



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

Date: August 8, 2006

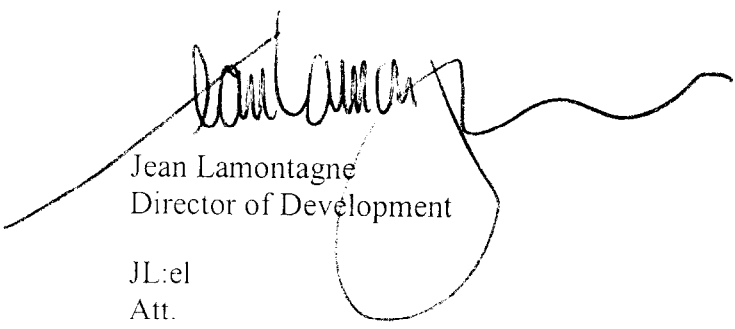
From: Jean Lamontagne
Director of Development

File: DP 06-330473

Re: **Application by Kasian Architecture Interior Design & Planning Ltd. for a
Development Permit at 11388 Steveston Highway**

Staff Recommendation

That a Development Permit be issued for an exterior renovation and addition to the existing Canadian Tire store at 11388 Steveston Highway on a site zoned "Comprehensive Development District (CD/34)."



Jean Lamontagne
Director of Development

JL:el
Att.

Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond for permission to construct a 373 m² (4,015 ft²) addition to the existing Canadian Tire store at 11388 Steveston Highway. The site is zoned Comprehensive Development District (CD/34).

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

A zoning text amendment (ZT 06-337686) to increase the maximum size of *Retail Trade and Service Area* permitted at 11388 Steveston Highway from 6,333 m² (68,170 ft²) to 6,900 m² (74,273 ft²) in order to accommodate the Canadian Tire Expansion project is pending at Third Reading. A Servicing Agreement to construct frontage improvements along Coppersmith Place must be complete prior to final reading of the zoning text amendment.

Development surrounding the subject site is as follows:

- To the north, across Steveston Highway, existing single-family residential under development application (RZ 04-276170) to permit townhouse development;
- To the east, across Coppersmith Place, is the Ironwood Shopping Centre;
- To the south, is existing industrial development; and
- To the west, is the new facility for TransLink.

Zoning Text Amendment and Public Hearing Results

During the zoning text amendment process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with the Official Community Plan (OCP) design guidelines;
- Inviting façade treatment that integrates with the rest of the shopping centre; and
- Adequate vehicle and pedestrian circulation.

The Public Hearing for the zoning text amendment of this site was held on July 17, 2006. No concerns regarding the zoning text amendment were expressed at the Public Hearing.

Staff Comments

The proposed renovation and expansion to the subject Canadian Tire store is part of Canadian Tire's national store update program. In order to gain additional display space to accommodate their new products, Canadian Tire is expanding their existing stores and converting existing warehouse and garden centre areas to regular retail space. The proposed scope of work includes removal of the indoor garden centre and the free-standing greenhouse, decrease in size of the outdoor garden compound, expansion of the building into these areas, and conversion of a portion of the existing warehouse space to regular retail area.

The proposed scheme has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. It

complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Comprehensive Development District (CD/34)” (as to be amended).

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

Conditions of Adjacency

- The proposed addition does not depart from the established form of Commercial Retail uses within the same mall or the adjacent mall (Ironwood Mall) to the east.

Urban Design and Site Planning

- The proposed addition does not depart from the established design program and site layout.
- No changes are proposed to the internal site circulation or pedestrian and vehicle access to the site.
- The site provides sufficient parking as required by the zoning bylaw.
- The following improvements at the driveway location on Coppersmith Place are required as part of the zoning text amendment to enhance pedestrian and vehicle circulation:
 - Upgrade of the existing crosswalk on Coppersmith Place to a special crosswalk with overhead illuminated signs with flashers and pedestrian-controlled push buttons;
 - Construction of a centre median on Coppersmith Place south of the existing crosswalk location; and
 - Installation of special pavement (i.e., stamped and coloured concrete) at the following locations:
 - west leg of the driveway from Coppersmith Place, immediately outside the driveway; and
 - at the existing crosswalk location on Coppersmith Place.

Architectural Form and Character

- The proposed expansion and renovation to the existing Canadian Tire store is an improvement in integration with the rest of the shopping centre;
- The new paint colour (Putnam Ivory) is a subtle beige colour that complements the colour of the rest of the shopping centre;
- The existing plexiglass clad garden centre adjacent to the building will be removed and the main building will extend eastward to approx. 2.4 m (8 ft.) from the existing fence along Coppersmith Place (approx. 6 m from the Coppersmith property line);
- The eastern canopy and stone colonnade across the north (front) elevation will be extended to the end of the building to provide rain protection for pedestrians traveling between the Canadian Tire store and the adjacent shopping centre, as well as to break down the large, extensive façade;
- A spandrel glass window beneath the canopy at the east end of the building will be added to further enhance the appearance of the building;
- A large panel of ledgerstone at the front entry of the building will be added to provide an attractive accent and visual connection to other building within the same mall;

- Glazing that consists of clear and spandrel glass windows and feature doors that exit onto the outdoor garden centre are proposed on the east elevation;
- Spandrel glass will be provided along the Coppersmith Place elevation to enhance the building appearance;
- The existing fence and stone colonnade along Coppersmith Place will be retained to add a layer of visual interest to the east elevation.

Landscape Design and Open Space Design

- The trees and vegetations along Coppersmith Place frontage will be retained.
- No new landscaping is being proposed as part of this development.

Crime Prevention Through Environmental Design

- The proposed addition respects the established crime and safety objectives.

Conclusions

Kasian Architecture Interior Design and Planning Ltd. has applied to renovate and construct a 373 m² (4,015 ft²) addition to the existing Canadian Tire store at 11388 Steveston Highway. The applicant has satisfactorily addressed issues that were identified through the zoning text amendment process. The proposed expansion and renovation enhance the look and feel of the front façade of the Canadian Tire store and maintain overall consistency with the design program of the building within the Coppersmith Shopping Mall. On this basis, staff supports this Development Permit application.



Edwin Lee
Planning Technician - Design
EL:rg

Attachment 1: Development Application Data Sheet



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Development Applications Division

DP 06-330473

Attachment 1

Address: 11388 Steveston Highway

Applicant: Kasian Architecture Interior Design & Planning Ltd.

Coppersmith Corner Shopping
Centre Inc.

Owner:

	Existing	Proposed
Site Area:	31,538 m ²	No Change
Land Uses:	9,707 m ² (104,491 ft ²) mixed-use development	10,080 m ² (108,507 ft ²) mixed-use development
OCP Generalized Land Use Designation :	Mixed-Use	No change
OCP Specific Land Use Designation :	Limited Mixed-Use	No change
Zoning:	Comprehensive Development District (CD/34)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.32	none permitted
Permitted Density - Maximum Size of Retail Trade & Services Area:	6,900 m ² (74,273 ft ²)	6,859 m ² (73,832 ft ²)	none permitted
Lot Coverage:	Max. 50%	28.9%	None
Setback – Front Yard (Steveston Highway):	Min. 6 m	N/A	None
Setback – Side Yard (Coppersmith Place):	Min. 6 m	6 m	None
Setback – Side Yard (Internal - west):	Min. 0 m	N/A	None
Setback – Rear Yard (Internal -south):	Min. 0 m	N/A	None
Height (m):	Max. 12 m	9.5 m	None
Lot Size:	N/A	31,538 m ²	None
Off-street Parking Spaces:	428	464	None
Off-street Parking Spaces – Accessible:	10	10	None



City of Richmond
Planning and Development Department

Development Permit

No. DP 06-330473

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

Property Address: 11388 STEVESTON HIGHWAY

Address: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.
#350 – 1555 WEST PENDER STREET
VANCOUVER, BC V6G 2T1

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 #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. 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.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____

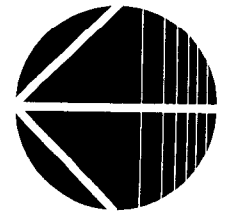
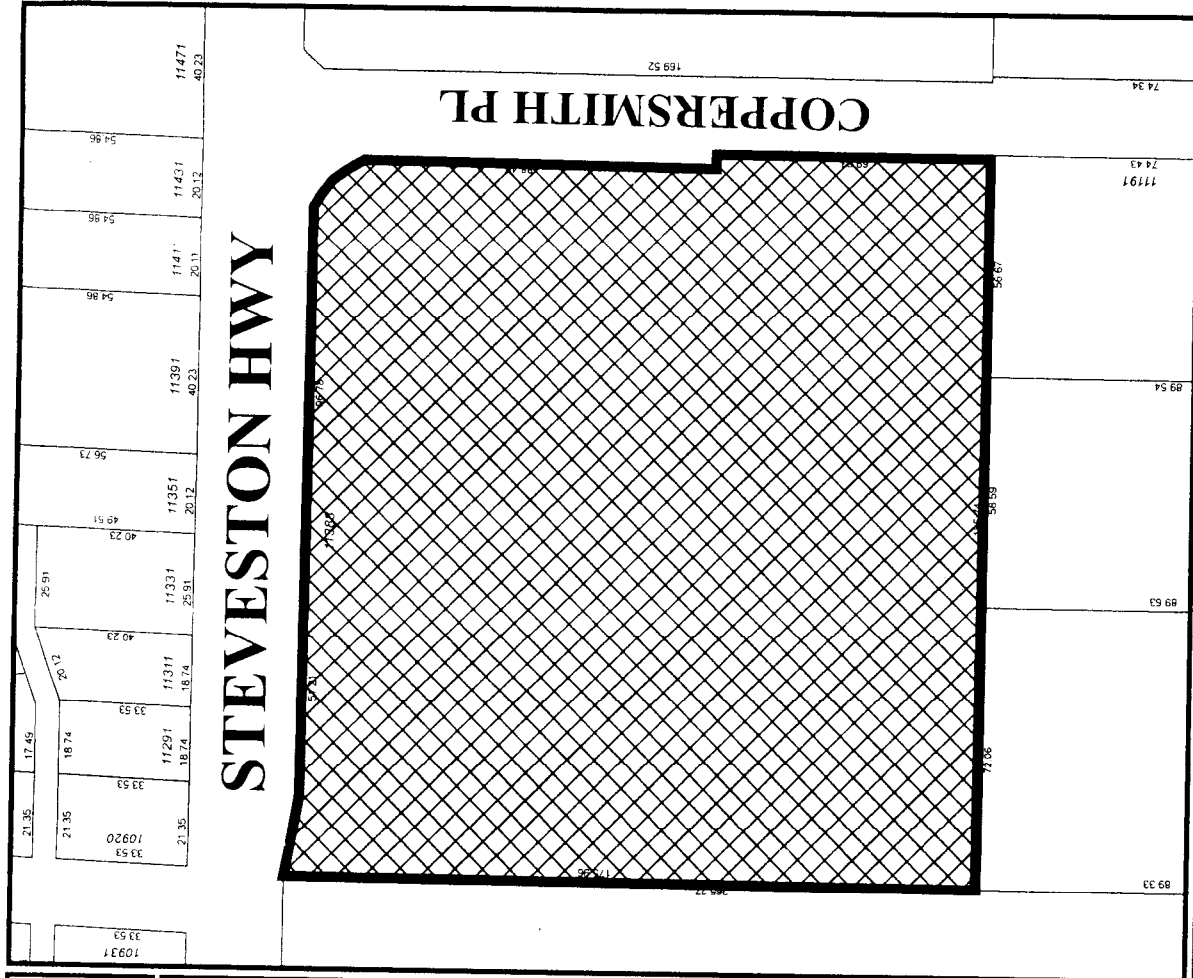
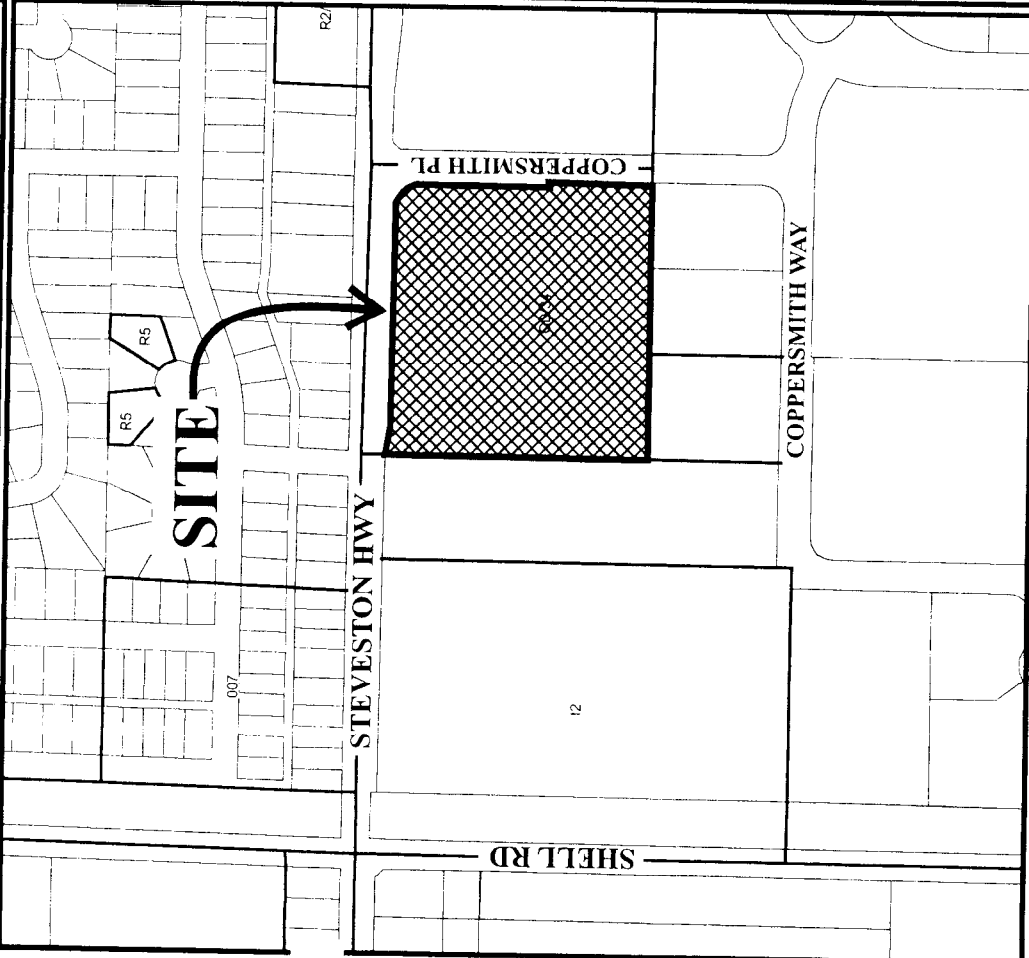
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



DP 06-330473 SCHEDULE "A"

Original Date: 04/05/06

Revision Date:

Note: Dimensions are in METRES



KASIAN

100 STREET, SUITE 200, RICHMOND, BC V6V 1A1

TEL: 604.273.1111

FAX: 604.273.1111

WWW.KASIAN.CO

4500-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

1550-1550 Ave. Parkway

Canadian Tire



Existing & Proposed Elevations

#610
Steveston Highway,
Richmond

06330473

AUG 8 2006

Scale 1:150

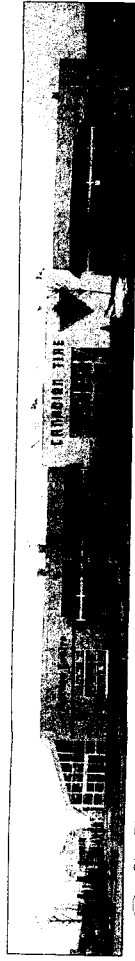
Project: 5256

Issued for DP

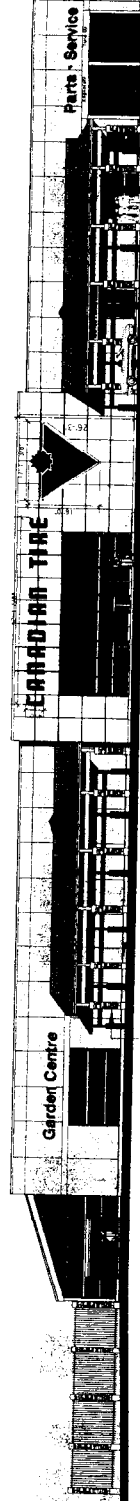
August 1, 2006

August 1, 2006

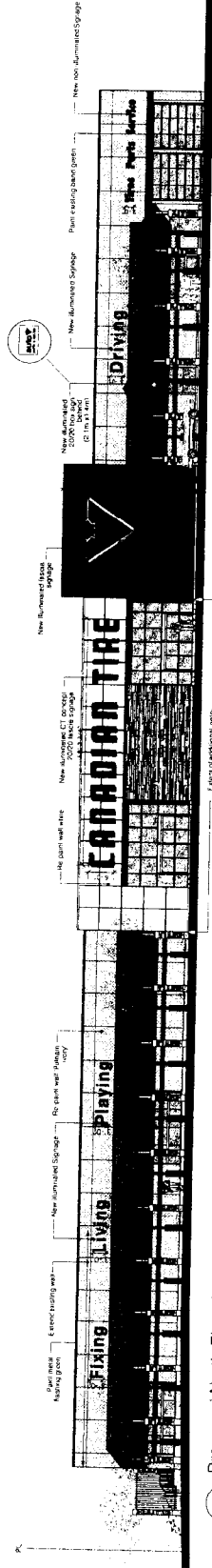
DP-02.8



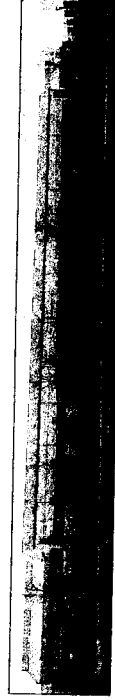
Site Photo - North Elevation
DP-02 Not to Scale



1 Existing North Elevation
DP-02 Scale 1:150



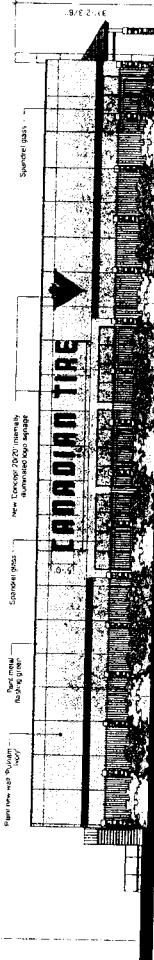
2 Proposed North Elevation
DP-02 Scale 1:150



Site Photo - East Elevation
DP-02 Not to Scale



3 Existing East Elevation
DP-02 Scale 1:150



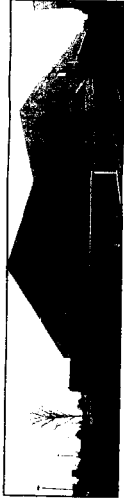
4 Proposed East Elevation
DP-02 Scale 1:150

PLAN #3

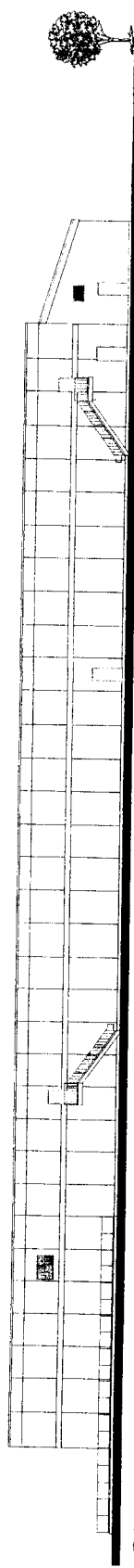


KASIAN

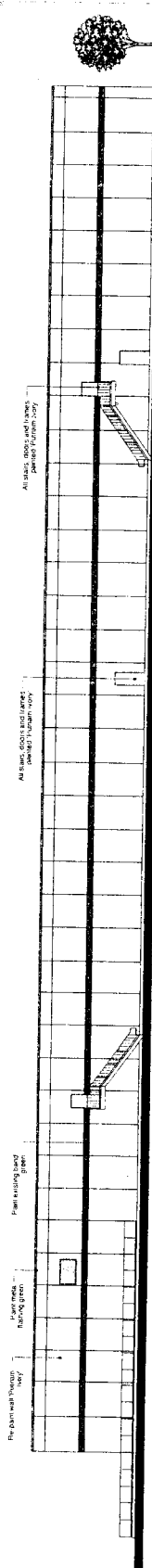
400 - 52nd Avenue
Richmond, B.C. V6V 2G9
Tel: 604.273.1111
Fax: 604.273.1112



Site Photo - South Elevation
DP-03/ Not to Scale

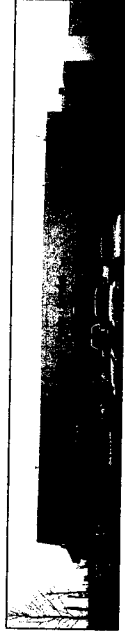


1 Existing South Elevation
DP-03/ Scale: 1:150

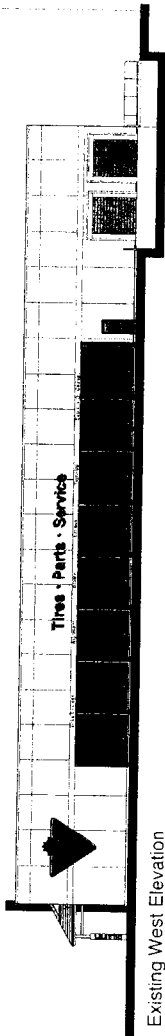


2 Proposed South Elevation
DP-03/ Scale: 1:150

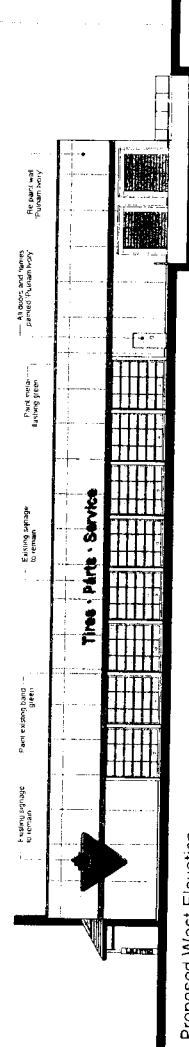
Canadian
Tire



Site Photo - West Elevation
DP-03/ Not to Scale



3 Existing West Elevation
DP-03/ Scale: 1:150



4 Proposed West Elevation
DP-03/ Scale: 1:150

Existing &
Proposed
Elevations

#610
Steveston Highway,
Richmond

DP 0633047
AUG 8 2006

Scale: 1:150
Project: 5256
Issued for DP
Submission
March 07, 2006

DP-03