



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 22, 2019

From: Wayne Craig
Director, Development

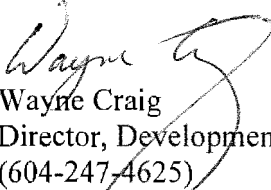
File: DP 18-841402

Re: **Application by Curtis Rockwell on Behalf of Wales McLelland Construction for a Development Permit at 12951 Bathgate Way**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit exterior alterations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.


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

WC:na
Att. 5

Staff Report

Origin

Wales McLelland Construction has applied to the City of Richmond for a Development Permit for permission to undertake exterior renovations to the existing warehouse building at 12951 Bathgate Way on a site zoned “Industrial Retail (IR1)”. No additional floor area or vehicle circulation changes are associated with the project. A variance is requested to vary the provisions of Richmond Zoning Bylaw 8500 and reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way. A location map and aerial image is provided in Attachment 1. A survey of the subject property and existing condition is provided in Attachment 2.

The proposed warehouse sales and commercial storage use is consistent with the “Industrial Retail (IR1)” zone. Accordingly, a rezoning application is not required. A Servicing Agreement will be required prior to the issuance of a Building Permit for utility upgrades, site servicing and frontage improvements on both Bathgate Way and Jacombs Road.

Development Information

The existing two-storey and one-storey split building of approximately 2,385 m² in size, contains warehouse and storage space with loading bays as well as office space. The applicant proposes exterior and interior changes to the building that reflect a new contemporary style for the Jordan’s Outlet brand expansion. Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of proposed development data with the relevant Zoning Bylaw requirements.

Background

The subject site is located within the Bridgeport Planning Area with primary road frontage and vehicle access from Bathgate Way as well as access from Jacombs Road.

Development surrounding the subject site is as follows:

- To the north: An existing Jordan’s warehouse outlet store on a property zoned “Industrial Retail (IR1)” and under the same ownership group as the subject site.
- To the east, across Jacombs Road: The Ikea furniture store on a property zoned “Industrial Retail (IR1)”.
- To the south, across Bathgate Way: An office and manufacturing building on a property zoned “Industrial Business Park (IB1)”.
- To the west, two warehouse buildings on property zone “Industrial Retail (IR1).”

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. The limited scope of the proposed exterior alterations will not significantly impact the overall form of the existing building (Attachment 4). The proposed design complies with the intent of the applicable sections of the Official Community Plan (OCP), including the

Development Permit Guidelines and the Bridgeport Area Plan, and is generally in compliance with “Industrial Retail (IR1)” zoning.

Zoning Compliance/Variations (staff comments in bold italics)

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

- 1) Vary Section 6.5.3 of the Zoning Bylaw to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.

Staff supports the proposed variance as the proposed 2.0 m landscaped area represents a 0.6 m increase above the existing 1.4 m of landscaping in this area. The proposed variance accommodates the required parking, drive isle and a new sidewalk adjacent to the building frontage. Furthermore, the proposed development includes two new landscaped islands in the surface parking area to extend and naturalize the hardscape of the subject property.

Advisory Design Panel Comments

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

Analysis

Legal Encumbrances

One Statutory Right of Way (SRW) is registered on title that limits the placement of buildings and structures on the site:

- a 3.0 m wide City Services SRW oriented along the entire length of the south and east property line of the site (SRW Plan 51150);

Conditions of Adjacency

- The existing building is located in the northern half of the site, positioned with parking to the south along the site’s Bathgate Way frontage. No change to Bathgate Way and Jacombs Road vehicle access is proposed. Two customer entrances and an office entrance are located along the south façade of the building.
- Landscape buffers are provided along the south and east property lines which also follow on-site City services, including a 3.0 m wide statutory-right-of-way (SRW) that runs the entire length of the south and east property line (SRW Plan 51150).

Urban Design and Site Planning

- Site planning, pedestrian movement through the site, and vehicle circulation were reviewed and Staff is satisfied that, given the existing conditions, the proposed improvements to parking, loading and exterior building elevation alterations enhance the site’s urban design.
- Pedestrian and bicycle access is emphasized throughout the site with added clear demarcations for safe walking routes and a central designated bike parking area close to the eastern entrances.

Parking and Transportation

- Exterior alterations of the existing subject site will improve pedestrian accessibility and site frontages on both Bathgate Way and Jacombs Road and include:
 - Compliance with Zoning Bylaw 8500 for regular and accessible parking spaces and for loading requirements.
 - A new pedestrian connection from Jacombs Road to the building.
 - An existing dedicated bike lane is also situated along Jacombs Road and will continue to be of value in promoting further ease of access to and from the site as new bicycle pavement paint-markings are to be provided.
 - A 4 m by 4 m corner cut road dedication at the southeast corner of the subject site.
 - Transportation off-site frontage improvements provided through a Servicing Agreement include:
 - A 1.5 m wide grass boulevard between the existing property line and the existing north curb along the Bathgate Way site frontage;
 - A concrete multi-purpose sidewalk over the remaining width of the Bathgate Way frontage between the property line and the new boulevard;
 - A 0.15 m wide road curb along the Jacombs Road frontage with 1.5 m sidewalk and 1.5 m grass boulevard treatments that respect the existing trees. For tree protection, sidewalk width reduction to a minimum of 1.0 m and placement between curb and boulevard may be permitted; and
 - Two wheelchair ramps at the northwest corner of the Bathgate Way and Jacombs Road intersection. The wheelchair ramps are to have east-west and north-south orientations for crossing both roadways.

Architectural Form and Character

- The glass curtain wall is an architecturally prominent feature at the southeast corner of the building which establishes a nice contrast with the addition of corrugated metal panels on the south and east façade.
- Existing building facades are enhanced by subtle revisions to building articulation, refurbished steel canopy, prominent landscape features, and small rectangular landing spaces to highlight the building entrances.
- Design elements incorporate quality materials and landscaping to create façades that animate and tie the public realm along Bathgate Way and Jacombs Road together.
- Pedestrian scale is achieved through the building massing and detailing on the ground level, such as formal entrances, windows, canopies, and accent pieces.
- The design employs strong lines and distinct massing to create a contemporary architectural expression.
- Proposed materials are durable, low maintenance materials, such as painted concrete, corrugated metal panel, steel canopy, anodized aluminum, and glass, which fit with the industrial nature of the surrounding neighbourhood.

Landscape Design and Open Space Design

- There are 12 existing trees on the subject site (tag# 510-512, 516, 521-524, 526-528, and 594) and 7 existing trees off site (tag# 513-515, 518-520, and 595) along the City boulevard to the south and east of the property line. Four (4) (tag# 510, 511, 512, and 516) of the 12

on-site trees and four (4) (tag# 513, 514, 518, and 519) of the 7 off-site trees are proposed to be retained and protected.

- For the eleven (11) on-site and off-site trees (tag# 515, 520-524, 526-528, 594, and 595) in poor condition, reasons for removal include: historical topping and that 50% of the lower canopies have previously been removed for vehicle clearance. In addition to poor health, these trees cannot be retained as the critical root zone for each tree will be impacted by frontage improvements that require new sidewalks positioned in close proximity to the property line. Therefore, these trees are not good candidates for retention and should be removed and replaced.
- As per the City's OCP policy of 2:1 replacement for private on-site trees the applicant would be required to provide 16 new on-site trees given the removal of 8 existing on-site trees that are in poor condition. The applicant has proposed 4 new on-site trees and voluntary contribution of \$6,000.00 (\$500 per tree) towards the Tree Compensation Fund for the remaining 12 required replacement trees.
- To ensure trees identified for retention are protected, the applicant is required to provide a Tree Survival Security of \$65,000.00 for on-site (\$45,000.00) and off-site (\$20,000.00) as a condition of the Development Permit.
- For the off-site trees being removed and as a condition of the Development Permit, the City requires that \$3,250.00 be contributed by the applicant to the Tree Compensation Fund.
- The streetscape adjacent to both Bathgate Way and Jacombs Road frontages, includes a layering of ground-cover, lower-growing plants and shrubs, and universally-accessible pedestrian pathways.
- Landscaped islands and pedestrian pathways within the subject site will help encourage pedestrian connectivity to and from the entrances of the building. By breaking up the surface parking area with trees, shrubs, and groundcover plantings, this will also help soften the hardscape and complement the architectural expression of the building.
- To ensure the proposed landscape works are completed, the applicant is required to provide a Landscape Security of \$31,579.00 (inclusive of a 10% contingency) as a condition of the Development Permit.

Crime Prevention Through Environmental Design

- The proposed exterior renovations will have a limited impact on CPTED principles. Exterior lighting and building glazing will be maintained to provide adequate visibility of the site.
- The design was developed to prevent hidden corners and alcoves.
- Along the back portion of the building and the northernmost property line, low rising shrubs will be planted to ensure that natural surveillance is made possible and territoriality acknowledged.
- Pedestrian routes are short, open and visible from the building.
- The building and walkways will be lit at night.

Sustainability

- Exterior LED lighting is proposed and will help define territoriality and reduce energy use.
- Proposed landscaped parking islands will add greenery and break up the amount of pavement on-site.

Conclusions

Considerations associated with this application are provided in Attachment 5. 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.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Site Survey

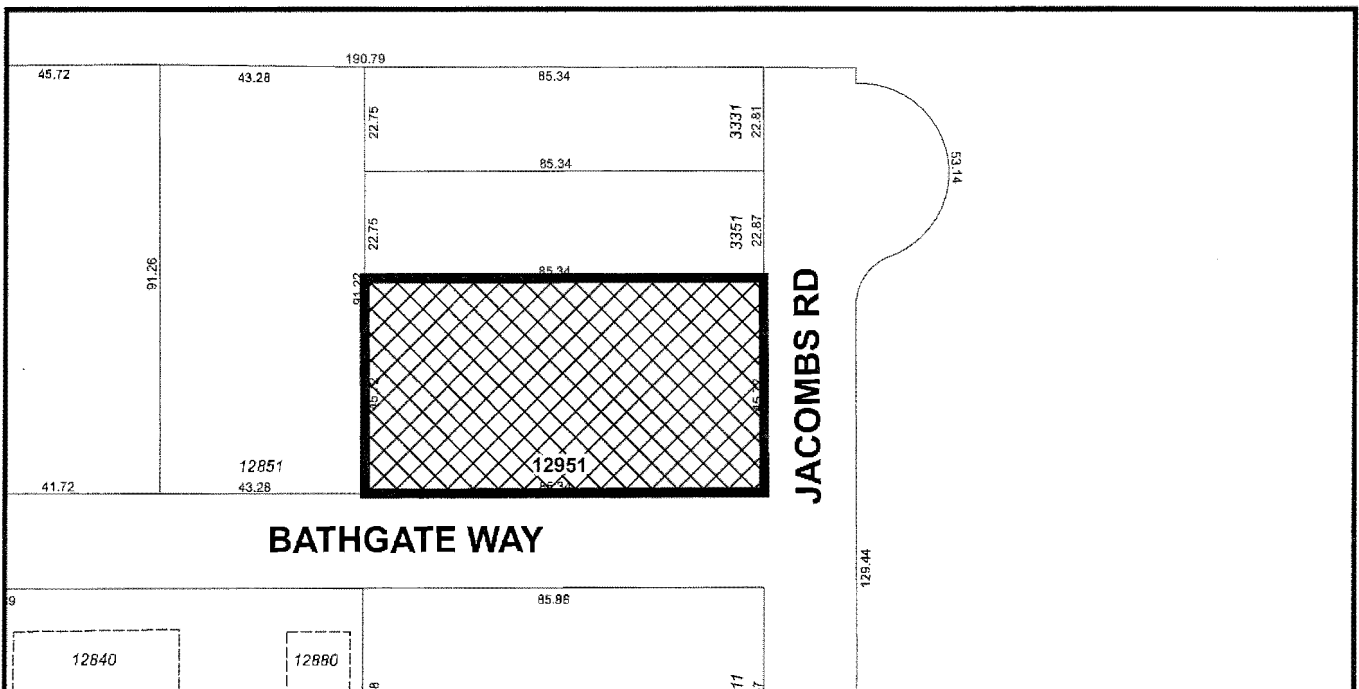
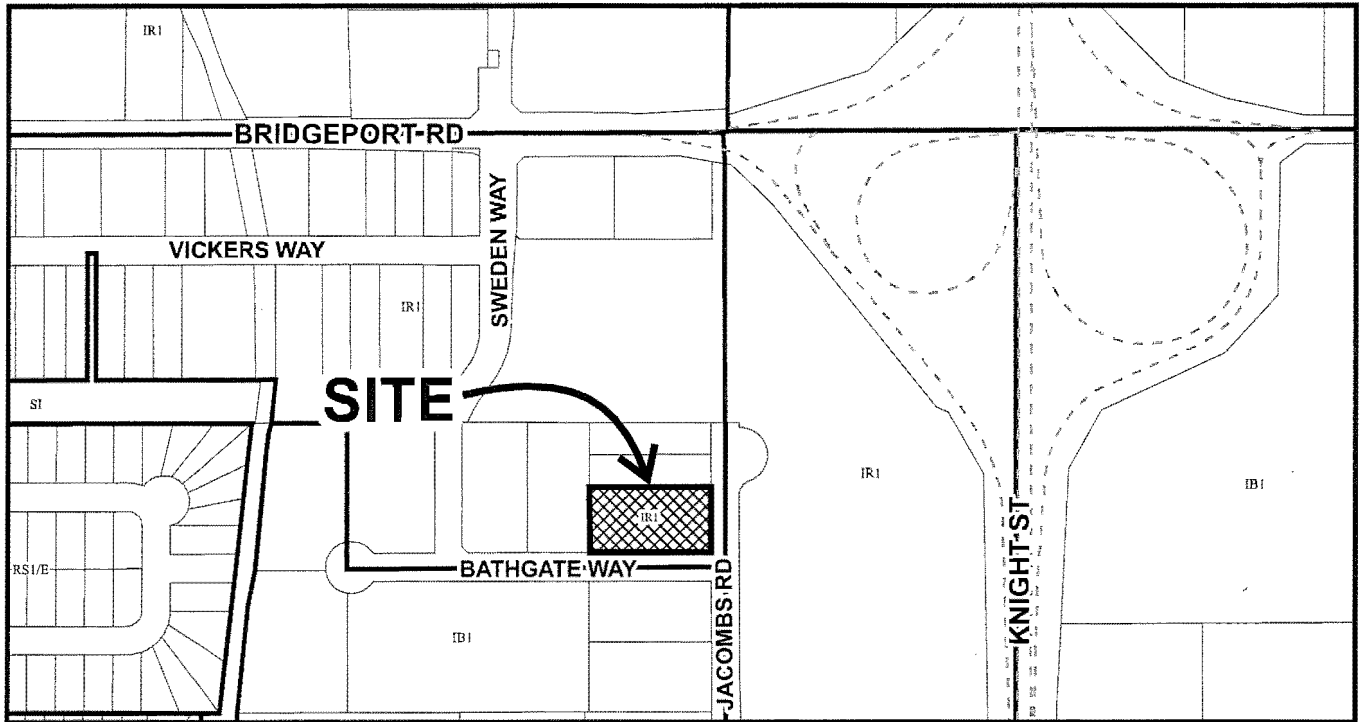
Attachment 3: Development Application Data Sheet

Attachment 4: Existing Conditions versus Proposed Plan

Attachment 5: Development Considerations



City of Richmond



DP 18-841402

Original Date: 12/07/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 18-841402

Original Date: 05/15/19

Revision Date:

Note: Dimensions are in METRES

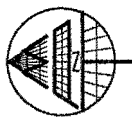
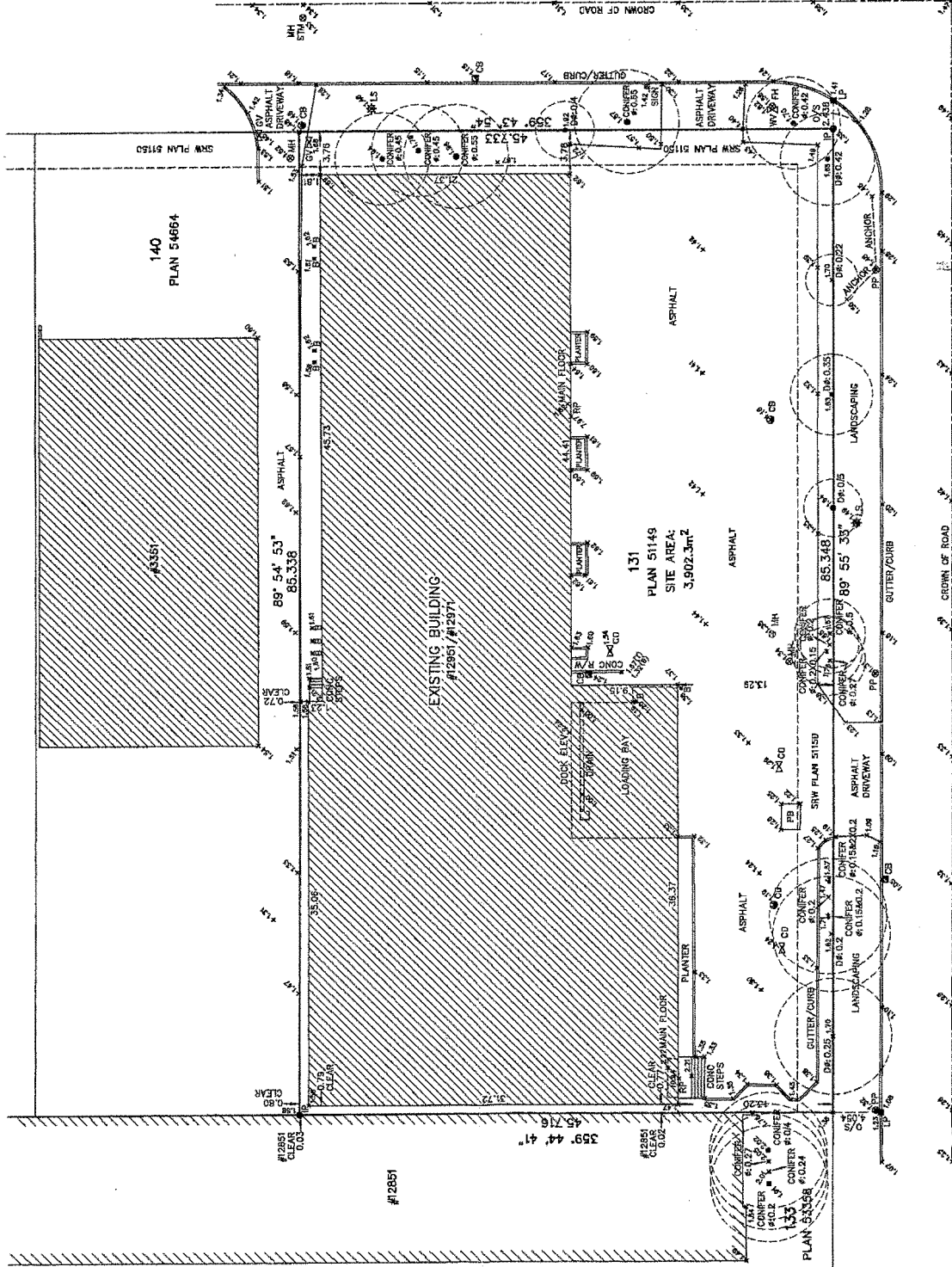
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SURVEY PLAN OF LOT 131 SECTION 30 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN S1149

PARCEL IDENTIFIER (PID): 003-523-845

FOR CITY OF RICHMOND PERMIT APPLICATIONS

CIVIC ADDRESS
 #12951/#12971 BATHGATE WAY
 RICHMOND, B.C.



LEGEND
 SCALE 1:2500

- ALL DISTANCES ARE IN METRES
- IP INDICATES FOOT ELEVATION
 - LP INDICATES IRON POST
 - CB INDICATES LEAD FLAG
 - PH INDICATES CATCH BASIN
 - CH INDICATES FIRE HYDRANT
 - HH INDICATES HANGAR
 - LS INDICATES LAMP STANDARD
 - PP INDICATES POWER POLE
 - PC INDICATES POWER CABLE
 - CO INDICATES CLEAN OUT
 - WV INDICATES WATER VALVE
 - D INDICATES DECIDUOUS TREE
 - CONC INDICATES CONCRETE
 - STM INDICATES STORM
 - RP INDICATES ROLL BOX
 - BP INDICATES BIRD PEAK ELEVATION
 - RS INDICATES RETAINING WALL
 - RTW INDICATES TOP OF WALL
 - BTW INDICATES BOTTOM OF WALL

MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #320 - 11120 HORSeshOE WAY
 RICHMOND, B.C. V7A 5H7
 PH: 604-276-9331
 FAX: 604-276-4137
 CARPENTER 18738-002-TPG-001.DWG
 CLIENT REF: CBRE LTD

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM RICHMOND METRIC MONUMENT #77 (786455) WITH AN ELEVATION OF 1363 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

RE-ISSUED: SEPTEMBER 25, 2018
 SURVEY DATE: MAY 14, 2018

Stephenson

J. STEPHEN CARPENTER, BOLS (P12)
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

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DP 18-841402

Attachment 3

Address: 12951 Bathgate Way

Applicant: Curtis Rockwell c/o Wales McLelland Construction Owner: Jordans Rugs Ltd

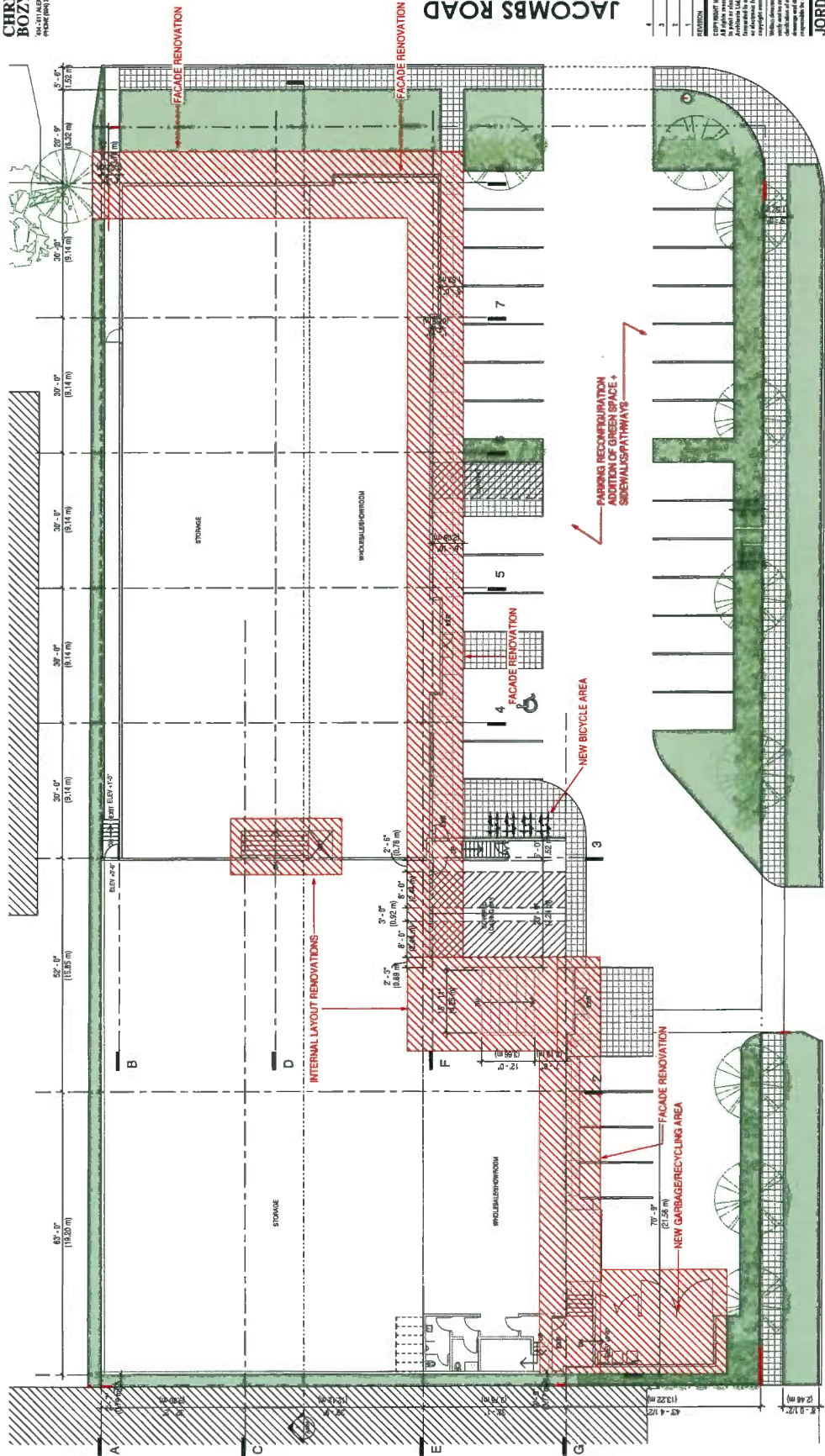
Planning Area(s): Bridgeport Planning Area

Floor Area Gross: 2385.3 m² Floor Area Net: 2385.3 m²

	Existing	Proposed
Site Area:	3902.3 m ²	3902.3 m ²
Land Uses:	Wholesale	Wholesale/showroom
OCP Designation:	Mixed Employment (MEMP)	Mixed Employment (MEMP)
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1)
Number of Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1	0.60	none
Lot Coverage:	Max. 60%	60%	none
Setback – Front Yard (Jacombs Road):	Min. 3.0 m	3.2 m	none
Setback – Exterior Side Yard (Bathgate Way):	Min. 3.0 m	13.2 m	none
Setback – Side Yard:	Min. 0.0 m	0.0 m	none
Setback – Rear Yard:	Min. 0.0 m	0.0 m	none
Height (m):	Max. 12.0 m	9.1 m	none
Off-street Parking Spaces – Wholesale/Storage:	22 spaces – wholesale 8 spaces – storage	22 and 8	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	30	30	none
Loading:	1 medium	1 medium	none
Bicycle Parking (Class 1) Wholesale/Storage	5	6	none
Bicycle Parking (Class 2)	6	8	none

CHRISTOPHER BOZYK ARCHITECTS
 141-11 ALEXANDER STREET, WASHINGTON, DC, WA 20011
 PHONE: (202) 338-1200 FAX: (202) 338-1200



JACOBS ROAD

BATHGATE WAY

JORDANS

NO.	DATE	REVISION/DESCRIPTION
1	01.18.2014	ISSUED FOR CP
2	01.18.2014	ISSUED FOR CP
3	01.18.2014	ISSUED FOR CP

DISCLAIMER
 The architect shall not be responsible for the design and construction of the building and its contents. The architect shall not be responsible for the design and construction of the building and its contents. The architect shall not be responsible for the design and construction of the building and its contents.

CURRENT/RENO DIAGRAM

SCALE: 3/8" = 1'-0"
 DATE: JAN 17, 2014
 PROJECT NUMBER: 141-11

A008



City of Richmond

Development Permit Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 12951 Bathgate Way

File No.: DP18-841402

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

1. Dedication of a 4.0 m x 4.0 m corner cut is required at the southeast corner of the subject site (northwest corner of the Bathgate Way and Jacombs Road intersection).
2. Receipt of a Cash Security or Letter of Credit for on-site landscaping in the amount of \$31,579.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
3. Receipt of a Cash Security or Letter of Credit for on-site and off-site Tree Survival Security in the amount of \$65,000.
4. City acceptance of the developer's offer to voluntarily contribute \$9250.00 to the Tree Compensation Fund for the trees being removed on and off site.
5. 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.
6. 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.
7. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
8. Registration of an aircraft noise covenant on Title.

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 and transportation 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 000 L/s of water available at a 20 psi residual at the hydrant fronting the southeast corner of 12951 Bathgate Way and is 000 L/s of water available at a 20 psi residual at the hydrant fronting the northwest corner of 3511 Jacombs Road. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.

- At the developer's cost, 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on the building design at Building Permit Stage.
 - Via the Servicing Agreement, the City will review the impact of the proposed frontage improvement works on the existing 300 mm asbestos cement (AC) watermain on Jacombs Road. If there will be impact on the existing watermain, the replacement of the affected portion shall be included in the servicing agreement scope of work at the developer's cost.
 - Use the existing water service connection at Bathgate Way frontage.
- At the developer's cost, the City will:
 - Relocate the existing hydrant at Jacombs Road frontage if it conflicts with the proposed sidewalk.

Storm Sewer Works:

- At the developer's cost, the developer is required to:
 - Re-use the existing storm sewer service connections.
 - At Building Permit stage, an Inspection Chamber is to be added to the storm connection at the Bathgate Way frontage.

Sanitary Sewer Works:

- At the developer's cost, the developer is required to:
 - Re-use the existing sanitary service connection at Bathgate Way frontage.
 - Confirm whether the existing sanitary service connection at the northeast corner is being utilized. If it's not being used, City crews to cut, cap, and remove that existing sanitary service connection at developer's costs.
 - If the existing sanitary service at the northeast corner (Jacombs Road) is being used, the developer is required to consolidate the two sanitary connections (one on Jacombs Road, one on Bathgate Way) to a single sanitary connection at the Bathgate Way frontage. The Jacombs Road sanitary connection is to be capped by City crews at developer's costs.

Frontage Improvements:

- The developer is required to:
 - 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 determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements.
 - Developer is not to encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

- New trees are not to encroach into the corridor of the existing sanitary line in Bathgate Way and existing AC watermain in Jacombs Way.

Bathgate Way Frontage Improvements:

- Between the existing property line and the existing north curb along the Bathgate Way site frontage, provide the following frontage improvements:
 - Next to the curb, construct a 1.5 m wide grass boulevard with street trees.
 - Over the remaining width between the property line and the new boulevard, construct a concrete “multi-purpose” sidewalk/pathway. The sidewalk/pathway is to have a concrete “saw-cut” surface. (Refer to the similar design at Kingsley Estates, 10388 No. 2 Road).
- As part of the frontage works, construct two wheelchair ramps at the northwest corner of the Bathgate Way/Jacombs Road intersection. The wheelchair ramps are to have east-west and north-south orientations for crossing both roadways.

Jacombs Road Frontage Improvements:

- Measuring from the existing property line, provide the following frontage improvements along the Jacombs Road site frontage:
 - 1.5 m wide concrete sidewalk.
 - 1.5 m wide grass boulevard with street trees.
 - 0.15 m wide road curb.
 - If required for tree protection, reduce the sidewalk width to a minimum of 1.0 m and place between curb and boulevard.
 - Next to the west curb of Jacombs Road along the site’s frontage, provide a southbound bicycle lane. The works are to include pavement paint-marking of a 1.5 m wide on-road bicycle lane with “diamond” and bicycle symbol stencils. The current illegal on-street parking along the west side of Jacombs Road fronting the site’s frontage will be removed.
2. 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.
 3. 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 18-841402

To the Holder: CURTIS ROCKWELL ON BEHALF OF
WALES MCLELLAND CONSTRUCTION

Property Address: 12951 BATHGATE WAY

Address: C/O 6211 FRASERWOOD PLACE
RICHMOND, BC V6W 1J2

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 required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.
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 #10 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 \$96,579.00 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.

Development Permit
No. DP 18-841402

To the Holder: CURTIS ROCKWELL ON BEHALF OF
WALES MCLELLAND CONSTRUCTION

Property Address: 12951 BATHGATE WAY

Address: C/O 6211 FRASERWOOD PLACE
RICHMOND, BC V6W 1J2

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.

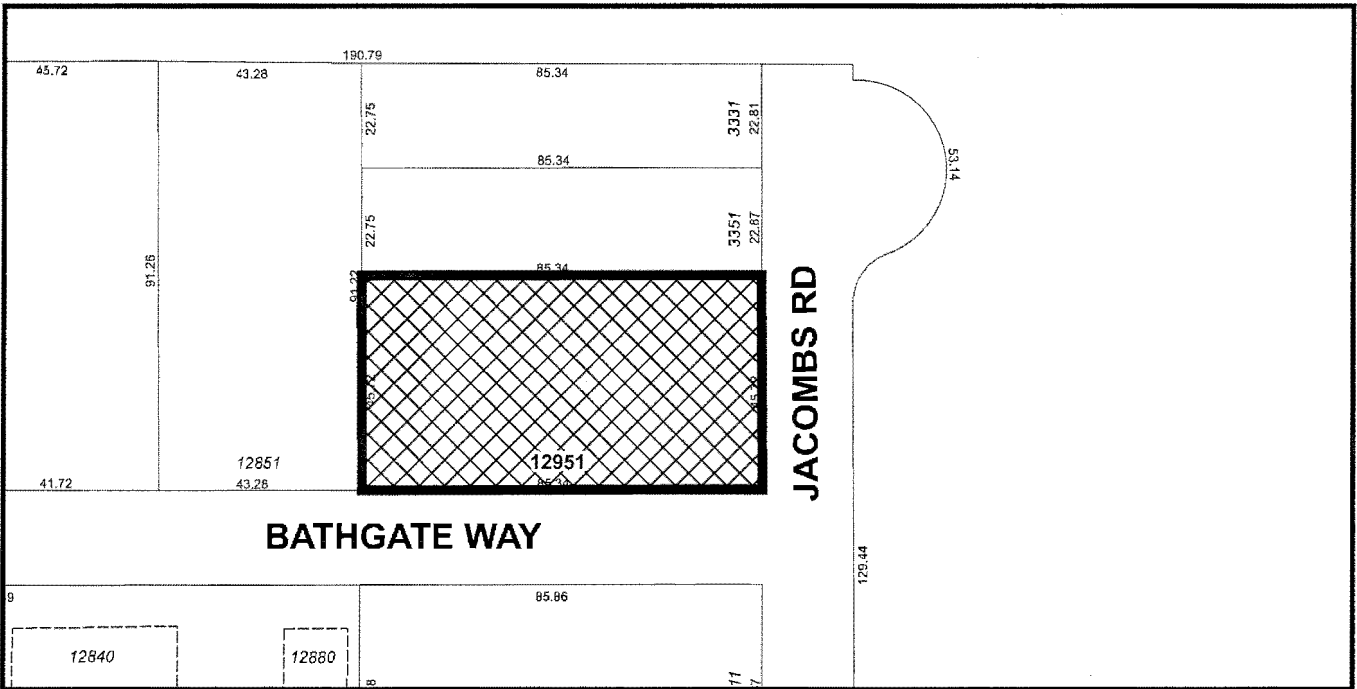
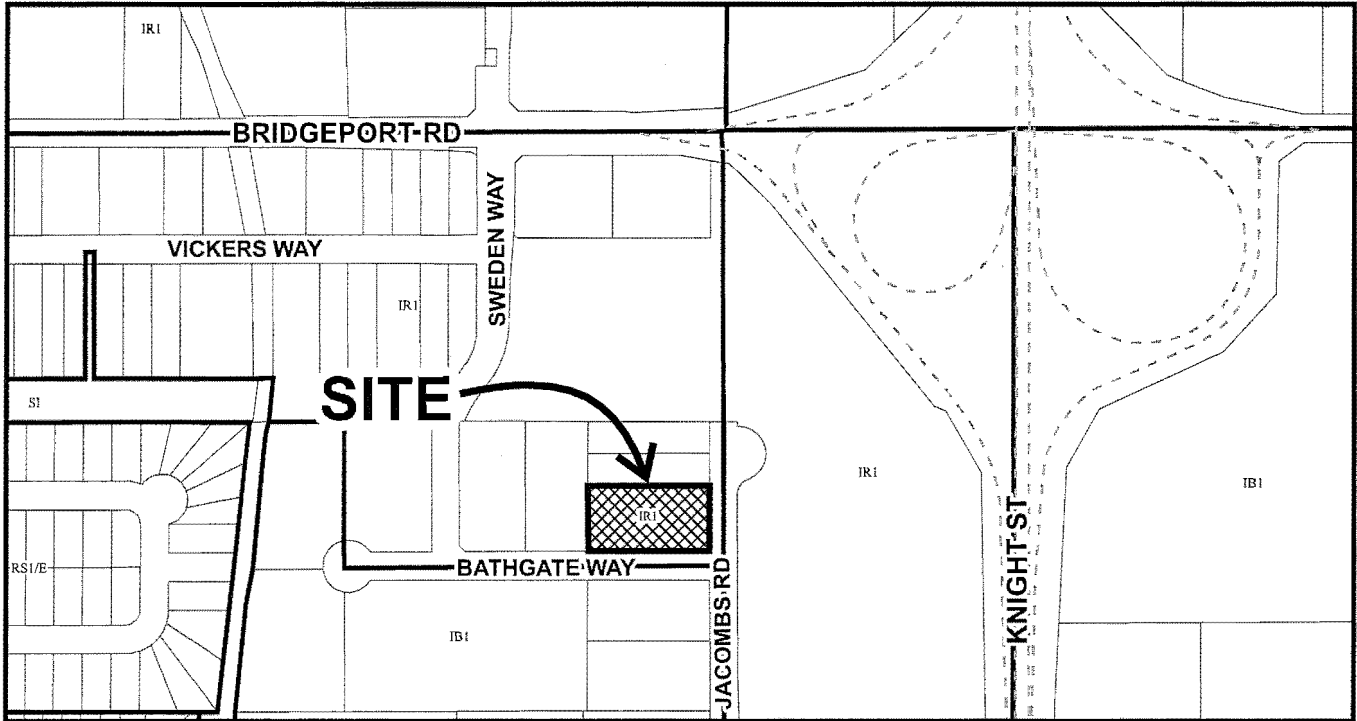
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 18-841402
SCHEDULE "A"

Original Date: 12/07/18

Revision Date:

Note: Dimensions are in METRES



12951 BATHGATE WAY, RICHMOND, BC

DRAWING LIST

OWNER Jordans	COVER + STATS
1470 West Broadway Vancouver, BC, V6B 1H4 C: 604.271.5466 T: 604.273.1174	SITE PLAN
GENERAL CONTRACTOR Walter McCallum	CONTEXT
6211 Fraserwood Place Richmond, BC V6W 1J2 T: 604.638.6116 C: 604.313.8728	LEVEL ONE+TWO BUILDING SECTIONS
ARCHITECT Christopher Bozyk Architects Ltd. 414-811 Alexander Street Vancouver, BC, V6A 1E1 T: 604.271.5466	ELEVATIONS FAR OVERLAY USE OVERLAY CURRENT/RENO DIAGRAM
LANDSCAPE LandSpace Contact: AJ Turner, land@landspace.com T: 604.252.5500	

PROJECT STATISTICS

KEY INFORMATION

CIVIC ADDRESS: 12951 BATHGATE WAY
LEGAL DESCRIPTION: LOT 131 SEC 30 BLK 5N RG SW PL NWP51149
ZONE: IRI - INDUSTRIAL RETAIL
BUILDING BY LAW: RICHMOND
ENERGY STANDARD CODE: ASHRAE 90.1 - 2010
CODE COMPLIANCE PATH: PRESCRIPTIVE
CODE REQUIREMENT: F2 UP TO 4 STOREYS, SPRINKLERED
2 STOREYS = UNDER 4800 SQ.M. (51 667 SQ.F.)
FLOOR MIN 3/4H FRR
LOADBEARING MIN 3/4H FRR

AREA SUMMARY

LEVEL ONE: 2 035.39 SM (21 909 SF)
LEVEL TWO: 349.91 SM (3 766 SF)
TOTAL: 2 385.30 SM (25 675 SF)
SITE AREA: 3 902.3 SM (42 004 SF)
BUILDING FOOTPRINT: 2 062.3 SM (22 174 SF)
FAR ALLOWABLE: 1:1
FAR PROVIDED: .6

STATISTICS

SITE COVER-AGE	PROPOSED	ALLOWABLE/REQUIRED
TOTAL GROSS FLOOR AREA	60% 30-0"	80% 3 902.3 SM (FSR 1) 39'-0" / 12M
HEIGHT	(existing) 13.2m building 3.2 building 0.82 m building 0.79 m building	3.0m (9'-10") 3.0m (9'-10") 0.0m (0'-0") 0.0m (0'-0")
SETBACKS		
front		
exterior side yard		
rear		
interior side yard		
PARKING		
wholesale/showroom (664.5 sm)	22	3 spaces per 100 sm up to 350 sm 4 spaces per additional 100sm = 21.66 stalls 0.3 spaces per 100 sm up to 200sm 0.2 spaces per additional 100 sm = 7.65 stalls 30 stalls
storage (1554.2 sm)	8	
Total parking stalls	30 stalls	
*small car stalls	4	No more than 50% of total parking stalls
*MC stalls	1	2% of required parking stalls = 1.4 stalls
LOADING		
medium		
large		
LOADING		
1 med. loading stall		1 space + 1 space for each additional 5 000sm over 1860 sm = 1 stall 1 space for each additional 5 000 sm over 1860 sm = 0 stall
BICYCLE		
Class 1	6 Class 1 spaces	5 Class 1 spaces
wholesale/showroom (664.5 sm)		0.27 spaces per each 100 sm greater than 100sm = 1.39 spaces 0.27 spaces per each 100 sm greater than 100sm = 3.37 spaces
storage (1554.2 sm)		
Class 2	8 Class 2 spaces	6 Class 2 spaces
wholesale/showroom (664.5 sm)		0.4 spaces per each 100 sm greater than 100sm = 2.06 spaces 0.27 spaces per each 100 sm greater than 100sm = 3.37 spaces
storage (1554.2 sm)		

REVISION	DATE	DESCRIPTION
1	11.MA.2018	ISSUED FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
3	03.10.2019	REISSUED FOR DP
4	05.21.2019	REISSUED FOR DP

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JORDANS

JORDANS

COVER + STATS

SCALE: 1/2" = 1'-0"
PROJECT NUMBER
DATE: JAN 11, 2018
DRAWING NO.
MAY 2 2 2019

A000

FILE PATH: P:\Projects\12951 Bathgate Way\12951 Bathgate Way.dwg
PLOT DATE: 05/21/2019 09:40

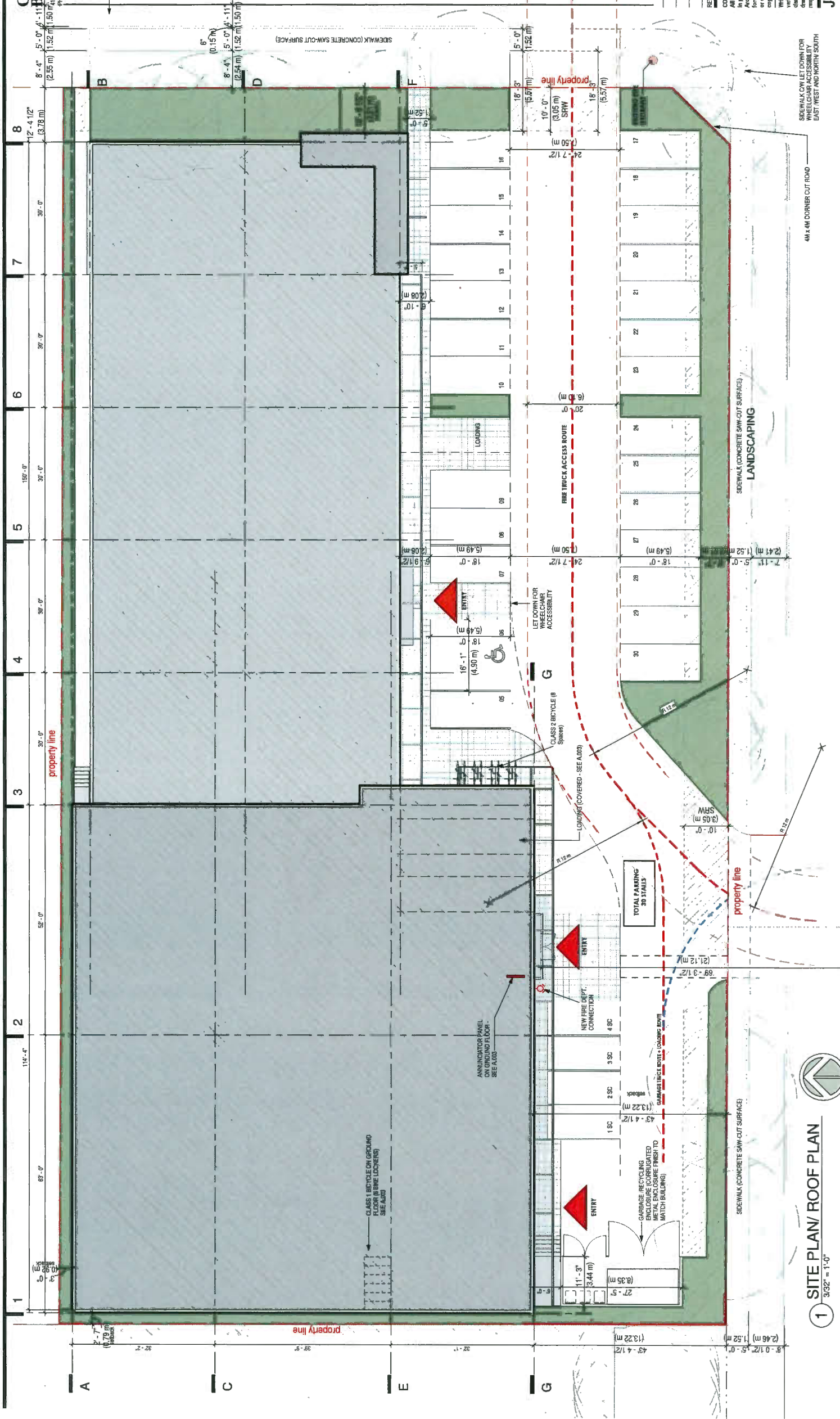
DP 18-841402

PLAN 1

CHRISTOPHER BOZYK ARCHITECTS
 1714 - 311 ALAMBER STREET VANCOUVER BC, V6A 1E1
 PHONE (604) 251-3468 FAX (604) 251-3548

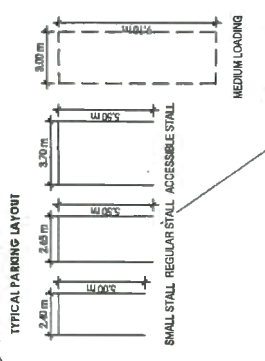
JACOMBS ROAD

1.5m WIDE BICYCLE LANE
 PAINT MARKING DEDICATION
 C/W "DIAMOND" AND BICYCLE
 LANE SYMBOL
 NOTE: ON STREET PARKING
 ALONG JACOMBS ROAD TO BE
 REMOVED.



1 SITE PLAN/ ROOF PLAN
 3/32" = 1'-0"

BATHGATE WAY



CONTEXT PLAN



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.
- ALL PARKING SPACES SHOULD BE MARKED WITH WHITE SOLVENT BASED TRAFFIC PAINT ON A MINIMUM 1.5M X 1.5M BLUE SOLVENT BASED TRAFFIC PAINT BACKGROUND. DESIGNATED PARKING SPACES MUST BE MARKED WITH CLEARLY VISIBLE SIGNAGE THAT CONFORMS TO THE MOTOR VEHICLE REGISTRATION ACT. ALL PARKING SPACES ARE UNACCEPTABLE.
- ALL DRIVEWAYS MUST BE WHEELCHAIR ACCESSIBLE.

GENERAL NOTES:

- REFER TO CIVIL DRAWINGS FOR GRADING PLAN
- REFER TO ELECTRICAL DRAWING FOR LIGHTING PLAN
- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN

JORDANS

SITE PLAN

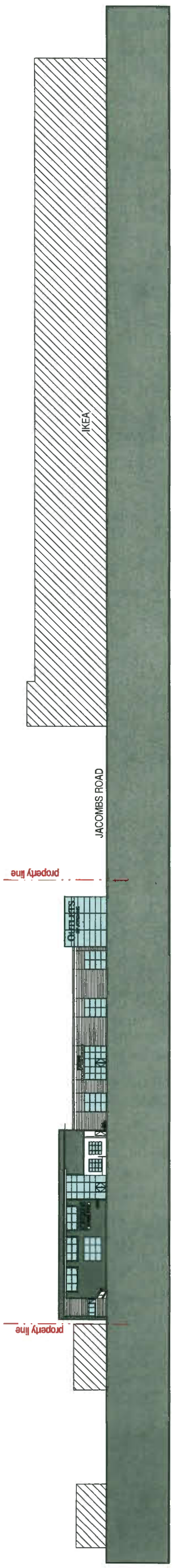
SCALE: As Indicated DATE: JAN 11, 2019 DRAWN: JLD

MAY 2 2 2019

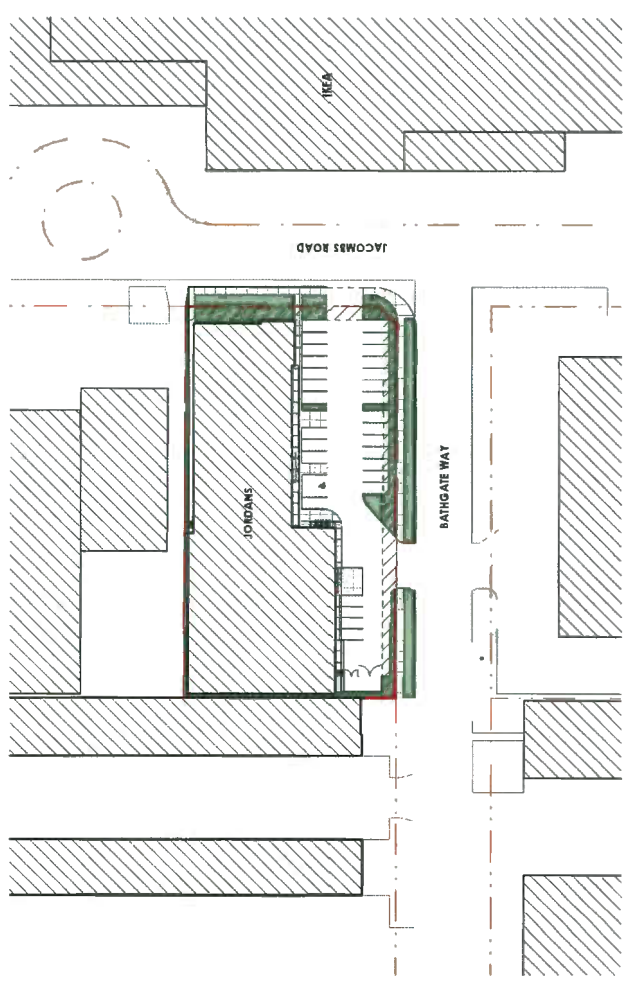
A001

DP 18-841402

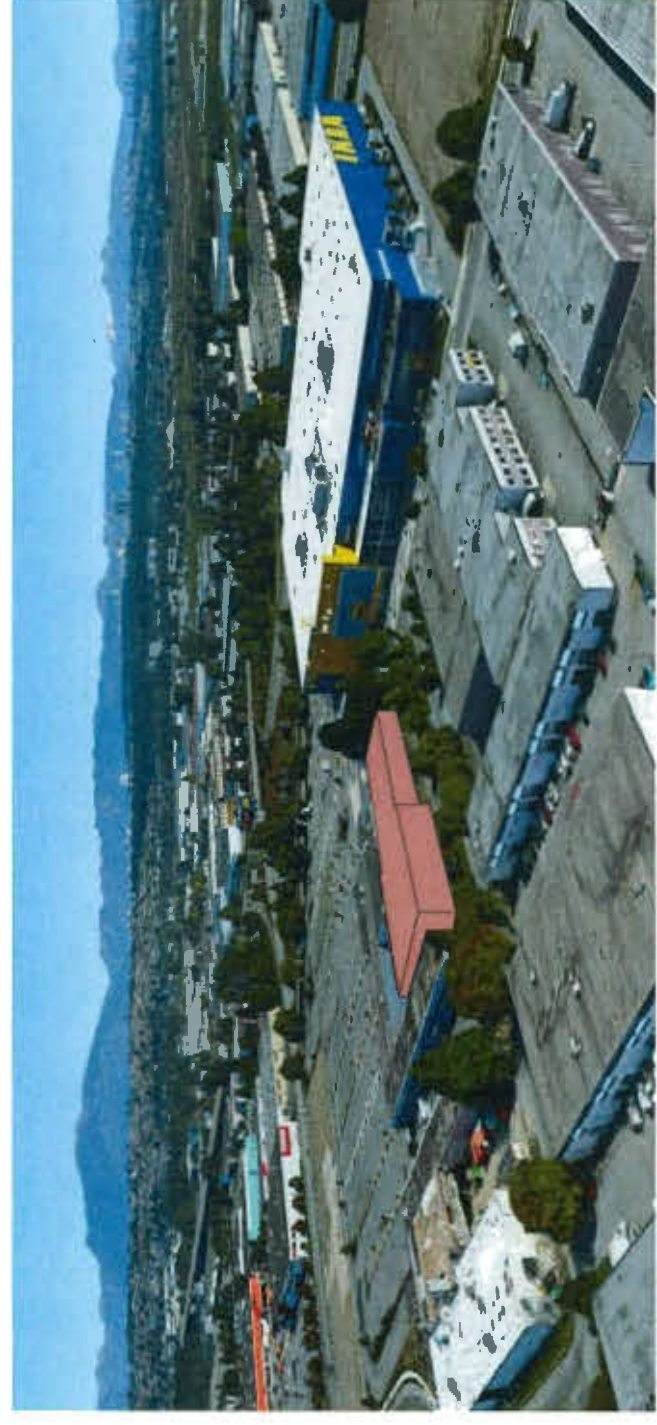
PLAN 2



① STREETSCAPE ALONG BATHGATE WAY
 1" = 30'-0"



③ CONTEXT
 1" = 60'-0"



② PERSPECTIVE
 1" = 30'-0"

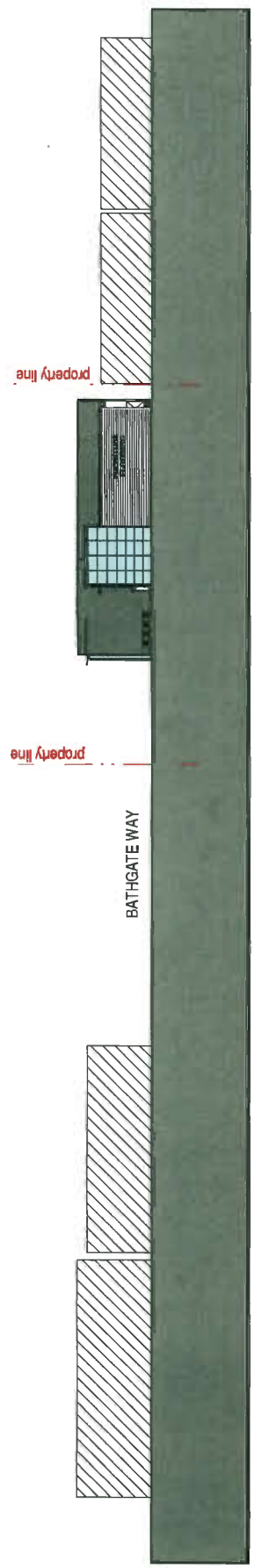
REVISION	DATE	DESCRIPTION
4	06.21.2019	RESUBMITTED FOR DP
3	04.18.2019	RESUBMITTED FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
1	11.08.2018	ISSUED FOR DP

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JORDANS

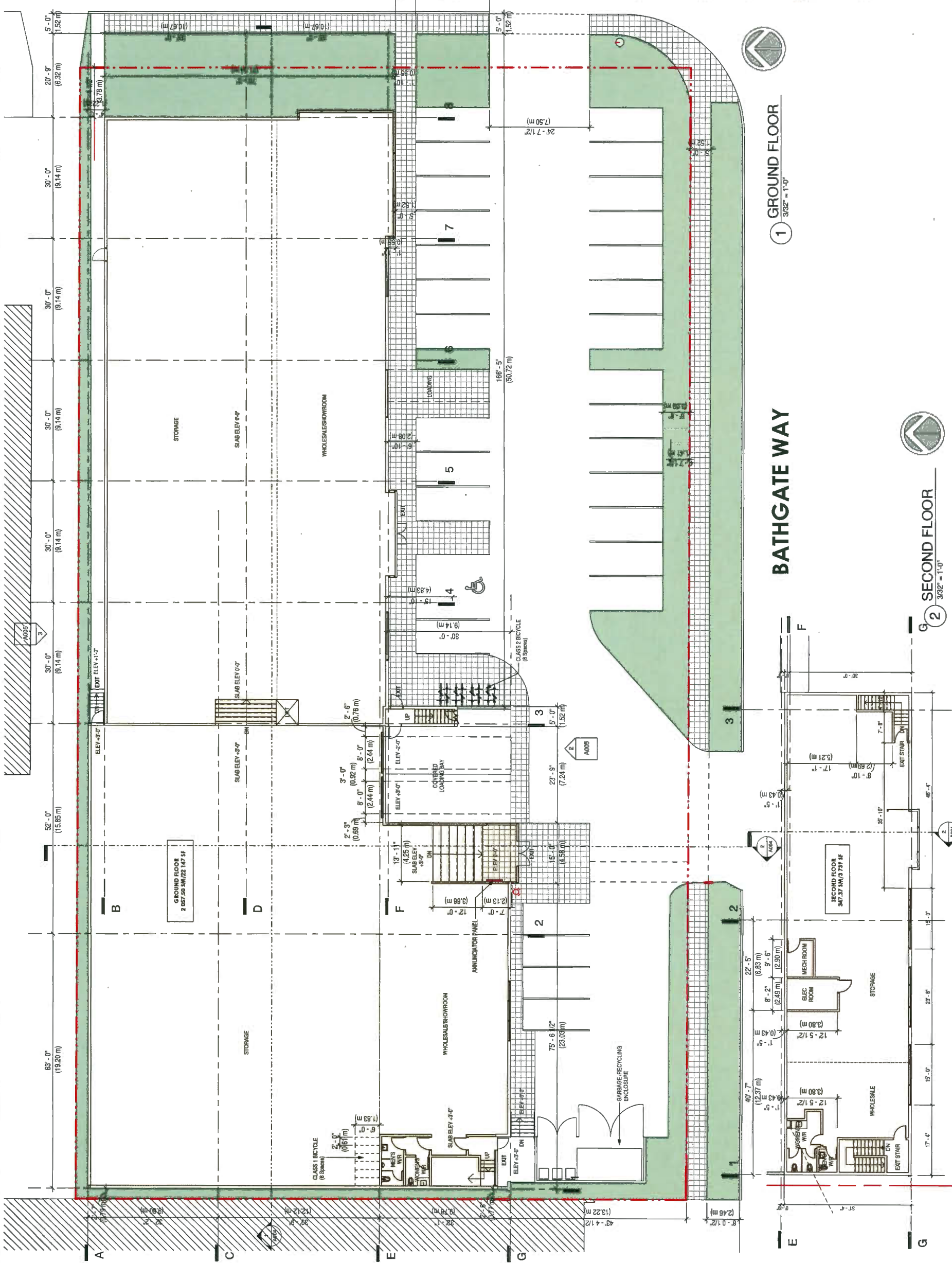
CONTEXT



④ STREETSCAPE ALONG JACOMBS ROAD
 1" = 30'-0"

SCALE: As Noted DATE: JUN 17, 2019 DRAWN BY:
 PROJECT NUMBER: **MAY 2 2 2019**

A002



JACOMBS ROAD

1 GROUND FLOOR
 3,032' x 1'-0"

BATHGATE WAY

2 SECOND FLOOR
 3,032' x 1'-0"

REVISION	DATE	DESCRIPTION
1	11.06.2018	ISSUED FOR DP
2	01.07.2019	RESPONSE TO PRE DEPT COMMENTS
3	01.12.2019	REBIDDED FOR DP
4	06.21.2019	REBIDDED FOR DP

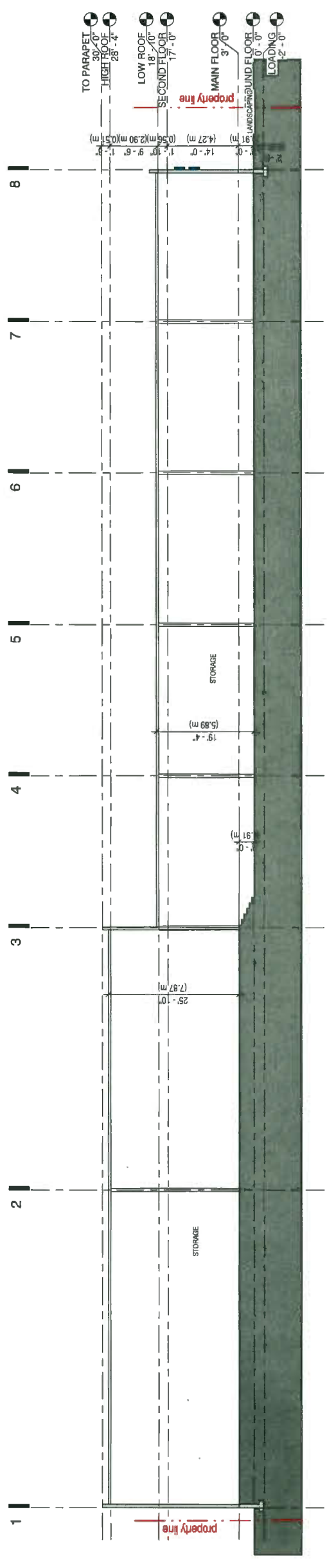
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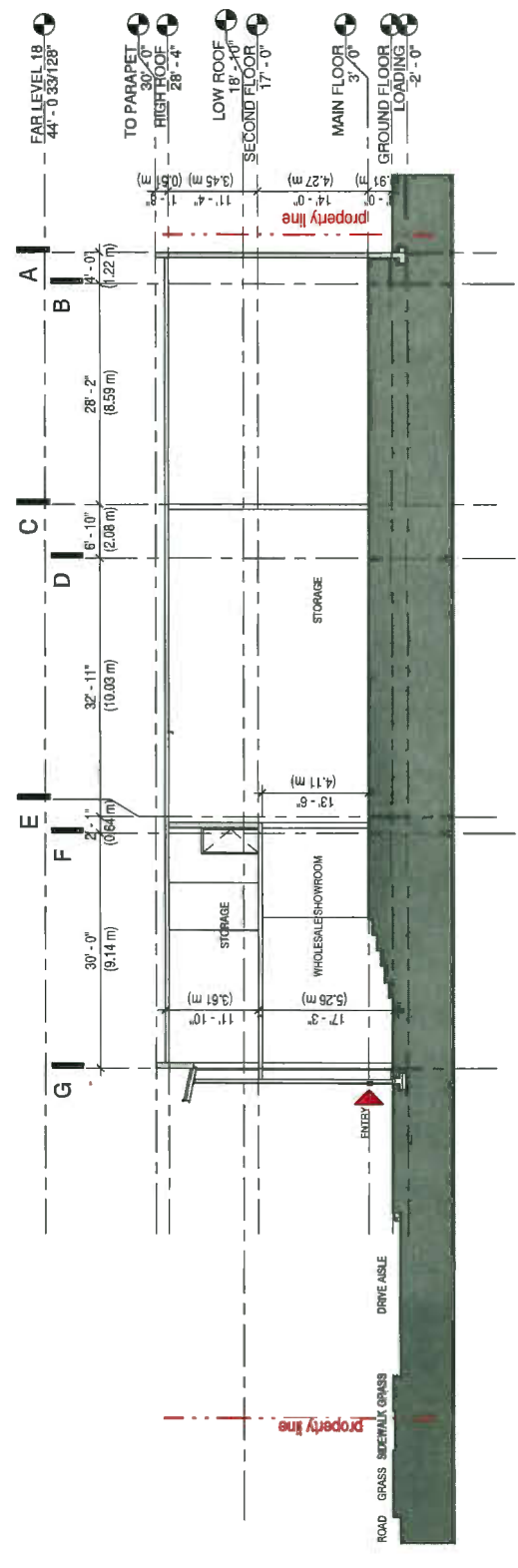
JORDANS
LEVEL ONE+TWO

SCALE: 3/32" = 1'-0"
 DATE: JUN 11 2018
 PROJECT NUMBER
MAY 2 2 2019

A003



1 SECTION B/B
3/32" = 1'-0"



2 SECTION A/A
3/32" = 1'-0"

REVISION	DATE	DESCRIPTION
1	11.08.2019	ISSUED FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
3	03.18.2019	REVISION FOR DP
4	05.21.2019	REVISION FOR DP

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JORDANS

BUILDING SECTIONS

SCALE: 3/32" = 1'-0"
DATE: JUN 11, 2018
PROJECT NUMBER: 18-841402

MAY 22 2019

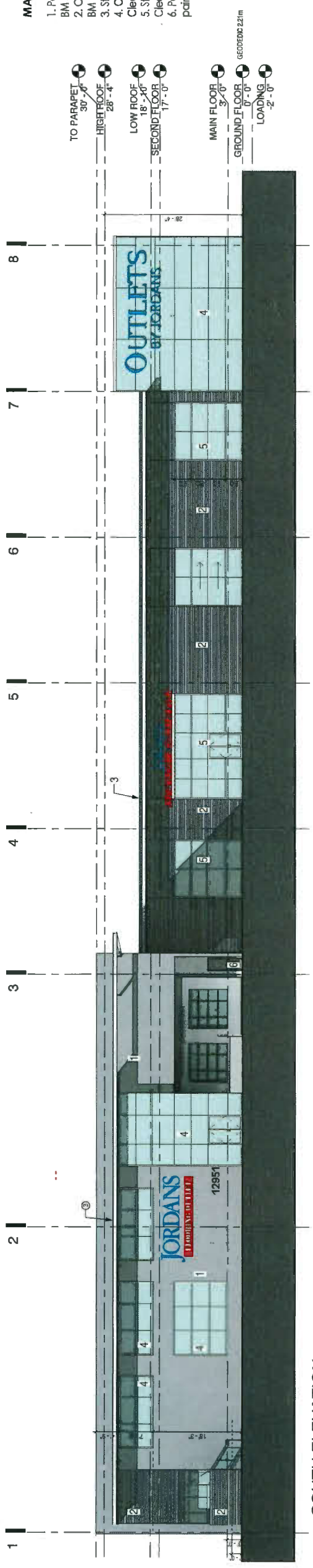
A004

DP 18-841402

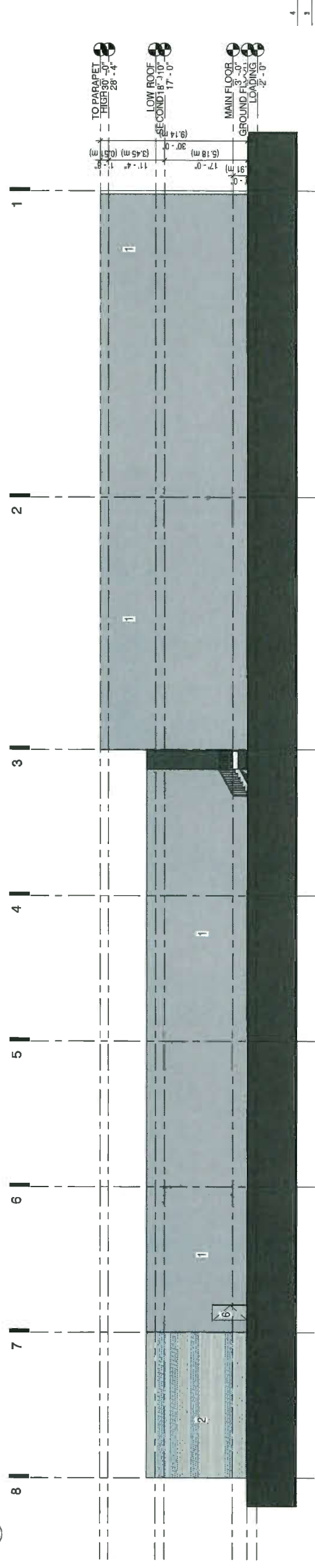
PLAN 5

MATERIALS/ COLOUR

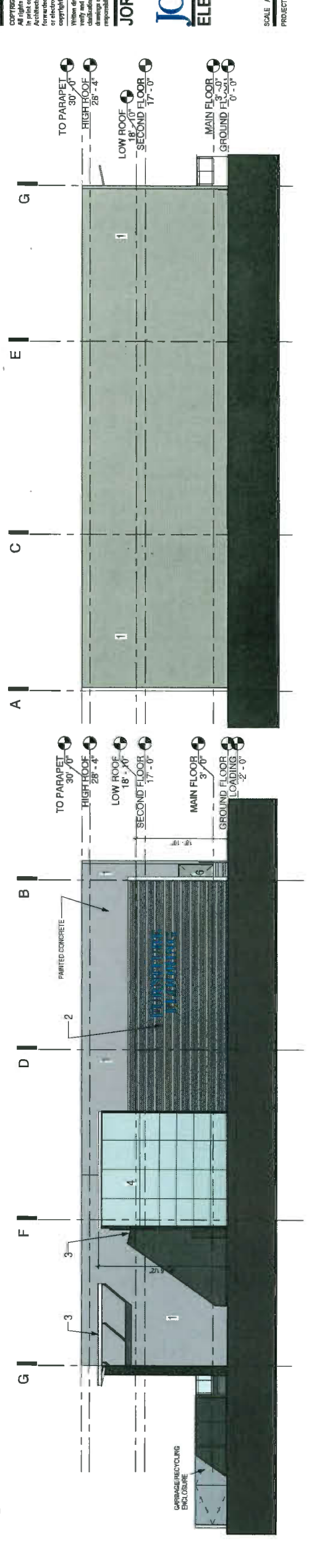
1. Painted Concrete - Medium grey -
2. BM Steel Wool 2121-20
3. Corrugated Metal Panel- Dark Grey - BM Grey 2121-10
4. Steel Canopy Frame
5. Clear Glazing
6. Storefront - Anodized aluminum/ Clear Glazing
7. Painted doors - colour to match wall paint



2 SOUTH ELEVATION
 3/32" = 1'-0"



3 NORTH ELEVATION
 3/32" = 1'-0"



1 EAST ELEVATION
 3/32" = 1'-0"

REVISION	DATE	DESCRIPTION
1	11.AUG.2018	ISSUED FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
3	08.10.2019	REVISION FOR DP
4	06.21.2019	REISSUED FOR DP

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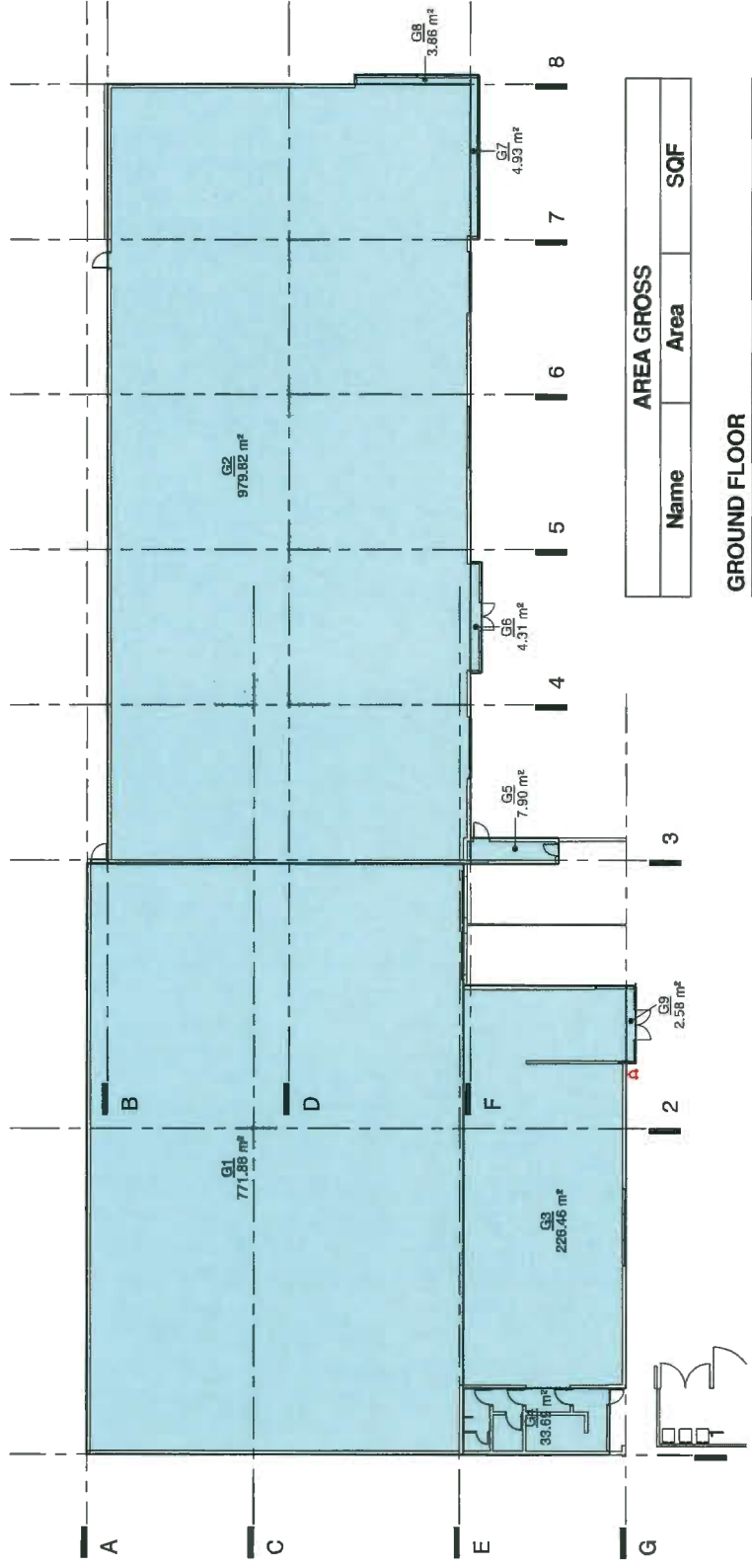
JORDANS ELEVATIONS

SCALE: As Indicated DATE: JUN 11, 2018 DRAWING NUMBER: PROJECT NUMBER: **MAY 2 2 2019**

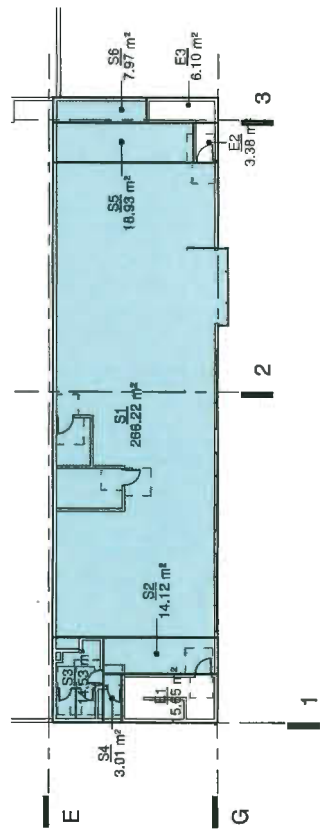
4 WEST ELEVATION
 3/32" = 1'-0"

A005

DP 18-841402



① GROUND FLOOR
 1/16" = 1'-0"



② SECOND FLOOR
 1/16" = 1'-0"

Name	Area	SQF
------	------	-----

GROUND FLOOR		
G1	8308 SF	771.86 m ²
G2	10547 SF	979.82 m ²
G3	2438 SF	226.46 m ²
G4	363 SF	33.69 m ²
G5	85 SF	7.90 m ²
G6	46 SF	4.31 m ²
G7	53 SF	4.93 m ²
G8	42 SF	3.86 m ²
G9	28 SF	2.58 m ²
GROUND FLOOR	21909 SF	2035.39 m²

SECOND FLOOR		
E1	168 SF	15.65 m ²
E2	36 SF	3.38 m ²
E3	66 SF	6.10 m ²
S1	2866 SF	266.22 m ²
S2	152 SF	14.12 m ²
S3	156 SF	14.53 m ²
S4	32 SF	3.01 m ²
S5	204 SF	18.93 m ²
S6	86 SF	7.97 m ²
SECOND FLOOR	3766 SF	349.91 m²
Grand total	25675 SF	2385.30 m²

EXEPTIONS		
Name	Area	SQF

SECOND FLOOR		
E1	168 SF	15.65 m ²
E2	36 SF	3.38 m ²
E3	66 SF	6.10 m ²
Grand total	270 SF	25.13 m²

AREA NET		
Name	Area	SQF

GROUND FLOOR		
G1	8308 SF	771.86 m ²
G2	10547 SF	979.82 m ²
G3	2438 SF	226.46 m ²
G4	363 SF	33.69 m ²
G5	85 SF	7.90 m ²
G6	46 SF	4.31 m ²
G7	53 SF	4.93 m ²
G8	42 SF	3.86 m ²
G9	28 SF	2.58 m ²
GROUND FLOOR	21909 SF	2035.39 m²

SECOND FLOOR		
S1	2866 SF	266.22 m ²
S2	152 SF	14.12 m ²
S3	156 SF	14.53 m ²
S4	32 SF	3.01 m ²
S5	204 SF	18.93 m ²
S6	86 SF	7.97 m ²
SECOND FLOOR	3496 SF	324.78 m²
Grand total	25405 SF	2360.17 m²

REVISION	DATE	DESCRIPTION
4	03.21.2019	REBUILT FOR DP
3	03.15.2019	REBUILT FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
1	11.08.2018	ISSUED FOR DP

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JORDANS

FAR OVERLAY

SCALE: 1/16" = 1'-0" DATE: JAN 11, 2018 DRAWING NUMBER
 PROJECT NUMBER

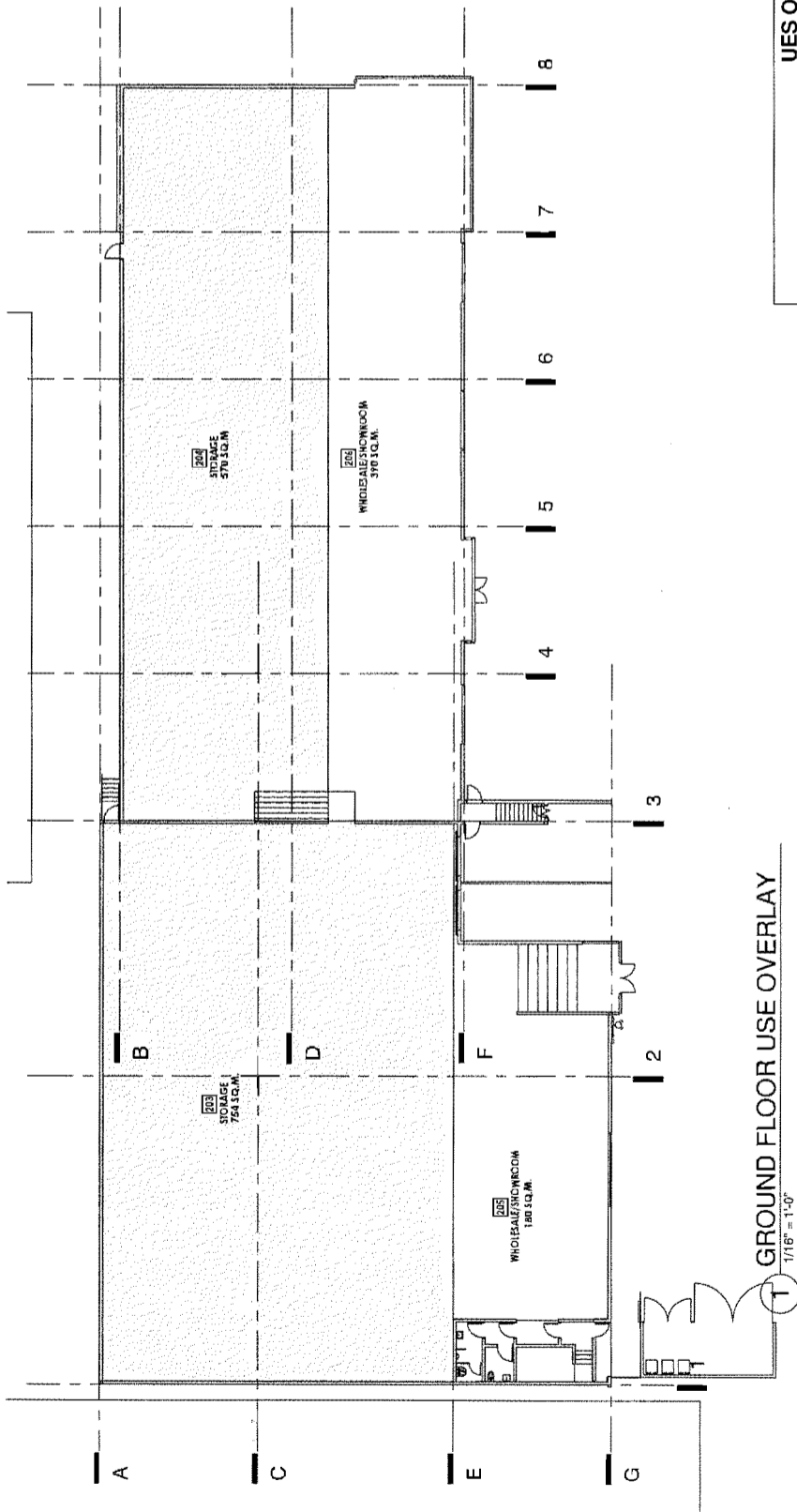
MAY 2 2 2019

A006

DP 18-841402

PLAN 7

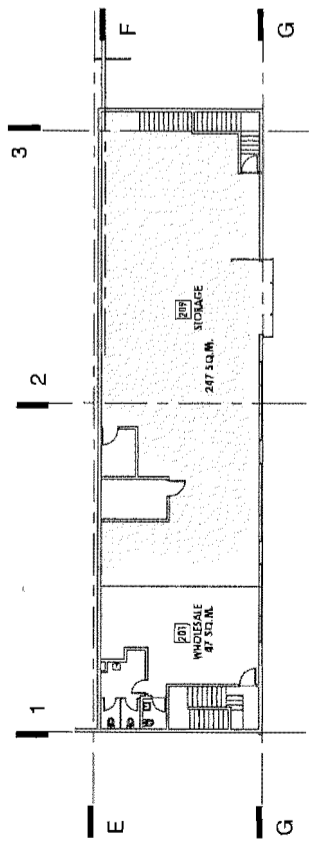
Room Legend
 STORAGE
 WHOLESALE/SHOWROOM



UES OVERLAY	
Name	Area
GROUND FLOOR STORAGE	14258 SF
SECOND FLOOR STORAGE	232.05 m ²
Grand total	1556.64 m ²

UES OVERLAY 2	
Name	Area
GROUND FLOOR WHOLESALE/SHOWROOM	6641 SF
SECOND FLOOR WHOLESALE	47.64 m ²
Grand total	664.57 m ²

Room Legend
 STORAGE
 WHOLESALE



REVISION	DATE	DESCRIPTION
4	06.21.2019	RESUBMITTED FOR CP
3	01.18.2019	RESUBMITTED FOR CP
2	07.07.2018	RESPONSE TO FIRE DEPT COMMENTS
1	11.06.2018	ISSUED FOR DP

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JORDANS

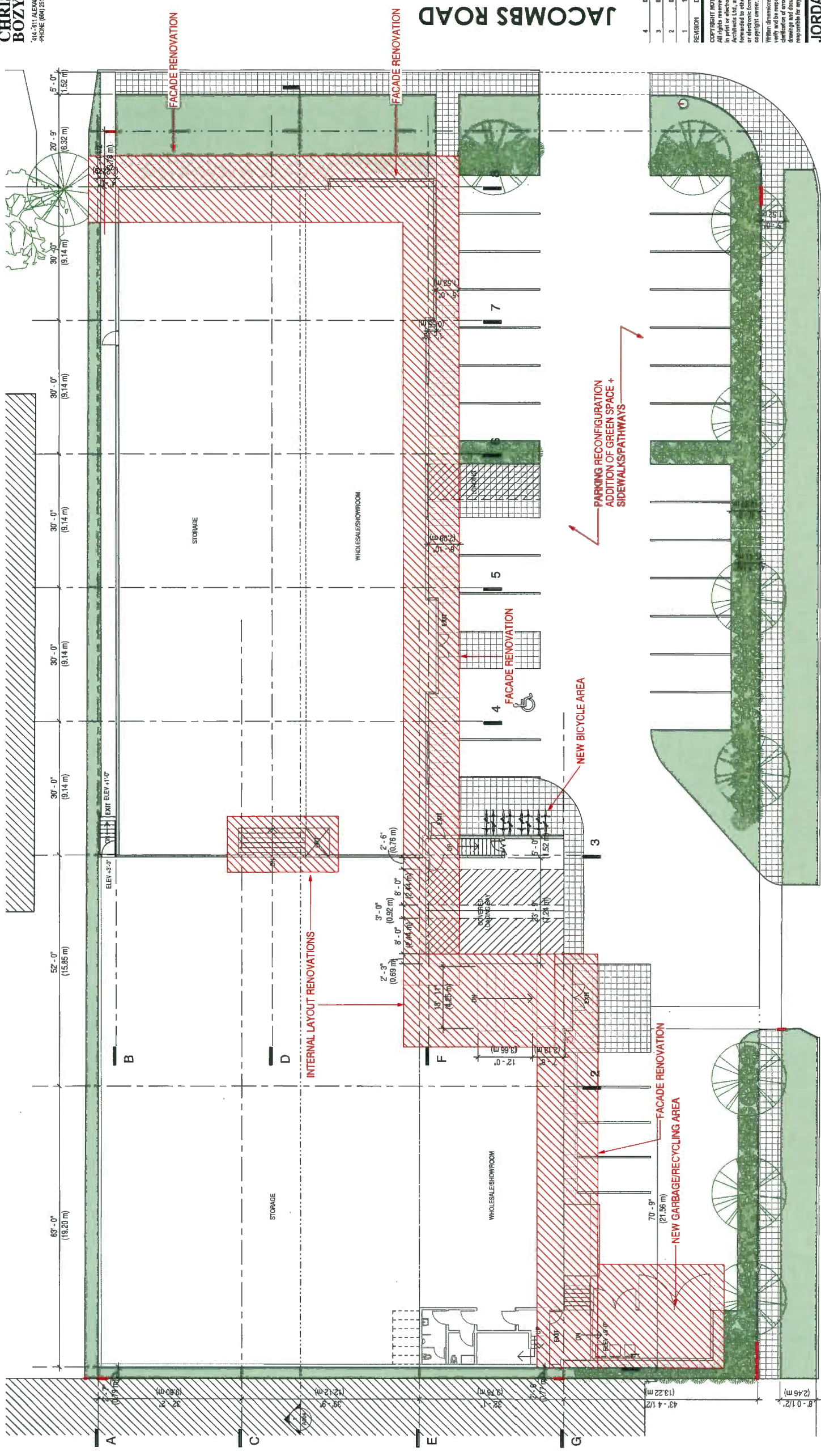
USE OVERLAY

SCALE: 1/16" = 1'-0" DATE: JAN 17, 2018 DRAWN/INCHOR
 PROJECT NUMBER: MAY 22 2019

A007

DP 18-841402

PLAN 8



JACOMBS ROAD

BATHGATE WAY

CURRENT/RENO DIAGRAM

REVISION	DATE	DESCRIPTION
1	11.06.2019	ISSUED FOR DP
2	01.07.2019	RESPONSE TO FIRE DEPT COMMENTS
3	03.12.2019	REVISED FOR DP
4	05.21.2019	REVISED FOR DP

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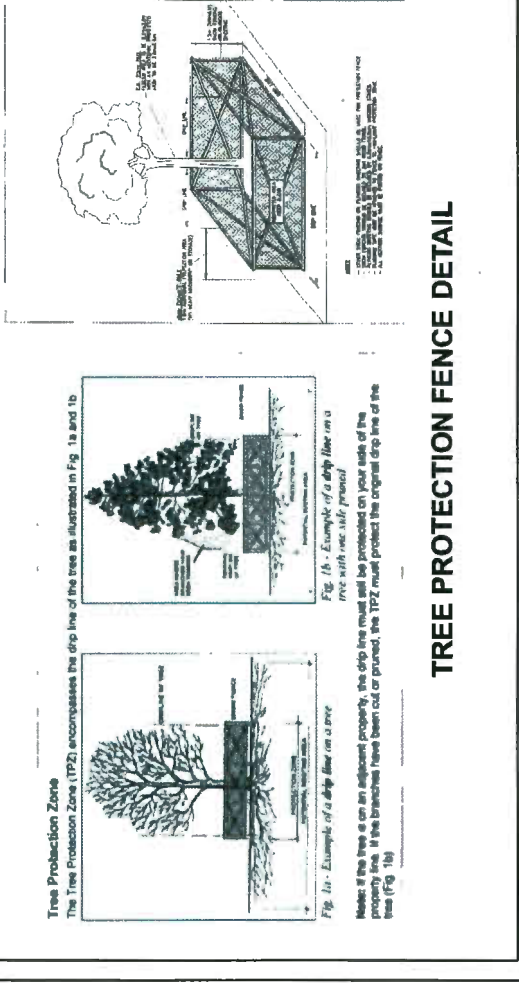
SCALE: 3/32" = 1'-0"
 DATE: JUN 11, 2018
 DRAWING NUMBER
 PROJECT NUMBER

MAY 2 2 2019

A008

DP 18-841402

PLAN 9

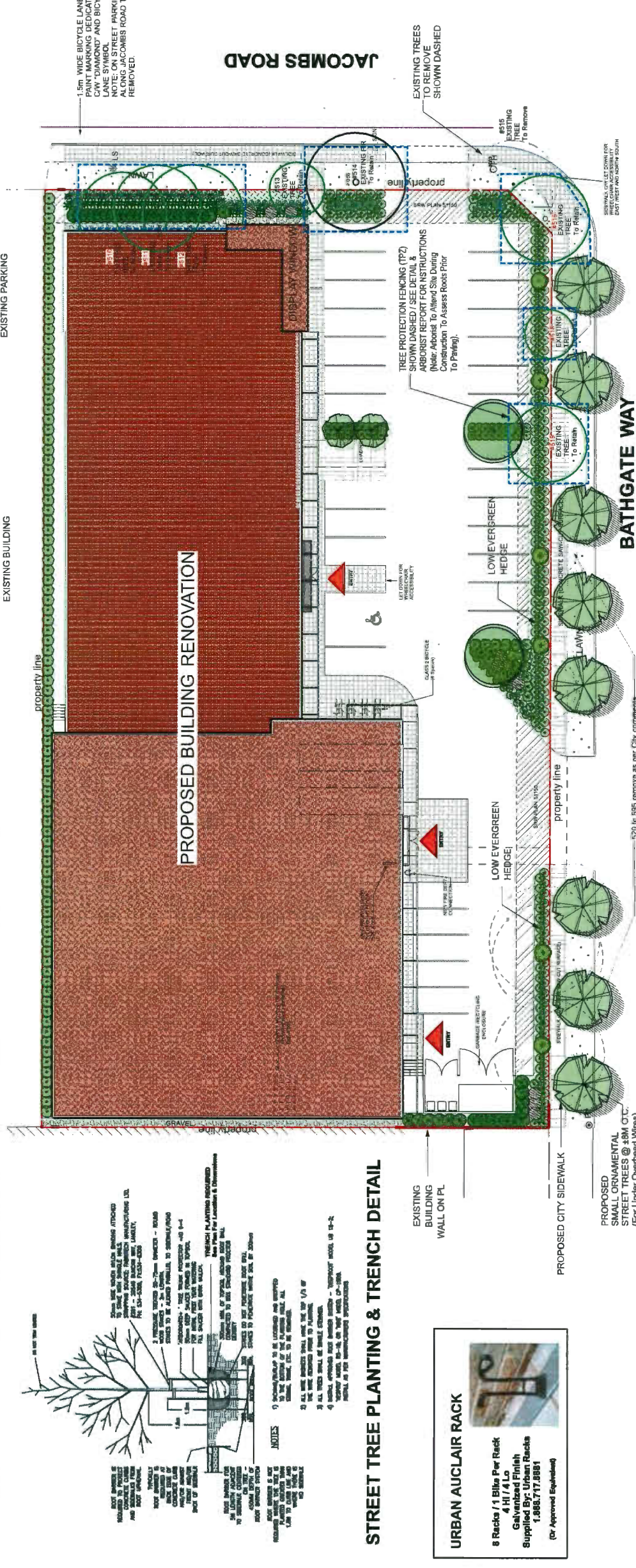


PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	2	<i>Acer palmatum 'Osakasaki'</i> at: Chamaelata	Japanese Maple Var.	50m cal / matched standard form
	6	<i>Shorea javanica</i> at: Thuyphong by City Parks	Japanese Snowbell	50m cal / 1.8m std
	2	<i>Stewartia pseudocamellia</i> at: Chamaelata	Japanese Stewartia	50m cal / 1.8m std
	260	<i>Buxus sempervirens</i> at: Carex	Bonewood Hedge	#3 pot / clipped top & sides
	73	<i>Festuca 'Elijah Blue'</i> at: Carex	Blue Fescue Var.	#1 pot
	9	<i>Pennisetum alopecuroides</i> at: Carex	Fountain Grass	#2 pot
	38	<i>Lidode muscari 'Big Blue'</i>	Lily-lut Var.	#2 pot
	98	<i>Prunus L. 'Oto Luyfker'</i>	Oto Luyfker Laurel	#3 pot
	4	<i>Rhododendron 'Vielge'</i>	Rhododendron (medium var.)	#3 pot

	10	<i>Rosa 'midland Delight Series'</i>	Hardy French Rose var.	#3 pot
	41	<i>Sarcococca hookeriana humilis</i>	Sweet Box	#3 pot
	33	<i>Thuja media 'Hickel'</i>	Yew Hedge	1.8m ht. / clipped top & sides
	6	<i>Phytolacca nigra</i>	Black Bamboo	#15 pot
	6	<i>Viburnum plicatum Maximil</i> at: Summer 'Sonnentau' or other feature shrub	Doublefile Viburnum	#7 pot

Notes:
 1. Specification as per most recent BC Landscape Standards and LandSpace Design Inc. 'Spec Notes'.
 2. 2" Compost Mulch in Shrub Beds.
 3. Landscape Areas Irrigated.



ISSUE DATE	DESCRIPTION
1	NOV 1978 ISSUED FOR DEVELOPMENT PERMIT REVIEW
2	MAR 1979 REISSUED FOR DEVELOPMENT PERMIT
3	APR 1979 REISSUED FOR DEVELOPMENT PERMIT
4	MAY 2279 REISSUED FOR DEVELOPMENT PERMIT
5	
6	
7	
8	
9	
10	

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BATHGATE
JORDONS
LANDSCAPE PLAN

SCALE: 1/8"=1'-0"
 PROJECT NUMBER: 18-841402
 PLOT: SEPT 27/18
 DRAWING: ACT
 MAY 22 2019

L-1