



**To:** Richmond City Council

**Date:** March 25, 2024

**From:** John Irving  
Acting Chair, Development Permit Panel

**File:** DP 21-943565

**Re:** **Development Permit Panel Meeting Held on May 10, 2023**

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**Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-943565) for the property located at 9800 Van Horne Way, be endorsed and the Permit so issued.

Cecilia Achiam  
Panel Member, Development Permit Panel  
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For  
John Irving  
Acting Chair, Development Permit Panel  
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## Panel Report

The Development Permit Panel considered the following item at its meeting held on May 10, 2023.

DP 21-943565 – ORION CONSTRUCTION – 9800 VAN HORNE WAY  
(May 10, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned “Light Industrial (IL)”.

The applicant, Jeremy Paquin, of Orion Construction, the applicant's architect, Ruchir Dhall, of Architecture Panel Inc., the applicant's designer Darcy Forcier, of D. Force Design Inc., the applicant's landscape architect, Jessica Thiessen, of Krahn Group of Companies, and the applicant's public art consultant, Annabella Alfonzo Rafalli, of Aartplace, provided a brief visual presentation highlighting:

- The two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata-titled units.
- Vehicular access to the site is provided on River Drive and Van Horne Way.
- Outdoor amenity spaces for employees are distributed throughout the site.
- Design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.
- Planting along the perimeter of the site and pockets of planting throughout the parking area have been added.
- Proposed planting materials are native and adapted species that will provide four season interest.
- Existing trees along the south property line will be retained.
- The proposed public art has gone through the City's public art process.
- Public art will be installed on the plaza area at the northwest corner of the subject site.
- The public art concept references the history of Richmond and surrounding landmarks and natural elements.
- Sustainable painting materials will be used for the public art.

Staff noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building

demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the Rail corridor.

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in response to a query from the Panel, staff confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.