



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: September 7, 2010
File: DP 10-541722
Re: **Application by Morrison Hershfield for a Development Permit at 10551 St. Edwards Drive**

Staff Recommendation

That a Development Permit be issued which would permit the alteration of the building façade of the existing "Accent Inn" motel building at 10551 St. Edwards Drive on a site zoned Auto Oriented Commercial (CA).

Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Staff Report

Origin

Morrison Hershfield, on behalf of Accent Inns Inc., has applied to the City of Richmond for permission to undertake improvements to the building façade on a site zoned Auto Oriented Commercial (CA).

The site currently contains an Accent Inn; a three-storey motel constructed in 1988, with a subsequent addition in 1993. In addition to 205 rooms, the building includes an IHOP restaurant and surface parking.

Neither a rezoning application, nor a Servicing Agreement is associated with the Development Permit application.

Development Information

Changes to the façade are proposed to be undertaken in association with work to repair damage to the aging building envelop. The façade improvements proposed include:

- Over-cladding the existing exterior wood columns with rainscreen manufactured stone veneer cladding at the ground floor and hardi panels at the upper floors;
- Replacement of the existing surface mounted metal picket railing along the walkways with face mounted metal railing and glass infill panels;
- Replacement of the concrete topping on the exterior walkways; and
- Installation of new light fixtures and vents.

Necessary repair to the building staircases, as identified by the applicant's Professional Engineer, will include replacement of the existing stucco with new rainscreen hardi panels. A Building Permit (BP10-543266) is being processed to facilitate the timely completion of the building envelope repair.

Background

Development surrounding the subject site is as follows:

- To the north, Shellbridge Way and a three-storey and a two-storey office building both zoned Industrial Business Park (IB1);
- To the east, Shellbridge Gate and a three-storey office building zoned Industrial Business Park (IB1);
- To the south, St. Edwards Drive and the Cambie Road/Highway 99 intersection. Separated from the subject site by the Cambie Road/Highway 99 intersection, is the Pacific Grove Plaza commercial centre, which is designated Commercial in the East Cambie Area Plan and zoned Auto Oriented Commercial (CA), Gas and Service Stations (CG1), and Industrial Retail (IR1); and
- To the west, St. Edwards Road and Highway 99. An existing enclave of single-family residences zoned Single Detached (RS1/A) is located west of Highway 99.

Staff Comments

The proposed scheme attached to this report consists of minor improvements to the exterior of the existing building along the Shellbridge Way and St. Edwards Drive frontages. The limited scope of the proposed building façade improvements will update, but not significantly impact the overall existing building form and character. Further, the proposed improvements will not introduce any variances to the existing zoning.

Advisory Design Panel Comments

The proposed exterior renovations are limited in scope and will not impact the overall architectural form, character, massing or site plan of the existing motel; therefore it was not presented to the Advisory Design Panel for review and comment.

Analysis

Architectural Form and Character

- The improvements are limited to changes to the exterior of the building and will not affect the existing floor area, site layout or the general form and character of the existing building.
- Building façade improvements proposed along the north and south elevation are limited to replacement of the exterior cladding of wood columns and staircases, replacement of the metal picket walkway railings, replacement of the concrete toppings on the exterior walkways, and installation of new light fixtures. Improvements to the staircases are being undertaken in association with required building envelope maintenance (BP 10-543266).
- Updating the building exterior material and color scheme will refresh the exterior of the building and modernize the exterior appearance. The addition of stone veneer cladding at the ground floor level of the existing columns will introduce texture and a horizontal element to the vertical columns.
- Replacement of the metal picket walkway railings with metal railing and glass infill panels retains opportunity for visual surveillance.

Landscape Design and Open Space Design

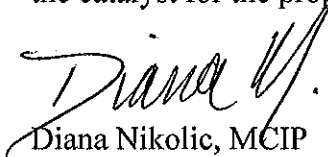
- The existing landscaping is mature and has been recently pruned. The perimeter of the site is planted with a variety of trees and shrubs and the area adjacent to the building is generously landscaped (**Attachment 1**). Large planters with perennial and seasonal flowers are located at the main building entrance and within baskets hanging from the building columns.
- Of the five (5) vehicle accesses to the site, the main access, located via St. Edwards Drive, is distinguished by its circular pattern and existing pavers.
- Opportunity to improve and/or establish additional pedestrian linkages is limited by the character of the neighbourhood and the impact of nearby Highway 99. A sidewalk exists along St. Edwards Drive and Shellbridge Gate, and pedestrian access to the Pacific Grove Plaza is demarcated via an existing sidewalk network.
- The terminus of a mulch, landscaped pathway, which meanders through the northern adjacent industrial park, is located at the northwest corner of the site.

Servicing Capacity

- The proposal is limited to renovation of a portion of the building's exterior and does not include introduction of additional floor area; therefore, the applicant was not required to undertake a capacity analysis of City utility infrastructure.

Conclusions

Staff support the proposed Development Permit consisting of limited renovations that will not impact the overall form and character of the existing motel. Required building envelope repair is the catalyst for the proposed updates to the building exterior.


Diana Nikolic, MCIP
Planner II (Urban Design)

DN:blg

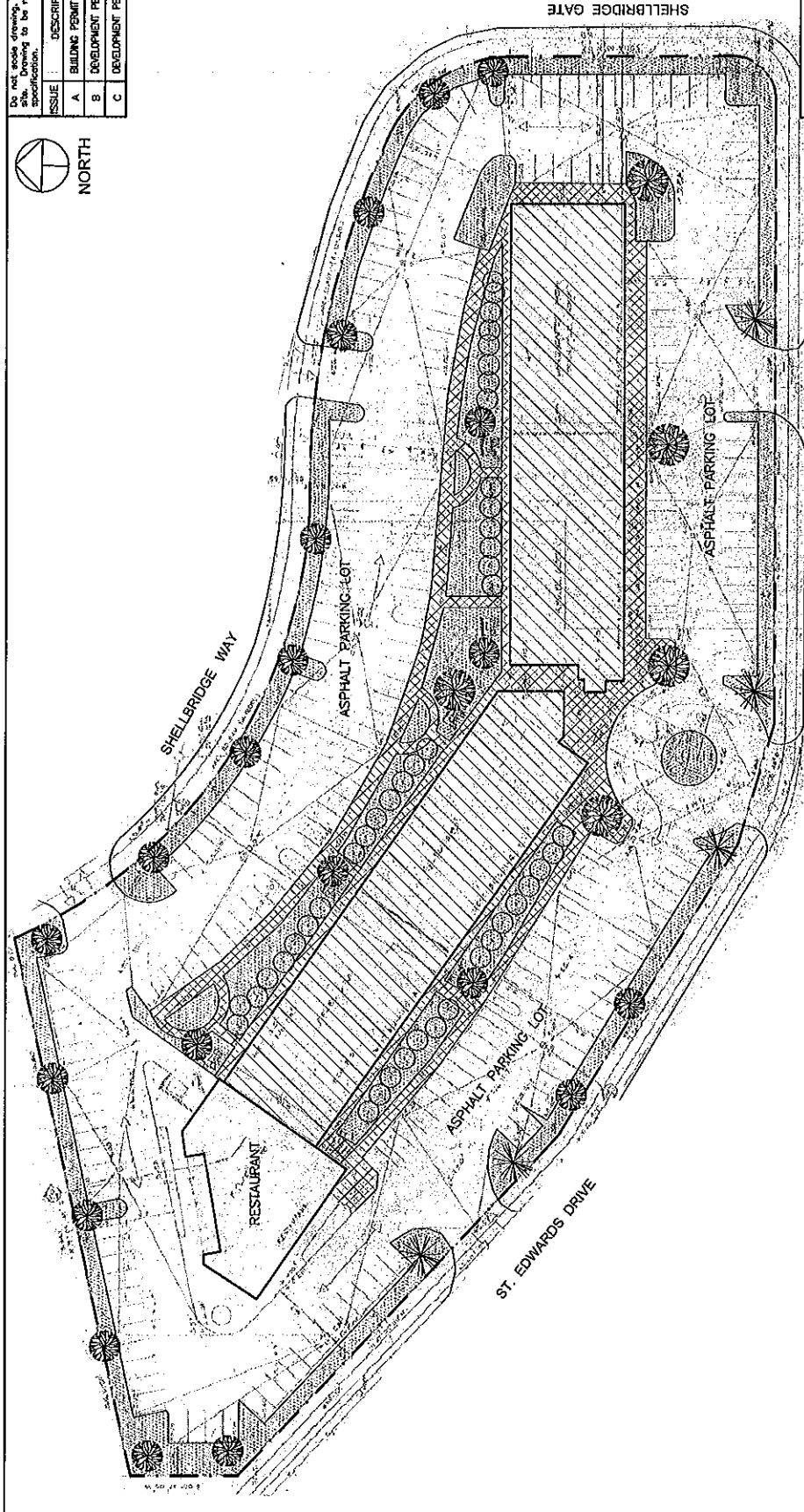
Attachment 1: Existing Landscaping Plan

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>).

Do not scale drawings. Dimensions to be verified on site. Drawing to be read in conjunction with written specification.

ISSUE	DESCRIPTION	DATE (DD/MM/YY)
A	BUILDING PERMIT	30/07/10
B	DEVELOPMENT PERMIT REVISED	23/08/10
C	DEVELOPMENT PERMIT REVISED	07/09/10



M MORRISON HERSHFIELD
 Suite 610 - 3685 Crowley Street
 Vancouver, BC V6K 5J5
 Tel: 604-441-4444
 www.morrisonhershfield.com

ACCENT INNS
 10551 ST. EDWARDS DR., RICHMOND, BC

EXISTING LANDSCAPE PLAN

DATE	JULY 10	DRAWING No.	
SCALE	N.T.S.		L 1.0
DESIGN	DW		
DRAWN	TC	PROJECT No.	
REVIEWED	DW		5105-461.00

ST. EDWARDS DRIVE

ST. EDWARDS DRIVE

ASPHALT PARKING LOT

ASPHALT PARKING LOT

ASPHALT PARKING LOT

RESTAURANT

SHELLBRIDGE WAY

SHELLBRIDGE GATE

REPRODUCED FROM DRAWINGS BY JOHN A. DI CASTRI ARCHITECTS DATED JANUARY 1992.

- EXISTING TREE LOCATION
- EXISTING SMALL HEDGE
- GARDEN/PLANTING AREA
- EXISTING PAVED WALKWAY



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-541722

To the Holder: MORRISON HERSHFIELD
Property Address: 10551 ST. EDWARDS DRIVE
Address: ELIZABETH SKOTNICKI
C/O MORRISON HERSHFIELD
SUITE 610, 3585 GRAVELEY STREET
VANCOUVER, BC V5K 5J5

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 #6 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 _____, _____

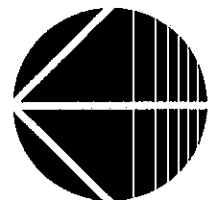
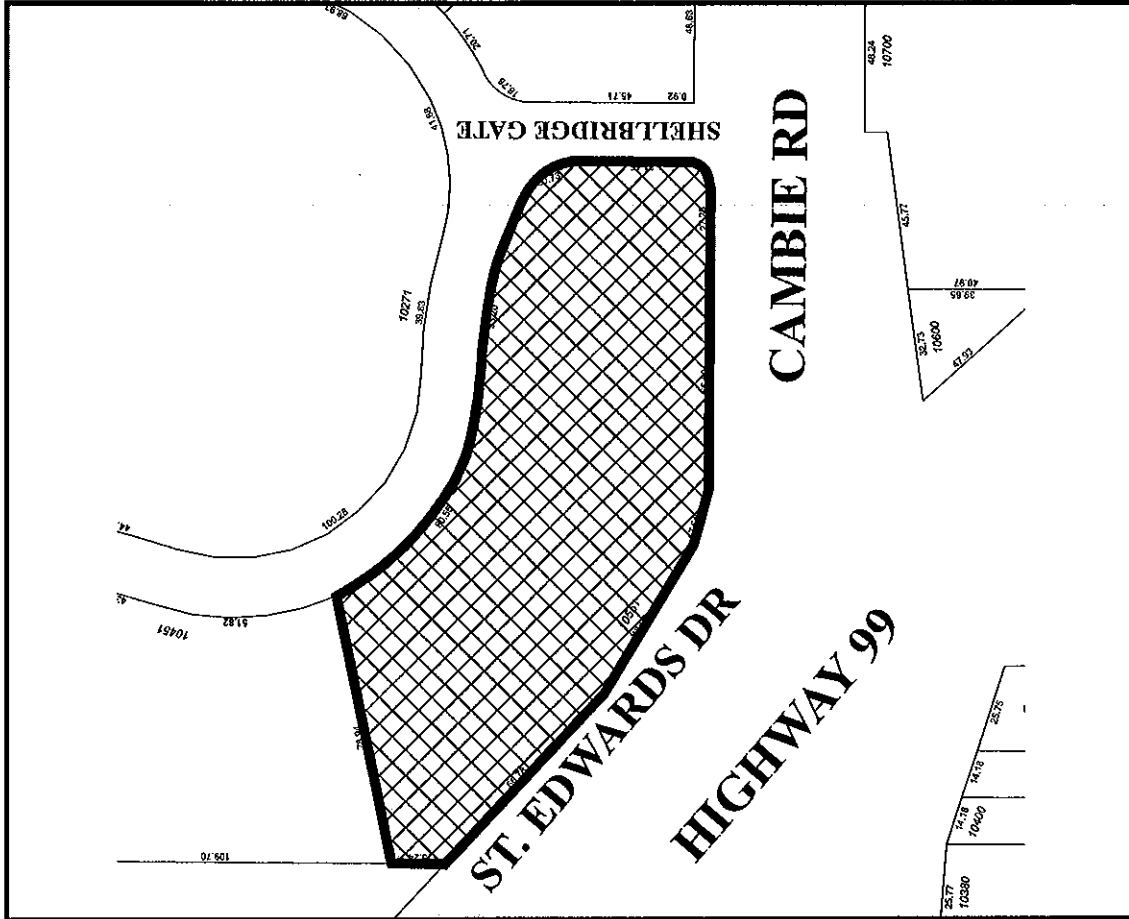
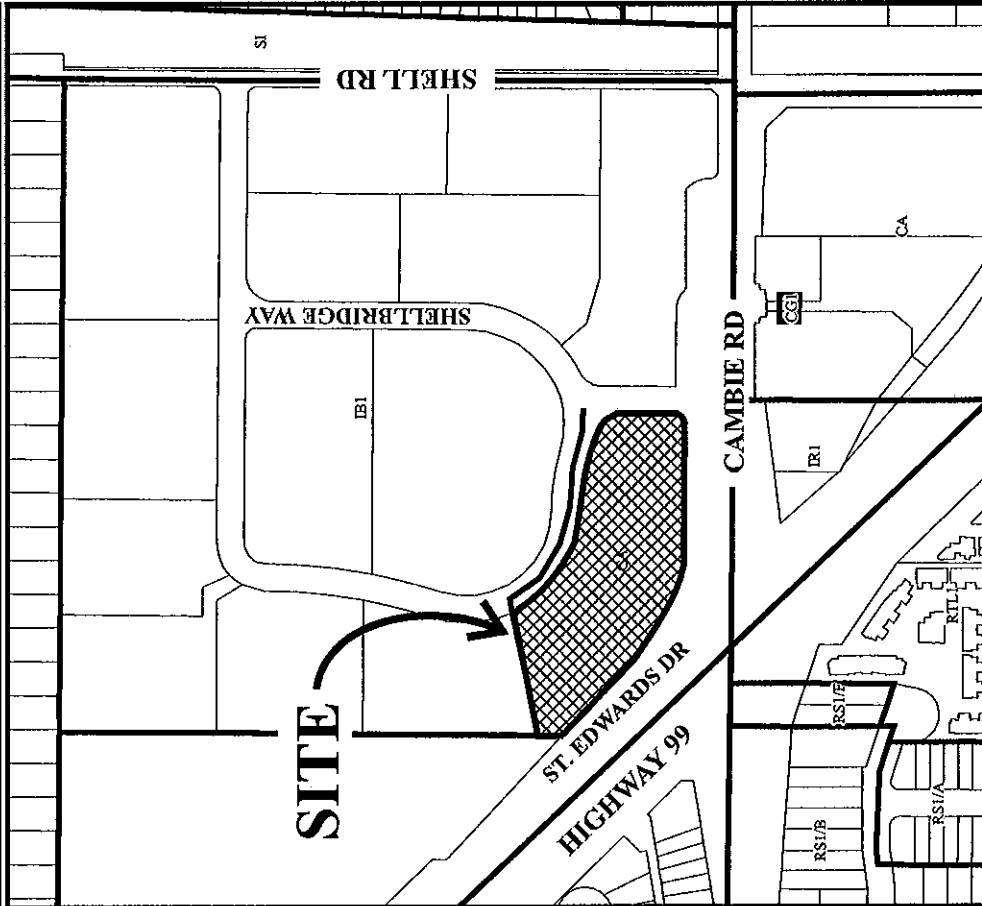
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond

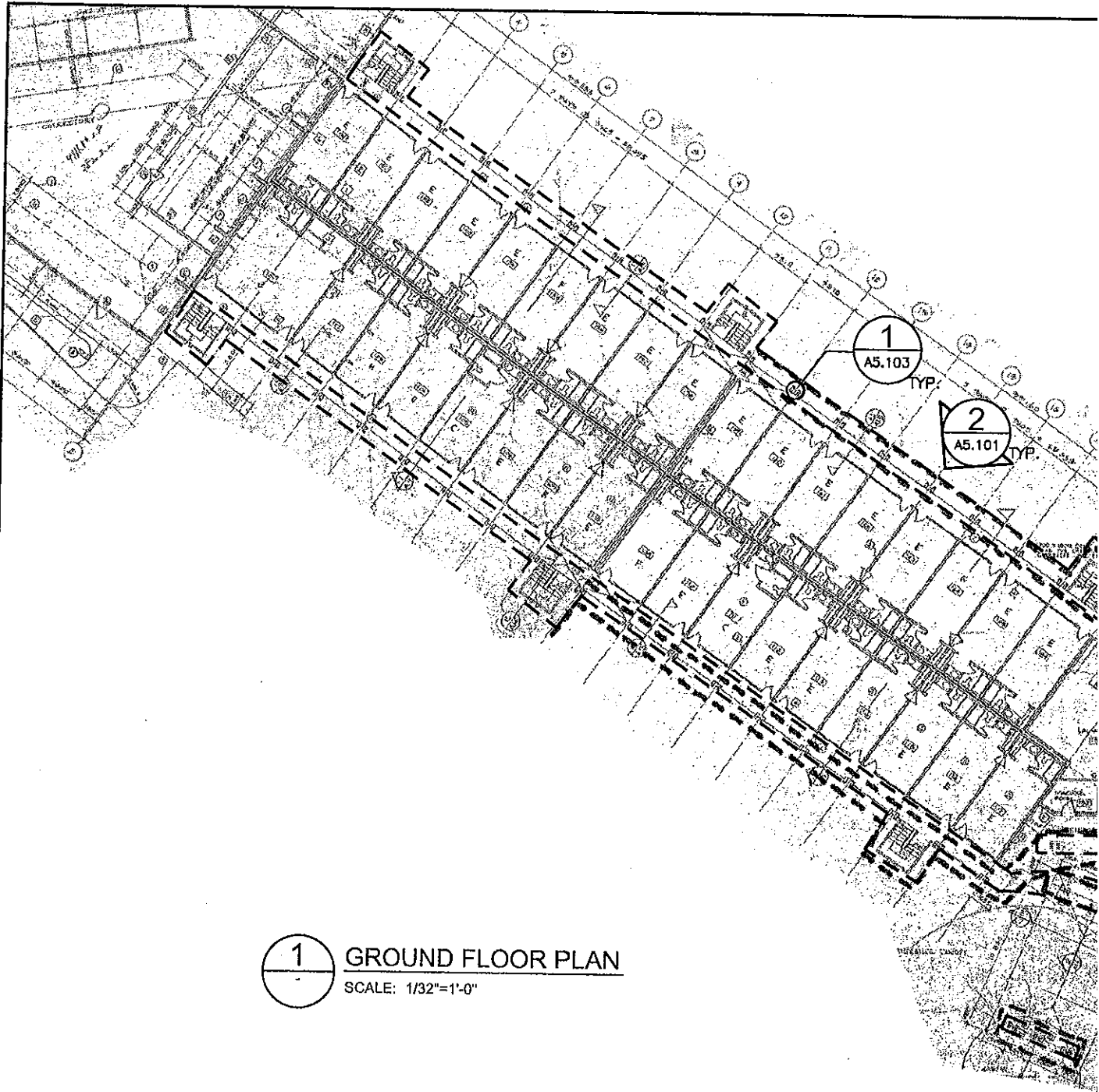


DP 10-541722
 SCHEDULE "A"

Original Date: 08/26/10

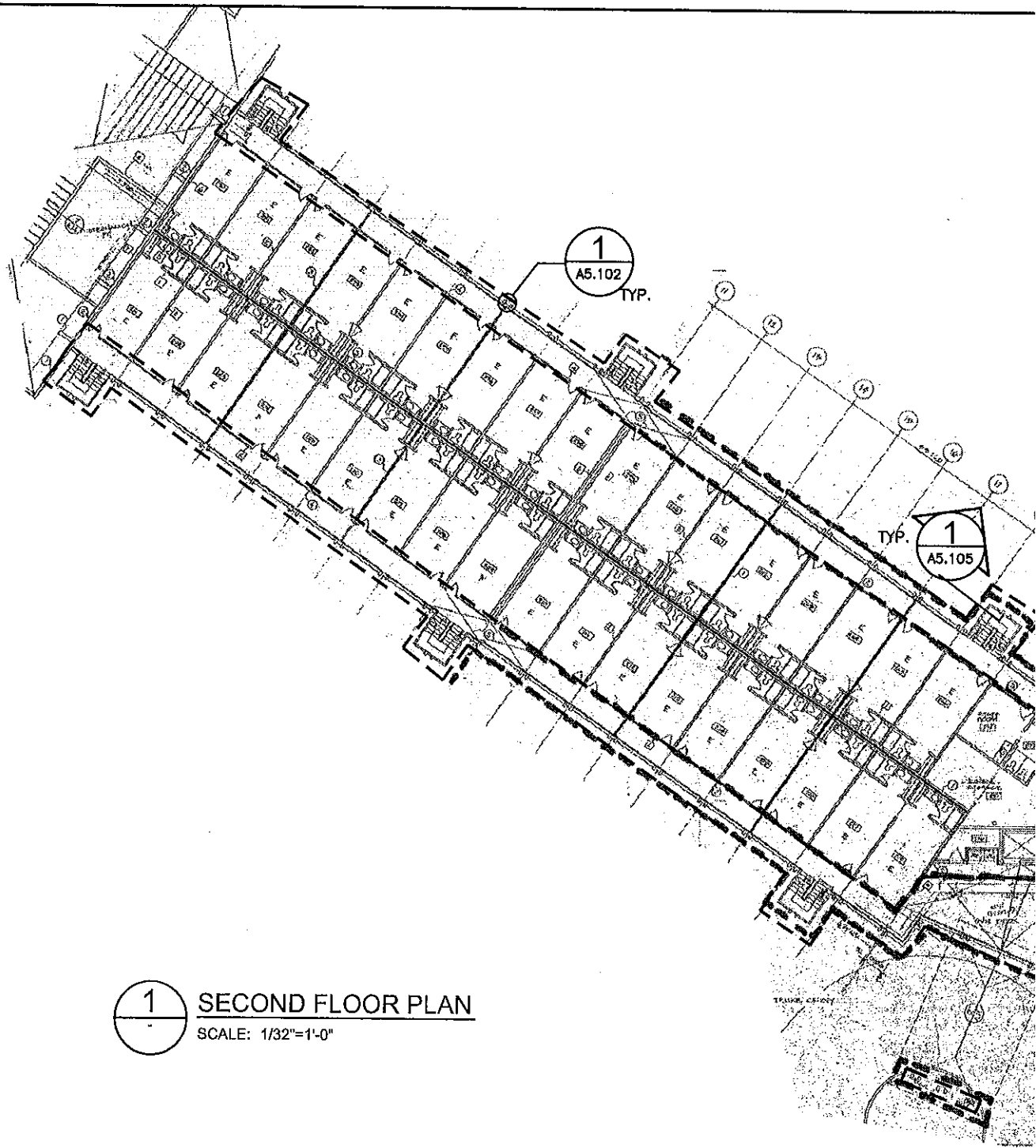
Revision Date:

Note: Dimensions are in METRES



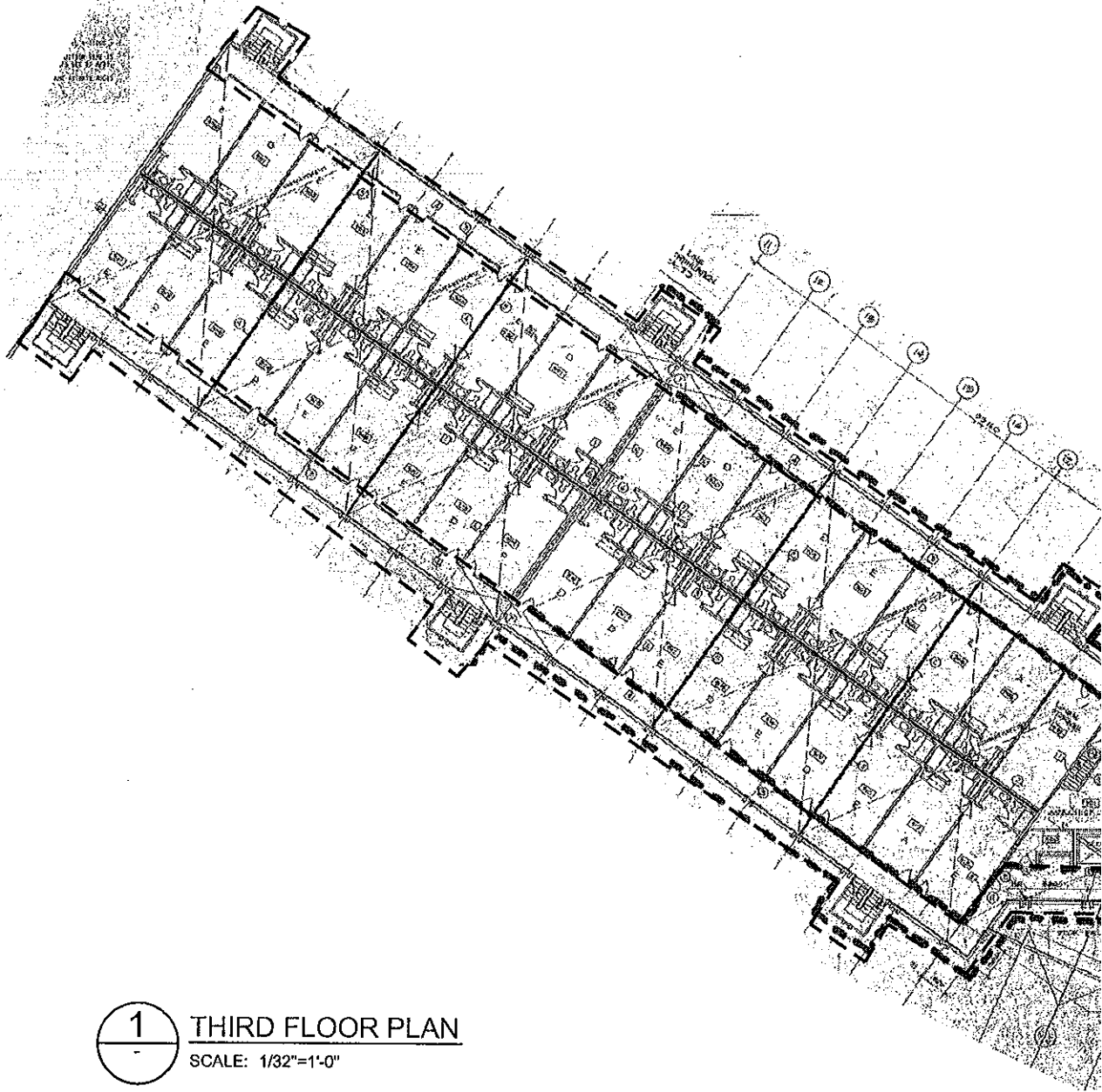
1 GROUND FLOOR PLAN
SCALE: 1/32"=1'-0"

[- - - -] DENOTES AREA OF SCOPE OF WORK



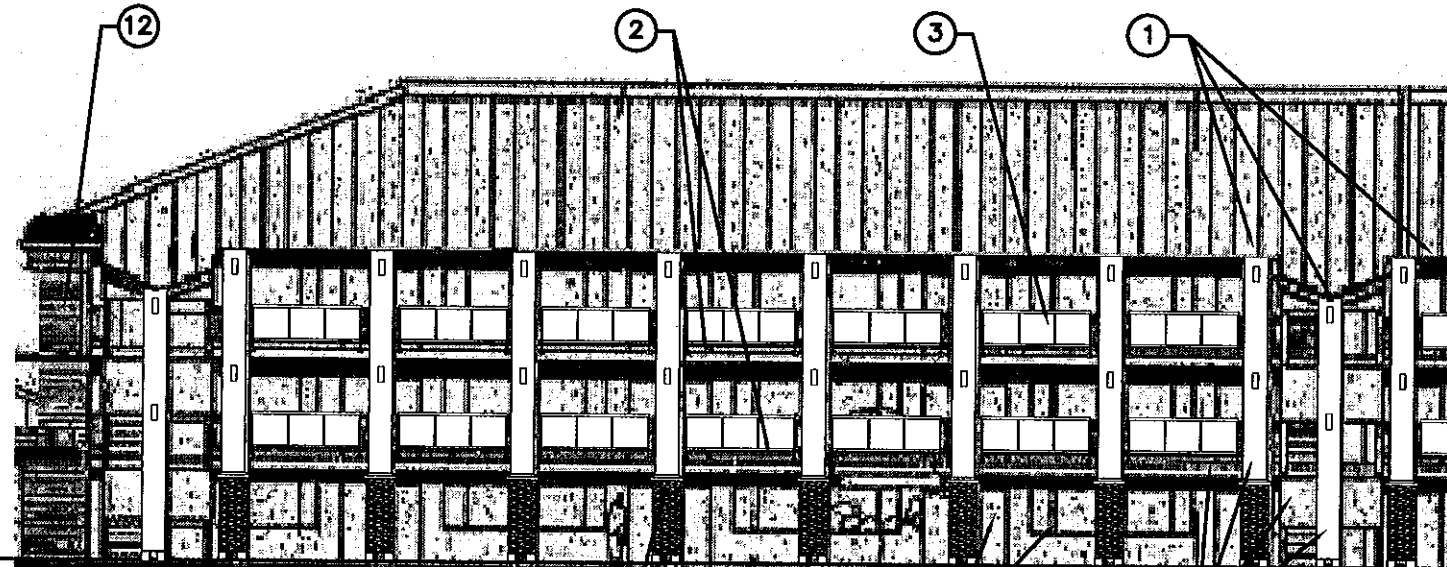
1 SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

[- - - -] DENOTES AREA OF SCOPE OF WORK

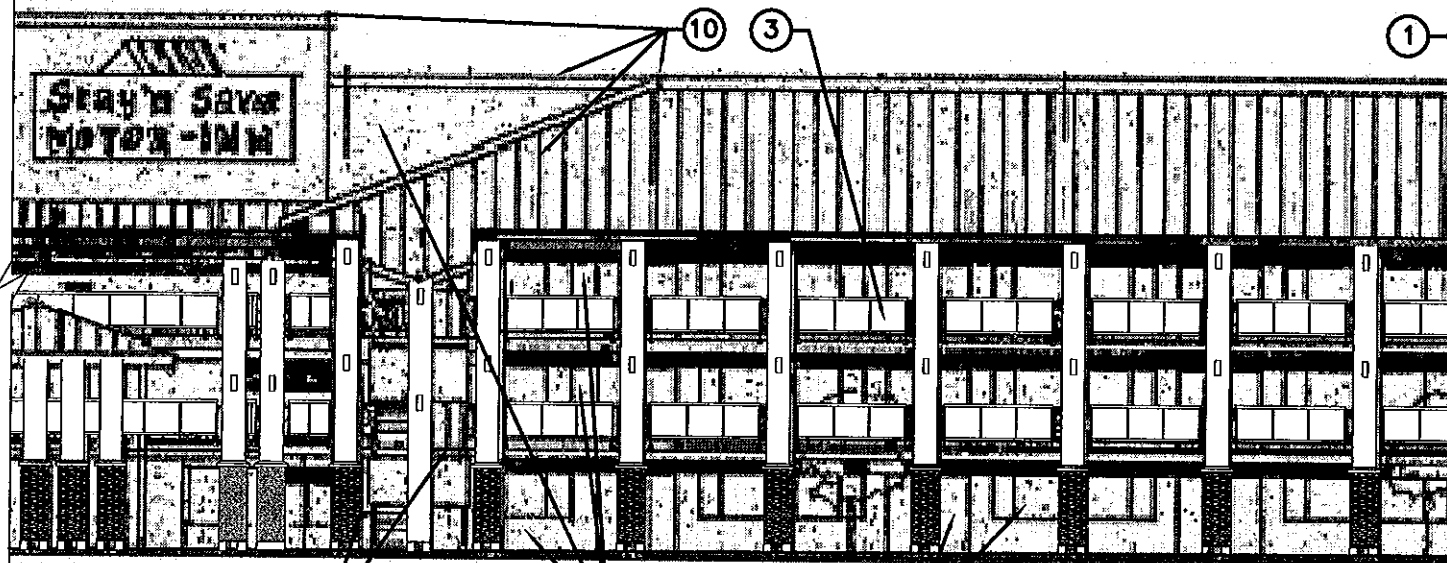


1 THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"

[- - - -] DENOTES AREA OF SCOPE OF WORK



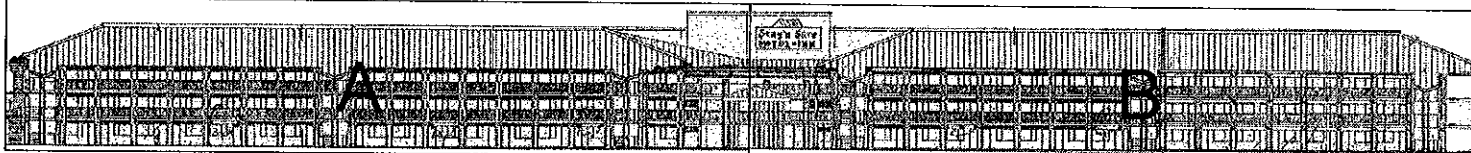
1 SOUTH ELEVATION - A
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - B
SCALE: 1/8"=1'-0"

LEGEND

- | | |
|--|---|
| <p>1. EXISTING GUTTER TO REMAIN.</p> <p>2. REPLACE CONCRETE TOPPING ON EXTERIOR WALKWAYS.</p> <p>3. REPLACE EXISTING SURFACE MOUNTED METAL PICKET RAILING WITH NEW FACE-MOUNTED METAL RAILING AND GLASS INFILL PANELS.</p> <p>4. NEW PRECAST CONCRETE CAP.</p> <p>5. REPLACE EXISTING FACE-SEALED STUCCO WITH MANUFACTURED STONE VENEER AROUND COLUMNS AT GROUND FLOOR, OVER NEW PLYWOOD STRAPPING, OVER NEW SHEATHING MEMBRANE, OVER NEW PLYWOOD SHEATHING. SELF ADHESIVE MEMBRANE INSTALLED AT CORNERS.</p> <p>6. PAINT EXISTING (STUCCO) WALLS.</p> | <p>7. PAINT EXISTING DOORS AND WINDOWS FRAMES.</p> <p>8. REPLACE EXISTING FACE-SEALED STUCCO WITH NEW RAINSCREEN HARDIE PANEL OVER NEW PLYWOOD STRAPPING OVER NEW SHEATHING MEMBRANE, OVER NEW PLYWOOD SHEATHING. SELF ADHESIVE MEMBRANE INSTALLED AT CORNERS.</p> <p>9. NEW METAL FLASHING AT STAIR GUARDRAIL.</p> <p>10. EXISTING METAL ROOFING AND METAL ROOF FLASHING TO REMAIN.</p> <p>11. NEW LIGHTS AND VENTS ON NEW RAINSCREEN HARDIE PANEL WALL ASSEMBLY.</p> <p>12. PAINT EXISTING WALL ASSEMBLY.</p> |
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