



**Development Permit Panel
Wednesday, March 11, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Peter Russell, Director, Sustainability and District Energy
Jim Young, Director, Facilities and Project Development

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 February 26, 2020 be adopted.

CARRIED

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

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8100 No. 5 Road

INTENT OF PERMIT:

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.

Development Permit Panel

Wednesday, March 11, 2020

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect 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 subject property is located in the Agricultural Land Reserve Area (ALR) and zoned "Assembly (ASY)" and "Agriculture (AG1)", with portions designated as Environmentally Sensitive Area (ESA);
- the agricultural product grown on the subject property is intended for the use of the congregation or for donation;
- the existing ESA in the "Assembly (ASY)" zoned portion of the property has been found to be historically disturbed and will be removed and compensated in the form of an agricultural buffer area between the proposed development and the agricultural area;
- a four-meter wide driveway will be provided along a portion of the north property line to provide access to the site's agricultural area;
- a drainage system will be installed on the south and west sides of the site;
- a generous setback is proposed from the front property line along No. 5 Road for the proposed religious assembly building;
- the originally proposed vehicle entrance to the site has been relocated to the northwest corner to improve vehicular traffic and enhance pedestrian safety as recommended by the City's Advisory Design Panel;
- the proposed number of surface parking stalls to be provided around the proposed building complies with the City's Zoning Bylaw requirement;
- a pedestrian walkway is proposed around the building to separate pedestrian and vehicular traffic;
- bicycle racks and lockers will be provided in the proposed development;
- the main floor of the proposed building will be elevated to comply with the City's Flood Plain Designation and Protection Bylaw;
- a wheelchair lift will be installed in the middle of the proposed building opposite the accessible parking stalls to enhance accessibility of disabled persons;
- the building has been designed to reflect the traditional South Indian Hindu Temple;
- the main building components include a dining area and a worship hall;
- a building height variance is proposed to accommodate a small portion of the gate tower which is an important religious symbol;
- the highest point of the proposed building is significantly lower than the height of adjacent religious buildings;

Development Permit Panel

Wednesday, March 11, 2020

- a parapet will be installed to screen the building's rooftop mechanical equipment; and
- appropriate safety, security and sustainability features will be incorporated into the proposed development.

Caelan Griffiths, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) different surface paving treatments on the site are proposed according to their specific uses, (ii) the proposed ESA planting for the agricultural landscape buffer includes native plant species which provide habitat for pollinators, (iii) flowering trees and bright perennials are proposed for the "Assembly (ASY)" zoned portion of the site, and (iv) bollard lighting is proposed to avoid light pollution and enhance pedestrian safety and wayfinding on the site.

In reply to queries from the Panel, Mr. Cheng acknowledged that (i) the applicant will consider installing on-site electric vehicle and bicycle charging stations although these are not required for the project, (ii) the proposed rooftop mechanical equipment will be screened and hidden from adjacent religious buildings, and (iii) the main floor of the building will be elevated by 1.4 meters above the road.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the project complies with the required flood construction level for the area, (ii) there is a Servicing Agreement for frontage works and service connections as a condition for approval, (iii) the proposed height variance for the project is less than the height variances approved by the City for similar religious buildings along the No. 5 Road corridor, (iv) there are no habitable spaces associated with the proposed height variance, which is centrally located to minimize shadowing impacts on adjacent developments, and (v) the approximately 640-square meter on-site landscaping for the "Assembly (ASY)" zoned portion of the site has a similar planting palette with the ESA compensation planting on the proposed agricultural landscape buffer and also performs an ecological function.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and the proposed building height variance is minimal.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel
Wednesday, March 11, 2020

Panel Decision

It was moved and seconded

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.*

CARRIED

2. DEVELOPMENT PERMIT 18-835723

(REDMS No. 6398694 v. 4)

APPLICANT: Prosper Homes Ltd.

PROPERTY LOCATION: 9500 Finn Road

INTENT OF PERMIT:

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).

Applicant's Comments

Chan Sandher, Prosper Homes, Ltd., 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 subject property includes Environmentally Sensitive Areas (ESAs) along the southwestern corner and eastern side of the property;
- existing structures within the ESAs have been removed and the ESAs will be replanted with native species of trees, shrubs, and groundcovers; and
- temporary fencing will be installed to protect the ESAs during construction of the proposed development which includes a new single detached dwelling with attached garage and septic tank.

Mark Gollner, Marlim Ecological Consulting Ltd., reviewed the proposed ESA restoration and enhancement scheme as well as the proposed ESA compensation scheme within the adjacent Riparian Management Area (RMA) to the east of the original boundary line. In addition, Mr. Gollner noted that monitoring during construction and ESA planting will be conducted by a Qualified Environmental Professional (QEP).

Development Permit Panel

Wednesday, March 11, 2020

Staff Comments

Mr. Craig noted that all existing trees on the site will be retained and there is a legal agreement to require three years of post-construction monitoring of the ESA restoration planting by a QEP.

Panel Discussion

In reply to a query from the Panel, Mr. Gollner noted that the topped birch tree will be retained as it has wildlife habitat value.

Gallery Comments

Graeme Price, 9460 Finn Road, stated that he lives near to the subject property and queried about the required distance of the septic drain field from the ESA as he expressed concern that the size of the septic drain field might not be adequate and could potentially impact the ESA.

In reply to the query of Mr. Price, Mr. Craig advised that (i) the design of the septic drain field will have to be certified by a qualified professional and reviewed and approved by the Vancouver Coastal Health (VCH), (ii) depending on the technology, different septic field drain sizes could be used, and (iii) there will be a licencing requirement that will be verified at Building Permit stage.

In reply to a further query from Mr. Price regarding the elevation of the subject property, Mr. Craig further advised that there are no retaining walls proposed along the common property lines and no grade changes are anticipated between the subject property and adjacent properties.

In addition, Mr. Sandher confirmed that (i) the foundation walls of the proposed single-family dwelling will be raised; however, the elevation of the subject property will not be increased, and (ii) a septic engineer has been consulted by the applicant for the design of the septic system for the proposed development.

Correspondence

None.

Panel Discussion

The Panel expressed support for the proposed development and commended the applicant for their work on the project.

Development Permit Panel
Wednesday, March 11, 2020

Panel Decision

It was moved and seconded

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).

CARRIED

3. Date of Next Meeting: March 25, 2020

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:12 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, March 11, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk