



City of Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: September 12, 2012

From: Wayne Craig
Director of Development

File: DP 12-613789

Re: Application by TD Canada Trust for a Development Permit at 11300 Steveston Hwy

Staff Recommendation

That a Development Permit be issued for exterior renovations and an addition to the existing TD Canada Trust bank at 11300 Steveston Hwy (to include a drive-through ATM canopy structure, a drive-through aisle, and additional landscaping), on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area".


Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

TD Canada Trust has applied to the City of Richmond for permission to construct a drive-through automated teller machine (ATM) with a canopy structure, a new drive-through aisle, and additional landscaping in association with the existing bank branch at 11300 Steveston Hwy. The TD Canada Trust bank is one of five commercial buildings currently comprising the Coppersmith Corner Shopping Centre at 11300/20/60/80/88 Steveston Hwy. The TD Canada Trust bank recently replaced the Kelsey's Restaurant, previously located in the building at 11300 Steveston Hwy.

The site is zoned "Industrial Commercial (ZC6) – Ironwood Area", and was the subject of Rezoning and Development Permit applications in 1999, when the shopping centre originally developed (RZ 99-162581; DP 99-170446).

A Development Permit application is required for this proposal because it results in a revision to the original Development Permit issued for the site, and the value of the proposed exterior renovations exceeds \$50,000.

Development Information

Please refer to 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, immediately across Steveston Hwy are single detached dwellings and townhouses on lots zoned "Single Detached (RS1/E)" and "Low Density Townhouses (RTL3)", respectively;

To the east, are the remaining commercial buildings and parking area of the Coppersmith Corner Shopping Centre (e.g. Tim Hortons, Burger King, Canadian Tire), as well as the Ironwood Plaza beyond that, on land zoned "Industrial Commercial (ZC6) – Ironwood Area," "Community Commercial (CC)," and "Industrial Business Park (IB1)," respectively;

To the south, are commercial, light industrial, and business park uses fronting Coppersmith Way and Coppersmith Place, on lots zoned "Industrial Commercial (ZC6) – Ironwood Area," and "Industrial Business Park (IB1)".

To the west, is the Translink bus yard facility, on a lot that is split-zoned "Industrial Business Park (IB1)," and "Light Industrial (IL)".

Staff Comments

The proposed scheme attached to this report 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 and complies with the "Industrial Commercial (ZC6) – Ironwood Area" zoning, with no variances requested.

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

Urban Design and Site Planning

Drive-through aisle, ATM, and canopy structure

- The proposed drive-through aisle, ATM, and canopy structure is located on the south side of the existing building, in an area formerly used as an exterior concrete patio by the previous tenant (Kelsey's Restaurant). The proposed canopy structure is approximately 20.44 m² (220 ft²) in area.
- The configuration of the drive-through aisle provides stacking for approximately four (4) vehicles. A diagram showing the turning radius at the entry to the drive-through aisle is shown on the site plan. The site plan has been reviewed and is deemed acceptable by the City's Transportation division.

Pedestrian safety

Several measures are proposed by the applicant to promote pedestrian safety throughout the design, these include:

- Installation of a pedestrian guardrail separating the drive-through aisle and pathway leading to the exit door from the building located along the southwest side of the building;
- Installation of warning signage and a speed bump before the pedestrian crossing east of the drive-through aisle, in a position visible to exiting vehicles;
- Installation of a metal guardrail and warning signage for pedestrians before the pedestrian crossing east of the drive-through aisle exit.

Vehicle, bike parking, and on-site loading

The development proposal results in the loss of four (4) vehicle parking spaces in the area immediately adjacent to the bank. Despite the loss of these four (4) spaces, the overall site provides 448 vehicle parking spaces, 38 spaces in excess of that required under the Zoning Bylaw (i.e. 410 spaces based on existing floor area and uses). There is no change to the number of small car or accessible spaces on-site.

The site complies with the on-site bike parking and loading space requirements based on the existing floor area and uses. The proposed additional floor area is not large enough to trigger additional requirements for bike parking and loading spaces, in accordance with the Zoning Bylaw.

The applicant has voluntarily provided two (2) Class 2 bike racks for visitors on the east side of the building at the entrance to the bank. Also, an existing Class 2 bike rack previously located in

front of the southeast corner of the bank building has been relocated further south to the newly widened concrete pathway south of the drive-through aisle exit.

Garbage and Recycling

For reasons of confidentiality and security, the bank's corporate policy for garbage and recycling removal at all locations is to contract it out to janitorial and paper-shredding services on a nightly and bi-weekly basis, respectively.

Architectural Form and Character

- The proposed canopy structure is supported by four (4) columns, one(1) pair adjacent to and visually integrated with the existing bank building and the second pair located approximately 4.9 m (16 ft) south of the building. The new columns will match those existing on the east side of the building (i.e. painted steel columns with a partial stone cladding).
- The roof of the proposed canopy structure ties into the existing building and matches its roof form and height for a consistent appearance.
- The existing south wall of the building will be modified to remove a pair of glazed openings and provide a new opening for the drive-through ATM. The portion of the exterior wall replacing the removed glazing and surrounding the ATM opening will be finished to match existing adjacent surfaces (i.e. painted stucco for a portion of the wall, stone cladding for the remainder).

Landscape Design and Open Space Design

- To reduce the appearance of paved surface on-site and to create a separation between the drive-through aisle and canopy structure from the adjacent south parking area, the proposal incorporates approximately 55.74 m² (600 ft²) of new landscaping in a planting island parallel to the south side of the building and in a small planting bed in the northwest corner of the drive-through aisle.
- The applicant has proposed new landscape areas and materials that blend with the existing perimeter landscape treatment to the east and north of the bank building. Proposed plant materials include low evergreen and flowering shrubs (Laurel and Meidiland Rose), along with low-maintenance groundcovers (Blue Oat Grass).
- All existing trees on-site will be retained.
- A landscaping security in the amount of \$2,860.00 is required to be submitted by the applicant prior to issuance of the Development Permit (based on 100% of the cost estimate provided by the Registered Landscape Architect).

Conditions of Adjacency

- The proposed exterior renovations, drive-through aisle, and addition are obscured from adjacent residential land uses to the north, because the proposal only affects building elevations that are adjacent to existing commercial and industrial land uses to the east, south, and west.
- Separation from the commercial land uses to the east and south exists in the form of existing surface parking area and drive-aisles, the tree-lined entrance into the shopping centre, and existing perimeter landscaping.
- Separation from the industrial land use to the west exists in the form of existing perimeter fencing, trees, and landscaping that runs along the west property line on-site.

Crime Prevention Through Environmental Design

CPTED principles were considered in the design of the proposal, and the following statements are offered by the applicant in this regard:

- Safety and security for customers and bank staff is a high priority for TD Canada Trust and the building location was chosen with this in mind. The bank building is located in a very prominent position on the subject site, adjacent to Steveston Hwy, rather than in a less visible area at the back of the shopping centre;
- The general area is well lit with artificial light by existing light standards within the surface parking area (i.e. two within the immediate area of the bank), and an existing vandal-resistant light fixture provides secondary lighting on the south elevation of the bank building. Additional secondary lighting will be provided at the actual drive-through structure, as is the bank's standard practice. There is also substantial glare from the light standards serving the adjacent Translink bus yard facility to the west;
- The drive-through ATM area is located off a main pedestrian pathway within the shopping centre (i.e. approximately 4 m/12 ft away). Both the drive-through entry and the actual drive-through ATM area are also very visible from the rest of the shopping centre and, in particular, from a busy Tim Hortons restaurant immediately east and a Nando's Chicken restaurant and patio immediately south of the bank.
- The proposed landscaping, while substantial, is low in nature and will not obscure the view in or out of the drive-through area, providing for natural surveillance and the prevention of "hiding" spaces;

Conclusions

TD Canada Trust has applied for a Development Permit to make exterior renovations and construct a small addition of approximately 20.44 m² (220 ft²) in area to the existing bank building at 11300 Steveston Hwy. Proposed alterations are for a new drive-through aisle with ATM, and a canopy structure on the south side of the building. The applicant has addressed the significant urban design issues and other staff comments identified as part of the application review.

The architectural form and character of the proposal maintains consistency with that of the existing building and other buildings on-site within the Coppersmith Corner Shopping Centre. The proposed new landscape treatment used to separate the drive-through aisle with the adjacent parking area and reduce the overall appearance of paved surface also maintains consistency with that of existing perimeter landscaping. In addition, the pedestrian-safety measures associated with the proposed drive-through aisle are supported by staff.

The proposal complies with the intent of the applicable sections of the Official Community Plan and complies with the "Industrial Commercial (ZC6) – Ironwood Area" zoning, with no variances requested.

On this basis, staff recommends support for issuance of this Development Permit application.



Cynthia Lussier
Planning Technician

CL:rg

Attachment 1: Development Application Data Sheet

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

- Receipt of a landscaping security in the amount of \$2860.00, equal to the cost estimate provided by the Registered Landscape Architect.

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/tp/special.htm>).



DP 12-613789

Attachment 1

Address: 11300 Steveston Hwy

Applicant: TD Canada Trust

Owner: Coppersmith Corner Shopping
Centre Inc.

Planning Area: Shellmont

	Existing	Proposed
Site Area:	31,538 m ² (339,480 ft ²)	No change
Land Uses:	10,080 m ² (108,507 ft ²) mixed-use development	10,101 m ² (108,733 ft ²) mixed-use development
OCP Generalized Land Use Designation:	Mixed-Use	No change
OCP Specific Land Use Designation:	Limited Mixed-Use	No change
Zoning:	Industrial Commercial (ZC6) – Ironwood Area	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.32	None permitted
Lot Coverage:	Max 50%	28.9%	None
Setback – Front Yard:	Min. 6 m	6 m (no change)	None
Setback – Side Yard (Coppersmith Place):	Min. 6 m	6 m (no change)	None
Setback – Side Yard (Internal – west):	Min. 0 m	no change	None
Setback – Rear Yard (Internal – south):	Min. 0 m	no change	None
Height (m):	Max. 12 m	Canopy structure - 6.63 m	None
Off-street Parking Spaces:	410	448	None
Off-street Parking Spaces – Accessible:	10	10	None
Max. Number of Small Car Spaces:	Max 205	49 (no change)	None



No. DP 12-613789

To the Holder: TD CANADA TRUST
Property Address: 11300 STEVESTON HWY
Address: C/O JOHN MCCORMACK ARCHITECTS
202-1807 FIR STREET
VANCOUVER BC V6J 3A9

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.a and 1.b to Plan #2 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 \$2,860.00 to ensure that landscaping and 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

Development Permit

No. DP 12-613789

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Property Address: 11300 STEVESTON HWY

Address: C/O JOHN MCCORMACK ARCHITECTS
202-1807 FIR STREET
VANCOUVER BC V6J 3A9

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

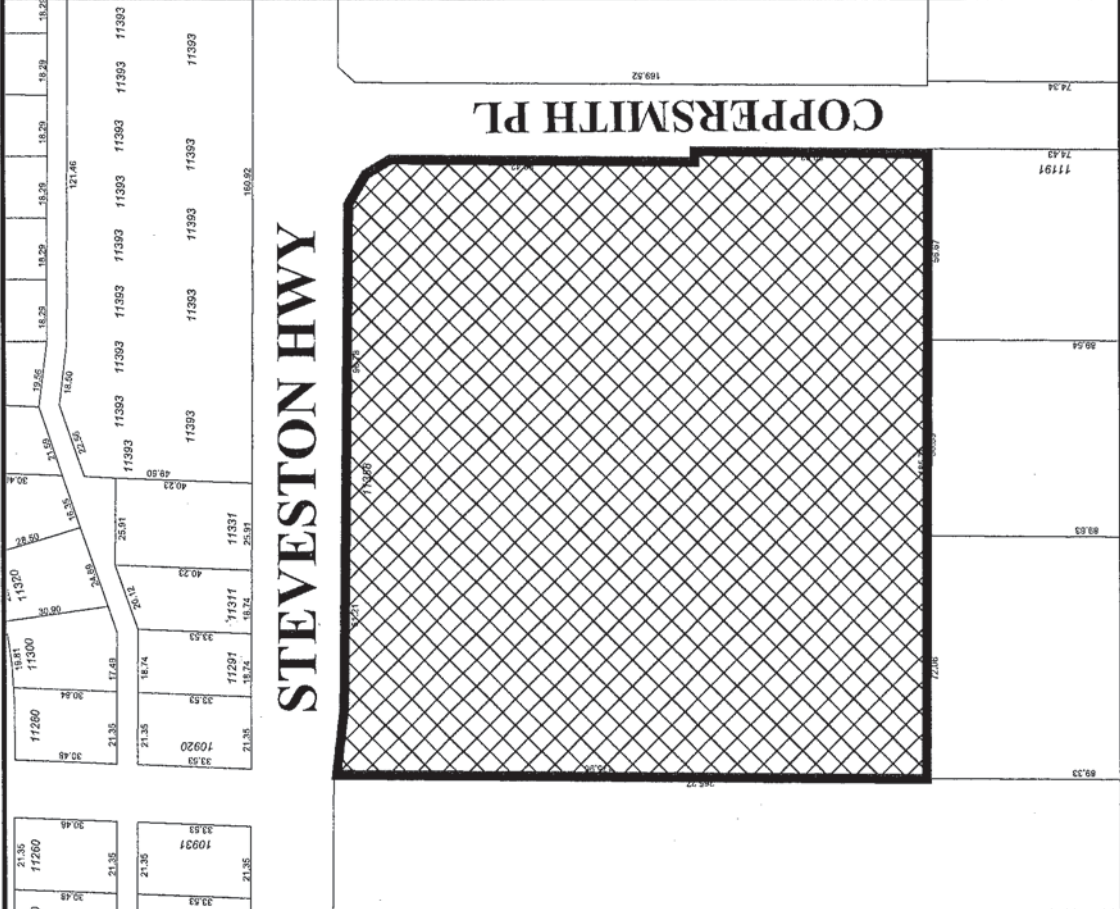
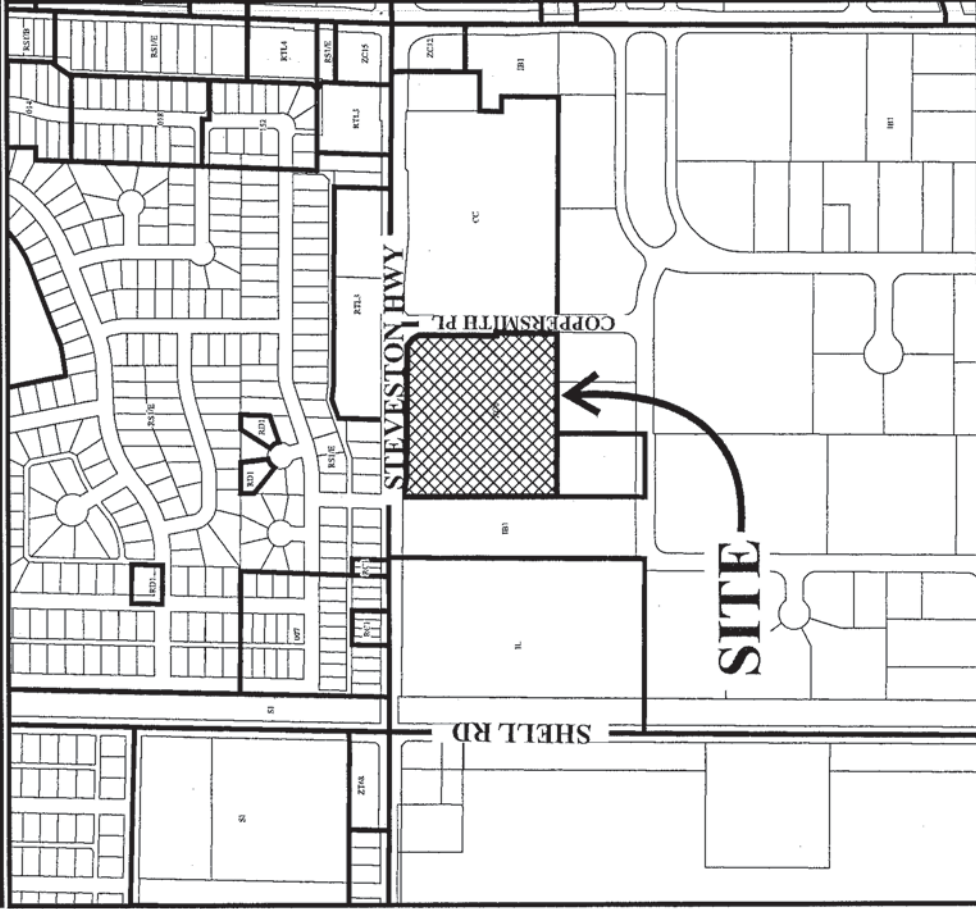
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

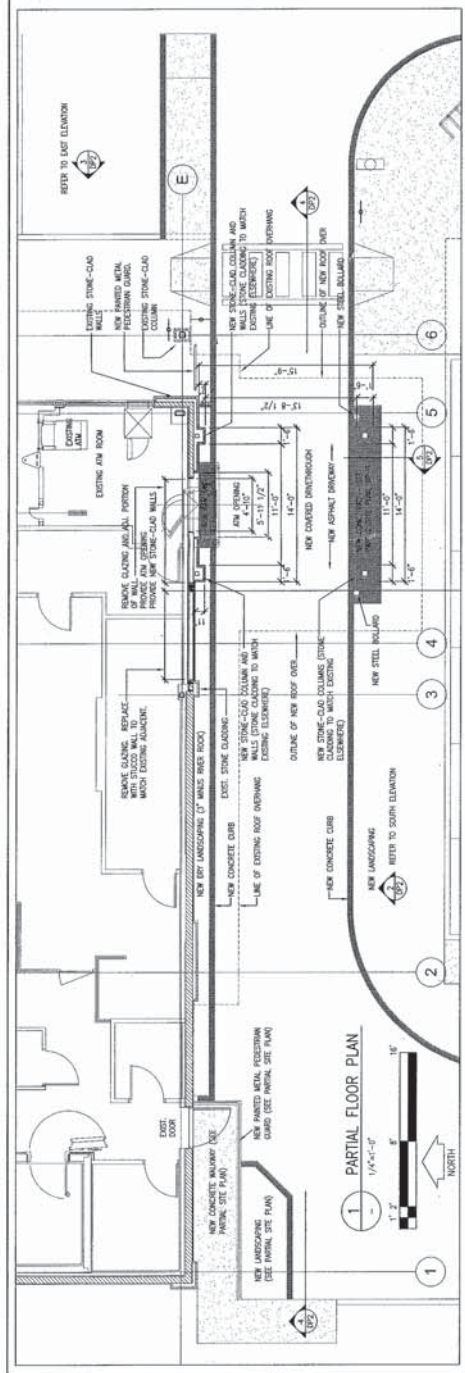


DP 12-613789 SCHEDULE "A"

Original Date: 07/03/12

Revision Date:

Note: Dimensions are in METRES



PARTIAL FLOOR PLAN
1/8"=1'-0"



DRIVE-THRU SIGNAGE
1/8"=1'-0"



SECTION AT DRIVE-THRU
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



FINISHES LEGEND



SECTION
1/8"=1'-0"



BASE PLAN
1/8"=1'-0"

100611 ISSUED FOR BPA

DP 12-613789
Plan # 1.6.

BRITISH COLUMBIA REGISTERED ARCHITECT

JOHN MCCORMACK ARCHITECTS
11300 STEVENSON HWY.
RICHMOND, B.C.
PARTIAL FLOOR PLAN
ELEVATIONS AND
9721 11030 DP2

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	27	<i>Prunus laurocerasus</i> 'Zabelfora'	Zabell's Laurel	#2 Cont., 2 O.C.
	19	<i>Rosa mediana</i> 'Catherine Delight'	Low Pink Flowering Mediaside Rose	#2 Cont., 2 O.C.
	84	<i>Helleborichion nemorosum</i>	Blue Owl Grass	#1 Cont., 2 O.C.

GROUNDCOVERS

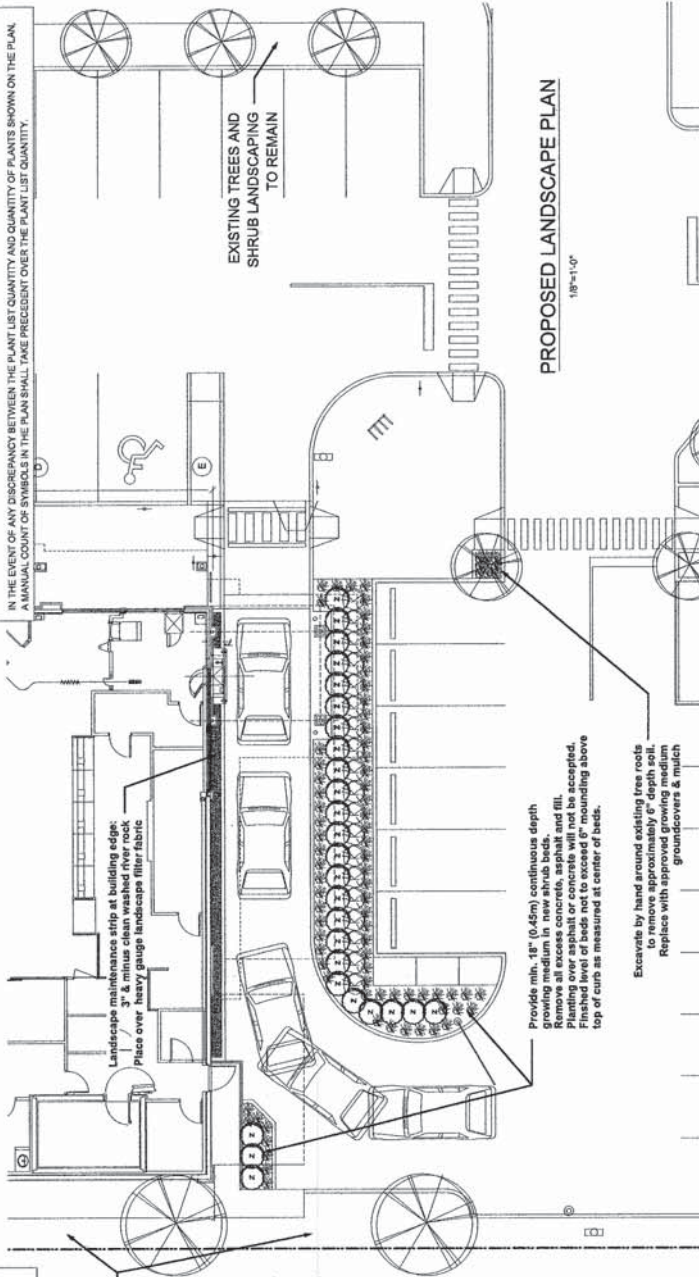
NOTE:
 ALL NEW LANDSCAPE AREAS TO BE IRRIGATED BY AUTOMATED SYSTEM.
 PROVIDE EXTENSION OF EXISTING OR NEW IRRIGATION SYSTEM AS REQUIRED.
 DESIGN BUILD IRRIGATION FIRM TO PROVIDE SHOP DRAWING OF
 PROPOSED IRRIGATION SYSTEM FOR APPROVAL PRIOR TO START OF WORK.
 COORDINATE ARCHITECTURAL AND CIVIL WORKS TO PROVIDE NECESSARY
 POWER WATER, CONTROLLER LOCATION AND SLEEVING NECESSARY TO
 COMPLETELY IRRIGATE ALL NEW LANDSCAPE AREAS.

NOTE:
 PROPOSED LANDSCAPE LAYOUT AND MATERIALS ARE
 BASED ON EXISTING PARKING LANDSCAPE AREAS TO EAST AND NORTH,
 SO AS TO BLEND WITH EXISTING LANDSCAPING TREATMENT

NOTES:

CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING WORK ON ANY DELIVERIES. 604-660-0666
 ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND
 IN ACCORDANCE WITH THE DISTRICT OF CITY OF RICHMOND STANDARDS. UNLESS OTHERWISE NOTED.
 PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
 GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BOKTA STANDARD FOR LEVEL 2 SOILS.
 PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
 SHRUBS AND GROUNDCOVERS: 40" DEPTH CONTINUOUS UNLESS OTHERWISE NOTED.
 LANDSCAPE CONTRACTOR TO INSPECT SUBGRADE AND ENSURE THAT CONDITIONS PERMIT SOIL DEPTHS AS INDICATED.
 IF SUBGRADE DOES NOT MEET SPECIFIED DEPTH, CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING GROWING MEDIUM.
 IF GROWING MEDIUM IS INSTALLED OVER SUBSTANDARD SUBGRADE EXCAVATION.
 GROWING MEDIUM DEPTHS SHALL BE MEASURED AS SETTLED AND/OR LIGHT ROLLED FINISHED DEPTHS
 PER THE BC LANDSCAPE STANDARD.

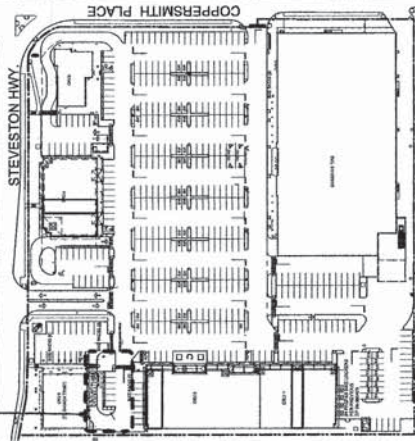
PROVIDE 2" DEPTH COMPOSTED HEMLOCK/FIR BARK MULCH THROUGHOUT ALL PLANTING BEDS.
 ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED
 ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 IN THE EVENT OF ANY DISCREPANCY BETWEEN THE PLANT LIST QUANTITY AND QUANTITY OF PLANTS SHOWN ON THE PLAN,
 A MANUAL COUNT OF SYMBOLS IN THE PLAN SHALL TAKE PRECEDENT OVER THE PLANT LIST QUANTITY.



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

EXISTING TREES AND
 SHRUB LANDSCAPING
 TO REMAIN

SEE ENLARGEMENT PLAN
 THIS SHEET FOR PROPOSED
 LANDSCAPING



LOCATION PLAN
 1:1000

NOTE: THIS PLAN IS REPRODUCED FROM DATA PROVIDED ON A COURTESY BASIS BY THE LANDLORD
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSES OUTSIDE THE APPROXIMATE LOCATION
 OF THE PROPOSED WORK WITHIN THE OVERALL DEVELOPMENT.

DISCLAIMER:
 THE SOILS SHOWN ON THIS LANDSCAPE PLAN ARE BASED ON A COURTESY BASIS BY THE LANDLORD
 AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES OUTSIDE THE APPROXIMATE LOCATION
 OF THE PROPOSED WORK WITHIN THE OVERALL DEVELOPMENT.
 LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE LAND OR
 STRUCTURES CAUSED BY THE PROPOSED WORK OR ANY OTHER WORK NOT SHOWN ON THIS PLAN.
 LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO THE LAND OR
 STRUCTURES CAUSED BY THE PROPOSED WORK OR ANY OTHER WORK NOT SHOWN ON THIS PLAN.

DR 12-613789
 Plan #2

LEGAL ADDRESS:
 LOT A, SECTION 1, BLOCK 3 NORTH, N.W.D., PLAN 42514, TFD: 024-718-418

TO CANADA TRUST
 11300 STEVESTON HWY.
 RICHMOND, B. C.
 LANDSCAPE PLAN

DATE: 05/20/2012
 TIME: 11:03 AM
 9721

