



**To:** Richmond City Council

**Date:** November 20, 2013

**From:** Joe Erceg,  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** Development Permit Panel Meeting Held on April 10, 2013

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**Staff Recommendation**

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

- i. a Development Permit (DP 12-622136) for the property at 3388 Sweden Way (formerly 12751 Bathgate Way);

be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel

SB:blg

## Panel Report

The Development Permit Panel considered the following items at its meeting held on April 10, 2013

DP 12-622136 – CHANDLER ASSOCIATES ARCHITECTURE INC. – 3388 SWEDEN WAY (FORMERLY 12751 BATHGATE WAY)

(April 10, 2013)

The Panel considered a Development Permit application to permit the renovation of an existing building, including an approximate building addition of 1,114 m<sup>2</sup> (11,991 ft<sup>2</sup>), on a site zoned Industrial Retail (IR1). Variances are included in the proposal for increased lot coverage and eight (8) tandem parking spaces for employee use only.

Architect, Christopher Block, of Chandler Associates Architecture Inc.; and Landscape Architect, Patricia Campbell, of PMG Landscape Architects, provided a brief presentation, including:

- The proposal is to renovate an existing 1970 vintage concrete block warehouse, including the construction of additional 12,000 ft<sup>2</sup> of office space, on the east side of the building.
- The development design was to create a modern west coast aesthetic with new architectural features (i.e. canopies, metal panels, and lifestyle imagery).
- A small upper floor amenity space for staff, including gym and showers, has been provided.
- Sustainable features included: (i) a 68% reduction in waste material by renovating an existing building instead of demolition and new construction; (ii) suspending the second storey addition over the parking area negating the need for underground parking and mitigating the heat island effect by using a new light-colored roofing material; and (iii) natural lighting through extensive glazing and the installation of skylights.
- The landscape design provides for: (i) new sidewalks and street trees; (ii) fencing and plant screening around the hydro kiosk and loading area; (iii) landscaping along the building foundation; and (iv) porous pavers along the pedestrian and vehicular aisle.
- An existing Cypress tree on the adjacent property will be protected throughout the redevelopment.

In response to Panel, it was noted that the main entrance on Sweden Way is aligned with an existing walkway through the IKEA site. In addition, pedestrians can access the site from Bathgate Way through the drive aisle and a porous paver pedestrian zone within the parking area.

Staff supported the Development Permit application and requested variances. Staff noted that the development includes a Servicing Agreement for the construction of the perimeter sidewalks along Sweden Way and Bathgate Way. The development also includes a comprehensive Transportation Demand Management package to allow for a 10% reduction in the parking requirements that includes contributions to a bus shelter in the area, cycling and end of trip facilities within the building, and 10% of the parking spaces being electrical vehicle ready.

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

The Panel expressed support of the project as it is a great example of the intensive development desired by the City.

The Panel recommends that the Permit be issued.