



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** April 27, 2021  
**File:** DP 16-750045  
DP 19-853070  
**Re:** **Development Permit Panel Meetings Held on July 26, 2017 and May 13, 2020**

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### Staff Recommendation

1. That the recommendation of the Panel to authorize issuance of:
  - a) a Development Permit (DP 16-750045) for the property at 18399 Blundell Road; and
  - b) a Development Permit (DP 19-853070) for the property at 9091 and 9111 No 2 Road;be endorsed and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel  
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SB:js/blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on July 26, 2017 and May 13, 2020.

DP 16-750045 – BONTEBOK HOLDINGS LTD. – 18399 BLUNDELL ROAD  
(July 26, 2017)

The Panel considered a Development Permit (DP) application to permit the construction of two single-storey buildings with drive-through restaurant uses on a site zoned “Industrial (I)”. No variances are included in the proposal.

Ron Emerson, of Emerson Real Estate Group, Architect John Kristianson, of CTA Design Group, and Elsteph Reddish, of Jonathan Losee Ltd. Landscape Architecture, provided a brief presentation, including:

- The proposed development is sited within an overall industrial park and consists of two one-storey buildings and parking with five commercial units, including two drive-through restaurants.
- The development will provide food services to employees in the surrounding industrial area.
- A Zoning Text Amendment to allow for the use of the subject property for drive-through restaurants is associated with the proposal.
- The proposed layout of the site accommodates the two drive-through restaurants.
- Vehicular access to the site are provided off the two streets fronting the site.
- Proposed design and materials for the two buildings are consistent with the surrounding industrial area.
- The number of proposed vehicle parking stalls exceeds the minimum Zoning Bylaw requirement.
- Three pedestrian walkways are proposed to provide direct access to the site from the street.
- Three Class 1 and four Class 2 bicycle parking spaces will be provided.
- An outdoor plaza between the two buildings has benches, picnic tables, and planters.
- Permeable pavers are proposed in the outdoor plaza and pedestrian walkway areas.
- Deciduous and coniferous trees are proposed to be installed on site, and structural soil trenches will be provided to ensure adequate soil volume for trees.

In reply to Panel queries, Elsteph Reddish advised that: (i) bicycle parking is accessible to and has clear sightlines from the two buildings; (ii) additional locations for bicycle parking could be identified if needed; and (iii) solar shading could be installed in the outdoor plaza.

Staff noted that: (i) Transportation staff have reviewed the proposal to ensure adequate drive aisle circulation and drive-through vehicle queuing areas; and (ii) there is a Servicing Agreement for frontage improvements along Blundell Road and Nelson Road associated with the proposal.

No correspondence was submitted to the meeting regarding the application.

Subsequent to the Panel meeting, a sun shade awning was added to the outdoor plaza.

The Panel recommends the Permit be issued.

DP 19-853070 – ERIC LAW ARCHITECT INC. – 9091 AND 9111 NO. 2 ROAD  
(May 13, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of eight townhouse units on a site zoned "Low Density Townhouses (RTL4)". Variances are included in the proposal for reduced lot width, reduced front yard setback, and to allow small car parking spaces.

Architect Eric Law, of Eric Law Architect, Inc., and Landscape Architect Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- The proposed form and character of the proposed development has been designed to fit into its site context.
- The drive aisle provides barrier-free access to the common outdoor amenity area.
- The proposed development includes a secondary unit and one convertible unit designed to accommodate a future vertical lift.
- The existing grade along the west property line will be maintained to enable the retention of 10 on-site trees.
- The common outdoor amenity area at the rear of the site includes natural play elements, a small play structure, open lawn space and a bench.
- Permeable surface paving treatment is proposed for the vehicle entrance, visitor parking, and at the ends of the drive aisle.

In reply to Panel queries, the project design team advised that: (i) existing grade will be maintained in the critical root zone of trees proposed to be retained; and (ii) the two duplex buildings on the north side front onto a road which provides separation to the townhouse units across.

Staff noted that: (i) there is a Servicing Agreement for frontage works and site services including upgrades to the existing bus pad on No. 2 Road; and (ii) staff support the three proposed variances related to site assembly size, decreased front yard setback to increase rear yard setback, and provision of small car parking spaces.

No correspondence was submitted to the meeting regarding the application.

The Panel recommends the Permit be issued.