



To: Richmond City Council

Date: August 26, 2024

From: Marie Fenwick
Development Permit Panel

File: DP 23-035339

Re: **Development Permit Panel Meeting Held on April 24, 2024**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-035339) for the property at 18399 Blundell Road, be endorsed and the Permit so issued.

CM Fenwick

Marie Fenwick
Development Permit Panel
(604-276-4288)

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 24, 2024.

DP 23-035339 – GUSTAVSON WYLIE ARCHITECTS INC. – 18399 BLUNDELL ROAD
(April 24, 2024)

The Panel considered a Development Permit (DP) application to permit the construction two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

The applicant's architect, David Cheung, of Gustavson Wylie Architects Inc., and the applicant's landscape architect, Christy Voelker, of Prospect and Refuge Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The original Development Permit for the project was issued by Council around three years ago; however, due to unforeseen events, the permit lapsed as construction did not take place within the required period.
- Two single-storey buildings are proposed for quick service restaurant and drive-through uses with a central plaza located between the two buildings for outdoor eating area.
- A right-in/right-out vehicle entry/exit and left turn entry are provided on Blundell Road and a right-in/right-out only vehicle entry/exit is proposed on Nelson Road.
- 64 outdoor parking spaces are proposed including two accessible parking stalls near the entrances of the two buildings.
- Nine of the 64 parking stalls will be provided with electric vehicle (EV) charging stations.
- Bicycle parking will be provided on the site.
- Canopies are proposed at restaurant entrances to provide weather protection.
- Tilt-up concrete was proposed to be used in the original design of the buildings but has been changed to an insulated metal panel system to meet sustainability requirements.
- Contrasting colours are proposed for the project to provide visual interest in the industrial neighbourhood.
- The central plaza includes an awning feature and will be landscaped to animate the place and provide visual interest.
- Three pedestrian entries are proposed from the sidewalk to the subject site.
- Areas of pedestrian walkways that cross the drive aisles and vehicle queuing areas are treated with a different colour of permeable pavers to enhance pedestrian safety.
- Shading and a variety of seating opportunities are proposed in the central plaza.
- Proposed planting includes species that are low-maintenance.
- A row of canopy trees is proposed along the south edge of the site to provide some shade in the parking lot.
- On-site irrigation will be provided for planted areas.
- Permeable pavers are proposed for the outdoor eating plaza and pedestrian walkways.

Staff noted that (i) an Automatic Volume Control (AVC) system that adjusts speaker volume will be installed in the drive-through to ensure compliance with the City's Noise Bylaw, (ii) the project includes nine electric vehicle (EV) charging stations, and (iii) there was a Servicing Agreement entered into as part of the previous Development Permit approval for frontage works which have been completed.

In reply to queries from the Panel, the applicant team noted that (i) the AVC system automatically adjusts the speaker volume based on ambient noise levels and has been successfully used by many drive-through restaurants, (ii) shower facilities for restaurant workers biking to work would be difficult to provide in the restaurant buildings due to their size, (iii) automatic irrigation will be provided on-site for all planted areas, and (iv) raised planters in the central plaza will have adequate soil volume for the size of trees to be planted.

The Panel expressed support for the project for restaurant uses, noting that it is a welcome addition to the industrial neighbourhood.

The Panel recommends the Permit be issued.