



To: Development Permit Panel

Date: June 21, 2021

From: Wayne Craig
Director of Development

File: DP 20-896760
HA 20-896761

Re: **Application by Lung Design Group Ltd. for a Development Permit and Heritage Alteration Permit at Unit 100-12211 1st Avenue**

Staff Recommendation

1. That a Development Permit be issued which would permit construction of an additional storefront entry along the 1st Avenue elevation of the building and to improve accessibility to the unit by constructing an interior landing and ramp at Unit 100-12211 1st Avenue on a site zoned "Steveston Commercial (CS2)"; and
2. That a Heritage Alteration Permit be issued for Unit 100-12211 1st Avenue in accordance with the Development Permit.

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director of Development

WC:cl
Att. 3

Staff Report

Origin

Lung Design Group Ltd., on behalf of JB and RB Properties Ltd. (Rosanne and Gerald Blair), has applied to the City of Richmond for permission to construct an additional storefront entry to the existing 3-storey building at 12211 1st Avenue (Unit 100) to match the design of an existing storefront unit and to improve accessibility by constructing an interior landing and ramp within the unit (Attachment 1). The building is not one of the identified heritage resources to be protected within the Steveston Village Heritage Conservation Area.

The subject site is currently zoned “Steveston Commercial (CS2)” and uses on the site include light industrial uses, balloon sales, occupational therapy services, an optical centre, and a music centre. Historically, the building was constructed primarily to serve boat building and marine services, but has been occupied over the years by light industrial uses, dance and fitness studios, and a variety of retail services in keeping with the site zoning.

As the subject site is located within the Steveston Village Heritage Conservation Area and the proposed work involves alterations to the exterior of the building, a Development Permit application and a Heritage Alteration Permit application is required.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north is a commercial building on a lot under Land Use Contract 028 at 12191 1st Avenue, which is identified as a protected heritage resource in the Steveston Village Conservation Strategy (i.e., “Japanese Buddhist Temple”) and which currently contains a child care centre;
- To the east, across 1st Avenue, is a multi-tenant 2-storey building on a lot zoned “Light Industrial (IL)” at 12200 1st Avenue and a City-owned surface parking area on a lot zoned “Steveston Commercial (CS2)” at 12220 1st Avenue;
- To the south are multi-tenant 2-storey buildings on lots zoned “Steveston Commercial (CS2)” at 12231 1st Avenue and 3791 Bayview Street, one of which contains apartment housing on the 2nd floor; and
- To the west, across a rear lane, are multi-tenant 2-storey buildings on lots zoned “Steveston Commercial (CS2)” at 12220 and 12240 2nd Avenue, as well as a federally-owned surface parking area on a lot zoned “Steveston Commercial (CS2)” at 3771 Bayview Street.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit and Heritage Alteration Permit applications.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission at their regular meeting held June 9, 2021, and the following resolution was adopted:

That the Development Permit and Heritage Alteration Permit applications to construct an additional storefront entry along the east building elevation to match existing and to improve accessibility by constructing an interior landing and ramp at Unit 100-12211 1st Avenue, be supported, as proposed.

A copy of the relevant excerpt from the draft minutes to the June 9th Richmond Heritage Commission meeting is attached for reference (Attachment 3).

Advisory Design Panel Comments

The applications were not reviewed by the Advisory Design Panel as the proposed alterations are minor in nature.

Analysis

Proposed Scope of Work

- The proposed alterations at the subject site are minor in nature and involve construction of an additional storefront entry to Unit 100 along the east elevation of the building (i.e., the 1st Avenue frontage) to match the design of an existing storefront entry to Unit 110 to the north, and to improve accessibility to the unit by constructing an interior landing and ramp. Specifically, the scope of work involves:
 - Removal of a portion of the existing exterior wall and cladding in order to install a new double-door storefront entry with sidelights and side windows (aluminum framed, tempered glazing to match existing), with an interior landing and accessible ramp;
 - Finishing/repainting of the area affected by construction to match the existing dark brown corrugated metal cladding;
 - Painting of the existing ground floor exterior vents along the east elevation of the building to match the existing dark brown and turquoise colour scheme; and
 - Infilling of a narrow gap between the edge of the City sidewalk and the building along 1st Avenue with drain rock to address an existing potential fall hazard.
- The proposed work is necessary to improve access to Unit 100, which is currently provided through an existing single door lobby entrance below sidewalk grade at the southeast corner of the building to access the unit and stairway to the second floor, which is to remain.
- The proposed alterations do not alter the existing character of the building. Drawings of the proposed work are provided in Plans #1 to #5.

Architectural Form and Character

- The existing building was constructed in 1985 and contains three storeys with a flat roof. The building is not one of the identified protected heritage resources within the Steveston Village Heritage Conservation Area.

- The exterior design of the building has remained relatively unchanged since its original construction, with loading bay doors and rear entrances at grade on the west elevation, unit and lobby entrances at grade on the east elevation, and concrete block walls on the north and south elevations.
- The existing corrugated metal cladding on the east building elevation is painted dark brown and turquoise on the ground floor, and dark grey on the 2nd and 3rd floors. No changes are proposed to the existing color scheme or building materials as the areas affected by the alterations are to a small portion of the building and are proposed to be constructed, finished, and painted to match the existing condition.

Accessibility

- The proposal includes interior alterations to add a landing, consistent with the grade of the adjacent City sidewalk along 1st Avenue, and an accessible ramp down to the existing floor elevation of Unit 100, which is approximately 9” lower in grade elevation.
- This is a significant improvement over the existing site condition, which does not include an accessible entrance to Unit 100 along 1st Avenue and requires patrons to access the unit from the west side of the building, off the rear lane and parking area.

Legal Encumbrances

- There is currently a covenant registered on title for the original Development Permit issued for the building in 1982. There are no implications from this proposal on the existing covenant on title.

Conclusions

The applicant proposes to construct an additional storefront entry to the building at Unit 100-12211 1st Avenue, which is designed to match an existing adjacent storefront unit entry and to improve accessibility by constructing an interior landing and ramp within the unit.

City staff are supportive of the proposal as it involves minimal interventions to improve accessibility to an existing unit within the building, and does not alter the existing character of the building.

A Heritage Alteration Permit is also required to be issued for the proposed works permitted through the Development Permit as the subject site is located in the Steveston Village Heritage Conservation Area.

Staff recommend that the Development Development Permit and Heritage Alteration Permit at Unit 100-12211 1st Avenue be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 2
CL:cas

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from the Richmond Heritage Commission June 9, 2021 Meeting Minutes

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



DP 20-896760/HA 20-896761

Address: Unit 100-12211 1st Avenue

Applicant: Lung Design Group Ltd.

JB and RB Properties Ltd.

Owner: (Rosanne and Gerald Blair)

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,224.1 m ²	No Change
Land Uses:	light industrial uses, balloon sales, occupational therapy services, an optical centre, and a music centre	No Change
OCP Designation:	Neighbourhood Service Centre	No Change
Steveston Area Plan Waterfront Land Use Map Designation:	Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)	No Change
Zoning:	Steveston Commercial (CS2)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	No change	none permitted
Lot Coverage:	Max. 100%	No change	none
Setback – Front Yard:	Min. 0 m, with max 1.5 m deep recesses to max 33% of building face	0 m, with four max 1.2 m deep recesses equal to 6.86% of building face	none
Setback – Side Yard:	Min. 0 m	No change	none
Setback – Rear Yard:	Min. 0 m	No change	none
Height (m):	Max. 9.0 m (2 storeys)	No change	none

**Excerpt from the draft Minutes to
The Richmond Heritage Commission Meeting**

**Wednesday, June 9, 2021 – 7:00 p.m.
Cisco Webex**

3. New Business:

- **Development Permit and Heritage Alteration Permit Applications at Unit 100-12211 1st Avenue (DP 20-896760/HA 20-896761)**

Staff provided a brief introduction to the Development Permit (DP) and Heritage Alteration Permit (HAP) applications by Lung Design Group Ltd., highlighting the site's location and the general nature of the work proposed.

With the aid of drawings, Danny Lung of Lung Design Group Ltd. provided more detailed information on the proposed alterations, which involve construction of an additional storefront entry to Unit 100 along the east elevation of the building to match the design of the existing adjacent storefront entry to Unit 110 to the north, and to improve accessibility to the unit by constructing an interior landing and accessible ramp. Specifically, the applicant described the following scope of work:

- Removal of a portion of the existing exterior east wall and cladding in order to install a new aluminum framed storefront entry with tempered glass, sidelights and side windows to match existing;
- Interior alterations to construct a new accessible landing and ramp from the grade elevation of the sidewalk to the existing grade elevation of Unit 100, which is two risers down;
- Repainting of the affected exterior cladding to match existing; and
- Infilling of a narrow gap between the building and the edge of the City sidewalk with drain rock.

Commissioner Ron Hyde shared that he went by the subject site last week and said that the proposed changes will match with the existing building. The Chair noted that the comments by the group have been favourable.

It was moved and seconded:

That the Development Permit and Heritage Alteration Permit applications to construct an additional storefront entry along the east building elevation to match existing and to improve accessibility by constructing an interior landing and ramp at Unit 100-12211 1st Avenue, be supported as proposed.

CARRIED



No. DP 20-896760

To the Holder: Lung Design Group Ltd.
Property Address: Unit 100-12211 1st Avenue
Address: Unit 268-2633 VIKING WAY
RICHMOND BC V6V 3B6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. 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.
5. 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. _____ ISSUED BY THE COUNCIL THE
DAY OF _____, 2021.

DELIVERED THIS _____ DAY OF _____, 2021.

MAYOR



City of Richmond

Heritage Alteration Permit

No. DP 20-896761

To the Holder: Lung Design Group Ltd.
 Property Address: Unit 100-12211 1st Avenue
 Legal Description: PARCEL "A" SECTION 10 BLOCK 3 NORTH RANGE 7 WEST
 NEW WESTMINSTER DISTRICT REFERENCE PLAN 64738

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 20-896760.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit shall lapse.

AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE DAY OF _____, 2021.

DELIVERED THIS _____ DAY OF _____, 2021.

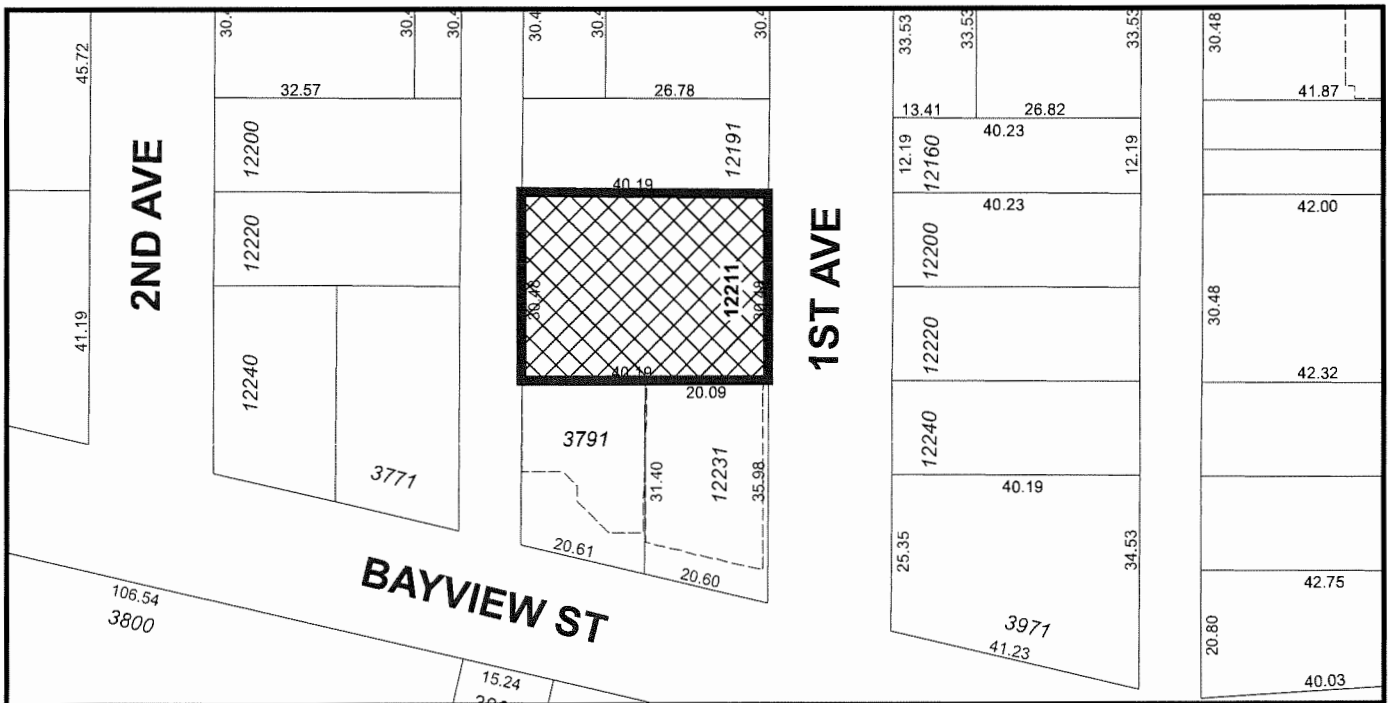
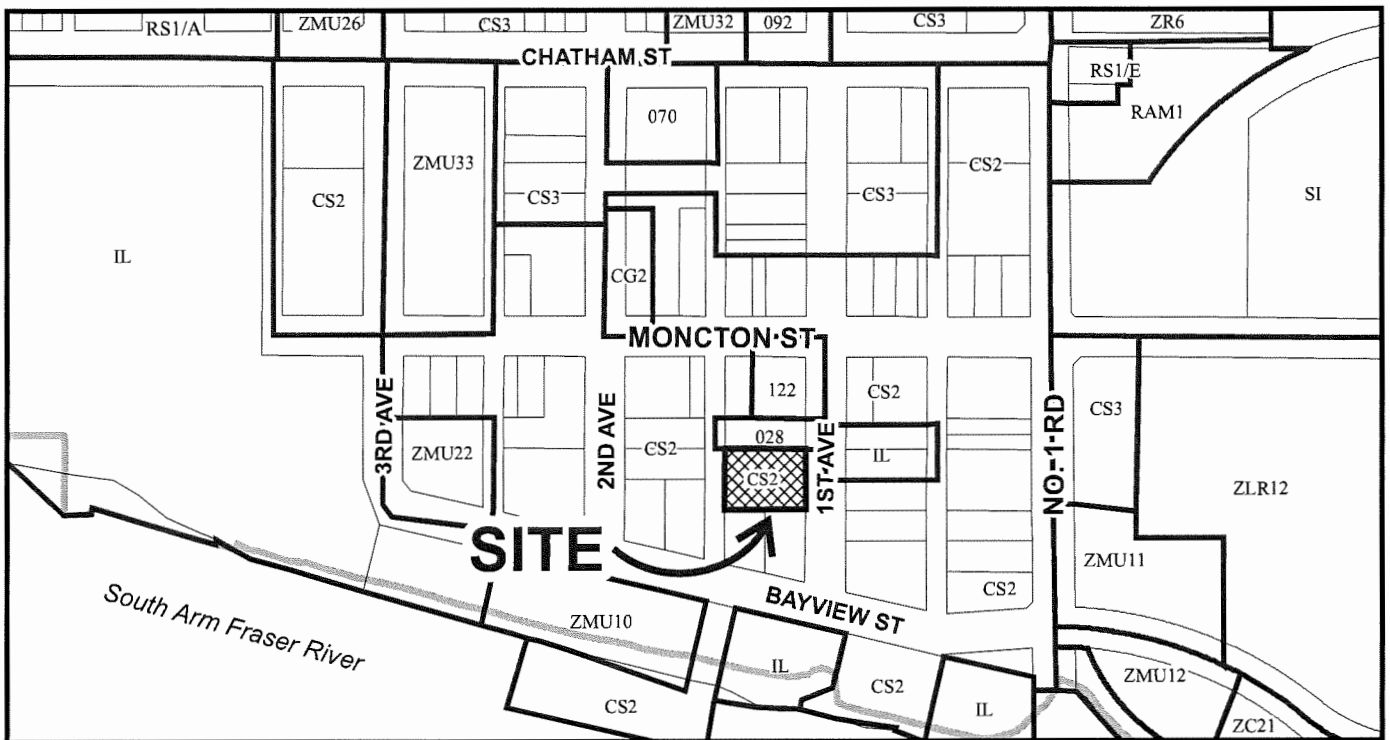
MAYOR

CORPORATE OFFICER

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



City of Richmond



DP 20-896760 - Unit 100
SCHEDULE "A"

Original Date: 04/14/20

Revision Date:

Note: Dimensions are in METRES

PROJECT DATA:

PROJECT: 1000 BALLOON PLACE, RICHMOND, B.C.
 CLIENT: BALLOON PLACE RETAIL
 DATE: 2021-06-21

SCALE: 1:100
 SHEET: 1000-01

DATE: 2021-06-21

DESIGNER: LUNG DESIGNS GROUP LTD.
 ARCHITECT: LUNG DESIGNS GROUP LTD.
 ENGINEER: LUNG DESIGNS GROUP LTD.

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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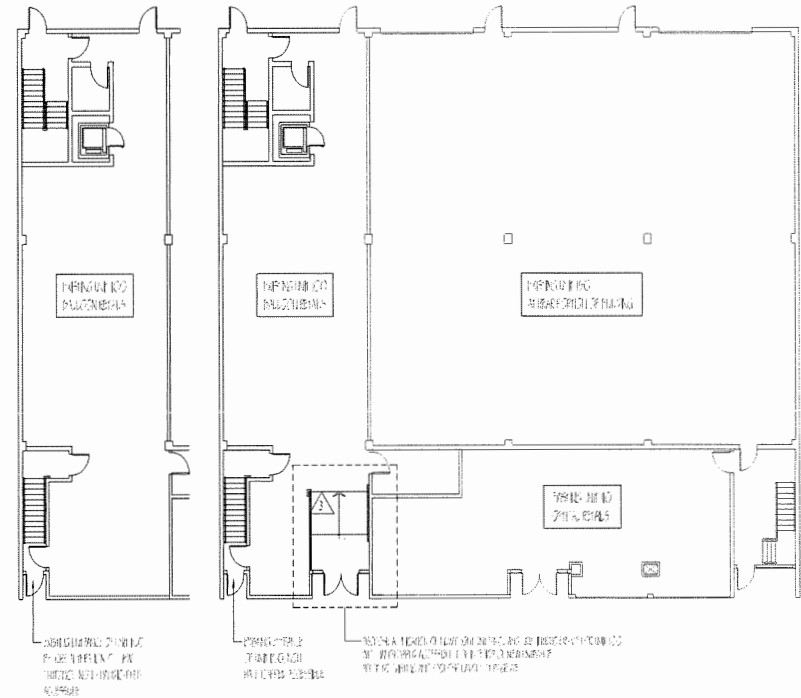
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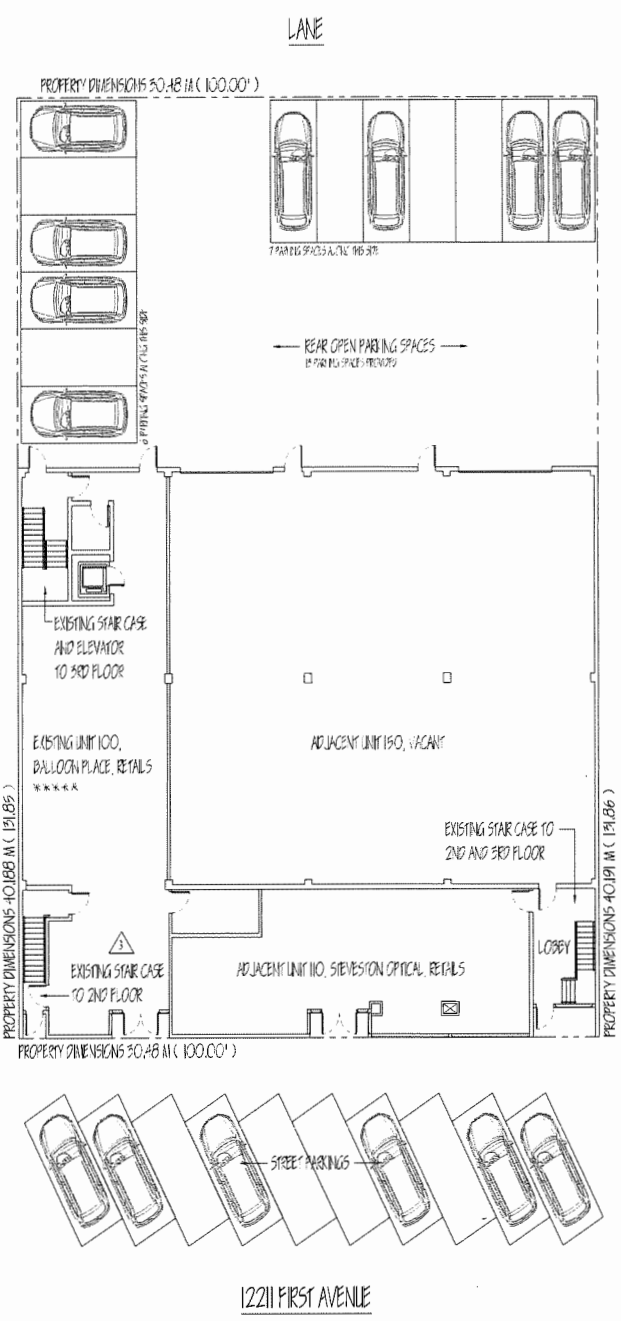
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EXISTING AND PROPOSED APPLICATION FOR UNIT 100 - NEW FRONT ENTRANCE
 SHEET 1000-01



SITE PLAN
 APPLICATION FOR EXISTING UNIT 100
 BALLOON PLACE RETAIL

DATE: 2021-06-21
 SHEET: 1000-01

NO.	REVISION

Lung Designs Group Ltd. building design & interior
 288 - 2833 VIKING WAY, RICHMOND, B.C. V6V 3B8 Tel: 604-276-7787 E-MAIL: LUNGDESIGNS@GMAIL.COM



PROPOSED
 INTERIOR AND EXTERIOR
 ACCESSIBLE FOR
 BALLOON PLACE
 UNIT 100 - NEW FRONT
 ENTRANCE

DATE: 2021-06-21
 SHEET: 1000-01

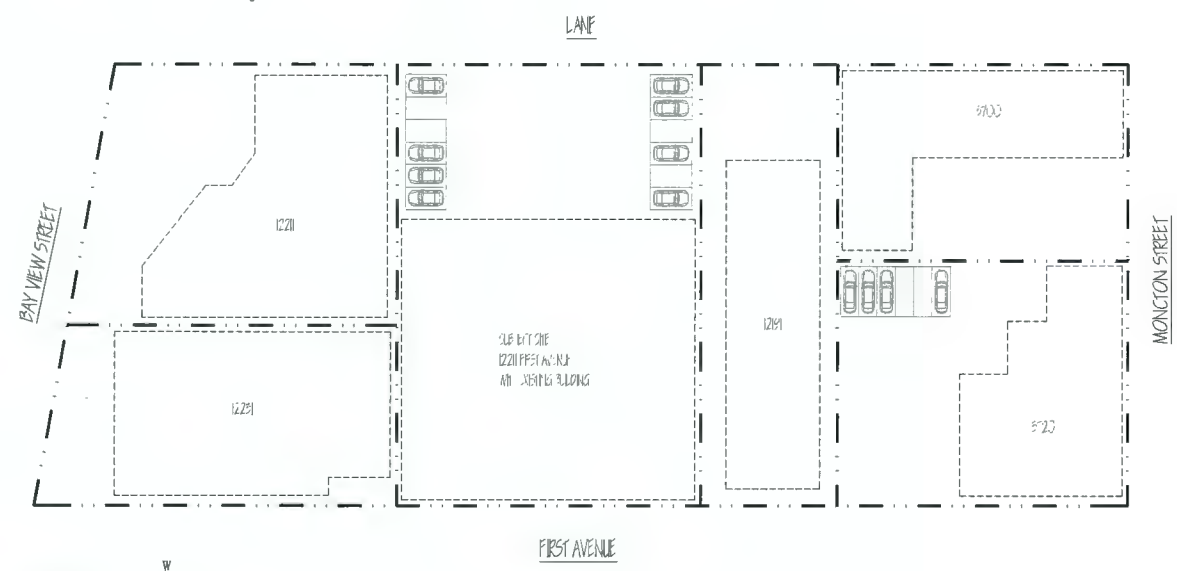
NO.	REVISION



Orthophoto is a photograph of the earth as it appears from an elevated position, taken from a high altitude, and processed to remove color distortions and to correct for perspective distortions. It is a true-to-life representation of the ground surface.

Year	Scale	By	No.
2021	1:1000	LDG	1

ORTHO PHOTO CONTEXT PLAN
SCALE: 1:1010 F01E



CONTEXT PLAN
SCALE: 1:2010 F02



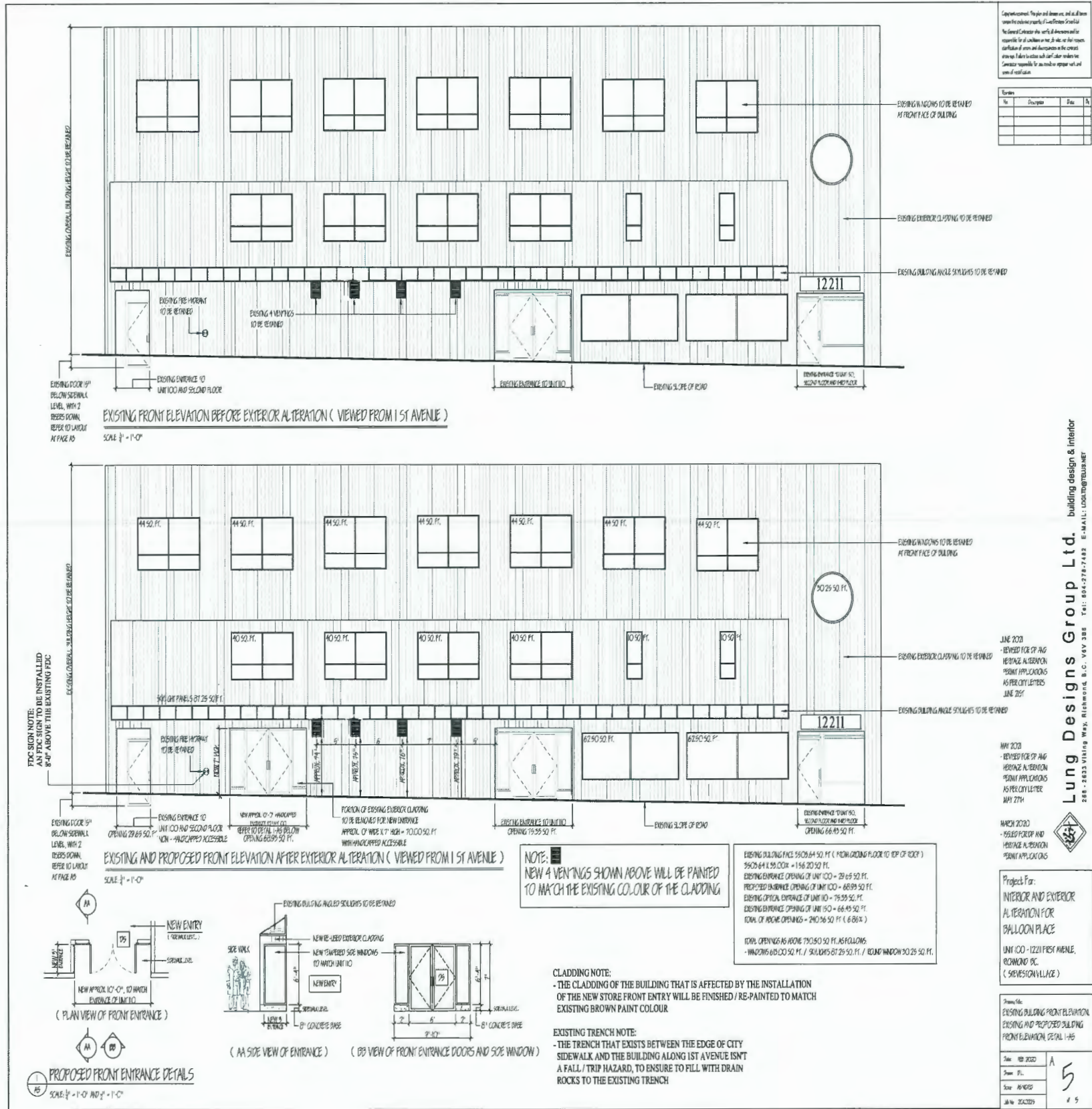
Lung Designs Group Ltd. building design & interior
268-2683 Villing Way, Richmond B.C. V6V 3B6 Tel: 604-276-7482 E-MAIL: LUNGDESIGNS@GMAIL.COM

NOT TO SCALE
- BASED ON THE
ESTABLISHED
TYPICAL EXISTING

Project For:
INTERIOR AND EXTERIOR
ALTERATION FOR
BALCON PLACE
UNIT 101 - 1221 FIRST AVENUE,
RICHMOND, BC
(SUBJECT BUILDING)

Plan No:
CONTEXT PLAN

File: 101-101	A
Plan No.	2
Scale: 1:1000	
Date: 2021	1/5



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Window No.	Dimensions	Area	%
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