



City of Richmond

Report to Council

To: Richmond City Council

Date: February 20, 2019

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2019-Vol 01

Re: **Development Permit Panel Meeting Held on August 29, 2018**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-782793) for the property at 4331 and 4431 Vanguard Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 29, 2018.

DP 17-782793 – CHRISTOPHER BOZYK ARCHITECTS LTD.
- 4331 AND 4431 VANGUARD ROAD
(August 29, 2018)

The Panel considered a Development Permit application to permit the construction of a three-storey 8,576 m² (92,310 ft²) industrial building on a site zoned “Industrial Retail (IR1)”. A variance is included in the proposal for increased building height.

Architect, Ernst Loots, of Christopher Bozyk Architects Ltd.; and Landscape Architect, Marlene Messer, of PMG Landscape Architects, provided a brief presentation, noting that:

- The project is a three-storey vehicle service, repair and storage facility with showroom.
- The proposed architectural design and exterior materials provide a modern feel.
- A living green wall frames the building’s main entrance along the southern elevation.
- The proposal includes green roof over portions of the showroom, an underground storage reservoir, and living green wall to comply with the City’s Green Roof Bylaw.
- Native and native-adaptive species and pollinators will be planted on the site and vines are proposed to grow up the main buildings eastern wall.
- Structural soil will be introduced in landscaped islands in at grade parking area to provide adequate soil volume.
- In response to Advisory Design Panel comments, proposed perimeter chain link fencing was removed along east and south property lines to provide a more open public frontage, and stone paving was increased in area in front of the main building.

In reply to Panel queries, Mr. Loots noted that: (i) the proposed height variance is needed to provide adequate clearance for vehicle lifts, accommodate a showroom roof and improve height clearance between the floors; (ii) the City’s Floodplain Bylaw requirements were considered for the proposed height of the building; (iii) the proposed building height variance applies only to the showroom and the entrance tilt panel feature; (iv) signage will be installed on the building including on the side fronting Highway 99; and (v) all signage, including the required signage by the Fire Department, will be subject to a separate Sign Permit application.

Staff advised that: (i) there is an associated Servicing Agreement for frontage improvements along Vanguard Road and servicing connections; (ii) the project complies with the City’s Green Roof Bylaw; (iii) proposed rooftop solar panels will provide supplement power; (iv) a voluntary Public Art contribution will be provided; and (v) the proposed building height variance was identified at rezoning and no concerns from the public were noted during the Public Hearing.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends the Permit be issued.