



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** June 2, 2009  
**File:** DP 09-464198  
**Re:** **Application by Kasian Architecture Interior Design and Planning Ltd. for a  
Development Permit at 7820 Williams Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit alteration of the façades of the east wing and improvements to the portion of the surface parking lot fronting onto No. 3 Road at 7820 Williams Road on a site zoned "Community Commercial District (C3)" and "Neighbourhood Pub District (NHP)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the rear yard (south) setback from minimum 6 m to 5.7 m for decorative architectural elements on the east wing of the building and permit a maximum 1.8 m projection for pedestrian weather protection canopies; and
  - b) Reduce the manoeuvring aisle width from minimum 7.5 m to 6.9 m for the portion of the surface parking lot fronting onto No. 3 Road.

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond for permission to alter the façades of the east wing of the existing commercial mall and the adjacent surface parking area and landscaping fronting onto No. 3 Road at 7820 Williams Road on a site zoned "Community Commercial District (C3)" and "Neighbourhood Pub District (NHP)".

Staff are reviewing separate rezoning and Development Permit applications for the potential future redevelopment of the overall site in the context of the Neighbourhood Service Centre and the existing rear lane (RZ 08-410730 and DP 07-378677). A previous rezoning application (RZ 06-340370) to remove the existing pub land use was withdrawn and a new lease has been secured to accommodate the pub. There is no rezoning application associated with the subject Development Permit application to renovate the façades of a portion of the existing mall building and improve the adjacent surface parking lot.

As no additional building area is proposed, servicing capacity and frontage improvements are not sought at this time. Servicing capacity and the need for frontage improvements through a separate Servicing Agreement will be reviewed through the development application process for future site redevelopment.

### Development Information

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

### Background

The subject Broadmoor planning area site currently contains the existing Broadmoor Shopping Centre, which is an older one-storey 3,930 m<sup>2</sup> (42,307 ft<sup>2</sup>) commercial development with a long history and more than a few expansions and changes over its long history. It includes commercial units set back from No. 3 Road in 2 wings, storefronts facing the neighbouring Richlea Shopping Centre and surface parking areas wrapping around the corner gas station. The shopping centre backs onto a City lane and includes two (2) Dunoon Drive properties across the lane (10020 Dunoon Drive and 10060/10080 Dunoon Drive), which are required to be used for parking. The subject site is one of several properties at the intersection of No. 3 Road and Williams Road that, together, are designated as a Neighbourhood Service Centre in the Official Community Plan (OCP).

The scope of the subject Development Permit application is limited to façade improvements to the east wing of the existing building and improvements to the surface parking area between the east wing and No. 3 Road. Those improvements include pedestrian passage from No. 3 Road to the building, landscaping improvements and parking space line adjustments.

The existing development surrounding the subject site is described as follows:

- To the northeast, is an existing gas station with convenience store fronting onto Williams Road and No. 3 Road, zoned “Comprehensive Development District (CD/81)”;
- To the north, across Williams Road, is an existing 29-unit, two-storey townhouse development fronting onto Williams Road and No. 3 Road, zoned “Townhouse District (R2)”;
- To the east, across No. 3 Road, is an existing three-unit commercial property and a 100-unit, three-storey apartment building fronting onto both Williams Road and No. 3 Road, zoned “Local Commercial District (C1)” and “Townhouse & Apartment District (R3)” respectively. There is also an existing approximately 308-unit, three-storey apartment complex fronting onto both No. 3 Road and Ryan Road, zoned “Medium-Density Residential District (R7)”;
- To the south, is an existing commercial property with one-storey and two-storey buildings, zoned “Land Use Contract 022”; and
- To the west, across the rear lane, are two (2) lots under the same ownership as the subject commercial property, zoned “Community Commercial District (C3)” and both encumbered with a restrictive covenant on Title requiring that the properties be used solely for parking for the subject commercial property. They currently contain surface parking and an existing non-conforming single-family home.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, the limited façade alterations and parking lot improvements generally comply with the intent of the applicable sections of the Official Community Plan and the “Community Commercial District (C3)” and “Neighbourhood Pub District (NHP)” with the exception of the new variances identified below. The existing shopping centre design includes a number of variances that are an existing condition. These existing conditions are not addressed as a part of this Development Permit application, which is limited to alterations to the façades of the east wing of the existing commercial mall and the adjacent portion of the existing surface parking area and landscaping fronting onto No. 3 Road.

### Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. Reduce the rear yard (south) setback from minimum 6 m to 5.7 m for decorative architectural elements on the east wing of the building and permit a maximum 1.8 m projection for pedestrian weather protection canopies

*(Staff supports the proposed variance as it allows for added architectural detail for visual interest and canopies to provide weather protection for pedestrians. The addition of shallow pilasters on the south façade helps to visually break up the long flat façade, introduces shadow lines, and emphasizes the pedestrian-oriented unit entries. The installation of canopies will provide weather protection for pedestrians walking along the sidewalk at the south edge of the site in front of the existing east wing of the shopping centre.)*

2. Reduce the manoeuvring aisle width from minimum 7.5 m to 6.9 m for the portion of the surface parking lot fronting onto No. 3 Road.

*(Staff supports the proposed variance as it is the result of the reconfiguration of an existing surface parking lot to improve the safety, aesthetic and ease daily use. The variance has been reviewed and is supported by Transportation staff.)*

### **Advisory Design Panel Comments**

The proposed exterior renovation was not presented to the Advisory Design Panel, as the renovation does not impact the overall architectural form, character, massing or site plan of the existing retail area.

### **Analysis**

The proposal has been reviewed by staff as short to medium term limited improvements to ensure continued financial viability of the subject property, which is one of several properties in a much needed Neighbourhood Service Centre. As discussed above, the applicant is investigating the redevelopment potential of the overall site in the context of the Neighbourhood Service Centre through separate development applications.

### **Urban Design and Site Planning**

- Pedestrian connections are provided to both frontage roads and the adjacent shopping centre property. The applicant is proposing to provide much needed pedestrian connections between the on-site sidewalk that wraps around the existing commercial mall building and the No. 3 Road sidewalk. A new main pedestrian path is introduced adjacent to the driveway access to No. 3 Road, in close proximity to the Williams Road intersection and transit stop. The pedestrian connection includes: raised islands, landscaping, trees, painted crosswalks over the two (2) existing asphalt drive aisles, and dropped curbs for wheelchair access. A secondary pedestrian path is introduced at the south edge of the site, adjacent to the driveway access to No. 3 Road for the neighbouring Richlea Shopping Centre, complete with a raised and painted crosswalk over the existing asphalt drive aisle connection between the two (2) shopping centres.
- The Broadmoor Shopping Centre complex building massing, use, floor area, frontage, access, and on-site vehicle circulation remain unchanged.
- The shopping centre has existing vehicle accesses to both No. 3 Road and Williams Road, which are not affected by this Development Permit application.
- A 2 m wide road dedication along portions of the No. 3 Road and Williams Road frontages is required as a condition of the Development Permit. The existing parking spaces along No. 3 Road will be permitted to encroach into the road dedication area on a temporary basis until the road is widened or frontage improved.
- Commercial parking is provided on-site and across the lane in a back parking lot, accessed from the internal drive aisles and rear lane. The proposal includes parking space line adjustments in the existing surface parking area fronting onto No. 3 Road.
- The provision of 30 small car parking spaces complies with the Zoning & Development Bylaw. It is less than the number that would be permitted on this site.

- Cross-access arrangements, acceptable to the City, are a condition of the Development Permit to formalize the access provided through the subject site to existing on-site drive aisle connections to both the adjacent Richlea commercial property and Petro-Canada gas station properties on a temporary basis. The continued need for the cross-access will be reviewed with future development applications on any of the three properties.
- A permanent cross-access arrangement, acceptable to the City, is a condition of the Development Permit for the benefit of future redevelopment of the corner Petro-Canada gas station property. This is needed for traffic safety to ensure any vehicle accesses are located a safe distance from the intersection.

### ***Architectural Form and Character***

- The applicant is proposing to update the façades of the existing commercial centres east wing, which is setback from No. 3 Road behind a surface parking area. The alterations do not increase the existing floor area. The proposed renovations will improve the east wing façades by incorporating more visually distinct storefront entry features, introduce continuous weather protection canopies for pedestrians, add visual interest to long flat façades, and higher quality materials. The existing east wing is setback from No. 3 Road, behind a surface parking area. The proposed improvements will increase the visual prominence of the shopping centre.
- The proposed building materials in the façade alteration area are generally consistent with the Official Community Plan (OCP) guidelines. Façade improvements result from the use of: stucco clad pilaster arch elements with an architectural concrete base, painted steel pilasters, painted metal panels, stucco band at roofline, addition of painted metal canopies, and limited area of spandrel glazing. The existing brick cladding on the building façades is retained.
- The new colour palette includes the existing brick, existing and amended bronze coloured anodized aluminum storefront system, dark grey painted metal pilaster and canopy elements, and added stucco areas in shades of light tan in the higher parapet and earth brown in the entry arch elements. Inside of the arch elements are new metal panels in shades that coordinate with the tenant's corporate imaging (blues and red shown).
- A separate Permit process is required for any new or amended signage.

### ***Landscape Design***

- The applicant is proposing to improve the portion of the surface parking area that fronts onto No. 3 Road.
- New landscaping beds will be added into the surface parking areas with new trees. These new beds and trees will improve the No. 3 Road streetscape by visually breaking up the surface parking area, introducing shaded areas and visually softening the streetscape interface.
- New trees and planting will be added into the existing narrow landscaping bed fronting onto No. 3 Road. This addition into an existing landscaping bed will also improve the No. 3 Road streetscape for the same reasons as outlined above.
- The existing garbage enclosure at the No. 3 Road edge of the site will be relocated away from the No. 3 Road streetscape to a more internal location on the site. The existing enclosure and will be replaced with a new concrete block enclosure, designed with areas of monarch brick to match the building design, sturdy metal doors, and exposed block areas painted to match. Anti-graffiti coating will also be applied to ease maintenance.

***Crime Prevention Through Environmental Design***

- A small infill at the south façade will remove an existing recess, eliminating a potential hiding spot and improving the CPTED design of the south walkway.

**Conclusions**

The proposal is for short to medium term improvements limited to façades of a portion of the existing shopping centre and improvements to the adjacent existing surface parking area and landscaping fronting onto No. 3 Road. These limited improvements do not preclude redevelopment of the overall site and will benefit the No. 3 Road streetscape. As discussed, the applicant is investigating the redevelopment potential of the overall site in the context of the Neighbourhood Service Centre through separate development applications.

The applicant has satisfactorily addressed staff comments regarding the façade improvements and relationship of the existing building to No. 3 Road. Staff recommend support of this Development Permit application which provides improved pedestrian circulation, improved architectural expression and improved landscaping design facing No. 3 Road on an older established Neighbourhood Service Centre property.



Sara Badyal, MCIP  
Planner 1  
(604-276-4282)

See **Attachment 2** for development and legal considerations to be completed prior to forwarding this application to Council for approval



# City of Richmond

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

## Development Application Data Sheet Development Applications Division

**DP 09-464198**

**Attachment 1**

Address: 7820 Williams Road

Applicant: Kasian Architecture Interior Design & Planning Ltd. Owner: First Capital (Broadmoor Mall) Corporation, Inc. No. 452428

Planning Area(s): Broadmoor

Floor Area Gross: 4,607.3 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	11,269 m <sup>2</sup> by survey	Site 11,156.5 m <sup>2</sup> Road Dedication 112.5 m <sup>2</sup> Total 11,269 m <sup>2</sup>
<b>Land Uses:</b>	Commercial Centre and Neighbourhood Pub	No change
<b>OCP Designation:</b>	Neighbourhood Service Centre	No change
<b>Zoning:</b>	C3 and NHP	No change
<b>Number of Units:</b>	23 Commercial units 1 Neighbourhood Pub, with 1 Private Liquor Store	27 Commercial units 1 Neighbourhood Pub, with 1 Private Liquor Store

	C3 Bylaw Requirement	NHP Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	Max. 0.35	0.41 Existing	None Permitted
Lot Coverage:	Max. 35%	Max. 35%	41% Existing	Existing condition
Setback – Front Yard (Williams Road):	Min. 6 m	Min. 6 m	1.8 m Existing	Existing condition
Setback – Side Yard (No. 3 Road):	Min. 6 m	Min. 6 m	37.6 m Existing	None
Setback – Side Yard (lane):	Min. 6 m	Min. 3 m	1.1 m Existing	Existing condition
Setback – Rear Yard (South):	Min. 6 m	Min. 3 m	0.3 m East Wing Existing 5.7 m to 6 m West Wing 1.2 m to 1.8 m canopies	Existing condition 0.3 m reduction for pilasters 1.8 m projections
Height (m):	Max. 9 m	Max. 9 m	8.5 m Max. Existing	None
Off-street Parking Spaces:	Commercial 102 Food Services 37	Pub 17	108 43 23	None
Off-street Parking Spaces – Accessible:	4		4	None
Total off-street Spaces:	156		174	None
Small Car Parking Spaces:	Max. 30%		17.1% (30 spaces)	None
Manoeuvring Aisle Width:	Regular Min 7.5 m Angled Min. 5.5 m		6.9 m to 7.3 m Min. 4.5 m Existing	0.6 m reduction Existing Condition

**Development Permit Considerations**  
**7820 Williams Road ("the lands")**  
**DP 09-464198**

Prior to forwarding the Development Permit application to Council for approval, the developer is required to complete the following:

1. 2 m wide road dedication along the No. 3 Road frontage up to 100 m from Williams Road and along the Williams Road frontage up to 70 m from No. 3 Road.
2. Execution of a legal agreement to permit the existing parking spaces to encroach into the No. 3 Road dedication area on a temporary basis.
3. Registration of a flood indemnity covenant on title.
4. Registration of a cross-access agreement on title to the lands allowing access to/from the commercial site to the south at 10151 No. 3 Road through the existing drive aisle connection on a temporary basis. The requirement for cross-access will be re-evaluated and discharged as appropriate with future redevelopment.
5. Registration of a cross-access agreement on title to the lands allowing access to/from the gas station site to the northeast at 7980 Williams Road through the existing drive aisle connection on a temporary basis. The requirement for cross-access will be re-evaluated and discharged as appropriate with future redevelopment.
6. Registration of a cross-access agreement on title to the lands allowing future access to/from the gas station site to the northeast at 7980 Williams Road through the subject site for future redevelopment of the corner lot. The requirement for cross-access will be re-evaluated and amended as appropriate to accommodate future redevelopment site planning.
7. Receipt of a Letter-of-Credit for landscaping in the amount of \$15,233.00.

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

- 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 onsite.
- 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>).

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 Council approval.

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.

[Signed copy in file]

Signed  
2603504

Date





**No. DP 09-464198**

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To the Holder:           KASIAN ARCHITECTURE INTERIOR DESIGN  
                                  AND PLANNING LTD.

Property Address:       7820 WILLIAMS ROAD

Address:                 C/O MR. RALPH LASER  
                                  KASIAN ARCHITECTURE INTERIOR DESIGN & PLANNING LTD.  
                                  #350 – 1555 WEST PENDER STREET  
                                  VANCOUVER, BC V6G 2T1

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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 and Development Bylaw No. 5300" is hereby varied to:
  - a. Reduce the Rear Yard (South) setback from minimum 6 m to 5.7 m for decorative architectural elements on the east wing of the building and permit a maximum 1.8 m projection for pedestrian weather protection canopies; and
  - b. Reduce the manoeuvring aisle width from minimum 7.5 m to 6.9 m for the portion of the surface parking lot fronting onto No. 3 Road. Permit a maximum 1.8 m projection into the rear yard setback for pedestrian weather protection canopies for the east wing of the building.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.

# Development Permit

No. DP 09-464198

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

Property Address: 7820 WILLIAMS ROAD

Address: C/O MR. RALPH LASER  
KASIAN ARCHITECTURE INTERIOR DESIGN & PLANNING LTD.  
#350 – 1555 WEST PENDER STREET  
VANCOUVER, BC V6G 2T1

- 
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$15,233. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
  - 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
  - 8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR







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NO.	DATE	DESCRIPTION	BY
1	02/01/08	CONCEPT PLAN	DMG
2	02/07/08	PRELIMINARY PLAN	DMG
3	02/13/08	FINAL DESIGN	DMG
4	02/19/08	CONSTRUCTION	DMG
5	02/25/08	AS-BUILT	DMG

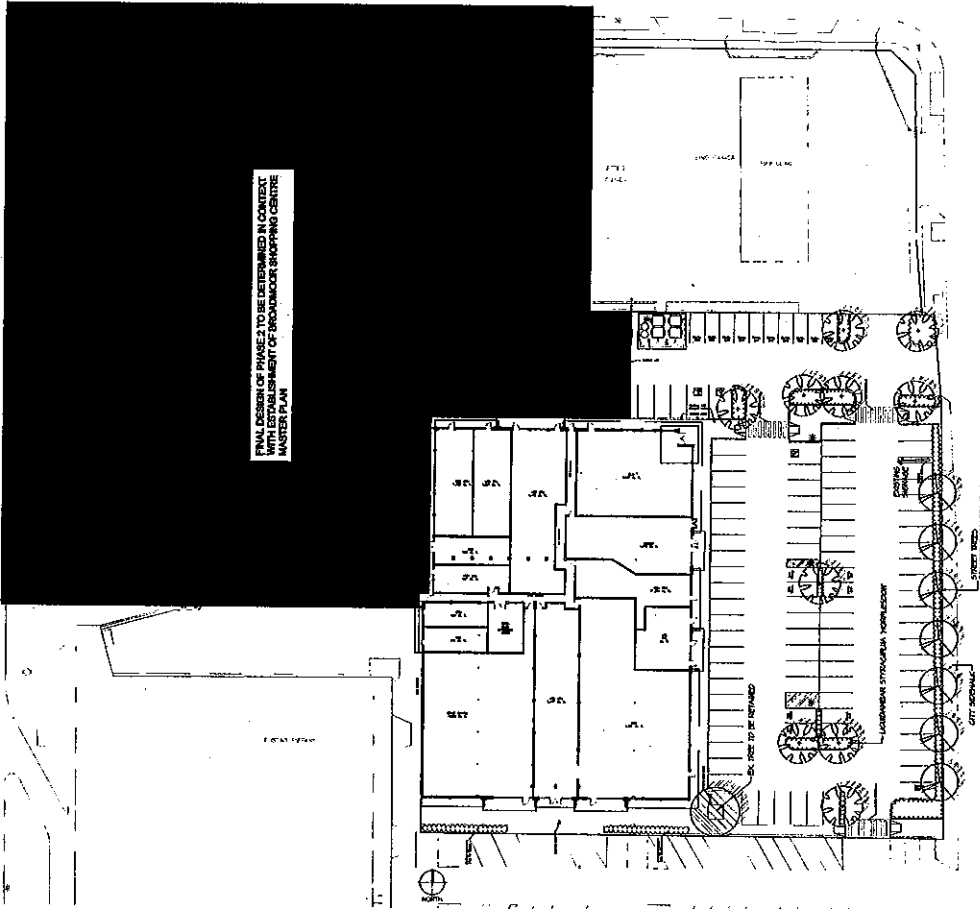


DMG Landscape Architects  
 1111 Lakeside Avenue East  
 Suite 100  
 Denver, CO 80202  
 Tel: 303.733.8888  
 Fax: 303.733.8889  
 www.dmglandscape.com

PROJECT:  
**BROADMOOR SHOPPING MALL**  
 KASIAN ARCHITECTS  
 BURNABY, BC

DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

DATE: 02/27/08	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	5
DRAWN BY: DMG	
CHECKED BY: DMG	
DATE: 02/27/08	
DMG PROJECT NUMBER:	07-052



FINAL DESIGN OF PHASE 2 TO BE DETERMINED IN CONTEXT WITH THE FINAL DESIGN OF PHASE 1 AND THE MASTER PLAN.

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	60% CAL, 1.5M STD, 24B	
2	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	60% CAL, 2M STD, 34B	
3	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	45 POT, 4004	
4	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	42 POT, 40 CH	
5	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	42 POT, 4004	
6	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	42 POT, HEAVY	
7	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	42 POT	
8	(Symbol)	FRAXINUS OXYCARRA 'DANWOOD'	FRAXINUS OXYCARRA	42 POT, 2004	

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER THE BC LANDSCAPE STANDARD, LATEST EDITION. PLANT MATERIAL TO BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. \* PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLAN # 3A JUN 18 2008  
 DP 09464198

07-052-07



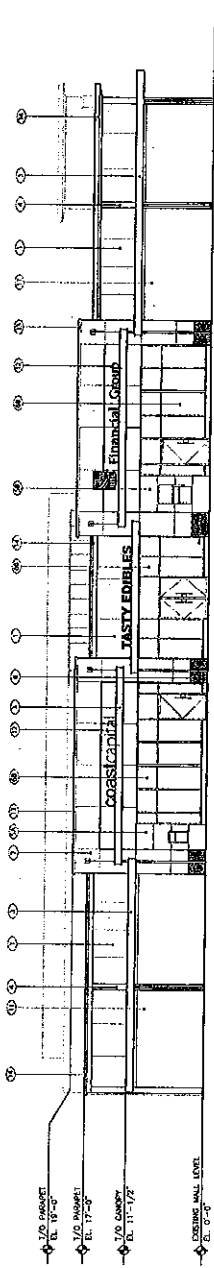




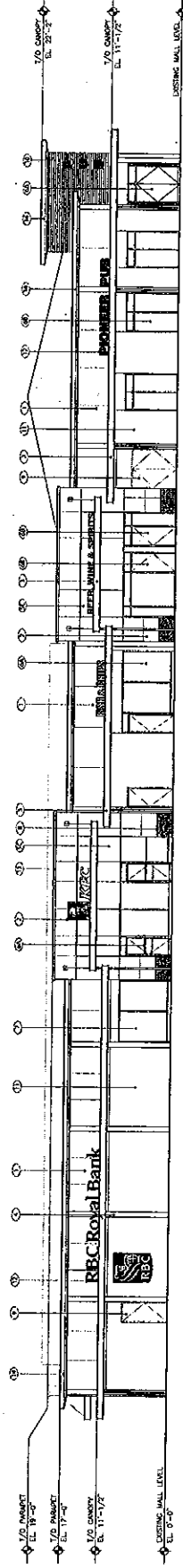
**Material Legend**

- 1 Light Brown Stucco - Benjamin Moore HC-80 Bleeker Beige
- 2 Medium Brown Stucco - Benjamin Moore HC-21 Huntington Beige
- 3 Grey Painted Metal Canopy - Benjamin Moore 2124-20 Trout Grey
- 4 Grey Painted Steel Pillaster - Benjamin Moore 2124-20 Trout Grey
- 5A Metal Panel - Royal Blue OC 16081
- 5B Metal Panel - Dark Blue OC 16088
- 5C Metal Panel - Bright Red OC 16080
- 5D Metal Panel - East Green OC 16068
- 5E Metal Panel - Bright White OC 16066
- 6A Existing Stone Front Cladding
- 6B New Stone Front Cladding
- 7 Sponcast Concrete - Colour to Match Dark Blue OC 16088
- 8 Pre-Cast Concrete - Natural Finish with Sealer
- 9 Metal Door - Paint to Match Existing Brick
- 10 Metal Louvers - Bright White OC 16086
- 11 Existing Brick
- 12 Individual Letter Channel Signage
- 13 Metal Flashing - Charcoal OC 16072
- 14 EIFS Stucco Cornice - Colour to Match Charcoal

Note: Signage may change dependent on tenants



SOUTH ELEVATION



EAST ELEVATION

see plan #6 for canopy projections

PLAN # 5

JUN 18 2009

DP 09464198



**Kasian**

Drawing 3  
June 16th, 2009  
Project 4235

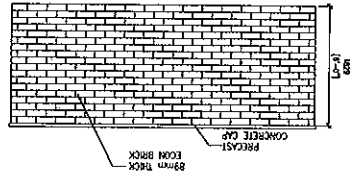
Elevations  
Broadmoor Mall  
Richmond, BC

Re-issued for DP June 16, 2009  
Scale 1/8"=1'-0"

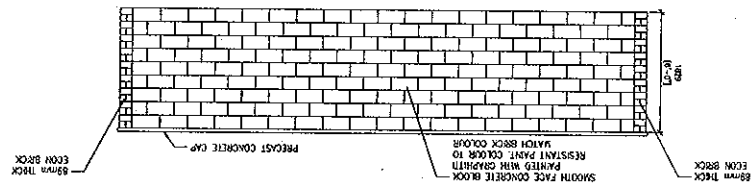


- 180mm SMOOTH FACE CONCRETE BLOCK PAINTED WITH GRAPHTH RESISTANT PAINT, COLOUR TO MATCH BRICK COLOUR C/M
- 80mm TRACK ECON BRICK C/M
- PRECAST CONCRETE CAP
- 80mm TRACK ECON BRICK C/M
- PRECAST CONCRETE CAP
- 20mm REINFORCED CONCRETE BLOCK WALL C/M PRECAST
- CONCRETE CAP

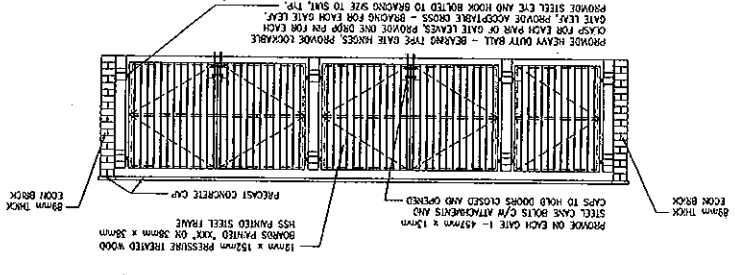
4 GARBAGE ENCLOSURE SIDE ELEVATION  
 1:50



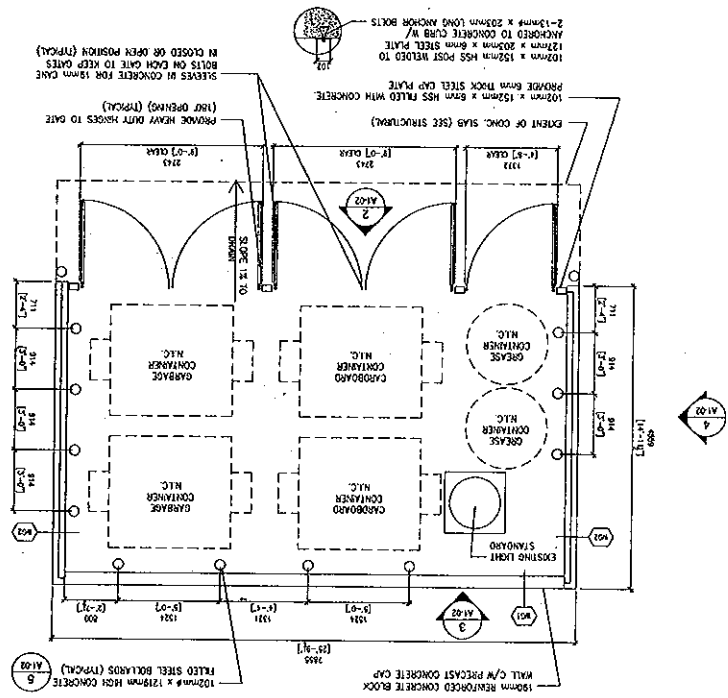
3 GARBAGE ENCLOSURE ELEVATION  
 1:50

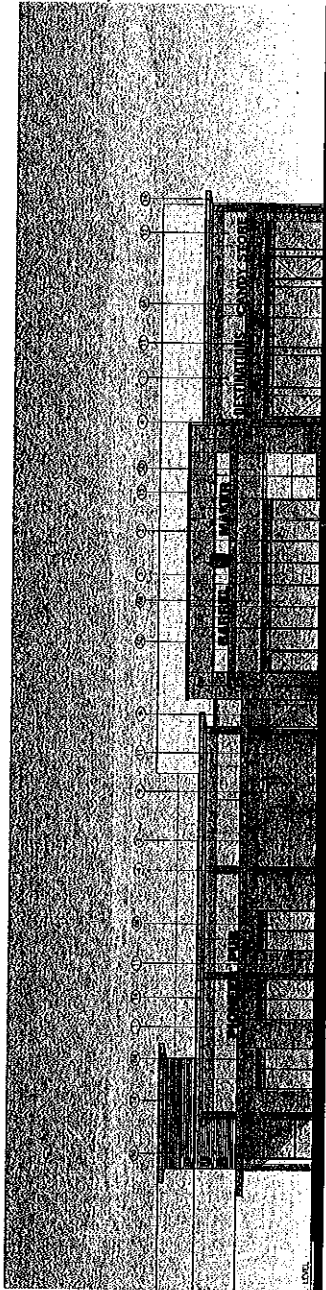


2 GARBAGE ENCLOSURE ELEVATION  
 1:50

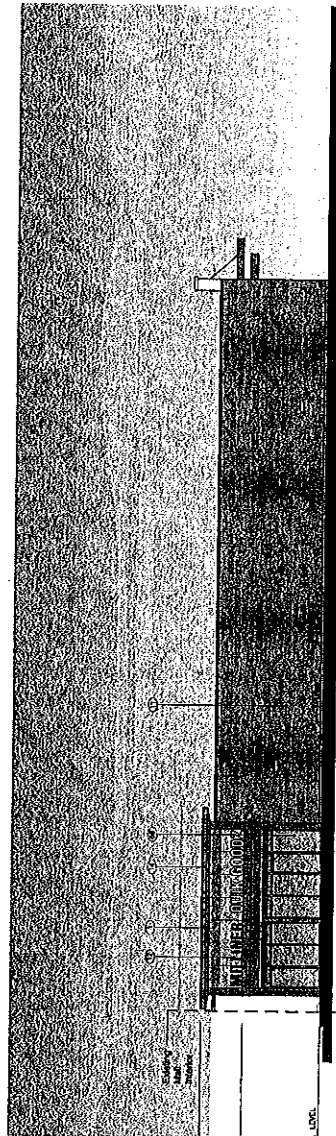


1 GARBAGE ENCLOSURE PLAN  
 1:50





NORTH ELEVATION



WEST ELEVATION

**Material Legend**

- 1 Light Brown Stucco - Benjamin Moore HC-80 Bleeker Beige
- 2 Medium Brown Stucco - Benjamin Moore HC-21 Huntington Beige
- 3 Grey Painted Metal Casings - Benjamin Moore 2124-20 Trout Gray
- 4 Grey Painted Steel Plastics - Benjamin Moore 2124-20 Trout Gray
- 5A Metal Panel - Royal Blue QC 16081
- 5B Metal Panel - Dark Blue QC 16083
- 5C Metal Panel - Bright Red QC 16080
- 5D Metal Panel - Mist Green QC 16065
- 5E Metal Panel - Bright White QC 16086
- 6A Existing Store Front Glazing
- 6B New Store Front Glazing
- 7 Spondrel Glazing - Colour to Match Dark Blue QC 16088
- 8 Pre-Cast Concrete - Natural Finish with Sealer
- 9 Metal Door - Paint to Match Existing Brick
- 10 Metal Louvers - Bright White QC 16086
- 11 Existing Brick
- 12 Individual Letter Channel Signage
- 13 Metal Flashing - Charcoal QC 16072
- 14 EIFS Stucco Cornices - Colour to Match Charcoal

Note: Signage may change dependent on tenants

REFERENCE PLAN JUN 11 2009

DP 09464198



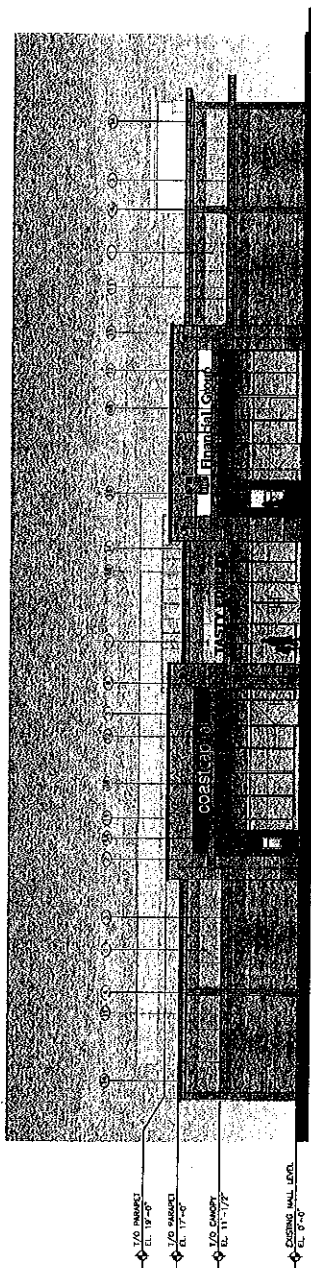
Elevations  
Broadmoor Mall  
Richmond, BC

Re-issued for DP May 29, 2009  
Scale 1/8"=1'-0"

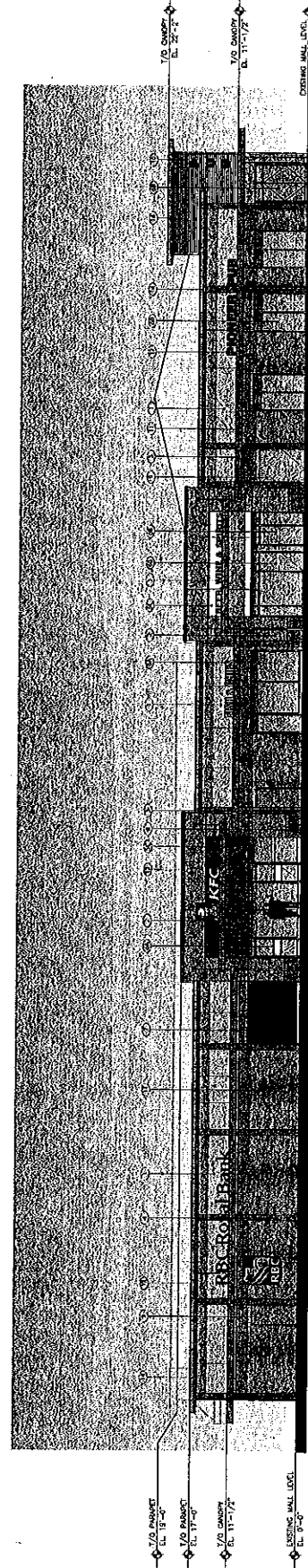
Drawing 4  
May 29, 2009  
Project 4235



**Kasian**



SOUTH ELEVATION



EAST ELEVATION

**Material Legend**

- 1 Light Brown Stucco - Benjamin Moore HC-90 Bleeker Beige
- 2 Medium Brown Stucco - Benjamin Moore HC-21 Huntington Beige
- 3 Grey Painted Metal Canopy - Benjamin Moore 2124-20 Trout Grey
- 4 Grey Painted Steel Flasher - Benjamin Moore 2124-20 Trout Grey
- 5A Metal Panel - Royal Blue CC 16081
- 5C Metal Panel - Dark Blue CC 16088
- 5E Metal Panel - Bright Red CC 16030
- 5E Metal Panel - Mist Green CC 16035
- 5A Metal Panel - Bright White CC 16086
- 6B New Style Fire Front Glazing
- 7 Separated Glazing - Colour to Match Dark Blue CC 16088
- 8 Pre-Cast Concrete - Colour to Match Existing Brick
- 9 Metal Decor - Paint to Match Existing Brick
- 10 Metal Louvers - Bright White CC 16086
- 11 Existing Brick
- 12 Individual Letter Channel Signage
- 13 Metal Flashing - Channel CC 16072
- 14 EIFS Stucco Cornice - Colour to Match Charcoal

Note: Signage may change dependent on tenants

REFERENCE PLAN JUN 18 2009  
 DP 09464198



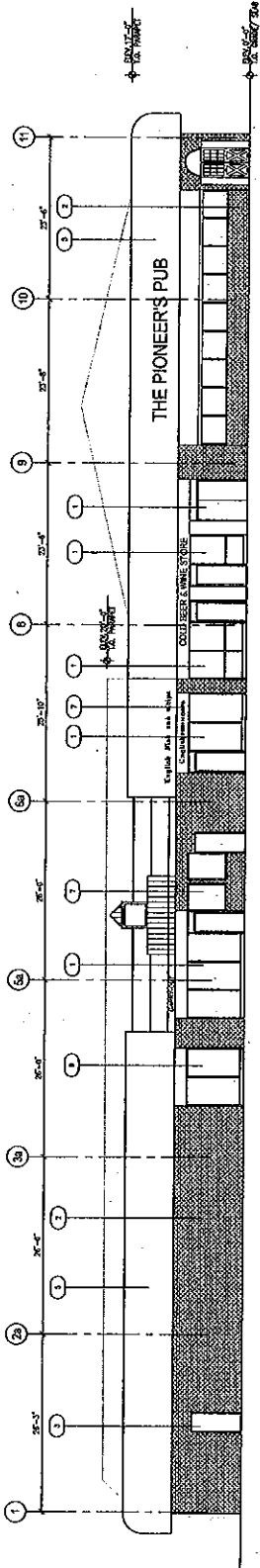
Drawing 3  
 June 16th, 2009  
 Project 4235

Elevations  
 Broadmoor Mall  
 Richmond, BC

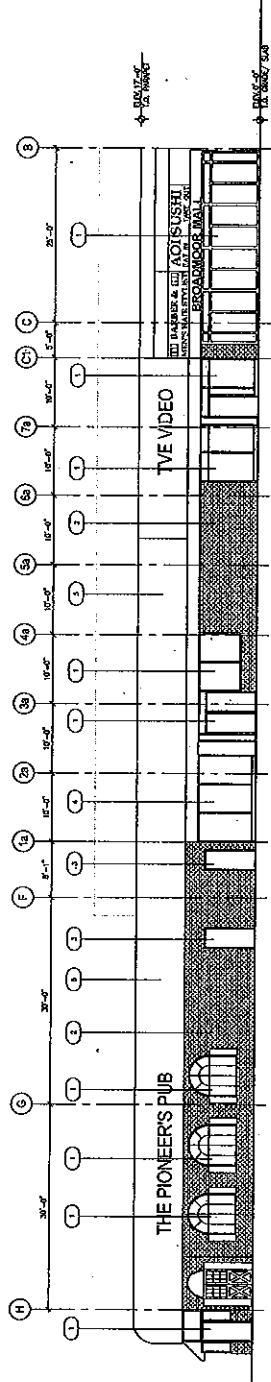
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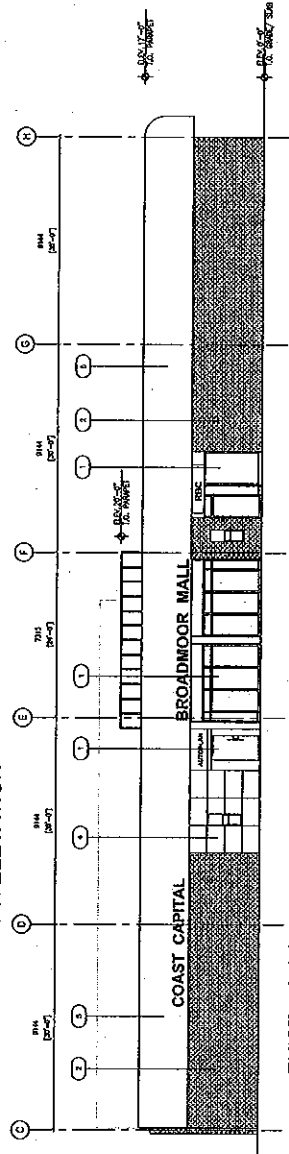
EXISTING ELEVATIONS ENDS/RELIEVED	
(1)	EXISTING STAIRWELL CLADDING
(2)	EXISTING STAIRWELL CLADDING
(3)	EXISTING BRICK
(4)	METAL DOOR
(5)	METAL PANEL
(6)	FRAMED WINDOW
(7)	FRAMED GLASS
(8)	BRICK



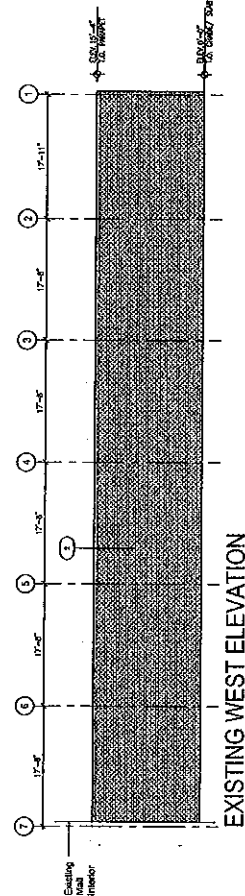
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

REFERENCE PLAN JUN 11 2009  
 DP 09464198



4A  
 June 3, 2009  
 Project 4235

Existing Elevations  
 Broadmoor Mall  
 Richmond, BC

Re-issued for DP June 3, 2009  
 Scale 1/8"=1'-0"