



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: June 29, 2012
File: DP 12-601582
Re: **Application by Brook Pooni Associates Inc. for a Development Permit at
8311 Lansdowne Road**

Staff Recommendation

That a Development Permit be issued for exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).

A handwritten signature in cursive script, appearing to read "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

BJJ:bg
Att. 1

Staff Report

Origin

Brook Pooni Associates Inc., has applied to the City of Richmond for permission to make exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA). The site is not being rezoned.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Context

Development surrounding the subject site is as follows:

- To the north: Alderbridge Road and beyond retail-commercial land uses zoned Auto-Oriented Commercial (CA), Land Use Contract 040 and Pub and Sales (CP1);
- To the east: Kwantlen Street and beyond Kwantlen College zoned School & Institutional Use (SI) and mixed-use, limited commercial and residential high-rise uses zoned Residential/Limited Commercial (RCL1);
- To the south: Lansdowne Road and beyond mixed-use commercial and multi-family residential uses zoned Downtown Commercial (CDT1) and Medium Density Low Rise Apartments (RAM1) and
- To the west: No. 3 Road and beyond retail-commercial uses zoned Auto-Oriented Commercial (CA), Office Commercial (ZC8) and (ZC9) Lansdowne Village (City Centre).

Background

In 2002, Selwyn Dodd, Vanprop Investments Ltd., and Bull Housser & Tupper applied for a Development Permit (DP 02-203391) in order to locate the Future Shop and Home Outfitters in the northwest corner of the Lansdowne Centre (where Zellers used to be located).

At that time, staff agreed to forego some of the requirements they would have liked to see addressed on the understanding that Lansdowne Centre would apply for an overall development permit for the entire site.

The intent of the overall Development Permit was for the:

- City to expedite future exterior renovations via a general compliance ruling rather than having to run each and every proposal over \$50,000 in value through the development permit process; and
- Applicant to bring the Lansdowne Centre into compliance with the City's Development Permit guidelines (e.g., sidewalk construction along fronting streets and improvements to the exterior of the building).

On this basis, the Development Permit Panel supported this application and Council agreed to issue the Development Permit (DP 02-203391). Unfortunately, although the applicants agreed to this understanding, a formal Development Permit application for the entire site was never submitted. Subsequently, the same applicants applied for a Development Permit (DP 05-291006) in 2005 for exterior renovations to accommodate a Best Buy store in the location formerly occupied by Safeway as well as an addition to the floor area for a new Commercial-Retail Unit (CRU) to accommodate a restaurant. Through this Development Permit process Vanprop Investments Ltd., was required to provide an asphalt walkway along the entire south side of the existing parking lot along the north side of Lansdowne Road.

In the meantime, the City completed the restoration of No. 3 Road following the completion of the Canada Line by TransLink. City initiated and funded streetscape improvements along the No. 3 Road frontage of the Lansdowne Centre included the Lansdowne Station pedestrian plaza, wide boulevard sidewalks, guideway column enhancements, new pedestrian and roadway lighting, crosswalk upgrades, public art installations, decorative furnishings, various soft landscape improvements and special effect lighting.

The applicant for the currently proposed tenant improvements is Brook Pooni Associates Inc., on behalf of the tenant (Target). The proposed tenant alterations are limited to exterior and interior renovations of the CRU but with no additions to the CRU floor area. This CRU is an anchor tenant within Lansdowne Centre located at the southeast corner of the shopping mall with frontages along both Lansdowne Road and Kwantlen Street. There are no perimeter sidewalks along the shopping centre west property line (on Kwantlen Street) or the north property line (on Alderbridge Way).

City staff continue to believe that perimeter sidewalk improvements around the entire property are necessary and Target has agreed to pay for perimeter sidewalk improvements along those portions of their proposed CRU frontage that currently do not have a perimeter sidewalk. Initially the property owner (Vanprop Investments Ltd.) would not authorize the tenant (Target) to make these site improvements but eventually the owner has agreed to allow Target to make these partial perimeter sidewalk improvements. Accordingly, Target has submitted a landscape plan and landscape cost estimate prepared by a registered landscape architect to installing a 2m wide asphalt sidewalk in the following locations:

- a north-south sidewalk within the parking lot connecting the south entry of the Target store with the existing 2m wide asphalt sidewalk along the south side of the parking lot (approximately 60 m in length), and
- a north-south sidewalk along the Kwantlen Street boulevard (at the back of curb) connecting the southeast corner of the site with an existing east-west sidewalk that links Kwantlen Street with the walkway around the perimeter of the shopping centre (approximately 190 m in length).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application and it generally complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Auto-Oriented Commercial (CA) zoning.

Advisory Design Panel Comments

Because of its minor nature, and in order to expedite the proposed building renovations, this application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- There are minor changes to the existing location of the pedestrian crossing in the vicinity of the Target store south entry, which will avoid the current situation with the pedestrian crossing that leads directly into a drive aisle in the parking lot.

Urban Design and Site Planning

- There are no significant changes to the urban design quality or the site planning of the Lansdowne Centre proposed by this application.

Architectural Form and Character

- The proposed tenant improvements primarily focus on interior renovations. Exterior alterations to the building cladding include the introduction of ashlar concrete and EIFS cladding along the base of the building however Target has agreed to retain more than half of the existing brick cladding along the lower portion of the building. Retention of this brick cladding maintains an architectural element of continuity around the exterior shopping centre. The existing cladding materials along the top half of the building will be completely replaced with EIFS that will create a separate but compatible design identity for this anchor store within the envelop of the Lansdowne Centre.

Landscape Design and Open Space Design

1. The owner/developer (Vanprop Investments Ltd.) is not the applicant but Vanprop has granted the applicant permission to make pedestrian and landscape improvement within the parking lot and around a portion of the site perimeter. Target supports the requested pedestrian and landscape improvements within the parking lot and partially around the perimeter of the site and now has the authorization to construct these sidewalk improvements, which are valued at approximately \$31,750.00 based on a cost estimate prepared by a landscape architect.
2. These requested pedestrian and landscape improvements include:
 - a) future parking lot re-striping to slightly reduce the parking lot drive aisle width immediately south of the Target store south entry and increase the number of small car parking stalls (i.e., on both sides of this drive aisle),
 - b) provision of a 2m wide asphalt sidewalk in the following locations:
 - future north-south sidewalk within the parking lot connecting the south entry of the Target store with the existing 2m wide asphalt sidewalk along the south side of the parking lot (approximately 60 m in length), and

- future north-south sidewalk along the Kwantlen Street boulevard (at the back of curb) connecting the southeast corner of the site with an existing east-west sidewalk that links Kwantlen Street with the walkway around the perimeter of the shopping centre (approximately 190 m in length).

Crime Prevention Through Environmental Design (CPTED)

- The Lansdowne Centre employs a security company, the parking lot is highly visible from surrounding streets and is well lit at night.

Conclusions

Target will install the landscape and pedestrians improvements along the proposed Target store CRU frontages of the Lansdowne Centre. Target represents a major new retailer in Richmond with a positive reputation and staff anticipate that the residents will welcome this new store. Accordingly, staff supports this Development Permit application.



Brian Guzzi, MCIP, MCSLA
Senior Planner - Urban Design

BG:cas

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscape letter of credit for landscape and site improvements in the amount of \$31,750.00 for perimeter sidewalk improvements based on a landscape cost estimate prepared by a registered landscape architect. The landscape letter of credit will be released after confirmation that the requested landscape and site improvements have been installed to the satisfaction of the Director of Development and the Director of Transportation.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



DP 12-601582

Attachment 1

Address: 8311 Lansdowne Road

Applicant: Brook Pooni Associates Inc. Owner / Leaseholder: Vanprop Investments Ltd. / Target

Planning Area(s): City Centre – Lansdowne Village

Floor Area Gross: 68,965 m² (no additional floor area) Floor Area Net: 56,725 m²

	Existing	Proposed	
Site Area:	Lansdowne Centre: 202,069 m ²	same	
Land Uses:	Lansdowne Centre Mall	High Density Mixed Use, Mixed Use and Park	
OCP Designation:	Urban Centre T6 (45m), Urban Centre T5 (25m) and Park	same	
Zoning:	Auto-Oriented Commercial (CA)	same	
Number of Units:	Not Applicable	same	
	Bylaw Requirement	Existing	Variance
Gross Floor Area: (approx. from 2005)	-	68,965 m ²	none
Net Floor Area: (approx. from 2005)	max. 101,035 m ²	56,725 m ²	none
Target Floor Area (Leasehold CRU):	Not Applicable	12,902 m ²	no change
Floor Area Ratio - FAR:	0.5 FAR	0.28	none permitted
Lot Coverage: (from 2005)	Max. 50%	27%	none
Setback – Road:	Min. 3.0 m	no change	none
Setback – Side & Rear Yard:	Min. 3.0 m	N/A	none
Setback – Rear Yard:	Min. 3.0 m	no change	none
Height (m):	Max. 12.0 m	no change	none
Off-street Parking Spaces –	2,269	(3,361 – 8) 3,353	none
Loading Spaces (Medium and Large):	12 and 11	16 and 11	no change
Accessible Parking Spaces:	46	32	no change
Total off-street Spaces:	2,338	3,412	none
Tandem Parking Spaces	not permitted	none	none



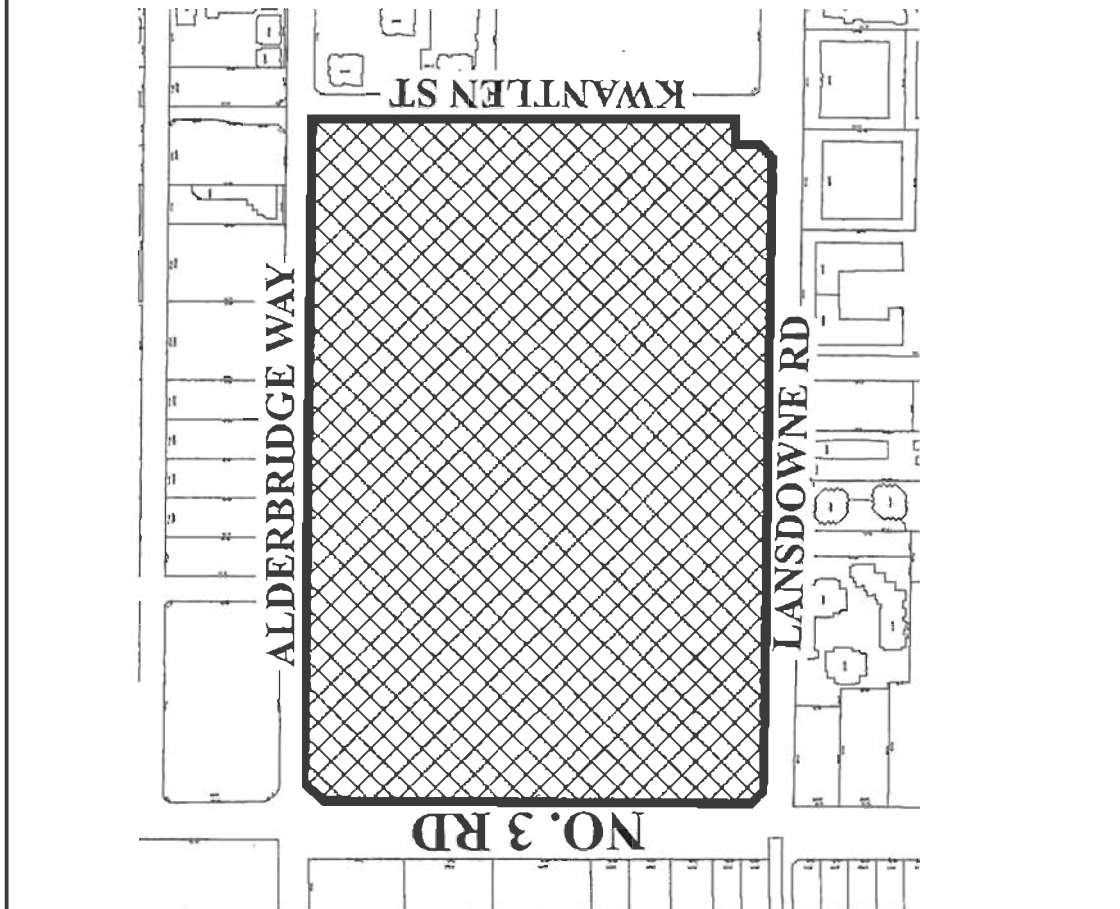
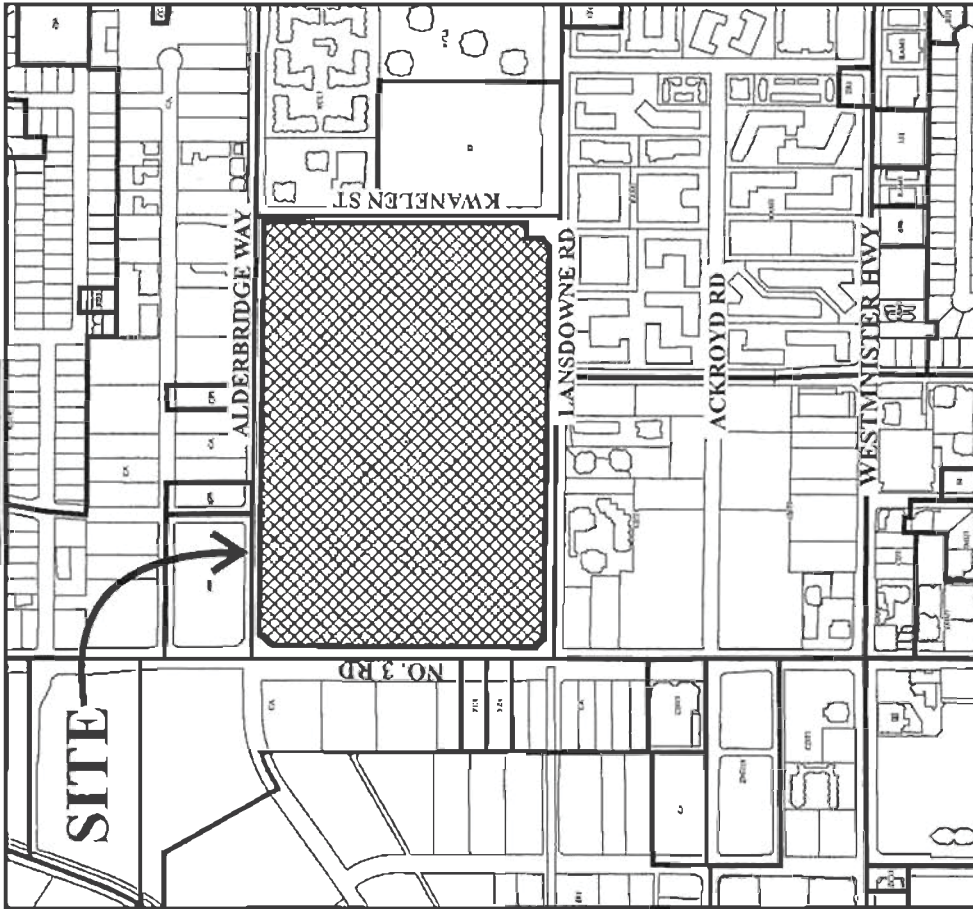
No. DP 12-601582

To the Holder: BROOK POONI ASSOCIATES INC.
Property Address: 8311 LANSDOWNE ROAD
Address: SUITE 410, 535 THURLOW STREET
 VANCOUVER, BC V6E 3L2

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 #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$31,750.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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.



City of Richmond



DP 12-601582
 SCHEDULE "A"

Original Date: 03/01/12

Revision Date:

Note: Dimensions are in METRES

#4

JUN 29 2012

DP 12601582

DP

011147500



TARGET.
LANDSCAPE ARCHITECTS

Stantec
1000-1150 Denison Street
Suite 400
Richmond, BC V6V 1A8
Tel: 604-273-4000
Fax: 604-273-4010

Project Name: **Target Richmond, BC**
Project No: **12601582**
Drawing No: **A151C**
Drawing Title: **SCENWALK PLAN**

Date (Yr)	Description
2012/07/07	Issue for Construction
2012/06/28	Issue for Permitted



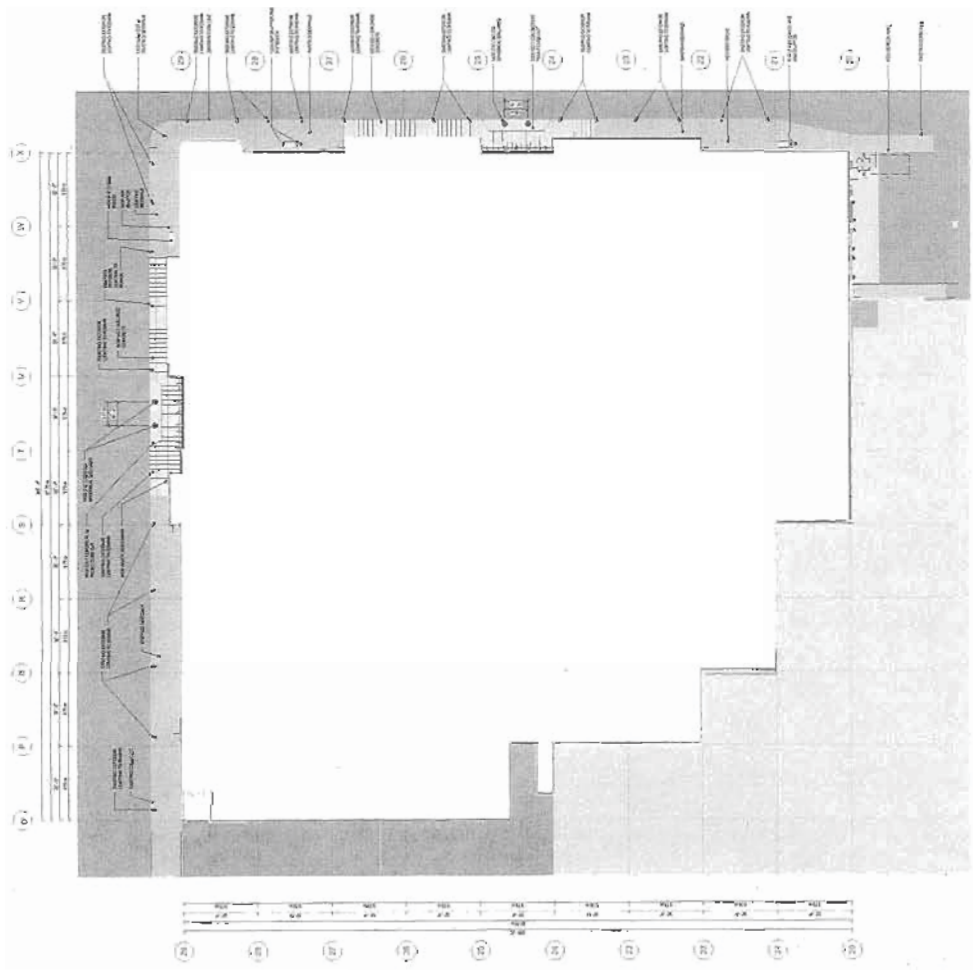
RICHMOND, BC
Landsdowne Center
Richmond, BC

Project Number: **T-3534**
Responsible Party: **Stantec** | Design: **U.S.**
Drawn By: **ALP/CH**
Checked By: **CH/CH/CH**

SCENWALK PLAN

A151C

Scale: **1/8" = 1'-0"**



SCENWALK PLAN



TARGET
A DIVISION OF TARGET BRANDS, INC.

Date	No.	Description
2011.11.15	1000	Project for Development Permit
2011.12.02	1001	Project for Development Permit
2011.12.06	1002	Project for Development Permit
2011.12.06	1003	Project for Development Permit
2011.12.06	1004	Project for Development Permit
2011.12.06	1005	Project for Development Permit
2011.12.06	1006	Project for Development Permit
2011.12.06	1007	Project for Development Permit
2011.12.06	1008	Project for Development Permit
2011.12.06	1009	Project for Development Permit
2011.12.06	1010	Project for Development Permit
2011.12.06	1011	Project for Development Permit
2011.12.06	1012	Project for Development Permit
2011.12.06	1013	Project for Development Permit
2011.12.06	1014	Project for Development Permit
2011.12.06	1015	Project for Development Permit
2011.12.06	1016	Project for Development Permit
2011.12.06	1017	Project for Development Permit
2011.12.06	1018	Project for Development Permit
2011.12.06	1019	Project for Development Permit
2011.12.06	1020	Project for Development Permit

ESQUEMATA TARGET
ESQUE REFERENCE
ENVIRONNEMENTAL
PROPOSED BY TARGET
ESQUEMATA REFERENCE

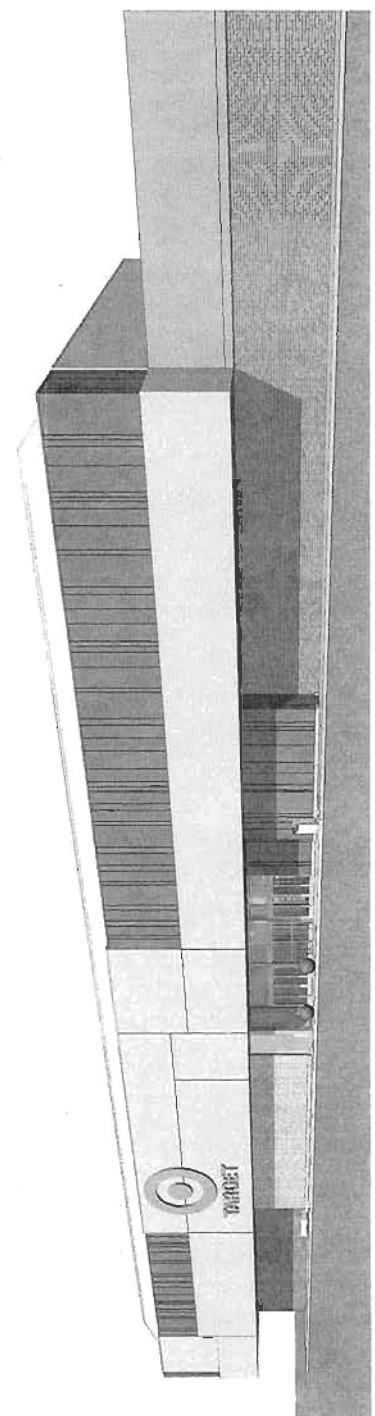
TARGET
Richmond, BC
Landsdowne Center
Richmond, BC

Project Number: **T-3534**
 Project Name: Landsdowne Center
 Project Location: Richmond, BC
 Project Status: Approved for Development
 Date of Issue: 2012-06-09
 Author: [Name]
 Checker: [Name]

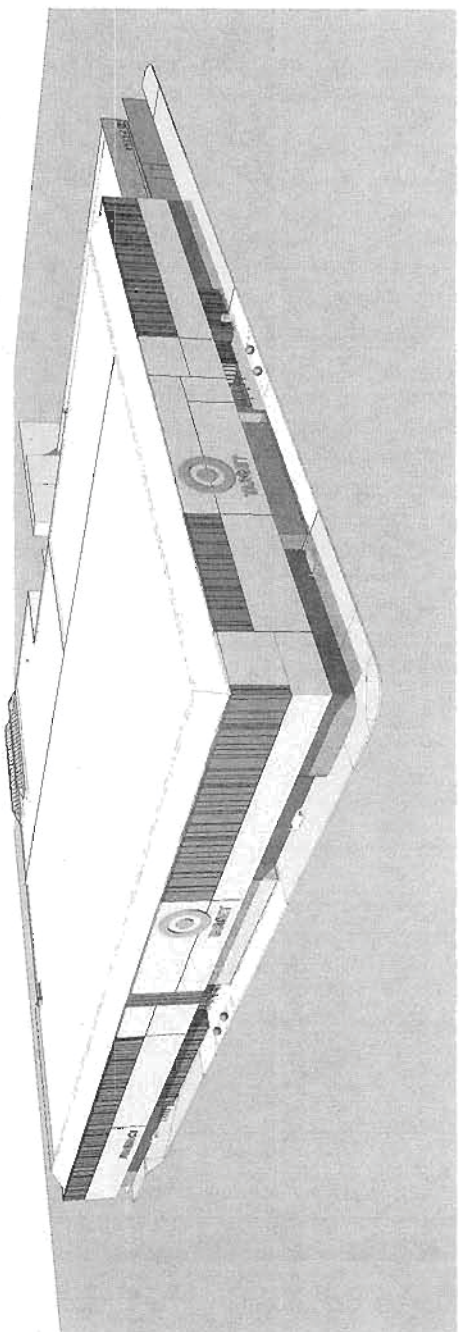
FRONT ENTRY PERSPECTIVES

A202P

Scale: 1/8" = 1'-0"



FRONT ENTRY PERSPECTIVE



FRONT ENTRY PERSPECTIVE

#

JUN 29 2012 DP 12 601 582

9111476.00

