



To: Richmond City Council

Date: January 31, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 18-826280

Re: **Development Permit Panel Meeting Held on April 29, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 18-826280) for the properties at 4100 Vanguard Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on April 29, 2020.

DP 18-826280 – GRADUAL ARCHITECTURE INC. – 4100 VANGUARD ROAD (April 29, 2020)

The Panel considered a Development Permit (DP) application to permit the development of a 927 m² light industrial building at 4100 Vanguard Road on a site zoned “Industrial Retail (IR1)”.

The applicant and architect, Ian Guan, of Gradual Architecture Inc., and the applicant’s landscape architect, Patricia Campbell, of PMG Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The proposed site layout, i.e., surface parking lot at the front and the two-storey light industrial building at the rear, provides easy access for vehicles and bicycles into the site.
- The proposed industrial building will be set back 3 metres (10 feet) from the east property line to address the residential uses to the east of the subject site.
- The shadow analysis indicates that the proposed two-storey industrial building will result in minimal shadowing to the residential properties to the east as there is a large existing hedge that will be retained to the east.
- There are no overlook concerns for the adjacent residential properties to the east due to the screening provided by the existing tall hedge along the east property line.
- Warehouse and office spaces are provided in the two-storey industrial building.
- Windows and openings will be installed only on the front (west) façade of the building to avoid potential overlook and privacy concerns for neighbouring properties, particularly for residential properties to the east.
- Varying materials and colours are proposed for the front façade to provide visual interest.
- Rooftop mechanical units will be installed on the west portion of the building away from residential properties and will be screened.
- Plantings, hedges and trees are proposed on the front (west) side.
- Permeable paving treatment is proposed for the pedestrian pathway to the site.
- The setback along the east side of the property will be landscaped.

In reply to queries from the Panel, Ms. Campbell acknowledged that (i) the climbing vine proposed to grow on the trellis structure mounted to the east building wall is shade tolerant, and (ii) the mature hedge along the east property line provides visual screening to the residential properties to the east.

In reply to a query from the Panel, Mr. Guan confirmed that the proposed building will be occupied by a single tenant.

In reply to a further query from the Panel regarding the appropriate size of trees proposed to be planted on-site considering their small number, Ms. Campbell advised that the caliper of trees to be installed on the site could be upsized.

Direction was then given to staff to work with the applicant to increase the caliper of trees to be planted on-site prior to the application moving forward for Council consideration.

Staff noted that (i) there is a Servicing Agreement for frontage improvements along Vanguard Road, (ii) two Level 2 EV charging stations will be provided in the parking area, and (iii) a legal agreement will be secured to ensure that a 10 per cent total energy savings beyond the minimum BC Building Code 2018 requirements will be implemented with the project.

Subsequent to the panel meeting staff worked with the applicant to get the landscape plan revised to upsize the two trees from 6 cm to 8 cm calliper as directed.

The Panel recommends the Permit be issued.