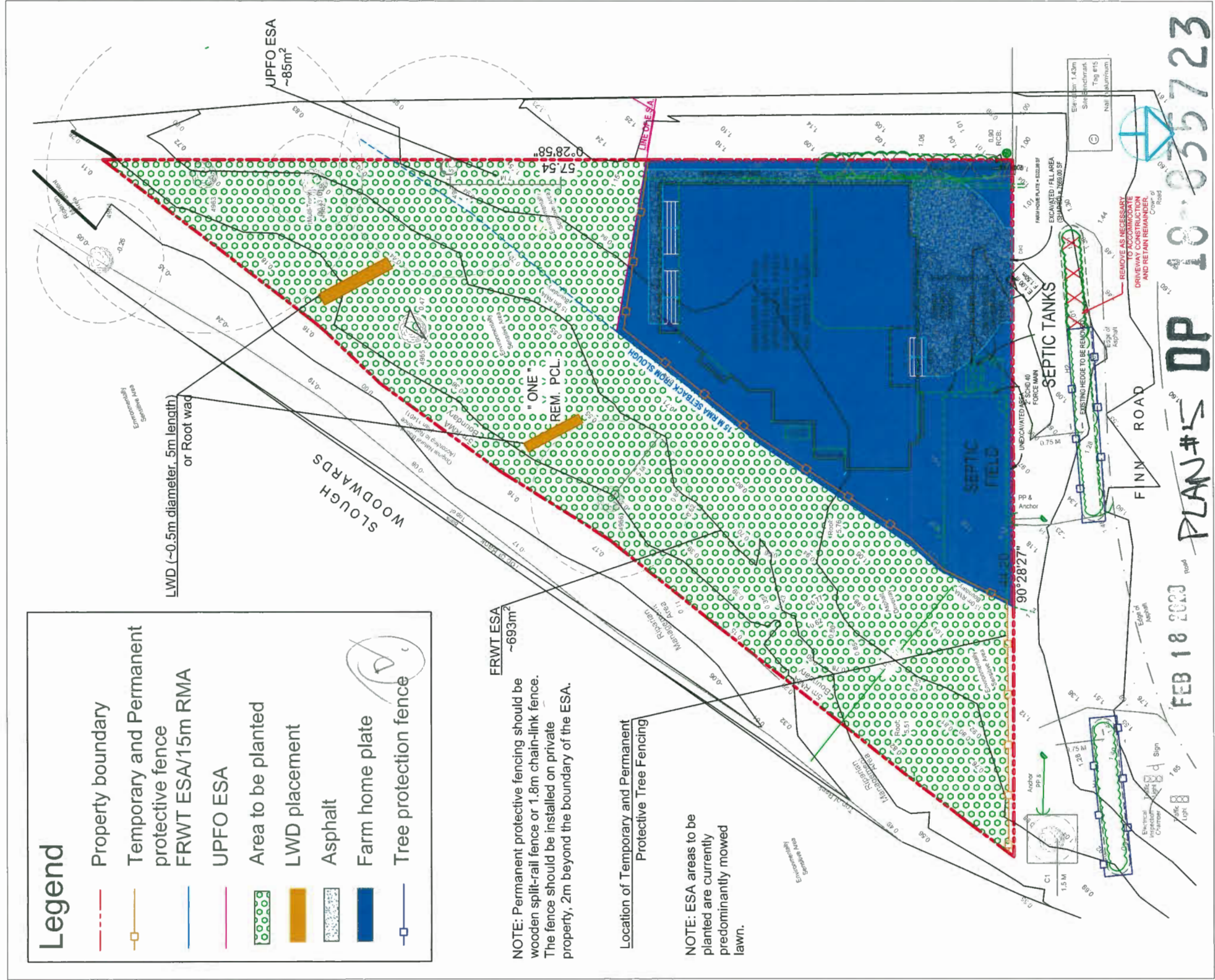
UPFO ESA ~85m²

FRWT ESA ~693m²

NOTE: Permanent protective fencing should be wooden split-rail fence or 1.8m chain-link fence. The fence should be installed on private property, 2m beyond the boundary of the ESA.

Location of Temporary and Permanent Protective Tree Fencing

NOTE: ESA areas to be planted are currently predominantly mowed lawn.





MARLIM
ECOLOGICAL CONSULTING LTD

ESA Restoration Planting Plan

9500 Finn Road, Richmond

Marlim Ecological Consulting Ltd.
Phone: 604-531-4338 Email: mail@marlimecological.com
Website: www.marlimecological.com

Marlim Project:
362.17.01

Date:
February 2020

Page:
2



Red arrow points towards the existing garage encroaching on CoR property and Himalayan blackberry to the east.



M A R L I M
ECOLOGICAL CONSULTING LTD

Phone: 604-531-4338
Email: mail@marlimecological.com
Website: www.marlimecological.com

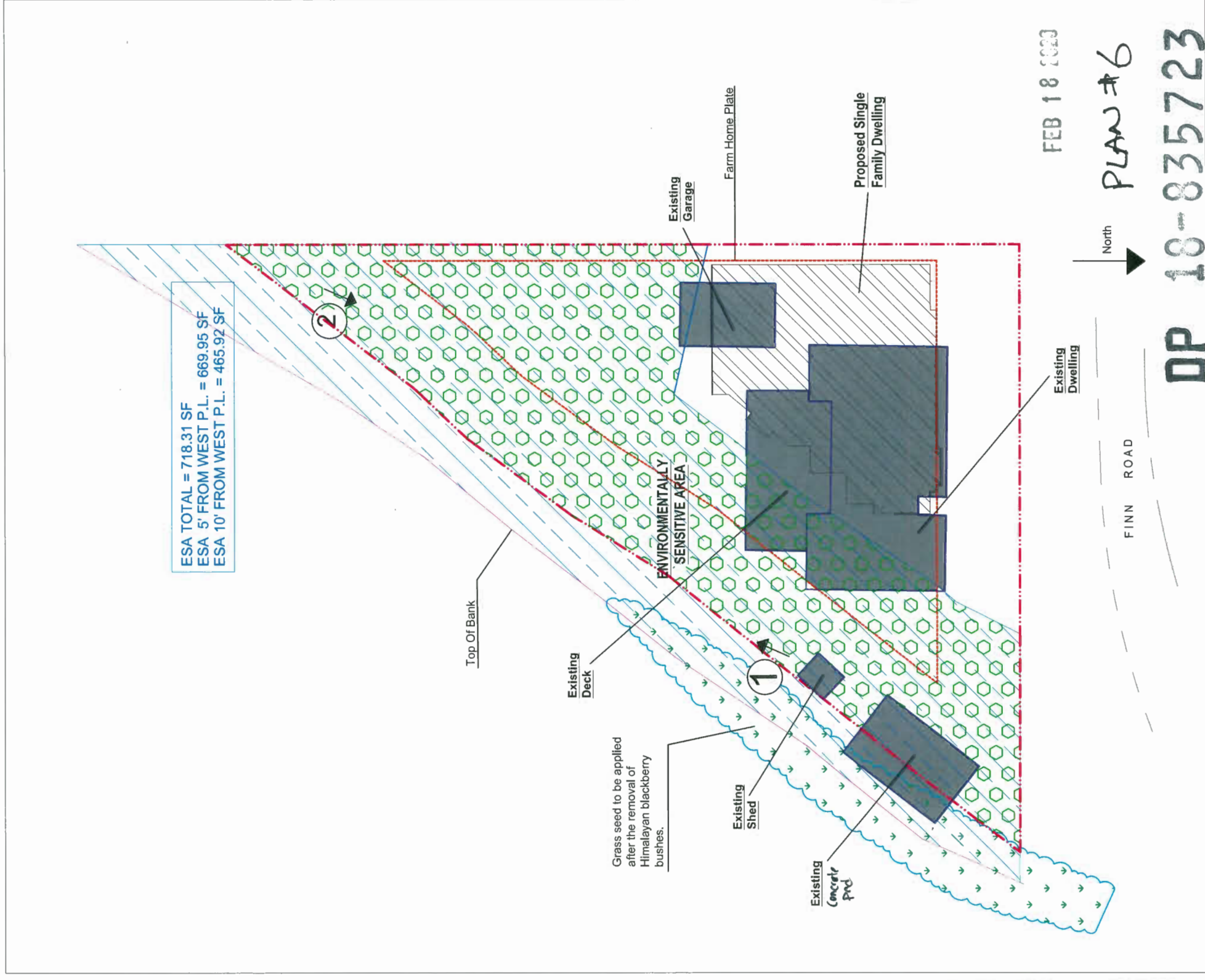
Legend

	Property boundary
	Farm home plate
	Environmental sensitive area
	Himalayan blackberry
	Top of bank
	Proposed single-family dwelling
	Grass seed after blackberry removal
	Existing buildings
	Restoration Planting Area

Note: Himalayan blackberry bushes will be removed by the applicant and the affected area (the applicants property, and the City of Richmonds property) will be seeded with native grass seed mix to prevent invasive plants from growing.

Note: The exposed soil in the seeded area will be covered with cocoamat or straw to prevent erosion.

Himalayan Blackberry Restoration Plan DP 18-835723	Marlim Project: 362.17.01
	Date: February 2020
9500 Finn Road, Richmond Marlim Ecological Consulting Ltd. Phone: 604-531-4338 Email: mail@marlimecological.com Website: www.marlimecological.com	Page: 1

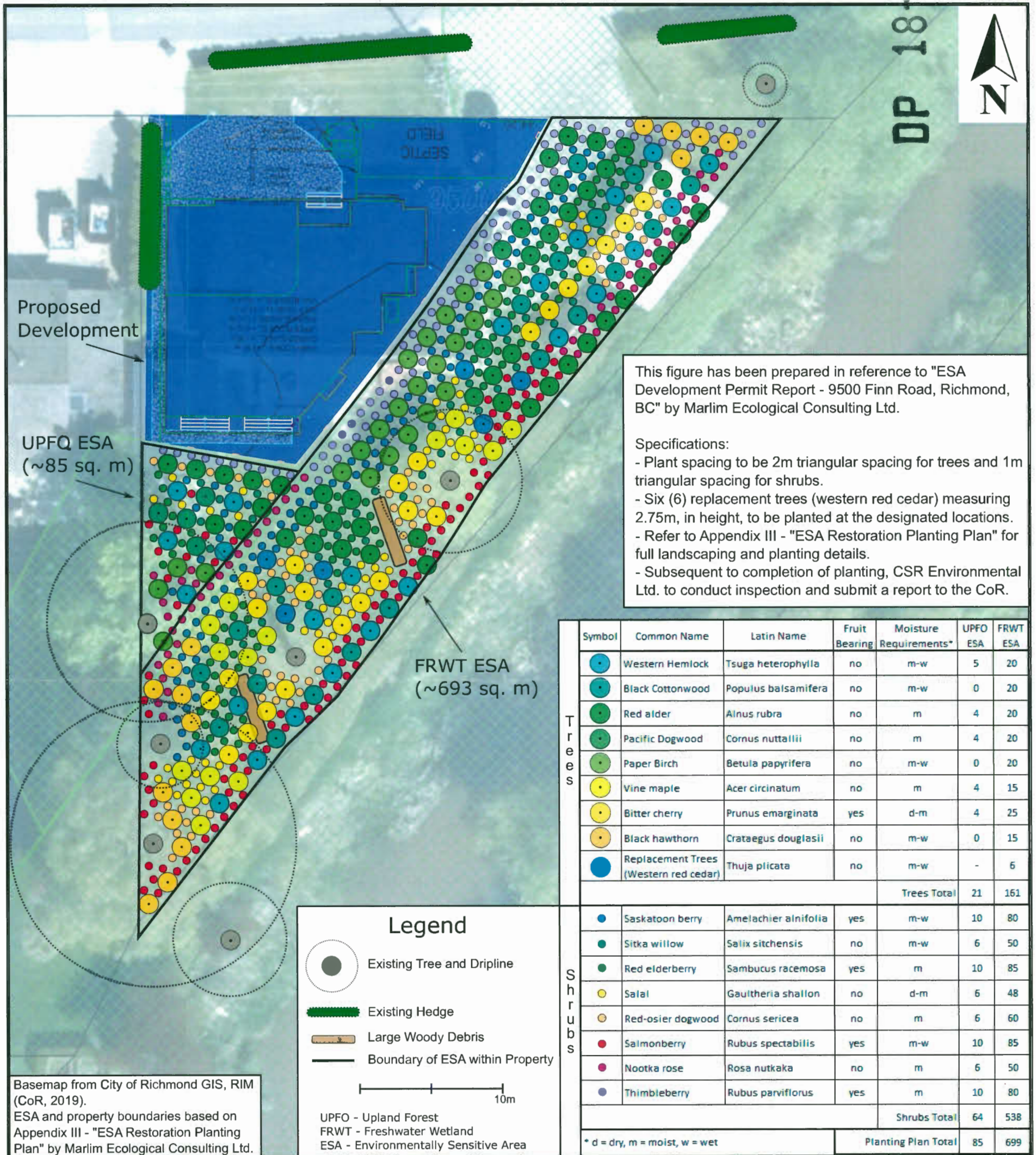


North
 PLAN #6
 DP 18-835723

5

DP 18-835723
 PLAN #7

FEB 18 2020



Basemap from City of Richmond GIS, RIM (CoR, 2019).
 ESA and property boundaries based on Appendix III - "ESA Restoration Planting Plan" by Marlim Ecological Consulting Ltd.

Legend

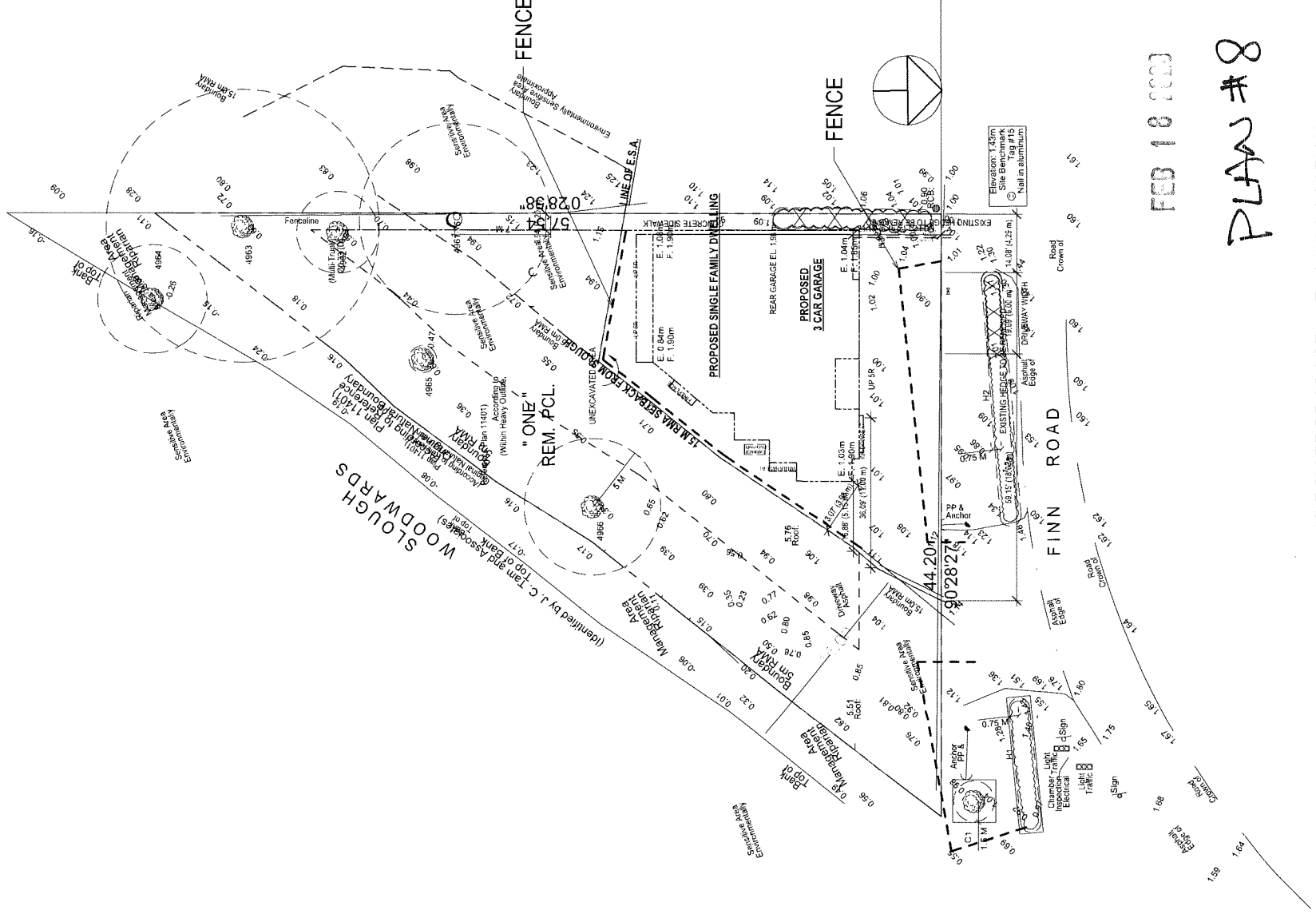
- Existing Tree and Dripline
- Existing Hedge
- Large Woody Debris
- Boundary of ESA within Property

UPFO - Upland Forest
 FRWT - Freshwater Wetland
 ESA - Environmentally Sensitive Area

10m

<p>Your Project Meets the Environment</p> <p>206 - 3855 Henning Drive Burnaby, BC, V5C 6N3 TEL: 604-559-7100 www.csrenviro.com</p>	Project: ESA Restoration Planting Plan: Planting Locations	Job No.: 2019-172-01 Drawn By: MW Checked By: MB	Drawing No.: <h1>Figure 1</h1>	
	Address: 9500 Finn Road, Richmond, BC	Scale: As shown Date: 2020/02/04	Drawing Title: Tree and Shrub Planting Locations	
	Client Name: Dean Keitsch			

5



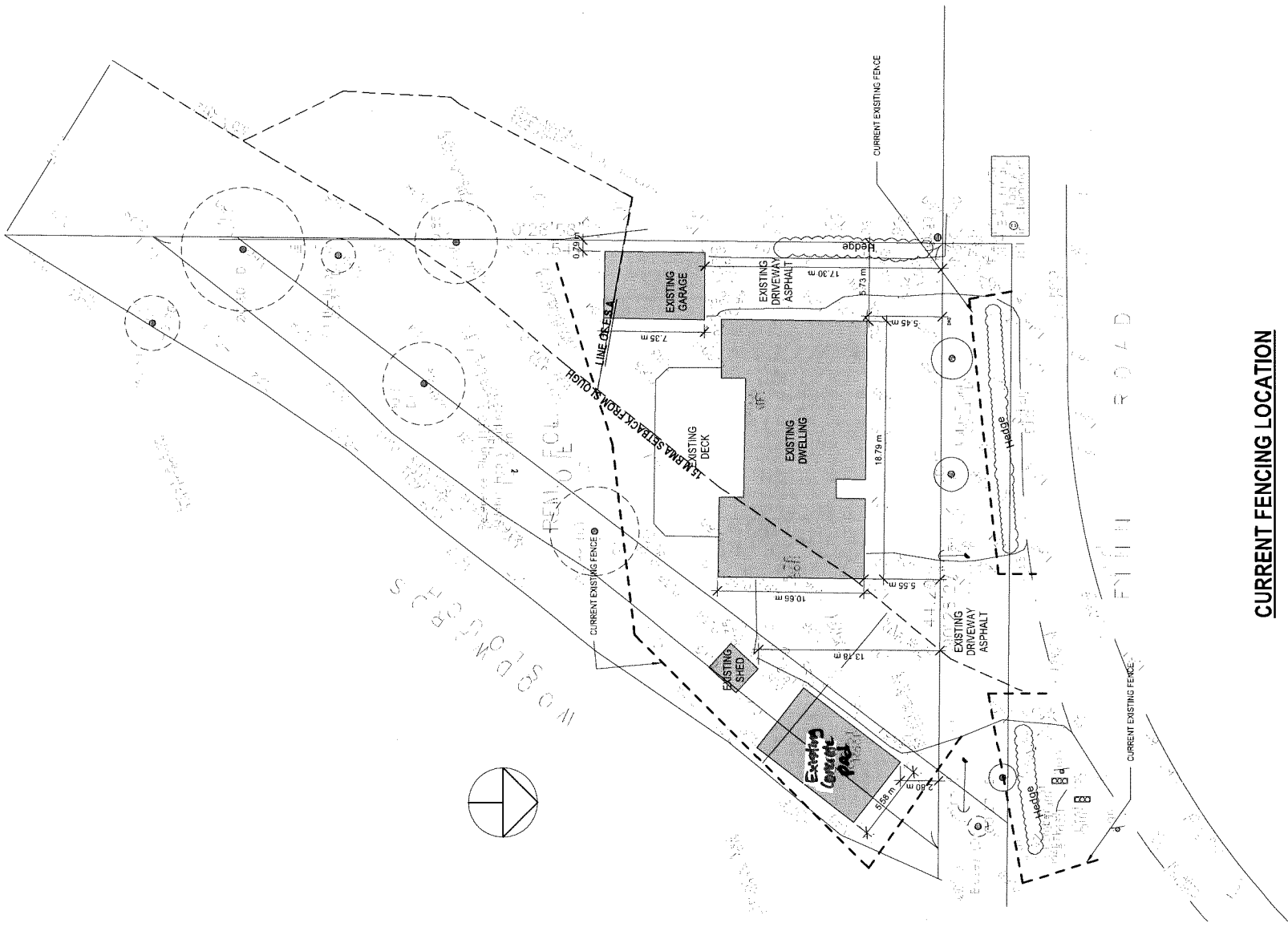
FEB 18 2020

PLAN #8

ULTIMATE PROPOSED FENCING LOCATION
DURING CONSTRUCTION

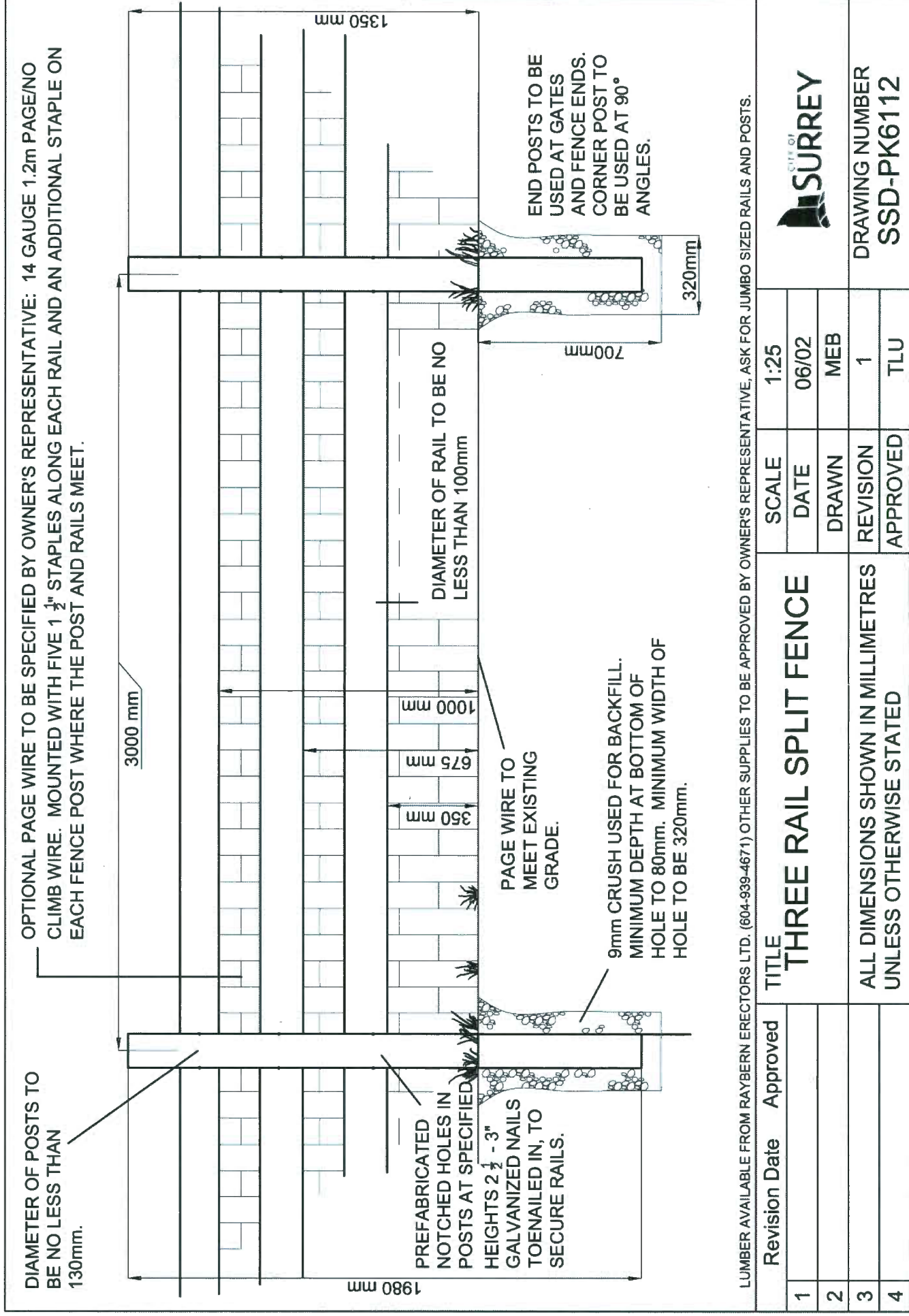
DP 18-835723

THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018



CURRENT FENCING LOCATION

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LUMBER AVAILABLE FROM RAYBERN ERECTORS LTD. (604-939-4671) OTHER SUPPLIES TO BE APPROVED BY OWNER'S REPRESENTATIVE, ASK FOR JUMBO SIZED RAILS AND POSTS.

Revision Date		Approved	TITLE		SCALE	1:25
1			THREE RAIL SPLIT FENCE		DATE	06/02
2					DRAWN	MEB
3			ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE STATED		REVISION	1
4					APPROVED	TLU



DRAWING NUMBER
SSD-PK6112

238

PLAN #19

FEB 18 2020

DP 18-835723