



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: January 5, 2009
File: DP 08-448057
Re: **Application by Doug Massie, Architect for a Development Permit at
7551 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would permit the alteration of the Westminster Highway ground floor facade of the West tower of the existing Best Western Richmond Inn Hotel at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Mr. Doug Massie, Architect, of Chercover Massie & Associates has applied to the City of Richmond for permission to make limited renovations to the ground floor facade of the West tower, which fronts onto Westminster Highway of the existing Best Western Richmond Inn Hotel at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).

The site currently contains an older hotel complex, originally built in approximately 1972, with the three (3) towers added in three phases between 1977 and 1986. The complex includes hotel rooms, restaurant, lounge, meeting facilities and surface parking areas on both Elmbridge Way and Westminster Highway. This older hotel property was not developed through a Development Permit process, however there are two (2) Development Variance Permits registered on title regarding on-site signage (DVP 94-206 & DVP 98-143147) and one (1) recent Development Permit for renovations to the eastern Westminster Highway ground floor facade, pedestrian circulation to Westminster Highway and landscaping in the surface parking lots fronting onto Westminster Highway and Elmbridge Way (DP 08-438237).

Background

The subject site is located in the City Centre planning area. Development surrounding the location of the limited facade alterations is as follows:

- To the north, the hotel complex extends from Westminster Highway northward to Elmbridge Way, zoned Downtown Commercial District (C7);
- To the east, is the Vancouver Airport Marriot Hotel, which shares parking areas with the subject hotel and is also zoned Downtown Commercial District (C7);
- To the south, across Westminster Highway, are smaller properties with two-storey commercial buildings and two (2) older existing non-conforming single-family homes, zoned Automobile-Oriented Commercial District (C6) and Comprehensive Development District (CD/31); and
- To the west, a three-tower residential development is under construction, zoned Downtown Commercial District (C7).

Staff Comments

The proposed scheme attached to this report is a minor facade renovation improvement limited to the ground floor west and south building facades of the existing West tower, which fronts onto Westminster Highway. The building facade renovation does not introduce any variances to the Downtown Commercial District (C7) nor have any impact on the overall existing building form and character. As noted above, additional improvements were recently approved by Council (DP 08-438237) for renovations to the eastern Westminster Highway ground floor facade, pedestrian circulation, and surface parking lot landscaping. This includes landscaping improvements in the surface parking area immediately in front of the proposed commercial unit entry.

Advisory Design Panel Comments

The proposed relatively minor 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 hotel complex.

Analysis

Architectural Form and Character

- The applicant is proposing to update a limited portion of the hotel's west tower ground floor façades, including a portion which is setback from Westminster Highway behind a surface parking area. The alteration does not increase the existing floor area. The proposed renovation will improve the west tower ground floor façades. Glazing inserted into the west façade will provide animation to a previously solid wall. The existing lowered restaurant glass and steel patio enclosure fronting onto Westminster Highway will be removed. The glazing will be expanded, a new storefront and new cantilevered steel lattice structure will be added for a new simpler and cleaner design that appropriately marks the commercial unit entry.
- The proposed building materials in the façade alteration area are generally consistent with the Official Community Plan (OCP) guidelines and the existing structures on-site. Façade improvements result from the introduction of new anodized aluminum framed glazing in the west façade, the removal of a former restaurant patio enclosure, and the expansion of storefront glazing with new entry in the south façade. A new cantilevered steel lattice structure will also be added.
- New glazing will improve natural surveillance into the west parking area.
- A separate Permit process is required for any signage changes.

Conclusions

The applicant has satisfactorily addressed staff comments. Staff recommend support of this Development Permit application which provides an improvement to the ground floor architectural expression facing Westminster Highway on an older established hotel.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

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>).



No. DP 08-448057

To the Holder: MR. DOUG MASSIE, ARCHITECT

Property Address: 7551 WESTMINSTER HIGHWAY

Address: C/O CHERCOVER MASSIE & ASSOCIATES LTD.
#603 - 1200 WEST 73 AVENUE
VANCOUVER, BC V6P 6G5

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 #3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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 and the security shall be returned in full.
6. 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

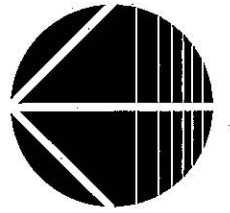
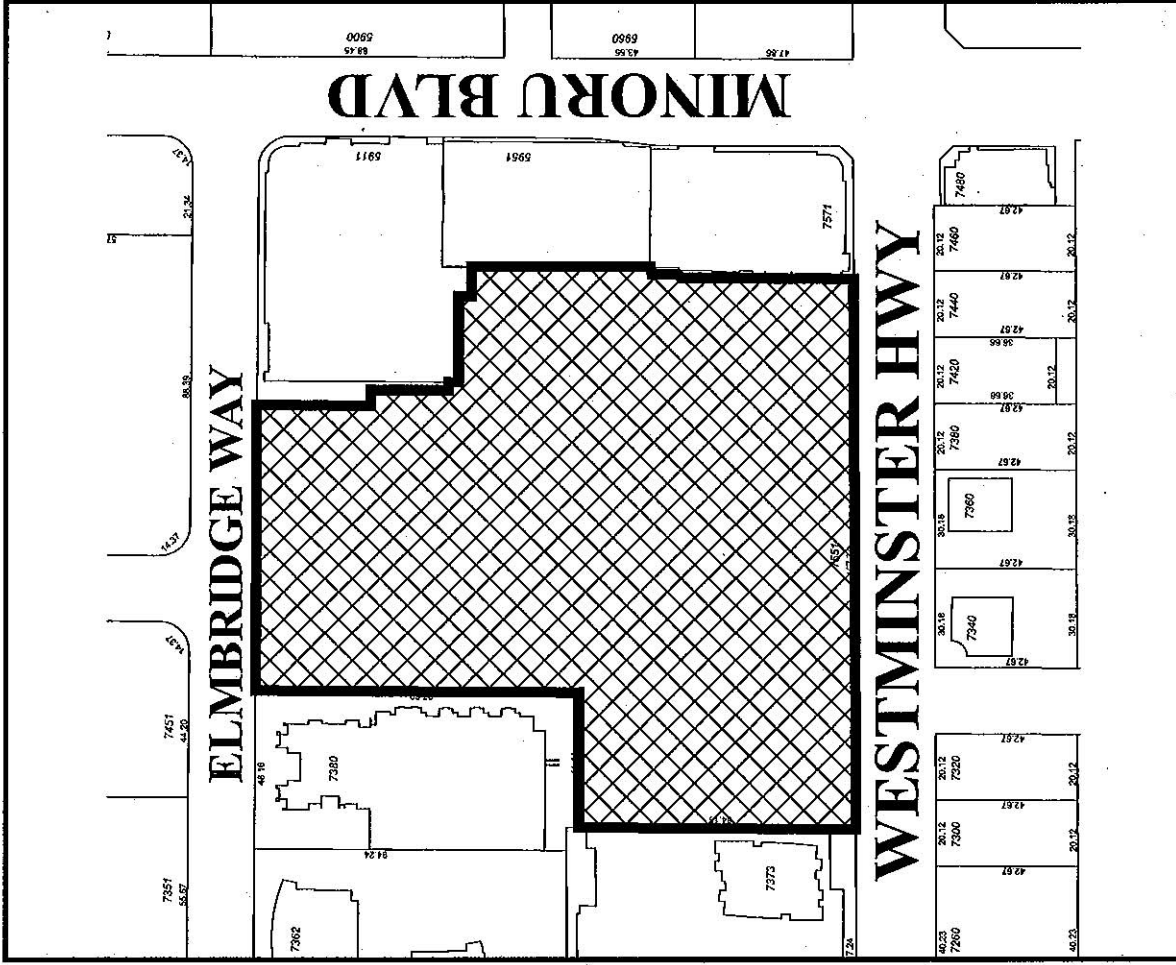
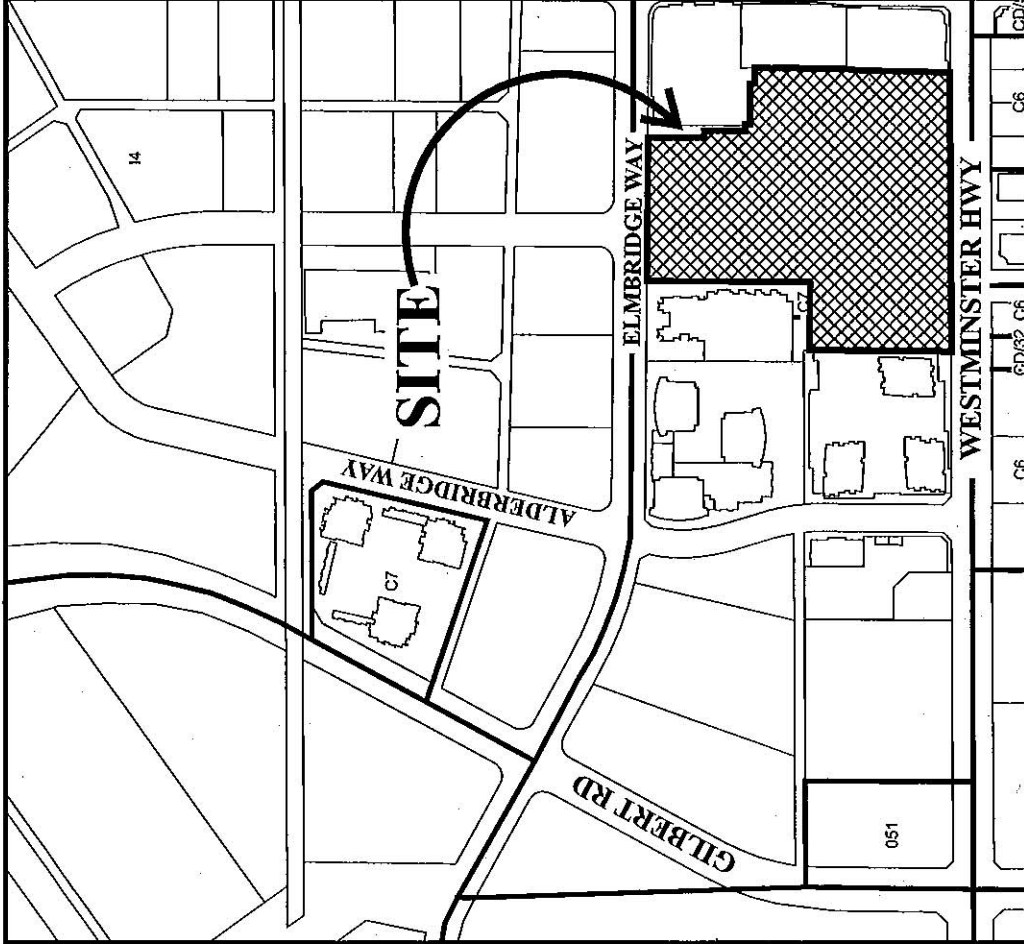
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DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 08-448057

SCHEDULE "A"

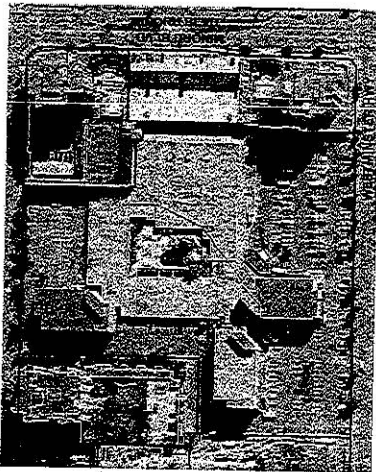
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Revision Date:

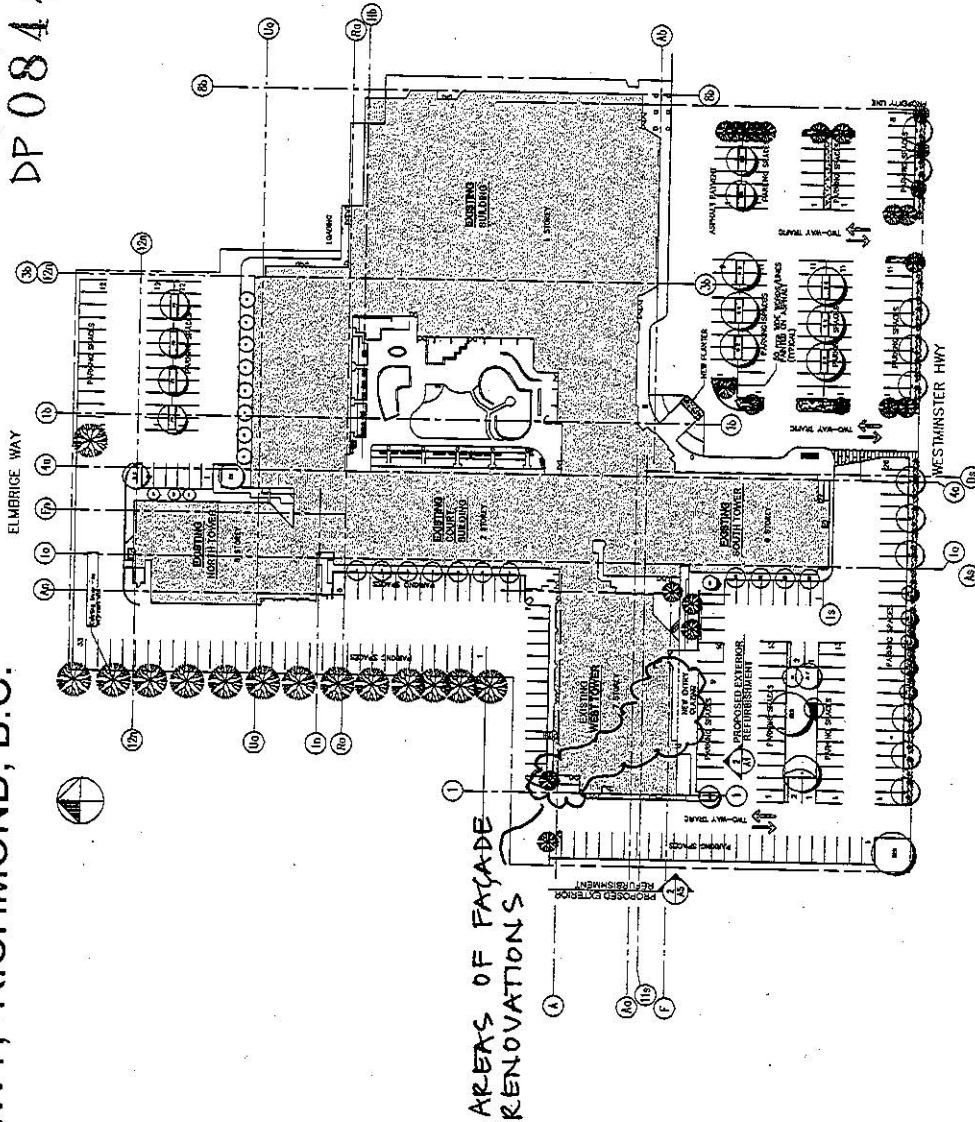
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RICHMOND INN

7551 WESTMINSTER HWY, RICHMOND, B.C.



PLAN # 1
 JAN 28 2008
 DP 08448057



AREAS OF FACADE
 RENOVATIONS

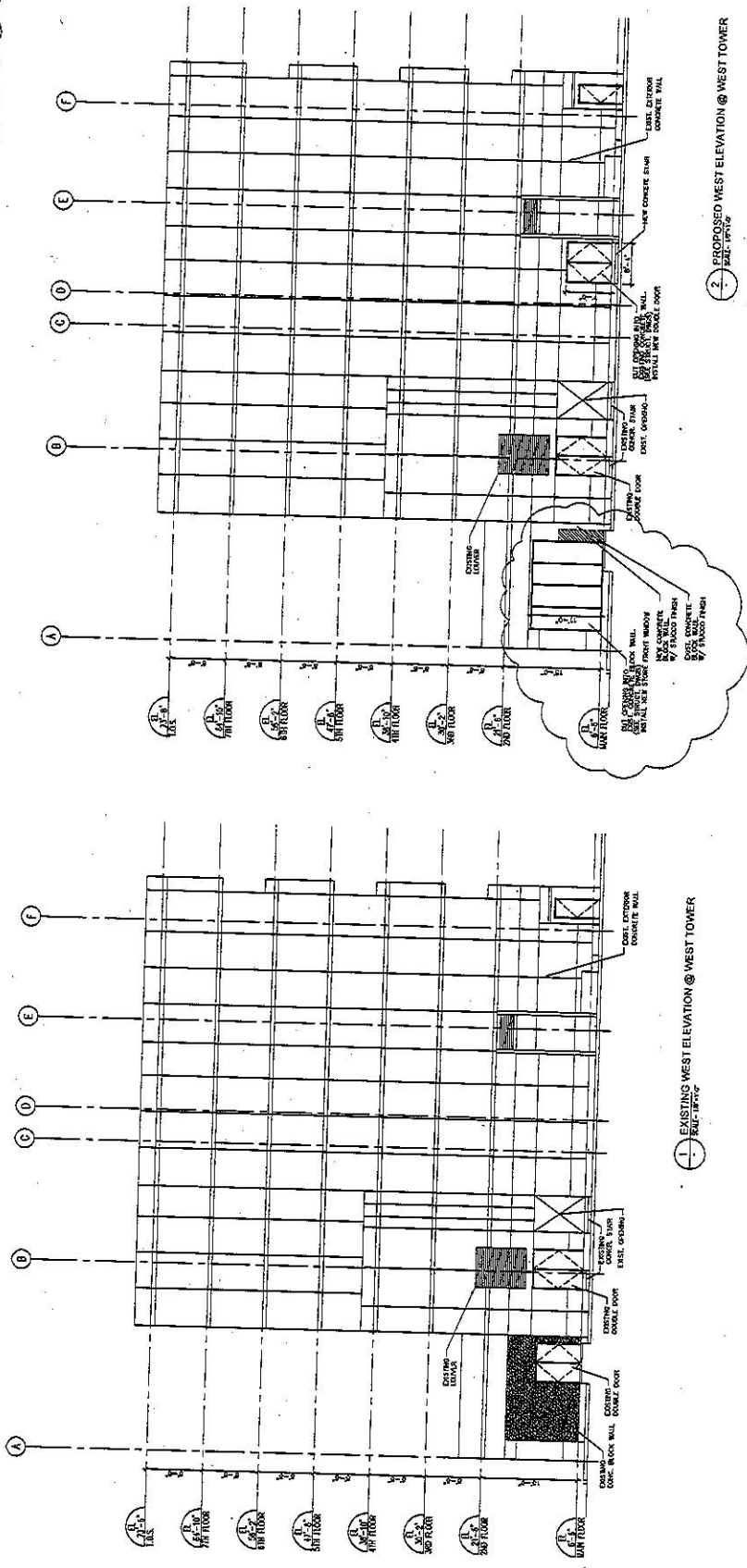
AUGUST 2008

1 SET 5 BLK/IN
 RGSW
 PL 84515
 EXCEPT PLAN IMP20666,
 IMP37403, IMP38351.



APPROVED FOR THE CITY OF RICHMOND BY: [Signature] DATE: [Date]	DATE: A1 &
	PROJECT: RICHMOND INN, EXTERIOR AND INTERIOR ALTERATIONS 7551 WESTMINSTER HWY, RICHMOND, B.C.
DRAWN BY: [Name] DATE: [Date]	SCALE: 1/8" = 1'-0"
CHECKED BY: [Name] DATE: [Date]	PROJECT NO.: [Number]
DESIGNED BY: [Name] DATE: [Date]	SHEET NO.: [Number]
PROJECT MANAGER: [Name] DATE: [Date]	REVISIONS:
ARCHITECT: CHEPCHOVER MASSIE & ASSOCIATES LTD. ARCHITECTURE & ENGINEERING 4000 - 11820 West 75th Ave, Westwood, B.C. Canada V3P 6Z8 PH: 604-273-1400 FAX: 604-273-1401 WWW: CMASOFT.COM	TITLE: SITE PLAN
CLIENT: [Name]	PROJECT: RICHMOND INN, EXTERIOR AND INTERIOR ALTERATIONS 7551 WESTMINSTER HWY, RICHMOND, B.C.
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ARCHITECT: CHEPCHOVER MASSIE & ASSOCIATES LTD.	REVISIONS:

PLAN # 3
 JAN 28 2009
 DP 08448057



1 - EXISTING WEST ELEVATION @ WEST TOWER
 SCALE: 1/8" = 1'-0"

2 - PROPOSED WEST ELEVATION @ WEST TOWER
 SCALE: 1/8" = 1'-0"

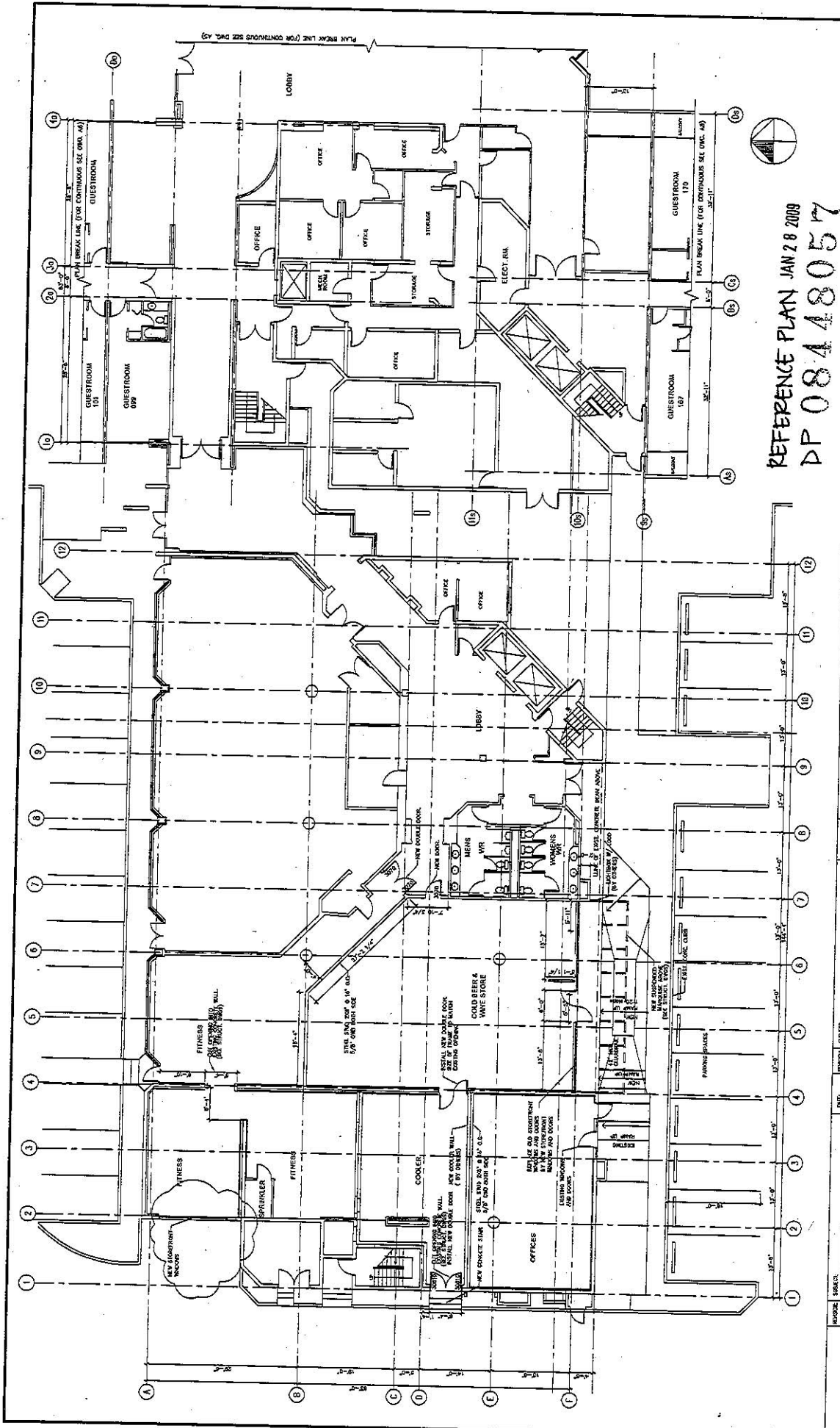
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CHESTER MARESE & ASSOCIATES LTD.
 ARCHITECTURE & ENGINEERING
 100-1000 West 7th St. Suite 1000, Vancouver, B.C. V6P 1C6
 Tel: 604-681-1400 Fax: 604-681-1401 Email: info@cmarese.com



TITLE: EXISTING AND PROPOSED WEST BUILDING ELEVATIONS @ WEST TOWER
 PROJECT: RICHMOND INN EXTERIOR AND INTERIOR ALTERATIONS
 701 WESTMOUNTAIN HWY, RICHMOND, B.C.
 CONSULTANT:

DATE: JAN 28 2009
 DRAWN BY: BP
 CHECKED BY: BP
 PROJECT NO.: 100332E



REFERENCE PLAN JAN 28 2009
 DP 08448057

SHEET NO. A3 PROJECT: RICHMOND INN EXTERIOR AND INTERIOR ALTERATIONS 7581 WESTMINSTER HWY, RICHMOND, B.C. CONTRACT NO. 107-008 DATE: 10/7/08 DRAWN BY: 1000 E CHECKED BY: 1000 E		DATE: 10/7/08 PROJECT NO. 1000 E REVISION:	
CLIENT: CHEROKEE MARSH & ASSOCIATES LTD. ARCHITECTURE & ENGINEERING 1000 - 1100 West 27th Ave. Vancouver, B.C. Canada V6P 4S9 P: 604-684-1400 Fax: 604-684-1408 Email: info@cherokeemarsh.com			
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