

2/4/2020

City of Vancouver Si

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, February 4, 2020.

Hi There Council Team

Today at the planning committee Agenda item # 3 Signage Improvements for Rezoning and Development projects Staff have recommended that a rendering (Picture of the project) is only suggested for Development Permit signs because **" it is not possible to require a rendering for certain applications and not for others. "**

Please find attached samples from the City of Vancouver please note both the Rezoning and Development signs have a rendering and further more when revisions or addendum's are made they are added to the signs, if Vancouver can do it why can't we ?

A picture tells a thousand words and the rendering will help inform the public and reduce confusion regarding the rezoning and development permit process. As a sign maker for 40 years I can confirm that using pictures and logo's is very important when your goal is to get people to notice your sign. In the case of these signs the rendering will entice people to pull over and read the relevant information.

I ask the planning committee to support directing staff to **require renderings for all rezoning and development permits and that** is why I have sent you these photo's in advance of the meeting to ensure you had ample time to review them.

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Best regards,

Carol Day

DEVELOPMENT APPLICATION

5650 Balaclava Street
DE418790

APPLICATION

At this address, the application is for permission to develop the site with:

- 3 replacement office buildings, east of the Westcoast Church, including multi-purpose meeting, offices, and a gymnasium
- 2.5 levels of underground parking, accessed off Balaclava Street, and
- demolition, rehabilitation and long term preservation of the heritage St. John's church.

APPLICANT: HUBER CONSULTING ARCHITECTS
116 - 100 Powell Street
Vancouver, BC




What's happening:

- Planning approved December 2016
- Development application submitted January 2017
- Development application is reviewed August 2017
- Application under review by City staff
- Decision by Development Permit Board

PUBLIC OPEN HOUSE

How to attend:
Public Open House
Tuesday October 3
2017, 1:00 to 5:00 pm

Anyone may attend the Development Permit Board meeting & speak on the application for the meeting schedule: vancouver.ca/development-board

For details or to offer input:
vancouver.ca/development
or phone the project Facilitator at 604-671-6776

CITY OF VANCOUVER

DEVELOPMENT APPLICATION

4188 Yew Street
DE418990

DEVELOPMENT APPLICATION

At this address, the application is to construct:

- a mid-rise building comprising office space, a restaurant and a grocery store on the ground floor, and seven floors of residential rental units above
- five levels of underground parking and self-storage facility, accessed off of proposed new Street extension.

APPLICANT: LARCH INVESTMENTS LTD
375 - 100 West Beach
Vancouver, BC




What's happening:

- Development application submitted (April 7, 2017)
- City staff review by City staff
- Open House: June 25, 2017, 5-8 pm
Helford Community Centre
14700 Arden Street
- Decision by Development Permit Board

Anyone may attend the Development Permit Board meeting and speak on the application

For the meeting schedule: vancouver.ca/development-board

For details or to offer input:
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CITY OF VANCOUVER

REZONING APPLICATION

New St. Paul's Hospital & Health Campus
(1002 Station St & 250-310 Prior St)

DETAILS

The proposal is to rezone and develop 1.61 ha (4.0 acre) industrial site into a mixed-use development based on the Council-approved New St. Paul's Hospital and Health Campus Policy Statement. The proposal includes:

- a new hospital and integrated health care campus
- commercial, office, retail, accommodation and limited residential uses that provide a variety of health-related support functions
- retail and commercial spaces
- a range of building heights from 20 m (66 ft) to 60 m (197 ft)
- a new road network through the site that would connect to existing adjacent streets, and
- two (2) fire facilities.

APPLICANT: IBC Group
700 - 1284 West 41st St. Suite 200
Vancouver, BC



PROPOSED DEVELOPMENT INDICATIVE DRAWING



LOCATION

What's happening:

Rezoning application accepted
Application review by City staff

The public is invited to view the proposal and comment online at vancouver.ca/development

Open House:
Tuesday, November 20, 2018, 4-7pm
Granville Community Centre
1414 West 41st, Vancouver

Public Hearing:
Information to come

Decision by Council

For more information on
vancouver.ca/development
or phone 3-1-1



DEVELOPMENT APPLICATION

569 Great Northern Way (Formerly 565 GNW)
DE419971

DETAILS

At this address, under existing zoning, the applicant is to develop the site with:

- a 7-story office building
- a 4-story retail building
- three levels of underground parking
- a new public plaza and pedestrian space providing access to the proposed buildings and connection through the Great Northern Way Campus.

APPLICANT: Hines + JCB Architects
1225 West 41st Street
Vancouver, BC



PROPOSED BUILDING



LOCATION

What's happening:

Development application
submitted on December 21, 2018

Application review by
City staff, advisory panels
and committees

Decision by Development
Permit Board

Anyone may attend the
Development Permit Board meeting and speak
on this application

For the meeting schedule
vancouver.ca/development

For details or to offer input vancouver.ca/development
or please the Project Facilitator
at 604-671-4937.



DEVELOPMENT APPLICATION

1506 W 68th Ave & 8406-8465 Granville St
DP-2018-01174

DETAILS

Under the site's Council approved CD-1 zoning, the application is to develop the site, consisting of:

- a 10 storey mixed-use building;
- with an approximate height of 41.5 m (136 ft);
- 56 residential dwelling units (floors 3 - 10);
- commercial units at grade and office space on the second floor;
- all over 3 levels of underground parking providing 124 parking stalls accessed from the lane.



PROPOSED BUILDING



LOCATION

What's New

Development application submitted on December 21, 2018

Application review by City staff, advisory panels and committees

Decision by Director of Planning



Existing tenants on this site may be eligible for assistance under the City of Vancouver Tenant Relocation and Protection Policy.

Visit vancouver.ca/protecting-tenants-to-learn-more.

For details or to offer input: vancouver.ca/devapps or phone the Project Facilitator at 604-871-6023

