



To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: February 18, 2015
File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting Held on November 12, 2014

Staff Recommendation

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

1. A Development Permit (DP 14-663402) for the property at 3200 Sweden Way; and
2. A Development Permit (DP 14-666057) for the property at 3200 Sweden Way;

be endorsed, and the Permits 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 November 12, 2014.

DP 14-663402 – CHRISTOPHER BOZYK ARCHITECTS LTD. – 3200 SWEDEN WAY
(November 12, 2014)

The Panel considered a Development Permit application to permit the construction of a 1,765.16 m² (19,000 ft²) one-storey building consisting of one (1) commercial retail unit (CRU) for a furniture showroom on a site zoned Industrial Retail (IR1). A variance is included in the proposal to reduce the required number of parking spaces from 61 to 46.

Architect, Sinéad Hugh, of Christopher Bozyk Architects Ltd., gave a brief presentation regarding: (i) the showroom design; (ii) the proposed reduction in parking spaces; (iii) the shared vehicle access with the IKEA store; (iv) the pedestrian access to the site; (v) the totem pole feature; (vi) architectural form and character; (vii) water features; and (viii) landscape design.

In reply to queries from the Panel, Ms. Hugh advised:

- The store would primarily be a showroom and the number of proposed parking spaces was based on anticipated customer behaviour. Three (3) store sites similar to the proposed development were studied to assess the anticipated parking demand.
- The north-south walkway on the eastern edge of the site will not have any vegetation planted. She added that the portion of the walkway within the property will be 1.2 m in width.
- The totem pole feature can be used as a landmark and will be located on the plaza.
- Pedestrians can access the building from the north or south and that the landscaping was coordinated with the adjacent development.

In reply to queries from the Panel, staff provided the following information:

- The Zoning Bylaw would only allow warehouse sales, not general retail uses to be on the site.
- Staff reviewed the access to the site when the IKEA application was brought forward. The primary customer vehicle access will be the same as the IKEA store. The access located near the Sweden Way intersection will be restricted for loading vehicles and will be a controlled exit. Some modifications to the site access may be required to ensure clearance for emergency vehicles.
- Vehicles coming from Knight Street would have to exit onto Bridgeport Road and turn left on Sweden Way to access the site's main entrance. Another vehicle access option would be through Jacobs Road via the new connector road to Knight Street; Mannini Way.

Staff supported the Development Permit application and requested variance. Staff noted that frontage improvements will be completed through a Servicing Agreement.

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

The Panel recommends that the Permit be issued.

DP 14-666057 – MADISON PACIFIC PROPERTIES INC. – 3200 SWEDEN WAY
(November 12, 2014)

The Panel considered a Development Permit application to permit the construction of 866 m² (9,320 ft²) gross leasable floor space in a one-storey building consisting of three (3) commercial retail units (CRU) including a White Spot restaurant located on a site zoned Industrial Retail (IR1). No variances are included in the proposal.

Applicant, Glen Bury, of Madison Pacific Properties Inc., Architect, Aaron Vornbrock, of Urban Design Group Architects Ltd., and Landscape Architect, Cheryl Bouwmeester, of ETA Landscape Architecture, gave a brief overview of the proposed development with respect to: (i) rezoning and subdividing the site; (ii) urban design; (iii) architectural form and character; and (iv) landscape design.

Mr. Vornbrock and Ms. Bouwmeester provided the following information:

- Vehicle access to the site will be through the IKEA parking lot.
- Tenants for the proposed development will primarily be restaurants.
- The proposed building is positioned along Bridgeport Road and will act as a screen to the parking lot.
- The applicant anticipates low pedestrian traffic on the north side of the site and the proposed north-south walkway would direct pedestrian flow onto the site.
- Building height and setbacks all meet bylaw requirements.
- The proposed building is elevated approximately 1 m from the Bridgeport Road elevation.
- Patios are proposed along the wide section of sidewalk on the south side of the site.
- Exterior features would include building articulation, glazing and metal siding.
- Similar plant species used in the adjacent properties will be used on-site.
- Signs and landscaping will direct pedestrians to the proposed north-south walkway.
- Trees will be planted along the Bridgeport Road frontage.

- The open area in front of the proposed building will include planters.
- Landscaping within the parking lot is limited due to turning radius requirements for large loading vehicles.
- The parking lot will include stamped paving features.
- The east side of the site will include a staggered row of trees.

In reply to queries from the Panel, Ms. Bouwmeester, Mr. Vornbrock and Mr. Bury provided the following information:

- On the proposed north-south walkway: (i) a vehicle overhang will occur on a limited portion of the walkway, but will not impact the function; (ii) trees will be planted in between parking stalls; (iii) pedestrian lamps will be installed; (iv) the total width of the walkway is 3 m; (v) a marked crossing will be installed from the north-south walkway to the proposed building; and (vi) the north side of the CRUs will have service access.
- The building's façade along the north side of the site will have a landscaped berm with trees and that the CRU section will include some glazing.
- There are no pedestrian connections on the eastern edge of the site. The proposed north-south walkway aligns with the walkway to the IKEA store. Signs will be installed advising pedestrians of the ending northern sidewalk and directing pedestrian traffic to the north-south walkway.
- Discussion ensued with regard to the installation of lights and trees along the proposed north-south walkway. Mr. Vornbrock and Mr. Bury noted that the trees will be offset and vehicle wheel stops will be installed.
- A landscaped median on the parking lot is not possible due to turning radius requirements for large loading vehicles. Subsequent to the Panel Meeting, staff and the applicant investigated the need for a large vehicle loading space on the site. The applicant advised that until all tenant agreements are in place there may be a need for large loading vehicles to access the site. Should a large vehicles loading space not be required once all leasing arrangements have been finalized, the applicant has agreed to investigate opportunities to provide additional landscaping within the parking lot.
- A reconfiguration of the building's entrance to face the north side in order to connect to an extended northern sidewalk would not be advisable due to the potential loss of patio space for the tenant and a lack of pedestrian connections along Knight Street.

Staff were then directed to examine options to finish the extension of the sidewalk along Bridgeport Road to the Knight Street on-ramp as part of the Servicing Agreement process.

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

Subsequent to the Panel meeting, Transportation staff have reconsidered the extent of the existing boulevard sidewalk along the south side of Bridgeport Road (in front of the proposed Madison Pacific building), which currently ends in a dead-end. Transportation staff have now recommended terminating the boulevard sidewalk at the west end of the proposed Madison Pacific lot, which would connect with the proposed north-south sidewalk SRW intended to straddle the future shared property line between the proposed Madison Pacific and Jordan's Furniture lots. This arrangement would eliminate the dead-end sidewalk along the south side of Bridgeport Road at Knight Street and connect the Bridgeport Road sidewalk with the IKEA site to the south of the proposed Madison Pacific and Jordan's Furniture lots. This arrangement will now be reflected in the Servicing Agreement drawings, which are currently being revised.

The Panel recommends that the Permit be issued.