



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, June 29, 2022
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on April 27, 2022.*



1. DEVELOPMENT PERMIT 21-931059
(REDMS No. 6894468)

APPLICANT: Calvin Deng
PROPERTY LOCATION: 8888 No. 6 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a single detached house at 8888 No. 6 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).



2. New Business

3. Date of Next Meeting: July 13, 2022

ADJOURNMENT



**Development Permit Panel
Wednesday, April 27, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
James Cooper, Director, Building Approvals

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 April 13, 2022 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-933784
(REDMS No. 6733078)

APPLICANT: Don Dockstader Motors Ltd.

PROPERTY LOCATION: 10700 Cambie Road

INTENT OF DEVELOPMENT PERMIT:

Permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

Development Permit Panel

Wednesday, April 27, 2022

Applicant's Comments

Kori Chan, Principal, Proscenium Architecture + Interiors, introduced the project and Teague Shinkewski, Project Architect, Proscenium Architecture + Interiors, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, highlighting the following:

- the project includes minor renovations of the building exterior and changes to interior building partitions to follow the brand guidelines of the new auto dealership tenant;
- enhancements are proposed to existing on-site landscaping;
- a new exterior curtain wall is proposed to wrap around the north, east and south façades of the building and the west façade of the building is proposed to be repainted;
- a new building entry feature is proposed on the north elevation of the building;
- a new commercial signage (as per the City's Sign Bylaw and not included in the DP) will be installed on the south corner of the building façade showing the brand and colour of the new auto dealership tenant;
- wheel stops will be installed adjacent to the new exterior curtain wall along the east elevation to provide protection to the exterior cladding of the building;
- there will be no changes to the existing site use, building massing and parking;
- there will be a small amount of additional floor area created as a result of pushing out the new exterior curtain walls to avoid conflict with existing building structures; however, the building's existing useable FSR will remain unchanged;
- the proposed site plan includes, among others, the enhancement of existing features of the subject development such as replacement of existing bicycle racks, repainting of pedestrian sidewalks, and retention of existing rooftop solar panels including the installation of new parapets on the rooftop as part of the curtain wall assembly; and
- the two existing electric vehicle (EV) charging stations on the site will be upgraded and two new EV charging stations will be added.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) the existing landscaping on the subject site have been well maintained and will be retained, (ii) additional shrub and tree planting is proposed along the south edge of the site fronting Highway 99, (iii) the existing green wall on the south façade of the building will be retained, (iv) the existing stamped asphalt walkway on the site will be repainted to enhance pedestrian safety and circulation; and (v) the outdoor surface parking in front of the dealership building will be treated with permeable pavers to enhance on-site stormwater management and provide differentiation from the surrounding asphalt area.

Development Permit Panel

Wednesday, April 27, 2022

Staff Comments

Suzanne Smith, Program Manager, Development, noted the sustainability and landscaping features of the project that will be secured with a legal agreement between the City and the owner including (i) the retention of the existing photovoltaic system on the building rooftop, and (ii) upgrading of two existing EV charging stations and the addition of two new ones which will be available to customers and the public.

In addition, Ms. Smith noted other significant landscaping features of the project including (i) repainting of existing pedestrian crossing, (ii) installation of permeable pavers on a portion of the parking area, (iii) planting of additional trees and shrubs along the existing landscaping along Highway 99, and (iv) retention and maintenance of the existing green wall on the southwest façade of the building fronting Highway 99 through a private agreement between a landscaping company and the auto dealership tenant.

Panel Discussion

Discussion ensued with regard to enhancing the landscaping on the green triangle area adjacent to the new entrance proposed on the north side of the building. As a result of the discussion, staff was directed to work with the applicant to investigate opportunities for installing a tree to help identify the building entrance and provide visual interest to customers of the auto dealership.

It was noted that that in view of the proposed changes to the building façade design and materials, the applicant should consider doing an energy modeling at this stage of the project to ensure compliance with the current BC Energy Step Code requirement by the City.

In reply to queries from the Panel, the applicant advised that the energy generated by the photovoltaic panels on the building rooftop is utilized by the electrical system used in the building. In addition, the applicant confirmed that the retention and use of the existing photovoltaic system will be secured with a legal agreement.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the proposed renovation of the building façades would enhance the appearance of the building and mitigate the risk of bird strikes.

Development Permit Panel

Wednesday, April 27, 2022

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

2. New Business

The Panel agreed that the meeting tentatively scheduled on Wednesday, May 11, 2022 be cancelled as there are no agenda items for the said meeting.

3. Date of Next Meeting: May 26, 2022

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:56 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, April 27, 2022.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
April 27, 2022.

Volvo Richmond

DP PANEL PRESENTATION

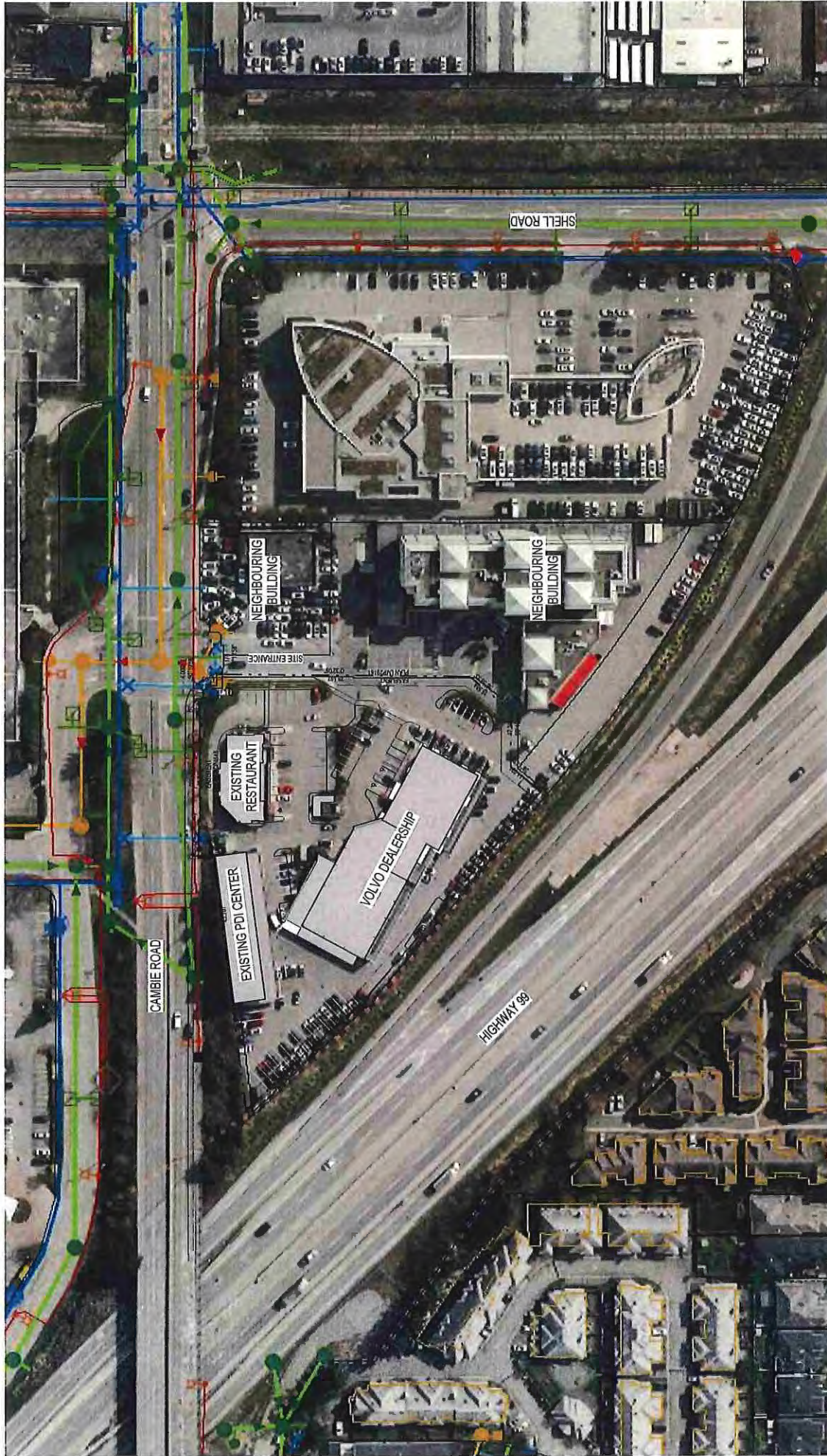
PROSCENIUM ARCHITECTURE + INTERIORS

PMG LANDSCAPE ARCHITECTS

DILAWRI GROUP OF COMPANIES



INTRODUCTION
VOLVO RICHMOND

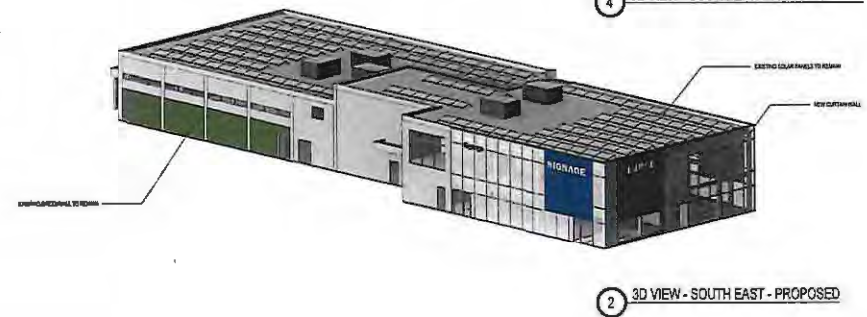
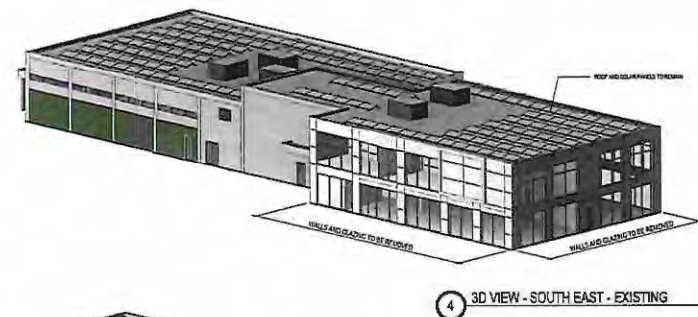
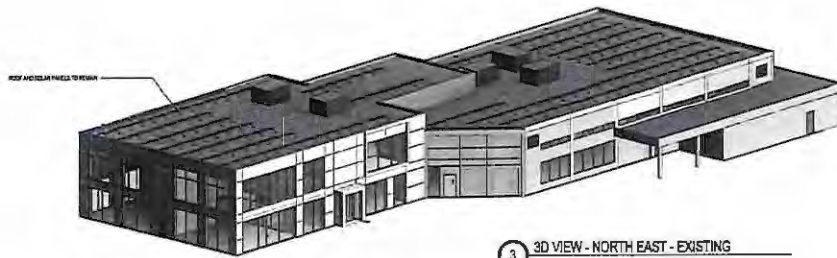


CONTEXT PLAN
VOLVO RICHMOND

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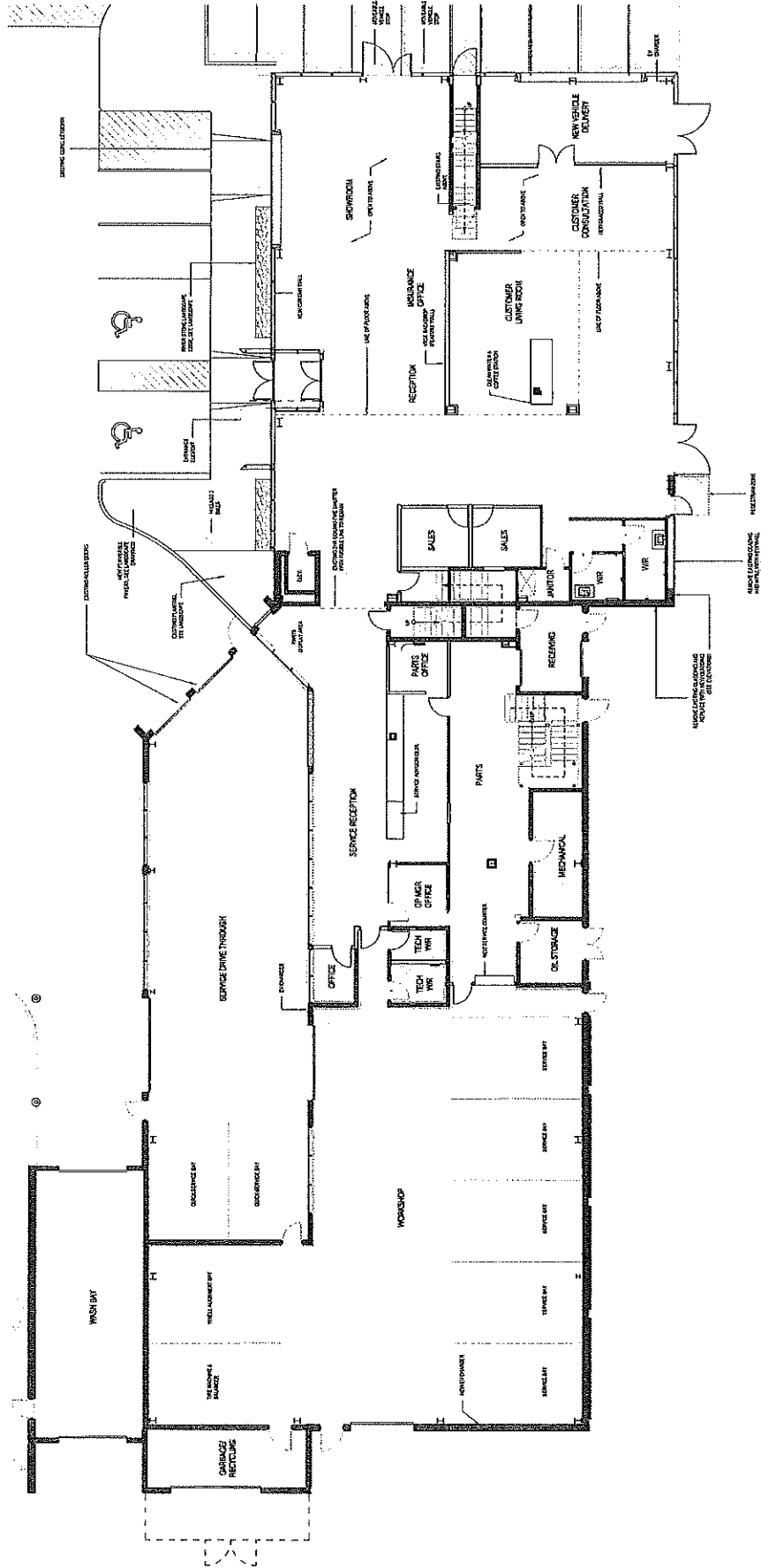
SITE PLAN

VOLVO RICHMOND

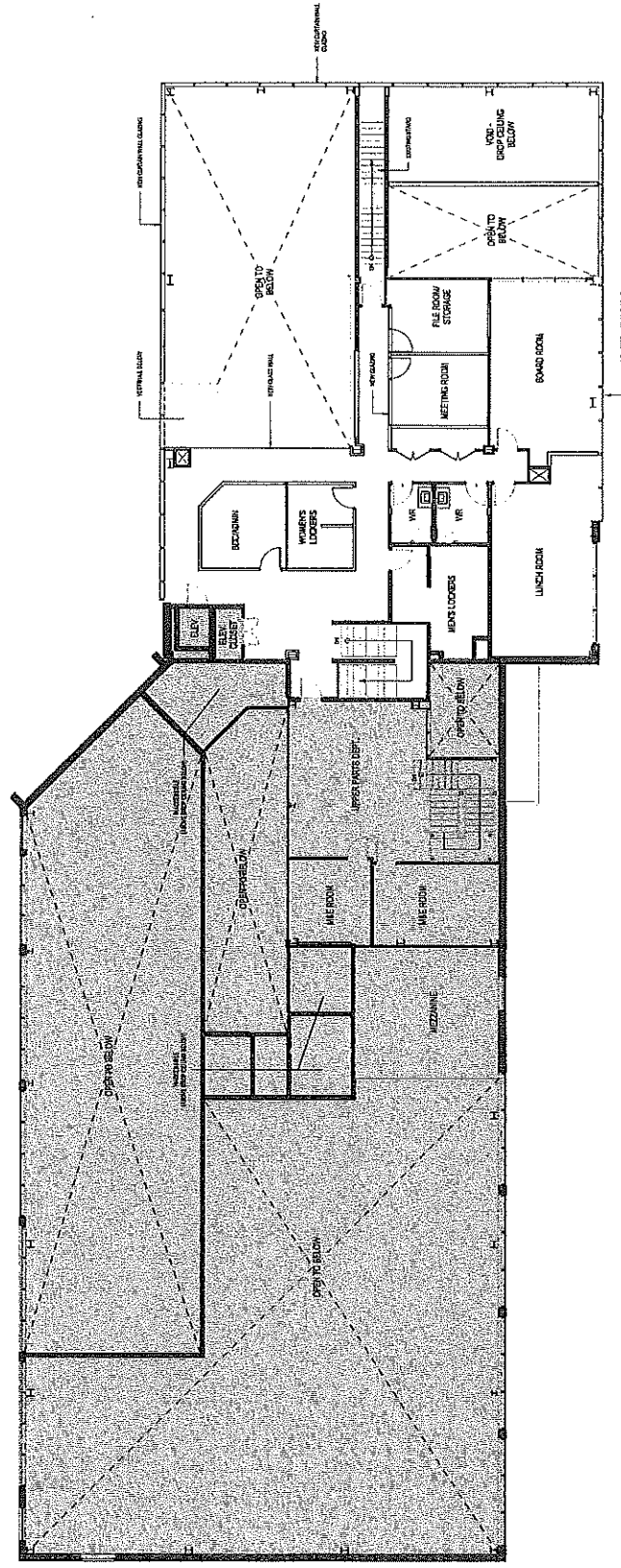


EXISTING & PROPOSED 3D ELEVATIONS

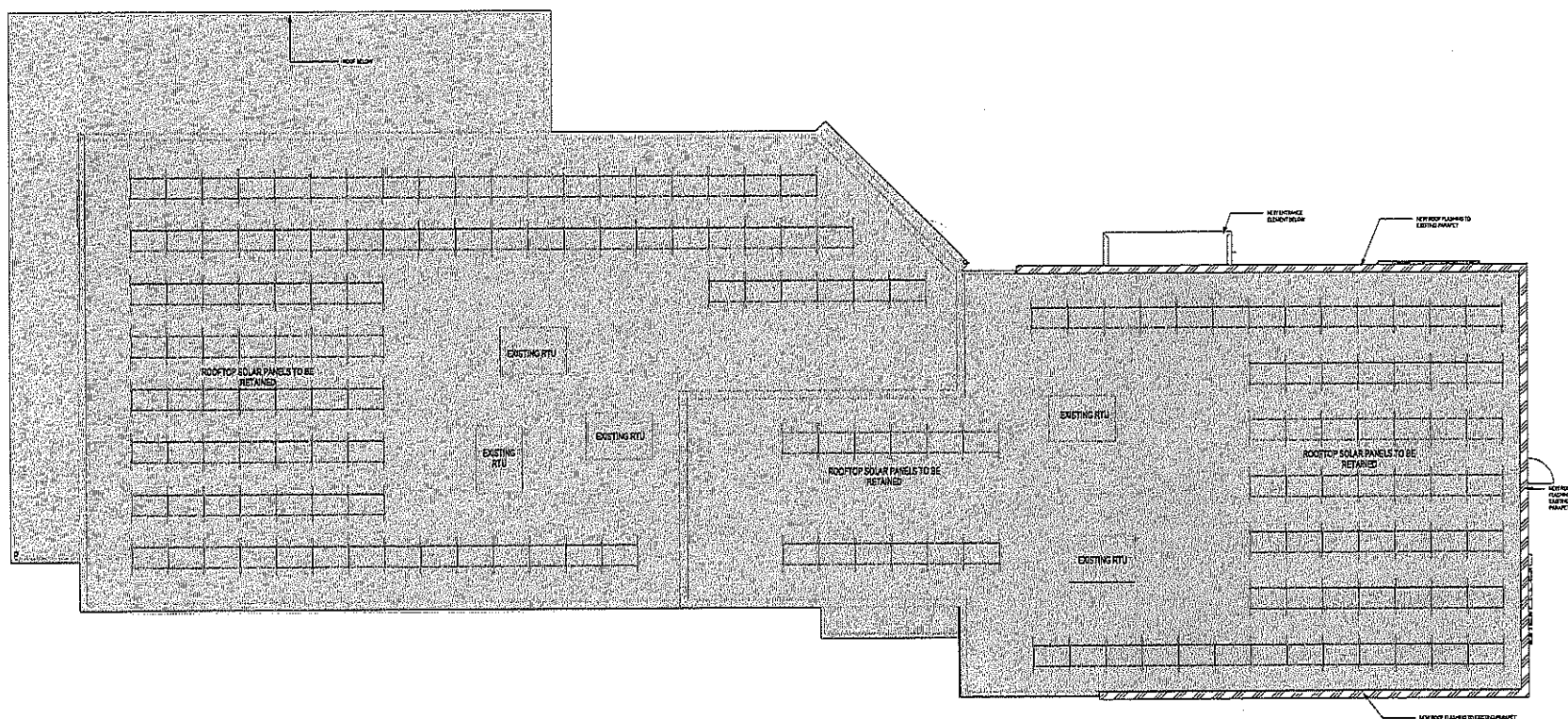
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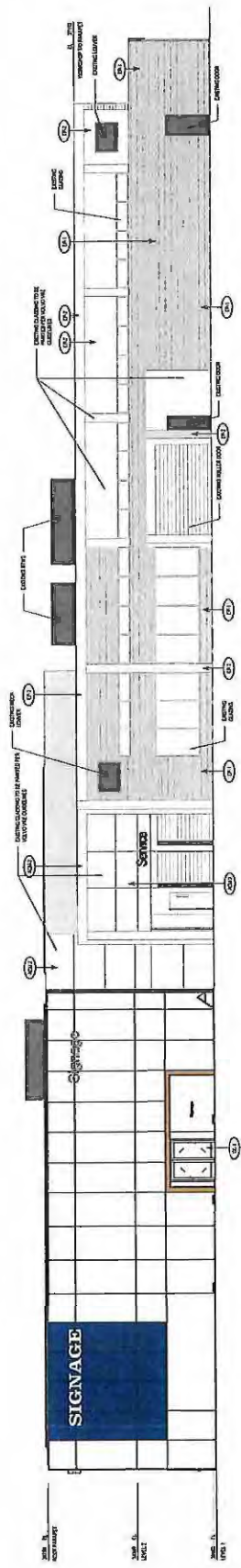
LEVEL 1 FLOOR PLAN - PROPOSED
VOLVO RICHMOND



LEVEL 2 FLOOR PLAN - PROPOSED
VOLVO RICHMOND

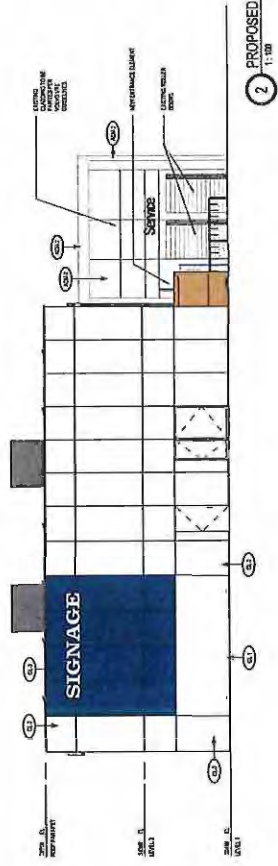


ROOF PLAN - PROPOSED
VOLVO RICHMOND

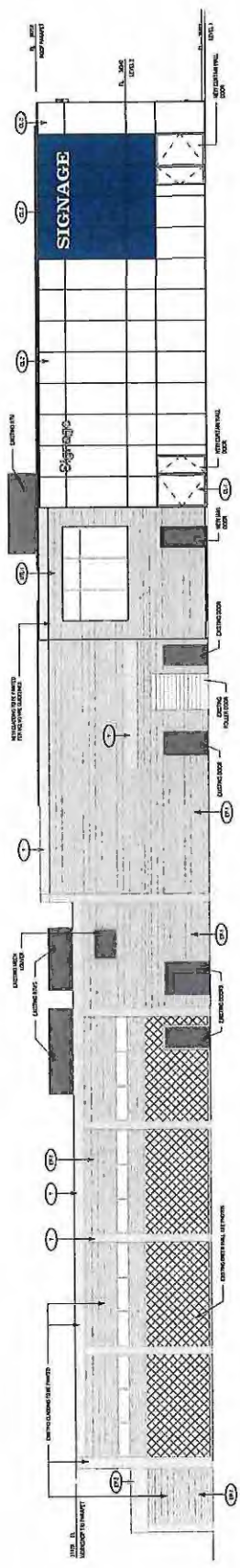


1 PROPOSED NORTH ELEVATION
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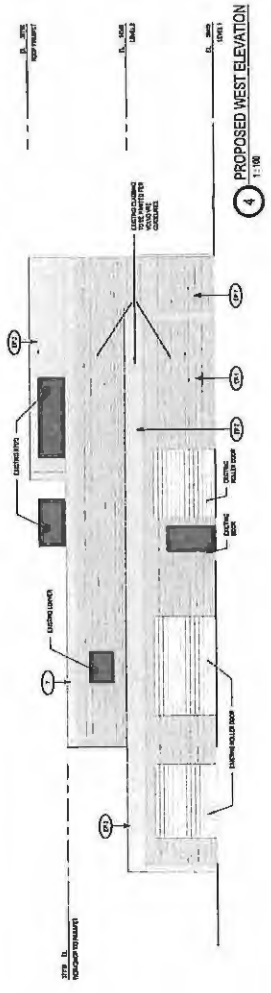
- (A2) NEW ALUMINUM COMPOSITE PANELS (SILVER METALLIC)
- (A3) EXISTING ALUMINUM COMPOSITE PANELS (RED-PARTED SILVER METALLIC)
- (B1) EXISTING HORIZONTAL CORRUGATED METAL (RED-PARTED SILVER METALLIC)
- (B2) EXISTING METAL CLADDING FLASING (RED-PARTED SILVER METALLIC)
- (C1) NEW CLADDING (GLASS)
- (C2) LIGHT DUTY INSULATED PANELS (SILVER) TANGLES - (PROST WHITE FINISH)
- (C3) INSULATED GLASS (VOLVO BLUE)
- (D1) HORIZONTAL CORRUGATED METAL (SILVER)
- (D2) NEW WOOD LOOK UP (TRUSPA - ELEGANT DARK)



2 PROPOSED EAST ELEVATION
1:100

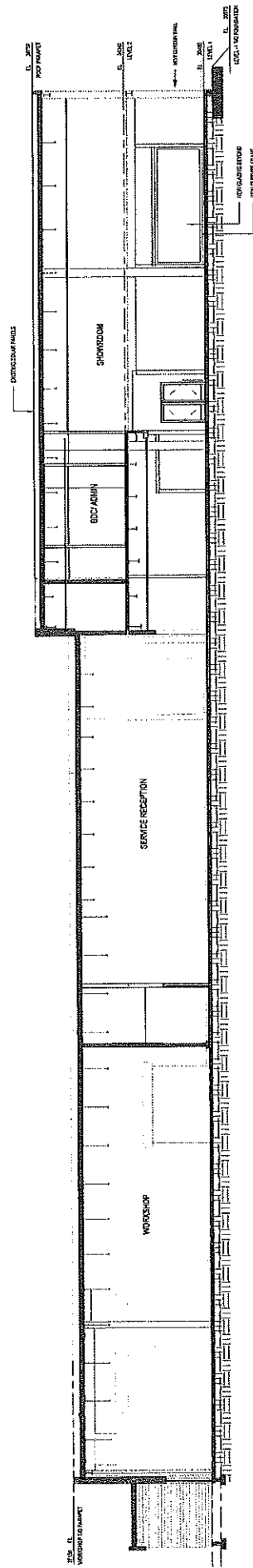


3 PROPOSED SOUTH ELEVATION
1:100



4 PROPOSED WEST ELEVATION
1:100

PROPOSED ELEVATIONS VOLVO RICHMOND



LONGITUDINAL SECTION

VOLVO RICHMOND



NORTH ELEVATION RENDERING
VOLVO RICHMOND



NORTH ELEVATION RENDERING
VOLVO RICHMOND



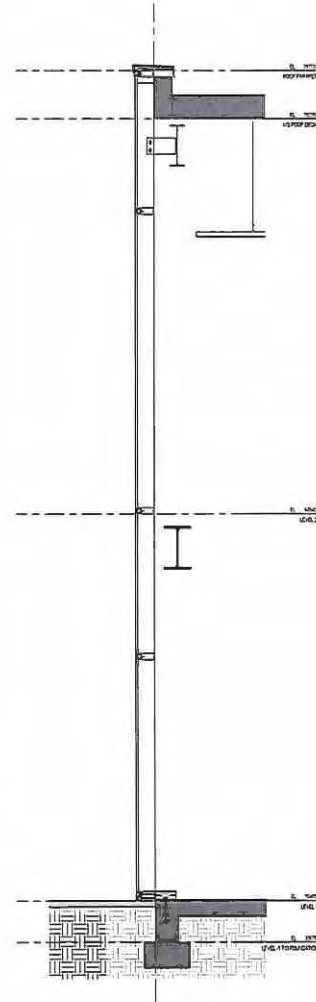
MAIN ENTRANCE RENDERING
VOLVO RICHMOND



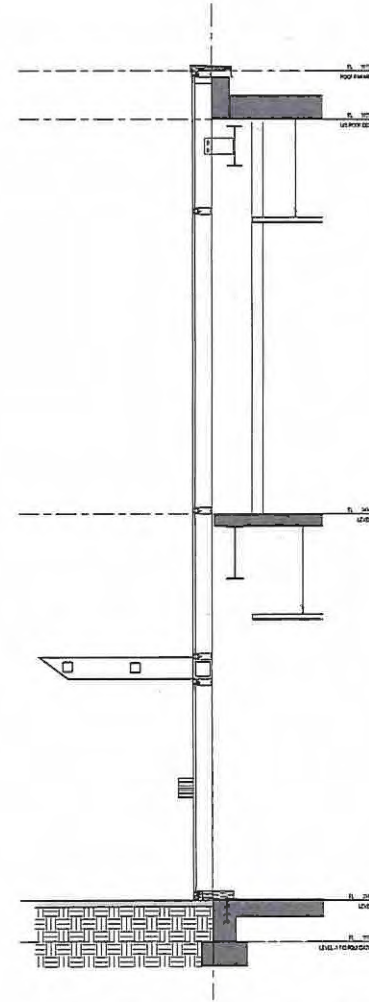
NORTHEAST CORNER ELEVATION RENDERING
VOLVO RICHMOND



SOUTH ELEVATION RENDERING
VOLVO RICHMOND



③ WALL SECTION - CURTAIN WALL @ SHOWROOM
1:20



② WALL SECTION - NORTH CURTAINWALL @ L2
1:20

TYPICAL WALL ASSEMBLIES VOLVO RICHMOND



GL-3



WD-1

GL-2

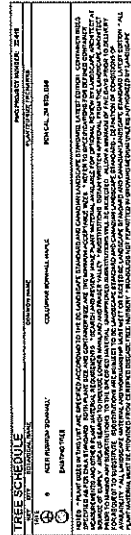


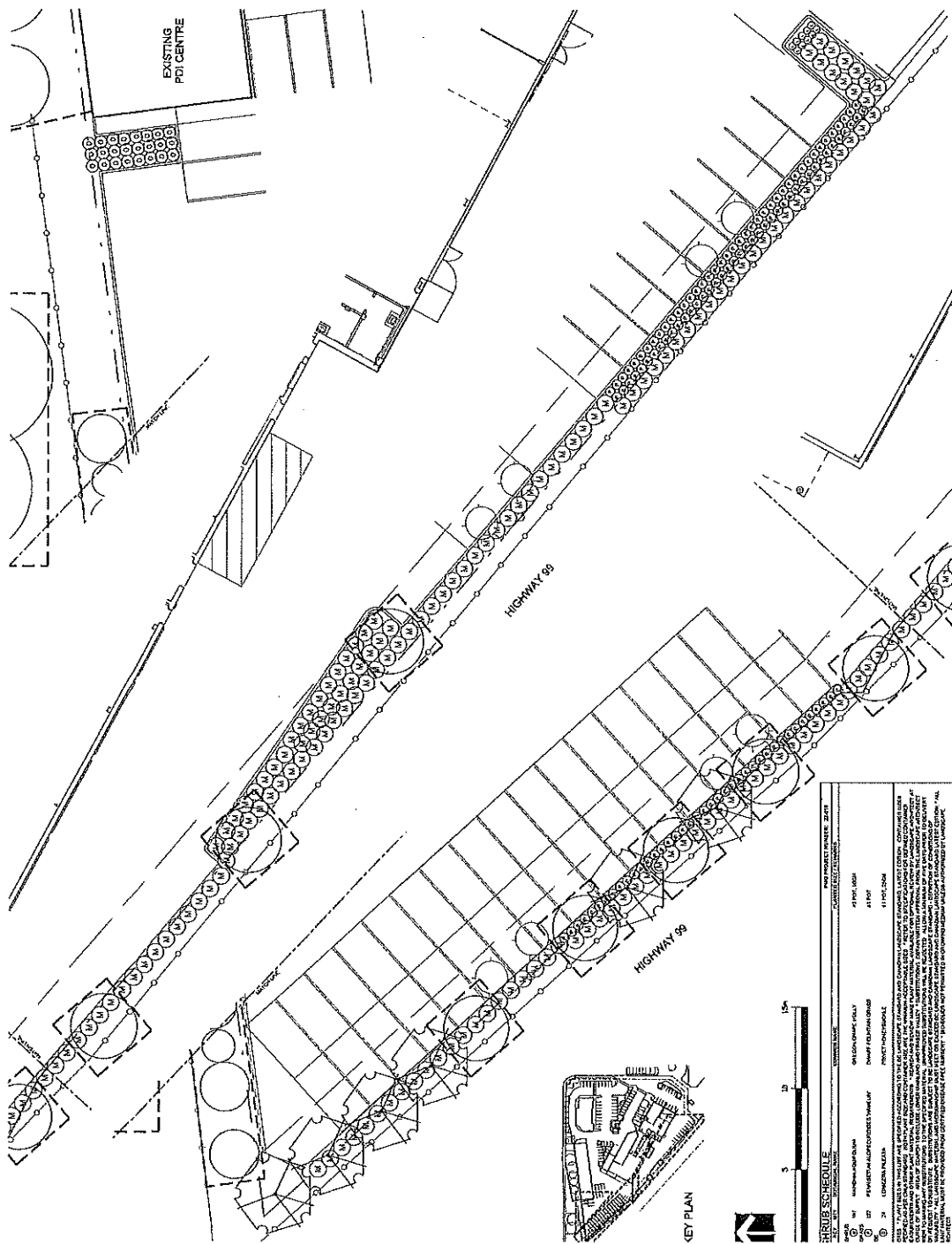
GL-1

EP-1
EP-2
ACM-2



MATERIALS
VOLVO RICHMOND





SHRUB SCHEDULE			
SYMBOL	DESCRIPTION	QUANTITY	REMARKS
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2	SHRUB 2	1	SHRUB 2
3	SHRUB 3	1	SHRUB 3
4	SHRUB 4	1	SHRUB 4
5	SHRUB 5	1	SHRUB 5
6	SHRUB 6	1	SHRUB 6
7	SHRUB 7	1	SHRUB 7
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SHRUBS ENLARGEMENT PLAN VOLVO RICHMOND



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: June 9, 2022

From: Wayne Craig
Director of Development

File: DP 21-931059

Re: Application by Calvin Deng for a Development Permit at 8888 No. 6 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single detached house at 8888 No. 6 Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

A handwritten signature in black ink, appearing to read 'Wayne Craig', with a large, stylized flourish at the end.

Wayne Craig
Director of Development

WC:bb
Att. 4

Staff Report

Origin

Calvin Deng, the owner of the subject property, has applied to the City of Richmond for permission to develop a single detached house at 8888 No. 6 Road on a site located in the Agricultural Land Reserve (ALR), designated “Agriculture” in the Official Community Plan (OCP), zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA).

The site currently contains two shipping containers in the west portion of the property, currently used to store farm related equipment and supplies. The shipping containers would be removed to accommodate the proposed development. The farm is not currently being actively farmed; however, the property has been categorized by BC Assessment as a developing farm under the 2022 assessment roll.

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

The subject site and the surrounding area are located within the Agricultural Land Reserve (ALR). Development surrounding the subject site is as follows:

- To the north, a lot zoned “Agriculture (AG1)” with an approximate area of 10 acres (4 ha) and partially designated as an Environmentally Sensitive Area (ESA);
- To the east, Agricultural operation on an approximately 20 acres (8.1 ha) property zoned “Agriculture (AG1)” with a small portion of the site adjacent to the subject property being designated ESA;
- To the south, an unopened road allowance (Francis Road) separating the subject site from the property at 9020 No. 6 Road, which is an agricultural operation with an approximate area of 5.29 acres (2.1 ha) zoned “Agriculture (AG1)” and with a small portion of the site being designated ESA; and
- To the west, one property across No. 6 road zoned “Agriculture (AG1)” with an approximate area of 20 acres (8.1 ha), and partially designated ESA along its western portion.

Previous Activities

The property had been previously treed until 2015. Under a previous owner, the land was cleared of trees between June and August 2015, including trees, shrubs and plants in the ESA and Riparian Management Areas (RMAs). As the then owner had not obtained appropriate permission to clear the land, they were ordered by the City to restore the RMA on both private and City lands through the submission of a Riparian Assessment Plan. The City also required a farm plan to be submitted by the previous owner to confirm their proposed agricultural use on the site. The farm plan submitted in 2016 noted a proposal to farm the site by cultivating blueberries and was accepted by staff. The farm plan did not reflect construction of a dwelling. A Riparian Assessment Plan was prepared by a Qualified Environmental Professional (QEP) and accepted by the City in 2017.

Staff Comments

The property is subject to ESA and RMA land use designations. These designations identify the site's ecological significance and potential. Agricultural activities are exempt from the ESA and RMA requirements, however, residential development is subject to these environmental designations. The owner is proposing to farm the property by planting various types of vegetables and blueberry and to build a single detached house. The purpose of this Development Permit is to allow the construction of the proposed single detached house within the proposed farm home plate as well as to take account of the associated ESA compensation for the disturbance of the site due to the location of the farm home plate within the ESA.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject ESA Development Permit application. In addition, it complies with the intent of the applicable sections of the OCP and is in compliance with the "Agriculture (AG1)" zone.

Environmentally Sensitive Area and Riparian Management Area

The property is designated Environmentally Sensitive Area (ESA), specifically "Freshwater Wetland (FRWT)", which typically includes areas with vegetation and soils influenced by the presence of freshwater in the rooting zone for plants; includes open, forested, and shrub bogs, swamps, marshes, wet meadows, seasonally flooded fields, and shallow ponds and ditches. The property also includes a 15 m wide Riparian Management Area (RMA) along the west and south property lines associated with a drainage canal along No. 6 Road and running along the south property line (Attachment 2). No development is proposed within the RMA and the owner has agreed to erect fencing to protect the RMA along No. 6 Rd, the RMA along the south property line adjacent to the farm home plate and the enhanced 5 m wide area of the RMA along the remainder of the south property line.

Analysis***Site Planning***

- The proposed single-family dwelling complies with the maximum floor area of 400 m² (4,306 ft²) in the "Agriculture (AG1)" zone and is proposed to be located in the southwest portion of the property.
- The proposed single-family dwelling will contain a secondary suite, intended for farm workers. Prior to Council's issuance of the Development Permit, a legal agreement on Title is required to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on the property, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- Vehicular access would be provided via an existing driveway from No. 6 Road, which also serves as a farm access road to the subject property and the associated agricultural operation on site.

Farm Home Plate

- The subject site is designated ESA and includes a 15 m wide RMA along the west and south property lines (Attachment 2), as noted earlier.

- The required farm home plate for the single-family dwelling is located within an area designated ESA.
- The farm home plate is required to be contiguous and rectangular in shape, comprising of one side being on the front property line or the delineation of a Riparian Management Area (RMA) and on one side property line or the delineation of a RMA. The proposal includes an alternative location for the farm home plate in response to the two RMAs and a farm access road that is provided immediately adjacent to the RMA along the No. 6 Rd frontage.
- The proposed location of the farm home plate would accommodate farm access via the farm road and it would allow preservation and enhancement of the RMA along the western and southern portion of the site.
- The alternative farm home plate location was presented to the Food and Agricultural Advisory Committee (FSAAC) on March 24, 2022 and received support with one Committee member abstaining from voting (Attachment 3).

Farm Buildings

- The applicant has also submitted a building permit application for a proposed farm building north of the proposed farm home plate and the single-family dwelling therein.
- That building permit application is being reviewed separately and is not part of this development permit.
- The owner has included conceptual details for the farm building in the site plan, farm plan and environmental assessment report for the development permit application under consideration for information only.
- The FSAAC had expressed concern about the proposed size of the farm building during the March 24 meeting. The owner has since confirmed and revised plans to ensure that the future farm building will meet all zoning bylaw requirements.
- Full zoning bylaw compliance for the farm building will be conducted through the review of the building permit application.

Environmentally Sensitive Area Assessment

- An Environmental Impact Assessment (the “Report”) was submitted by Madrone Environmental Services Ltd. The Report characterized the site as primarily undeveloped and unmanaged blueberry field with no permanent structures.
- As noted earlier, the property was cleared in 2015 under previous ownership, and there are patches of low growing vegetation, including three invasive species (Canada thistle, Himalayan blackberry, and Scotch broom).
- No sensitive habitats, mammals, birds, amphibians/reptiles or invertebrates were observed during field assessment. A single large raptor nest was observed off-site further north of the property at 8451 No. 6 Road.
- The area proposed to be developed for the single-family dwelling is in the ESA and will not encroach into the RMA.
- The total area of the ESA designation on the property is approximately 6.7 acres (2.7 ha) or 75% of the entire property area. As per the ESA Development Permit exemption criteria specified in the OCP, agricultural activities are not subject to the ESA Development Permit requirements.

- The owner is a new farmer and is preparing to farm the site, intending to produce blueberry as well as vegetables such as Sui choy, Bok choy, Gail an and Gai choy in smaller plots behind the proposed farm home plate.
- The RMA along the south portion of the property will not be disturbed for farming. The farm plan confirms that no farming activity is proposed to occur within the 15 m RMA buffer and the owner has agreed to install a fence within the southern RMA to protect the ESA compensation area within the southern RMA (Attachment 2).
- The property is assessed as a developing farm as per BC Assessment's 2022 Assessment Roll.
- For the portion of the property proposed to be developed for residential uses (single-family dwelling with a secondary suite, parking and septic system), comprising a total area of 1,000 m² (10,764 ft²), an ESA Development Permit is required to be issued prior to construction.

Compensation

To compensate for removal of 1,000 m² (10,764 ft²) of ESA to develop the proposed residential uses, the owner proposes to compensate 2,780 m² (29,924 ft²) of landscaping on-site within the entire RMA-designated lands on-site, comprising of the entire 15m width of the western RMA designated along No. 6 Road as well as including a 5 m strip of RMA along the southern section of the site, and complete landscape restoration as follows:

- Removal of invasive species (namely the Himalayan blackberry) from the total RMA.
- Fencing being installed to prevent encroachment into the RMA enhancement area.
- Replanting of native species in the entire compensation area (2,780 m² (29,924 ft²)), including:
 - 171 native trees (14 Bigleaf Maple, 17 Bitter Cherry, 80 Alder and 35 Douglas Fir);
 - 1,617 shrubs, including 162 Coastal Serviceberry, 156 Indian Plum, 240 Baldhip Rose, 404 Salmonberry, 180 Snowberry, 150 June Plum, 125 Nootka Rose, and 200 Red Osier Dogwood;
 - 334 perennial plants, including 167 Yarrow and 167 Douglas Aster;
 - 13 cedar trees and 2 maple trees within the proposed farm home plate and 19 cedar trees along the southern and eastern edges of the farm home plate with an approximate area of 137 m² (1,475 ft²) in addition to the 2,780 m² (29,924 ft²) compensation area elsewhere on the property.

Proposed tree species to be planted in the enhancement area were recommended by a registered Landscape Architect and are vetted by the recommendations of the Qualified Environmental Professional (QEP) as well as consistent with the "Freshwater Wetland (FRWT)" ESA designation and the "Suitable Trees for Replanting in the City of Richmond" list.

Table 1: Balance Sheet

ESA Existing (Subject to a Development Permit)	ESA Loss	RMA Enhancement in Lieu of ESA Loss
1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	2,780 m ² (29,924 ft ²)

The proposal represents a ~2.8:1 ratio in habitat area, with a net gain in function by enhancing a relatively low quality habitat in an area designated as RMA (including a significant amount of invasive species) and replacing with a new densely planted natural area to be protected. Enhancement will support the utilization by a variety of terrestrial and aquatic species, including small mammals, birds and invertebrates.

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 (QEP) will occur for 5 years.

Development Permit considerations include bonding for the landscape costs, a contract between the owner and a QEP to provide monitoring and reporting for a period of 5 years and registration of legal agreements to ensure protection and retention of the area denoted for ESA compensation in the RMA.

Flood Plain Designation and Protection Bylaw

The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a floodplain covenant on title identifying a maximum habitable elevation of 3.0 m GSC is required prior to Development Permit issuance.

Existing Legal Encumbrances

The property has a charge (Registration number F31307) registered against title. This charge is a utility easement agreement for a private water service for the benefit of the adjacent lot to the east. The owner's solicitor has provided confirmation that the easement and the rights granted thereunder would not be affected by the proposed development.

Site Servicing

A Servicing Agreement will not be required for this development. Utility connections and any frontage improvements will be addressed at Building Permit stage via Work Order. These improvements are detailed in the Development Permit Considerations.

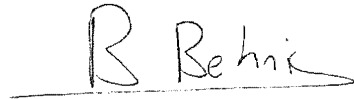
Financial Impact

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

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

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

A handwritten signature in black ink, appearing to read "B Behnia", written over a horizontal line.

Babak Behnia
Planner 2

BB:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Map of the Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA) in the Property

Attachment 3: Excerpt from the Meeting minutes of the FSAAC (March 24, 2022)

Attachment 4: Development Permit Considerations



DP DP 21-931059

Attachment 1

Address: 8888 No. 6 Road

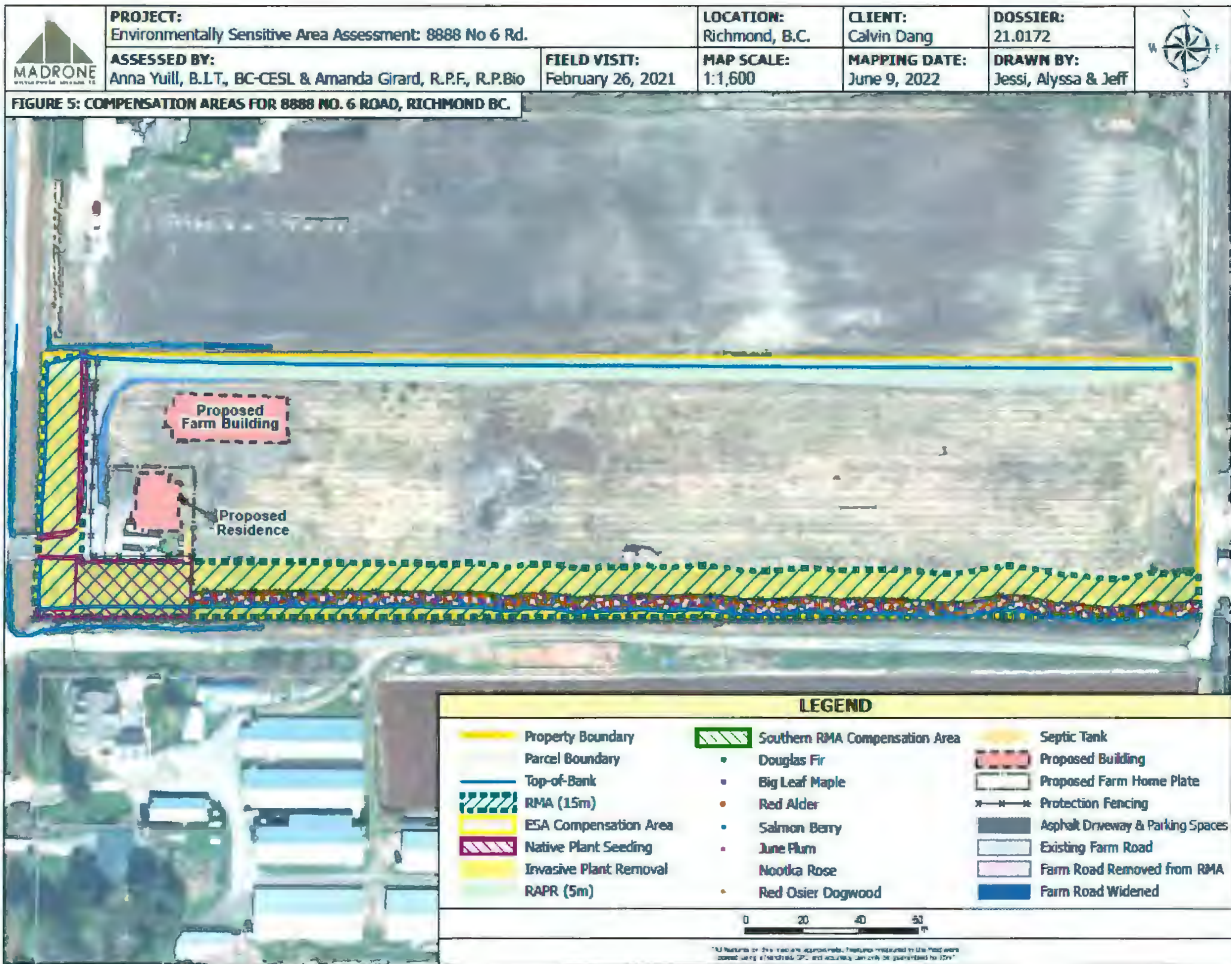
Applicant: Calvin Deng

Owner: Calvin Deng

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	35,934 m ²	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture 1 (AG1)	No change
Number of Units:	Vacant	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	60%	None
Setback – to rear of Farm Home Plate:	Max. 75 m	53.4 m	None
Setback –Single Detached Housing Building	Max. 50 m	49.4 m	None
Setback – Front Yard:	Min. 6.0 m	Complies	None
Setback – Side Yard:	Min. 1.2 m	Complies	None
Setback – side Yard:	Min. 6.0 m	Complies	None
Setback – Rear Yard:	Min. 10.0 m	Complies	None
Height (m):	Max. 9.0 m (2 storeys)	Complies	None



**Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)**

Thursday, March 24, 2022 – 7:00 p.m.
Webex

Alternative Farm Home Plate Location – 8888 No. 6 Road

Babak Behnia, Planner 2, Policy Planning, introduced the alternative farm home plate location associated with the Environmentally Sensitive Area (ESA) Development Permit application at 8888 No. 6 Road and provided the following comments:

- The purpose of the application is to allow the construction of a single-family dwelling within an Environmentally Sensitive Area (ESA);
- The application is being presented to the Committee due to the request for an alternative farm home plate location; and
- The proposal includes an alternative location for the farm home plate area along an existing farm access road and the riparian management area boundary.

The Property Owner provided the following additional comments:

- The previous property owner planted blueberries but was unsuccessful;
- The current property owner has invested in agricultural equipment, including a tractor and excavator; and
- The farm plan includes planting blueberries, Asian vegetables, garlic and watermelon.

The Committee expressed concerns regarding the previous unauthorized fill on the subject property and requested staff to provide further information regarding enforcement.

In response to questions from the Committee, the Property Owner and Project Agrologist provided the following additional comments:

- Efforts have been made to remediate the subject site using machinery to break down the existing material;
- Testing of the soil was not conducted as there was no evidence of commercial or industrial waste and no other compelling evidence to initiate testing for contamination; and
- The irrigation pond on the farm plan is an approximate location and size, which will be revised as per the Property Owner's needs.

The Committee expressed concerns regarding the proposed amount of concrete associated with the proposed agricultural building and recommended alternatives. Staff noted that the proposed

Attachment 3

agricultural building is not finalized and any proposal which exceeds the Zoning Bylaw requirements would require review by the Committee and approval by Council.

In response to questions from the Committee, Policy Planning staff noted that an overall review of Environmentally Sensitive Area (ESA) designations will be part of the targeted Official Community Plan update.

Discussion ensued regarding the alternative farm home plate location, previous unauthorized fill and contents of the farm plan.

The Committee passed the following motions:

That the Food Security and Agricultural Advisory Committee request staff to provide a summary of the Agricultural Land Commission (ALC) involvement and action on the previous property owner in regards to unauthorized fill, to be brought back to the Committee by the next meeting.

Carried Unanimously

That the Food Security and Agricultural Advisory Committee support the proposed Alternative Farm Home Plate at 8888 No. 6 Road (DP 21-931059) along an existing farm access road and the riparian management area boundary.

*Carried
with Miles Smart abstained*



Development Permit Considerations

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

Address: 8888 No. 6 Road

File No.: DP 21-931059

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

1. Receipt of a Letter of Credit for landscaping and monitoring of the Environmentally Sensitive Area (ESA) over a 5 year period in the amount of \$47,665. The Letter of Credit may be reduced annually, up to maximum of 20% of the original value, upon receipt of monitoring reports from the Qualified Environmental Professional (QEP) to the satisfaction of the City's Director, Development.
2. Submission of a Contract entered into between the owner and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA for 5 years following City approval of substantial completion.
3. Registration of a legal agreement on title to identify RMA Enhancement area in lieu of proposed development in the ESA and to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) report prepared by Madrone Environmental Services Ltd. dated June 2, 2022, and will not be abandoned or removed. The legal agreement will also include language to allow City access to the property in case the enhancement works identified in the submitted EIA are not completed, maintained or monitored as proposed.
4. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC (not Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the proposed single-family dwelling.

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

1. At the Owner's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but not be limited to water works and storm sewer works.
2. No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve (ALR). An On-site Sanitary Disposal System is required as per the City of Richmond Policy 7401, to be designed by a Professional Engineer at the owner's cost.
3. The owner is required to review street lighting levels along all road frontages and upgrade as required.
4. 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.
5. 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.
6. Installation of appropriate Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA) protection fencing, according to a Construction Environmental Management Plan approved by staff and as per the recommendations of and specifications listed by the Qualified Environmental Professional (QEP).
7. The single-family dwelling would need to be built to either:
 - **Step 3** of the Energy Step Code, OR
 - **Step 2** of the Energy Step Code if a Low Carbon Energy System (LCES) is installed such that GHG emissions from the residence are less than 6 kg / m² of conditioned floor space.

Initial: _____

Note:

Attachment 4

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

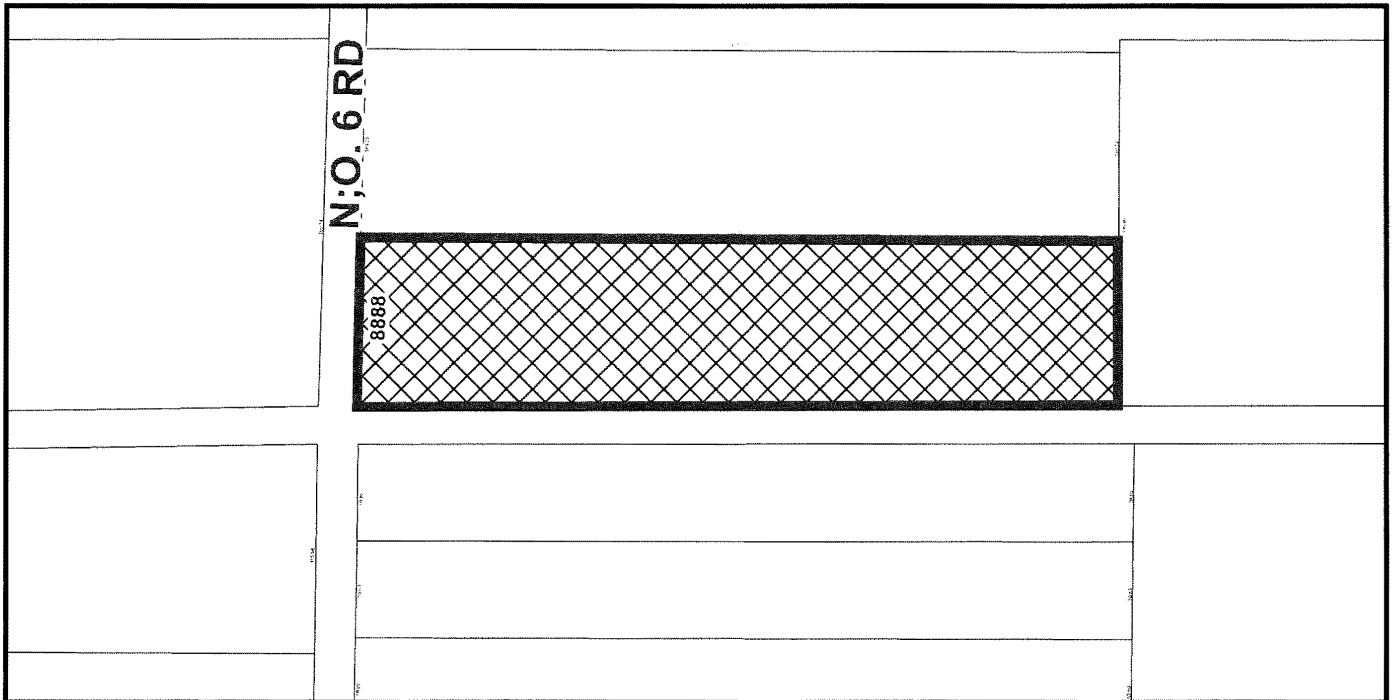
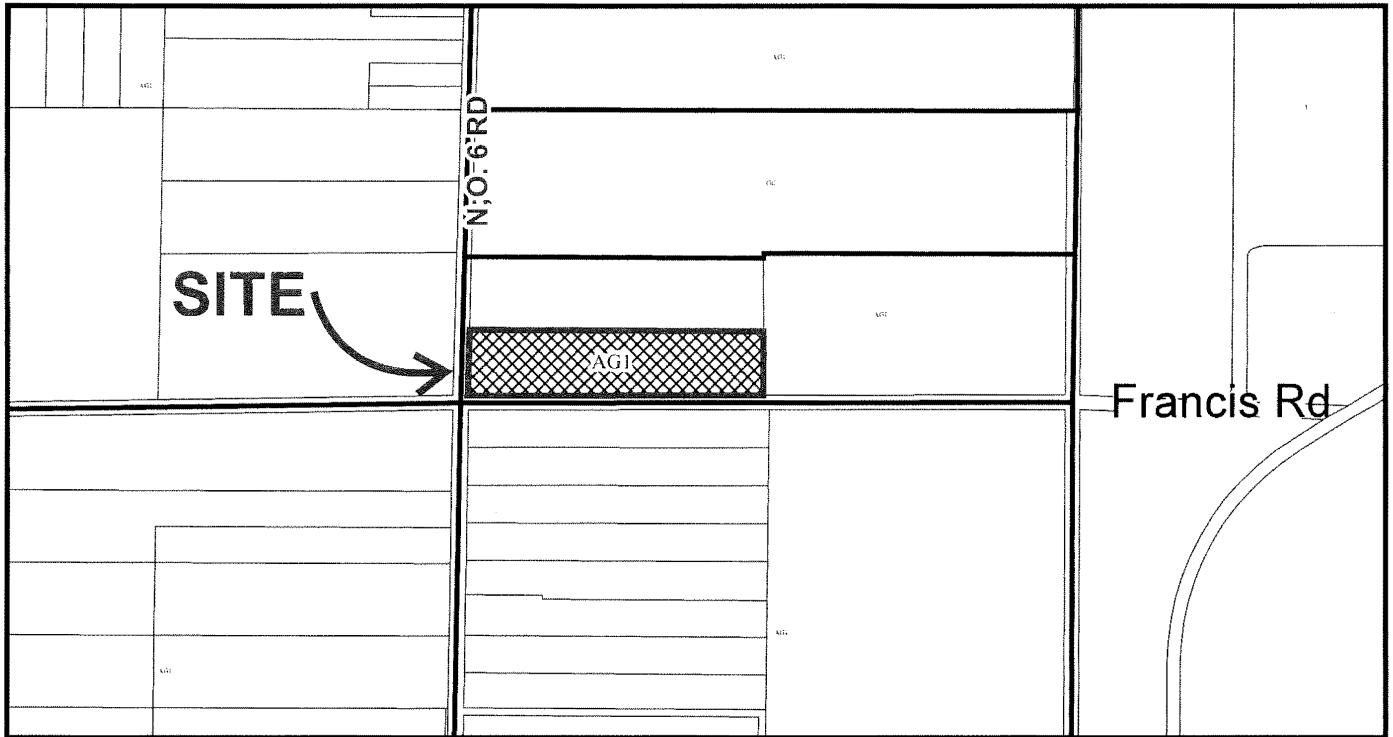
[Signed copy on file]

Signed

Date



City of Richmond



DP 21-931059
Schedule 'A'

Original Date: 06/04/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Permit

No. DP 21-931059

To the Holder: Ming Hui Deng
Property Address: 8888 No. 6 Road
Address: 2921 East 16th Avenue Vancouver, BC
V5M 2M2

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. Sanitary systems, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$47,665.00 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.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 21-931059

To the Holder: Ming Hui Deng
Property Address: 8888 No. 6 Road
Address: 2921 East 16th Avenue
Vancouver, BC
V5M 2M2

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

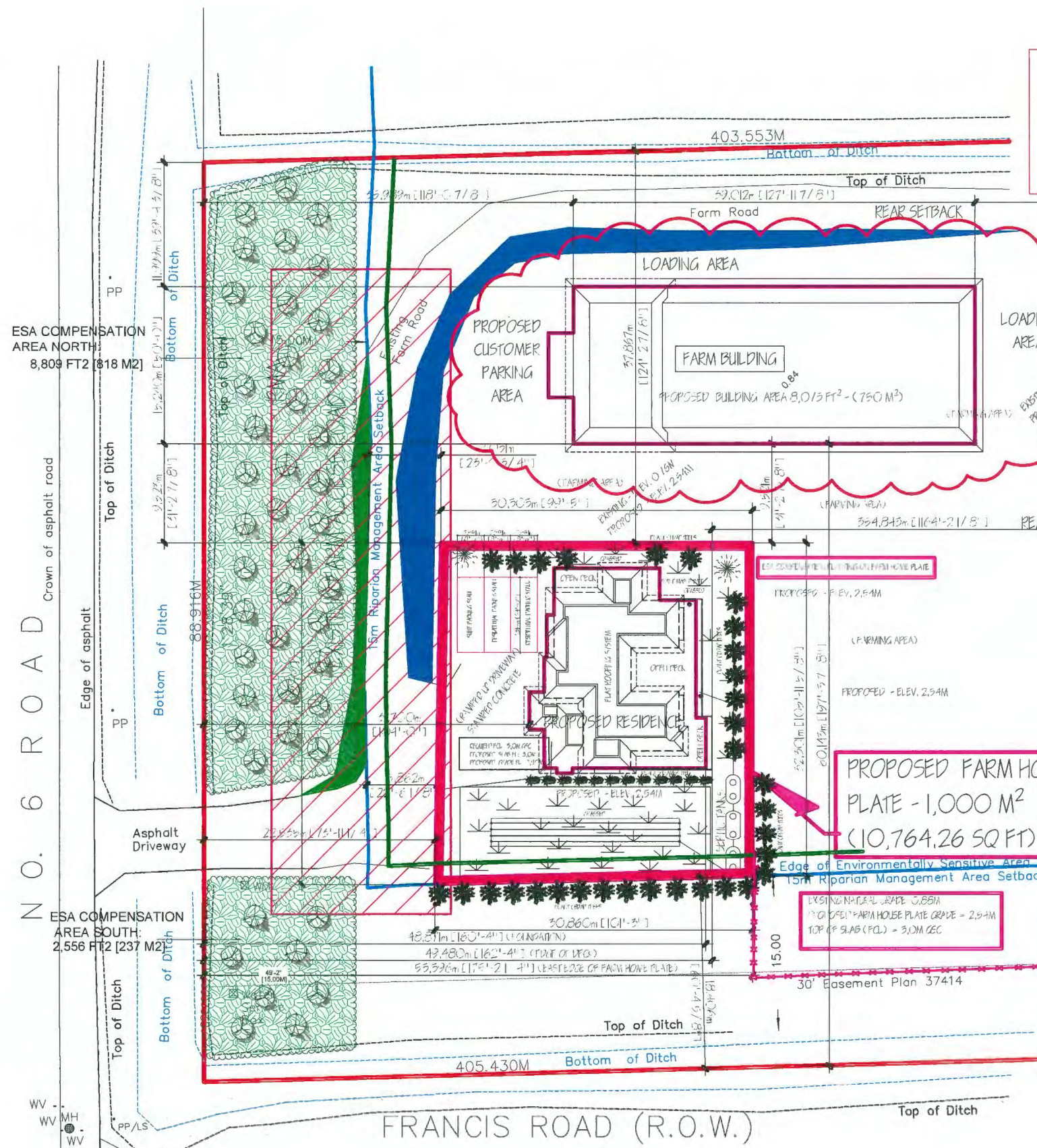
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



PROPOSED FARM HOME PLATE
TO LOCATE THE FARM HOME PLATE TO 6.82M EAST OF THE
RMA BOUNDARY LINE RUNNING PARALLEL TO NO. 6 ROAD TO
ACCOMMODATED A FARM ACCESS ROAD.

CITY OF RICHMOND RIPARIAN MANAGEMENT AREA (RMA)

- The RMA must not be altered except in accordance with a City approved permit. No tree, shrub or ground cover removal, no storage of materials, no building, structure or surface construction including retaining walls can occur in an RMA.
- A brightly coloured, temporary fence of a minimum height of 1.2 m must be erected at least 2 m outside of the RMA. An erosion and sediment control fence must be installed on this property side of the brightly coloured fence. All additional RMA protection measures as defined by a Qualified Environmental Professional must also be installed, completed.
- All protective fencing and erosion and sediment control measures must be in place before development begins, and remain in place until development is complete and final approval received.
- The landowner is responsible to restore to the satisfaction of the City any unauthorized development within the RMA.

Notes:

- Elevations are in metres and derived from City of Richmond HPN Monument #190 (94H1624), elevation = 2.339 metres.
- Property line dimensions are based on field survey and Land Title Office records.
- All trees and stumps have been plotted as required by the City of Richmond Bylaw No. 8057.

LEGEND (ONLY IF ROAD ADJUSTMENTS ARE REQUIRED)

- FARM ROAD REMOVED FROM RMA AREA
- FARM ROAD WIDENED
- AREA EXPLAINED IN THE FARM REPORT AND LETTER
- RMA PROTECTION FENCE (2.0M FROM RMA)

ESA COMPENSATION AREA

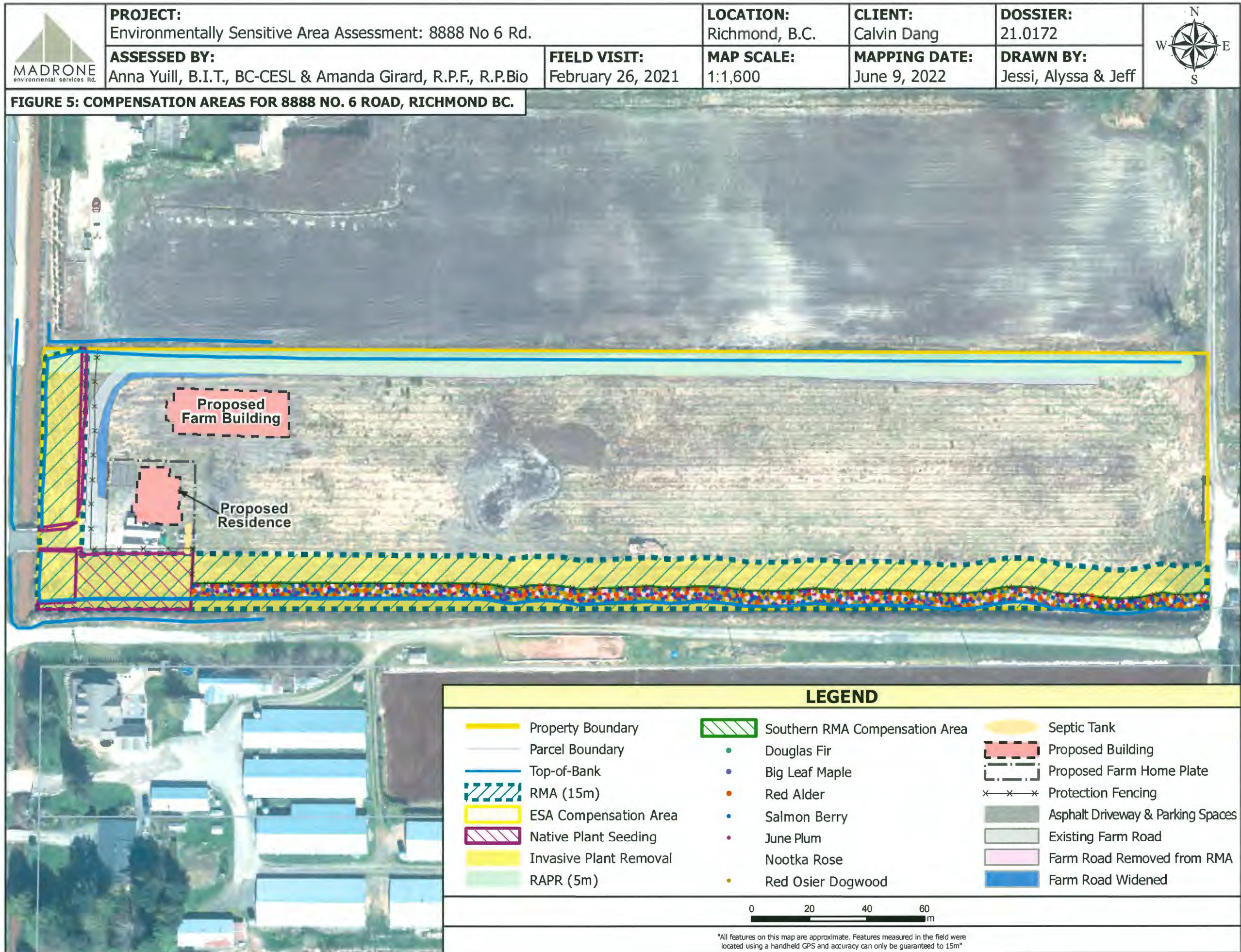
PROTECTION FENCING

SITE / GRADING PLAN

ESA DP 21-931059

Ventura design
8888 No. 6 Road - Sk. 2

SCALE: 36x24 SHEET: $\frac{1}{16}'' = 1'-0''$
17x11 SHEET: $\frac{1}{32}'' = 1'-0''$



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 . f. 604 294-0022

SEAL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

FARM PLAN ESA DP

8888 NO. 6 ROAD
RICHMOND, BC

DRAWING TITLE

LANDSCAPE
PLAN

DATE: 22.MAR.03 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: CJ

DESIGN: CJ

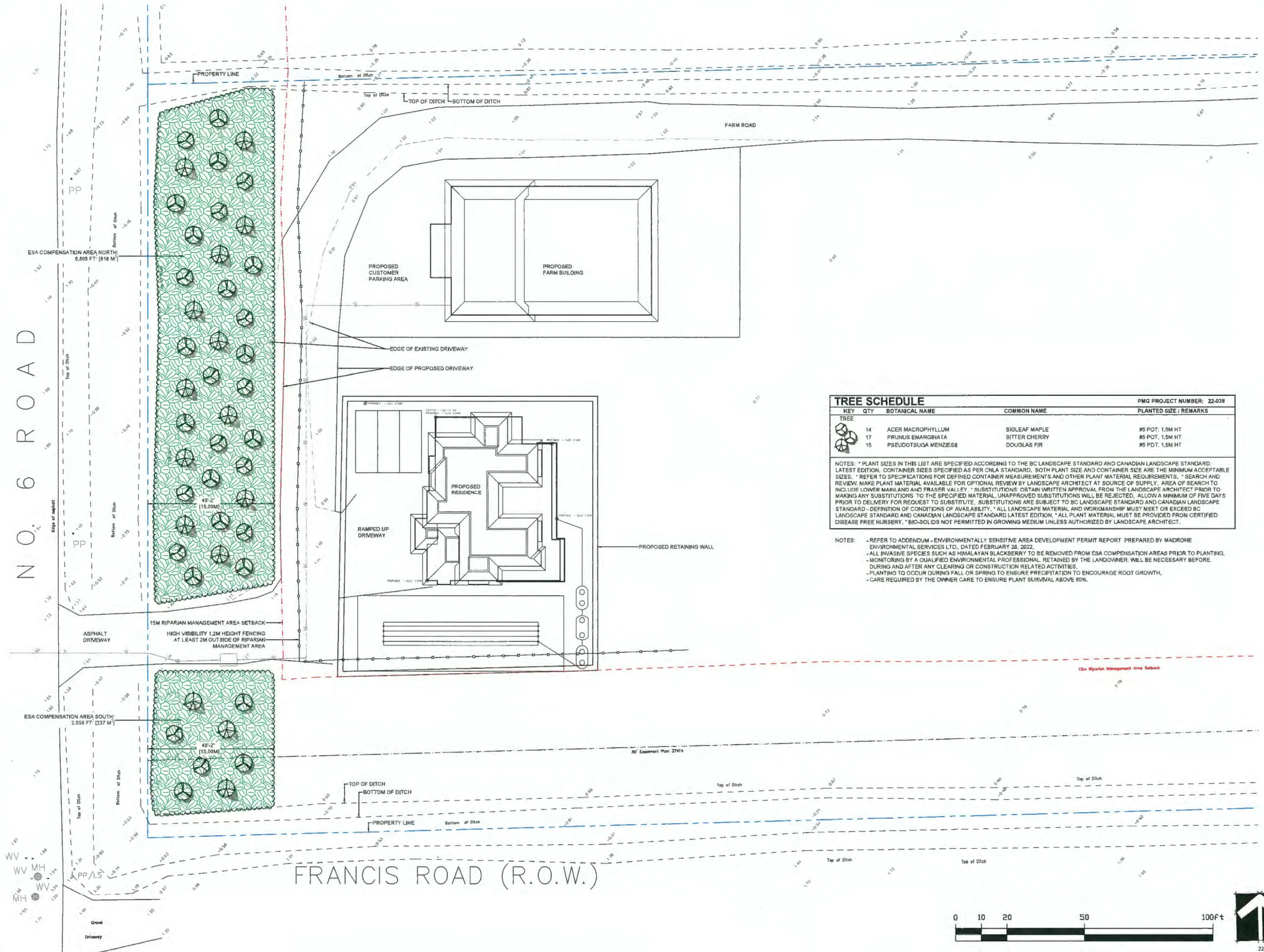
CHKD: MCY

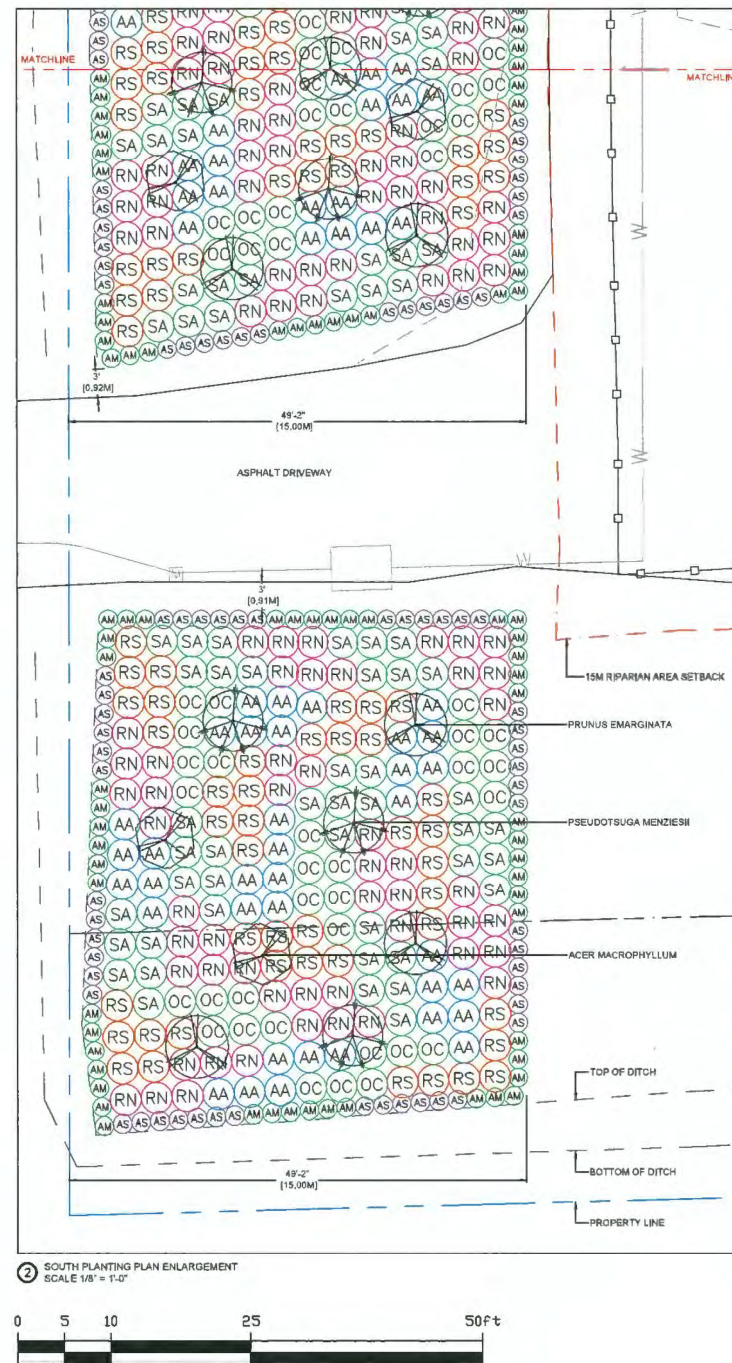
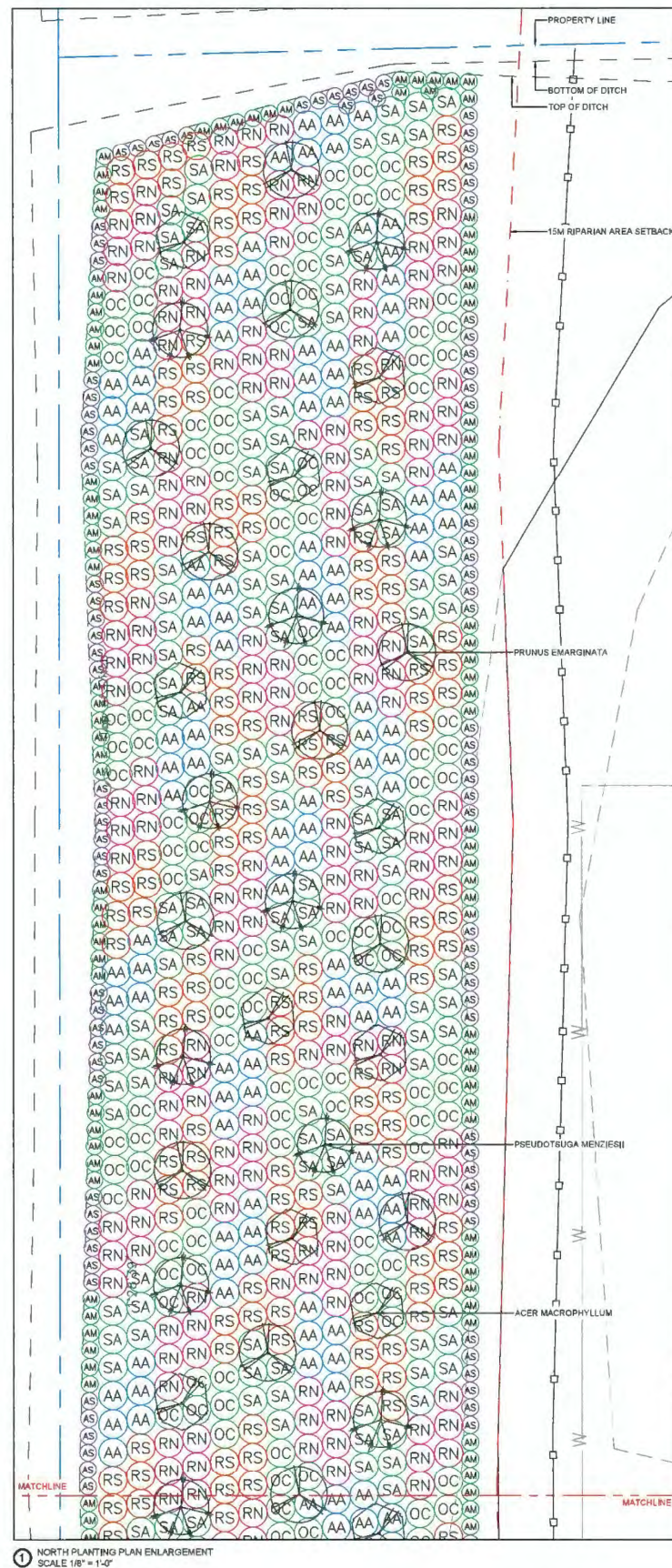
PMG PROJECT NUMBER:

L1

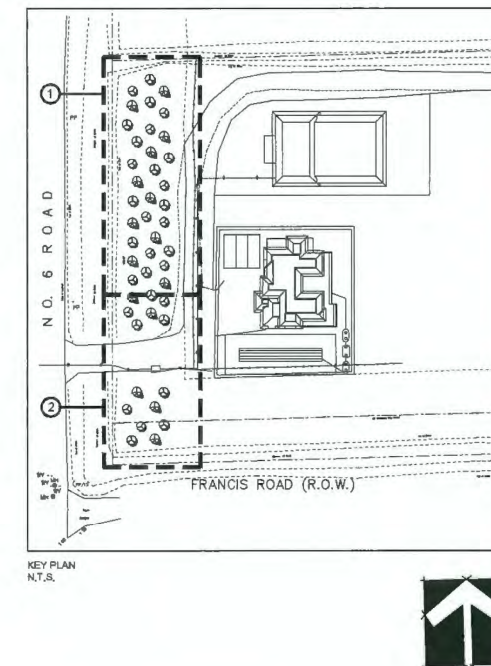
OF 2

22-038





PLANT SCHEDULE				PMG PROJECT NUMBER: 22-031	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
(A)	152	AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#2 POT: 40CM	
(OC)	156	OEMLERIA CERASIFORMIS	INDIAN PLUM	#2 POT: 30CM	
(A)	240	ROSA NUTKAN	BALDIP RISE	#2 POT: 40CM	
(SA)	240	RUMEX SPECTABILIS	SALMONBERRY	#2 POT: 40CM	
(A)	190	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT: 30CM	
PERENNIAL					
(A)	167	ACHILLEA MILEFOLIUM	YARROW	#1 POT	
(A)	167	ASTER SUBSPICATUS	DOUGLAS ASTER	#1 POT	
<p>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 CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REF TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY REPLACEMENT OF SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. 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 WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					



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LANDSCAPE
ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 • f 604 294-0022

SEAL.

NO.	DATE	REVISION	DESCRIPTION	DR.
CLIENT:				

PROJECT:

FARM PLAN ESA DP

8888 NO. 6 ROAD
RICHMOND, BC

DRAWING TITLE

PLANTING PLAN

DATE: 22.MAR.03 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHK'D: MCY

L2

OF 2