



City of Richmond
Planning and Development Department

Request for General Compliance

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: July 16, 2010
File: DP 05-297678
Re: Application by Fortune Venture Enterprises Ltd. for a General Compliance at 8228 Westminster Highway (formerly 8200, 8220 Westminster Highway)

Staff Recommendation

1. That the attached plans involving changes to the parking layout and building elevations be considered in General Compliance with Development Permit (DP 05-297678).

Brian J. Jackson, MCIP
Director of Development

FM:blg
Att.

Staff Report

Origin

Mathew Cheng Architect Inc., on behalf of Fortune Venture Enterprises Ltd., has requested a General Compliance on the Merry Park building, which has recently being completed at 8228 Westminster Highway (formerly 8200, 8220 Westminster Highway). Since approval of the original Development Permit (DP 05-297678) several changes were introduced during the building construction phase without informing or requesting approval by the City. Significant adjustments to the ground floor layout were made to accommodate separated residential and commercial garbage/recycling rooms. These adjustments have resulted in a re-arrangement of the commercial parking layout in the ground floor level and changes to the south side elevation to increase the width of the opening to access the loading area. Accommodating these adjustments to the ground floor parking layout has also resulted in some changes to the layout of Parking Levels 2 and 3. Other elevation changes include an increase in overall height of the building to accommodate the actual height and size required for the elevator machine room; and the provision of several storefront doors to the ground level commercial/retail space. The applicant is requesting a General Compliance ruling on the proposed changes.

A copy of the approved plans (**Attachment 1**) and the proposed new plans (dated July 16, 2010) that identify changed items with a bubble (**Attachment 2**), are attached to this report.

Findings of Fact

The main changes to the Parking Levels and Residential Levels include:

Ground Floor:

- Relocating of the loading space from the east side of the ground floor parking/service area, as shown in the original plans, to the west side, parallel to the ramp to the upper parking levels and in alignment with the proposed new separate residential garbage and recycling room.
- Creating separate residential garbage and recycling room by reducing the original size of the bicycle storage room in immediate proximity to the vertical circulation core.
- Adding separate storage rooms for commercial garbage and commercial recycling.
- Re-arranging parking spaces to facilitate the changes indicated above.
- Addition of several storefront doors to the retail/commercial space at grade along the street frontages.

Parking Level 2:

- Converting area previously allocated to two (2) parking spaces in Parking Level 2 to bicycle storage room to replace the original bicycle storage space lost by the changes introduced in the ground floor
- Inclusion of an electrical/TV/telephone room abutting the vertical circulation core.
- Relocating mechanical room and security gate, and rearranging parking spaces to replace parking spaces now converted to bicycle storage room.

Parking Level 3:

- Adding two (2) bicycle storage room in replacement of the original bicycle storage space lost resulting from the changes introduced in the ground floor, and inclusion of a new small storage room abutting the vertical circulation core.
- Resizing of the mechanical and electrical rooms and rearranging parking spaces to facilitate the changes indicated above.

In addition, a few changes have been introduced to the residential floors to accommodate the actual size of electrical and mechanical systems, and improve relationship between indoor and outdoor amenity spaces and overall functionality as follows:

Building Height:

- Accommodating the actual area and height requirements for the elevator machinery (including access stairs and service corridors) has increased the original size of this service level and added 1.49 m. (4.9 ft.) to the overall height of the building. However, the building is still within the permitted height set out in the Zoning By-law.

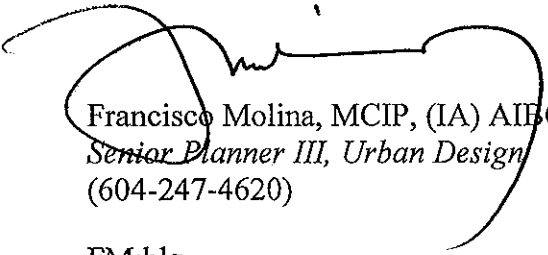
Analysis

Council adopted "General Compliance Guidelines" in 1998. The proposed changes to the Merry Park building are in line with the guidelines.

- The reconfiguration of the parking levels might not be considered minor, but it is necessary to satisfy the present standards regarding accessibility, and for separating commercial and residential garbage/recycling storage and facilitating related collection services.
- Adjustments to parking levels layout do not impact on the total required number of car and bicycle parking spaces being provided. Transportation Engineering considers aspects of access and manoeuvrability associated with these changes; and access/exiting the loading bay satisfactory, as substantiated by the developer Traffic Consultant.
- The operating and service requirements associated with the elevator machinery have increased the overall height of the building, however the new building height at 42.88 m. is still within the maximum permitted height on the site.
- Changes to the elevations that include a larger and higher mass of the elevator mechanical room provide some mass articulation variation at the top building and add visual interest to the skyline; the addition of storefront doors to the retail-commercial space at grade will provide flexibility to accommodate smaller CRU tenants and add to street activity along the Buswell Street and Westminster Highway frontages.

Conclusions

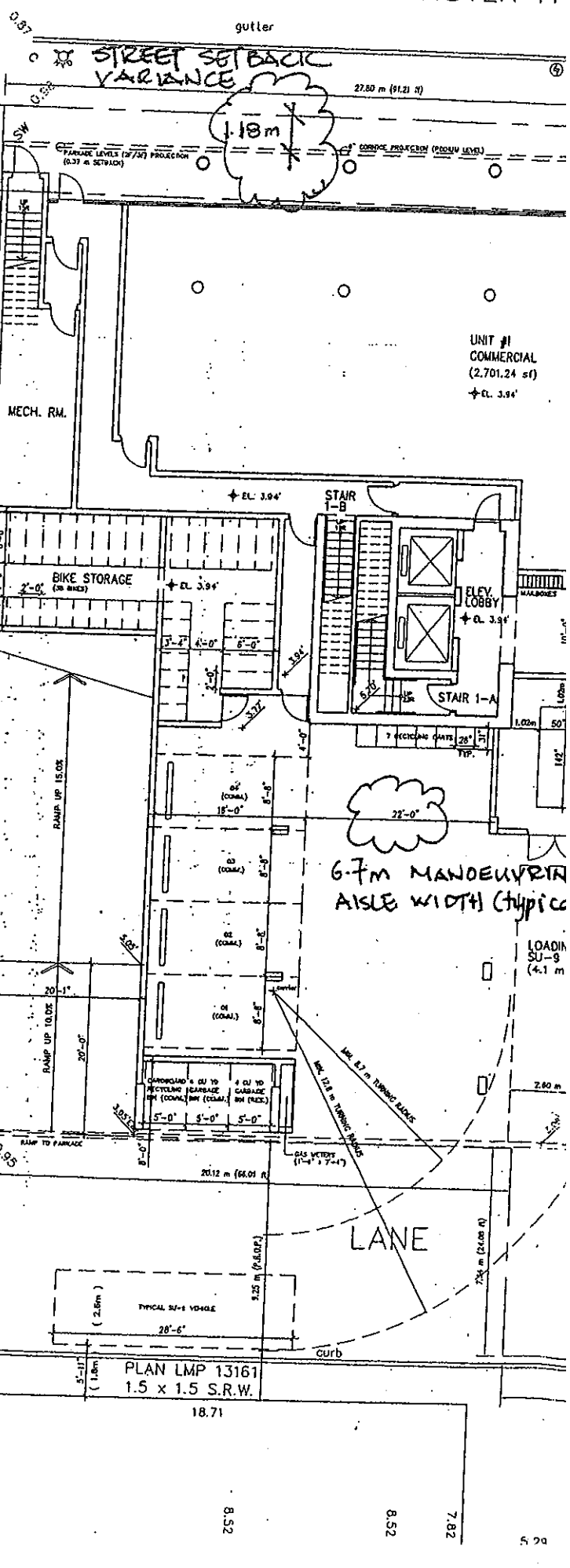
Mathew Cheng Architect Inc. has submitted revised plans for the Merry Park building at 8228 Westminster Highway. As the changes introduced during the construction of the subject building were undertaken without consultation nor approval from the City and are already in place, staff reluctantly recommend support of this General Compliance request for the only purpose of formalizing the existing condition and allowing issuance of a final Occupancy Permit.



Francisco Molina, MCIP, (IA) AIBC
Senior Planner III, Urban Design
(604-247-4620)

FM:blg

Attachment 1: Approved Development Permit Plans
Attachment 2: Changes Introduced to Approved Plans



PROJECT DATA

OMA Address: 8200 & 8220 Westminster Hwy, Richmond, B.C.
 Local Description: 2 SEC 9 BLK 41 ACW PL 2/28 Parcel A, Crown Plan REF 13589 & 30 SEC 9 BLK 41 ACW PL LMP 13161
 Zoning: Downtown Commercial District (C7)

3 m (9.843 ft)
 MAXIMUM ROAD SETBACKS

AREA ALLOCATION	CORRIDOR/SWITCHES		COMMERCIAL/RETAIL		RESIDENTIAL TOWNH				TOTAL AREA
	LOBBY	CODE	UNIT #1	UNIT #2	UNIT #1	UNIT #2	UNIT #1	UNIT #2	
6/F	481.19 sf	432.87 sf	2,706.24 sf	1,817.8 sf					4,992.02 sf
5/F									
4/F			384.74 sf		620.50 sf	882.33 sf	627.56 sf	836.93 sf	2,435.83 sf
3/F			317.33 sf		620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
2/F			297.33 sf		620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
1/F			297.33 sf		620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
MECH					620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
STAIR					620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
BIK					620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
12/F					620.50 sf	882.33 sf	874.92 sf	836.93 sf	4,094.70 sf
					620.50 sf	882.33 sf	874.92 sf	836.93 sf	30,812.68 sf

LOT AREA	13,336.87 sf (1,240.81 m²)
FLOOR AREA RATIO (FAR)	FORMED/REQUIRED: 3.8 (14,070.8 sf) / PROPOSED: 2.17 (28,847.65 sf)
- 6/F LOBBY + CODE	
- 6/F COMMERCIAL	
- 4/F TO 12/F RESIDENTIAL	
IDENTITY SPACE	61 (1,335.87 sf)
PUBLIC AMENITY SPACE	63 (1,477.33 sf)
HUMAN LOT COVERAGE	806 (1,262,163 sf)
ROAD SETBACKS	3 m (9.843 ft)
HUMAN HEIGHTS	BUILDINGS: 45 m (147.64 m) / STRUCTURES: 45 m (147.64 m) / WESTMINSTER HWY: 6/7: 3.0 m / 2/3: 6.37 m / BURNELL ST: 6/7: 1.8 m / 2/3: 6.37 m
	BUILDINGS: 43.8 m (143.75 ft) / STRUCTURES: 43.8 m (143.75 ft)

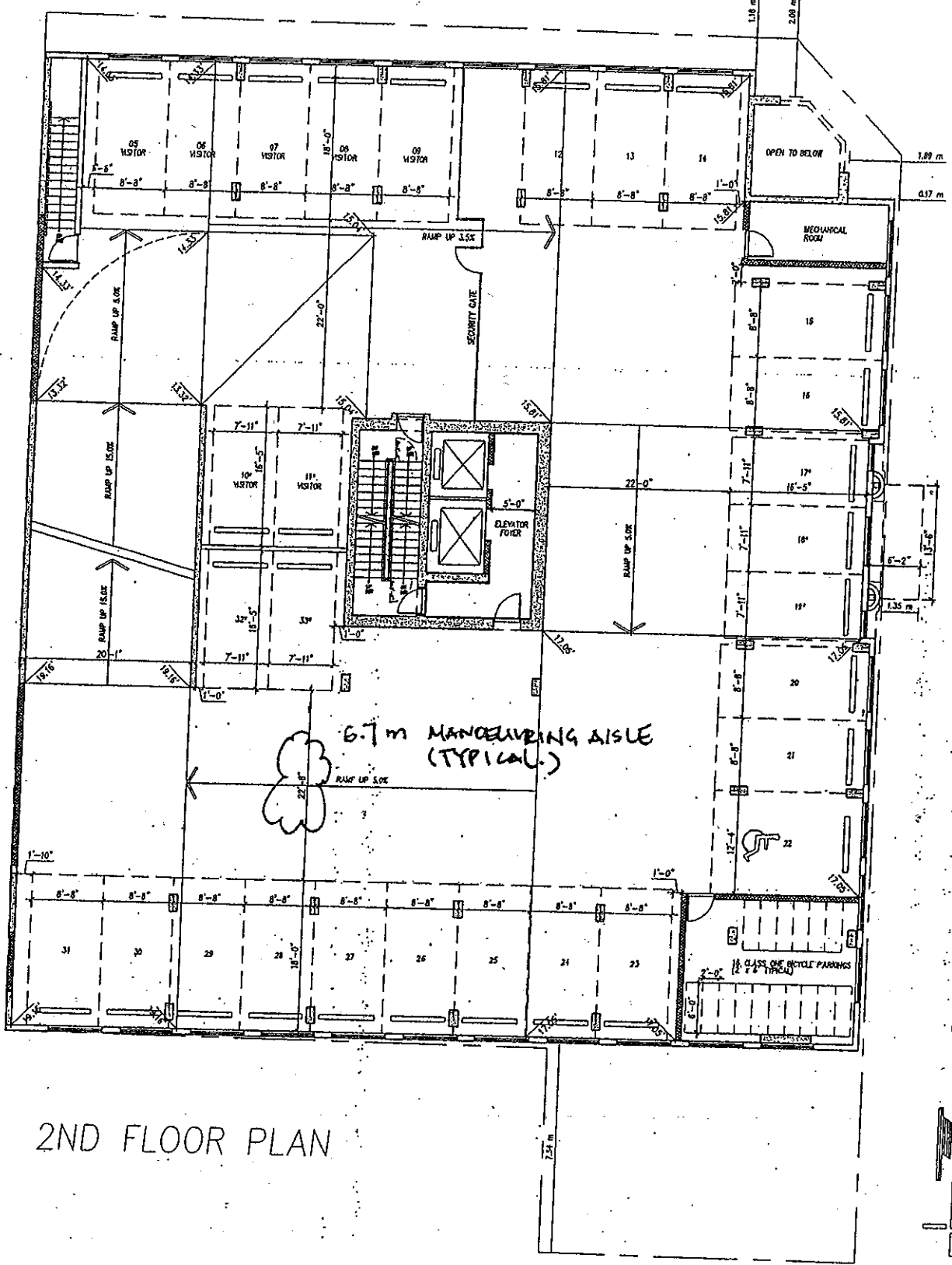
0.1 (1,235.79 ft)

OFF STREET PARKING	REQUIRED	PROPOSED
RESIDENTS	643 63 UNITS x 1.5 per UNIT = 64.5	52
VISITORS	88 63 UNITS x 0.2 per UNIT = 8.8	11
COMMERCIAL (FLOOR 1)	16.8 3 per 100 sq ft OR 1976.63 sf = 16.8	
TOTAL	847	63 (SEE SCALE CAR) / 3 HANDICAPPED PARKINGS

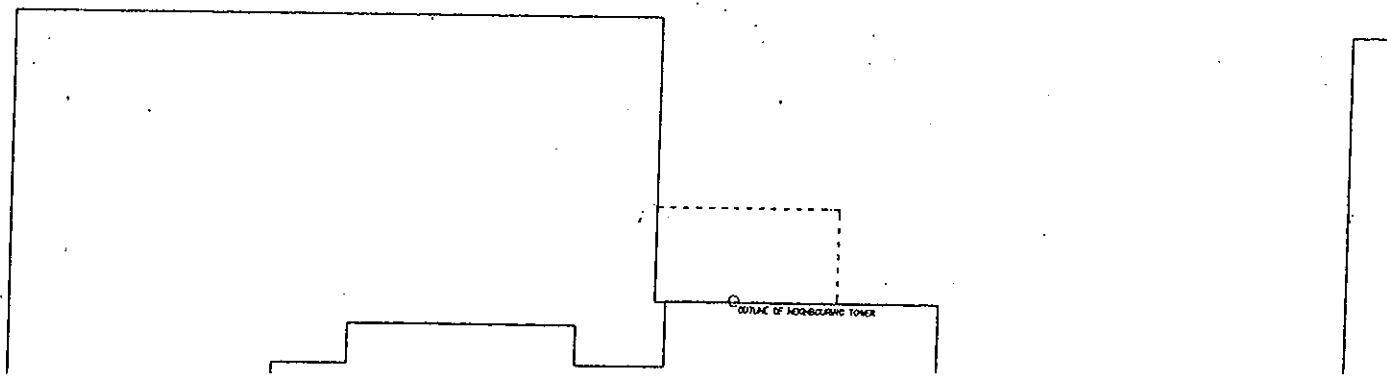
BIKE PARKING	REQUIRED	PROPOSED
CLASS 1 (2' x 8' TYP.)	TOTAL 70	TOTAL 54
RESIDENTIAL (43 UNITS)	43 UNITS x 1.5 per UNIT = 64.5	708 ON GROUND FLOOR
COMMERCIAL (1st)	3,884.12 sf x 1.5 per 1000.00 sf = 5.4	
CLASS 2	63 UNITS x (0.2 per UNIT) = 8.8	

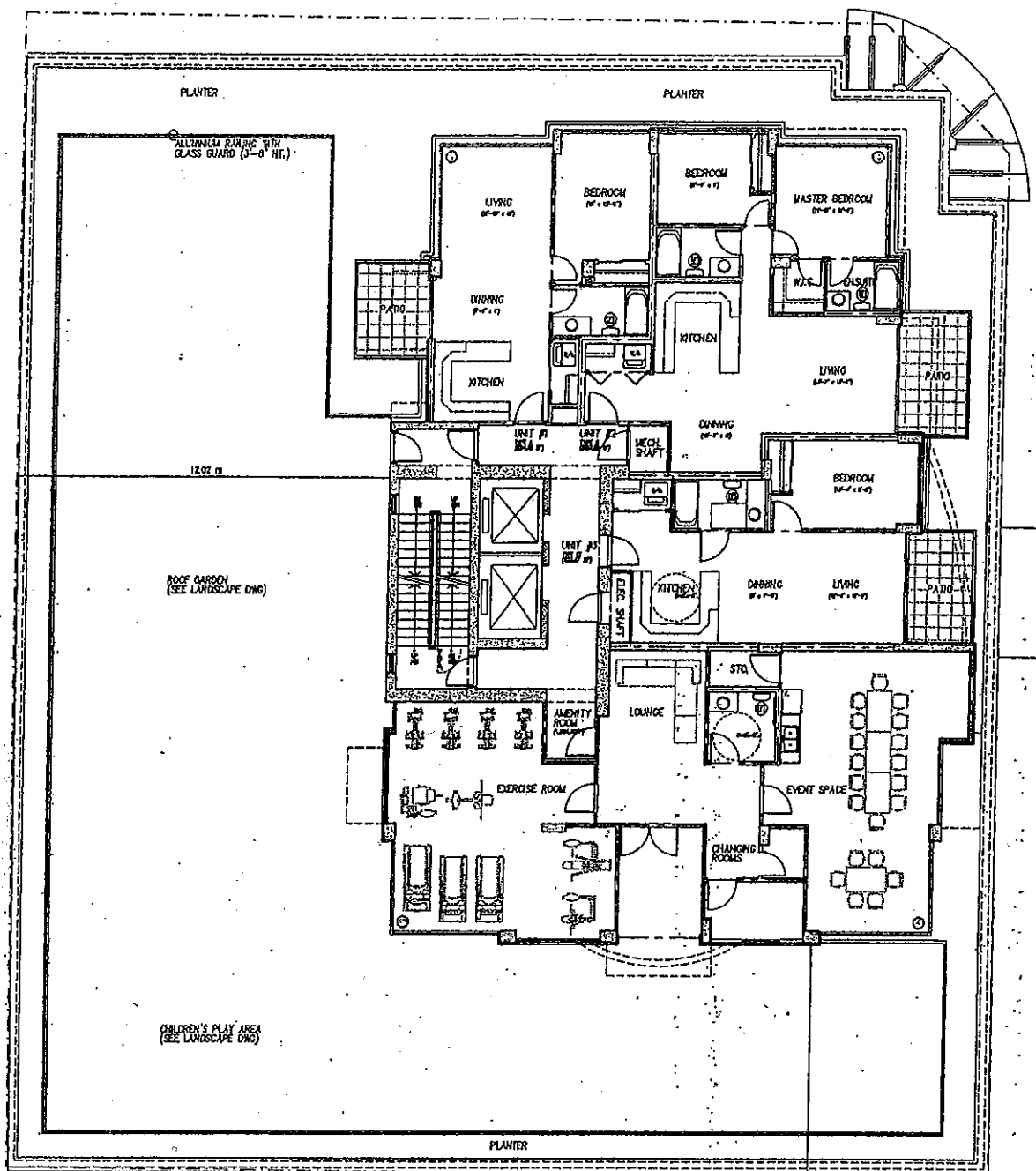
PLAN 8649





2ND FLOOR PLAN

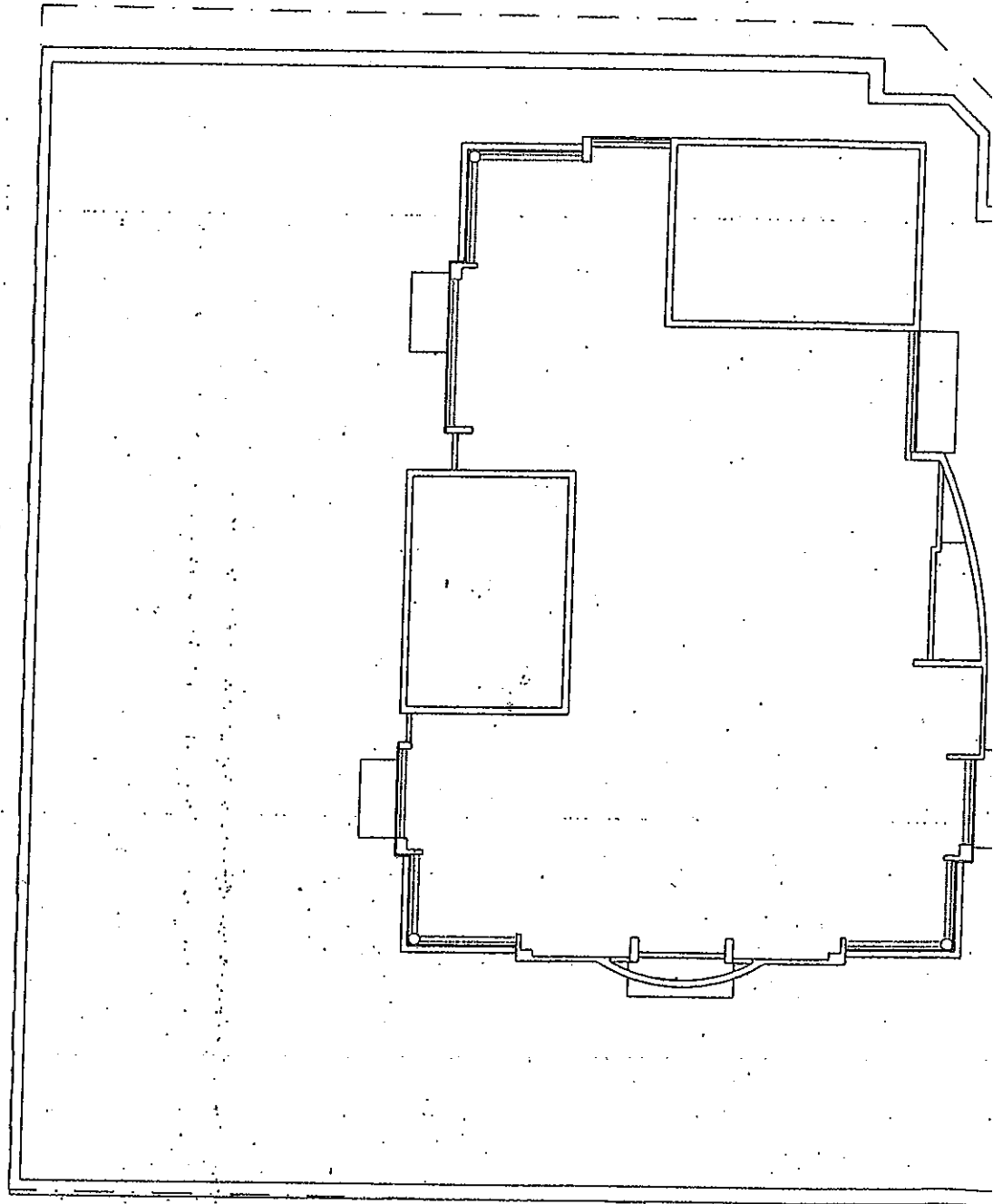




4TH FLOOR PLAN

2.05 m





ROOF PLAN

Civic Address: 8228 Westminster Hwy, Richmond, B.C.
 Legal Description: Survey Plan of Lot 1, Section 8, Block 4 North, Range 6 West, New Westminster District, Plan GCP 22741, Parcel Identifier: 026-641-534
 Zoning: Downtown Commercial District (C7)

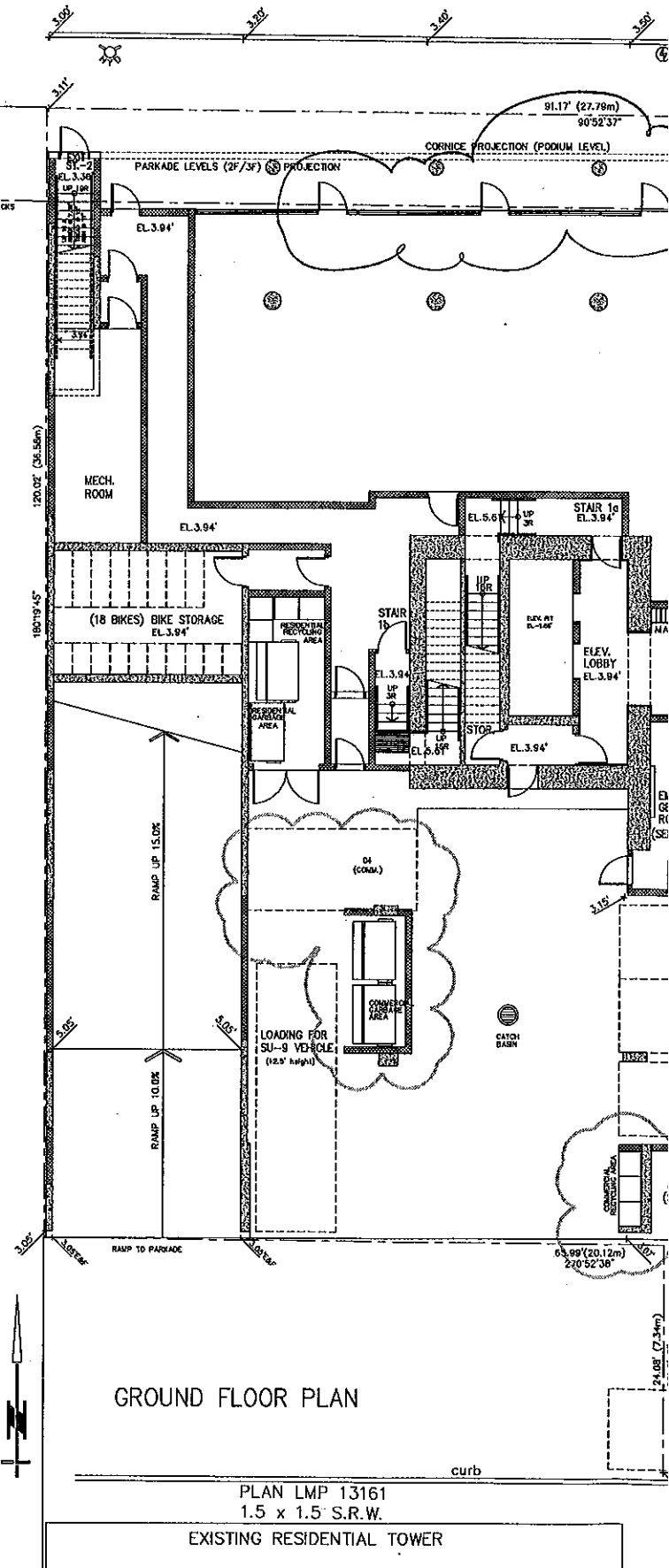
Area Allocation	CIRCULATION/SERVICES			COMMERCIAL/RETAIL		RESIDENTIAL TOWER					TOTAL AREA
	LOBBY	CORE	CORRIDOR	UNIT #1	UNIT #2	UNIT #1	UNIT #2	UNIT #3	UNIT #4	UNIT #5	
0/F	512.28 sf	383.30 sf	432.41 sf	2,078.47 sf	945.68 sf						4,853.10 sf
2/F											
3/F											
4/F		260.15 sf		607.03 sf	871.21 sf	865.28 sf					2,603.67 sf
5/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
6/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
7/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
8/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
9/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
10/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
11/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
12/F		257.14 sf		610.06 sf	874.34 sf	871.26 sf	876.49 sf	844.22 sf			4,073.51 sf
											40,044.65 sf

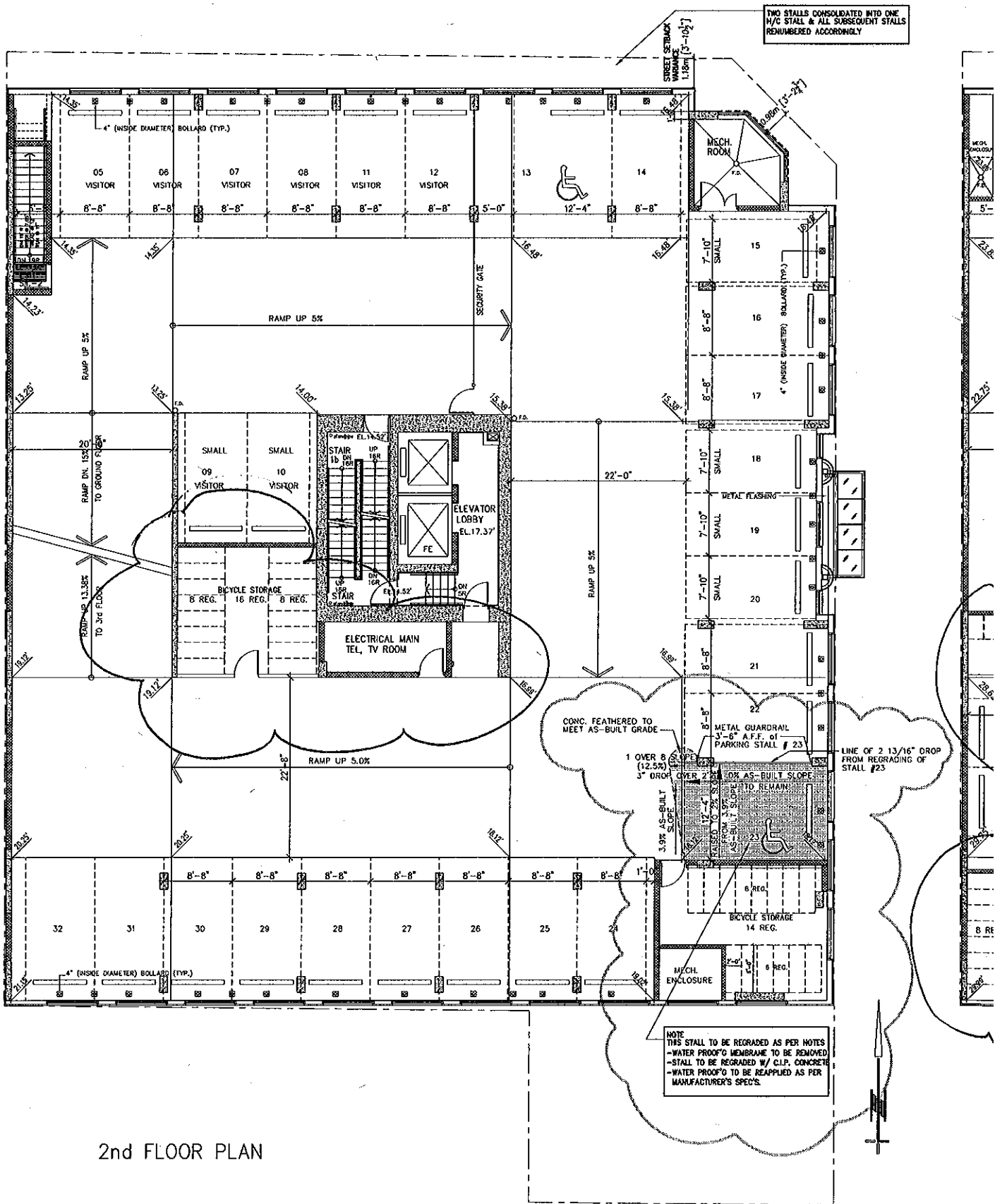
LOT AREA	13,356.67 sf (1,240.83 m ²)
FLOOR AREA RATIO (FAR)	3.0 (40,070.01 sf) - C/F LOBBY + CORE - C/F COMMERCIAL - #F TO 12 ^F RESIDENTIAL
AMENITY SPACE	0.1 (1,335.667 sf) 0.2 (2,671.334 sf)
PUBLIC AMENITY SPACE	
MAXIMUM LOT COVERAGE	90% (12,021.003 sf) PODIUM: 80% (12,013.48 sf) TOWER: 35% (4,624.62 sf)
ROAD SETBACKS	3 m (9.843 ft) WESTMINSTER HWY O/R: 3.01 m 2/F: 0.37 m BUSWELL ST O/R: 1.29 m 2/F: 0.17 m
MAXIMUM HEIGHTS	BUILDINGS: 45 m (147.638 ft) STRUCTURES: 45 m (147.638 ft) BUILDINGS: 42.88 m (140.69 ft)

OFF STREET PARKING	REQUIRED	PROPOSED
RESIDENTS	64.5 43 UNITS x 1.5 per UNIT = 64.5	51
VISITORS	8.6 43 UNITS x 0.2 per UNIT = 8.6	12
COMMERCIAL (3,864.12 sf)	10.8 3 per 100 sqm OR 1078.43 sf = 10.8	
TOTAL	84	63 (25% SMALL CAR) (2 HANDICAPPED)

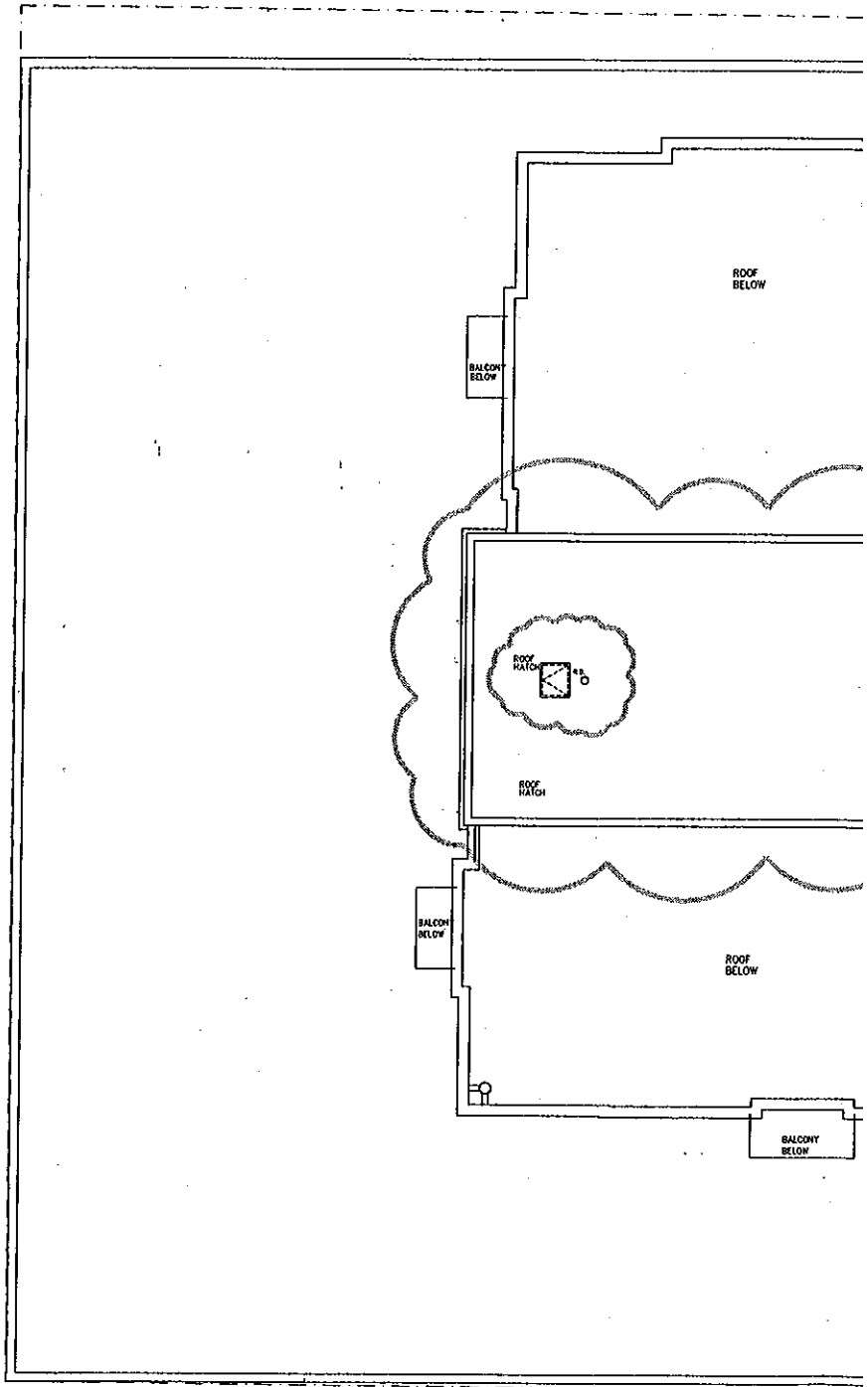
BIKE PARKING	REQUIRED	PROPOSED
CLASS 1 (2' x 6' TYP.)	TOTAL 70 43 UNITS x 1.5 per UNIT = 64.5 3,864.12 sf x 1.5 per 1078.43 sf = 5.4	TOTAL 70 28% ON GROUND FLOOR (CLASS 1 = 70)
CLASS 2	43 UNITS x (0.2 per UNIT) = 8.6	(CLASS 2 = 10)

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PLAN 8649

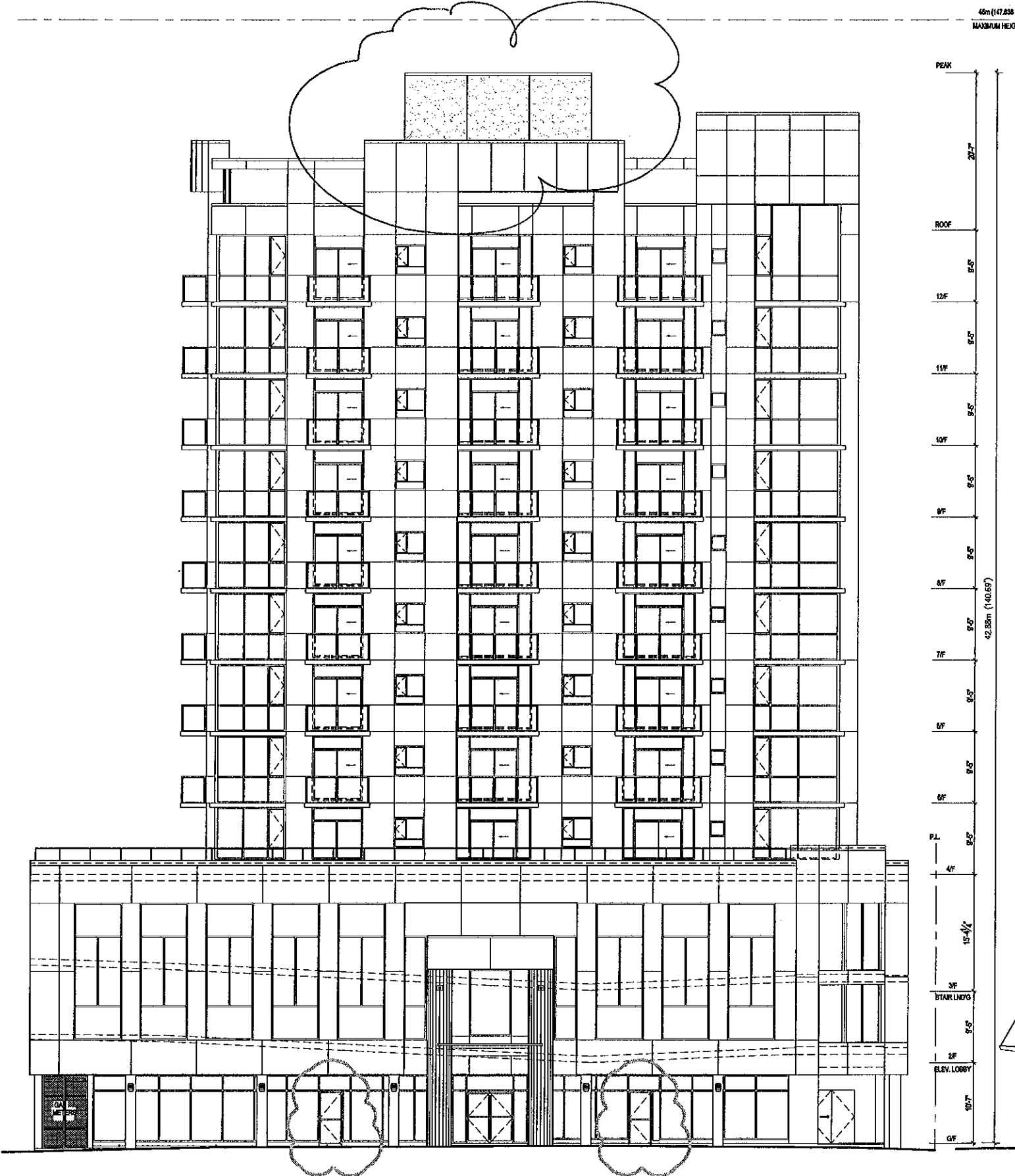




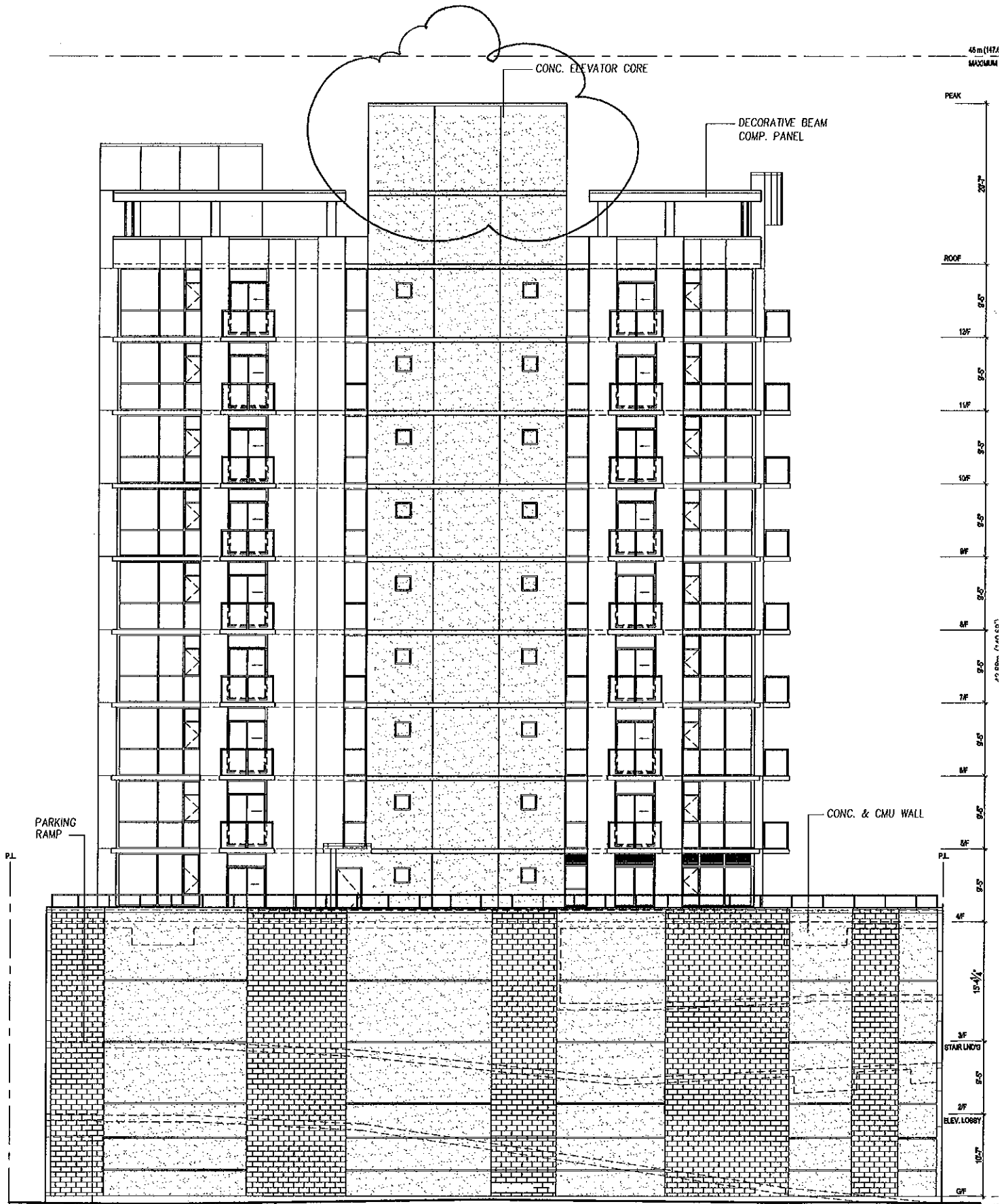
2nd FLOOR PLAN



ROOF PLAN



EAST (BUSWELL ST.) ELEVATION



WEST ELEVATION