



Development Permit Panel  
Thursday, May 27, 2021

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present (by teleconference): Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, General Manager, Engineering and Public Works

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 May 12, 2021, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 20-899883**  
(REDMS No. 6662572)

APPLICANT: Orion Construction

PROPERTY LOCATION: 3640 No. 4 Road

INTENT OF PERMIT:

Permit the construction of two two-storey industrial buildings at 3640 No. 4 Road on a site zoned “Light Industrial (IL).

**Applicant’s Comments**

Karla Castellanos, Architect, KCC Architecture & Design, reviewed the application and spoke on urban design and architectural form and character, noting the following:

## **Development Permit Panel**

### **Thursday, May 27, 2021**

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- the proposed project provides separation from the adjacent residential area through features such as (i) installing fencing together with planting trees and shrubs for screening, (ii) providing site access through No. 4 Road, and (iii) installing servicing elements such as garbage, electrical and loading areas on the north side of the site to minimize potential noise away from the residential area;
- storage areas will be located on the first floor of the building and office space will be located on the second floor; and
- a shadow analysis was completed for the project.

Jessica Thiessen, Landscape Architect, KD Planning & Design, provided an overview of the landscape design, noting that the development will retain a significant number of trees and that additional shrubs, grasses and trees will be planted to provide height and shade.

In reply to queries, Ms. Thiessen noted that irrigation will be installed for the new plantings, however the mature trees on-site will not require irrigation as their roots are deep enough for natural rainwater. She added that the health of the mature trees will be monitored during the construction phase.

#### **Panel Discussion**

Discussion ensued with regard to the site lighting and the rooftop mechanical units. In reply to queries, Jack Priestley, Orion Construction, noted that the rooftop mechanical units are set back from the edge of the building and will be screened. He added that the on-site lighting will be screened with landscaping to reduce impact to residential areas.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) the proposed development will have a servicing agreement for frontage improvements, (ii) each industrial unit will have ability to charge electrical vehicles, and (iii) the proposed development provided a security for the tree retention and retained a certified arborist on-site.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

**Development Permit Panel**  
**Thursday, May 27, 2021**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of two two-storey industrial buildings at 3640 No. 4 Road on a site zoned "Light Industrial (IL)."*

**CARRIED**

**2. New Business**

**3. Date of Next Meeting: June 16, 2021**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (3:55 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 Thursday, May 27, 2021.

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Joe Erceg  
Chair

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Evangel Biason  
Legislative Services Coordinator