



City of Richmond

Report to Council

To: Richmond City Council

Date: June 9, 2025

From: Wayne Craig
Chair, Development Permit Panel

File: DP 22-023533

Re: **Development Permit Panel Meeting Held on February 12, 2025**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 22-023533) for the property at 3320 Jacombs Road, be endorsed and the Permit so issued.

Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following items at its meetings held on February 12, 2025.

DP 22-023533 – LAKESHORE GROUP – 3320 JACOMBS ROAD (February 12, 2025)

The Panel considered a Development Permit (DP) application to permit the construction of a 15,413 m² addition to the existing building at 3320 Jacombs Road on a site zoned “Industrial Retail (IR1)”. Variances are included in the proposal, including increasing the maximum building height from 16.0 m to 21.6 m, and reducing the required number of medium on-site loading spaces from 12 to four.

The applicant, Rick Pennycooke, of Lakeshore Planning Group, the applicant’s architect, Rafael Santa Ana, of Rafael Santa Ana Architecture Workshop, and landscape architect, Emilio Lara, of LARA Landscape Architecture, provided a brief visual presentation highlighting:

- The proposed two-storey building will be located immediately south of the existing IKEA building and will include additional warehouse space, loading docks for deliveries and expanded curbside pickup capacity.
- The building has been designed to achieve LEED v4 certification for building design and construction.
- Exterior cladding materials and colours will be consistent with those of the existing IKEA building.
- Glazing will be introduced at strategic locations on the building façades to allow natural light into the space.
- A berm around the east and south perimeter of the site, along with a surge tank at the southeast corner screened by landscaping, is proposed to manage and mitigate 1-in-100-year storm events. The berm also helps to delineate public and private space without the use of fencing while maintaining clear sightlines to and from the site.
- Thirty-seven replacement trees are proposed to be planted on the subject site.
- All existing City trees around the site will be retained and protected.
- Lighting is proposed at key building locations and is proposed to be downward facing and low glare.
- Bollards and step lights are proposed along pedestrian pathways and stairs.
- A landscape buffer is proposed at the southeast corner of the truck loading zone to minimize views from Knight Street.
- Native and drought-tolerant planting are proposed and the plant species proposed for the site will provide habitat for pollinators and ensure seasonal interest.

Staff noted that (i) the proposed variances for building height and minimum medium on-site loading spaces are technical in nature and have been reviewed and supported by staff and that the proposed increase in building height is consistent with a similar variance granted to the existing IKEA building, (ii) the proposed ground floor and second floor elevations allow for truck clearance and operational movements of goods, (iii) the project will provide three Level 3 direct

fast charging stations and 13 energized outlets for electric vehicles, and (iv) the signage associated with the project will be reviewed through a separate sign permit process and is not part of the development permit application.

In reply to queries from the Panel, the applicant noted that (i) the proposed surge tank would mitigate a significant flooding event and will be located completely underground, (ii) the owner is responsible for the maintenance of the surge tank, (iii) the applicant could explore more opportunities for the proposed landscaped area at the southeast corner to enhance the pedestrian experience in the subject site, (iv) the proposed landscaping for the project is a significant enhancement to the existing landscape condition in the subject site, and (v) the proposed EV charging stations for the project would be in addition to the existing EV charging stations in the existing IKEA development,

The Panel expressed support for the project, noting the project's attention to detail and the applicant's efforts to achieve LEED certification for the project.

With regard to the proposed landscaping for the project, the Panel directed staff to work with the applicant prior to the application moving forward to Council for consideration in order to (i) explore opportunities to provide additional amenities, e.g. seating areas, in the landscaped area at the southeast corner of the subject site and provide additional pedestrian linkages in this area, and (ii) investigate opportunities to install additional street trees along the western half of the boulevard along Maninni Way in coordination with the City's Parks Department.

In response to direction from the Panel, the applicant has provided two picnic tables strategically located to offer both shade and sun exposure for employee use in the southeast portion of the site. The applicant has noted that the southeast landscaped area has limited pedestrian connections as it is not intended for public access. However, the additional picnic tables will serve as a private rest area for employee enjoyment. The landscape plans have been updated to include the additional tables and City trees. Additionally, at the applicant's cost and through a City work order, payment has been made for the planting of four City trees. City tree planting is projected to occur in the Fall of 2025.

The Panel recommends the Permit be issued.