



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 22, 2016

From: Wayne Craig
Director of Development

File: DV 15-709889

Re: Application by First Richmond North Shopping Centres Limited for a
Development Variance Permit at 4751 McClelland Road

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure in the "Neighbourhood Commercial (ZC32) - West Cambie Area" from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) in order to permit the installation of a flag pole in the plaza area at the corner of Garden City Road and Alderbridge Way.


Wayne Craig
Director of Development

FM:blg

Staff Report

Origin

First Richmond North Shopping Centres Limited has applied to the City of Richmond for permission to vary the maximum height for an accessory structure from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) to install a flag pole in the urban plaza area located on the southwest corner of the site of the neighbourhood commercial centre under development at 4751 McClelland Road.

The subject site of this application is bound by Alderbridge Way to the south, McClelland Road to the east, Alexandra Road to the north, and Garden City Road to the west (see Attachment 1) , and is currently zoned "Neighbourhood Commercial (ZC32) - West Cambie Area". The development site includes six (6) commercial buildings that comprise a medium size format store and five (5) small retail commercial store buildings (see Attachment 2) which form part of the larger Richmond North Shopping Centre being developed by First Richmond North Shopping Centres Limited.

Background

Development immediately surrounding the development site is as follows:

- To the north, across Alexandra Road, is an area of older single-family residential lots; some occupied and others vacant, zoned "Single Detached (RS1/F)" and "Two Unit Dwellings (RD1)", plus one (1) development site recently rezoned to "Residential/Limited Commercial (ZMU16)". The Alexandra Neighbourhood Land Use Map calls for Business/Office with office over retail on the area closer to Garden City Road and Mixed-Uses at medium density residential over retail further to the east.
- To the east, across McClelland Road (High Street), a large format retail store under construction; consisting of a two-storey building over one (1) level of parking on a site zoned "Neighbourhood Commercial (ZC32) - West Cambie Area".
- To the south, across Alderbridge Way, is the City-owned "Garden City Lands" within the Agricultural Land Reserve (ALR) and zoned "Agriculture (AG1)".
- To the west, across Garden City Road, is an area of retail/commercial land uses zoned "Auto-Oriented Commercial (CA)" and "Gas & Service Stations (CG1)".

Project Description

The proposed 26.0 m (approximately 85.0 ft.) flag pole will consists of a variable diameter (12 in. to 4 in.) steel pipe monopole anchored and mounted on a concrete foundation raising approximately 0.45 (1ft. – 6 in.) above the plaza area.

The applicant is proposing to locate the flag pole on the plaza area at the southwest corner of the subject site, which is exposed to views from the Garden City Road and Alderbridge Way intersection. The proposed variance would only apply to the flag pole in the specific location proposed.

Staff Comments

- The applicant proposes to erect the flag pole for the purpose of flying the Canadian flag as a patriotic initiative that SmartReit is currently implementing in all their developments across the country and establish a visual landmark associated with the large commercial node emerging at that location.
- The applicant has indicated that the type, design and size of the pole being proposed on the urban plaza at the pedestrian entry point to the outdoor oriented neighbourhood commercial centre which forms part of the larger Richmond North Shopping Centre development is similar, but lower, than flag poles being installed in all other SmartReit commercial centres across the country.
- The applicant has agreed that the pole will only be used to fly a Canadian flag (of approximately 4.57 m x 9.15 m (15 ft. x 30 ft.) dimensions).
- The applicant has confirmed that the flag pole will not be used to fly any other flag that might have a signage or commercial advertisement character and agreed to a legal agreement being registered on Title for this purpose.
- The applicant has submitted plans for the proposed flag pole to Transport Canada and NAV Canada for their review and requested their Aeronautical Obstruction Clearance. Transport Canada and NAV Canada have no raised objections to the proposed flag pole (see Attachment 3).
- In general, the proposed location and details attached to this report (Attachment 4) have properly addressed the contextual urban design issues and other staff comments identified as part of the review of the subject Development Variance Permit application.

Analysis

Urban Design and Site Planning

- Location chosen for the proposed flag pole facilitates its integration as another structure forming part of the commercial development on the site and the general urban context, becomes a component of the urban plaza on the southwest corner of the development site.
- The small urban plaza space, which is a landmark open space at the corner of Garden City Road and Alderbridge Way (southwest corner of the development site) where the proposed flag pole will be erected, is contained by an 18.0 m (59.0 ft.) high building to the north, and by a 12.50 m (41.0 ft.) high building to the east side.
- Height of the proposed flag pole reflects its landmark role, relates well to the built context around, is proportionate to the size of the flag that will be flown on it, and will positively contribute to signalize and announce the presence of the commercial node and plaza within the larger urban context.

- While the presence of the flag as the visual urban reference/visual landmark is quite clear from the south due to the Garden City open area, the proposed height of the flag pole will also allow the flag to be visible from the north. The proposed flag will fly approximately 6.0 m (19.6 ft.) above the higher building on the north side of the corner urban plaza.
- The thin, vertical characteristics of the flag pole, although 4.0 m (approximately 13.0 ft.) higher than the permitted height of buildings (22.0 m or 72.0 ft.) on the site, does not constitute a visual obstruction toward, or from, any buildings in the immediate context.
- As a reference, the Official Community Plan (OCP) building height recommendations which have been considered in evaluating the proposed flag pole/flag potential impact in the area vs. its intended urban reference role, include:
 - To the west, across Garden City Road from the development site, recommended building heights range from 25.0 m (82.0 ft.) to 35.0 m (115.0 ft.).
 - To the north, across Alexandra Road from the development site, the recommended building height is 25.0 m (82.0 ft.) along Garden City Road.
 - To the east, across McClelland Road from the development site, the height of the Walmart building under construction is 20.0 m (65.6 ft.).
 - OCP guidelines for a Mixed-Use (Retail-Office-Hotel); if it were to be built on the subject site, would allow building heights up to 45.0 m (147.6 ft.).

Staff are of the opinion that given the permitted heights of surrounding buildings the proposed flag pole would be generally acceptable.

Landscape Design and Open Space Design


- The proposed location of the flag pole, and the adjustments to the landscaped area and related street furniture being proposed at its base, have been designed to achieve a good relationship/integration with the character of the plaza area at the entry point to the pedestrian corridor into the outdoor oriented neighbourhood commercial centre and adjacent buildings that contain the corner urban plaza space.

Conclusions

The applicant has applied to the City of Richmond for permission to vary the maximum permitted height of an accessory structure in the “Neighbourhood Commercial (ZC32) - West Cambie Area” from 12.0 m (39.4 ft.) to 30.5 m (100 ft.), to erect a flag pole at the southwest corner of the 4751 McClelland Road site.

Specific location, material quality, and design of the proposed flag pole and supporting base, combined with the proposed adjustments to the landscaping design in the plaza area, will achieve a good integration and contextual fit with the developments on the subject site, while also achieving a visual urban reference in the area. The flag pole will highlight the public plaza at the corner of Garden City Road and Alderbridge Way as the pedestrian entrance to the outdoor oriented neighbourhood commercial centre.

On this basis, staff recommends support for the subject Development Variance Permit application.


Francisco Molina
Senior Planner/Urban Design
(604-276-4053)

FM:blg

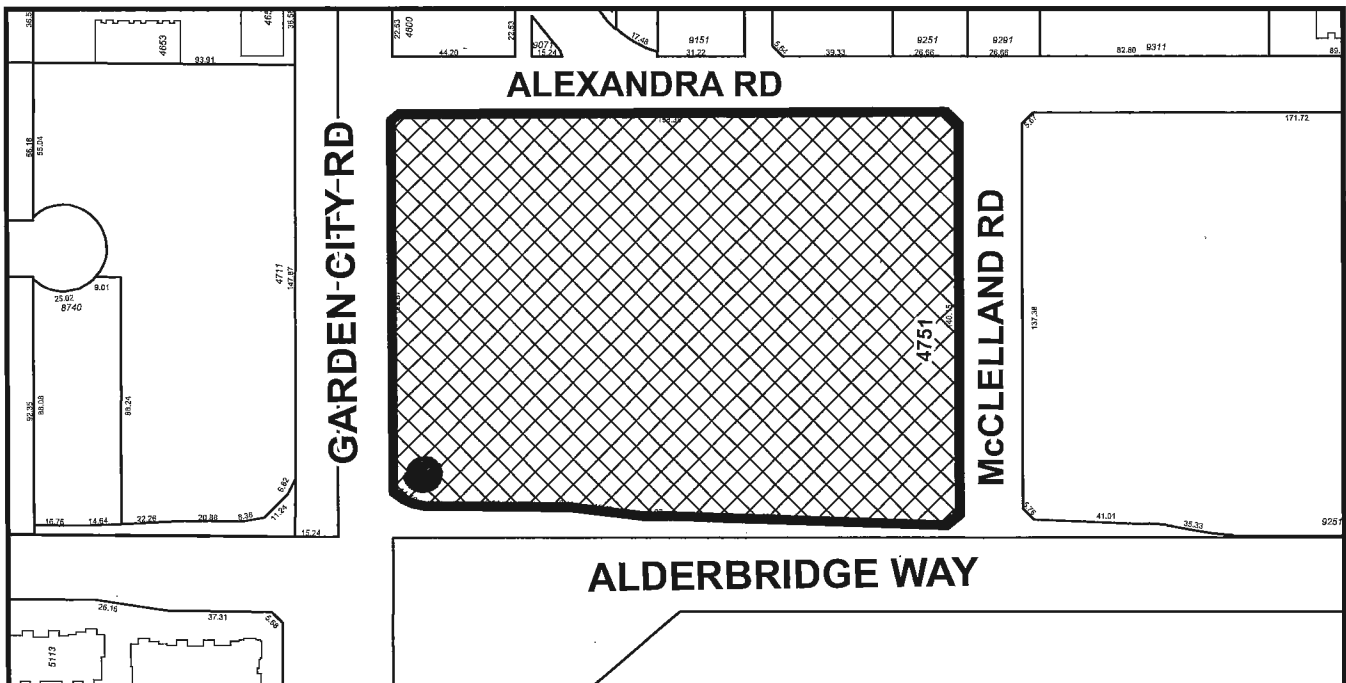
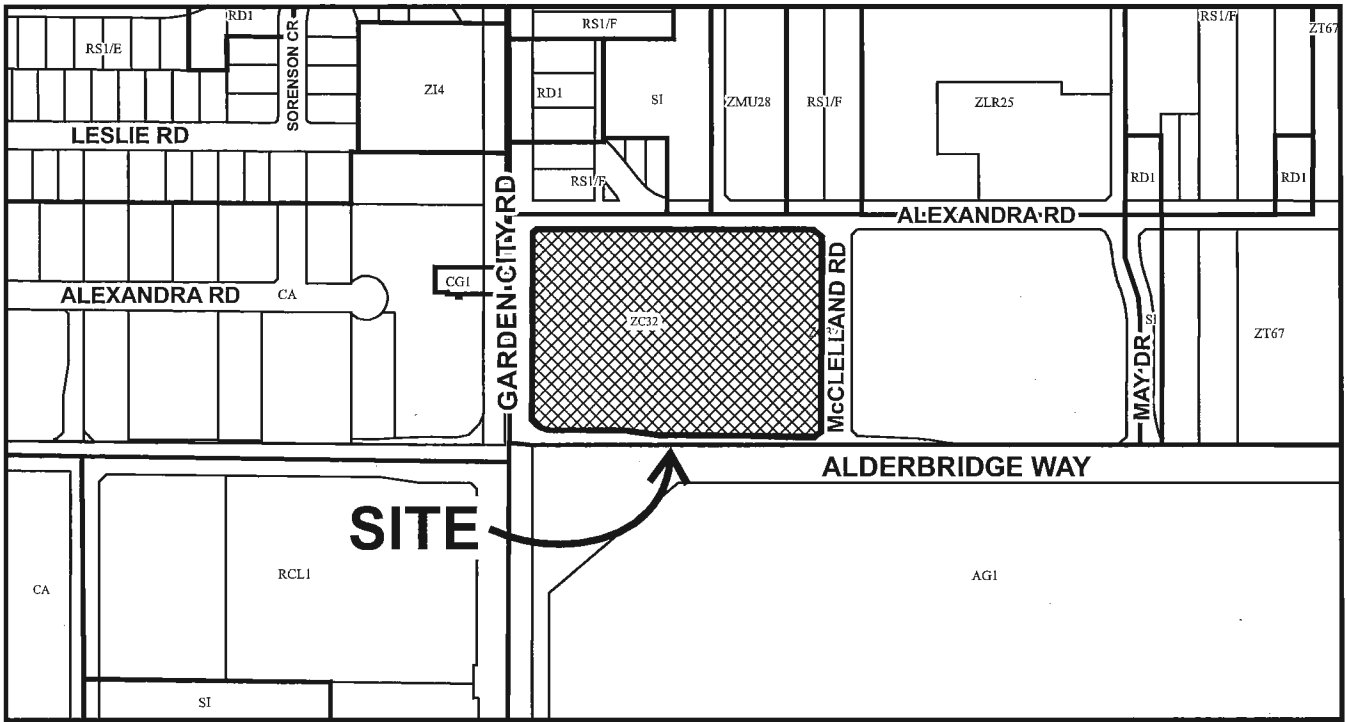
The following are to be met prior to forwarding this application to Council for approval:

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

- Registration of a legal agreement on Title, specifying that the flag pole, which is to be located at the southwest corner of the site, will only be used for the purpose of flying a Canadian flag of approximately 4.57 m (15.0 ft.) by 9.15 m (30.0 ft.) dimensions.



City of Richmond

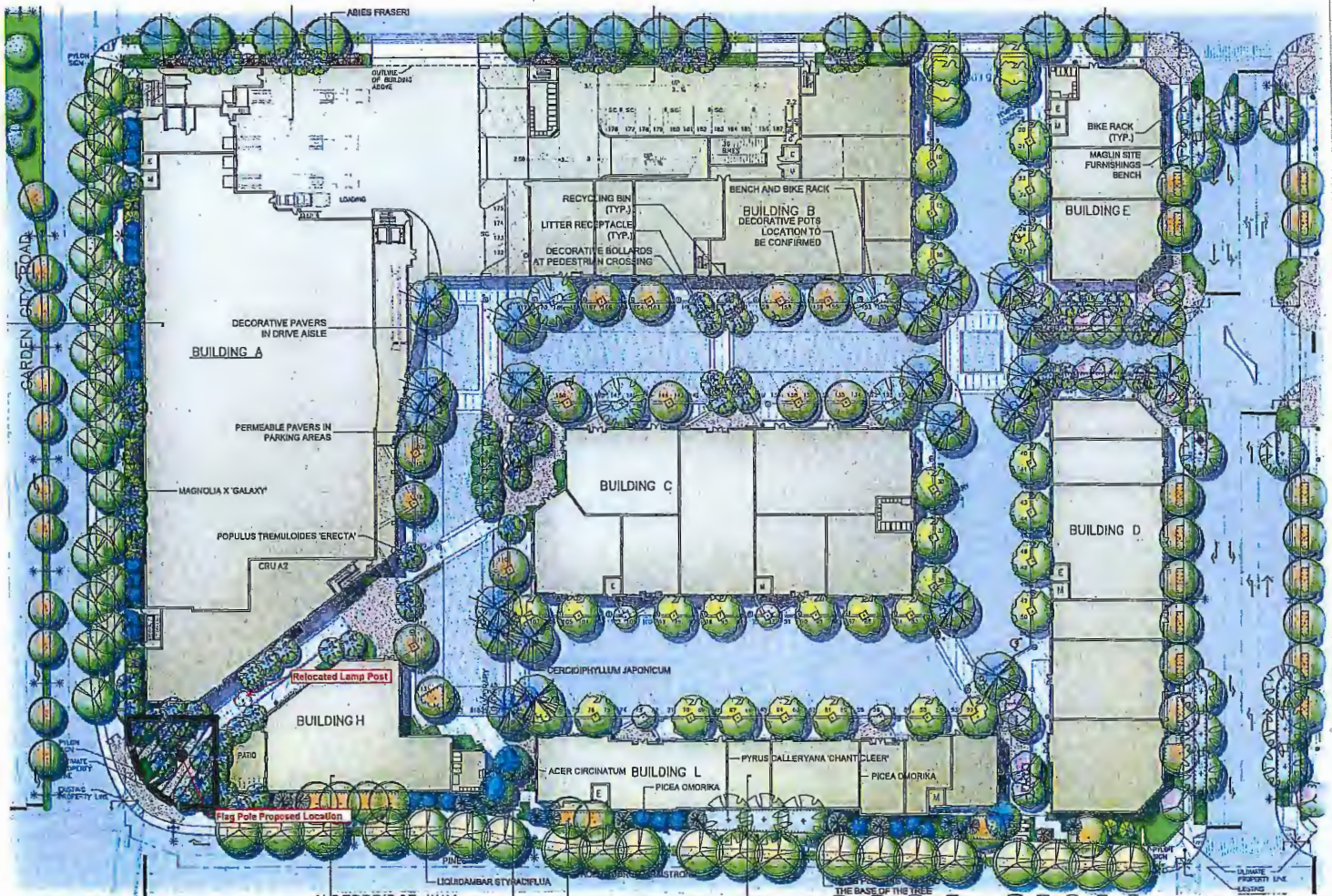


DV 15-709889

Original Date: 09/18/15

Revision Date:

Note: Dimensions are in METRES



pmg
LANDSCAPE
ARCHITECTS

SmartCentres

'CENTRAL' AT GARDEN CITY
GARDEN CITY ROAD AND ALDERBRIDGE WAY
RICHMOND, BC

WEST LANDSCAPE PLAN

L1A

DATE: 10/10/2018
SCALE: 1:500
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 10/10/2018

From: "Pacific Aeronautical Obstruction Clearance Forms - Pacifique formulaire d'autorisation d'obstacle aérien" <pacAOCF-pacFAOA@tc.gc.ca>
To: 'Cristiana Valero' <CValero@smartreit.com>,
Cc: "landuse@navcanada.ca" <landuse@navcanada.ca>
Date: 01/26/2016 04:21 PM
Subject: **ATS-15-16-00045201 APPROVAL** - AERONAUTICAL OBSTRUCTION CLEARANCE - FIRST RICHMOND NORTH SHOPPING CENTRES LIMITED - RICHMOND BC - 100 FEET FLAG POLE - 2016/01/25

The new Aeronautical Obstruction Clearance forms are now available for AOC requests. Please use this form for all future requests.

http://wwwapps.tc.gc.ca/wwwdocs/Forms/26-0427E_1412-05_E_X.pdf

http://wwwapps.tc.gc.ca/wwwdocs/Forms/26-0427F_1412-05_F_X.pdf

Dear Applicant:

Aerodromes & Air Navigation is returning your **accepted Aeronautical Obstruction Clearance Form via email**. Please refer to the TC reference number in the email subject line for any future inquiries.

Please refer to this document for marking requirements.

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Please ensure that you have met NAV Canada's requirements by going to their website www.navcanada.ca completing their form and submitting it to landuse@navcanada.ca along with a 50k topographic map depicting the location of your project. The Land Use group may be contacted at 1-866-577-0247.

Please send Aeronautical Obstruction Clearance requests to pacAOCF@tc.gc.ca



January 31, 2016

Your file
Garden City - Flag Pole
Our file
15-3183

Ms. Cristiana Valero
SmartREIT
201-11120 Horseshoe Way
Richmond, BC
V7A 5H7

RE: Other Permanent Structure(s): Flag Pole - Richmond, BC
(N49° 10' 41.06" W123° 7' 16.45" / 100.0656' AGL / 108.5958' AMSL)

Ms. Valero,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted.

In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us upon completion of construction. This notification requirement can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.

If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, Industry Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Industry Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.

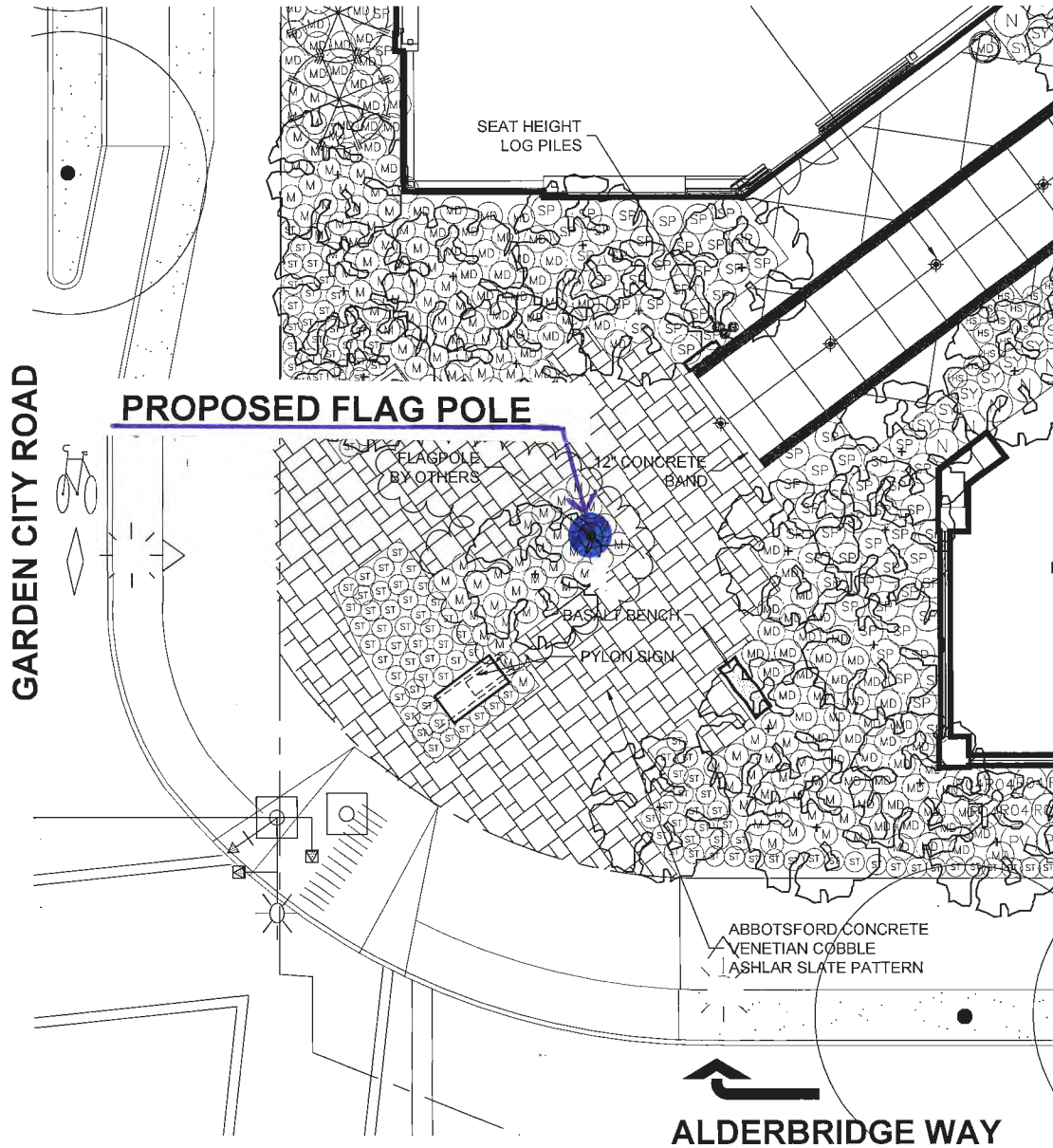
Yours truly,

A handwritten signature in black ink, appearing to be "DL" or similar initials, written over a light blue horizontal line.

David Legault | NAV CANADA

Manager, AIM Data Validation and Publishing

cc PACR - Pacific Region, Transport Canada (ATS-15-16-00045201)
 CAM9 - VANCOUVER INTL (WATER)
 CYVR - VANCOUVER INTL
 CAK7 - VANCOUVER (CHILDREN & WOMEN'S HEALTH CENTRE)(HELI)
 CBD2 - DELTA (NORTH) (HELI)
 CSE7 - DELTA (SEI) (HELI)
 CBK4 - VANCOUVER (GEN HOSPITAL) (HELI)



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

PROJECT:

CENTRAL AT GARDEN CITY WEST PARCEL

TITLE:

PARTIAL LANDSCAPE PLAN

DATE: 16.MAR.01

SCALE: 1:200

JOBS NO: 13-117

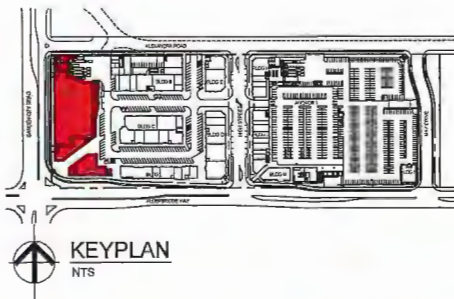
SHEET NO: 1 OF 1



SOUTH ELEVATION - ALONG ALDERBRIDGE WAY
SCALE: 1:150



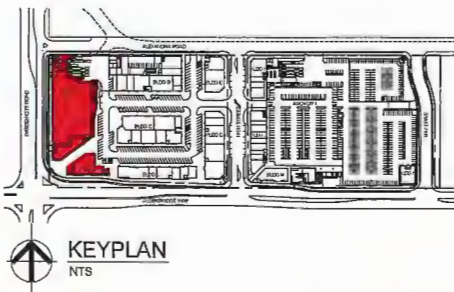
WEST ELEVATION - ALONG GARDEN CITY ROAD
SCALE: 1:150



PROPOSED FLAG POLE ELEVATIONS
CENTRAL AT GARDEN CITY
RICHMOND, BC



PERSPECTIVE - LOOKING NORTH-EAST
SCALE: NTS



PROPOSED FLAG POLE ELEVATIONS

CENTRAL AT GARDEN CITY

RICHMOND, BC



City of Richmond

Development Variance Permit

No. DV 15-709889

To the Holder: FIRST RICHMOND NORTH SHOPPING CENTRES LIMITED

Property Address: 4751 MCCLELLAND ROAD

Address: C/O MICHAEL GILMAN
SMARTCENTRES MANAGEMENT INC.
201 -11120 HORSESHOE WAY
RICHMOND, BC V7A 5H7

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and not to any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum accessory structure height of the Neighbourhood Commercial (ZC32) - West Cambie Area from 12.0 m (39.4 ft.) to 30.5 m (100 ft.) in order to permit the installation of a flag pole on the urban plaza area located on the southwest corner of the site as shown on follows Plan #1 to # 7, attached hereto.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

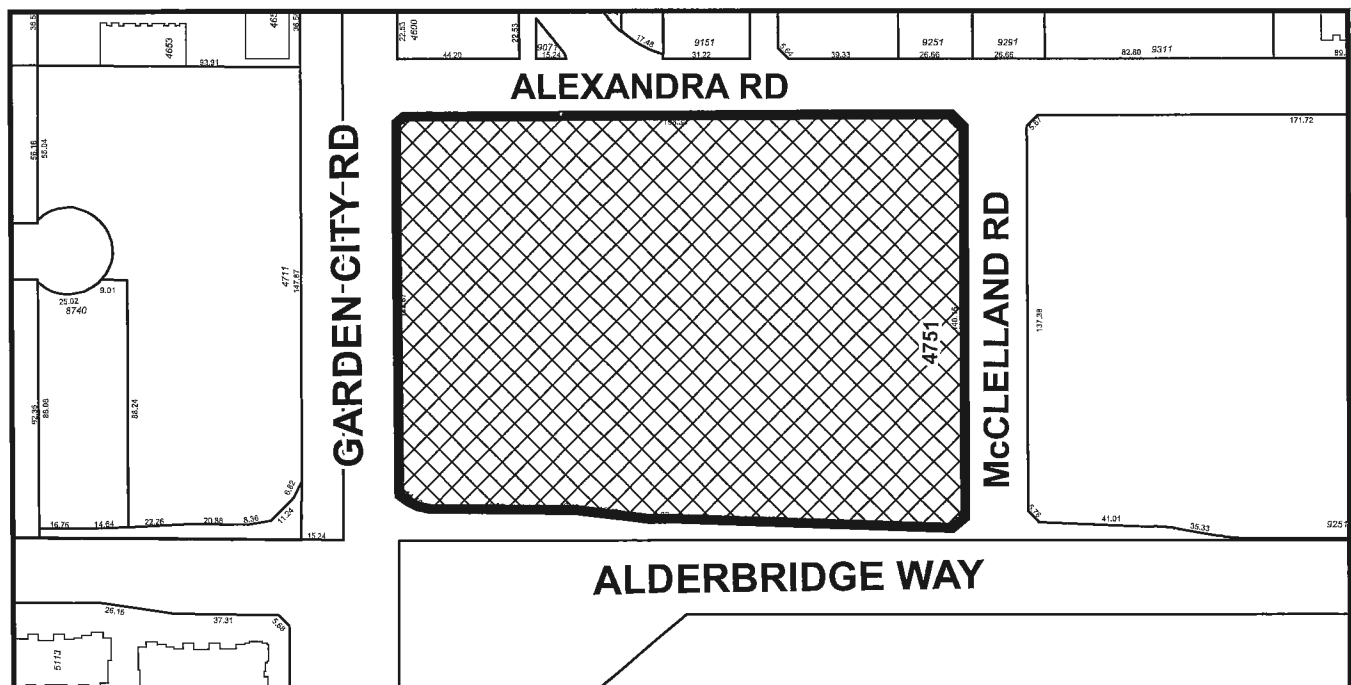
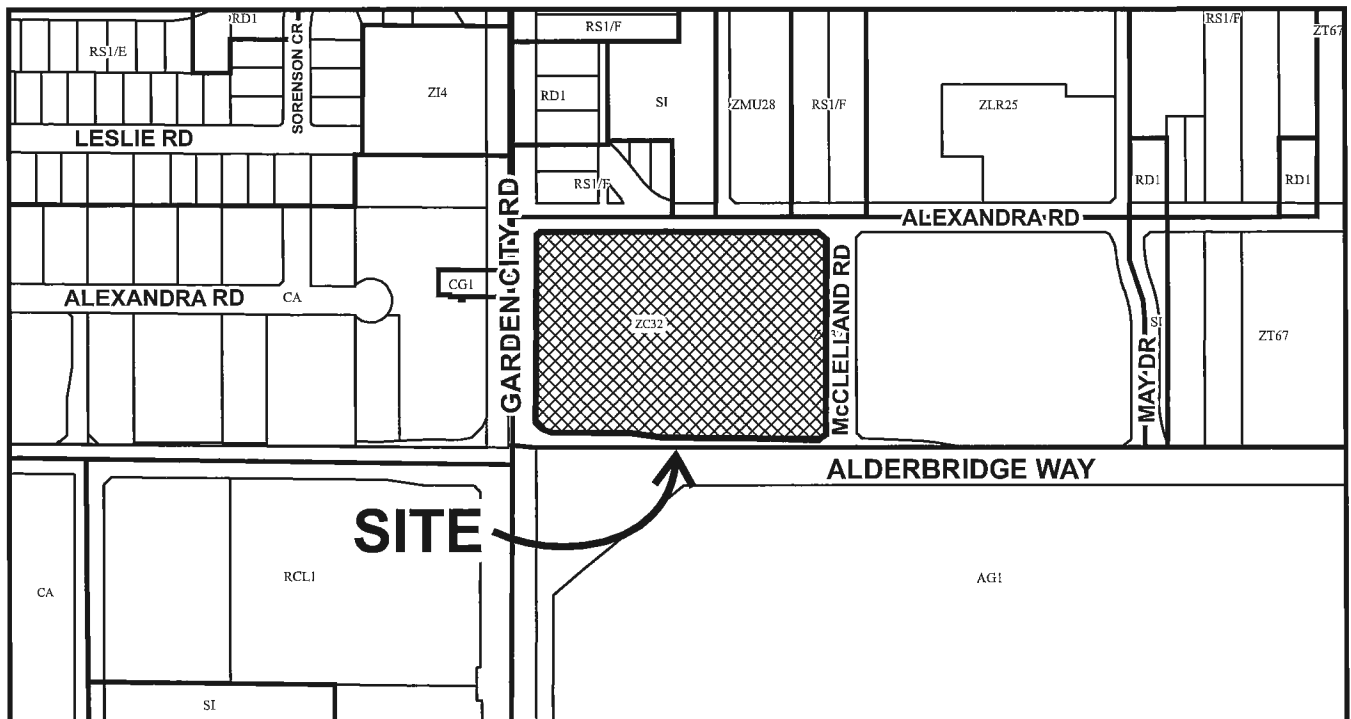
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

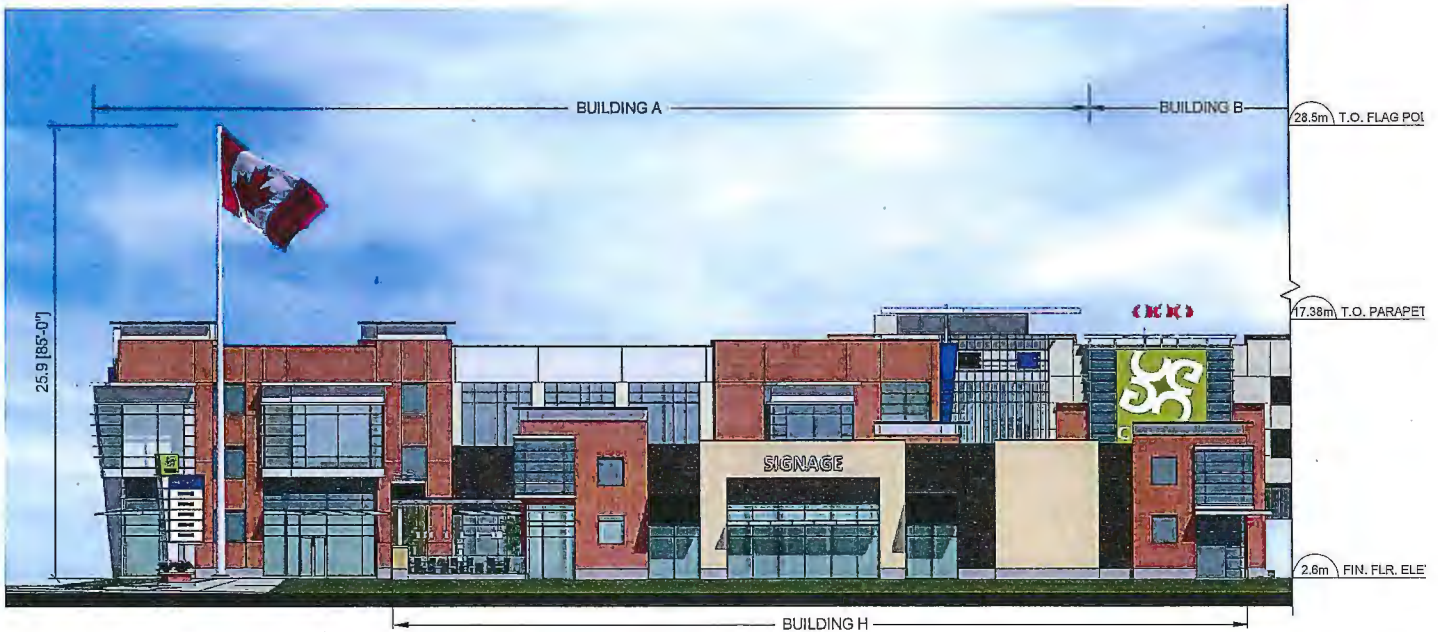


DV 15-709889
SCHEDULE "A"

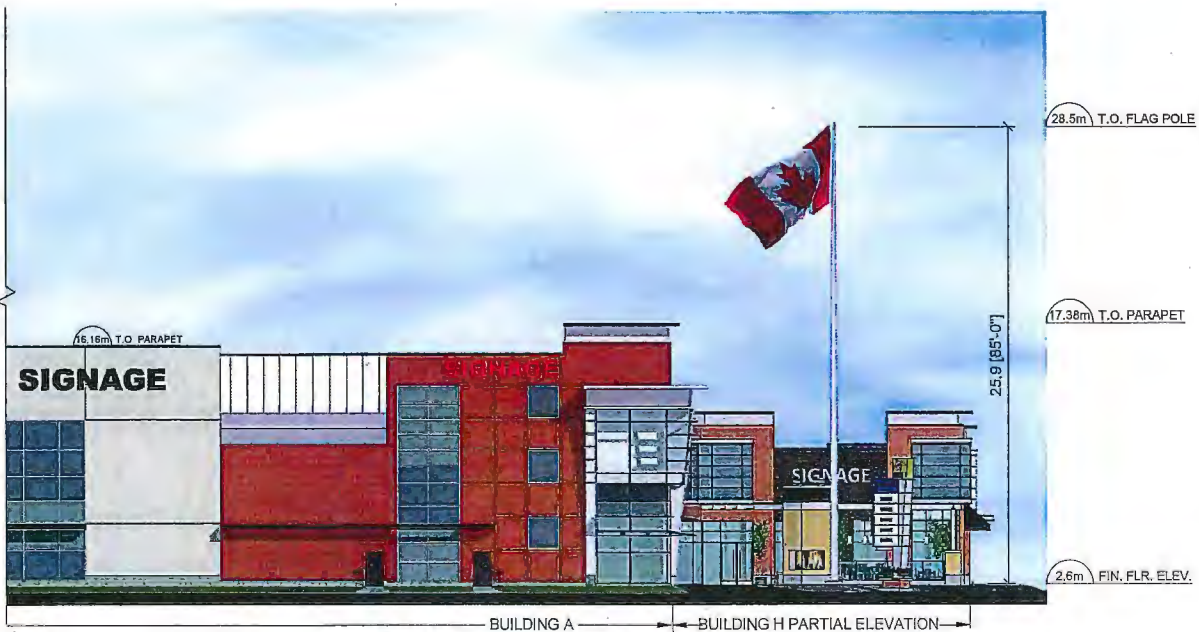
Original Date: 09/18/15

Revision Date:

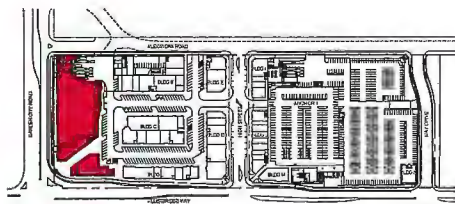
Note: Dimensions are in METRES



SOUTH ELEVATION - ALONG ALDERBRIDGE WAY
SCALE: 1:150



WEST ELEVATION - ALONG GARDEN CITY ROAD
SCALE: 1:150



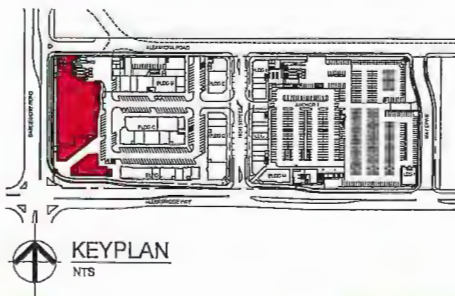
PLAN ② DV 15-709889

PROPOSED FLAG POLE ELEVATIONS
CENTRAL AT GARDEN CITY
RICHMOND, BC





PERSPECTIVE - LOOKING NORTH-EAST
SCALE: NTS



PLAN ③ DV 15-709889

PROPOSED FLAG POLE ELEVATIONS

CENTRAL AT GARDEN CITY

RICHMOND, BC

EWING FLAGPOLE CO. INC.

1445 HOPKINS STREET
WHITBY, ONTARIO
L1N 2C2

TEL: (905) 666-5600
800-663-7653
FAX: (905) 666-5646

April 4, 2016

To Whom It May Concern;

Pole Information:

Pole Type	Length (ft)	Tapered Length (ft)	Butt Dia. (in)	Top Dia. (in)	Straight Thick (in)	Tapered Thick (in)	Flag Size (H'xW')	Wind Speed (M/H)
A	85	60	12	4	0.50	0.50	15' x 30'	90

Calculation Results:

Pole Weight (lbf)	1529.17		
Total Wf without Flag (lbf)	1238.73	Total Mp (lbf ft)	54691.04
Wind Force due to Flag (lbf)	170.21	Bending M due to Flag (lbf ft)	13191.43
Total Shear F on Pole (lbf)	1408.94	Total Bending M (lbf ft)	67882.46
1 Compressive Stress (psi)	84.65	Allowable C. Stress (psi)	16000.00
Tensile Stress (psi)	16336.03	Allowable T. Stress (psi)	22400.00
Shear Stress (psi)	155.99	Allowable S. Stress (psi)	10500.00

Compressive Ratio = 0.872

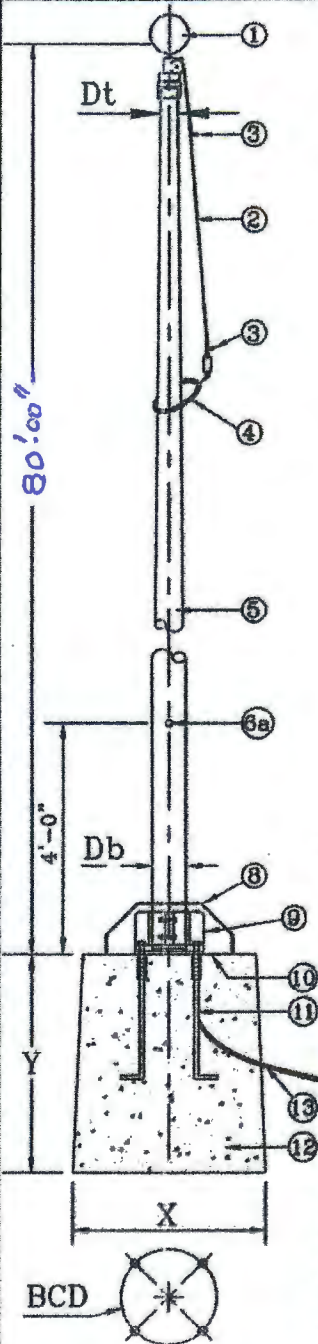
PLAN

④

DV 15-709889

EWING ARCHITECTURAL FLAGPOLES

FLAGPOLE DESIGN REFERENCE



SCANW3
(Cone Tapered Aluminum)

BASE

TYPE "B-5" FIXED

HALYARD

INTERNAL WINCH SYSTEM

MATERIAL LIST

No	DESCRIPTION	MAT'L	Qty
1	REVOLVING BALL	ALUM	1
2	HALYARD LINE	S.S.	1
3	FLAG SNAP	S.S.	2
4	CABLE LOOP	NYLON	1
5	TAPERED POLE	ALUM	1
6a	WINCH ACCESS	N/A	1
6b	REM CRANK HANDLE	STEEL	1
8	BASE COVER	ALUM	1
9	FIXED BASE	STEEL	1
10	TEMPLATE	STEEL	1
11	ANCHOR BOLTS	STEEL	4
12	FOUNDATION	R.CONC.	1
13	LIGHTNING CABLE	STEEL	1

POLE FINISH

- ☐ SATIN BRUSHED
- ☐ CLEAR ANODIZED
- ☐ LIGHT BRONZE ANODIZED
- ☐ STANDARD BRONZE ANODIZED
- ☐ PAINT FINISH

HALYARD FITTINGS

REVOLVING ALUMINUM
6" GOLD BALL TOP

STEEL PULLEY

INTERNAL BEARING
HOUSING

HALYARD WIRE
ROPE

S.S. SWIVEL

FLAG SNAP

FLAG EXTENSION LENGTH
TO SUIT INTENDED
FLAG SIZE

S.S. CABLE

FLAG SNAP

S.S. SWIVEL

COUNTERWEIGHT

ANCHOR SHACKLE

FLAG RETAINING
LOOP WITH
NYLON BALLS

HALYARD WIRE
ROPE

DIMENSIONS

MODEL W/WINCH	POLE				BASE	
	H	Db	Dt	Wall	BCD	Bolts
SCA60NW3	60'-0"	12"	4"	.250"	17.75"Ø	1.5"Ø
SCA70NW3	70'-0"	12"	4"	.375"	17.75"Ø	1.5"Ø
SCA80NW3	80'-0"	12"	4"	.375"	17.75"Ø	1.5"Ø
SCA85NW3	80'-0"	12"	4"	.500"	17.75"Ø	1.5"Ø

NOTES

POLE MATERIAL:

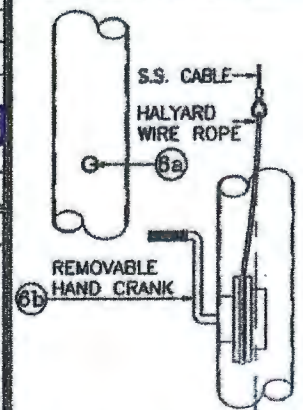
6063-T6 ALLOY SEAMLESS EXTRUDED ALUMINUM TUBING

FOUNDATION NOTE:

EWING IS NOT RESPONSIBLE FOR THE REINFORCED CONCRETE FOUNDATION. CONSULT A CIVIL OR SOIL ENGINEER REGARDING LOCAL SOIL CONDITIONS PRIOR TO SPECIFYING OVERALL FOUNDATION DIMENSIONS.

ACCESS DOOR & HALYARD ARRANGEMENT

ACCESS DOOR
&
HALYARD ARRANGEMENT



TITLE ARCHITECTURAL CONE TAPERED POLES - DIMENSIONAL REFERENCE SKETCH

SHIP TO:

CUSTOMER:

EWING W.O. No.:

SCALE: NTS

DRAWN BY: EFPC

DRAWING: SCANW3-BALL

No REQ'D

DATE: MAY 15

FILE LOC.: C:\EGFP\DWG

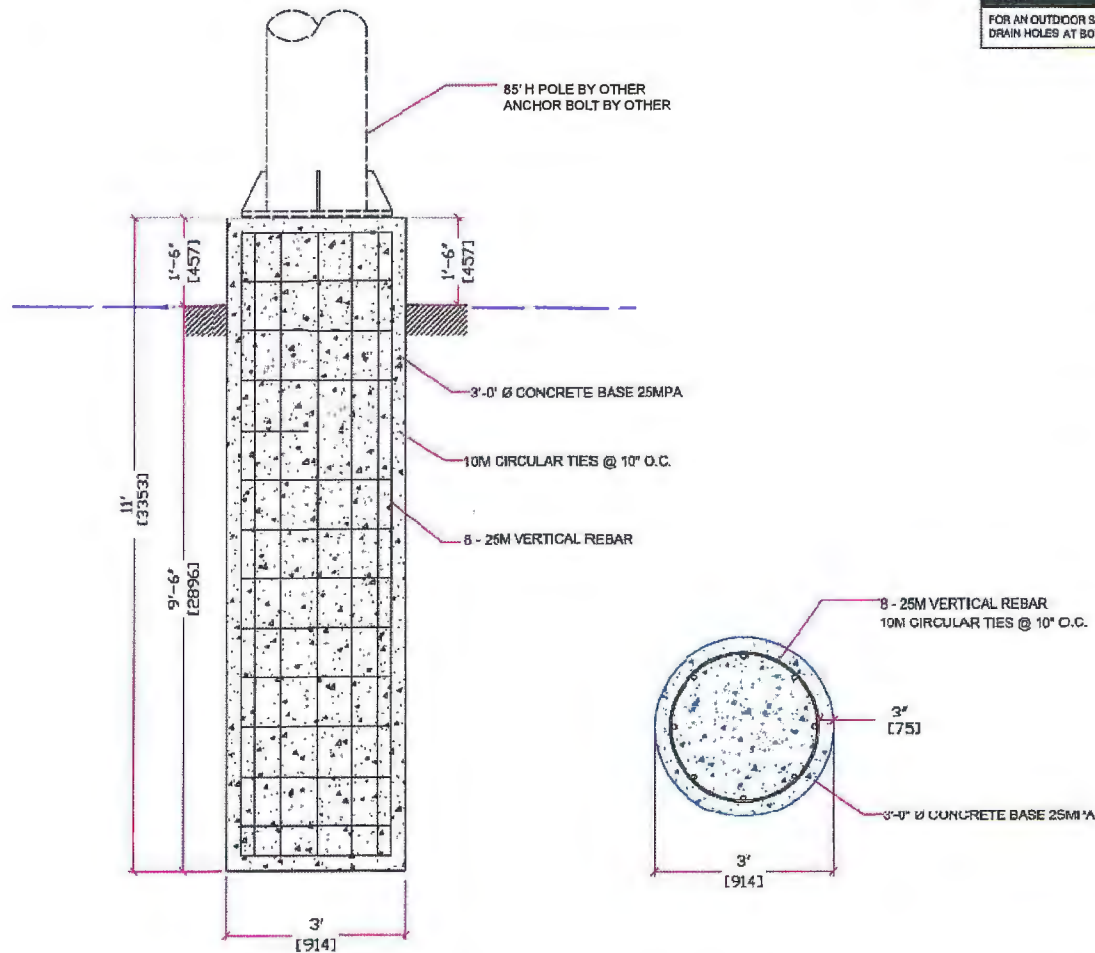
REV.: 0

EWING FLAGPOLE CO. INC.

PENG SEAL

PLAN 5 DV 15-709889

**FLAG POLE -- 85 FEET
(FOUNDATION ONLY)**

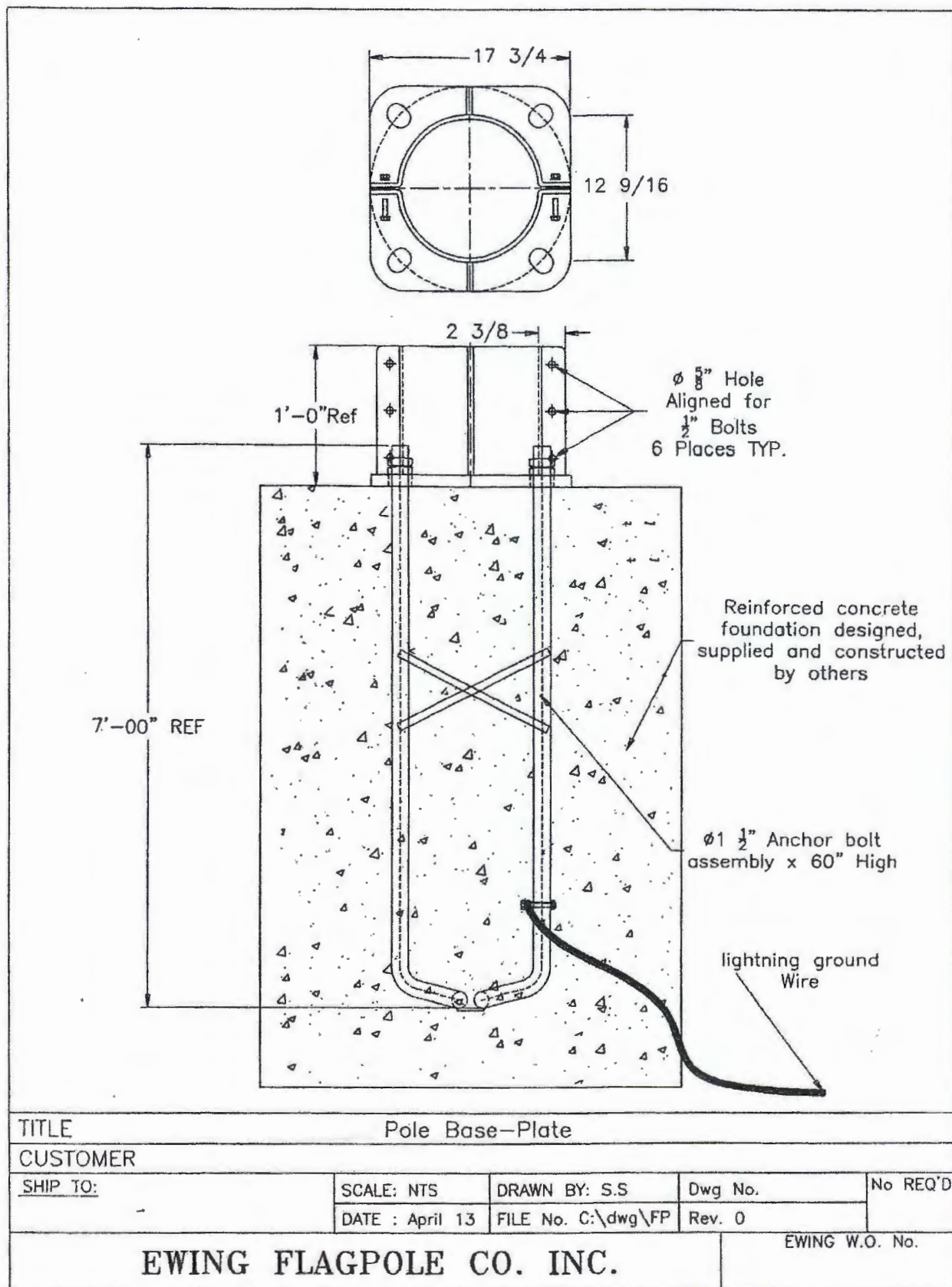


PLAN ⑥ DV 15-709889

ELECTRICAL REQUIREMENT	
120	VOLT.
WEIGHT OF SIGN (if applicable)	
NOTE:	
FOR AN OUTDOOR SIGN, MAKE 1/4" Ø DRAIN HOLES AT BOTTOM OF SIGN.	

FORWARD SIGNS INC.
4144 Midland Avenue, Scarborough,
Ontario, M1V 4S7
Tel: (416) 291-4477
Fax: (416) 291-4878
E-mail: info@forwardsign.com

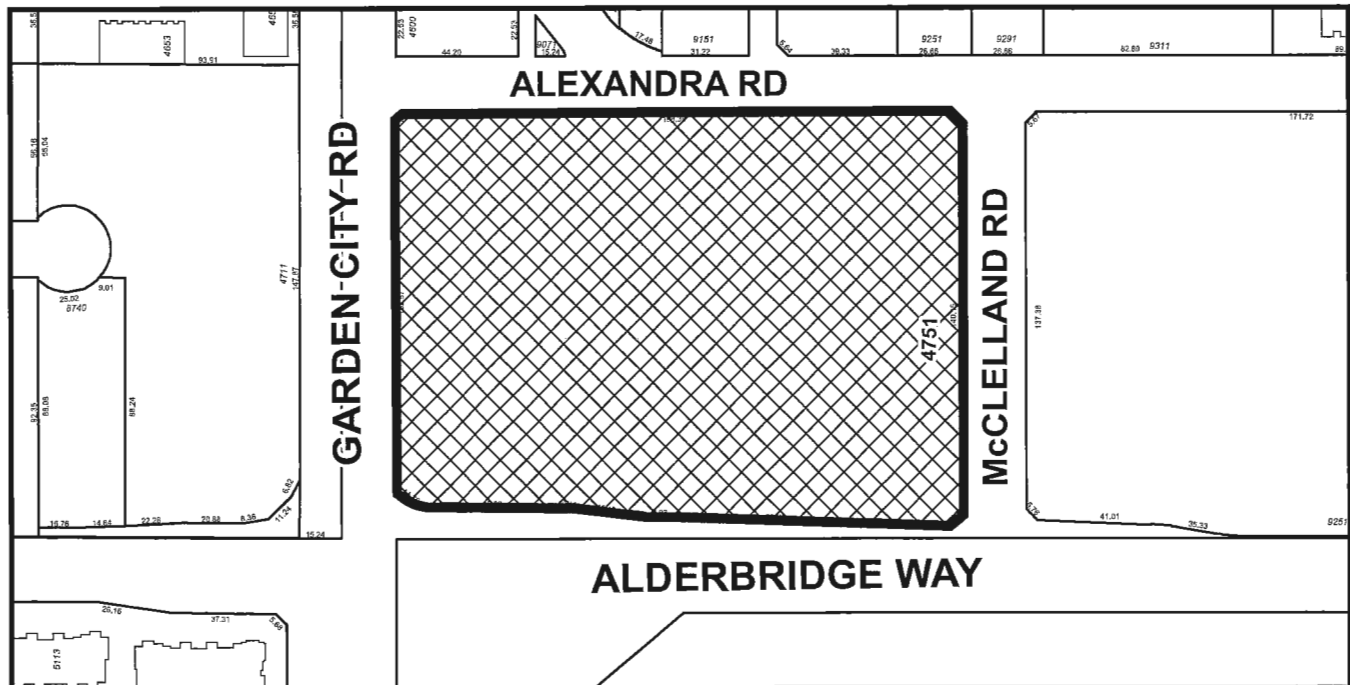
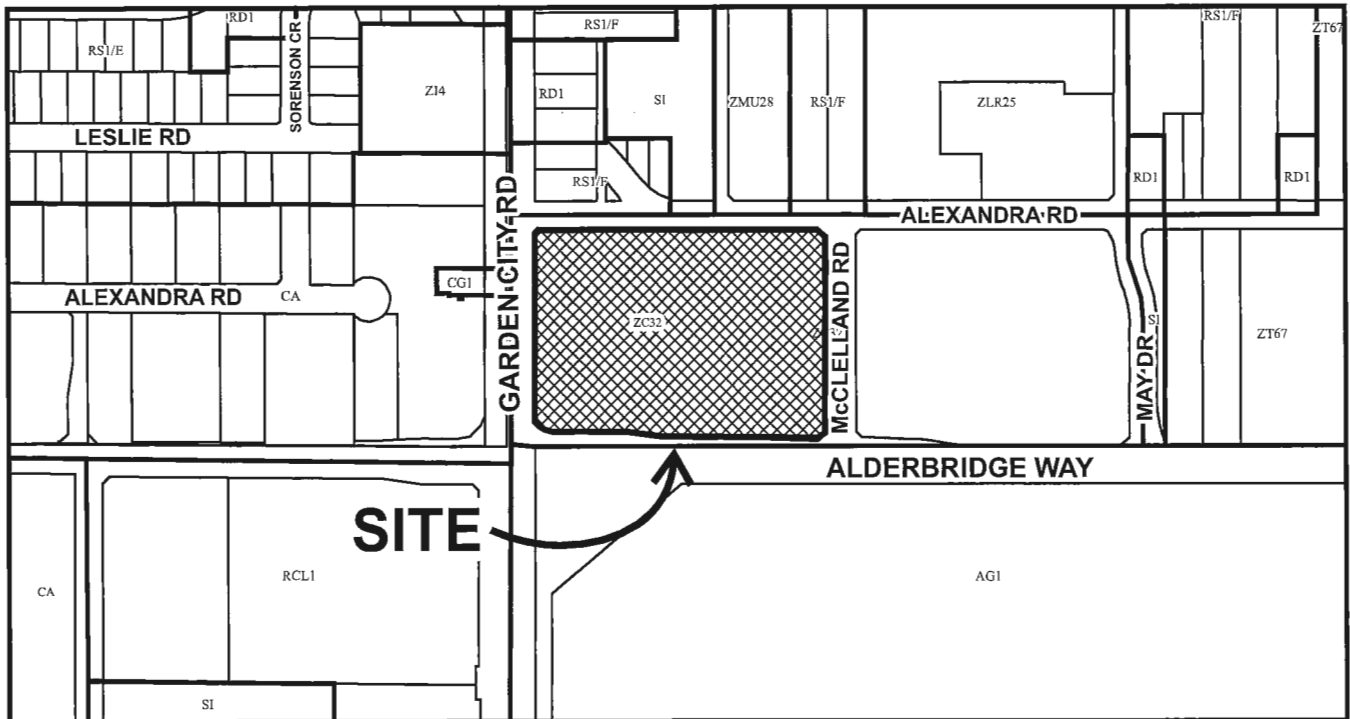
CLIENT	SMART CENTER
LOCATION	
PROJECT	FLAG POLE
DRAWN BY	JACK
FILE NAME	85 FEET FLAGPOLE S
DATE OF DRAWING	JUNE 01, 2012
SCALE	
SALESPERSON	FREDA
REMARKS	
CLIENT APPROVED / DATE	
ART DEPT. APPROVED / DATE	
DRAWING NO.	01



PLAN ⑦ DV 15-709889



City of Richmond



DV 15-709889

Original Date: 09/18/15

Revision Date:

Note: Dimensions are in METRES