



Development Permit Panel

Council Chambers

Wednesday, March 13, 2013

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, February 27, 2013.



2. Development Permit DP 12-601311

(File Ref. No.: DP 12-601311) (REDMS No. 3755171)

TO VIEW ePLANS CLICK HERE

APPLICANT: Interface Architecture

PROPERTY LOCATION: 2760, 2780 and 2800 Smith Street

INTENT OF PERMIT:

1. To permit the construction of a two-storey industrial building on a site zoned Light Industrial (IL); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the Smith Street setback from 3.0 m to 0.0 m; and
 - (b) reduce the Douglas Street setback from 3.0 m to 1.17 m.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

ITEM

- (a) *reduce the Smith Street setback from 3.0 m to 0.0 m; and*
- (b) *reduce the Douglas Street setback from 3.0 m to 1.17 m.*



3. Development Permit DP 12- 624347
Heritage Alteration Permit HA 12-624348
(File Ref. No.: DP 12-624347, HA 12-624348) (REDMS No. 3714161)

TO VIEW ePLANS CLICK HERE

APPLICANT: Chercover / Massie and Associates Ltd.

PROPERTY LOCATION: 12191 First Avenue

INTENT OF PERMIT:

1. To permit the alteration of the exterior of the building on a site subject to Land Use Contract 028; and
2. To issue a Heritage Alteration Permit for the site in accordance with Development Permit DP 12 - 624347.

Manager's Recommendations

1. *That a Development Permit be issued which would permit the alteration of the exterior of the building at 12191 First Avenue on a site subject to Land Use Contract 028; and*
2. *That a Heritage Alteration Permit be issued for the site at 12191 First Avenue in accordance with Development Permit DP 12 - 624347.*



4. New Business

5. Date Of Next Meeting: Wednesday, March 27, 2013

6. Adjournment



**Development Permit Panel
Wednesday, February 27, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 13, 2013, be adopted.

CARRIED

2. Development Permit DP 11-584817

(File Ref. No.: DP 11-584817) (REDMS No. 3744443)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9980 Gilbert Road, 7011 and 7031 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9980 Gilbert Road, 7011 and 7031 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum front yard and exterior side yard setbacks to Gilbert Road and Williams Road from 6.0 m to 4.5 m;
 - b) reduce the minimum lot width on major arterial roads (Gilbert Road) from 50.0 m to 37.6 m;
 - c) allow a total of four (4) tandem parking spaces in two (2) townhouse units; and

Development Permit Panel

Wednesday, February 27, 2013

- d) allow a total of seven (7) small car parking spaces in seven (7) side-by-side garages.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., and Keith Ross, K.R. Ross & Associates, provided the following information regarding the salient points of the application:

- the development design was partly driven by the large trees on the site and to locate the driveway access as far as possible from the intersection of Williams Road and Gilbert Road;
- to mitigate development impact and maintain privacy for the existing single-family residences, two-storey duplex units are proposed to the rear of the site and the driveway and amenity area are located on the east property line;
- the 5-unit building fronting Williams Road was designed with a variety of roof forms with each end unit stepping down from 3-storeys to appear more like 2-storeys at the building ends to address massing;
- there are 2 convertible units proposed in the rear buildings; all units will have aging in place features such as, lever handles, and blocking for grab bars in the washrooms;
- in terms of sustainability the lot coverage will be below the allowable 40% with the introduction of large areas of permeable pavers and a lush landscaping approach;
- the streetscape elements from both roads will be grass and tree boulevards;
- each front yard facing the street will have a gate and 3' open metal fencing with stone masonry pillars;
- the outdoor amenity space has an arbour entry, with a small play element, bench and plant screening;
- the planting is a mixture of 22 trees, shrubs, native and edible plants, and flowers; and
- the tree retention plan includes retaining and protecting six larger evergreens on the adjacent properties, a hedge adjacent to the east property line, and three mature trees, a maple and two cedars, on the site.

Panel Discussion

After discussion it was noted that the outdoor amenity area includes an arbour with small fence, additional permeable paving, mailboxes, a bike rack, a seating area, a wood chip area under the retention Maple Tree and a small play equipment element. In addition, a six-foot fence and lower plantings are proposed parallel to the eastern property line and adjacent mature hedge.

Development Permit Panel

Wednesday, February 27, 2013

Staff Comments

Wayne Craig, Director of Development, advised that the four variances associated with the project were identified through the rezoning process. The setback reductions were a result of a required road dedication. The lot width variance is a technical issue related to frontages on the corner site. The parking variance is minor regarding a small number of tandem parking spaces. He commended the applicant on their efforts to retain trees and hedging both on the site and the neighbouring properties.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of nine (9) townhouse units at 9980 Gilbert Road, 7011 and 7031 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum front yard and exterior side yard setbacks to Gilbert Road and Williams Road from 6.0 m to 4.5 m;*
 - b) *reduce the minimum lot width on major arterial roads (Gilbert Road) from 50.0 m to 37.6 m;*
 - c) *allow a total of four (4) tandem parking spaces in two (2) townhouse units; and*
 - d) *allow a total of seven (7) small car parking spaces in seven (7) side-by-side garages.*

CARRIED

3. Development Permit DP 12-613923

(File Ref. No.: DP 12-613923) (REDMS No. 3792457)

APPLICANT: Jingon Development Group

PROPERTY LOCATION: 9251 and 9291 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of a four (4) storey – 132 unit apartment building with a small commercial unit on the ground floor at 9251 and 9291 Alexandra Road on a

Development Permit Panel

Wednesday, February 27, 2013

site zoned “Residential/Limited Commercial (ZMU20) – Alexandra neighbourhood (West Cambie)”;

2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the side yard setback (west side) from 6.0 metres to 5.42 metres.

Applicant's Comments

Marco Ciriello, Fred Adab Architects Inc., and Mark Synan, Van Der Zalm & Associates, gave a brief presentation of the prominent features of the proposal noting:

- there are two buildings with a total of 132 residential units, of which 104 are basic universal housing units and 8 are affordable housing units;
- the greenway development proposed with the project is an intermediate solution until such time as the development to the east proceeds;
- the design of the proposed site was guided by an intent to create secondary urban spaces, such as, the plaza water feature and spaces off the greenway;
- in keeping with the commercial environment on Alexandra Road and the residential character on Tomicki Avenue the roof form changes between the buildings;
- a proposed commercial space, with associated parking, fronts Alexandra Road;
- the underground parking for the residential units is accessed from Tomicki Avenue;
- the central courtyard outside the south building contains a water feature and a seating, play, and open grassed area;
- a two-metre wide asphalt path is proposed along the greenway that will be redeveloped into a 3.5-metre concrete path when the greenway is widened at a later time;
- there are three central nodes proposed, one at each end of the green corridor between the two buildings and one associated with the northern building; and
- a mixture of evergreen trees, deciduous trees and shrubs were selected.

Panel Discussion

Discussion ensued and it was noted half of the eastern greenway will be developed to current standards with only the surface material requiring to be redeveloped in the future. It was further noted that the amenity space is accessible externally from each building and from the underground parking. In addition, the centre green space between the two buildings is intended for the private use of the residents and not as a public walkway.

Development Permit Panel

Wednesday, February 27, 2013

Staff Comments

Mr. Craig noted the major greenway along the east portion of the site is intended to be a publically accessible walkway and a 5-metre right-of-way will be registered over it. The central spine between the two buildings is not intended to be part of the public walkway. The buildings have been designed to address aircraft noise mitigation in keeping with the area plan, as well as, requirements under the Alexandra District Energy Utility (ADEU). A total of 104 units are designed to be basic universal housings units in accordance with the Zoning Bylaw provisions. Mr. Craig further noted that the full design and construction of half of the Alexandra greenway will be the responsibility of the applicant. The construction of the other half of the greenway and ultimate path surface material will fall to the second developer.

Panel Discussion

Discussion ensued and it was noted that due to the number of commercial applications within the area staff are keeping track of how much commercial space the area plan envisions to be provided in the area.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of a four (4) storey – 132 unit apartment building with a small commercial unit on the ground floor at 9251 and 9291 Alexandra Road on a site zoned “Residential/Limited Commercial (ZMU20) – Alexandra neighbourhood (West Cambie)”;* and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the side yard setback (west side) from 6.0 metres to 5.42 metres.*

CARRIED

4. Development Permit DP 12-616074 (File Ref. No.: DP 12-616074) (REDMS No. 3669367 v.3)

APPLICANT: Urban Design Group Architects Inc.

Development Permit Panel

Wednesday, February 27, 2013

PROPERTY LOCATION: 6020 Blundell Road and 8120 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of a freestanding 1-storey commercial replacement building within the Blundell Shopping Centre located at 6020 Blundell Road on a site zoned Community Commercial – Blundell Road (ZC14); and
2. Permit construction of façade renovations to three existing 1-storey commercial buildings within the Blundell Centre located on two lots located at 6020 Blundell Road zoned Community Commercial – Blundell Road (ZC14) and 8120 No. 2 Road on a site zoned Auto-Oriented Commercial (CC).

Applicant's Comments

Fariba Gharaei, Urban Design Group Architects Ltd., and Meredith Mitchell, M2 Landscape Architecture, provided the following information with respect to the key features of the proposal:

- the intent is to demolish the existing “Building A” at the corner of Blundell Road and No. 2 Road, and to propose a new freestanding building moving its location slightly north toward Blundell Road;
- “Buildings B, C, and E” are to receive exterior renovations to update and to address the linear look of the buildings;
- a new pedestrian walkway associated with the new building is proposed to address pedestrian safety concerns;
- to enhance the pedestrian experience several changes are proposed including the addition of a new plaza at the corner of Blundell Road and No. 2 Road; increased seating areas with raised planters, and the installation of permeable concrete pavers;
- the existing trees in the surface parking area along No. 2 Road are to be retained, however, the larger shrubs below the trees are to be replaced with lower plantings to refresh the landscaping and to address Crime Prevention Through Environmental Design (CPTED) concerns;
- additional concrete pavers, planters, trellis screening, green space, and seating areas are proposed for various locations; and
- several bike racks are proposed throughout the site.

Panel Discussion

Discussion ensued and it was noted that renovating the existing “Building A” was not considered both due to the age of the existing building and the difficulty in addressing the City’s floodplain regulations with the building’s existing grading.

Development Permit Panel

Wednesday, February 27, 2013

Staff Comments

Mr. Craig advised that as a part of the proposal there will be: (i) upgrades to the existing signalized intersection at No. 2 Road; (ii) a traffic control measure installed at the Blundell Road driveway to control left in/left out movements; and (iii) additional right-of-ways required to allow for the installation of a future bus shelter along the frontage of the property.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel supported the proposal and the upgrades in terms of access, traffic flow, pedestrian corridors, landscaping, and building facades.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a freestanding 1-storey commercial replacement building within the Blundell Shopping Centre located at 6020 Blundell Road on a site zoned Community Commercial – Blundell Road (ZC14); and*
2. *Permit construction of façade renovations to three existing 1-storey commercial buildings within the Blundell Centre located on two lots located at 6020 Blundell Road zoned Community Commercial – Blundell Road (ZC14) and 8120 No. 2 Road on a site zoned Auto-Oriented Commercial (CC).*

CARRIED

5. Development Permit DP 12-617639

(File Ref. No.: DP 12-617639) (REDMS No. 3799086)

APPLICANT: Hollybridge Limited Partnership

PROPERTY LOCATION: 5440 Hollybridge Way

INTENT OF PERMIT: To permit the construction of the ~~first~~ phase of a three-phase, high-rise, mixed use development at 5440 Hollybridge Way on a site zoned "Residential/Limited Commercial (RCL3)", which phase incorporates 219 dwelling units and

Development Permit Panel

Wednesday, February 27, 2013

approximately 1,157.5 m² (12,459 ft²) of ground floor retail.

Applicant's Comments

David Jacobson, Intracorp, Martin Bruckner, IBI/HB Architects, and Jennifer Stamp, Durante Kruek Ltd. (DKL), gave an overview of the proposed development highlighting the following features:

- the first phase is characterized with a striking contemporary building and rich landscape design that combine to create a gateway element into Richmond off the Dinsmore Bridge;
- the project's commercial retail units front on River Road and are designed to provide for an attractive, pedestrian-oriented retail environment through the use of recessed entries with decorative frames, continuous weather protection, a mid-block pedestrian access to the project's commercial parking, and the use of wood, stone, and masonry materials;
- the units fronting Pearson Way transition from the retail on River Road to residential townhouse units with private patios;
- the two mid-rise roofs are treated as extensive green roofs and are not accessible to residents;
- the public realm along Gilbert Road was designed using naturalistic plantings and materials in keeping with the riparian landscape characteristic of the nearby waterfront and includes a water feature, rain garden, pedestrian amenities, and a location for Public Art;
- on the southern portion of the property, a mid-block pedestrian connection is proposed in combination with a service lane, the design of which accommodates active uses (e.g., end-of-trip facilities), provides for future driveway access to the adjacent Richmond Winter Club site (when it redevelops), and pays particular attention to providing for casual surveillance and an attractive street-end view from Pearson Way;
- proposed public realm features along Pearson Way and River Road include areas of permeable and decorative paving, bike parking and an off-street bike path, benches, pedestrian lighting, street trees, and a small rain garden;
- the project's podium level accommodates a 2-storey, indoor amenity room that opens onto a large rooftop amenity space including, among other things, a dining terrace, large central lawn, fire pit, community garden plots with support facilities, and children's play space; and
- sustainable building measures include a window to wall area ratio of less than 50% to assist in energy conservation.

Development Permit Panel

Wednesday, February 27, 2013

Panel Discussion

Discussion ensued and it was noted that:

- service equipment will be located in the parking structure, the top roof will receive regular roof treatment and will be accessible only for maintenance purposes;
- the podium level outdoor space is accessible to all residents, but the extensive green roofs on the mid-rise portions of the building are accessible only for maintenance purposes; and
- the at grade parking is designated for commercial uses and residential visitors.

Staff Comments

Mr. Craig noted that the building has been designed to respond to aircraft and industrial noise. The proposal has also been designed to hook into a future District Energy Utility should it exist. A comprehensive Transportation Demand Management Plan includes 20% of the residential stalls and 10% of the commercial stalls, for a total of 53 stalls, being equipped with electrical vehicle charging stations.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel were supportive of the design and detail of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of the first phase of a three-phase, high-rise, mixed use development at 5440 Hollybridge Way on a site zoned "Residential/Limited Commercial (RCL3)", which phase incorporates 219 dwelling units and approximately 1,157.5 m² (12,459 ft²) of ground floor retail.

CARRIED

6. Development Permit DP 12-626361 (File Ref. No.: DP 12-626361) (REDMS No. 3750713 v.2)

APPLICANT: Townline Ventures Granville Avenue Ltd.

Development Permit Panel

Wednesday, February 27, 2013

PROPERTY LOCATION: 8280 and 8300 Granville Avenue

INTENT OF PERMIT: To permit the construction of 16-storey residential tower with a gross floor area of 10,163.2 m² (109,396 ft²) containing 126 residential units including seven (7) affordable housing units and 162 parking stalls at 8280 and 8300 Granville Avenue on a site zoned "High Rise Apartment (ZHR13) - St Albans (City Centre)".

Applicant's Comments

Foad Rafii, Rafii Architects Inc., & Meredith Mitchell, M2 Landscape Architecture, provided the following information with respect to the salient points of the application:

- the proposal is for a 16-storey residential tower including 126 residential units (7 affordable housing units) and no commercial units;
- the high-rise tower has been rotated from the main grid of the City along Granville Avenue;
- an interim pedestrian pathway, using decorative paving material, has been provided to address pedestrian access during periods of truck off-loading activity;
- along the Granville Avenue frontage shrub and groundcover plantings are proposed;
- a small water feature is proposed in conjunction with the lobby entrance to add variety and interest to the arrival and entry sequence;
- a secondary row of street tree plantings is proposed along Granville Avenue;
- an existing tree on the 7-11 site will be protected during construction;
- a significant landscape feature is the second floor podium, which is approximately 65% of the site area in size and includes the following program elements: large grassed area, raised concrete planters providing protection and privacy between individual units, wooden decks with seating, bamboo wall feature with live plantings, fire pit area, barbeque and outdoor dining area, small fenced dog run area, and children's play area; and
- the roof deck of the parking podium is stepped allowing for significant volumes of growing medium to support the proposed planting; especially the large number of proposed trees and it is anticipated that the soil volume in the podium deck level will absorb the majority of storm water.

Panel Discussion

Discussion followed and it was noted that the development will meet LEED Silver Equivalency, with consideration of on-site storm water retention, a low glass to wall ratio, shading from screens on the west facade, and glazing with an increased shade coefficient.

Development Permit Panel

Wednesday, February 27, 2013

Staff Comments

Mr. Craig stated that the vehicle access will come from the lane when it is fully functional, however, the existing driveway to Granville Avenue will remain to provide access to the parkade and the loading space. The on-street lay-by will be removed and reinstated when the rear lane along the south property line is constructed. 20% of the parking stalls are equipped with electric vehicle charging infrastructure in the parkade as part of the Transportation Demand Management package. He further noted that there are 56 units, within the project, that are designed to be basic universal housing units in keeping with the Zoning Bylaw requirements.

Panel Discussion

Discussion ensued and it was noted that during the rezoning process the applicant was unsuccessful in acquiring the neighbouring properties in order to expand the development site and connect the lane to the street. The applicant was required to provide development concepts for the neighbouring properties on both sides demonstrating the ability to fulfill the requirements of the area plan and the tower separation guidelines. It was further noted that in order to minimize turning conflicts with the bike lane, the truck lay-by on Granville Avenue is to be a temporary location. The small loading space accommodated on site is intended for smaller delivery vehicles.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel was supportive of the project and particularly recognizing the design detail of the podium level.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 16-storey residential tower with a gross floor area of 10,163.2 m² (109,396 ft²) containing 126 residential units including seven (7) affordable housing units and 162 parking stalls at 8280 and 8300 Granville Avenue on a site zoned "High Rise Apartment (ZHR13) - St Albans (City Centre)".

CARRIED

Development Permit Panel
Wednesday, February 27, 2013

7. New Business

None.

8. Date Of Next Meeting: Wednesday, March 13, 2013

9. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:12 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, February 27, 2013.

Joe Erceg
Chair

Heather Howey
Acting Committee Clerk



City of Richmond

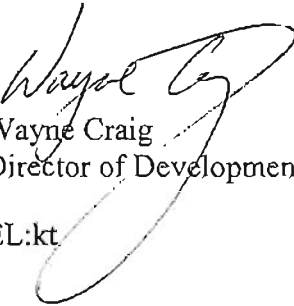
Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: February 7, 2013
File: DP 12-601311
Re: **Application by Interface Architecture for a Development Permit at 2760, 2780 and 2800 Smith Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the Smith Street setback from 3.0 m to 0.0 m; and
 - b) Reduce the Douglas Street setback from 3.0 m to 1.17 m.


Wayne Craig
Director of Development

EL:kt

Staff Report

Origin

Interface Architecture has applied to the City of Richmond for permission to develop a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL). The site is currently vacant.

There is no rezoning application associated with this project. A Servicing Agreement for frontage improvements is required prior to issuance of the forthcoming Building Permit (see **Attachment 1** for details).

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 2**) 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: Existing industrial buildings and single-family dwellings on lots zoned Light Industrial (IL).
- To the east: A vacant, city owned property designated for future park uses as per the City Centre Area Plan (**Attachment 3**).
- To the south: Douglas Street, which will be closed for future park uses as per the City Centre Area Plan; and across Douglas Street, existing industrial building on a lot zoned Light Industrial (IL).
- To the west: Across Smith Street, existing industrial buildings and single-family dwellings on lots zoned Light Industrial (IL).

Rezoning and Public Hearing Results

There is no rezoning application associated with the proposed Development Permit.

Staff Comments

Tree Preservation

There is no bylaw-sized tree on site; thus, no arborist report was requested. However, there is a hedgerow located on the existing city boulevard in front of the site's Smith Street and Douglas Street frontages. The developer is proposing to remove the hedgerow to allow for the zero building setback and the construction of a new sidewalk along the property line. Parks Operations staff have reviewed the condition of the hedge and agreed to the proposed removal; a cash compensation in the amount of \$2,600 is determined.

Site Servicing

The developer is required to investigate storm water source control options onsite to improve onsite permeability and reduce the runoff into the City system. The developer is proposing to provide an approximately 2.1 m (7.0 ft.) wide landscape strip with a bioswale in it to dissipate parking lot runoff. A commitment letter to install this alternative measure is required as part of the Servicing Agreement application; otherwise, a storm analysis and upgrades may be required.

Sanitary analysis and upgrades are not required. A site analysis will be required on the servicing agreement drawings (for site connection only).

Replacement or relocation of existing 300 mm AC water main may be required along Smith Street if the water main is impacted by frontage works. An additional hydrant is required to achieve minimum spacing within industrial areas.

Frontage Improvements

Prior to Building Permit issuance, the developer is required to enter into a standard Servicing Agreement for the design and construction of the following upgrades on the frontages; works include, but are not limited to:

On Smith Street:

- Construction of a 2.0 m concrete sidewalk at the property line along the entire frontage.
- Installation of a grass & treed boulevard between the new sidewalk and the existing curb.
- Installation of a curb return on the northeast corner of the Smith Street / Douglas Street intersection in order to provide dual wheelchair ramps.

Note: Existing streetlight pole may need to be relocated.

As per Bylaw 8751, the electrical and telecommunication services for the development are to be underground.

Since this development site is within City Centre, the developer is responsible for the under-grounding of the existing private utility pole line and/or installation of pre-ducting for private utilities along their frontage, subject to concurrence from the private utility companies.

On Douglas Street:

- The existing boulevard to be redeveloped as lawn space with trees planted at 6.0 m. o.c.; Tree species: Ginkgo biloba "Autumn Gold" or "Autumn Gold Ginkgo".

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject site is designated as “Area 1A - New Aircraft Noise Sensitive Land Use Prohibited”. In Area 1A, aircraft noise sensitive land uses such as residential (including residential security/operator unit), school, day care and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of a Restrictive Covenant on title including information to address aircraft noise mitigation and public awareness is required.

Development Permit Guidelines

The subject property is located in the Bridgeport Village of the City Centre Area Plan. The subject site is designated “Urban Centre T5 (25 m)” and the Smith Street frontage is designated as “Pedestrian-Oriented Retail Precincts – High Streets & Linkage”.

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. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) including the Development Permit Guidelines in Schedule 1 of the OCP and the development criteria under the City Centre Area Plan (Sub-Area A3 – Commercial Reserve – Mid-Rise). Furthermore, it is generally in compliance with the Light Industrial (IL) zone, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary the Smith Street setback from 3.0 m to 0.0 m.

(Staff consider the requested setback reduction reasonable as pushing the building closer to the street would create a stronger building presence and improve the streetscape for pedestrians. It also helps to locate the on-grade parking to the rear of the building and provide a landscape buffer along the future liner park along Great Canadian Way.

It is noted that a de-mountable metal/glass canopy at the south entry on Smith Street is proposed in association with the zero front yard setback. This canopy will encroach approximately 1.37 m (4.5 ft.) into the future sidewalk. Staff do not have any objections to this request as it allows for a better articulation of the building façade and complements the overall architecture. The proposed canopy also allows for weather protection for pedestrian over the entry to the proposed tire shop. Council Policy 9002 supports canopies projecting over sidewalks next to shops. As a condition to Development Permit Issuance, the applicant is required to enter into a License Agreement with the City of Richmond for the proposed encroachment. Real Estates Services staff have reviewed the proposed encroachment and requested a one-time user fee of \$4,000 for the proposed encroachment.

No other projections, including future exterior signage, is permitted to overhang the front property line unless a separate approval is granted by Council.)

- 2) Vary the Douglas Street setback from 3.0 m to 1.17 m.

(The Douglas Street end adjacent to the subject site is identified for future park use in the City Centre Area Plan (CCAP). Although the Parks Department has no plan to turn this area into parkland at the present time, no vehicle access to Douglas Street will be permitted from the subject site and from the property on the south side of Douglas Street at the time of redevelopment. Therefore, this south yard of the subject site can be considered an interior side yard, with no setback requirement under the current IL zone. A landscape strip is proposed on this 1.17 m side yard setback as a transition zone to the future parkland.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The massing of the proposed industrial building responds to the future urban context and fits into a transitional area between future “Industrial Reserve – Limited Commercial” use to the east and “Commercial Reserve – Mid-Rise” use to the west.
- Locating the building adjacent to Smith Street responds to the intentions of the CCAP. The proposed building presents a coordinated, urban image characterized by a continuous street wall along the street frontages and achieved the visions for “Pedestrian-Oriented Retail Precincts – High Street & Linkage” in the CCAP.
- As properties within the area redevelop, the character along Smith Street will transition from residential dwellings and low industrial buildings that are setback from the road to a streetscape dominated by a pedestrian sidewalk and continuous building frontages that actively interface with the street. The building will be taller (max 25 m) with parking concealed or screen from public view. Number of access via Smith Street will be reduced as site assemblies are expected (minimum 2,400 m² net development site size).
- This site is designated for medium density (up to 2.0 FAR), mid-rise commercial use in the Bridgeport Village; however, the subject site is not being rezoned to realize its ultimate development potential at this time. Instead, the proposed redevelopment is an interim stage in the incremental transition occurring within the neighbourhood. The proposed building location and design respond to the OCP objectives; locating the building adjacent to Smith Street introduces a more urban and pedestrian oriented commercial character than the adjacent industrial buildings.
- A heavily landscaped strip is proposed at the east edge of the site to screen the proposed garage activities from Great Canadian Way and the planned future liner park along the east property line.

Urban Design and Site Planning

- The subject application proposes to introduce a more urban character to this block. The proposed building design, which presents as two (2) commercial buildings that orient towards Smith Street, will introduce a level of street animation and pedestrian interest along the public edge that is desirable but not characteristic of the existing block.
- The entry driveway is located on the northern edge of the site; surface parking is located internally on the lot and is screened from view by the building.
- A voluntary TDM contribution of \$5,000 towards upgrading a bus landing pad in the vicinity of the development site is proposed; the minimum on-site parking requirement is reduced by 10% as per Section 7.4.4 of Zoning Bylaw 8500.
- The development proposal provides six (6) on-site vehicle parking stalls, two (2) Class-1 and three (3) Class-2 bicycle parking spaces, and one (1) medium sized loading space on site.
- Garbage and recycling facilities are enclosed and located on the south side of the entry driveway.

Architectural Form and Character

- The architectural design intends to clearly express the industrial nature of its proposed use while striving to achieve the street-oriented, vibrant urban environment anticipated by the CCAP.
- The project is to be occupied solely by the service garage tenant/owner, with five (5) service bays, a tire replacement service centre, and ancillary office and staff space over two (2) levels.
- The Smith Street frontage is designed to appear as two (2) adjacent storefronts. The chosen materials, colours, and fenestration patterns are intended to provide two (2) distinct “industrial” looks – one has an older brick-clad facade and the other has a less-ornamental, modern character.

Landscape Design and Open Space Design

- On-site landscaping along the east edge to provide continuous and substantial visual screening of parking lot movements and taller building massing at the southeast corner from Great Canadian Way.
- A mix of shrubs and lower ground cover are proposed along the south edge to provide seasonal colour as well as pedestrian scale to street-oriented facade at future city park at Douglas Street road right of way.
- Very limited landscaping is proposed along Smith Street frontage due to the proposed zero building setback. Street trees will be planted on the new city boulevard as part of the Servicing Agreement.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$16,490.00 with the Development Permit.

Crime Prevention through Environmental Design

- Parking lot flood lighting (hooded to localize light spread) is incorporated.
- Windows at all four facades are proposed for site surveillance.
- Exterior wall alcoves and blind corners are minimized.
- Parking lot and garbage depot area are fenced, gated, and locked.

Sustainability

- In terms of materials, “used-brick” cladding and light-coloured roofing membrane are proposed.
- In terms of design, window vents and low-E glass are provided.
- In terms of fixtures, Energy-Star certified appliances, dual-flush toilets, and low-flow restrictor in showers are proposed.
- In term of storm water management, a bioswale is proposed in the landscape strip along the east edge of the site to dissipate parking lot runoff in order to reduce the stress on the storm system.
- A small amount of permeable pavers (approx. 1.5 m wide) is provided at the driveway entry to increase site permeability.

Conclusions

The proposed development is responsive to the City of Richmond’s design objectives within the City Centre. Although the development proposal does not maximize the site’s potential at this time, the interim use proposed comprehensively responds to the changing character of the City Centre by introducing a more urban development characterized by a strong street presence and screened parking area. The applicant has made a great effort in delivering a design that meets all the applicable development design guidelines and agreed to the Development Permit Considerations (**Attachment 1**). Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician - Design

EL:kt

Attachment 1: Development Permit Considerations Concurrence
Attachment 2: Development Application Data Sheet
Attachment 3: City Centre Area Plan



Development Permit Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 2760, 2780 and 2800 Smith Street

File No.: DP 12-601311

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Enter into a License Agreement with the City of Richmond for the proposed canopy overhang encroachment along Smith Street. The agreement must include languages to ensure that the encroachment is limited to the lifespan of the proposed building as presented in this Development Permit application. Any modifications or redevelopments are subject to review. A one-time user fee of \$4,000 will be required. A Section 219 covenant and SRW for access maybe required.
3. Registration of an aircraft noise indemnity covenant on title.
4. Registration of a flood indemnity covenant on title.
5. City acceptance of the developer's offer to voluntarily contribute \$5,000 towards upgrading a bus landing pad in the vicinity of the development site (Transportation Demand Management (TDM) measure; A/C No. 1051-40-000-00000-0000).
6. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of a hedgerow located on the city boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

7. Receipt of a Letter of Credit for landscaping in the amount of \$16,490.00 (based on gross floor area of 8,245 ft²).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements and servicing upgrades. Works include, but may not be limited to:

- a. Frontage Improvements:

- i. On Smith Street:

1. construction of a 2.0 m concrete sidewalk at the property line along the entire frontage;
 2. installation of a grass & treed boulevard between the new sidewalk and the existing curb; and
 3. installation of a curb return on the northeast corner of the Smith Street / Douglas Street intersection in order to provide dual wheelchair ramps.

Note: Existing streetlight pole may need to be relocated.

As per Bylaw 8751, the electrical and telecommunication services for the development are to be underground.

Since this development site is within City Centre, the developer is responsible for the under-grounding of the existing private utility pole line and/or installation of pre-ducting for private utilities along their frontage, subject to concurrence from the private utility companies.

- ii. On Douglas Street:

1. the existing boulevard to be redeveloped as lawn space with trees planted at 6.0 m. o.c.; Tree species: Ginkgo biloba "Autumn Gold" or "Autumn Gold Ginkgo".

b. Servicing Concerns:

i. Storm:

1. Submission of a commitment letter to install a stormwater source control alternative onsite (i.e. an approximately 2.1 m (7.0 ft.) wide landscape strip with a bioswale in it to dissipate parking lot runoff); otherwise, a storm analysis and upgrades may be required.

ii. Sanitary:

1. A site analysis will be required on the servicing agreement drawings (for site connection only).

iii. Water:

1. Replacement or relocation of existing 300mm AC Watermain may be required along Smith Street if the watermain is impacted by frontage works. An additional hydrant is required to achieve minimum spacing within industrial areas.

c. Service Connections:

i. Connections to City water, storm and sanitary sewers to be designed via the Servicing Agreement.

2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of CPTED and sustainability measures in Building Permit (BP) plans as determined via the Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

Signed _____

Date _____



DP 12-601311

Attachment 2

Address: 2760, 2780 and 2800 Smith Street

Applicant: Interface Architecture Owner: Dharminder Singh Kahlon,
Birdavinder Singh Dhaliwal

Planning Area(s): City Centre (Schedule 2.10)

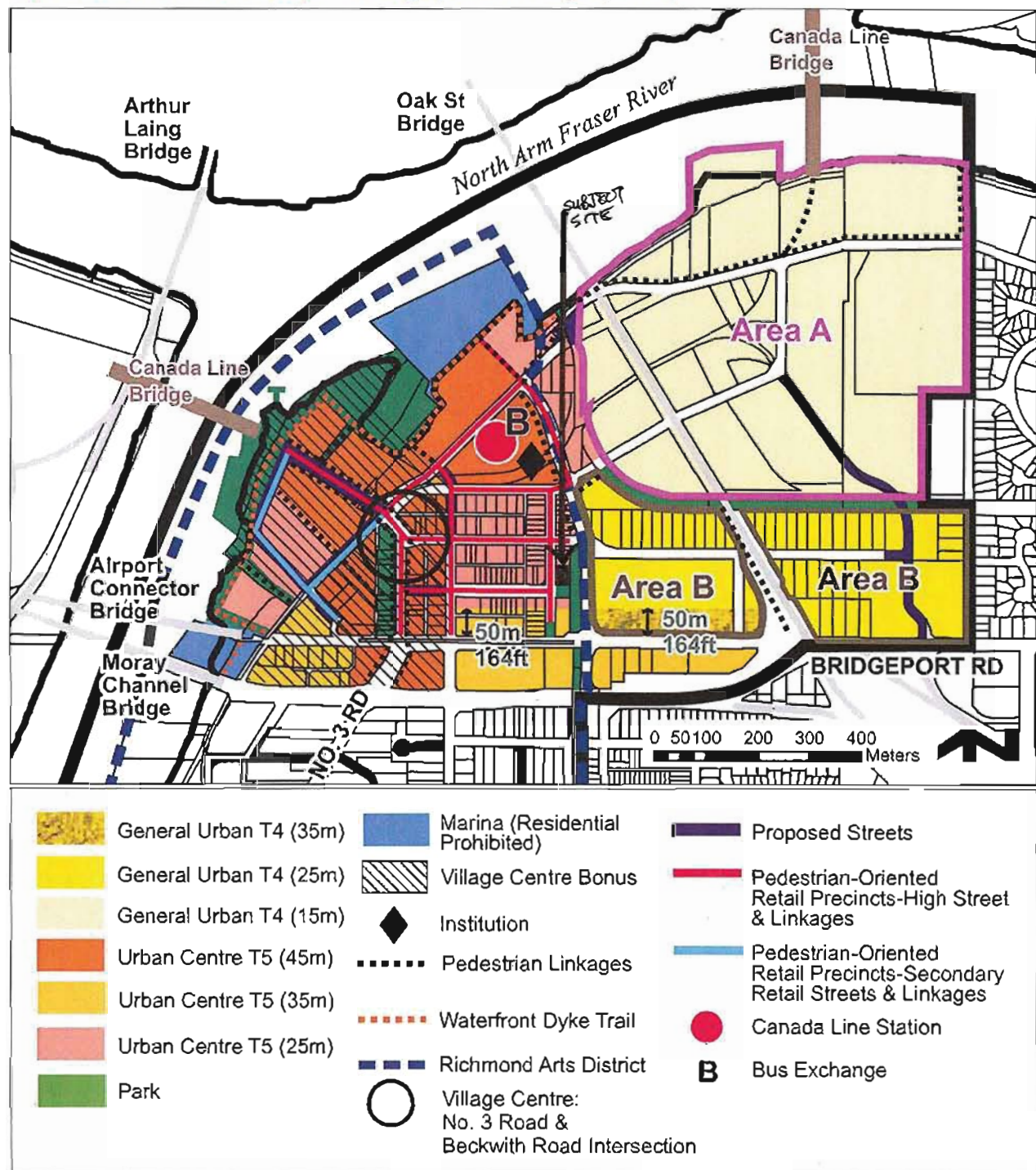
Floor Area Gross: 765.96 m² Floor Area Net: 750.4 m²

	Existing	Proposed
Site Area:	1099.84 m ²	No Change
Land Uses:	Industrial, Residential	Industrial
OCP Designation:	Schedule 1: Commercial Schedule 2: City Centre Area Plan Sub-Area A3 – Commercial Reserve – Mid-Rise	No Change
Zoning:	Light Industrial (IL)	No Change
Number of Units:	2	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.68	none permitted
Lot Coverage:	Max. 60%	48%	none
Setback – Smith Street (west):	Min. 3.0 m	0.00 m	Variance requested
Setback – Douglas Street (South):	Min. 3.0 m	1.17 m	Variance requested
Setback – north side:	Min. 0.0 m	7.92 m	none
Setback – east side:	Min. 0.0 m	2.43 m	none
Height (m):	Max. 15.0 m	9.3 m	none
Lot Size:	n/a	1099.84 m ²	none
Off-street Parking Spaces – Commercial:	6 stalls with TDM	6 stalls	none
On-site Loading:	1 space	1 space	none
On-site Bicycle Parking:	2 Class-1 and 3 Class-2	2 Class-1 and 3 Class-2	none

City of Richmond

Specific Land Use Map: Bridgeport Village (2031)





No. DP 12-601311

To the Holder: INTERFACE ARCHITECTURE
Property Address: 2760, 2780 AND 2800 SMITH STREET
Address: SUITE 230-11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the Smith Street setback from 3.0 m to 0.0 m; and
 - b) reduce the Douglas Street setback from 3.0 m to 1.17 m.
4. 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.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$16,490.00 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.
7. 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 12-601311

To the Holder: INTERFACE ARCHITECTURE
Property Address: 2760, 2780 AND 2800 SMITH STREET
Address: SUITE 230-11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

8. 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 , .

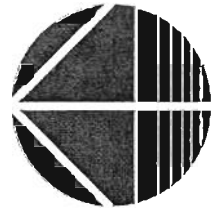
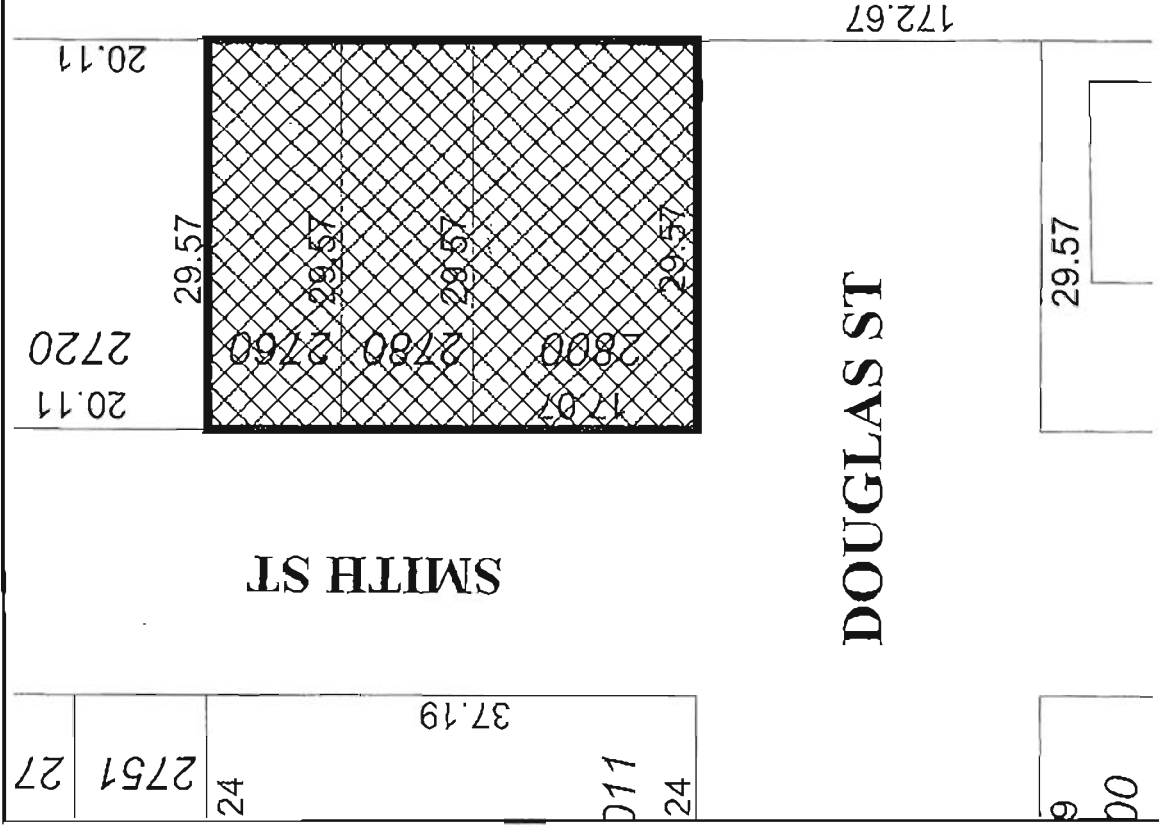
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12-601311 SCHEDULE "A"

Original Date: 02/24/12

Revision Date:

Note: Dimensions are in METRES

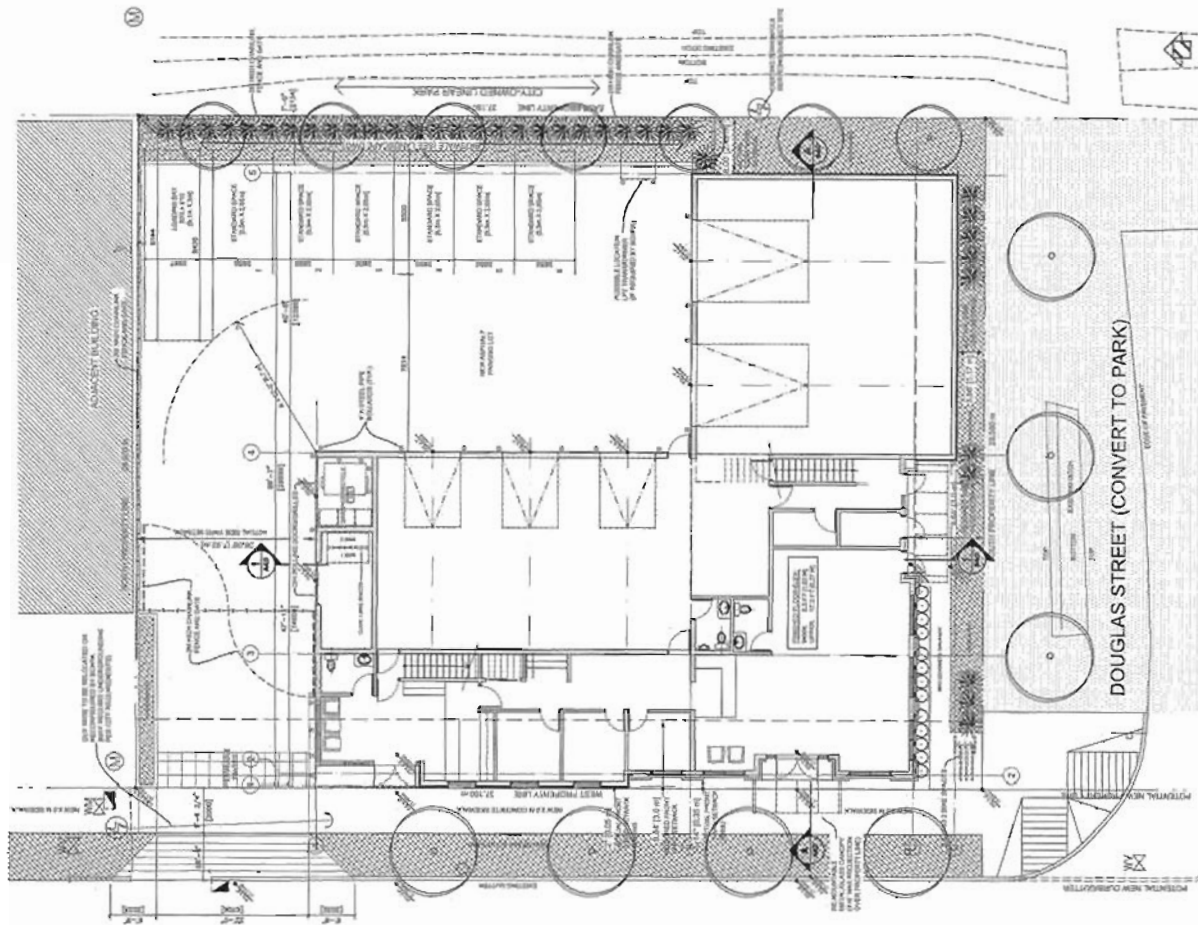
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 FACILITY DESCRIPTION: 1018 E. 17TH AVE. SOUTH STREET, INDIANAPOLIS, IN 46202-1018
 CITY COIN: 1018 E. 17TH AVE. SOUTH STREET, INDIANAPOLIS, IN 46202-1018
 OF FIRM: 1018 E. 17TH AVE. SOUTH STREET, INDIANAPOLIS, IN 46202-1018
 DT ZONES: 1018 E. 17TH AVE. SOUTH STREET, INDIANAPOLIS, IN 46202-1018

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INTERFAC:
Suite 200
11500 Carleton Place
Richmond Hill
Ontario L4B 1V3, CAN
7 905 821 1182
F 905 821 1104
www.interfacesteel.org

PROJECT NO.	2760, 2760, 2600 Sierra St, Richmond, B.C.
SERVICE DAMAGE	
DATE	July 22, 2013
BY	ENR
PROJECT DATA	
SITE PLAN	
DATE	July 22, 2013
BY	ENR
PROJECT NO.	2760, 2760, 2600 Sierra St, Richmond, B.C.
SERVICE DAMAGE	
DATE	July 22, 2013
BY	ENR
PROJECT DATA	
SITE PLAN	
DATE	July 22, 2013
BY	ENR



○ SITE PLAN AND PARKING PLAN
Scale: 1/8" = 1'-0"

SITE PLAN AND PARKING PLAN

DATE: 11/1/2013	PROJECT: 2760-2800 SMITH ST. - LANDSCAPE PLAN
DRAWN BY: J. J. JONES	PROJECT NO: 12-601311
CHECKED BY: J. J. JONES	DATE: 11/1/2013
APPROVED BY: J. J. JONES	DATE: 11/1/2013
<p>NOTES:</p> <p>1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p> <p>10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, LANDSCAPE DESIGN SPECIFICATIONS.</p>	



INTERFACE:

2760-2800 SMITH ST.
RICHMOND, VA 23219
2760-2800 SMITH ST.
RICHMOND, VA 23219

SERVICE GARAGE COMMERCIAL RETAIL BUILDING

2760-2800 SMITH ST.
RICHMOND, VA 23219

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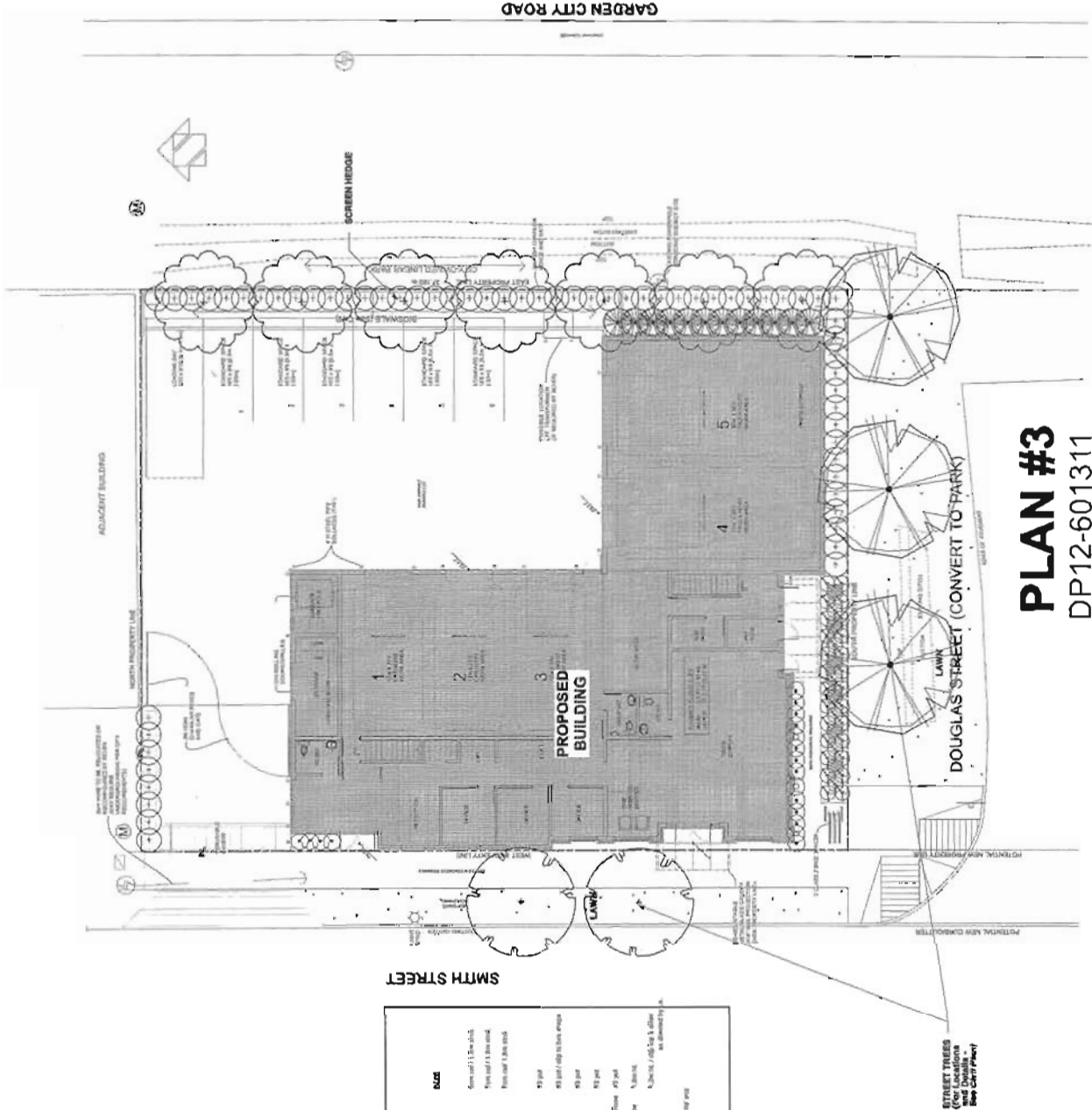
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PLAN #3 DP12-601311

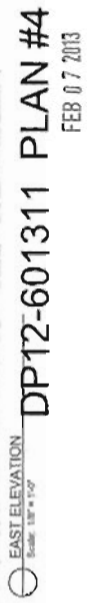
FEB 07 2013



SMITH STREET

SYM	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
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2	1	Quercus prinus	Prickly Pear	8" caliper
3	1	Quercus rubra	Red Oak	8" caliper
4	1	Quercus sp.	White Oak	8" caliper
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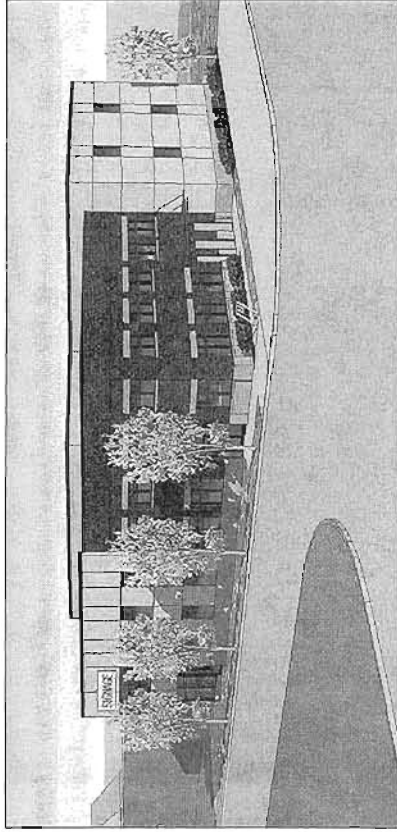
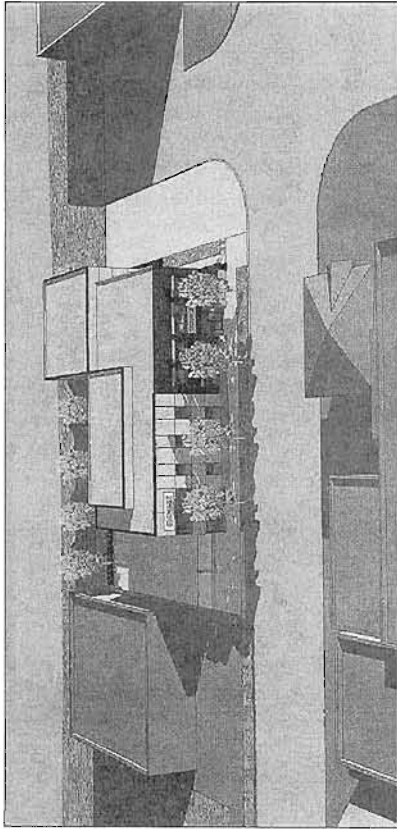
STREET TREES
AND PLANTINGS
SHOWN FOR
REFERENCE ONLY

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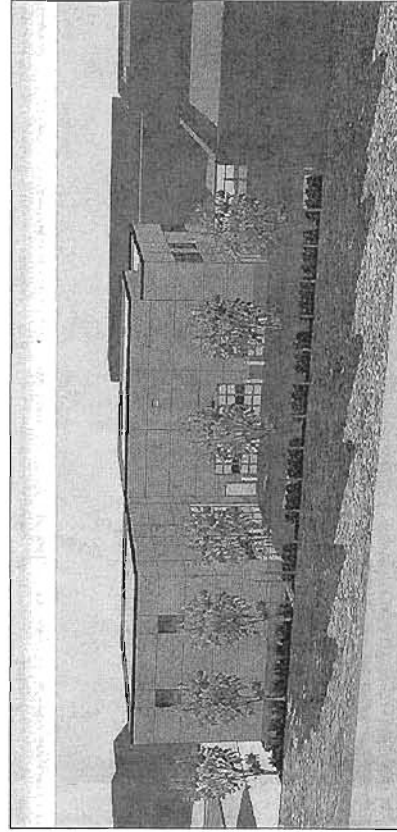
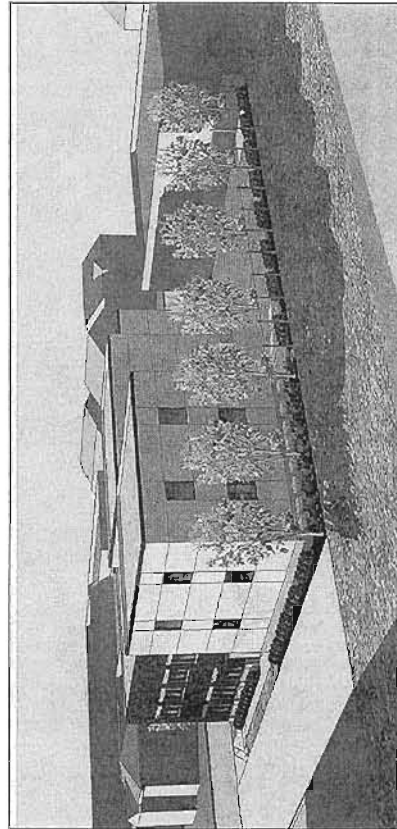
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FEB 07 2013

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INTERFACE:
 Julia 230
 41599 Clarissa Road
 Richmond BC
 Canada V6X 3Z8
 T 604 824 4162
 F 604 821 1146
www.interface230.com

ADDRESS	SERVICE GARAGE 2760, 2760, 2800 South St. Richmond, B.C.		
REGISTRATION	1111PND70		
SOA	As Issued		
EXPI	May 30, 2012		
CLASS	KV2		
VEHICLE TYPE	KV2		
DESCRIPTION	SD SMATCH REPAIRING\$		
AMOUNT	A8.0		



VIEW LOOKING SOUTH-WEST
PROPOSED BUILDING MASS

FEB 07 2013

DP12-601311 PLAN # 4B

A8.0



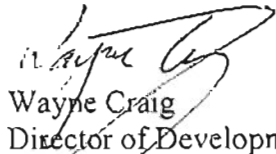
City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: February 19, 2013
File: DP 12- 624347
HA 12- 624348
Re: **Application by Chercover / Massie and Associates Ltd. for a Development Permit and Heritage Alteration Permit at 12191 First Avenue**

Staff Recommendations:

1. That a Development Permit be issued which would permit the alteration of the exterior of the building at 12191 First Avenue on a site subject to Land Use Contract 028; and
2. That a Heritage Alteration Permit be issued for the site at 12191 First Avenue in accordance with Development Permit DP 12 - 624347.


Wayne Craig
Director of Development

WC:bk
Att. 3

Staff Report

Origin

Chercover / Massie and Associates Ltd. has applied to the City of Richmond for permission to alter the exterior of the existing building at 12191 First Avenue. The site is currently occupied by a building which is listed on the Richmond Heritage Inventory: the Japanese Buddhist Temple (aka the Steva Theatre). The building has been identified by Council as one of 17 heritage structures in the Steveston Village that is to be preserved, in accordance with the Steveston Village Conservation Strategy.

The land uses for the site are currently regulated under Land Use Contract 028.

There is no rezoning or Servicing Agreement associated with this proposed development.

Development Information

The building has been vacant for approximately two years, but prior to that a daycare / art education business operated out of the building.

The owner has leased the building to a daycare operator who would provide daycare for 25 children. Interior renovations are required to meet Vancouver Coastal Health requirements for the daycare, and the operator proposes some minor exterior renovations: to add 4 windows to the north facade for interior lighting; and 4 new windows on the south wall to provide interior lighting and improve direct surveillance / supervision of the play space proposed for south portion of the site.

The rear of the site will be reconfigured to provide a fenced secured play space for the children in the daycare operation. Additional play space will be provided on the south of the site, between the subject building and the adjacent two storey building at 12211 First Avenue.

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: Existing commercial building (1): under Land Use Contract No. 122, maximum height two (2) storeys;
- To the east: Existing commercial buildings (2): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys, and Light Industrial (IL) maximum building height 12 m;
- To the south: Existing commercial building (1): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys and
- To the west: Existing commercial building (1): zoned "Steveston Commercial (CS2)", maximum height two (2) storeys.

Site Zoning History

The subject property is regulated by Land Use Contract 028, which was registered on the title of the property on April 6, 1976. The Land Use Contract permits all commercial uses permitted under the General Commercial District of the day. The proposed daycare has been reviewed by staff in the context of the Land Use Contract is a permitted use.

Steveston Village Conservation Strategy and Heritage Alteration

The Steveston Village Conservation Strategy (the Strategy) was developed to provide an incentive-based program to support and facilitate heritage conservation in the Steveston Village, and in particular preservation of 17 heritage buildings identified as important features of the community. The Strategy was approved by Council on June 22, 2009.

In the process Council designated the Steveston Village Core as a Heritage Conservation Area and established development application requirements for the alteration of land and buildings located within the Conservation Area. Council also adopted revisions to the Development Permit Guidelines in the Steveston Area Plan (Schedule 2.4 of the Official Community Plan). The new development permit guidelines are intended to preserve the exteriors of the 17 identified heritage buildings in the Village, and provide general guidelines for the alteration or re-development of the other 73 non-heritage buildings in the Village Conservation Area. The structure on the subject property is one of the 17 buildings identified as heritage resources to be preserved. We note for the Development Permit Panel that the building on the subject property has no formal heritage protection.

Heritage Values of Existing Building

The structure on the subject property is known as the Japanese Buddhist Temple (and also as the Steva Theatre), and was constructed in 1924. A two-storey false front addition built over the front yard now meets the edge of the sidewalk. As families began to join the young men working in the fishery and canneries, a temple was needed to serve the growing Japanese population in the core of Steveston. The temple remained in active use as a place of worship until 1941 and the internment of the Japanese during World War II, and is symbolic of Japanese culture, religion and community. The false front addition reflects the second use of the building as a theatre in the 1940's. The Steva Theatre opened in the building in 1947 and operated until 1975 when the building became a retail and performing arts centre.

An excerpt from the Richmond Heritage Inventory regarding the subject site is provided in **Attachment 2**.

Heritage Procedures

The Strategy establishes the process for alterations to buildings within the Village. Under the Strategy, a Development Permit application and a Heritage Alteration Permit is required to alter the exterior of this building. The required permits must be reviewed by the Development Permit Panel and issued by Council.

Heritage Commission Review

The proposed renovation was received by the Richmond Heritage Commission at the January 16, 2013 meeting. The proposal was endorsed by the Commission with some suggestions regarding colour and materials. The submission of a final design package including details on proposed window design and materials, colour scheme and proposed signage is required prior to the Development Permit and Heritage Alteration Permit being forwarded to Council for approval. An excerpt from the Minutes from the January 16, 2013 meeting of the Heritage Commission is attached (**Attachment 3**). In response to the comments from the Heritage Commission, the design was amended to change the proposed windows from PVC framed to wood framed windows, and the style of window was changed, to create a more appropriate scale and rhythm for the windows, in particular on the north facade.

Rezoning and Public Hearing

For the purposes of the current Development Permit and Heritage Alteration Permit neither a rezoning nor a Public Hearing is required.

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 and Heritage Alteration Permit applications. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the guidelines of the Steveston Area Plan

Analysis

Conditions of Adjacency

- The primary visual impact of the proposed renovations will be from the north-east, from First Avenue.
- No significant impacts are anticipated to any adjacent properties.

Urban Design and Site Planning

- The proposed physical changes to the building are 4 additional windows on each of the north and south facades, creation of a play space on the south portion of the site, and a proposed re-configuration of the rear of the site to provide an out-door, secured play area for children in the proposed daycare.
- There is no on-site vehicular circulation under the existing site configuration. The rear (west) of the site is currently occupied by 5 parking spaces.
- The 5 parking spaces currently located at the rear (west) of the property would be eliminated to provide space for an outdoor playground area for the proposed daycare. The 5 parking spaces are an existing non-conformity under the parking requirements of the Zoning bylaw. As the subject property is occupied by a recognized heritage resource, staff have required the owner to secure a formal agreement for parking elsewhere in the Village, which has been demonstrated by the applicant. Parking will be provided on the parking lot at 3117 Bayview Street, located approximately 135 m to the west by road.
- No changes are proposed or required to the site elevation.

Architectural Form and Character

- The general character of the building will not be changed through the proposed construction. There is historical photographic record that indicates that the north wall of the building at one time contained several windows, similar to the design proposed. The Heritage Commission requested that the windows be wood framed. The design drawings provided by the architect indicate that wood-framed double hung windows will be installed on the north and south facade.
- The cladding is a mixture of stucco and siding, which will be maintained. The horizontal siding at the front of the building was installed a number of years ago as part of the 'false front' renovations after the movie theatre ceased operation.
- There will no changes at the front of the building except for updated signage, consistent with the requirement of Richmond Sign Bylaw No. 5560, and the heritage design guidelines in the Steveston Area Plan.
- No change is proposed for the roof of the structure.

Landscape Design and Open Space Design

- Landscape / play areas – there is no opportunity for formal on-site landscaping as the building covers the majority of the site, and any areas not covered by building will be used for play areas for children in the daycare.

Crime Prevention Through Environmental Design

- The proposed installation of the windows on the south wall will allow direct surveillance and visual observation of the play space enhancing security on the site. The play area at the rear of the building is also overlooked by existing windows on the rear of the building. All play areas will be secured behind fencing. The windows proposed for the north facade would enhance casual surveillance of the parking lot of the adjacent (north) bank building.

Conclusions

Staff have reviewed the proposed alteration to the heritage building at 12191 First Avenue in Steveston. The addition requires a Development Permit and a Heritage Alteration Permit as the building is located within the Steveston Village Heritage Conservation Area.

The proposed land use is consistent with the range of uses permitted under the existing Land Use Contract, and is also consistent with the uses permitted on the surrounding properties under the CS2 and CS3 zones. The proposal alterations are relatively minor, and would be consistent with the heritage design guidelines in the Official Community Plan and the Steveston Area Plan.

From a design perspective, the proposed windows on the south wall have no impact on the overall character of the building, and the proposed windows for the north facade would result in a character consistent with the historical record for the building.

Staff are recommending support for this Development Permit and Heritage Alteration Permit applications subject to satisfactory fulfillment of the Development Permit and Heritage Alteration Permit Considerations.



Barry Konkin
Planner 2

Attachment 1 – Development Application Data Sheet

Attachment 2 – Excerpt from the Richmond Heritage Inventory

Attachment 3 – Excerpt from the Minutes of the February 20, 2013 Meeting of the Richmond Heritage Commission

BK:cas

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

- Submit a sign design / proposal for all proposed signage.

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.*



DP DP 12- 624347 / HA 12- 624348

Attachment 1

Address: 12191 First Avenue

Applicant: Chercover / Massie and Associates Ltd. Owner: Capstone Management Ltd.

Planning Area(s): Steveston Village / Steveston Village Conservation Area

Floor Area Gross: 411 m² (4,420 ft²) Floor Area Net: No change

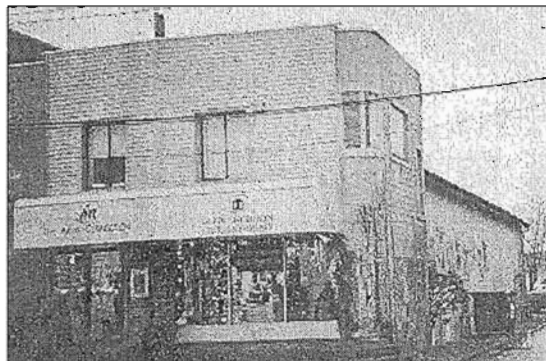
	Existing	Proposed
Site Area:	612 m ²	No change
Land Uses:	Vacant. Last use: Childrens' arts centre	Daycare
OCP Designation:	Neighbourhood Service Centre (NSC)	No change
Zoning:	Land Use Contract 028	No change
Number of Units:	1	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:		Existing building No change	none permitted
Lot Coverage:	NA	No change	
Setback – Front Yard:	7.5 m	0 m - existing building No change	None
Setback – Side Yard (north):	NA	1.2 m - existing building No change	None
Setback – Side Yard (south):	NA	0 m - existing building No change	None
Setback – Rear Yard:	7.5 m	6 m - existing building No change	None
Height (m):	10.6 m	7 m - existing building No change	
Lot Size:	612 m ²	No change	
Off-street Parking Spaces – Regular/Commercial:	5 provided at rear lane	5 secured at off-site location	No change - existing non-conformity
Off-street Parking Spaces – Accessible:	NA	NA	No change - existing non-conformity
Total off-street Spaces:	5	5	No change - existing non-conformity

Japanese Buddhist Temple

General Information

Type of Resource: Building
 Also Known As: Steva Theatre; Arts Connection Building
 Address: 12191 First Avenue
 Neighbourhood (Planning Area Name): Steveston
 Construction Date: 1924
 Current Owner: Private
 Designated: No



Statement of Significance

Description of Heritage Site: Constructed in 1924, the Japanese Buddhist Temple is a rectangular one and one-half storey gabled structure with a small front yard area fronting First Avenue in Steveston. A two-storey false front addition built over the front yard now meets the edge of the sidewalk.

Statement of Heritage Values: The Japanese Buddhist Temple has historical associations to the history of the Japanese in Richmond. As families began to join the young men working in the fishery and canneries, a temple was needed to serve the growing Japanese population in the core of Steveston. The temple remained in active use as a place of worship until 1941 and the interment of the Japanese during World War II, and is symbolic of Japanese culture, religion and community.

The rectangular shape of the building with its short façade facing the street reflects the building's use as a place of worship. The false front addition reflects the second use of the building as a theatre in the 1940's.

Character Defining Elements: Key elements that define the heritage character of the site include:

- The design elements of the original temple building including its rectangular shape, gable roof, and horizontal row of windows on the long side of the building
- The location of the temple in the heart of Steveston
- The siting of the building on its lot, with the original front facade set back from the edge of the sidewalk.

History

History: In 1924 a Buddhist temple for the Japanese population was built south of Moncton Street on First Avenue. Early Japanese plans for such a temple had met with opposition from the white population whose fear was that such a symbol of foreign culture would arouse fear and suspicion in the community. Earlier, a mission had been founded near the Phoenix Cannery to serve the workers there, but a temple was needed to serve the growing population of Japanese families in the core of Steveston.

The temple remained in active use until 1941 and the interment of the Japanese during World War II. The Steva Theatre opened in the building in 1947 and operated until 1975 when the building became a retail and performing arts centre.

RICHMOND HERITAGE COMMISSION
Wednesday, January 16, 2013

2. PRESENTATION – Proposed Heritage Alteration Permit and Development Permit at 12191 1st Avenue

Douglas Massie, Architect, made a brief presentation regarding the development permit and heritage alteration permit application for this site. The proposal is to use the building for a day care with space for 25 children. The permits are required to allow renovations to the facade of the building: minor alterations and a new sign for the front of the building; the addition of three windows to the north wall; and two windows to be added on the south wall. It was noted by Mr. Massie that this building has been sitting empty for over two years. Discussion ensued on the past uses (such as movie theatre, art studio, etc.) of this building and various alterations the building has undergone since it was built as a Buddhist temple. Staff noted that the heritage review is limited to the building exterior.

The different exterior facades of this building throughout history were discussed and Commission members noted the preference for the heritage movie theatre exterior. It was noted by the architect that the owners do not have a budget for extensive exterior restoration at this time, and estimated that returning the facade to the theatre facade would cost approximately \$100,000. Staff noted that projects such as this are an 'interim stage' and the building would still be a candidate for future restoration with possible heritage grants.

Discussion ensued on similar projects and heritage buildings in the area. It was noted by Commission members that guidelines from the Steveston Village Conservation Strategy and Implementation Program have positively influenced policy and planning in this area.

Discussion further ensued on leaving opportunities open to returning to the heritage movie theatre facade in the future. Kathleen Beaumont in her absence forwarded to the committee her comments and feedback regarding the proposed alteration permit and development permit at 12191 1st Ave. Her comments were subsequently incorporated in the committee's recommendation to Council.

Recommendations from the Commission on retaining heritage style included choosing a paint colour for the exterior that is in keeping with a heritage palette, consider wood frames for the windows and try to stay within the original heritage vernacular and style. It was noted by the architect that the closed in outdoor play areas will have a wood fence instead of chain link.

Commission members noted the emphasis on encouraging Council to fund a restoration to the original facade when time and money permits as well as encouraging staff to pursue heritage grants to further the restoration of heritage buildings in the Village.

It was moved and seconded

That the Heritage Commission support this application subject to the colours, materials and style conforming to the heritage aspect of the community.

CARRIED

It was moved and seconded

That the Commission encourage staff to continue to look for resources for heritage conservation specific to the heritage inventory in Steveston.

CARRIED



City of Richmond

Development Permit

No. DP 12- 624347

To the Holder: Chercover Massie & Associates Ltd.

Property Address: 12191 First Avenue

Address: 120-01200 W. 73rd Avenue, Vancouver BC V6P 6G5

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 screening shall be constructed generally in accordance with Plans attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. 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 , 2013 .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

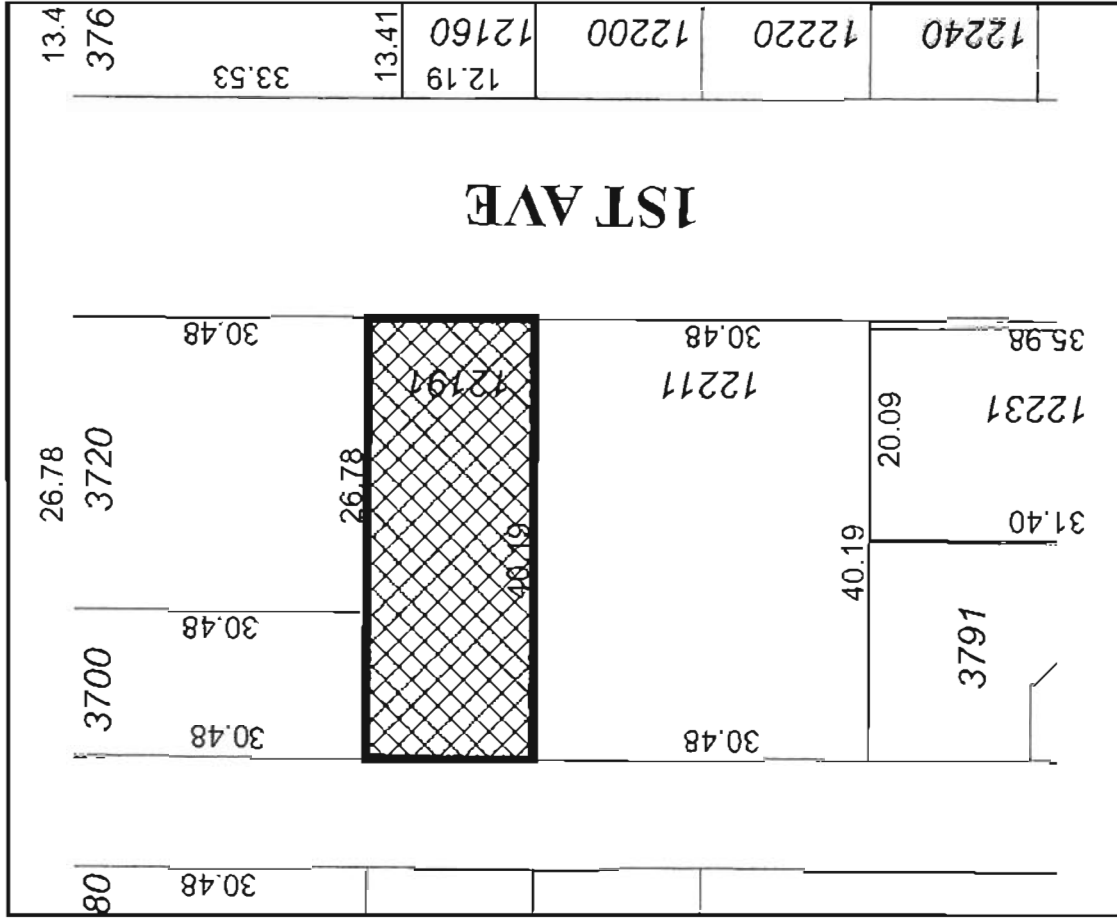
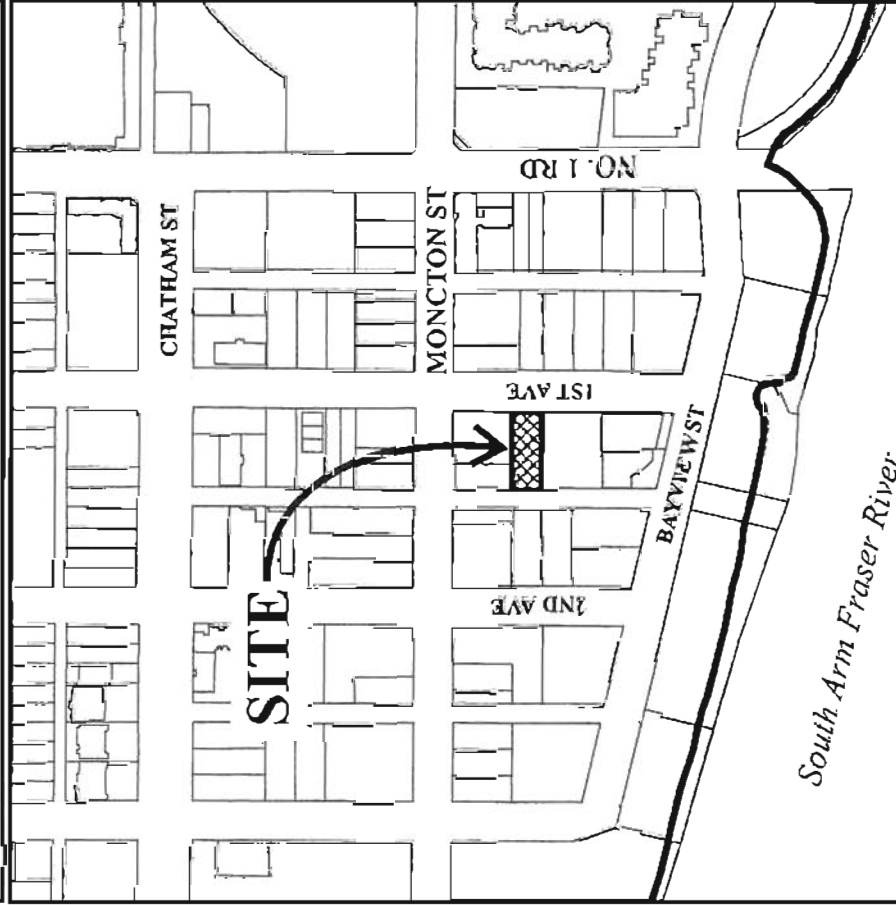


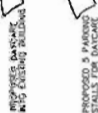
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Original Date: 11/28/12

Revision Date:

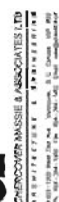
NOTE: Dimensions are in METERS





Chadler, 1992

3/4 HOUR FLOORS & SUPPORTS
3/4 HOUR ROOF OR HEAVY TRUSS
CONCRETE LOAD - MAX. 25 CHILDREN AND 3 TEACHERS - IN PLAYGARDEN



DRAWING TITLE SITE PLAN	A1 OF - REV.	
	DRAWN BY J. L. JAY	DATE JUL 2003
	REVISIONS 1/1/04	
	PROJECT NO. 212-005	

DP 12624347-

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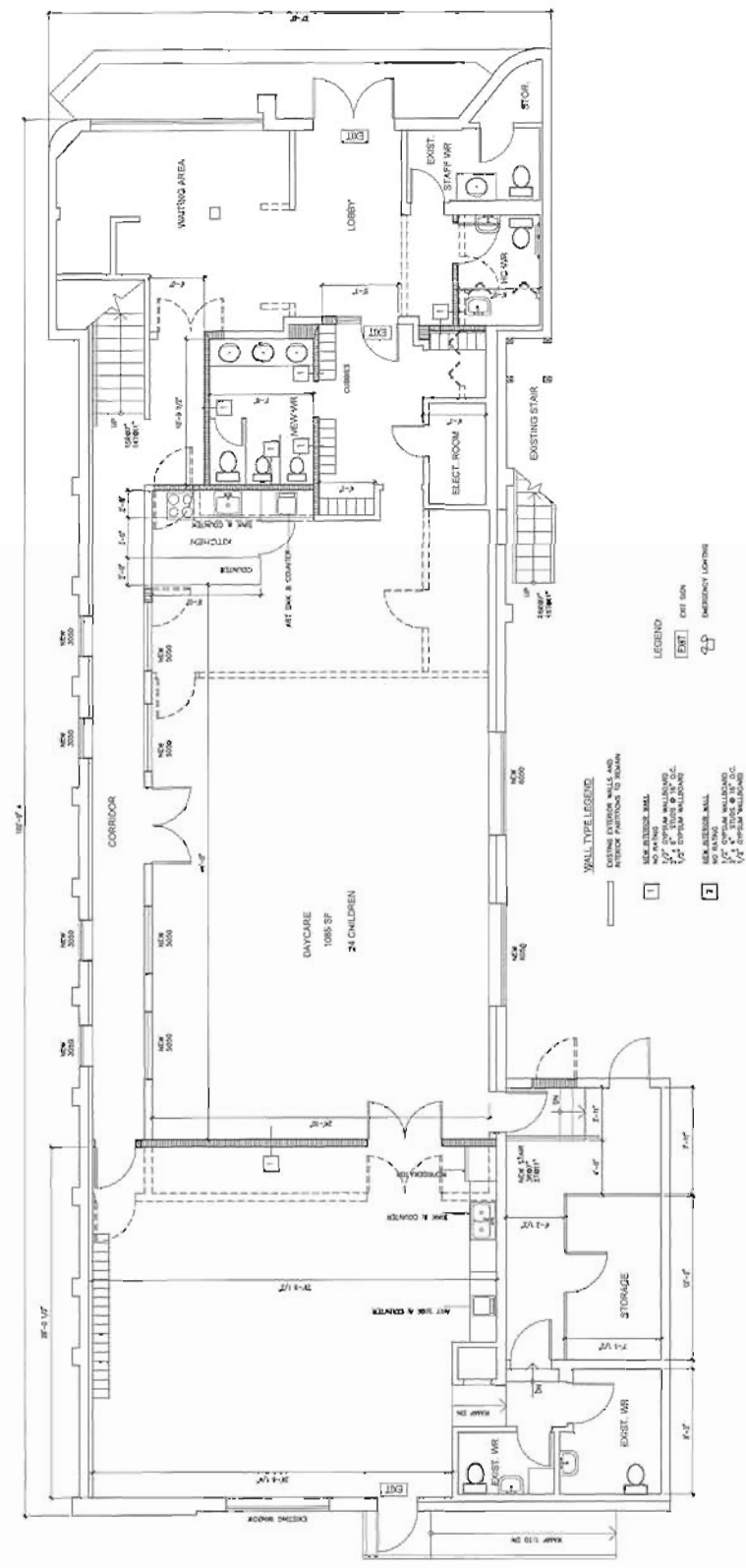
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ARCHITECT
MARTIN M. MASSIE & ASSOCIATES LTD.
1200 1ST AVENUE, SUITE 100
TORONTO, ONTARIO M5C 1A5
TEL: (416) 593-1100 FAX: (416) 593-1101

TENANT IMPROVEMENTS
1200 1ST AVENUE
TORONTO, ONTARIO

MAIN FLOOR PLAN	
DATE: JULY 2012	SCALE: 1/4" = 1'-0"
PROJECT NO: 212-001	REV: 01



FEB 19 2013

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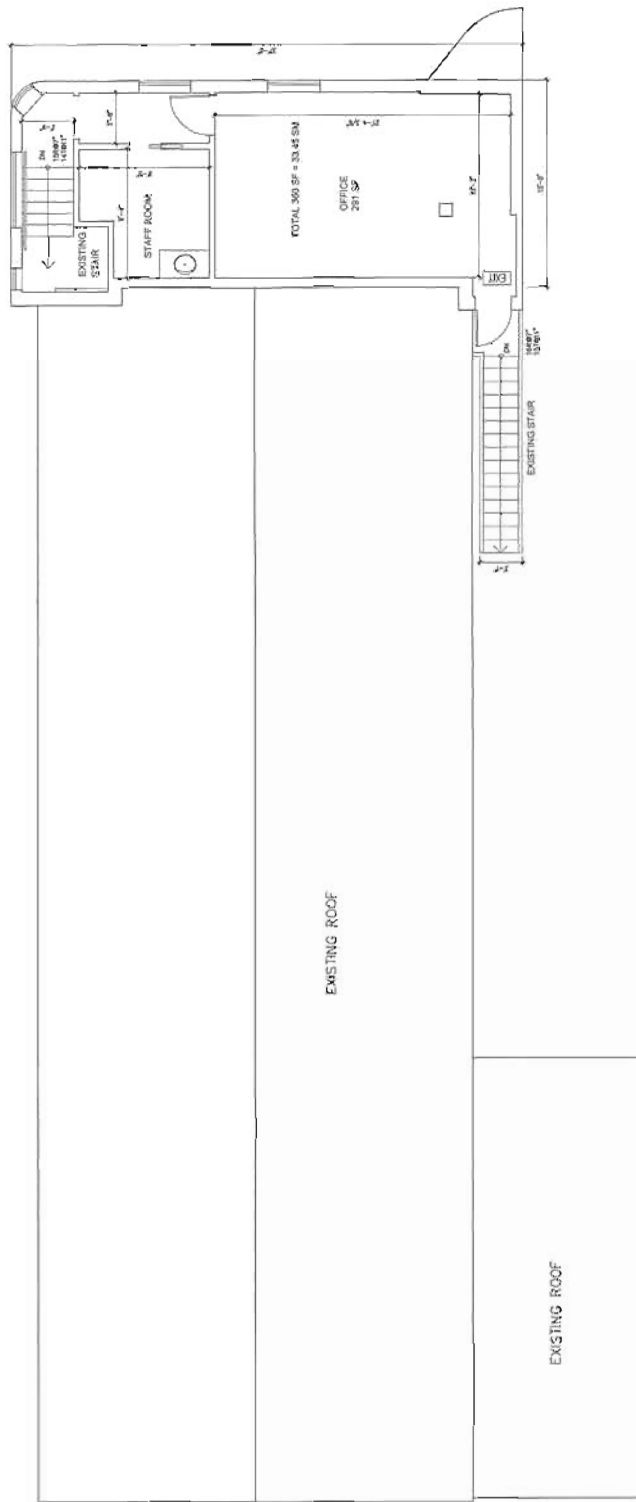
SCHEDULE 1



COVERMASTER ASSOCIATES LTD
A B O I M A R N E

**TENANT
IMPROVEMENTS**
12101 1ST AVENUE,
RICHMOND, B. C.

Drawing Title EXISTING SECOND FLOOR PLAN	SHEET NO. A3 OF 1	
	DRAWN BY DATE: JULY 2013	SCALE: 1/4" = 1'-0"
	PROJECT NO: 20-081	
	REV.	



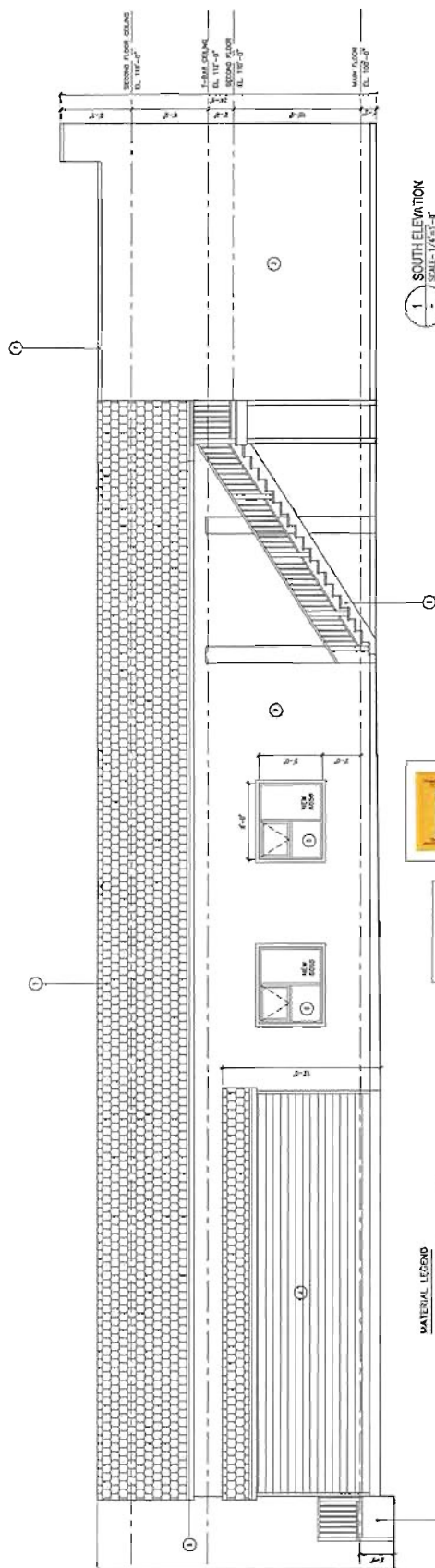
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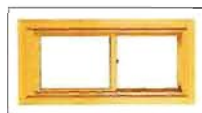
Dr. A. A. A.



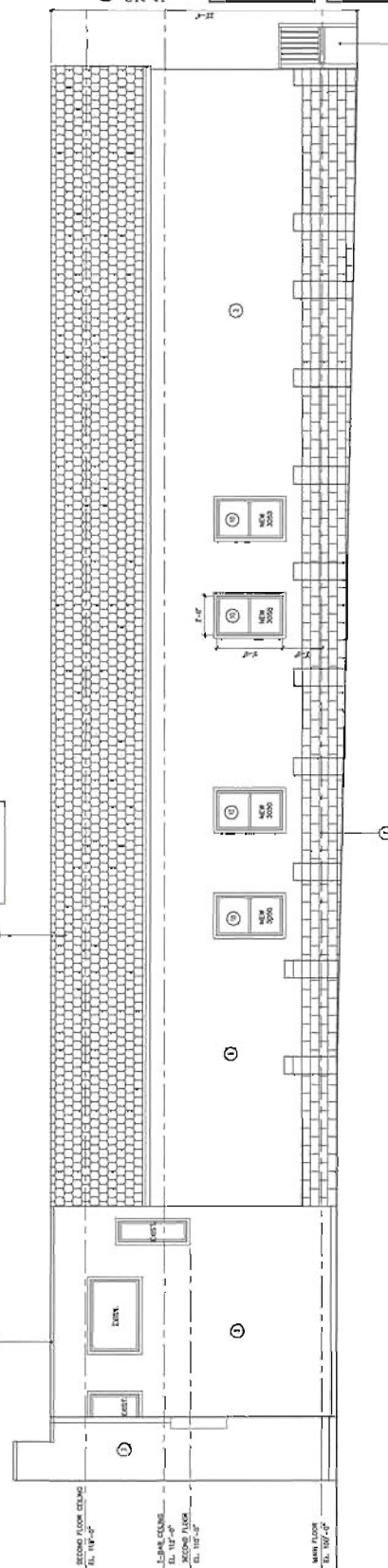
1 SOUTH ELEVATION
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MATERIAL LEGEND

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| WITH DOUBLE GLAZED SEATED UNITS | 7 | UNDER ADDED CHANGES | 14 |
| CONCRETE BASE WALL | 8 | COOKS' STOVE CHANGES | 15 |
| LINE OF ROOF OVERHANG | 9 | ENTRANCE | 16 |
| EXISTING WALL | 10 | DOOR 3/4" HIGHER | 17 |
| NEW DOUBLE GLAZED UNITS | 11 | FOR TRIMMING LANTERN | 18 |
| ANDERSON WINDOWS AND DOORS | 12 | | |



6



2 NORTH ELEVATION

OVEROOR MASSIE & ASSOCIATES LTD
100-1100 Road 25th Ave. Vancouver, B.C. Canada V6P 4K2
604-264-1400 Fax: 604-264-1401 Email: overoora@comcast.net

—

**TENANT
IMPROVEMENTS**
12191 1ST AVENUE,
RICHMOND, B. C.

—

BUILDING ELEVATIONS

A4 of

DP 12624347-4

FEB 19 1973

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CONJUGANT



CHERCOVER MASSIE & ASSOCIATES LTD
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

#101, 122 West 13th Ave. Vancouver, B.C. Canada V6P 4K2
Tel: (604) 681-1400 Fax: (604) 681-7411 Telex: 250000
Chercover Massie & Associates Ltd. 1988

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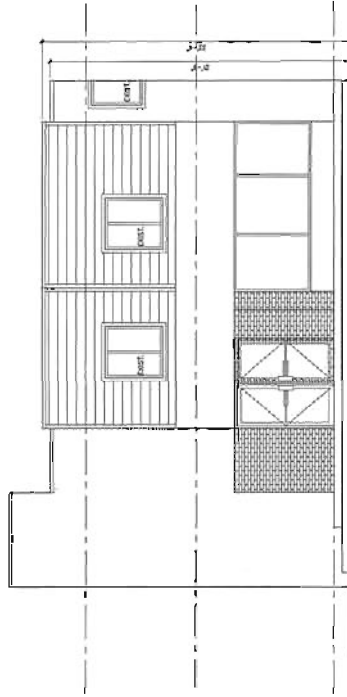
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IMPROVEMENTS**
12191 157 AVENUE,
BIRMINGHAM, B. C.

461. 21/11/2010

BUILDING ELEVATIONS

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



2 EXISTING EAST ELEVATION
SCALE - N.S.



3 EXISTING SOUTH ELEVATION
SCALE - N.S.



4 EXISTING WEST ELEVATION



5 EXISTING SOUTH ELEVATION



6 EXISTING NORTH ELEVATION
SCALE - 1/4" = 1'-0"



7 EXISTING WEST ELEVATION
PAGE - 10 -

FEB 19 2013



City of Richmond

Heritage Alteration Permit

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 12 - 624348

To the Holder: Capstone Management Ltd.
Property Address: 12191 - 1st Avenue, Richmond
Legal Description: Parcel Identifier: 004-053-362
Lot 5 Block 5 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with Development Permit DP 12 - 624347.
3. This Heritage Alteration 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.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

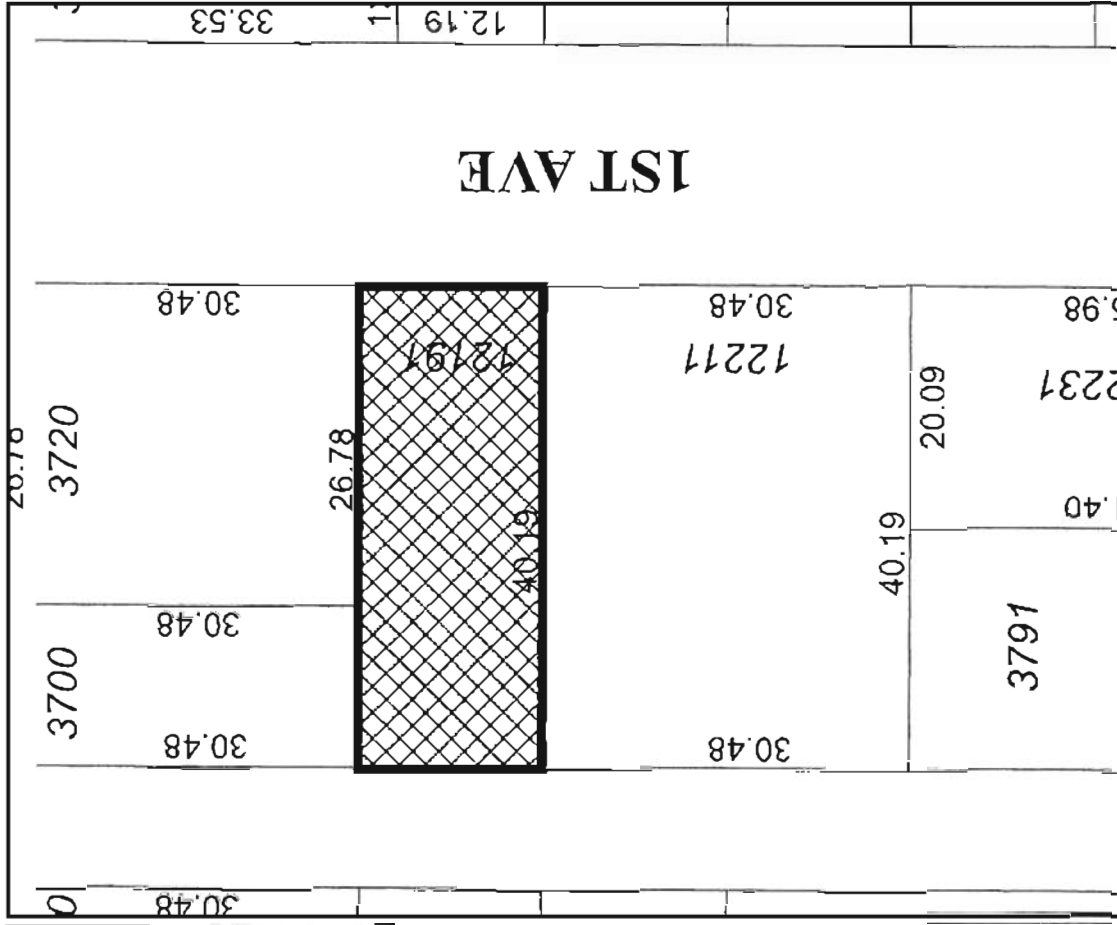
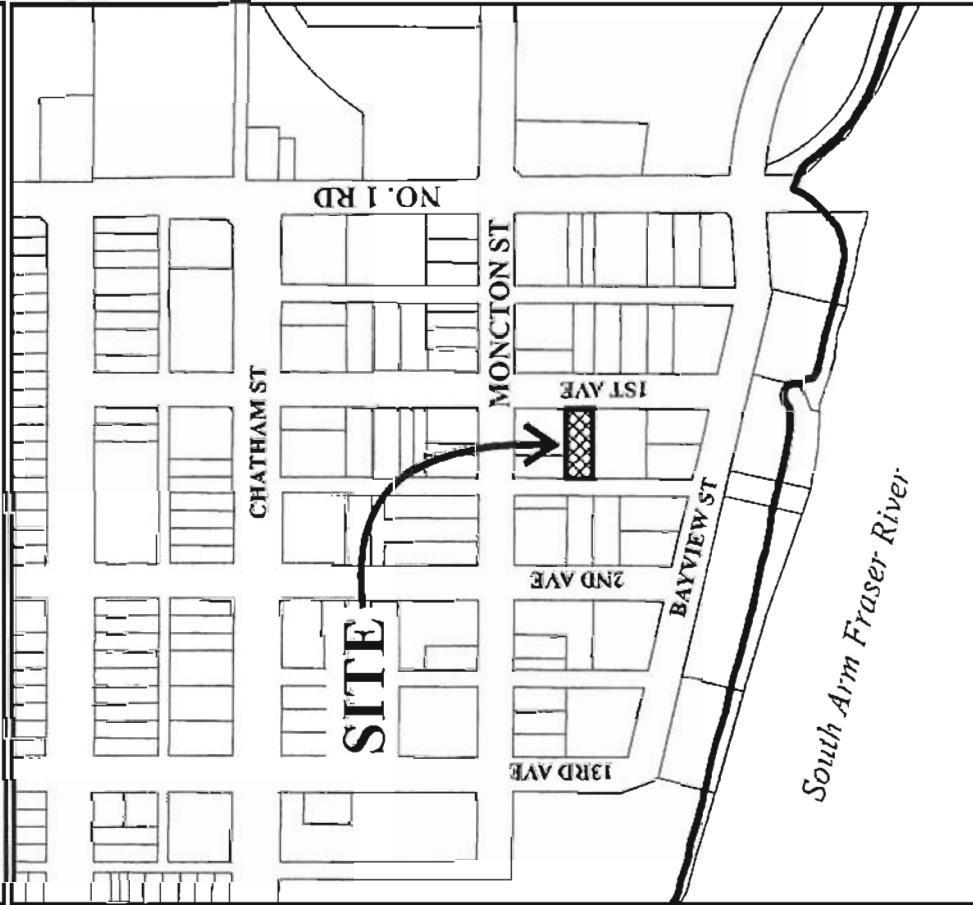
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 12-624348

Original Date: 11/26/12

Revision Date:

Note: Dimensions are in METRES