



## CITY OF RICHMOND

### REPORT TO COMMITTEE

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**DATE:** December 10, 1999  
**FILE:** RZ 99-167871  
**RE:** **Application by Ritchie Brothers Auctioneers to rezone the westerly portion of 9200 Bridgeport Road from Automobile-Oriented Commercial District (C6) to Comprehensive Development District (CD/111) and to discharge Land Use Contract No. 156 on the easterly portion of 9200 Bridgeport Road and rezone it to Comprehensive Development District (CD/111).**

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#### STAFF RECOMMENDATION

1. That Land Use Contract No. 156 on the easterly portion 9200 Bridgeport Road be discharged.
2. That Bylaw No. 7073 to rezone 9200 Bridgeport Road from Automobile-Oriented Commercial District (C6) and Land Use Contract No. 156 to Comprehensive Development District (CD /111) be introduced and given first reading.

Joe Erceg  
Manager, Development Applications

JE:cam

Att. 2

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## STAFF REPORT

### ORIGIN

The subject 0.486 ha (1.2 ac) site is located on the south side of Bridgeport Road, between Garden City Road and the Oak Street bridge off-ramp (see Attachment 1 – Location Map). The site formerly consisted of three separate lots (9140, 9160 and 9200 Bridgeport Road), which were recently consolidated into a single lot (now addressed as 9200 Bridgeport Road).

The westerly 60% of the site is zoned “Automobile-Oriented Commercial District (C6)”. The easterly 40% of the site is zoned “Land Use Contract No. 156”.

The proposal is to rezone the site to CD /111 in order to facilitate the redevelopment of the entire site for the company’s new corporate headquarters facility. Specifically, the applicant proposes to construct a new office building directly adjacent to an existing office building on the western portion of the property and to provide additional parking spaces (see Attachment 2 – Site Plan and Landscape Plan).

### FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Ritchie Brothers	No change
Applicant	Ritchie Brothers	No change
Site Size	0.486 ha (1.2 ac)	No change
Land uses	Office buildings / parking	No change
OCP designation	Mixed Use	No change
Zoning	C6 and LUC 156	CD /111

### STAFF COMMENTS:

Utilities staff commented that prior to the issuance of a building permit, the developer is required to upgrade the entire frontage of the site with a 1.5 m (4.92 ft) grass and tree boulevard and a 1.5 m (4.92 ft) concrete sidewalk. A servicing agreement is required for these works.

Transportation staff commented that:

- no access should be allowed onto Sea Island Way;
- no more than two driveways should be allowed onto Bridgeport Road; and
- the applicant will require Ministry of Transportation and Highways approval for the proposed driveway configuration.

### ANALYSIS

#### *Proposed Land use*

- The proposal to redevelop the site for expanded office use is consistent with the OCP.
  - The site is designated for “Mixed Use” under OCP Bylaw 7100, which allows residential, *commercial*, business/industry and private/public institutional uses.
  - There is no adopted Area Plan for the site.

#### Project details

### **Selected Details Of Proposal**

ITEM	C6/LUC REGULATIONS	PROPOSED UNDER CD ZONE
Maximum density (F.A.R.) C6 LUC 156	0.5 0.46	0.7
Maximum lot coverage C6	50%	42%
Maximum building height C6 LUC 156	12 m 2 storeys	14 m
Minimum setbacks C6	6 m from road	6 m from road
Parking ratio C6 LUC 156	4 per 100 m <sup>2</sup> 2.63 per 100 m <sup>2</sup>	3.35 per 100 m <sup>2</sup>

### Comments

- The proposal to develop to a 0.7 F.A.R. is acceptable.

The applicant cites the growth of the company as the reason for building a larger head office facility than previously envisaged. They prefer to stay in Richmond, but cannot expand beyond their present site boundaries. The property to the west of the site is owned by the City of Richmond (fire station site) and the property to the east is the Abercorn Hotel site.

- The proposal to increase the maximum permitted building height to 14 m is acceptable. The new office building will consist of two storeys over parking. This design is necessitated by the need to accommodate the required building size and associated parking.
- The proposed number of parking spaces is acceptable. The proposed parking ratio of 3.35 per 100 m<sup>2</sup> is less than that required under the C6 zone (4 per 100 m<sup>2</sup>), but can be supported because:
  - The site will be occupied by a single user.
  - No retail uses will be permitted under the CD /111 zone.
  - The executive office wing of the building comprises about 20 % of the total building area, but will be a low occupancy area (ten offices and a reception area) and therefore will not generate much parking need as compared with the balance of the office building.
  - Council has approved off-street parking ratios less than 4 spaces per each 100 m<sup>2</sup> for other office buildings. For example:
 

CD/31	2.7 per 100 m <sup>2</sup>
CD/39	2.9 per 100 m <sup>2</sup>
CD/48	3.67 per 100 m <sup>2</sup>
CD/49	2.8 per 100 m <sup>2</sup>
CD/52	1.5 per 100 m <sup>2</sup>
- The design aspects of the proposal will be further reviewed at the Development Permit application stage. It is proposed that the Design Panel will review this rezoning application at a preliminary level in January, 2000.

FINANCIAL IMPACT

No budgetary impacts.

CONCLUSION

1. The proposal conforms with the Official Community Plan policy for the area.
2. The proposed development concept is acceptable.
3. This application may be supported.

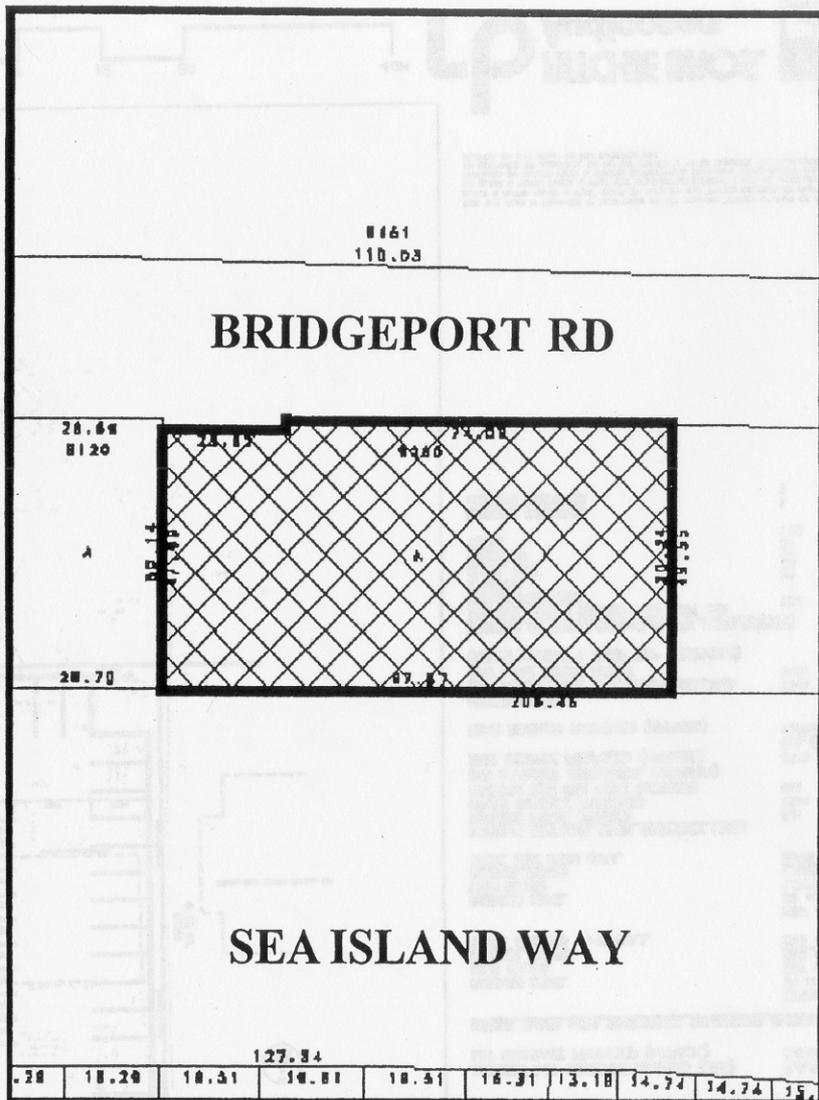
Ian Chang, MCIP  
Community Planner

IC:cam

MOTH approval required.



# City of Richmond



105



## RZ 99-167871

Original Date: 09/10/99

Revision Date: 12/13/99

Note: Dimensions are in METRES

**GENERAL AND LEGAL ADDRESS**  
 0100 BRIDGEPORT LOT 1 SECTION 27 2ND RANG NEW H.S.D. PLAN 0400  
 0100 BRIDGEPORT LOT 0 SECTION 27 2ND RANG NEW H.S.D. PLAN 0400  
 0200 BRIDGEPORT LOT 4 OF 2ND RANG LOT 4 SECTION 27 2ND RANG NEW H.S.D. PLAN 1000 RESPONSIBLY.

**GENERAL ZONING**  
 0100 BRIDGEPORT OS  
 0100 BRIDGEPORT OS  
 0200 BRIDGEPORT LAND USE CONTRACT #100

**PROPOSED ZONING**  
 CONSOLIDATED SITE OS ZONING (COMPREHENSIVE DEVELOPMENT)  
 OR ZONING DEVELOPMENT PERMITTING

**PROPOSED ZONING**  
 CONSOLIDATED LOT AREA: 4,063.0 m<sup>2</sup> or 98,300 sq ft  
 OS FLOOR AREA PERMITTED (0.80 F.A.R.): 3,250.40 m<sup>2</sup> or 74,770 sq ft  
 PROPOSED OS ZONING FLOOR (0.80 F.A.R.): 3,210 m<sup>2</sup> or 73,201 sq ft  
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 3,210 m<sup>2</sup> or 73,201 sq ft

**MINIMUM LOT COVERAGE ALLOWED (OSZ)** 2,421.75 m<sup>2</sup>  
**LOT COVERAGE PROPOSED (APPROX.)** 2,880.00 m<sup>2</sup>

**GROUND FLOOR AREA PERMITTED (EXCLUDING PARKING AREA)**

**PROPOSED LEVEL** OSZONING (01-00 BRIDGEPORT RD.)  
**1ST FLOOR** 70 m<sup>2</sup> 000 sq ft  
**2ND FLOOR** 287 m<sup>2</sup> 3,100 sq ft  
**TOTAL OSZONING 01-00 G.F.A.** 357 m<sup>2</sup> 3,800 sq ft

**PROPOSED LEVEL** NEW (0200 BRIDGEPORT RD.)  
**1ST FLOOR** 60 m<sup>2</sup> 650 sq ft  
**2ND FLOOR** 1,200 m<sup>2</sup> 13,000 sq ft  
**TOTAL NEW 0200 G.F.A.** 1,260 m<sup>2</sup> 13,650 sq ft

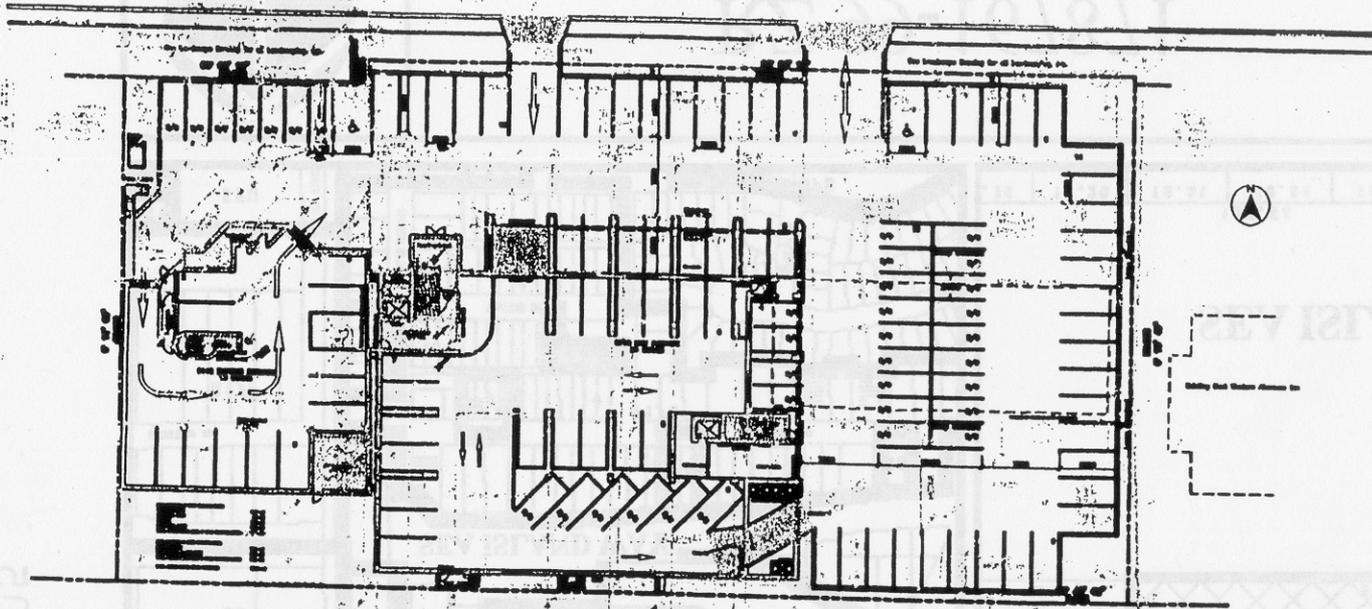
**MINIMUM SETBACK FROM PROPERTY LINE**  
 FRONT SETBACK PROPOSED 0m  
 REAR SETBACK PROPOSED 12m  
 SIDE SETBACK PROPOSED (ADJACENT PROPERTY) 0m  
 SIDE SETBACK PROPOSED (APPROX.) 31m (FRONT)  
 REAR SETBACK PROPOSED (APPROX.) 0m (REAR, CORNER)  
 1.50m

**MINIMUM HEIGHT**  
 MAX. TOTAL BUILDING HEIGHT ALLOWED 12m  
 MAX. HEIGHT OFFICE HEIGHT 14m  
 (THREE FLOORS + ROOF TOP EQUIPMENT)

**MINIMUM (4) ELEVATOR SHAFTS OFFICE DEVELOPMENT**  
 MINIMUM SHAFTS REQUIRED FOR 3200 m<sup>2</sup> 130  
 MINIMUM SHAFTS 01  
 MINIMUM SHAFTS 20  
 TOTAL 190

**LOADS REQUIRED** 1  
**LOADS PROVIDED** 1

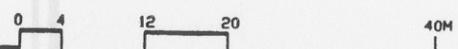
THIS SITE PLAN IS PREPARED IN PART FROM SURVEY DRAWING "SUBJECT OF PART OF SECTION 27 BLOCK 0 NORTH RANGE 0 WEST" DATED 27 JUNE 97 AND "REFERENCE PLAN OF PART OF SECTION 27 BLOCK 0 NORTH RANGE 0 WEST NEW BRIDGEPORT DISTRICT" DATED 23 NOVEMBER 1999 PREPARED BY MATTHEW PICK & TORLES ENGINEERS & ARCHITECTS. WHILE EVERY CARE HAS BEEN TAKEN TO SECURE THE ACCURACY, WE DO NOT GUARANTEE IT TO BE CORRECT. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.



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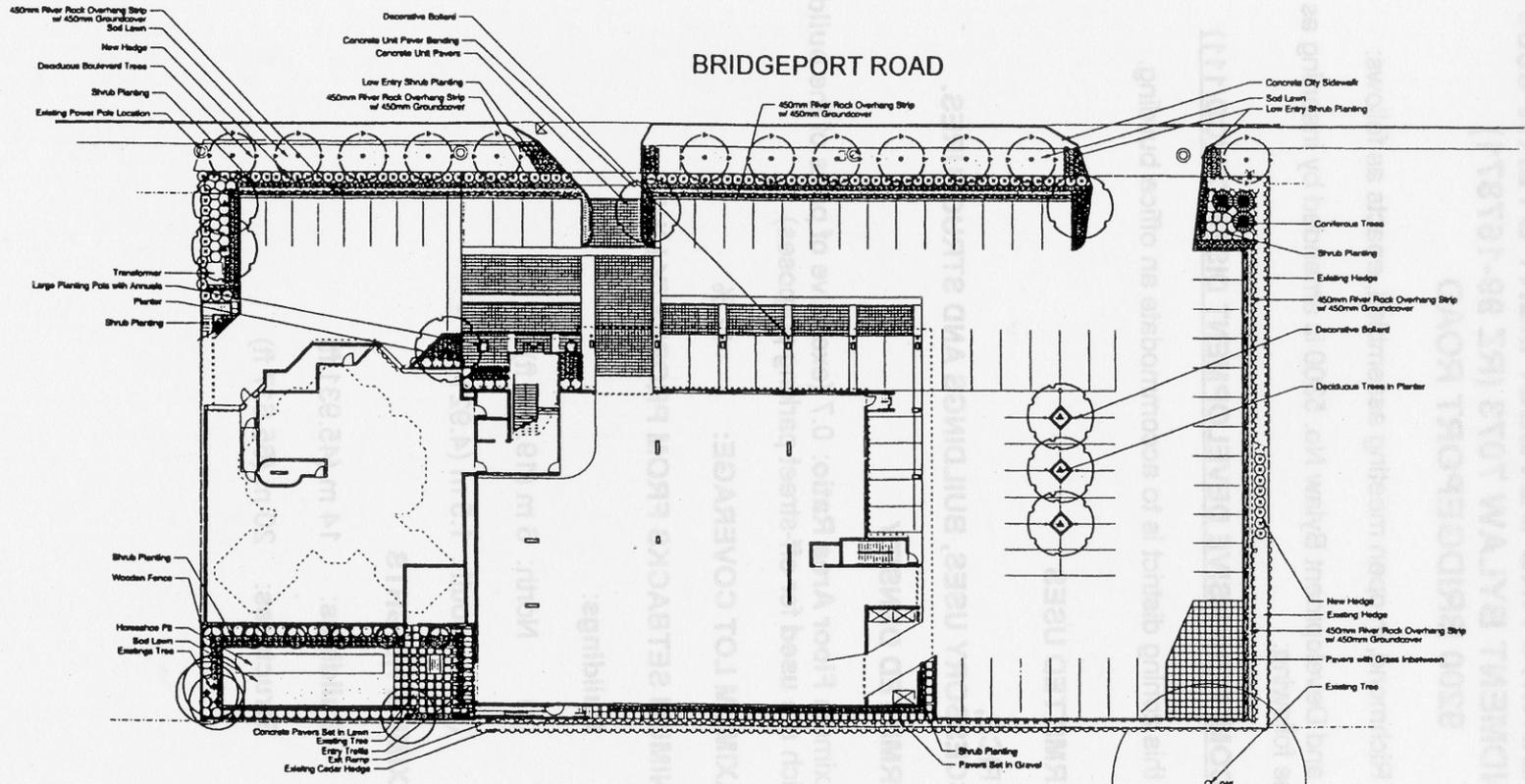
Ritchie Bros. Auctioneers New Head Office Rezoning

ITE PLAN SCALE 1:200 METRIC 30 NOV. 99 PBK 99532.00



**rb RITCHIE BROS. Auctioneers**

**PBK ARCHITECTS**



BOTANICAL NAME	COMMON NAME	MIN. SIZE	COND.	REMARKS	Spacing
<b>TREES</b>					
<i>Acer rubrum 'Morgan'</i>	Red Morgan Maple	6cm	B&B	Well branched, dense tree	
<i>Carodophyllum japonicum</i>	Japanese Katsura Tree	6cm	B&B	Well Branched, Dense Tree	
<i>Liquidambar styraciflua 'Worcester'</i>	Worcester Sweetgum	6cm	B&B	Straight trunk, 7' std., dense tree	
<i>Pinus nigra</i>	Austrian Pine	3m	B&B	Well Branched, Dense Tree	
<i>Tilia cordata 'Greenapis'</i>	Greenspire Littleleaf Linden	6cm	B&B	Straight trunk, 7' std., dense tree	
<b>SHRUBS</b>					
<i>Buxus microphylla 'Winter Gem'</i>	Dwarf Boxwood	50cm	#5 pot	Dense Plant	80cm
<i>Choysa lamata</i>	Mexican Orange Blossom	50cm	#5 pot	Dense plant	90cm
<i>Ceanothus thyrsiflorus 'Victoria'</i>	California Lilac	80cm	#2 pot	Dense plant	90cm
<i>Cornus carnea</i>	Red Chier Dogwood	40cm	#2 pot	Dense Plant	90cm
<i>Eunonymus alata compacta</i>	Dwarf Burning Bush	40cm	#2 pot	Dense Plant	90cm
<i>Mahonia nervosa</i>	Long Leaf Mahonia	80cm	#5 pot	Dense Plant	80cm
<i>Prunus laurocerasus 'Raymeant'</i>	Russian Laurel	40cm	#5 pot	Dense Plant	80cm
<i>Rosa madland 'Inalcouber'</i>	Madland Rose	40cm	#2 pot	Dense Plant	80cm
<i>Rosa rugosa</i>	Rugosa Rose	40cm	#2 pot	Dense Plant	90cm
<i>Viburnum linus 'Spring Bouquet'</i>	Spring Bouquet Viburnum	50cm	#5 pot	Dense Plant	80cm
<b>GROUNDCOVER (GRASSES, PERENNIALS)</b>					
<i>Arctostaphylos uva-ursi</i>	NON-IRRIGATED	15cm leads	#1 pot	Min. 3 Leaders	30cm
<i>Festuca tenuifolia</i>	Fine Green Fescue	30cm	#1 pot	Staked	30cm
<i>Iris laevispata</i>	Japanese Water Iris		#1 pot	Well Rooted	50cm
<i>Lavandula angustifolia</i>	Munsted Lavender		#1 pot	Well Rooted	30cm
<i>Panicum alopecuroides 'Hemel'</i>	Dwarf Fountain Grass	30cm	#1 pot	Well Rooted	30cm

SEA ISLAND WAY



Issue 1	Revised	By	Scale

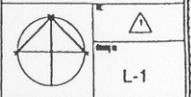
Issued for ADP Review Dec. 17 1999  
 ISSUES FOR REVIEW BY NOV. 30 1999  
 THE CITY OF RICHMOND

9932

RITCHIE BROS. PROPERTIES  
 8140, 8160, 8200 BRIDGEPORT ROAD  
 RICHMOND, B.C.

LANDSCAPE PLAN

NOV. 30, 1999	AV
1:200	BH



L-1

**CITY OF RICHMOND  
BYLAW 7073**

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7073 (RZ 99-167871)  
9200 BRIDGEPORT ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.111 thereof the following:

**291.111            COMPREHENSIVE DEVELOPMENT DISTRICT (CD/111)**

The intent of this zoning district is to accommodate an office building.

**291.111.1            PERMITTED USES**

OFFICE,  
ACCESSORY USES, BUILDINGS AND STRUCTURES.

**291.111.2            PERMITTED DENSITY**

Maximum **Floor Area Ratio**: 0.7 (exclusive of parts of the **building** which are **used** for off-street parking purposes)

**291.111.3            MAXIMUM LOT COVERAGE:            42 %**

**291.111.4            MINIMUM SETBACKS FROM PROPERTY LINES**

.01    **Buildings:**

(a)    North: 6 m (19.685 ft)

(b)    South: 1.5 m (4.921 ft)

**291.111.5            MAXIMUM HEIGHTS**

.01    **Buildings:**    14 m (45.931 ft)

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

**291.111.6 PARKING SETBACKS**

- .01 North and east property lines:  
 2.042 m (6.699 ft), of which 0.9 m (2.952 ft) shall be a landscaped vehicular overhang strip, except for the westerly 24 m (78.740 ft) along the north property line, where a 0 m (ft.) setback shall be permitted provided that adequate landscaping is provided in the public road right-of-way.

**291.111.7 OFF-STREET PARKING**

Off-street parking shall be provided in accordance with Section 400 of this Bylaw, except that:

- .01 the required number of spaces shall be 1 space per each 29.807 m<sup>2</sup> (320.850 ft<sup>2</sup>) of gross floor area, and
- .02 the minimum aisle width for parking stalls shall be:
 

along the north property line	7.2 m (23.622 ft)
along the east property line	7.3 m (23.950 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 land use contract and zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD /111)**.

P.I.D. 024-583-651  
 Parcel A Section 27 Block 5 North Range 6 West New Westminster District Plan LMP43142

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7073 ”**.

FIRST READING \_\_\_\_\_

A PUBLIC HEARING WAS HELD ON \_\_\_\_\_

SECOND READING \_\_\_\_\_

THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor