



To: Development Permit Panel

Date: April 17, 2019

From: Wayne Craig
Director of Development

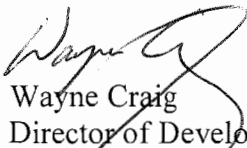
File: DP 17-771214

Re: **Application by Christopher Bozyk Architects Ltd. for a Development Permit at 12580 Vickers Way**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 3,379.9 m² (36,382 ft²) industrial building at 12580 Vickers Way on a site zoned Industrial Retail (IR1); and,
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required number of required parking spaces from 136 to 66;
 - b) Reduce the required number of loading spaces from two medium and one large loading space to two medium loading spaces; and
 - c) Permit car parking spaces for employees to be provided in a tandem arrangement.


Wayne Craig
Director of Development

WC:je
Att. 4

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop a 3,379.9 m² (36,382 ft²) furniture retail sales building for Paramount Furniture at 12580 Vickers Way on a site zoned Industrial Retail (IR1). The site currently contains two single storey industrial buildings on one legal parcel. The existing buildings will be demolished prior to redevelopment of the site. The proposed building will be addressed from Sweden Way.

The proposed use is consistent with the Industrial Retail (IR1) zone. Accordingly, a rezoning application is not needed. A Servicing Agreement will be required prior to the issuance of a Building Permit for utility upgrades, site servicing and frontage improvements. Frontage improvements will be completed along the property lines on both Vickers Way and Sweden Way.

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 located within the Bridgeport Planning Area and consists of a recently consolidated parcel with two single story industrial buildings. Primary road frontage and vehicle access is currently from Vickers Way; the site also has a small portion of road frontage on Sweden Way at its southeastern corner.

Development surrounding the subject site is as follows:

- To the north across Vickers Way, are three two-story buildings zoned Industrial Retail (IR1), with access and frontage on both Vickers Way and Bridgeport Road;
- To the east on the adjacent lot is a one-story building zoned Industrial Retail (IR1). Further to the east, across Sweden Way, is a large surface parking lot for IKEA;
- To the south is a two-story building and surface parking lot zoned Industrial Retail (IR1); and,
- To the west on the adjacent lot is a two-story building zoned Industrial Retail (IR1), and fronting on Vickers Way.

Public Input

In response to the notification sign being installed on the subject property, staff received one inquiry in person at City Hall, and two pieces of written correspondence about the development proposal (**Attachment 2**):

- One inquiry was from two employees of Richmond Lighting, located immediately to the east of the subject site at 3251 Sweden Way. Comments included:
 - Concern regarding the location of the proposed access from Sweden Way, citing existing dangerous traffic conditions;

- Inquiring about the undergrounding of hydro poles; and
- expressing interest in appearing to Council as a delegation to present their concerns regarding potential traffic impacts.

As discussed further below, the proposal includes relocating the existing vehicle access from Vickers Way to Sweden Way and undergrounding the hydro poles servicing the site. No left turns will be permitted exiting from the site. Movement will be restricted through regulatory signage and other measures as determined through the transportation functional road plans to be provided as part of the Servicing Agreement. In accordance with recommendations from the applicant's Transportation Engineer, adequate sightlines exiting the site will be managed by restricting trees and signage from sightline triangles established by the Transportation Engineer. The existing trees do not hinder driver sightlines from Sweden Way.

The notification area for the proposed DP will include a mailed notice to 3251 Sweden Way, so the business will be notified of the DP Panel date.

- Written correspondence was received from the owner of Mobler Furniture, located immediately south of the subject property at 3351 Sweden Way. The concerns expressed by the neighbouring business were that:
 - The entrance to Paramount is too close to Mobler and should be moved north to avoid traffic problems and accidents. The driveway causes visibility issues; and
 - Paramount's signs should be moved to not block Mobler's entrance and windows, should not be higher than Mobler's signs, and should not be located along the property boundaries.

Staff responded with a written letter to address the concerns expressed by the owner of Mobler Furniture. The applicant's Transportation Engineer has reviewed the proposed access location relative to the City's standards and the Transportation Association of Canada (TAC) standards, and has no concerns. However, Transportation staff recommend restricting left turn movements from the site due to existing traffic volume in the area. Sight lines will be preserved exiting the site by adhering to the sight line triangle established by the Transportation Engineer. A free standing sign is proposed to be located on the north side of the driveway entrance. The applicant will be required to obtain a Sign Permit to demonstrate compliance with the City's Sign Bylaw 9700 which includes maximum height and area restrictions.

- Written correspondence was received from the real estate division of IKEA, which is located east of the subject property at 3320 Jacombs Way. The concerns expressed by the neighbouring business were that:
 - The proposed entrance to Paramount is too close to the driveway to the south (Mobler) and the left turn movement out of the site should be restricted;
 - The entrance to IKEA relative to the proposed entrance to Paramount causes concerns for safety and visibility. A permanent concrete island should be installed on Sweden Way;
 - The proposed reduction of parking spaces causes concern regarding potential spillover onto the IKEA site;

- The proposed variance for ten tandem parking spaces for employees causes concerns regarding potential spillover onto the IKEA site; and
- IKEA would like to be notified of the location and design of a future crosswalk and requests that the study and be provided with an electronic copy of all plans and reports prior to approval.

Staff discussed the concerns with IKEA and provided the following responses:

- The applicant's Transportation Engineer has reviewed the proposed access location relative to the City's standards and the Transportation Association of Canada (TAC) standards, and has no concerns. However, Transportation staff recommend restricting left turn movements from the site due to existing traffic volume in the area. Sight lines will be preserved exiting the site by adhering to the sight line triangle establish by the Transportation Engineer.
- The City's Transportation Department will review options for restricting the left-turn movement through a detailed review of a Transportation Functional Plan, a condition of the Development Permit. A legal agreement is proposed to be registered on title to restrict the movement of vehicles leaving the site to right-turns only.
- The applicant submitted a site specific parking and loading study that considered current utilization at Paramount Furniture's existing site on Minoru Boulevard, as well as at three proxy sites (nearby large-scale furniture stores: Mobler Furniture, Jordan's Home and TJY Home). The study found that the peak visitor parking demand for Paramount Furniture store will be around 20 spaces on weekdays and 31 spaces on Saturdays. The proposed 66 parking spaces exceeds the peak demand as determined through the study by more than 100%, as such, spillover onto the adjacent site is not anticipated. The applicant is providing measures to support alternative modes of transportation, including end-of-trip facilities for cyclists, a contribution to a new east-west crosswalk across Sweden Way, and a an EV (electric vehicle) fast charge station.
- As a Development Consideration, the applicant will register a legal agreement to ensure that where two parking spaces are provided in a tandem arrangement both parking spaces are assigned to employees.
- As the location and timing for the pedestrian crosswalk is not yet known, contact information to the City's Transportation Department was provided to IKEA.

Notification of the Development Permit application will be sent to all owners of properties located within 50 m of the subject site, including both 3251 and 3351 Sweden Way, and 3320 Jacombs Way.

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, including the Development Permit Guidelines and the Bridgeport Area Plan, and is generally in compliance with the Industrial Retail (IR1) zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold italics)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary Section 7.7.2.3 of the Zoning Bylaw to reduce the minimum number of parking stalls from 136 to 66;

Staff supports the proposed variance to reduce the required number of parking spaces from 136 spaces to 66 spaces. The parking rate is based on the Zoning Bylaw's general rate for 'Warehouse Sales' and does not reflect the actual use and operation of the Paramount Furniture store. The applicant undertook a site-specific parking and loading study that considered current utilization at Paramount Furniture's existing site, as well as at three proxy sites (nearby large-scale furniture stores: Mobler Furniture, Jordan's Home and TJY Home).

The study found that the peak visitor parking demand for Paramount Furniture store will be around 20 spaces on weekdays and 31 spaces on Saturdays. The design proposal also includes the following Transportation Demand Management measures to support a reduction in vehicle parking: a \$50,000 contribution to a future crosswalk for Sweden Way (design and location to be determined by Transportation Department according to a future study), cyclist end-of-trip facilities, and an EV (electric vehicle) fast charge station.

- 2) Vary Section 7.13.6.1 of the Zoning Bylaw to reduce the minimum number of loading spaces from two medium and one large loading spaces to two medium loading spaces.

Staff supports the proposed variance to reduce the number of loading spaces by providing only the two medium loading spaces, and not providing the one large loading space required. The applicant undertook a site-specific parking and loading study that considered current utilization at Paramount furniture's existing site. The study found that the store generates only three medium-sized (SU9) truck visits per week (not including garbage pick-up). A legal agreement will be required to prohibit any trucks larger than the dimensions of an SU9 truck from entering the site.

- 3) Vary Section 7.5.6 of the Zoning Bylaw to allow ten spaces for employees to be provided in a tandem arrangement.

Staff supports the proposed variance to allow employee parking spaces in a tandem arrangement: the ten spaces will be designated specially for employees and will have low turnover. The total number of small car spaces provided on site meets the Bylaw requirement of fewer than 50% of the parking spaces provided (29 out of 66 spaces).

A legal agreement will be registered on title prior to Development Permit issuance to ensure that where two parking spaces are provided in a tandem arrangement both parking spaces are assigned to employees.

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on November 8, 2018. An annotated excerpt from the Advisory Design Panel Minutes is attached for reference

(**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in bold italics.

Analysis

The proposed development is a three-storey furniture retail store, located on the northern third of the property, sited to avoid two SRWs in the middle and south portion of the site. Vehicle access is proposed via Sweden Way, with pedestrian entrances on both Vickers Way and Sweden Way.

Legal Encumbrances

Three Statutory Rights of Way (SRW) are registered on title that limit the placement of buildings and structures on the site:

- a 54.86 m wide BC Hydro SRW oriented east-west across the site and containing three hydro poles (SRW 238711C);
- a 15.24 m wide BC Hydro SRW oriented east-west (SRW 295811C); and
- a 2.13 m wide Trans Mountain SRW oriented east-west (E19564).

The site plan and landscaping, including tree species selection, have been designed to meet the requirements of BC Hydro and Kinder Morgan.

BC Hydro has reviewed the site plan and provided a Compatible Use Conditional letter stating they have no objection to the proposed use, as long as BC Hydro's conditions for safety, security and long-term operation are met. Permission was granted until August 2018; as a condition of the Building Permit, the applicant will be required to provide proof that BC Hydro has extended permission to cover the construction period.

Kinder Morgan has reviewed the site plan and provided written advice to the applicant on complying with their requirements at the time of construction. Revisions to siting of the parking area were made to comply with Kinder Morgan's requirements. Additional conditions include:

- notification of any disturbance within 100 m of the pipeline at least 3 days prior to disturbance;
- supervision of all works within 7.5 m of the SRW by a Kinder Morgan supervisor;
- hand digging only within 0.6 m of the pipeline; and
- approved permits for ground disturbance within 30 m of the pipeline and its SRW.

The applicant is required to demonstrate compliance with all Kinder Morgan and BC Hydro requirements prior to SA approval and BP issuance.

Conditions of Adjacency

- The proposed furniture retail store is located within an industrial neighbourhood, with frontage on both Vickers Way and Sweden Way. Neighbouring parcels on Vickers Way are currently occupied by low density, one to two-storey light industrial buildings with entries and vehicle parking access on Vickers Way. On Sweden Way to the south and east, the neighbourhood is generally characterized by larger, newer furniture and appliance retail stores.
- To the east and west, the building will line up front to back with the existing neighbouring buildings. Although the proposed building will have a 0 m setback from the west side

property line and 0.07 m from the east property line, there are no visible party walls above grade.

- The proposed building will extend 4.77 m above the neighbouring building to the west. The portion of the building that extends above the neighbouring building is articulated on the top floor and the south west corner, and utilizes distinct materials (glazing, corrugated metal and painted concrete wall).
- The proposed building will extend 5.3 m above the neighbouring building to the east. The portion of the building that extends above the neighbouring building is articulated on the top floor, and utilizes distinct materials (glazing, corrugated metal and painted concrete wall).
- The design provides entry character on the Vickers Way frontage through an articulated entry with a steel canopy, and landscape features, including a small rectangular plaza and benches.
- Landscape buffers are provided along the south, east and west property lines:
 - A nearly 6 m wide landscape buffer is provided along the southern property line (over the Trans Mountain Statutory SRW).
 - A 1.0 m landscape setback is provided along the east property line, screening parking from the adjacent parcel and from Sweden Way.
 - A 2.17 m landscaped buffer is provided along the west property line.

Urban Design and Site Planning

- The site layout was developed to achieve the most efficient use of the site given site constraints that include BC Hydro and Kinder Morgan pipeline SRWs which restricts buildings from being constructed within the southern third of the site.
- Building massing provided along Vickers Way fills in the streetscape between the two adjacent existing buildings, and results in a landscaped parking area facing Sweden Way.
- Consistent with the neighbouring buildings along Vickers Way, the proposed building will have street presence and a distinct entrance on Vickers Way.
- Vehicle access is provided only from Sweden Way. Pedestrian access with a universally-accessible walkway leads to the building from both Vickers Way and Sweden Way. Vehicle access is discussed in greater detail in the following section.
- At the front entry on Sweden Way, the building is setback 42.06 m from the future sidewalk to accommodate the BC Hydro Statutory Rights of Way (SRW) that crosses the site. Although setback from its fronting street, the three-storey height of the building grants an indirect street presence on Sweden Way.

Parking and Transportation

- The proposal includes redirecting primary vehicle access from Vickers Way to Sweden Way, between the driveways for 3251 Sweden Way and 3351 Sweden Way, and enhancing the driveway entrance with landscaping. The applicant has requested a change of address to reflect the change in vehicle access.
- Access from Sweden Way is supported by the applicant's Transportation Engineer as well as City staff. Traffic exiting the site will be limited to right turn only. The applicant is required to enter into a legal agreement registered on title restricting access to right-turn-out only. Physical measures to restrict left turns movements will be determined through the Functional Plan and may include signage, road markings and/or a raised island in Sweden Way.
- Redevelopment of the subject site will provide frontage improvements on both Vickers Way and Sweden Way:

- The Vickers Way frontage is an asphalt road without curb or sidewalk and with overhead hydro lines. The frontage will be improved with a 1.5 m asphalt sidewalk and 0.15 m curb, and a minimum 1.5 m landscaped boulevard. The new sidewalk, curb and landscape boulevard will transition to Vickers Way at a 20:1 taper. A 1.5 m SRW will be secured through the Development Permit to ensure sufficient space to accommodate the frontage improvements.
- The Sweden Way frontage will be improved with a new 1.5 m sidewalk and 1.5 m landscaped boulevard, along with green bike line paint and a bike stencil across the driveway. A 3.0 m wide SRW will be secured across the Sweden Way frontage through the Development Permit to ensure sufficient space to accommodate all frontage improvements.
- The final design of frontage works for both Vickers Way and Sweden Way is to be completed in accordance with a Functional Plan completed through a Servicing Agreement prior to issuance of the Building Permit.
- The applicant is providing 66 parking spaces, including one accessible space, one van accessible space, and twenty-nine small car spaces including ten small-car tandem spaces for employees.
- Proposed Transportation Demand Management measures to support variances include:
 - Contribution of \$50,000 towards a new special crosswalk to provide a safe pedestrian connection across Sweden Way (specific location to be determined by Transportation through additional study);
 - Provision of one fast EV charge station with a 240 V receptacle; and
 - End-of-trip facilities for employees, including a shower and change facilities.
- 14 Class 2 bicycle parking spaces are provided for visitors and 10 Class 1 parking stalls are provided inside the building for employees.

Architectural Form and Character

- Design elements incorporate high quality materials and landscaping to create attractive facades that animate the public space along Vickers Way and provides an attractive façade visible from Sweden Way.
- Pedestrian scale is achieved through the building massing and detailing on the ground level, such as a formal entrances, windows and canopies.
- The design employs strong lines and distinct massing to create a contemporary architectural expression.
- Proposed materials are durable, low maintenance materials, such as concrete, aluminum, steel and glass, which fit with the industrial nature of the surrounding neighbourhood.
- Facades are painted concrete enhanced with decorative ombre metal panels. The metal panels feature more strongly on the south façade, forming a screen in front of the glass façade.

Landscape Design and Open Space Design

- Landscaping is designed to complement and soften the strong lines of the architectural expression, without hiding elements of the building.
- There are no existing trees on the site; 3 trees on the neighbouring property will be protected prior to demolition. 31 new trees, including six conifer trees, are proposed, along with a variety of ground covers.

- A pedestrian-oriented streetscape is proposed along both Vickers and Sweden Way frontages, with a landscape edge that includes a layering of ground-cover, low-growing plants, shrubs and trees, with universally-accessible pedestrian pathways.
- The primary vehicle entrance via Sweden Way creates a sense of arrival with a landscape island and a pedestrian pathway leading to the primary entrance.
- An on-site irrigation system is proposed.
- To ensure the landscape works are completed, the applicant is required to provide a landscape security of \$59,196 as a condition of the Development Permit.
- The surface parking area incorporates areas of permeable pavers, trees, shrubs and groundcover plantings.

Crime Prevention Through Environmental Design

- The design was developed to prevent hidden corners and alcoves.
- The site plan was developed to encourage regular pedestrian and vehicular flow throughout the site.
- Pedestrian routes are short, open and visible from the building.
- The building and walkways will be lit at night.
- All doors will be fitted with tamper-resistant hardware.

Sustainability

- 31 trees are proposed to be planted on-site, as well as other landscape plantings.
- Permeable pavers are proposed for all parking stalls.
- Class 1 and 2 bike parking stalls will be provided, along with end-of-trip facilities for employees.
- Electric Vehicle (EV) charging will be provided on site.

Public Art

- Due to the small scale of the project, no public art is proposed on site. Instead, the applicant will make a contribution of \$15,752 to the City's Public Art Reserve for city-wide projects.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



For
Jeanette Elmore
Planner 2

JE:cas

Attachment 1: Data Sheet

Attachment 2: Correspondence from the Public

Attachment 3: Annotated Minutes from Advisory Design Panel

Attachment 4: Development Considerations



DP 17-771214

Attachment 1

Address: 12580 Vickers Way

Applicant: Chris Bozyk Architects

Owner: Twigg Place Holdings Inc.

Planning Area(s): Bridgeport

Floor Area Gross: 3,495.1 m²

Floor Area Net: 3,379.9 m²

	Existing	Proposed
Site Area:	5,463 m ²	No change
OCP Designation:	Mixed Employment	No change
Zoning:	Industrial Retail (IR1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0 FAR	0.62	none permitted
Lot Coverage:	Max. 60%	30%	none
Setback – Front Yard:	Min. 3.0 m	47.45 m (42.06 m from SRW on Sweden Way)	none
Setback – Side Yard (eastern/western):	Min. 0 m	0.07 m/0.01 m	none
Setback – Rear Yard:	Min. 0 m	7.47 m (5.97 m from SRW on Vickers Way)	none
Height (m):	Max. 12.0 m	12.0 m	none
Lot Size:	No minimum	5,463 m ²	none
Off-street Parking Spaces –	3 spaces/100 m ² GLFA up to 350 m ² + 4 spaces per additional 100 m ² GLFA	1.89 spaces/100 m ² GLFA with TDM measures	Variance from 136 parking spaces to 66 parking spaces
Total Off-street Parking Spaces –	136	66	
Total Loading Spaces:	2 medium and 1 large	2 medium	Variance from 2 medium and 1 large to 2 medium spaces
Tandem Parking Spaces	Not permitted	10 stalls (15%)	Variance to allow 10 parking spaces in tandem arrangement
Bicycle Parking Spaces (Class 1)	0.27/100 m ² GLFA (10 spaces)	10	none
Bicycle Parking Spaces (Class 2)	0.4/100 m ² GLFA (14 spaces)	14	none



3351 SWEDEN WAY
RICHMOND, BC V6V 2B1
TEL: 604-270-3535 / FAX: 604-270-0829
WWW.MOBLERFURNITURE.COM

Richmond City Hall
6911 Road no. 3
BC V6Y 2C1

August 8th. 2017.

Attention Jeanette Elmore
Planning and development Department.

Regarding the Planning of 12580 Wickers Way, for the development of a retail store for Paramount Interiors.

DP – 17 - 771214

The plan calls for the front entrance and exit to be on Sweden Way, right next to the main entrance and exit to Mobler Furniture.

While we welcome Paramount as a retail neighbour we do have some Concerns about the following.

1. The entrance to Paramount is too close to Moblers entrance and should be moved further North on Sweden Way, in order not to create traffic problems and accidents. Also it a curved road which creates further visibility problems.
2. All Paramount signs must be on the North side of their entrance, So they will not block the view of Mobler's entrance and store windows.
3. No sign can be higher than the approved sign at Mobler's entrance.
4. There can be no signs what so ever along the borderline between Mobler and Paramount.

.....

August 11, 2017
Page 2

We trust that these common sense requests will be considered, and that we will be consulted before any decisions are made in regards to this development application, that might impact our future business.

Also we would appreciate an invitation to any future meetings concerning the traffic plan of the area, especially in regards to the Paramount development.

Sincerely

Mobler Imports Ltd

A handwritten signature in blue ink, appearing to be 'Harry Ravensgaard', written over a light blue rectangular background.

Harry Ravensgaard

cc. Bent Ewald President
Jesper Langballe General manager

PLANT LIST

Symbol	Plant Name	Quantity	Notes
●	Small Tree	10	Plant in parking area
○	Large Tree	5	Plant along driveway
□	Shrub	20	Plant in garden beds
○	Flower Bed	3	Plant in front of building
○	Plant	1	Plant in courtyard

VICKERS WAY

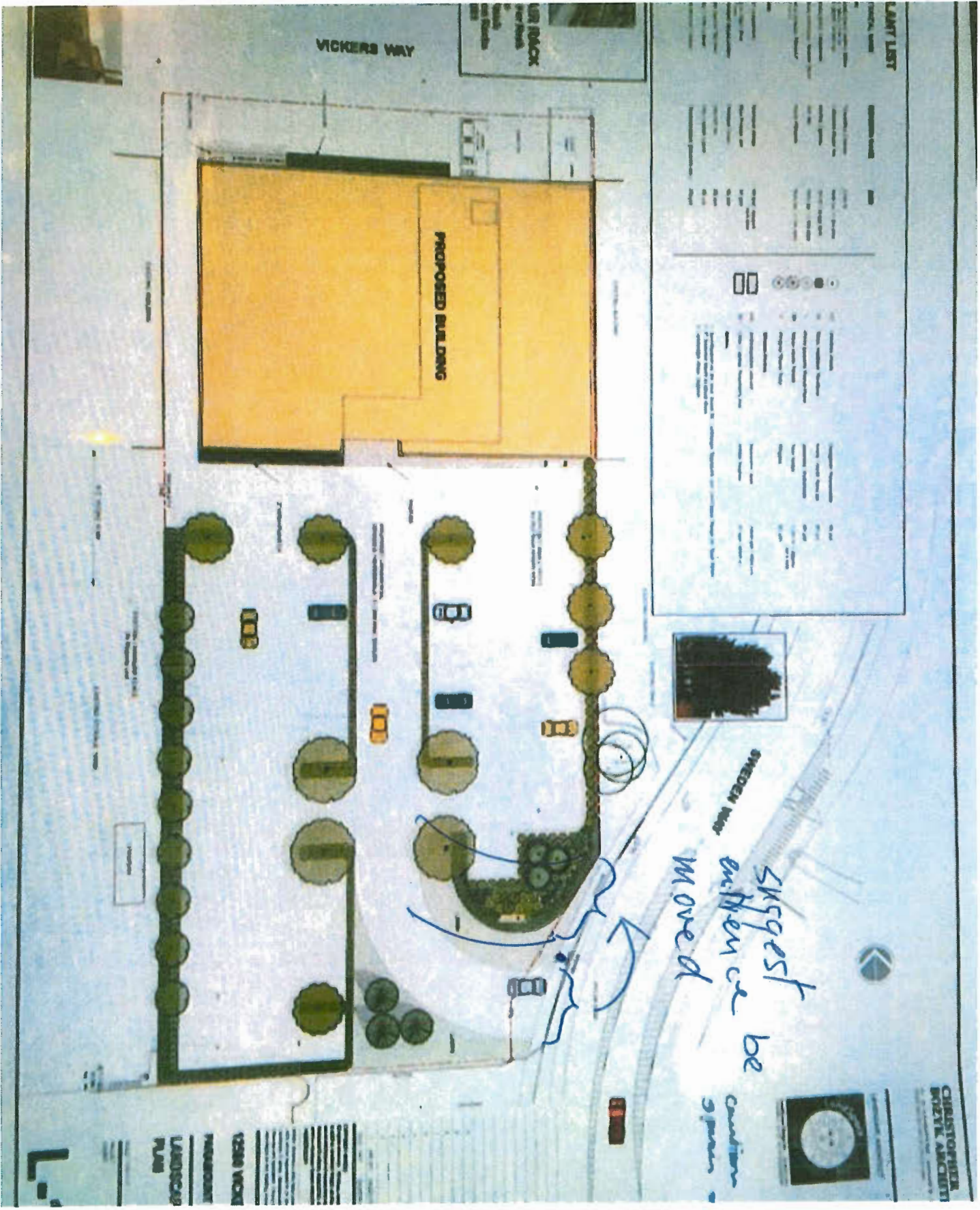
PROPOSED BUILDING

SWEDEN WAY

Suggest
enhance be
moved
condition
space

CHRISTOPHER
BRYER ARCHITECTS

12345 VIKERS WAY
PRESIDENT
LANDSCAPE
PLAN





suggest entrance be moved ↗



April 8, 2019

VIA EMAIL

City of Richmond
City Clerk's Office
6911 No. 3 Road
Richmond, BC, V6Y 2C1

Attention: David Weber, Director, City Clerk's Office

Dear Sir:

Subject: Application by Christopher Bozyk Architects Ltd. For a Development Permit at 12580 and 12586 Vickers Way (DP 17-771214)

Further to our conversation with Jeanette Elmore, City of Richmond Policy Planning Department on April 2, 2019 regarding the above-noted application for Development Permit that will be considered at the April 10, 2019 Development Permit Panel, IKEA would like to submit the following comments for consideration.

IKEA reviewed the Report to Development Permit Panel dated March 15, 2019 relating to the applications at 12580 and 12686 Vickers Way, Richmond. Although IKEA does not oppose the development in general, IKEA would like to provide the following comments relating to the application.

-IKEA would like to further reiterate and support the comment on Page 3 of the staff report relating to the proposed entrance made by Mobler Furniture. We agree with the staff recommendation to restrict the left turn movements from the site due to the existing traffic volume in the area and we trust that measures to restrict left turn movements will be secured in the future through the Functional Plan. We recommend a physical barrier such as a raised island as opposed to road markings.

-IKEA is concerned with the existing traffic movements from the IKEA site driveway on Sweden Way to the proposed driveway in terms of safety and visibility due to the location on the curvature of Sweden Way and the interaction with customers leaving the IKEA property. Restricting left turns with a **permanent concrete island** installed on Sweden Way will help to alleviate the issue.

-IKEA has concerns regarding the zoning variance requested to reduce the required number of parking spaces from 136 spaces to 66 spaces. It appears Staff support the reduction based on the parking utilization study prepared by the applicant. Although the anticipated

IKEA Properties Ltd.
1065 Plains Rd. East, Burlington, Ontario, L7T 4K1
Phone: (905) 637-9440 Fax (905) 637-0914



usage of the parking is below the requested 66 spaces with a suggested maximum of 31 spaces on Saturdays, should the parking in fact be maximized during busy times, we are concerned spill over will occur on the IKEA site.

-IKEA has concerns regarding the zoning variance requested to allow 10 tandem parking stalls on the property. IKEA is concerned with the coordination of tandem parking as it can be difficult to manage with staff work schedules and again concerned about possible spill over parking on the IKEA property.

-IKEA is concerned about the location and design of the future crosswalk requested by Staff. The staff report indicates the location and design will be determined by Transportation Department in accordance to a future study. We request to be notified of the filing of the study and to be provided an electronic copy of all relevant plans and reports for review and input prior to approval and finalization.

We trust the above concerns will be considered in the review of the application for variance to the zoning by-law. The concerns relate to the safety of the existing and future traffic and pedestrian movements on Sweden Way and surrounding streets and the ability to continue to operate our business as it currently exists with a sufficient amount of parking and safe movement of customers.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me.

Best Regards,

A handwritten signature in blue ink that reads "K Preece".

Kristina Preece, BES MCIP RPP
Real Estate Specialist
IKEA Properties Limited
kristina.preece@ikea.com

**Annotated excerpt from the minutes from
The Design Panel Meeting**

**Wednesday, November 8 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

- appreciate the applicant considering public art; installing public art would articulate and animate the site; could also make the site more attractive and differentiate it from the rest of the developments in the neighbourhood;
- appreciate the applicant differentiating the pedestrian crossings on the surface parking lot in terms of paving treatment;
- consider installing benches and bicycle racks along the Vickers Way frontage to further animate the frontage; also consider further articulation of the plaza on Vickers Way to read more like a pedestrian entry/gathering place; the applicant's treatment of the Vickers Way frontage could provide a precedent for future redevelopments in the neighbourhood;

The total 14 required bike parking Class 2 are provided (8 on Vickers Way plaza and 6 on Sweden Way near the building). One bench on Vickers Way, one on Sweden Way near the building.

- consider a black or gray colour for the canopy above the pedestrian entries at the north and south sides of the building to better match the proposed colour of the building roofline;

Canopy (steel) will be painted black.

- appreciate the applicant installing a significant number of trees on the site considering the site constraints, e.g. utility SRWs;
- consider installing an additional tree adjacent to the existing conifer trees to the south of a row of three trees along Sweden Way;

An additional tree was not added (in the east side landscape strip south of the Pines) for visibility of reading the pylon sign which is two sided. The sign itself has an ample planting at its base of mixed evergreens and flowering shrubs.

- consider further detailing of the planting islands (e.g. installing root barriers) on the surface parking lot proposed to be planted with *Acer rubrum* "Armstrong" and Ash variety trees to mitigate potential damage to the paving on the parking lot;

See landscape plan

- review the curved geometry of the pedestrian plaza on Vickers Way which is not consistent with the strong rectilinear lines of the building;

Rectangular plaza shown

- proposed herringbone paving pattern on the crosswalks more complicated than the modern character of the building; consider simplifying to a running bond or stack bond paving pattern;

Running bond paving pattern is proposed (see landscape drawing).

- not sure about the depth of water table on the site; ensure that base and sub-base detailing for the proposed permeable pavers will enable stormwater to percolate;

This issue will be addressed at BP application stage by our Civil Consultant

- consider installing groundcovers in lieu of the proposed lawn around the curved entry (between the two large Ash trees) directly across the cluster of three narrow conifer trees for easier maintenance;

Shown on revised landscape drawing

- appreciate the applicant providing suitable access to the building for people with disabilities;
- consider installing benches closer to the building to make them more usable to employees and customers;

Bench is provide closer to building

- proposed location of the address sign is visible from the south; however, it may not be visible from the north; consider increasing the height of the address sign;

Address signs have been moved to 25" high (see signage plan S01)

- consider moving the bicycle parking away from path closer to the south entrance of the building for easier access and installing bicycle racks to the north entrance of the building to animate the Vickers Way building entry;

The total 14 required bike parking class 2 area provided (8 on Vickers Way plaza and 6 on Sweden Way at the south west corner of the building)

- proposed tandem parking for employees could accommodate only small cars; confirm whether provision for employee parking is adequate;

We confirm that provisions for employee parking are adequate

- support Panel comments to install benches and bicycle racks on the Vickers Way frontage;

Bench and bicycle racks are shown on Vickers Way plaza

- agree with comment that the configuration of the small plaza space at the north building entrance could be better aligned with the geometry of the building;

Rectangular plaza shown

- appreciate the building design and proposed materials, e.g. the “Ombrae” metal system is a nice accent material;

- also support the Panel comment to ensure that the proposed signage on the south side will not be blocked by trees;

Proposed signage is 25” high and will not be blocked by trees

- consider relocating garbage and recycling to the staging area in the building to avoid potential conflict with visitor parking stalls;

As per Ms. Emy Lai’s (Environmental Programs Department, CoR) advice, we keep the garbage and recycling outside. To minimize the potential conflict with visitor parking stalls, we will arrange the garbage pick-up time accordingly.

- support the proposed project which could stimulate redevelopment in the Vickers Way neighbourhood;

Vestibule is provided

- the applicant is advised that a vestibule is also required at the building’s Vickers Way entrance as per BC Building Code;
- consider introducing other sustainability measures, e.g. solar PV for limited lighting (such as façade lighting), in addition to installing efficient mechanical and lighting systems;

These measures will be addressed at the BP application stage with our Consultants’ advice

- appreciate the design of the building and the proposed landscaping on the site; appreciate the frontage improvements on Vickers Way;
- also appreciate the details in the package provided by the applicant; however, the applicant needs to provide further details e.g. proposed planting of trees in tight areas and permeable paving treatment details (e.g., whether all permeable pavers or introduce concrete between permeable pavers for parking line paint);

All permeable pavers with painted lines proposed. Detail proposed planting of trees in tight areas is shown on landscape drawing.

- the curved geometry of the small plaza at the north entrance of the building requires appropriate materials that would support the curve or consider a more contemporary approach to match the architecture of the building;

Rectangular plaza is proposed.

- applaud the extent of greenery in parking area; the project is a great addition to the neighbourhood;
- support the refined design of the building which is a big improvement in the neighbourhood;
- consider relocating or adding the high quality “Ombrae” material to the northeast corner of the building to highlight the building;

We propose to keep the north façade as it is. Adding or relocating ‘ombrae’ would affect the façade ‘material/colour proportion’

- consider installing additional pavers at the north building entrance to further articulate the entrance;

Pavers are added

- the applicant is advised to reconcile the number of bicycle parking proposed to be provided as indicated in the package as opposed to actual usage;

The total of 14 required bike parking class 2 is provided (8 on Vickers Way plaza and 6 on Sweden Way near the building)

- support the Panel comment to (i) ensure sufficient soil volume for planting of trees on site, and (ii) consider installing root barriers,

Root barriers will be installed and sufficient soil volume will be provided

- agree with Panel comment that the spherical plaza at the north building needs to be reconciled with the strong linear lines of the building; also agree that cutting of pavers to create the proposed geometry would be challenging; and
- additional signage information would be helpful both on the building and monument signs.

More information will be provided when applying for signage permit.

Panel Decision

It was moved and seconded

That DP 17-771214 be supported and move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 12580 Vickers Way

File No.: DP17-771214

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a Letter of Credit for landscaping in the amount of \$59,196 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. A 1.5 m Statutory Right-of-Way (SRW) Public Right of Passage (PROP) along the Vickers Way frontage to facilitate road and frontage improvements (width may be amended to reflect a Functional Plan approved by the Director of Transportation);
5. A Statutory Right-of-Way (SRW) Public Right of Passage (PROP) along the Sweden Way frontage of 2.0 m at the north boundary increasing to 3.0 m at the southern boundary to facilitate road and frontage improvements (width may be amended to reflect a Functional Plan approved by the Director of Transportation);
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
7. Registration of a legal agreement on title ensuring no left turns from the site to Sweden Way and implementation of physical measures to restrict left-turn movements as determined through a Functional Plan.
8. Registration of a 3.0 x 2.0 m right-of-way to the City for the water meter and meter box. Right-of-way dimensions to be finalized during the Servicing Agreement stage.
9. Registration of a legal agreement on title limiting access and egress to the site for general traffic, medium sized trucks (SU9 vehicles) and emergency vehicles.
10. City acceptance of the developer's offer to voluntarily contribute \$0.44 per buildable square foot (e.g. \$15,752) to the City's Public Art Reserve.
11. City acceptance of the developer's offer to voluntarily contribute \$50,000 towards a future crosswalk across Sweden Way.
12. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to employees.
13. Confirmation that the development will comply with all Kinder Morgan requirements, including securing all required permits, for working in and around SRW E19564.

14. Confirmation that the developer will comply with all BC Hydro requirements for working in and around SRW 238711C and 295811C.
15. Registration of a legal agreement on title securing the provision of bicycle end-of-trip facilities, including a shower and change facilities for employees.
16. Registration of a legal agreement on title securing the agreement securing the provision of one EV fast charge station with a 240V EV receptacle, available to the public at all times.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 287 L/s of water available at a 20 psi residual at the Vickers Way frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Provide a minimum 3.0 x 2.0 m right-of-way to the City for the water meter and meter box. Right-of-way dimensions to be finalized during the servicing agreement stage.
 - Obtain approval for all fire hydrant locations from Richmond Fire Rescue.
- At Developer's cost, the City is to:
 - Install a new water service connection to serve the proposed development. Meter and meter box to be located onsite in a right-of-way.
 - Install a new fire hydrant to meet the required spacing for industrial land use.
 - Replace approximately 6 m of existing AC water main with PVC to facilitate the proposed storm connection, centered on the crossing location.
 - Cut and cap, at main, the existing water service connection and remove meter.

Storm Sewer Works:

- The Developer is required to:
 - Install a new storm connection, complete with inspection chamber, connecting to the existing storm sewer on the north side of Vickers Way.
 - Remove the existing storm sewer and culverts on the south side of Vickers Way from the west property line of the development site to Sweden Way, and infill ditches. Ensure proper drainage following storm sewer and culvert removal.
 - Confirm, via video inspection, that the existing storm sewers and culverts on the south side of Vickers Way do not have any existing connections and are safe to remove. If there are existing connections, the connections shall be reconnected to the storm sewer on the north side of Vickers Way provided that hydraulic requirements can be met.

- Connect the existing ditch at the western property line of the development site to the existing storm sewer on the north side of Vickers Way, complete with a new headwall, manholes, and approximately 17 m of storm sewer.
- At Developer's cost, the City is to:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection at main and remove inspection chamber SIC6928.
 - Install a new sanitary service connection complete with inspection chamber.

Frontage Improvements:

- The Developer is required to complete:
 - A functional road plan based on survey to the satisfaction of the Director of Transportation to confirm the road improvements for Vickers Way and Sweden Way.
 - Road improvements for Vickers Way to industrial standard, and as determined through a Functional Plan. From existing centerline including but not limited to:
 - 6.0 m asphalt
 - 0.15 m asphalt curb and gutter
 - 1.5 m landscaped boulevard
 - 1.5 m asphalt sidewalk
 - Taper curb transition to existing edge of pavement on Vickers Road at 20:1
 - Road improvements for Sweden Way from the southern property line to the boundary with the property to the east (3251 Sweden Way), and as determined through a Functional Plan including but not limited to:
 - 1.5 m landscaped boulevard
 - 1.5 m sidewalk
 - Green bicycle paint and stencil across the new access location
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground the overhead service lines.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)

- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan
- Complete other frontage improvements as per Transportation’s requirements.

General Items:

- The Developer is required to:
 - Coordinate with BC Hydro prior to site preparation (site densification, pre-load, excavation, etc.) to address any impact to the overhead transmission lines and poles along the south property line.
 - Coordinate with Kinder Morgan prior to site preparation (site densification, pre-load, excavation, etc.) to address any impact to the jet fuel line along the south property line. Early coordination is recommended in case Kinder Morgan has any major objections or requirements for the development that could affect building design.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 2. Confirmation that the development will comply with all Kinder Morgan requirements, including securing all required permits, for working in and around SRW E19564.
- 3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 17-771214

To the Holder: Twigg Place Holdings Ltd

Property Address: 12580 Vickers Way

Address: 101-5520 Minoru Boulevard, Richmond BC V6X 2A0

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 Bylaw 8500" is hereby varied to:
 - reduce the minimum number of parking stalls from 136 to 66;
 - reduce the minimum number of loading spaces from two medium and two large loading spaces to two medium loading spaces;
 - Permit small car parking spaces in a tandem arrangement.
4. 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 #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$59,196 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. 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.
7. 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.

8. 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

DEVELOPMENT DATA

ADDRESS:	12586 & 12586 VICKERS WAY, RICHMOND, BC	
APPLICANT:	CHRISTOPHER BOZYK ARCHITECTS LTD.	
PLANNING AREA:	BRIDGEPORT	OWNER: TWIGG PLACE HOLDINGS
FLOOR AREA:	GROSS: 4,591 M ² NET: 3,379.9 M ²	
SITE AREA	EXISTING 5,463 M ²	PROPOSED NO CHANGE
LAND USES	INDUSTRIAL	FURNITURE STORE
OCP DESIGNATION	MIXED EMPLOYMENT	NO CHANGE
ZONING	INDUSTRIAL RETAIL (IR1)	NO CHANGE



GENERAL NOTES:

- PROPOSED DEVELOPMENT TO COMPLY WITH CITY OF RICHMOND OFFICIAL COMMUNITY PLAN, APPLICABLE ZONING AND BUILDING BYLAWS AND BC BUILDING CODE 2018
- LANDSCAPE DESIGN - SEE LANDSCAPE DRAWINGS
- EXTERNAL GRADES TO SLOPE AWAY FROM BUILDING 2% RECOMMENDED
- CONC PAVING 4" THICK TYP EXT DOOR PAD 48" X 48" MOVEMENT JOINTS @ MAX 7'-0" O.C. PATTERNS T.B.C. BY ARCHITECT FINISH: BROOM TEXTURED W/SMOOTH ROUNDED EDGING
- GAS METER, CONC SLAB, FENCE ENCLOSURE & PROTECTION BOLLARDS AS APPLICABLE
- TRANSFORMER, CONC SLAB & PROTECTION BOLLARDS TO BC HYDRO SPECIFICATIONS.
- ALL PARKING LINES TO BE PAINTED AS SHOWN. SPACES FOR THE DISABLED TO BE CLEARLY MARKED BY A PAINTED WHEELCHAIR SYMBOL & COMPLIANT SIGN
- NEW CONC DRIVEWAY, CROSSINGS AND CURB RAMPS TO SECTION 3 BCBC 2018 AND CITY STANDARDS

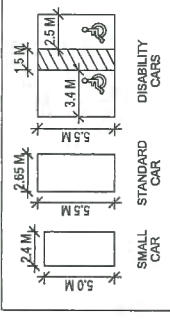
	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO	1.0 FAR	0.62	NONE PERMITTED
FLOOR AREA	MAX. 5,463 M ²	3,379.9 M ² (NET)	NONE PERMITTED
LOT COVERAGE - BUILDING	MAX. 60%	30%	
LOT COVERAGE - NON-POROUS SURFACES	MAX. 70%	64.2%	
SETBACK - FRONT YARD	MIN. 3M	47.45 M (SWEDEN WAY) 42.06 M (FROM SRW)	
SETBACK - INTERIOR SIDE YARD	0.0M	0.07 M (EAST) - 0.1M (WEST)	
SETBACK - EXTERIOR SIDE YARD	MIN. 3M	N/A	
SETBACK - REAR YARD	0.0M	7.47 M (VICKERS WAY) 5.97 M (FROM SRW)	
BUILDING HEIGHT	12.0 M	12.0 M	
LOT SIZE	NO MINIMUM	5,463 M ²	
LOT WIDTH	NO MINIMUM	50.63 M	
LOT DEPTH	NO MINIMUM	111.13 M	
OFF-STREET PARKING SPACES	3/100 M ² UP TO 350 M ² PLUS 4 FOR EACH ADDITIONAL 100 M ²	66	REQUIRED
LOADING	2 MEDIUM + 1 LARGE	2 MEDIUM	REQUIRED
BICYCLE PARKING (CLASS 1)	0.27/100 M ² GLFA GREATER THAN 100 M ²	10	
BICYCLE PARKING (CLASS 2)	0.4/100 M ² GLFA GREATER THAN 100 M ²	14	

ADDRESS/LEGAL
 CIVIC ADDRESS: 12586 & 12586 VICKERS WAY RICHMOND, BC
 LEGAL DESCRIPTION: LOT 107 EXCEPT PART: SUBDIVIDED BY PLAN (6501), SECTION 30 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN 33297 PID: 004 202 911
 LOT 108 SECTION 30 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN 33297 - PID 004 202 945
 ZONE: IR1

UNIVERSAL SITE ACCESSIBILITY NOTES

- ALL PARKING SPACES ALLOCATED FOR PEOPLE WITH DISABILITIES SHOULD BE LOCATED WITH CONNECTIONS TO PEDESTRIAN PATHWAYS
- THE FRONT ENTRANCE SHOULD BE EQUIPPED WITH A POWER DOOR OPERATOR
- DESIGNATED PARKING SPACES MUST BE PAINTED WITH INTERNATIONAL SYMBOLS FOR DISABILITY ACCESSIBLE PARKING AND BE MARKED WITH BLUE WHEELBASED TRAFFIC PAINT ON A MINIMUM 1.5M X 1.5M BLUE WHEELBASED TRAFFIC PAINT BACKGROUND. DESIGNATED PARKING SPACES MUST BE MARKED WITH CLEARLY VISIBLE SIGNAGE THAT CONFORMS TO THE MOTOR VEHICLE ACT REGULATIONS. SIGNS MOUNTED ON MOVEABLE BASES ARE UNACCEPTABLE
- ALL DOORWAYS MUST BE WHEELCHAIR ACCESSIBLE

TYPICAL PARKING LAYOUT



PARKING STATISTICS

	REQUIRED	PROPOSED
PARKING	136 CARS (1 H.C. - 1%) 3/100 M ² UP TO 350 M ² PLUS 4 FOR EACH ADDITIONAL 100 M ²	66 CARS (2 H.C. - 33 S.C. (90%)- 31 STANDARD) VARIANCE REQUEST - PLEASE SEE REPORT
LOADING	2 MEDIUM SIZE + 1 LARGE	2 MEDIUM SIZE VARIANCE REQUEST - PLEASE SEE REPORT
BIKE PARKING	10 CLASS 1 & 14 CLASS 2	10 CLASS 1 & 14 CLASS 2

APR 12 2019

REV	DATE	DESCRIPTION
15	15 MAR 2019	ISSUE FOR CITY PLANNING
14	04 MAR 2019	ISSUE FOR CITY PLANNING
13	01 MAR 2019	ISSUE FOR CITY PLANNING
12	25 FEB 2019	ISSUE FOR CITY PLANNING
11	16 JAN 2019	ISSUE FOR CITY PLANNING
10	03 JAN 2019	ISSUE FOR CITY PLANNING
09	19 DEC 2018	ISSUE FOR CLIENT CONSULTANTS
08	26 OCT 2018	ISSUE FOR ADP
07	26 SEP 2018	ISSUE FOR CITY
06	19 JUL 2018	ISSUE FOR CITY
05	30 MAY 2018	ISSUE FOR CITY
04	21 FEB 2018	ISSUE FOR CITY
03	18 JAN 2018	REVISION AS PER CITY COMMENT
02	14 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

12580 VICKERS WAY
PARAMOUNT HOME & DESIGN
DEVELOPMENT SUMMARY

SUSTAINABILITY & CRIME PREVENTION

- Proposed Sustainability Features:**
 - The proposed building will take advantage of the following sustainable features.
 - Use of a previously developed site to reduce the environmental impact of the building on the surrounding area.
 - Close proximity to bus services on the Bridgeport Road and a cycle lane along Sweden way.
 - Use of planting and trees wherever possible on the site.
 - The building will comply with ASHRAE 90.1-2016 and possible the new Energy Step Code which will mean high insulation levels in walls and roofs
 - The building will have ample glazing to reduce the artificial lighting requirements.
 - Glazing will provide views and sunlight to those working inside the building and interest and connectivity to people outside the building
 - Recyclables will be stored and collected from the site.
 - Bike racks for visitors and employees will be provided.
 - Use of permeable pavers in lieu of asphalt on all parking stalls will mitigate storm water runoff
- Proposed Crime Prevention through Environmental Design:**
 - The site layout has been developed so as to keep all users of the site and the building itself protected from crime and antisocial behaviour at all times.
 - The building massing is such that there are no hidden corners or alcoves which cannot be seen from a distance.
 - The site plan is designed such that there will be regular pedestrian and traffic flow around two sides of the site.
 - The building and sidewalks will be lit at night.
 - All pedestrian routes are open, short and straight, and fully visible from other locations.
 - All doors will be fitted with tamper-resistant hardware.

VIEW FROM SWEDEN WAY



NOTES:
 - REFER TO ATTACHED REPORT FOR ON-SITE TRUCK MANEUVER ILLUSTRATION
 - REFER TO CIVIL DRAWINGS FOR SITE GRADING PLAN
 - REFER TO ELECTRICAL DRAWING FOR LIGHTING PLAN

LEGEND

- PERMEABLE PAVERS
- EXISTING GRADE FROM MATSON PECK & TOPPLIS SURVEY DATED 21 DEC 2016 IN IMPERIAL (FEET)
- PROPOSED ELEVATION IN IMPERIAL (FEET)
- MATSON PECK & TOPPLIS #228 - 11120 HORSESHOE WAY, RICHMOND, BC V7A 5H7 DATE: 21 DEC 2016
- ACCESSIBILITY CIRCULATION

NOTE:
 OFF-SITE WORKS AND SRWS TO BE DESIGNED AND CONSTRUCTED VIA A SEPARATE REQUIRED SERVICING AGREEMENT, AS VERIFIED THROUGH A FUNCTIONAL PLAN (SEPARATE APPLICATION REQUIRED). ANY UTILITIES IMPACTED WILL BE RELOCATED AT THE OWNER'S EXPENSE

APR 12 2019

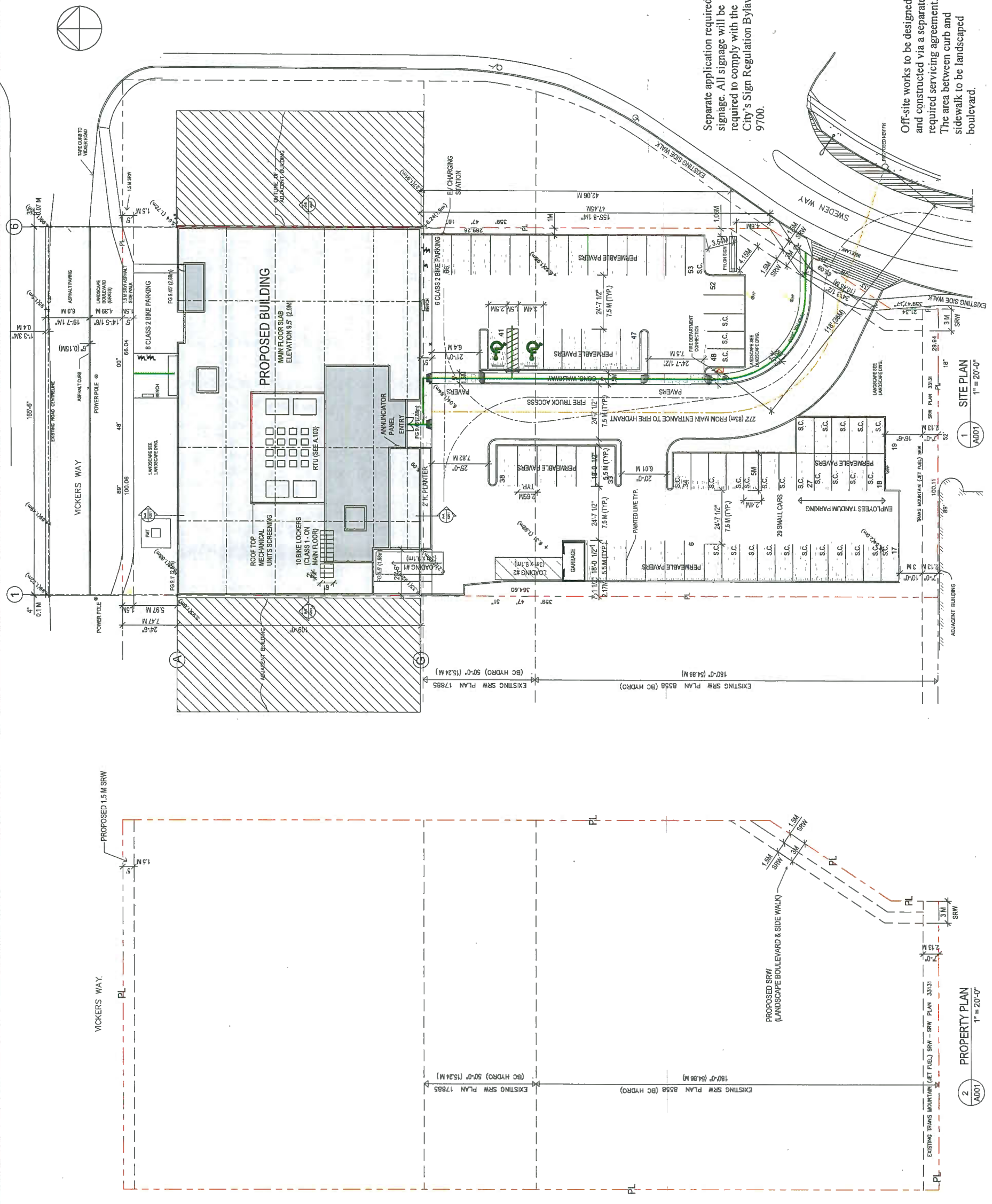
REV	DATE	DESCRIPTION
17	22 MAR 2019	ISSUE FOR CITY PLANNING
16	15 MAR 2019	ISSUE FOR CITY PLANNING
15	12 MAR 2019	ISSUE FOR CITY PLANNING
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04	21 FEB 2018	ISSUE FOR CITY
03	19 JAN 2018	REVISION AS PER CITY COMMENT
02	16 OCT 2017	RESUBMITTED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

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 When dimensions shall have precedence over scaled dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job. The engineer shall not be responsible for any dimensions or conditions on the job that require clarification or correction. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rework.

12580 VICKERS WAY
PARAMOUNT HOME & DESIGN
SITE PLAN ACCESSIBILITY STRATEGY

SCALE: 1"=20'-0" START DATE: FEB 2017 DRAWING NO: 2118690 PROJECT NUMBER

DP 17-771214
PLAN #2



Separate application required for signage. All signage will be required to comply with the City's Sign Regulation Bylaw 9700.

Off-site works to be designed and constructed via a separate, required servicing agreement. The area between curb and sidewalk to be landscaped boulevard.

1 SITE PLAN 1"=20'-0"

2 PROPERTY PLAN 1"=20'-0"

APR 12 2019

REV	DATE	DESCRIPTION
11	19 MAR 2019	ISSUED FOR CITY PLANNING
10	25 FEB 2019	ISSUED FOR CITY PLANNING
09	16 JAN 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	28 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

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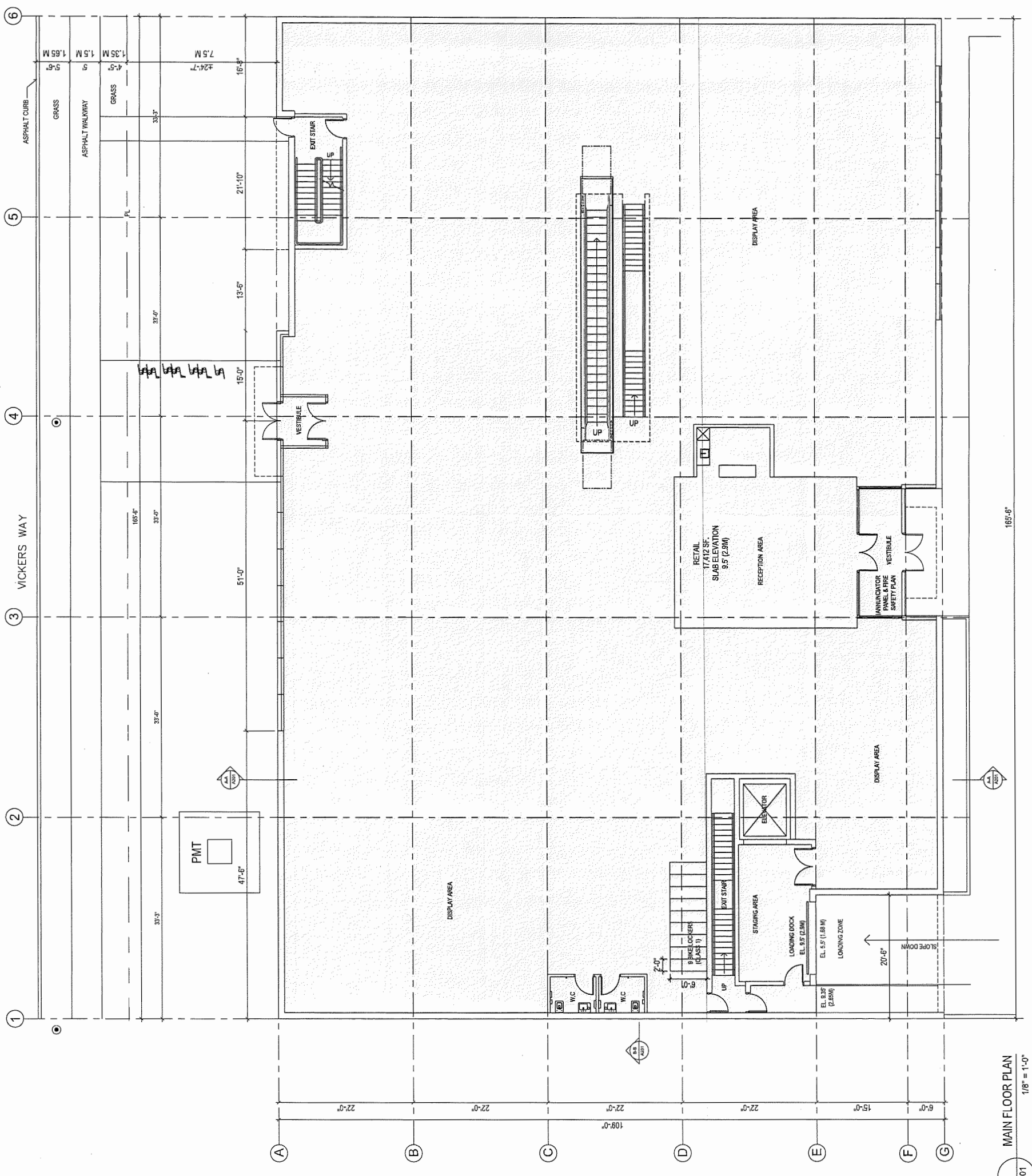
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or omissions in writing, and shall request clarification of any ambiguities or omissions in writing. The contractor is responsible for any resulting improper work and for cost of rectification.

12580 VICKERS WAY

PARAMOUNT HOME & DESIGN MAIN FLOOR PLAN

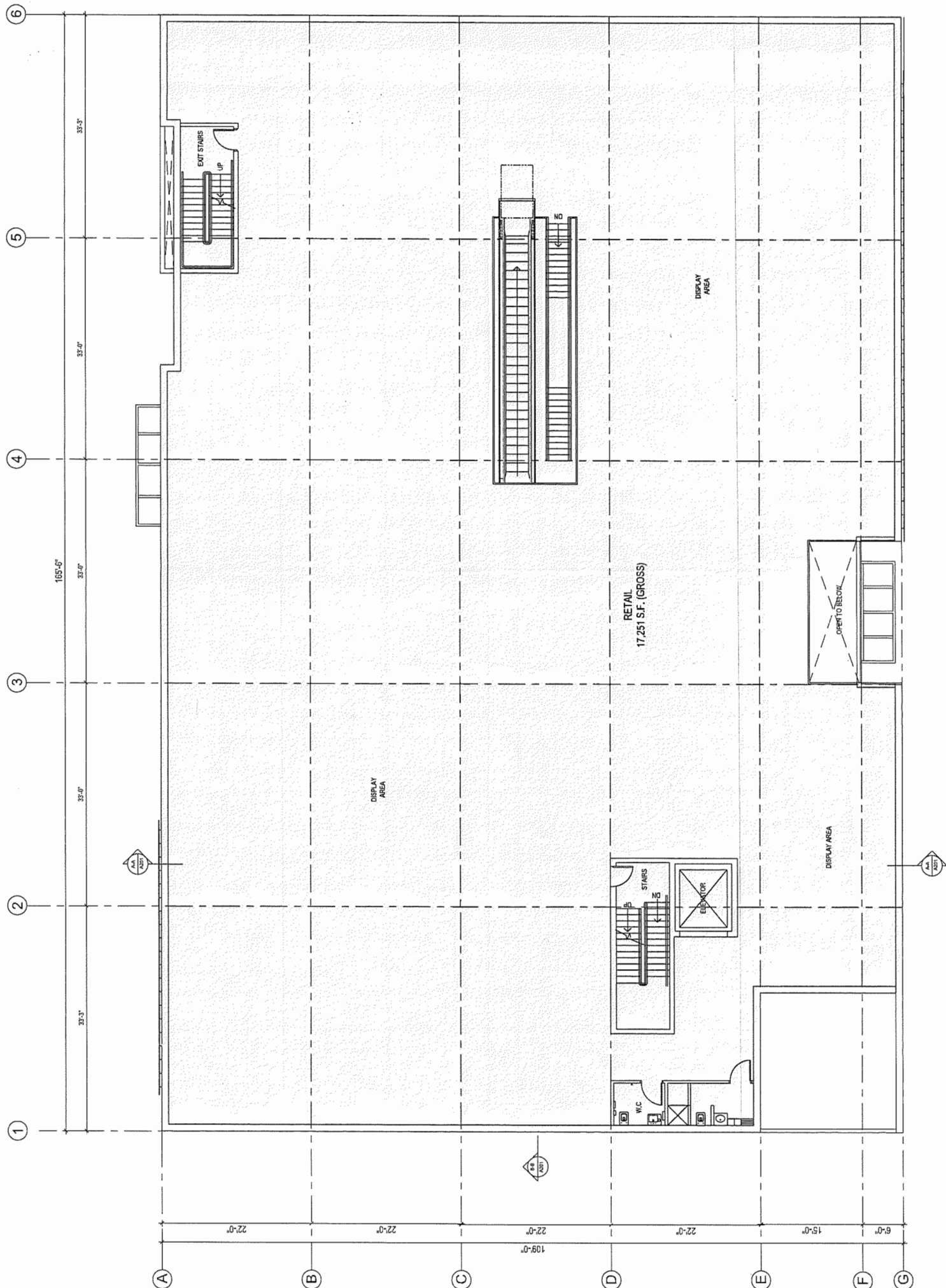
SCALE: AS SHOWN START DATE: FEB 2017 DRAWN: SH PROJECT NUMBER: 21650

DP 17-771214 PLAN #3a



1 MAIN FLOOR PLAN
 1/8" = 1'-0"

APR 12 2019



REV	DATE	DESCRIPTION
10	15 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT CONSULTANTS
06	28 OCT 2018	ISSUED FOR ADP
05	28 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

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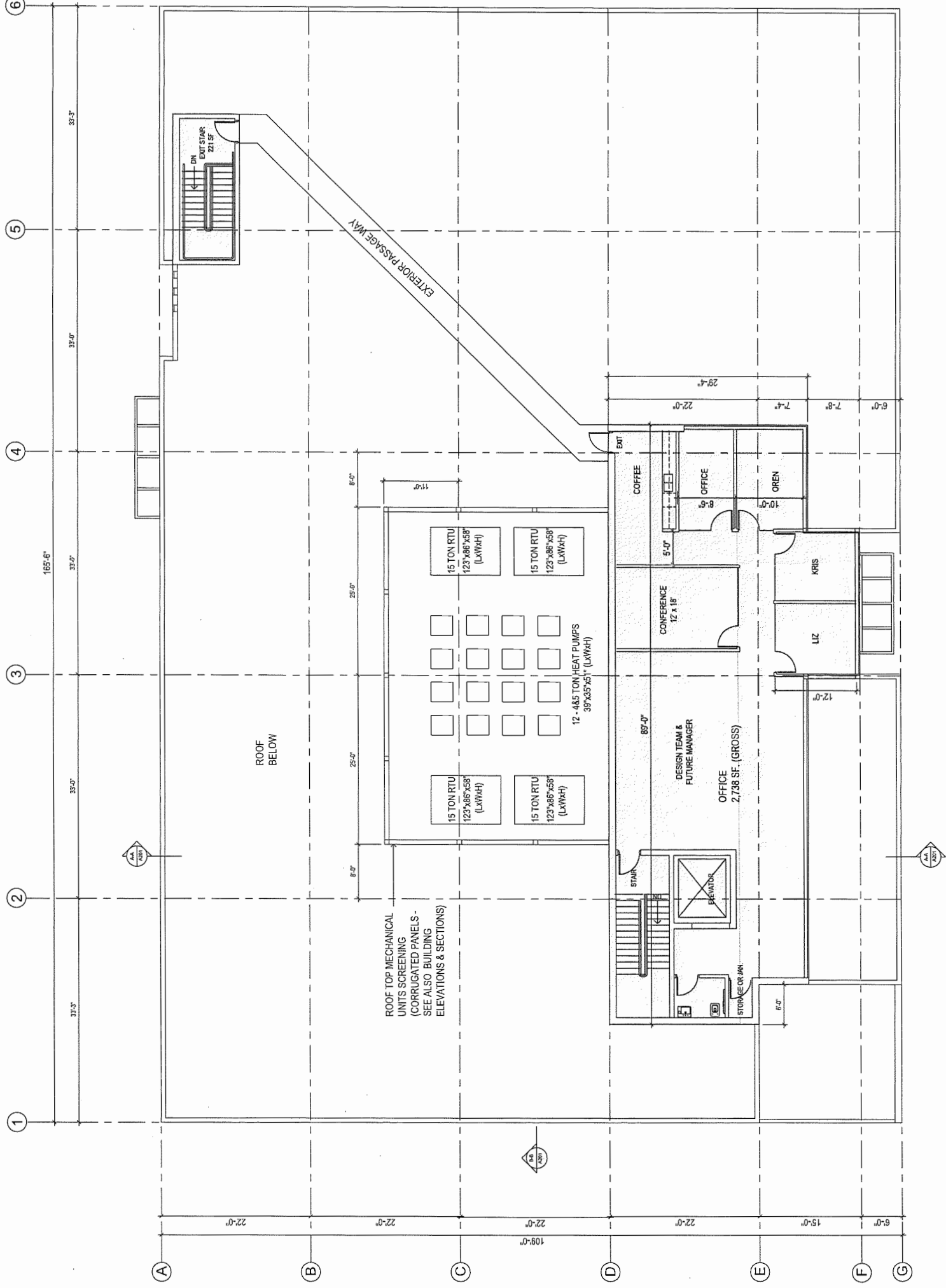
12580 VICKERS WAY
PARAMOUNT
 HOME & DESIGN
SECOND FLOOR PLAN

SCALE: As Indicated START DATE: FEB 2017 DRAWING NO: 216029 PROJECT NUMBER

DP 17-771214
PLAN #3b

1 SECOND FLOOR PLAN
 1/8" = 1'-0"

APR 12 2019



REV	DATE	DESCRIPTION
11	15 MAR 2019	ISSUED FOR CITY PLANNING
10	28 FEB 2019	ISSUED FOR CITY PLANNING
09	16 JAN 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	28 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. All dimensions shall be in feet and inches unless otherwise specified. Contractors shall be responsible for any resulting rework and the cost of rectification.

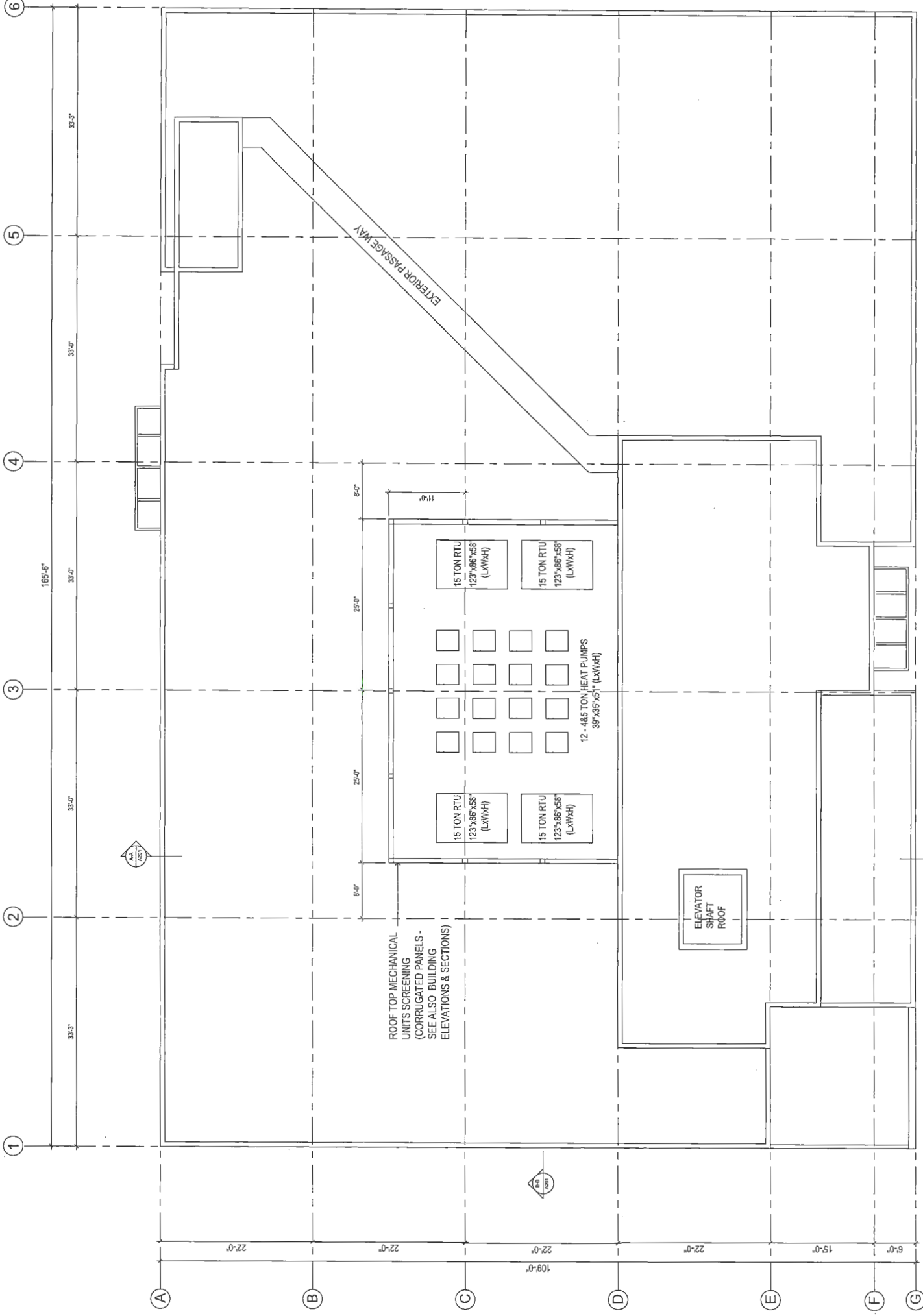
12580 VICKERS WAY

PARAMOUNT HOME & DESIGN
THIRD FLOOR PLAN

SCALE: As Indicated START DATE: FEB 2017 DRAWN: SK PROJECT NUMBER: 218530

DP 17-771214
PLAN #3C

1 THIRD FLOOR PLAN
 1/8" = 1'-0"



APR 12 2019

REV	DATE	DESCRIPTION
01	20 MAR 2019	ISSUED FOR DEVELOPMENT PERMIT

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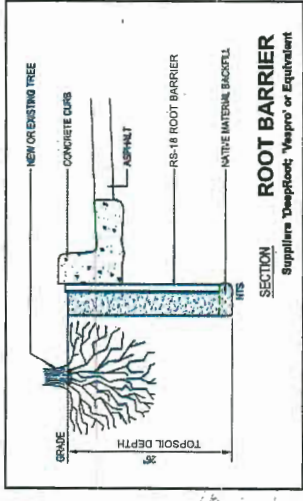
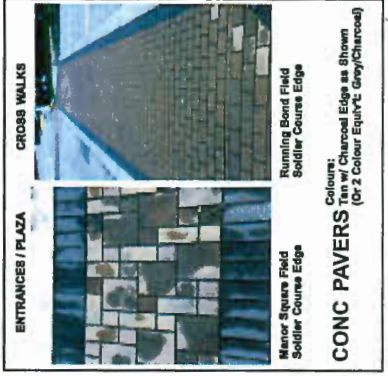
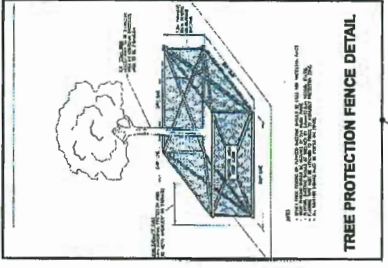
12580 VICKERS WAY

PARAMOUNT
 HOME & DESIGN
ROOF PLAN

SCALE: AS SHOWN
 PROJECT NUMBER: 21658
 DRAWN BY: SH
 DATE: FEB 2017

ROOF PLAN
 1/8" = 1'-0"

DP 17-771214
PLAN #3d



APR 12 2019



ISSUE DATE	DESCRIPTION
1	APR 12/17 ISSUED FOR DEVELOPMENT PERMIT REVIEW
2	OCT 17/17 REISSUED FOR DEVELOPMENT PERMIT REVIEW
3	FEB 14/18 REISSUED FOR DEVELOPMENT PERMIT REVIEW
4	MAY 14/18 REISSUED FOR DEVELOPMENT PERMIT REVIEW
5	JUNE 27/18 REVISED PRELIMINARY GUIDE & RESUB FOR DP REVIEW
6	SEP 18/18 ISSUED FOR DP / ADP
7	SEP 18/18 ISSUED FOR DP / ADP
8	DEC 20/18 ISSUED FOR DP (for site plan/lot plan)
9	JAN 21/19 ISSUED FOR DP (for site plan/lot plan)
10	FEB 27/19 ISSUED FOR DP
11	FEB 27/19 ISSUED FOR DP
12	MAR 14/19 ISSUED FOR DP (for landscaping plan)
13	MAR 27/19 ISSUED FOR DP (for landscaping plan)

12580 VICKERS WAY
PARAMOUNT HOME AND DESIGN
LANDSCAPE PLAN

SCALE: 1/8"=1'-0"
 PLOT: MAR 23, 2017
 DRAWN: ACT
 PROJECT NUMBER

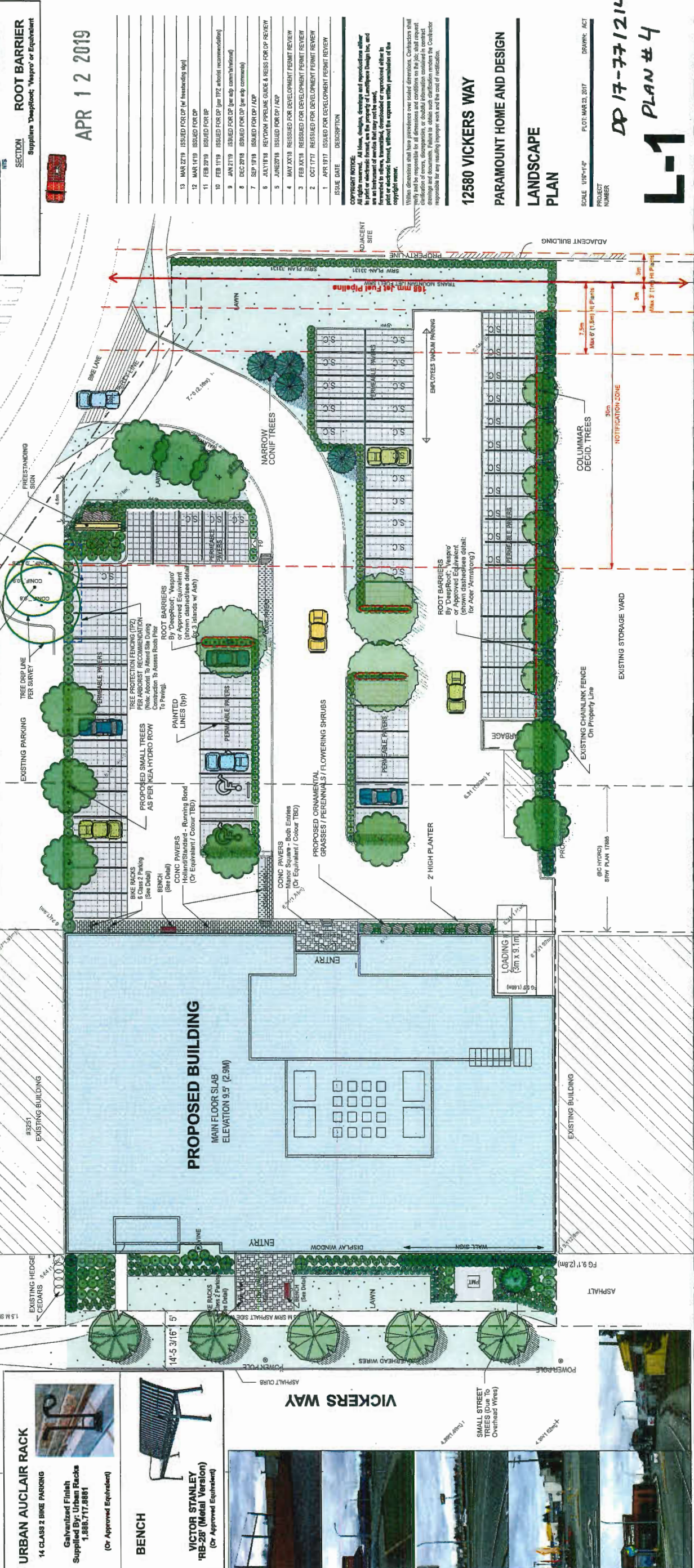
DP 17-771214
 PLAN # 4

L-1



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Tree symbol)	1	<i>Chamaecyparis obtusa filifera</i>	Threatened Cypress	2.5m ht
(Tree symbol)	7	<i>Acer rubrum 'Armstrong'</i>	Columnar Maple Var.	6cm cal / 1.8m std
(Tree symbol)	5	<i>Shyrax japonicum</i>	Japanese Snowbell	6cm cal / 1.8m std
(Tree symbol)	3	<i>Chamaecyparis nootkensis</i>	Nootka Cypress	3m ht / as spr form
(Tree symbol)	4	<i>Fragaria americana 'Autumn Blaze'</i>	Ash Var.	6cm cal / 1.8m std
(Tree symbol)	10	<i>Hibiscus syriacus 'Bluebird'</i>	Hardy Hibiscus	5cm cal / 1.5m std
(Shrub symbol)	844	<i>Buxus sempervirens</i>	Boxwood Hedge	#3 pot / clipped top & sides
(Shrub symbol)	162	<i>Festuca 'Elijah Blue'</i>	Blue Fescue Var.	#1 pot
(Shrub symbol)	3	<i>Pennisetum alopecuroides</i>	Fountain Grass	#2 pot
(Shrub symbol)	22	<i>Liriope muscari 'Big Blue'</i>	Lily-lurf Var.	#2 pot
(Shrub symbol)	68	<i>Prunus L. 'Olio Luyken'</i>	Olio Luyken Laurel	#2 pot
(Shrub symbol)	22	<i>Rhododendron 'Unique'</i>	Rhododendron (medium var.)	#3 pot

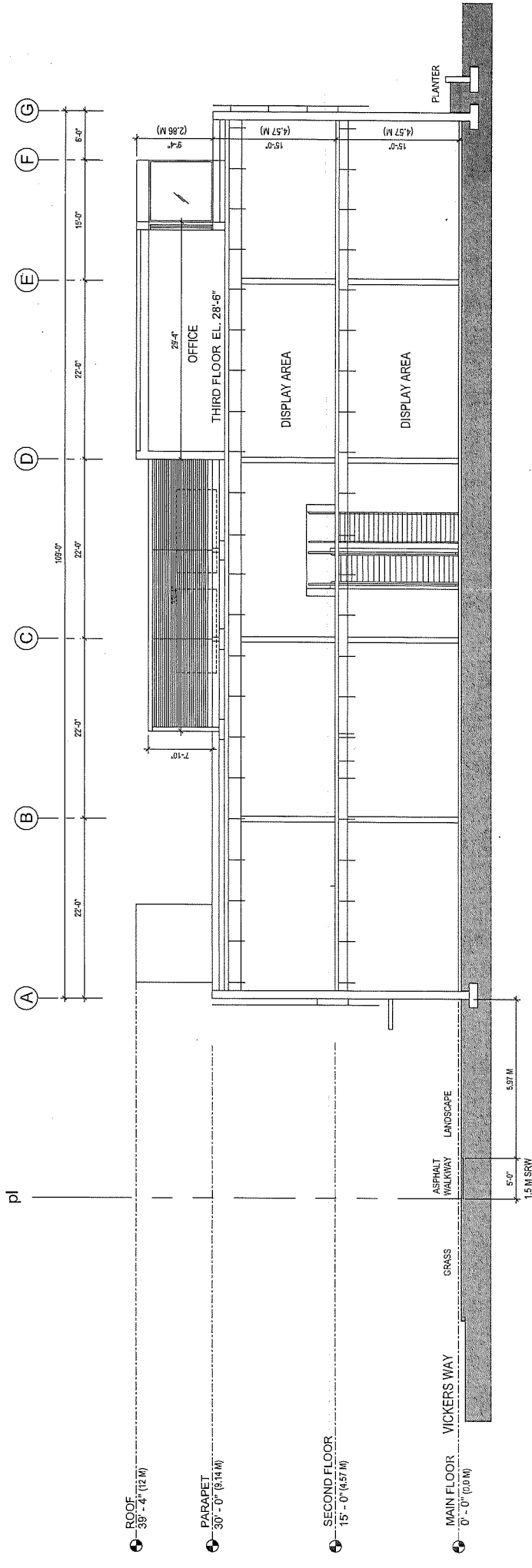
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Tree symbol)	2	<i>Liquidum lepidicum 'Tussock'</i>	Waxleaf Privet	#7 pot / spiral form
(Tree symbol)	67	<i>Lonicera pileata</i>	Evergreen Honeysuckle	#3 pot
(Tree symbol)	11	<i>Rosa meilandica 'Canine'</i>	Hardy French Rose var.	#3 pot
(Tree symbol)	8	<i>Pieris japonica 'Forest Flame'</i>	Japanese Andromeda	#3 pot
(Tree symbol)	107	<i>Taxus media 'Hicks'</i>	Yew Hedge	1.2m ht / clipped top & sides
(Tree symbol)	4	<i>Weigelia 'Bristol Ruby'</i>	Weigelia	#3 pot
(Tree symbol)	1	<i>Platanus 'L. velutina'</i>	Boston Ivy	#3 pot / stakes w/ support



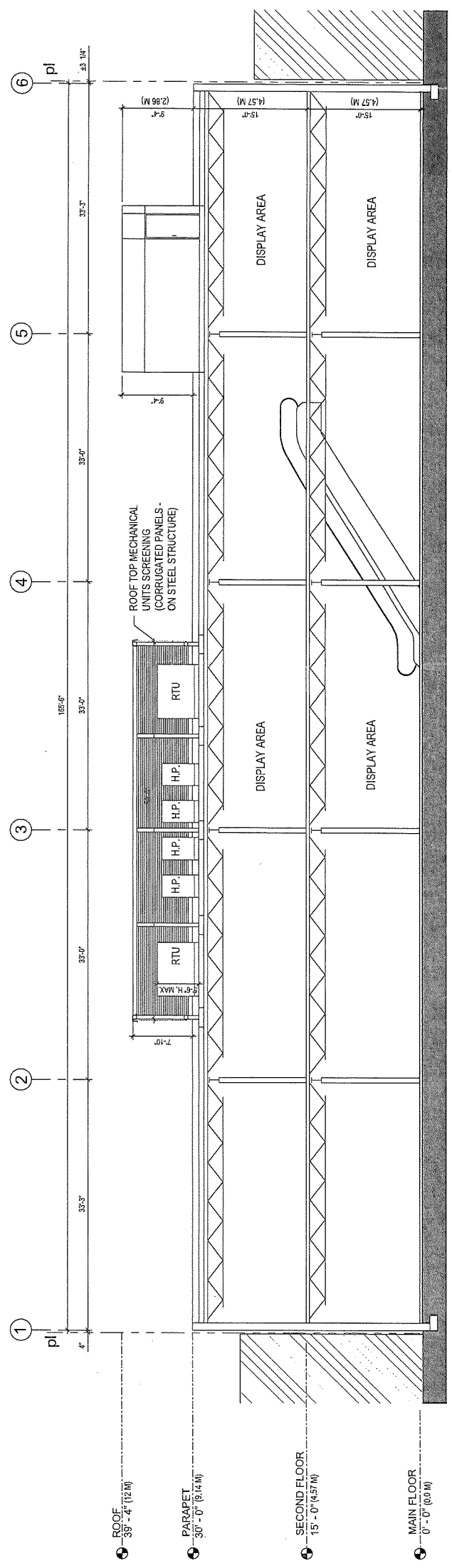
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BENCH
 VICTOR STANLEY
 'RB-28' (Metal Variation)
 (Or Approved Equivalent)





1 BUILDING SECTION A-A
 1/8" = 1'-0"



2 BUILDING SECTION B-B
 1/8" = 1'-0"

REV	DATE	DESCRIPTION
11	15 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	26 FEB 2019	ISSUED FOR CITY PLANNING
08	04 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT CONSULTANTS
06	26 OCT 2018	ISSUED FOR ADP
05	26 SEP 2018	ISSUED FOR CITY
04	19 JUL 2018	ISSUED FOR CITY
03	30 MAY 2018	ISSUED FOR CITY
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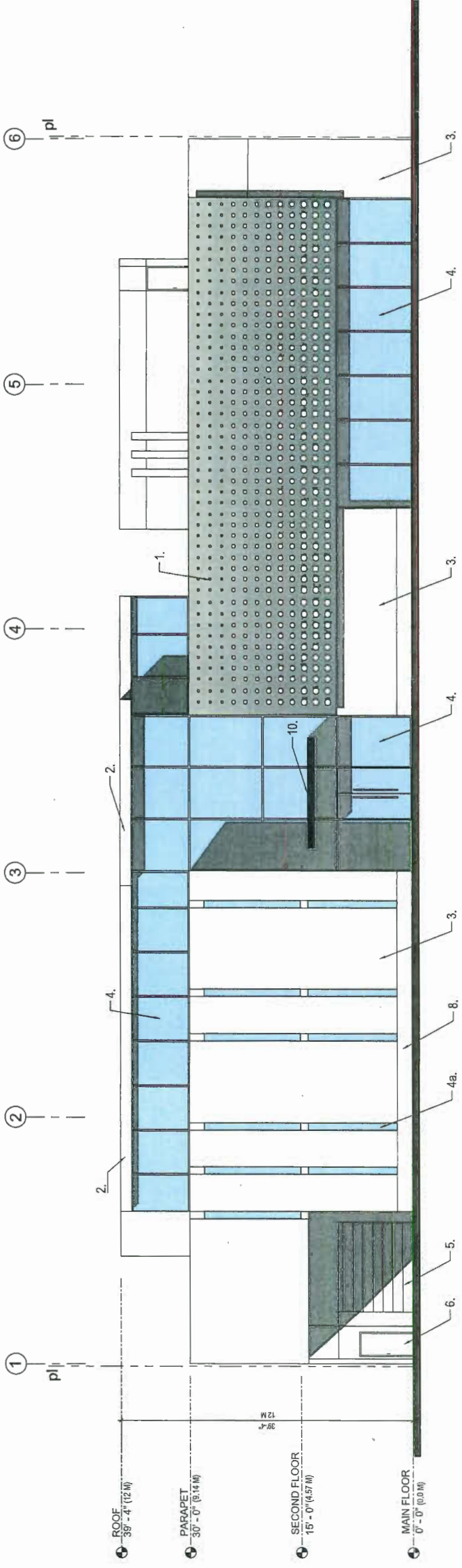
12580 VICKERS WAY
PARAMOUNT
 HOME & DESIGN
BUILDING SECTIONS

SCALE AS INDICATED START DATE: FEB 2017 DRAWING: SH
 PROJECT NUMBER 21859

DP 17-771214
PLAN #5

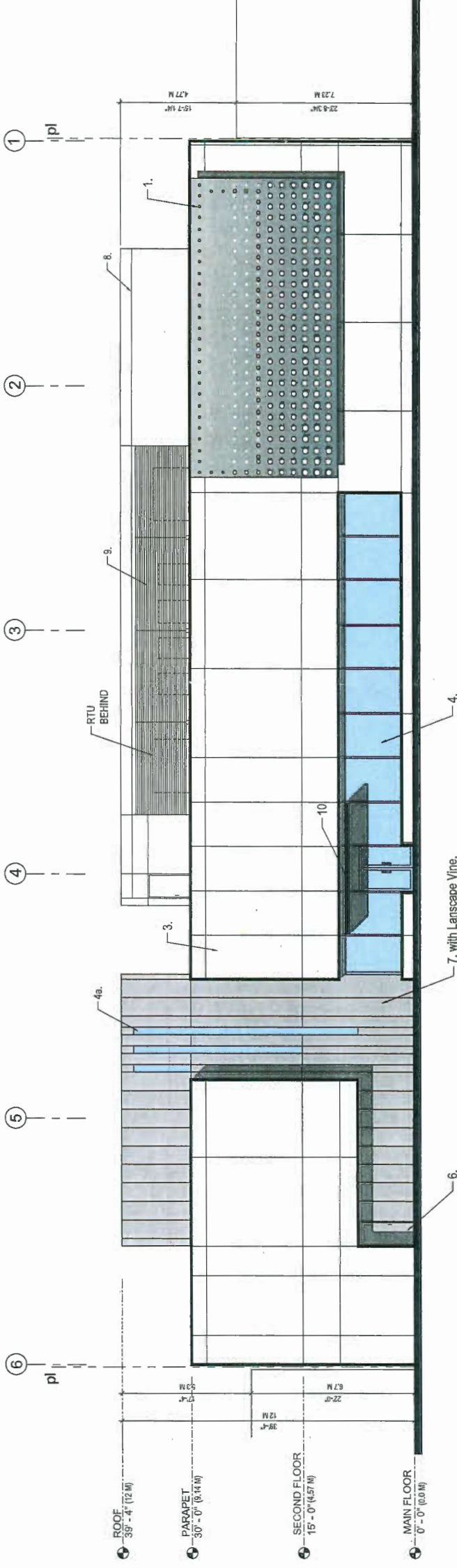
MATERIALS / COLOURS

1. Metal Screen - "Ombrax" metal panel system in front of glass curtainwall
2. Metal Panel - Dark grey finish (Alucobond Dury Charcoal)
3. Tilt-up Concrete wall with cash-in reveals - light grey (Benjamin Moore 2112-40)
4. Curtainwall - Anodized Aluminum glazing frame, SSC joints, Clear low E glass (4c.; : spandrel glass)
5. Overhead door with insulated panels - Colour to match wall paint
6. Metal Man Door - Painted to match wall paint
7. Pre-cast Concrete wall - dark grey Shreve-Williams 8719-16681 Backdrop
8. Pre-cast Concrete wall - light grey (Benjamin Moore 2112-40)
9. Couagated Metal panel - light grey (Benjamin Moore 2112-40)
10. Steel (black) & Glass Canopy



1 SOUTH ELEVATION
 1/8" = 1'-0"
 A202

APR 12 2019



2 NORTH ELEVATION
 1/8" = 1'-0"
 A202

REV	DATE	DESCRIPTION
11	20 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
07	19 DEC 2018	ISSUED FOR CLIENT CONSULTANTS
06	26 OCT 2018	ISSUED FOR AMP
05	28 SEP 2018	ISSUED FOR CITY
04	14 SEP 2018	ISSUED FOR CITY REVIEW
03	19 JUL 2018	ISSUED FOR CITY
02	16 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
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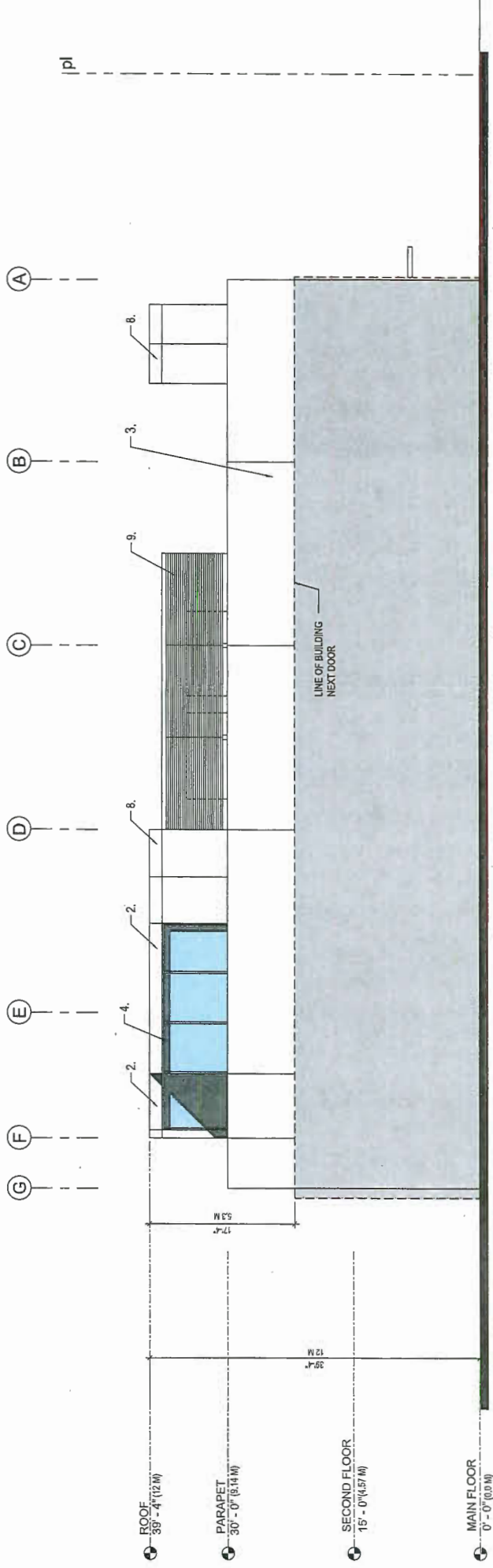
12580 VICKERS WAY
PARAMOUNT HOME & DESIGN
BUILDING ELEVATIONS

SCALE: As labeled START DATE: FEB 2017 DRAWN: SH PROJECT NUMBER: 218200

DP 17-771214
PLAN #6a

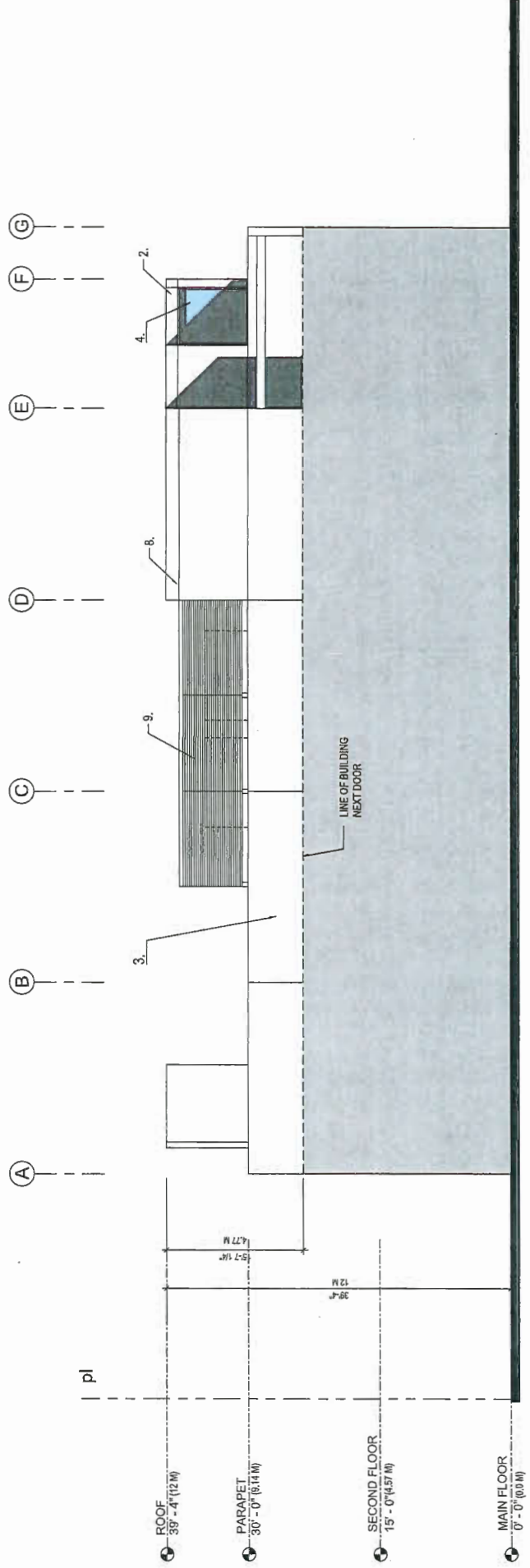
MATERIALS / COLOURS

1. Metal Screen - "Ombrae" metal panel system in front of glass curtainwall
2. Metal Panel - Dark grey finish (Alucobond Dusty Charcoal)
3. Tilt-up Concrete wall with cast-in reveals - light grey (Benjamin Moore 2112-60)
4. Curtainwall - Anodized Aluminum glazing frame, SSJ joints, Clear low E glass (4c.; spandrel glass)
5. Overhead door with insulated panels - Colour to match wall paint
6. Metal Man Door - Painted to match wall paint
7. Pre-cast Concrete wall - dark grey (Shirwin-Williams 8719-1668) Backdrop
8. Pre-cast Concrete wall - light grey (Benjamin Moore 2112-60)
9. Castigated Metal panel - light grey (Benjamin Moore 2112-60)
10. Steel (black) & Glass Canopy



2 EAST ELEVATION
 1/8" = 1'-0"

APR 12 2019



2 WEST ELEVATION
 1/8" = 1'-0"

11	20 MAR 2019	ISSUED FOR CITY PLANNING
10	04 MAR 2019	ISSUED FOR CITY PLANNING
09	25 FEB 2019	ISSUED FOR CITY PLANNING
08	03 JAN 2019	ISSUED FOR CITY PLANNING
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04	19 JUL 2018	ISSUED FOR CITY
03	20 MAY 2018	ISSUED FOR CITY
02	18 OCT 2017	RE-ISSUED FOR DEVELOPMENT PERMIT
01	29 MAR 2017	ISSUED FOR DEVELOPMENT PERMIT
REV	DATE	DESCRIPTION

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12580 VICKERS WAY

PARAMOUNT
 HOME & DESIGN
BUILDING ELEVATIONS

SCALE: As Indicated START DATE: FEB 2017 DRAWN: SH PROJECT NUMBER: 216030

DP 17-771214
PLAN #6b



LIGHT GREY 3.

DARK GREY 7.

GLASS

4.

WINDOW FRAME: ANODIZED ALUMINUM

2 METAL PANEL, STEEL: DUSTY CHARCOAL

OMBRAE METAL SCREEN 1.

APR 12 2019

KEY	DATE	DESCRIPTION
02	15 MAR 2019	ISSUED FOR CITY PLANNING
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12580 VICKERS WAY

PARAMOUNT
HOME & DESIGN
MATERIALS & COLOURS

SCALE: As Indicated START DATE: FEB 2017 DRAWN BY: 218550
PROJECT NUMBER

DP 17-771214
PLAN #7