



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Cecilia Achiam  
Chair, Development Permit Panel  
**Date:** May 27, 2020  
**File:** DP 17-771214  
**Re:** Development Permit Panel Meeting Held on May 15, 2019

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-771214) for the property at 3311 Sweden Way (formerly 12580 Vickers Way) be endorsed, and the Permit so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
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SB:blg

## Panel Report

The Development Permit Panel considered the following item at its meeting held on May 15, 2019.

DP 17-771214 – CHRISTOPHER BOZYK ARCHITECTS LTD. – 12580 VICKERS WAY  
(May 15, 2019)

The Panel considered a Development Permit (DP) application in order to permit the construction of a 3,379.9 m<sup>2</sup> (36,382 ft<sup>2</sup>) industrial building on a site zoned “Industrial Retail (IR1)”. Variances are included in the proposal to: (i) reduce the required number of required parking spaces from 136 to 66; (ii) reduce the required number of loading spaces from two medium and one large loading space to two medium loading spaces; and (iii) permit car parking spaces for employees to be provided in a tandem arrangement.

Architect, Christopher Bozyk, of Christopher Bozyk Architects Ltd.; and Peter Joyce, of Bunt & Associates Transportation Planning and Engineering, provided a brief presentation, including:

- Vehicular access to the proposed three-storey furniture retail store will be relocated from Vickers Way to Sweden Way.
- The proposed treatments to the north and south facades of the proposed building are intended to provide visual interest and revitalize the area.
- Frontage improvements are proposed along Vickers Way and Sweden Way, including installation and improvement of curbs, sidewalks, boulevards, and road markings to enhance cyclists’ safety at the Sweden Way entry/exit driveway.
- Traffic and parking concerns of neighbouring developments have been addressed.
- The proposed landscaping on Vickers Way will upgrade the frontage.
- Trees will be installed along the east property line.
- Permeable pavers, trees, and low plantings are proposed on the surface parking area, and a substantial lawn area is proposed on the southeast corner of the property.
- The site-specific parking and loading study notes that the City’s Zoning Bylaw parking requirement does not reflect the proposed use of the subject site.
- Peak parking demand for the proposed furniture retail store is from 20 to 30 parking spaces and the applicant is requesting a reduction of the required 136 parking spaces as the proposed 66 spaces is more than adequate.
- The development’s potential traffic impact into the area would be modest as the peak traffic generation in the subject site is approximately 20 to 30 vehicles per hour.

In response to a Panel query, staff advised that the extensive lawn area on the southern end of the property was determined by a Kinder Morgan regulation prohibiting the planting of trees on their pipeline statutory-right-way (SRW) area.

In response to Panel queries, Mr. Joyce advised that: (i) in response to neighbouring developments' traffic concerns and in consultation with City staff, the applicant agreed that ingress and egress to/from the site's driveway would be right-in and right-out only; (ii) left-turn out from the site's driveway is restricted; however, a left turn entry is permitted; and (iii) the applicant's parking study considered existing traffic volume in the subject site and other furniture stores across the region.

Oren Samuel, owner of Paramount Furniture, noted that the proposed furniture retail store is high-end in terms of retail price compared to other low to medium-end furniture stores in the area and as such, potential traffic increase to the subject site is not expected to be significant in the long term.

In response to a Panel query, Mr. Bozyk noted that a low level entry sign, not a pylon sign, will be installed on the proposed development.

In response to a Panel query, staff acknowledged that the proposed number of parking stalls for the subject development could accommodate the parking needs of other types of furniture stores.

A property owner of 12520 Vickers Way spoke in favour of the proposed development, noting that: (i) the proposed high-end furniture retail store will revitalize the neighbourhood; (ii) Vickers Way needs improvements in terms of paving treatment and provision of sidewalks to enhance pedestrian circulation in the area; and (iii) an early approval of the subject Development Permit application would be appreciated.

Correspondence was submitted to the Panel by Ben and Ingrid Gauer.

In response to issues raised in the correspondence, staff noted that: (i) the applicant had met with the property owners to address their concerns; (ii) parking on Vickers Way is regulated by the City's Traffic Bylaw and enforced by the Bylaw Department; and (iii) the proposed Sweden Way driveway is limited to right-in and right-out only; however, a left-in entry is permitted.

Staff advised that: (i) there is a Servicing Agreement associated with the project for frontage works on Vickers Way and Sweden Way; (ii) the 10 parking spaces in tandem arrangement are subject to a legal agreement restricting their use to employees; (iii) the applicant is providing significant Traffic Demand Management (TDM) measures including one on-site electric vehicle (EV) charging station available for public use, end-of-trip cycling facilities within the building, a \$50,000 cash contribution to the City for a future crosswalk on Sweden Way, and a \$15,000 contribution towards Public Art.

The Panel expressed support for the project, noting that: (i) the project is a welcome addition to the area; (ii) the building facades are well articulated; (iii) positive improvements are proposed on Vickers Way; and (iii) neighbour's concerns regarding site access have been addressed by the applicant.

The Panel recommends the Permit be issued.