



To: Planning Committee **Date:** January 7, 2005
From: Raul Allueva **File:** RZ 04-286494
Director of Development
RE: **APPLICATION BY SANDHILL HOLDINGS LTD. AND J.A.B. ENTERPRISES LTD. FOR REZONING AT 11000, 11020, 11040, 11080, 11100 NO. 5 ROAD AND 12000 STEVESTON HIGHWAY FROM "AGRICULTURAL DISTRICT (AG1)", "LOCAL COMMERCIAL DISTRICT (C1)" AND "BUSINESS INDUSTRIAL PARK DISTRICT (I3)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)"**

Staff Recommendation

1. That Bylaw No. 7755 be abandoned;
2. That City Policies No. 9000 and 9301, concerning neighbourhood pubs, be rescinded;
3. That Bylaw No. 7884, for the rezoning of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway from "Agricultural District (AG1)", "Local Commercial District (C1)" and "Business Industrial Park District (I3)" to "Comprehensive Development District (CD/161)", be introduced and given first reading; and
4. That the notification area be expanded to include the area shown in Attachment G.

Raul Allueva
Director of Development

RA:jl
Att. A-H

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

In July, 2004, Council considered an application by Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. to rezone 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway to “Automobile-Oriented Commercial District (C6)” in order to permit a commercial development (**Attachment A**).

Official Community Plan Amendment Bylaw 7753 and Zoning Amendment Bylaw 7755 were considered at Public Hearing and given Third Reading on August 23, 2004. The staff report on the earlier application, is included as **Attachment B**.

The applicant has submitted this new rezoning application to permit “Neighbourhood Pub” use in the new development. As the C6 zone does not permit neighbourhood pubs, creation of a new CD/161 zone is proposed to accommodate the desired use at this location.

Project Description

The applicant proposes to build a commercial development consisting of:

- a 274.9 m² (2,959 ft²) neighbourhood pub;
- a 363.7 m² (3,915 ft²) liquor store (licensee retail store);
- 1,266.3 m² (13,631 ft²) of ground floor retail space;
- 875 m² (9,419 ft²) of second floor offices; and
- 125 surface parking stalls.

At this time, the applicant does not have an actual operator for the proposed neighbourhood pub. This rezoning application is to consider the use at this location.

The site plan has been revised from the plans shown in the earlier staff report to include the pub and liquor store. The revised site plan is presented in **Attachment C** and the development statistics are included as **Attachment D**.

Site Context

The site context is as follows:

North:	Across Steveston Highway is a vacant lot (former gas station) and Fantasy Gardens (zoned BG2)
East:	Residential lot (zoned AG1) and industrial building (zoned I3)
South:	Residential lots (zoned AG1)
West:	Across No. 5 Road is a service station (zoned CD/57) and commercial use (zoned C3)

Related Policies & Studies

Neighbourhood Pub Policies

There are two existing City Policies that relate to the establishment of neighbourhood pubs, both of which are included as **Attachment E**:

- Policy 9000 (Neighbourhood Public House Applications – Process When Rezoning Required) outlines a process to be followed when rezoning of a site is required to permit a neighbourhood pub use. It includes a provision to carry out a neighbourhood opinion survey using a market research company.
- Policy 9301 (Neighbourhood Pubs) outlines legislative criteria, locational criteria, and an administrative procedure for review of neighbourhood pubs.

Changes in 2003 to the Provincial *Liquor Control and Licensing Act* streamlined the number of liquor licence categories and the process for approval. Several other City Policies, concerning hours of operation and liquor licence applications, are also currently under review as a result of new legislation.

Agricultural Land Reserve (ALR) Exclusion

The subject properties were the subject of an ALR exclusion application (AG 04-273857) that proceeded concurrently with the earlier rezoning application. The properties were part of a small remnant area that was still classified as being in the ALR.

The Provincial Agricultural Land Commission approved the exclusion application on November 4, 2004.

Staff Comments

Staff comments on this application are included in **Attachment F**.

Analysis

Site Location

The site is located in an area close to a neighbourhood commercial centre (Ironwood) and light industrial uses (Riverside Business Park). There is residential redevelopment occurring on the north side of Steveston Highway across from Ironwood Shopping Centre. There are institutional uses along the east side of No. 5 Road, north of Steveston Highway.

As there is already considerable activity in the immediate area, the addition of a neighbourhood pub into the proposed development is considered to be reasonable. A pub at this location would likely serve the industrial area and local neighbourhood.

There is another pub, Kingswood Arms Neighbourhood Pub, located at 9371 No. 5 Road. That pub is approximately 1.3 km (0.8 mile) away from the subject site. The Liquor Control and Licensing Board would review proximity to other pubs as part of its licensing procedures once an application by a pub operator is made.

The subject site is located approximately 200 m (0.12 mile) from the entrance to Highway 99. The Ministry of Transportation has been contacted about whether they would have any concerns about the proximity of a pub to the highway. While their response has not yet been received, approval by the Ministry of Transportation is a requirement of this rezoning application.

Zoning Bylaw Amendment

In order to accommodate the new use in the proposed development, a new Zoning Amendment Bylaw No. 7884 creates a Comprehensive Development District (CD/161) that permits neighbourhood pub in addition to all the other uses permitted under C6 (Automobile Oriented Commercial District) zoning. A licensee retail store that sells beer and wine, is already a permitted use in the C6 zone. The CD/161 zone will only permit a neighbourhood pub in addition to C6 uses at this subject location; it does not alter the C6 zone itself.

Official Community Plan (OCP) Amendment

OCP Amendment Bylaw 7753, which was associated with the earlier rezoning application and which also received Third Reading on August 23, 2004, proposed to:

1. Change the land use designation of the subject properties from “Business and Industry” to “Commercial”; and
2. Extend the Ironwood Development Permit Area guidelines to include the subject site.

As the changes proposed in OCP Amendment Bylaw 7753 are still valid, no further changes are required. This bylaw stands at Third Reading and will be adopted when the Zoning Amendment Bylaw No. 7884 is ready for adoption.

Neighbourhood Pub Policies

City Policy 9000 (which has been in place since 1992) and 9301 (which has been in place since 1977), outlines process to consider neighbourhood pubs. For sites that require rezoning (covered by Policy 9000) the process included provisions to retain a market research company to collect public opinion.

A review of these policies indicates that these processes are redundant. For sites that require rezoning, such as this subject application, a statutory Public Hearing will be required. The Public Hearing enables area property owners and interested members of the general public to express their opinions to City Council before a decision on allowing the land use is made.

If the land use is approved by rezoning, a pub operator may be identified. When that operator applies to both the City and the Liquor Control and Licensing Branch (LCLB) for a liquor licence, public consultation will be required to determine public views on the pub itself, including hours of operation, person capacity, traffic and noise impacts, and socio-economic impacts. This information will then be forwarded to the LCLB as input into their decision-making process.

Given that the rezoning and liquor licensing process includes opportunities for public consultation, it is recommended that City Policies 9000 and 9301 be rescinded. It is noted, however, that Staff is presently reviewing the existing process and regulations related to liquor license establishments, and will be bringing forward amendments to these to ensure they are updated and are consistent with new Provincial regulations.

Notification Area

As a neighbourhood pub may generate interest among area residents and businesses, it is recommended that the notification area for the Public Hearing be expanded to include the area shown in **Attachment G**.

Vehicle Access

The site plan from the earlier rezoning application proposal, which is included in **Attachment B**, included an opportunity for cross access at the front of the site to the neighbouring property to the south (11120 No. 5 Road). The revised site plan for this current rezoning application (**Attachment C**) does not provide for this cross access.

The Transportation Department has reviewed the revised plans and advised that cross access to 11120 No. 5 Road is not required at the front of the site, as it can be achieved via the lane system. To secure access to the lane to serve neighbouring properties to the south, public rights-of-passage from the south access point of the subject property (where the driveway aligns with access to Ironwood) through the site to the lane will be required as a condition of rezoning.

Cross access to the property to the east (12060 Steveston Highway) will still be required as that property does not have any access alternatives.

Rezoning Conditions

The list of rezoning conditions for this application (**Attachment H**) is similar to the list for the earlier rezoning application (RZ 04-269188). The following changes have been made to the conditions:

- The ALC approval for ALR exclusion no longer is listed because the exclusion has been completed; and
- An amendment to provide for registration of public rights-of-passage through the site instead of a cross-access agreement with the property to the south.

The applicant has agreed to the list of conditions and a signed agreement is on file.

Financial Impact

None.

Conclusion

The application is to permit a neighbourhood pub within a larger commercial complex on the subject properties. The properties have been excluded from the ALR.

Staff generally view the inclusion of a pub as an appropriate use for the area, subject to the views of area residents and approval by the Ministry of Transportation. Once an actual pub operator is identified, further public consultation will be required.

It is recommended that this application be approved to proceed.



Janet Lee
Planner 2
(4108)

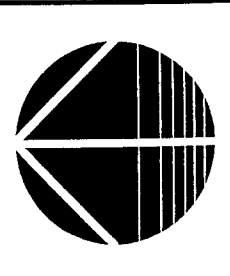
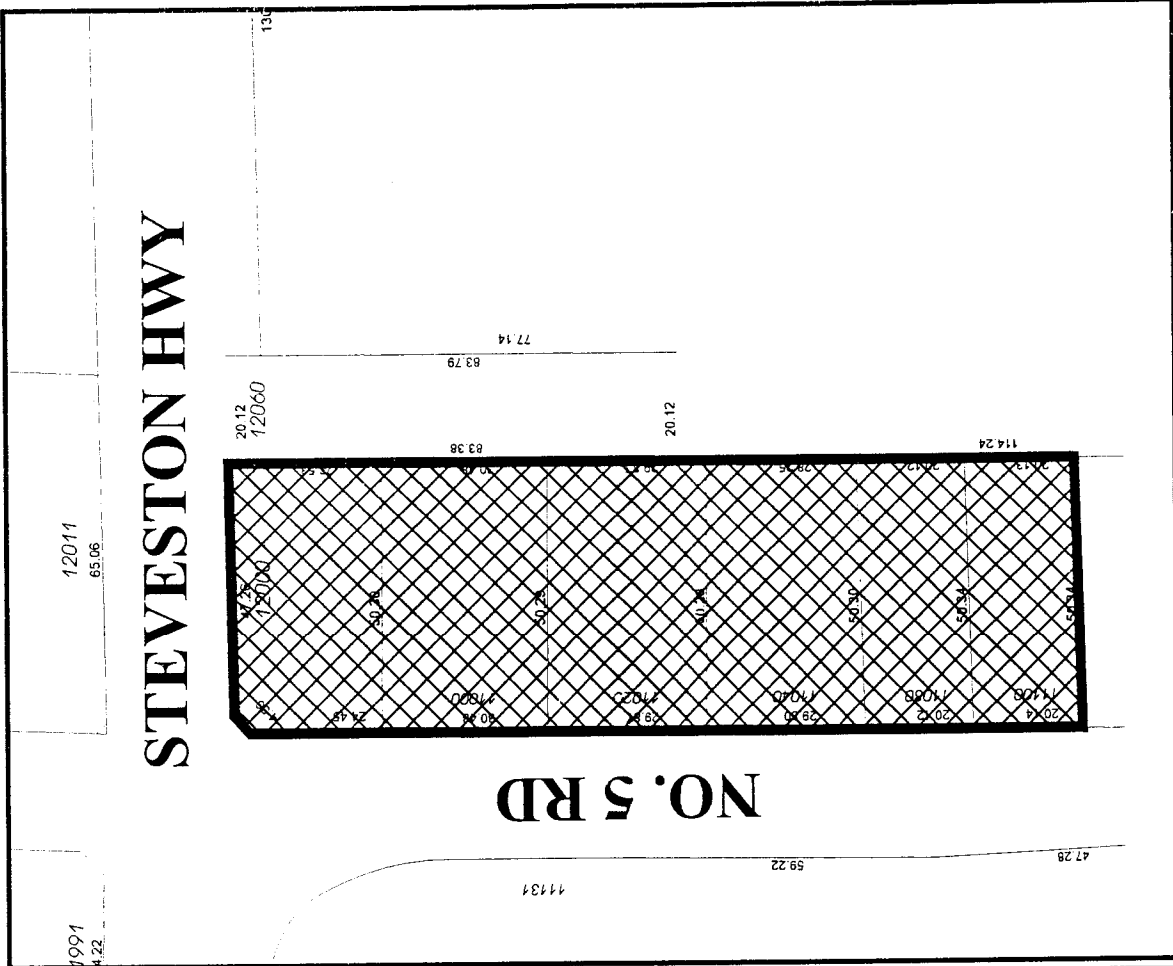
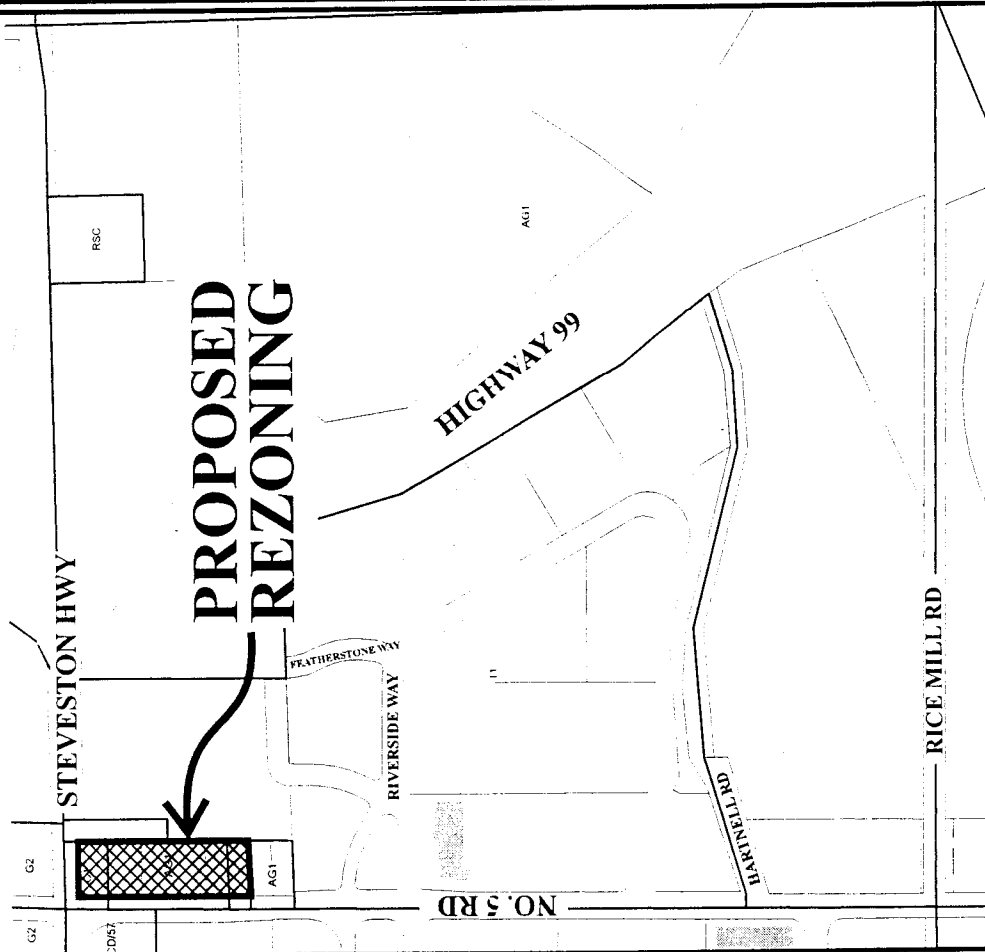
JL:jl

There are requirements to be dealt with prior to final adoption:

1. Ministry of Transportation approval.
2. Purchase of City property (12000 Steveston Highway) at fair market value.
3. Legal requirements, specifically:
 - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
 - b. Registration of a cross access agreement allowing access to/from the future development site to the east (12060 Steveston Highway).
 - c. Registration of a public rights-of-passage right-of-way from the south access on No. 5 Road through the site to the lane at the rear.
4. Development requirements, specifically:
 - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
 - b. The submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development.
 - c. A minor Traffic Analysis is required to:
 - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
 - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
 - iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
 - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
 - d. Enter into a Servicing Agreement for:
 - i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and treed boulevard.
5. Official Community Plan Amendment Bylaw 7753 must be adopted.



City of Richmond



RZ 04-286494

Original Date: 01/05/05

Revision Date:

Note: Dimensions are in METRES



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee *to Planning - Jul 20, 2004*
From: Raul Allueva **Date:** July 8, 2004
 Director of Development RZ 04-269188
RE: APPLICATION BY SANDHILL HOLDINGS AND J.A.B. ENTERPRISES LTD. FOR *File: 12-8020-20-7755/7753*
 OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING OF 11000, 11020,
 11040, 11080, 11100 NO. 5 ROAD AND 12000 STEVESTON HIGHWAY FROM
 "AGRICULTURAL DISTRICT (AG1)", "LOCAL COMMERCIAL DISTRICT (C1)"
 AND "BUSINESS INDUSTRIAL PARK DISTRICT (I3)" TO "AUTOMOBILE-
 ORIENTED COMMERCIAL DISTRICT (C6)"

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7753, to redesignate 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway from "Business and Industry" to "Commercial" in Attachment 1 (Generalized Land use Map) and Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, and to amend the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7753, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7753, having been considered in accordance with the City Policy on Consultation During OCP Development is hereby deemed not to require further consultation.
4. That Bylaw No. 7755, for the rezoning of 11000, 11020, 11040, 11080 and 11100 No. 5 Road from "Agricultural District (AG1)" to "Automobile-Oriented Commercial District (C6)", and 12000 Steveston Highway from "Local Commercial District (C1)" to "Automobile-Oriented Commercial District (C6)" be introduced and given first reading.

5. That the following recommendation be referred to Public Hearing in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation:

That authorization for the City of Richmond to apply to the Agricultural Land Commission for the block exclusion of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway be approved.

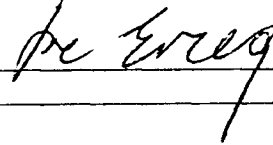


Raul Allueva
Director of Development

RA:jl
Att. 7

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Sandhill Holdings and J.A.B. Enterprises Ltd. have applied to rezone 11000, 11020, 11040 11080, 11100 No. 5 Road and 12000 Steveston Highway to "Automobile-Oriented Commercial District (C6)" to permit a commercial development with surface parking (**Attachment 1**).

An amendment to the Official Community Plan (OCP) is required to re-designate the properties from industrial to commercial use. Removal of the subject properties from the Agricultural Land Reserve (ALR) is also required.

Findings of Fact

Item	Existing	Proposed
Owner	11000 No. 5 Road: Neil-Rob Holdings Ltd.; 11020 No. 5 Road: Kirpal Singh Dulai and Amric Kaur Dulai; 11040 No. 5 Road: Leo and Heather Nicolaas; 11080 No. 5 Road: Frank Trager; 11100 No. 5 Road: Kebet Holdings Ltd.; 12000 Steveston Highway: City of Richmond	Sandhill Holdings and J.A.B. Enterprises Ltd.
Applicant	Sandhill Holdings and J.A.B. Enterprises Ltd.	No change
Site Size	7,921 m ² (85,264 sq.ft.)	6,881 m ² (74,069 sq.ft.) after road dedication of approximately 1,040 m ² (11,195 sq.ft.)
Land Uses	Residential and vacant	Commercial
OCP Designation	Business and Industry	Commercial
ALR Designation	In the ALR	Exclusion from ALR is required
Zoning	AG1 (11000 to 11080 No. 5 Road); I3 (11100 No. 5 Road); C1 (12000 Steveston Highway)	C6

Project Description

The applicant proposes to develop two commercial buildings on the subject site (site area will be 6,881 m² (74,069 sq.ft.) after road dedication). A freestanding building, approximately 186 m² (2,000 sq.ft.) in area, is proposed to be located at the corner of Steveston Highway and No. 5 Road. A second building, containing approximately 1,579 m² (17,000 sq.ft.) of ground level retail space and approximately 929 m² (10,000 sq.ft.) of second floor office space, will be sited south of the restaurant building.

The proposed development will contain a total of approximately 2,694 m² (29,000 sq.ft.) of floor area. The floor area ratio of the proposed development will be 0.39 and the site coverage is approximately 25%. A site plan and preliminary elevations are included as **Attachment 2**.

The site contains approximately 118 surface parking spaces (116 permanent and 2 temporary) for use by customers. Access to the site is from two driveways on No. 5 Road and a rear lane. The southernmost driveway access, which will accommodate full turning movements, is aligned with the driveway to the Ironwood Shopping Centre on the west side of No. 5 Road. The northern driveway access onto No. 5 Road will be restricted to right-in, right-out movements only.

Site Context

The site context is as follows:

North:	Across Steveston Highway is a vacant lot (former gas station) and Fantasy Gardens (zoned BG2)
East:	Residential lot (zoned AG1) and industrial building (zoned I3)
South:	Residential lots (zoned AG1)
West:	Across No. 5 Road is a service station (zoned CD/57) and commercial use (zoned C3)

Consultation

The City's Consultation Policy No. 5039 (adopted April 22, 2002) was created in order to meet the requirements of the *Local Government Act* that for the preparation or amendment of any OCP, local governments must provide one or more opportunities (as deemed appropriate) for consultation with persons, organizations, and agencies that are deemed to be affected.

The OCP amendment proposed in this application will require a statutory Public Hearing. The Consultation Policy provides for additional consultation (prior to First Reading of an amending bylaw) with other affected groups, including adjacent municipalities, the regional district, school boards, Provincial or Federal agencies, or First Nations.

Staff have reviewed the list of agencies that could be consulted and have determined that the area residents, businesses and property owners would most likely be interested in the development proposal. The owners of adjacent properties that are still in the ALR (12060 Steveston Highway, 11120 and 11200 No. 5 Road) were contacted about being included in a block exclusion application to the Agricultural Land Commission (ALC). As a result, they were notified about the nature of the development proposal.

Staff Comments

The subject properties are part of a group of nine lots that were not removed from the ALR when surrounding land was excluded in 1988 for the Riverside Industrial Park. An application to the Agricultural Land Commission (ALC) to exclude the properties is required.

The subject properties are designated in the OCP as "Business and Industry". An amendment to "Commercial" land use designation is required to facilitate the development proposal.

The new commercial development should follow the design guidelines for the Ironwood Area. An OCP amendment is required to amend the Development Permit Area boundary in the Ironwood Sub-Area Plan to include the remaining small parcels on the east side of No. 5 Road that have not yet redeveloped.

Transportation and Engineering requirements have been identified for this application, and are provided in **Attachment 3**. The applicant is aware of and has agreed to the requirements.

Analysis

Purchase of City Property

The property at 12000 Steveston Highway is currently owned by the City. The Transportation Department has determined the amount and configuration of land remaining after portions of the property are incorporated into the Steveston Highway right-of-way. The applicant has incorporated the proper site area into the plans and has agreed in writing to purchase the remainder of land from the City at fair market value.

Agricultural Land Reserve Exclusion

The nine properties at the corner of No. 5 Road and Steveston Highway were not excluded from the ALR in 1988 when surrounding lands were taken out for industrial development. In order to accommodate the proposed commercial development, an application to the ALC to exclude the subject six (6) properties from the ALR is required.

Rather than have the applicant and other owners of ALR land in the area apply individually to exclude their land from the ALR, the City agreed to initiate a block exclusion application on behalf of the applicant and owners.

There are two property owners of the remaining three lots in the ALR that are not part of the subject rezoning application. They were notified of the application and surveyed about whether they would support being part of an application. The owner of 12060 Steveston Highway does not support being part of an exclusion application. No response was received from the owner of 11120 and 11200 No. 5 Road.

Each of the nine properties are less than 2 acres in size and were all on separate Certificates of Title as of December 21, 1972. Therefore, they are not subject to the *Agricultural Land Commission Act*. None of the properties are currently being farmed and it is unlikely that they ever will.

In 2001, the ALC reviewed the City's new OCP and Area Plans. It identified some isolated ALR properties in the Shellmont Area and requested that a block exclusion application come forward in order to remove these remnant parcels from the ALR (Commission Resolution #169/1999). A letter dated March 12, 2001 from the ALC is included as **Attachment 4** and the relevant passage is found in Section 4.b. on page 3 of the letter.

Rather than proceed with a block exclusion at that time, the City chose to wait until an actual development proposal for the lands was submitted. Now that a rezoning application has been made, it is appropriate to apply for ALR exclusion for a block of consenting properties.

On May 19, 2004, the City's Agricultural Advisory Committee (AAC) reviewed the proposal to exclude the subject properties from the ALR. The AAC did not have any objections to the proposed exclusion.

Given that one property owner does not want to be removed from the ALR and responses were not received from the owners of two properties, Staff suggest an application to remove only the subject six (6) properties. **Attachment 5** illustrates the area proposed to be submitted for a block exclusion.

Official Community Plan and Zoning Bylaw Amendments

The subject properties are currently designated "Business and Industry" in the OCP and located within the Riverside Industrial Park. Much of the industrial park has developed to the south and east of the subject properties.

Commercial uses in the area include Ironwood Shopping Centre, which is directly across the street from the subject properties on the west side of No. 5 Road, and Fantasy Gardens, which is on the north side of Steveston Highway.

The applicant envisions a commercial development on the properties to complement Ironwood Shopping Centre. The proposed zoning is C6 (Automobile-Oriented Commercial District) which allows for a range of commercial and light industrial uses. The site plan indicates space for a freestanding restaurant, approximately 4 ground level retail units and second floor offices. This proposal is generally consistent with the commercial uses at this intersection.

The subject site has approximately 155 m (508 ft.) of frontage along No. 5 Road and is 50.3 m (165 ft.) in depth. Given its wide and shallow configuration, it would be difficult for the site (and remaining three lots to the south that are not part of this application) to develop with traditional industrial warehouse uses.

Staff therefore support the recommended amendments to OCP land use designation and proposed zoning.

Circulation and Access

Road Dedication and Access

Approximately 1,040 m² (11,195 sq.ft.) of land along the subject site's No. 5 Road and Steveston Highway frontages are required to accommodate additional turning lanes and facilitate movement in the area.

The development plan proposes two driveway accesses onto No. 5 Road. No access is permitted directly onto Steveston Highway.

The south driveway access to No. 5 Road must be aligned with the driveway to Ironwood Shopping Centre in order to allow for full turning movements. The north driveway access is proposed to be restricted to right-in, right-out only.

The Ministry of Transportation conducted a preliminary review of the proposed development and has requested submission of a Traffic Impact Study (**Attachment 6**). Approval by the Ministry will be a condition of the rezoning application.

Major Intersection Improvements

The purpose of the aforementioned road dedication is to facilitate major intersection improvements to the No. 5 Road and Steveston Highway intersection. As this is a major intersection, the improvements are covered under the Development Cost Charge (DCC) Program.

Given the amount of road dedication and frontage improvements that are applicable to this development proposal, the applicant will be eligible for DCC credits for the road component of the frontage works. As the required road dedication is a function of the intersection improvements which are covered by DCCs, the City also agrees to provide the applicant with a rebate for the cost of the land along No. 5 Road that will be dedicated for intersection and road improvements. The cost of the dedicated land will be determined based on an approved appraisal at fair market value, and will be applied as a credit against the purchase of the City land (12000 Steveston Highway) by the applicant.

Lane Access

When the industrial property to the east developed, public rights-of-passage were registered over a 6 m (19.7 ft.) wide portion along its west property line (which abuts the rear property lines of the subject properties) for future development of a lane to serve properties fronting on No. 5 Road. When properties along No. 5 Road developed, presumably with industrial uses, an additional 4 m (13 ft.) of public rights-of-passage would be registered in order to create a 10 m (33 ft.) wide industrial standard lane.

Creation of the lane to proper City standards was not a requirement of the earlier industrial development because there was no need to open it up for use at the time. Hence, there was no Servicing Agreement for the lane. When the building was developed, the land for the lane was left in its natural state. Since the time of the industrial development, the land for the lane has been raised and paved.

The Transportation Department has reviewed the proposal and determined that a 6 m (19.7 ft.) wide lane is adequate for commercial purposes. Therefore, no additional public rights-of-passage for the lane are required from the subject properties.

Future Development Permit Requirements

The commercial developments on the west side of No. 5 Road are subject to the stringent Development Permit Area design guidelines outlined in the Ironwood Sub-Area Plan. As part of the OCP amendments, the Ironwood Sub-Area Plan is proposed to be amended to add the properties on the east side of No. 5 Road to the Development Permit Area.

This would enable the Ironwood Design Guidelines to be applied to the project at the Development Permit (DP) stage. Application of and adherence to the design guidelines are critical to this site because it is in a "gateway" location at the corner of No. 5 Road and Steveston Highway. The preliminary site design has not been developed to a sufficient degree to evaluate it against the Ironwood Design Guidelines.

During the future Development Permit review stage, particular attention will be paid to landscaping, pedestrian connections and amenities, and building design and character. The new development should meet or exceed the overall quality of Ironwood and make a positive contribution to the neighbourhood. Amendments to the preliminary building elevations and site layout may be refined at the DP stage to fully address the design guidelines.

Parking

The proposal requires a total of 118 parking stalls which provides for 186 m² (2,000 sq.ft.) of restaurant space. While the development does provide 118 parking stalls on-site, two (2) of the stall are temporary stalls that will be removed once shared access to the adjacent lot to the south (11120 No. 5 Road) is made operational. Based on the applicant's preliminary plans, a parking variance of 2 stalls is shown.

The parking variance is quite minor and is likely to be negligible in terms of any potential parking problem in the area; however, it is not endorsed at this stage of application. It is identified as an outstanding issue which is required to be resolved in the context of the overall design of the site at the DP stage. Minor variances to the depth of some parking stalls and width of the drive aisles in some areas is also shown in the preliminary site plan to accommodate the parking requirements.

The overall design of the site, including review of any variances requested, will be assessed at the Development Permit stage.

Financial Impact

None.

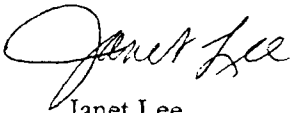
Conclusion

The proposed land use is compatible with surrounding development and would complement existing uses. Additional commercial uses in this area would benefit the growing numbers of area employees and nearby residents.

Adherence to the Ironwood Design Guidelines will be required as part of the DP process. Minor relaxations to parking requirements will be required to be resolved as part of the detailed review of the site layout and design at the DP stage. Further information related to traffic will be required to be completed to address outstanding traffic operation issues, etc.

The list of rezoning conditions is included as **Attachment 7**. The applicant has agreed to these conditions; a signed acceptance of the conditions is on file.

Staff are satisfied that the outstanding issues can be resolved as part of the final rezoning and DP refinement, and can support the application based on the preliminary information provided. It is recommended that this application be approved to proceed.



Janet Lee
Planner 2
(4108)

JL:cas

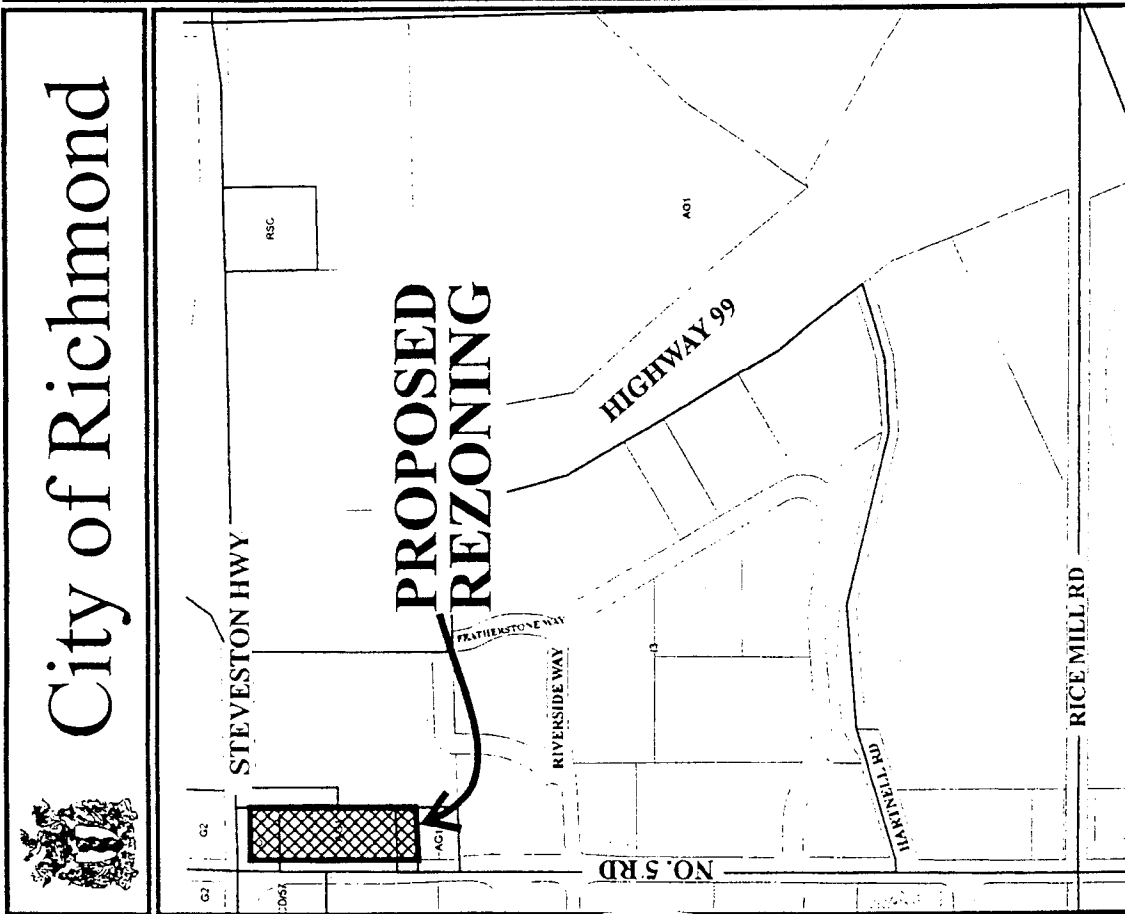
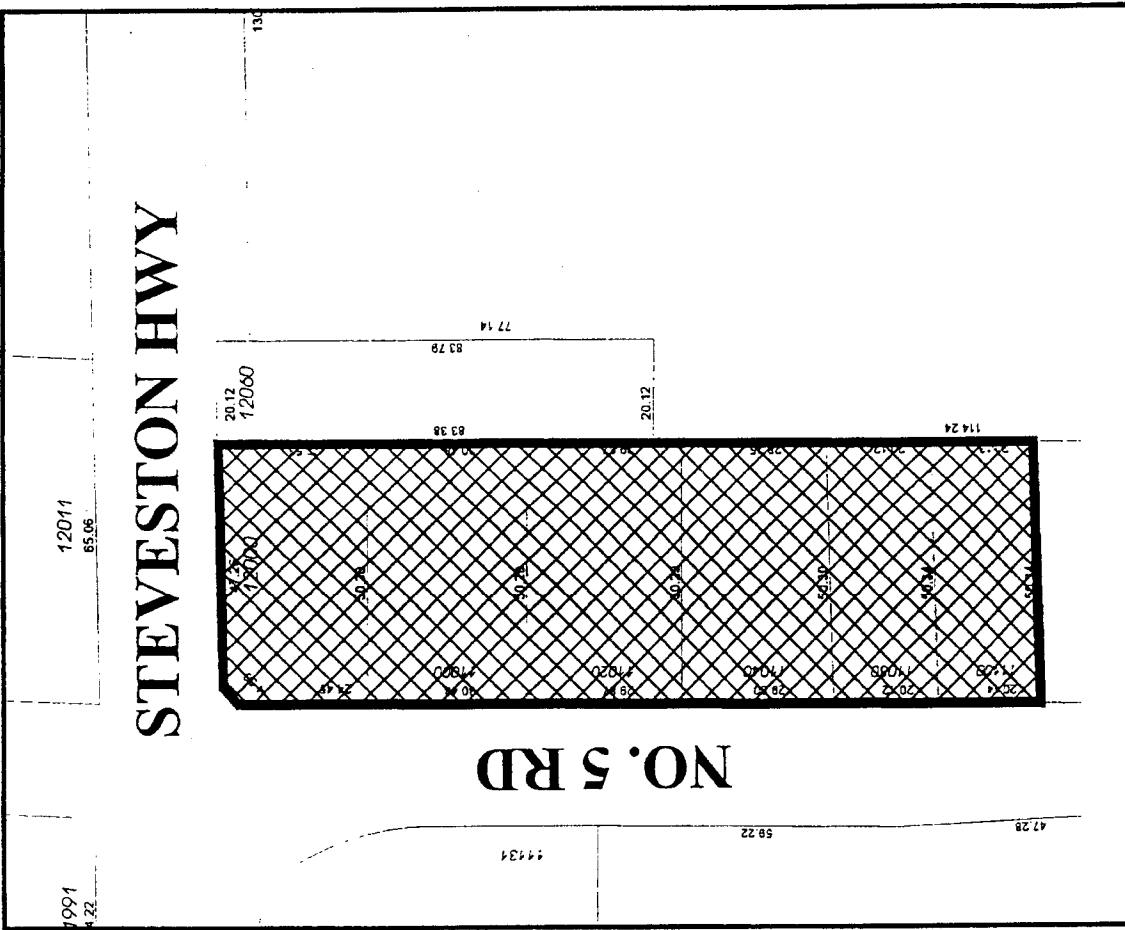
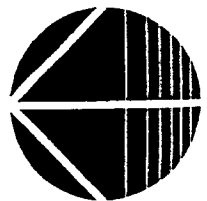
There are requirements to be dealt with prior to final adoption:

1. Ministry of Transportation approval.
2. Agricultural Land Commission approval required for exclusion of properties from the Agricultural Land Reserve.
3. Purchase of City property (12000 Steveston Highway) at fair market value.
4. Legal requirements, specifically:
 - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
 - b. Registration of a cross access agreement allowing access to/from the future development site to the south (11120 No. 5 Road) and to the east (12060 Steveston Highway).
5. Development requirements, specifically:
 - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
 - b. The submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development.
 - c. A minor Traffic Analysis is required to:
 - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
 - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;

- iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
 - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
- d. Enter into a Servicing Agreement for:
- i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and trees boulevard.

Original Date: 05/04/04
Revision Date: 07/06/04
Note: Dimensions are in METRES

RZ 04-269188

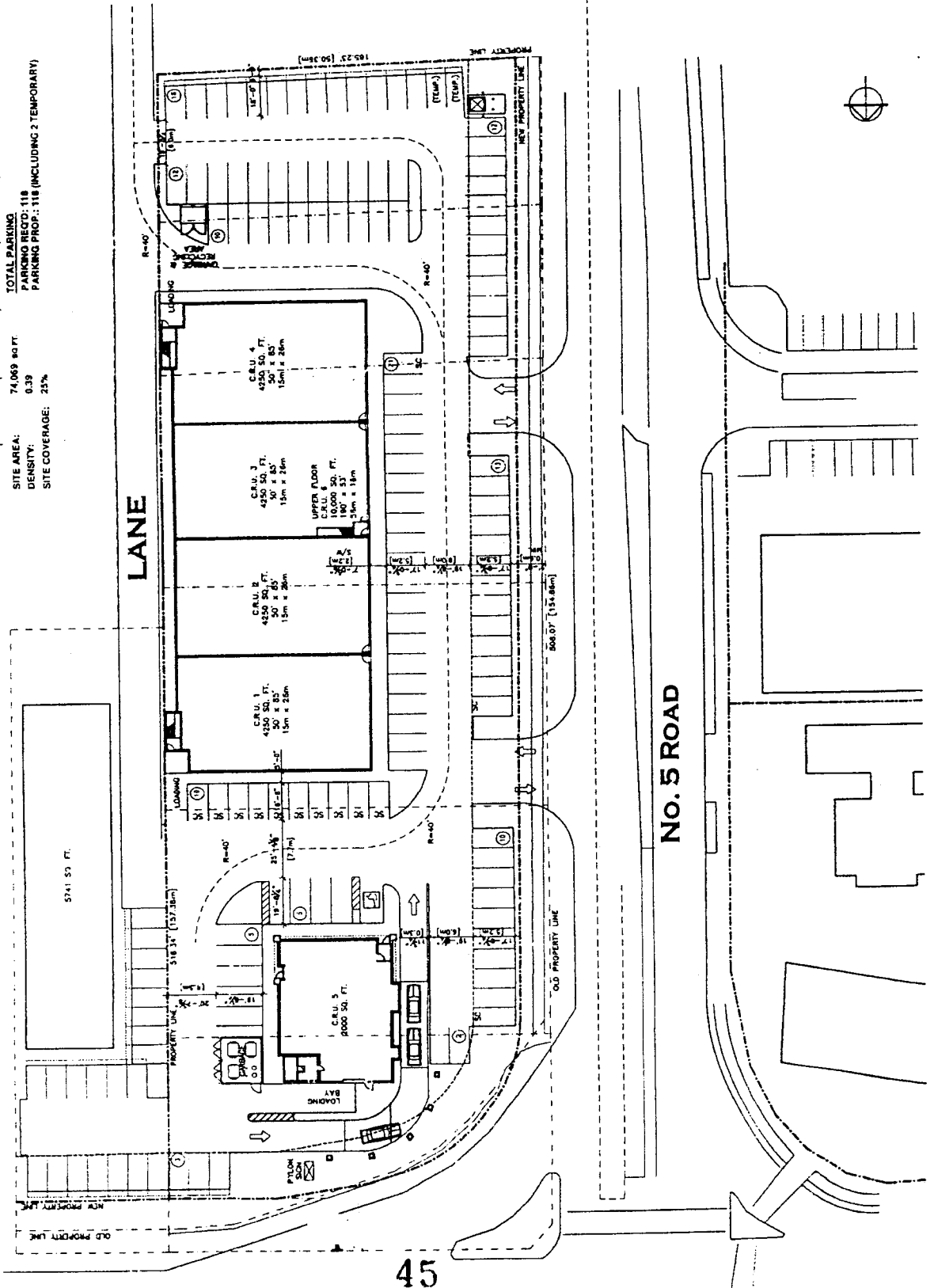


NOTES
SC = SMALL CAR

BUILDING AREA & PARKING SUMMARY:

BUILDING AREA	USE	PARKING	PARKING REQUIRED	PARKING PROPOSED
C.R.U. 1 4,250 SQ.FT.	RETAIL	4/100 SQ.	17	17
C.R.U. 2 4,250 SQ.FT.	RETAIL	4/100 SQ.	17	17
C.R.U. 3 4,250 SQ.FT.	RETAIL	4/100 SQ.	17	17
C.R.U. 4 4,250 SQ.FT.	RETAIL	4/100 SQ.	17	17
C.R.U. 5 2,000 SQ.FT.	RESTAURANT	10/100 SQ.	20	20
C.R.U. 6 10,000 SQ.FT.	OFFICE	3/100 SQ.	30	30
TOTAL 28,000 SQ.FT.			118	118

TOTAL PARKING
PARKING REQ'D: 118
PARKING PROP.: 118 (INCLUDING 2 TEMPORARY)
DENSITY: 0.39
SITE COVERAGE: 25%



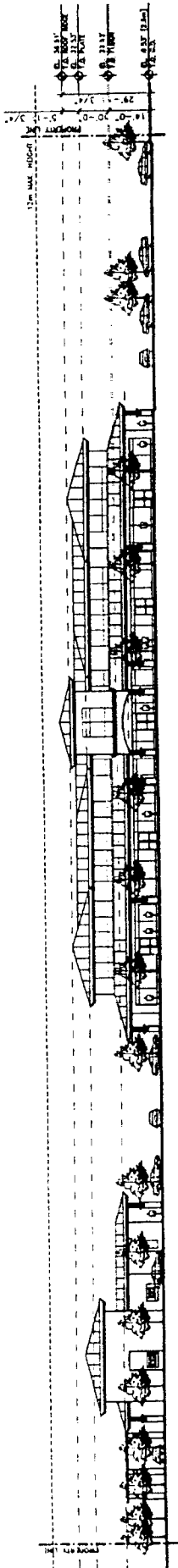
PATRICK COTTER ARCHITECT INC.
100 WEST 10TH AVENUE
SUITE 200
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.PCA-ARCHITECT.COM

No. 5 ROAD
COMMERCIAL DEVELOPMENT

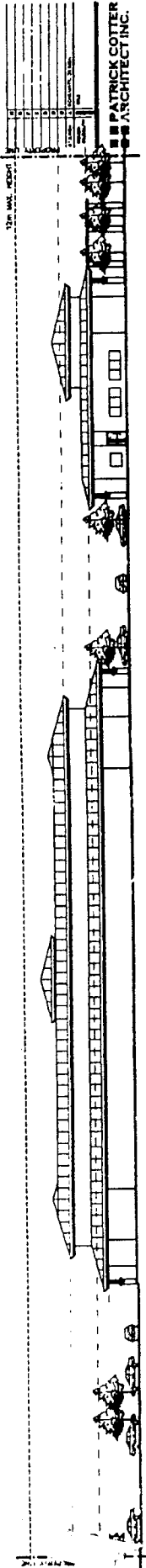
SITE PLAN

DATE	NO.	DESCRIPTION

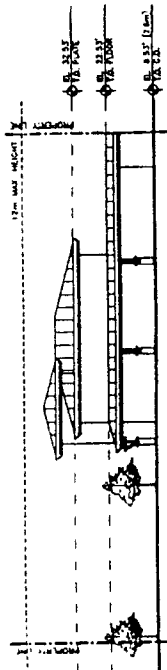
A-101



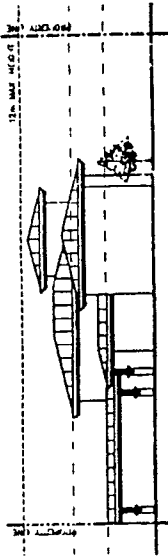
STREETSCAPE WEST ELEVATION
AT DRIVE AISLE
SCALE: 1/16" = 1'-0"



STREETSCAPE EAST ELEVATION
AT LANE
SCALE: 1/16" = 1'-0"



STREETSCAPE SOUTH ELEVATION
AT DRIVE AISLE
SCALE: 1/16" = 1'-0"



STREETSCAPE NORTH ELEVATION
AT DRIVE THRU LANE
SCALE: 1/16" = 1'-0"

12m MAX. HEIGHT
15m MAX. HEIGHT
18m MAX. HEIGHT
21m MAX. HEIGHT
24m MAX. HEIGHT

NO 5 ROAD
COMMERCIAL DEVELOPMENT

DATE: 07/18/14

PROJECT: NO 5 ROAD COMMERCIAL DEVELOPMENT

SCALE: 1/16" = 1'-0"

SHEET NO: 46

TITLE: STREETSCAPE ELEVATIONS

NO	REVISION

ATTACHMENT 3

**Transportation and Engineering Requirements for 11000 to 11100 No. 5 Road and
12000 Steveston Highway**

Transportation

1. A traffic analysis is required to:
 - a. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
 - b. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
 - c. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
 - d. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
2. Road dedication is required on:
 - a. Steveston Highway to line up with the north property line of 11188 Featherstone Way, and road right-of-way requirements to complete the channelized right-turn lane, prior to the sale of the remainder of the City property (12000 Steveston Highway);
 - b. No. 5 Road to extend the northbound right-turn lane to Riverside Way plus 2.0 m wide sidewalk and 1.5 m wide treed boulevard along entire frontage. Additional dedication may be required to accommodate a southbound left-turn lane into the proposed development, subject to City's review of the traffic study.
3. Cross-access agreements are required to serve adjacent properties to the east and south.
4. The Ministry of Transportation has statutory authority to approve the Rezoning Bylaw at this location; therefore they should be consulted on their requirements. Preliminary comments have been received (on file) from Ministry of Transportation, indicating that the proposal may be approved subject to detailed assessment of traffic issues.

Engineering Works and Services

The site can be serviced with all the relevant utilities. Service connections will be determined at the Building Permit stage. Transportation has provided the road dedication and access requirements.

Prior to final adoption the following requirements are to be met.

1. Road dedication as required.

July 8, 2004

RZ 04-269188

2. Enter into a Servicing Agreement for the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and treed boulevard.
3. Consolidation of all the parcels into one or more development sites.



Land Reserve Commission

Working Farmland, Working Forests

**PHOTOCOPIED
& DISTRIBUTED**
DATE: *Mar 29/01 es*

**TO: ...OR & COUNCILLORS
FOR INFORMATION
Acting City Clerk**

*PC: Manager, Policy Planning
for appropriate action*

Reply to the attention of Tony Pellett

	JRM	INT
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	SF	

B/L 7190

xr: B/L 7215

12 March 2001

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Attention: Mayor Greg Halsey-Brandt and members of Council

Re: Richmond Official Community Plan and Neighbourhood Plans — our file #O-32237

This letter is intended to provide the Land Reserve Commission's formal response to the referral of Sub-Area Plans for Terra Nova, Ash Street and McLellan North and also to bring forward a number of unfinished items from the Commission's response to the 1999 referral of the base Official Community Plan for the City of Richmond.

1. Thompson Area Terra Nova Sub-Area Plan

By letter of 14 February 2001, Commission staff provided comments on this Sub-Area Plan.

By Resolution #91/2001, the Commission confirms these comments and advises it has no concerns with the Terra Nova Sub-Area Plan.

2. Broadmoor Area Ash Street Sub-Area Plan

By letter of 14 February 2001, Commission staff provided comments on this Sub-Area Plan, including the comment that the separation provided by No. 4 Road obviates the need to have the development permit area for the protection of farming apply to single family residences. During the 23 February 2001 meeting on the Richmond Agriculture Strategy, staff elaborated on the comment that under Section 879(1)(c) of the *Local Government Act*, development permit areas for the protection of farming may be applied to single family residences – i.e. they are not limited to multi-family residential development as in the case of Section 879(1)(e).

By Resolution #91/2001, the Commission confirms these comments and advises it has no concerns with the Ash Street Sub-Area Plan.

3. City Centre McLellan North Sub-Area Plan

The proposed amendment of this Sub-Area Plan was received 02 March 2001, just in time to be considered at the recent Commission meeting. The Commission was prepared to consider this proposal even though staff were unable to find a copy of the original Sub-Area Plan in our files. The Commission notes that the McLellan North Sub-Area adjoins the ALR on two sides.

By Resolution #91/2001, the Commission advises it has no concerns with the proposed McLellan North Sub-Area Plan amendments subject to the same level of DPA protection for farming on each ALR interface as provided on the No. 4 Road interface in the Ash Street Sub-Area Plan.

Once the McLellan North Sub-Area Plan has been amended, would you please supply a copy of the amended plan for our files?



4. Richmond OCP outstanding issues

Early in 1999, the Commission enacted Resolution #167/1999, endorsing the 08 December 1998 draft of the Richmond OCP subject to some detailed recommendations and suggestions, notably one related to a proposal to prepare an *agricultural lands strategy to improve viability*. Now that the Agriculture Strategy is nearing completion, the Commission considers it is timely to provide an update of its recommendations and suggestions. Given that the draft Agriculture Strategy contains a policy to "maintain the existing ALR boundary in Richmond, and do not support a change to the boundary to permit a non-agricultural use, unless there is a substantial net benefit to agriculture and that the agricultural stakeholders are fully consulted", the most urgent items are those under which the Resolution #167/1999 recommended Richmond undertake "block" applications to amend the existing ALR boundary.

a. River Road Agri-Industrial Area

A 1986 review of the Richmond OCP identified an area along River Road requiring further study. Following a 1987 study, Commission Resolution #1014/1987 identified an area to be excluded from the ALR and an area for agri-industrial use within the ALR. In 1999, Commission Resolution #167/1999 included a recommendation that Richmond proceed with the exclusion by means of a "block" application. Resolution #167/1999 did not comment on the omission of the proposed agri-industrial use within the ALR (shown simply for Agriculture on the OCP map). In 2000, Council proceeded with a public hearing on a block application to exclude most of the recommended area, but withdrew a portion of the area from the ALR following public opposition. Owners of land in the area originally recommended for agri-industrial use within the ALR asked to form part of the exclusion, but Council declined. Commission Resolution #362/2000 allowed the requested exclusion, but did not give direction on the rest of the area south of River Road. Given that the OCP map still shows the ALR boundary following the original Commission recommendation from 1987 and given that the OCP also identifies some environmentally sensitive areas within the agri-industrial area proposed in 1987, some clarification is now needed.

By Resolution #91/2001, the Commission asks Richmond to modify its OCP by relocating the depiction of the ALR boundary to follow the actual ALR boundary along the east side of the Kartner Road allowance and

- either to extend the Business and Industry designation to No. 8 Road in conjunction with a text amendment referring to the Commission's 1987 recommendation that agri-industrial development occur within the ALR in this area
- or to delete the Business and Industry designation east of Kartner Road.

We also ask that the City check with the Fraser Port Authority as to the timing of their proposed application for exclusion of the lands north of River Road. If that application is not proceeding in a timely manner, it may be appropriate to incorporate those lands into a broader "block" application. See attached Drawing 1, identifying areas of discussion.

... 3

b. Isolated ALR Blocks in the Shellmont Area

Commission Resolution #169/1999 recommended Council come forward with an ALR application or applications to “properly render the ALR boundary”. Following exclusion applications approved in 1988, some small areas remain in the ALR between No. 5 Road and Highway 99, south from Steveston Highway.

By Resolution #91/2001, the Commission asks that these areas form part of a “block” application to exclude land from the ALR. See attached Drawing 2.

c. Sea Island ALR Blocks

Commission Resolution #169/1999 suggested Council amend the draft OCP to show the entire ALR boundary within Richmond. Council did not do and the Sea Island ALR blocks are still not shown on the OCP map. The Commission has now reconsidered this 1999 recommendation and its 1986 recommendation that the ALR boundary on Sea Island be amended by excluding from the ALR those lands taken into Vancouver International Airport and including into the ALR those non-ALR areas of Sea Island lying to the north of Vancouver International Airport. In its reconsideration, the Commission questioned whether there is any point in trying to work toward eventual agricultural use of this area, given that

- The Airport now extends much farther north than anticipated in 1986,
- The remaining ± 300 m strip of federal lands north of the Airport is partly used for airport infrastructure and partly as recreational lands,
- The abandoned residential area has not been reclaimed to an agricultural standard,
- Agricultural capability mapping is unavailable for the rest of the area, even though it once grew excellent vegetables and
- The Richmond Agriculture Strategy is not considering Sea Island.

By Resolution #91/2001, the Commission accepts that the Sea Island lands may have no agricultural future and asks Council to incorporate at least the Airport lands and possibly the entire Sea Island ALR into its block exclusion application. Nevertheless, if Council decides to retain the ALR designation north of the Airport or to include lands into the ALR as requested in 1986, the Commission would have no objection. See drawing 3, showing three options – total exclusion, exclusion of the Airport only, or exclusion of the Airport combined with inclusion of non-ALR areas north of the Airport.

d. Federal Lands on Lulu Island

In 1999, the Commission did not object to the Public and Open Space Use designation applied to the federal lands north of Westminster Highway on either side of No. 4 Road. The Commission has become aware that the Federal Government is considering devolution of these lands and wishes the City to be aware that upon devolution, the lands will be fully affected by the ALR designation.

... 4

Richmond Mayor & Council
12 March 2001 — page 4

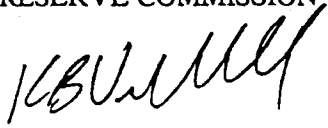
By Resolution #91/2001, the Commission advises that its 1999 endorsement of the Public and Open Space Use designation for ± 130 ha of prime farmland should not be inferred as endorsement of a non-agricultural future for all federal ALR lands on Lulu Island.

If the City requires clarification regarding any of the foregoing points, please do not hesitate to contact Tony Pellett of this office at 660-7019.

Yours truly

LAND RESERVE COMMISSION

per:



A. Chambers, Chair

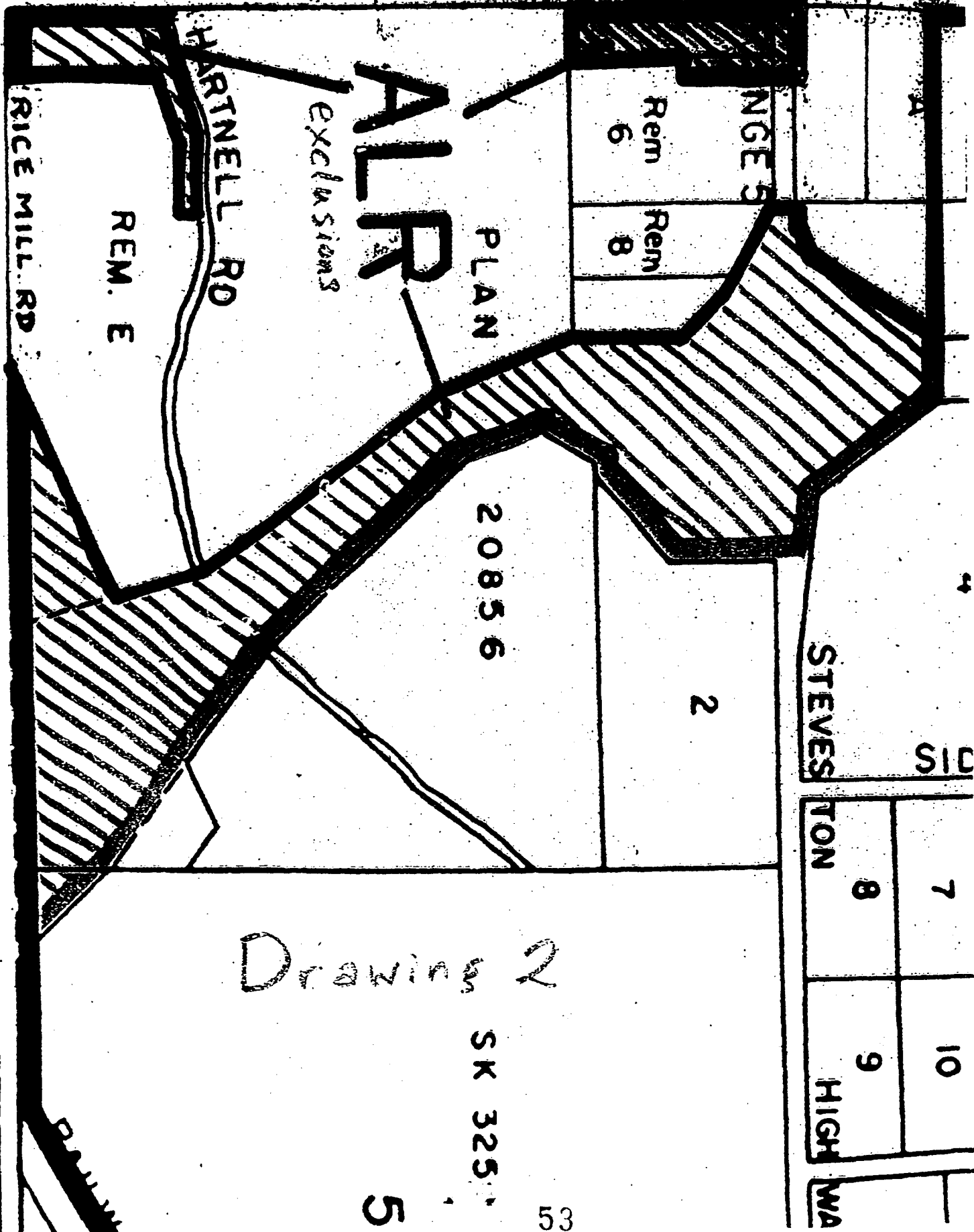
encl.

cc: Dave Melnychuk, Regional Agrologist · MAFF Abbotsford

TP/

32237 d2

NC 5 RD C C



ALR

PLAN

exclusions

20856

2

Rem 6

Rem 8

NGE 5

STEVES

DIS

TON

7

8

10

9

HIGH

WA

Drawing 2

SK 325

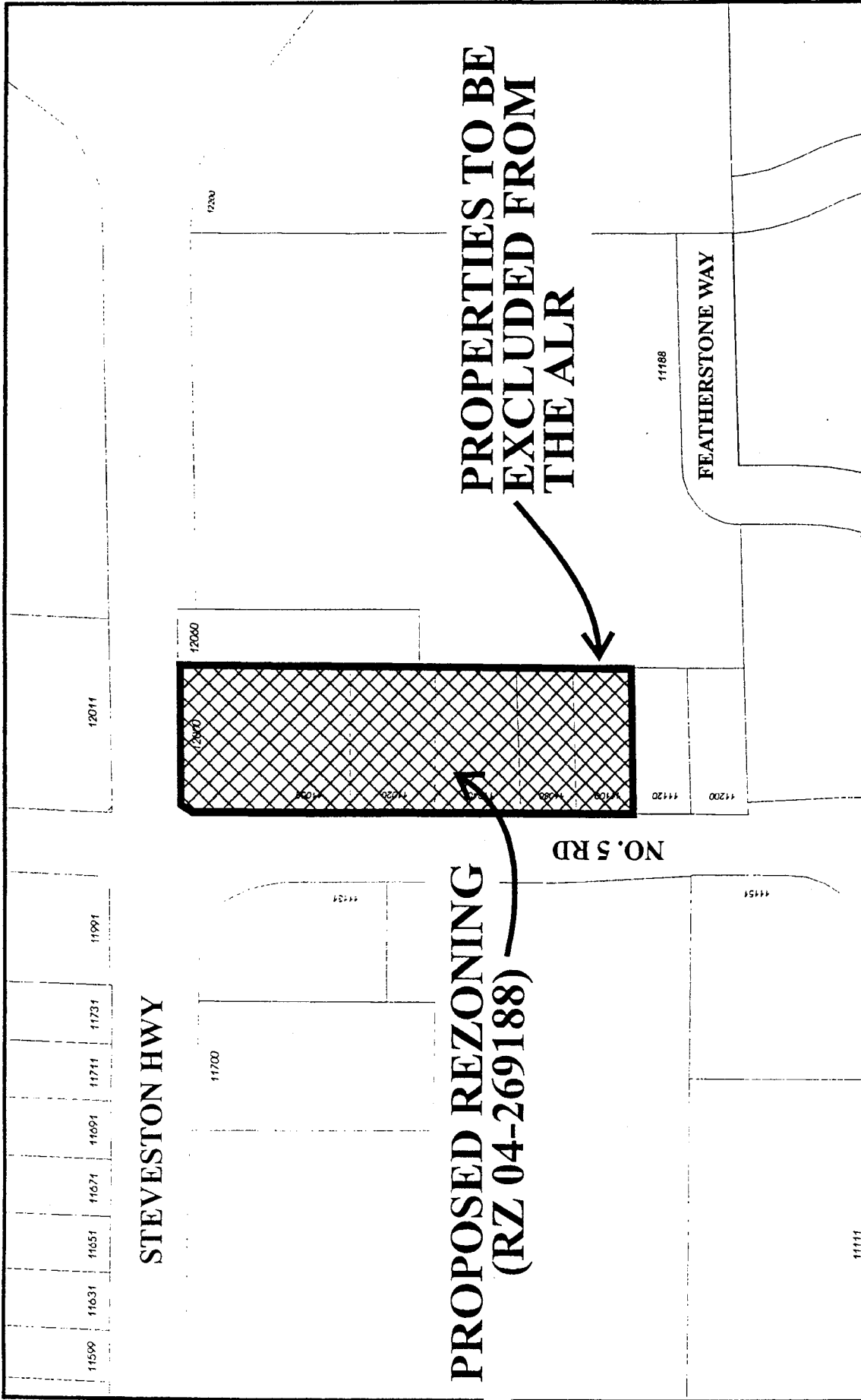
5

53

HARTNELL RD

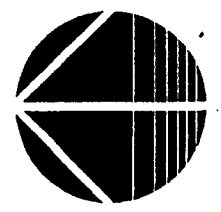
RICE MILL RD

REM. E



PROPERTIES TO BE EXCLUDED FROM THE ALR

PROPOSED REZONING (RZ 04-269188)



Proposed Block Agricultural Land Reserve Exclusion Application by the City of Richmond

Original Date: 05/26/04

Revision Date: 07/06/04

Note: Dimensions are in METRES



File: 01-006-21548

July 5, 2004

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Holger Burke, MCIP
Development Coordinator

Dear Mr. Burke:

Re: Proposed Rezoning – Your File: RZ 04-269188
Steveston Highway at No. 5 Road – SE Corner

We have reviewed your application of May 7, 2004, along with a revised site plan submitted by the applicant on June 7, 2004, and have the following comments.

- Direct access from Steveston Highway east of No. 5 Road is not permitted. The applicant's revised site plan addresses this issue.
- A review of the traffic generation for the proposed site plan indicates that the development will generate over 200 vehicle trips in the weekday PM peak hour. We require that a Traffic Impact Study (TIS) in accordance with our Site Impact Analysis Requirements Manual be completed for any development which generates over 100 new vehicle trips on the road network. Of particular concern is the impact of the development upon the east leg of the Steveston Highway/No. 5 Road intersection.

Once we have received the TIS we will be able to proceed with our review of this application.

Should you have any questions, please call.

Yours truly,

Jeffrey Moore, ASCT
Area Development & Operations Technician
e-mail: Jeffrey.Moore@gems6.gov.bc.ca

JM

Copy: Amar Sandhu, Sandhill Development Ltd.

Ministry of
Transportation

Lower Mainland District
South Coast Region

Mailing Address:
#200 - 1055 Columbia
Street
New Westminster, BC
V3M 2H7

Telephone: (604) 880-8304
Facsimile: (604) 880-8371

Web Address:
www.gov.bc.ca/tran

July 9, 2004

Conditional Rezoning Requirements
11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway
RZ 04-269188

Please fax this form back to Janet Lee at fax: (604-276-4052).

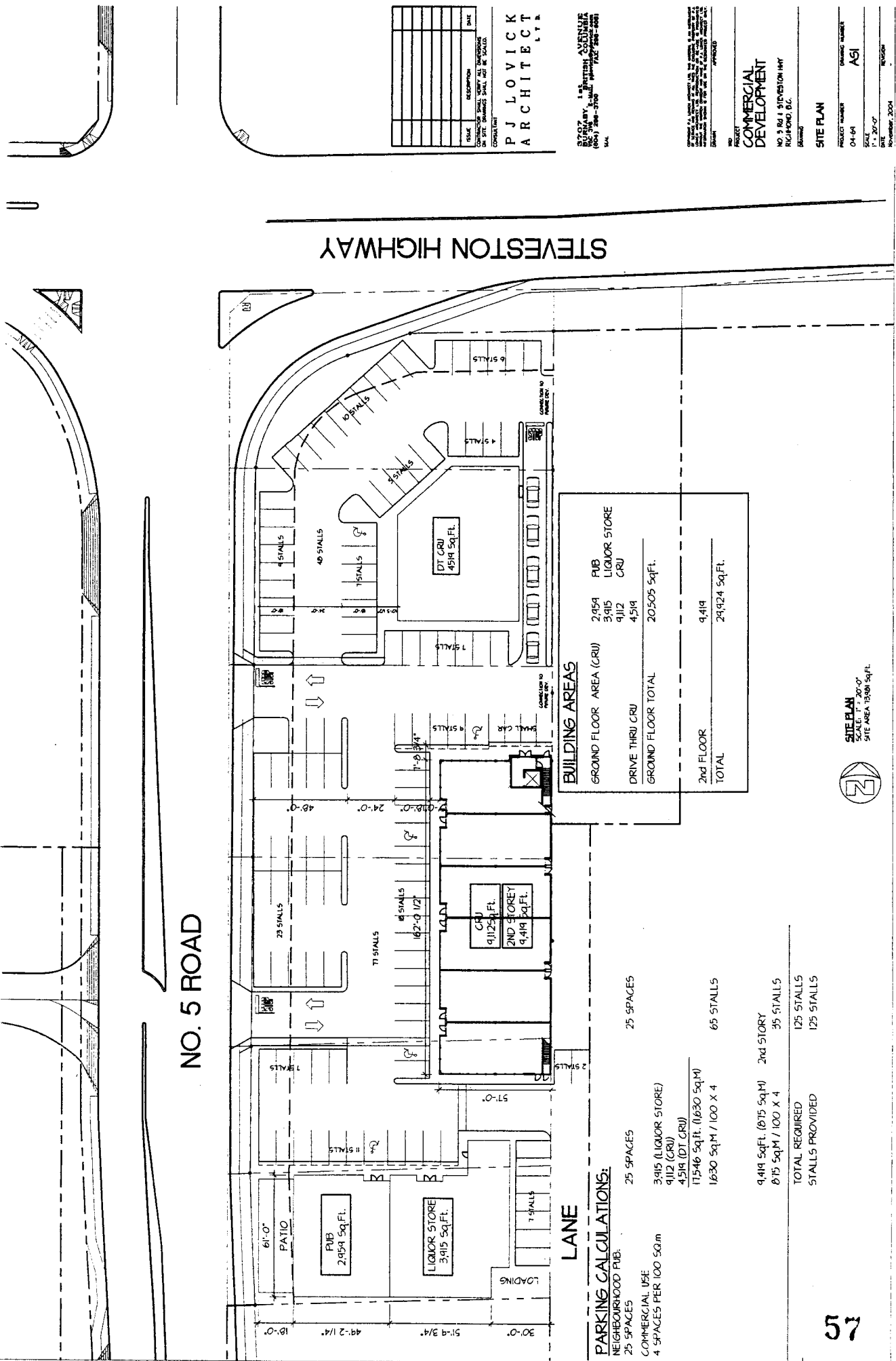
Prior to final adoption of Zoning Amendment Bylaw 7755, the developer is required to complete the following requirements:

1. Ministry of Transportation approval.
2. Agricultural Land Commission approval required for exclusion of properties from the Agricultural Land Reserve.
3. Purchase of City property (12000 Steveston Highway) at fair market value.
4. Legal requirements, specifically:
 - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
 - b. Registration of a cross access agreement allowing access to/from the future development site to the south (11120 No. 5 Road) and to the east (12060 Steveston Highway).
5. Development requirements, specifically:
 - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
 - b. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 - c. A minor Traffic Analysis is required to:
 - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
 - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
 - iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
 - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
 - d. Enter into a Servicing Agreement* for:
 - i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and trees boulevard.

* Note: This requires a separate application.

NO. 5 ROAD

STEVESON HIGHWAY



BUILDING AREAS

GROUND FLOOR AREA (CRU)	2,959	PUB LIQUOR STORE	3,915
DRIVE THRU CRU	9,112	CRU	4,519
GROUND FLOOR TOTAL	20,505		20,505
2nd FLOOR	9,419		9,419
TOTAL	29,924		29,924

PARKING CALCULATIONS:

NEIGHBOURHOOD PUB:	25 SPACES		
COMMERCIAL USE:	4 SPACES PER 100 SQ.M		
PUB	2,959 Sq.Ft.	25 SPACES	
LIQUOR STORE	3,915 Sq.Ft.	3,915 (LIQUOR STORE)	
		9,112 (CRU)	
		11,546 Sq.ft. (1630 Sq.M)	
		1630 Sq.M / 100 X 4	
		65 STALLS	
		2nd STORY	
		9,419 Sq.Ft. (875 Sq.M)	
		875 Sq.M / 100 X 4	
		35 STALLS	
TOTAL REQUIRED		125 STALLS	
STALLS PROVIDED		125 STALLS	



SITE PLAN
SCALE: 1" = 20'-0"
SITE AREA 13,900 Sq.Ft.

NO.	DATE	DESCRIPTION	BY

P J LOVICK
ARCHITECT
L T A

3707 1st AVENUE
SUITE 100
BURNABY, BC V5A 1K6
(604) 294-3700
FAX (604) 294-3700

PROJECT: COMMERCIAL DEVELOPMENT
NO. 5 RD & STEVESTON HWY
RICHMOND, B.C.

PROJECT NUMBER: 04-04
DRAWING NUMBER: A51

SCALE: 1" = 20'-0"
DATE: November, 2004



**City of
Richmond**

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04-286494

Address: 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway

Applicant: Sandhill Holdings Ltd and J.A.B. Enterprises Ltd.

Planning Area(s): Ironwood

	Existing	Proposed
Owners:	<p>11000 No. 5 Road: Neil-Rob Holdings Ltd.;</p> <p>11020 No. 5 Road: Kirpal Singh Dulai and Amric Kaur Dulai;</p> <p>11040 No. 5 Road: Leo and Heather Nicolaas;</p> <p>11080 No. 5 Road: Frank Trager;</p> <p>11100 No. 5 Road: Kebet Holdings Ltd.;</p> <p>12000 Steveston Highway: City of Richmond</p>	Sandhill Holdings and J.A.B. Enterprises Ltd.
Site Size (m²):	7,921 m ² (85,264 sq.ft.)	6,881 m ² (74,069 sq.ft.) after road dedication of approximately 1,040 m ² (11,195 sq.ft.)
Land Uses	Residential and vacant	Commercial
OCP Designation	Business and Industry	Commercial
Zoning	AG1 (11000 to 11080 No. 5 Road); I3 (11100 No. 5 Road); C1 (12000 Steveston Highway)	CD/161
Other Designations	Excluded from the ALR	

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50 F.A.R.	0.40 F.A.R.	none permitted
Lot Coverage – Building:	Max. 50%	28%	none
Setback – Front Yard (m):	Min. 6 m	Approx. 21 m	none
Setback – Side Yards (m):	No setback requirement	Approx. 5.5 m from No. 5 Road; no setback at east property line	none
Setback – Rear Yards (m)	No setback requirement	No setback at the south property line	none
Height (m):	Max. 12 m	Max. 12 m	none
Off-street Parking Spaces:	125	125	none

Other: _____



City of Richmond

Policy Manual

Page 1 of 7

Adopted by Council: July 7/92
 Re-affirmed: Sept. 22/97;
 Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN REZONING REQUIRED

POLICY 9000:

It is Council policy that:

The following statements shall apply when evaluating neighbourhood opinion with respect to proposed neighbourhood public houses and cold beer and wine stores (Class "D" Liquor Licence):

1. An owner of land, or an authorized agent, may file an application for a rezoning in connection with a Neighbourhood Pub using a standard development application form, and shall pay to the City the application fee specified in Application and Approval Fees Bylaw No. 5430.
2. The Manager – Development Applications shall process such application and shall present a report to the Planning Committee recommending either:
 - (a) the rejection of the application for the reasons outlined in the report; or
 - (b)
 - (i) the initiation of the neighbourhood opinion survey and the area within which the survey will take place; and
 - (ii) the name of the market research company recommended to carry out the survey.
3. The Planning Committee, having considered the report of the Manager – Development Applications, shall recommend to Council either:
 - (a) the rejection of the application and the refunding of 75% of the application fee paid in accordance with Bylaw No. 5430; or
 - (b)
 - (i) the initiation of the neighbourhood opinion survey and the area within which the survey will take place; and
 - (ii) the name of the market research company recommended to carry out the survey.
4. Council, on receipt of a recommendation from the Planning & Development Services Committee, shall either:
 - (a) reject the application and authorize a refund of 75% of the application fee paid in accordance with Bylaw No. 5430; or



Page 2 of 7	Adopted by Council: July 7/92 Re-affirmed: Sept. 22/97; Amended by Council: Oct. 26/98.	POLICY 9000
File Ref: 8275-00	NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN REZONING REQUIRED	

- (b) refer the application to the Planning Committee for further consideration with direction on particular issues; or
 - (c) direct the initiation of the neighbourhood opinion survey, within a specified area, and through the recommended market research company.
5. Where Council proceeds in accordance with section 4(c), a letter, signed by the Manager – Development Applications and generally in compliance with Schedule "A" to this policy, shall be sent to all owners and occupiers within the area of the proposed neighbourhood pub site, and such letter shall include:
- a location map showing the subject site and the boundary within which neighbourhood public opinion is to be surveyed;
 - a general description of the neighbourhood pub proposal;
 - details of the time, date and place of a public information meeting to be held in connection with the application;
 - the name of the market research company assigned to the project and the approximate date when their house-to-house visitations will take place;
 - a notation in both Chinese and Punjabi that the information sent out is important to the community, and suggesting that a translation be obtained (if required) and providing the contact telephone of a community organization willing to undertake such translation.
6. Where Council proceeds in accordance with section 5, a Public Information Meeting shall be held on the application, under the general direction of the Manager – Development Applications, at which:
- (a) the applicant shall be requested to make a presentation on the proposal, and to answer any questions on the application posed by members of the public; and
 - (b) the market research company representatives will identify themselves and shall clarify further when and how they will be undertaking the survey described in section 7.
7. After the public information meeting, the staff of the market research company shall visit all of the residences within the area of the proposed site to collect the referendum. All campaigning is to stop 48 hours prior to and during the referendum.
8. The results of the neighbourhood opinion survey shall be compiled by the market research company, on the following basis:



Page 3 of 7

Adopted by Council: July 7/92
Re-affirmed: Sept. 22/97;
Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN REZONING REQUIRED

- (a) only those signed ballots containing a full name and address of a person whose principal residence falls within or the owner or manager of a registered company whose business premises fall within the area of the proposed site, who is at least 19 years old, shall be counted as valid;
 - (b) only one neighbourhood opinion survey sheet per person shall be accepted, regardless of the number of properties owned;
 - (c) one ballot is required for each voter.
9. The results of the neighbourhood opinion survey, together with any comments which the Manager – Development Applications feels are appropriate, shall be presented to the Planning Committee in a manner so as not to divulge the views of any individual owner or occupier notified in connection with the pub proposal, together with:
- (a) any pending rezoning request relating to the proposal; and
 - (b) a draft position for consideration by Council on the Liquor Control and Licencing Board (LCLB) requirements specified in Schedule "C" to this policy.
10. Upon consideration of the matters specified in section 9(a) and (b), the Committee shall recommend to Council either:
- (a) that the bylaw be endorsed, given first reading, and forwarded to a public hearing, together with the draft position for consideration by Council, on the LCLB requirements specified in Schedule "C" to this policy; or
 - (b)
 - (i) that the bylaw be defeated or abandoned; and
 - (ii) that Council consider the adoption of a resolution in accordance with the LCLB requirements specified in Schedule "C" to this policy.
11. Council shall, upon receipt of a recommendation from the Planning Committee, in accordance with section 10, either:
- (a)
 - (i) give first reading to the zoning amendment bylaw required in connection with the application; and
 - (ii) authorize a public hearing on such bylaw; and



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Adopted by Council: July 7/92
Re-affirmed: Sept. 22/97;
Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN REZONING REQUIRED

(iii) direct staff to forward to the Public Hearing, a draft position for consideration by Council, on the LCLB requirements specified in Schedule "C" to this policy; or

(b) (i) defeat or abandon the bylaw; and

(ii) consider the adoption of a resolution in accordance with the LCLB requirements specified in Schedule "C" to this policy;

and direct that the applicant and the LCLB be so advised by the City Clerk.

12. Where Council proceeds in accordance with section 11(a), the public hearing required on the zoning amendment bylaw in connection with the application shall be undertaken in accordance with:

(a) the provisions of the Municipal Act; and

(b) the current Council policy on the holding of public hearings;

and all of the owners and occupiers notified under section 5, shall be notified of such public hearing.

13. Upon the conclusion of the Public Hearing on the zoning amendment bylaw, Council shall, after undertaking any necessary bylaw amendments, either:

(a) (i) give second and third readings and if applicable, reconsideration and final adoption to the zoning amendment bylaw, required for such application; and

(ii) consider the adoption of a resolution in accordance with the LCLB requirements specified in Schedule "C" to this policy;

and direct that the applicant and the LCLB be so advised by the City Clerk, or

(b) (i) defeat or abandon the Zoning Amendment bylaw; and

(ii) consider the adoption of a resolution in accordance with the LCLB requirements specified in Schedule "C" to this policy; and direct that the applicant and the LCLB be so advised by the City Clerk.



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Adopted by Council: July 7/92
Re-affirmed: Sept. 22/97;
Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

**NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN
REZONING REQUIRED**

SCHEDULE "A" TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9000

Dear Owner/Occupier:

RE: Application for Neighbourhood Public House (Class "D" Liquor Licence) at (address)

The City of Richmond has received an application from (applicant) for the development of a neighbourhood public house at (address). The role of the City in this application is first of all, to undertake a neighbourhood opinion survey of all owners and occupiers within a specified radius of the proposed pub site. For the purpose of this survey, the City has engaged the services of a market research company called (name of company). Also, enclosed with this letter is a location map and a summary of the neighbourhood pub proposal itself.

To allow you to obtain further information on this matter, City staff, together with the applicant for the proposal and the market research company, will be holding a Public Information Meeting at (time), on (date), at (place), at which time a presentation will be made, and you will be given the opportunity to have any questions you may have answered. Upon the completion of the Public Information Meeting, the approximate date of the visit by the market research company will be confirmed and the general nature of the neighbourhood opinion survey being undertaken will be explained.

Please note that your views on the neighbourhood pub proposal will be kept confidential and only reported to City Council in a summarized manner. After the completion of the survey, Council will determine if the degree of support for the proposal is sufficient to proceed with the public hearing which is required on the zoning change necessary for the neighbourhood public house.

If you have any questions or require any further clarification, please contact Holger Burke, Development Coordinator, Urban Development Division, at 276-4162.

Sincerely,

Joe Erceg
Manager – Development Applications



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Adopted by Council: July 7/92
Re-affirmed: Sept. 22/97;
Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

**NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN
REZONING REQUIRED**

**SCHEDULE "B"
TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9000**

DELETED
(as per Council meeting of October 26, 1998)



Page 7 of 7

Adopted by Council: July 7/92
Re-affirmed: Sept. 22/97;
Amended by Council: Oct. 26/98.

POLICY 9000

File Ref: 8275-00

**NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS WHEN
REZONING REQUIRED**

**SCHEDULE "C"
TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9000**

Dear Applicant:

RE: Application for Class "D" Liquor Licence at (address)

This is to advise you that on (date), Council adopted the following resolutions in connection with the above matter.

1. The Richmond City Council considers that the owners/occupiers within the area of the proposed neighbourhood public house at (address) are in favour/not in favour of the liquor licence being granted.
2. The position of the Richmond City Council on the matters which the Liquor Control & Licencing Branch specify must be addressed in connection with the neighbourhood public house (Class "D" Liquor Licence) application at (address), are as follows:
 - (a) With regard to the proximity of the establishment to other social facilities and public buildings, it is the position of Council that (detail and explain Council views).
 - (b) With regard to traffic, road access and availability of parking, it is the position of Council that (detail and explain Council views).
 - (c) With regard to noise and the appearance of the establishment, it is the position of Council that (detail and explain Council views).
 - (d) With regard to other local issues (if any), it is the position of Council that (detail and explain Council views).

Certified a true and correct copy of the Resolutions adopted by the Council of the City of Richmond, on (date), in connection with the Neighbourhood Public House (Class "D" Liquor Licence) Application at (address).

J. Richard McKenna
City Clerk

cc General Manager, Liquor Control & Licencing Branch



POLICY 9301:

It is Council policy that:

Council ensures neighbourhood pubs comply with the following:

A. Legislative Criteria

1. Council to approve the location of a neighbourhood pub before the Province will consider a liquor licence application.
2. Proposed sites and buildings are to comply with the Zoning Bylaw and be approved by the following Departments: Health, Engineering, Permits and Licences, and Fire.
3. Council has the power to approve or reject any application, even though it is in conformity with City Bylaws.

B. Locational Criteria

1. Neighbourhood Pubs should be permitted:

- a) In neighbourhood shopping facilities (i.e., planned commercial developments catering to the day-to-day needs of nearby residents, having an aggregate floor area of at least 10,000 sq. ft. but excluding community shopping centres); and
- b) If adequate off-street parking can be provided; there is a need in the community for such an outlet; and potential traffic and noise problems can be minimized.

2. Neighbourhood Pubs should not be permitted:

- a) In local commercial or other commercial areas, except where no suitable location in accordance with the above policy exists, recognizing that other applicable requirements must be met.
- b) Within one-half mile of a main or secondary highway or within one mile of another neighbourhood pub or Class "A" licenced establishment, except where it can be demonstrated that a neighbourhood would otherwise not be served and other criteria including pre-clearance and neighbourhood support are satisfied. Final licence approval would remain with the General Manager.



- c) In known problem areas, adjacent to highways, or close to schools or other social facilities.

C. Administrative Procedure

1. Pre-Clearance

- a) In order to obtain pre-clearance from the Liquor Control and Licencing Branch (LCLB), applicants are required to obtain a written confirmation from the Planning Department stating either:
 - i) the proposed site is properly zoned, or
 - ii) the City is prepared to consider rezoning.
- b) Where the site is not properly zoned, the applicant will submit a letter of intent for the consideration of Planning and Development Services Committee which will recommend for or against the proposed rezoning to Council.

2. City Approval

- a) Once confirmation of pre-clearance has been received from the LCLB, the applicant will submit the following:
 - i) Where the site is properly zoned, the following shall be submitted to the Permits and Licences Department:
 - letter of intent and a copy of the letter of pre-clearance;
 - copy of the Provincial survey conducted within a six block radius of the proposed site; and
 - required plans
 - ii) Where rezoning is required, the following shall be submitted to the Planning Department:
 - copy of the letter of pre-clearance from the LCLB; and
 - application for rezoning together with required plans
- b) The application will proceed in a normal manner, including a formal Public Hearing.
- c) If approved, Council will then pass a resolution supporting a neighbourhood pub at the site, which does not guarantee that an applicant will be issued a liquor licence. The Office of the City Clerk will notify the applicant and the Liquor Administration Branch.

ATTACHMENT F**STAFF COMMENTS
11000 TO 11080 NO. 5 ROAD AND 12000 STEVESTON HIGHWAY**Transportation Department Comments

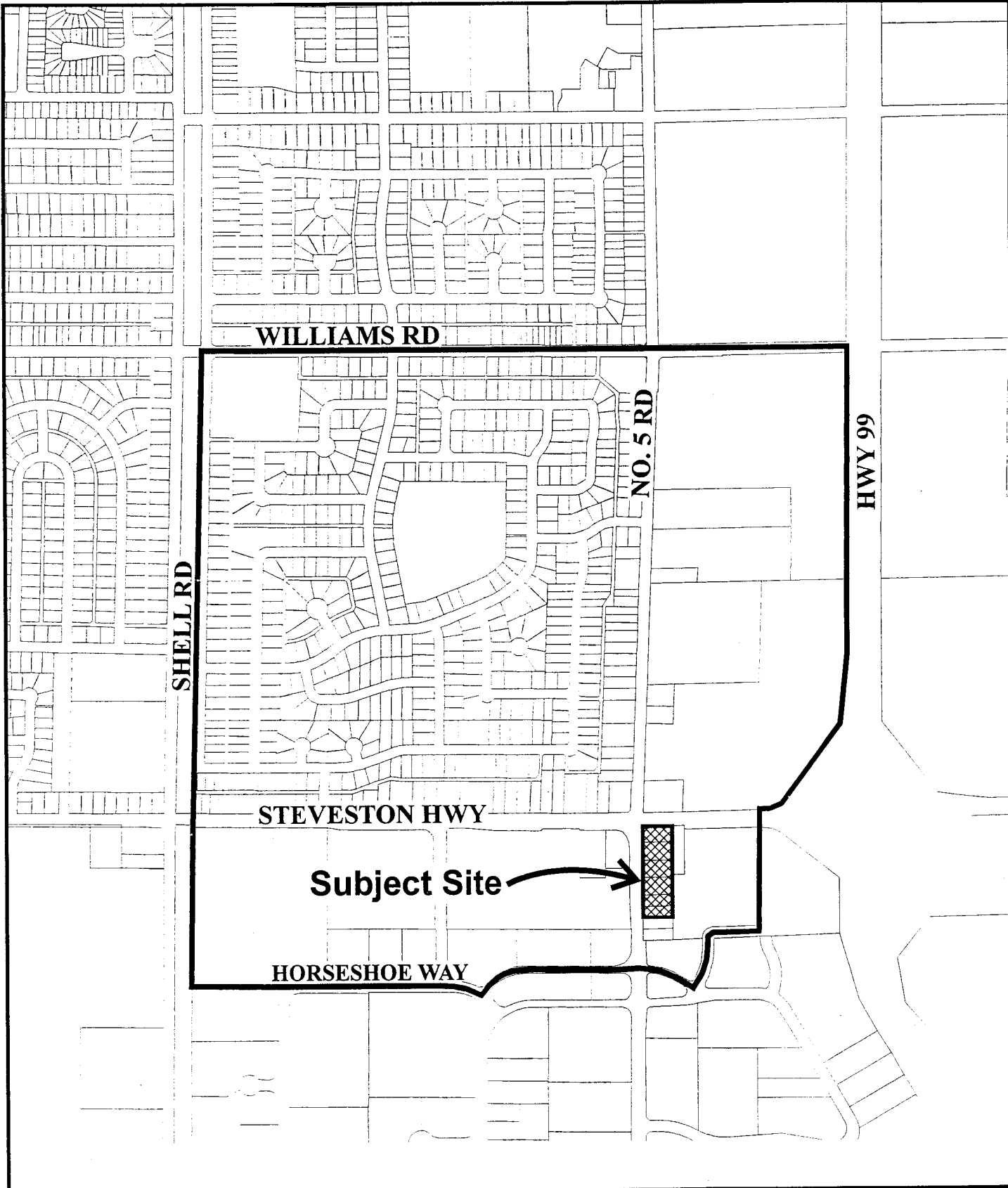
1. The proposed development concept plan presented in the study should show the length of the northbound right-turn lane extension from the existing lane to the southern limit of the site frontage as stated in the terms of reference and agreed with the applicant. The applicant should also confirm construction of the extension of the right turn lane along the west side of the subject site. Its construction cost is eligible for DCC credit.
2. In order to minimize the delays to right turning traffic at the site's primary access (to the south), two outbound lanes (one right-turn lane and one left-turn lane) are required at this access. The applicant should demonstrate how the proposed access layout would accommodate the expected traffic queues.
3. The southbound left turn traffic at the primary access is projected to exceed 100 vehicles per hour which could be mitigated by constructing a left turn bay. The applicant should provide a design drawing showing how the southbound left turning vehicles would be accommodated, specifying the length and width of the southbound left turn bay and how it can be incorporated into the existing median.
4. Traffic signal warrant analysis for the main access for year 2015 indicates that the traffic operations would be close to the threshold value for installing a traffic signal and therefore the traffic signal is not a requirement for the development. This location will be closely monitored to determine if any other measures will be required after opening of the development.
5. The applicant should demonstrate that the proposed location of the secondary right-in/right-out driveway (to the north) is adequate and would not interfere with the traffic queue in the exclusive northbound right turn lane at the Steveston Highway intersection.

Engineering Works and Services

The site can be serviced with all the relevant utilities. Service connections will be determined at the Building Permit stage. Transportation has provided the road dedication and access requirements.

Prior to final adoption the following requirements are to be met:

1. Road dedication as required.
2. Enter into a Servicing Agreement for the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and treed boulevard.
3. Consolidation of all the parcels into one or more development sites.



Proposed Notification Area
RZ 04-286494

Adopted Date: 01/06/05

Amended Date:

Note: Dimensions are in METRES

January 7, 2005

Conditional Rezoning Requirements
11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway
RZ 04-286494

Please fax this form back to Janet Lee at fax: (604) 276-4052.

Prior to final adoption of Zoning Amendment Bylaw 7884, the developer is required to complete the following requirements:

1. Ministry of Transportation approval.
2. Purchase of City property (12000 Steveston Highway) at fair market value.
3. Legal requirements, specifically:
 - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
 - b. Registration of a cross access agreement allowing access to/from the future development site to the east (12060 Steveston Highway).
 - c. Registration of a public rights-of-passage right-of-way from the south access on No. 5 Road through the site to the lane at the rear.
4. Development requirements, specifically:
 - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
 - b. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 - c. A minor Traffic Analysis is required to:
 - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
 - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
 - iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
 - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
 - d. Enter into a Servicing Agreement* for:
 - i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and treed boulevard.
5. Official Community Plan Amendment Bylaw 7753 must be adopted.

* Note: This requires a separate application.

(SIGNED COPY ON FILE)

 Signed

(JAN. 2005)

 Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7884 (RZ 04-286494)
11000, 11020, 11040, 11080, 11100 NO. 5 ROAD AND
12000 STEVESTON HIGHWAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.161 the following:

“291.161 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)

The intent of this low-density zoning district is to provide for the shopping, personal service, business, entertainment, commercial and light industrial uses of the community.

291.161.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**;
OFFICE;
FOOD CATERING ESTABLISHMENT;
EDUCATIONAL INSTITUTION;
ANIMAL HOSPITAL OR CLINIC, including **caretaker residential accommodation** in conjunction therewith;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
HOTEL;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
LIGHT INDUSTRY;
COMMUNITY USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;
NEIGHBOURHOOD PUBLIC HOUSE;
LICENSEE RETAIL STORE;
ACCESSORY USES, BUILDING & STRUCTURES;
PAWNBROKER, provided that this use does not occur within 100 m (328 ft.) of any **residential** or public use zones; and provided that this use does not occur within 1,500 m (1,641 ft.) of Comprehensive Development (CD/87);
and

The following uses are permitted, provided that these uses do not occur within 100 m (328 ft.) of any **residential** or public use zones; and that these uses do not occur within 500 m (1,641 ft.) of Comprehensive Development (CD/87):

**ADULT VIDEO STORE;
ADULT PARAPHERNALIA STORE; and
UNREGISTERED MASSAGE PARLOURS (BODY-PAINTING/BODY-RUB
STUDIOS).**

291.161.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

- (a) For Automobile Parking as a principal use: No maximum limit.
- (b) For **Hotel**: 1.5 (exclusive of parts of the building which are used for off-street parking purposes).
- (c) For all other uses: 0.50 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

291.161.3 MAXIMUM LOT COVERAGE: 50%

291.161.4 MINIMUM SETBACKS FROM PROPERTY LINES

Public Road Setbacks: 6 m (19.685 ft.).

291.161.5 MAXIMUM HEIGHTS

.01 Buildings:

- (a) For **Hotels**: 45 m (147.638 ft.).
- (b) For all other **buildings**: 12 m (39.370 ft.).

.02 Structures: 20 m (65.617 ft.)."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)**.

P.I.D. 003-484-203

Lot 17 Section 6 Block 3 North Range 5 West New Westminster District Plan 49503

P.I.D. 004-211-057

Parcel "A" (Reference Plan 8424) of Parcel "C" (Reference Plan 4199) Section 6 Block 3 North Range 5 West Except: Part Subdivided by Plan 49503 New Westminster District

P.I.D. 013-063-171

Parcel "A" (Reference Plan 11198) of Part 0.25 Acre (Reference Plan 10083) and of Lot 1 Plan 9298 of Section 6 Block 3 North Range 5 West New Westminster District

P.I.D. 007-986-092

Lot 1 Except: Part Included in Parcel "A" (Reference Plan 11198) Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 011-431-083

Lot 2 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 024-665-282

Lot 3 Section 6 Block 3 North Range 5 West New Westminster District Plan LMP44576

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7884”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION
APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK