



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Holger Burke  
Acting Director of Development  
**Date:** October 28, 2005  
**File:** DP 05-309312  
**Re:** **Application by Musson Cattell Mackey Partnership Architects for a  
Development Permit at 3200 and 3600 Lysander Lane and 3720 and 3780  
Cessna Drive**

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### Staff Recommendation

That a Development Permit be issued which would permit the addition of windows on the third storey of the existing building at 3200 and 3600 Lysander Lane and 3720 and 3780 Cessna Drive on a site zoned Airport District (AIR) and partially designated an Environmentally Sensitive Area (ESA).

Holger Burke  
Acting Director of Development

HB:ef  
Att. 3

## Staff Report

### Origin

Musson Cattell Mackey Partnership Architects has applied to the City of Richmond for permission to develop new windows on the third storey at 3200 and 3600 Lysander Lane and 3720 and 3780 Cessna Drive on a site zoned Airport District (AIR) and partially designated an Environmentally Sensitive Area (ESA). The new windows provide daylight to an office floor area previously dedicated to computers and which did not require windows. Interior alterations are proposed to provide washrooms for the third floor area. The site currently contains a 11,116.88 m<sup>2</sup> (119,665 ft<sup>2</sup>) office building, constructed in 1989 for Canadian Airlines International (RZ 88-060, DP 88-295, approved by council October 11, 1988). No additional building floor area is proposed with this application.

### 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

The subject site is on Sea Island and is located to the east of Russ Baker Way and south of the Moray Channel Bridge. The existing development surrounding the site is described as follows:

- To the north, across Lysander Lane, is the Delta Vancouver Airport Hotel and Marina, on a site zoned Automobile-Oriented Commercial District (C6);
- To the east, the Middle Arm of the Fraser River;
- To the south, the site owned by BCIT, currently under development for the BCIT Aerospace and Technology Campus, zoned Airport District (AIR); and
- To the west, across Cessna Drive and Russ Baker Way, the Burkeville community, an established neighbourhood of predominantly single-family zoned lots, zoned Single-Family Housing District, Subdivision Area E (R1/E).

### Staff Comments

A Development Permit process is not typically required for sites where exterior renovations do not impact upon, or extend into, the designated Environmentally Sensitive Area (ESA), which is the case with the subject application. However, a Development Permit process is required for this site as the estimated construction value for the exterior renovations exceeds \$50,000.

The proposed scheme attached to this report has satisfactorily addressed the 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 and is consistent with the Commercial land use designation.

A site sign was posted on the property on September 30, 2005. Staff have received no comments from the public with respect to this application. The Vancouver International Airport Authority has been notified in writing of the application and has expressed no concerns with the current proposal for office use, and advised that appropriate noise mitigation measures be taken for Community Use, such as a daycare, including a report prepared by an acoustic consultant.

Consolidation of the four lots comprising the site are not required with this development, as the existing building and minimum required parking, loading and access are located within a single lot at 3600 Lysander. The remaining lots provide excess parking for the development.

A rezoning application (RZ 05-303728) is currently proceeding separately, to rezone 3200 and 3600 Lysander Lane and 3720 and 3780 Cessna Drive from Airport District (AIR) to Comprehensive Development District (CD/51) in order to permit a range of commercial uses consistent with the Official Community Plan land use designation of Commercial for this site. Lot consolidation will be a condition of rezoning for that application.

### **Advisory Design Panel Comments**

Staff did not refer the application to the Advisory Design Panel as there were no additions nor changes to the existing siting or massing of the existing office building. Staff have concluded that the proposed new windows are consistent with the architectural design intent of the existing building.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the building respects the massing of the existing commercial development to the north and of the Airport precinct; and
- The proposed new windows are set back a minimum of 180 m from existing residential development in Burkeville to the west, across Russ Baker Way, and do not pose a significant impact on privacy for those residential units or outdoor open space.

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

- Vehicle access to the site will remain from driveways from Lysander Lane, to the north, and Cessna Drive, to the west;
- A total of seven (7) accessible parking spaces are provided throughout the site;
- The site has been designed to accommodate fire-fighting requirements and garbage collection; and
- Seven existing loading bays are provided, with access from Lysander Lane.

#### ***Architectural Form and Character***

- The additional new windows are consistent in size, character and placement on the façade with the existing windows on the office building; and
- Interior renovations to add washrooms to the third floor are consistent with the intent of the previously issued Development Permit, which proposed washrooms for the office tenant on the third floor, though not constructed at that time.

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

- The proposed exterior renovations to the west façade of the building do not impact upon, or extend into, the designated Environmentally Sensitive Area (ESA) located east of the existing building; and
- Landscape improvements are not proposed with this application;

### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the review process. The applicant has presented a development that fits into the existing context and will fit the Sea

Island neighbourhood context of Russ Baker Way. Therefore, staff recommends support of this Development Permit application.

A handwritten signature in black ink, appearing to read 'Eric Fiss', with a stylized flourish at the end.

Eric Fiss  
Policy Planning

EF:cs

There are no conditions required to be met prior to forwarding this application to Council for approval.



**City of Richmond**  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**  
 Development Applications Department

**DP 05-309312** **Attachment 1**

Address: 3200/3600 Lysander Lane and 3720/3780 Cessna Drive

Applicant: Musson Cattell Mackey Partnership Architects Owner: Lysander Holdings Ltd

Planning Area(s): Sea Island – no applicable Sub-Area Plan

Floor Area Gross: 11,116.88 m<sup>2</sup> Floor Area Net: 10,759 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	3200 Lysander Lane: 2,960 m <sup>2</sup> 3600 Lysander Lane: 23,380 m <sup>2</sup> 3720 Cessna Drive: 1,390 m <sup>2</sup> 3780 Cessna Drive: 2,090 m <sup>2</sup>	29,820 m <sup>2</sup>
<b>Land Uses:</b>	Office	No change
<b>OCP Designation:</b>	Commercial	No change
<b>Zoning:</b>	Airport District (AIR)	No change

	Bylaw Requirement	Proposed/Existing	Variance
Floor Area Ratio:	1.0	0.36	none permitted
Lot Coverage:	Max. 50%	14%	none
Setback – Front Yard:	Min. 6 m	30 m	none
Setback – Side Yard:	Not applicable	16 m	none
Setback – Rear Yard:	Not applicable	30 m	none
Height (m):	Buildings Max. 12 m Structures max. 20 m	20 m (65.5 ft)	Height approved with DP 88-295
Lot Size:	Not applicable	2.982 ha	none
Off-street Parking Spaces Commercial:	4 spaces for each 100 m <sup>2</sup> of gross leasable floor area of building = 108 spaces	446	none
Off-street Parking Spaces – Accessible:	9	7	None per Section 402.02(i)
Total off-street Spaces:	108	446	none
Total off-street Loading	5	5	none



**No. DP 05-309312**

To the Holder:                   MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS

Property Address:               3200 AND 3600 LYSANDER LANE AND 3720 AND 3780  
CESSNA DRIVE

Address:                           C/O BILL REID  
MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS  
BOX 264  
1600 – 555 BURARD STREET  
VANCOUVER, BC V7X 1M9

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.
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

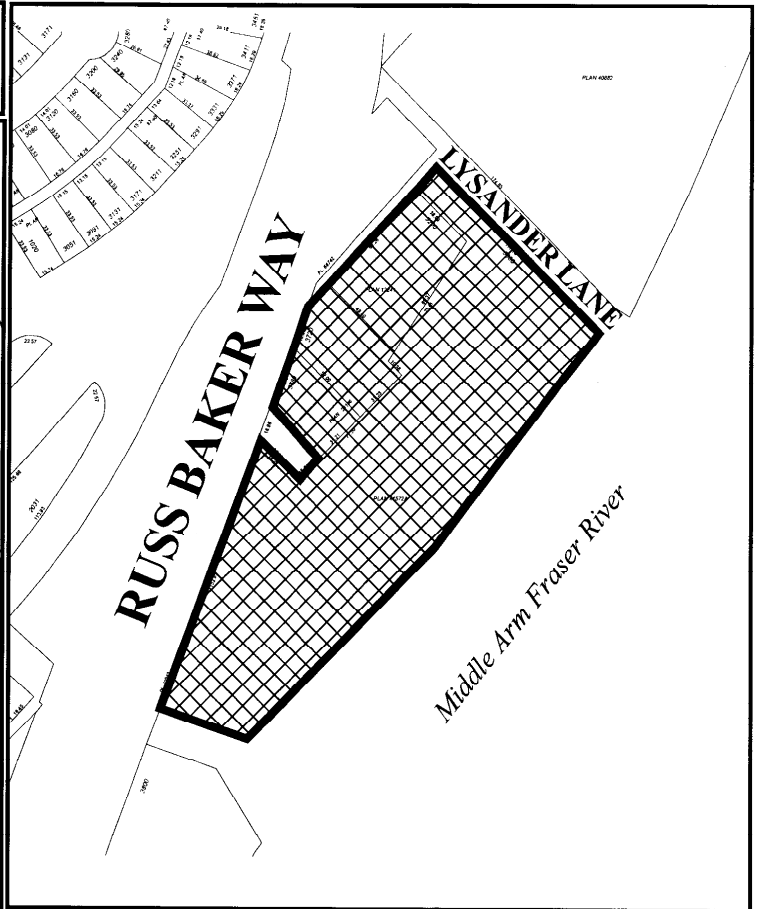
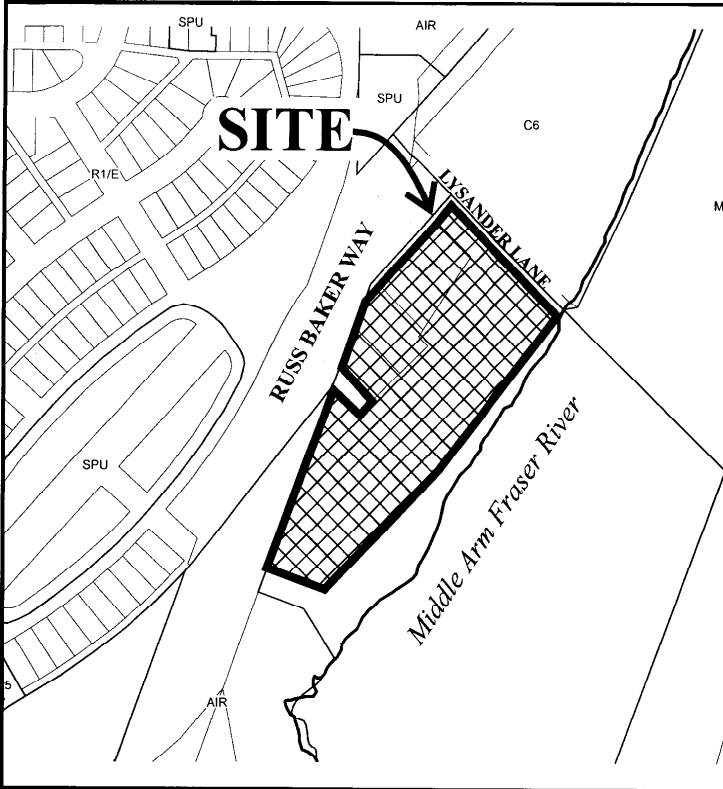
ISSUED BY THE COUNCIL THE

DELIVERED THIS           DAY OF

\_\_\_\_\_  
MAYOR

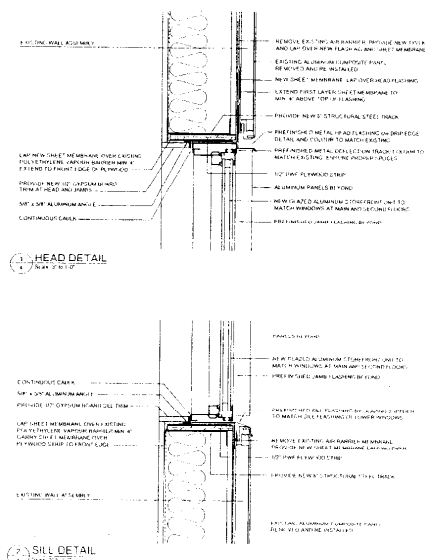
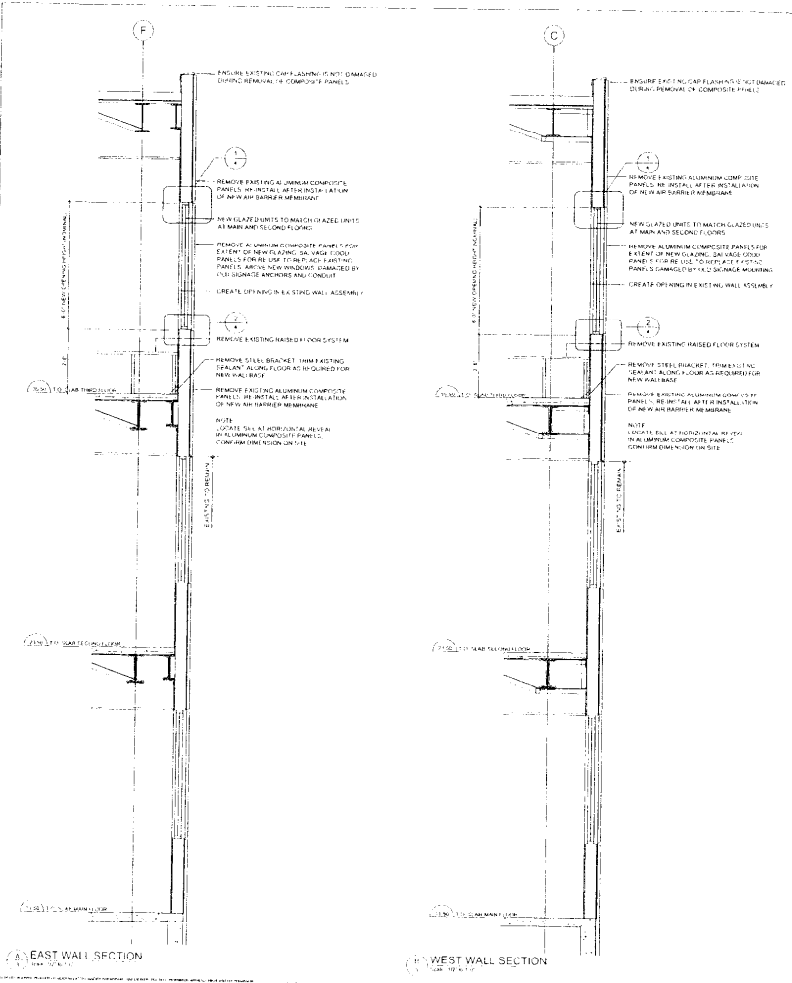


# City of Richmond



## DP 05-309312 SCHEDULE "A"

Original Date: 09/14/05  
Revision Date: 10/31/05  
Note: Dimensions are in METRES



DESIGNED BY: MCM

PROJECT NO: 05309312

**MISSION CATTELL MACKAY PARTNERSHIP**

1000 WEST 10TH AVENUE SUITE 100 DENVER CO 80202

**THIRD FLOOR NORTH REVISIONS**

DESIGNER: MCM

DATE: 03/20/2012

DRAWN: JAC

REVISION: 1

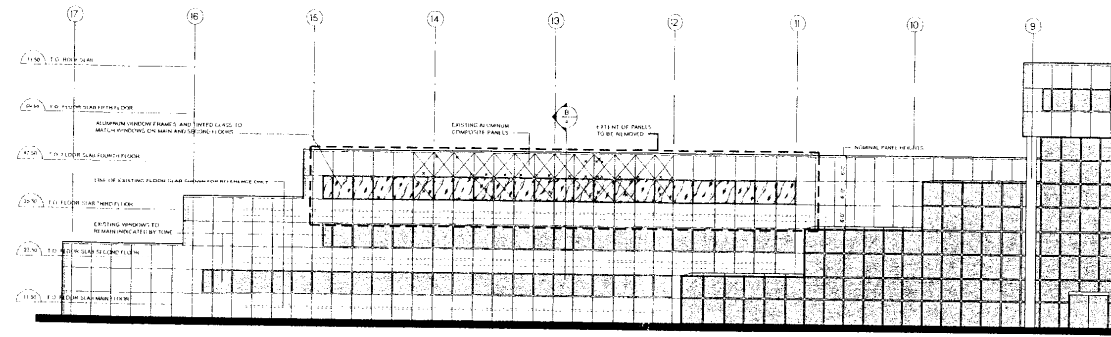
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SHEET: 03

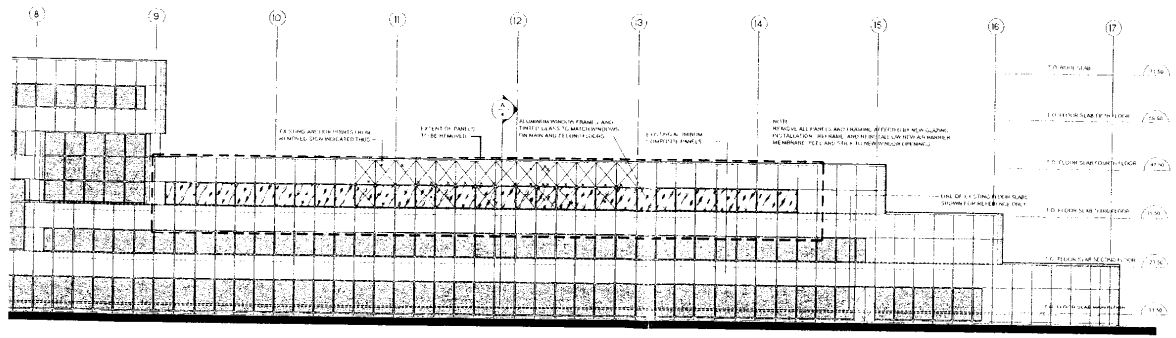
DP 05309312  
PLAN #3



GENERAL NOTES  
 1. FINISHES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



11 PARTIAL WEST ELEVATION  
 THIRD FLOOR



11 PARTIAL EAST ELEVATION  
 THIRD FLOOR

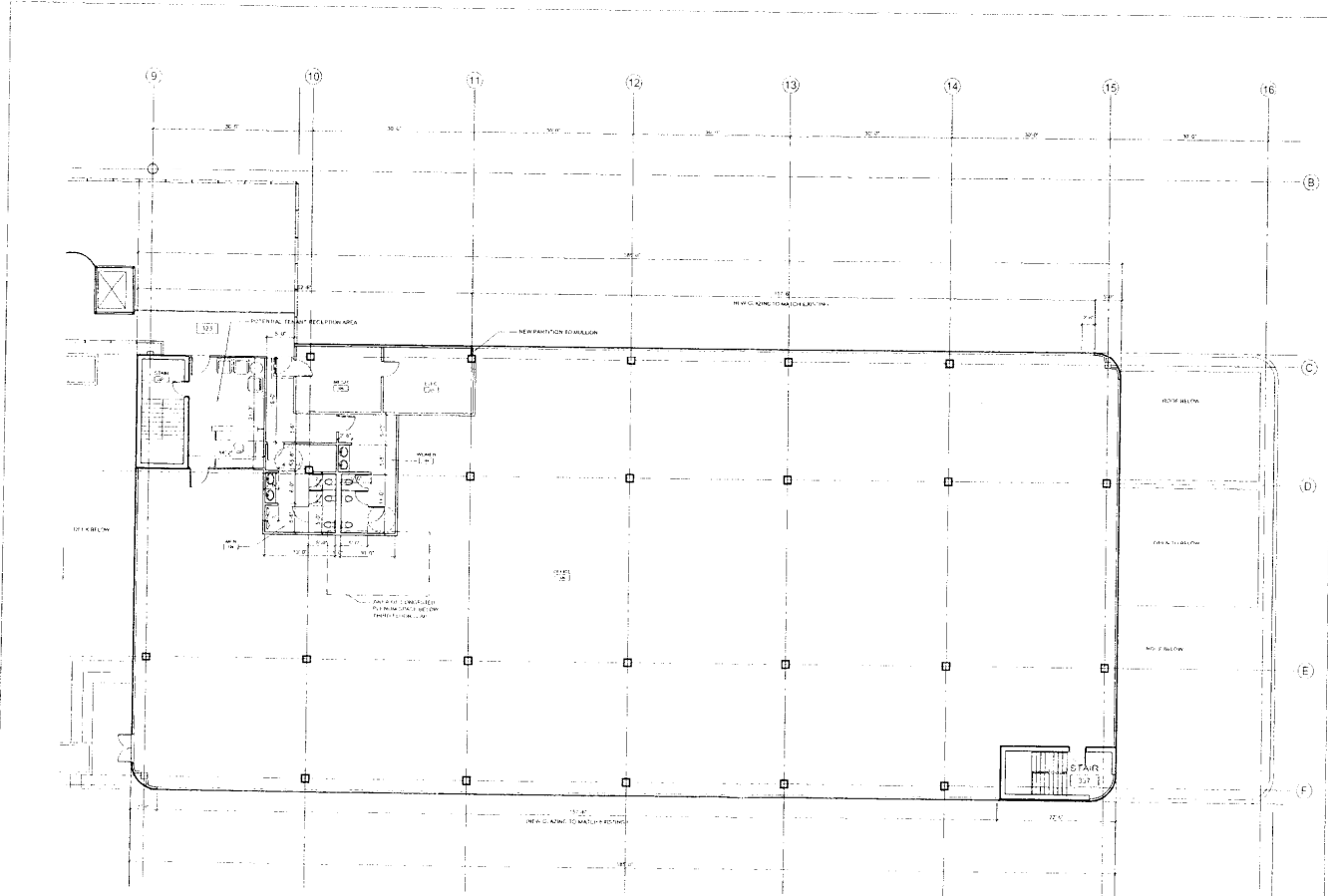
MUSSELL  
 CATTELL  
 MACKAY  
 PARTNERSHIP  
 ARCHITECTS  
 1101 11TH STREET, SUITE 100  
 SEASIDE, CALIFORNIA 92138  
 TEL: (619) 435-1111  
 FAX: (619) 435-1112

THIRD FLOOR  
 NORTH REVISIONS  
 JAMES SANDERSON  
 REVISED: 8/02

PARTIAL ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	2005 JULY 25
DRAWN	11/22/05
REVISION	11/22/05
PROJECT	20050711
SHEET	

DP 05309312  
 PLAN #2



2005 JULY 25

**MISSON  
CATTELL  
MACKAY  
PARTNERSHIP**

1000 EAST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.MCMARCHITECTS.COM

**THIRD FLOOR  
NORTH REVISIONS**

300 US ANDERSON LANE  
BOSTON, MA 02116

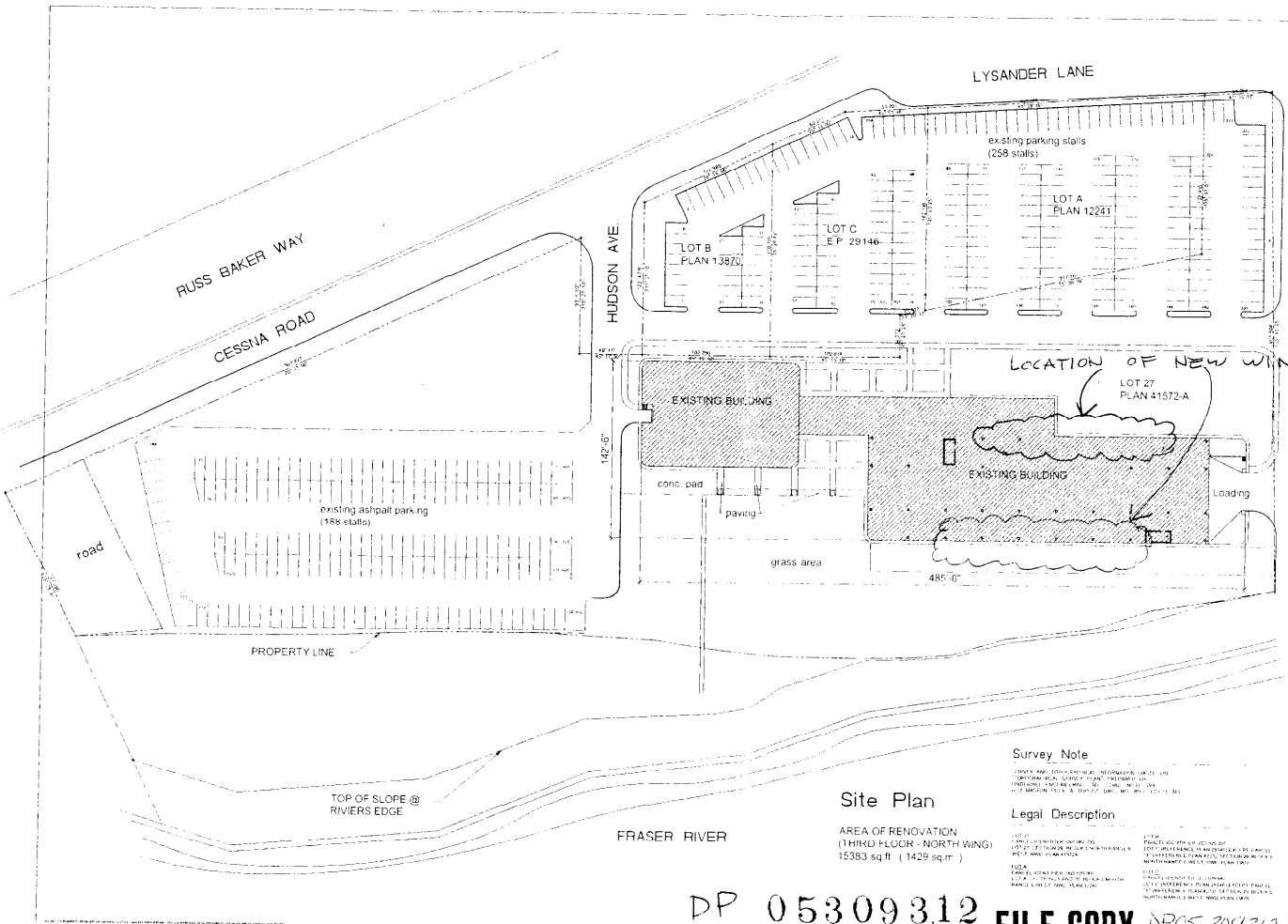
**THIRD FLOOR  
PARTIAL  
FLOOR PLAN**

SCALE	1/8" = 1'-0"
DATE	2005 JULY 25
DRAWN	DLZ/AC
REVISION	
PROJECT	000312
SHEET	

THIRD FLOOR PARTIAL PLAN

DP 05309312

PLAN #1



LOCATION OF NEW WINDOWS

FRASER RIVER

Site Plan

AREA OF RENOVATION  
(THIRD FLOOR - NORTH WING)  
15383 sq ft ( 1429 sq.m )

Survey Note

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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Legal Description

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DP 05309312  
REFERENCE PLAN

FILE COPY DP05-309312

MISSISSAUGA  
CATELL  
MACKAY  
PARTNERSHIP

THIRD FLOOR  
NORTH REVISIONS

SITE PLAN

