



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: October 7, 2002
File: DP 96-000212
Re: **Application by Westbank Projects, Ltd. for a General Compliance Ruling at Steveston Highway/ No. 5 Road**

Manager's Recommendation

That the attached plans for improved pedestrian access, vehicular access and site layout be considered to be in general compliance with DP 96-000212.

Joe Erceg
Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

One of the rezoning conditions for the addition to Ironwood Shopping Centre (REZ02-199709) is to:

“obtain a general compliance for the existing Development Permit...to provide for: a pedestrian connection through to the Library/ London Drugs, and a right turn only lane from the shopping centre to Coppersmith Place.”

A copy of the approved development permit drawings and the proposed revisions are appended to this report.

The City is processing a rezoning and a development permit to enable an additional lot to be added to the existing Ironwood Centre. To facilitate this, the plans show improved pedestrian and vehicular access. The site layout is also slightly different than in the original permit.

The proposed changes are within the parameters of Council's policy on general compliance. Staff have no objections to these plans.



Alex C. Jamieson
Planner 2 - Urban Design

AJ1:aj1/ att.

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And Aurora

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

COMMERCIAL
DEVELOPMENT

Matu Lot,
Ironwood Plaza,
11760 Steveston Hwy.

**Context
Plan**

Scale: 1:800
O&P Project: 1266
Rev. Sept 27, 2002

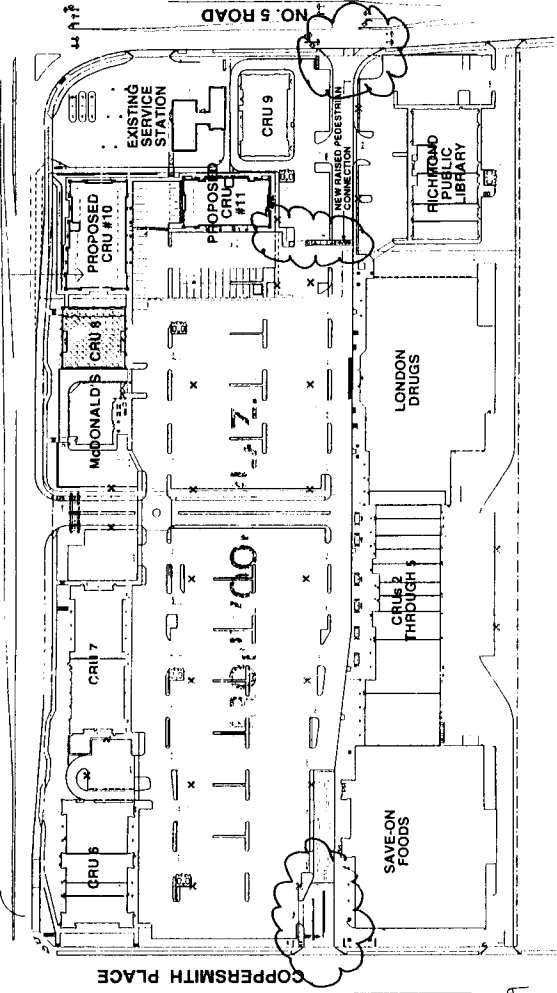
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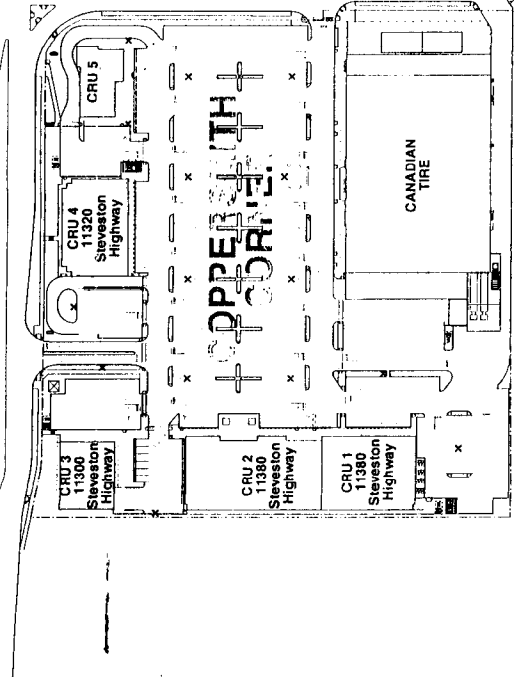
GENERAL COMPLIANCE

SUBJECT SITE
11760 STEVESTON HWY.
W1/2 C.BLK1 SEC 1 BLK3N
RG6W PL3760 S4E64838

STEVESTON HIGHWAY



OCT. 8/02 #1
DP 90-000212



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Brian, Claudia
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DATE: ISSUED FOR:
01.21.02 REZONING
01.31.02 RESUBMITTED FOR REZONING
04.15.02 PLANNING COMMITTEE
06.13.02 DEVELOPMENT PERMIT
07.15.02 DEVELOPMENT PERMIT
07.22.02 CLARIFICATION FOR DP
08.27.02 DEVELOPMENT PERMIT

COMMERCIAL
DEVELOPMENT

Hattu Lot,
Ironwood Plaza,
11760 Steveston Hwy.

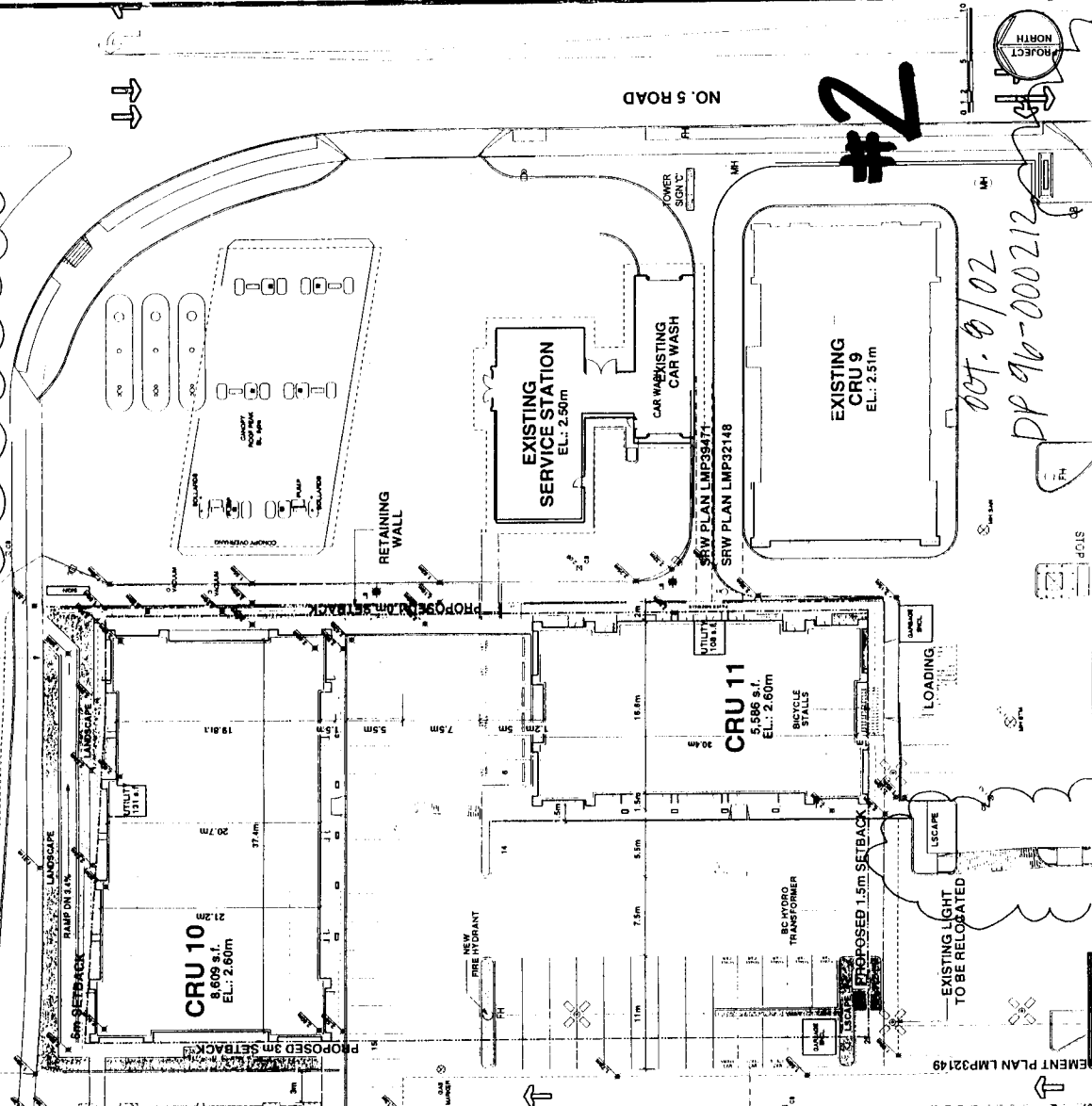
Site
Plan

Scale: 1:200 or as Noted
K&A Project: 1355
Pl. App 27, 2002

2
P18

GENERAL COMPLIANCE

REVISED
PROPERTY LINE
STEVESTON HIGHWAY
PROPERTY LINE PARCELS 7
BY-LAW 515/03/02



OCT. 9/02
DP 96-000212

DATA SUMMARY:

CIVIC ADDRESS	11760 Steveston Hwy.
LEGAL ADDRESS	WYO. C. BULK SEC. 1, BULK 5N REGON PL 1760 SA/E4-4338
SITE AREA	3,689 sq. m. 39,706 sq. ft.
CRU 10	800 sq. m. 8,609 sq. ft.
CRU 11	519 sq. m. 5,586 sq. ft.
BUILDING AREA	1,319 sq. m. 14,195 sq. ft.
DENSITY (F.A.R.)	0.38
LOT COVERAGE	36%
PARKING PROVIDED	60 STALLS
HANDICAPPED STALLS	2 STALLS
SMALL CAR STALLS	14 STALLS
PARKING REQUIRED	82 STALLS
OFFICE USE	0 STALLS
RETAIL USE	52 STALLS
BICYCLE PARKING PROVIDED	14 STALLS
PROPOSED VARIANCES	
1.0m SETBACK ALONG EAST SIDE OF PROPERTY.	
5.0m SETBACK ALONG WEST SIDE OF PROPERTY.	
3.0m SETBACK ALONG WEST SIDE OF PROPERTY.	

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

STOP

STOP

STOP

NOV. 1977 GEN. COMPLIANCE

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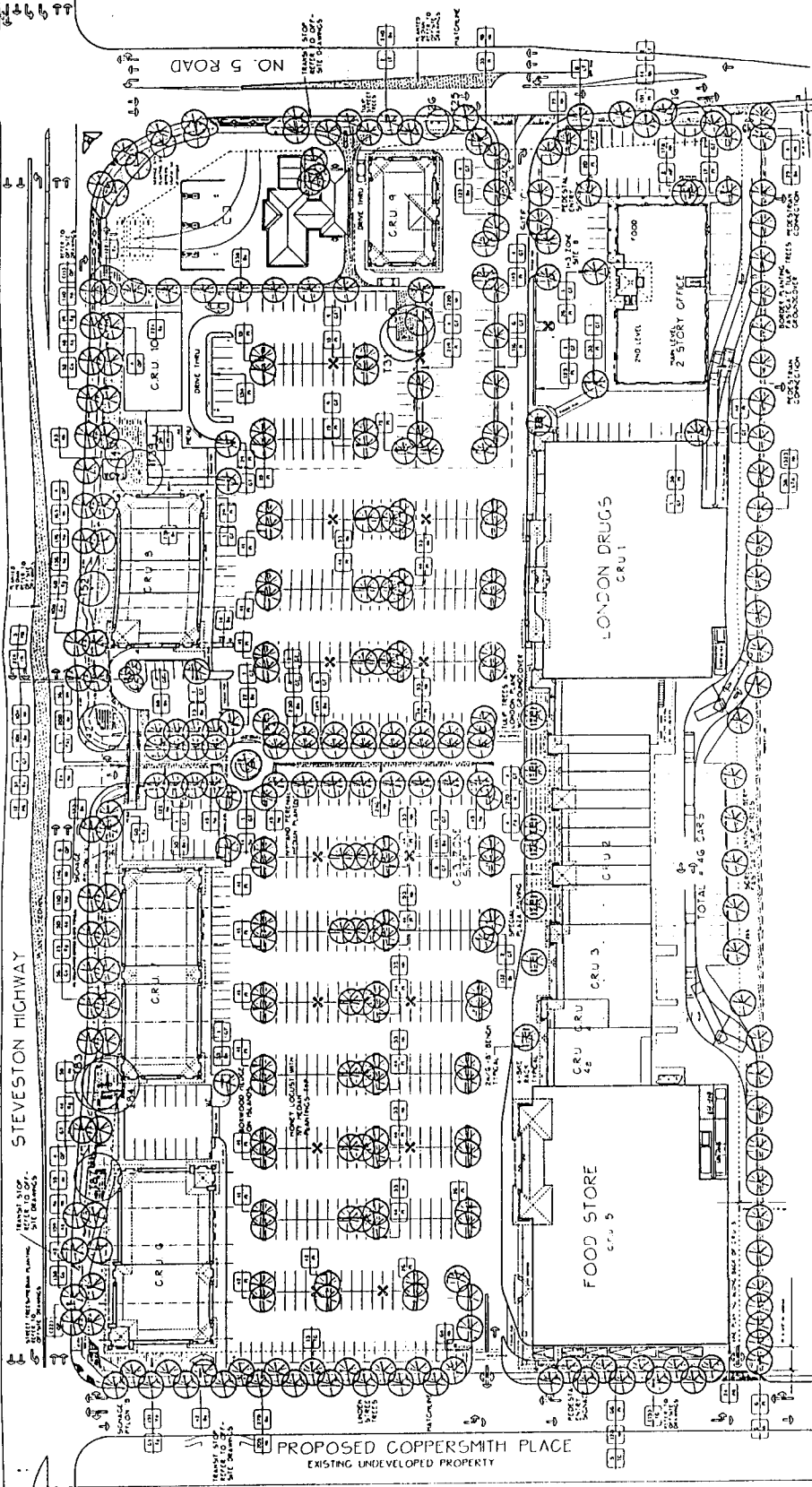
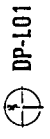


Table with multiple columns and rows of text, likely a schedule or list of items. The text is small and difficult to read, but appears to be organized in a grid-like structure.

DP96-000212 #5



APPROVED

MAY 29 1997

Van Wood Plate
Richmond, BC
Westwood
Projects
Corp
LANDSCAPE PLAN
Scale: 1"=30'
Project: 96025
Date: MAY 21, 1997

PROPOSED COPPERSMITH PLACE
EXISTING UNDEVELOPED PROPERTY

The Kasian
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Architects
Interior Designers
And Planners

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Ironwood Plaza
Richmond B.C.

WESTBANK
PROJECTS
CORP.

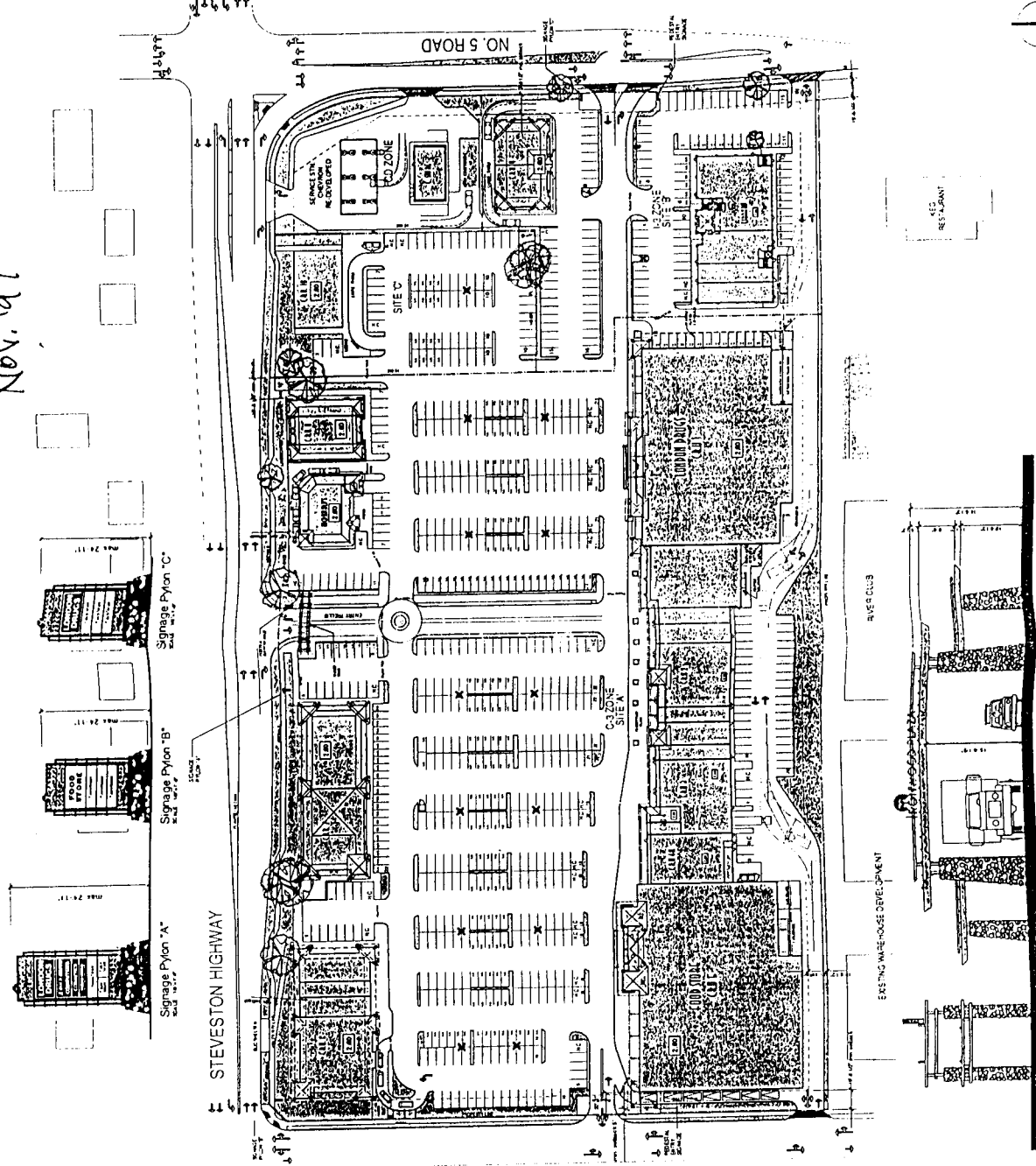
Site Plan
CRU Layouts

SCALE: 1" = 50' 0"
PROJECT NO: 96-000212
DATE: 11/12/97

DP-03D r.2

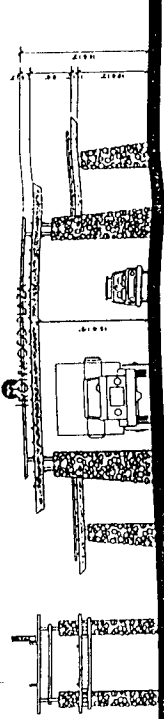
REVISED

Nov. 197



DP 96-000212#15

ENTRY TRELLIS - EAST & NORTH ELEVATION



PROPOSED COPPERSMITH PLACE
EXISTING UNDEVELOPED PROPERTY

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. METERS)
SITE A (EXISTING)	11,100	1,025
SITE B (EXISTING)	11,100	1,025
SITE C (EXISTING)	11,100	1,025
PROPOSED DEVELOPMENT	11,100	1,025
TOTAL DEVELOPABLE AREA	33,300	3,075