



Development Permit Panel

Council Chambers

Wednesday, April 10, 2013

3:30 p.m.

1. Minutes

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



2. Development Permit DP 12-616142

(File Ref. No.: DP 12-616142) (REDMS No. 3723626)

TO VIEW ePLANS CLICK [HERE](#)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8751 Cook Road

INTENT OF PERMIT:

1. To permit the construction of eight (8) three-storey townhouse units on a site zoned High Density Townhouses (RTH3); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and
 - (b) allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of eight (8) three-storey townhouse units at 8751 Cook Road on a site zoned High Density Townhouses (RTH3); and*

ITEM

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and*
 - (b) *allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.*



3. **Development Permit DP 12-622136**
(File Ref. No.: DP 12-622136) (REDMS No. 3807886 v. 2)

TO VIEW ePLANS CLICK HERE

APPLICANT: Chandler Associates Architecture Inc.

PROPERTY LOCATION: 3388 Sweden Way (formerly 12751 Bathgate Way)

INTENT OF PERMIT:

1. To permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) on a site zoned Industrial Retail (IR1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase in lot coverage from 60% to 68.4%; and
 - (b) allow a maximum of 8 tandem parking spaces for employee use only.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase in lot coverage from 60% to 68.4%; and*
 - (b) *allow a maximum of 8 tandem parking spaces for employee use only.*



4. **New Business**

5. **Date Of Next Meeting: Wednesday, April 24, 2013**

ITEM

6. Adjournment



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

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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,
March 13, 2013, be adopted.*

CARRIED

2. Development Permit DP 11-587954

(File Ref. No.: DP 11-587954) (REDMS No. 3798679 v.2)

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 6611 Pearson Way

INTENT OF PERMIT:

To permit the construction of a residential development consisting of a 12-storey and a 14-storey building containing 173 dwelling units over a two (2) level parkade for 361 cars on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"

Applicant's Comments

Martin Bruckner, IBI Group, and Lin Lin, Phillips Farevaag Smallerberg, provided the following information regarding the proposed development:



To: Development Permit Panel
From: Wayne Craig
Director of Development
Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
8751 Cook Road

Date: March 15, 2013
File: DP 12-616142

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight (8) three-storey townhouse units at 8751 Cook Road on a site zoned High Density Townhouses (RTH3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and
 - b) allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.


Wayne Craig
Director of Development

WC:kt

Staff Report

Origin

Mathew Cheng Architect Inc. has applied to the City of Richmond for permission to develop eight (8) three-storey townhouse units at 8751 Cook Road. This site is being rezoned from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3) for this project under Bylaw 8917 (RZ 04-265950). The site is currently vacant.

Storm sewer upgrades and construction of a new bus pad in front of the site were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 12-619900), which must be entered into prior to final adoption of the Rezoning bylaw.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the North: Existing single-family dwellings on lots zoned “Single Detached (RS1/E)” and designated General Urban T4 in the City Centre Area Plan (CCAP) - Brighthouse Village.
- To the East: Existing eight (8) unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP - Brighthouse Village.
- To the South: Across Cook Road, William Cook Elementary School and an existing two-storey and four-storey multi-family development both zoned Land Use Contract 25 and designated General Urban T4 in the CCAP – Brighthouse Village. The CCAP also indicates a future Park in the area south of Cook Road, the configuration of which is to be determined in the future.
- To the West: Existing 14 unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP – Brighthouse Village.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 16, 2012. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Construction Noise.

Construction activity noise is governed by the Noise and Sound Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 AM and after 8:00 PM on Monday through Friday, prior to 10:00 AM and after 8:00 PM on

Saturday (provided it is not a Statutory Holiday), and prior to 10:00 AM and after 6:00 PM on Sundays and Statutory Holidays.

2. Congestion during construction.

A Construction Parking and Traffic Management Plan is required prior to Building Permit issuance. Construction hours will be noted on the Construction Parking and Traffic Management Plan and traffic controllers will be hired to ensure trucks adhere to appropriate hours.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the High Density Townhouses (RTH3) except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m.

(Staff supports the proposed variances since the subject site is an orphan lot located between two existing multiple-family developments.)

- 2) Allow a total of 14 tandem parking spaces in seven (7) townhouse units.

(The tandem parking arrangement was specifically identified at Rezoning stage and no concerns were raised at Public Hearing.

Based on the City Centre location, the bylaw requirement is for ten (10) residential parking spaces. By permitting tandem arrangement in seven (7) of the garages, the applicant is able to provide a total of fifteen (15) residential parking spaces on site.

Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. On-street parking is not an issue on this block as it is available on both sides of Cook Road. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at Rezoning.)

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

- While the required side yard setback is 2.0 m, a 3.06 m west side yard setback and a 7.59 m east side yard setback are provided to increase separations between the proposed and the neighbouring buildings.
- A natural screen between the proposed townhouse units and the existing building to the west is provided by the retention and protection of existing trees on the neighbouring property and planting of a variety of deciduous tree along the west property line.
- The applicant has also addressed privacy for the adjacent townhouse units to the east through the planting of six (6) Columnar Red Maple trees in tree grates along the west property line.
- Minimal amount of windows are proposed on the north elevation to minimize overlooking opportunities toward adjacent existing residential developments.

Urban Design and Site Planning

- The site layout of the townhouse proposal is organized along one (1) short north-south drive aisle, providing access to the site from Cook Road and access to all unit garages.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The proposed on-street garbage and recycling truck parking arrangement is acceptable since parking and stopping on Cook Road is currently allowed for collection and delivery purposes.
- A total of eight (8) units are proposed in two (2) buildings. The southern end unit is oriented towards Cook Road and its main entrance is provided from this the street. The main pedestrian access to the remaining seven (7) units is from the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Cook Road with the provision of at-grade living space, street front entries and additional landscaping.
- All units have private outdoor spaces consisting of front or rear yard and covered deck on the second floors. All of the private outdoor spaces can be accessed directly from the main living space.
- The provision of residential parking exceeds the bylaw requirement (10 parking spaces) with a total of 15 parking spaces for eight (8) units. Tandem parking spaces are proposed in seven (7) units. A single handicap parking space is proposed in the convertible unit. Two (2) visitor parking spaces are also provided.
- Outdoor amenity space is provided in accordance with the OCP and is designed for children's play. The outdoor amenity is proposed along the Cook Road frontage to allow for maximum sun exposure. The location is also appropriate in providing open landscape and amenity convenient to all of the units. Fence around the outdoor amenity space is proposed to ensure children safety.
- A mailbox kiosk, a bench, and Class 2 bicycle parking spaces are located in the outdoor amenity area to encourage social interaction.

- The recycling and garbage enclosure has been incorporated into the design of the south building to minimize its visual impact. The enclosure is located on the ground floor of the street fronting unit. Access to the enclosure is via a covered walkway just off the main vehicle entry to the site.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with sloped roofs, projections, recesses, varying material combinations, and a range of colour finishes.
- A pedestrian scale is achieved along Cook Road with the inclusion of windows, covered decks, well defined individual end unit entry, and landscape features.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie-panel, vinyl window, wood trim, wood fascia, and mutual brick) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The use of bricks is proposed on the lower level of the buildings to reinforce a pedestrian scale and add detail and interest along the internal drive aisle.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, lever type handle for all doors handles and plumbing fixtures).
- One (1) convertible unit has been incorporated into the design. A floor plan demonstrating potential to accommodate a person in a wheelchair is provided (see Reference Plan attached to this report). A vertical lift may be installed in the stacked storage space (which has been dimensioned to allow this) in the future, if needed.
- The ground floor slab of the convertible unit is set below the minimum Flood Construction Level to accommodate wheel chair access directly from the sidewalk. There is no habitable space on the ground floor of this unit except for the foyer and the laundry room (where the washer and dryer will be raised).

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage and the only bylaw-sized tree on site (located at the southwest corner) will be retained and protected. This tree will also add to the quality of the private outdoor space proposed close to that corner of the site.
- The landscape design includes the planting of 15 trees (in a mix of coniferous and deciduous) as well as a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- An attractive trellis structure is proposed at the end of the internal road at the interface with neighbouring site.
- The amenity space consists of fenced children play area, which includes play equipment that caters for the 2 to 6 years old age group.

- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- Permeable concrete pavers are proposed on the entire length of the drive isle to improve site permeability. The proposed total lot coverage for permeable surface, including landscape area, is 48%.

Crime Prevention through Environmental Design

- The site plan and individual unit layout create opportunity for passive surveillance.
- Individual unit entrances are visible from the public street or the internal drive aisle. All unit doors will be equipped with minimum 1" deadbolts, security, interlock plates, door viewers, and 3" screw in strike-plates.
- All patio, balcony and deck doors (sliding or French style) will be equipped with a pin-type locking mechanism into the frame (or equivalent locking mechanism) in addition to the primary lock. All sliding windows will also be equipped with a secondary locking mechanism in addition to their primary locking mechanism.
- All sliding patio, balcony and deck doors and windows will be equipped with lift and slide protection along with the sliders being hung on the inside of the frame.
- Outside staircases have an open design to eliminate blind corner and areas of concealment.
- Hierarchy of public to private spaces is reinforced with planting and fences.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Security lights will be installed to contribute to pedestrian safety. Lighting for individual balconies, patios and porches will be individually activated and public area lighting such as the main entry, and amenity spaces will be activated by automatic timers, and solar sensors

Sustainability

Attachment 2 shows a list of sustainability features proposed for this project. The list is prepared based on energy efficiency and eco-friendly strategy and features are divided into seven (7) categories. In addition, the following sustainability designs are also incorporated into the proposed development:

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are introduced within the internal driveway to enhanced site permeability.

Conclusions

The applicant has satisfactorily addressed staffs' comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician - Design

EL:kt

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$32,862.00 (based on total floor area of 16,431 ft²).

Prior to future Building Permit issuance, the developer is required to complete the following:

- 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.
- Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- 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.



DP 12-616142

Attachment 1

Address: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc. Owner: Eluk Holdings Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

Floor Area Gross: 1526.31 m² (16,430.70 ft²) Floor Area Net: 1,093.27 m² (11,769.07 ft²)

	Existing	Proposed
Site Area:	1,345 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	2041 OCP Land Use Map: Neighbourhood Residential; City Centre Area Plan - Mixed-Use: Low-Rise Residential & Limited Commercial	No Change
Zoning:	Low Density Townhouse (RTL1)	High Density Townhouse (RTH3)
Number of Units:	1	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.85	0.81	none permitted
Lot Coverage – Building:	Max. 45%	44.6%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	52%	none
Lot Coverage – Landscaping:	Min. 20%	20%	none
Setback – Front Yard:	Min. 4.5 m	5.90 m	none
Setback – East Side Yard:	Min. 2.0 m	7.59 m	none
Setback – West Side Yard:	Min. 2.0 m	3.06 m	none
Setback – Rear Yard:	Min. 2.0 m	3.26 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.98 m – 3 storeys	none
Lot Size:	1,800 m ²	1,345 m ²	Variance Requested
Lot Dimensions:	Min. 40 m wide x Min. 30 m deep	25.4 m wide x 53.0 m deep	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.875 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	10 (R) and 2 (V)	15 (R) and 2 (V)	none

			Variance Requested
Tandem Parking Spaces:	not permitted	14	
Small Car Parking Spaces:	not permitted.	0	none
Off-street Parking Spaces - Accessible	none	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.75 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	14 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	8,000 Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	56 m ²	none

SUSTAINABILITY FEATURE LIST of 8751 COOK ROAD

Regarding to the sustainability for this project, the construction materials and interior appliances will be based on the sustainability list. This sustainability feature list is prepared based on the energy efficiency and echo-friendly strategy. In terms of exterior construction materials, fiber cement board with aluminum trim and brick system not only provide fashion appearance, but adequate weather protection for the structure as well. Therefore, structure will be long-lasting. For interior appliances, energy saving products will be suggested to utilize so that life in future will be more eco-friendly and saving cost. Impermeable area in this property is less than 50% of the entire area. The permeable paver application will minimize the impact for the natural water penetration. Plants and proper landscape design will provide as a natural visual barrier to provide more privacy so that it minimize the impact between the proposed building and neighbor. Existing trees on site have been retained and protected to keep the original environment.

SUSTAINABILITY FEATURES	
I. OPERATIONAL SYSTEMS	
1-4	Programmable thermostat with dual set back & continuous fan setting.
1-14	All windows in home are ENERGY STAR labeled or equivalent for the climatic zone of home.
1-15	Electric range is self cleaning and/or Convection based
1-16	Refrigerator is an ENERGY STAR labeled product.
1-17	Dishwasher is an ENERGY STAR labeled product.
1-18	Clothes washer or combo washer dryer is an ENERGY STAR labeled product.
1-28	Minimum 25% of interior and exterior light fixtures are fluorescent, compact fluorescent light bulbs or LEDs.
1-29	Minimum 50% of recessed lights use halogen bulbs.
1-30	Air tight, insulation contact-rated recessed lights are used in all insulated ceilings
II. BUILDING MATERIALS	
2-26	Use rain screen system separating cladding from the wall sheathing with a drainage plane.
2-28	All sill plates sealed with foam sill gaskets

2-36	Attached garage overhead door is insulated with R8 to R12
2-37	Attached garage is fully insulated.
III. EXTERIOR and INTERIOR FINISHES	
3-4	All exterior doors manufactured from fiberglass.
3-7	Natural, or artificial, cementitious stone/stucco/brick or fiber cement siding – complete or combination thereof for 100% of exterior cladding.
3-9	Fiber cement fascia and soffit.
3-16	Minimum 25-year manufacturer warranty roofing material.
3-21	Install a minimum of 300 ft ² of laminate flooring.
3-24	MDF and/or finger jointed casing and baseboard used throughout home
IV. INDOOR AIR QUALITY	
4-3	Install air filter on all fresh air inlets.
4-14	All interior wire shelving is factory coated with low VOC / no off gassing coatings
4-16	All wood or laminate flooring in home is factory finished.
4-17	Water-based lacquer or paints are used on all site built and installed millwork, including doors, casing and baseboards. (less than 200 grams/litre of VOC's)
4-18	Interior paints used have low VOC content (less than 200 grams/litre of VOCs).
4-20	All ceramic tiles are installed with low VOC adhesives and plasticizer-free grout (low VOC standard is less than 150 grams per litre).
4-21	All Vinyl flooring is replaced with natural linoleum installed with low VOC adhesives or other hard surface flooring
4-22	Carpet and Rug Institute (CRI) IAQ label on all carpet used in home.
4-23	Carpet and Rug Institute (CRI) IAQ label on all underlay used in home.
V. VENTILATION	
5-3	Install all ventilation fans (bath or in-line type) to meet or exceed the Energy Star requirements
5-8	All bath fans used throughout home have a noise level of 1 sone or less

VI. WASTE MANAGEMENT	
6-3	Suppliers and trades recycle their own waste, including leftover material and packaging.
6-4	Minimum 15% by weight of waste materials collected from construction site is diverted from waste stream.
6-6	Trees and natural features on site protected during construction.
6-9	Install recycling center with two or more bins.
VII. WATER CONSERVATION	
7-1	Install a dual flush or pressure assisted toilet in one or more bathrooms
7-4	Insulate the hot water lines with flexible pipe insulation, first three feet from hot water tank .
7-11	Install permeable paving materials for all driveways and walkways.
7-13	Builder supplies a minimum of 8" of topsoil or composted yard waste, as finish grading throughout site.



No. DP 12-616142

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8751 COOK ROAD
Address: CO/ MATTHEW CHENG
202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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 minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m.
 - b) Allow a total of 14 tandem parking spaces in seven (7) townhouse units.
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 \$32,862.00 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

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8751 COOK ROAD

Address: CO/ MATTHEW CHENG
202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

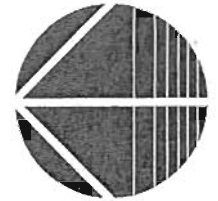
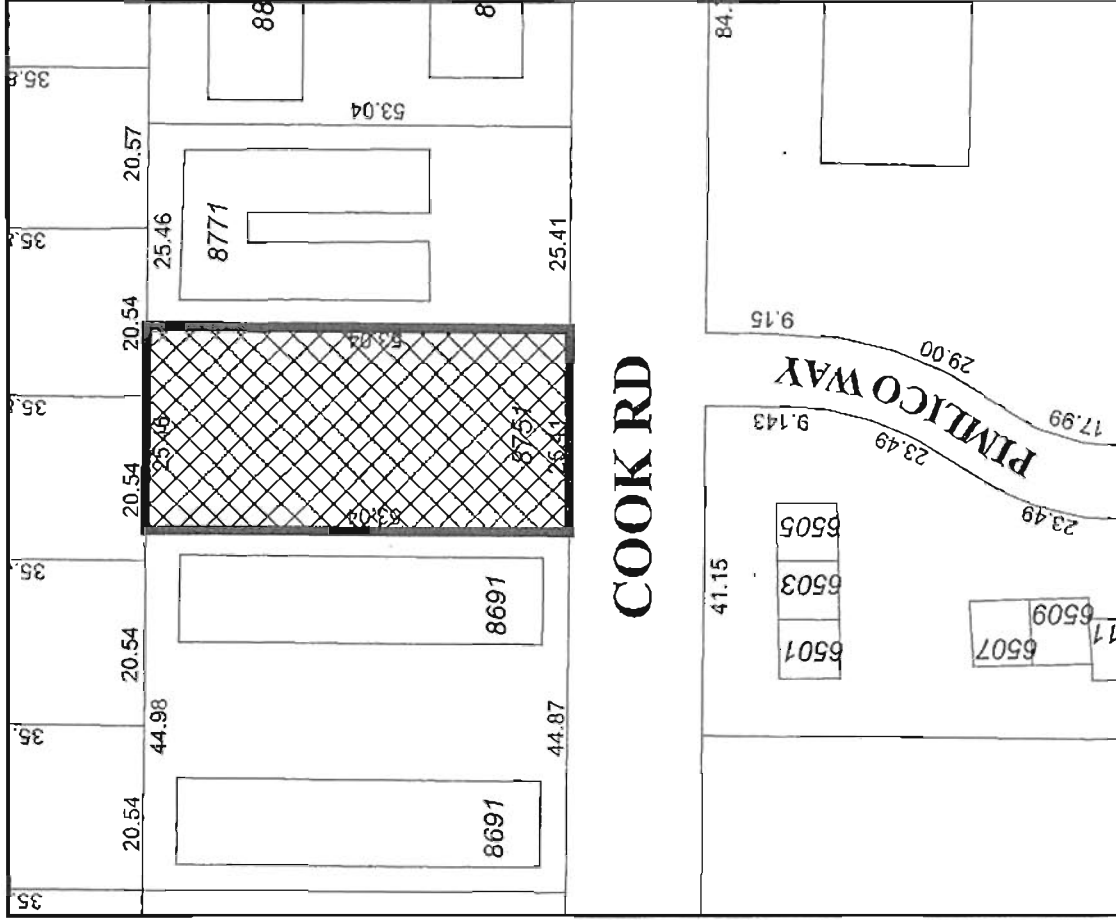
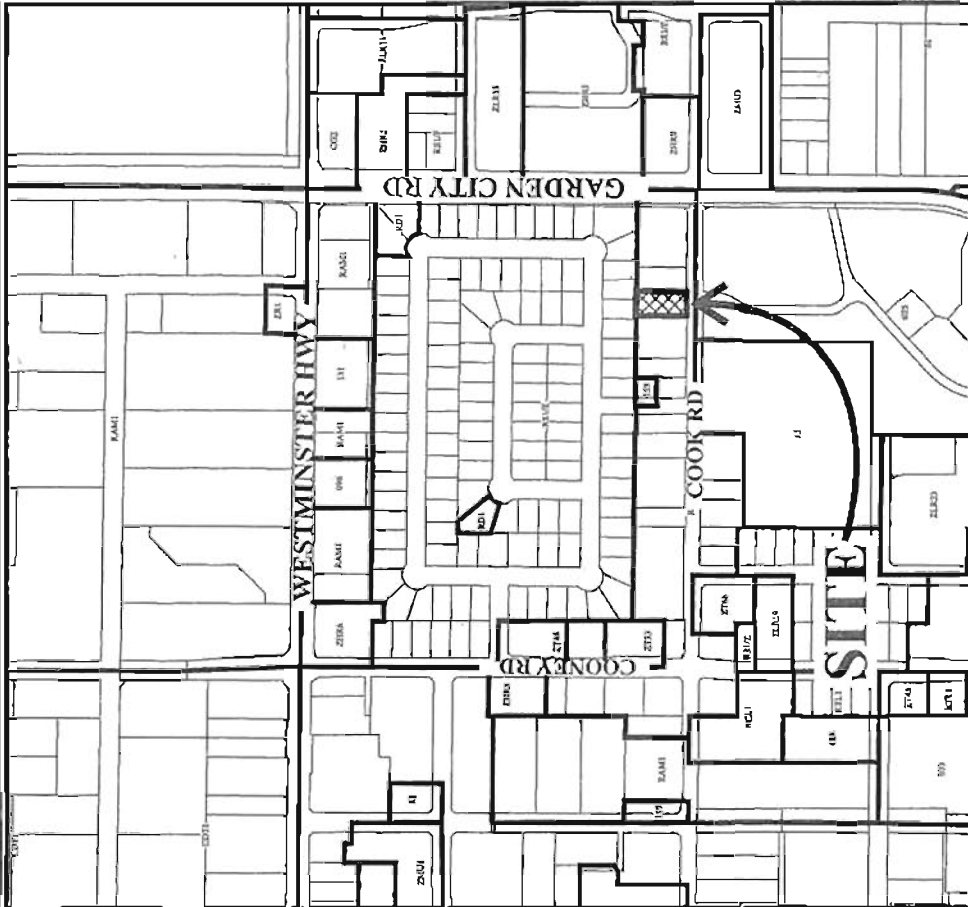
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 12-616142 SCHEDULE "A"

Original Date: 08/21/12

Revision Date:

Note: Dimensions are in METRES

NOTE:
AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.

DISTANCE FROM LAST UNIT TO FIRE HYDRANT = 89.6m (293.94')

CEDAR TREES ALONG SOUTH PROPERTY LINE ORIGINALLY HAS BEEN REMOVED. TWO TREES NEAR SOUTHWEST CORNER OF THE PROPERTY WILL BE RETAINED.

ONLY LOTS SHOWN IN FRONT OF LOT UNIT OR FRONT. ALL LOTS TO BE MAINTAINED. ALL LOTS TO BE MAINTAINED.

EXISTING:	PROPOSED:
SITE AREA: 84566.33 SF (1,347.72SM)	14506.33 SF (1,347.72SM)
LAND USES: RESIDENTIAL	NO CHANGE
OCF DESIGNATION: R1L	RTH3
ZONING: R1L	B
NUMBER OF UNITS: 12	17
FLOOR AREA RATIO: 12,330.38SF (0.850)	11,769.07SF (0.811)
LOT COVERAGE: 6474.15SF (44.6%)	6474.15SF (44.6%)
IMPERMEABLE AREA: MAX. 10154.43SF (70%)	7031.95SF (48.5%)
LANDSCAPE AREA: MIN. 2901.23SF (20%)	2915.05SF (20.1%)
COVERED PORCH AREA: MAX. 14506.33 SF (10% MAX.FAR)	1311.44SF (9.04%)
SETBACK-FRONT YARD: MIN. 4.5m	5.90m (19.34')
SETBACK-SIDE YARD: (EAST) MIN. 3m	2.59m (8.49')
SETBACK-SIDE YARD: (WEST) MIN. 3m	3.06m (10.04')
SETBACK-REAR YARD: MIN. 2m	3.26m (10.71')
HEIGHT: (m) 12.0m (39.37')	11.14m (36.56')
LOT SIZE: 14506.33 SF (1,347.72SM)	14506.33 SF (1,347.72SM)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL: 10 AND 2	15 AND 2
OFF-STREET PARKING ACCESSIBLE: (TABLE 7.9.3.1)	
OFF-STREET PARKING TOTAL: 12	17
TANDEN PARKING SPACES: MIN. 60SM	CASH-IN-LIEU
INDOOR AMENITY SPACE: MIN. 48SM	603.85F (56.12SM)
OUTDOOR AMENITY SPACE:	



MATTHEW CHENG ARCHITECT INC.
 1100 WESTERN AVENUE SUITE 200
 VANCOUVER, BC V6E 2V6
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 WWW.MATTHEWCHENGARCHITECT.COM

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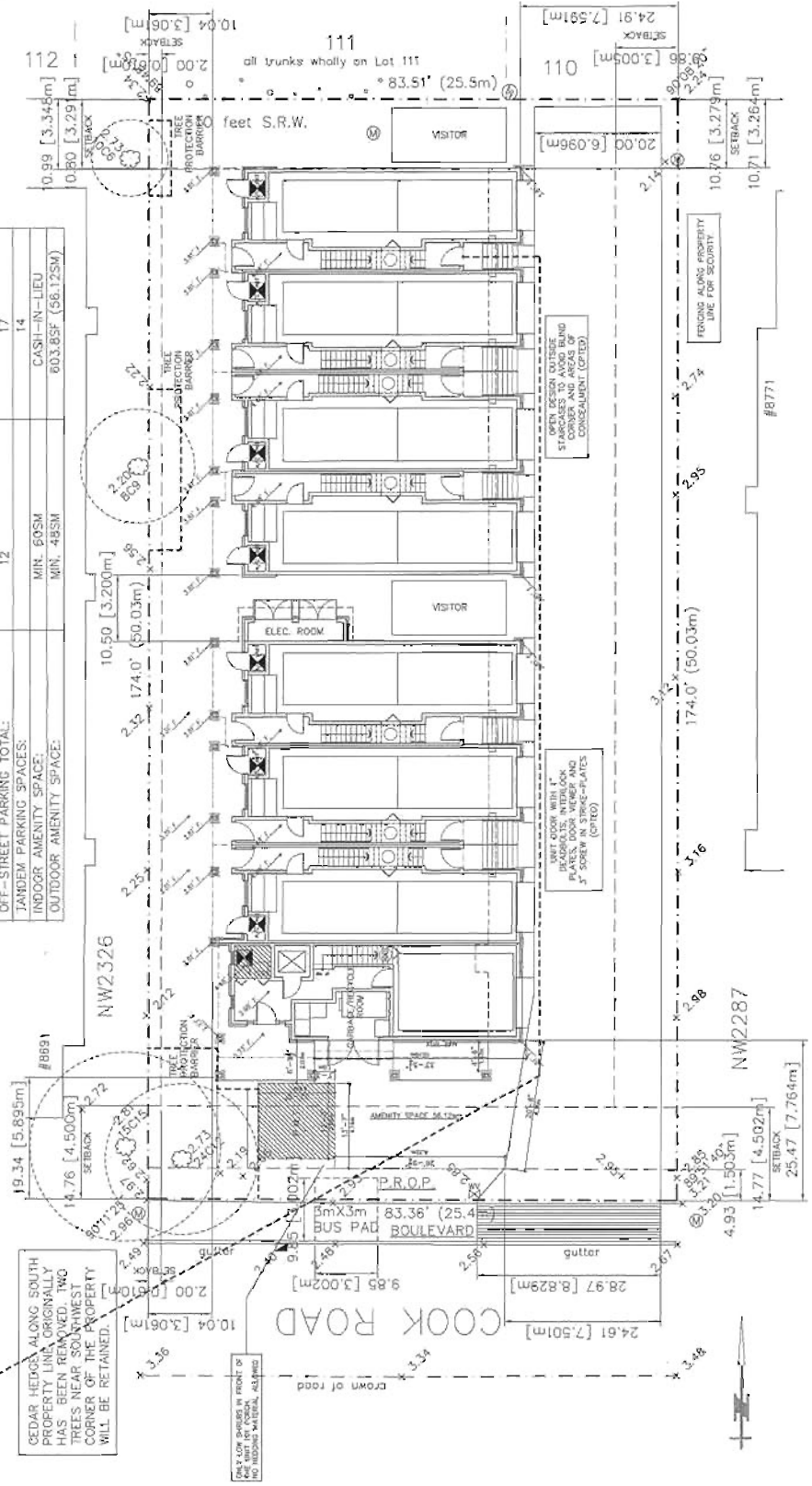
DP 12616142 PLAN #1

Project Title
 8751 COOK ROAD
 RICHMOND, B.C.

Sheet Title
 SITE PLAN

MAR 15 2013

Revision Date: 2013/03/15
 Prep Date: 2013/03/15
 Project Name: #1



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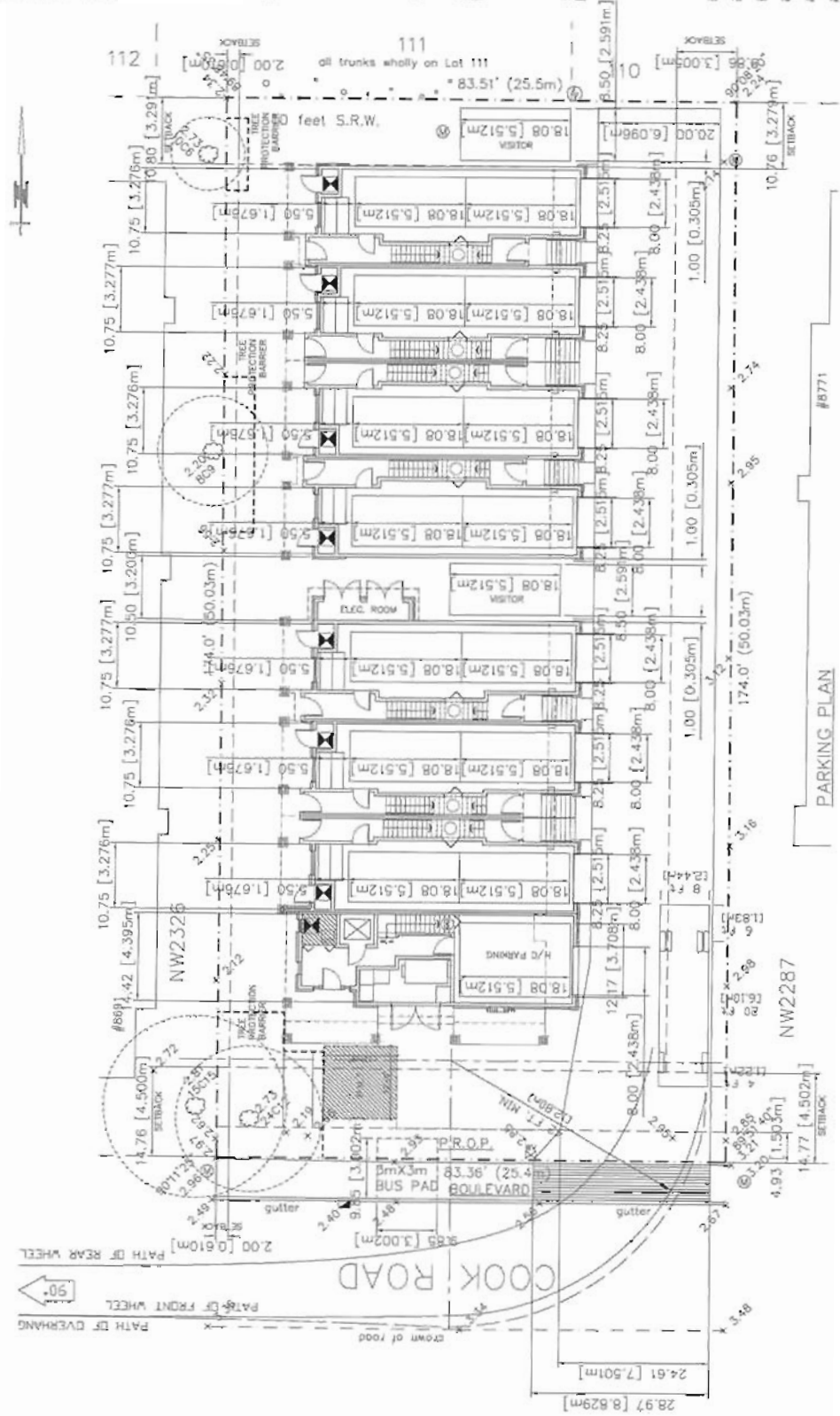
MATTHEW CHIENG ARCHITECT INC.
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 PROFESSIONAL DESIGNER ACTING AS DESIGNER

Project Name
 8751 COOK ROAD
 RICHMOND, B.C.

DATE: MAR 15 2013
 DRAWING NO: DP 12 616142
 PLAN # 2

Project Number
 #2



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3000 - 1430 Cook Road
Richmond, British Columbia, V6X 3E8
Phone: (604) 273-1111 Fax: (604) 273-1122

DATE:

DP 12 616142 PLAN #3

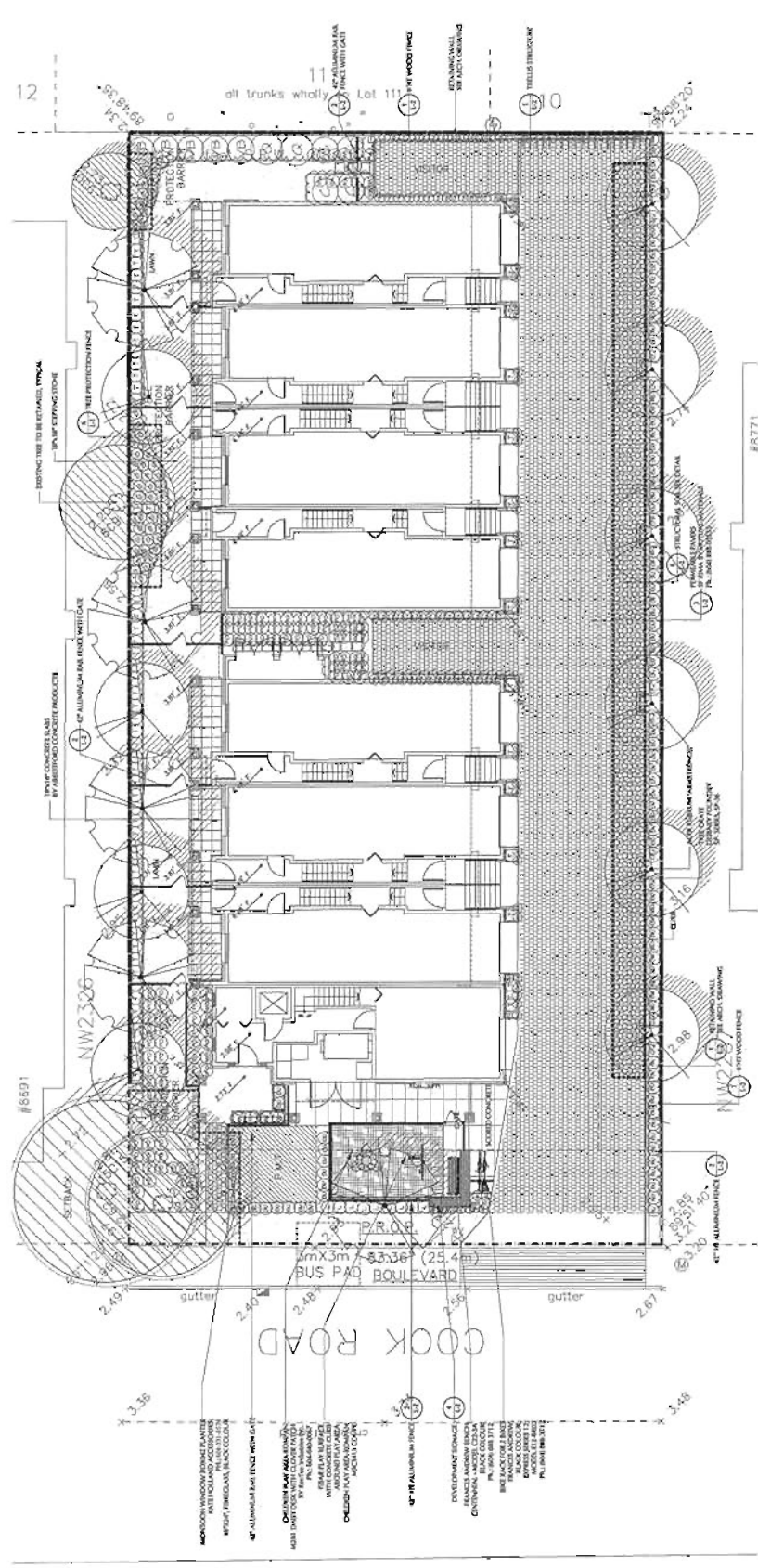
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CLIENT: BLUE HILLS LTD

PROJECT
8 UNIT TOWNHOUSE
DEVELOPMENT
8751 COOK ROAD
RICHMOND, BC

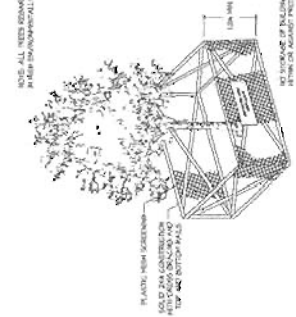
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LANDSCAPE PLAN

SCALE: 1:1
DATE: 01.5
JOB NO: 10-146
PROJECT NUMBER: 10-146



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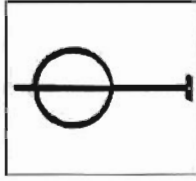


PLANT SCHEDULE

SYM	SYMBOL	COMMON NAME	PLANT SOURCE
1	(Symbol)	4" ALBURNIA FINE	PLANT SOURCE
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3	(Symbol)	4" ALBURNIA FINE	PLANT SOURCE
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6 TREE PROTECTION BARRIER

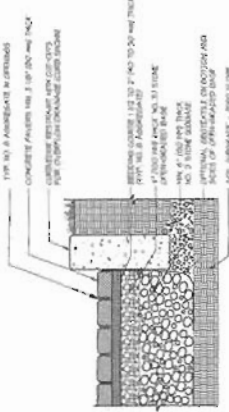
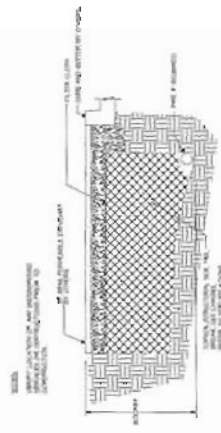




BIKE RACK FOR 2 BIKES
 CONCRETE FOUNDATION WITH
 EXPRESS BIKERIZ
 MODEL BIC2413



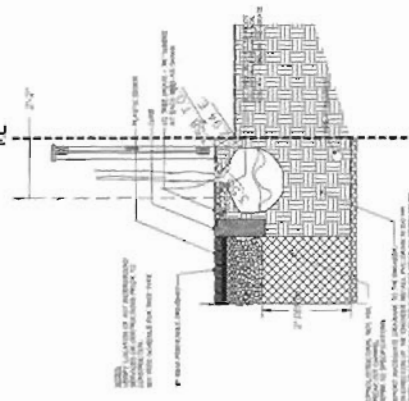
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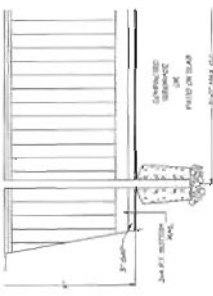
- NOTES:
1. 2" (51mm) THICK FLEXIBLE MAT SHALL BE USED IN REFERENCE WITH LATCHES.
 2. CONCRETE FOUNDATION SHALL BE 8" (203mm) THICK WITH REINFORCEMENT WITH 4# BARS.
 3. CONCRETE FOUNDATION SHALL BE 8" (203mm) THICK WITH REINFORCEMENT WITH 4# BARS.
 4. CONCRETE FOUNDATION SHALL BE 8" (203mm) THICK WITH REINFORCEMENT WITH 4# BARS.
 5. CONCRETE FOUNDATION SHALL BE 8" (203mm) THICK WITH REINFORCEMENT WITH 4# BARS.
 6. THE SURFACE OF THE FLEXIBLE MAT SHALL BE SMOOTH AND FINISHED WITH A FINISH.
 7. THE SURFACE OF THE FLEXIBLE MAT SHALL BE SMOOTH AND FINISHED WITH A FINISH.
 8. THE SURFACE OF THE FLEXIBLE MAT SHALL BE SMOOTH AND FINISHED WITH A FINISH.
 9. THE SURFACE OF THE FLEXIBLE MAT SHALL BE SMOOTH AND FINISHED WITH A FINISH.
 10. THE SURFACE OF THE FLEXIBLE MAT SHALL BE SMOOTH AND FINISHED WITH A FINISH.

SE RIMA PERMEABLE DRIVEWAY EXFILTRATION TO SOIL SUBGRADE

NOTE: SEE SECTION 05 40 00 FOR PERMEABLE DRIVEWAY EXFILTRATION TO SOIL SUBGRADE.

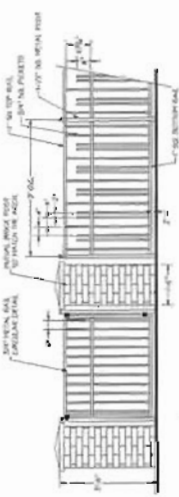


STRUCTURAL SOIL DETAIL

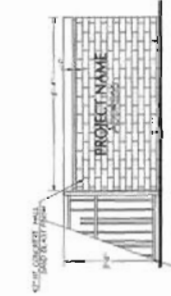


- NOTES:
1. FENCE TO BE 4' HIGH WITH 2" DIA. STANCHIONS AND 2" DIA. PICKETS.
 2. ALL OTHER PICKETS TO BE 2" DIA. X 2" DIA. X 2' LONG.
 3. ALL OTHER PICKETS TO BE 2" DIA. X 2" DIA. X 2' LONG.
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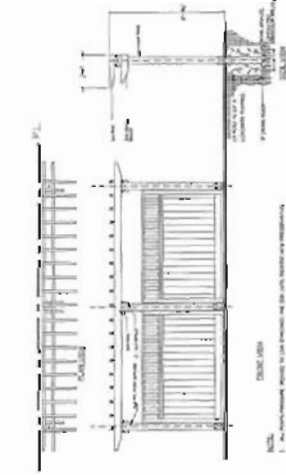
4' HEIGHT WOOD FENCE



4' ALUMINUM RAIL FENCE WITH GATE



TRELLIS STRUCTURE



- NOTES:
1. ALL PICKETS TO BE 2" DIA. X 2" DIA. X 2' LONG.
 2. ALL PICKETS TO BE 2" DIA. X 2" DIA. X 2' LONG.
 3. ALL PICKETS TO BE 2" DIA. X 2" DIA. X 2' LONG.
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M.A.L.

DP 12610142 PLAN # 38

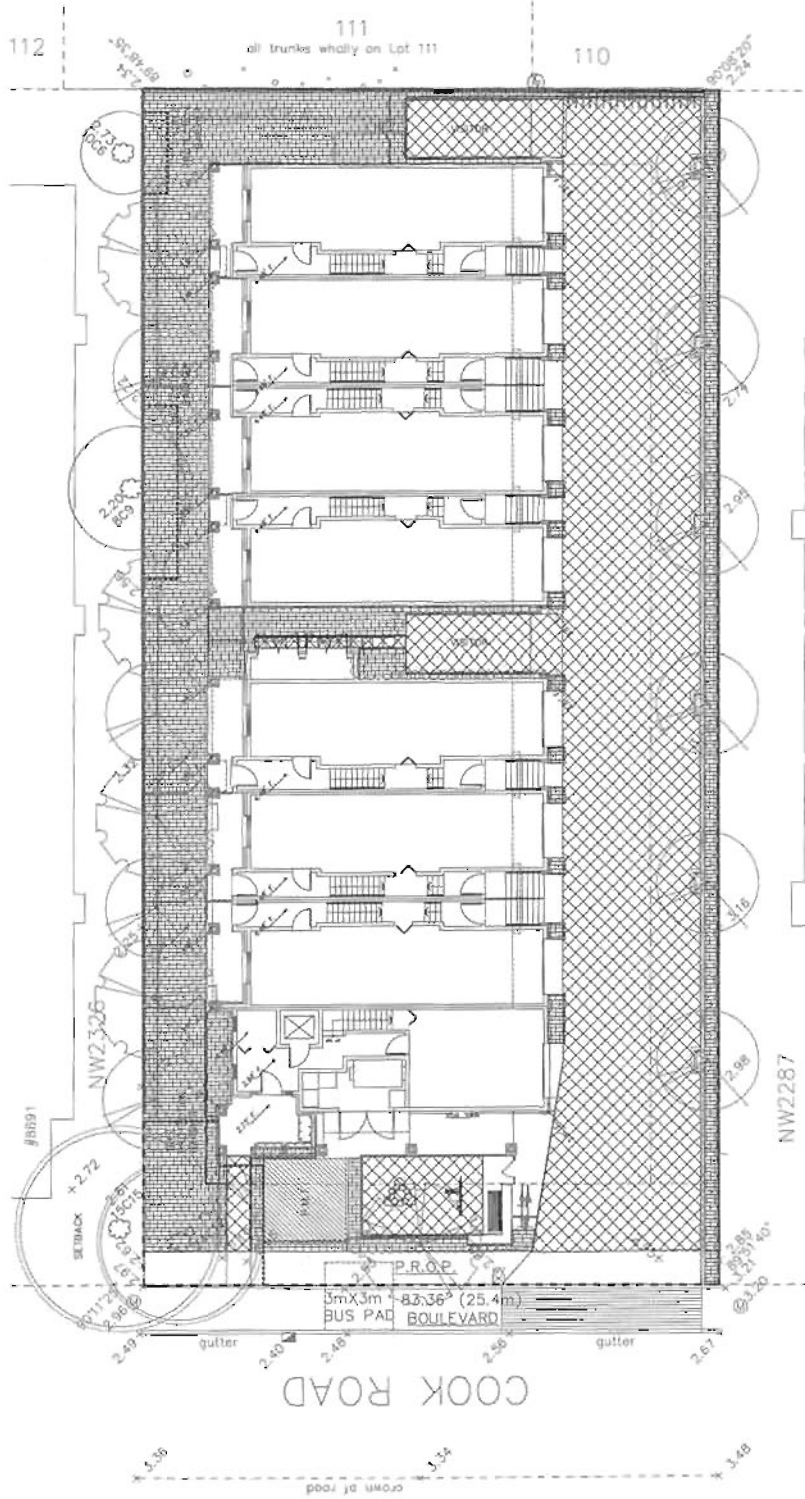
MAR 15 2013

PROJECT:
 8 UNIT TOWNHOUSE
 DEVELOPMENT
 8751 COOK ROAD
 RICHMOND, BC

DESIGNED BY:
 PMA

LOT COVERAGE
 PLAN

DATE: 03/15/13
 SCALE: 1/8" = 1'-0"
 SHEET: 00-03
 DESIGN: 00-03
 CHECK: PMA PMA
 PROJECT NUMBER: 10-145



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 Denver, Colorado 80202
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 Fax: (303) 733-1112

DATE:

PLAN # 3D

DP 12616142

MAR 15 2013

PROJECT TITLE:
8 UNIT TOWNHOUSE DEVELOPMENT
 8751 COOK ROAD
 RICHMOND, VA

PROJECT NUMBER:
STRUCTURAL SOIL SPECIFICATIONS

SCALE: DRAWING SHEET: DRAWING NO: DATE: DRAWN BY: CHECKED BY: PROJECT NUMBER: 10-146

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Project Name: 8751 COOK ROAD RICHMOND, B.C.
Project Number: 12616142
Date: 15 MAR 2013

Scale: 3/8" = 1'-0"
Drawing Title: ELEVATION COLOR RENDERINGS

Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
Date: 15 MAR 2013

Scale: 3/8" = 1'-0"
Drawing Title: ELEVATION COLOR RENDERINGS

Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
Date: 15 MAR 2013

Scale: 3/8" = 1'-0"
Drawing Title: ELEVATION COLOR RENDERINGS

Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
Date: 15 MAR 2013

Scale: 3/8" = 1'-0"
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Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
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Scale: 3/8" = 1'-0"
Drawing Title: ELEVATION COLOR RENDERINGS

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Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
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Drawing Title: ELEVATION COLOR RENDERINGS

Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.

Revision: 1
Date: 15 MAR 2013

Scale: 3/8" = 1'-0"
Drawing Title: ELEVATION COLOR RENDERINGS

Client: 8751 COOK ROAD RICHMOND, B.C.
Architect: MATTHEW CHENG ARCHITECT INC.






Revision: 1
Date: 15 MAR 2013



EAST ELEVATION (DRIVEWAY)



FRONT ELEVATION (COOK ROAD)

-  **HARDIE PANEL**
BENJAMIN MOORE HC-85
-  **HARDIE SIDING**
GARAGE DOOR
BENJAMIN MOORE HC-96
-  **MUTUAL BRICK**
MISSION TEXTURE
REDONDO GRAY
-  **FLASHING**
FASCIA BOARD
BENJAMIN MOORE HC-70
CHARCOAL
-  **ASPHALT ROOF**
IKO SHINGLES
CAMBRIDGE SERIES
DRIFTWOOD

2x4Z FASCIA BOARD
BENJAMIN MOORE HC-70

HARDIE PANEL
BENJAMIN MOORE HC-85

HARDIE PANEL
BENJAMIN MOORE HC-86

ALUMINUM SIDING
BENJAMIN MOORE HC-96

MUTUAL BRICK
TEXTURE REDONDO GRAY

WOODHEAD METAL GARAGE
DOOR W/ GLAZING INSERTS
BENJAMIN MOORE HC-96

ALUMINUM SIDING
BENJAMIN MOORE HC-96

2x4Z WOOD TRIM
BENJAMIN MOORE HC-70

DOUBLE GLAZED
METAL RAILING SYSTEM

MUTUAL BRICK
MISSION TEXTURE REDONDO GRAY



MATTHEW CHENG ARCHITECT INC.

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DATE: 2012.01.12
PROJECT: 8751 COOK ROAD
DRAWN BY: J. CHENG
CHECKED BY: J. CHENG

PLAN # 4A

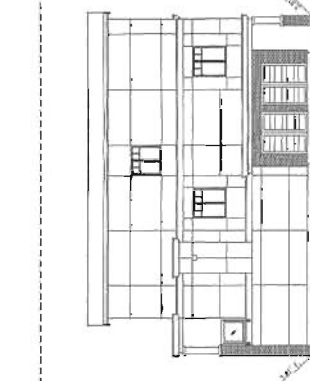
MAR 15 2013

ELEVATIONS

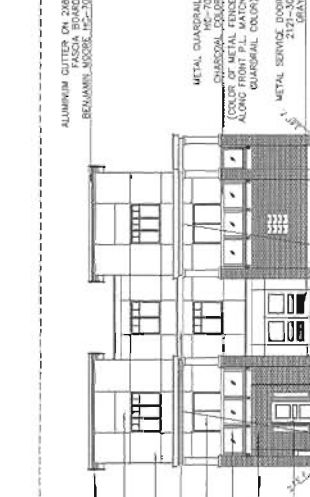
Drawn	J. CHENG
Checked	J. CHENG
Date	2012.01.12
Project Name	8751 COOK ROAD
Revision Code	#5
Revision Date	2012.01.12
Revision Description	

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ALUMINUM CLITTER TO 206				
2	CAMBRIDGE SERIES DEFTWOOD				
3	HARDE PANEL				
4	HARDE PANEL				
5	2412 WOOD TRIM				
6	DOUBLE GLAZED VINYL WINDOW				
7	METAL TRAILING WITH GLASS				
8	MUTUAL BRICK				
9	RESIDENTIAL ENTRY DOOR				
10	SOLID WOOD ENTRY DOOR				
11	BENJAMIN MOORE 2116-10				
12	BENJAMIN MOORE 2116-10				
13	BENJAMIN MOORE 2116-10				
14	BENJAMIN MOORE 2116-10				
15	BENJAMIN MOORE 2116-10				
16	BENJAMIN MOORE 2116-10				
17	BENJAMIN MOORE 2116-10				
18	BENJAMIN MOORE 2116-10				
19	BENJAMIN MOORE 2116-10				
20	BENJAMIN MOORE 2116-10				

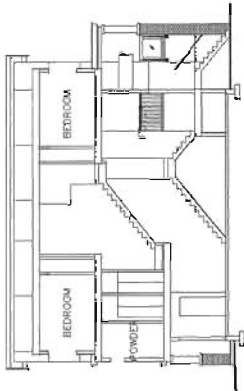
MAX. BLDG. HT. 42.95'	CREST 36.56'
U/S CEILING 31.48'	2' 23.48'
2' 13.48'	0' 4.48'



BLDG A: NORTH ELEVATION

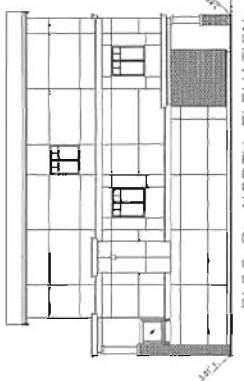


BLDG A: SOUTH ELEVATION (COOK ROAD)

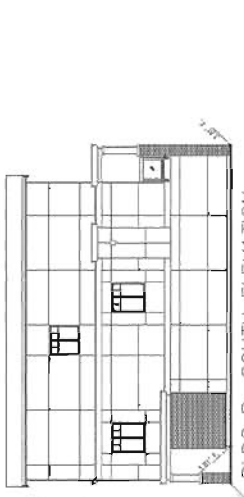


BLDG B: SECTION THROUGH FOYER

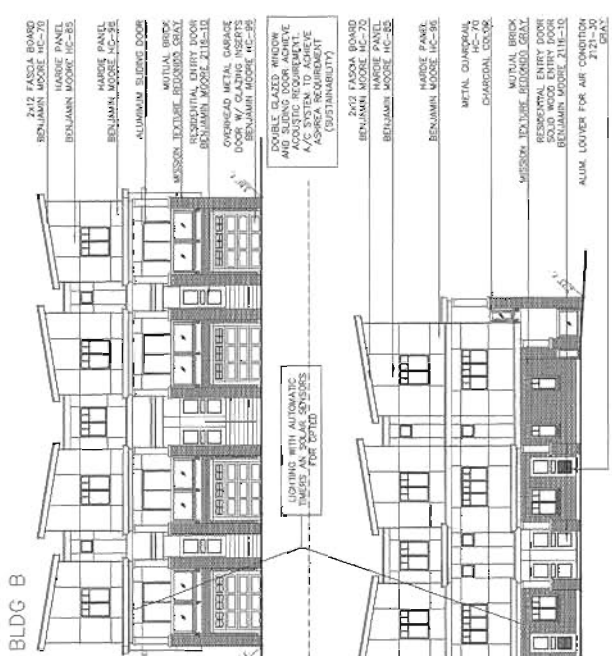
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U/S CEILING 31.48'	2' 23.48'
2' 13.48'	0' 4.48'



BLDG B: NORTH ELEVATION



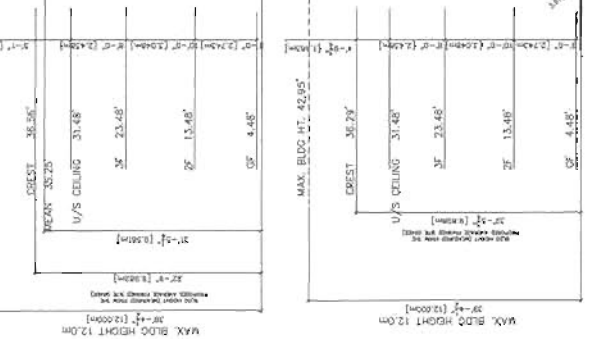
BLDG B: SOUTH ELEVATION



BLDG B: EAST ELEVATION



BLDG A: EAST ELEVATION



BLDG B: WEST ELEVATION



BLDG A: WEST ELEVATION

ALUMINUM CLITTER TO 206
CAMBRIDGE SERIES DEFTWOOD
HARDE PANEL
HARDE PANEL
2412 WOOD TRIM
BENJAMIN MOORE 2116-10
DOUBLE GLAZED VINYL WINDOW
METAL TRAILING WITH GLASS
MUTUAL BRICK
RESIDENTIAL ENTRY DOOR
SOLID WOOD ENTRY DOOR
BENJAMIN MOORE 2116-10

LIGHTING WITH AUTOMATIC DIMMS AN SOLAR SENSORES (OPTIONAL)

RAIN SCREEN SYSTEM APPLIED FOR EXTERIOR WALL BUILDING (OPTIONAL)

2412 FASCIA BOARD
BENJAMIN MOORE 2116-10
BENJAMIN MOORE 2116-10
HARDE PANEL
BENJAMIN MOORE 2116-10
ALUMINUM SLIDING DOOR
MUTUAL BRICK
MISSION BRIDGE REDWOOD GRAY
RESIDENTIAL ENTRY DOOR
BENJAMIN MOORE 2116-10
OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
BENJAMIN MOORE 2116-10
DOUBLE GLAZED WINDOW AND SLIDING DOOR ABOVE A/C SYSTEM TO ACHIEVE A50% REQUIREMENT (OPTIONAL)

2412 FASCIA BOARD
BENJAMIN MOORE 2116-10
BENJAMIN MOORE 2116-10
HARDE PANEL
BENJAMIN MOORE 2116-10
MUTUAL BRICK
MISSION BRIDGE REDWOOD GRAY
RESIDENTIAL ENTRY DOOR
BENJAMIN MOORE 2116-10
OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
BENJAMIN MOORE 2116-10
LIGHTING WITH AUTOMATIC DIMMS AN SOLAR SENSORES FOR OPTION

2412 FASCIA BOARD
BENJAMIN MOORE 2116-10
BENJAMIN MOORE 2116-10
HARDE PANEL
BENJAMIN MOORE 2116-10
MUTUAL BRICK
MISSION BRIDGE REDWOOD GRAY
RESIDENTIAL ENTRY DOOR
BENJAMIN MOORE 2116-10
OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
BENJAMIN MOORE 2116-10
LIGHTING WITH AUTOMATIC DIMMS AN SOLAR SENSORES FOR OPTION

2412 FASCIA BOARD
BENJAMIN MOORE 2116-10
BENJAMIN MOORE 2116-10
HARDE PANEL
BENJAMIN MOORE 2116-10
MUTUAL BRICK
MISSION BRIDGE REDWOOD GRAY
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BENJAMIN MOORE 2116-10
OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
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LIGHTING WITH AUTOMATIC DIMMS AN SOLAR SENSORES FOR OPTION

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HARDE PANEL
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MUTUAL BRICK
MISSION BRIDGE REDWOOD GRAY
RESIDENTIAL ENTRY DOOR
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OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
BENJAMIN MOORE 2116-10
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BENJAMIN MOORE 2116-10
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OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
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RESIDENTIAL ENTRY DOOR
BENJAMIN MOORE 2116-10
OVERHEAD METAL GARAGE DOOR W/ GLAZING INSERTS
BENJAMIN MOORE 2116-10
LIGHTING WITH AUTOMATIC DIMMS AN SOLAR SENSORES FOR OPTION



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MAR 15 2013 DP 12616142 PLAN # 48

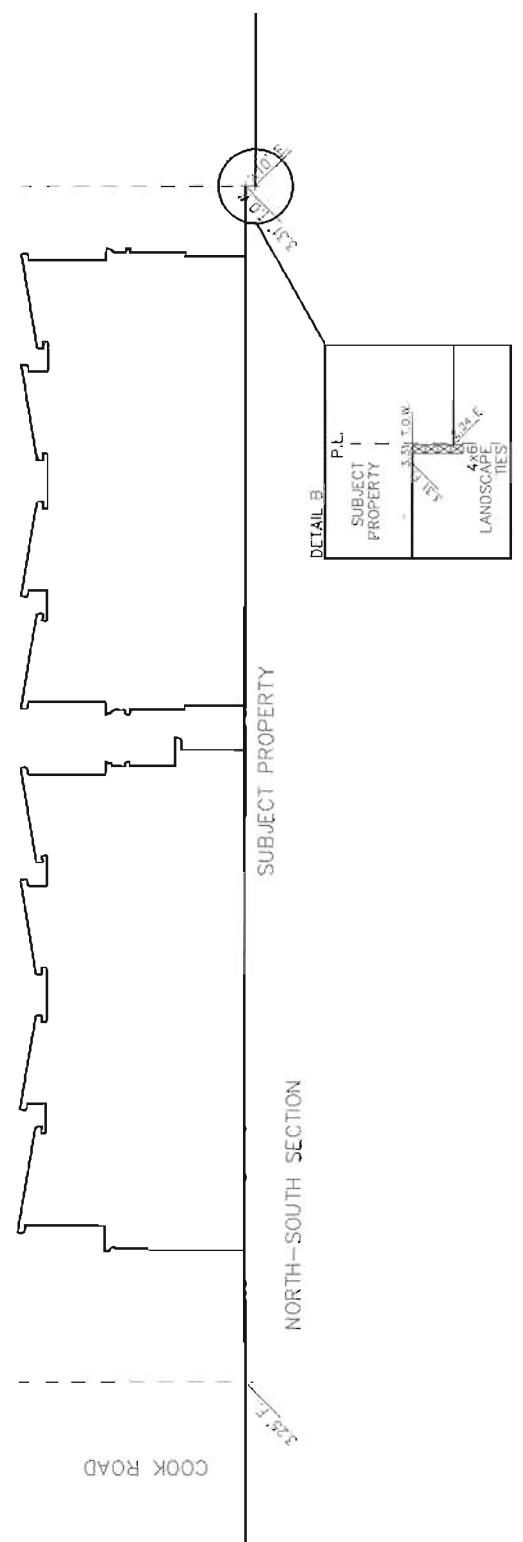
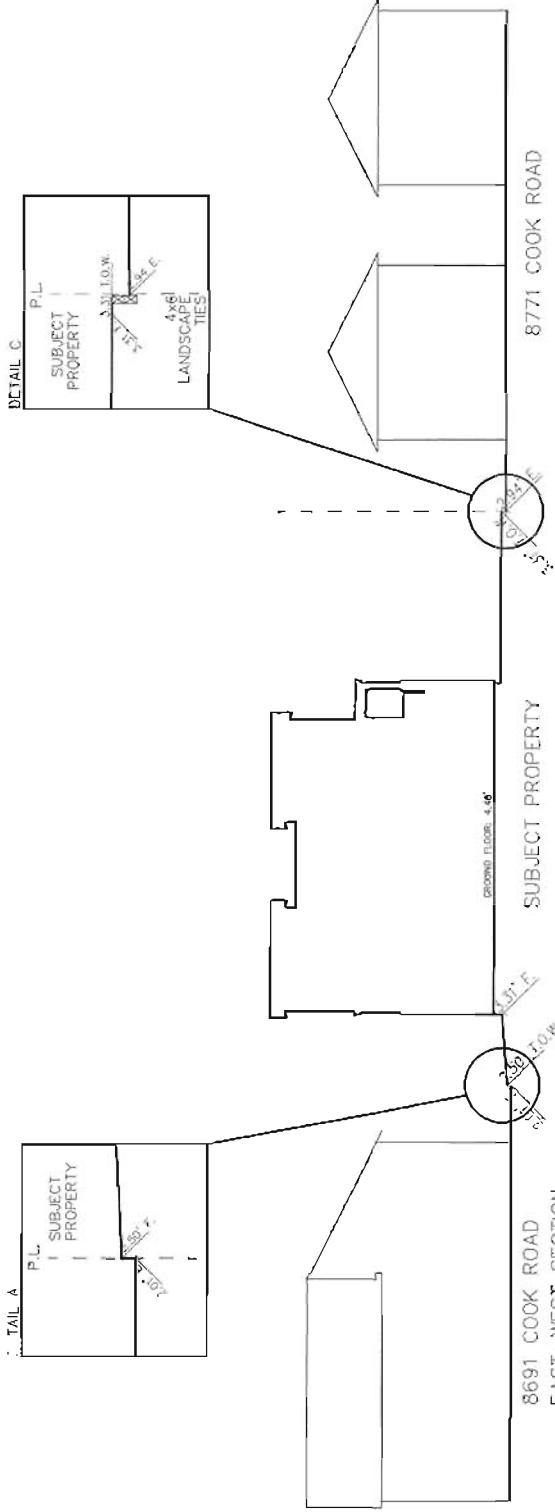
Project Title
8751 COOK ROAD
RICHMOND, B.C.

Sheet Title
SITE SECTIONS

Scale
1/8" = 1'-0"

Revision Date
2012/02/01

Project Number
#6





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DATE: 03/15/13
 PROJECT: 12616142
 SHEET: 101 OF 101

REFERENCE PLAN

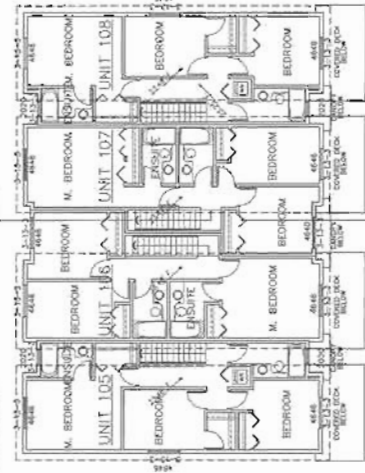
12616142

8751 COOK ROAD
 RICHMOND, B.C.

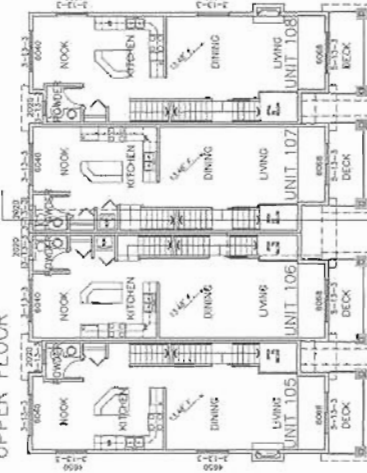
MAR 15 2013
 FLOOR PLANS

Drawn By:	MC
Checked By:	MC
Date:	11/11/12
Project Number:	12616142
Revision Code:	20130315
Revision Date:	2013/03/15
Sheet No.:	#3

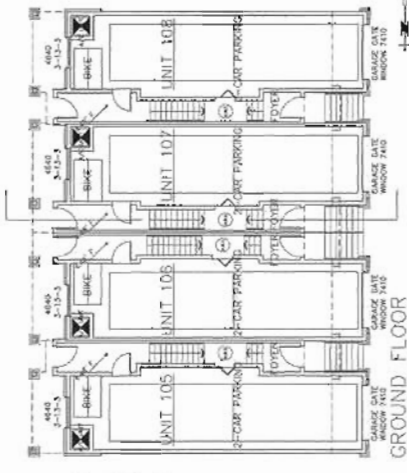
BLDG. B



UPPER FLOOR

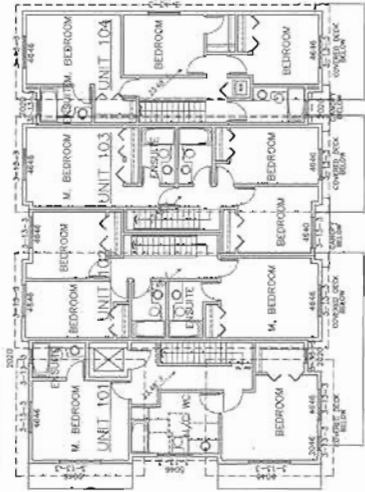


MAIN FLOOR

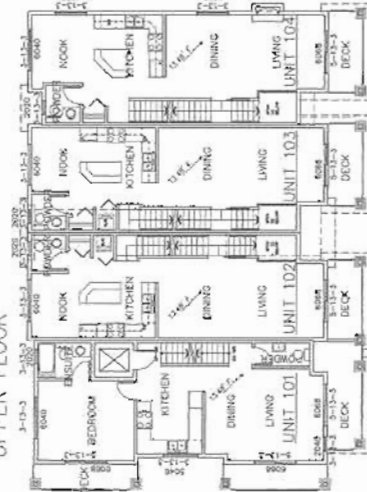


GROUND FLOOR

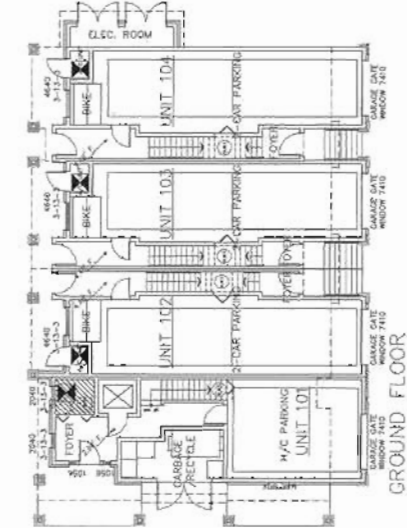
BLDG. A



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

ALL ELECTRICAL APPLIANCES SHOULD BE ENERGY STAR MIN. 25% LIGHTING FIXTURES SHOULD BE FLUORESCENT OR LED (EQUIVALENCE)

PATIO, BALCONY DOOR WITH MECHANISM INTO FRAME AND PANDA WINDOW LOCKER WITH LIFT AND SLOPE PROTECTION BOND WIND ON THE INSIDE OF THE FRAME (OPT-22)

NOTE (WINDOWS & SLIDING DOOR):
 ACCORDING TO THE ACOUSTIC REPORT, WINDOWS REQUESTED TO BE CLASS SEPARATED BY 13 MM AIRSPACE (5-13-3), (OITC 24) SLIDING DOORS REQUEST ONE LAYER OF 5 MM GLASS AND ONE LAYER OF 3 MM CLASS SEPARATED BY A 13 MM AIRSPACE (5-13-3), (OITC 26)

<p>ROOF ASSEMBLY</p>	<p>ROOF ASSEMBLY REQUESTS:</p> <ul style="list-style-type: none"> ASPHALT SHINGLES ONE LAYER OF 15 LB ROOFING FELT EXTERIOR GRADE SHEATHING PRE-ENGINEERED WOOD TRUSS R40 BATT INSULATION 2 LAYER 5/8" TYPE X* GWB
<p>EXTERIOR WALL-A</p>	<p>EXTERIOR WALL-A ASSEMBLY REQUESTS:</p> <ul style="list-style-type: none"> HARD-PANEL SBRG 1/2" PLYWOOD SHEATHING 2 X 6 WOOD STUDS @ 16" O.C. BATT INSULATION 1/2" TYPE X* GYPSUM WALL BOARD
<p>EXTERIOR WALL-B</p>	<p>EXTERIOR WALL-B ASSEMBLY REQUESTS:</p> <ul style="list-style-type: none"> 3 1/2" BRICK 1 1/2" AIR SPACE 1/2" EXTERIOR SHEATHING 2 X 6 STUDS @ 16" O.C. BATT INSULATION 1/2" TYPE X* GYPSUM WALL BOARD

*MECHANICAL VENTILATION TO BE INCORPORATED AT BUILDING PERMIT STAGE

(UNLIVABLE AREA ON GROUND FLOOR OF UNIT 101)

NOTE:
 AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



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DATE: 2013.05.23
 PROJECT: 12616142
 SHEET: 3 OF 3
 DRAWN BY: J. CHENG
 CHECKED BY: J. CHENG

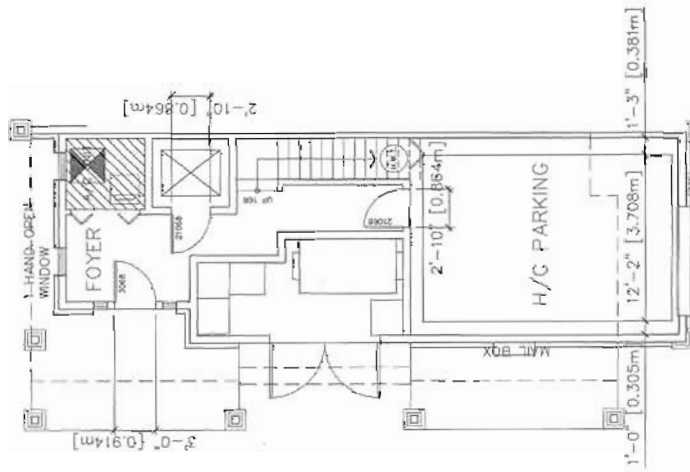
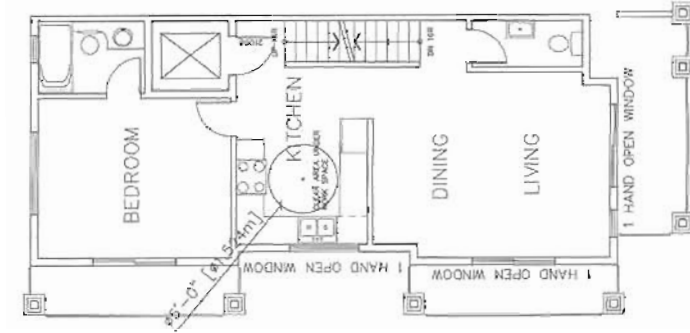
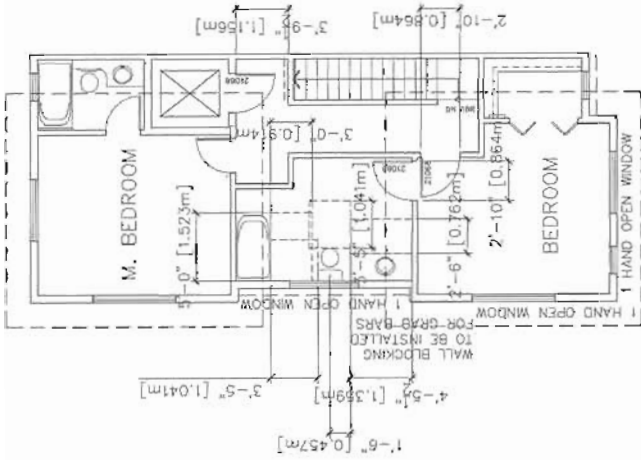
REFERENCE PLAN

12616142

MAR 15 2013

Project Title: CONVERTIBLE UNIT
 Project No.: #4

Scale:	1/4" = 1'-0"
Client:	
Architect:	
Project Name:	
Revision Date:	2013/05/23
Drawn Date:	2013/05/23
Project No.:	#4



CONVERTIBLE UNIT
 OPTION FOR UNIT #101

NOTE: AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: March 18, 2013

From: Wayne Craig
Director of Development

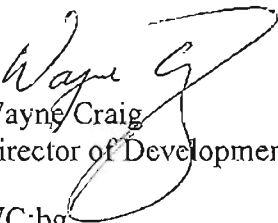
File: DP 12-622136

Re: **Application by Chandler Associates Architecture Inc. for a Development Permit
at 3388 Sweden Way (formerly 12751 Bathgate Way)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase in lot coverage from 60% to 68.4%; and
 - b) Allow a maximum of 8 tandem parking spaces for employee use only.


Wayne Craig
Director of Development
WC:bg

Staff Report

Origin

Chandler Associates Architecture Inc., on behalf of Trail Appliances Ltd., has applied to the City of Richmond for permission to renovate an existing building including the construction of additional floor area resulting in a proposed gross floor area of 3,156 m² (33,973 ft²) and a proposed net floor area of 3,093 m² (33,295 ft²) with a 0.74 FAR at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1). The proposed gross floor area of 3,156 m² (33,973 ft²) includes 2,042 m² (21,982 ft²) of renovated existing floor area and 1,114 m² (11,991 ft²) of additional floor area. The existing building on this site is currently occupied temporarily by an organic food company.

This site does not require rezoning for this proposed development but a separate Servicing Agreement for frontage improvements along Sweden Way and Bathgate Way is a requirement prior to issuance of the Building Permit.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

This project consists of a major renovation and expansion of the existing building. The existing site area is 4,171.6 m² (44,903.2 ft²). The applicant proposes the interior demolition of the over height 1-storey portion of the existing building and the construction of a new 2-storey addition over the existing surface parking lot, which would increase the overall building area to 3,126 m² (33,652 ft²). The parking layout has been reconfigured to accommodate the proposed expansion.

Development surrounding the subject site is as follows:

To the north, is the recently redeveloped IKEA site (RZ 09-497385 and DP 10-525175) located within the Bridgeport Planning Area with "Industrial Retail (IR1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map. The IKEA parking lot is immediately adjacent to the subject site and the existing Kinder Morgan jet fuel pipeline traverses underground across the south perimeter of the IKEA parking lot;

To the east, is an older 2-storey, multi-tenant (20 units) retail/industrial building located at 12851 Bathgate Way with "Industrial Retail (IR1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map. The proposed 2-storey addition to the existing building on the subject site would be located abutting the existing building on the neighbouring property to the east (12851 Bathgate Way);

To the south, across Bathgate Way is an older 2-storey, multi-tenant (18 unit) retail/industrial building located at 12880 Bathgate Way with "Industrial Business Park (IB1)" zoning and designated as "Industrial" on the East Cambie Land Use Map; and

To the west, across Sweden Way is an older but renovated industrial/retail furniture outlet located at 3283 Sweden Way with "Industrial Business Park (IB1)" zoning and designated as "Industrial" on the Bridgeport Land Use Map.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified during the review of this Development Permit application. This Development Permit application also complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the existing Industrial Retail (IR1) 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) Increase in lot coverage from 60% to 68.4%;

Staff supports the proposed lot coverage variance that has resulted from the proposed 2-storey building addition extending over the parking area. Proposed permeable paving in the parking area and landscape improvements throughout the site facilitate storm water infiltration while meeting the parking requirements by retaining and reconfiguring the existing surface parking lot.

- 2) Allow a maximum of 8 tandem parking spaces for employee use only.

Staff supports the requested 8 tandem parking spaces, which represent approximately 12% of the proposed on-site parking spaces, since these spaces are proposed for employee use only and will be signed accordingly. The amount of proposed parking (67 stalls) is within 10% of the required parking (70 stalls) and the owner has agreed to provide a series of Transportation Demand Management (TDM) measures supported by Transportation staff including a bus shelter contribution, end of trip bicycle facilities, electric vehicle infrastructure and parking space wheel stops. No variance is required for the reduced number of parking stalls. See the Transportation and Traffic section and the Development Permit Considerations in this document for a full description of the proposed TDM measures.

Advisory Design Panel (ADP) Comments

This Development Permit application was exempted from the ADP given the extent and overall quality of the proposed west and south facade upgrades to this existing building along the respective Sweden Way and Bathgate Way frontages. Furthermore, the proposed building addition is set back from the Bathgate Way approximately 42 m and from the Sweden Way approximately 21 m together with a sensitive architectural design intended to complement proposed facade upgrades to the existing building exterior.

Analysis

Conditions of Adjacency

- To the North: The applicant proposes a new fence along the north property line, south of the existing hedge along the IKEA parking lot. The fence will comply with the various Kinder Morgan requirements including hand digging within 2.5 m of the jet fuel SRW, on-site inspection by a Kinder Morgan inspector for work within 7.5 m of the jet fuel SRW and submission of a permit application for work within 20 m of the jet fuel SRW.
- To the East: The applicant will initiate appropriate surveys and photo documentation of existing conditions to verify that no damage results to the existing building located

immediately adjacent to the east (i.e., 12851 Bathgate Way). The owner also indicates that the existing condition of the adjacent building will be continually monitored, surveyed and photo documented during construction to ensure the proposed development does not cause any damage to adjacent buildings or structures. The owner is responsible for any damages caused to neighbouring buildings or structures resulting from development activity.

- To the South: The applicant proposes on-site improvements to this edge of the site in order to screen the outdoor storage and loading area including a free standing architecturally designed fence and a dense landscape screen of trees and shrubs that will provide complete screening of this outdoor compound area. In addition, the applicant will provide off-site boulevard frontage improvements as part of the Servicing Agreement including a 1.5 m wide boulevard planting strip complete with street tree planting and sodded grass and a new 1.5 m wide concrete sidewalk.
- To the West: The applicant proposes various facade upgrades to the west facade of the existing building in order to improve the Sweden Way frontage character including a new pedestrian entry highlighted by new signage, vertical punctuation of this long building facade, the introduction of clear glazing along this side of the building, a series of overhead canopies at the entry, wood panels, fascia signage, wall mounted lighting and life style graphics banners. The applicant also proposes off-site streetscape improvements including street tree, shrub planting and sidewalk upgrades to create a more positive street presence for the existing building.

Urban Design and Site Planning

1. Streetscape Enhancements: The applicant has agreed to eliminate an existing site access driveway along Sweden Way and undertake boulevard improvements along both Sweden Way and Bathgate Way including a minimum 1.5 m wide boulevard strip complete with street trees and sodded turf grass and a minimum 1.5 m wide continuous concrete sidewalk. The applicant also proposes architecturally designed fencing consistent with proposed facade enhancements to screen the outdoor storage and loading area along Bathgate Way, a minimum 3.5 m wide landscape planting strip consisting of trees, shrubs and groundcovers along Bathgate Way as well as a low foundation planting strip of shrubs at the base of the building along Sweden Way.
2. Facade Encroachments: The west wall of the existing building is located on the Sweden Way property line with little opportunity to improve the architectural character of this wall without minor encroachments over the City boulevard right-of-way. The proposed building facade encroachments include various architectural interventions (i.e., canopies, wood panels and life style banners) intended to improve the appearance of the existing west facade of the existing building. These proposed encroachments serve to add visual interest, colour, articulation, vertical elements to reduce the apparent length of this wall. All these architectural features are proposed to be demountable. The applicant has also agreed to the provision of a separate legal agreement and license that would grant the City the right to request the removal of these building facade encroachments if required, at no cost to the City.
3. Site Planning: The 3rd storey building addition extends over the surface parking lot and allows for the retention of all existing parking. The applicant also proposes to relocate the loading bay to the south side of the existing building along Bathgate Way, which will allow for additional on-site customer parking at-grade.

4. Pedestrian Circulation: The addition of a new pedestrian entry on Sweden Way adds visual interest to this facade of the building and helps to activate the Sweden Way streetscape. The applicant has also included a ramp access from the surface parking lot to the main floor of the building as there is an approximate 1.2 m grade change between these 2 areas.

Architectural Form and Character

1. Architectural Character: The proposed modern west-coast architectural character of the renovation and facade improvements to the existing building provide a fresh update to the existing 1970's industrial masonry walls, stucco and corrugated metal cladding. The light and dark beige banding around the building with the addition of wood finished panels and black accent elements are in keeping with the corporate branding for Trail Appliances.
2. West Facade Enhancements: The applicant proposes to enhance the west facade of the existing building along Sweden Way with a partial transparent glass wall framed by wood panels, black metal panels and steel canopies to identify the proposed new pedestrian entry. The proposed design for the remainder of the west elevation includes a section of punched windows framed by wood panels and eyebrow canopies at the new street entrance. Colourful lifestyle panels framed with timber elements are proposed to further animate the street and provide vertical articulation to the existing long blank wall. These proposed architectural elements extend beyond the existing property line but would significantly improve the existing streetscape experience and would be designed as demountable.
3. Proposed Building Addition: The majority of the new building floor area is contained within a proposed 3rd storey addition, which is designed to coordinate with the proposed facade improvements to the existing building and intended to present a unified overall architectural design character. The 3rd storey extension is set back approximately 46 m from Bathgate Way and 21 m from Sweden Way with limited visual impact from the fronting streets and is in scale with the proportions of the existing 1-storey building.
4. Building Materials: The applicant considered metal panel cladding but indicates that these are susceptible to dents and scratches, which are more difficult and costly to repair. In addition, the applicant believes that adding a stucco scratch coat to the existing concrete block construction is a durable treatment that can be easily painted to address graffiti and is more economical for long term maintenance. As a result, the colours employed are earth tones used to compliment the colours of surrounding buildings with careful consideration for durability. The contrasting wood tone and black accent colour create a dramatic visual impact. Some painted metal panels with horizontal reveals are used in some building expansion and infill areas. Painted concrete with matching reveals is used adjacent to the covered parking area to minimize longer term maintenance costs. The proposed materials are tailored to reflect the corporate branding of Trail Appliances and their other store locations.
5. Signage: in combination with the new pedestrian entry on Sweden Way, the proposed signage adds visual interest and relief to the existing bleak architectural character of the existing west facade of the building. In addition, the increased height of the sign element is in scale with the building, calls attention to the new pedestrian entry and reduces the apparent length of the long horizontal west wall.

Landscape Design and Open Space Design

1. **Boulevard Enhancements**: The proposed landscape improvements include a planting bed with a feature tree at the northwest corner of the site to further improve the streetscape appearance approaching the site from the north along Sweden Way as well as a feature planting area at the Sweden Way and Bathgate Way intersection consisting of tree, shrub and groundcover plantings. In addition, the applicant proposes an approximate 3.5 m wide planting strip consisting of tree, shrub and groundcover plantings on-site between the proposed parking/loading area and the boulevard sidewalk along the Bathgate Way.
2. **Site Landscape Design**: The applicant has introduced landscape improvements within the existing parking area including a shrub planting strip at the base of the existing building along the south half of the east facade, adjacent to the pedestrian access ramp. The landscape design also includes intermittent shrub and vine planting beds along the east property line plus a new metal picket security fence along the north property line together with a small planting bed adjacent to the existing hedge on the neighbouring IKEA site to the north.
3. **Adjacent Blank Wall**: The adjacent property to the east includes an older 2-storey multi-tenant retail/industrial building with a large blank rear wall along the east property line of the subject site. The applicant proposes to screen the portion of this existing large blank wall exposed to views from the street with an intermittent, free-standing timber and lattice architectural screen complete with vine planting.

Traffic and Transportation

1. **Land**: The owner has agreed to the approximate 4 m x 4 m land dedication at the intersection of Sweden Way and Bathgate Way as well as the minimum 1.8 m wide road SRW for future bike lane purposes along Bathgate Way. In addition, the owner has agreed to provide a legal agreement stipulating that in the future when this site is redevelopment and/or if the building is demolished, a minimum 1.8 m wide road SRW along Sweden Way for future bike lane purposes will be secured for the City.
2. **Frontage Improvements**: The owner has agreed to upgrade both the Sweden Way and Bathgate Way frontages as requested by the City. See the Development Permit Considerations for a detailed description of proposed frontage improvements and see the Lands and Building section of this report for the associated land requirements.
3. **Site Parking**: The parking requirement for this proposed development is 70 spaces and the applicant proposes 67 parking spaces. The proposed parking is within 10% of the parking requirement and the applicant proposes a series of Transportation Demand Management (TDM) measures to compensate for the proposed parking reduction (see the TDM section below for details). The proposed parking layout also includes 8 tandem parking spaces intended for employee use only, which will require a variance and a separate legal agreement for tandem parking. Staff supports the proposed number of parking spaces provided and no parking variance is required.
4. **Loading Requirements**: The applicant proposes one large vehicle (WB-17) loading space, with two overlapping medium vehicle (SU9) loading spaces. In addition, the applicant has provided a diagram illustrating adequate manoeuvring space for all service vehicles. Since the turning movements of WB-17 vehicles require the full width of the parking lot these vehicles can only access the site during non-business hours. The owner has submitted a letter

indicating that WB-17 vehicles do not service this site, sales deliveries do not originate from this site and that this site is a showroom location only. In addition, the owner has control of the truck delivery schedule and can arrange for non-business hour deliveries, if necessary. Staff supports the proposed loading facilities and no variance is required.

5. Transportation Demand Management (TDM): The proposed parking reduction is within 10% of the required number of parking spaces (67 spaces provided and 70 spaces required). The applicant has agreed to provide the following TDM measures, which staff support:
 - \$25,000 contribution towards a bus shelter in the vicinity of the site;
 - end of trip bicycle facilities for employees (separate male and female bathroom, change-room and shower facilities);
 - 10% of parking stalls to have 240V EV receptacle to accommodate electric vehicle charging equipment; and
 - Concrete bumper curbs provided to avoid vehicle overhang onto landscaped and treed areas.

Engineering and Servicing

1. Servicing Requirements:
 - a) Services: No upgrades to water, storm or sanitary sewers are required. Confirmation of adequate storm sewer capacity will be required during the Servicing Agreement prior to Building Permit issuance.
 - b) Additional Requirements: The City requires confirmation that Kinder Morgan supports the proposed development prior to issuance of the Development Permit.
2. Frontage Upgrades: See the Transportation and Traffic section as well as the Development Permit Considerations for a detailed description of required and agreed to frontage improvements.

Sustainability and Crime Prevention Through Environmental Design (CPTED)

1. Sustainability: The applicant proposes the following list of sustainability features:
 - a) Building reuse and solar orientation were major reasons for selecting this site. Reusing the existing open warehouse space provides ideal commercial space with little need for major structural changes and will reduce the amount of demolition waste directed to the landfills. Extending the new office expansion over top of the existing parking lot provides a more compact development and reduces exposed asphalt.
 - b) The applicant was able to increase the parking capacity, without the need for excavating for underground parking. The overlapping 3rd storey office also has the added benefit of providing covered parking to half of the parking stalls on site, thereby significantly reducing the heat island effect.
 - c) Expansive south facing energy efficient glazing is proposed in order to provide natural sunlight to the new office spaces while horizontal sunshades and generous eyebrow overhangs reduce direct solar heat gain. North facing windows provide additional light while allowing views to the north shore mountains. Other measures such as the use of

- skylights, energy efficient glazing and operable windows also enhance occupant comfort, natural daylight and ventilation.
- d) The existing building walls and roof would be insulated to the latest standards enhancing the thermal performance of the existing building and new high performance mechanical equipment will further improve the energy consumption of the renovated building.
 - e) The provision of staff amenity spaces such as a roof top terrace, fitness room and shower facilities further add to the occupant comfort in the building and encourage use of bicycles.
 - f) Some permeable parking pavement is proposed to increase groundwater infiltration.
2. CPTED: The applicant intends to incorporate the following CPTED features within the overall design of this proposed development including:
- a) Landscape will be kept low to improve visibility and reduce concealment areas.
 - b) Open spaces maximized in the covered parking area to eliminate concealment areas.
 - c) Exterior materials will be impact resistant and come with graffiti resistant finishes (texturing and coating).
 - d) Lighting (decorative and service) is incorporated around all sides of the building.
 - e) All exterior service doors swing outward with “no-pull” hardware and astragals.
 - f) Upper level office glazing provides visual surveillance over the site.
 - g) The covered parking area is open air for better visibility.
 - h) All walls, columns and ceiling in the covered parking area will be painted in light colours and will incorporate lighting levels designed for personal safety.
 - i) The main entrance to the store and offices is located at the covered parking area providing increased traffic and reduced opportunity for vandalism.

Refuse and Recycling

1. A dedicated refuse and recycling room was requested but the applicant has been unable to accommodate this space within the building. The applicant currently proposes an outdoor location associated with the loading bays for these storage requirements and has incorporated solid enclosures, free standing architectural screens and a layer landscape design of tree and shrub planting to block views of this outdoor storage area from the street.
2. The applicant has demonstrated that there is sufficient vehicle manoeuvring and loading space to adequately access and load refuse and recycling container and cards from the proposed loading area.
3. No repairs or servicing of appliances will be performed on site, therefore there is no need for collection of metal scraps and chlorofluorocarbons (CFC's).
4. The required number of refuse and recycling containers will be provided by the owner. Food scraps carts are not required due to negligible food waste that will be created. Small scale food waste bins will be located in staff lunch areas and regular pick-ups will be scheduled.

Conclusions

Staff supports the proposed renovations to the existing building including the proposed building addition plus all the proposed on-site and off-site landscape improvements, since this proposed development will make a significant, positive contribution to the revitalization of this neighbourhood and the adjacent streetscape character.



Brian Guzzi, MCIP, MCSLA
Senior Planner/Urban Design

BG:cas

Att. Attachment 1 – Development Application Data Sheet

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

1. Provision of an approximate 4 m x 4 m corner cut road dedication at the intersection of Sweden Way and Bathgate Way for future road widening purposes. The owner shall be solely responsible for the design and construction of the frontage improvements within this road dedication according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road dedication area after construction is complete and the City has accepted the work.
2. Receipt of a Letter of Credit for landscaping in the amount of \$77,607.38 (based on a cost estimate prepared by a BC registered Landscape Architect).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the existing large tree on the adjacent property (12851 Bathgate Way) the property line to be retained.
5. Granting a minimum 1.8 m wide statutory road right-of-way along the entire Bathgate Way property line for future road/bike lane widening purposes. The owner shall be solely responsible for the design and construction of the frontage improvements within this road SRW according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road SRW area after construction is complete and the City has accepted the work.
6. Granting a triangular shaped statutory road right-of-way at the northwest corner of the subject property for future road/bike lane widening purposes and to smooth the transition of the proposed sidewalk alignment with the existing boulevard sidewalk recently installed along the Sweden Way frontage of the IKEA redevelopment site at 3320 Jacombs Road. The owner shall be solely responsible for the design and construction of the frontage improvements within this road SRW according to City standard and to the satisfaction of the Director of Transportation. The City will assume maintenance responsibility and liability for this road SRW area after construction is complete and the City has accepted the work.
7. Registration of a legal agreement that ensures the provision of a minimum 1.8 m wide road SRW along the entire Sweden Way frontage for future road and bike lane purposes prior to

issuance of any future Rezoning, Development Permit and/or Building Permit for the redevelopment of this site that would involve the demolition of the existing building.

8. Registration of an aircraft noise indemnity covenant on title.
9. Registration of a flood indemnity covenant on title. This site is located in Area A as defined by Flood Plain Designation and Protection Bylaw 8204 with a required Flood Construction Level (FCL) of 2.9 GSC.
10. Registration of a legal agreement on title ensuring that the only means of vehicle access is to Bathgate Way and that there be no access to or from Sweden Way.
11. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement the inner or constrained parking spaces must be assigned to staff parking only.
12. Registration of appropriate legal agreement(s) on title that would permit various building components proposed to be attached to the west facade of the existing building to encroach over the west property line of the subject site onto the City right-of-way (ROW) along Sweden Way. A one-time \$4,000.00 fee will be required as part of the agreement. The owner shall be solely responsible for all costs associated with the installation and maintenance of these building encroachments including all removal costs if deemed appropriate by the Director of Development. These building encroachments are intended to remain in place for the life of the renovated building subject to continuing consent of the City. These proposed building encroachments include the following:
 - a. wall metal cladding (0.92 m²): 0.30 m (1'-0") x 3.05 m (10'-0") at +/- 0.20 m (8") clear above grade
 - b. wall wood finished cladding (0.73 m²): 0.15 m (6") x 4.88 m (16'-0") at +/- 0.20 m (8") clear above grade
 - c. metal canopy (5.00 m²): 0.91 m (3'-0") x 5.49 m (18'-0") at +/- 3.81 m (12'-6") clear above grade
 - d. lifestyle banners & frame (1.12 m²): 0.35 m (1'-2") x 3.2 m (10'-6") at +/- 2.15 m (7'-0") clear above grade
 - e. lifestyle banners & frame (1.12 m²): 0.35 m (1'-2") x 3.2 m (10'-6") at +/- 2.15 m (7'-0") clear above grade
 - f. wall wood finished cladding (0.73 m²): 0.15 m (6") x 4.88 m (16'-0") at +/- 0.20 m (8") clear above grade
 - g. metal canopy (20.38 m²): 1.52 m (5'-0") x 13.41 m (44'-0") at +/- 3.81 m (12'-6") clear above grade
 - h. metal canopy (5.67 m²): 0.6 m (1'-0") x 9.45 m (31'-0") at +/- 7.47 m (24'-6") clear above grade
 - i. wall metal cladding (2.24 m²): 0.30 m (1'-0") x 7.47 m (24'-6") at +/- 0.20 m (8") clear above grade
 - j. wall wood finished cladding (0.18 m²): 0.15 m (6") x 1.22 m (4'-0") at +/- 0.20 m (8") clear above grade
 - k. wall wood finished cladding (0.36 m²): 0.15 m (6") x 2.44 m (8'-0") at +/- 0.20 m (8") clear above grade
 - l. wall wood finished cladding (0.36 m²): 0.15 m (6") x 2.44 m (8'-0") at +/- 0.20 m (8") clear above grade
 - m. wall wood finished cladding (0.18 m²): 0.15 m (6") x 1.22 m (4'-0") at +/- 0.20 m (8") clear above grade
 - n. metal canopy (10.54 m²): 0.91 m (3'-0") x 11.58 m (38'-0") at +/- 3.81 m (12'-6") clear above grade
 - o. wall metal cladding (0.92 m²): 0.30 m (1'-0") x 3.05 m (10'-0") at +/- 0.20 m (8") clear above grade.
13. Cash contribution of \$25,000.00 for a City bus shelter to be located in the vicinity of the site as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
14. A legal agreement to secure the provision of end of trip bicycle facilities for employees (separate male and female bathroom, change-room and shower facilities) as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
15. A legal agreement to secure the provision of 10% of parking stalls with 240V EV receptacles to accommodate electric vehicle charging equipment as part of the Transportation Demand Management (TDM) Measures proposed by the owner and supported by staff.
16. Confirmation from Kinder Morgan that the proposed development is acceptable to proceed.

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

1. Enter into a Servicing Agreement* for the design and construction of service connections and frontage improvements. Works include, but may not be limited to:
 - a. Frontage Improvements:
 - i. Sweden Way: Provision of a minimum 1.8 m wide landscape boulevard strip behind the existing curb complete with street trees and sodded turf grass plus a minimum 1.5 m wide new concrete sidewalk all within the existing road right-of-way or the required road SRW with all work according to City standards, at the sole cost of the owner with no cost to the City and subject to the satisfaction of the Director of Transportation. The existing site access/egress driveway to/from Sweden Way is to be decommissioned.
 - ii. Bathgate Way: Provision of a minimum 1.8 m wide landscape boulevard strip behind the existing curb complete with street trees and sodded turf grass plus a minimum 1.5 m wide new concrete sidewalk all within the existing road right-of-way or the required minimum 1.8 m wide road SRW. The vehicle access/egress to the site from Bathgate Way shall be designed as a driveway crossing of the sidewalk (i.e., not curb returns) and the sidewalk design at the intersection of the Sweden Way and Bathgate Way shall be designed to include a curb let down with all work according to City standards, at the sole cost of the owner with no cost to the City and subject to the satisfaction of the Director of Transportation.
 - b. Servicing Requirements:
 - i. Water: Water analysis is not required. However, once the building design is finalized at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
 - ii. Storm: If the existing site connection cannot be utilized and needs to be upgraded to accommodate the addition, then a storm analysis is required to the major conveyance.
 - iii. Sanitary: Sanitary analysis and upgrades are not required.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. 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.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
5. 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.
- Private utility companies may require rights-of-ways to accommodate their equipment. The developer is responsible to contact the private utility companies in order to learn of their requirements.

Executed Copy in the Development Permit file

Signed

Date



DP 12-622136

Attachment 1

Address: 3388 Sweden Way (formerly 12751 Bathgate Way)

Applicant: Chandler Associates Architecture Inc. Owner: Trail Appliances Ltd.

Planning Area(s): Bridgeport Planning Area – Bridgeport Road Corridor Sub-Area

Floor Area Gross: 3,156 m² (33,973 ft²) Floor Area Net: 3,093 m² (33,295 ft²)

	Existing	Proposed
Site Area:	4,171.6 m ²	4,163.6 m ²
Land Uses:	Not Occupied	Retail / Commercial
OCP Designation:	Mixed Employment	Mixed Employment
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1)
Number of Commercial Retail Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.74	none permitted
Lot Size: (after dedication)	4,171.6 m ²	(4,163.6 m ²)	none
Lot Coverage:	Max. 60%	68.4%	variance requested
Setback – Bathgate Way:	Min. 3 m	3 m	none
Setback – Sweden Way:	Min. 3 m	0.02 m existing	some encroachments allowed – no variance
Setback – Side Yard (North):	No minimum	3.33 m	none
Setback – Rear Yard (East):	No minimum	0.10 m	none
Height (m):	Max. 12 m	11.98 m	none
Off-street Parking Spaces – Regular/Small:	70	32 and 33 = 65 (plus 3 electric scooters)	none
Off-street Parking Spaces – Accessible:	2	2	none
Total off-street Spaces:	70	67	none
Tandem Parking Spaces	not permitted	8	variance requested
Amenity Space – Indoor:	Min. 70 m ²	90 m ²	none
Amenity Space – Outdoor:	Min. 100 m ²	199 m ²	none



No. DP 12-622136

To the Holder: Chandler Associates Architecture Inc.
Property Address: 3388 Sweden Way (formerly 12751 Bathgate Way)
Address: 270 – 601 Cordova Street, Vancouver, BC V6B 1G1

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) Increase in lot coverage from 60% to 68.4%; and
 - b) Allow a maximum of 8 tandem parking spaces for employee use only.
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 #13 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 \$77,607.00 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 12-622136

To the Holder: Chandler Associates Architecture Inc.
 Property Address: 3388 Sweden Way (formerly 12751 Bathgate Way)
 Address: 270 – 601 Cordova Street, Vancouver, BC V6B 1G1

8. The land described herein shall be developed generally in accordance with the terms and considerations and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

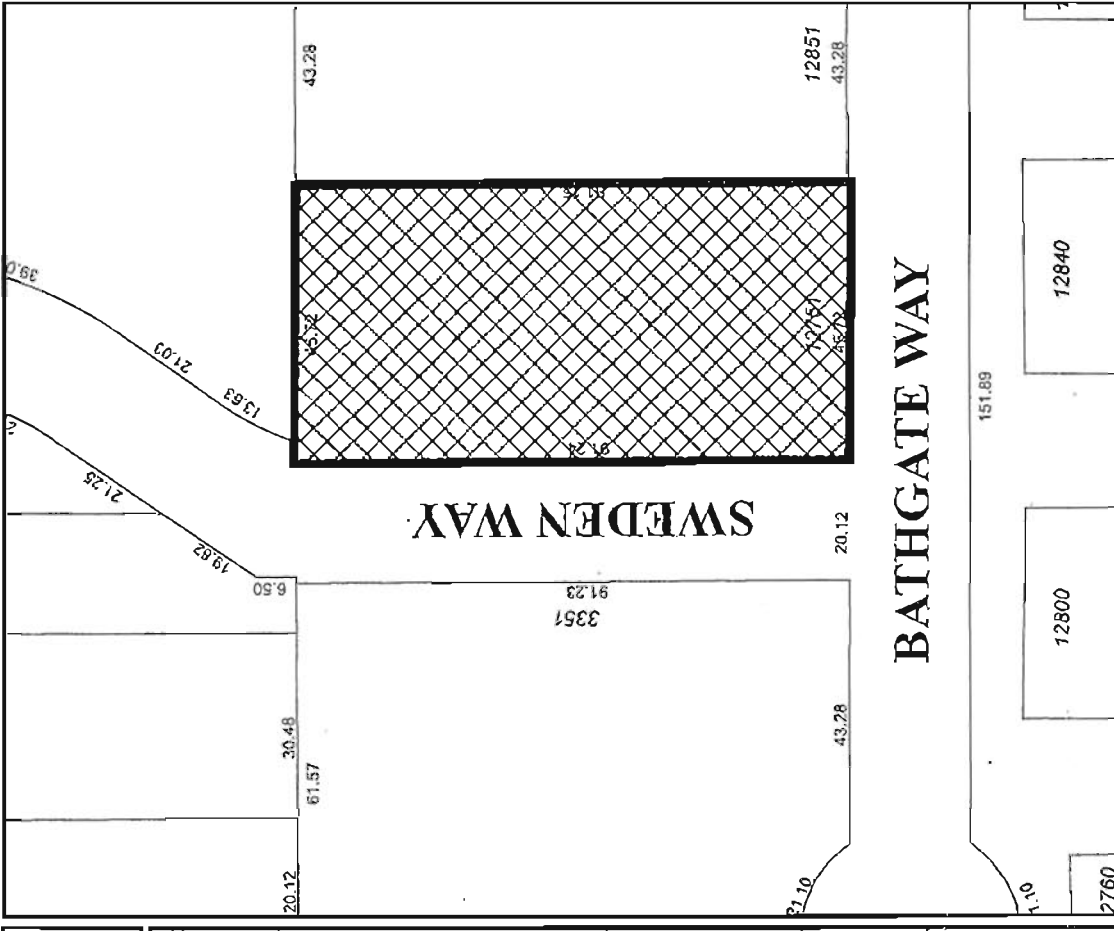
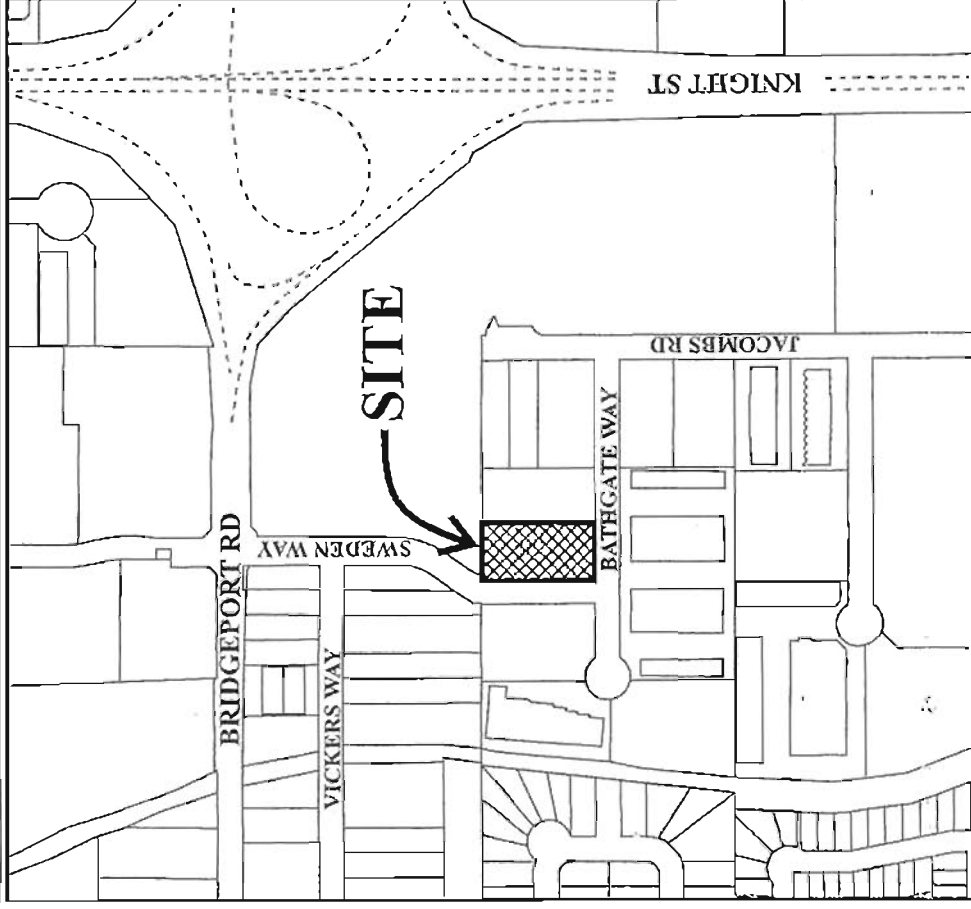
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
 DAY OF , .

DELIVERED THIS DAY OF , .

 MAYOR



City of Richmond

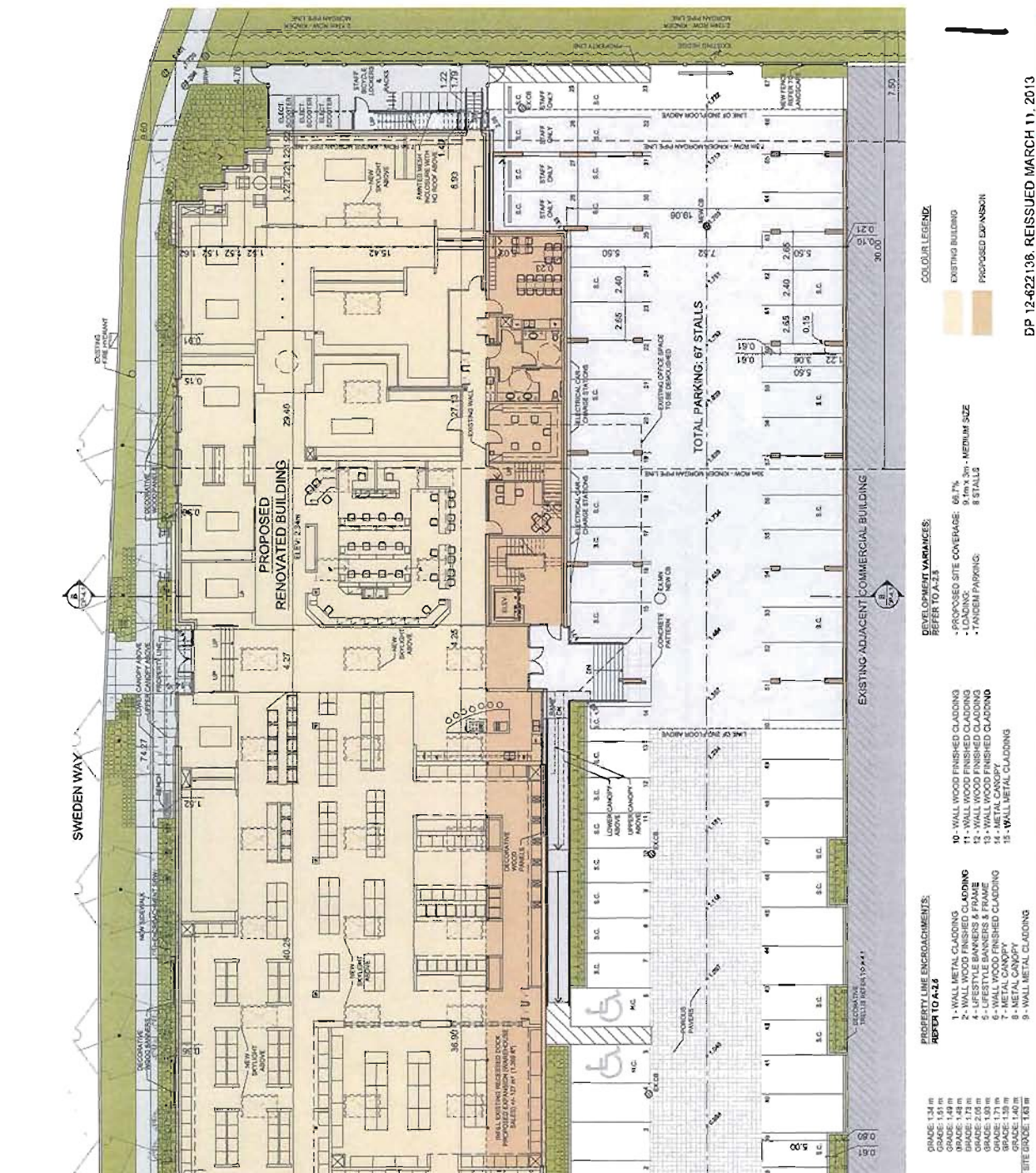


DP 12-622136
 SCHEDULE "A"

Original Date: 10/24/12

Revision Date:

Note: Dimensions are in METRES



COLOUR LEGEND:

- EXISTING BUILDING
- PROPOSED EX-ANON

DEVELOPMENT VARIANCES:
REFER TO A-2.3

- PROPOSED SITE COVERAGE: 68.7%
- PROPOSED LOT COVERAGE: 9.7m x 3m - MEDIUM SIZE
- LOADING: 8 STALLS
- FACILEM PARKING:

PROPERTY LINE ENCROACHMENTS:
REFER TO A-2.4

- 1 - WALL METAL CLADDING
- 2 - WALL WOOD FINISHED CLADDING
- 3 - WALL WOOD FINISHED CLADDING
- 4 - LIFESTYLE BANNERS & FRAME
- 5 - WALL WOOD FINISHED CLADDING
- 6 - WALL WOOD FINISHED CLADDING
- 7 - METAL CANOPY
- 8 - METAL CANOPY
- 9 - WALL METAL CLADDING

PROPERTY LINE ENCROACHMENTS:
REFER TO A-2.5

- 10 - WALL WOOD FINISHED CLADDING
- 11 - WALL WOOD FINISHED CLADDING
- 12 - WALL WOOD FINISHED CLADDING
- 13 - WALL WOOD FINISHED CLADDING
- 14 - METAL CANOPY
- 15 - WALL METAL CLADDING

ABSORBAGE SITE ENDS: 1.68m

PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.

SITE PLAN
SCALE: 1:100

Chandler Associates
Architects Inc.
1050 West 42nd Street, Suite 101
Richmond, BC V6V 1S9
Tel: 604.271.1111
www.chandlerassociates.com

DP 12-422108, REISSUED MARCH 11, 2013

A-2.2

SITE PLAN
DATE: MARCH 11, 2013
SCALE: 1:100
PROJECT: 1108

2.

LEGAL DESCRIPTION:
 LOT 134 OF SECT. 30
 BURNING WOOD PLAND.
 PLAN 54384

SITE INFO:

ZONING: INDUSTRIAL RETAIL (IR1)

SITE AREA: 4,171.6 m² 44,903.2 ft²

SITE AREA WITHOUT 4m x 4m CORNER CUT: 4,193.8 m² 44,817.1 ft²

SITE COVERAGE: 60.7%
 ALLOWED 66.7%

FLOOR AREA RATIO (FAR):
 NET FLOOR AREA: 3,093.2 m² 33,244.5 ft²
 ALLOWED 1.0
 PROPOSED 0.74

FINISHED SITE GRADE AVERAGE GRADE: 1.03 m (3'4")

BUILDING HEIGHT:
 ALLOWED 12.0 m (39'3")
 PROPOSED 11.58 m (38'3")

EXISTING BUILDING:
 AREA AND FLOOR: 1,824 m² 19,644 ft²
 SECOND FLOOR: 185 m² 2,000 ft²
 TOTAL: 2,009 m² 21,644 ft²

EXISTING PARKING PROVIDED:
 32 SPACES + 2 LOADING

PROPOSED EXPANSION: WAREHOUSE SALES & OFFICE SPACE

GROUND LEVEL: 1,637 m² 17,618 ft²

OFFICE FLOOR: 148 m² 1,593 ft²

STORAGE: 78 m² 838 ft²

STAFF RESTROOMS: 10 m² 108 ft²

TOTAL AREA: 1,893 m² 20,457 ft²

2ND LEVEL: 603 m² 6,523 ft²

STORAGE: 9 m² 97 ft²

SERVICES/AMENITY: 127 m² 1,371 ft²

TOTAL AREA: 739 m² 7,991 ft²

3RD LEVEL: 61 m² 659 ft²

STORAGE: 178 m² 1,907 ft²

SERVICES/AMENITY: 237 m² 2,553 ft²

TOTAL AREA: 416 m² 4,460 ft²

TOTAL SALES AREA: 1,637 m² 17,618 ft²

TOTAL OFFICE AREA: 148 m² 1,593 ft²

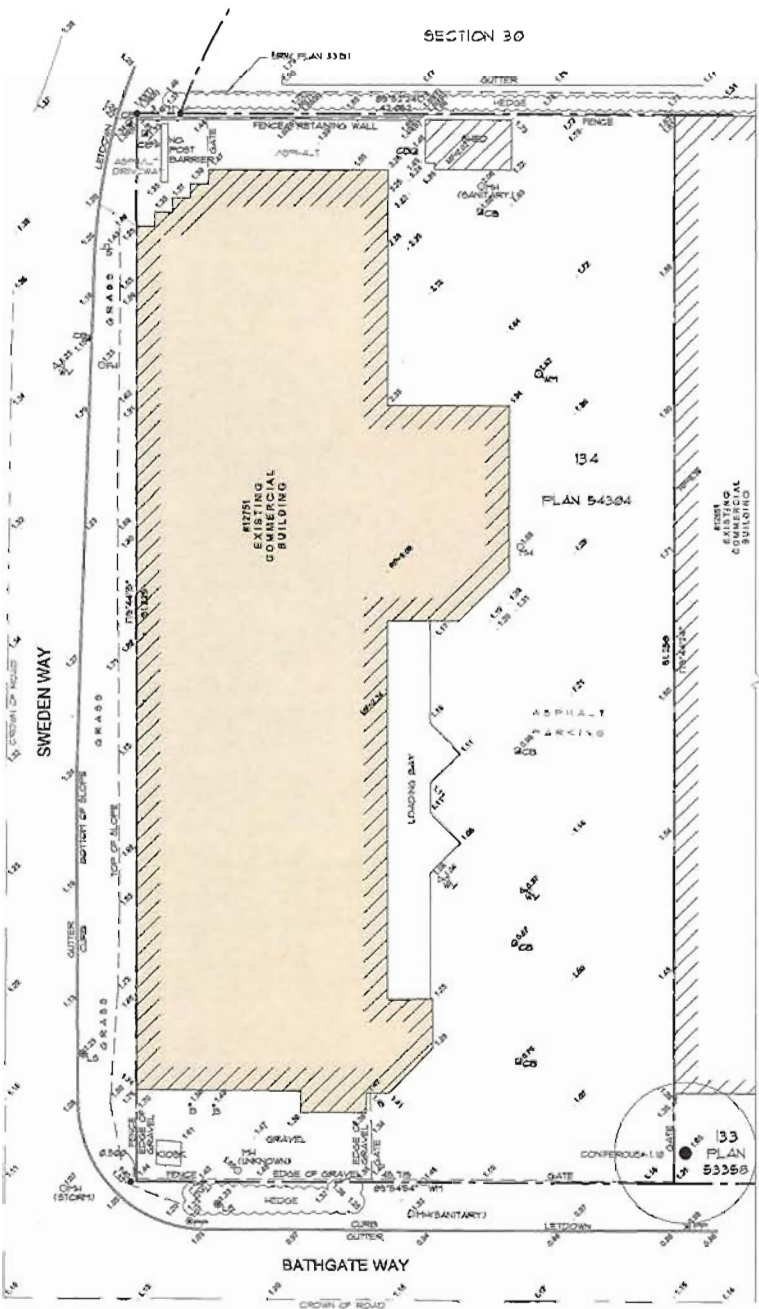
TOTAL STORAGE: 155 m² 1,672 ft²

TOTAL SERVICES/AMENITY: 364 m² 3,910 ft²

TOTAL BUILDING AREA: 3,156 m² 33,973 ft²

PROVIDED PARKING:
 34 STALLS
 SMALL CAR (perm 60%) 33 STALLS (59.7%)
 ELECTRICAL SCOOTERS 3 STALLS
 TOTAL PROPOSED 70 STALLS

BICYCLE PARKING:
 CLASS 1 48 LOCKERS
 PROVIDED 7 LOCKERS
 CLASS 2 19.9 STALLS
 PROVIDED 19 STALLS



- SURVEY PLAN**
 SCALE 1:50
- SURVEY LEGEND:**
- X 1/2" INDICATES SPOT ELEVATION
 - LS INDICATES LAMP STANDARDS
 - MI INDICATES MANHOLE
 - PH INDICATES FIRE HYDRANT
 - PP INDICATES POWER POLE
 - IC INDICATES INSPECTION CHAMBER
 - CB INDICATES CATCH BASIN
 - CS INDICATES SIGN POST
 - WV INDICATES WATER VALVE
 - GV INDICATES GAS VALVE
 - B INDICATES BOLLARD
 - LP INDICATES LEAD PILE
 - IP INDICATES IRON POST
 - MP INDICATES MAIN FLOOR
 - RP INDICATES ROOF PEAK

DP 12-622136: REISSUED MARCH 11, 2013

A-2.1

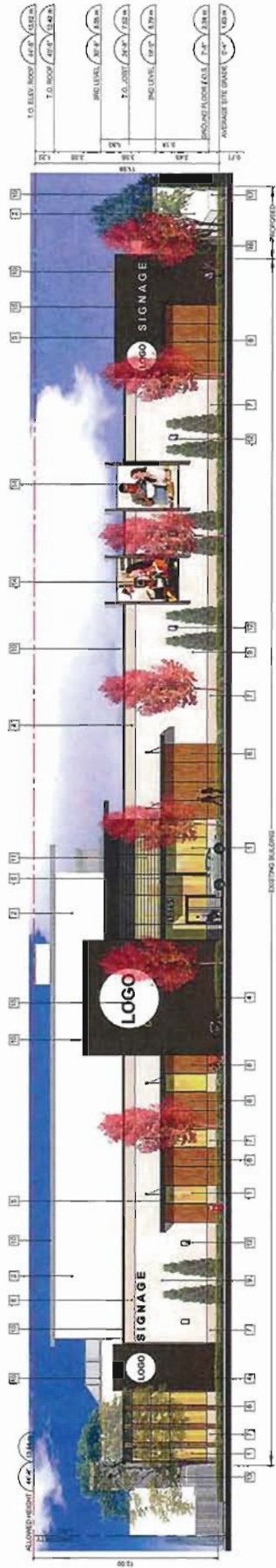
SURVEY PLAN
 DATE: MARCH 11, 2013
 SCALE: AS NOTED
 PROJECT: 1197

PROPOSED RENOVATION:
 12751 BATHGATE WAY RICHMOND, B.C.

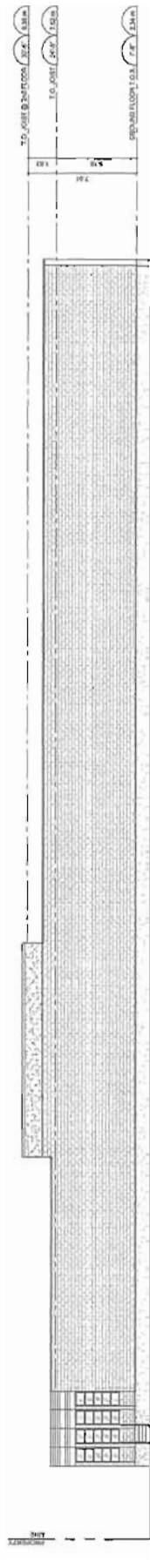


FINISH LEGEND AND COLOUR SCHEDULE:

- | | | | | | | | |
|---|---|----|---|----|---|----|---|
| 1 | CLEAR GLAZING IN BLACK ALUMINUM FRAME | 7 | EXISTING CONCRETE UPSTAND PAINTED COLOUR TO MATCH EXISTING SCROLL BEIGE | 15 | ALUMINUM MESH COLOUR TO MATCH EX FISS DEEP OYK | 18 | NEW CONCRETE BLOCK WALL, PAINTED COLOUR TO MATCH EX FISS SAND WHITE |
| 2 | METAL PANELS - COLOUR TO MATCH EX FISS SAND WHITE | 8 | NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH EX FISS SAND WHITE | 16 | NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH EX FISS SAND WHITE | 19 | METAL GUARDRAIL - COLOUR TO MATCH EX FISS DEEP OYK, SECT - 028K |
| 3 | METAL PANELS - COLOUR TO MATCH EX FISS SAND WHITE | 9 | NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH EX FISS SAND WHITE | 17 | TRIMMED SIGNAGE | 20 | PAINT TO MATCH WOOD PANELS |
| 4 | METAL PANELS - COLOUR TO MATCH EX FISS DEEP OYK | 10 | FLAMING COLOUR TO MATCH EX FISS ROSE BLACK | 18 | METAL DOOR - COLOUR TO MATCH EX FISS DEEP OYK | 21 | METAL FINISH, REF AS 100 HANGERS COLOUR TO MATCH EX FISS DEEP OYK |
| 5 | METAL CANOPY COLOUR TO MATCH EX FISS SAND WHITE | 11 | BRICKWORK COLOUR TO MATCH EX FISS SCROLL BEIGE | 19 | NEW CONCRETE UPSTAND, PAINTED COLOUR TO MATCH EX FISS SAND WHITE | 22 | CHANGING STATION, REF AS 100 HANGERS COLOUR TO MATCH EX FISS DEEP OYK |
| 6 | PROGRAM BUILDING | 12 | UPPER FEATURES | 20 | COLOUR TO MATCH EX FISS SAND WHITE | 23 | ALUMINUM PANELS |



PROPOSED WEST ELEVATION
SCALE: 1:200



EXISTING WEST ELEVATION
SCALE: 1:200

DP 12-522136, REISSUED MARCH 11, 2013

WEST ELEVATION
DATE: MARCH 11, 2013
SCALE: AS NOTED
PROJECT: 1102

PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.



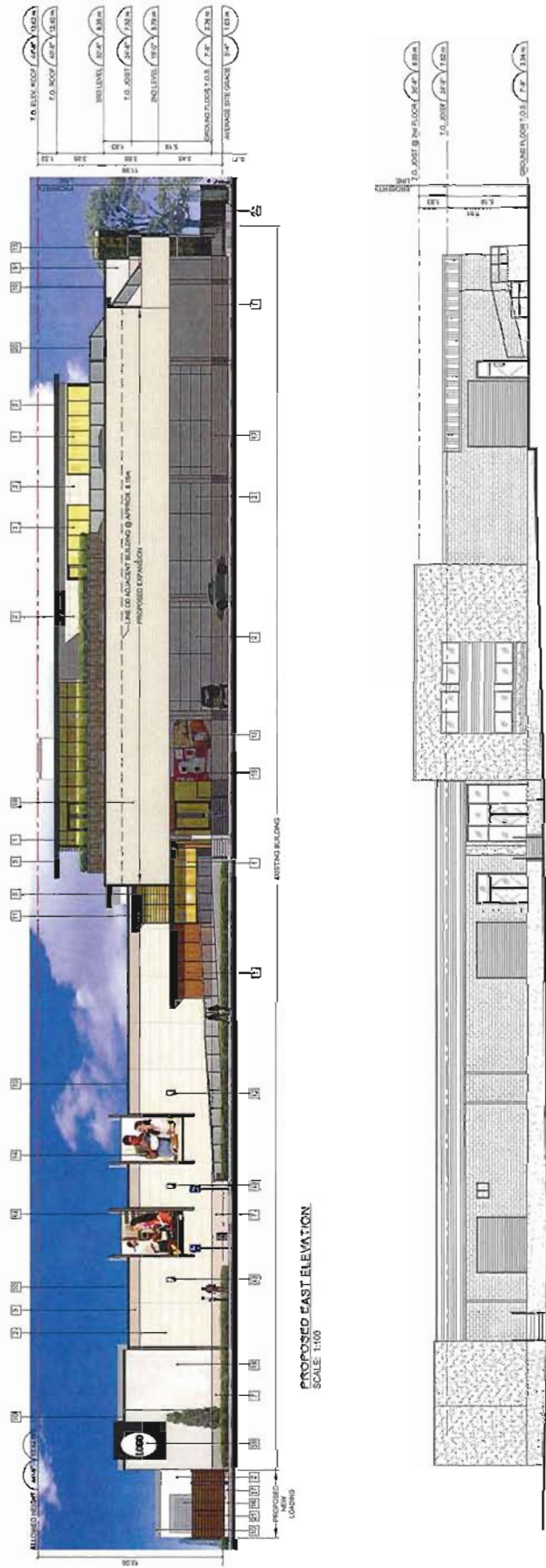
Chandler Associates
Architects Inc.
225-2007 W. 42ND AVENUE
VANCOUVER, BC V6L 2K6
TEL: 604-273-1234
WWW.CHANDLERASSOCIATES.COM

6.

A-3.1

FINISH LEGEND AND COLOUR SCHEDULE:

- 11 CLEAN BRANDING BLACK ALUMINUM FRAME
- 12 METAL PANELS - COLOUR TO MATCH
- 13 METAL PANELS - COLOUR TO MATCH
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- 100 METAL PANELS - COLOUR TO MATCH



PROPOSED EAST ELEVATION
SCALE: 1:100

EXISTING EAST ELEVATION
SCALE: 1:100

DP-12-622136, REISSUED MARCH 11, 2013

EAST ELEVATION

DATE: MARCH 11, 2013
SCALE: AS NOTED
PROJECT: 1912

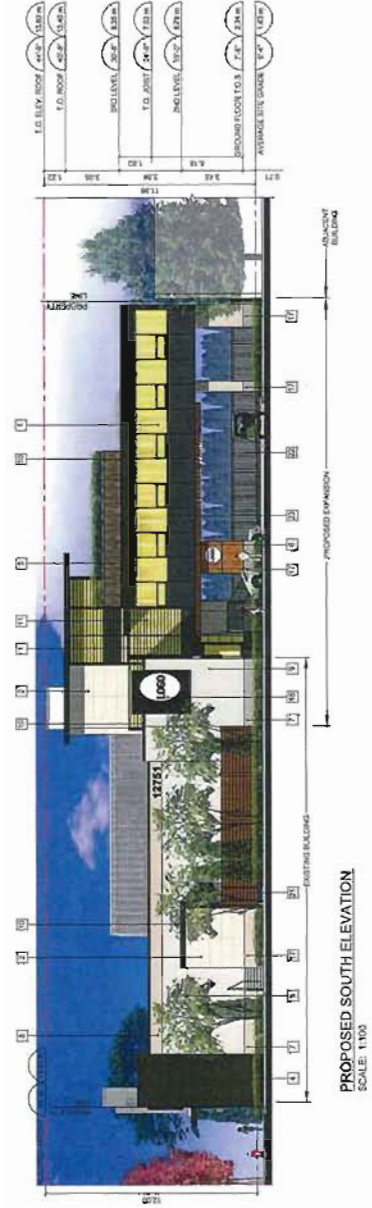
PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.



Chandler Associates Inc.
275-1075, Columbia St.
Richmond, B.C. V6V 1K3
Tel: 604-273-3333
www.chandlerassociates.com

A-3.2

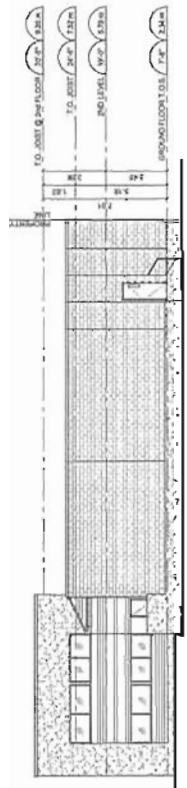
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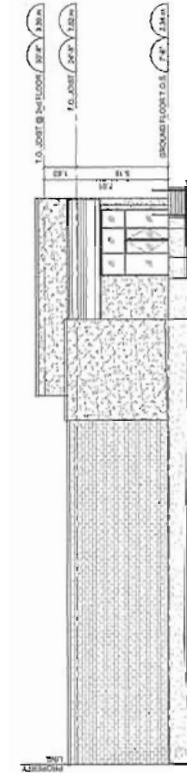
PROPOSED SOUTH ELEVATION
SCALE: 1/100

FINISH LEGEND AND COLOUR SCHEDULE:

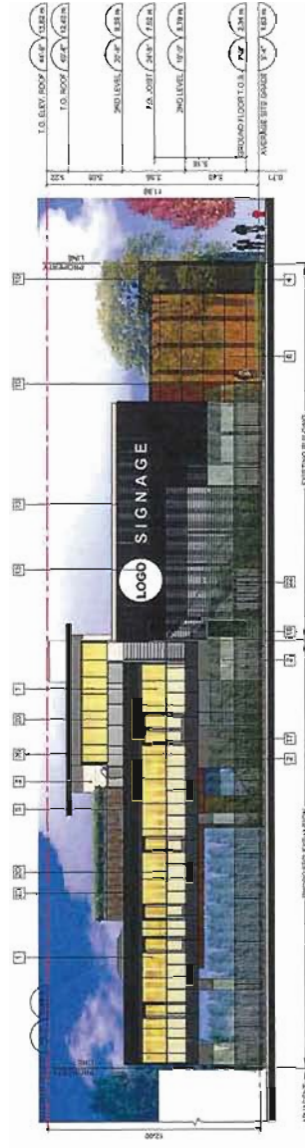
- | | |
|---|--|
| 1 CLEAR GLAZING IN BLACK ALUMINUM FRAME | 13 ALUMINUM MESH COLOUR TO MATCH TO KEEP ONX |
| 2 METAL PANELS - COLOUR TO MATCH TO KEYS AND WHITE | 14 USE STYLE COMPATIBLE WITH FINISH PANELS TO MATCH WOOD PANELS |
| 3 METAL PANELS - COLOUR TO MATCH TO KEYS AND WHITE | 15 TRIM AND SPANSE |
| 4 METAL PANELS - COLOUR TO MATCH TO KEYS AND WHITE | 16 METAL DOOR - COLOUR TO MATCH TO KEYS AND WHITE |
| 5 METAL CANOPY COLOUR TO MATCH TO KEYS AND WHITE | 17 NEW CONCRETE LEFT UNPAINTED COLOUR TO MATCH TO KEYS AND WHITE |
| 6 EXISTING CONCRETE LEFT UNPAINTED COLOUR TO MATCH TO KEYS AND WHITE | 18 NEW CONCRETE LEFT UNPAINTED COLOUR TO MATCH TO KEYS AND WHITE |
| 7 EXISTING CONCRETE LEFT UNPAINTED COLOUR TO MATCH TO KEYS AND WHITE | 19 METAL GLAZING - COLOUR TO MATCH TO KEYS AND WHITE |
| 8 NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH TO KEYS AND WHITE | 20 TIMBER SCREEN FROM TO MATCH WOOD PANELS |
| 9 NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH TO KEYS AND WHITE | 21 METAL TRIM DOOR TO MATCH TO KEYS AND WHITE |
| 10 NEW STUCCO FINISH ON EXISTING BLOCK WALL COLOUR TO MATCH TO KEYS AND WHITE | 22 METAL TRIM DOOR TO MATCH TO KEYS AND WHITE |
| 11 BRICKWORK COLOUR TO MATCH TO KEYS AND WHITE | 23 CLASSICAL BRICKWORK TO MATCH TO KEYS AND WHITE |
| 12 BRICKWORK COLOUR TO MATCH TO KEYS AND WHITE | 24 ALUMINUM FRAME |
| 13 LIGHT FINISHES | |



EXISTING NORTH ELEVATION
SCALE: 1/100



EXISTING SOUTH ELEVATION
SCALE: 1/100



PROPOSED NORTH ELEVATION
SCALE: 1/100

DP-12-622136, REISSUED MARCH 11, 2013

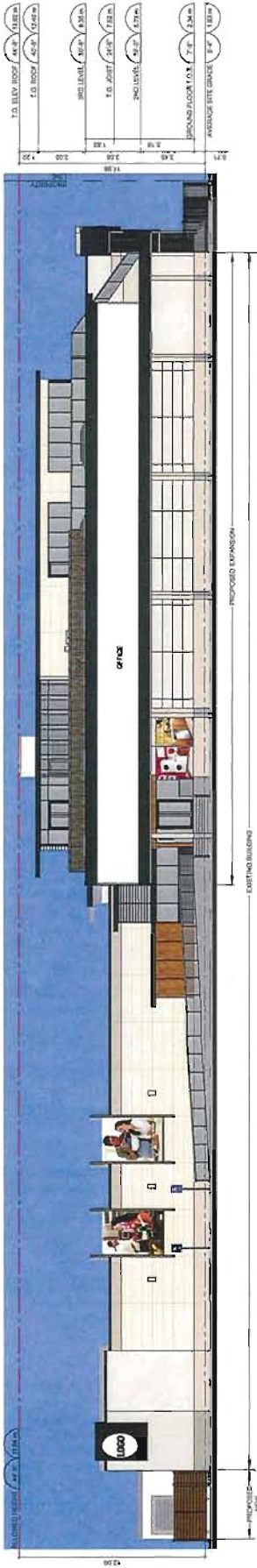
NORTH & SOUTH ELEVATIONS

DATE: MARCH 2013
SCALE: AS NOTED
PROJECT: 12751

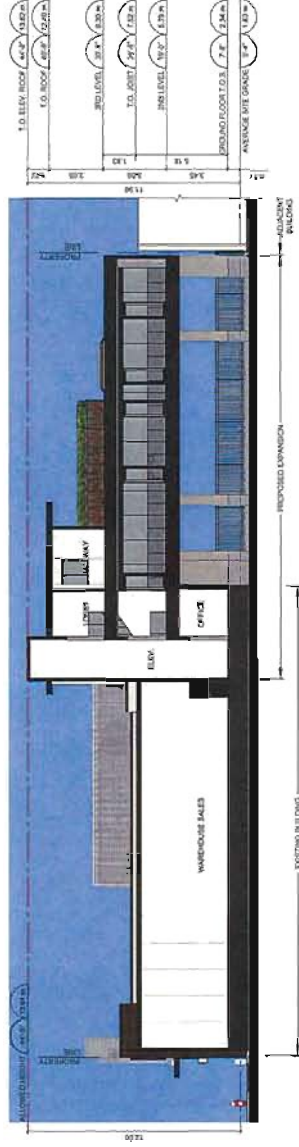
PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.



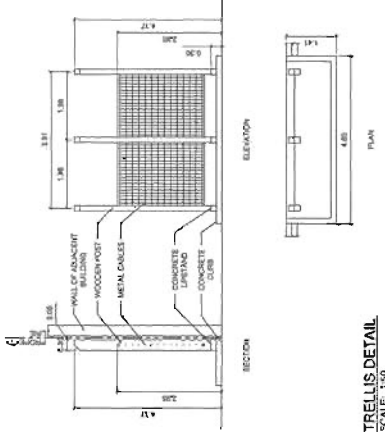
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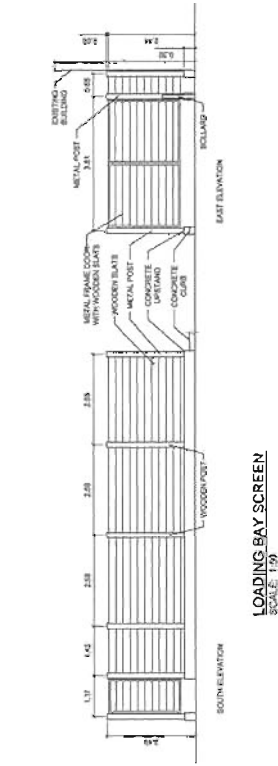
SECTION A-A
SCALE: 1/100



SECTION B-B
SCALE: 1/100



TRELLIS DETAIL
SCALE: 1/50



LOADING BAY SCREEN
SCALE: 1/50



TRELLIS PERSPECTIVE
SCALE: 1/100

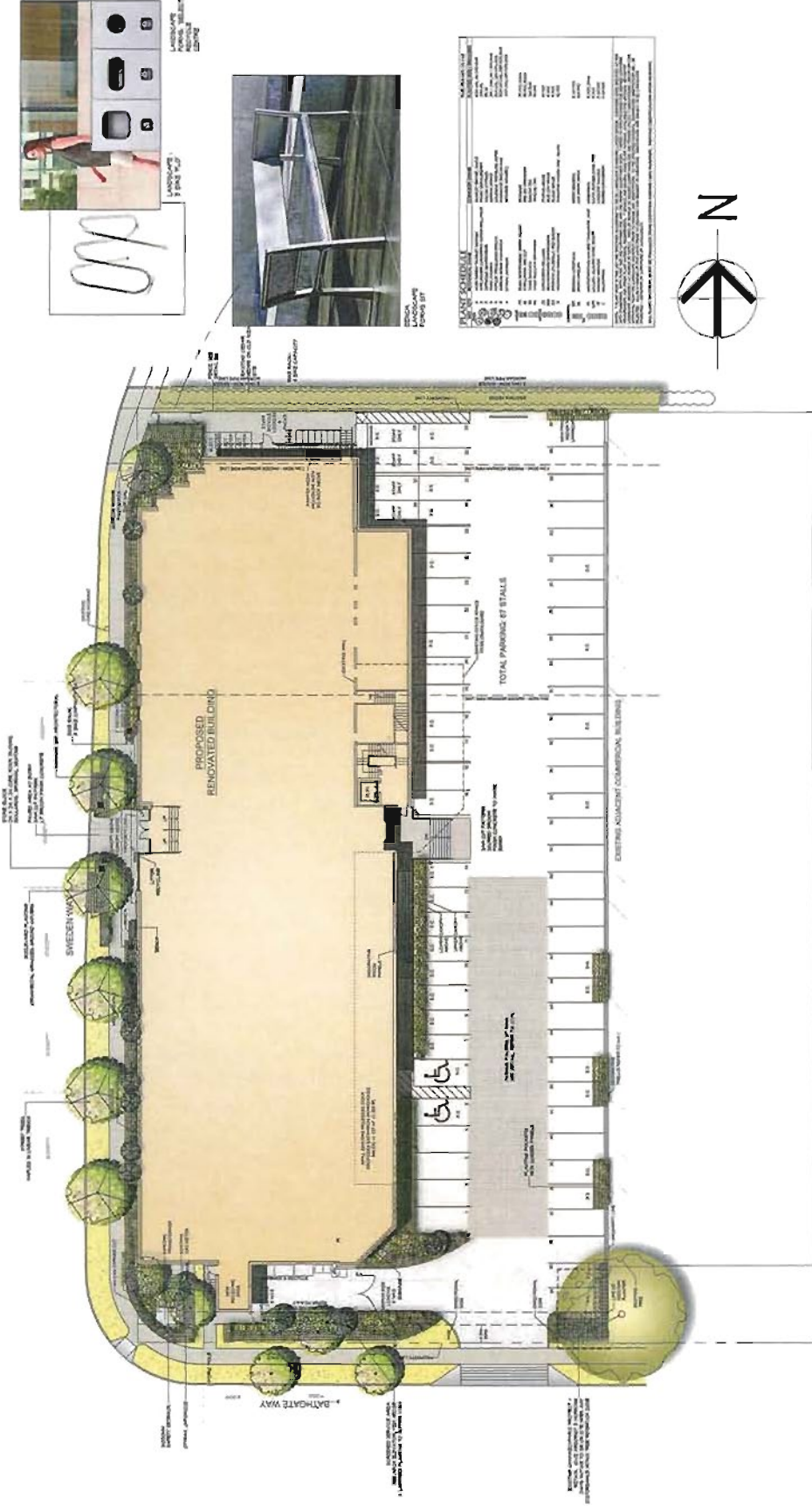
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DP 12-822156. REISSUED MARCH 11, 2013

A-4.1

SECTIONS
DATE: MARCH 11, 2013
SCALE: ADJUSTED
PROJECT: 11070

PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.



PLEASE CONSULT

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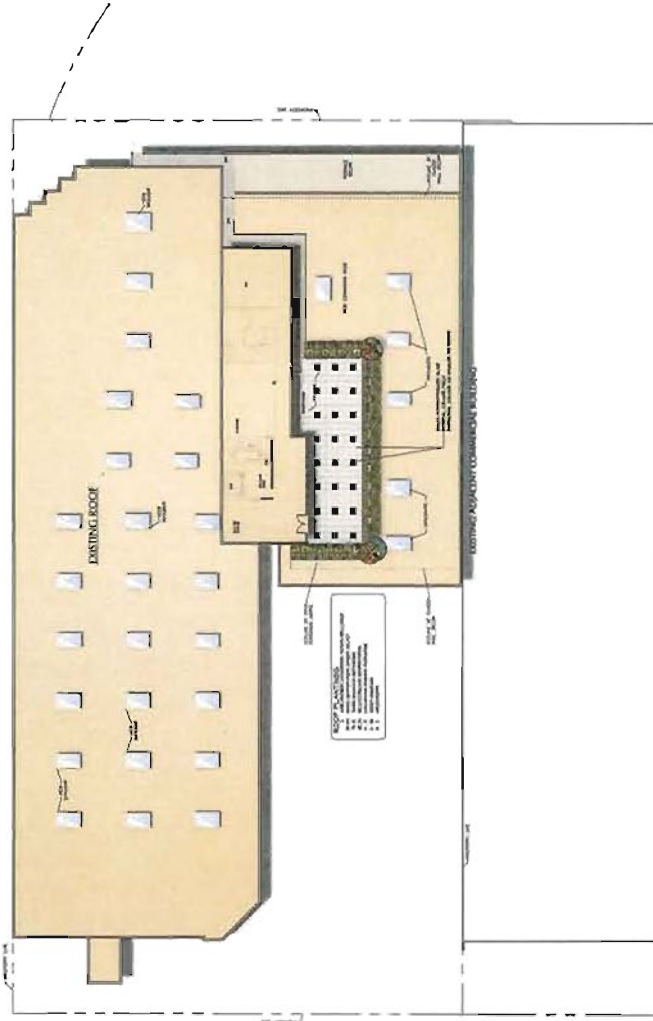
DP 12622136 MAR 11 2013

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LANDSCAPE PLAN

TRAIL APPLIANCES
12751 DATEWAY WAY
ROCKVILLE, MD

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DP 12622136 MAR 11 2013

NO.	DATE	DESCRIPTION
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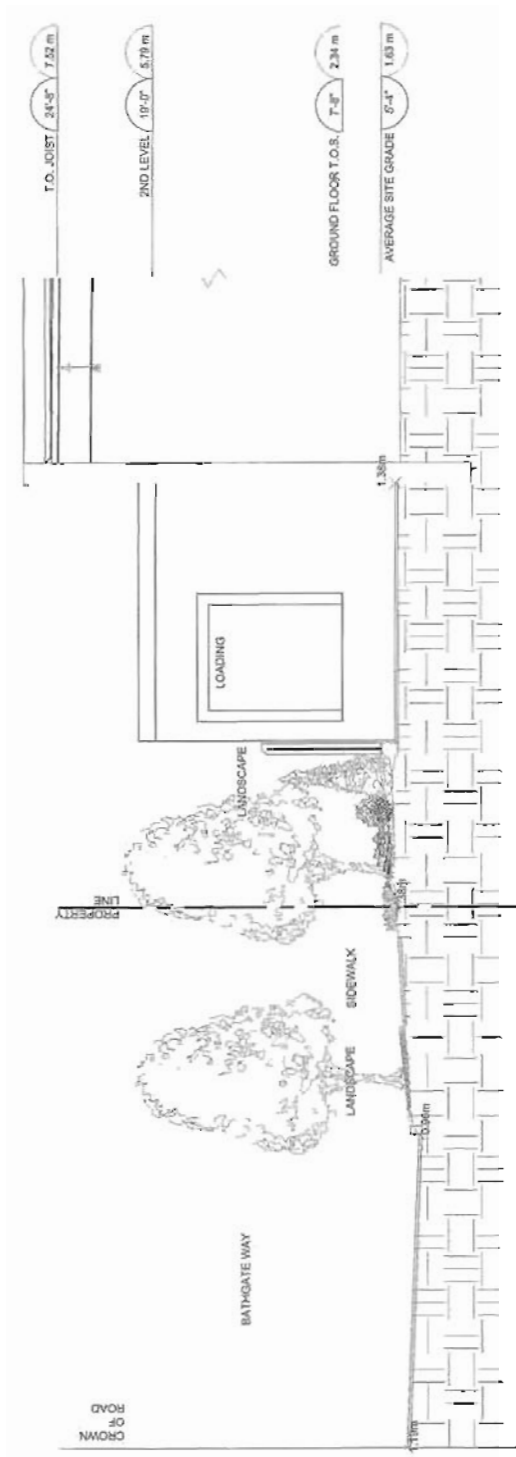
LANDSCAPE ROOF PLAN

TRAIL APPLIANCES
12731 BARTONGATE WAY
ROCKY HILL, NC

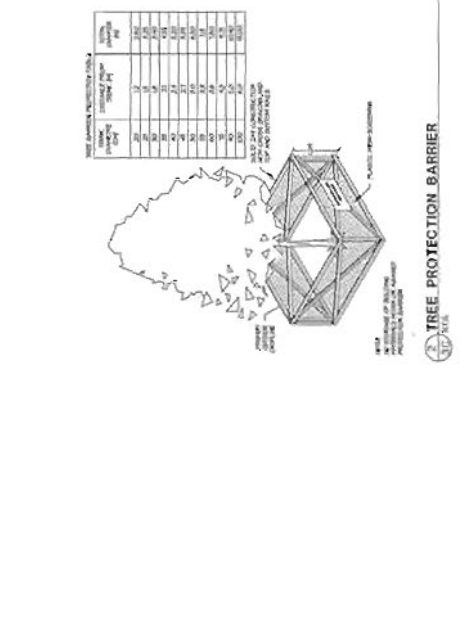
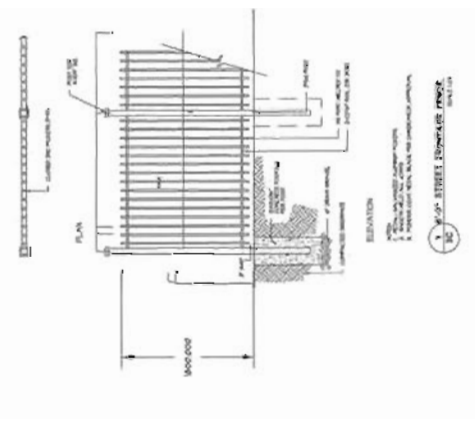
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pmg
LANDSCAPE ARCHITECTS
1000 W. 10TH STREET
SUITE 100
ROCKY HILL, NC 27883
TEL: 919.286.0011 FAX: 919.286.0012
WWW.PMGARCHITECTS.COM

DATE PLOTTED: 03/11/13 11:11 AM
PLOT BY: J. W. WILSON



SECTION A - A1



12.

pmg
LANDSCAPE ARCHITECTS
1000 W. BATHGATE WAY
BETHESDA, MD 20814
TEL: 301.279.1100
WWW.PMGARCHITECTS.COM

FROM APPLICANCES
11751 BATHGATE WAY
BETHESDA, MD

PP 12 6221 36
LANDSCAPE
DETAILS
MAR 11 2013

3C
OF 4
\$2,100



DRAWING LIST

ARCHITECTURAL

- A-0.0 COVER PAGE / DRAWING LIST
- A-1.1 DESIGN RATIONALE
- A-1.2 DESIGN RATIONALE
- A-1.3 CONTEXT PHOTOGRAPHS
- A-2.1 SURVEY / SITE STATISTICS
- A-2.2 SITE PLAN / FIRST LEVEL PLAN SETBACK & VARIANCES PLAN
- A-2.3 SECOND LEVEL PLAN
- A-2.4 THIRD LEVEL / ROOF PLAN
- A-2.5 EXTERIOR FINISHES PLAN
- A-2.6 TRUCK MOVEMENTS
- A-3.1 WEST ELEVATION
- A-3.2 EAST ELEVATION
- A-3.3 NORTH & SOUTH ELEVATIONS
- A-4.1 BUILDING SECTIONS
- A-5.1 PERSPECTIVES
- A-5.2 PERSPECTIVES
- A-5.3 PERSPECTIVES

LANDSCAPE

- L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
 - L-3 LANDSCAPE DETAILS
 - L-4 LANDSCAPE SPECIFICATIONS
- CIVIL**
- C-1 OFFSITE ROADWORKS
 - C-2 DRAINAGE AND GRATING PLAN
 - C-3 STANDARD DETAILS

REF. No. 1

DP 12-822136, REISSUED MARCH 11, 2013

COVER PAGE

DATE: MARCH 11, 2013
 SCALE: A1:1
 PROJECT: 1102

PROPOSED RENOVATION:
 12761 BATHGATE WAY RICHMOND, B.C.



Chandler Associates
 12761 Bathgate Way
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 Tel: 604.273.1111
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 www.chandlerassociates.com

Chandler Associates

A-0



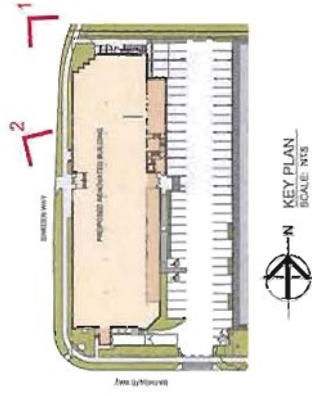
PERSPECTIVE 1
EXISTING BUILDING LOOKING SOUTH - EAST
SCALE: NTS



PERSPECTIVE 1
PROPOSED BUILDING LOOKING SOUTH - EAST
SCALE: NTS



PERSPECTIVE 2
PROPOSED BUILDING LOOKING SOUTH - EAST
SCALE: NTS



REF No. 2

DP 12-622136, REISSUED MARCH 11, 2013



PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.

PERSPECTIVES
DATE: MARCH 11, 2013
SCALE: AS NOTED
PROJECT: 12751

A-5.1



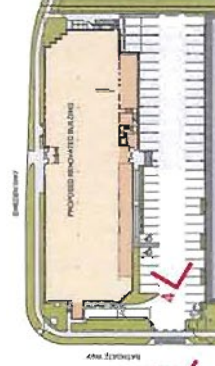
PERSPECTIVE 3
EXISTING BUILDING LOOKING NORTH
SCALE: NTS



PERSPECTIVE 3
PROPOSED BUILDING LOOKING NORTH
SCALE: NTS



PERSPECTIVE 4
PROPOSED BUILDING LOOKING NORTH
SCALE: NTS



KEY PLAN
SCALE: NTS

REF. No. 3

DP 12-622136, REISSUED MARCH 11, 2013

A-5.2

PERSPECTIVES
DATE: MARCH 11, 2013
SCALE: AS NOTED
PROJECT: 10072

PROPOSED RENOVATION:
12751 BATHGATE WAY RICHMOND, B.C.



PERSPECTIVE 5
EXISTING BUILDING LOOKING NORTH-EAST
SCALE: NTS



PERSPECTIVE 5
PROPOSED BUILDING LOOKING NORTH-EAST
SCALE: NTS



PERSPECTIVE 6
PROPOSED BUILDING ROOF PATIO LOOKING NORTH
SCALE: NTS



PERSPECTIVE 6
PROPOSED BUILDING ENTRY LOOKING NORTH - WEST
SCALE: NTS

REF. NO. 4



KEY PLAN
SCALE: NTS

DP 12-622136, REISSUED MARCH 11, 2013