



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 2, 2012
File: DP 11-596454
Re: **Application by Paul Chiu, Architect for a Development Permit at #380 - 9100
Blundell Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Brian J. Jackson, MCIP
Director of Development

BJJ:dj
Att.

Staff Report

Origin

Paul Chiu, Architect, on behalf of Ferrell Estates Ltd., has applied to the City of Richmond for permission to expand an existing structure at the southeast corner of 9100 Blundell Road that currently contains and will contain a Shoppers Drug Mart. The site is zoned "Community Commercial (CC)" and currently contains several retail stores and services that make up Garden City Shopping Centre.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application.

Development Information

This application is intended to increase the floor area of the existing Shoppers Drug Mart by extending further onto the rear of the existing store at the southeast corner of the property. It does not propose to project out into the existing store frontage where the main access to several retail units are located. The expansion plan does not modify the existing form and character of the existing Shoppers Drug Mart building, and there are no plans to modify any of the other existing buildings forming part of the shopping centre.

To facilitate the expansion, some existing parking stalls at the rear of the store and along the periphery of the site will be removed to house the expanded building footprint and to ensure delivery vehicle manoeuvrability to and from the new loading bay. The expansion will also result in the removal of three (3) small landscaping islands, which include two (2) trees. To compensate for the removal of these landscaping elements, the applicant is proposing to replant two existing landscape islands with new planting material and add four (4) new trees in the vicinity of the addition.

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Garden City Shopping Centre is an increasingly important commercial centre as it serves a geographic area that has seen an increase in population over the past few years. The shopping centre consists of seven (7) separate components, supplying a wide range of retail and various services that include IGA and Shoppers Drug Mart as major tenants.

Development surrounding the subject site is as follows:

- To the north: adjacent buildings and units within the Garden City Shopping Centre, zoned "Community Commercial (CC)"; and across Blundell Road, a neighbourhood pub with an attached beer and wine store zoned "Pub and Sales (CP2)", as well as a three-storey townhouse complex zoned "Town Housing (ZT46) - South McLennan and Brighthouse Village";
- To the east: across Heather Street, single detached dwellings on property zoned "Single Detached (RS1/E)" and "Single Detached (RS2/A)".
- To the south: across Dixon Avenue, single detached dwellings on property zoned "Single Detached (RS1/B)", as well as 2 storey townhouse developments zoned "Town Housing (ZT20) – Granville Avenue (Terra Nova) and

Dixon Avenue (Ash street Sub-Area)” and “Low Density Townhouses (RTL1)”); and

- To the west: adjacent buildings and units within the Garden City Shopping Centre, zoned “Community Commercial (CC)”); and across Garden City Road, two (2) townhouse developments zoned “Low Density Townhouses (RTL1)” and a single detached dwelling zoned “Single Detached (RS1/E)” .

Staff Comments

The limited scope of the proposed addition will neither significantly impact the overall existing form and character of the Garden City Shopping Centre, nor will it introduce any variances to the existing zoning. The reduction of 48 parking stalls at the rear of the site does not affect the overall parking requirements of the shopping centre as there is a current surplus of parking stalls available. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal.

Advisory Design Panel Comments

The proposed addition is limited in scope as the finished product is intended to match the existing façade, and there are very minor changes to the existing perimeter landscaping. It will not impact the overall architectural form and character of the existing building, and therefore was not presented to the Advisory Design Panel for review and comment.

Analysis

Conditions of Adjacency

- The extent of the expansion is not anticipated to have an impact on the residential area across the streets of the subject site. While the height of the addition slightly exceeds the height of the current structure, it is well below the allowed building height for the CC zone. The area will be lit to the same extent of what is existing and there is no new signage being proposed.
- The site currently has a three (3) meter wide landscaping strip along the periphery of the site and the existing trees provide adequate screening to the back of the structures. The applicant will be planting three (3) new trees along the south landscaped strip where there are current gaps along the planted row. A fourth tree will be planted on one of the modified landscaped islands the applicant is proposing. These four (4) new trees are to replace the two (2) trees that are being removed due to the expansion plans, meeting the City’s 2:1 tree replacement policy.

Urban Design and Site Planning

- The expansion is proposed at the rear of the existing Shoppers Drug Mart, projecting out onto the south east corner of the site. The expansion will not affect the daily activity of the shopping mall and the movement of vehicles and pedestrians. The applicant is to submit a construction traffic and transportation plan at the time of Building Permit to ensure disruption of traffic movement is minimized and to ensure the relocation of the loading dock will allow on-site deliveries during the construction period.
- It is not anticipated that the expansion will have an impact on the adjacent residential areas across from the expansion area, as the residential areas are located at some distance across Dixon Avenue and Heather Street. The added tree planting along the south edge of the site is seen as an improvement. The trees along the eastern edge already provide sufficient screening to the site through the row of mature trees.

- Because the expansion is located at one corner of the subject site and does not propose to alter the architectural form and character of the existing building nor any of the other buildings, pedestrian and interior landscape improvements were not sought at this time.

Architectural Form and Character

- The applicant is not proposing any alteration to the form and character of the existing building and the addition intends to complement the existing structure by the use of the same exterior materials and colour choice. The existing façade is comprised of a stucco finish and a split face concrete block base.

Landscape Design and Open Space Design

- As mentioned above, the applicant is modifying the site landscaping by removing three (3) small landscaped islands and removing two (2) trees in order to accommodate the expansion plans. One of the existing trees to be removed is currently located within the footprint of the expansion, with the other located in the landscaped island at the south east corner of the site that is to be removed to facilitate the new garbage enclosure. This enclosure will improve the appearance of the garbage area as the bins are currently fully exposed to views in the rear parking area of the complex.
- The removal of the small landscape islands will facilitate the expansion to allow the movement of delivery vehicles through the site. One of the islands is located within the expansion footprint. The island at the south east corner will be removed to place the garbage enclosure and the third is along the eastern edge of the existing parking area, within the proposed drive lane.
- To compensate for the removal of the trees, the applicant will upgrade two (2) landscaping islands adjacent to the expansion by planting new material that will be more tolerable to the conditions than the existing ones. The planting of four (4) new trees is in accordance with the City's 2:1 tree replacement policy, with three of these trees will be planted to fill in existing gaps of the row of trees along the southern edge of the site, with the fourth planted in the modified landscaping islands to the south of the expansion.
- To ensure the survival of the new landscaping proposal, the applicant will be posting a security of \$5,000.00.

Crime Prevention Through Environmental Design

The proposed addition provides the same amount of comfort and safety provisions as found currently. The southeast corner of the site does provide adequate lighting to allow night time visibility and the existing trees on the peripheral landscape strip allow for surveillance to and from the site from the surrounding neighbourhood. These same trees also act as a divider of uses, providing a visual screen between the commercial uses on the site and the adjacent residential uses.

Conclusions

Staff support the proposed Development Permit for the expansion of the existing Shoppers Drug Mart at the southeast corner of the subject site. The addition is designed to complement the existing form and character of the existing structure while not imposing the expansion onto the neighbouring community. The planting of new trees to improve visual screening to the site will benefit both the overall appearance of to the site and provide improved visual and lighting screening from the neighbouring community.



David Johnson
Planner 2

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$5,000.00.

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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-596454

Attachment 1

Address: #380 - 9100 Blundell Road

Applicant: Paul Chiu, Architect

Owner: Ferrell Estates Ltd.

Planning Area(s): Broadmoor Area Ash street Sub-Area Plan (Schedule 2.6A)

| | | | |
|---------------------|----------------------|----------------------|----------------------|
| Current Floor Area: | 789.9 m ² | Proposed Floor Area: | 851.4 m ² |
|---------------------|----------------------|----------------------|----------------------|

| | Existing | Proposed |
|------------------|---------------------------|---------------------------|
| Site Area: | 32,565.0 m ² | 32,565.0 m ² |
| Land Uses: | Commercial | Commercial |
| OCP Designation: | Commercial or Townhouses | Commercial |
| Zoning: | Community Commercial (CC) | Community Commercial (CC) |

| | Bylaw Requirement | Proposed | Variance |
|--|-------------------|------------|----------------|
| Floor Area Ratio: | 0.50 FAR | 0.36 FAR | none permitted |
| Lot Coverage: | Max. 35% | 28.9% | none |
| Setback – East: | Min. 6.0 m | 8.43 m | none |
| Setback – South: | Min. 6.0 m | 11.6 m | none |
| Height (m): | Max. 9.0 m | 6.96 m | none |
| Total off-street Spaces for the complex: | 468 spaces | 481 spaces | none |



No. DP 11-596454

To the Holder: PAUL CHIU, ARCHITECT
Property Address: 380 – 9100 BLUNDELL ROAD
Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

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 #8 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 \$5,000.00. 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.
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 11-596454

To the Holder: PAUL CHIU, ARCHITECT
Property Address: 380 – 9100 BLUNDELL ROAD
Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

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

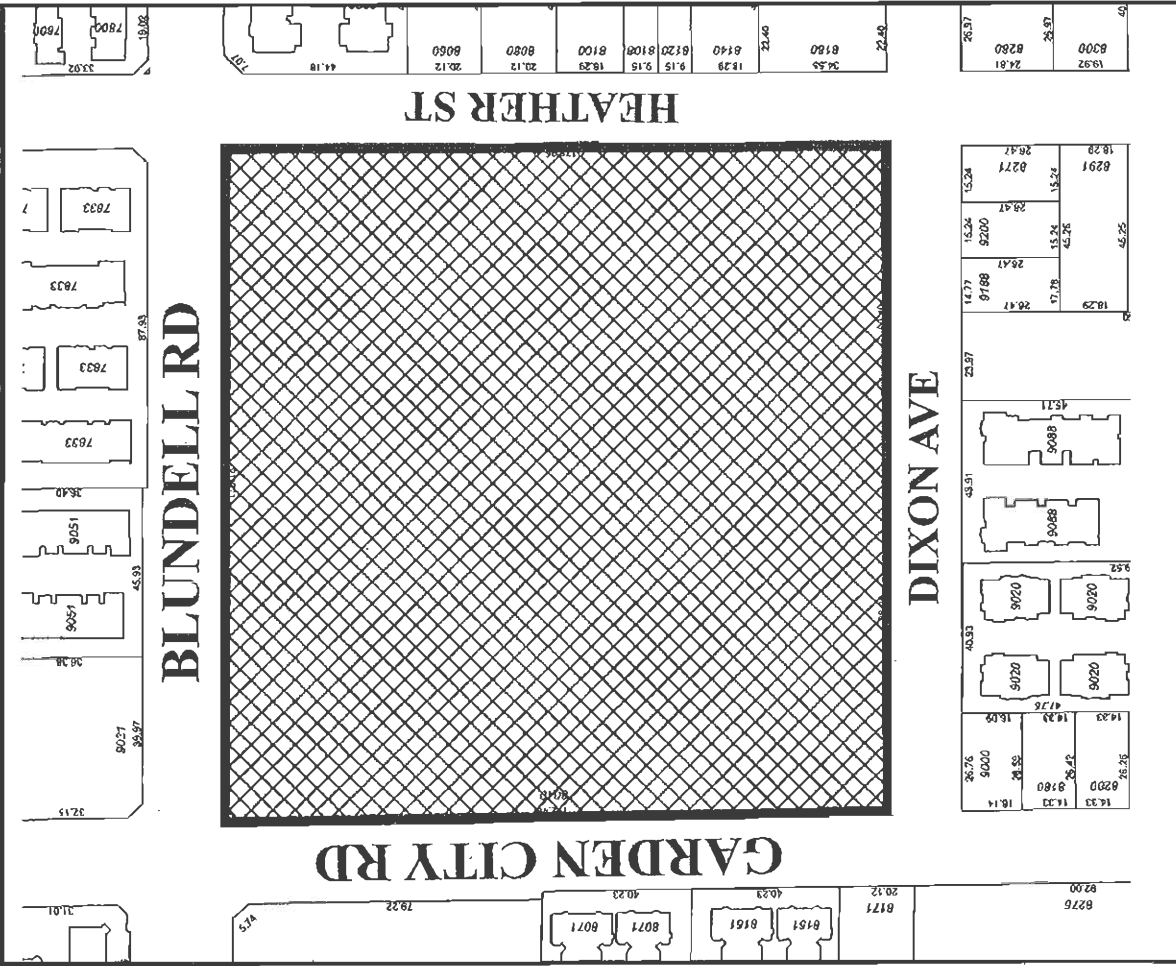
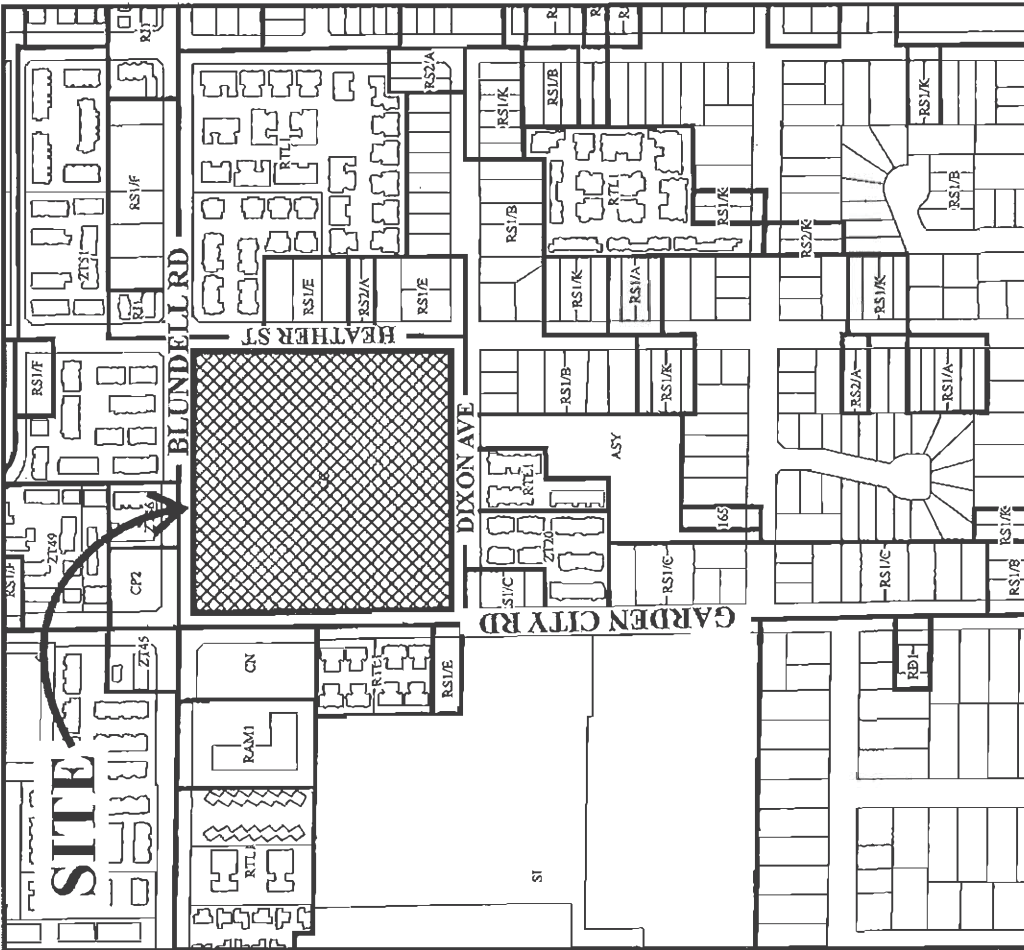
DELIVERED THIS DAY OF

MAYOR



City of Richmond

SITE



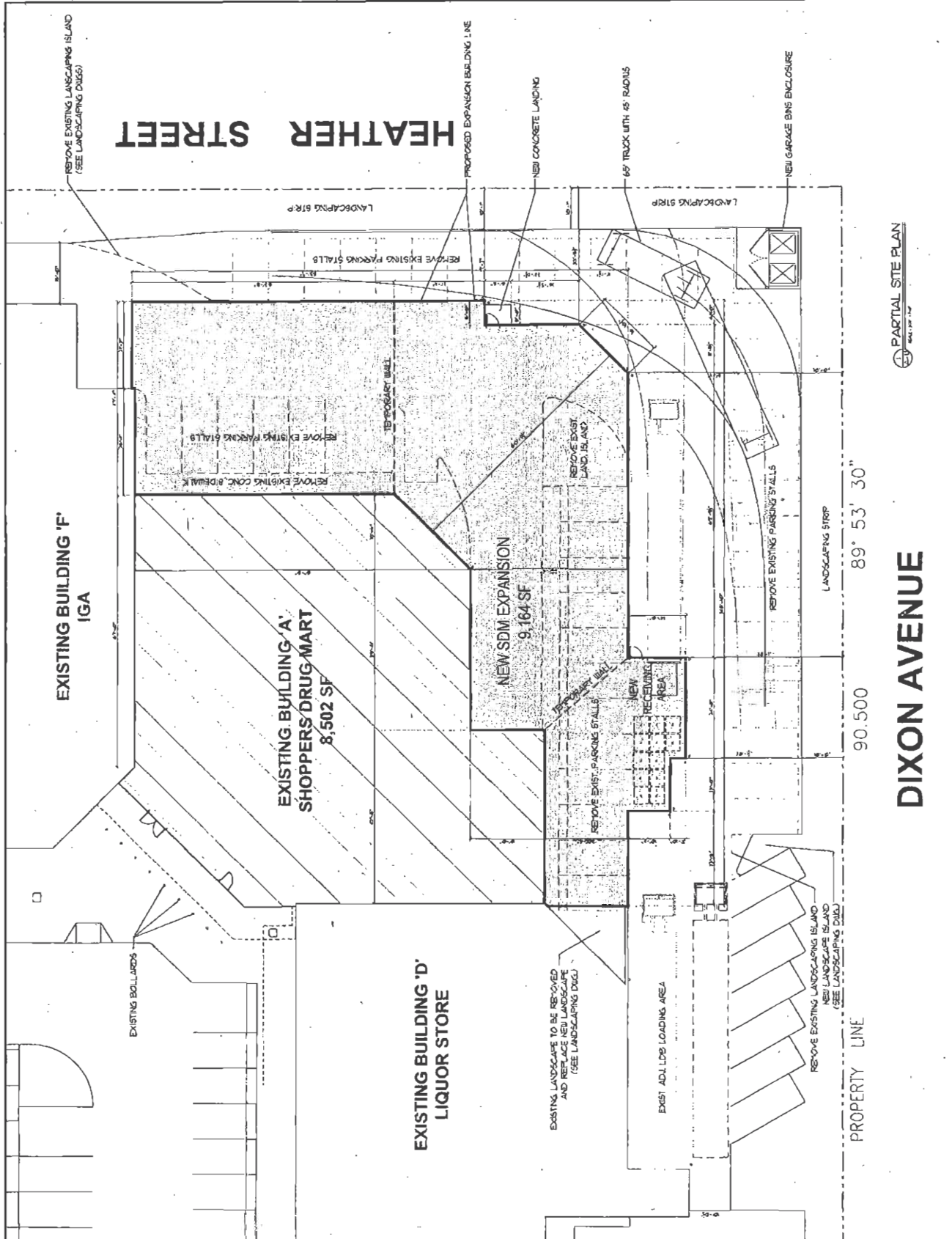
Original Date: 01/13/12

Revision Date:

Note: Dimensions are in METRES

DP 11-596454 SCHEDULE "A"





HEATHER STREET

DIXON AVENUE

| | |
|-------------|---------------------|
| DATE | 2011.07.27 |
| SCALE | AS SHOWN |
| PROJECT | SHOPPERS DRUG MART |
| CLIENT | FARELL ESTATES LTD. |
| DESIGNER | ARCHITECTS INC. |
| PROJECT NO. | 11596454 |
| DATE | 2011.07.27 |
| SCALE | AS SHOWN |
| PROJECT | SHOPPERS DRUG MART |
| CLIENT | FARELL ESTATES LTD. |
| DESIGNER | ARCHITECTS INC. |
| PROJECT NO. | 11596454 |

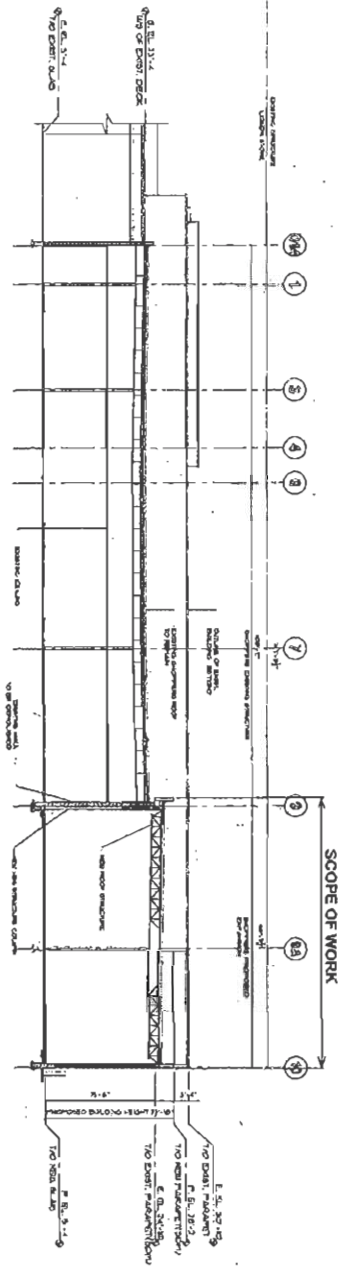


ARCHITECTS INC.
 1000 WEST MAIN STREET
 SUITE 1000
 RICHMOND, B.C. V6X 3E7
 TEL: (604) 273-8888
 FAX: (604) 273-8889
 WWW.ARCHITECTSINC.COM

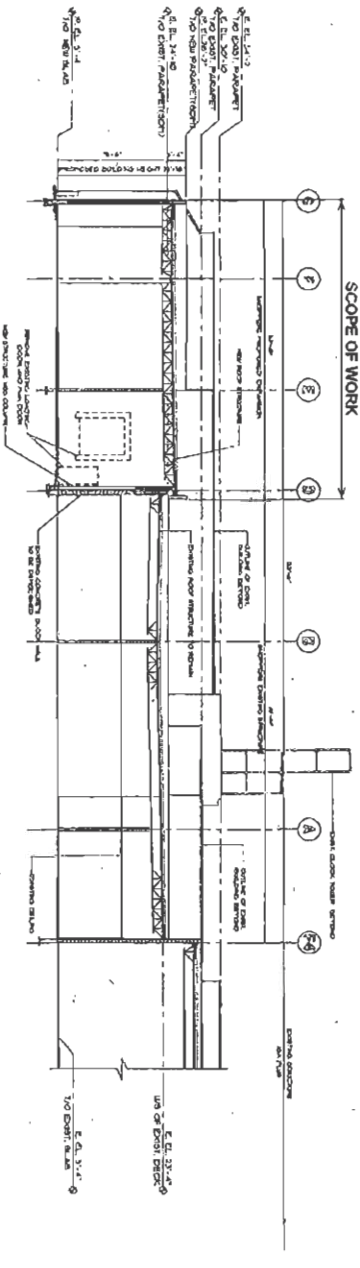
SHOPPERS DRUG MART
 BUILDING & GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

| | |
|-------------|---------------------|
| DATE | 2011.07.27 |
| SCALE | AS SHOWN |
| PROJECT | SHOPPERS DRUG MART |
| CLIENT | FARELL ESTATES LTD. |
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| DESIGNER | ARCHITECTS INC. |
| PROJECT NO. | 11596454 |

DP 11596454 R. #3



A-A BUILDING SECTION



B-B BUILDING SECTION

| | |
|--------|-------------------|
| DATE | DESCRIPTION |
| 1-4-91 | BUILDING SECTIONS |

SHOPPERS DRUG MART
 BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
 FARELL ESTATES LTD.

| | |
|-----|----------|
| NO. | REVISION |
| 1 | AS SHOWN |

| | |
|-----|----------|
| NO. | REVISION |
| 1 | AS SHOWN |

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| NO. | REVISION | DATE | BY |
|-----|------------------|----------|-----|
| 1 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 2 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 3 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 4 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 5 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 6 | ISSUE FOR PERMIT | 08/20/14 | DMG |
| 7 | ISSUE FOR PERMIT | 08/20/14 | DMG |



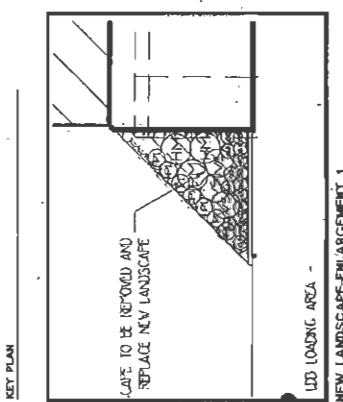
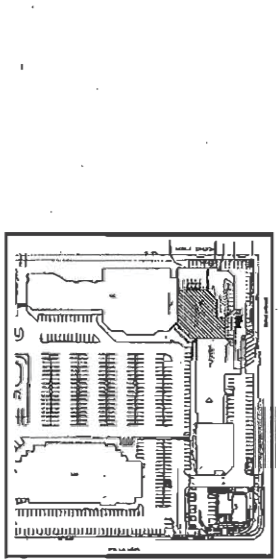
DMG Landscape Architects
 400 West 4th Street, Suite 100
 Richmond, VA 23219
 Phone: (804) 771-1111
 Fax: (804) 771-1112
 www.dmgva.com

PROJECT: GARDEN CITY SHOPPING CENTRE AND EXPANSION
 SHOPPERS DRUG MART
 DEKOR AND HEATHER STREET
 RICHMOND, VA

DATE: 08/20/14

SCALE: 1/8" = 1'-0"

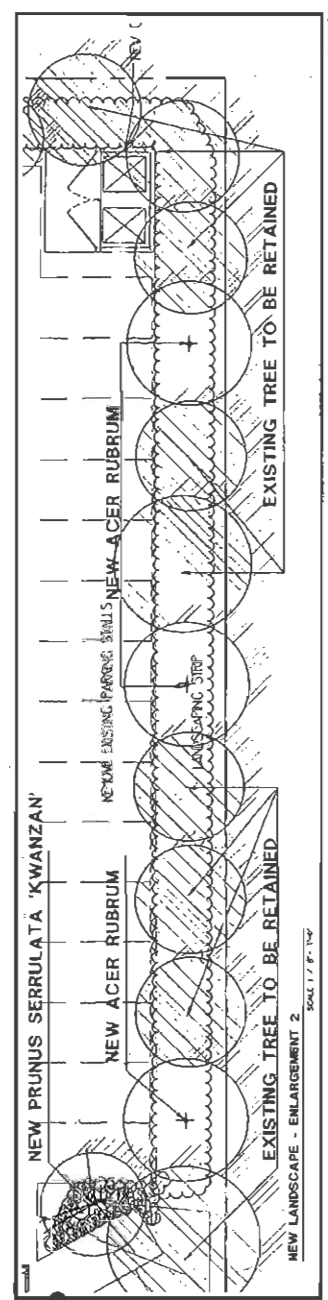
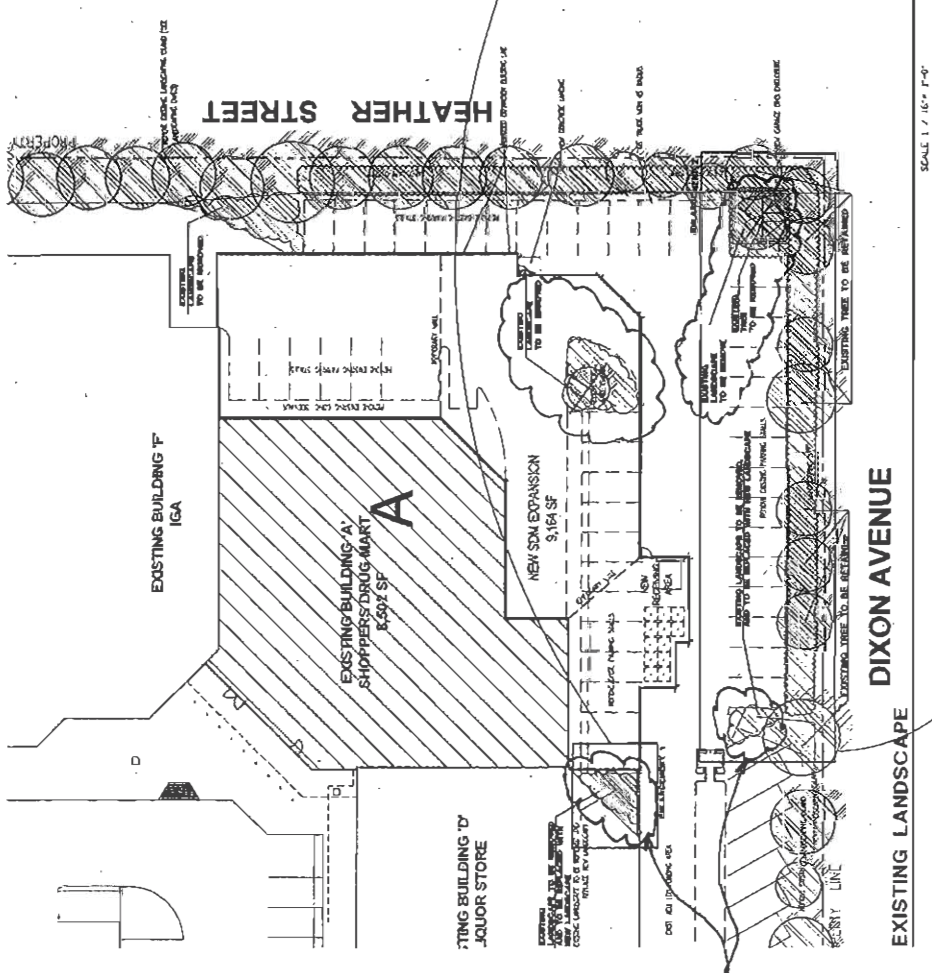
| | |
|---------------------|------------------------|
| DATE: 08/20/14 | DESIGNED BY: DMG |
| DRAWN BY: DMG | CHECKED BY: DMG |
| SCALE: 1/8" = 1'-0" | PROJECT NUMBER: PS-100 |
| SHEET: 02 | TOTAL SHEETS: 02 |



PLANT SCHEDULE

| NO. | PLANT | COMMON NAME | HEIGHT | SPACING | NOTES |
|-----|----------------------------|-----------------|----------|-----------|--------------|
| 1 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 2 | PRUNUS SERRULATA 'KWANZAN' | CHERRY BLOSSOM | 12-15 FT | 10' x 10' | NEW PLANTING |
| 3 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 4 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 5 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 6 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 7 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 8 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 9 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |
| 10 | ACER RUBRUM | RED SWAMP WHITE | 12-15 FT | 10' x 10' | NEW PLANTING |

NOTE: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED NURSERY FROM NORTHERN VIRGINIA. PROVIDE CERTIFICATION UPON REQUEST.



NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES TO BE RETAINED.