



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel

**Date:** March 11, 2005

**From:** Raul Allueva  
Director of Development

**File:** DP 05-291006

**Re:** **Application by Selwyn Dodd, Architect for a Development Permit at  
5300 No. 3 Road**

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**Staff Recommendation**

That a Development Permit be issued for an exterior renovation and addition to the Lansdowne Mall at 5300 No. 3 Road which would permit a Best Buy store and a new commercial retail unit/restaurant at the former Safeway store location on a site zoned Automobile-Oriented Commercial District (C6).

Raul Allueva  
Director of Development

RA:hb  
Att. 1

## Staff Report

### Origin

Selwyn Dodd, Architect has applied to the City of Richmond for permission to redevelop the former Safeway store in the southwest corner of the Lansdowne Mall.

It is proposed to locate a Best Buy store and a new commercial retail unit/restaurant along the No. 3 Road frontage. Some internal renovations are also proposed along the “west mall”.

The site is zoned Automobile-Oriented Commercial District (C6) and is designated Mixed Use – Shopping Centre in the City Centre Area Plan.

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Back in 2002, the same applicants (Selwyn Dodd, Vanprop Investments Ltd., Bull Housser & Tupper) applied for a development permit (DP 02-203391) in order to locate the Future Shop and Home Outfitters in the northwest corner of the Lansdowne Mall (where Zellers used to be located).

At that time, staff agreed to forego some of the requirements they would have liked to see addressed on the understanding that Lansdowne Mall would apply for an overall development permit for the entire site.

The intent of the overall development permit was for the:

- City to expedite future exterior renovations via a general compliance ruling rather than having to run each and every proposal over \$50,000 in value through the development permit process; and
- Applicant to bring the Mall into compliance with the City’s development permit guidelines (e.g. sidewalk construction on both No. 3 Road and Alderbridge Way; improvements to the physical expression of the Mall).

On this basis, the Development Permit Panel and Council agreed to issue DP 02-203391.

Unfortunately, although the applicants agreed to this understanding, a formal development permit application for the entire site was never submitted. Therefore, this new application has to go through the standard development permit process.

Once again, the applicants are in a rush to have the permit issued in order to secure the proposed Best Buy tenant, and staff are wanting to obtain some of the same improvements they agreed to forego in 2002.

The outcome of discussions between staff and the applicants on these issues are described below.

**Subject Development Permit Application**

In response to comments expressed by staff, the applicants have agreed to do the following as part of the approval of the development permit for the Best Buy store and the new commercial retail unit/restaurant:

- Complete the sidewalk along No. 3 Road from the driveway entrance to Alderbridge Way;
- Install a new sidewalk along the Alderbridge Way frontage on the mall's property (because there is no room on the existing road right-of-way);
- Plant additional landscaping at the driveway entrance off No. 3 Road and in the parking area in front of the Best Buy; and
- Improve the pedestrian connection from No. 3 Road to the "west mall" entrance.

In order to secure these commitments, staff have:

- Requested that the applicant engage an engineer to make a servicing agreement application with first submission drawings of the sidewalk along No. 3 Road prior to the Development Permit Panel meeting;
- Included the sidewalk along Alderbridge Way in the security required for this development permit; and
- Obtained the applicants' agreement that any sidewalks on their property will be secured by a public right of passage right-of-way (which will be registered prior to the release of the required security).

**Overall Development Permit**

Staff have met with the applicants to once again discuss the concept of an overall development permit for the Lansdowne Mall.

At this point, the applicants have requested further time to evaluate whether or not they want to commit to a schedule of improvements to the Mall in order to bring it up to the City's current development permit guidelines. To assist them in their deliberations, a landscape architect/certified arborist has been retained.

Some of the key items staff have identified include the need for:

- Sidewalks or pedestrian paths along Lansdowne Road and Kwantlen Street;
- Additional landscaping in the parking lot and driveways;
- Covered walkways and pedestrian paths between the street and mall;
- Screening service areas and weather protection on the sidewalks along the perimeter of the mall;
- Display windows and textured elevations where individual tenancies are not possible;
- Bicycle parking and end-of-trip facilities for employees; and
- Amenity spaces and unobtrusive signage.

It is hoped that the applicant will have reached a decision when the subject development permit application is presented to the Development Permit Panel.

If the applicant decides not to proceed with the overall development permit application, they have been forewarned that future exterior renovations over \$50,000 will have to go through another development permit application and staff will once again endeavour to have that permit meet the current development permit guidelines.

### **Advisory Design Panel Comments**

Because of its minor nature, and in order to expedite the proposed building renovations, this application was not presented to the Advisory Design Panel.

### **Analysis**

Staff are satisfied with the design of the development permit for the Best Buy store and the new commercial retail unit/restaurant.

The former roofed, drive through pick-up area of Safeway is being enclosed with new building space. This involves an expansion of approximately 905 m<sup>2</sup> (9,740 ft<sup>2</sup>). Although the majority of this façade is the "proto-type" for Best Buy, it is much more attractive than a covered pick-up area.

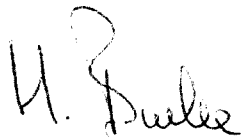
Because of security concerns, Best Buy is not prepared to add additional windows or glazing to their storefront. However, the proposed new commercial retail unit/restaurant has a significant amount of windows or glazing adjacent "west mall" entrance.

The materials used for the expansion/renovation will match those of the remainder of the mall (including brickwork along the No. 3 Road elevation).

The applicant is also installing a new sidewalk around the perimeter of the building expansion and brick paving along the driveway at the entrance to the Best Buy.

### **Conclusion**

Selwyn Dodd, Architect has applied to renovate the southwest corner of Lansdowne Mall. As a condition of this development permit, staff have successfully negotiated the installation of a sidewalk along the No. 3 Road and Alderbridge Way frontages (something they were unable to do when a development permit was issued in 2002 at the northwest corner of the mall).



Holger Burke, MCIP  
Development Coordinator

HB:rg

Prior to forwarding this application to Council for approval, the applicant is required to submit a Letter-of-Credit in the amount of \$59,605 (\$19,480 for landscaping the 905 m<sup>2</sup>/9,740 ft<sup>2</sup> building addition and \$40,125 for the new sidewalk along Alderbridge Way).



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Application  
Data Sheet**  
Development Applications Department

**DP 05-291006**

**Attachment 1**

Address:	5300 No. 3 Road		
Applicant:	Selwyn Dodd	Owner: Vanprop Investments Ltd.	
Planning Area(s):	City Centre		
Floor Area	Gross: 68,060 m <sup>2</sup>	Net: 56,725 m <sup>2</sup>	
	Building Addition: 905 m <sup>2</sup>		

	Existing	Proposed
Site Area	202,069 m <sup>2</sup>	No Change
Land Uses	Lansdowne Mall	No Change
OCP Designation	High Density Mixed Use	No Change
City Centre Area Plan Designation	Mixed Use – Shopping Centre	No Change
Zoning	Automobile-Oriented Commercial District (C6)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.34	None Permitted
Lot Coverage:	Max. 50%	27%	None
Setback – Road:	Min. 6 m	73 m & 128 m	None
Setback – Side & Rear Yard:	Min. 3 m (one-storey) Min. 7.5 m (two-storeys)	N/A	None
Height (m):	Max. 12 m	11.65 m	None
Lot Size:	N/A	N/A	N/A
Off-street Parking Spaces:	2,269 (based on 4 per 100 m <sup>2</sup> )	3,361	None
Off-street Parking Spaces – Accessible:	46	32	No Change



**City of Richmond**  
Urban Development Division

**Development Permit**

**DP 05-291006**

To the Holder: SELWYN DODD, ARCHITECT

Property Address: 5300 NO. 3 ROAD

Address: BLEWETT DODD ARCHITECTURE LTD.  
301-675 WEST HASTINGS STREET  
VANCOUVER, BC V6B 1N2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C., buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$59,605 to ensure that landscaping and sidewalks are carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the landscaping and sidewalks required by this development, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the landscaping and sidewalks required by this permit within the time set out herein, the security shall be returned to the Holder. Prior to the City returning the security, the applicant agrees to register a public right of passage right-of-way on the sidewalks located on private property. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

## Development Permit

**DP 05-291006**

To the Holder: SELWYN DODD, ARCHITECT

Property Address: 5300 NO. 3 ROAD

Address: BLEWETT DODD ARCHITECTURE LTD.  
301-675 WEST HASTINGS STREET  
VANCOUVER, BC V6B 1N2

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

ISSUED BY THE COUNCIL THE

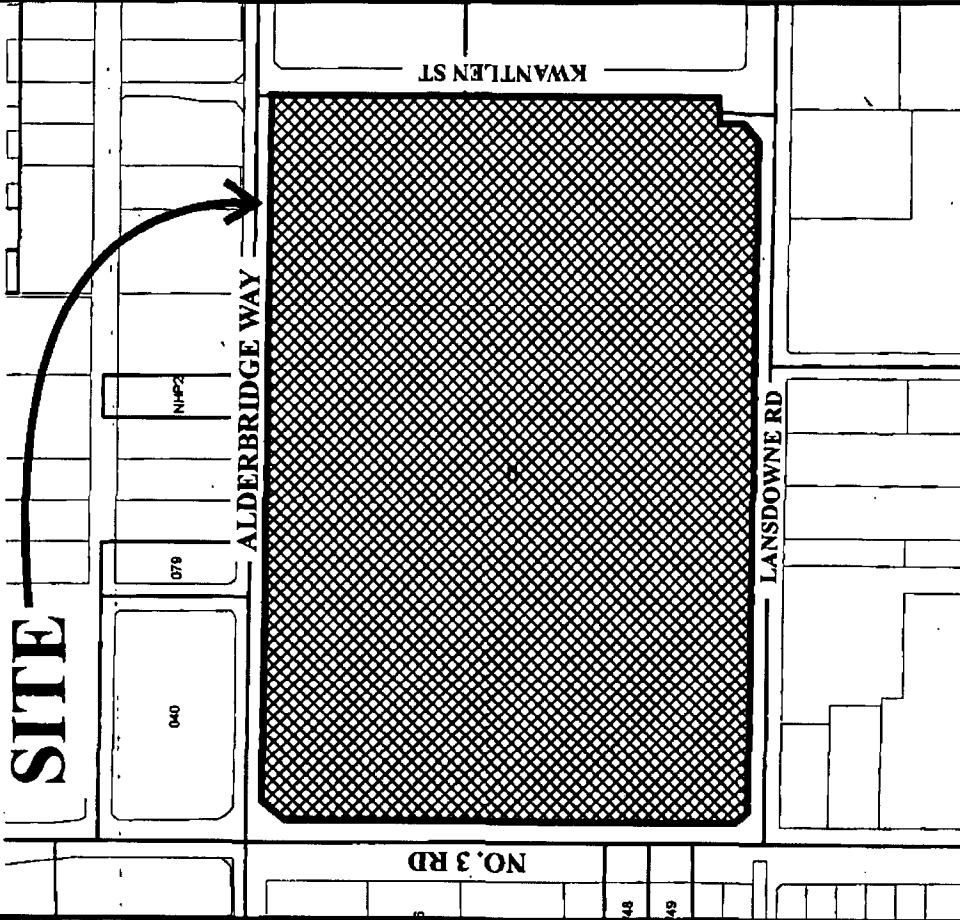
DELIVERED THIS                      DAY OF                      ,

MAYOR



City of Richmond

**SITE**



NO. 3 RD

ALDERBRIDGE WAY

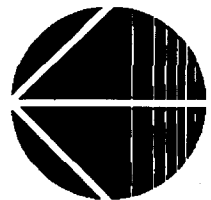
KWANTLEN ST

LANSDOWNE RD

ALDERBRIDGE WAY

KWANTLEN ST

LANSDOWNE RD



DP 05-291006  
SCHEDULE "A"

Original Date: 02/04/05

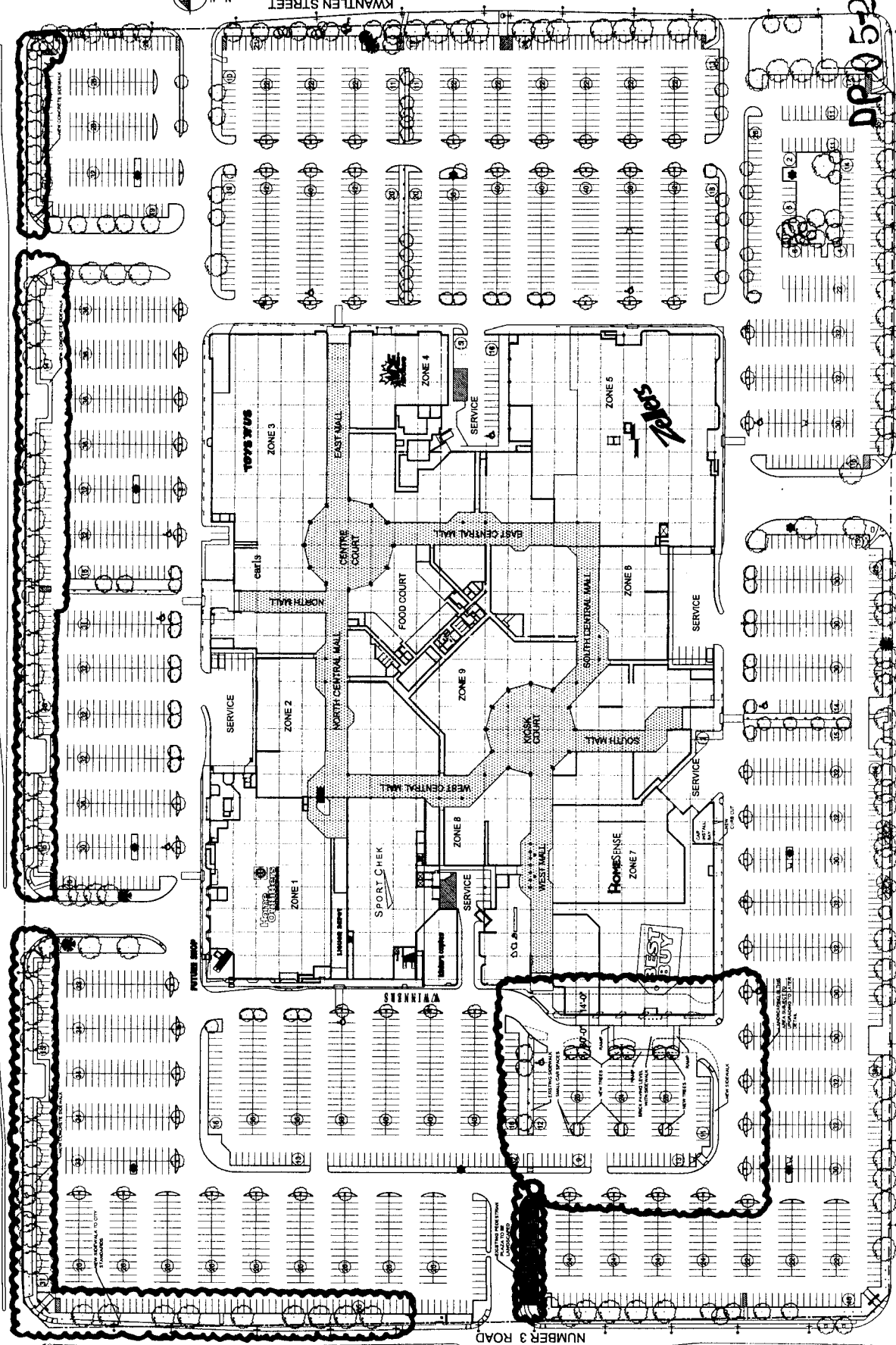
Revision Date:

Note: Dimensions are in METRES



The project is an extension of an existing development and is not subject to the provisions of the Planning Act.	
1	Site Plan
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100	Site Plan

ALDERBRIDGE WAY



LANDOWNE ROAD

SCALE 1" = 100'

LANDOWNE

ZONE 7 RENOVATIONS  
5300 NUMBER 3 ROAD  
SICHMOND, B.C.

MAP 1.1.2005  
PROPOSED  
JANUARY 2005

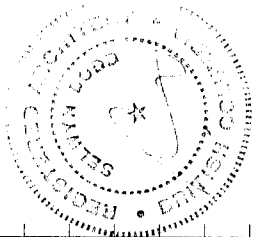
DP-0 5-2

DP-1  
REV. A

Blavett Dodd Architecture Ltd.

301-405 WEST HASTINGS STREET  
VANCOUVER, B.C. CANADA V6B 1A2  
TEL: (604) 683-1288  
FAX: (604) 683-1289  
www.blavettdodd.com

THIS DRAWING IS THE PROPERTY OF BLENVETT DODD ARCHITECTURE LTD. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLENVETT DODD ARCHITECTURE LTD.



DATE: 25 JAN 06

Blenvett Dodd Architecture Ltd.

301-475 WEST LANTANA STREET  
VICTORIA, B.C. V8M 1A1  
TEL: (250) 383-1200  
FAX: (250) 383-1711  
Email: info@blenvett.com

CONTRACT

PRELIMINARY

LANSDOWNE

CENTRE

ZONE 7 RECONFIGURATIONS

5300 NUMBER 3 ROAD

RICHMOND, B.C.

DATE: MAR 11 2005

FLOOR PLAN AS

PROPOSED

JANUARY 2005

DP 052-910-06

DP-2

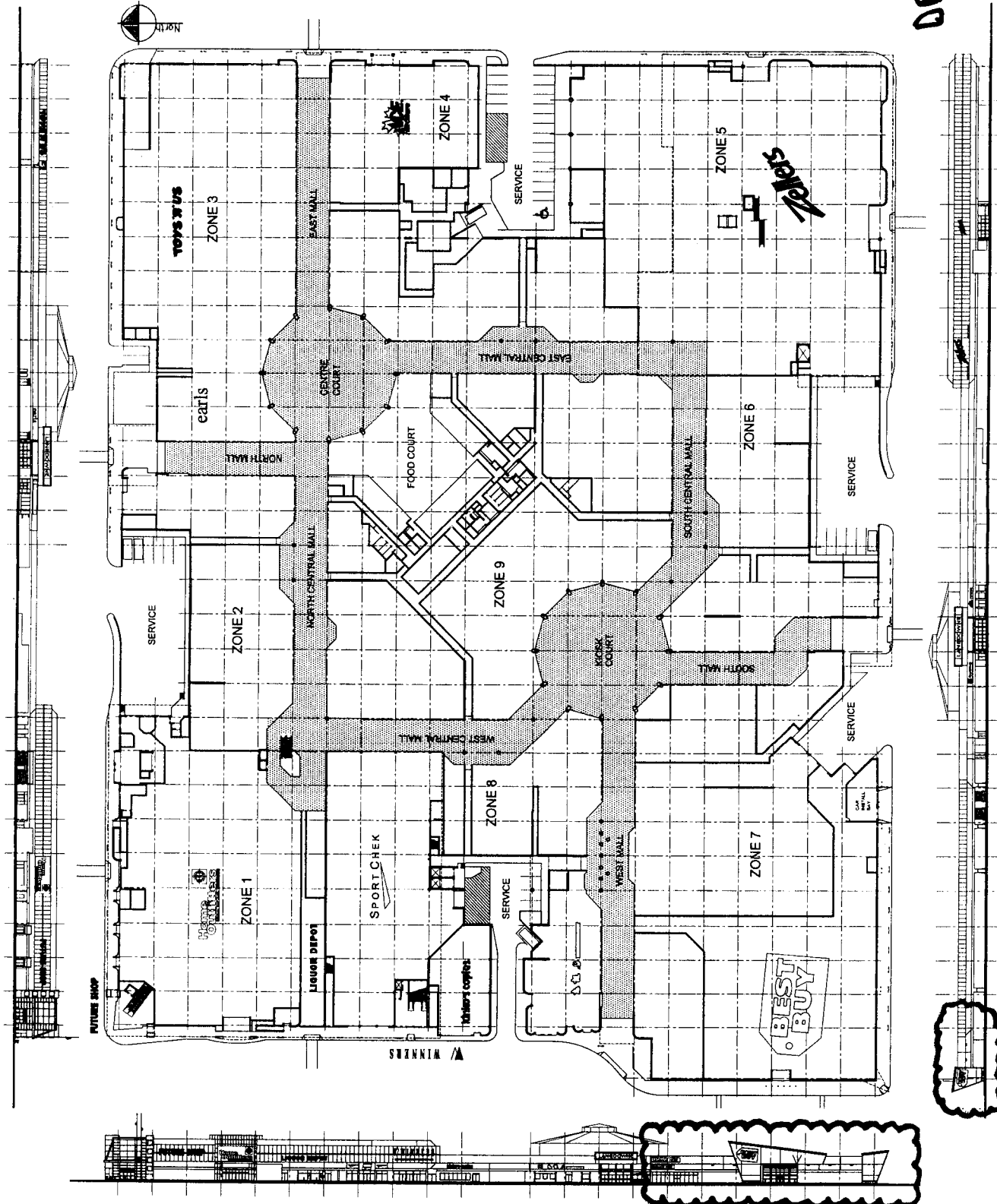
25 JAN 06

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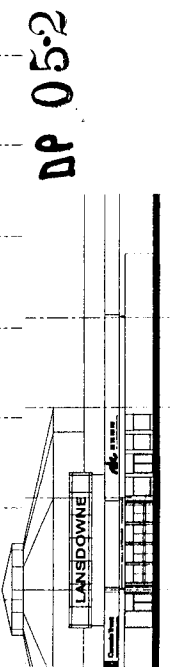
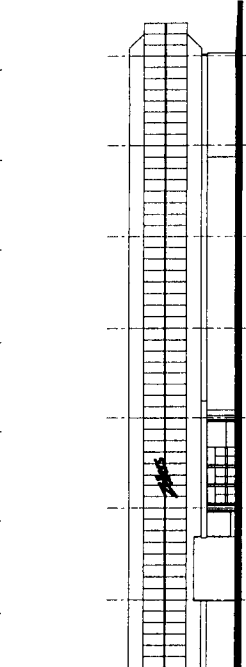
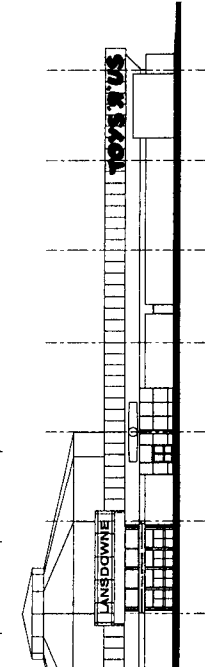
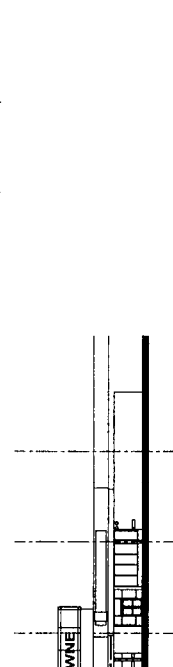
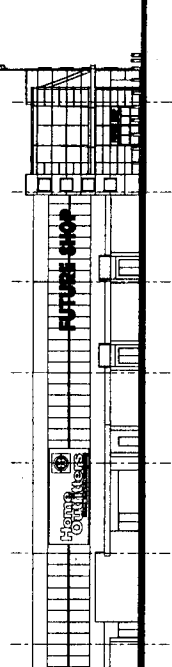
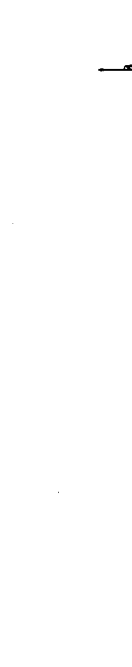
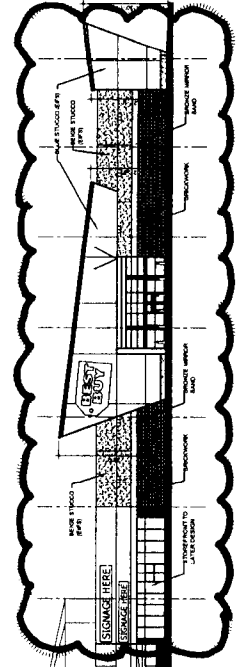
25 JAN 06

25 JAN 06



This drawing is an elevation of a building and is not to be used for construction purposes. It is a conceptual drawing and is not to be used for construction purposes.

1	DATE	REVISIONS
1	1 MAR 2005	1. LANSDOWNE ELEVATIONS AS PROPOSED



1	DATE	REVISIONS
1	1 MAR 2005	1. LANSDOWNE ELEVATIONS AS PROPOSED

Blewett Dodd Architecture Ltd.

301-451 HASTINGS STREET  
VICTORIA, B.C. V8M 1M2  
TEL: 250-383-1388  
FAX: 250-383-1389  
WWW.BLEWETTDODD.COM

DATE: 1 MAR 2005  
DRAWN: JLD  
CHECKED: JLD  
PROJECT: LANSDOWNE ELEVATIONS AS PROPOSED

LANSDOWNE  
CENTRE  
ZONE 7 RENOVATIONS  
5300 NUMBER 3 ROAD  
RICHMOND, B.C.

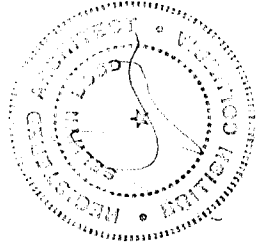
MAR 1 1 2005  
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ELEVATIONS AS  
JANUARY 2005

DP 05-2  
910066

DP-3  
REV A

1	DATE	REVISIONS
1	1 MAR 2005	1. LANSDOWNE ELEVATIONS AS PROPOSED

This drawing is an illustration of a proposed project and is not intended to be used for construction purposes. It is the responsibility of the client to ensure that the project is completed in accordance with the applicable laws and regulations.



**DEVELOPMENT PERMIT** 21 JAN 05

**Blewett Dodd Architecture Ltd.**

301 4TH WEST VANTAGE STREET  
WILLOWDALE, ONTARIO M2H 1H5  
Tel: (416) 491-1111  
Fax: (416) 491-7777  
Email: info@bdad.ca

**PRELIMINARY**

**LANSOWNE**

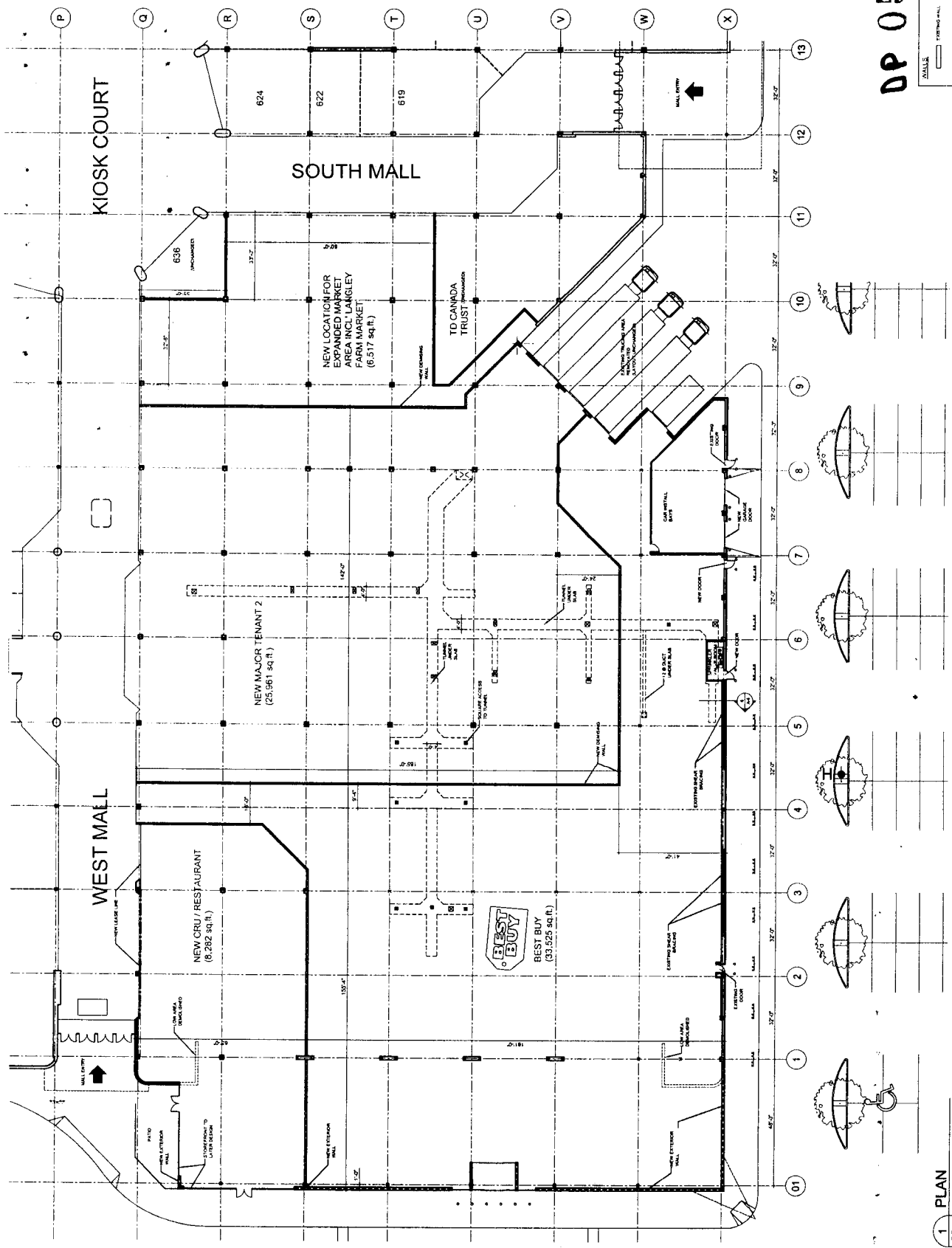
ZONE 7 RENOVATIONS  
5000 MARKET ROAD  
RICHMOND, B.C.

**MAR 1 1 2005**  
**PROPOSED PLAN**

**DP 05-2 91006**

**DP-4**

<b>LEGEND</b>	<b>PLAN</b>
	EXISTING WALL
	NEW WALL



**1 PLAN**  
**DP-4**  
**18'-1"**