



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: May 4, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 12-603496

Re: Application by Fusion Project Management Ltd., for a Development Permit at
8900 No. 1 Road

Staff Recommendation

That a Development Permit be issued which would permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned "Neighbourhood Commercial (CN)".

Brian J. Jackson, MCIP
Director of Development

BJJ:dj

Att.

Staff Report

Origin

Fusion Project Management Ltd., has applied to the City of Richmond for permission to modify the store frontage of the existing commercial building at 8900 No. 1 Road (**Schedule A**). The site is zoned "Neighbourhood Commercial (CN)" and contains a personal service outlet (hair salon) and a former Rogers Plus store (subject unit). The applicant wishes to undertake a leasehold improvement to the subject unit to operate a financial service outlet, which will occupy the same space as the former Rogers Plus store. No floor space alteration to the existing tenant space is being considered.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application as the intended use is permitted under existing zoning.

A separate application for a Building Permit has been made for the leasehold improvements for the interior of the unit.

Background

The commercial building at 8900 No. 1 Road contains two commercial stores, one hair salon and a Rogers Plus outlet. With the closure of the Rogers Plus store, the unit has sat empty while the hair salon has continued operations.

Development surrounding the subject site is as follows:

- To the north: A three (3) storey apartment complex at 8880 No. 1 Road, on property zoned "Medium Low Rise Apartments (RAM1)";
- To the east: Saint Anne's Steveston Anglican Church at 4071 Francis Road, on property zoned "Assembly (ASY)";
- To the south: A Petro Canada gas station at 4011 Francis Road, on property zoned "Gas and Service Stations (CG2); and
- To the west: Across No 1 Road, a retail shopping outlet at 8591 No. 1 Road, on property zoned "Community Commercial (CC)".

Staff Comments

The scope of this DP application is an alteration to the existing store front to accommodate a new Financial Services tenant. There are no plans to alter the existing structure of the building to accommodate the improvement. The number of off street parking stalls will be reduced by three (3) to facilitate the widening of the existing landscape areas. The number of remaining parking stalls meet the requirements for this use. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal. The proposal is compliance with Zoning Bylaw 8500.

Advisory Design Panel Comments

The proposed alteration to the store front is limited in scope, and there are minor improvements to the existing landscaping. Any impact to the overall architectural form and character of the existing building is considered minimal and therefore was not presented to the Advisory Design Panel for review and comment.

Analysis

Conditions of Adjacency

- The extent of the proposal is not anticipated to have an impact on the residential area to the north, or the church to the east as no structural alterations to the building are being proposed, and the use of the unit is no more extensive than the previous tenant.

Urban Design and Site Planning

- The proposal does not include an expansion of the existing floor plate but only to the store front façade of the subject tenant.
- One parking stall will be removed to accommodate a ramp to the main door and a handicapped dedicated parking stall.
- To improve the landscaping for the site, the applicant has agreed to widen the existing front landscaping areas to 3.0 meters and enhance the existing plantings. The widening will remove three (3) off-street parking stalls, but this will not cause a problem with the required number of stalls in accordance with the zoning bylaw as there is a current surplus of parking on the property.

Architectural Form and Character

- The modifications to the store frontage are not extensive, but will result in a modernisation to the appearance compared to the previous tenant.
- The existing brick base of the building will remain and will be painted black that will enhance the proposed colour scheme.
- Some of the existing windows at the north end of the unit will be replaced with a solid split face wall, painted grey. Most of the existing front window area will remain.
- The awning that has provided signage space and shelter will be removed in favour of a projected parapet. The parapet will provide space for new signage as well as provide screening to the existing roof-top-units (RTU's) from the street level. The parapet will not exceed the maximum allowable height for the CN zone and the new signage is subject to a separate application.
- The proposed finishing of the parapet will be aluminium sheets, predominately in grey tones, but also in the orange and blue corporate colours of the tenant.
- A lot of the parapet area will consist of perforated aluminium face which will add some texture to the façade, but will be high enough to visually screen the existing RTU's.
- The unit is to be lit by lighting on the underside of the projected parapet and by down-casting bollards protecting the frontage of the unit.

Landscape Design and Open Space Design

- As mentioned above, the applicant is updating the existing landscaped areas and expanding the amount of landscaping along the frontage by widening the existing landscaped areas to 3.0 meters and planning a thick row of low height shrubs. This is intended to keep clear sightlines for drivers and pedestrians.
- There are no existing trees on the site and no new tree plantings are being proposed. This is to also provide an open viewing to the building and to vehicle movement to, from and within the site.
- As a condition of the Development Permit, for the purpose of securing the survival of the proposed landscaping, a security deposit of \$5,000.00 in form of either cash or a Letter of Credit is to be made prior to the issuance of this permit.

Crime Prevention Through Environmental Design

The proposed addition provides the same amount of comfort and safety provisions found currently. The proposed lighting scheme will provide good illumination of the space and an open site space provide good casual surveillance for those passing by.

Conclusions

Staff support the proposed Development Permit for the frontage improvements of the existing building at 8900 No. 1 Road. The updating of this store front will be a welcome addition to the building and to the appearance of this site. The expanded landscaping will improve the appearance of the site while maintaining a level of safety to its visitors.



David Johnson
Planner 2

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$5,000.00.

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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 12-603496

Attachment 1

Address: 8900 No. 1 Road

Applicant: Fusion Project Management

Owner: John J Moldowan

Current

Proposed

Floor Area: 420.2 m²

Floor Area 420.2 m²

| | Existing | Proposed |
|------------------|-----------------------------------|--|
| Site Area: | 1,464.0 m ² | No Change |
| Land Uses: | General Retail & Personal Service | Financial Service and Personal Service |
| OCP Designation: | Neighbourhood Service Centre | No Change |
| Zoning: | Neighbourhood Commercial (CN) | Neighbourhood Commercial (CN) |

| | Bylaw Requirement | Proposed | Variance |
|--|-------------------------|-----------|----------------|
| Floor Area Ratio: | 0.50 FAR | 0.36 FAR | none permitted |
| Lot Coverage: | Max. 35% | 28.9% | none |
| Building Setbacks: | No change from existing | | none |
| Height (m): | Max. 9.0 m | 6.24 m | none |
| Total off-street Spaces for the complex: | 13 spaces | 20 spaces | none |



No. DP 12-603496

To the Holder: FUSION PROJECT MANAGEMENT LTD.

Property Address: 8900 NO. 1 ROAD

Address: SUITE 220 – 200 GRANVILLE STREET
VANCOUVER, BC V6C 1S4

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 #5 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 \$5,000.00. 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.

Development Permit

No. DP 12-603496

To the Holder: FUSION PROJECT MANAGEMENT LTD.

Property Address: 8900 NO. 1 ROAD

Address: SUITE 220 – 200 GRANVILLE STREET
VANCOUVER, BC V6C 1S4

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.

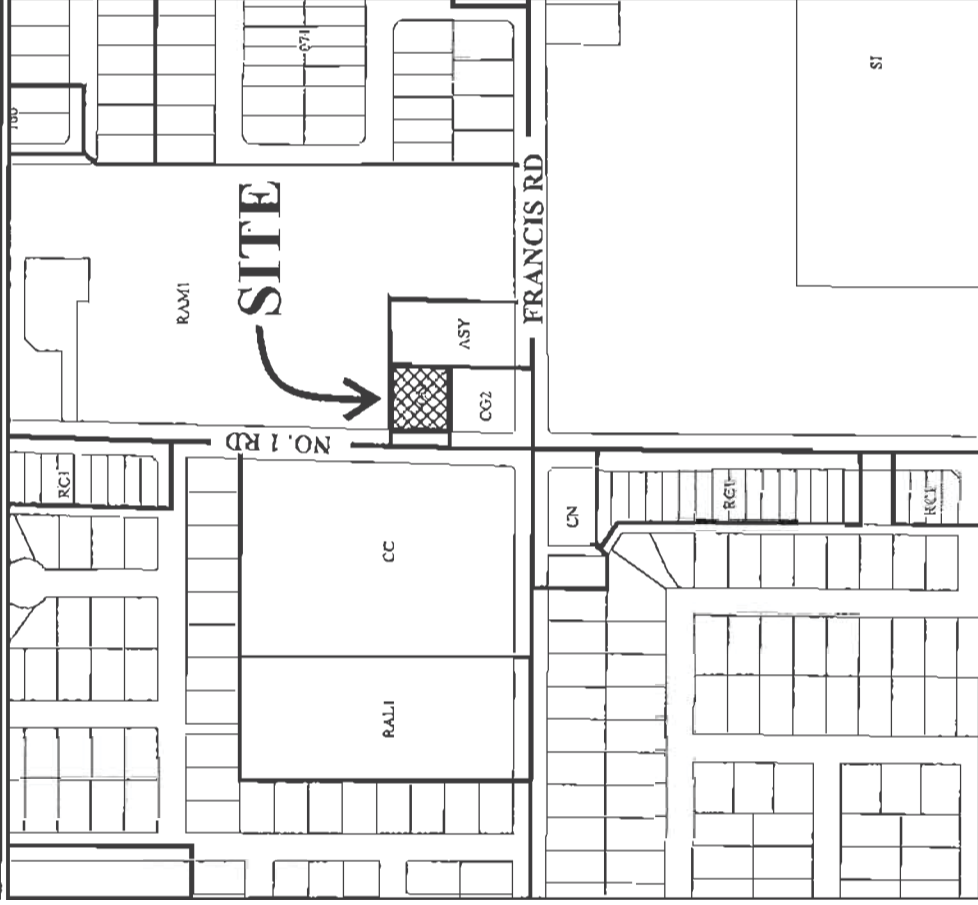
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



NO. 1 RD

FRANCIS RD



DP 12-603496

SCHEDULE A

Original Date: 04/05/12

Revision Date:

Note: Dimensions are in METRES

INDEX OF DRAWINGS

5500 NO 1 ROAD, WICHITA, KS 67201

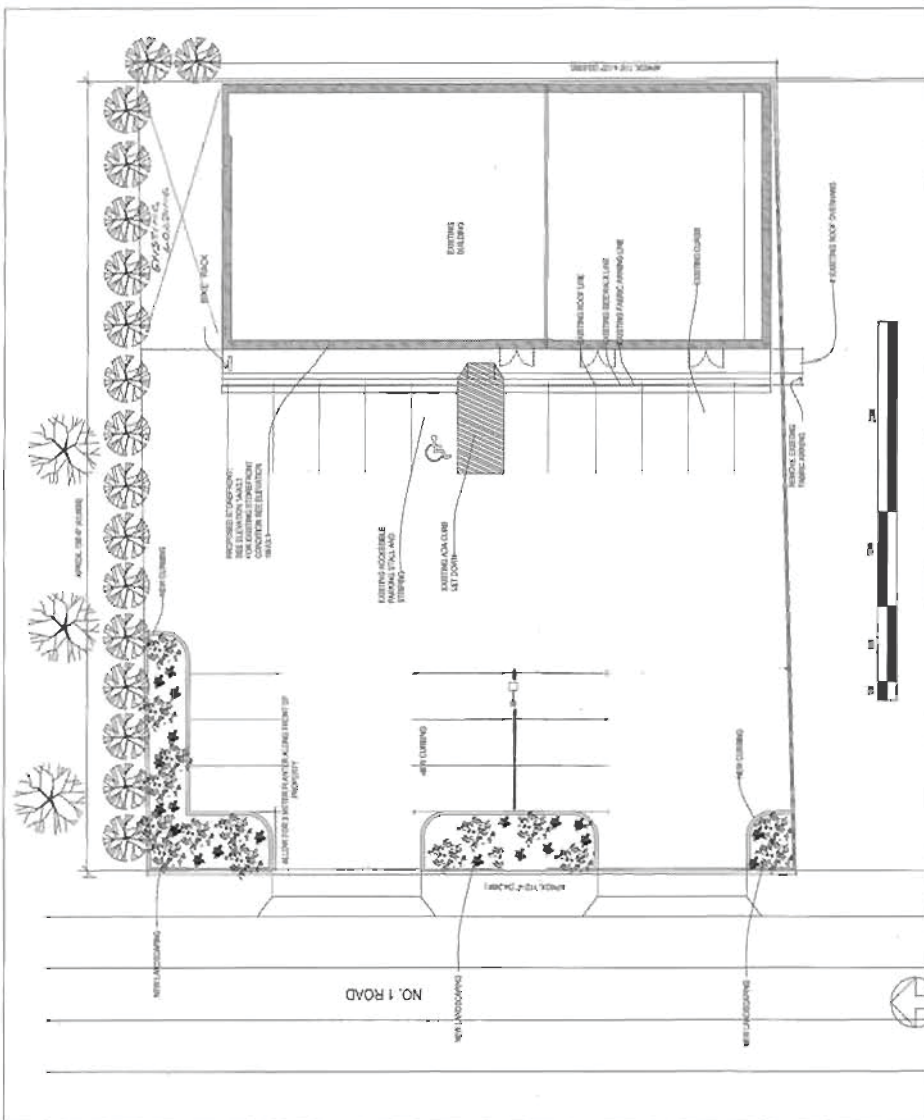
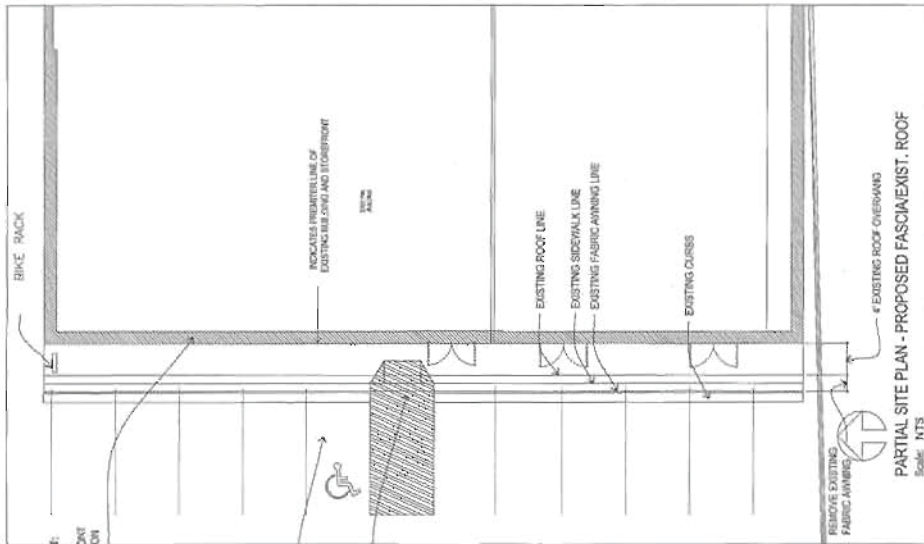
FAM21-75672

PROJECT AREA



| DATE | ISSUED FOR | REVISION |
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| 09/05/2012 | DEVELOPMENT PERMIT | 1 |
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pg. 2



| BUILDING AND SITE DATA (cont'd) | |
|---|--------------------------------|
| REQUIRED: | PROVIDED: |
| PARKING SPACES: 31-40 UP OF GROSS PARKING AREAS FOR THE FIRST TWO FLOORS. TOTAL SPACES: 117-124 | (1) TOTAL SPACES ARE PROVIDED. |
| ADA PARKING SPACES: 117-124 | (1) ADA SPACES PROVIDED |
| BIKE SPACES: 27 SPACES (100' x 20' SPACES REQUIRED) | (2) MINIMUM SPACES PROVIDED |

| BUILDING AND SITE DATA | |
|---|--|
| ZONE: ON - RESIDENTIAL COMMERCIAL | |
| MAXIMUM LOT COVER: 25% - NO CHANGE IN PROPOSED ALTERATIONS | |
| MAXIMUM PROPOSED LOT COVER: 25% - NO CHANGE IN PROPOSED ALTERATIONS | |
| PERMITTED USE: SERVICE, FINANCIAL | |
| LOT SIZE: 1,418 SQUARE FEET | |
| BUILDING FOOTPRINT: 1,033 SQUARE FEET | |
| GROSS LEASABLE AREA: 1,033 SQUARE FEET | |
| PROPOSED SPACE: 1,033 SQUARE FEET | |

| LANDSCAPE PLANTINGS | |
|---------------------|--|
| JANET PARSONS | 1-4 PROSTRATE GROWING JANET PARSONS 3'-4' TALL WITH 1" THICK FULL BRANCHES WITH DARK GREEN FOLIAGE |
| YAGNER POTTILLIA | 1-4 GROUND COVERING YAGNER POTTILLIA WITH DARK GREEN FOLIAGE |
| GROUND COVER | 1-4 GROUND COVERING GROUND COVER WITH DARK GREEN FOLIAGE |
| BACK MULCH | 1-4 GROUND COVERING BACK MULCH WITH DARK GREEN FOLIAGE |

LANDSCAPE OBJECTIVE
CREATE A SIMPLE ATTRACTIVE EDGING THAT GIVES VISUAL INTEREST AND MAINTAINS WELL. THIS WILL BE ACHIEVED WITH CONTRASTING PLANTINGS OF LARGER AND BROADER JUNIPER PARSONS WITH MORE COMPACT YAGNER POTTILLIA PLANTING BEDS WILL HAVE A GROUND COVER OF BARK MULCH PROVIDING A SURFACE RESISTANT TO UNWANTED PLANTS AS WELL AS BEING EASY TO MAINTAIN.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC.

12603496
24.73

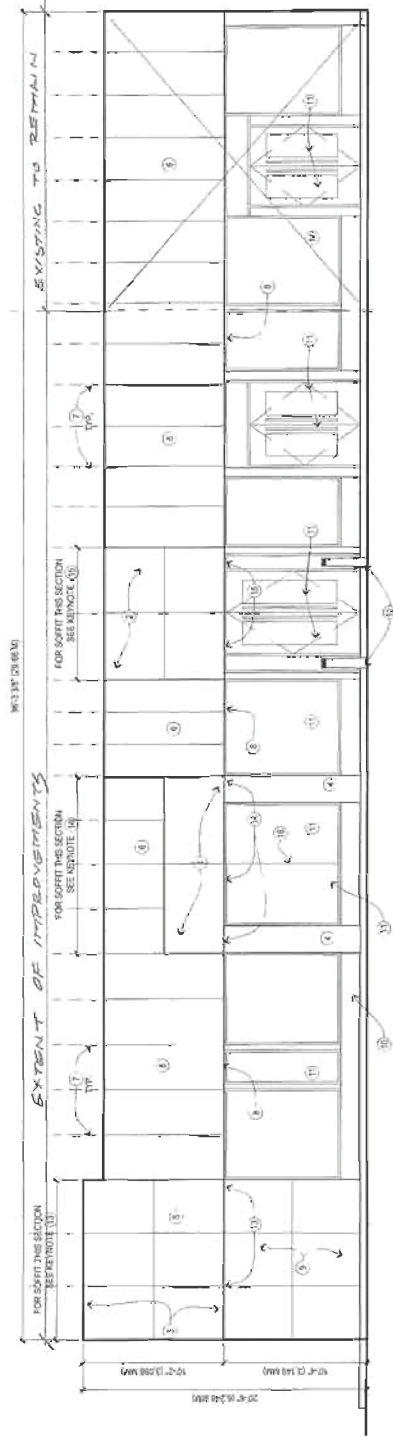
| | |
|--------------------|----------|
| PROJECT NAME | 12603496 |
| PROJECT LOCATION | 12603496 |
| PROJECT NUMBER | 12603496 |
| PROJECT DATE | 12603496 |
| PROJECT STATUS | 12603496 |
| PROJECT OWNER | 12603496 |
| PROJECT MANAGER | 12603496 |
| PROJECT ENGINEER | 12603496 |
| PROJECT ARCHITECT | 12603496 |
| PROJECT CONSULTANT | 12603496 |
| PROJECT NOTES | 12603496 |

KEY NOTES

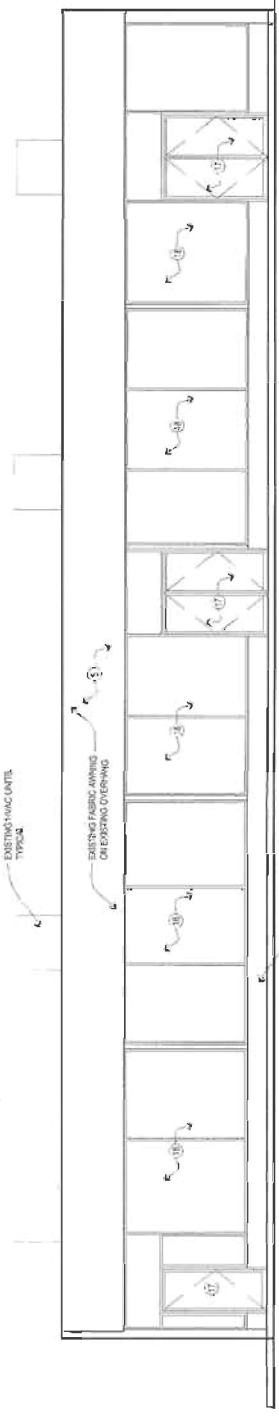
- SOLID ALUMINUM SHEET-POWDER COAT BLUE
- SOLID ALUMINUM SHEET-POWDER COAT ORANGE
- SOLID ALUMINUM SHEET-POWDER COAT CHARCOAL
- BROWN PAINT ALUMINUM SHEET-INTERIOR AND EXTERIOR-POWDER COAT BLUE
- REMOVE EXISTING FABRIC ANNUL
- MECHANICAL EQUIPMENT SOCKET-REINFORCED CONCRETE-EXISTING-REMOVE-REPLACE WITH TYPICAL JOINTS-TYPICAL
- VERTICAL SUPPORT FRAMES AT PANEL
- STUCCO SOFFIT WITH DOWNLIGHTS-TYPICAL UNDO
- WALL BRICKWORK TO BE EXPOSED-REPAIR OR STUCCO WITH REPAIRS-COLOR CHARCOAL
- SPRIT FACE MASONRY-PAINT BLACK-TYPICAL
- EXISTING FABRIC ANNUL-REMOVE-REPLACE WITH TYPICAL
- ILLUMINATED DOWNLIGHTS-TYPICAL
- SOFFIT AT THIS SECTION TO BE FLUSH MOUNT SOLID ALUMINUM SHEET-POWDER COAT CHARCOAL WITH DOWNLIGHTS
- SOFFIT AT THIS SECTION TO BE FLUSH MOUNT SOLID ALUMINUM SHEET-POWDER COAT ORANGE WITH DOWNLIGHTS
- BUTT GLAZED-NO FRAME
- REMOVE EXISTING ENTRY
- REMOVE EXISTING STODGEHORN

GENERAL NOTES

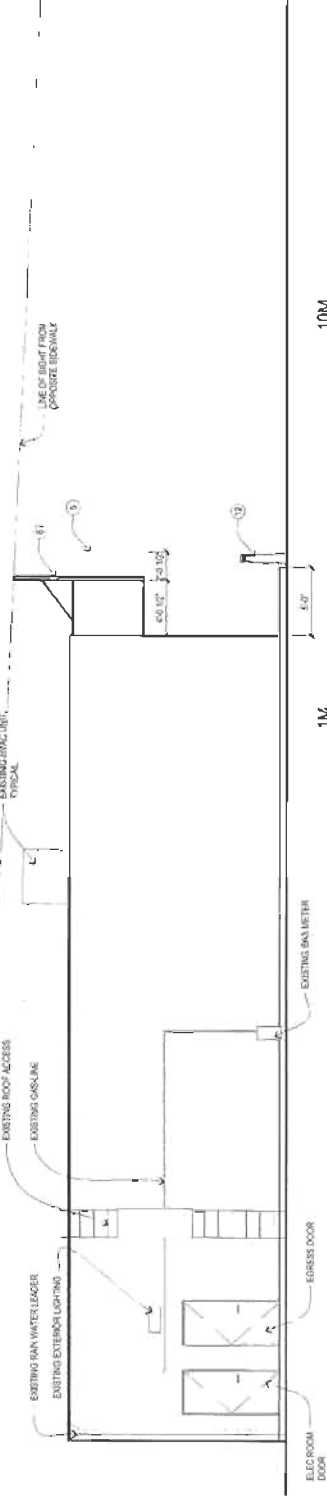
- SOLID AND PERFORATED ALUMINUM SHEETS MOUNT FLUSH
- STORAGE UNDER SEPARATE PERMIT BY OTHERS
- FACED MODIFICATIONS AND FOREBRIGHT REPLACEMENT UNDER SEPARATE PERMIT



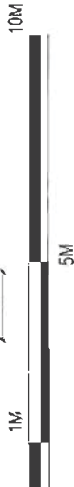
1A WEST ELEVATION - NEW
Scale: 1/8" = 1'-0"



1B WEST ELEVATION - EXISTING
Scale: 1/8" = 1'-0"

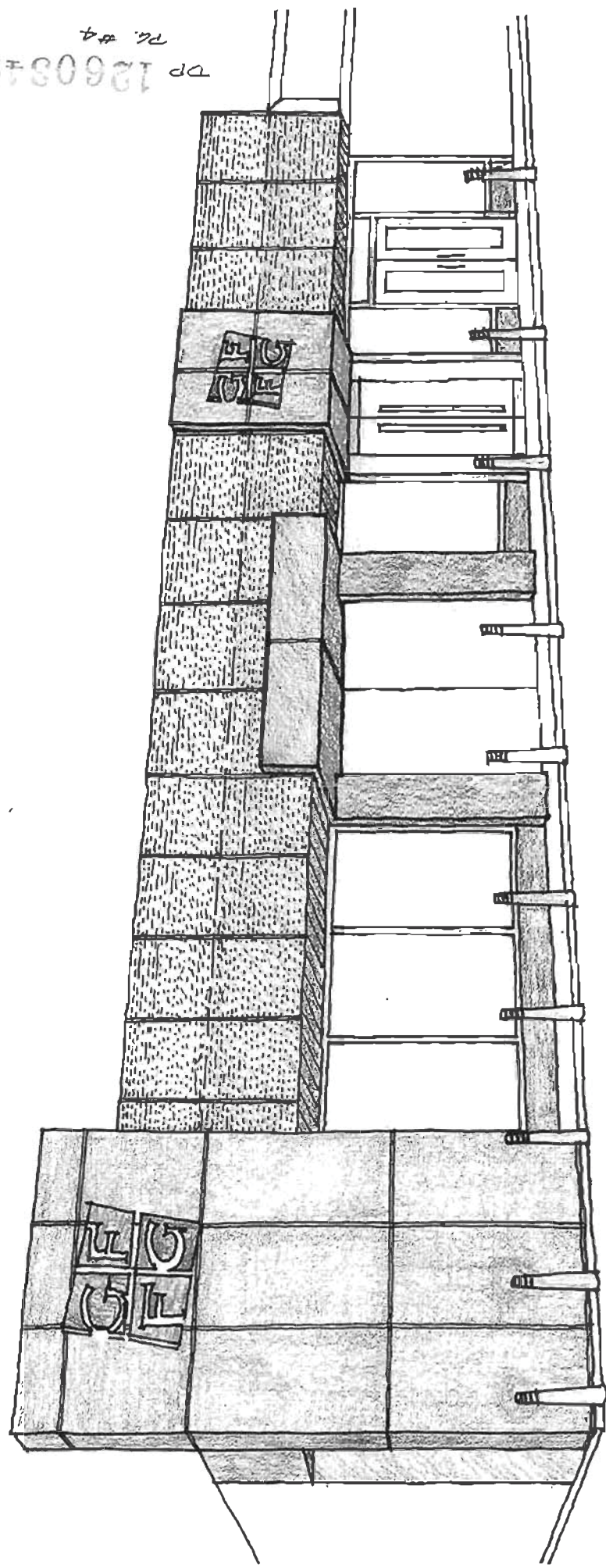


2 NORTH ELEVATION - NEW
Scale: 1/8" = 1'-0"



DP 12603496

PL #4



JIM GREENWOOD 604 506 6855
JGREENWOOD@FUSIONPROJECTS.COM

G&F Financial Group

Richmond Branch

ETH Design January 23, 2012

VE Option #2 +

8900 #1 Road

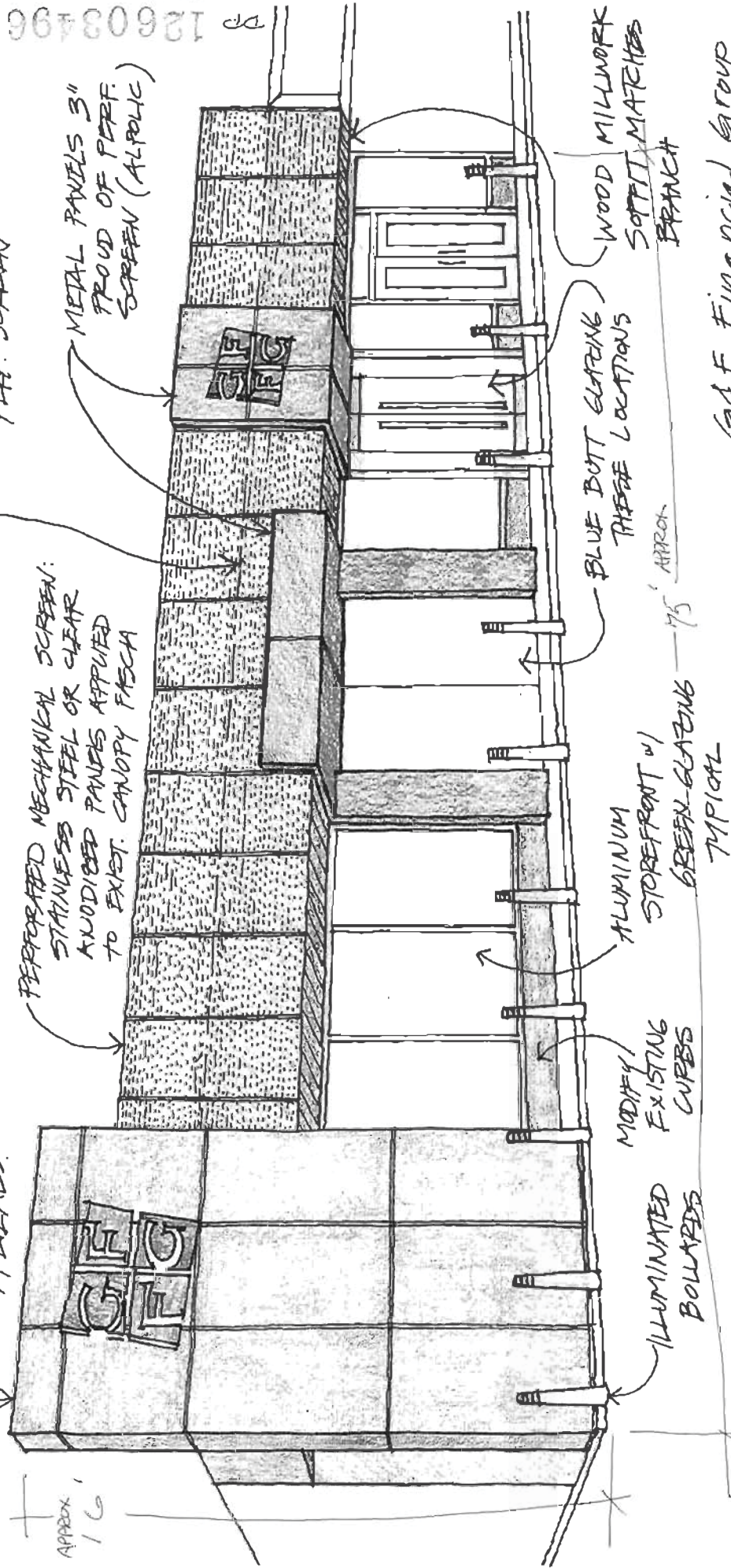
WALL STANDS PROUD OF EXISTING
CANOPY, SET BACK FROM
WEB EDGE. GRULLO OR
FIBER - CEMENT PANELS
W/ REVEALS.

PERFORATED MECHANICAL SCREEN:
STAINLESS STEEL OR CLEAR
ANODIZED PANELS APPLIED
TO EXIST. CANOPY FASCIA

LINE OF EXISTING
PARAPET BEHIND
PERF. SCREEN

METAL PANELS 3"
PROUD OF PERF.
SCREEN (ALPOLIC)

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72. #5



BLUE BUT GLAZING
THESE LOCATIONS
ARROW

WOOD MILLWORK
SOFFIT MATCHES
BRANCH

ALUMINUM
STOREFRONT w/
GREEN GLAZING
TYPICAL

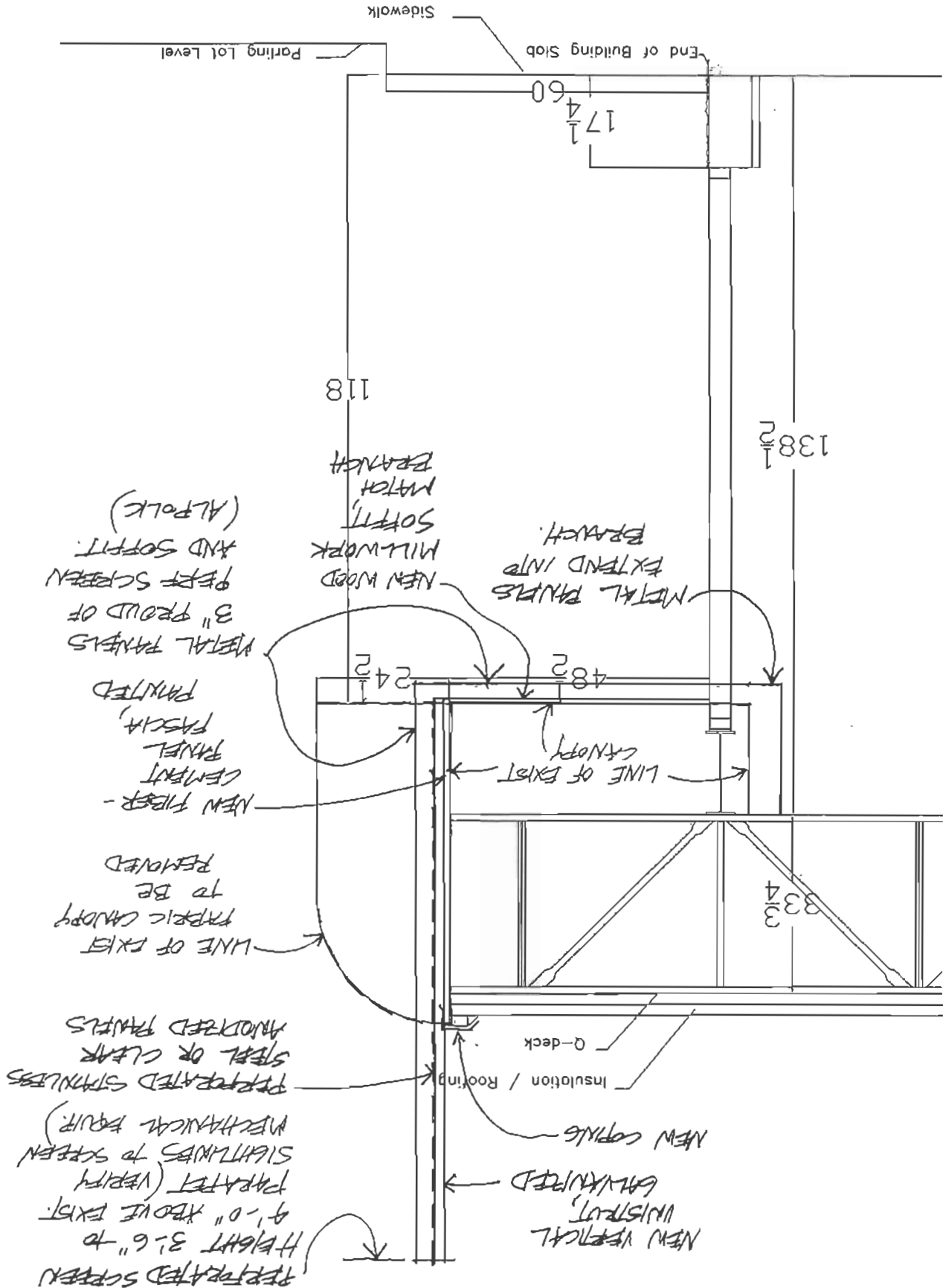
MODIFY
EXISTING
CURBS

ILLUMINATED
BOLLARDS

GdF Financial Group
Richmond Branch
EHS Design January 23, 2012
VE Option #2 A

G & F Financial Group
 Richmond Branch
 ETS Design January 23, 2012
 VE Option #2.A

DP 12603496
 REF. R. #1





FLOOR PLAN
Scale: 1/50