



**City of Richmond**  
Urban Development Division

**Request for  
General Compliance**

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**To:** Development Permit Panel                    **Date:** July 15, 2003  
**From:** Joe Erceg                                    **File:** DP 01-115457  
**Manager,** Development Applications  
**Re:** **Application by Bing Thom Architects for a General Compliance at  
4151 Hazelbridge Way**

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**Manager's Recommendation**

That the attached plans be considered to be in General Compliance with Development Permit DP 01-115457.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg  
Manager, Development Applications

JE:blg  
Att.

## Staff Report

### Origin

Luciano Zago of Bing Thom Architects has requested a General Compliance ruling on the redeveloped Aberdeen Centre, which is currently under construction at 4151 Hazelbridge Way. Since approval of the original Development Permit (DP 01-115457), the developer acquired a portion of property to the immediate west along Cambie Road. As a result, a separate Development Permit application is being processed by staff regarding a future hotel, which is to be integrated as part of the Aberdeen Centre complex. This prompted changes to the approved Development Permit drawings. The applicants are requesting a General Compliance ruling on the proposed changes.

A copy of the approved plans and the proposed new plans (changes are indicated with a bubble) are appended to this report. This is the fourth General Compliance request for this project.

### Findings of Fact

The applicant is requesting a General Compliance ruling on the following items:

- allow for construction of a stairway attached to the parkade stair structure that will serve as an exit stair to the future hotel. The applicant is also requesting that a portion of the link between the mall and future hotel be constructed now. Once constructed, this link will consist of a concrete slab built over the ground floor drive access fronting Cambie Road and will attach to the proposed exit stair to the future hotel.
- transfer 121.24 m<sup>2</sup> (1305 ft<sup>2</sup>) of community amenity space required in the existing Development Permit for Aberdeen Centre to the future hotel site. The transferred amenity space is to be part of the 518.4 m<sup>2</sup> (5508 ft<sup>2</sup>) of community amenity space required for the rezoning of the hotel site.

### Analysis of General Compliance Guidelines

Council adopted "General Compliance Guidelines" in December, 1998. The guidelines are as follows, with an analysis in ***bold italics***.

1. Proposed modifications must not require any new development variances or increase approved variances. ***No new variances or additional increases of existing variances are required for the proposal.***
2. The density of development must not be increased beyond the level specified in the approved Development Permit. ***Density has not changed.***
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process. ***Proposed changes do not alter the character of elements discussed at previous Development Permit Panel Meetings.***

4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development. *The proposed exterior modifications relate to the construction of a stair that is attached to the parkade structure and concrete slab over the drive aisle to provide access to the future hotel. Once completed, proposed changes that will be visible along the Cambie Road frontage are the new stair and concrete slab over the Cambie Road parkade drive aisle. Along the west elevation, modifications that will be visible are the new stair, temporary masonry in place of second level glazing and the second level concrete slab. Once constructed, the future hotel will enclose the entire parkade elevation along Cambie Road. The future hotel will also enclose the entire north end of the west elevation. These are minor functional modifications that retain the basic form and character of the development.*
5. Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements. *Proposed changes do not alter the approved site coverage, siting, scale, spacing or configuration of buildings.*
6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans. *The applicant is requesting that 121.4 m<sup>2</sup> (1305 ft<sup>2</sup>) of community amenity space on the second level of Aberdeen Centre be transferred and become part of 518.4 m<sup>2</sup> (5508 ft<sup>2</sup>) of community amenity space that is to be located on the ground floor of the future hotel. Although the community amenity space in Aberdeen Centre is not maintained, the proposed transfer of amenity space to become part of the consolidated amenity space slated for the future hotel is supported by staff. Landscape planters on the north side of Parking Level 4 (P4) have been removed for displaced parking from Parking Level 3 (P3). However, construction of the future hotel is to be integrated with the parkade's northern portion, resulting in the required removal of landscape planter boxes on Parking Level 4 (P4). Staff acknowledge this change and are satisfied that the landscape planter boxes on the north side of Parking Level 5 (P5) are to remain after the hotel is constructed. A small amount of grass is displaced for the proposed new exit stair. These revisions conform to General Compliance Guidelines.*
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature. *Vehicle access has not been changed. Modifications to parking areas are to accommodate displaced parking from integration of the hotel into the complex. Parking ratios will remain as per the bylaw.*
8. Proposed modifications must not contravene the applicable Development Permit Guidelines. *Proposed changes do not contradict the applicable Development Permit Guidelines.*

### **Analysis**

The applicant is requesting a General Compliance ruling on proposed changes to Aberdeen Centre at 4151 Hazelbridge Way prompted by the integration of a future hotel into the complex. They are requesting that a portion of a stair and link to the future hotel in the form of a second level concrete slab be constructed now in order to minimize impact on mall operations while the hotel is being constructed. Proposed modifications will become enclosed once the future hotel is constructed.

The applicant is also requesting a transfer of 121.4 m<sup>2</sup> (1305 ft<sup>2</sup>) of community amenity space required under Aberdeen Centre's Development Permit to be transferred to and become part of the 518.4 m<sup>2</sup> (5580 ft<sup>2</sup>) of community amenity space located in the ground floor of the proposed hotel. Specifics for the amenity space are to be provided in the hotel's Development Permit application. The space that was slated for amenity space in Aberdeen Centre is being modified to accommodate the future hotel link on the second floor.

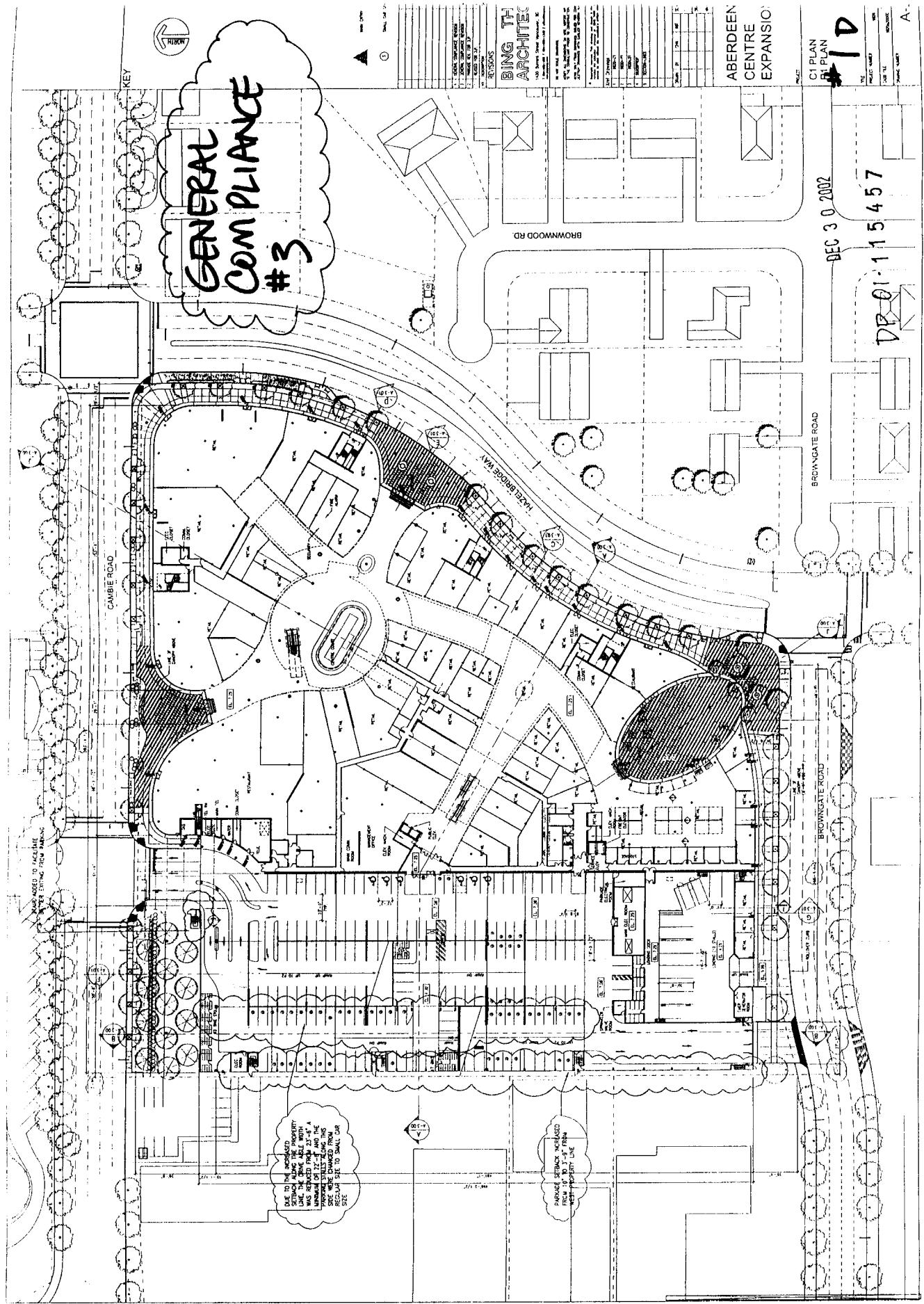
### **Conclusions**

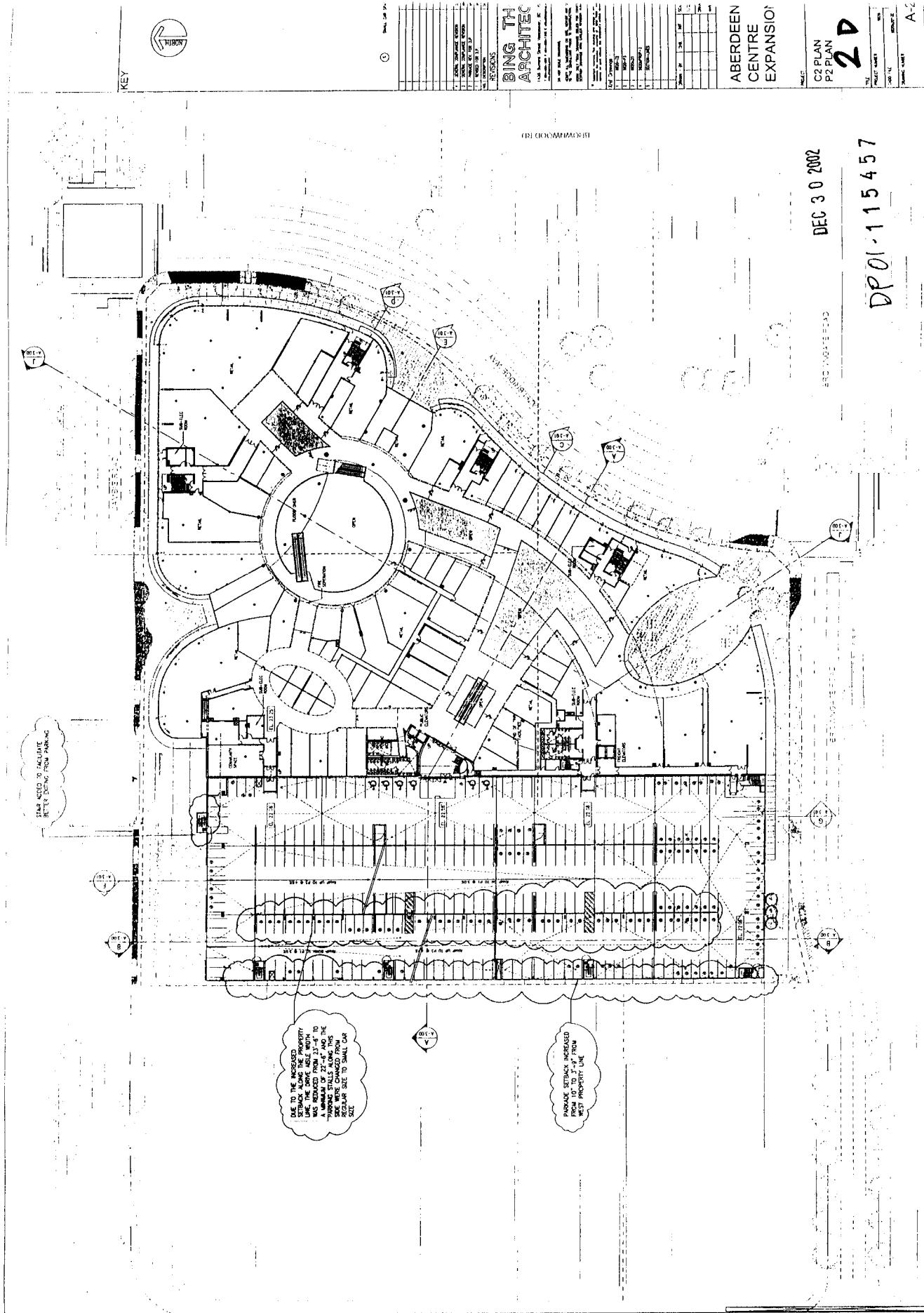
Bing Thom Architects have submitted revised plans for Aberdeen Centre. The requested revisions are in compliance with the aforementioned General Compliance Guidelines. City of Richmond staff recommend support of the General Compliance request.

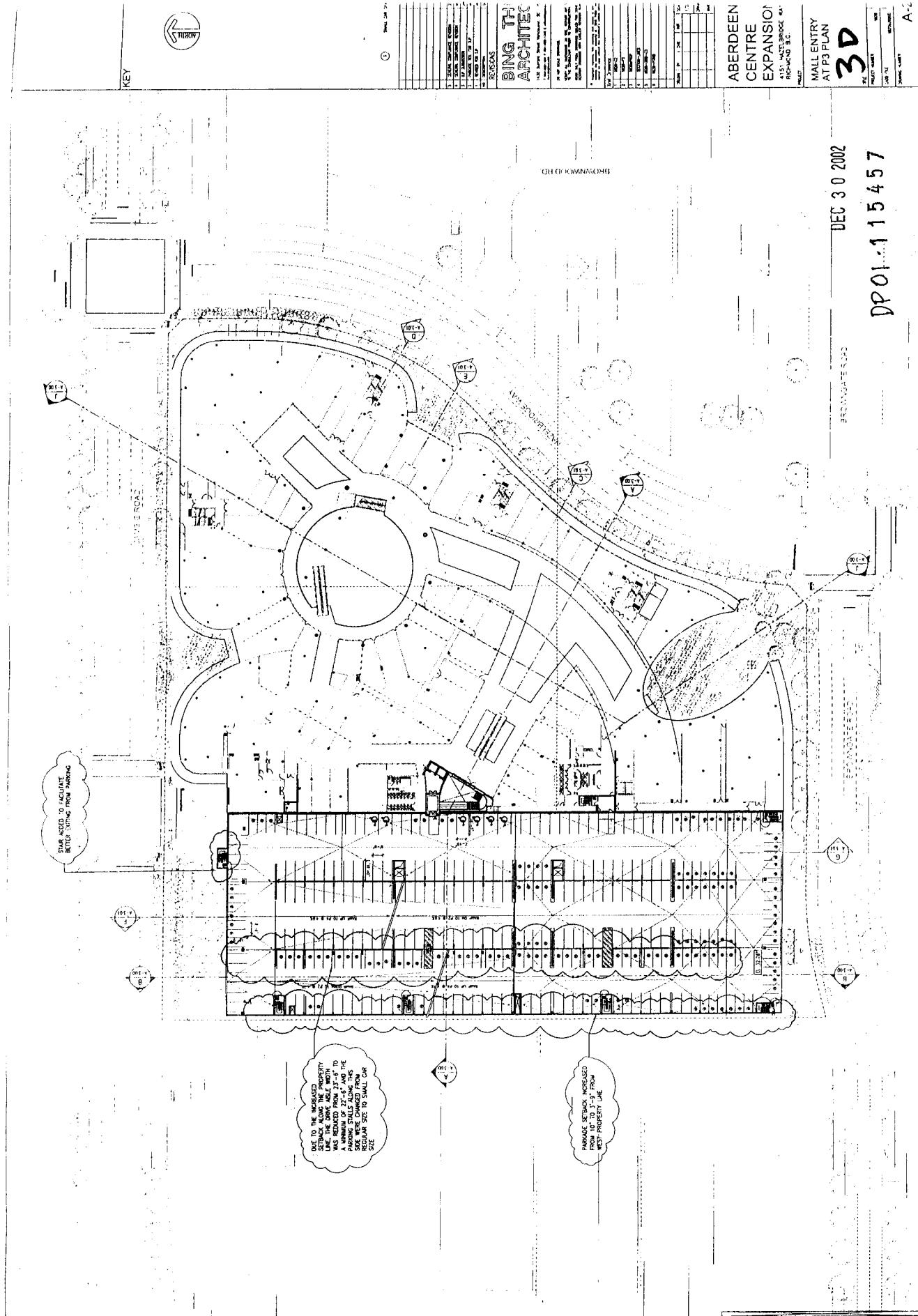


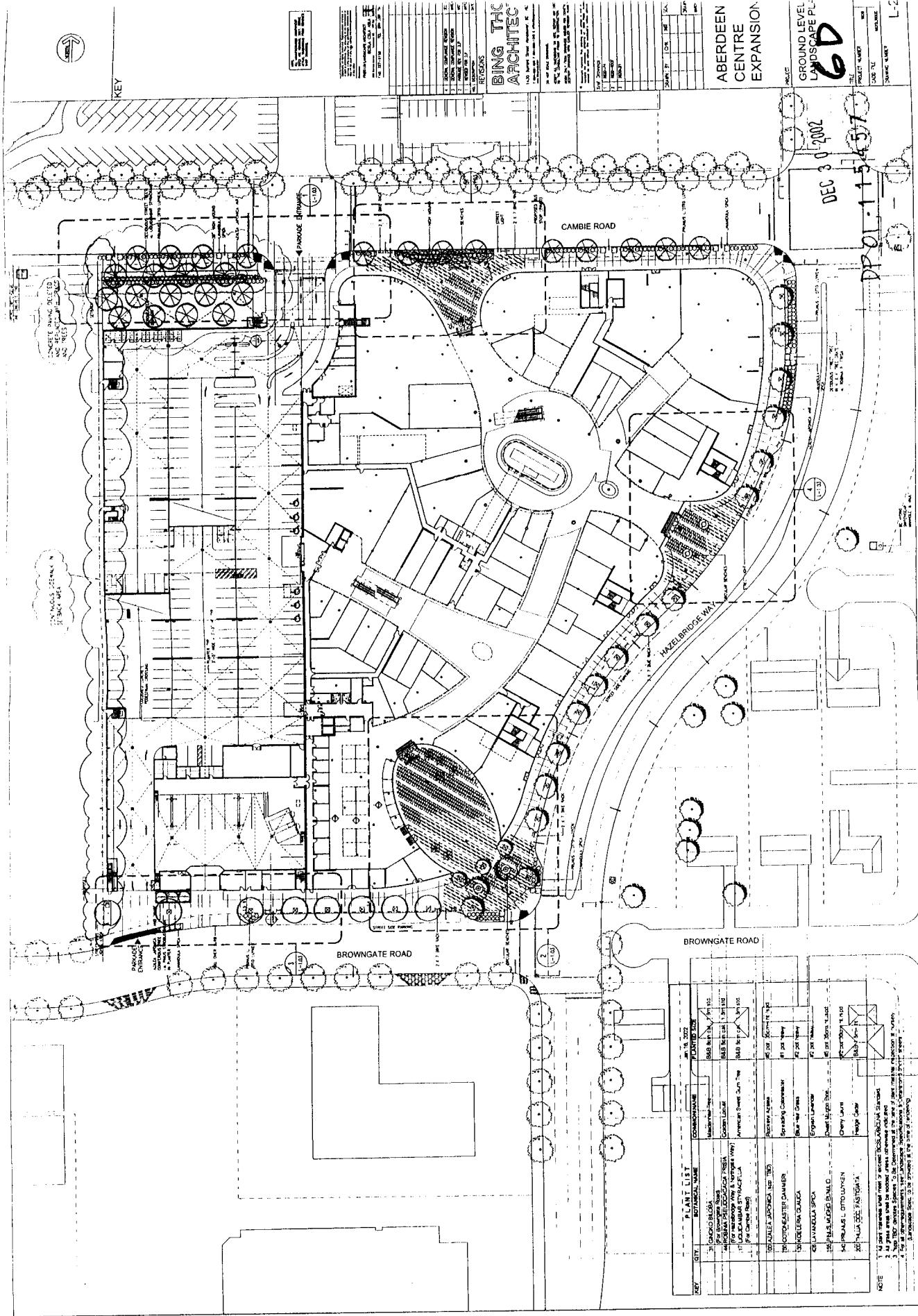
Kevin Eng  
Planning Technician - Design

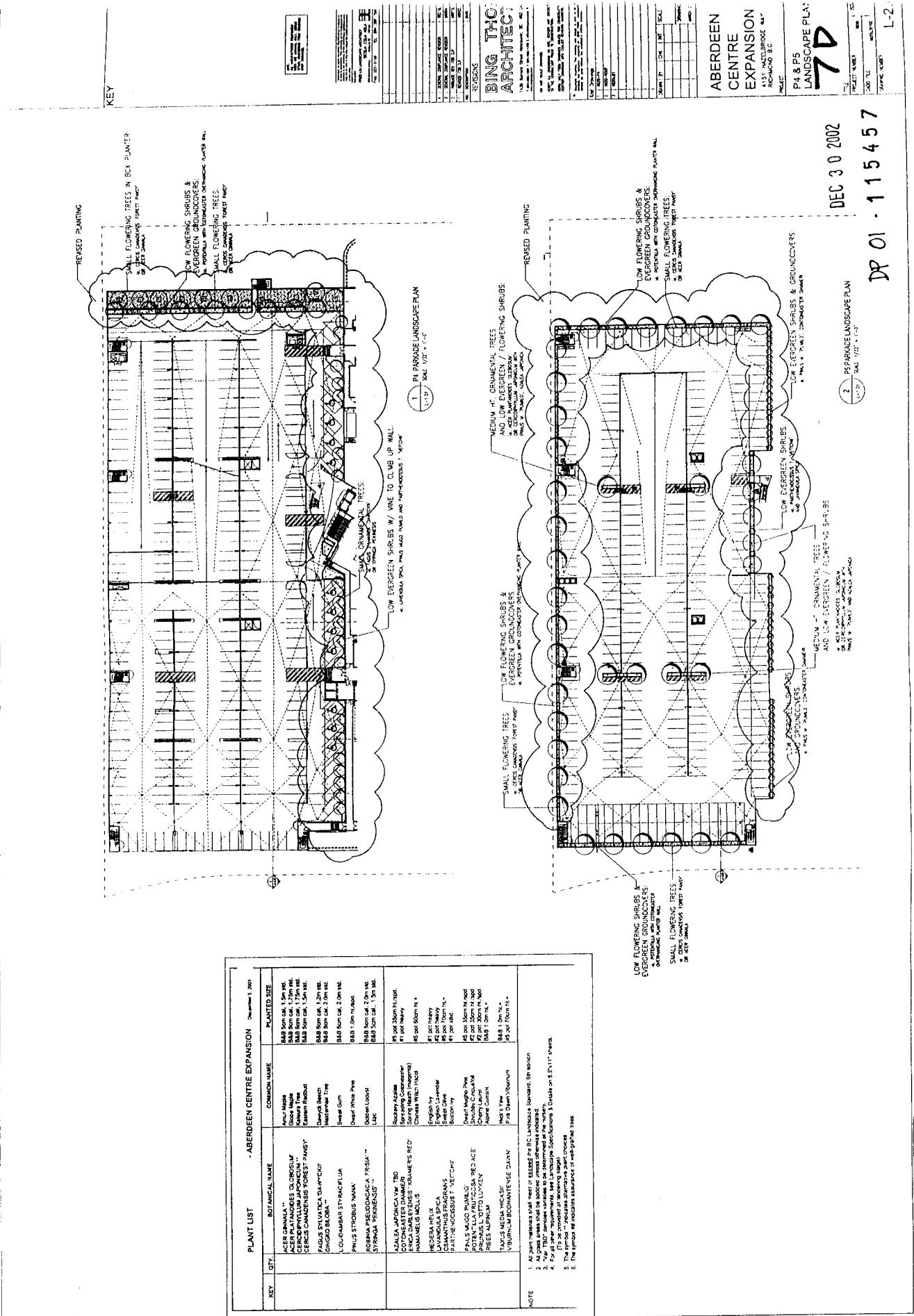
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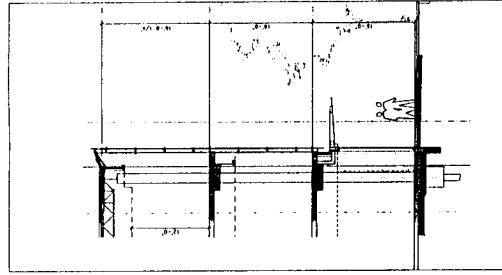








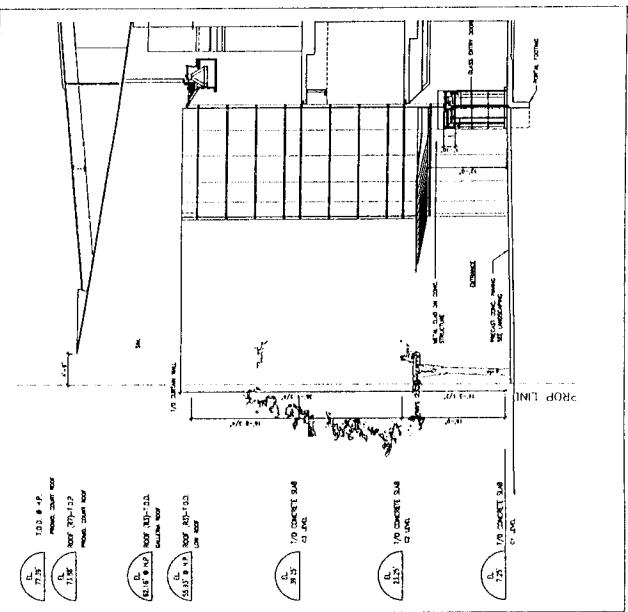
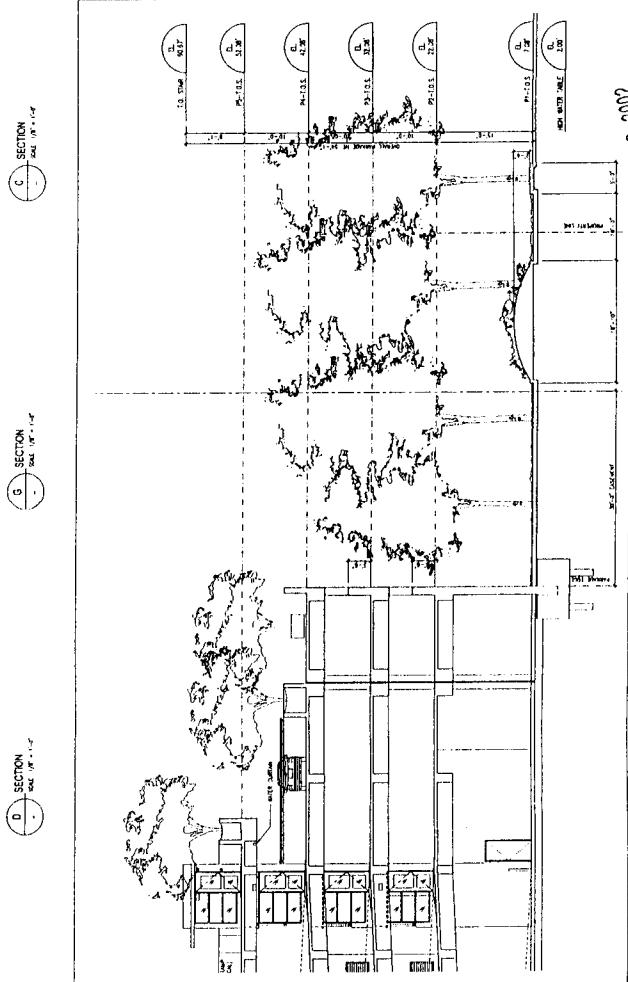
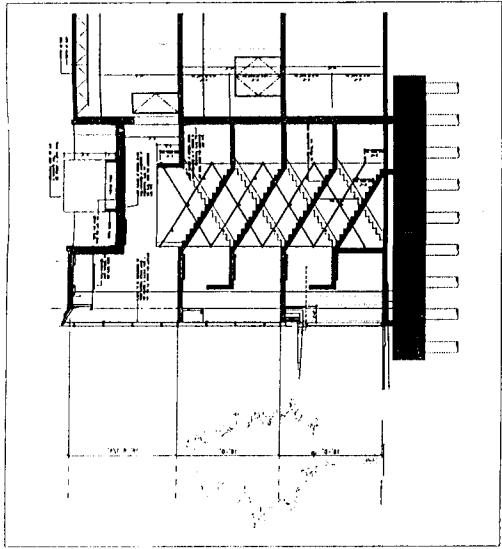
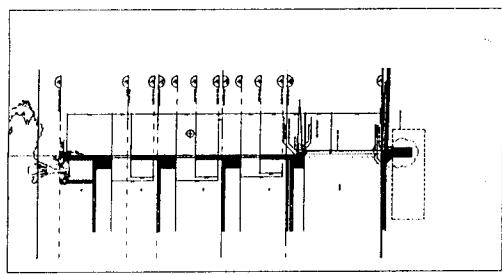
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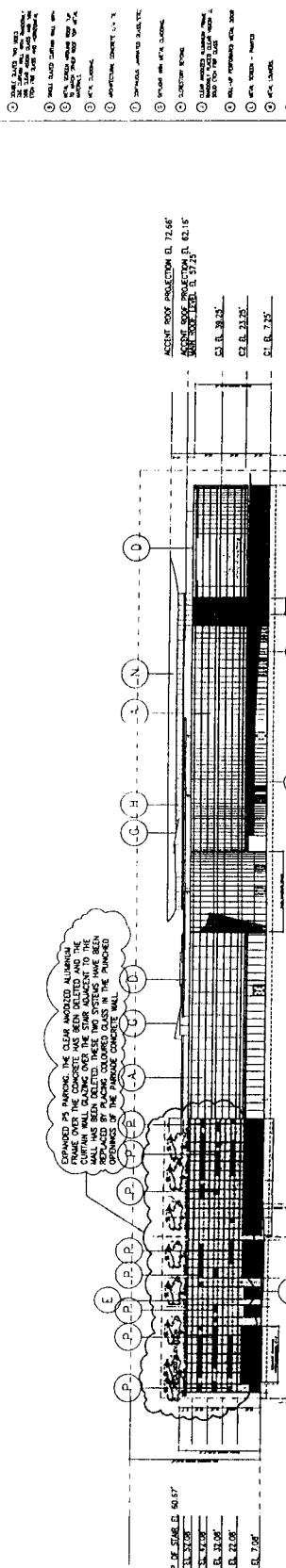
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C	SECTION	10	1/4"	12/10/02	A-3
D	SECTION	10	1/4"	12/10/02	A-3
E	SECTION	10	1/4"	12/10/02	A-3
F	SECTION	10	1/4"	12/10/02	A-3

ABERDEEN  
CENTRE  
EXPANSION

SECTION DETAIL  
10D  
DEC 30 2002  
DP 01 - 115457  
A-3:



## LEGEND

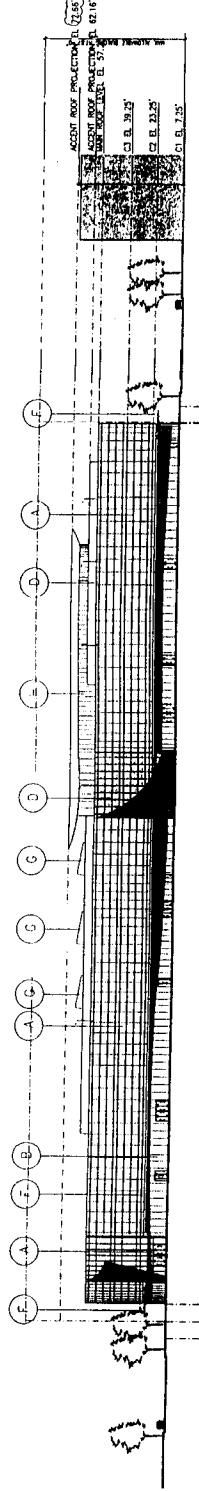


ABERDEEN  
CENTER  
EXPANSION

BUILDING  
ELEVATION N/S  
DEC 3 0 2002  
DP 01-115457  
A-4

## LEGEND

- Aerial view.
- Bridge view.
- Bridge view - cut.
- Building view.
- Building view - cut.
- Existing structures.
- Existing structures - cut.
- Existing terrain.
- Existing terrain - cut.
- Existing trees.
- Existing trees - cut.
- Feature.
- Feature - cut.
- Horizontal dashed line.
- Vertical dashed line.
- Wall.



HAZELBRIDGE ELEVATION (EAST)

## BING TH ARCHITEC

PROJECT NUMBER: 120

DATE: DEC 3 0 2002

SCALE: 1/4 INCH = 10 FEET

LEVEL: Elevation

ELEVATION: 120

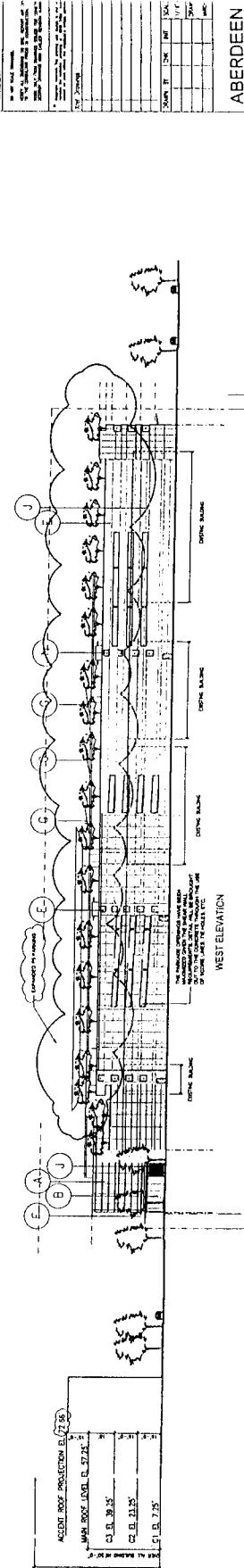
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VIEW: 1

NAME: HAZELBRIDGE CENTER EXPANSION

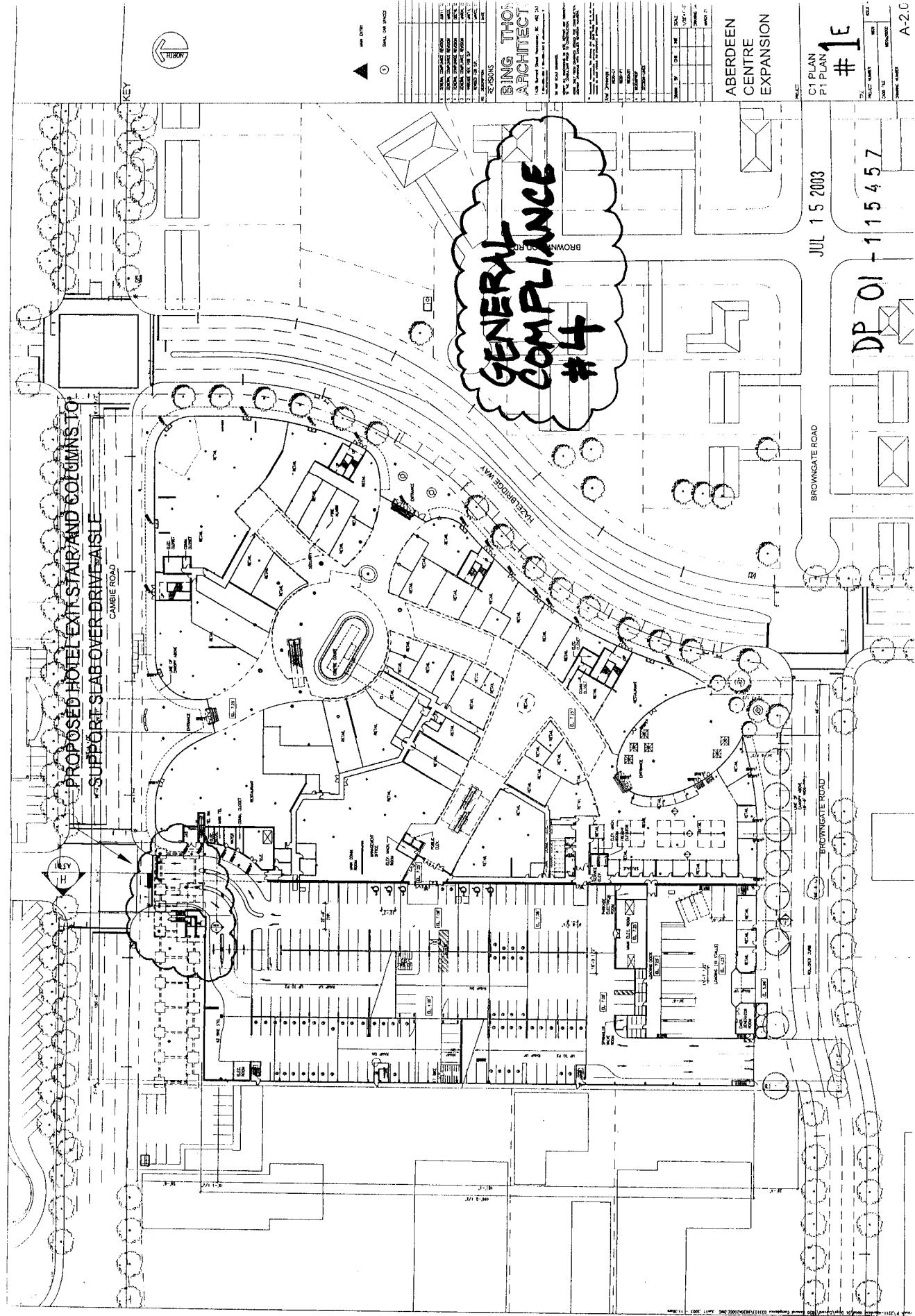
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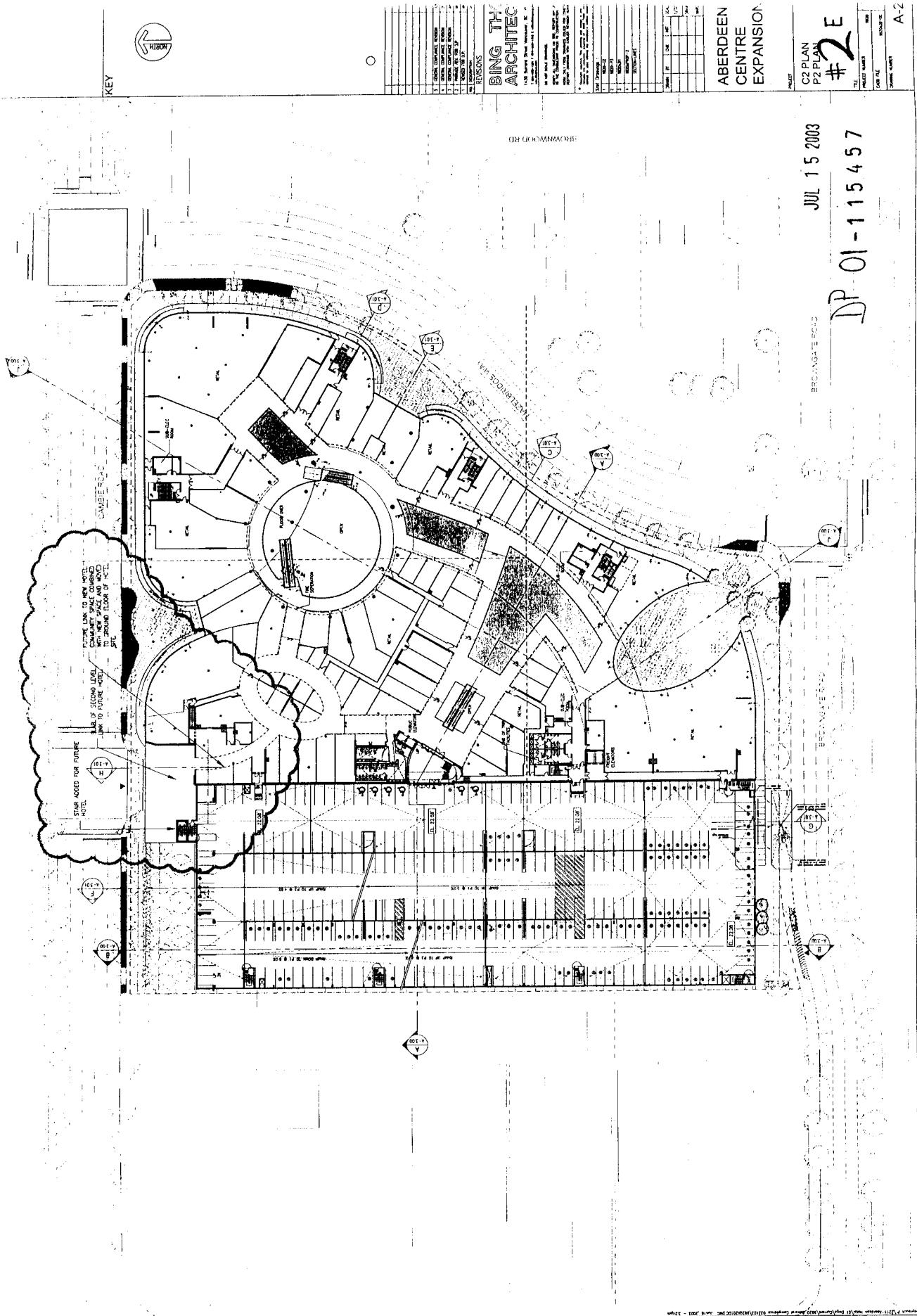
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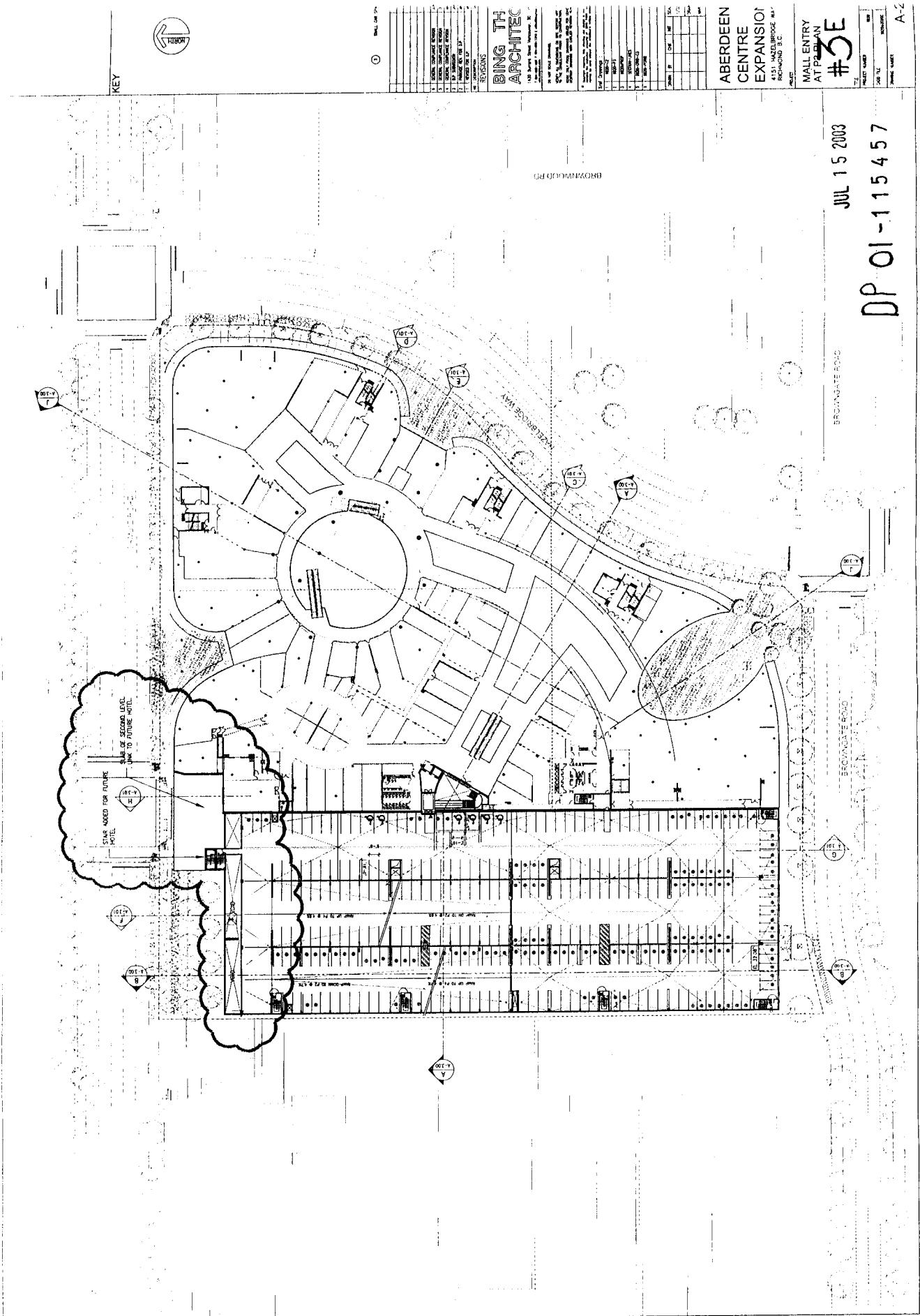


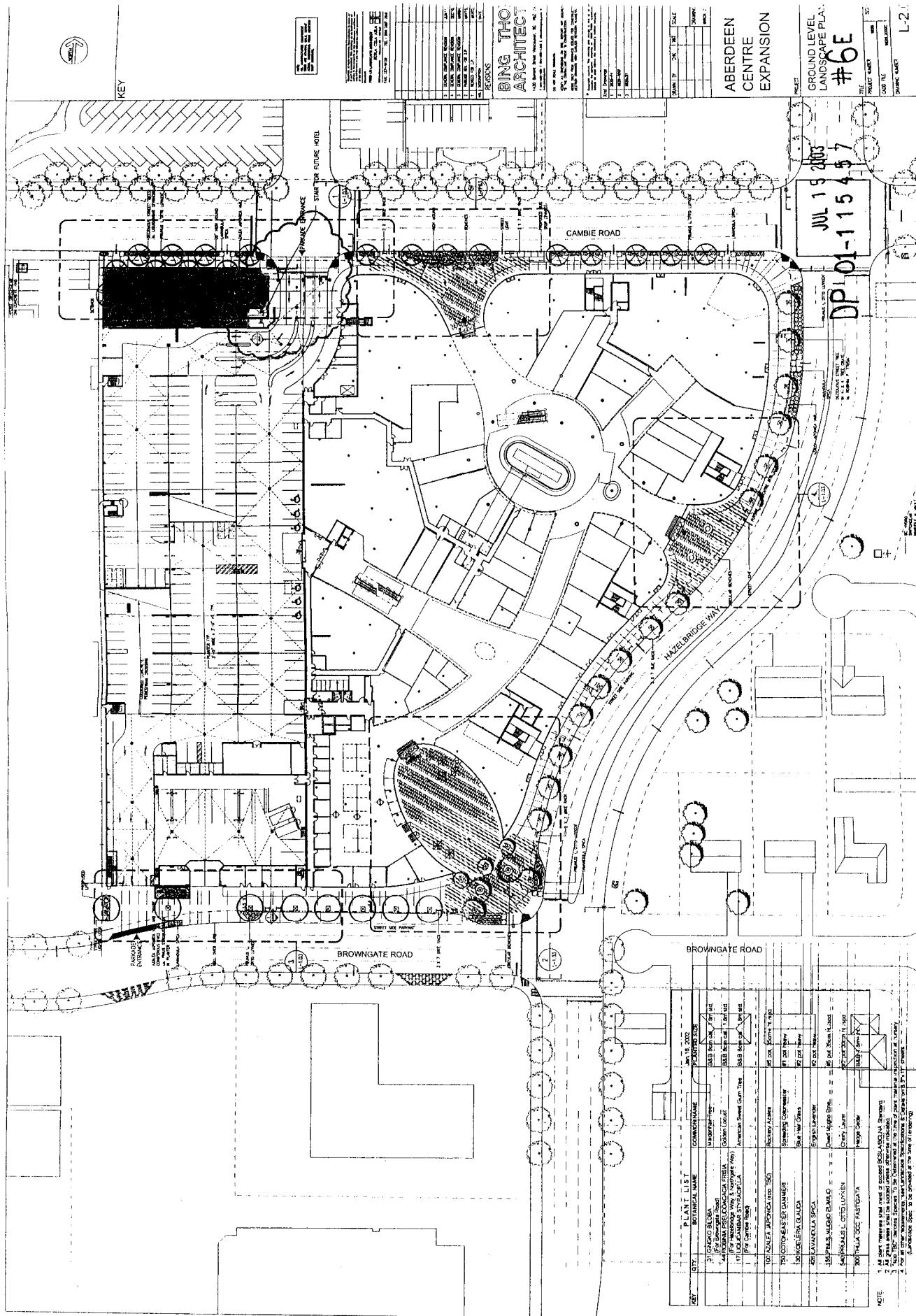
DP 01-115457  
DEC 30 2002  
120

A-4

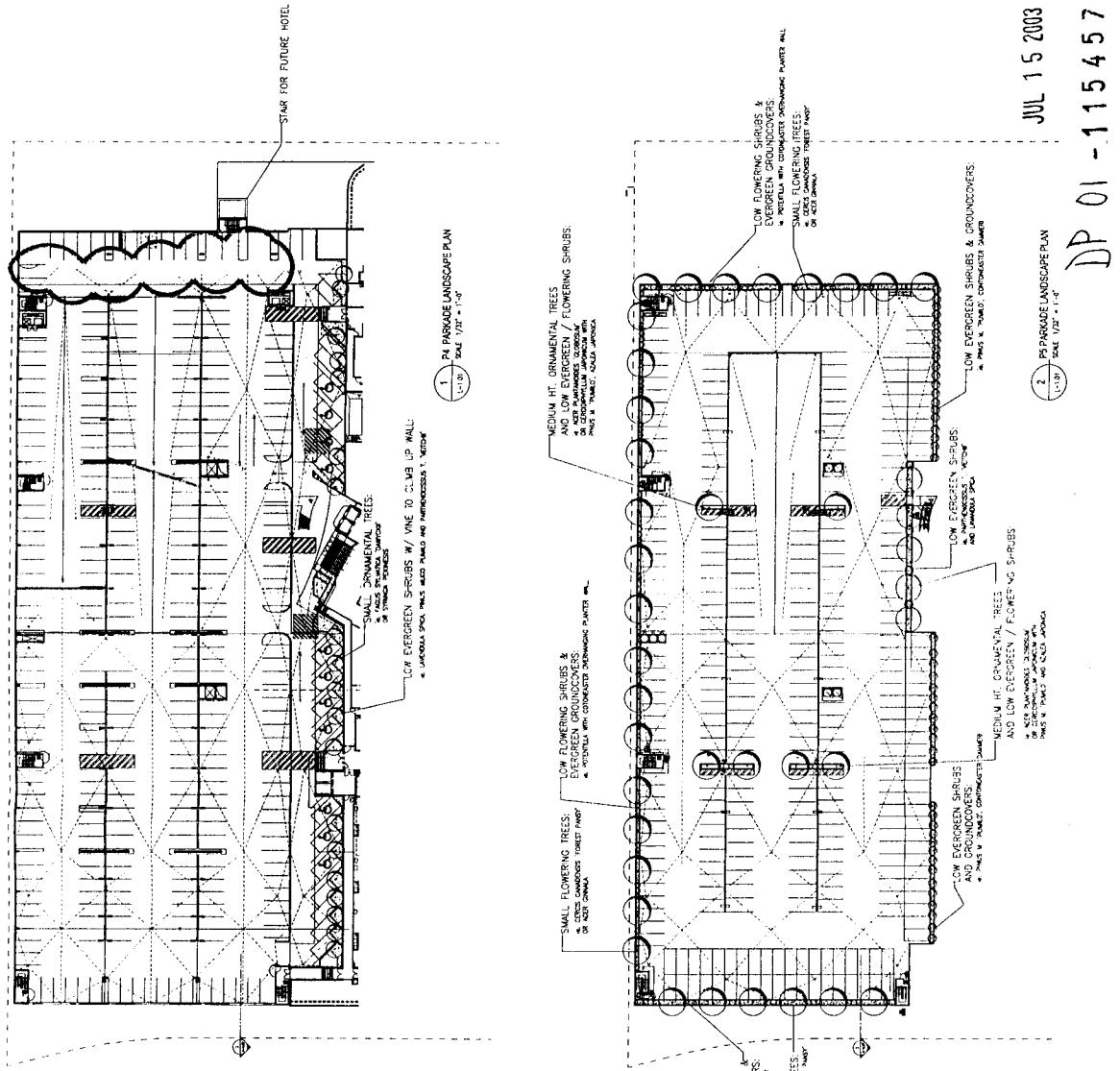








KEY



PLANT LIST		* ABERDEEN CENTRE EXPANSION - Drawing 2-100'		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
		<i>ACER GINNALA</i> 'DISCOLOR'	Acer Ginnala 'Discolor'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>CERCOPHYLLUM APONICUM</i> "	Cercophyllum Apicum	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>CERCIS CANADENSIS FOREST PANSY</i> "	Cercis Canadensis 'Forest Pansy'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>FRASERIA STRIATULATA</i> "GARDEN BEGONIA"	Fraseria Striatula 'Garden Begonia'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>FAGUS SYLVATICA CARPINOCOR</i>	Fagus Sylvatica 'Carpinocora'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>GRINDelia REGIA</i> "	Grindelia Regia	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>LEUCODAMBA STRIATULATA</i>	Leucodamna Striatula	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>PRUNUS STROBILIFORMIS 'REGALIS'</i> "	Prunus Strobiliformis 'Regalis'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>SYRINGA PEKINENSIS</i> "	Syringa Pekinensis	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>AZALEA JAPONICA 'W. T. S.</i> "	Azalea Japonica 'W.T.S.'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>COTONEASTER DAMMERI</i> "HAWTHORN HALLS"	Cotoneaster Dammeri 'Hawthorn Halls'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>FRAGaria ANANASIFolia</i> "	Fragaria Ananassifolia	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>HELIOSAULUS HELIX</i> "	Heliosaulus Helix	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>COMARANTHUS FRAGRIPANS</i> "	Comaranthus Fragipani	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>PARTHENOCISSUS 'YEH CHIA'</i> "	Parthenocissus 'Yeh Chia'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>DRAZIA MAKOI BUNICUL.</i> "	Drazia Makoibunica	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>POTENTILLA FRUTICOSA 'ED ACE'</i> "	Potentilla Fruticosa 'Ed Ace'	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>PRUNUS OTTO LUYKEN</i> "	Prunus Otto Luyken	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>RIBES ADAMIA</i> "	Ribes Adamia	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>TAXUS MEDIA HICKSF.</i> "	Taxus Media Hicksonii	6x8 2m. x 1.5m. x 1.5m. tall.
		<i>VIBURNUM BODnantense DAWN</i> "	Viburnum Bodnantense 'Dawn'	6x8 2m. x 1.5m. x 1.5m. tall.

NOTE  
 1. All plant materials shall meet or exceed the BC Landscape Standards, site selection  
 2. All plant materials shall be selected to withstand local environmental conditions.  
 3. All plant materials shall be selected to withstand local soil conditions & drainage on 8.2% 11" slopes.  
 4. For all other requirements, see Landscape Specification & Details on Drawing 1-100'.  
 5. Tree & Shrub species shall be provided in flowering stage.  
 6. Tree & shrub species shall be provided in full foliage stage.  
 7. Tree & shrub species shall be provided in full flower stage.

DP

01-115457

P4 & P5  
LANDSCAPE PLAN

#7E

P4 PARKADE LANDSCAPE PLAN

#7F

P5 PARKADE LANDSCAPE PLAN

#7G

P6 PARKADE LANDSCAPE PLAN

#7H

P7 PARKADE LANDSCAPE PLAN

#7I

P8 PARKADE LANDSCAPE PLAN

#7J

P9 PARKADE LANDSCAPE PLAN

#7K

P10 PARKADE LANDSCAPE PLAN

#7L

P11 PARKADE LANDSCAPE PLAN

#7M

P12 PARKADE LANDSCAPE PLAN

#7N

P13 PARKADE LANDSCAPE PLAN

#7O

P14 PARKADE LANDSCAPE PLAN

#7P

P15 PARKADE LANDSCAPE PLAN

#7Q

P16 PARKADE LANDSCAPE PLAN

#7R

P17 PARKADE LANDSCAPE PLAN

#7S

P18 PARKADE LANDSCAPE PLAN

#7T

P19 PARKADE LANDSCAPE PLAN

#7U

P20 PARKADE LANDSCAPE PLAN

#7V

P21 PARKADE LANDSCAPE PLAN

#7W

P22 PARKADE LANDSCAPE PLAN

#7X

P23 PARKADE LANDSCAPE PLAN

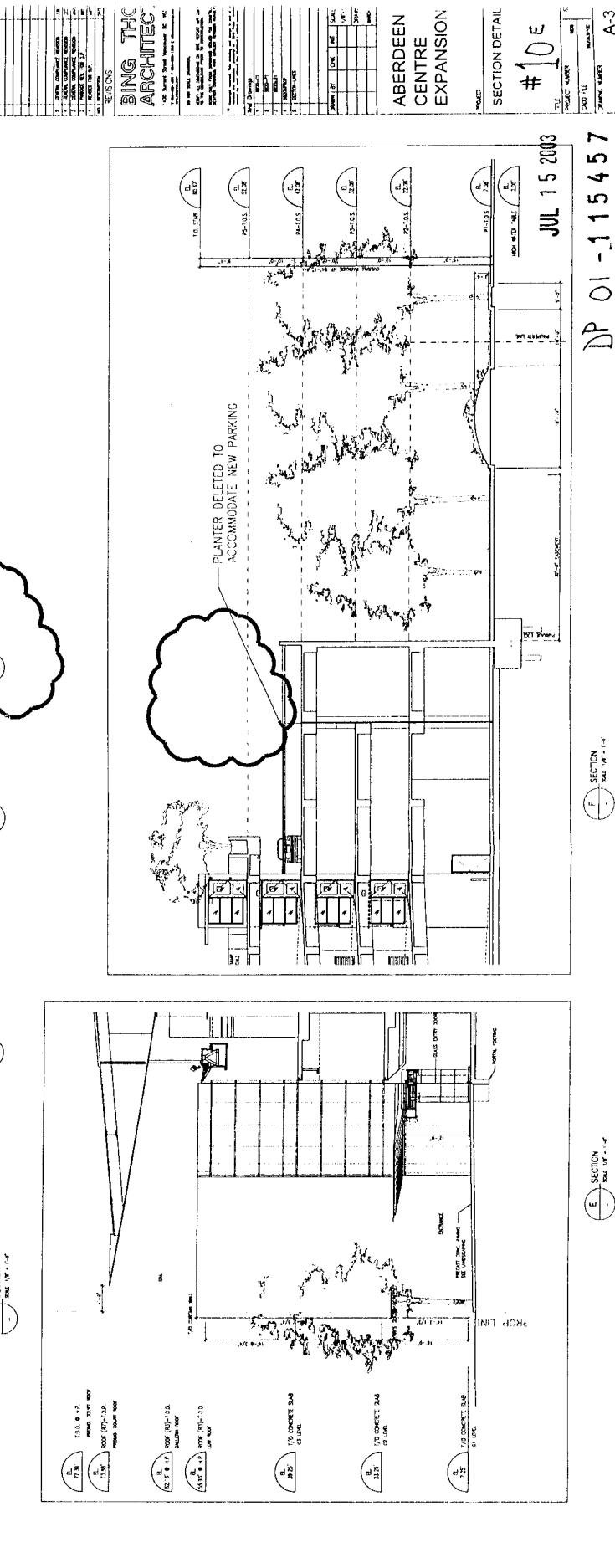
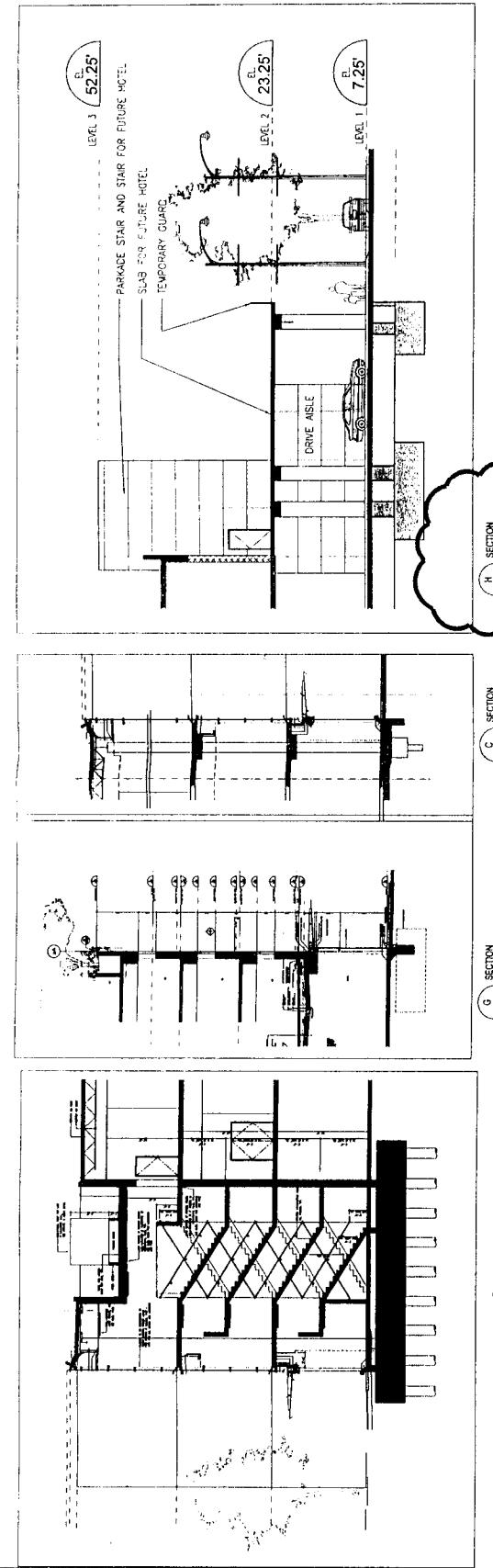
#7Y

P24 PARKADE LANDSCAPE PLAN

#7Z

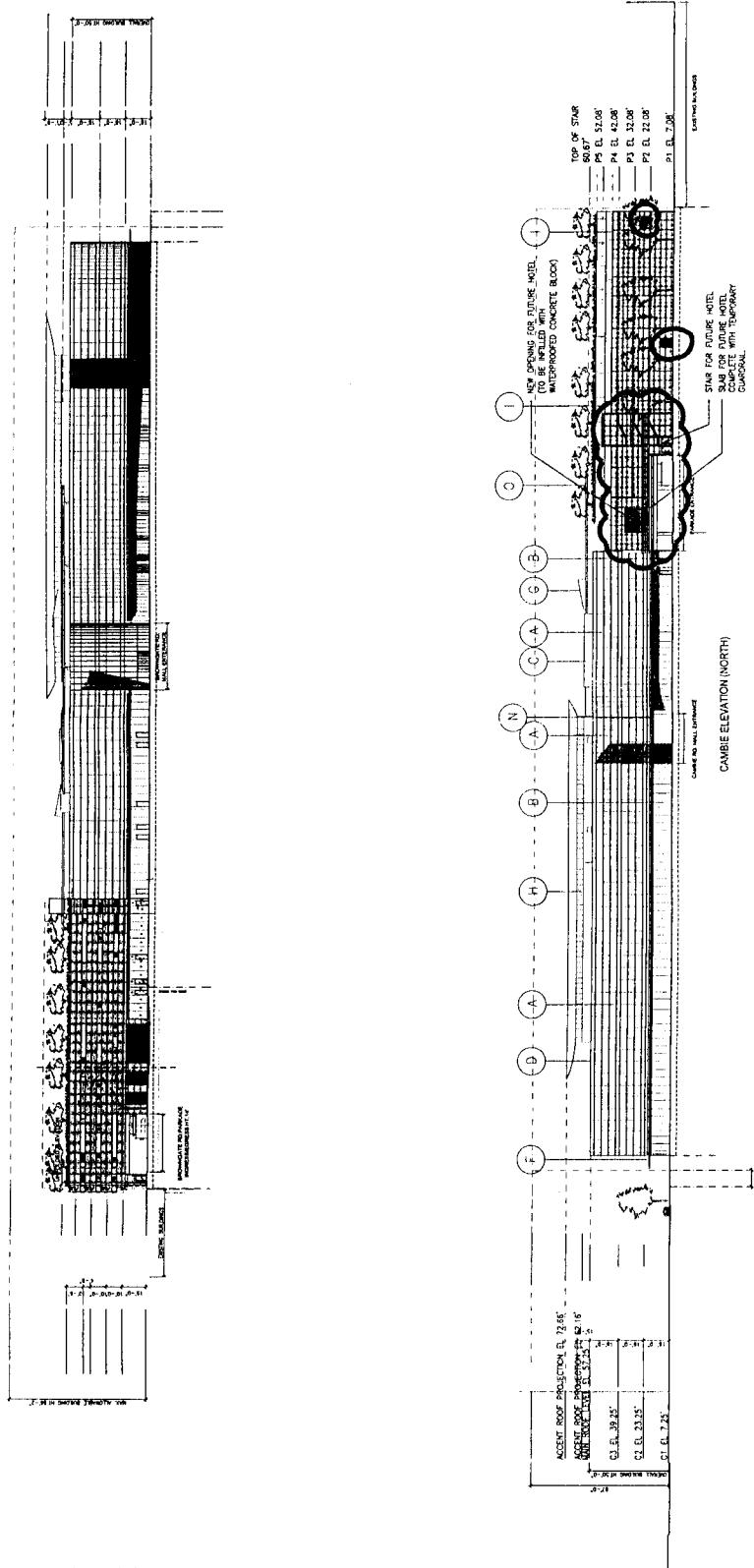
JUL 15 2003

L-2



## LEGEND

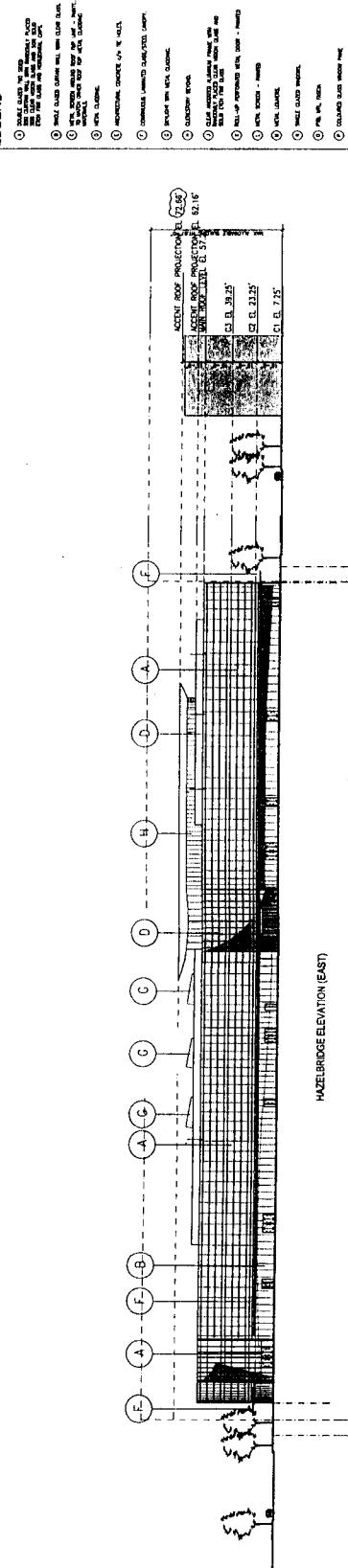
- (C) CONCRETE BLOCK
- (S) STAINLESS STEEL
- (P) PRECAST CONCRETE
- (A) ALUMINUM
- (G) GLASS
- (W) WOOD
- (B) BRICK
- (L) LADDER
- (M) METAL
- (T) THERMOPlastic
- (R) REINFORCED CONCRETE
- (D) DRAINED DIRT
- (V) VINE
- (F) FOLIAGE
- (N) NURSERY
- (H) HEDGES
- (E) EARTH
- (O) OAKLEAVES
- (I) IRON GATE
- (J) JUNGLE
- (K) KELP
- (L) LAVENDER
- (M) MULCH
- (P) PLANT
- (Q) QUARRY
- (R) RAILROAD
- (S) SAND
- (T) TERRACE
- (U) UNTREATED WOOD
- (V) VINE
- (W) WOOD
- (X) XERISCAPE
- (Y) YARD
- (Z) ZONE

BING THK  
ARCHITECT

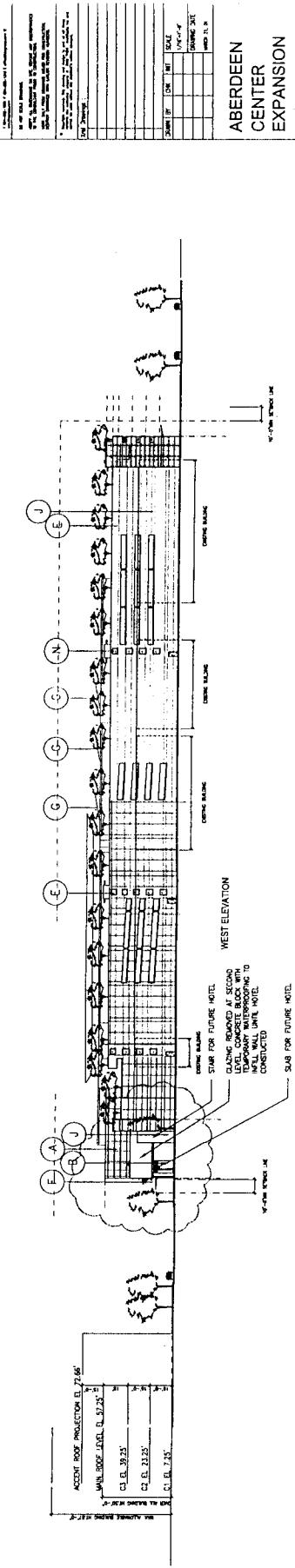
BUILDING  
ELEVATION N/S  
#11E  
JUL 15 2003

DP 01-115457  
A-4

## LEGEND



BING THOM  
ARCHITECTS



JUL 15 2003

#12E

DP 01-115457

A-4.01

BUILDING ELEVATIONS EW  
SCALE: 1/4 INCH = 10 FEET  
DRAFT COPY  
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