



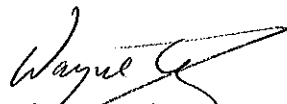
City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: April 12, 2010
File: DP 10-519158
Re: Application by P. J. Lovick Architect Ltd. for a Development Permit at
9951 Williams Road

Staff Recommendation

That a Development Permit be issued for façade renovations to an existing commercial building at 9951 Williams Road on a site zoned "Local Commercial (CL)."


for Brian J. Jackson, MCIP
Director of Development
EL:blg
Att.

Staff Report

Origin

P. J. Lovick Architect Ltd. has applied to the City of Richmond for permission to renovate the facade of the existing building located at 9951 Williams Road. The site is zoned Local Commercial (CL).

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.

Background

Development surrounding the subject site is as follows:

To the North: Single-Family dwellings on large lots zoned Single Detached (RS1/E);

To the East: Along the north side of Williams Road, a mix of older single-family dwellings on Single Detached (RS1/E) lots and recently developed compact lots zoned Single Detached (RS1/K) and Compact Single Detached (RC1) with rear lane access;

To South: Across Williams Road, a mix of older single-family dwellings and two-family dwellings on RS1/C and RS1/E lots; and

To the West: Along the east side of No. 4 Road, older single-family dwellings on Single Detached (RS1/E) lots and recently developed compact lots zoned Compact Single Detached (RC1) with rear lane access.

Rezoning and Public Hearing Results

The site is currently zoned "Local Commercial (CL)"; rezoning is not required.

Staff Comments

The proposed renovation includes removal of the existing greenhouse, upgrade of the building exterior, a new garbage enclosure and loading area, and new landscaping along the lot frontages. The proposed scheme has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. It complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Local Commercial (CL)"

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

- No addition is being proposed. The existing building will be retained as a single-storey building.
- Interface with the adjacent single-family lots to the north and west will be maintained with existing landscaping and fence along the property lines.

- Building setback to the north property line will be increased due to the removal of the greenhouse.

Urban Design and Site Planning

- The Transportation Division has requested that the existing driveway on No. 4 Road be eliminated in order to avoid conflict with traffic on No. 4 Road and at the No. 4 Road/Williams Road intersection. Considering that the land use and density of the site remain unchanged and the driveway configuration of this site is an existing condition, the Transportation Division supports that the No. 4 Road driveway removal be deferred to future redevelopment. A Restrictive Covenant requiring the removal of the No. 4 Road driveway at the time of redevelopment must be registered on Title as a condition of approval.
- The Transportation Division has also requested that a 2 m wide strip along No. 4 Road and an associated 4 m x 4 m corner cut be provided in the form of a Public Rights-of-Passage (PROP) Right-of-Way (ROW) for future road widening at the No. 4 Road/Williams Road intersection.
- The Transportation Division has further requested that a 3 m wide strip along the west property line be provided in the form of a PROP-ROW for future lane establishment. This PROP would open up the opportunity for the laneway to the north of and parallel to Williams Road be daylighted to Williams Road in conjunction with future single-family redevelopment along Williams Road. This future north-south lane would also provide access to the subject local commercial site at the time of redevelopment.
- No changes are proposed to the internal site circulation or pedestrian and vehicle access to the site. The width of both vehicle accesses will be reduced to 7.5 m.
- The site provides sufficient parking as required by the zoning bylaw.
- Two (2) Class 2 bicycle parking will be provided on-site.
- A loading area and a free-standing garbage enclosure are proposed at the exterior side yard along No. 4 Road. The applicant is proposing to screen the loading area and the garbage enclosure from the view of No. 4 Road with a low Yew hedge and a tall Cedar hedge respectively.

Architectural Form and Character

- The applicant is proposing to update the façade of the existing local commercial building, which is setback from Williams Road, behind a surface parking area. The alterations do not increase the existing floor area.
- Two (2) new high parapets will be added to establish a new character for the building. The total height of the building is raised to approximately 5.4 m.
- New higher fascia areas will be added to screen the future new roof top units.
- All windows will be removed and replaced with a new glazing pattern.
- The fascia will be resurfaced with upgraded materials including hardi panel, hardi shingles, and hardi board and batten. The proposed building materials in the façade alteration area are generally consistent with the Official Community Plan (OCP) guidelines.
- Awnings will be added over the two (2) main building entrance areas and adjacent glazing areas.
- Siding on all other elevations will be repaired and painted to match the new finishes on the front façade.
- A separate Permit process is required for proposed signage changes.

Landscape Design and Open Space Design

- A new landscaping buffer with two (2) types of Maple trees will be provided along both Williams Road and No. 4 Road frontages.
- A corner feature that incorporates landscaping, a low rail fence, and a pylon sign, will be provided at the corner of No. 4 Road and Williams Road. Corner visibility will be maintained as per City's bylaw.
- The new landscaping strip will improve both the Williams Road and No. 4 Road streetscapes by visually reinforcing the street edge of the surface parking area, introducing shaded areas, and visually softening the streetscape interface.

Crime Prevention Through Environmental Design

- The proposed addition respects the established crime and safety objectives.

Flood Plain Management

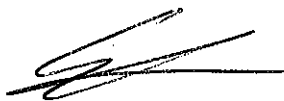
- The proposal complies with the Flood Plain Designation and Protection Bylaw No. 8204.
- The Bylaw sets out minimum flood construction levels, and includes an exemption that allows for renovations to existing buildings. The proposal falls under this exemption.
- Flood plain management measures, including registration of an indemnity covenant, will be investigated by staff with future redevelopment of the site.

Site Servicing

- No improvements are required considering the context of the application.
- The width of the existing driveway crossings on both No. 4 Road and Williams Road will be reduced to 7.5 m via a City's Works Order at the building permit stage.

Conclusions

The proposal is for renovations to the façade of an existing local commercial building and additions of landscaping along the road frontages. These improvements will provide updated architectural expression and new landscaping strips along the road frontages, which will benefit both the Williams Road and No. 4 Road streetscapes. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a Restrictive Covenant on Title that would require the existing driveway on No. 4 Road to be removed should the site be redeveloped with a new building.
- Registration of a 2.0 m Public Rights-of-Passage (PROP) right-of-way (ROW) along the entire No. 4 Road frontage with an associated 4 m x 4 m corner cut for future road widening.
- Registration of a 3.0 m Public Rights-of-Passage (PROP) right-of-way (ROW) along the entire west property line for a future lane establishment;
- Registration of a flood indemnity covenant on Title; and

- Receipt of a Letter-of-Credit for landscaping in the amount of \$11,501.38 (based on cost estimates provided by the developer).

Prior to future Building Permit issuance, the developer is required to complete the following:

- Reduce the width of the existing driveway crossings on both No. 4 Road and Williams Road to 7.5 m via a City's Works Order.
- 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/tp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 10-519158

Attachment 1

Address: 9951 Williams Road

Applicant: P. J. Lovick Architect Ltd.

Owner: 397123 BC Ltd

Floor Area Gross: 432.7 m²

Floor Area Net: 432.7 m²

	Existing	Proposed
Site Area:	1626.68 m ²	1626.68 m ²
Land Uses:	Local Commercial	No change
OCP Designation:	Local Commercial	No change
Zoning:	Local Commercial (CL)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.4	0.27	none permitted
Lot Coverage:	Max. 35%	27%	none
Setback – Front Yard:	Min. 3 m	15.89 m	none
Setback – Exterior Side Yard:	Min. 3 m	7.67 m	none
Setback – Interior Side Yard:	Min. 3 m	3.12 m	none
Setback – Rear Yard:	Min. 3 m	4.28 m	none
Height (m):	Max. 9 m	5.38 m	none
Lot Size:	n/a	1626.68 m ²	none
Off-street Parking Spaces – Commercial:	14	17	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	17	none
Tandem Parking Spaces	not permitted	none	none



No. DP 10-519158

To the Holder: P. J. LOVICK ARCHITECT LTD.

Property Address: 9951 WILLIAMS ROAD

Address: C/O PETER LOVICK
3707 1ST AVENUE
BURNABY, BC V5C 3V6

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. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$11,501.38 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.

Development Permit

No. DP 10-519158

To the Holder: P. J. LOVICK ARCHITECT LTD.

Property Address: 9951 WILLIAMS ROAD

Address: C/O PETER LOVICK
3707 1ST AVENUE
BURNABY, BC V5C 3V6

7. 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

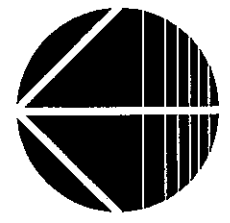
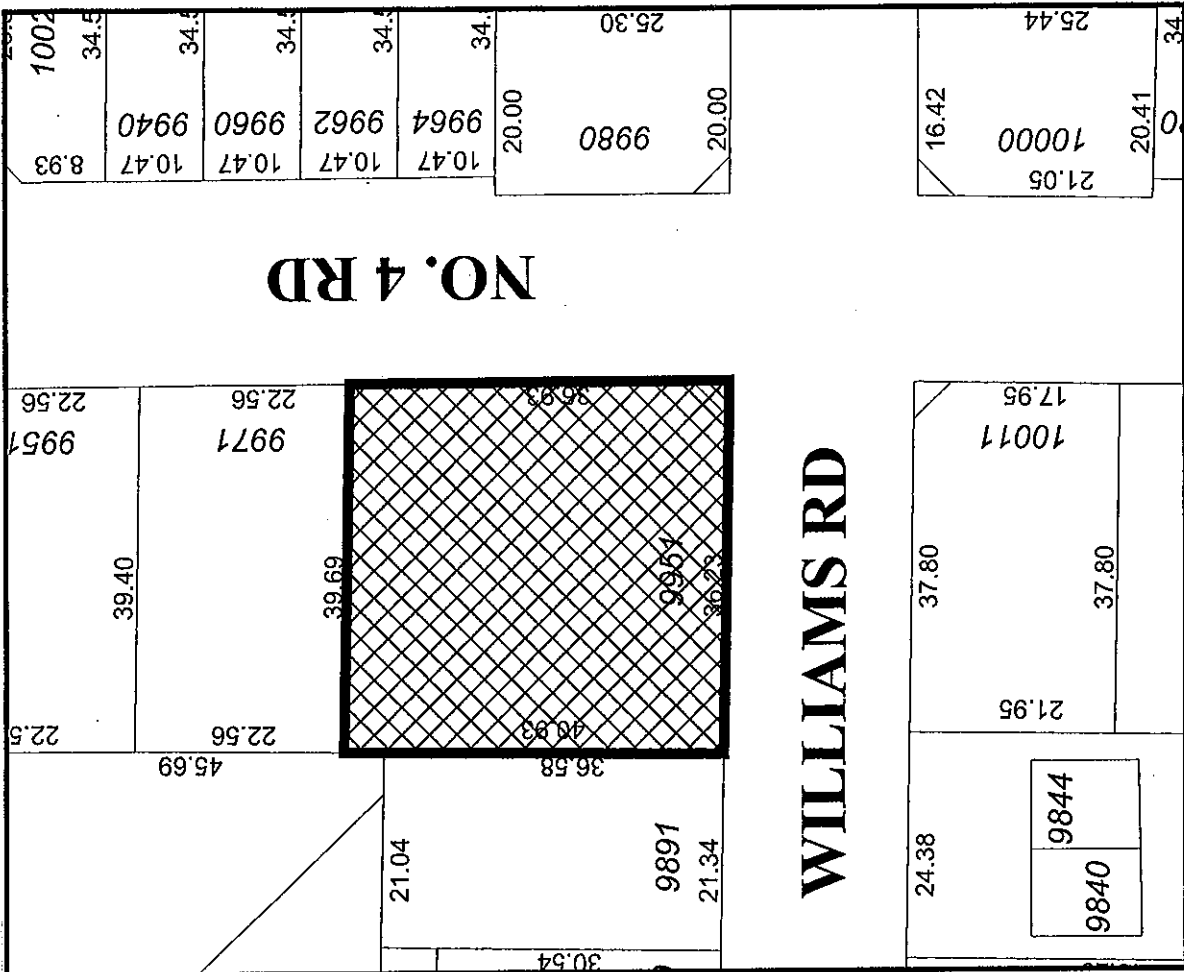
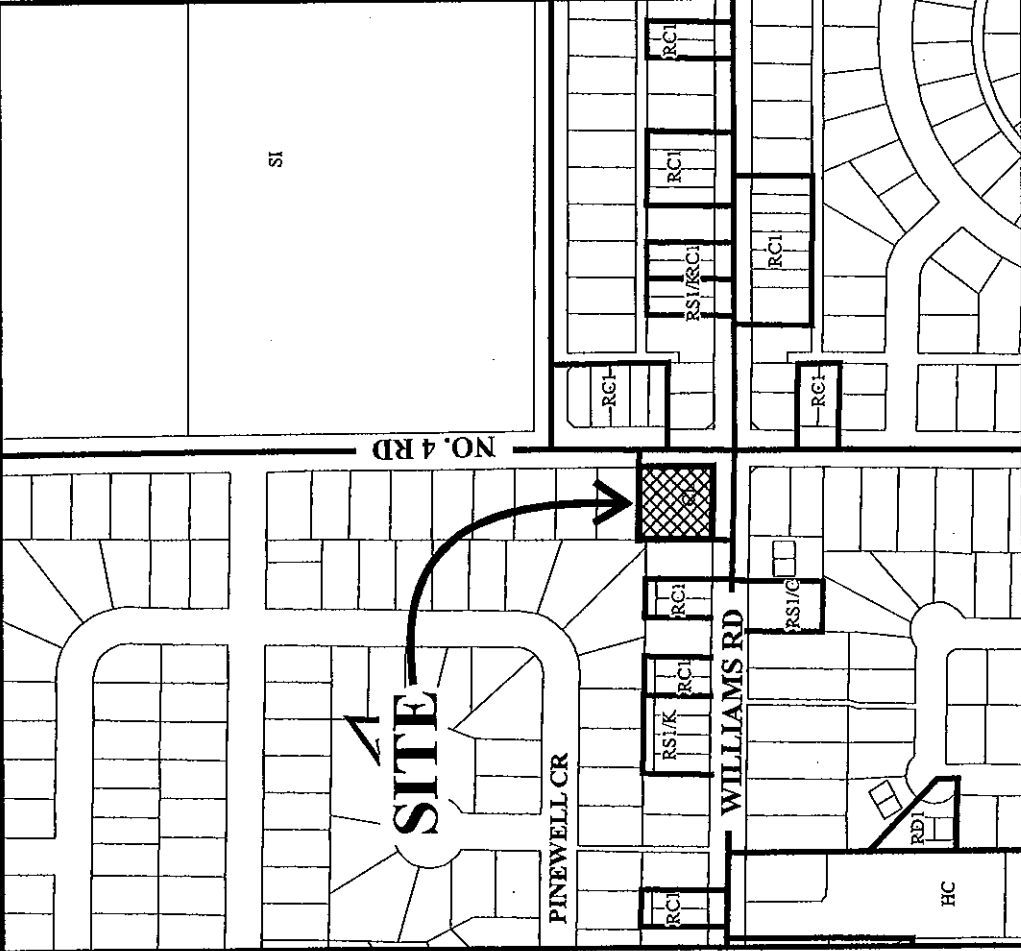
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 10-519158 SCHEDULE "A"

Original Date: 03/05/10

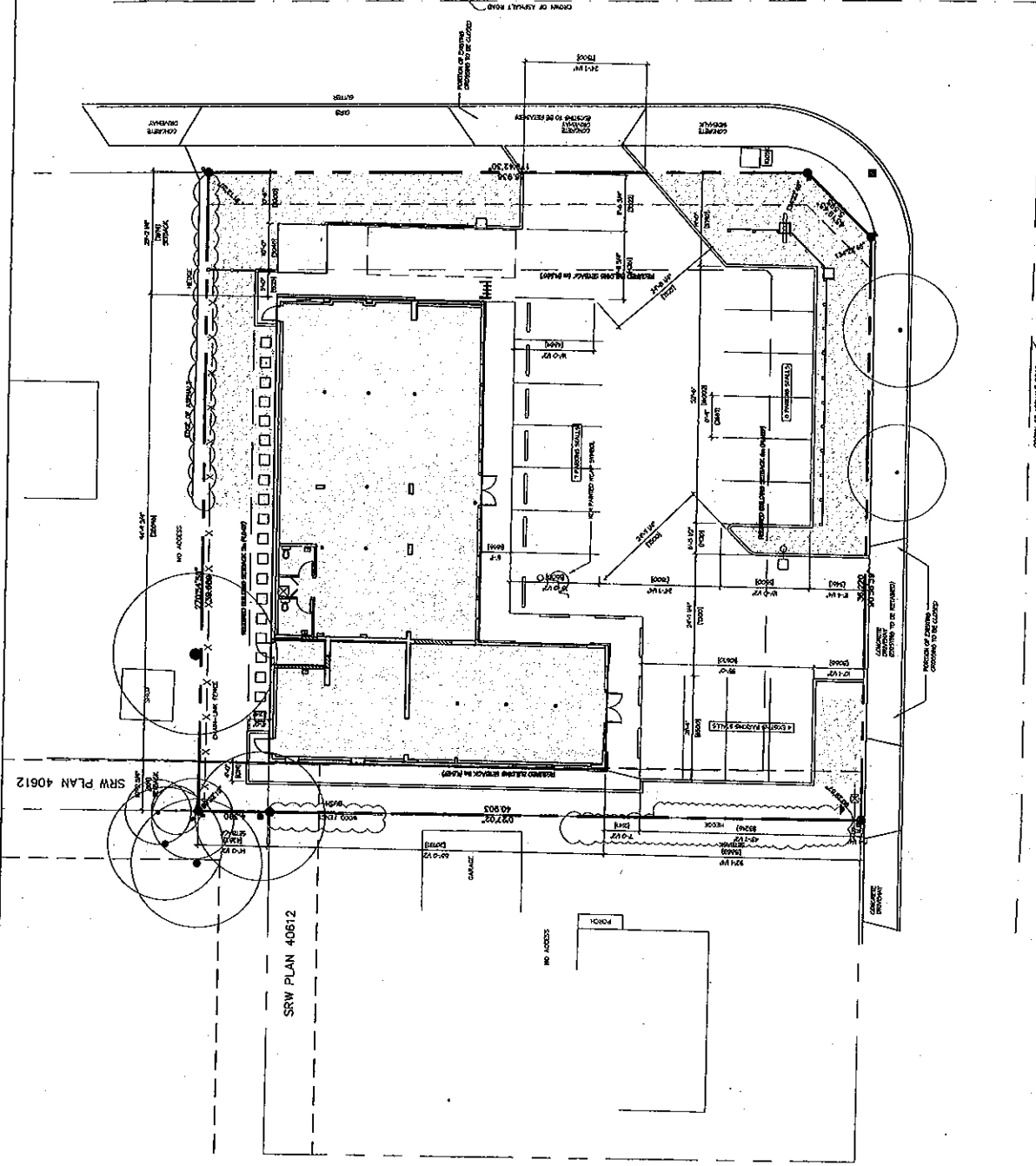
Revision Date:

Note: Dimensions are in METRES

DP 10-519158

SITE STATISTICS

ADDRESS: 40812 SRW PLAN 40612
 LOCAL ADDRESS: 40812 SRW PLAN 40612
 ZONING: C-1 LOCAL COMMERCIAL OFFICE
 SITE AREA: 100,000 SQ. FT.
 BELOW AREA: 100,000 SQ. FT.
 ABOVE AREA: 100,000 SQ. FT.
 TOTAL AREA: 200,000 SQ. FT.
 USE: COMMERCIAL OFFICE
 PROJECT: 40812 SRW PLAN 40612
 SHEET: 1 OF 1
 DATE: 11/11/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO.: 100-000000
 SHEET NO.: 1 OF 1
 SCALE: 1/8" = 1'-0"



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P J LOVICK
ARCHITECT
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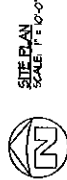
13207 1st Avenue
 Richmond, VA 23136
 (804) 280-8700

STATE OF VIRGINIA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RICHMOND, VA

COMMERCIAL RENOVATION
 40812 SRW PLAN 40612
 RICHMOND, VA

SITE PLAN	PLAN #2
PROJECT NUMBER	100-000000
DATE	11/11/07
DRAWN BY	AS/J
CHECKED BY	
APPROVED BY	

APR 12 2010
 PLAN #2
 DP 10519158



SITE PLAN
 SCALE 1/8" = 1'-0"

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DMG
 landscape architects
 11500 W. Williams Road
 Suite 1000 - 1055 888 Omaha
 Omaha, Nebraska 68131
 PH (402) 484-1422 FAX (402) 484-1423

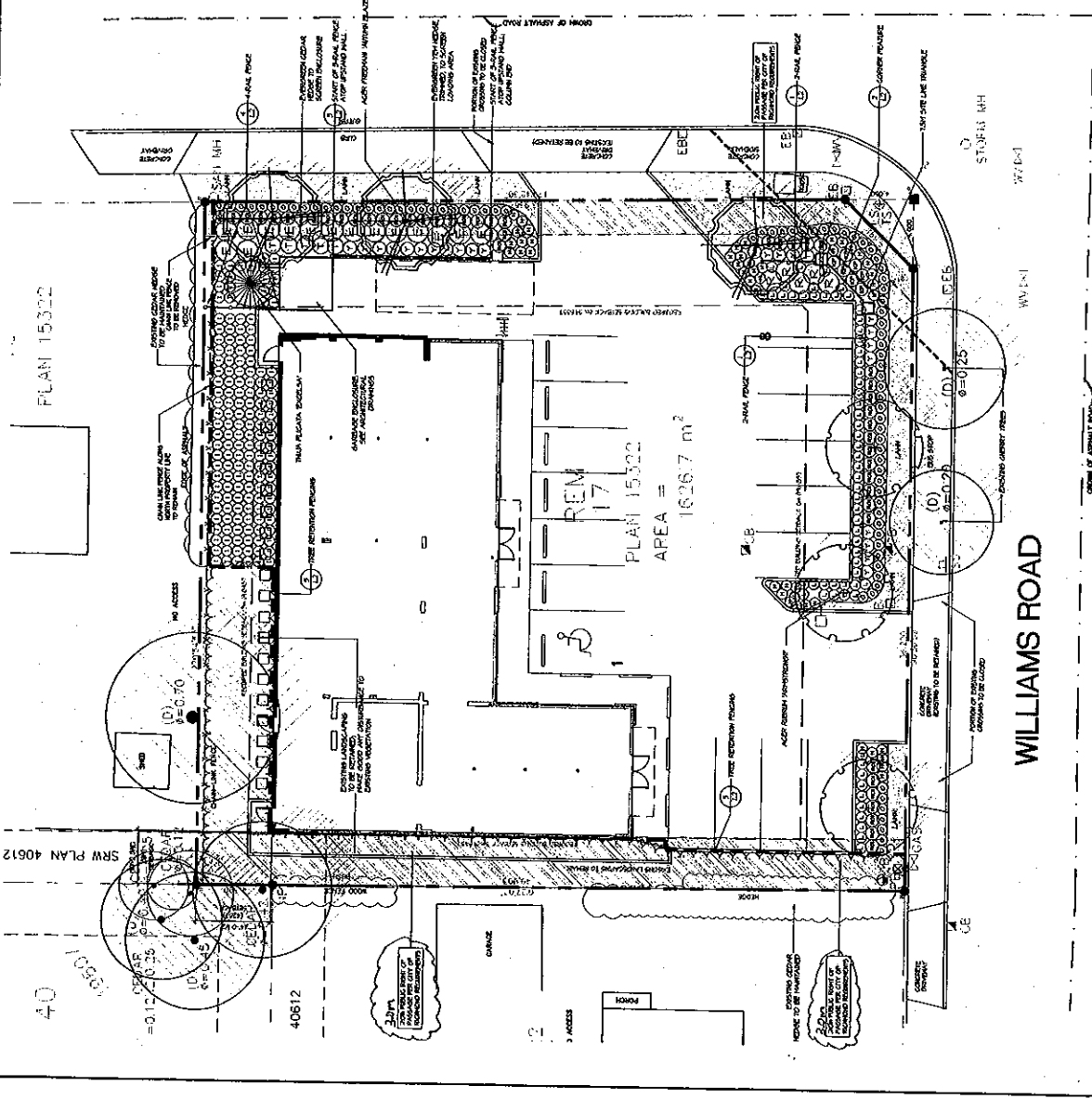
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 RICHMOND, S.C.

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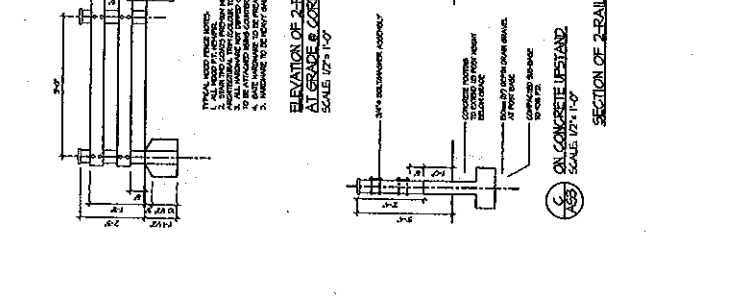
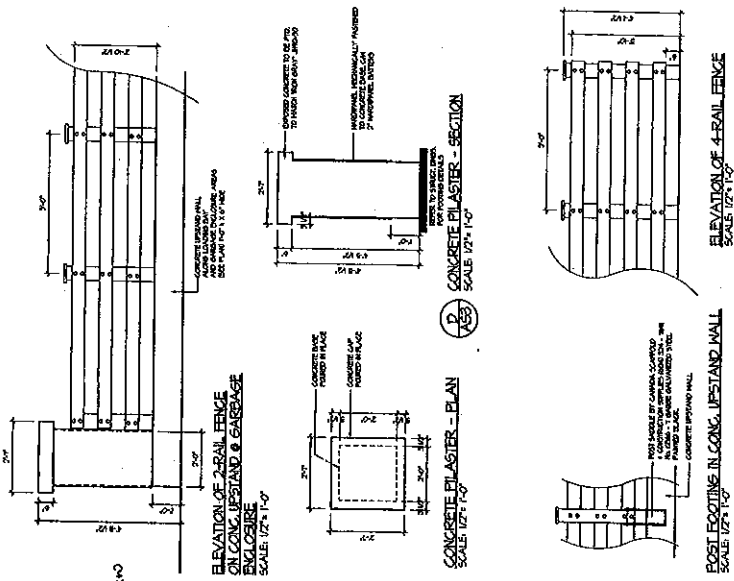
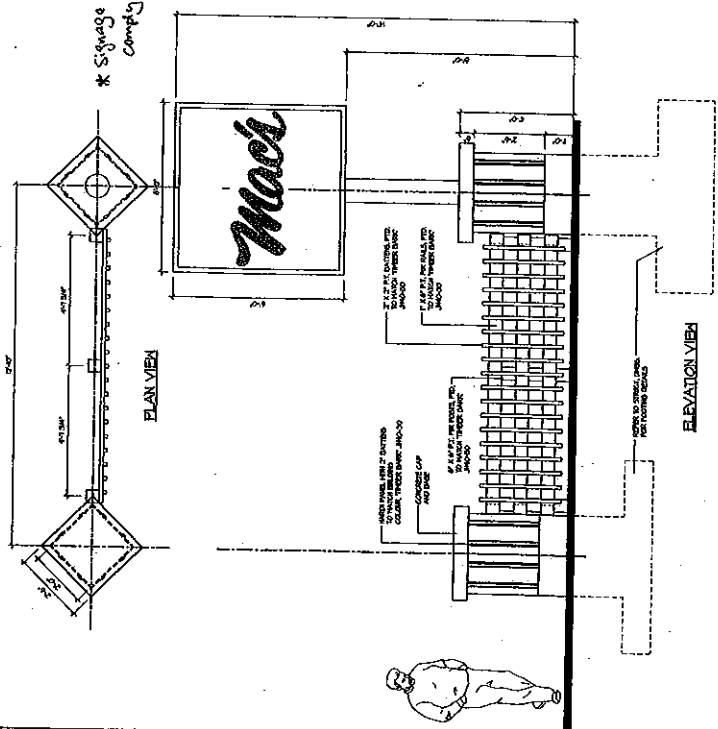
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100	AGAVE FOREVER WERTHEIMER	100	100

NO 4 ROAD



APR 12 2010
 PLAN #3A
 P10519158

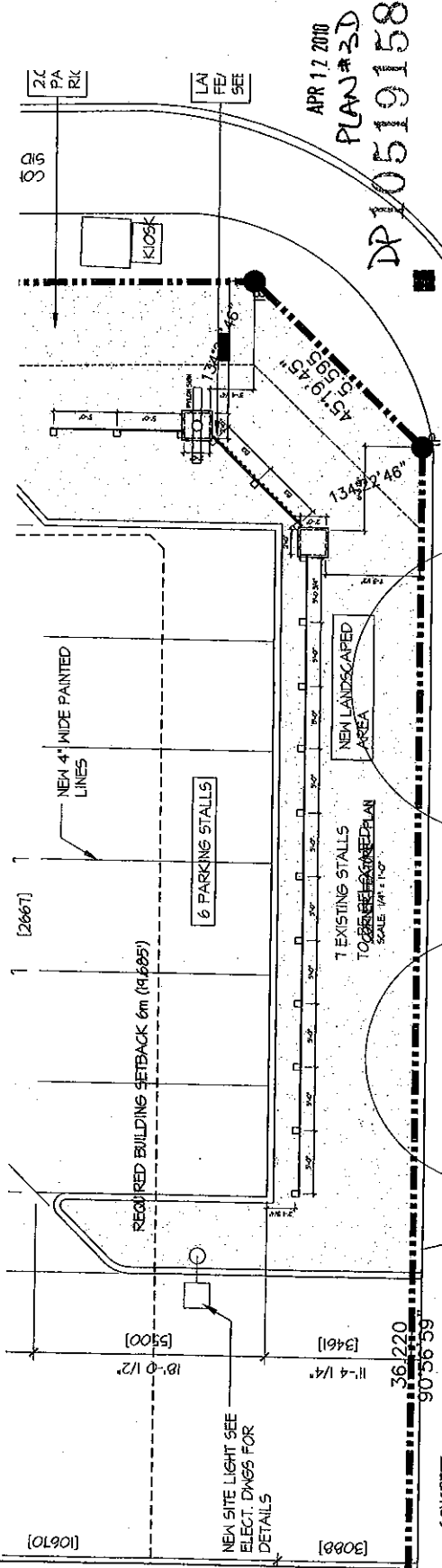
DP 10-519158



NO.	REVISION	DATE
1	ISSUED FOR EXHIBITION	APR 12/10
2	ISSUED FOR EXHIBITION	APR 20/10
3	ISSUED FOR EXHIBITION	APR 20/10
4	ISSUED FOR EXHIBITION	APR 20/10
5	ISSUED FOR EXHIBITION	APR 20/10

P J LOVICK
ARCHITECT
L L P

PROJECT: 1001 WILLIAMS ROAD RICHMOND, VA 23261
OWNER: COMMERCIAL RENOVATION

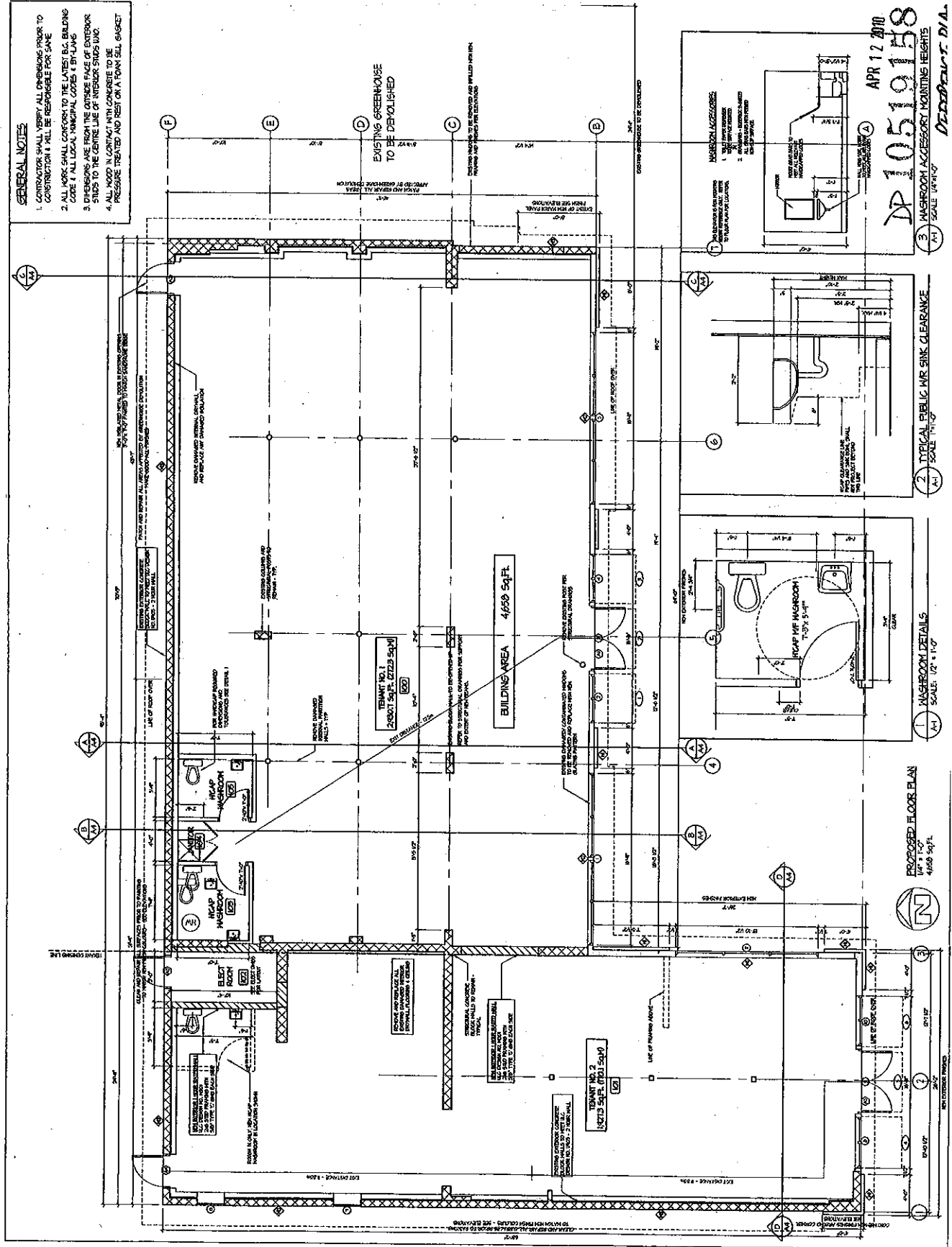


COMMERCIAL RENOVATION
CORNER FEATURE DETAILS
PLAN # 3D
PROJECT NUMBER: 1001
DATE: 04-16-10
DRAWN BY: ASB

DP 10-519158

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL BE RESPONSIBLE FOR SAME.
2. ALL WORK SHALL CONFORM TO THE LATEST B.C. BUILDING CODE & ALL LOCAL MUNICIPAL CODES & BY-LAWS.
3. DIMENSIONS ARE FROM THE OUTSIDE FACE OF EXTERIOR SIPS UNLESS OTHERWISE NOTED OR INDICATED BY DIM. PRESURE TREATED AND SET ON A CONCRETE GABINET.



NO.	REVISION	DATE

**P J LOVICK
ARCHITECT
L T A**

3707 1st AVE. S.W.
VANCOUVER, B.C. V6Z 2K6
(604) 268-3700

**COMMERCIAL
RENOVATION**

PROPOSED FLOOR PLAN
PLAN #60

APR 12 2010
DP 10519158
SCALE: 1/4" = 1'-0"

APR 12 2010
DP 10519158
SCALE: 1/4" = 1'-0"

1. WASHROOM DETAILS
SCALE: 1/2" = 1'-0"

2. TYPICAL PUBLIC W/R SINK CLEARANCE
SCALE: 1/2" = 1'-0"

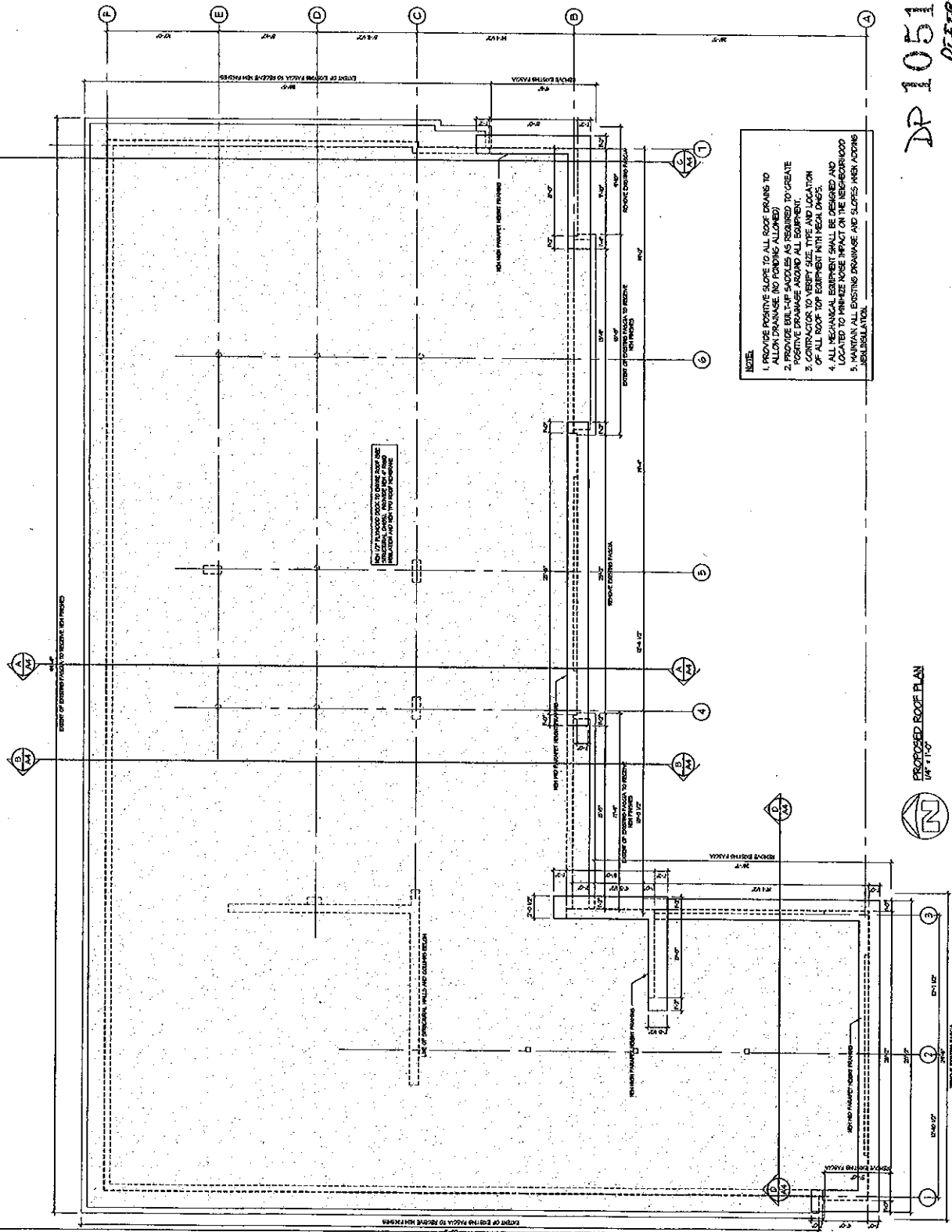
PROPOSED FLOOR PLAN
1/4" = 1'-0"
4659 SQ. FT.

3. WASHROOM ACCESSORY MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

DEPENDENT DIA. 1

DP 10-519158

LIN. OF EXISTING WORK TO BE CONCLUDED



NOTE:

1. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS TO ALLOW DRAINAGE (NO PONDING ALLOWED)
2. PROVIDE BUILDUP AS REQUIRED AS ASSIGNED TO CREATE POSITIVE SLOPE TO DRAINAGE
3. CONTRACTOR TO VERIFY SIZE, TYPE AND LOCATION OF ALL ROOF TOP EQUIPMENT WITH MECA. DMS.
4. ALL MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACT ON THE NEIGHBORHOOD
5. MAINTAIN ALL EXISTING DRAINAGE AND SLOPES WHEN ADDING INSULATION

MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACT ON THE NEIGHBORHOOD

NO.	REVISION	DATE
01	ISSUED FOR PERMIT	APR 12/10
02	ISSUED FOR PERMIT	APR 12/10
03	ISSUED FOR PERMIT	APR 12/10

PJ LOVICK ARCHITECT L.P.A.

1000 N. W. 10TH AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305-575-1100
FAX: 305-575-1101

COMMERCIAL RENOVATION
951 WILLIAMS ROAD
RICHMOND, VA

PROPOSED ROOF PLAN
PLAN #6
DATE: 04-05
SCALE: 1/8" = 1'-0"
REVISED: 04/12/10

APR 12 2010

DP 10519158
REFERENCE PLAN

PROPOSED ROOF PLAN
1/8" = 1'-0"

