



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 7, 2015

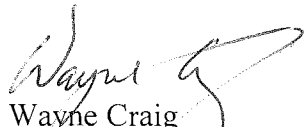
From: Wayne Craig
Director of Development

File: DP 13-643519

Re: **Application by Christopher Bozyk Architects for a General Compliance Ruling at
11100 Cambie Road**

Staff Recommendation

That the attached plans involving changes to the development design be considered in General Compliance with Development Permit (DP 13-643519).


Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Christopher Bozyk Architects has requested a General Compliance Ruling regarding a previously issued Development Permit DP 13-643519 for the development at 11100 Cambie Road (Attachment 1), which was endorsed by the Development Permit Panel at its meeting held on December 12, 2013 and approved by Council on May 12, 2014.

The main changes to the approved Development Permit include the following:

1. Enclosure of an open space between the BMW building and the Detail Shop with a glazed curtain wall between the two (2) buildings. Two emergency access doors and removable stairs have also been added in the vicinity of the window screen area;
2. Landscaping and fencing changes along the northern half of the western property line within the BC Hydro right of way, as required by BC Hydro as a result of the decision to underground power lines along the west property line; and
3. Other landscape changes.

Background

Development surrounding the subject site is as follows:

- To the north, Cambie Road with single-family and low density multi-family residential lots zoned "Single Detached (RS1/E)" and "Low Density Townhouses (RTL3)" along its northern boundary;
- To the east and south, large industrial retail lots zoned "Industrial Retail (IR1)"; and
- To the west, the CN rail corridor, the Shell Road Right of Way and a retail auto commercial lot zoned "Auto-Oriented Commercial (CA)" which houses the BMW Auto Dealership.

A 3 m wide City sanitary sewer Statutory Right of Way runs along eastern property line and a 3 m wide BC Hydro runs along the western property boundary of the subject site.

Finding of Facts

Landscaping Changes

Landscape plans submitted under the approved Development Permit were prepared in response to comments by the Advisory Design Panel and in consideration of a letter from BC Hydro, dated March 13, 2014, that outlined requirements for metal fences and landscaping within BC Hydro's right of way.

A subsequent legal agreement dated March 26, 2015, between BC Hydro and the owners for a new right-of-way for a new transformer with an accompanying plan for the undergrounding of power lines along the western property boundary specified that no fencing was to be placed within the right of way along the west side of the building, and one of the two proposed rows of evergreen cedar hedging must be removed. This new right-of-way severely limits the amount and type of vegetation that can be placed in that area. BC Hydro staff confirm that the initial plan review did require the transmission lines to be undergrounded. This was a new requirement imposed by BC Hydro after the Development Permit was issued.

With the removal of the security fencing along the west property line, the owner was concerned that the open access along the western side of the building as approved in the Development Permit, would create security concerns. In response, the owner closed in the open space between the BMW building and the Detail Shop with a glazed curtain wall. Emergency access doors and removable steps have also been added along the west side of the building. The addition of the glazed curtain wall does not increase the floor area of the building, as the open space was roofed above, and space remains open at both ends.

During construction of the eastern building on the site – the Mercedes Benz building - building and column footings along the front (north) resulted in concrete being higher than anticipated. This reduced the space available to install sufficient growing medium and drainage to support the planting originally anticipated along the front of the building. The Architect has advised that the problem did not become apparent and problematic until the site work stage. This is the area where the river rock garden is shown in revised drawing L.1 Proposed Landscape Changes (attached).

In partial response to the proposed reduction of the planting along the front of the Mercedes Benz building and to address the potential for soil in the remaining planting areas migrating from the landscaping area onto the City sidewalk as a result of a slight grade difference between the landscape bed and the sidewalk (at a lower elevation), the owner installed a low retaining wall and will create a raised planting bed adjacent to the sidewalk. Planting in this area is proposed to be increased over the original landscape plan submission.

The combination of proposed plant reductions in front of the Mercedes Benz building and increased plantings along the front of the BMW building will result in both plant selection and quantity changes to the approved landscape planting list. The approved and proposed landscape plans are provided in Attachments 2 and 3 respectively. The changes will result in a net loss of 63 shrubs from the approved planting list. Given the limited space on site and the changes imposed by the undergrounding of the hydro lines there does not appear to be an opportunity to compensate for this loss within the property. The proposed landscaping will still meet the minimum requirements for landscaping under Richmond Zoning Bylaw No. 8500, and while one proposed row of evergreen hedge will not be provided on the west property line – in order to meet BC Hydro requirements – the green wall feature using boston ivy will be retained on the west wall, and one row of Otto Luyken laurel will be retained adjacent to the building.

Analysis

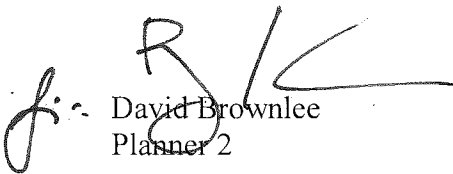
All of the changes along the western side of the building (items 1 through 3) have been in response to decisions made by BC Hydro to underground Hydro power lines that was not foreseen by the applicant or by BC Hydro in their initial project review. The loss of the security fence is a significant concern to the owner/operator of the facility which will house expensive tools and equipment as well as client vehicles. The addition of the window curtain wall improves their situation by reducing this security concern. The closure of the open space between the two (2) buildings does not create additional interior area since the drive aisle remains open from two (2) other directions. Building Approvals have been alerted to the addition of the curtain wall and have reviewed any implications in terms of adequate ventilation in the drive aisle space.

The proposed changes to the planting scheme along the fronts of the two (2) buildings address problems with the approved landscaping design given the adjacent building construction. Resetting foundation footings for the Mercedes Benz building would entail significant cost and, given the advanced state of construction, would likely not be feasible. The substitution of the decorative river rock will create an attractive, low maintenance frontage for the building.

The raised planting bed allows additional planting in partial compensation for the loss of vegetation in front of the Mercedes Benz building and also alleviates a future concern of bedding soil finding its way over the adjacent public sidewalk.

Conclusion

Christopher Bozyk Architects has requested a General Compliance Ruling on the approved industrial automobile repair facility at 11100 Cambie Road to accommodate several modifications to the site's landscaping plan and one aspect of the building design. Staff have no objections to the proposed revisions and recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



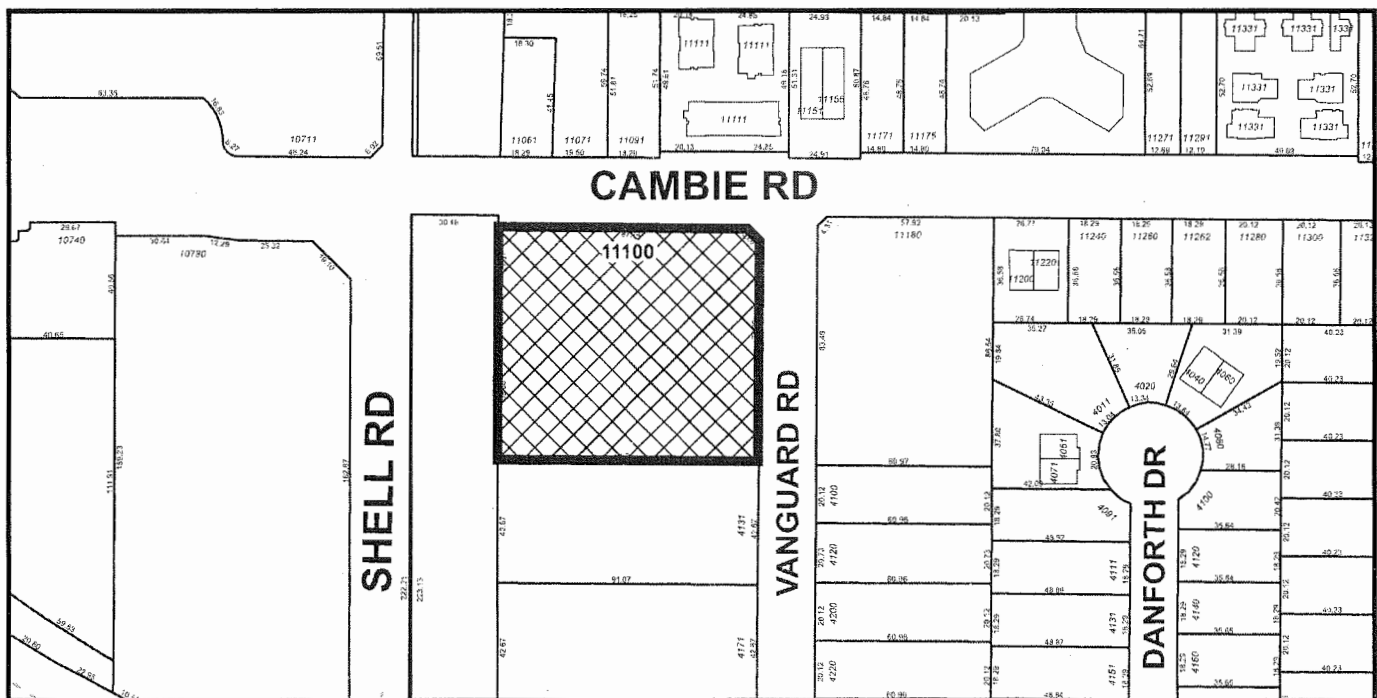
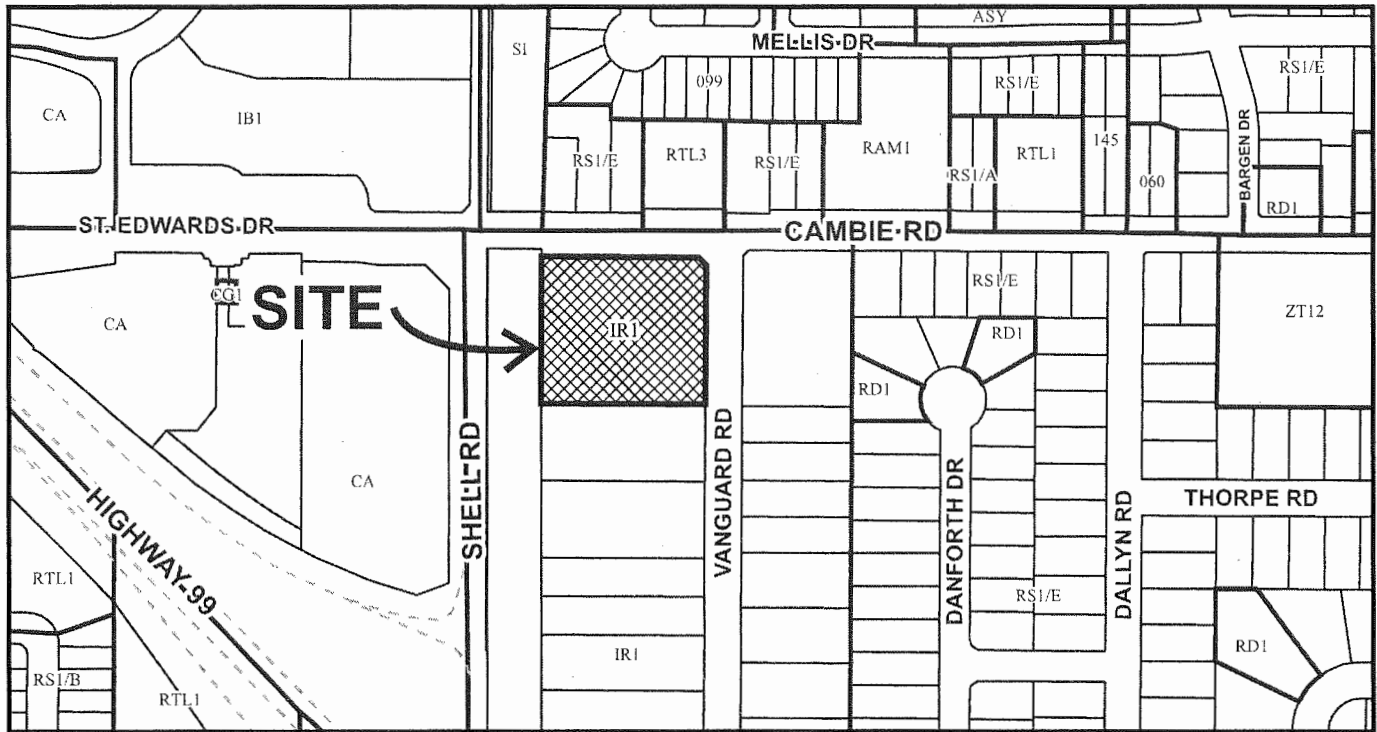
David Brownlee
Planner 2

DCB:rg

- Att. 1 Location Map
- Att. 2 Copies of Relevant Approved Development Permit Plans
- Att. 3 Proposed New Development Permit Plans



City of
Richmond



DP15-704988

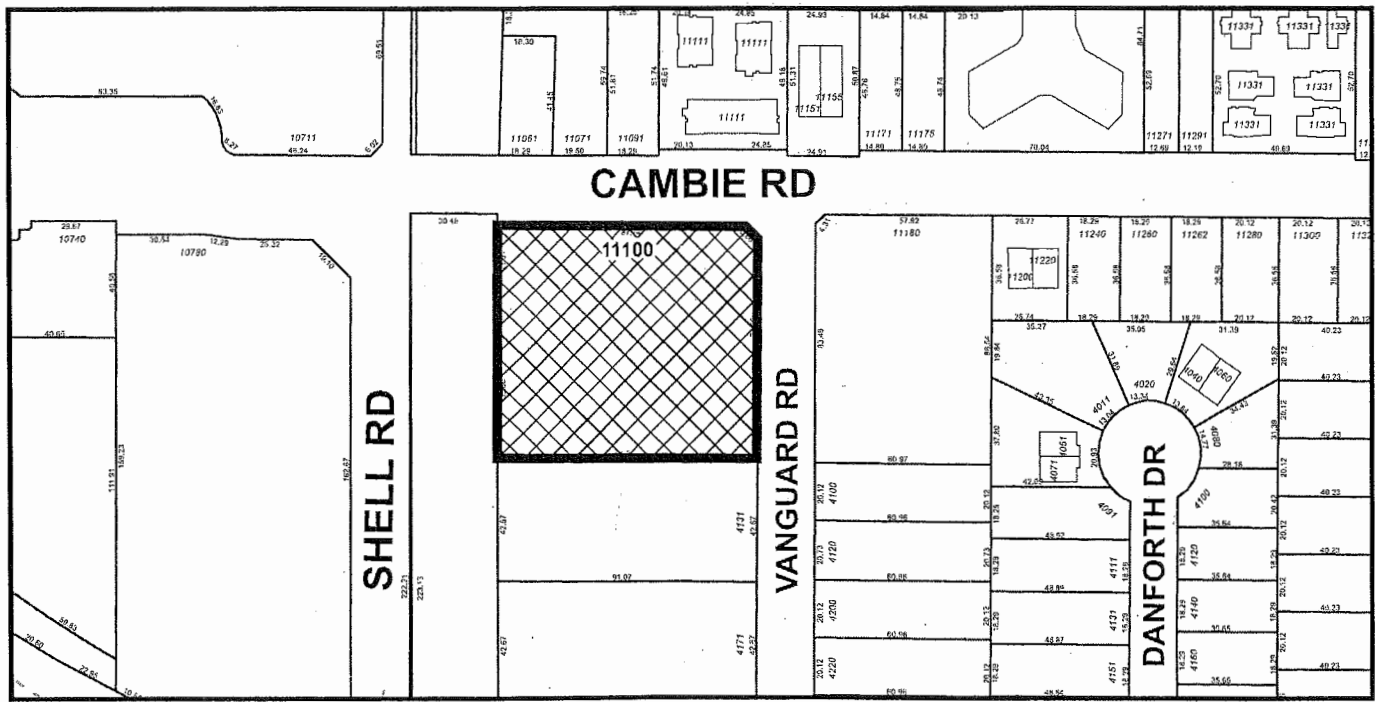
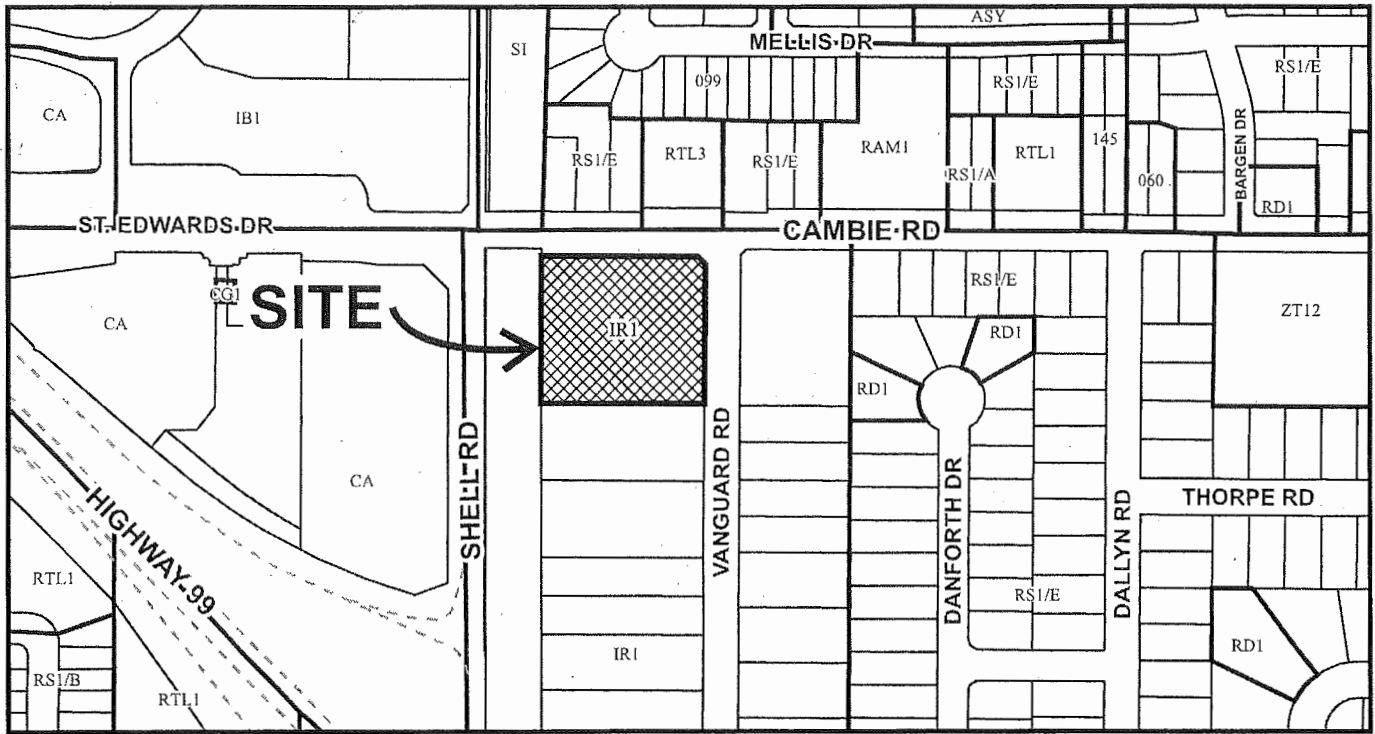
Original Date: 07/29/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP15-704988

Original Date: 07/29/15
 Revision Date:
 Note: Dimensions are in METRES

CHRISTOPHER BOZYK ARCHITECTS LTD
 414-811 ALEXANDER STREET WANDOUVER BC V8A 1E1
 PHONE (604) 251-5440 FAX (604) 251-5388

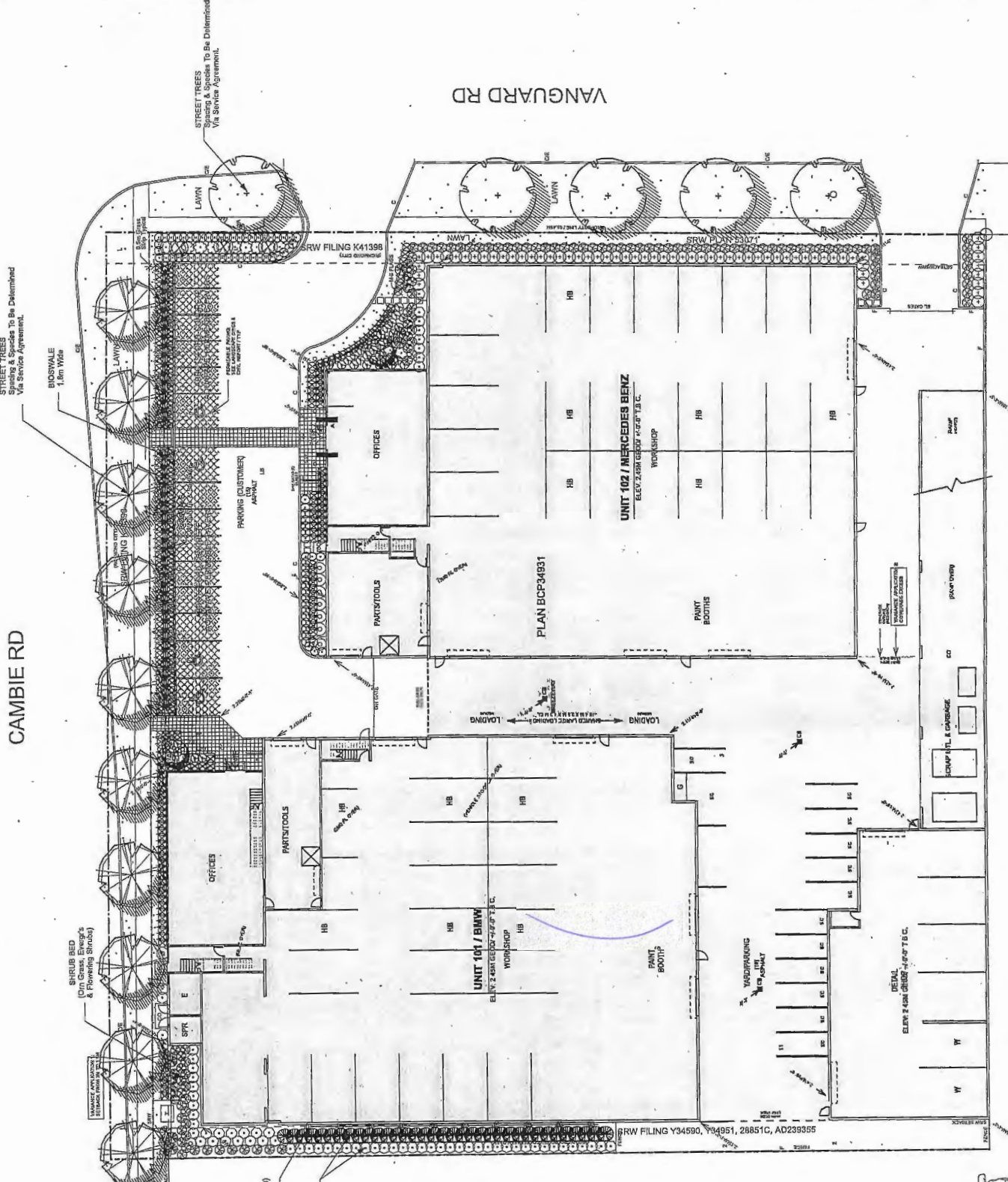
WALE MCLELLAND CONSTRUCTION

LANDSCAPE ARCHITECT



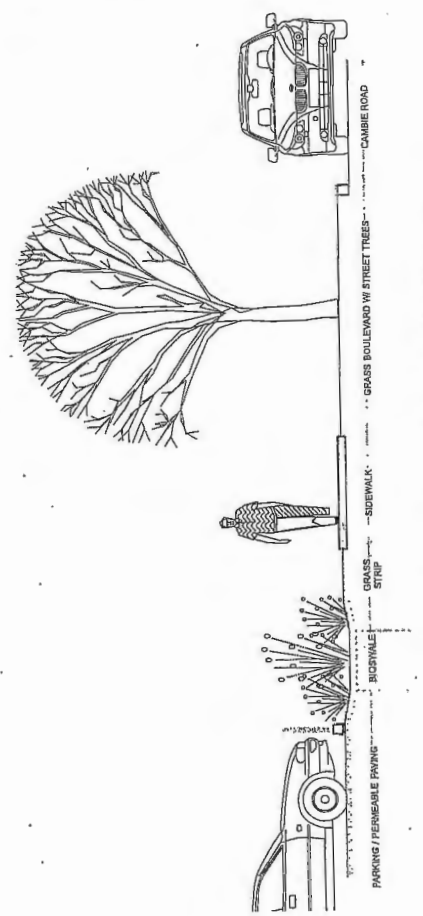
CAMBIE RD

VANGUARD RD



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	10	Street Tree (Red w/ service agreement)		7cm cal. / 1.5m shd
(Symbol)	10	Street Tree (Species & spacing per city direction)		7cm cal. / 1.5m shd
(Symbol)	2	Trees (Mature)		4m ht / single stem
(Symbol)		Shrubs / Orn. & Wetland Grasses		
(Symbol)	108	Acer palmatum 'Oshagaki'	Japanese Maple	#3 pot
(Symbol)	216	Carex morrowii 'Aureo-variegata'	Pink Alkali	#1 pot
(Symbol)	45	Juncus effusus	Vegetated Japanese Sedge	#2 pot
(Symbol)	12	Pennisetum orientale	Rush	#1 pot
(Symbol)	75	Buxus sempervirens (Dwarf Var)	Oriental Fountain Grass	#2 pot
(Symbol)	71	Prunus L. 'Old Lady'	Bonwood	#2 pot
(Symbol)	8	Rosa multiflora 'Queen of Dawn'	Otto Luyken Laurel	#3 pot
(Symbol)	82	Taxus media 'Hartfield'	Hardy French Rose var.	1.5m ht / 60cm o.c.
(Symbol)	85	Thuja occidentalis 'Smaragd'	Hartfield Yew	1.5m ht / 60cm o.c.
(Symbol)		Ground Cover / Vines		
(Symbol)	150	Arctostaphylos uva-ursi	Vancouver Jade	#1 pot / 65cm o.c.
(Symbol)	50	Erica x carnea 'Kamies Red'	Winter Heather	#1 pot / 65cm o.c.
(Symbol)	10	Parthenocissus L. vitifolia	Boston Ivy	#3 pot / stake to wall

Notes:
 1. Specification as per most recent BC Landscape Standards & LandSpace Design Inc 'Spec Notes'.
 2. 2" Compost Mulch in Shrub Beds.
 3. Landscape Areas Irrigated.



TYPICAL SECTION AT BIOSWALE

PLAN #3
 DP 13-643519

11100 CAMBIE RD
 NEW COLLISION DAMAGE FACILITY

DEVELOPMENT PERMIT APPLICATION
 LANDSCAPE PLAN

SCALE: 1"=30'-0"
 START DATE: JUL 17, 2013
 DRAWING: ELL
 PROJECT NUMBER: 213678

L1

DP 13-643519

DEC 11 2012

DI-17



CAMBIE RD

VANGUARD RD

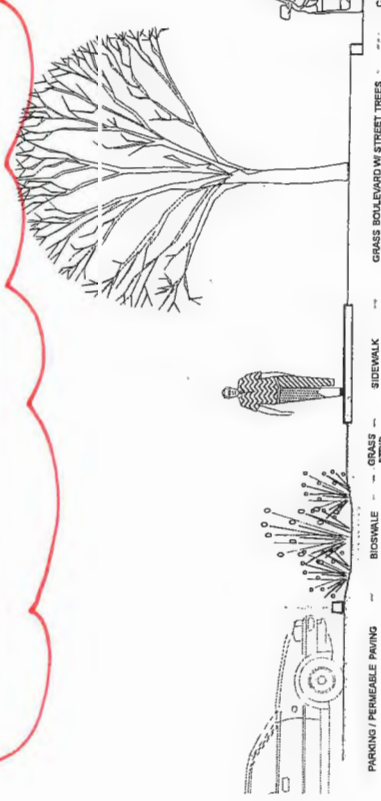


PLAN #3
DP 13-643519

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	10	Street Tree (Chile Contract Per HUB Eng)	Street Tree (Chile Contract Per HUB Eng)	7cm cal. / 1.8m std
(Symbol)	7	Street Tree (Chile Contract Per HUB Eng)	Street Tree (Chile Contract Per HUB Eng)	7cm cal. / 1.8m std
(Symbol)	2	Acer palmatum 'Osakasuki'	Japanese Maple	4m ht / single stem
(Symbol)	48	Azalea japonica 'Coral Bells'	Japanese Azalea Var.	#3 pot
(Symbol)	79	Abelia 'Edward Goucher'	Pink Abelia	#3 pot
(Symbol)	174	Carex morrowii 'Aureo-variegata'	Variegated Japanese Sedge	#1 pot
(Symbol)	45	Juncus effusus	Rush	#2 pot
(Symbol)	10	Pennisetum orientale	Oriental Fountain Grass	#1 pot
(Symbol)	9	Phlox japonica 'Temple Bells'	Japanese Andromeda Var.	#7 pot
(Symbol)	48	Buxus sempervirens 'Dwarf Var'	Boxwood	#2 pot
(Symbol)	61	Prunus l. 'Oto Luyken'	Oto Luyken Laurel	#2 pot
(Symbol)	12	Rhododendron 'Christmas Cheer'	Rhododendron Var.	#3 pot
(Symbol)	10	Rosa meiland 'Carettes Delight'	Hardy French Rose var.	#3 pot
(Symbol)	58	Taxus media 'Hickel'	Hick's Yew	1.5m ht / 60cm o.c.
(Symbol)	150	Arctostaphylos uva-ursi	Vancouver Jade	#1 pot / 45cm o.c.
(Symbol)	50	Erica x carnea 'Karmans Red'	Winter Heather	#1 pot / 45cm o.c.
(Symbol)	10	Parthenocissus t. vitellina	Boston Ivy	#3 pot / stake to wall

Notes:
 1. Specifications as per most recent BC 'Landscape Standard' & Landscape Design the 'Spec Notes'.
 2. 2" Compost Mulch in Strub Beds.
 3. Landscape Areas Irrigated.



TYPICAL SECTION AT BIOSWALE
 NTD

11100 CAMBIE RD
 NEW DAMAGE COLLISION REPAIR FACILITY

DEVELOPMENT PERMIT APPLICATION
 LANDSCAPE PLAN

DATE: 1/20/17
 PROJECT NUMBER: 29334

L:1

PROPOSED LANDSCAPE CHANGES

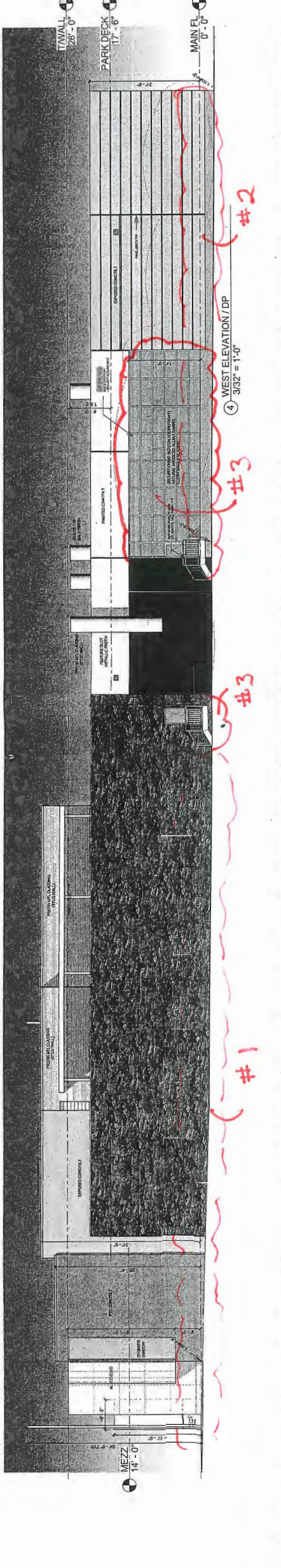
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DATE: 1/20/17
 PROJECT NUMBER: 29334

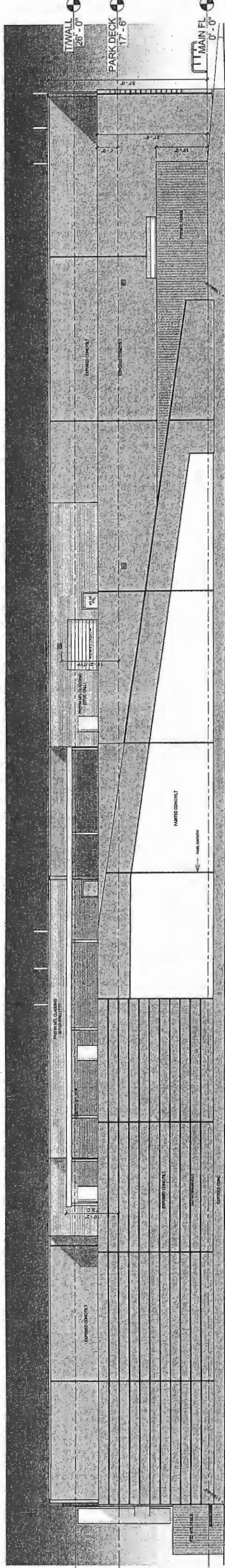
NOTES:
 -TYP FENCE TYPE - SEE IMAGE A.1.1
 -TYP EXTERIOR WALL LIGHT FIXTURES - SEE IMAGES A.1.1

FAÇADE MATERIAL & COLOURS:

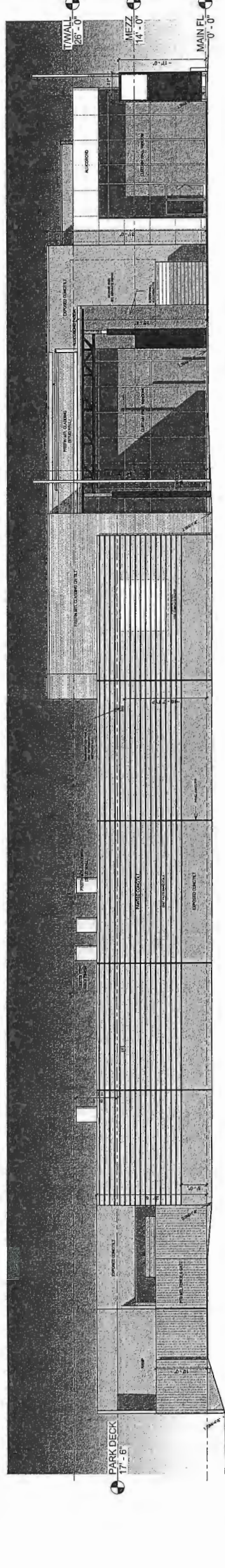
- PREFINISHED METAL CLADDING / MERCEDES-BENZ & ROOF STD: SILVER COLOUR / WAGON METAL GALVALUME OR SIMILAR
- PREFINISHED SMOOTH METAL PANELING / MERCEDES-BENZ: SILVER-BENZ SILVER / PAUL 6000 WHITE ALUMINUM / BILUM-BENZ COBALT BLUE / PAUL 5012 COBALT BLUE
- PREFINISHED SMOOTH METAL PANELING / BMW: WITTSBAY WHITE / ALUGRASS 6006 WHITE COOL
- PREFINISHED METAL PANELING / ROOF: LIGHT GREY PAINT FINISH / BENJAMIN MOORE 214-50 CDD CUBE / SILVER OR SIMILAR
- ACCENT PAINT CONCRETE WALLS / BMW: WHITE TO MATCH ALUMINUM BONE WHITE COOL / WAGON METAL GALVALUME OR SIMILAR
- EXPOSED CONCRETE WALLS / CONCRETE: WILLYET PANELS CLEAR MATT SILICONE SEALER OR SIMILAR
- CURTAIN WALLS TO BE: DOUBLE GLAZING: NATURAL CLEAR ANODIZED ALUMINUM FRAMING / CLEAR LOW E / 1000MM BOUNDARY SUPERNEUTRAL SP7 OR SIMILAR
- WINDOW GLASS / WEST ELEVATION: 6MM BLACK DOT PRINT PATTERN / CONCEALED FRAMING & BLACK JOINT-SEALANT / SILVER METALIC / MID ALUMINUM OR SIMILAR
- EXPOSED FEATURE STEEL PAINT FINISH / GENERAL: FENCE: EXPOSED FEATURE STEEL PAINT FINISH / MERCEDES-BENZ: BLUE / SILVER METALIC / BENJAMIN MOORE 214-50 CDD CUBIT BLUE / SILVER METALIC / MID ALUMINUM OR SIMILAR
- COLUMNS: SILVER METALIC / BENJAMIN MOORE 2167-20 STARRY NIGHT BLUE
- METAL CAP FLASHING: PREFINISH TO MATCH WALL COLOUR
- METAL DOORS & FRAMES: PAINT FINISH - COLOUR TO MATCH ADJACENT WALL COLOUR
- METAL OVERHEAD DOOR: PREFINISHED (INTERSIMILAR)



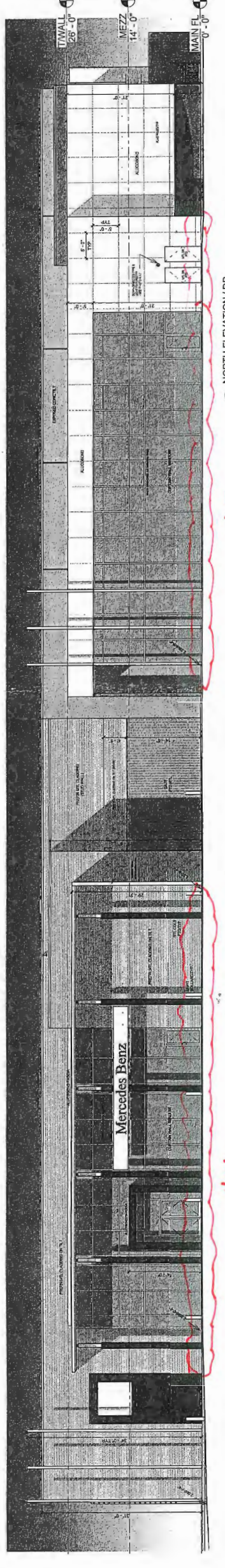
④ WEST ELEVATION / DP
 3/32" = 1'-0"



③ SOUTH ELEVATION / DP
 3/32" = 1'-0"



② EAST ELEVATION / DP
 3/32" = 1'-0"



① NORTH ELEVATION / DP
 3/32" = 1'-0"

REVISION	DATE	DESCRIPTION
JUN 25 '15	DPL LANDSCAPE REVISIONS A.1.1, A.1.2	
NOV 13 '15	RE ISSUED FOR DP (DP BOARD)	
SEP 27 '15	ISSUED FOR ASP	
AUG 09 '15	ISSUED FOR DEVELOPMENT PERMIT	

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When dimensions shall have precedence over scaled dimensions. Contractors shall verify all dimensions and locations before construction. Any discrepancy shall be reported immediately. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

11100 CAMBIE RD
 NEW COLLISION DAMAGE REPAIR FACILITY
 DEVELOPMENT PERMIT APPLICATION
 # DP 13-643519
ELEVATIONS

SCALE: AS INDICATED START DATE: MAR 28, 2013 DRAWN: JLD
 PROJECT NUMBER: 210304

A.4.0

FILE PATH: P:\Projects\11100Cambie\Drawings\A.4.0\A.4.0.dwg