



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 28, 2010
File: DP 10-542528
Re: **Application by Urban Design Group Architects for a Development Permit at
8040 Garden City Road**

Staff Recommendation

That a Development Permit be issued which would permit the addition of an elevator and associated machine room to an existing building at 8040 Garden City Road on a site zoned "Community Commercial (CC)".

Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Staff Report

Origin

Urban Design Group Architects Ltd., on behalf of Farrell Estates, has applied to the City of Richmond for permission to construct an elevator and associated machine room to improve access to the second storey of an existing building at 8040 Garden City Road on a site zoned "Community Commercial (CC)".

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

Development Information

The addition of an elevator and associated machine room to the existing two-storey building, located at the northwest corner of the Garden City Shopping Centre, would improve accessibility to tenanted space on the second storey.

Royal Restaurant and a martial arts center are located on the second storey. Royal Restaurant's access is currently limited to a wide staircase on the Blundell Road (north) side of the building. The staircase to the martial arts centre is located amongst the smaller commercial retail units on the Garden City Road (west) side of the building.

Initially, the elevator would provide access to the Royal Restaurant, as users would enter the Royal Restaurant's VIP room. However, the floor plan allows for conversion of the VIP room into a lobby/entry that would allow use of the elevator by both second storey tenants in the future. Currently, the martial arts centre does not require elevator access.

Background

The Garden City Shopping Centre consists of seven (7) buildings providing a range of services and includes IGA and Shoppers Drug Mart as anchor tenants. Development surrounding the subject site is as follows:

- To the north, Blundell Road and J. Malone's Bar and Grill zoned Pub and Sales (CP2) and three-storey townhouses zoned Town Housing (ZT46) South McLennan and Brighthouse Village;
- To the east, shopping centre surface parking, another building within the Garden City Shopping Centre, Heather Street and townhouses zoned Low Density Townhouses (RTL1);
- To the south, shopping centre surface parking, A&W restaurant, commercial retail units within the shopping centre, Dixon Avenue, and single-family dwellings zoned Single Detached (RS1/C) and two-storey townhouses zoned Town Housing (ZT20) Granville Avenue (Terra Nova) and Dixon Avenue; and
- To the west, Garden City Road and a small commercial centre including a super market, post office and restaurants zoned Neighbourhood Commercial (CN).

Staff Comments

The limited scope of the proposed addition will neither significantly impact the overall existing form and character of the Garden City Shopping Centre, nor result in an increase in net floor area. Further, the proposed addition will not introduce any variances to the existing zoning.

Advisory Design Panel Comments

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

Analysis

Urban Design and Site Planning

- The elevator and associated machine room are proposed at the visually prominent northwest corner of the site where the building's solid wall is softened by an existing Atlas Cedar tree.
- Although alternate locations for the elevator were considered in order to retain the tree, analysis of the construction of the existing building and the floor plan of the second storey identified the northwest corner as the most viable location for the addition.

Architectural Form and Character

- Due to the age of the existing building, the applicant proposes to introduce a complimentary architectural style rather than match the design and materials that were used at the time the building was constructed.
- The existing building is characterized by mansard canopies, masonry columns and promenade. The use of glazed panels, anodized aluminum and low level illumination, integrated into the underside of the roof and the floor of the elevator enclosure, is intended to create a lantern feature of the addition.

Landscape Design and Open Space Design

- The location of the proposed machine room conflicts with an existing Atlas Cedar tree. The tree is currently located immediately adjacent to the building in a visually prominent location.
- The applicant's landscape architect has assessed the health of the tree. The tree is located in a confined space with limited soil volume. The foliage in the upper portion of the tree is beginning to show signs of slowing growth and some decline. In addition, the tree leans toward the building and comes into direct contact with the structure resulting in potential damage to the building. Long-term survival of the tree is not likely and the City Tree Preservation Coordinator concurs with the landscape architect's recommendation to remove the tree.
- Although the perimeter of the site is generally well landscaped with a combination of mature trees and shrubs, improvements are proposed. A tree located along the Dixon Avenue frontage died and was replaced with a mature shrub. The applicant proposes to replace the shrub with a Red Maple to re-establish an uninterrupted series of trees along the south property line. Also, existing ground cover, within a triangular median in proximity of the proposed addition, will be enhanced by the addition of a Kanzan Flowering Cherry tree, and Springwood Pink Heath, a low growing evergreen shrub.
- The addition necessitates moving an existing bench and removal of a mature shrub. The bench will be relocated north of the elevator addition. The space between the elevator and the bench will be landscaped with a low hedge, low growing evergreen shrubs and ornamental grass.
- A pedestrian connection, consisting of salmon colored pavers, exists between the corner of the building and Garden City Road.

Crime Prevention Through Environmental Design (CPTED)

- The proposed machine room will abut an existing column connected to banner signage that extends along the length of the promenade on the western side of the building. To address the potential entrapment area, the area will be planted with Kobold Barberry, a compact deciduous flowering shrub with slender, spiny branches.
- Illuminating the elevator shaft with low-level light fixtures will showcase the addition as an architectural lantern feature at the building corner. It will also illuminate the area, which is desirable for an entrance as it allows for identification of approaching individuals.
- The bench will be relocated to a more visually prominent location and the enhanced landscaping will make it more attractive to users.

Servicing Capacity

- The proposal is limited to introduction of an elevator and an associated machine room, which will not increase the total net floor area. Based on the scope of the addition proposed, the applicant was not required to undertake a capacity analysis of City utility infrastructure.

Conclusions

Staff support the proposed Development Permit, which consists of an elevator at the northwest corner of the subject building and an associated required machine room. The addition is designed to introduce a functional feature to the corner of an existing building located within the Garden City Shopping Centre, and is associated with on-site landscaping improvements.



Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

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 \$2,500.30.

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>).
- The Architect is to ensure that the additional floor area does not impact the current building classification, that egress requirements are addressed, and that accessible washrooms are provided.



No. DP 10-542528

To the Holder: URBAN DESIGN GROUP ARCHITECTS

Property Address: 8040 GARDEN CITY ROAD

Address: C/O MR. PAUL CHIU
 URBAN DESIGN GROUP
 600 – 1140 WEST PENDER STREET
 VANCOUVER, BC V6E 4G1

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 #4 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 \$2,500.30. 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 10-542528

To the Holder: URBAN DESIGN GROUP ARCHITECTS

Property Address: 8040 GARDEN CITY ROAD

Address: C/O MR. PAUL CHIU
URBAN DESIGN GROUP
600 – 1140 WEST PENDER STREET
VANCOUVER, BC V6E 4G1

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.
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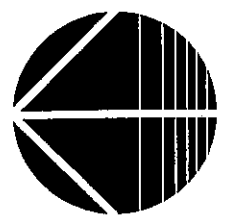
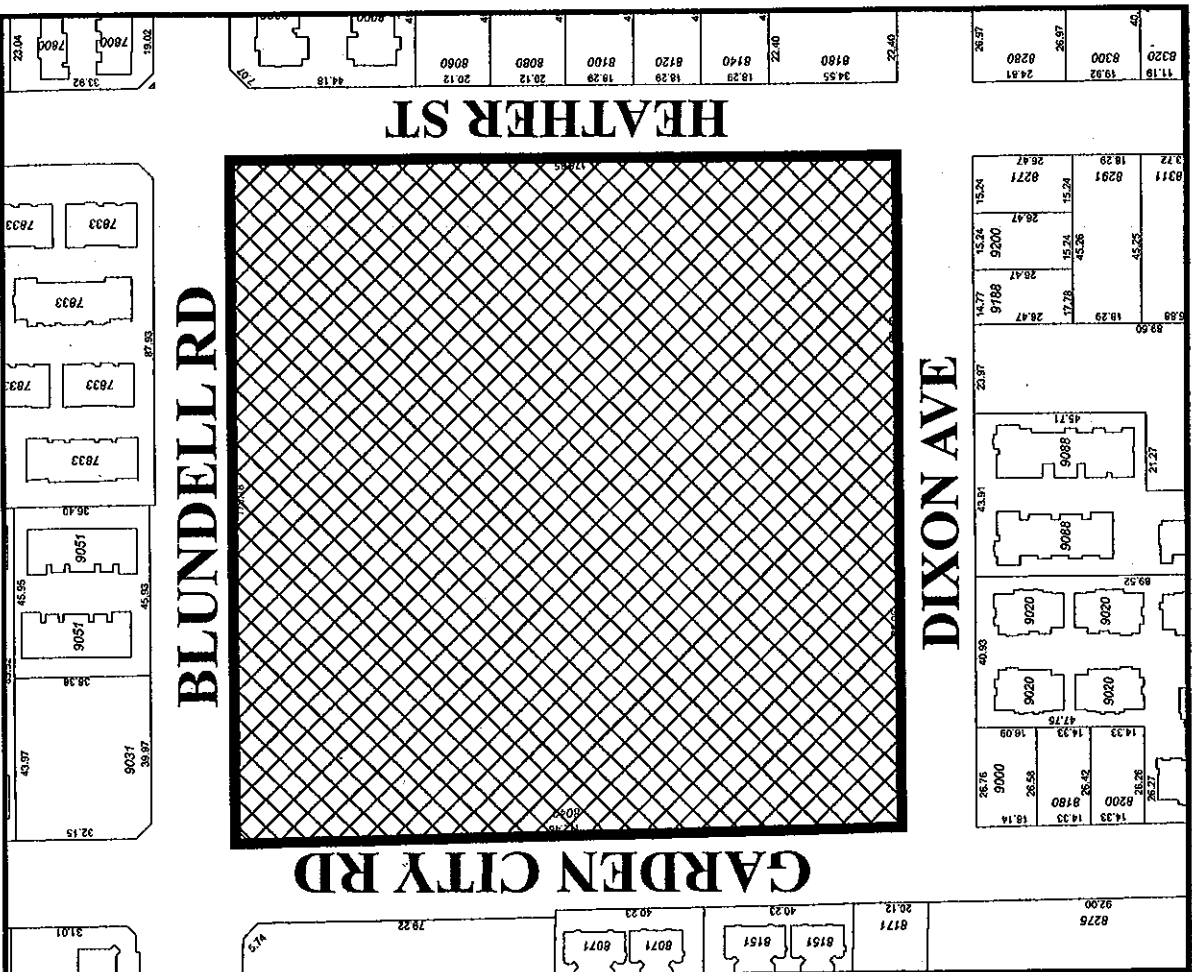
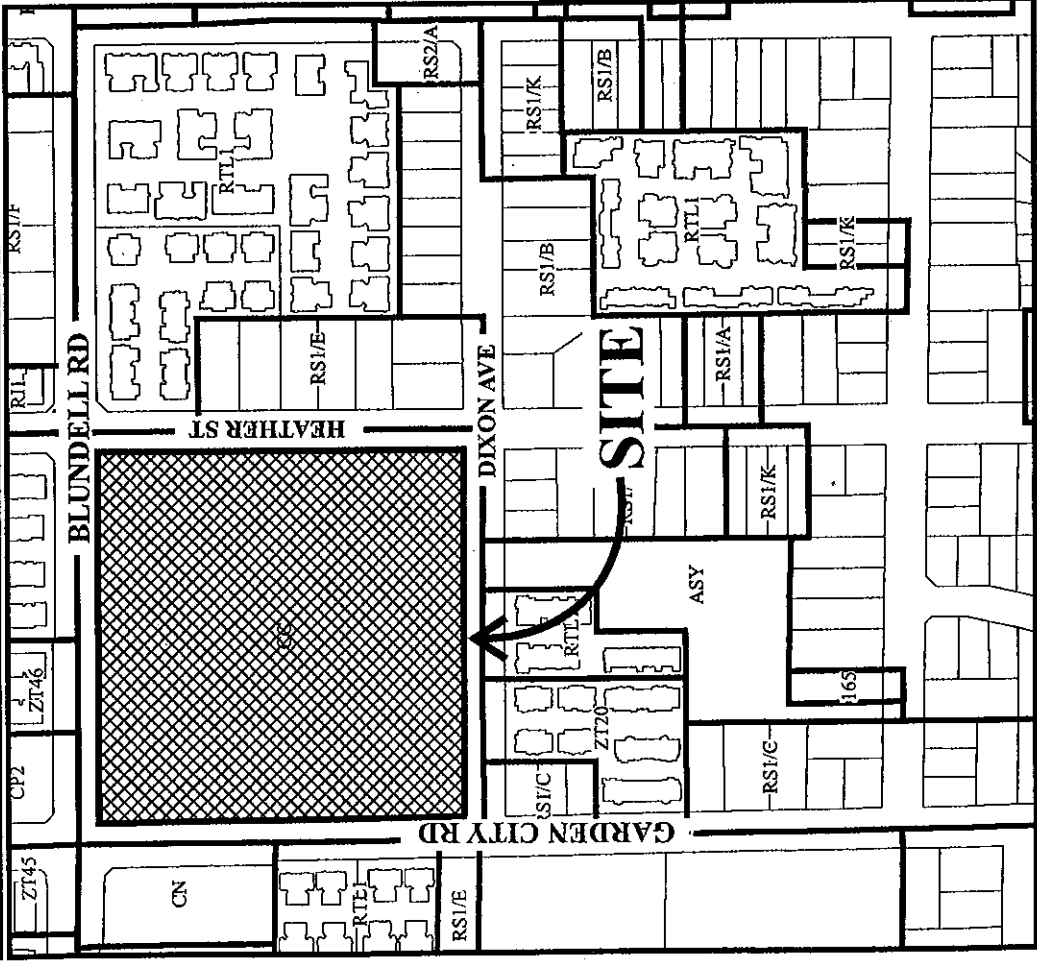
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DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 10-542528

SCHEDULE "A"

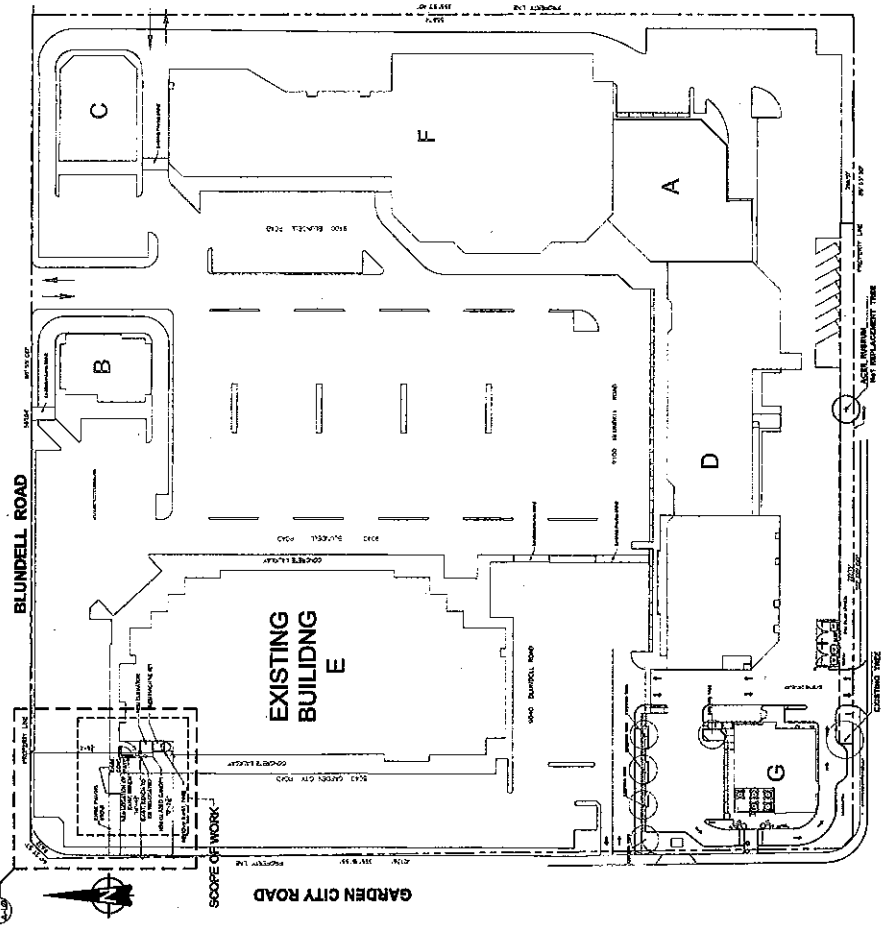
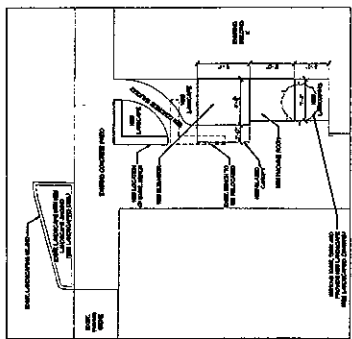
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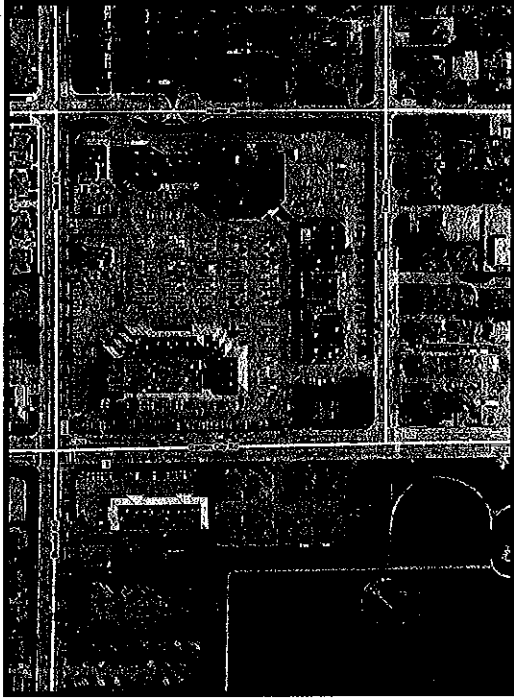
Note: Dimensions are in METRES

ELEVATOR ADDITION (AT Building E) Garden City Shopping Centre Richmond, B.C.

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



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



AERIAL PHOTO
SCALE 1/8" = 1'-0"

| | |
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| DEVELOPMENT PERMIT NUMBER | DP 10-542528 |
| CONTACT LIST | <p>OWNER MORTON REALTY LTD. 1000 GARDEN CITY ROAD RICHMOND, B.C. V6V 2W0 Phone: 604-273-7200 Fax: 604-273-7200</p> <p>ARCHITECT MEDVA CONSULTING ARCHITECTS LTD. 1000 GARDEN CITY ROAD RICHMOND, B.C. V6V 2W0 Phone: 604-273-7200 Fax: 604-273-7200</p> <p>LANDSCAPE ARCHITECT OTTO LANDSCAPE ARCHITECTS 1000 GARDEN CITY ROAD RICHMOND, B.C. V6V 2W0 Phone: 604-273-7200 Fax: 604-273-7200</p> |

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| PROJECT DATA | LEGAL DESCRIPTION: LOT 8 SECTION 78 BLOCK 4 NORTH RICHMOND & 831 STREET DISTRICT PLAN NUMBER |
| PARCEL IDENTIFIER | 011 100-293 |
| ZONING | COMMUNITY DEVELOPMENT DISTRICT (CDD) |
| CIVIC ADDRESS | 1000 GARDEN CITY ROAD RICHMOND, B.C. V6V 2W0 |
| SITE AREA | 300,000.00 SF |
| NEW ADDITION (PER BUILDING) | 170,000.00 SF |
| ELEVATOR + GRAND FLOOR | 10,000.00 SF |
| ELEVATOR + SECOND FLOOR | 10,000.00 SF |
| TOTAL ADDITION + GRAND FLOOR | 20,000.00 SF |
| TOTAL ADDITION + SECOND FLOOR | 20,000.00 SF |
| TOTAL ADDITION | 40,000.00 SF |
| EXISTING BUILDINGS | <p>BUILDING A: 84,000 SF</p> <p>BUILDING B: 28,000 SF</p> <p>BUILDING C: 30,000 SF</p> <p>BUILDING D: 30,000 SF</p> <p>BUILDING E: 30,000 SF</p> <p>BUILDING F: 30,000 SF</p> <p>BUILDING G: 30,000 SF</p> <p>BUILDING H: 30,000 SF</p> <p>BUILDING I: 30,000 SF</p> <p>BUILDING J: 30,000 SF</p> <p>BUILDING K: 30,000 SF</p> <p>BUILDING L: 30,000 SF</p> <p>BUILDING M: 30,000 SF</p> <p>BUILDING N: 30,000 SF</p> <p>BUILDING O: 30,000 SF</p> <p>BUILDING P: 30,000 SF</p> <p>BUILDING Q: 30,000 SF</p> <p>BUILDING R: 30,000 SF</p> <p>BUILDING S: 30,000 SF</p> <p>BUILDING T: 30,000 SF</p> <p>BUILDING U: 30,000 SF</p> <p>BUILDING V: 30,000 SF</p> <p>BUILDING W: 30,000 SF</p> <p>BUILDING X: 30,000 SF</p> <p>BUILDING Y: 30,000 SF</p> <p>BUILDING Z: 30,000 SF</p> |
| TOTAL | 1,700,000.00 SF |
| PARKING REQUIREMENTS | 471 STALLS |
| REMOVED | 6 STALLS |
| PROPOSED / TO BE REMOVED | 465 STALLS |
| PARKING RATIO | 571 / 1,700,000 = 0.33 PER 1,000 SF |

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DP 10542528

PLAN #1

**ELEVATOR ADDITION, BUILDING E
GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
for FARELL ESTATES LTD.**

SEP 29 2010

objects by
MICHAEL S. WICK
ARCHITECTURE
1000 GARDEN CITY ROAD
RICHMOND, B.C. V6V 2W0
PHONE: 604-273-7200
FAX: 604-273-7200

AERIAL PHOTO
SCALE 1/8" = 1'-0"

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Architects Inc.
 150 EAST BROADWAY
 2ND FLOOR
 RICHMOND, B.C.
 V6Y 1V1
 TEL: 604-278-2811
 FAX: 604-278-2812
 www.architectsbc.ca

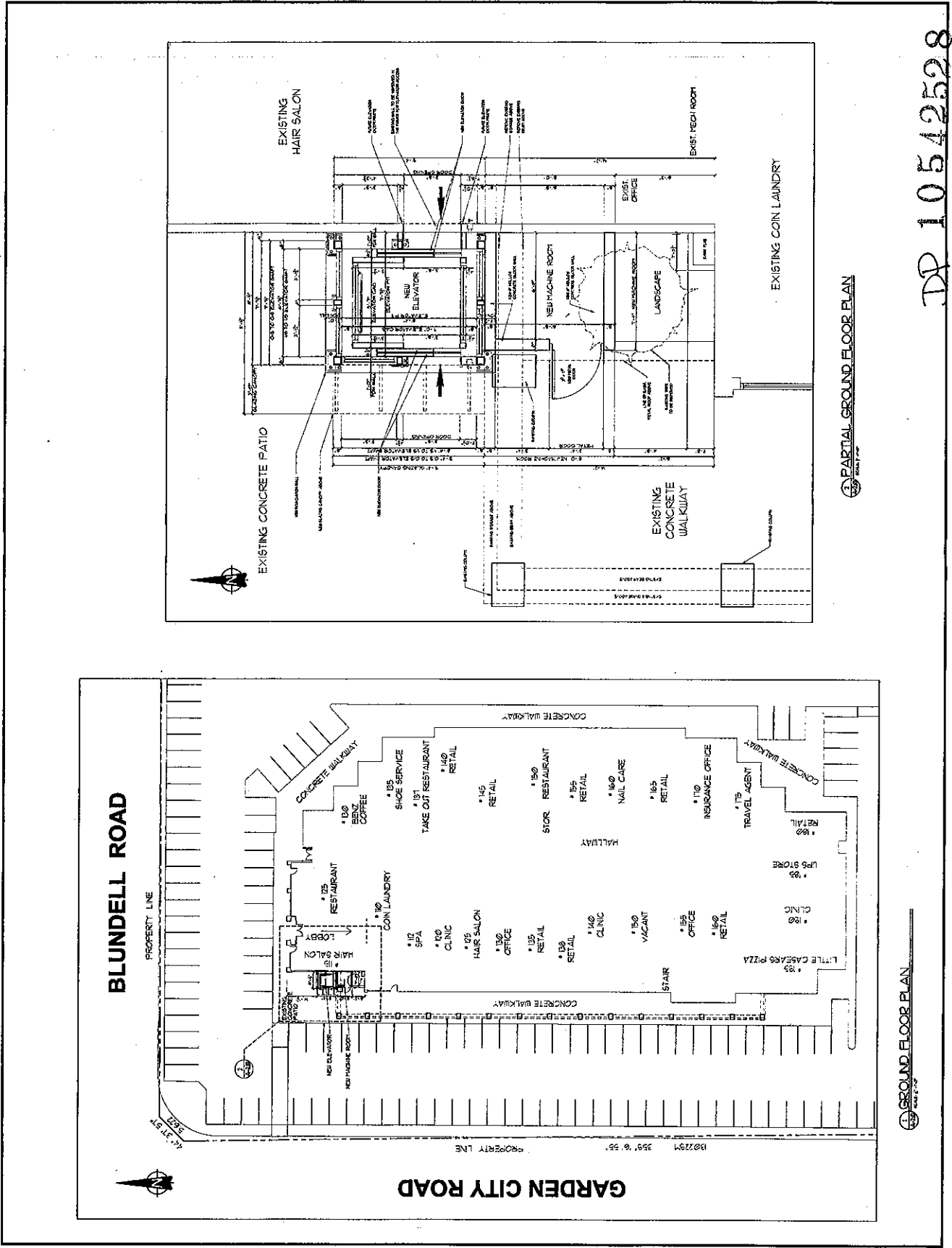
ELEVATOR ADDITION, BUILDING
GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
for FARELL ESTATES LTD.

SEP 2 9 2010

Architects Inc.
 150 EAST BROADWAY
 2ND FLOOR
 RICHMOND, B.C.
 V6Y 1V1
 TEL: 604-278-2811
 FAX: 604-278-2812
 www.architectsbc.ca

FLOOR PLAN
for GROUND FLOOR

DATE 09/21/10
SCALE A=20
DRAWN BY JAC
CHECKED BY JAC



DP 10542528

VC# INV 21

PARTIAL GROUND FLOOR PLAN

GROUND FLOOR PLAN

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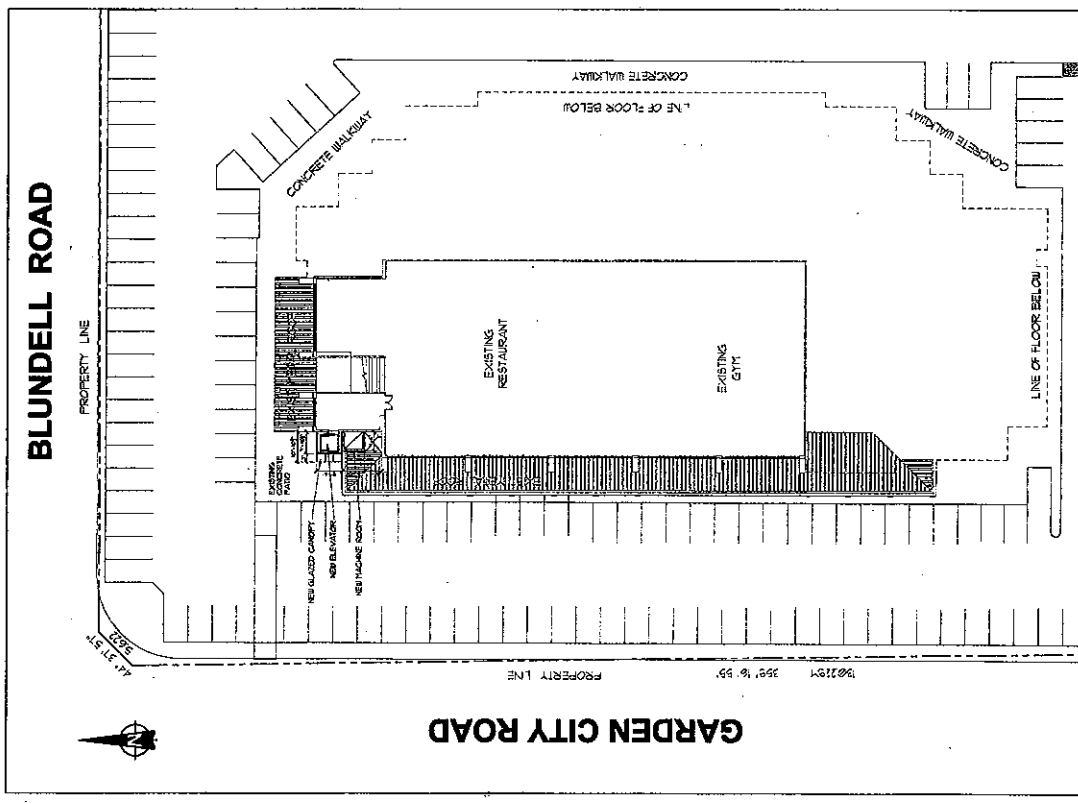
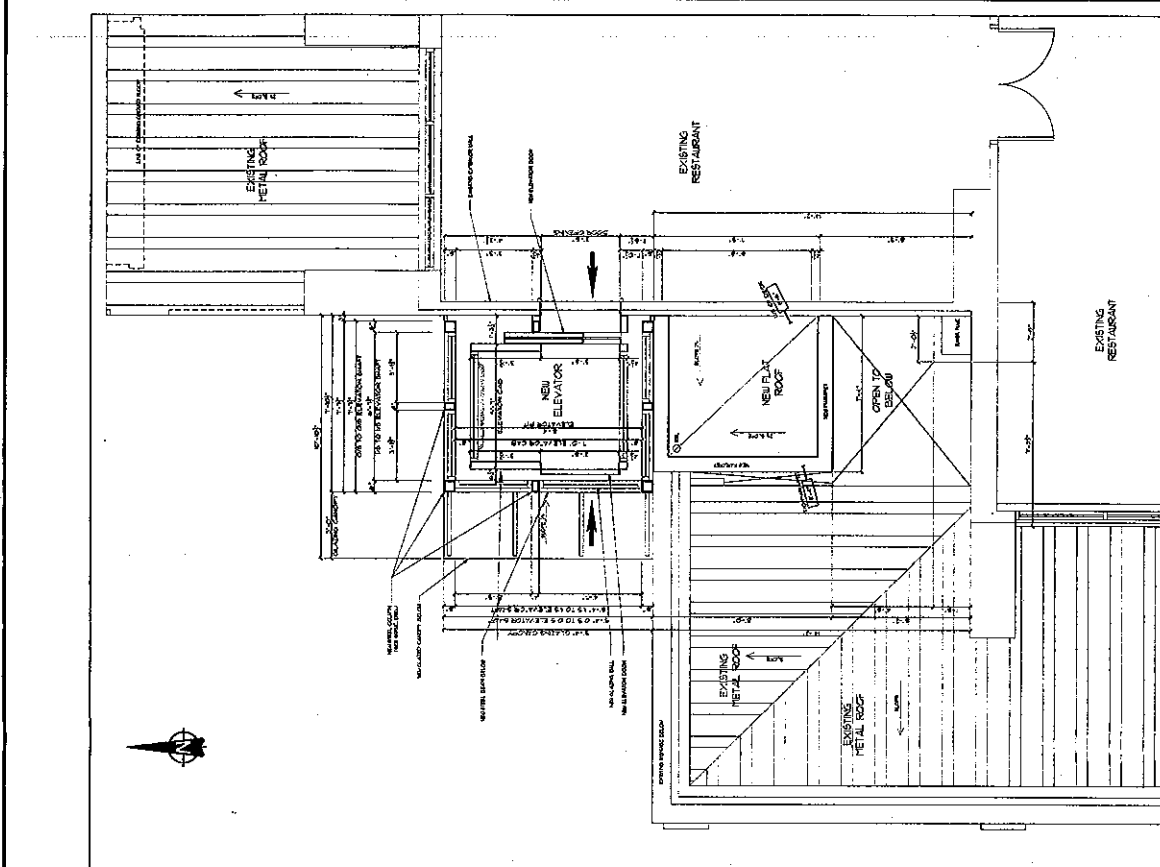
THIS PLAN IS THE PROPERTY OF ARCHITECTS LTD. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS LTD.

**ELEVATOR ADDITION, BUILDING E
GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
for FARELL ESTATES LTD.**

SEP 29 2010

Architects Ltd
604-271-1234
1100-1234 5th St
Richmond, BC V6V 1K2

FLOOR PLAN
PARTIAL SECOND FLOOR
A-2.1



PARTIAL SECOND FLOOR PLAN

SECOND FLOOR PLAN

DP 1054252

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FOR FARELL ESTATES LTD.
GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.

ELEVATOR ADDITION BUILDING E

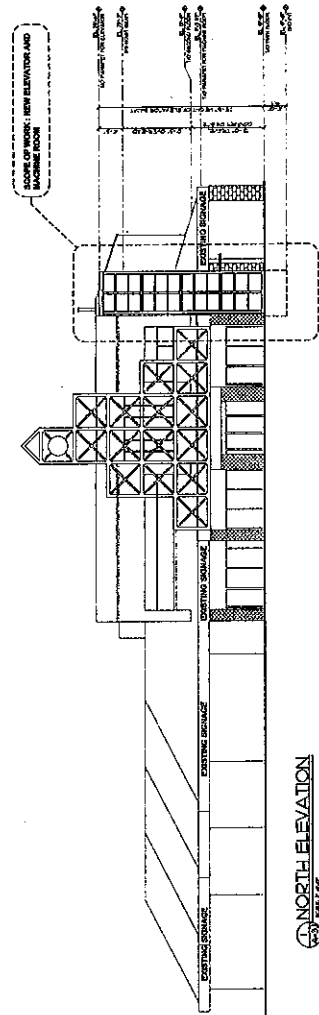
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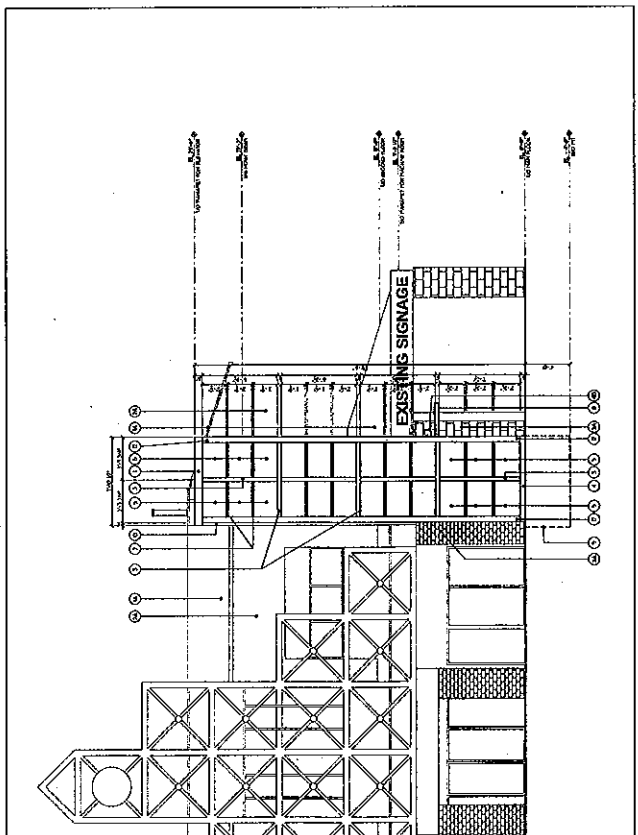
Architects Ltd
CORNO WEST PART
VANCOUVER, B.C. V6Z
REBECCA S. COOPER
2010

NORTH ELEVATION

DR 10542528
PLAN #2R



NORTH ELEVATION



NORTH SIDE OF NEW ELEVATOR

EXISTING BUILDING FINISH SCHEDULE :

| | |
|----|----------------------------------|
| 1A | EXISTING METAL ROOFING |
| 1B | EXISTING ENGINEER FRAMED WALL |
| 2A | EXISTING COLUMN |
| 4 | EXISTING JOISTING TO BE RETAINED |
| 5 | EXISTING JOISTING TO BE REMOVED |
| 5A | EXISTING ALUMINUM BELL |
| 6A | VOC |
| 7A | ROOF DOOR |
| 8A | STEEL FRAME |

NEW ELEVATOR AND MACHINE ROOM FINISH SCHEDULE :

| | |
|----|----------------------------------------------------------------|
| 1 | 8" ALUMINUM FLUSHING (CLEAR ANODIZED FINISH) |
| 2 | 7" ALUMINUM TRUSS (CLEAR ANODIZED FINISH) |
| 3 | 4" ALUMINUM DISCOURSE ON 1/4" FRAMING (CLEAR ANODIZED FINISH) |
| 4 | 4" ALUMINUM BOTTOM RAIL (CLEAR ANODIZED FINISH) |
| 5 | SMALL IMPRESSED / UNPAINTED GLAZED WALL |
| 6 | 7" STAINLESS STEEL ELEVATOR DOOR FRAME |
| 7 | STAINLESS STEEL ELEVATOR DOOR |
| 8 | GLAZED CANOPY / UNPAINTED SAFETY GLASS |
| 9 | 4" UP TOP ALUMINUM RPT |
| 10 | METAL DOOR FOR MACHINE ROOM (PAINTED FINISH) |
| 11 | COUR. CONCRETE BLOCK WALL FOR MACHINE ROOM (SP/17 FACE GLAZED) |
| 12 | 4" ALUMINUM DISCOURSE ON 1/4" FRAMING (CLEAR ANODIZED FINISH) |
| 13 | 8" ALUMINUM FLUSHING 1/4" PANEL (CLEAR ANODIZED FINISH) |

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| NO. | DESCRIPTION | DATE | BY |
|-----|-------------------------|------------|-----|
| 1 | ISSUED FOR PERMIT | 10/01/2010 | DMG |
| 2 | ISSUED FOR CONSTRUCTION | | |
| 3 | ISSUED FOR AS-BUILT | | |
| 4 | ISSUED FOR RECORD | | |



OCT 01 2010

PROJECT: NEW ELEVATOR BUILDING E CARSBY CITY SHOPPING CENTRE RICHMOND, BC

DATE: 10/01/2010
SCALE: 1:1000
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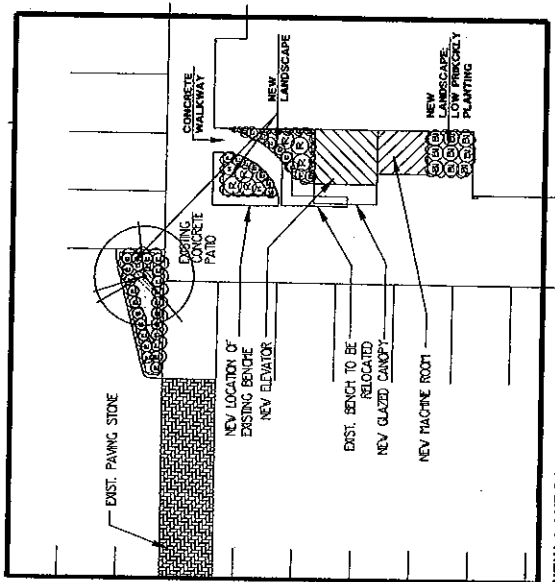
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DATE: 10/01/2010
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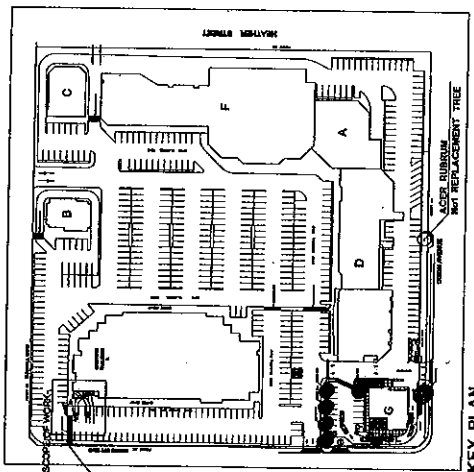
PLANNING

| KEY | SYMBOL | DESCRIPTION |
|-----|----------|---------------------|
| 1 | (Symbol) | PLANT SCHEDULE |
| 2 | (Symbol) | CONCRETE WALKWAY |
| 3 | (Symbol) | EXIST. PAVING STONE |
| 4 | (Symbol) | NEW LANDSCAPE |
| 5 | (Symbol) | NEW ELEVATOR |
| 6 | (Symbol) | NEW BENCH |
| 7 | (Symbol) | NEW GLAZED CANOPY |
| 8 | (Symbol) | NEW MACHINE ROOM |

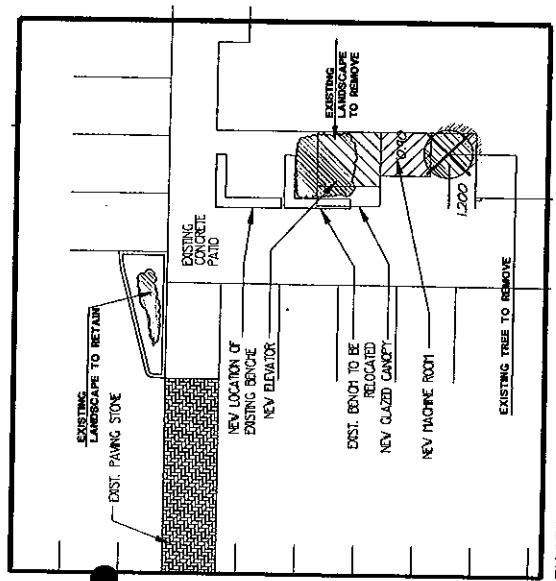
| KEY | SYMBOL | COMMON NAME | PLANTED SIZE / REPLACEMENT | DMG JOB NUMBER |
|-----|----------|---------------------|----------------------------|----------------|
| 1 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 2 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 3 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 4 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 5 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 6 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 7 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |
| 8 | (Symbol) | FRINGE SPANISH SAGE | 10' WIDE | 09-230 |



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PLANNING