



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 21, 2019


From: Wayne Craig
Director, Development

File: DP 18-835560

Re: **Application by Gustavson Wylie Architects Inc. for a Development Permit at
5991 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."


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

WC:jr
Att. 2

Staff Report

Origin

Gustavson Wylie Architects Inc. has applied to the City of Richmond for permission to undertake exterior renovations to the existing building at 5991 No. 3 Road on a site zoned “Downtown Commercial (CDT1).” A location map is provided in Attachment 1. The site currently contains a mixed-use development with several buildings. The current condition is shown in Attachment 2. The proposed exterior renovation would impact the two-storey commercial building located at the corner of No. 3 Road and Westminster Highway. No changes to other buildings on the property are proposed.

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

Development Information

The subject site is an 8,745 m² (94,130 ft²) property containing London Plaza. The existing development is comprised of a high-rise residential tower and a mid-rise office tower on a commercial podium and parking structure. The applicant proposes to undertake renovations to the exterior of the two-storey building located at the corner of No. 3 Road and Westminster Highway, which is occupied by TD Bank. No changes to other buildings on the property are proposed.

Background

The subject site is located in the City Centre at the northwest corner of No. 3 Road and Westminster Highway. Development immediately surrounding the subject site is generally as follows:

- To the north, across Firbridge Way: A mixed-use development on a property zoned “Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)” containing residential towers and commercial uses at grade.
- To the east, across No. 3 Road: The Canada Line guideway and a mixed-use development on a property zoned “Downtown Commercial (CDT1)” containing a residential tower and an office tower with commercial uses at grade.
- To the south, across Westminster Highway: A mixed-use development on a property zoned “Downtown Commercial (CDT1)” containing a residential tower and an office tower with commercial uses at grade.
- To the west: a single-storey commercial building on a property zoned “Downtown Commercial (CDT1).”

Staff Comments

The limited scope of the proposed exterior alterations will neither significantly impact the overall existing form of London Plaza, 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

Urban Design and Site Planning

- The existing two-storey building is located at the corner of the site at a major intersection.
- The primary entrance is located at the corner of No. 3 Road and Westminster Highway, and is angled so as to be visible from both streets.
- There is a secondary entrance at the northwest corner of the building, providing access from the parking structure.
- The building is partially wrapped by two exterior stairways leading to a mezzanine, which provides access to other businesses in London Plaza.
- No changes to pedestrian circulation are proposed.

Architectural Form and Character

- The proposed green and timber-finished metal panels highlight the two chamfered corners of the building and frame each building entrance.
- The bold green colour scheme is proposed to be carried across all frontages through updates to the existing illuminated signage boxes. Signage boxes are regulated by Sign Regulation Bylaw No. 9700, and separate sign permit applications may be required.
- The existing illuminated business signage is proposed to be retained in place. A sign permit would be required for any alterations to the existing signage.
- The existing glass canopies on the south and east building faces are proposed to be retained. The frames will be repainted.
- The existing stone veneer tiles are proposed to be retained.
- No changes to the existing glazing are proposed.

Landscape Design and Open Space Design

- Limited changes to the public realm are proposed.
- Three new bike racks are proposed, and will be located on the City-owned sidewalk along No. 3 Road. The applicant worked with staff to identify an acceptable design and siting of the proposed bike racks. A cash security based on the cost of the racks plus a 10% contingency (i.e. \$1,746.36) is required prior to issuance of the Development Permit, to ensure that the agreed upon bicycle racks are installed.
- Existing landscaping, in the form of planters at the corner of the site and on the exterior stairways, will be retained. The planters appear to be well maintained with the planting in good condition.
- There are existing street trees on both the No. 3 Road and Westminster Highway frontages, which will not be impacted by the proposed renovation. Tree protection fencing will be required through the Building Permit process.

Crime Prevention Through Environmental Design

- New building-mounted light fixtures will be installed flanking each entrance. Existing light fixtures will be replaced to match, providing consistent lighting conditions. The proposed light fixtures are intended to illuminate the pedestrian realm, and narrow beams were selected to ensure that light is not directed outside the site.

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
Planning Technician
(604-276-4092)

JR:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Existing Condition

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

1. The applicant must provide to the City a Letter of Credit or cash security in the amount of \$1,746.36 to ensure that the three bicycle racks are installed. The security is fully refundable following inspection by the City.

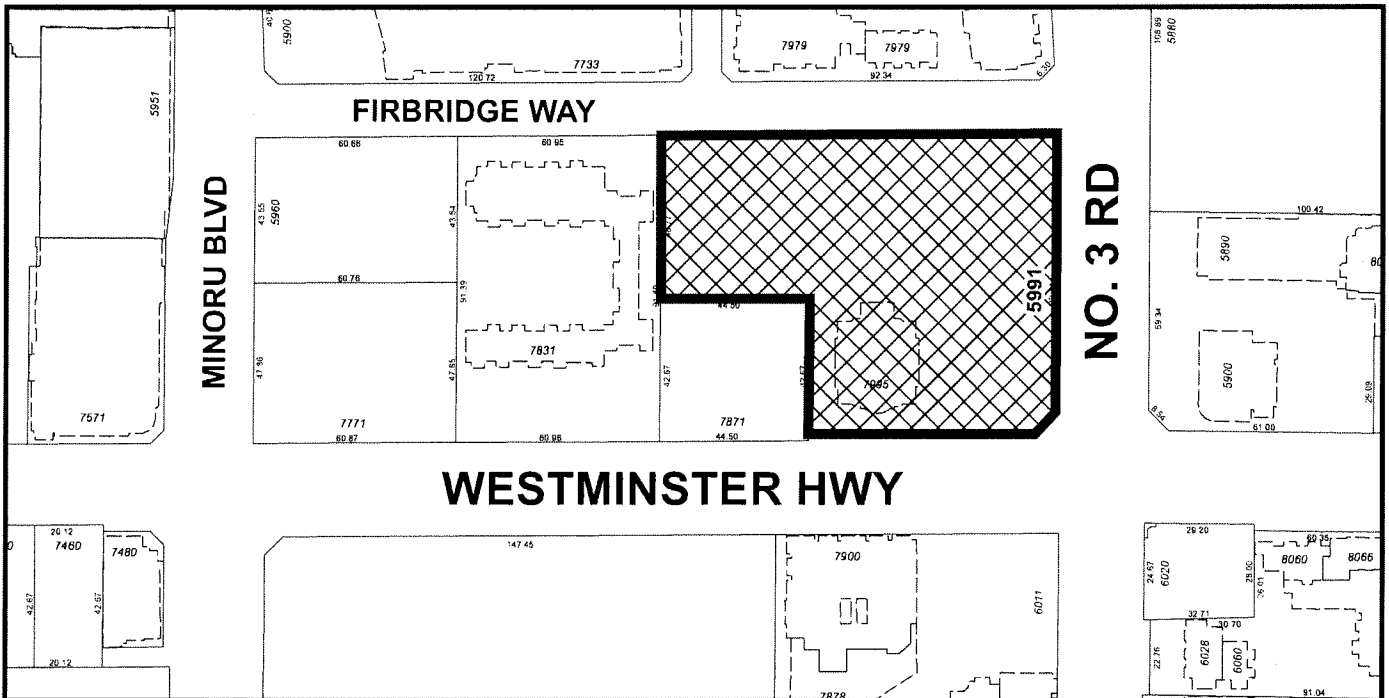
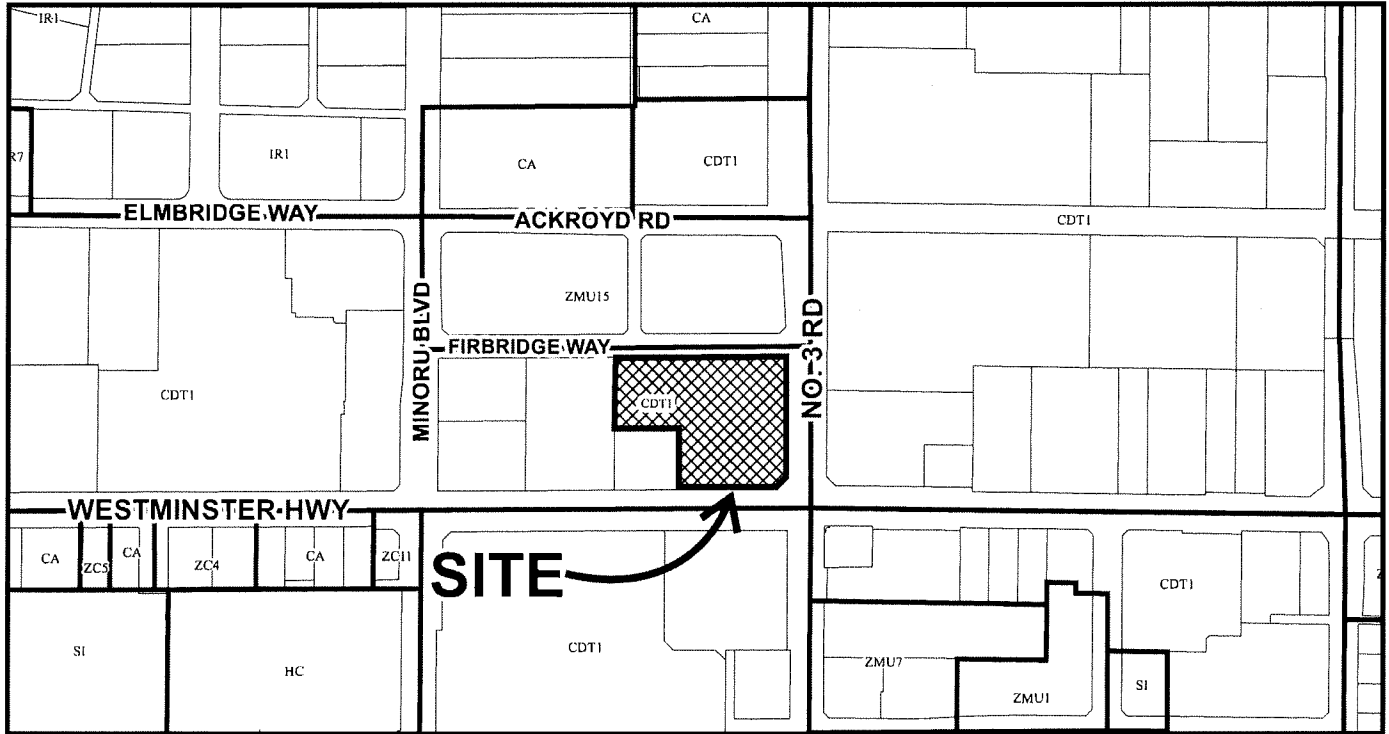
Prior to future Building Permit issuance, the developer is required to complete the following:

- 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>).



City of Richmond

ATTACHMENT 1

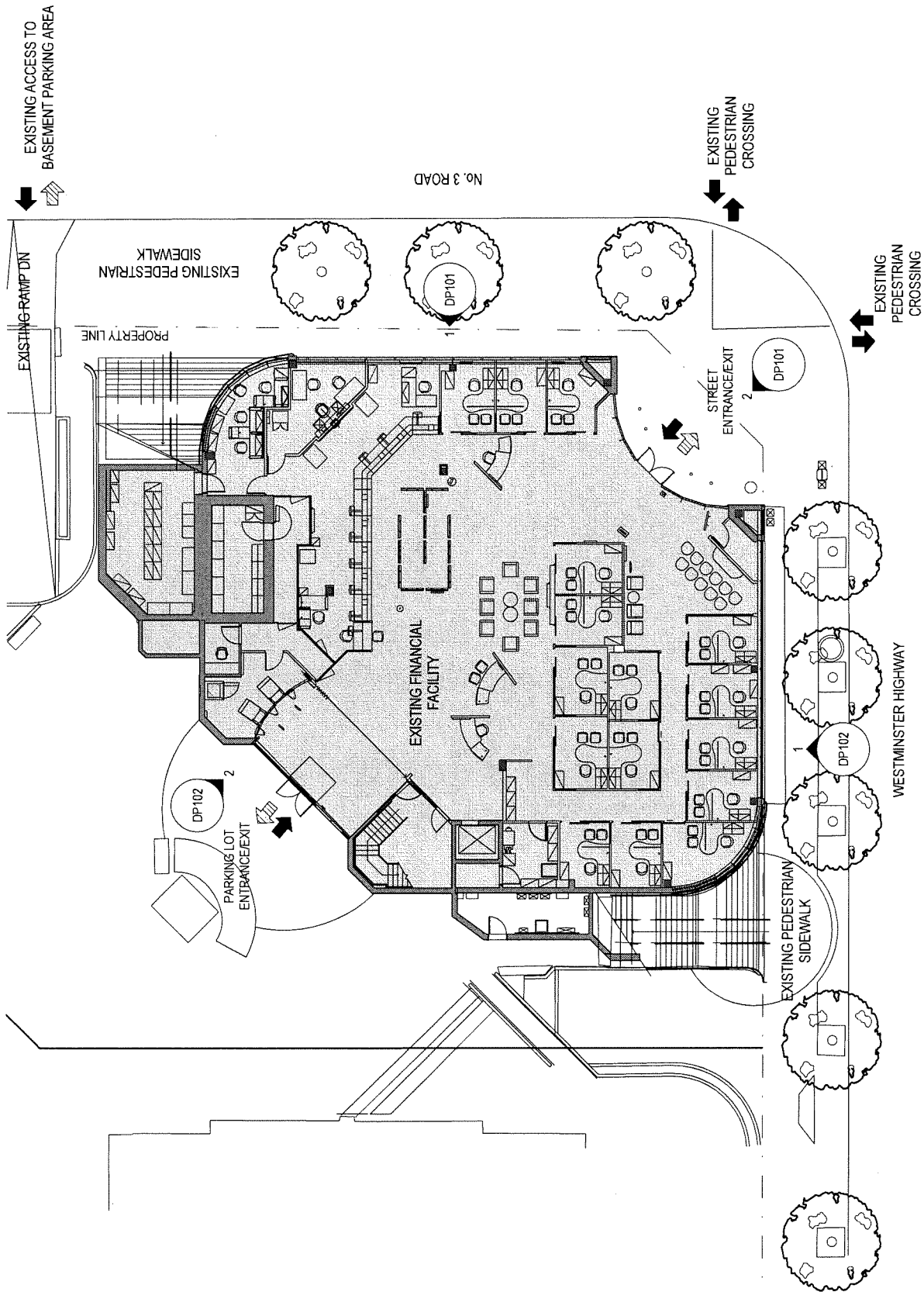


DP 18-835560

Original Date: 10/17/18

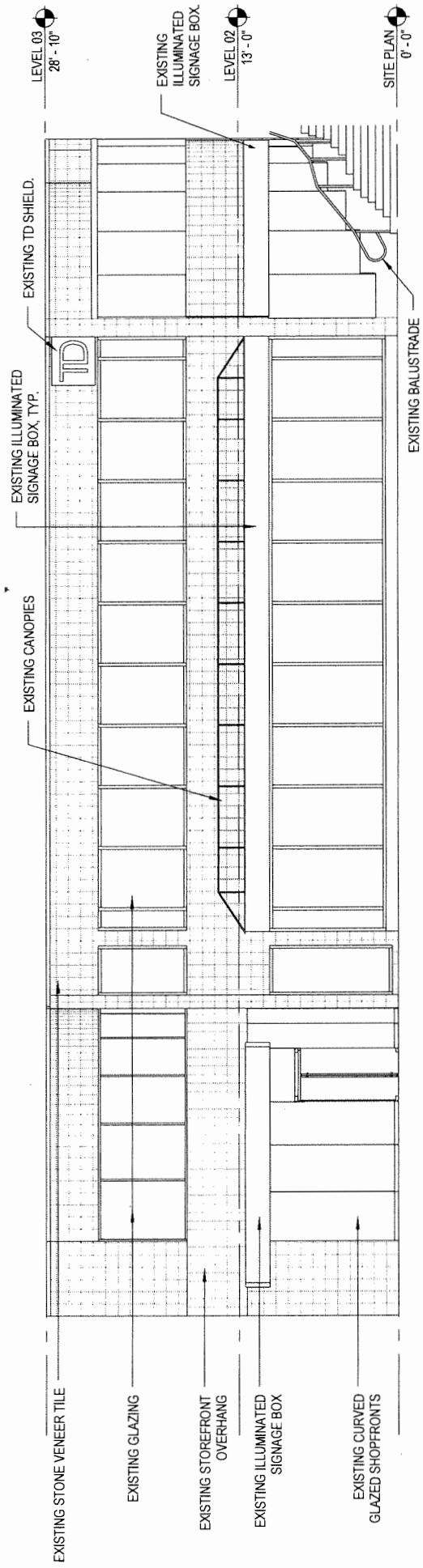
Revision Date:

Note: Dimensions are in METRES

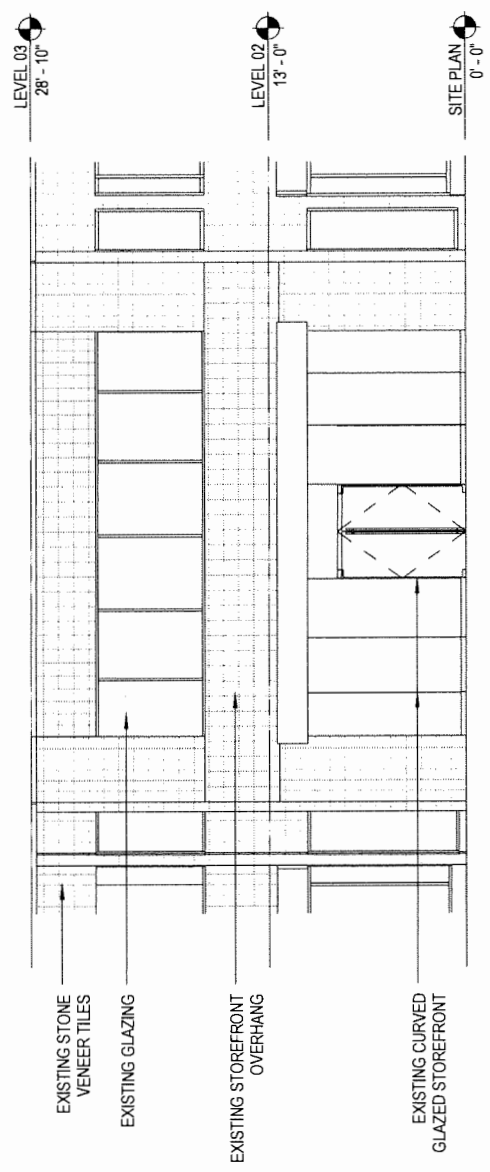


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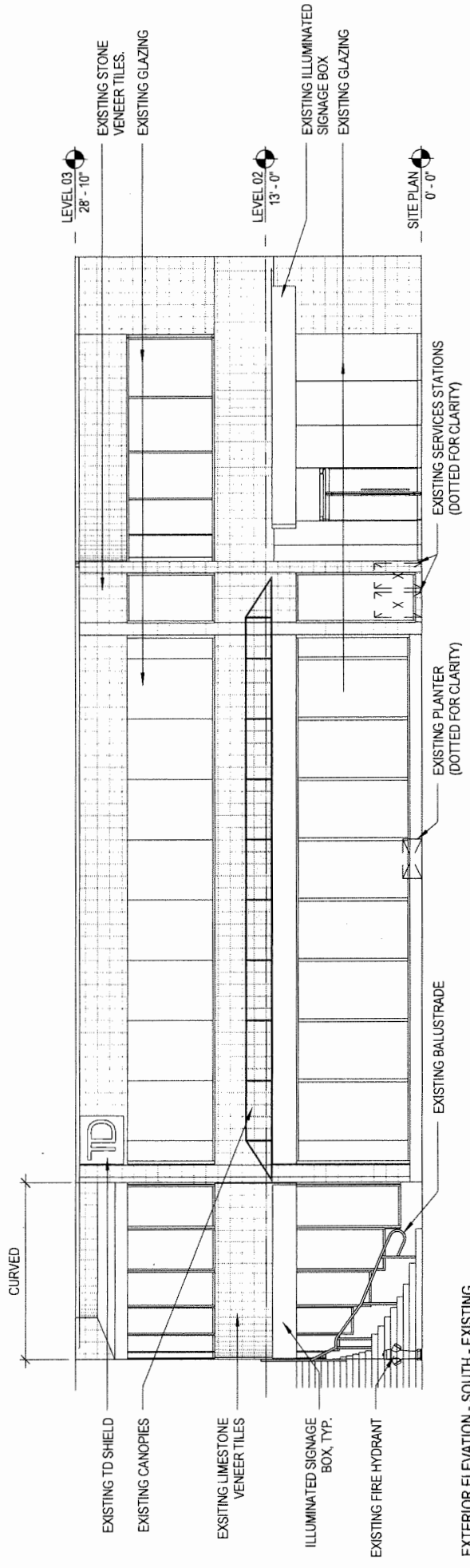
SITE PLAN - EXISTING



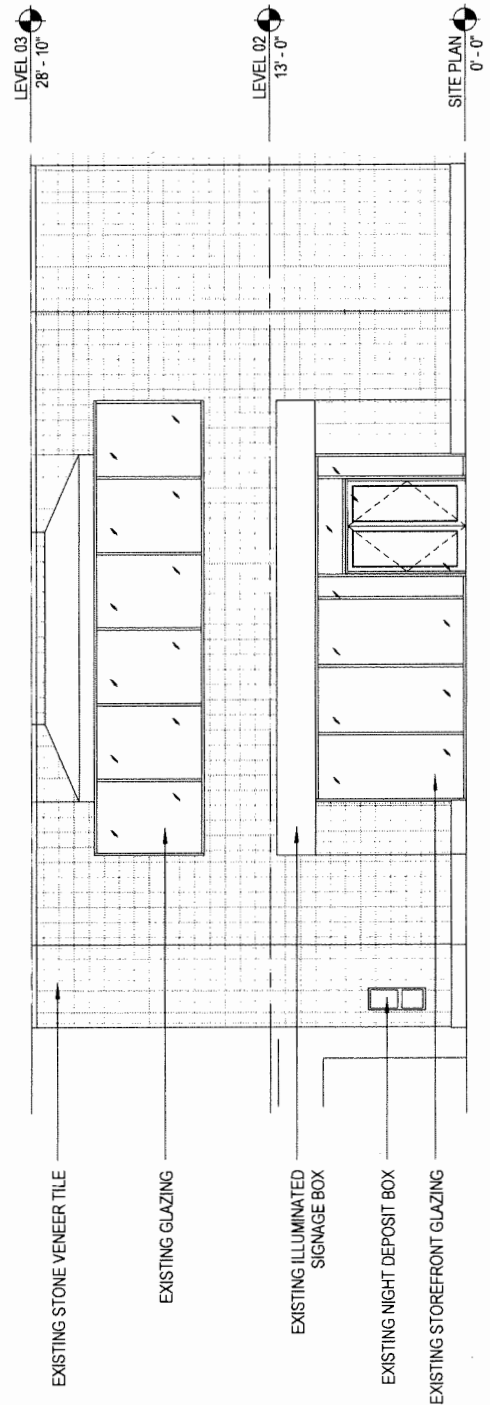
EXTERIOR ELEVATION - EAST - EXISTING
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTHEAST - EXISTING
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH - EXISTING
1/8" = 1'-0"



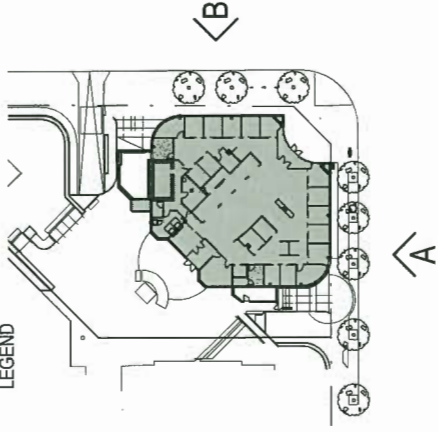
EXTERIOR ELEVATION - NORTHWEST - EXISTING
1/8" = 1'-0"



A - SOUTH ELEVATION



LEGEND



B - EAST ELEVATION



TD BANK

TD RICHMOND - TR. 9720

02/20/19

Gensler

ADJACENT CONDITION - PHOTOS

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No. DP 18-835560

To the Holder: GUSTAVSON WYLIE ARCHITECTS INC.

Property Address: 5991 NO. 3 ROAD

Address: C/O CAMERON EVANS
280 - 1040 WEST GEORGIA STREET
VANCOUVER, BC V6E 4H1

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 #2 attached hereto.
4. 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.
5. 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

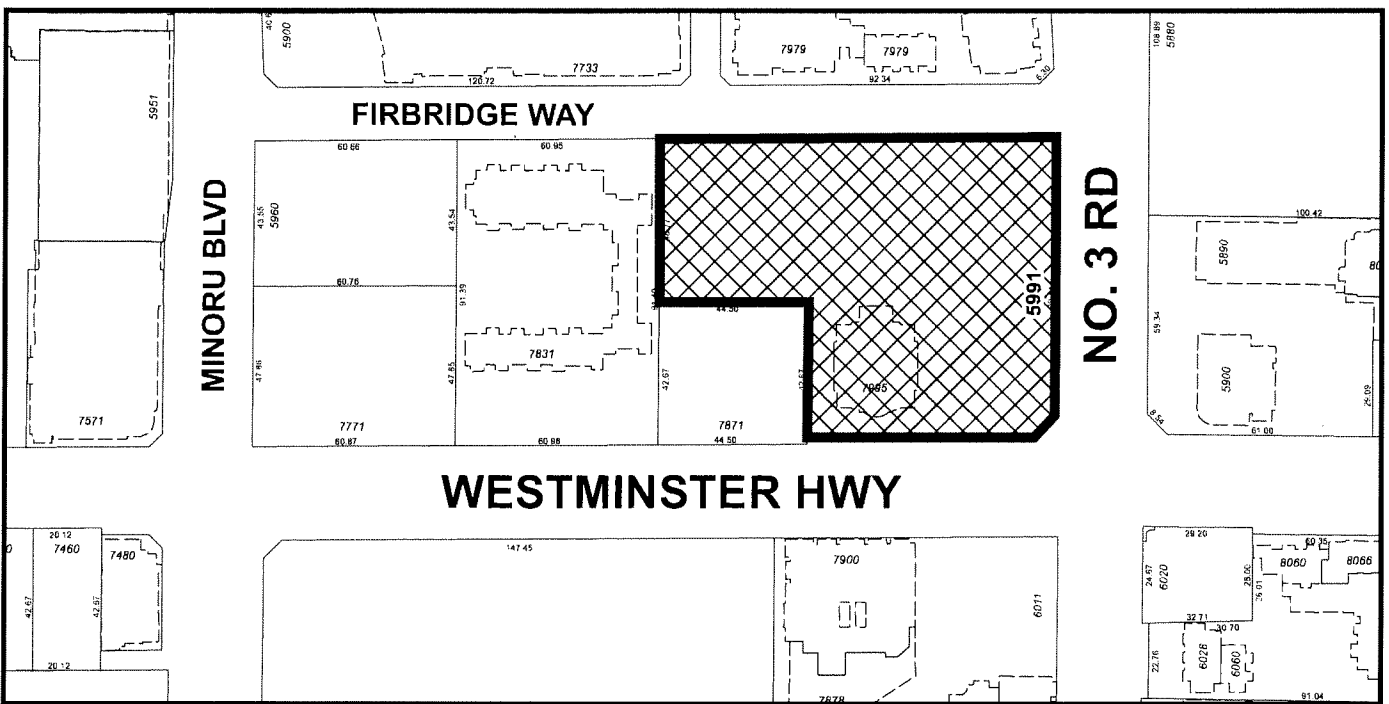
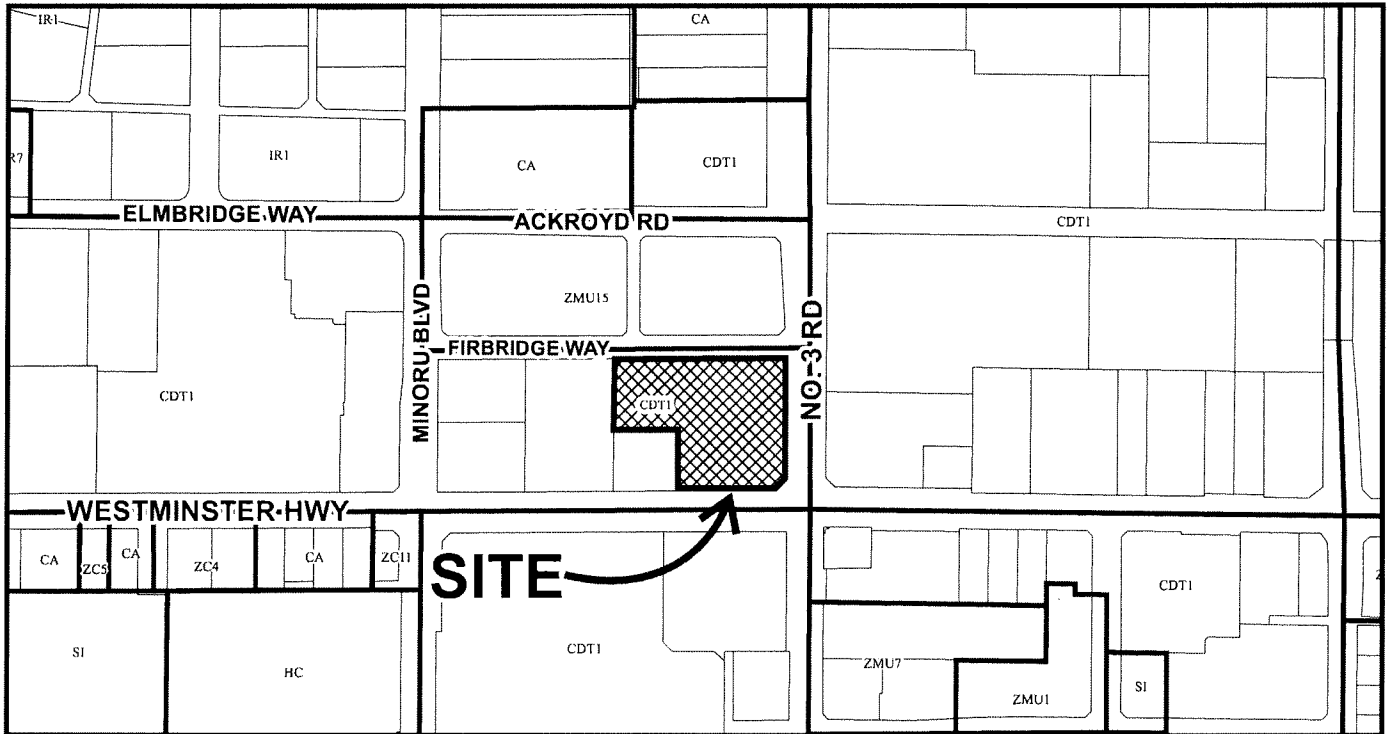
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

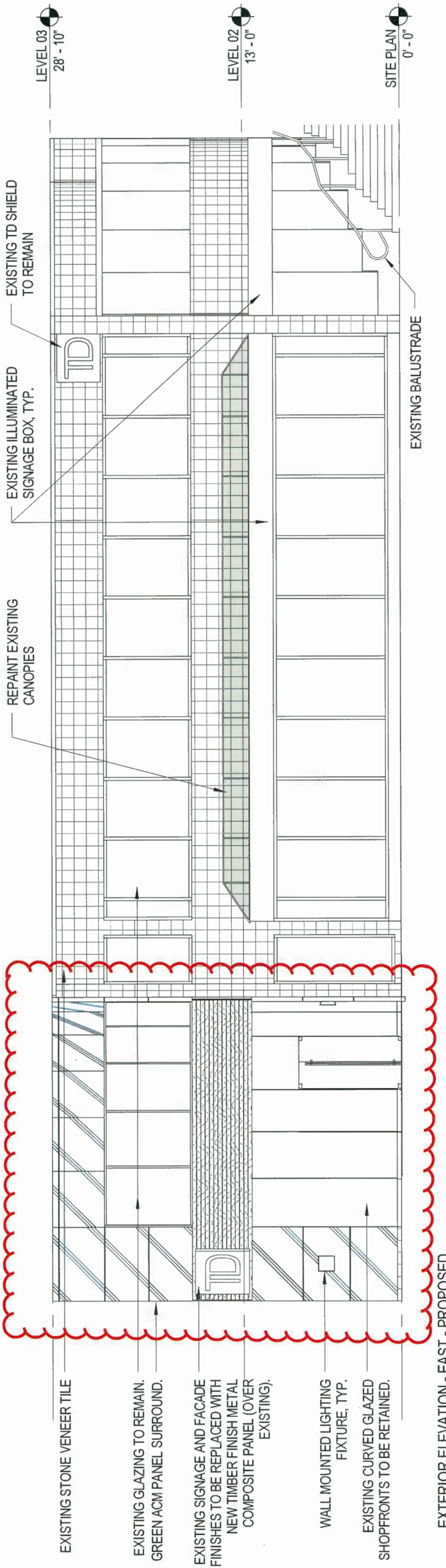


DP 18-835560
SCHEDULE "A"

Original Date: 10/17/18

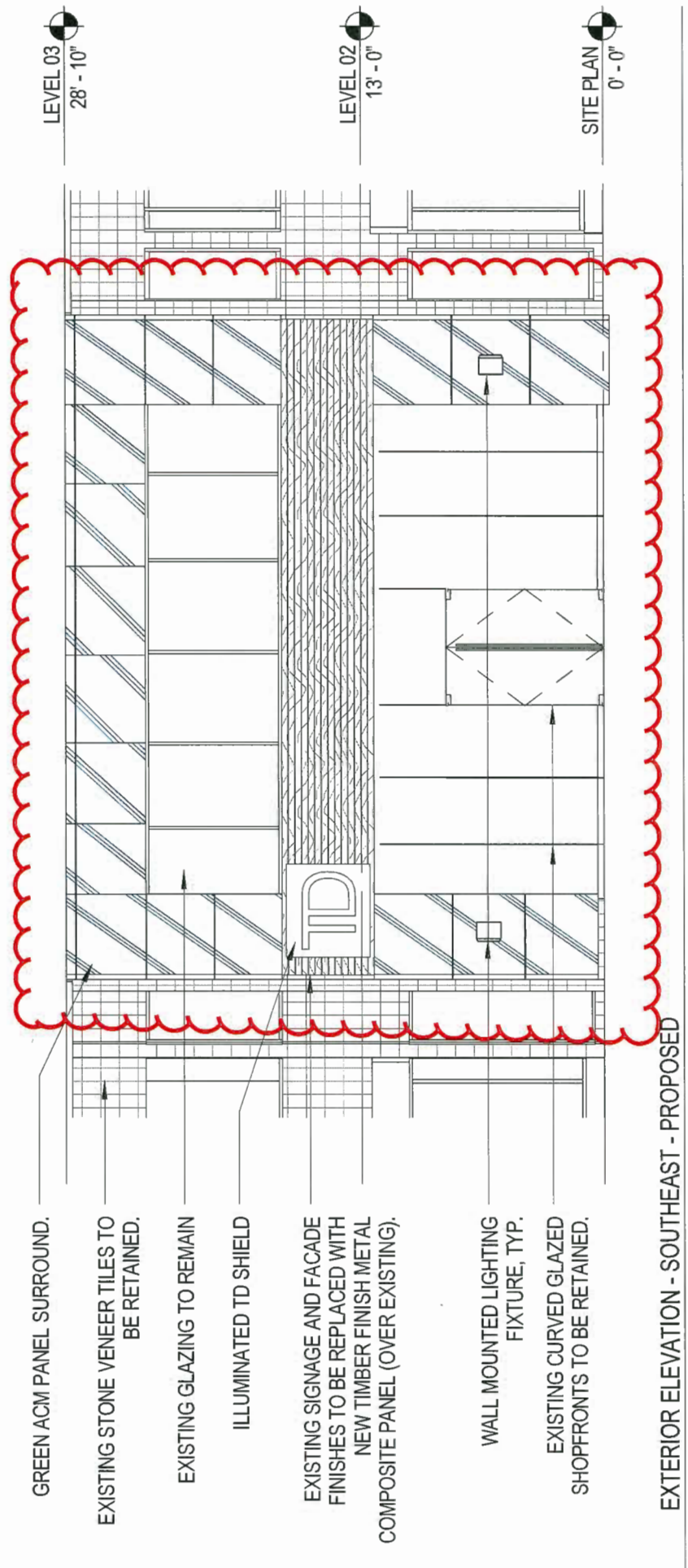
Revision Date:

Note: Dimensions are in METRES



EXTERIOR ELEVATION - EAST - PROPOSED

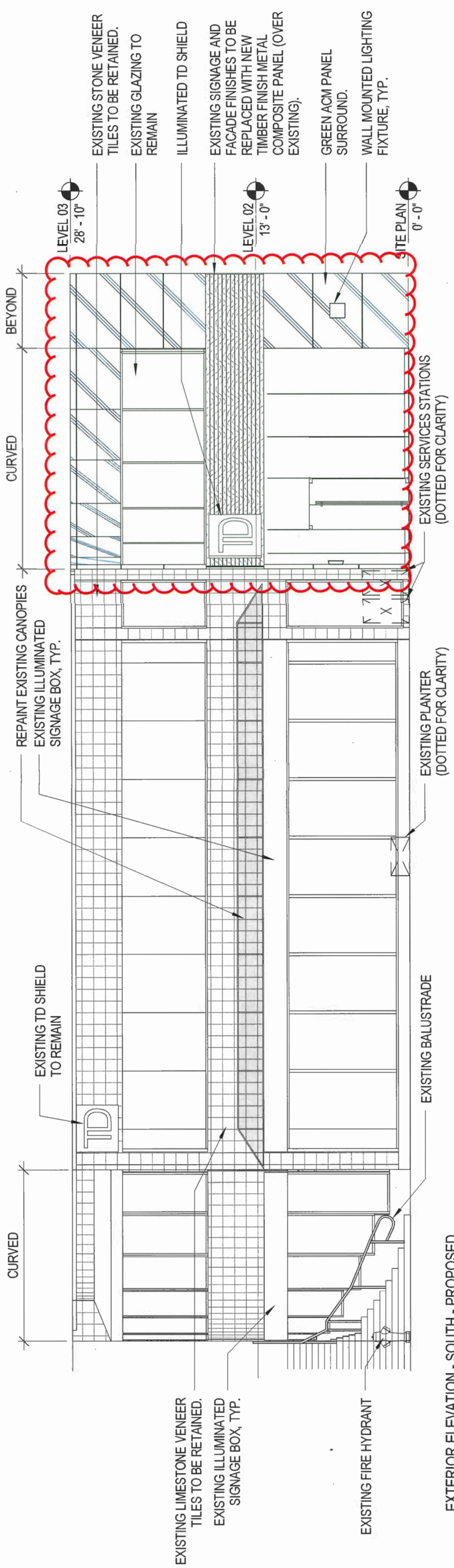
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTHEAST - PROPOSED

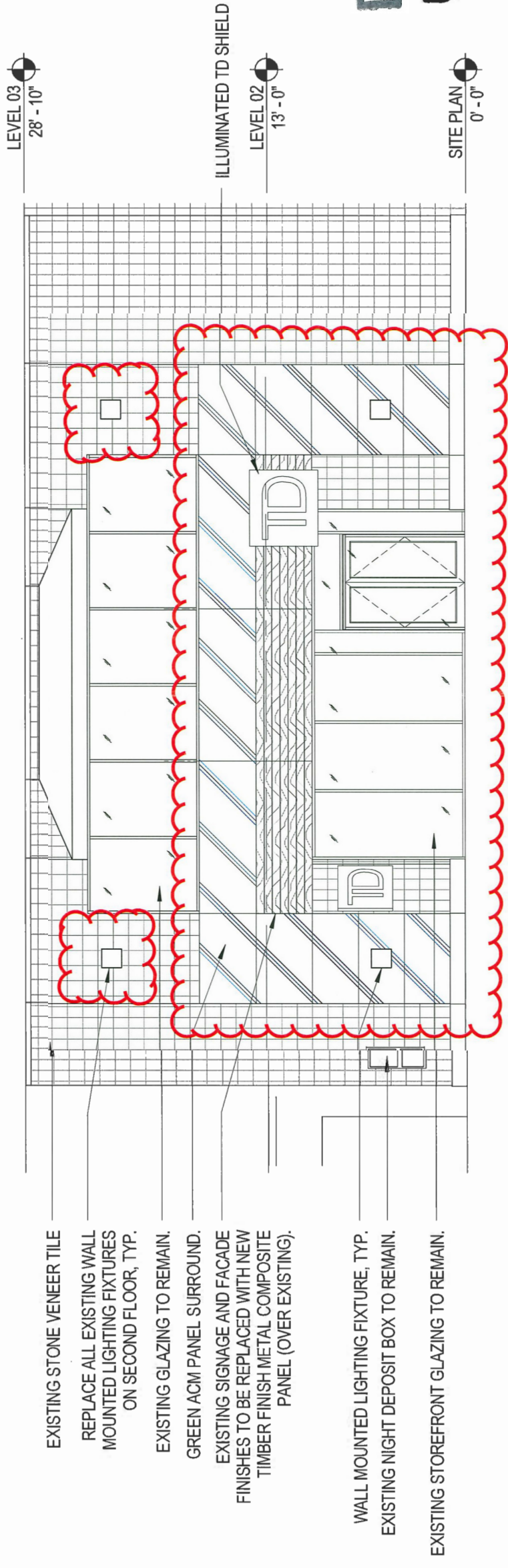
1/8" = 1'-0"

DP 18-835560
PLAN 2B



EXTERIOR ELEVATION - SOUTH - PROPOSED

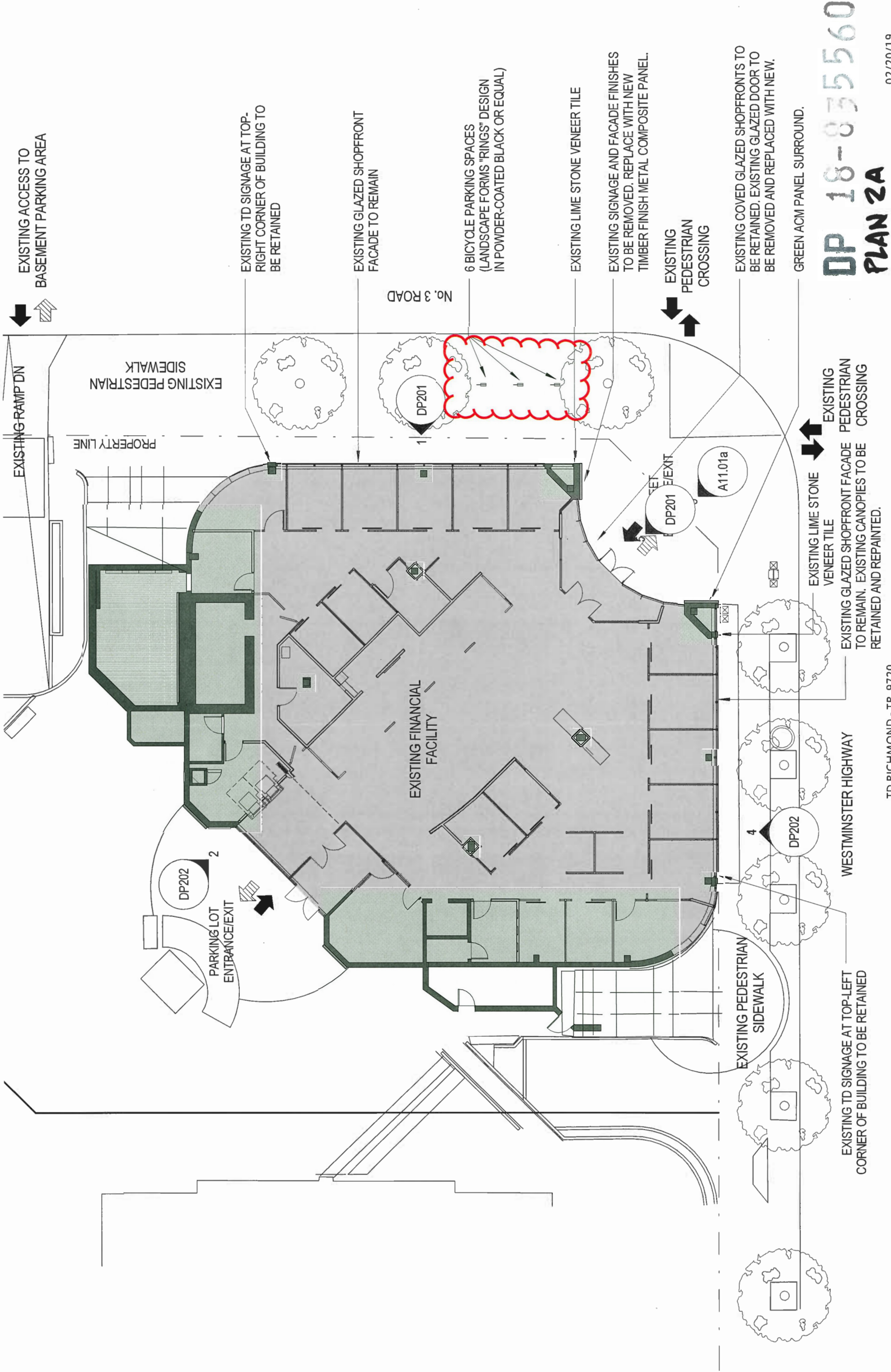
1/8" = 1'-0"



EXTERIOR ELEVATION - NORTHWEST - PROPOSED

1/8" = 1'-0"

DP 18-835560
PLAN 2C



EXISTING ACCESS TO BASEMENT PARKING AREA

EXISTING RAMP DN

EXISTING PEDESTRIAN SIDEWALK

PROPERTY LINE

EXISTING TD SIGNAGE AT TOP-RIGHT CORNER OF BUILDING TO BE RETAINED

EXISTING GLAZED SHOPFRONT FACADE TO REMAIN

6 BICYCLE PARKING SPACES (LANDSCAPE FORMS "RINGS" DESIGN IN POWDER-COATED BLACK OR EQUAL)

EXISTING LIME STONE VENEER TILE

EXISTING SIGNAGE AND FACADE FINISHES TO BE REMOVED. REPLACE WITH NEW TIMBER FINISH METAL COMPOSITE PANEL.

EXISTING PEDESTRIAN CROSSING

EXISTING COVERED GLAZED SHOPFRONTS TO BE RETAINED. EXISTING GLAZED DOOR TO BE REMOVED AND REPLACED WITH NEW.

GREEN ACM PANEL SURROUND.

No. 3 ROAD

EXISTING FINANCIAL FACILITY

DP202

PARKING LOT ENTRANCE/EXIT

2

DP201

1

DP201

A11.01a

EXISTING LIME STONE VENEER TILE

EXISTING GLAZED SHOPFRONT FACADE TO REMAIN. EXISTING CANOPIES TO BE RETAINED AND REPAINTED.

WESTMINSTER HIGHWAY

DP202

EXISTING PEDESTRIAN SIDEWALK

EXISTING TD SIGNAGE AT TOP-LEFT CORNER OF BUILDING TO BE RETAINED

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DP 18-835560
PLAN 2A

02/20/19



DP 18-835560
PLAN 1