



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: November 21, 2012
File: 01-0100-20-DPER1-
01/2012-Vol 01

Re: **Development Permit Panel Meeting Held on November 14, 2012**

Staff Recommendation

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

- i. a Development Permit (DP 12-616031) for the property at 2760 Sweden Way; and
- ii. a Development Permit (DP 12-615185) for the property at 12100 Featherstone Way;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read 'Joe Erceg', written over the typed name and title.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on November 14, 2012.

DP 12-616031 – MCDONALD'S RESTAURANTS OF CANADA LTD. – 2760 SWEDEN WAY
(November 14, 2012)

The Panel considered a Development Permit application to permit exterior renovations to the existing McDonald's Restaurant on a site zoned "Industrial Retail (IR1)." No variances are included in the proposal.

Mr. Darrell Horst, Senior Real Estate Manager Western Region, of MacDonald's Restaurants of Canada Limited, and Landscape Architect, Ms. Marlene Messer, of PMG Landscape Architects, provided a brief presentation, including:

- The existing restaurant is 12-14 years old with some recent renovation work in its drive-through.
- The proposed renovations to the exterior façade are intended to modernize the building and reflect the new corporate image of McDonald's being introduced across Canada.
- Existing trees will be retained and low shrub planting will be added along the drive-through to screen the headlights from vehicles queued in the drive-through.
- A small planting island with a tree and ground cover will be added in the surface parking area.

In response to a Panel query, Ms. Messer stated that a new pedestrian connection is included from Sweden Way through the parking lot to the restaurant.

Staff supported the Development Permit application, noting the applicant's efforts to improve the restaurant's landscaping and pedestrian circulation.

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

The Panel expressed appreciation for the proposed exterior renovations and noted the improved pedestrian circulation.

The Panel recommends that the Permit be issued.

DP 12-615185 – MQN ARCHITECTS – 12100 FEATHERSTONE WAY
(November 14, 2012)

The Panel considered a Development Permit application to permit the upgrading of brand imaging on the existing building and remediation planting within the Riparian Management Area on a site zoned Vehicle Sales Commercial (ZC28). No Variances are included in the proposal.

Architect, Mr. Brian Quiring, of MQN Architects, provided a brief presentation, including:

- The new GM image is architecturally sophisticated which will improve the streetscape.
- The existing central tower feature will be removed and replaced with a Chevrolet entry portal with composite metal panels in vibrant blue colour.
- A new Buick/GM entry portal will also be added.

- The applicant has been is working with staff and their environmental consultant to provide a solution to the Riparian Management Area (RMA) landscaping.

Staff supported the Development Permit application and commented that the proposed improvements will upgrade the building. Staff also mentioned that Planning staff consulted with Department of Fisheries staff to develop the landscape plan attached to the Development Permit application. Staff advised that Planning staff continues to work with the applicant to ensure proper maintenance of the riparian planting will occur while still respecting visual sight lines to the facility as well as respond to riparian area requirements.

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

In response to Panel queries, Mr. Quiring stated the following:

- The riparian planting was impacted by blackberry bushes coming from the ditch.
- Part of the proposed project is the rehabilitation of the RMA through increased vegetation.

The Panel commented that the proposed upgrade is nice but pointed out that the applicant needs to control the proliferation of blackberries in the RMA. The Panel also suggested that Planning staff and the applicant consult with Parks staff who have experience in managing RMAs and controlling the growth of blackberries.

The Panel recommends that the Permit be issued.