



City of Richmond

Report to Council

To: Richmond City Council
From: John Irving, P.Eng. MPA
Chair, Development Permit Panel
Date: February 4, 2019
File: 01-0100-20-DPER1-
01/2019-Vol 01
Re: **Development Permit Panel Meeting Held on January 16, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-832285) for the property at 8140 Garden City Road be endorsed, and the Permit so issued.

John Irving
Chair, Development Permit Panel
(604-276-4140)

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 16, 2019.

DP 18-832285 – APLIN & MARTIN CONSULTANTS INC. – 8140 GARDEN CITY ROAD
(January 16, 2019)

The Panel considered a Development Permit application to permit exterior renovations to the existing drive-through restaurant on a site zoned “Community Commercial (CC).” No variances are included in the proposal.

Applicant Andrew Igel, of Aplin and Martin Consultants, Inc., provided a brief presentation, noting that the applicant is proposing to undertake exterior renovations to the existing drive-through restaurant to reflect the new corporate brand standard, including upgrades in materials, signage and lighting.

Noting the lack of presentation materials, the Chair advised the applicant of the Panel’s requirements for applicants making a presentation of their project to the Panel.

Staff noted that (i) the subject development permit application is relatively minor, (ii) the site has been reviewed for pedestrian connectivity, and (iii) staff conducted a visual inspection of the on-site landscaping approved through the previous Development Permit and determined that the landscaping has been maintained and is in good condition.

In reply to Panel queries, Mr. Igel confirmed that (i) the existing greenery on the site is in good condition, (ii) all existing landscaping will be maintained and any damage to the landscaping incurred during construction would be repaired or replaced, and (iii) modifications to the existing signage will be subject to a separate sign permit application.

The Chair noted that the existing mature trees around the subject site are not reflected in the applicant’s submission and advised staff to work with the applicant to include all existing trees on the site in the landscape plans. Subsequent to the Panel meeting, the applicant submitted a landscape plan illustrating existing landscaping. This landscape plan has been included in the Development Permit plan package.

In response to a Panel query, staff confirmed there is pre-existing free-standing signage on the subject site and any modifications to on-site signage would require a separate sign permit.

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

The Panel recommends the Permit be issued.