



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Holger Burke, MCIP  
Acting Director of Development

**Date:** October 24, 2005  
**File:** DP 05-303895

**Re:** **Application by Kasian Architecture Limited for a Development Permit at  
11688 Steveston Highway**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a 41.9 m<sup>2</sup> addition to an existing McDonald's restaurant on a site zoned Community Commercial District (C3) located at 11688 Steveston Highway.

Holger Burke, MCIP  
Acting Director of Development

RB:blg  
Att.

## Staff Report

### Origin

Kasian Architecture Limited has applied to the City of Richmond for permission to build a 41.9 m<sup>2</sup> addition to the existing McDonald's restaurant at Ironwood Mall (11688 Steveston Highway). The addition would be for the purpose of accommodating a children's "playplace" for restaurant patrons. The site is zoned Community Commercial District (C3).

### Background

Development surrounding the subject site is as follows:

To the north, across Steveston Highway, existing single family residential under development application (RZ 04-272331) to permit townhouse development;

To the east, an existing Commercial Retail Unit (CRU) (within the mall site);

To the south, a surface parking lot with CRU's beyond (within the mall site); and

To the west, surface parking/driveway off of Steveston Highway/CRU beyond.

### 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).

### Zoning Compliance/Variances

The proposal conforms to the provisions of the Zoning and Development Bylaw No. 5300.

### Advisory Design Panel Comments

The proposed addition is not of a size that would warrant referral to the Advisory Design Panel (ADP) for review.

### Analysis

#### *Conditions of Adjacency*

- The proposed addition does not depart from the established architectural form and character of adjacent Commercial Retail Units (CRU's).

***Urban Design and Site Planning***

- The proposed addition does not depart from the established design program and site layout.
- The existing parking layout includes a row of seven (7) standard stalls immediately adjacent to the restaurant on the south elevation and one (1) disabled stall “tucked-in” at the southwest corner of the building. This stall conflicts with the proposed addition and is relocated to the east end of the fronting row of stalls. This has necessitated a reconfiguration of these stalls including the removal of a raised “island” that physically separates patron’s vehicles from the loading area at the east end of the row. This maximizes the number of stalls that can be accommodated at the front of the restaurant (6 standard and 1 disabled stall) but nonetheless, results in an overall reduction of two (2) parking stalls. The overall restaurant parking stall count still is well within the requirements of the Zoning Bylaw. An additional wheelchair letdown has been included in the proposal - one at each end of the fronting row of stalls.

***Architectural Form and Character***

- The height and use of a hipped roof is consistent with the existing parapet features on the building. Overall, the proposed addition does not constitute a dramatic departure from the existing design program and vernacular, as the same materials will be used (refer to **Attachment 1 – Design Rationale**).
- The proposed addition is in keeping with the original Development Permit (DP 96-000212 issued in March, 1998).

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


- The proposed addition does not depart from the established design program and site layout. The “island” at the east end of the parking row that fronts the restaurant was formerly planted. The low growing plant material has perished and no longer remains. There is one (1) small tree located in the bed, but it is currently in decline. No other landscaping is lost to the proposed addition.

***Crime Prevention Through Environmental Design***

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

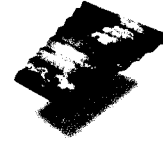
**Conclusions**

The proposed addition does change the look and feel of the front façade. However, it maintains overall consistency with the design program of the building specifically, and the Ironwood Shopping Mall generally. On this basis, staff supports this Development Permit application.



Ross Blackwell, MCIP  
Planner 1  
(604) 247-4662

RB:blg



**KASIAN**  
ARCHITECTURE INTERIOR DESIGN  
AND PLANNING LTD

October 17, 2005

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

**Subject: Ironwood Plaza – McDonald's Addition  
Development Permit Application  
11688 Steveston Highway, Richmond BC**

The client has asked for the addition of a 42 square meter "play space" area to the existing McDonald's Restaurant at Ironwood Plaza. The general intent of the design as presented was to include this addition in a manner which 1) appeared not as a new addition, but a natural extension of the existing building and 2) was implemented so as to be as sensitive to the immediate exterior context as possible. This proposed addition is consistent with the design requirements of the original Development Permit and is also consistent with the design expression for the rest of the Shopping Center.

The siting and layout of the existing building determined that the Southwest corner was the only logical location for such an addition and considerable care was taken in the positioning of the addition so that it looks like a natural extension of the existing building. Roof lines, proportions and proposed building materials are designed to 'match existing' which further achieve this result. The inclusion of this addition has been relocated to the center of the building, flanked on one side by the mass of the loading/garbage enclosure and on the other by the new Playplace addition.

As mentioned in our responses to City Comments, the new entrance was intentionally designed without the exterior features and lines that the existing entry had for several reasons. To have added a similar roofline and exterior columns would have unnecessarily complicated the South Elevation massing with too many elements competing against one another. Secondly, valuable exterior restaurant space, with relocated patio seating would have to be sacrificed in order to incorporate a similar structure. By designing the relocated entry as we have, an open exterior area leading to the entry can be maintained, as can relocated patio seating and the existing tree currently out front.

Sincerely,

**Kasian Architecture Interior Design and Planning Ltd**

Ron Baron

RB:df

Don J. Kasian  
Architect AAA, MAIBC, MAA,  
MSAA, MRAIC

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Architect AAA, MRAIC, MAIBC

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HCN, FAIA, RCA

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Architect AAA, MAIBC

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BA, MEDes (Arch), MRAIC

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Architect AAA, MAIBC, FRAIC, AIA

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RID, IDC, IIDA

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Architect AAA, MAIBC, MAA, MRAIC

Carol Jones  
RID, CFM, FIDIBC, FIDC, FIDA

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Associate IIDA

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B. Sc (Arch), Project Director

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Am Goswami

André Kroeger, MAIBC

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Ken Mah, MAIBC

Robert L. Mulyk

Bruce O'Regan

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Steve Rayner, RIBA, MAIBC

Susan Reimert

Rita Alksnis Snell,  
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Joanne Slich, MAIBC

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Special Consultant:

R. Michael Garrett  
MAIBC, FRAIC, RIBA, RCA

www.kasian.com

Calgary Eau Claire Market, 201 - 200 Barclay Parade SW, Calgary, AB T2P 4R5 P 403 265 2440 F 403 233 0013  
Edmonton Commerce Place, 251 - 10150 Jasper Avenue, Edmonton, AB T5J 1W4 P 780 990 0800 F 780 990 0809  
Vancouver 350 - 1555 West Pender Street, Vancouver, BC V6G 2T1 P 604 683 4145 F 604 683 2827



**No. DP 05-303895**

To the Holder:                   KASIAN ARCHITECTURE LIMITED  
Property Address:               11688 STEVESTON HIGHWAY  
Address:                         C/O P.J. MALLEN AND/OR 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 \_\_\_\_\_, \_\_\_\_\_

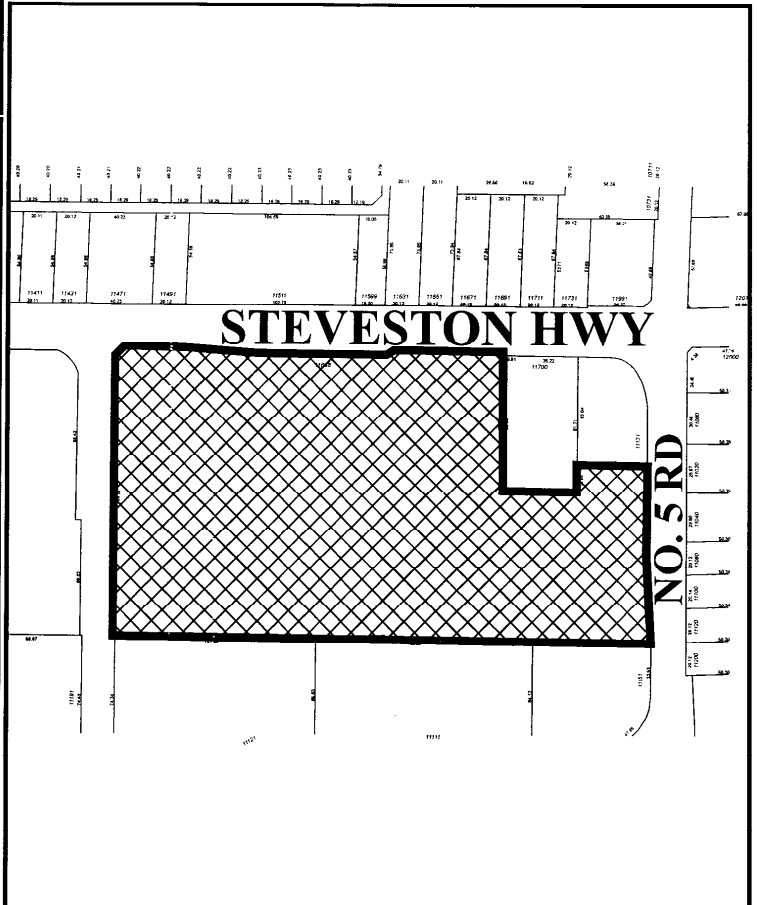
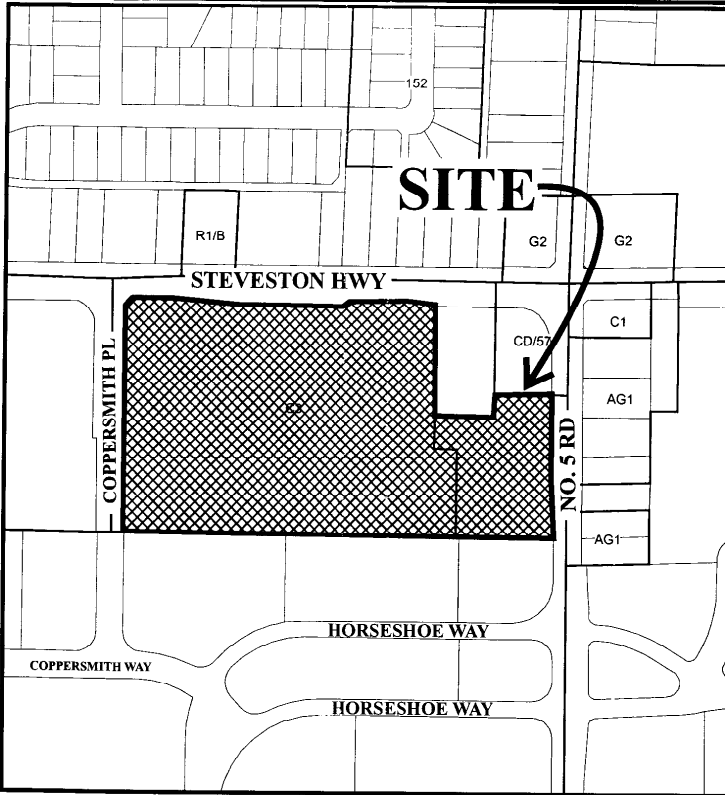
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
MAYOR



# City of Richmond



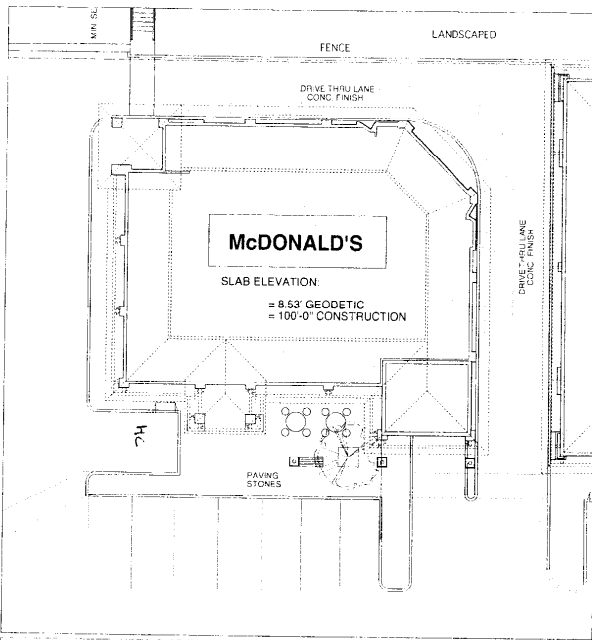
## DP 05-303895 SCHEDULE "A"

Original Date: 06/21/05

Revision Date:

Note: Dimensions are in METRES

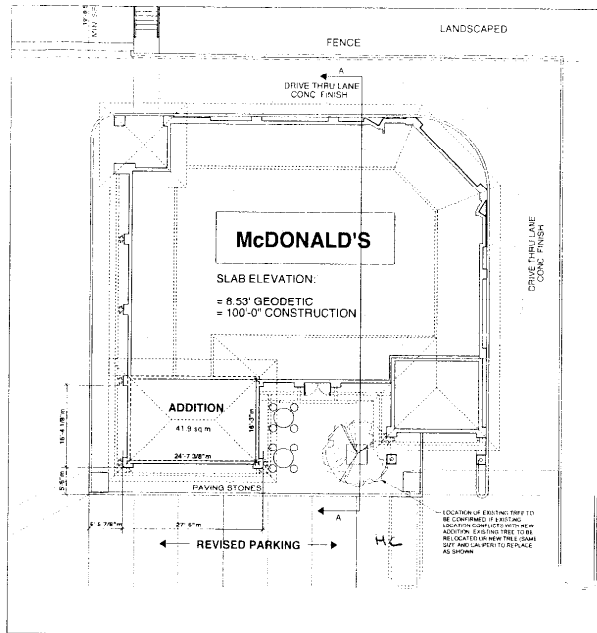




**EXISTING SITE DATA SUMMARY**

	Imperial	Metric	Permitted
<b>BUILDING AREA</b>			
London Drugs - CRU1	30,356 SQ FT	2,820 m <sup>2</sup>	
CRU2	22,313 SQ FT	2,077 m <sup>2</sup>	
CRU3	6,500 SQ FT	603 m <sup>2</sup>	
CRU4	2,704 SQ FT	252 m <sup>2</sup>	
Food Store - CRU5	25,450 SQ FT	2,364 m <sup>2</sup>	
CRU6	11,843 SQ FT	1,078 m <sup>2</sup>	
CRU7	10,996 SQ FT	1,021 m <sup>2</sup>	
McDonald's CRU8	3,711 SQ FT	344 m <sup>2</sup>	
CRU9	8,305 SQ FT	768 m <sup>2</sup>	
<b>Total Gross Building Area</b>	<b>123,458 SQ FT</b>	<b>11,473 m<sup>2</sup></b>	
<b>SITE AREA</b>	<b>444,046.3 SQ FT</b>	<b>41,257.9 m<sup>2</sup></b>	
<b>GROSS AREA</b>	<b>119,787.0 SQ FT</b>	<b>11,128.5 m<sup>2</sup></b>	<b>20.026 %</b>
<b>F.A.R.</b>	<b>0.28</b>	<b>0.5</b>	<b>35%</b>
<b>LOT COVERAGE</b>	<b>27%</b>	<b>35%</b>	
<b>PARKING REQUIREMENTS</b>			
Total Retail Area	99,286.0 SQ FT	9,223.8 m <sup>2</sup>	
4 Stalls / 100m <sup>2</sup>	369 Stalls		
Total Restaurant Area	24,317.0 SQ FT	2,246.3 m <sup>2</sup>	
10 Stalls/100m <sup>2</sup>	243 Stalls		
Total Stalls Required	<b>592 Stalls</b>		
<b>PARKING PROVIDED</b>			
Regular Stalls	448		
Small Car Stalls	165		
Disabled Stalls	30		
<b>Total Stalls Provided</b>	<b>643 Stalls</b>		

EXISTING SITE PLAN



**PROPOSED SITE DATA SUMMARY**

	Imperial	Metric	Permitted
<b>BUILDING AREA</b>			
London Drugs - CRU1	30,356 SQ FT	2,820 m <sup>2</sup>	
CRU2	22,313 SQ FT	2,077 m <sup>2</sup>	
CRU3	6,500 SQ FT	603 m <sup>2</sup>	
CRU4	2,704 SQ FT	252 m <sup>2</sup>	
Food Store - CRU5	25,450 SQ FT	2,364 m <sup>2</sup>	
CRU6	11,843 SQ FT	1,078 m <sup>2</sup>	
CRU7	10,996 SQ FT	1,021 m <sup>2</sup>	
McDonald's CRU8	4,154.9 SQ FT	384 m <sup>2</sup>	
CRU9	8,305 SQ FT	768 m <sup>2</sup>	
<b>Total Gross Building Area</b>	<b>123,922 SQ FT</b>	<b>11,512.6 m<sup>2</sup></b>	
<b>SITE AREA</b>	<b>444,046.3 SQ FT</b>	<b>41,257.9 m<sup>2</sup></b>	
<b>GROSS AREA</b>	<b>119,787.0 SQ FT</b>	<b>11,128.5 m<sup>2</sup></b>	<b>20.026 %</b>
<b>F.A.R.</b>	<b>0.28</b>	<b>0.5</b>	<b>35%</b>
<b>LOT COVERAGE</b>	<b>27.5%</b>	<b>35%</b>	
<b>PARKING REQUIREMENTS</b>			
Total Retail Area	99,286.0 SQ FT	9,223.8 m <sup>2</sup>	
4 Stalls / 100m <sup>2</sup>	369 Stalls		
Total Restaurant Area	24,626.9 SQ FT	2,288.7 m <sup>2</sup>	
10 Stalls/100m <sup>2</sup>	246 Stalls		
Total Stalls Required	<b>615 Stalls</b>		
<b>PARKING PROVIDED</b>			
Regular Stalls	448		
Small Car Stalls	165		
Disabled Stalls	30		
<b>Total Stalls Provided</b>	<b>643 Stalls</b>		

PROPOSED SITE PLAN

PLAN 1  
 DP05303895  
 NOV 16 2005  
 1m 5m 10m

**KASIAN**  
 ARCHITECTURE & INTERIOR DESIGN  
 1000 Highway 101  
 Unit 101, Victoria, BC V8V 2G2  
 Tel: 250-383-2511  
 Fax: 250-383-2511  
 www.kasian.com



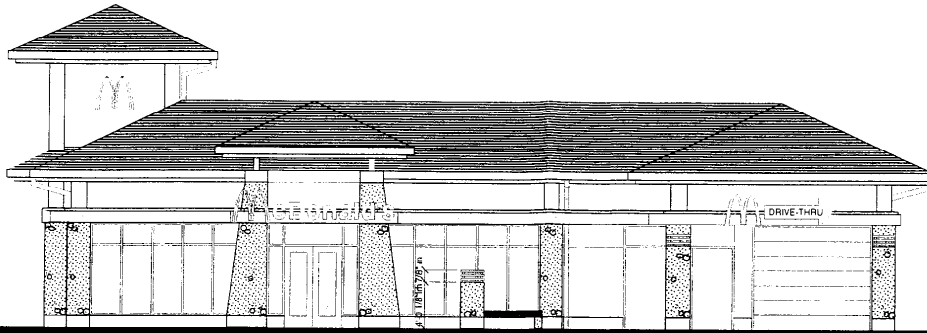
**EXISTING & PROPOSED SITE PLANS**

**Ironwood Plaza**

Scale: 1:100  
 KA Project: 4265

Apr 28, 2005  
 4265 - Proposed Plan.mcd

**DP-02**  
 11



1 SOUTH ELEVATION  
SCALE 1:100



2 PROPOSED SOUTH ELEVATION  
SCALE 1:100

EXTERIOR FINISHES LEGEND:

1 PAINTED CONCRETE	8 SYNTHETIC SLATE ROOF TILES
2 GLAZED WINDOW UNITS IN ALUM. FRAMES	9 PREFINISHED METAL FLASHINGS
3 DOORS & FRAMES	10 PREFINISHED METAL TRELLISWORK
4 PAINTED STEEL SIGN BAND	11 GLASS BLOCK
5 CULTURED FIELDSTONE PILLARS	12 PREFINISHED METAL EAVESTROUGH & DOWN SPOUT
6 STUCCO	13 PREFINISHED METAL LIGHT CAGE - TO BE REMOVED
7 PREFINISHED METAL FASCIA	14 STUCCO CONTROL JOINT

NOV 16 2005  
DP 05303895  
PLAN 2



KASIAN  
ARCHITECTURE INTERIOR DESIGN  
AND PLANNING LTD.

www.kasian.com

LIFE ENRICHED BY DESIGN

#350 1255 West Parker St.  
Vancouver, BC V6G 2T1  
P 604 963 4145  
F 604 963 2827

#201 290 Buckley Road SW  
Calgary, AB T2P 6K5  
P 403 210 2440  
F 403 210 0013

#251 40160 Jasper Ave  
Edmonton, AB T5J 0K6  
P 780 960 0800  
F 780 960 0800



EXISTING &  
PROPOSED  
ELEVATIONS

Ironwood Plaza

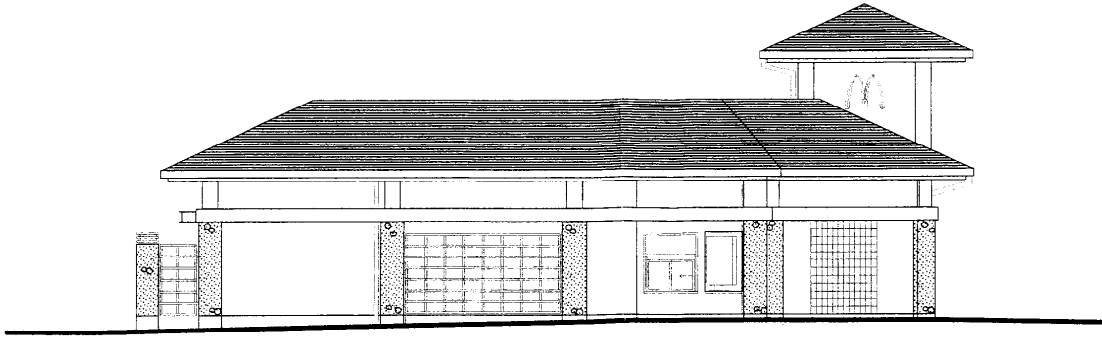
Scale: As Noted  
KA Project: 4266

May 18, 2005  
4265-DP03r1-SouthElevs.mcd

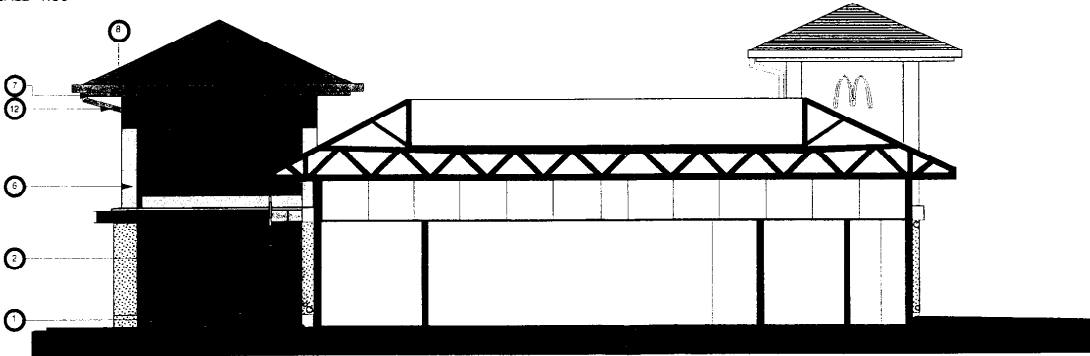
DP-03

r1





3 EAST ELEVATION  
SCALE 1:50



4 PROPOSED ADDITION EAST ELEVATION & BUILDING SECTION A  
SCALE 1:50

EXTERIOR FINISHES LEGEND:

- |                                       |   |
|---------------------------------------|---|
| 1 PAINTED CONCRETE                    | 8 SYNTHETIC SLATE ROOF TILES                    |
| 2 GLAZED WINDOW UNITS IN ALUM. FRAMES | 9 PREFINISHED METAL FLASHINGS                   |
| 3 DOORS & FRAMES                      | 10 PREFINISHED METAL TRELLISWORK                |
| 4 PAINTED STEEL SIGN BAND             | 11 GLASS BLOCK                                  |
| 5 CULTURED FIELDSTONE PILLARS         | 12 PREFINISHED METAL EAVESTROUGH & DOWN SPOUT   |
| 6 STUCCO                              | 13 PREFINISHED METAL LIGHT CAGE - TO BE REMOVED |
| 7 PREFINISHED METAL FASCIA            | 14 STUCCO CONTROL JOINT                         |

NOV 16 2005

DP 05303895  
PLAN 3

**KASIAN**  
ARCHITECTURE INTERIOR DESIGN  
& PLANNING LTD.  
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LIFE ENHANCED BY DESIGN

#300 1055 West Parker Dr  
Surrey BC V0C 2T1  
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F 604 683 2827

#201 200 Bayview Terrace SW  
Coquitlam BC V3R 4K5  
P 602 262 2840  
F 602 233 0013

#251 10150 Steeles Ave  
Edmonton AB T5J 1W4  
P 780 990 0800  
F 780 990 0809



EXISTING &  
PROPOSED  
ELEVATIONS

Ironwood Plaza

Scale: As Noted  
KA Project: 4265

May 18, 2005  
4265-DP04r1-EastElevs.mcd

DP-03  
r1



3 WEST ELEVATION  
SCALE 1:50



3 PROPOSED WEST ELEVATION  
SCALE 1:50

EXTERIOR FINISHES LEGEND:

- |                                       |   |
|---------------------------------------|---|
| 1 PAINTED CONCRETE                    | 8 SYNTHETIC SLATE ROOF TILES                    |
| 2 GLAZED WINDOW UNITS IN ALUM. FRAMES | 9 PREFINISHED METAL FLASHINGS                   |
| 3 DOORS & FRAMES                      | 10 PREFINISHED METAL TRUSSWORK                  |
| 4 PAINTED STEEL SIGN BAND             | 11 GLASS BLOCK                                  |
| 5 CULTURED FIELDSTONE PILLARS         | 12 PREFINISHED METAL EAVES TROUGH & DOWN SPOUT  |
| 6 STUCCO                              | 13 PREFINISHED METAL LIGHT CAGE - TO BE REMOVED |
| 7 PREFINISHED METAL FASCIA            | 14 STUCCO CONTROL JOINT                         |

NOV 16 2005

DP 05303895  
PLAN 4



**EXISTING &  
PROPOSED  
ELEVATIONS**

**Ironwood Plaza**

Scale: 1:50  
KA Project: 4265

May 18, 2005  
4265-DP05-WestElevs.mcd

**DP-05**  
r0