



# City of Richmond

## Report to Council

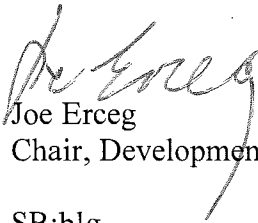
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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** February 22, 2017  
**File:** 01-0100-20-DPER1-  
01/2017-Vol 01  
**Re:** **Development Permit Panel Meeting Held on February 15, 2017**

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-738292) for the property at 6551 No. 3 Road be endorsed, and the Permit so issued.



Joe Erceg  
Chair, Development Permit Panel

SB:blg

## Panel Report

The Development Permit Panel considered the following item at its meeting held on February 15, 2017.

DP 16-738292 – RANDALL OLAFSON – 6551 NO. 3 ROAD  
(February 15, 2017)

The Panel considered a Development Permit application to permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure on a site zoned “Downtown Commercial (CDT1)” and “Gas & Service Stations (CG1)”. No variances are included in the proposal.

The applicant; Randall Olafson, of Randall Olafson Consultants Ltd.; Architect, Derek Fleming, of Acton Ostry Architects, Inc.; and Landscape Architect, Alain Lamontagne, of Durante Kreuk Ltd. Landscape Architects, provided a brief presentation, noting that:

- Cactus Club Café will be relocating from its current location to Richmond Centre Mall and fronting No. 3 Road which is highly visible from the Cook Road entry to the shopping mall.
- The new restaurant patio addition would have a retractable awning for weather protection.
- The new fully enclosed garbage building would have its own mechanical systems.
- Two new raised pedestrian crossings will enhance accessibility and provide traffic calming.
- Concrete sidewalk treatment with exposed aggregate banding is proposed and new planting beds and small trees will provide a buffer between the walkway and the drive aisle.
- Landscaping will be provided in new planters at the patio and supplemented at the entry wall.

In response to Panel queries, Mr. Lamontagne and Mr. Fleming noted that:

- The garbage building will be accessed at the loading area by overhead and swing doors.
- The new trees will have canopy height clearance to not impede pedestrians.
- Mall management will consider further tree planting to the north with future redevelopment.
- The existing curb line will be pulled out to accommodate the proposed landscaping and be provided with electrical service for tree lighting and irrigation.
- The number of visitor and handicapped parking spaces exceed the minimum requirement and handicapped parking spaces are provided in close proximity to the main entrance to the mall.
- The loading bay adjacent to the patio will accommodate deliveries to the restaurant.

Staff acknowledged the work done by the applicant to improve the pedestrian connections on the site, as well as the proposed landscaping in front of the restaurant.

In response to a Panel query, staff confirmed that a Building Permit for façade renovation was issued in 2016 to the restaurant unit on the north side of the atrium main entry to the mall, but the extent of the proposed renovation did not require a Development Permit.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.