



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: September 22, 2020

From: Wayne Craig
Director, Development

File: DP 20-895384

Re: **Application by AJ Williams Architect Ltd. for a Development Permit at
9751 Bridgeport Road**

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 3

Staff Report

Origin

AJ Williams Architect Ltd. has applied to the City of Richmond on behalf of owner, Wing Yui Ned Cheung, for permission to undertake exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned “Auto-oriented Commercial (CA).” A location map is provided in Attachment 1. The site currently contains a commercial shopping centre with four separate buildings. The proposed exterior renovations are for Unit 130 only, which is occupied by Golf Town. This unit is located in the building on the northeast corner of the site adjacent to No. 4 Road.

There is no rezoning application associated with this Development Permit application, and no associated Servicing Agreement.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject site is a 30,018 m² (323,111 ft²) property containing a shopping centre, and is located in the area governed by the City Centre Area Plan (CCAP) at the corner of Bridgeport Road and No. 4 Road. The CCAP land use designation for the subject site is “General Urban T4,” which supports a variety of light industrial and limited commercial uses.

The existing development is comprised of four single-storey buildings with surface parking. The original Development Permit was issued by Council on February 12, 2001 (DP 00-175054). The applicant proposes to undertake renovations to the façade of one of the buildings located near No. 4 Road. No changes to other buildings on the property are proposed. An aerial photo of the existing condition is provided in Attachment 3.

Development surrounding the subject site is as follows:

- To the north; single-family dwellings on properties zoned “Single Detached (RS1/F)” with development potential for light industrial and office uses under the CCAP.
- To the east, across No. 4 Road; single-family dwellings on properties zones “Single Detached (RS1/D).” These properties are designated “Residential (Single-Family)” in the Bridgeport Area Plan.
- To the south, across Bridgeport Road; the Highway 99 right-of-way and a property zoned “Auto-Oriented Commercial (CA)” containing a hotel and restaurant.
- To the west; a property zoned “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)” undergoing construction of a hotel (DP 18-825006), and a property undergoing rezoning to facilitate construction of a mixed office and light industrial development (RZ 18-821103, DP 18-829207).

Staff Comments

The limited scope of the proposed exterior alterations will neither significantly impact the overall existing form of shopping centre, nor result in an increase in net floor area. Further, the proposed exterior alterations will not introduce any variances to the existing zoning.

Advisory Design Panel Comments

The proposed exterior alterations are limited in scope and will not impact the overall form, massing or site plan of the existing building. Therefore, it was not presented to the Advisory Design Panel for review and comment.

Analysis***Conditions of Adjacency***

- The subject site is located across No. 4 Road from an established single-family neighbourhood. There is an existing landscaped boulevard along the No. 4 Road frontage, and additional trees and landscaping on site between the building and the property line.

Urban Design and Site Planning

- The commercial centre consists of four buildings. A T-shaped drive aisle provides vehicle access to each building and the parking areas. Sidewalks are provided along the central drive aisle and in front of each building for pedestrian circulation. These sidewalks are connected to the parking areas via raising pedestrian walkways.
- The buildings have been located to allow for visibility through the site from Bridgeport Road, with the rear buildings having prominent entry structures with tenant branding. In addition to identifying the tenants, these entry structures allow for weather protection at each building entrance.
- The centre drive aisle through the property is subject to a Statutory Right of Way, that was registered on title at the time of the original development in 2001, securing a future road connection between Bridgeport Road and an extension to Beckwith Road consistent with the road network identified in the CCAP.
- No changes to the site layout or building massing are proposed.

Architectural Form and Character

- The existing building is a single storey with high interior ceilings, resulting in a two-storey massing. The entry feature projects above the roof line to a total height of 10.5 m. The proposed renovation would not result in an increase to the building height.
- The building is largely clad in light grey stucco, with cream-coloured stucco below the roofline. Light grey masonry blocks are used on the pillars.
- The proposed renovation would involve re-cladding the existing entry structure and painting a portion of the front elevation.
- The proposed cladding consists of PVC wood-finish planks. The existing stucco would be repainted in grey, dark gray, and green, to break down the building into smaller components and better identify the commercial unit.
- Business signage shown on the plans does not form part of the Development Permit and is subject to additional review by staff through the sign permit application process.

Landscape Design and Open Space Design

- On-site landscaping was secured through the original Development Permit DP 00-175054, which remains generally consistent with current guidelines. Staff have visited the site and confirm that the landscaping has been maintained in good condition.
- The parking area includes perimeter landscaping, landscaped islands, and lighting. Accessible parking spaces are provided near the building entrance next to the raised pedestrian crossings.
- No changes to the landscaping are proposed.

Crime Prevention Through Environmental Design

- The building has a single entrance for customers, which is located in the centre of the unit frontage and is visible from both No. 4 Road and Bridgeport Road.
- Pedestrian circulation through the site is via sidewalks at a higher grade than the drive aisles and parking areas. Pedestrian crossings between the parking area and the sidewalk in front of the building are paved with contrasting pavers and raised. No changes to the pedestrian or vehicle circulation routes or pavement treatments are proposed.
- New bicycle parking racks are proposed on either side of the entry structure.
- The existing lighting fixtures are proposed to be retained or reinstalled in place.

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.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Existing Condition

The following are to be met prior to forwarding this application to Council for approval:

1. Submission to the City of a Letter of Credit or cash security in the amount of \$2,000 to ensure that the bicycle racks are installed as per the DP Plan # 2. The security is fully refundable following inspection by the City.
2. Registration of a Flood Indemnity Covenant on title.
3. Registration of an Aircraft Noise on title.

Prior to future Building Permit issuance, the developer is required to complete the following:

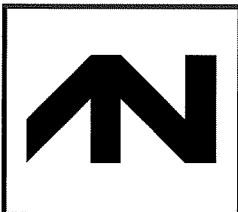
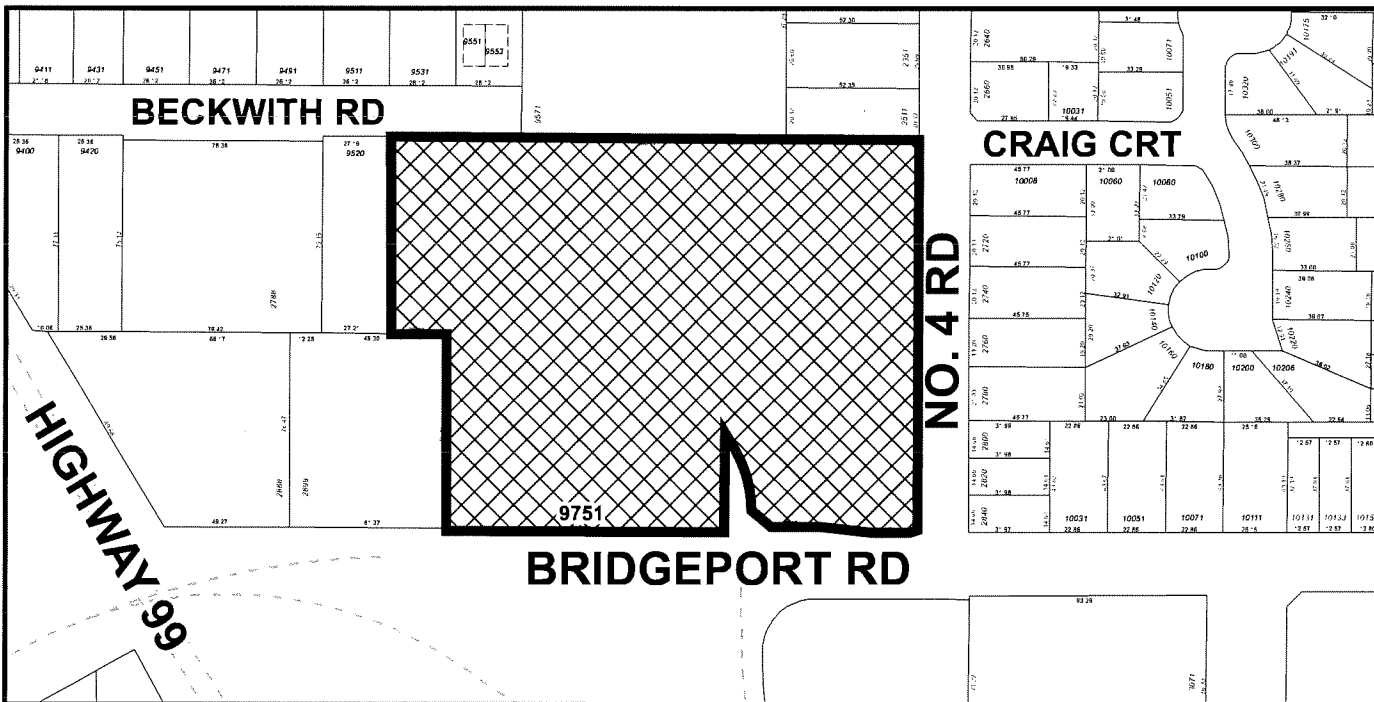
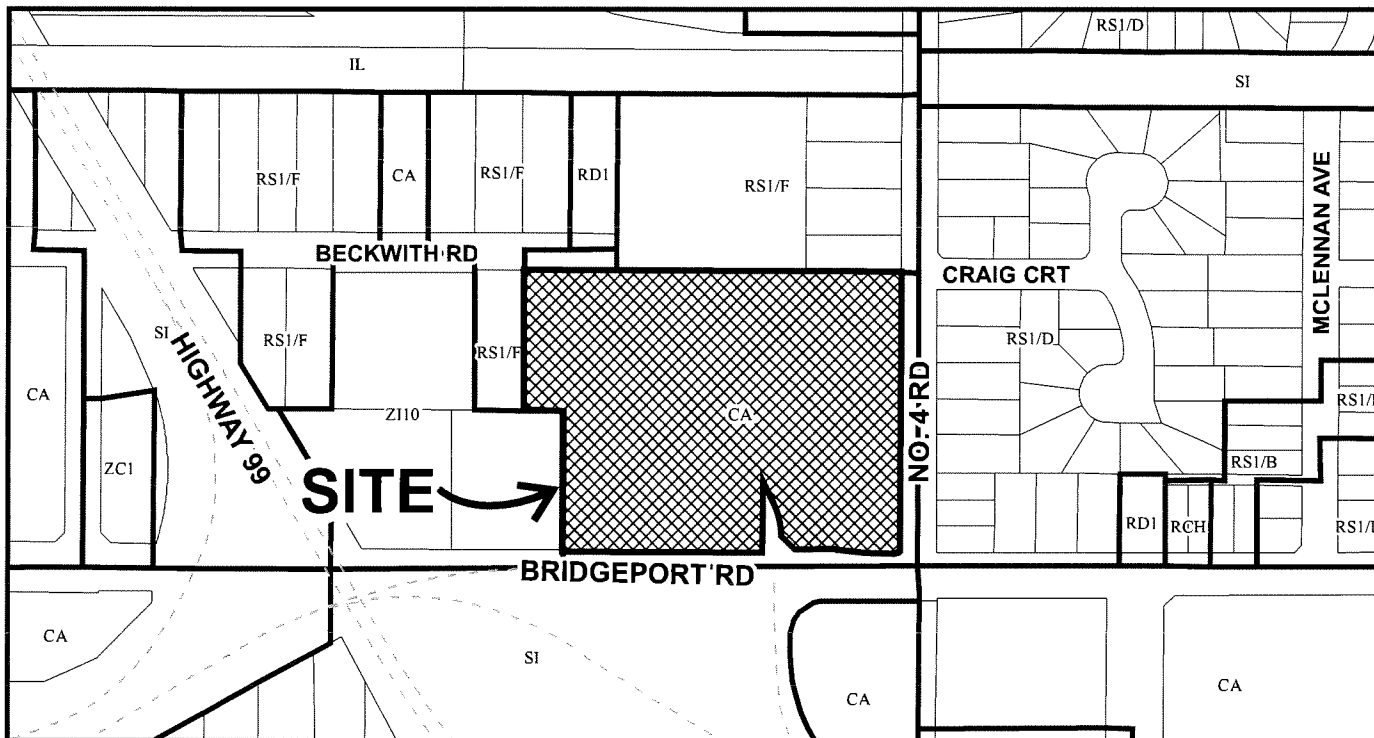
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be

required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), if applicable.



City of Richmond



DP 20-895384

Original Date: 03/10/20

Revision Date:

Note: Dimensions are in METRES



DP 20-895384

Attachment 2

Address: 9571 Bridgeport Road

Applicant: AJ Williams Architect Ltd.

Owner: Wing Yui Ned Cheung

Planning Area(s): Bridgeport Village, City Centre Area Plan

	Existing	Proposed
Land Uses	Commercial retail	No change
OCP Designation	Mixed Employment	No change
CCAP Designation	General Urban T4	No change
Zoning:	Auto-oriented Commercial (CA)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5 FAR	Max. 0.5 FAR	None permitted
Lot Coverage	Max. 50%	No change	None
Setback – Front Yard	Min. 3.0 m	No change	None
Setback – Side Yard	Min. 3.0 m	No change	None
Setback – Side Yard	Min. 3.0 m	No change	None
Setback – Rear Yard	Min. 3.0 m	No change	None
Height (m)	Max. 12.0 m	No change	None



View 1



View 2



View 3

View 4

PROJECT INFORMATION
 PROJECT NAME: GOLF TOWN
 PROJECT ADDRESS: 11111 GOLF TOWN DRIVE
 PROJECT CITY: GOLF TOWN, ALABAMA
 PROJECT STATE: ALABAMA
 PROJECT ZIP: 36039
 PROJECT DATE: 11/17/2017

stover | for | design



AJ WILLIAMS
 ARCHITECT, LTD.
 11111 GOLF TOWN DRIVE
 GOLF TOWN, ALABAMA 36039

PROJECT INFORMATION
 PROJECT NAME: GOLF TOWN
 PROJECT ADDRESS: 11111 GOLF TOWN DRIVE
 PROJECT CITY: GOLF TOWN, ALABAMA
 PROJECT STATE: ALABAMA
 PROJECT ZIP: 36039
 PROJECT DATE: 11/17/2017



No. DP 20-895384

To the Holder: AJ WILLIAMS ARCHITECT LTD.

Property Address: 9751 BRIDGEPORT ROAD

Address: c/o 3604-13A STREET SW
CALGARY, AB T2T 3S7

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. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,000 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 20-895384

To the Holder: AJ WILLIAMS ARCHITECT LTD.
Property Address: 9751 BRIDGEPORT ROAD
Address: C/O 3604-13A STREET SW
CALGARY, AB T2T 3S7

7. 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 _____, _____.

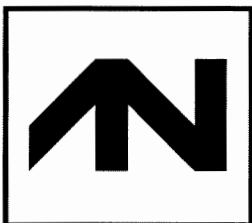
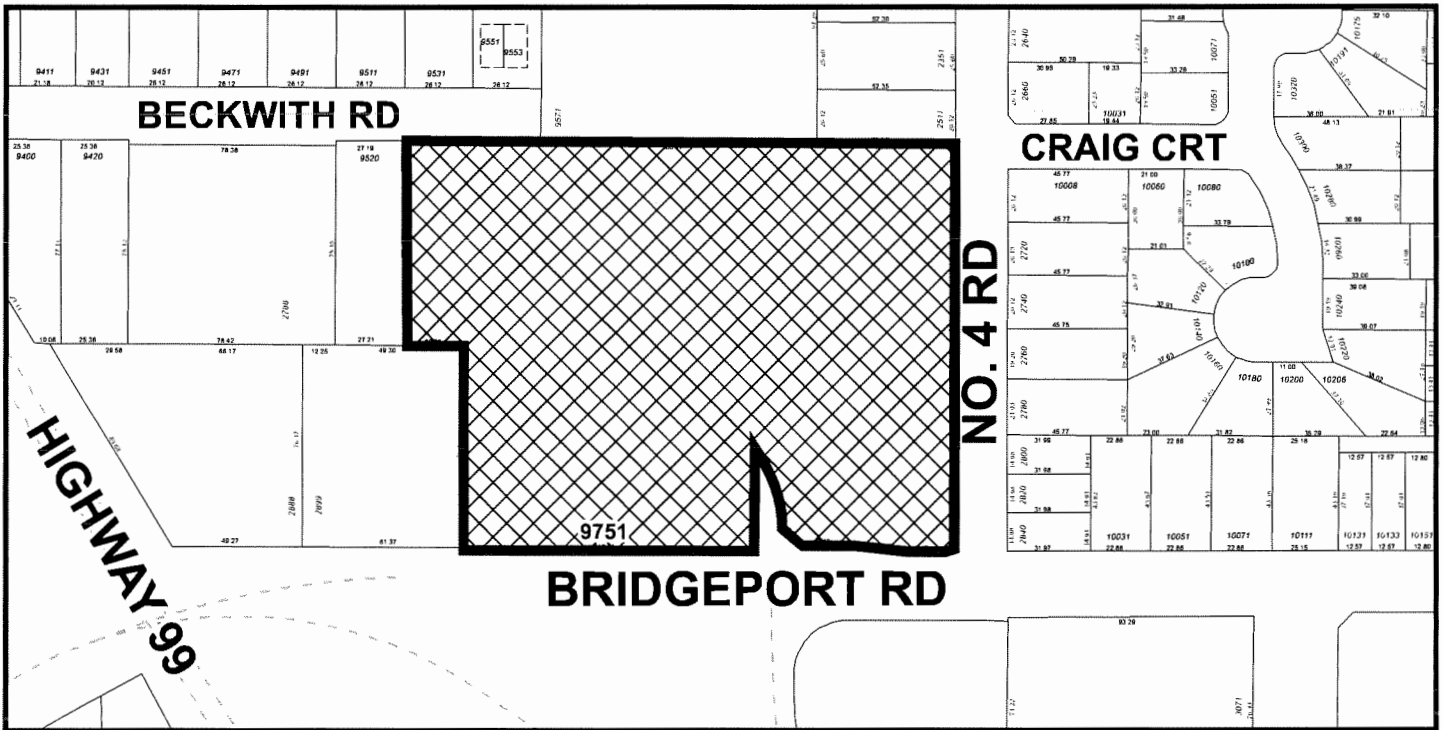
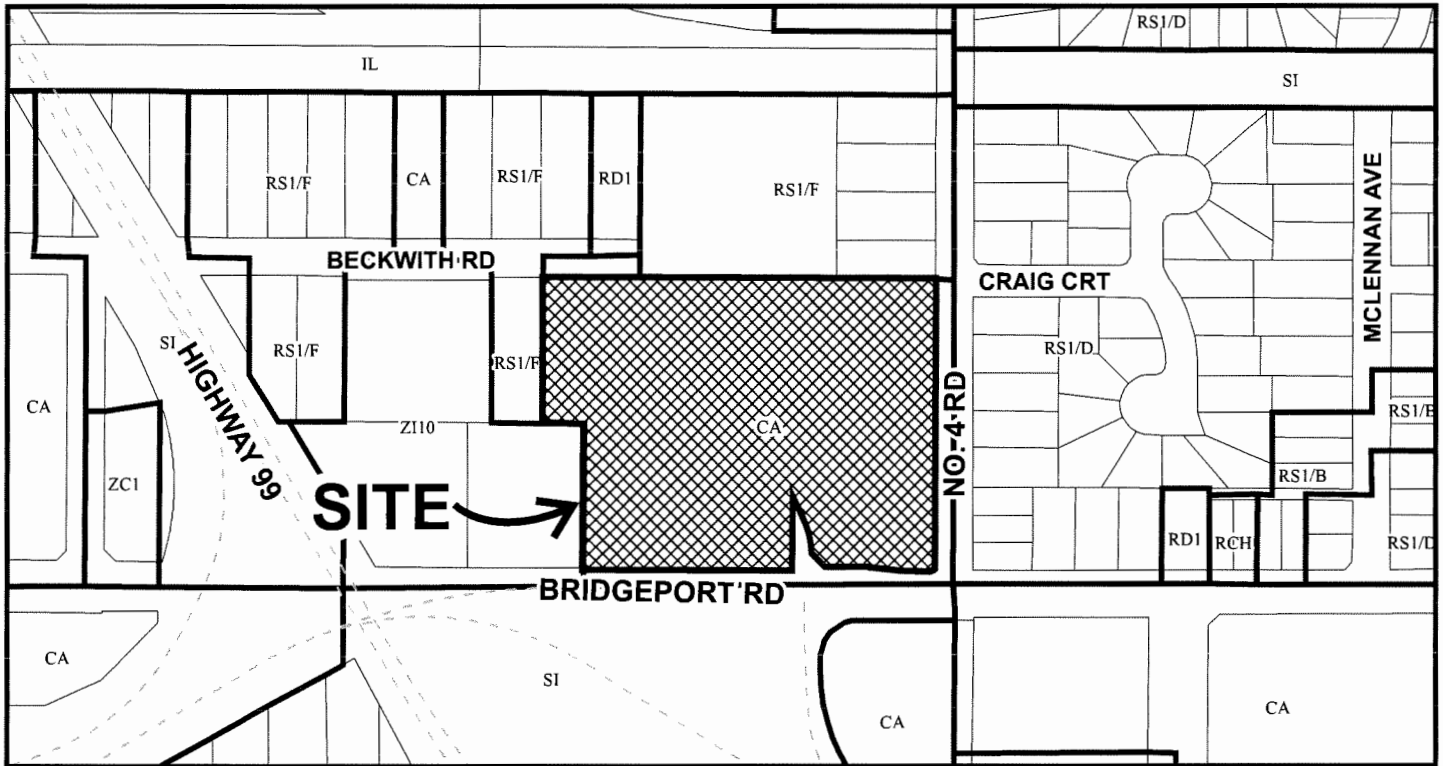
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 20-895384
SCHEDULE "A"

Original Date: 03/10/20
Revision Date:
Note: Dimensions are in METRES



9751 BRIDGEPORT ROAD
RICHMOND, BC V6X 1S3

DP NUMBER 20-895384

PROJECT DESCRIPTION
EXTERIOR RENOVATION
OF EXISTING
BUILDING

9751 BRIDGEPORT ROAD
RICHMOND, BC V6X 1S3

OWNER: GOLF TOWN

ARCHITECTURAL - GOLF TOWN
A00 - COVER PAGE AND SITE PLAN
A11 - EXISTING SITE IMAGES
A12 - EXTERIOR RENOVATION
A21 - EXTERIOR RENOVATION DETAILS
A31 - NEW SIGNAGE DETAILS

ARCHITECTURAL / DESIGN - FINAL CONSULTING

PROJECT CONTACT FOR PROJECT: STAFFORD JONES ARCHITECTS LTD.
STAFFORD JONES ARCHITECTS LTD.
1000-1000 STANLEY STREET, SUITE 1000
VANCOUVER, BC V6A 1K6
TEL: 604-681-1111
WWW.STAFFORDJONESARCHITECTS.COM

STAFFORD JONES ARCHITECTS
SUITE 1000, 1000 STANLEY STREET
VANCOUVER, BC V6A 1K6
P: 604-681-1111
WWW.STAFFORDJONESARCHITECTS.COM

SHARON STOKER
E: SHARON@STAFFORDJONESARCHITECTS.COM

BRIGID JONES
E: BRIGID@STAFFORDJONESARCHITECTS.COM

ARCHITECTURAL REVIEW
MAY 11, 2020
MAY 11, 2020
MAY 11, 2020
CALGARY, AB T2T 3S7
E: AMW@ARCHITECTS.COM

LANDSCAPE CONSULTING
1000-1000 STANLEY STREET
VANCOUVER, BC V6A 1K6
TEL: 604-681-1111

USHA BANERJEE, DIRECTOR OF PROPERTY MANAGEMENT & LEASING
P: 604-681-0912

DOMS CAMPBELL, PROPERTY MANAGER
E: DOMS@GOLFTOWN.COM
C: CAMPBELL@GOLFTOWN.COM

THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE ARCHITECT.

NO.	REVISION	DATE

CONTRACTORS

STAMP

A.J. WILLIAMS
ARCHITECT LTD.



stover jones design

BRIDGEPORT 9751 BRIDGEPORT ROAD RICHMOND BC V6X 1S3

PROJECT NO: 20-895384

SCALE: AS NOTED

DATE: JAN 2020

DRAWN: SHARON STOKER, BRIGID JONES

CHECKED: BRIGID JONES, SHARON STOKER

COVER PAGE AND SITE PLAN

A0.0



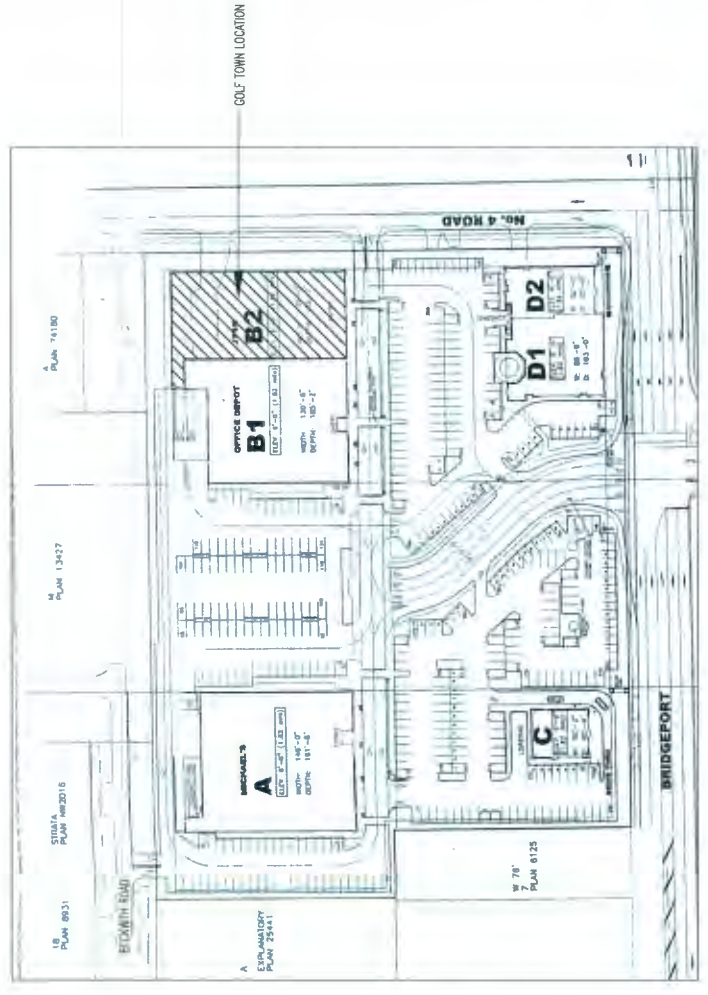
1 SITE PLAN SCALES A0



SITE LOCATION / GOLF TOWN



SITE LOCATION



2 SITE PLAN SCALES A0



DP 20-895384 PLAN # 1

DP# 20-895384

REVISIONS	DATE	BY	DESCRIPTION
1	JAN 2020		EXISTING INTERIOR PLAN
2	JAN 2020		EXISTING INTERIOR PLAN
3	JAN 2020		EXISTING INTERIOR PLAN
4	JAN 2020		EXISTING INTERIOR PLAN

COMMENTS

A.J. WILLIAMS
ARCHITECT LTD.
1000 WEST 10TH AVENUE, SUITE 200
EDMONTON, ALBERTA T6P 0K2



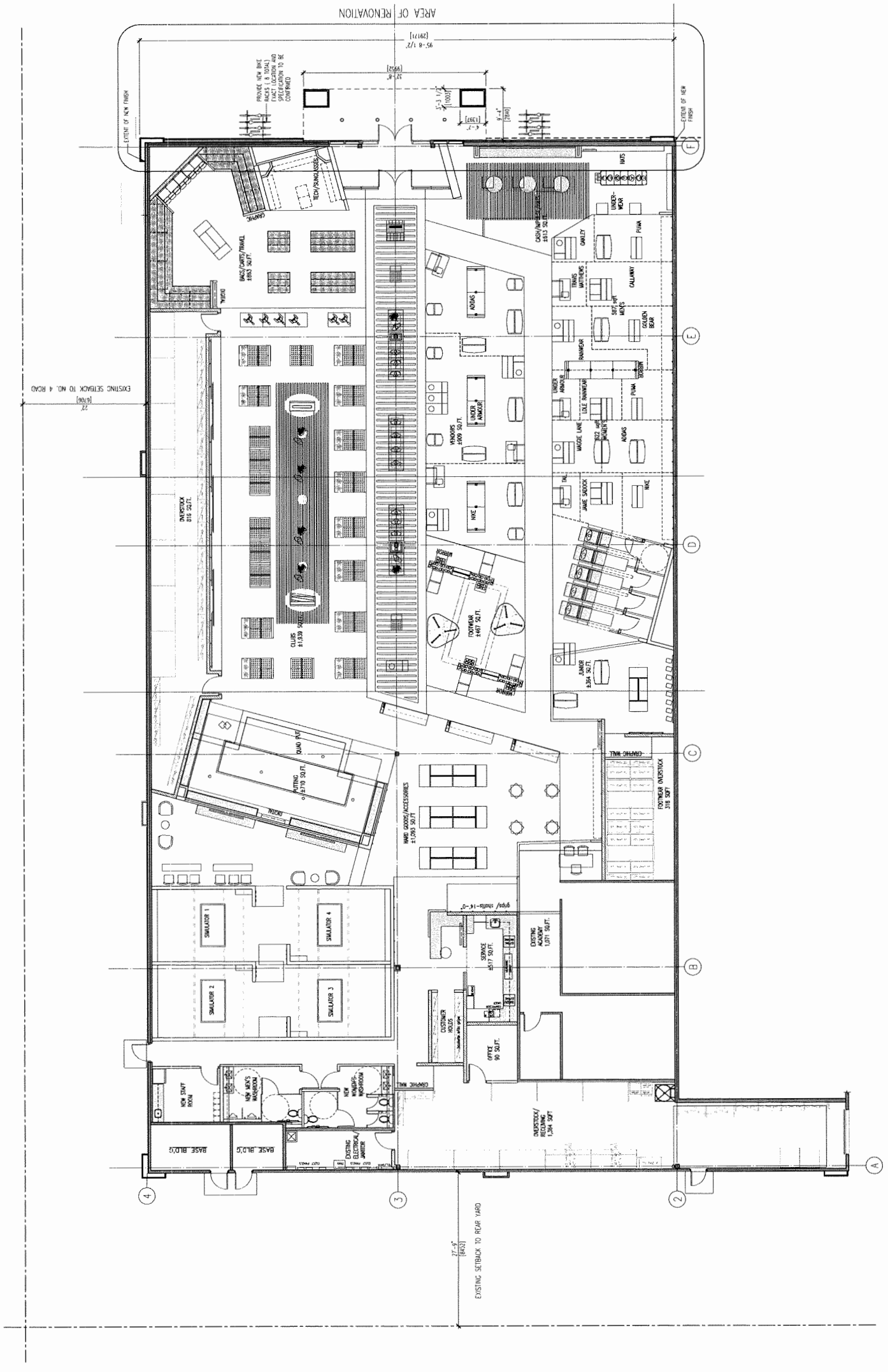
stoeve jones design

PROJECT: 20-895384
DATE: JAN 2020
DRAWN: SHARON STOEVE JONES
CHECKED: BRENDA JONES
EXISTING INTERIOR PLAN

9351 BRIDGEPORT ROAD
RICHMOND BC V6X 1S3

DP# 20-895384
A1.1

DP 20-895384 PLAN # 2



1. EXISTING INTERIOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



DP 20-895384 REF # 1