



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: June 19, 2009
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on April 29, 2009

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 08-429636) for the property at 8140 Garden City Road
- be endorsed, and the Permit so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 29, 2009.

DP 08-429636 – URBAN DESIGN GROUP ARCHITECTS LTD. – 8140 GARDEN CITY ROAD
(April 29, 2009)

The Panel considered an application to permit the construction of a single-storey commercial building consisting of a drive-through restaurant and a commercial retail unit at 8140 Garden City Road on a site zoned Community Commercial District (C3). There are no variances included in the proposal.

The Architect, Mr. Paul Chiu, provided a brief description of the project. The vacant corner site is adjacent to the Garden City Shopping Centre and the development would complete the block. Mr. Chiu advised that the single-storey design was consistent with the other shopping centre perimeter buildings. Lighting is primarily provided from lights attached to the building and would be downward directed to avoid glare onto the nearby residential properties to the south. A high parapet wall screens the roof top units from adjacent residential properties.

Staff supported the Development Permit application as the applicant responded well to comments from the Advisory Design Panel and has addressed concerns related to pedestrian connections, visibility of the roof top units and diversification of landscaping.

There were no comments received from the public regarding the application.

In response to a Panel queries, Mr. Chiu advised that bicycle parking was provided adjacent to the building, and dense hedging will be planted at the corner to screen headlight glare. He also noted that the site would be consolidated in a timely manner.

The Panel recommends that the Permit be issued.