



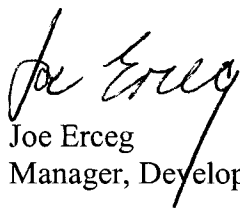
To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: October 8, 2002
File: DP 02-205966
Re: **Application by Westbank Projects Corporation for a Development Permit at
11760 Steveston Highway**

Manager's Recommendation

That a Development Permit be issued for 11760 Steveston Highway on a site zoned Community Commercial District (C3), which would allow the development of a commercial/retail building on one (1) lot containing a total floor area of 1,318.716 m² (14,195 ft²); and

Vary the provisions of Zoning and Development Bylaw No. 5300 to permit the following:

1. Reduce the side yard setback along the east property line from 6 m (19.865 ft) to 1 m (3.281 ft);
2. Reduce the rear yard setback along the south property line from 6 m (19.865 ft) to 1.5 m (4.921 ft);
3. Reduce the side yard setback along the west property line from 6 m (19.865 ft) to 3 m (9.843 ft); and
4. Increase the lot coverage from 35% to 36%.



Joe Erceg
Manager, Development Applications

JE:bfq
Att. 3

Staff Report

Origin

Westbank Projects Corporation has applied to the City of Richmond for permission to develop a new retail building at 11760 Steveston Highway. This application previously appeared at the Development Permit Panel on August 28, 2002 and was referred back to staff in order to resolve the condition of adjacency with the property owner to the east (i.e. Chevron). The applicant has now revised the design to create two separate buildings with a significant gap between the commercial retail units (CRU's). The applicant has had subsequent meetings with representatives of Chevron and it is understood by Richmond staff that Chevron now supports the revised design. In order to accommodate the revised design the applicant has now requested to vary the zoning provisions as follows:

1. Reduce the side yard setback along the east property line from 6 m (19.865 ft) to 1 m (3.281 ft);
2. Reduce the rear yard setback along the south property line from 6 m (19.865 ft) to 1.5 m (4.921 ft); and
3. Reduce the side yard setback along the west property line from 6 m (19.865 ft) to 3 m (9.843 ft); and
4. Increase the lot coverage from 35% to 36%.

A copy of the development application, filed with the Urban Development Division, is appended to this report.

Development Information

Site Area:	3,688.687 m ² (39,706 ft ²)
Building Area:	1,318.716 m ² (14,195 ft ²)
Site Coverage:	35% Allowed 36% Proposed
F.A.R.:	0.50 Allowed 0.36 Proposed
Parking:	53 Spaces Required 60 Spaces Proposed including 2 stalls for persons with disabilities

Findings of Fact

Criteria and policies for the issuance of development permits regarding commercial projects are contained in Schedule 1, Section 9 of Bylaw No. 7100, of the Official Community Plan. Additional more specific development permit guidelines for the issuance of development permits regarding this commercial project are contained in Schedule 2.8A, Shellmont–Ironwood Sub-Area Plan of Bylaw No. 7100, the Official Community Plan. The following relevant guidelines from the Shellmont–Ironwood Sub-Area Plan are followed by the applicant's response in *bold italics*.

1.2.1 SETTLEMENT PATTERNS

- a) Pedestrian access to the main buildings on each site on both sides of Coppersmith Place should be provided as follows:
- Minimum 1.5 m (4.9 ft.) wide sidewalks;
 - Located so as to provide a minimum of two accesses from Steveston Highway, one from No. 5 Road, two from Coppersmith Place, and two from Coppersmith Way;
 - Where walkways intersect vehicle paths, the roadways should be raised to the walkway level, and should have a non-asphalt paving material;
 - At least one walkway connecting to the Steveston Highway sidewalk should be fully covered and lighted; and
 - All walkways should be accessible to disabled persons.
- b) Vehicle connections to the streets on each site on both sides of Coppersmith Place should be as follows:
- To Steveston Highway: one right-in-right-out;
 - To Coppersmith Place: one full movement (at south end) and one loading bay access;
 - To No. 5 Road: one right-in right-out, one through movement. One to be shared with adjacent property on the south;
 - To Coppersmith Way: one full movement; and
 - Width to be minimized, to promote pedestrian safety.
- c) Pedestrian/vehicle connections to the adjacent properties are to be encouraged. There should be at least one pedestrian connection through the main block of buildings.
- d) The design should create defensible spaces, which provide for easy surveillance and safety both day and night.

Settlement Pattern:

1. ***The applicant has completed the pedestrian connection along Steveston Highway. We have also provided for connections to the street and participate in the adjacent pedestrian pattern through Ironwood Plaza.***
2. ***The applicant has provided a covered 1.5 m walkway along the south side of CRU Unit 10 and the west side of CRU Unit 11, protecting the storefront from weather. All walkways have been made accessible. Parking for handicapped patrons has been provided near the centre of each building.***
3. ***N/A.***
4. ***N/A.***
5. ***The site is designed to complete the pedestrian pattern through the centre and to have a seamless vehicular connection with Ironwood Plaza. Again, a pedestrian connection has been made directly to Steveston Highway.***
6. ***N/A.***
7. ***The site has been pre-loaded and there are no existing trees for retention.***

- 8. *No concealed spaces have been created in the design of the building. All areas around the building have been designed to allow for constant surveillance. Landscaping along the eastern edge of the property has been kept to a low height to allow for surveillance along that edge.***

1.2.2 ARCHITECTURAL ELEMENTS

- a) Buildings should be designed so as to break down large façades into smaller elements to create an appearance of a series of smaller buildings.
- b) Shop fronts should have a minimum of 40% glazing, and all display windows and entrances should be protected from the weather by minimum 2 m (6.6 ft.) deep colonnades or canopies. The north side second floor should have an open corridor or colonnade across its full frontage.
- c) Buildings which front onto public streets should have display windows or glass doors for a minimum of 60% of the building edge. These areas should be paved for a minimum of 2 m (6.6 ft.) in front of the windows or doors.
- d) Pedestrian access areas (sidewalks) between parking lots and store entrances should be a minimum of 3 m (9.8 ft.) wide. Pedestrian amenities should be provided at regular intervals.
- e) On-site employee or public amenities should include change rooms, showers, lockers, a lounge, and a covered outdoor seating area.
- f) Signs should be integrated with the architecture, and limited to the following (in addition to the Sign Bylaw requirements):
 - Façade signs comprised of letters and logos affixed to the building, or in internally illuminated boxes - the latter to be limited to sign bands immediately above main floor windows/doors or copy on awnings; and
 - Freestanding signs limited to directional signs and signs indicating the name and general nature of the services, to a maximum of 2 m (6.6 ft.) in height.

Architectural:

- 1. *Several roof tower elements have been designed into the building to vary the mass of the structure.***
- 2. *The shopfronts have over 40% glazing and are protected by a roof overhang greater than 2m.***
- 3. *The façade along Steveston Highway is over 60% glazed. The façade facing the intersection of Steveston and No. 5 Road has been designed with a combination of spandrel and vision glass, softening the appearance of that elevation as it faces into the intersection. The neighbouring gas station obscures the southern half of this façade, which is broken in two by a tower feature.***
- 4. *A continuous 1.5m covered sidewalk has been provided along the two CRU storefronts. Because of the relatively higher number of smaller units, which will occupy this building, there has been little opportunity for 3m plaza areas at store entries.***
- 5. *Employee amenities will be provided on a suite-by-suite basis.***

1.2.3 LANDSCAPE ELEMENTS

- a) Edge conditions should create a high-quality pedestrian environment, by provision of boulevards, street trees, pedestrian amenities, lighting, and landscaping. Pedestrian/vehicle conflicts should be minimized.
- b) Landscaping should be used to create a predominant green aspect of the site and also to soften the presence of large numbers of vehicles, both in the parking lot and on the surrounding streets, by:
 - Planting a double row of trees around the perimeter of the site and on the two main entry driveways, to form a canopy over the sidewalks and driveways;
 - Planting "groves" of trees and shrubs in the parking lot so that, approximately 10 years after planting, at least 50% of the parking lot will be covered by a canopy of leaves in summer; and
 - Creating a change of grade at the edge of the parking lot and planting low shrubs so that, without compromising visibility and surveillance, parked cars are screened from the road.
- c) Existing trees should be preserved by:
 - Retaining in situ complete with tree wells as necessary, or relocating on the site; and
 - Erecting construction fencing to City specifications around all of the above trees prior to site pre-loading and to remain fenced throughout the construction period.
- d) Efforts should be made to retain, move offsite, or relocate other existing trees and shrubs. Provincial laws regarding cutting of trees containing songbird or raptor nests during the nesting season should be respected.
- e) The south edge of the property should be well landscaped, but should be carefully integrated with the adjoining properties. Fences or hedges on this perimeter should not exceed 1 m (3.3 ft.) in height.
- f) Landscape themes should include the following suggested mix of native and exotic plants, to maintain a consistent level of quality:
 - Perimeter and parking lot tree types: Honey Locust, Chanticleer (Bradford) Pear, Sweet Gum, Katsura. Shrub types: Blueberry, Currant, Red Osier Dogwood, Oregon Grape, Native (Swamp) Rose, Rhododendron; and
 - Feature trees and plants: Windmill Palm, Persian Ironwood, Monkey Puzzle, Sitka Spruce, Pacific Crabapple, Yucca, Bamboo, native and exotic tall grasses.
- g) Preserve natural heritage by retaining, relocating and augmenting existing healthy on-site trees and shrubs. Each existing tree larger than 20.3 cm (8 in.) dbh, which is unavoidably cut, should be replaced by two suitable trees of minimum 10.2 cm (4 in.) dbh. Wherever possible, plant new landscaping which will be beneficial to native and migratory birds.
- h) At least one lighted shelter should be provided for people waiting for busses.
- i) There should be at least one pedestrian plaza of a minimum size of 550 m² (5,920 ft²), with a minimum of 50 linear metres (164 linear feet) of seating. The plaza should also include a drinking fountain. The plaza should be adjacent to a building containing shop windows and canopies.

Landscaping:

1. *The parking pattern continues the pattern of landscaping through Ironwood Plaza. The street trees along Steveston Highway have been continued as per the pattern developed to the west of the site.*
2. *N/A.*
3. *No significant trees exist on site for retention. The site is currently covered predominantly in pre-load.*
4. *N/A.*
5. *Honey Locust trees have been provided in the parking area to match Ironwood Plaza. Pine Oaks have been selected for the Steveston Highway boulevard. Red Osier Dogwood and exotic tall grasses have been selected for the low-lying landscaping.*

1.2.4 PARKING, GARBAGE, RECYCLING AND RELATED ELEMENTS

- a) Parking lot lighting should be directed away from residential areas so that there is a maximum of three footcandles at the north property line. Certain light standards should be designed to accommodate hanging flower baskets, complete with irrigation.
- b) Bicycle parking should be provided as per the following minimum standards:
 - Class 1, long-term secured parking: 0.27 spaces per each 100 m² (1,076.43 ft²) of gross leasable area; and
 - Class 2, short-term parking: 0.27 spaces per each 100 m² (1,076.43 ft²) of gross leasable area.
- c) Signs and parking lot lighting should be compatible with the adjacent residential area.
- d) Garbage, recycling and pick-up should be situated in areas, which do not conflict with pedestrian traffic, and should either be fully enclosed or screened with solid walls higher than the bins.

Other:

1. *Signs will be designed to be comparable with the balance of Ironwood Plaza.*
2. *There is no freestanding sign proposed for the site.*
3. *Parking lighting will be designed to be a continuation of the pattern of lighting at Ironwood Plaza.*
4. *Fourteen (14) bicycle parking spaces have been provided.*
5. *Garbage has been located in the parking lot at the southwest corner of the site but away from Steveston Highway and No. 5 Road.*

Development surrounding the subject site is as follows:

- To the north, are single-family residential dwellings across Steveston Highway;
- To the east, are a gas station, car wash and restaurant;
- To the south, is the Ironwood Plaza and the Ironwood Branch Library beyond; and
- To the west, is the Ironwood Plaza.

Staff Comments

Development Coordinator Comments:

The staff comments regarding this development permit application are followed by the applicant's response in ***bold italics***.

1. Please provide an explanation as to how loading would be accommodated on the subject site. ***A loading area has been delineated for CRU 11.***
2. Screening of the refuse container at the southeast corner of the site. ***The applicant has indicated that the screening of the proposed refuse container will be treated in the same manner as other containers in the Ironwood Plaza parking lot.***
3. A ramp for disabled persons should be provided from Steveston Highway into this site or on the eastern portion of Ironwood Plaza. ***A ramp has been provided.***
4. No future patio will be permitted since there is no food catering establishment proposed in this building according to the parking calculations. ***The future patio has been deleted.***
5. The signage proposed must comply with the City's Sign Bylaw and be consistent with the Ironwood Plaza. Staff would prefer smaller signage, particularly along the back of the building. ***The sign extents have been adjusted to meet both Richmond sign bylaws and the Ironwood sign design guidelines.***
6. The extent of the building overhang(s) should be shown on the site plan. ***Overhang extents have been shown.***
7. Major pedestrian connections through the parking area should be raised. ***Major pedestrian connections are raised.***
8. The Ironwood Commercial Development Permit Guidelines must be followed. Please submit a completed checklist regarding the relevant guidelines indicating whether the proposal complies or does not comply with the development permit guidelines. Explain in detail your interpretation regarding how this project complies or does not comply with each guideline. ***A checklist has been provided.***

Development Planner Comments:

1. Identify the security measures to safeguard the rear entries to units along the east property line. ***Directional wall sconces have been added for security measures.***
2. Develop a landscape treatment along Steveston Highway that reinforces the existing streetscape and contributes to the 'gateway experience' at this important entry to the City of Richmond. ***Landscaping has been provided to continue the pattern of planting along Steveston Highway, fronting Ironwood Plaza and Coppersmith Corner.***
3. Improve on-site pedestrian circulation, including a new accessible pedestrian connection between the boulevard along Steveston Highway and the site and consider a pedestrian link with the Chevron Station immediately to the east. ***A ramp to Steveston has been provided. A pedestrian connection to the Chevron building has been provided.***
4. Provide a row of trees along the east property line at a minimum caliper size of 10 cm (4 inches). ***We have provided a row of trees along the eastern edge as requested.***

5. Incorporate 'green building' design principles wherever possible in the design of the building and provide a description of the proposed energy conscious design features of the proposed building. ***Green building practices will be considered during design development leading up to the submission for building permit.***
6. Identify and specify the type of proposed outdoor lighting. Incorporate design features that enhance crime prevention including light fixtures with good colour rendition and appropriately located 'panic alarms'. ***Directional wall sconces have been added to the east elevation for security measures. 'Panic alarms' will not be added as a CPTED measure as they are neither common to Ironwood Plaza nor to Coppersmith Corner. In addition, they provide opportunities for mischief, vandalism and noise pollution.***
7. Comply with the landscape guidelines for parking lots and provide more canopy trees in the parking lot. ***Canopy trees have been planted to reflect the current design standard and quantity standard already in place at Ironwood Plaza.***
8. Provide an additional two (2) Skyline Honey Locust trees at 8.0 cm caliper size along the east property line in the opening between the subject site and the Chevron Service Station to the east. This issue has been discussed and supported by Chevron. ***The applicant has complied.***
9. Provide spandrel glass panels along the north elevation of the CRU 10 (i.e. the Steveston Highway streetscape) and ensure that at least 60% of this building elevation is glazed. ***The applicant has complied and provided additional glazing along the north elevation of CRU 10 to the satisfaction of Richmond staff.***
10. Provide spandrel glass panels between the buttresses on the east elevation of CRU 10 at the southeast corner of the building. ***The applicant has complied.***
11. Provide spandrel glass panels between the buttresses at the northeast corner of CRU 11. ***The applicant has complied.***
12. Eliminate the requested variance along the east property line or negotiate an acceptable compromise with the neighbouring property owner to the east (i.e. the Chevron gas station at the southwest corner of No. 5 Road and Steveston Highway). ***The revised design requires an increased setback variance along the east property line of the subject site. However, the applicant has recently met with representatives from Chevron and it is now the understanding of Richmond staff that the current proposal meets with the approval of Chevron, the property owner to the east of the subject site.***
13. The applicant is required to provide an Irrevocable Letter of Credit for landscape construction in the amount of \$28,390.00 ($\pm 14,195 \text{ ft}^2 \times \$40.00/\text{ft}^2 \times 5\%$). ***Acknowledged by the applicant.***

Transportation Department Comments:

1. Raise the major pedestrian link across the main east-west internal road to the south of the subject site. ***The pedestrian link along the main east-west access has been raised.***
2. Provide a turnaround capability for the parking stalls at the east side of the site. ***Provisions for vehicle egress have been provided.***

3. Improve wheelchair accessibility to street and along walkways and crossings. ***Let-downs for wheelchair access have been provided at all crossings and at handicapped parking locations.***
4. Provide improvements to the Coppersmith Place access. Flares should be widened for the right-turn exiting traffic. ***Off-site improvements have been included as part of rezoning application RZ-02-199709.***
5. The engineering consultant engaged by the applicant should work closely with Richmond Transportation staff to arrive at final design that meets the approval of Transportation and Engineering staff. ***Off-site improvements have been included as part of rezoning application RZ-02-199709.***
6. Further to discussions between Richmond Transportation staff (Donna Chan) and the applicant (Ian Gillespie and Edward Teh of Westbank) on June 14, the City of Richmond will consider the left-out lane at No. 5 Road with restrictions on weekdays from 3 p.m. to 6 p.m. It is the understanding of Richmond Transportation staff that Westbank will send a letter to the City of Richmond, confirming their support for this proposal and will coordinate with their engineering consultant to revise the drawings accordingly, to the satisfaction of Richmond Transportation staff. ***Off-site improvements have been included as part of rezoning application RZ-02-199709.***
7. If the proposal does not include a restaurant, then eliminate the 'future patio' since the parking calculations make no allowance for a restaurant. ***The patio on Steveston Highway has been deleted.***

Engineering and Off-site Improvement Comments:

1. There are no servicing concerns. Steveston Highway upgrading is a condition of rezoning. ***Off-site improvements have been included as part of rezoning application RZ-02-199709.***

Zoning and Building Department Comments:

1. Rear doors must open onto a surface that a person in a wheelchair can utilize. ***A concrete sidewalk has been provided.***
2. Clarify the basis for the proposed parking. The parking calculation should be based on a combination of retail, office and assembly uses. ***An update on parking statistics has been provided as part of the data summary.***

Design Panel Comments:

The following are comments from the City of Richmond, Advisory Design Panel for the meeting of Wednesday, June 19, 2002 regarding this development permit application.

Critique/Decision

The comments of the Panel were as follows:

- The thorough presentation was complimented; and
- The structural soil in the parking lot, and depths, was questioned.

It was the consensus of the panel that the item move forward.

Analysis

Assessment of the Conditions of Adjacency

Prior to the previous Development Permit Panel meeting, Chevron had been advocating for more visual openness to the Ironwood Plaza and indicated that this understanding was the basis of their support for the original Ironwood Plaza rezoning. Chevron again reiterated this concern at the Development Permit Panel meeting of August 28, 2002. Since then, the applicant has completely revised the design to incorporate two buildings with a major gap that creates significant openness along the east property line between the neighbouring Chevron Service Station and Ironwood Plaza. Richmond staff have recently communicated with Mr. Larry Hardisty, a representative of Chevron, who indicated support for the revised design.

Site Planning and Urban Design

The parking layout remains consistent and logical with the larger Ironwood Plaza parking lot. The revised massing of the built form, which results in two distinct buildings with a significant opening along the east property line, has improved the appearance of this development from the intersection of Steveston Highway and No. 5 Road. This approach also resolves the issue of openness between the Chevron Service Station and the remainder of the Ironwood Plaza.

Assessment of the Architectural Form and Character

The proposed architectural form and character are identical to the existing buildings of Ironwood Plaza. Staff support the proposed architectural treatment.

Evaluation of the Landscape Design and Open Space

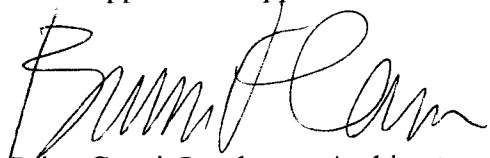
The proposed landscape design is similar to the landscape treatment for the existing site development of the Ironwood Plaza and staff support the proposed landscape architectural treatment.

Assessment of Requested Variances

The requested variances are supported since they result in an improved massing of built form and are supported by the property owner to the east (i.e. the Chevron Service Station).

Conclusions

Staff supports this application and recommends approval.



Brian Guzzi, Landscape Architect
Development Planner - Urban Design

BFG:bfq

Prior to final approval of the Development Permit, the applicant is required to provide an Irrevocable Letter of Credit for landscape construction in the amount of \$28,390.00 ($\pm 14,195 \text{ ft}^2 \times \$40.00/\text{ft}^2 \times 5\%$).



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

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. **All materials submitted to the City for a Development Permit Application become public property, and therefore, available for public inquiry.**

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 11760 STEVESTON HIGHWAY
 Legal Description(s): W 1/2 of Lot C except Parcel 7 (Bylaw Plan 64838)
Section 1, Block 3 North Range 6 West, NWD Plan 3730
 Applicant: Westbank Projects Corp.

Correspondence/Calls to be directed to:

Name: Jan Gillespie
 Address: 700 - 1177 W. Hastings St.
Vancouver, B.C.

Tel. No.: 604 - 685-8986 Business
604-893-1708 Residence
 Postal Code: V6E 2K3
 E-mail: _____ Fax: _____

Property Owner(s) Signature(s): x Amor S Mattu
AMAR SINGH MATTU
 Please print name

or

Authorized Agent's Signature: _____
 Attach Letter of Authorization
 Please print name

For Office Use	
Date Received: <u>May 15/02</u>	Application Fee: <u>1470.00</u> - Pd 1453.20 - P. 16.80 - Owl.
File No.: <u>02-206966</u>	Receipt No.: <u>02-0033687</u>
Only assign if application is complete	

ENTERED



No. DP 02-205966

To the Holder: WESTBANK PROJECTS CORPORATION
Property Address: 11760 STEVESTON HIGHWAY
Address: C/O IAN GILLESPIE
700 – 1177 WEST HASTINGS STREET
VANCOUVER, BC V6E 2K3

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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is 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 development hereby authorized, 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, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. 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.

To the Holder: WESTBANK PROJECTS CORPORATION
Property Address: 11760 STEVESTON HIGHWAY
Address: C/O IAN GILLESPIE
700 – 1177 WEST HASTINGS STREET
VANCOUVER, BC V6E 2K3

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$28,390.00

5. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

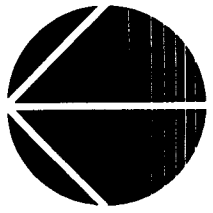
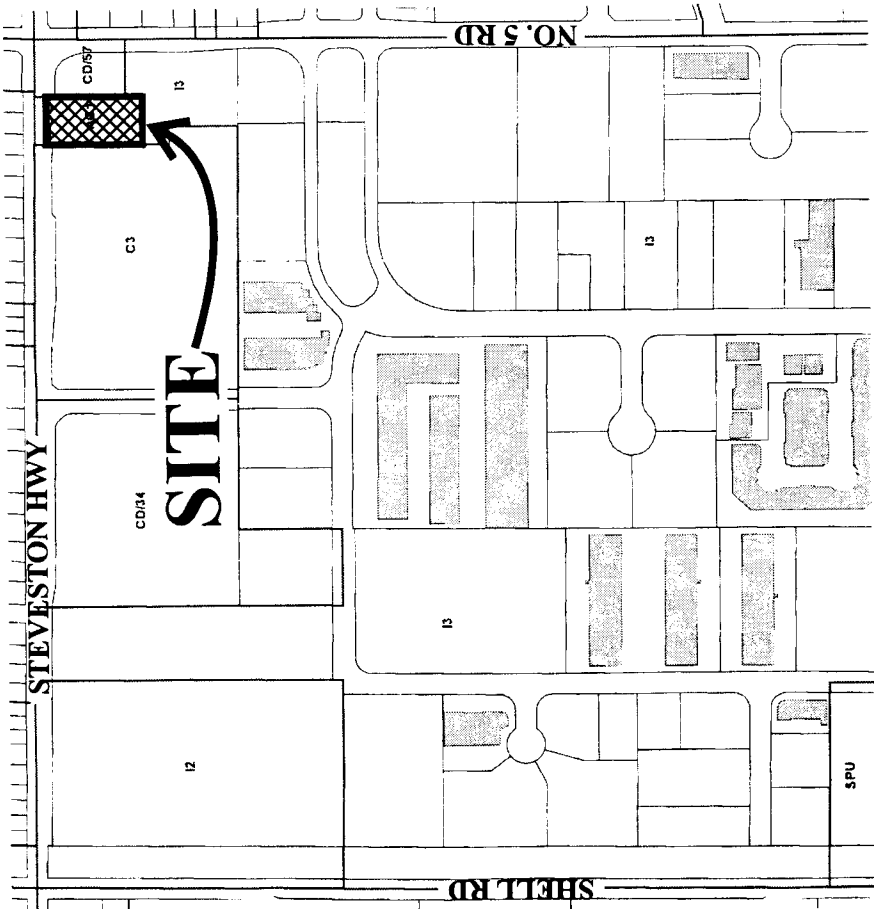
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 02-205966 SCHEDULE "A"



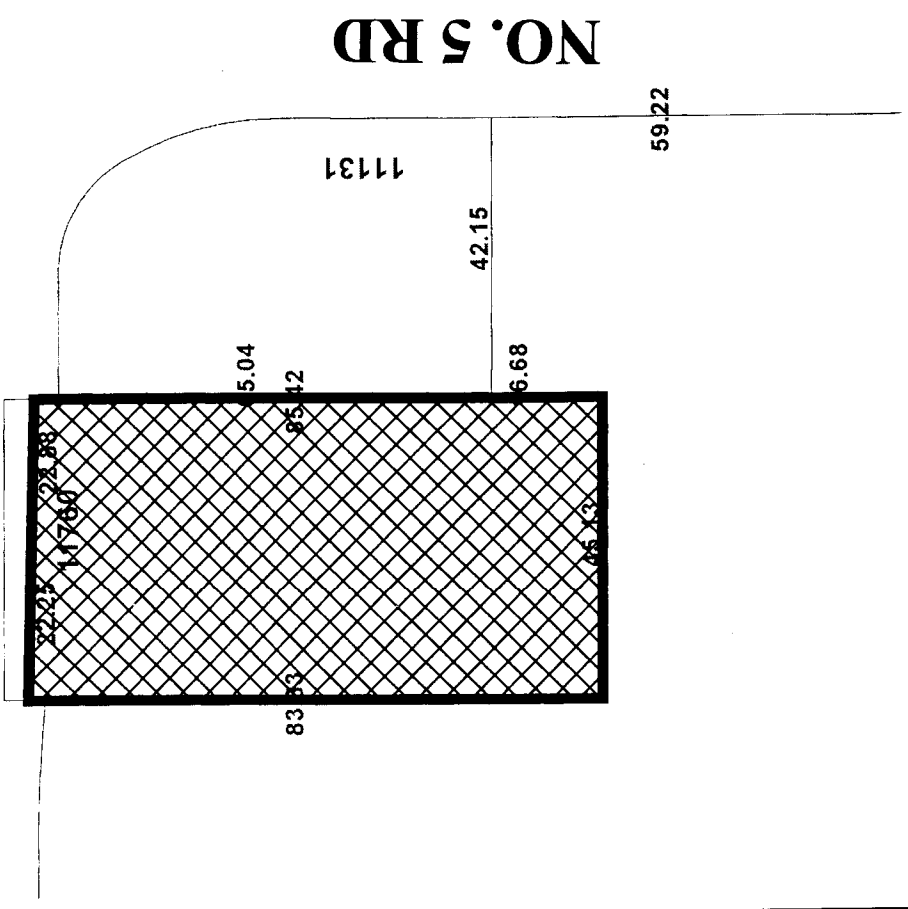
Original Date: 06/11/02

Revision Date:

Note: Dimensions are in METRES

11671	11691	11711	11731	11991
20.12	20.12	20.12	20.12	34.22

STEVESTON HWY



NO. 5 RD

Kasian
Kennedy

Architecture
Interior Design
And Planning
Incorporated

Beth Columbia
Art Artists

300 West 22nd Street
New York, NY 10011
Tel: 212-250-1100
Fax: 212-250-1101



DATE:	ISSUED FOR:
01/21/02	REZONING
04/12/02	PLANNING COMMITTEE
06/13/02	DEVELOPMENT PERMIT
07/15/02	DEVELOPMENT PERMIT
08/27/02	DEVELOPMENT PERMIT

COMMERCIAL
DEVELOPMENT

Mattu Lot,
Ironwood Plaza,
11760 Steveston Hwy.

Context
Plan

Scale: 1 : 800
ICMA Project: 1256
PA, Sept 27, 2002

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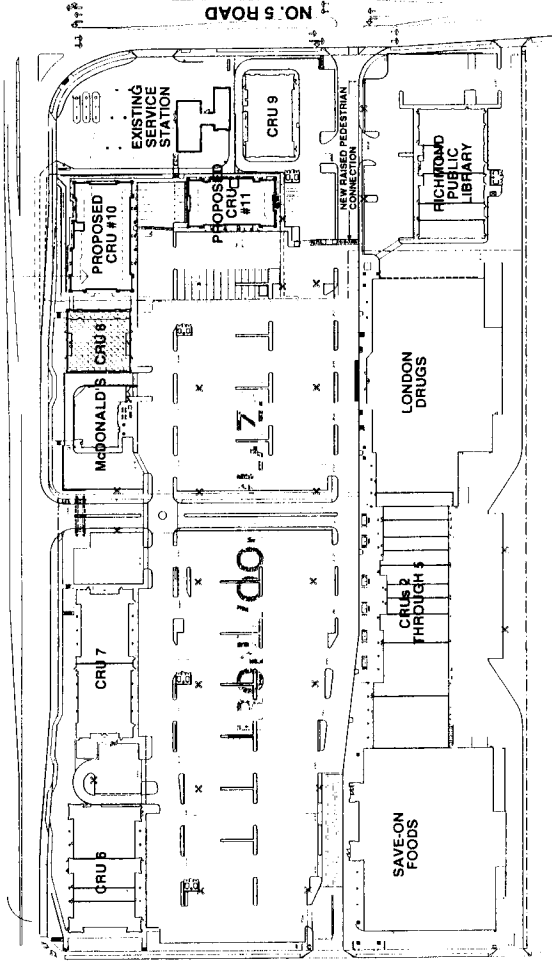
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PP 02-205966

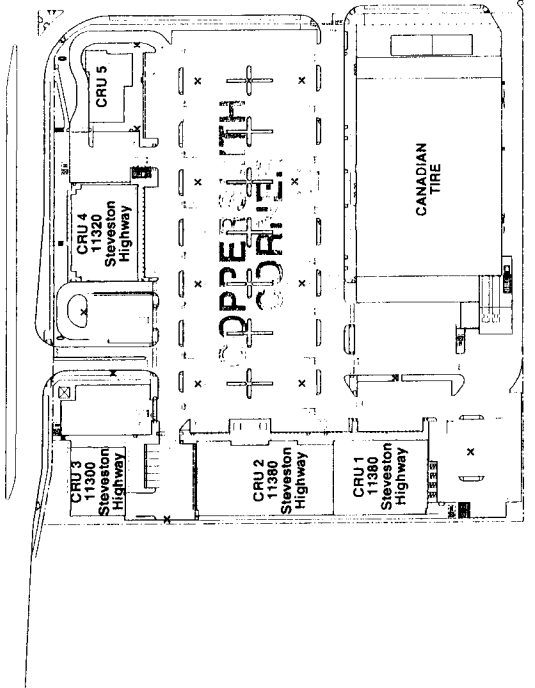
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SUBJECT SITE
11760 STEVESTON HWY.
W/2 C BLK1 SEC 1 BLK3N
R6W PL3760 S8E64836

STEVESTON HIGHWAY



COPPERSMITH PLACE



Kasian
Kennedy
Architecture
Interior Design
And Planning
Incorporated
Brent Columbia
Ali Alajeri

OCT 08 2002
DP 02 - 205966



DATE	ISSUED FOR
01/21/02	REZONING
01/31/02	RESUBMITTED FOR REZONING
04/15/02	PLANNING COMMITTEE
05/13/02	DEVELOPMENT PERMIT
07/15/02	DEVELOPMENT PERMIT
07/22/02	CLARIFICATION FOR DP
08/27/02	DEVELOPMENT PERMIT

COMMERCIAL
DEVELOPMENT

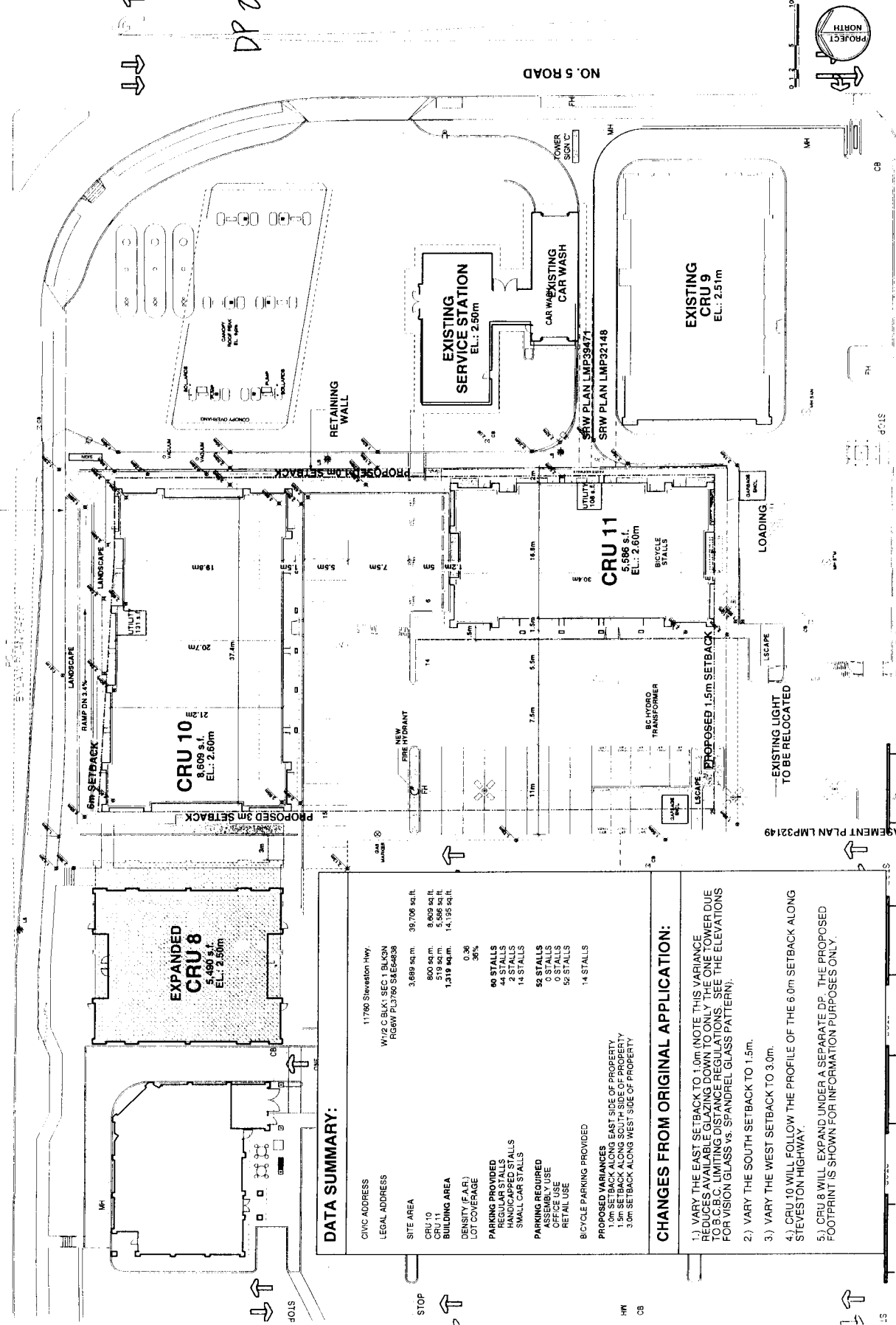
Matu Lot,
Ironwood Plaza,
11700 Steveston Hwy.

Site
Plan

Scale: 1:200 as Noted
001 Project: 1258
Pct. Sep 27, 2002

2
r16

REVISED
STEVESTON HIGHWAY
PROPERTY LINE
PROPERTY LINE PARCEL

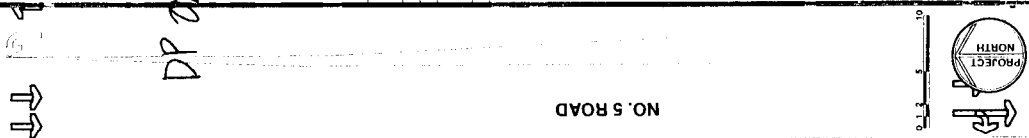


DATA SUMMARY:

CIVIC ADDRESS	11700 Steveston Hwy.
LEGAL ADDRESS	W/2 C.B.LK 1 SEC 1 BULKIN R/G/W PL3750 S/E68638
SITE AREA	39,706 sq. ft.
CRU 10	8,609 sq. ft.
CRU 11	5,988 sq. ft.
BUILDING AREA	14,195 sq. ft.
DENSITY (S.A.F.)	0.36
LOT COVERAGE	36%
PARKING PROVIDED	60 STALLS
REGULAR STALLS	44 STALLS
SMALL CAR STALLS	12 STALLS
SMALL CAR STALLS	14 STALLS
PARKING REQUIRED	52 STALLS
OFFICE USE	0 STALLS
RETAIL USE	52 STALLS
BICYCLE PARKING PROVIDED	14 STALLS
PROPOSED VARIANCES	
1.0m SETBACK ALONG EAST SIDE OF PROPERTY	
1.5m SETBACK ALONG SOUTH SIDE OF PROPERTY	
3.0m SETBACK ALONG WEST SIDE OF PROPERTY	

CHANGES FROM ORIGINAL APPLICATION:

- 1.) VARY THE EAST SETBACK TO 1.0m (NOTE THIS VARIANCE REDUCES AVAILABLE GLAZING DOWN TO ONLY THE ONE TOWER DUE TO B.C.B.C. LIMITING DISTANCE REGULATIONS. SEE THE ELEVATIONS FOR VISION GLASS vs. SPANDREL GLASS PATTERN).
- 2.) VARY THE SOUTH SETBACK TO 1.5m.
- 3.) VARY THE WEST SETBACK TO 3.0m.
- 4.) CRU 10 WILL FOLLOW THE PROFILE OF THE 6.0m SETBACK ALONG STEVESTON HIGHWAY.
- 5.) CRU 8 WILL EXPAND UNDER A SEPARATE DP. THE PROPOSED FOOTPRINT IS SHOWN FOR INFORMATION PURPOSES ONLY.



PROJECT
NORTH

NO. 5 ROAD

0 1.5 3 4.5 6 7.5 9 10

STOP



HW
CS



15

OCT 08 2002
 DP02-205966

#2

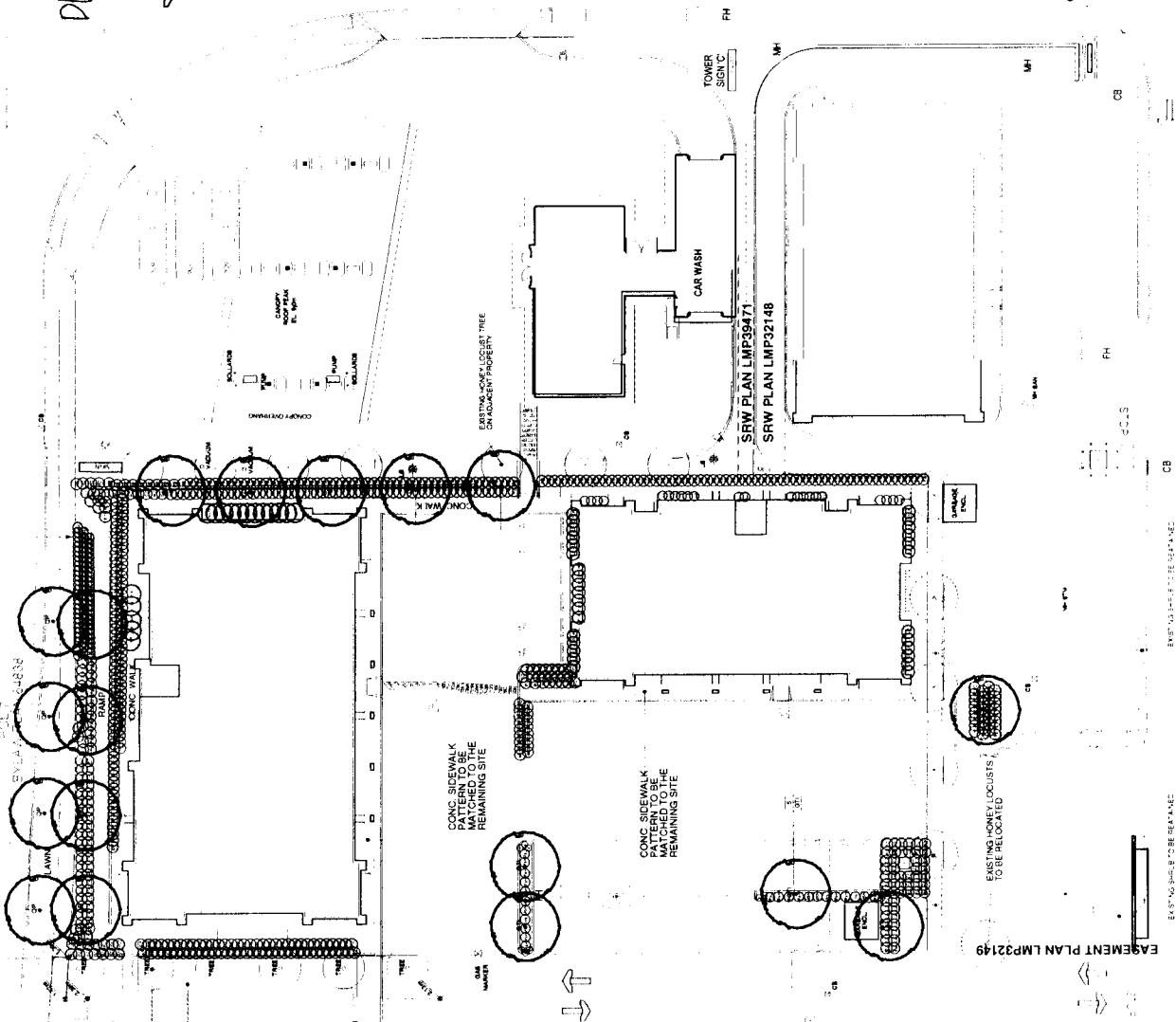
REVISIONS / ISSUES



ITO & ASSOCIATES
 1780 S. Maple Avenue
 Redwood City, CA 94061
 Voice: (650) 275-2812
 Fax: (650) 275-8266
 Email: ITO@ITO.COM

COMMERCIAL DEVELOPMENT
 Mattu Lot,
 Ironwood Plaza
 11760 Steveston Hwy.

REVISIED PROPERTY LINE
 STEVESTON HIGHWAY



EXISTING HONEY LOCUSTS TO BE RELOCATED

EXISTING HONEY LOCUSTS TO BE RELOCATED

EASEMENT PLAN LMP32149

L1

PLANT LIST		IRONWOOD CRU 10	
KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
G1	10 GLEDITSIA TRIACANTHOS INERMIS SKYLINE	SKYLINE HONEY LOCUST	8.0m CAL. 8.8m STD.
CP	8 QUERCUS PALUS TRIS	PIN OAK	8.9m CAL. 1.8m STD.
SHRUBS			
AJ	91 AZALEA JAPONICA "	JAPANESE AZALEA	42 POT
CSR	17 CORNUS STOLONIFERA	RED OSIER DOGWOOD	43 POT
F	9 FERTICA OVINA GLAUCA	BLUE FERDUE	42 POT
HS	3 HEDERA HELIX	ENGLISH IVY	45 POT
LH	22 LUSTRUM JAPONICUM TEANUM	BLACK GRASS	42 POT
MSN	6 MISCANTHUS SINEENSIS NIPPON	JAPANESE SILVER GRASS	42 POT
PIL	2 PRINASTIMA ALOPECUROIDES HAMELIN	FOUNTAIN GRASS - LITTLE BUNNY	42 POT
PL	10 PERSEA JAPONICA FOREST FLAME	WAX PALM	45 POT
PZ	57 PRUNUS LAUROCEASUS ZABELIANA	ZABEL'S LAUREL	42 POT
GROUND COVERS			
HH	440 HEDERA HELIX	ENGLISH IVY	45PZ POT
VINES			
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS			
NOTES	* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS. ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.		

Kastan
Kennedy
Architects
Interior Design
And Planning
Incorporated
Bridle Columbia
Aly Alberta
300 - 28 Ave. SW
Calgary, AB T2C 1P7
403-243-2277
403-243-6744

OCT 08 2002

DP-02-205966

#3

DATE ISSUED FOR:
01.21.02 REZONING
01.31.02 REZONING FOR REZONING
04.15.02 PLANNING COMMITTEE
05.13.02 DEVELOPMENT PERMIT
07.15.02 DEVELOPMENT PERMIT
08.27.02 DEVELOPMENT PERMIT
10.04.02 DEVELOPMENT PERMIT
10.08.02 DEVELOPMENT PERMIT

COMMERCIAL
DEVELOPMENT

Matto Lot,
Ironwood Plaza,
11700 Steveston Hwy.

CRU 10
Elevations

Scale: 1 : 100
100 Project: 1256
11th, Oct 8, 2002

3
r10

LEGEND	NOTES
1 PAINTED 12" HIGH CONCRETE CURB - PAINTED TO MATCH BM #2009 FINESSE	1. ELEVATIONS ARE EXPRESSED IN FEET AND INCHES. 100'-0" EQUALS 2.51m GEODETIC DATUM (REFER TO SITE PLAN). 2. 's' IN A WINDOW PANE DENOTES THE USE OF SPANDREL GLASS. 'w' DENOTES A REGULAR VISION WINDOW. 3. LANDSCAPING SHOWN FOR INFORMATION ONLY. FOR LANDSCAPE DESIGN REFER TO L1 LANDSCAPE PLAN BY ITO & ASSOCIATES.
2 GLAZED WINDOW UNITS	
3 DOORS AND FRAMES - COLOUR TO MATCH BM #691	
4 PAINTED STEEL COLUMNS & BEAMS - COLOUR TO MATCH BM #691	
5 RIVER ROCK PILLARS	
6 PAINTED STUCCO - TO MATCH BM #2009	
7 PREFINISHED METAL EAIVE THROUGH SYSTEM OVER PREFINISHED METAL FASCIA	
8 QUARRY SLATE TILES	
9 PREFINISHED METAL FLASHING - COLOUR TO MATCH BM #691	
10 3/4"x2" STUCCO REVEAL	
11 PREFINISHED METAL FASCIA - COLOUR TO MATCH BM #691	
12 STUCCO CONTROL JOINT	
13 PAINTED STUCCO OVER CONCRETE BLOCK - PAINTED TO MATCH BM #2009 FINESSE	
14 SPANDREL GLASS	
15 PAINTED STEEL TRELLIS	
16 DOWNWARD DIRECTIONAL WALL SCOURCE LIGHTING OVER DOORS (TYP.)	

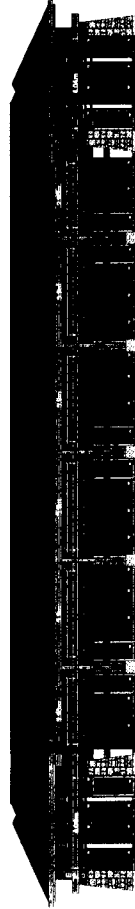
PROPERTY LINE
SETBACK LINE



WEST ELEVATION
1 : 100

NORTH (STEVESTON) ELEVATION
1 : 100

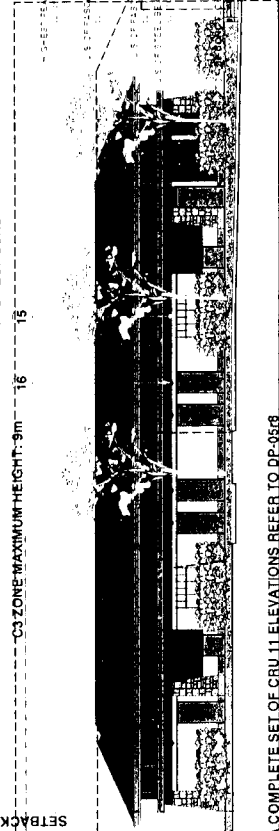
FOR A COMPLETE SET OF CRU 11 ELEVATIONS REFER TO DP-05r8



SOUTH (IRONWOOD) ELEVATION
1 : 100

EXTENT OF EASTERN NEIGHBOUR
IN FOREGROUND

PROPERTY LINE
SETBACK LINE



EAST ELEVATION
1 : 100

FOR A COMPLETE SET OF CRU 11 ELEVATIONS REFER TO DP-05r8

Kasian
Kennedy
Architecture
Interior Design
And Planning
Incorporated
British Columbia
And Alberta

OCT 08 2002
02-205966



DATE	ISSUED FOR
01.21.02	REZONING
01.31.02	RESUBMITTED FOR REZONING
04.15.02	PLANNING COMMITTEE
05.13.02	DEVELOPMENT PERMIT
07.15.02	DEVELOPMENT PERMIT
09.27.02	DEVELOPMENT PERMIT

COMMERCIAL DEVELOPMENT

Mattu Lot,
Ironwood Plaza,
11780 Steveston Hwy.

CRU 11 Elevations

Scale: 1:100
RMA Project: 1256
P4, Sept 27, 2002

5 p8

NOTES

- ELEVATIONS ARE EXPRESSED IN FEET AND INCHES. 100'-0" EQUALS 2.51m GEODETIC DATUM (REFER TO SITE PLAN).
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- RIVER ROCK PILLARS
- PAINTED STUCCO - TO MATCH BM #2009 FINESSE
- PREFINISHED METAL EAVE TROUGH SYSTEM OVER PREFINISHED METAL FASCIA
- QUARRY SLATE TILES



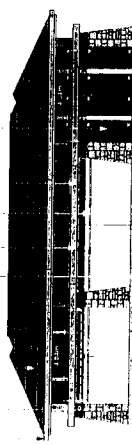
WEST ELEVATION
1:100

FOR A COMPLETE SET OF CRU 10 ELEVATIONS REFER TO DP-0308

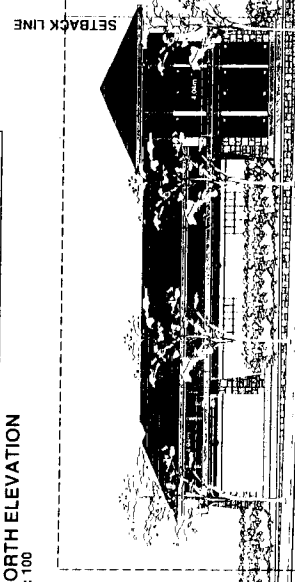


SOUTH ELEVATION
1:100

- 7
- 5
- 8
- 1
- 6
- 10
- 4
- 2



NORTH ELEVATION
1:100



EAST ELEVATION
1:100

FOR A COMPLETE SET OF CRU 10 ELEVATIONS REFER TO DP-0308

EXTENT OF EASTERN NEIGHBOUR
IN FOREGROUND

C3 ZONE MAXIMUM HEIGHT: 9m

16 15