



**Development Permit Panel
Wednesday, July 24, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Acting Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on July 10, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-775868
(REDMS No. 6203255)

APPLICANT: McDonald's Restaurant of Canada Ltd.

PROPERTY LOCATION: 8140 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of minor building additions, exterior renovations, and the installation of a dual drive-through lane system at the existing McDonald's restaurant at 8140 No. 2 Road on a site zoned "Community Commercial (CC)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior (south) side yard from 6.0 m to 2.0 m for a detached accessory building containing garbage and recycling facilities.

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Applicant's Comments

Andrea Scott, Lovick Scott Architects, Inc., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the subject application, highlighting the following:

- the applicant is proposing a dual drive-through lane system on the south side of the existing McDonald's restaurant;
- the existing garbage and recycling facilities of the restaurant will be relocated from the southwest corner to the southeast corner of the restaurant and will be designed as a detached, fully enclosed and roofed building;
- a new wood fence will be installed along the south property line to provide screening and mitigate potential noise impact of the proposed dual drive-through lane system on the existing residential townhouse development to the south;
- pedestrian routes to the restaurant will be improved to enhance accessibility and safety of pedestrians;
- additional landscaping is proposed on-site including planting of a variety of shrubs;
- the existing restaurant building will be upgraded to the new McDonald's standards which include a square and linear building form and the use of high-quality metal cladding materials, among others;
- a white-coloured canopy wraps around the building to provide weather protection for pedestrians;
- the two drive-through windows will be redesigned using new materials and colours;
- a new meeting room for staff will be constructed in the southwest corner of the restaurant in lieu of the existing garbage and recycling facility which will be relocated; and
- the exterior renovations to the existing restaurant will be similar to the renovated McDonald's restaurants in Metro Vancouver and reflect the character of recent renovations to the neighbourhood shopping centre.

In reply to queries from the Panel, Ms. Scott acknowledged that (i) the existing chain link fence to the south of the restaurant building will be retained and a new wood fence along the south property line will be installed, (ii) there will be no changes to the existing rooftop mechanical equipment, (iii) the roof parapet will be redesigned but its existing height will be maintained, (iv) the volume of the new drive-through speakers will automatically adjust to the ambient noise levels, (v) the predicted noise levels of the new drive-through speakers comply with the City's Regulation Bylaw as indicated in the applicant's acoustical report, (vi) the ordering area in the drive-through will be expanded but maintained in its current location, (vi) no complaints have been reported regarding noise in the existing drive-through from residents of the adjacent residential development to the south, (vii) existing trees along the south property line will be retained to provide a buffer to the adjacent residential development to the south, and (viii) there will be no changes to lighting on the south side of the restaurant building.

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In response to a query from the Panel, Wayne Craig, Director, Development, confirmed that there is a drive aisle between the McDonald's restaurant building and the adjacent residential townhouse development to the south.

Staff Comments

Mr. Craig noted that (i) staff support the proposed variance for the required minimum south side yard setback for the accessory building for garbage and recycling as it improves upon the existing unenclosed and unroofed garbage facilities located in this same area, (ii) the accessory building will be located approximately 16 meters from the neighbouring townhouse development to the south, (iii) the applicant will provide a cash-in-lieu contribution to the City for upgrades to the existing traffic signal at No. 2 Road and at the entrance to the neighbourhood shopping centre, (iv) an Electric Vehicle (EV) charging station for two cars will be provided at the surface parking area of the restaurant, and (v) staff appreciate the retention of all existing trees on the site and the addition of new groundcover to supplement on-site planting areas.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that the proposed side yard setback variance will improve the restaurant's existing garbage and recycling facilities. The Panel also expressed appreciation for the proposed improvements to on-site pedestrian circulation.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of minor building additions, exterior renovations, and the installation of a dual drive-through lane system at the existing McDonald's restaurant at 8140 No. 2 Road on a site zoned "Community Commercial (CC)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior (south) side yard from 6.0 m to 2.0 m for a detached accessory building containing garbage and recycling facilities.*

CARRIED

Development Permit Panel
Wednesday, July 24, 2019

2. New Business

It was moved and seconded

That the meeting of the Development Permit Panel scheduled on August 14, 2019 be cancelled.

CARRIED

3. Date of Next Meeting: August 28, 2019

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:46 p.m.

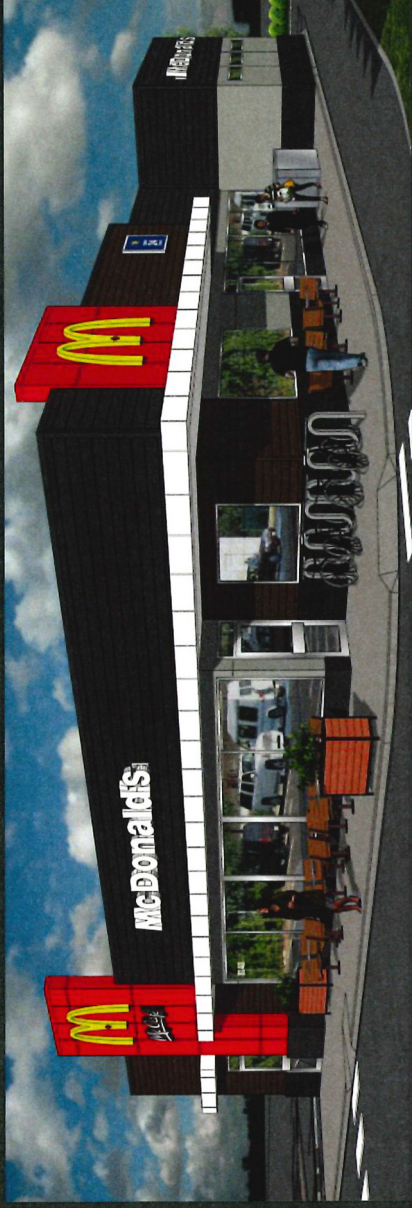
CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 24, 2019.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

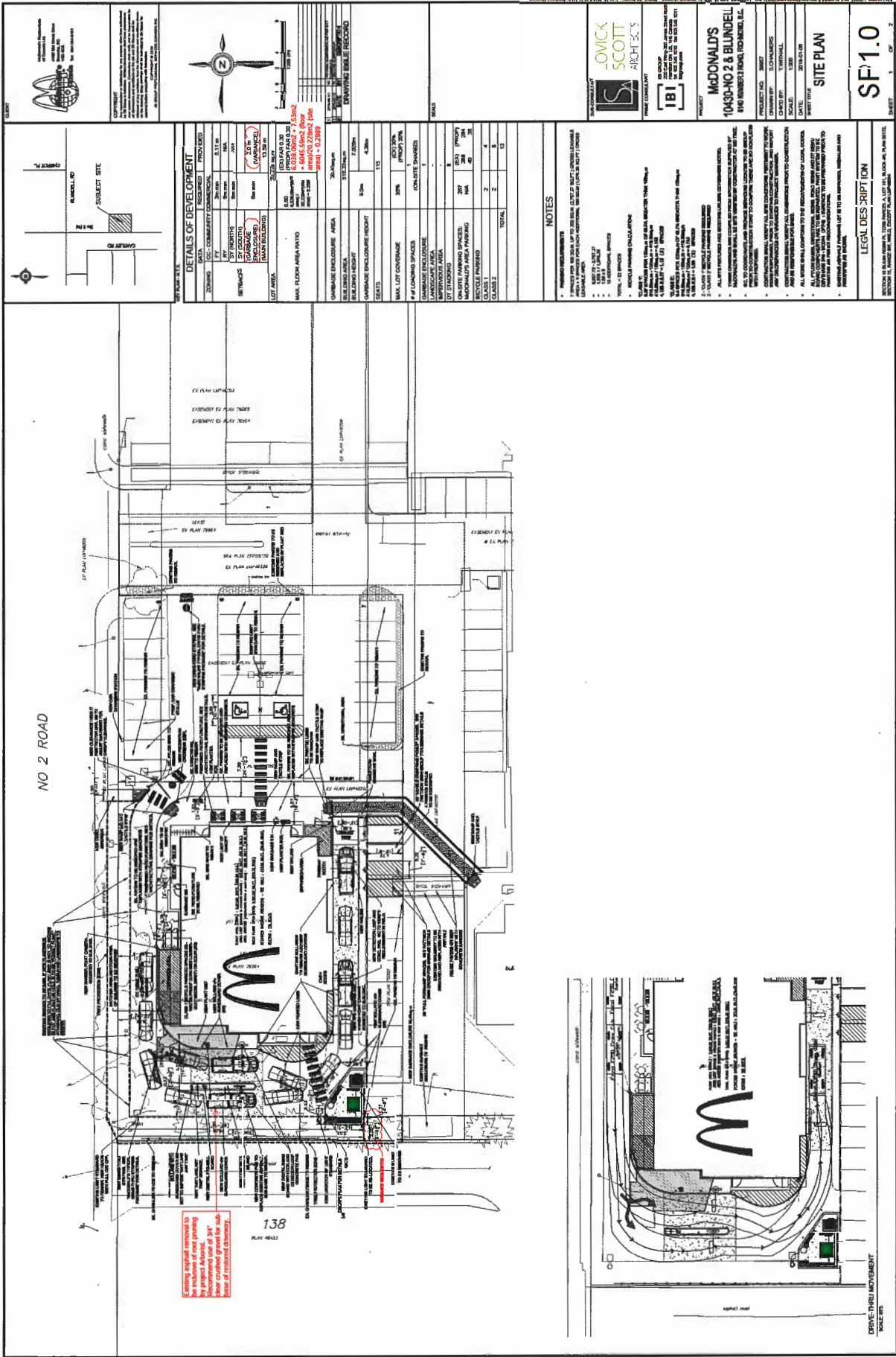
Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
July 24, 2019.



McDonald's - Blundell

8140 No. 2 Road, Richmond, BC

Lovick Scott Architects



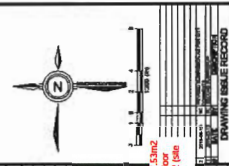
NO 2 ROAD

Existing asphalt removal to be inclusive of new paving. Recommended use of 3/4" base crushed gravel for sub-base of finished driveway.

138
PLAN 4843

DRIVE THRU IMPROVEMENT
DETAILS

COMPONENT
This site plan is prepared in accordance with the provisions of the City of Vancouver's Official Community Plan (OCP) and the Vancouver Building Code (VBC). It is intended to be used in conjunction with the City of Vancouver's Development Permit process. The City of Vancouver reserves the right to require additional information or to refuse to issue a Development Permit if the information provided is insufficient to support the proposed development.



EXISTING TABLE RECORD

NO.	DESCRIPTION	DATE
1	EXISTING	1/1/2011
2	EXISTING	1/1/2011
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DETAILS OF DEVELOPMENT DATA

ZONE	USE	COMPLIANCE	CONFORMANCE	PROVIDED
COMM-2	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL
MAX. FLOOR AREA (M ²)	30,000	30,000	30,000	30,000
MAX. FLOOR AREA (SQ FT)	326,708	326,708	326,708	326,708
MAX. FLOOR AREA (ACRES)	0.70	0.70	0.70	0.70
MAX. FLOOR AREA (M ²)	30,000	30,000	30,000	30,000
MAX. FLOOR AREA (SQ FT)	326,708	326,708	326,708	326,708
MAX. FLOOR AREA (ACRES)	0.70	0.70	0.70	0.70
MAX. FLOOR AREA (M ²)	30,000	30,000	30,000	30,000
MAX. FLOOR AREA (SQ FT)	326,708	326,708	326,708	326,708
MAX. FLOOR AREA (ACRES)	0.70	0.70	0.70	0.70

NOTES

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McDONALD'S
10430-NO 2 & BLUNDELL
100 FURBER ROAD, FREDERICK, B.C.

PROJECT NO. 2007
CLIENT SCHWABER
DESIGNED BY T. WIRTHALL
SCALE 1:200
DATE 2011.01.10
DATE PLOTTED 2011.01.10

PROJECT
McDONALD'S
10430-NO 2 & BLUNDELL
100 FURBER ROAD, FREDERICK, B.C.

PROJECT NO. 2007
CLIENT SCHWABER
DESIGNED BY T. WIRTHALL
SCALE 1:200
DATE 2011.01.10
DATE PLOTTED 2011.01.10

SITE PLAN

SF1.0

SHEET 1 OF 2

Site Plan



① VIEW OF EXISTING BUILDING - PARTIAL WEST SIDE ON NO. 2 ROAD



② VIEW OF EXISTING BUILDING - PARTIAL WEST SIDE ON NO. 2 ROAD



③ PROPOSED NORTH WEST ELEVATION



④ PROPOSED NORTH EAST ELEVATION



KEY MAP



LOVICK
SCOTT
ARCHITECTS



⑤ STREETSCAPE - NO. 2 ROAD

MCDONALD'S BLUNDELL, RICHMOND, B.C.

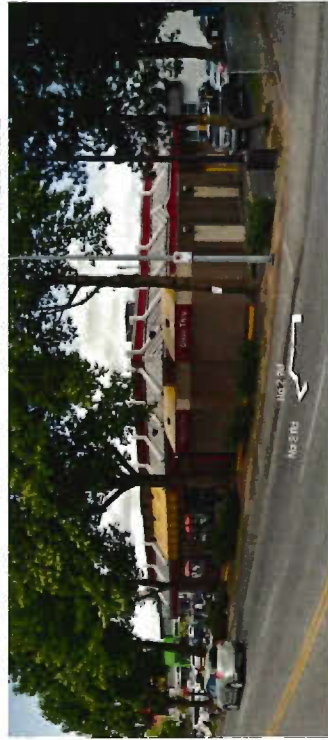
Street Elevations



NORTH EAST VIEW (EXISTING)
SCALE: 1/8" = 1'-0"



NORTH WEST VIEW (EXISTING)
SCALE: 1/8" = 1'-0"



SOUTH WEST VIEW (EXISTING)
SCALE: 1/8" = 1'-0"



DP: 17-1715866

Existing

Proposed

NO.	DATE	DESCRIPTION
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McDonald's RESTAURANTS OF CANADA LIMITED
4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6C6

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3V8
4010 LOVICK SCOTT, COM
MEMBER OF THE AIBC, MAA, SMA, MAA & IMTAA
PROFESSORIAL

McDonald's Restaurant
2140 160' Road,
RICHMOND, B.C.
CONTEX PHOTOS
PLAN = 4
SCALE: ASOLO
DATE: 11-02-16
DRAWN: ASOLO
CHECKED: ASOLO
DATE: 11-02-16
SCALE: ASOLO
DATE: 11-02-16

BLUNDELL NO.2 - 16-025
MARCH 2016

REV	DATE	DESCRIPTION
1	10/25/19	REVISION FOR O.P.
2		
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10		

MCDONALD'S
 MCDONALD'S RESTAURANTS OF CANADA LIMITED,
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6C6

DATE PLOTTED: 10/25/19

LOVICK SCOTT ARCHITECTS
 9707 1ST AVENUE
 BURNABY, BC V5C 1V6
 ADMIN@LOVICKSCOTT.COM
 604.298.3700 WWW.LOVICKSCOTT.COM
 A MEMBER OF THE AEC, NAN, BNA, BAA
 ASSOCIATIONS

MCDONALD'S RESTAURANT
 840 W.B.2 Road,
 RICHMOND, BC

BLUNDELL NO.2 - 16-025
 PERSPECTIVES
 PLAN # 20
 DRAWING NUMBER: A2.6
 DATE: 10/25/19
 SCALE: 1:100 SCALE
 NUMBER: 16581L 2019



1 NO.2 ROAD VIEW
SCALE: 1:100



2 NO.2 ROAD VIEW
SCALE: 1:100

Streetscapes

REV	DATE	DESCRIPTION
1		RE-GRAB FOR CP
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McDonald's
 MCDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6C6

DATE: 2016.04.26

LOVICK SCOTT ARCHITECTS
 9707 1ST AVENUE
 BURNABY, BC V5C 2V4
 ADMIN@LOVICKSCOTT.COM
 604.298.3789 WWW.LOVICKSCOTT.COM
 A MEMBER OF THE ABCS, RAA, SAA, SIAA
 BC ARCHITECT

PROJECT NO: 16-025
 PROJECT NAME: McDonald's Restaurant
 840 W-3 Road
 RICHMOND, BC
 DATE: 16-025
 DRAWN BY: AZ:1
 CHECKED BY: [Blank]
 SCALE: NOT TO SCALE
 SHEET NO: APRIL 2016

BUNDELL NO. 2 - 16-025



1 SOUTH VIEW
SCALE: 1/8" = 1'-0"



2 NORTH VIEW
SCALE: 1/8" = 1'-0"

Streetscapes

REV	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS

MCDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6C6
MCDONALD'S

DATE: 10/10/15


LOVICK SCOTT
 ARC-IIFC'S

9707 1ST AVENUE
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 ADMIN@LOVICKSCOTT.COM
 604.298.3700 WWW.LOVICKSCOTT.COM
 A DIVISION OF THE HBSI, HSA, SPA, SIAA
 INCORPORATED

CONTRACTOR: MCDONALD'S RESTAURANTS OF CANADA LIMITED
 PROJECT NO.: 15-029
 PROJECT NAME: MCDONALD'S RESTAURANT
 ADDRESS: 840 16-2 ROAD, RICHMOND, BC
 DATE: 10/10/15
 DRAWING NO.: 15-029-01

MCDONALD'S RESTAURANT
 840 16-2 ROAD
 RICHMOND, BC

COLOURED ELEVATIONS
 PLAN # 15
 PROJECT NUMBER: 15-029
 DRAWING NUMBER: A2.4
 DATE: 10/10/15
 NOT TO SCALE
 DRAWN BY: AUSTIN
 CHECKED BY:

BLUNDELL NO.2 - 16-025



Colour Elevations

Examples of completed projects



South West view



before



before



West View

McDonald's – Grandview Hwy.

2909 Grandview Hwy, Vancouver, B.C.



North View



after

@drive-thru lane

McDonald's – Grandview Hwy.

2909 Grandview Hwy, Vancouver, B.C.

View of dining area





North West view



McDonald's – Fleetwood

15574 Fraser Hwy, Surrey, B.C.



North view



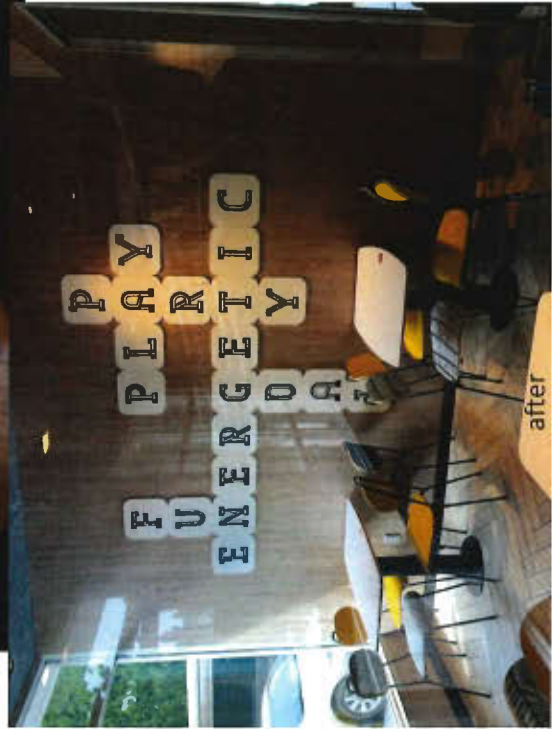
@drive-thru lane



McDonald's – Fleetwood

15574 Fraser Hwy, Surrey, B.C.

View of dining area



McDonald's – Pitt Meadows

12549 Harris Road, Pitt Meadows, B.C.



South East view



@drive-thru lane



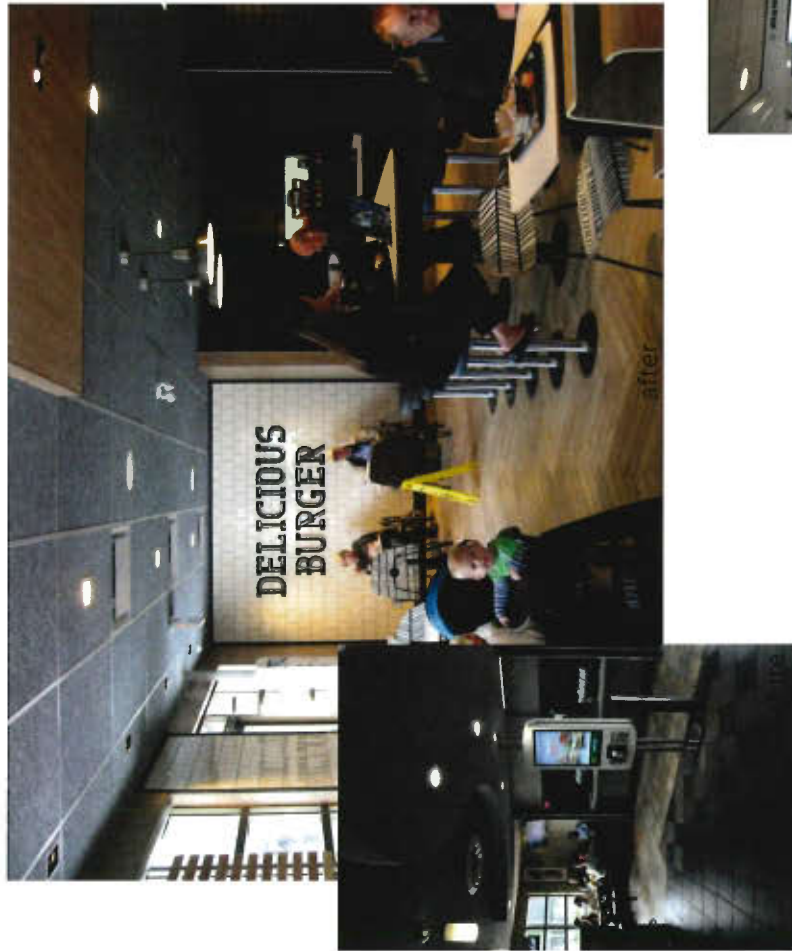
North East view



McDonald's – Pitt Meadows

12549 Harris Road, Pitt Meadows, B.C.

View of dining area



View of service area