



City of Richmond

Report to Council

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

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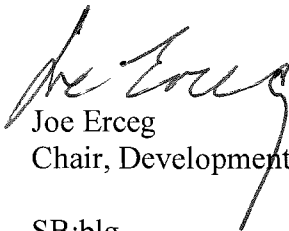
Re: Development Permit Panel Meeting Held on February 27, 2013

Staff Recommendation

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

- i. a Development Permit (DP 12-616074) for the property at 6020 Blundell Road and 8120 No. 2 Road;

be endorsed, and the Permit so issued.



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 27, 2013.

DP 12-616074 – URBAN DESIGN GROUP ARCHITECTS LTD. – 6020 BLUNDELL ROAD AND 8120 NO. 2 ROAD
(February 27, 2013)

The Panel considered a Development Permit application to permit the construction of a freestanding one-storey commercial replacement building and façade renovations to three (3) existing one-storey commercial buildings within the Blundell Centre located on two (2) lots at 6020 Blundell Road zoned Community Commercial – Blundell Road (ZC14) and 8120 No. 2 Road on a site zoned Auto-Oriented Commercial (CC). No variances are included in the proposal.

Architect, Fariba Gharaei, of Urban Design Group Architects Ltd., and landscape architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation of the proposal, including the following:

- “Building A”, at the corner of Blundell Road and No. 2 Road, will be demolished and replaced with a new building located further north toward Blundell Road.
- “Buildings B, C, and E” will have exterior renovations to update their appearance.
- The pedestrian experience was improved with a new plaza at the corner of Blundell Road and No. 2 Road; increased seating areas with raised planters, and areas of concrete pavers.
- The existing trees in the surface parking area along No. 2 Road are to be retained, however, the shrubs below the trees will be replaced with lower plantings to refresh the landscaping and to address Crime Prevention Through Environmental Design (CPTED) concerns.
- Additional concrete pavers, planters, trellis screening, green space, and seating areas are proposed for various locations.
- Several bike racks are proposed throughout the site.

In response to Panel queries, it was noted that renovating “Building A” was not considered both due to the age of the existing building and the difficulty in addressing the City’s floodplain regulations with additions and the building’s existing grading.

Staff supported the Development Permit application and advised that the proposal includes: (i) upgrades to the sequelized driveway intersection at No. 2 Road; (ii) a traffic control measure at the Blundell Road driveway to control left in/left out movements; and (iii) right-of-ways for a future bus shelter.

The Panel supported the proposal and the upgrades in terms of access, traffic flow, pedestrian corridors, landscaping, and building facades.

No correspondence was submitted to the Panel regarding the Development Permit application. The Panel recommends that the Permit be issued.