



**City of Richmond**  
Planning and Development Department

## **Report to Development Permit Panel**

**To:** Development Permit Panel

**Date:** August 08, 2006

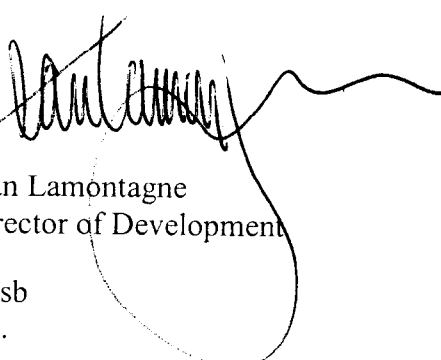
**From:** Jean Lamontagne  
Director of Development

**File:** DP 06-335989

**Re:** **Application by Kasian Architecture Interior Design & Planning Ltd. for a  
Development Permit at 5880 No 3 Road (Unit 50 – 8100 Ackroyd Road)**

### **Staff Recommendation**

That a Development Permit be issued which would permit exterior renovations to the existing Boston Pizza restaurant at 5880 No 3 Road (unit 50 - 8100 Ackroyd Road), zoned "Downtown Commercial District (C7)".



Jean Lamontagne  
Director of Development

JL:sb  
Att.

## **Staff Report**

### **Origin**

Kasian Architecture Interior Design & Planning Ltd. has applied to the City of Richmond for permission to renovate the existing Boston Pizza restaurant at 5880 No 3 Road (unit 50 - 8100 Ackroyd Road).

There is an existing Development Permit (DP/M 84-217) registered over the shopping centre which comprises of two (2) properties: 8200 Ackroyd Road and 5880 No 3 Road (which has the additional address of 8100 Ackroyd Road). The shopping centre includes the grocery store Save-on-Foods, a number of restaurants including Boston Pizza and Whitespot and also a number of service and retail businesses.

### **Background**

Development surrounding the subject site is as follows:

- To the north, across the shared parking lot, is an existing Whitespot restaurant in the same shopping centre. Further north, across Ackroyd Road, is a multi-tenant retail shopping center;
- To the east, are a number of restaurants, service and retail businesses in the same building and the grocery store Save-on-Foods across the shared parking lot all in the same shopping centre;
- To the south; is a two (2) tower and podium complex, zoned "Downtown Commercial District (C7)"; and
- To the west, across No. 3 Road, is the London Drugs tower and podium complex, zoned "Downtown Commercial District (C7)".

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Downtown Commercial District (C7)".

### **Advisory Design Panel Comments**

The proposed relatively minor exterior renovation was not presented to the Advisory Design Panel.

### **Analysis**

#### ***Urban Design and Site Planning***

- The proposed exterior renovation only offers a minor change the existing site plan with the addition of a covered entry with columns extending 1.4 m out from the restaurant entrance. Clearance for wheelchair access has been maintained; and
- No changes are proposed to the internal site circulation or vehicle and pedestrian access to the site.

***Architectural Form and Character***


- A small addition of approximately 8.9 m<sup>2</sup> (96ft<sup>2</sup>) for a covered entry is proposed to emphasize the existing front entry facing No. 3 Road with an open covered architectural tower element. The addition adds further articulation to the end unit No. 3 Road streetscape;
- The proposed added building materials (stucco detail accents, galvalume metal cladding and accents, cultured stone, additional neon signage and cantilevered canopy with steel and glass) and retained existing building materials (stucco, storefront glazing) are generally consistent with the OCP Guidelines;
- The existing façade design offers a vertical emphasis provided with full building height galvalume panels accented with small galvalume accent panels at the face of the roof overhang over the outdoor patio. Proposed changes include updating the roof parapet treatment, adding a second colour and detailing to the stucco façades, replacing the unmatched full-height and small galvalume panels with uniform mid-size panels as a secondary element to an added entry tower element with a cultured stone base, galvalume parapet accent and cantilevered canopy with steel and glass; and
- A separate permit process is required for any signage changes.

***Landscape Design and Open Space Design***

- There is an existing well maintained landscaping buffer of shrubs and trees planted along the No. 3 Road streetscape of this larger established shopping centre.

**Conclusions**

The applicant has satisfactorily addressed staff comments regarding conditions of site planning and urban design, architectural form and character. Staff recommend support of this Development Permit application which provides an improved architectural expression for the existing restaurant front entry facing No. 3 Road in an older established shopping centre.



Sara Badyal, M.Arch.  
Planner I

SB:rg

The following condition is required to be met prior to forwarding this application to Council for approval:

- Registration of a flood plain indemnity covenant.

Separate permits are required for proposed signage



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 06-335989**

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

Property Address: UNIT #50 – 8100 ACKROYD ROAD

Address: MR. RON BARON  
#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 #4 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.

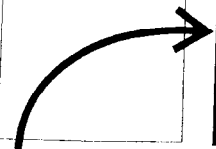
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



C6

NO. 3 RD

ACKROYD RD

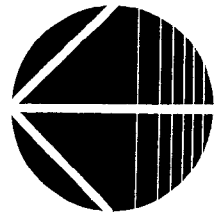
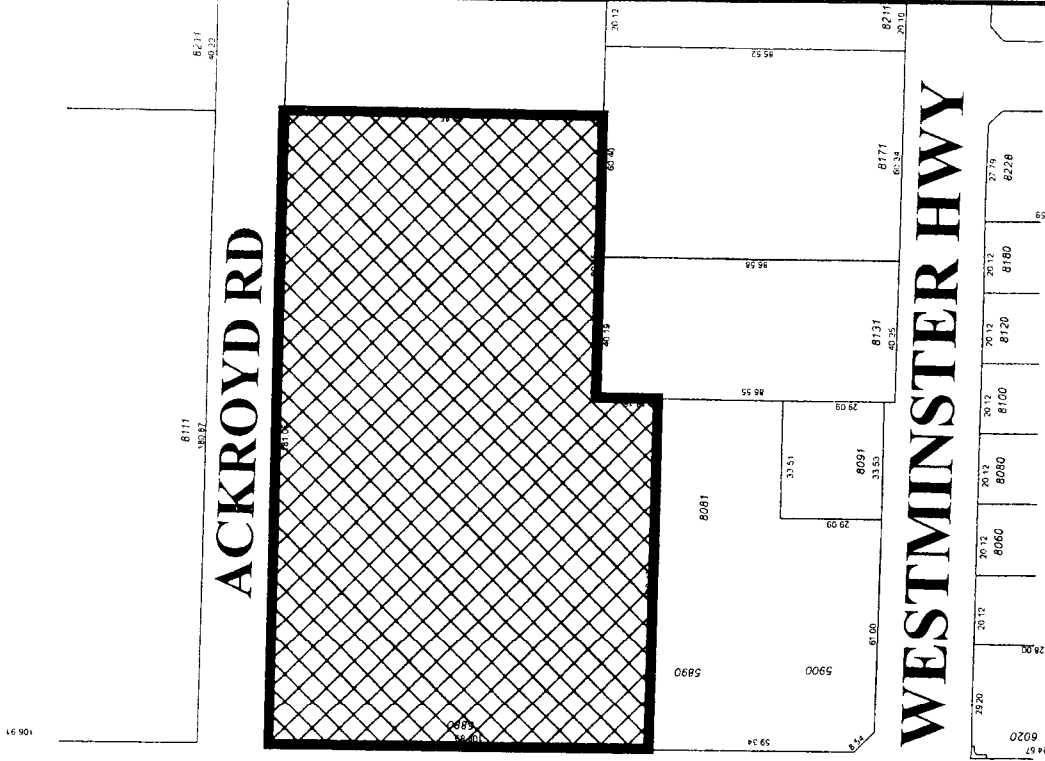
COONEY RD

**WESTMINSTER HWY**

# WESTMINSTER HWY

**ACKROYD RD**

NO. 3 RD



DP 06-335989  
SCHEDULE "A"

Original Date: 05/24/06

Revision Date:

Note: Dimensions are in METRES

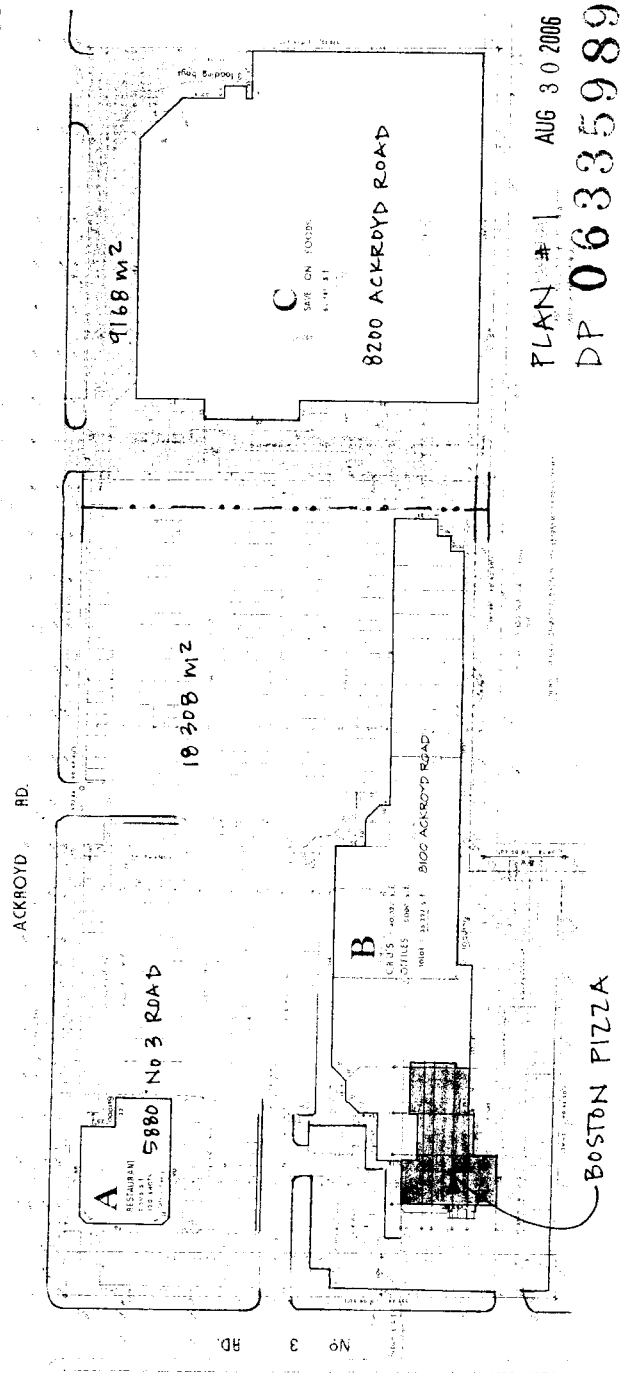
CT DISTRICT  
 MAX 3.0 FAR  
 0.21 FAR EXISTING  
 0.21 FAR PROPOSED  
 0.64 FAR

KASTAN  
 1000 West Park Ave.  
 1000 West Park Ave.  
 1000 West Park Ave.  
 1000 West Park Ave.

Boston Pizza  
 RICHMOND BC  
 PARKING  
 PLAN  
 AUG 30 2006  
 DP 06335989

TENANT LIST FOR 8100 ACKROYD ROAD, WHITE SPOT & SAVE-ON FOODS - RICHMOND, BC

UNIT #	TENANT	SQ.FT.	SQ.M.	CLASSIFICATION	STALLS	STALLS REQD
195	SPECIALTY CHICKEN RESTAURANT	1134	105.0	GROUP A, DIV 2	10	10.5
185	ACKROYD INSURANCE AGENCY	891	82.8	GROUP D	4	3.3
180	HAPPY FAMILY DIM SUM	893	82.8	GROUP A, DIV 2	10	8.3
175	MEDICAL CLINIC	891	82.8	GROUP D	3	2.6
170	SUN HANG TRAVEL CO. LTD.	891	82.8	GROUP D	3	2.6
165	LONG RIVER ENT - HERBAL STORE	891	82.8	GROUP D	4	3.3
160	ACKROYD PHARMACY	891	82.8	GROUP E	4	3.3
155	PFC HOMEWARES	894	82.8	GROUP E	4	3.3
150	DRYCLEANERS	893	82.8	GROUP D	3	2.5
145	HAIR SALON	894	82.8	GROUP D	3	2.5
140	DENTAL CLINIC	911	84.6	GROUP D	3	2.5
130	MUCH MORE CAFE RESTAURANT	1892	175.5	GROUP A, DIV 2	10	17.5
110	TOP SHANGHAI RESTAURANT	2768	257.2	GROUP A, DIV 2	10	25.7
100	LIQUOR STORE	9430	876.0	GROUP E	4	35.0
90	BO-KONG RESTAURANT	2875	267.1	GROUP A, DIV 2	10	26.7
70	RICHARD EGO HAIR SALON	1525	141.7	GROUP D	3	4.3
60	BLENDZ COFFEE LTD.	1019	94.7	GROUP A, DIV 2	10	9.5
50	BOSTON PIZZA (EXISTING)	5800	520.3	GROUP A, DIV 2	10	52.0
50	BOSTON PIZZA (NEW ADDITION)	96	8.9	GROUP A, DIV 2	10	0.9
	WHITE SPOT	5695	528.1	GROUP A, DIV 2	10	52.9
	SAVE ON FOODS	62481	5804.7	GROUP E	4	232.2
	TOTAL AREA	95100		TOTAL STALL REQD.	501.3	
				TOTAL STALL PROVIDED	508.0	

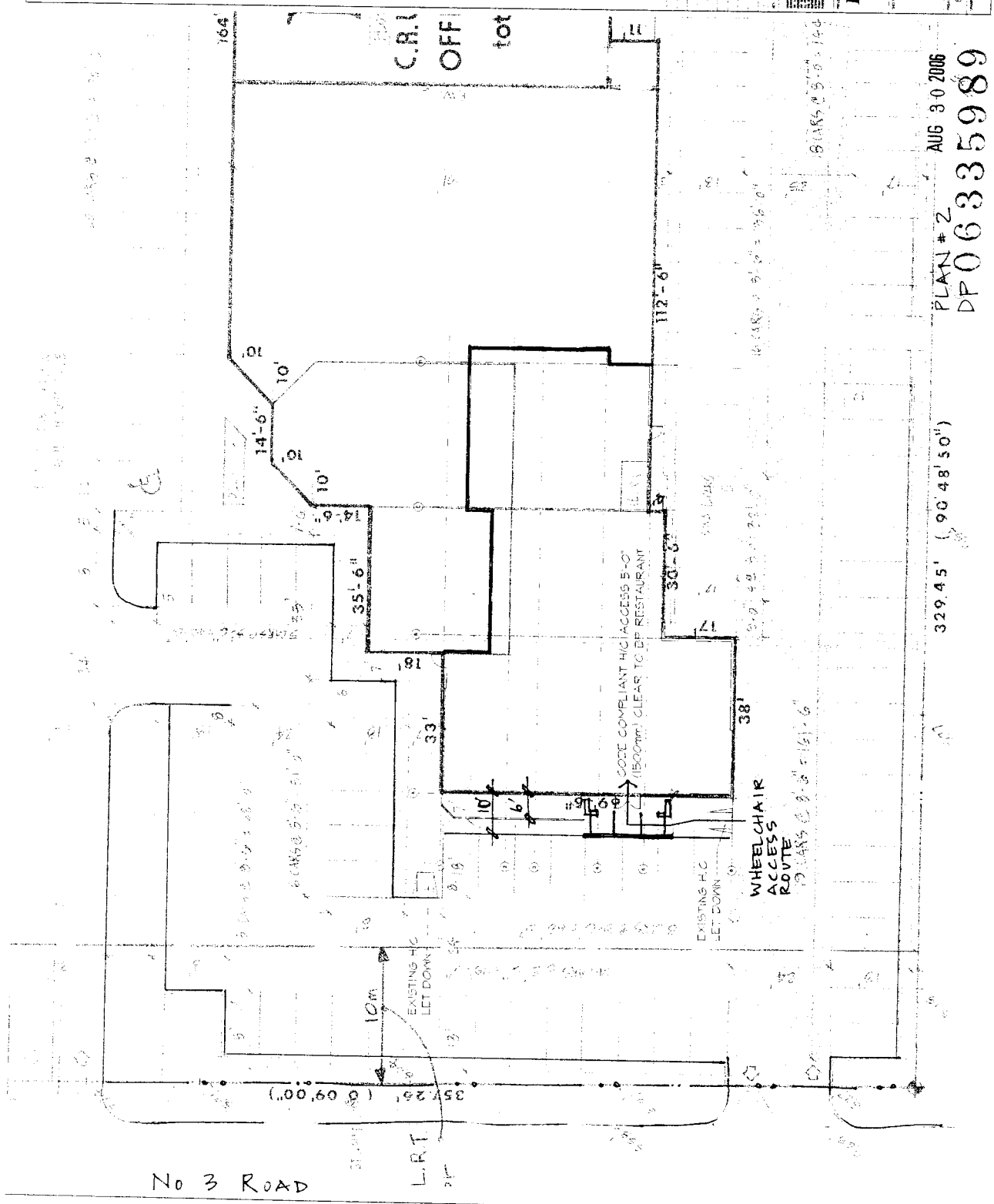




**Boston Pizza**  
RICHMOND, BC

**SITE  
PLAN**

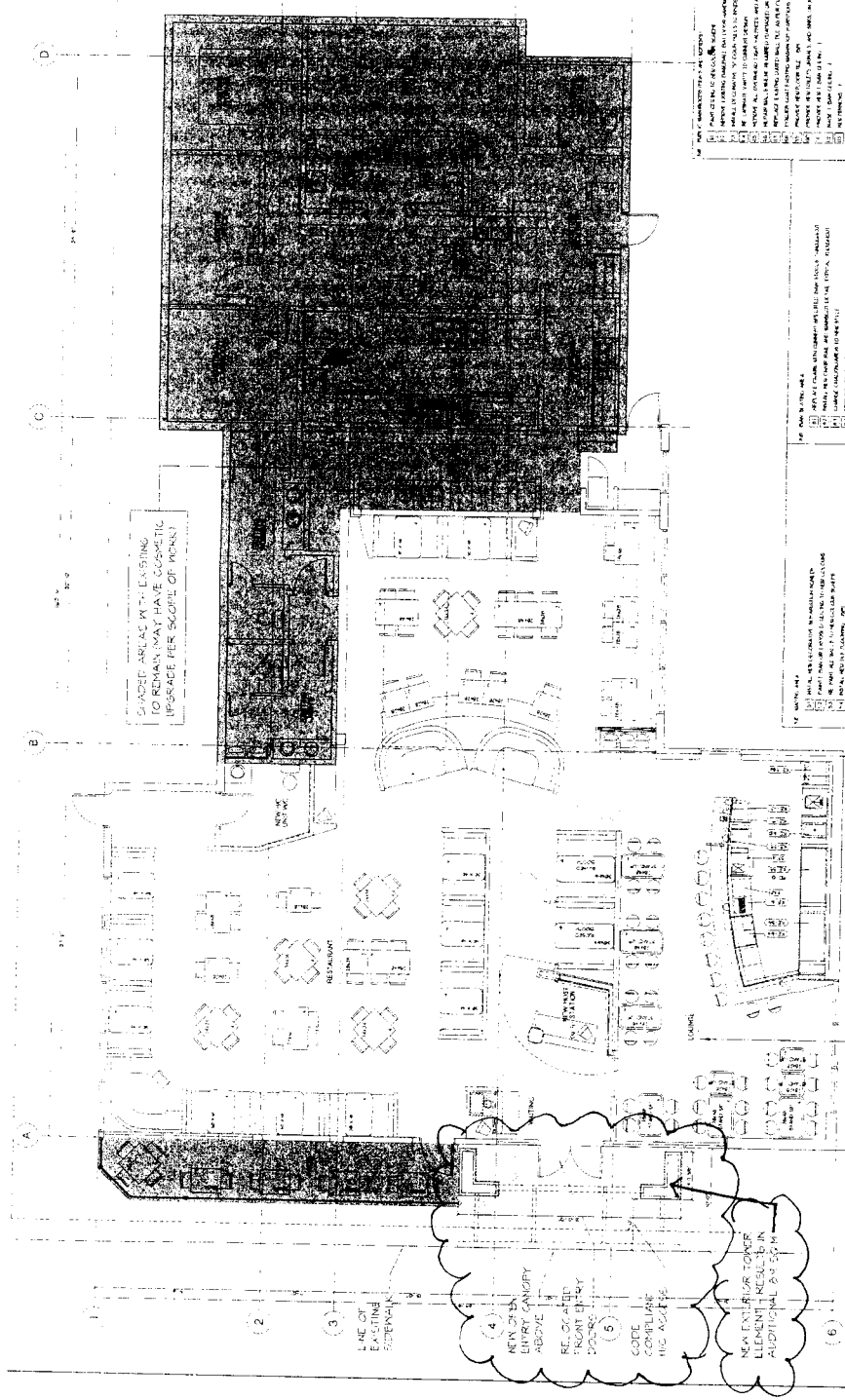
A2





KASIAN  
ARCHITECTS  
1000 15th St NW  
Washington, DC 20004  
Tel: 202-462-1111  
Fax: 202-462-1112

PLAN #3  
AUG 30 2005  
DP 06335989



1 MAIN FLOOR PLAN

EXISTING INTERIOR SEATING  
TO BE DEMOLISHED

- 1. REMOVE EXISTING INTERIOR SEATING AND DEMOLISH.
- 2. INSTALL NEW SEATING AS SHOWN.
- 3. PROVIDE NEW LIGHTING AS SHOWN.
- 4. PROVIDE NEW VENTILATION AS SHOWN.
- 5. PROVIDE NEW FLOORING AS SHOWN.
- 6. PROVIDE NEW WALLS AS SHOWN.
- 7. PROVIDE NEW CEILING AS SHOWN.
- 8. PROVIDE NEW DOORS AS SHOWN.
- 9. PROVIDE NEW WINDOWS AS SHOWN.
- 10. PROVIDE NEW STAIRS AS SHOWN.
- 11. PROVIDE NEW ELEVATORS AS SHOWN.
- 12. PROVIDE NEW HALLWAYS AS SHOWN.
- 13. PROVIDE NEW RESTROOMS AS SHOWN.
- 14. PROVIDE NEW KITCHEN AS SHOWN.
- 15. PROVIDE NEW BAR AS SHOWN.
- 16. PROVIDE NEW SERVICE COUNTER AS SHOWN.
- 17. PROVIDE NEW POS SYSTEM AS SHOWN.
- 18. PROVIDE NEW SOUND SYSTEM AS SHOWN.
- 19. PROVIDE NEW TV AS SHOWN.
- 20. PROVIDE NEW FURNITURE AS SHOWN.
- 21. PROVIDE NEW DECOR AS SHOWN.
- 22. PROVIDE NEW SIGNAGE AS SHOWN.
- 23. PROVIDE NEW PAINT AS SHOWN.
- 24. PROVIDE NEW CARPET AS SHOWN.
- 25. PROVIDE NEW TILE AS SHOWN.
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- 36. PROVIDE NEW INK AS SHOWN.
- 37. PROVIDE NEW TONER AS SHOWN.
- 38. PROVIDE NEW CARTRIDGE AS SHOWN.
- 39. PROVIDE NEW PRINTER AS SHOWN.
- 40. PROVIDE NEW SCANNER AS SHOWN.
- 41. PROVIDE NEW FAX AS SHOWN.
- 42. PROVIDE NEW PHONE AS SHOWN.
- 43. PROVIDE NEW COMPUTER AS SHOWN.
- 44. PROVIDE NEW NETWORK AS SHOWN.
- 45. PROVIDE NEW INTERNET AS SHOWN.
- 46. PROVIDE NEW EMAIL AS SHOWN.
- 47. PROVIDE NEW VOIP AS SHOWN.
- 48. PROVIDE NEW VPN AS SHOWN.
- 49. PROVIDE NEW FIREWALL AS SHOWN.
- 50. PROVIDE NEW ANTIVIRUS AS SHOWN.
- 51. PROVIDE NEW SPAM FILTER AS SHOWN.
- 52. PROVIDE NEW CONTENT FILTER AS SHOWN.
- 53. PROVIDE NEW LOGGING AS SHOWN.
- 54. PROVIDE NEW MONITORING AS SHOWN.
- 55. PROVIDE NEW ALERTING AS SHOWN.
- 56. PROVIDE NEW REPORTING AS SHOWN.
- 57. PROVIDE NEW ANALYTICS AS SHOWN.
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Boston Pizza  
RICHMOND, BC

FURNITURE &  
MILLWORK PLAN

A4



