



City of Richmond

Report to Committee

To Council - Jan 28/02

TO Planning - Jan. 22, 2002

Date: December 27, 2001

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

RZ 01-190942

FILE No. : 8060 - 20 - 7303

Re: Application by 2784863 Canada Inc. to Rezone 9051 and 9071 Beckwith Road
from Single-Family Housing District, Subdivision Area F (R1/F) to
Automobile-Oriented Commercial District (C6)

Staff Recommendation

That Bylaw No. 7303 for the rezoning of 9051 and 9071 Beckwith Road from Single-Family Housing District, Subdivision Area F (R1/F) to Automobile-Oriented Commercial District (C6) be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

2784863 Canada Inc. has applied to the City of Richmond for permission to rezone 9051 and 9071 Beckwith Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Automobile-Oriented Commercial District (C6) in order to permit the construction of a new two-storey office building and related site improvements for a car rental operations (**Attachment 2**).

Findings Of Fact

ITEM	EXISTING	PROPOSED
Owner	9051 and 9071 Beckwith Road: Chung and Liang Chuan-Wang and Ying-Hsiang and Yu-Shu Wang	2784863 Canada Inc.
Applicant	2784863 Canada Inc.	
Site Sizes	<ul style="list-style-type: none"> 9051 Beckwith Road - 1424.4 m² (15,326.5 ft²) 9071 Beckwith Road - 1548.2 m² (16,658.6 ft²) 	Consolidation of both lots required.
Land Uses	Single-Family Houses (on both lots)	<ul style="list-style-type: none"> Car Rental Office (approximately 5000 ft²) Accessory parking (required-20; provided)
OCP Designation	City-wide OCP-Mixed Use Designation There is no adopted sub-area plan for West Bridgeport	No Change
Zoning	Single-Family Housing District (R1/F) – both lots	Automobile-Oriented Commercial (C6)

Surrounding Development and Related Policies

Surrounding development includes:

- a vacant lot to the west which is zoned R1/F ;
- an existing single-family house to the east which is zoned R1/F ;
- a Costco outlet on the south side of Beckwith (zoned C6) and;
- on the north, an industrial/warehouse use zoned I2 (Industrial).

The City-wide Official Community Plan (OCP) designates this area for “mixed uses” including commercial and industrial uses. The subject properties are located within West Bridgeport of the overall Bridgeport Area Plan. The draft West Bridgeport Sub-Area Plan designated the subject site for Auto-Oriented Commercial Development.

Staff Comments

Policy Planning

Rezoning of the subject properties to C6 (Auto-oriented Commercial) to permit a car rental operation is consistent with the City’s land use goals and objectives for the West Bridgeport area.

A Development Permit is also required to address form, character and other urban design issues related to the proposed use. Guidelines for the issuance of Development Permits are contained in Section 9, Schedule 1 of Bylaw 7100 (City Wide Official Community Plan). Of particular relevance to this site are Development Permit Area guidelines which encourage the identification and protection of existing mature trees. A number of coniferous trees exist along the rear property line and in the front, south-east corner of the development site. Detailed site planning, landscaping and design issues will be addressed as part of the Development Permit process.

Staff and the applicant have discussed the merits and value of these trees and if there are opportunities to integrate them into the development plans. Staff concur with the applicant that many of the trees, particularly those at the front of the lot, have been compromised over time and will negatively impact site development and eventual business operations. The City’s horticultural staff have suggested however, that trees at the rear of the lot appear reasonably healthy. Opportunities to integrate these trees into the overall landscape plan for the development should be further explored. Alternatively, as part of the Development Permit process, the applicant should be requested to plant trees and shrubs of sufficient size along the site’s perimeter which provide an effective and aesthetic buffer between the proposed and adjacent land uses.

Transportation

The City would typically require a single driveway to a site of this size however, Transportation staff have accepted the proposed dual (one for entrance and one for exit) access and driveway configuration. The proponents have effectively demonstrated how on-site traffic circulation will be handled.

This application has been referred to the Ministry of Transportation, which has granted preliminary approval to this rezoning.

Utilities and Roadworks

Prior to final reading of the rezoning bylaw, the developer must consolidate the two lots into one parcel.

The following street frontage upgrades, to City standards, will be required at time of building permit:

- installation of curb and gutter;
- 1.5 m grass and treed boulevard with street lights;
- 1.5 m wide concrete sidewalk.

A Professional Civil Engineer should also be retained to design the required street frontage improvements with particular attention paid to the transition of new services with existing servicing on adjacent properties.

Analysis

The proposed rezoning to permit a car rental operation is consistent with the City's general land use goals and objectives for the area, specifically the development of automobile oriented commercial uses.

The subject properties are located in an area that is generally regarded as "in transition", moving from residential uses to more commercial uses, particularly those that are automobile related and which can take advantage of the proximity to the airport, City Centre and key transportation routes such as Bridgeport Road.

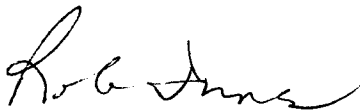
While a number of commercial uses have located in the area, several residential uses remain on Beckwith Road. The Bridgeport Area Plan seeks to minimize the conflicts between different land uses in the area to ensure a relatively high quality of life for area residents. To address this issue, the Bridgeport Plan requires that all new development be compatible with surrounding land uses. As noted, staff and the applicant have discussed the merits of retaining and integrating into the proposed development some of the trees on the site, particularly those at the rear and in the front south-east corner of the site. Staff recognize the nature of the proposed car rental business and the requirement for easy access to and from the site and the need for sufficient and safe on-site storage and circulation of vehicles. We agree that the many of the trees pose a hazard to ongoing car rental operations and should be removed. Effective landscaping and screening consisting of trees and shrubs between the car rental business and the adjacent uses need to be provided.

Financial Impact

None.

Conclusion

The proposed rezoning of 9051 and 9071 Beckwith Road is consistent with general land use policies, goals and objectives for the area. Staff recommend that the rezoning bylaw be introduced and given first reading. Staff also recommend that, as part of the Development Permit process, the applicant should be requested to plant trees and shrubs of sufficient size along the site's perimeter which provide an effective and aesthetic buffer between the proposed and adjacent land uses.



Rob Innes
Planner

RI:sk

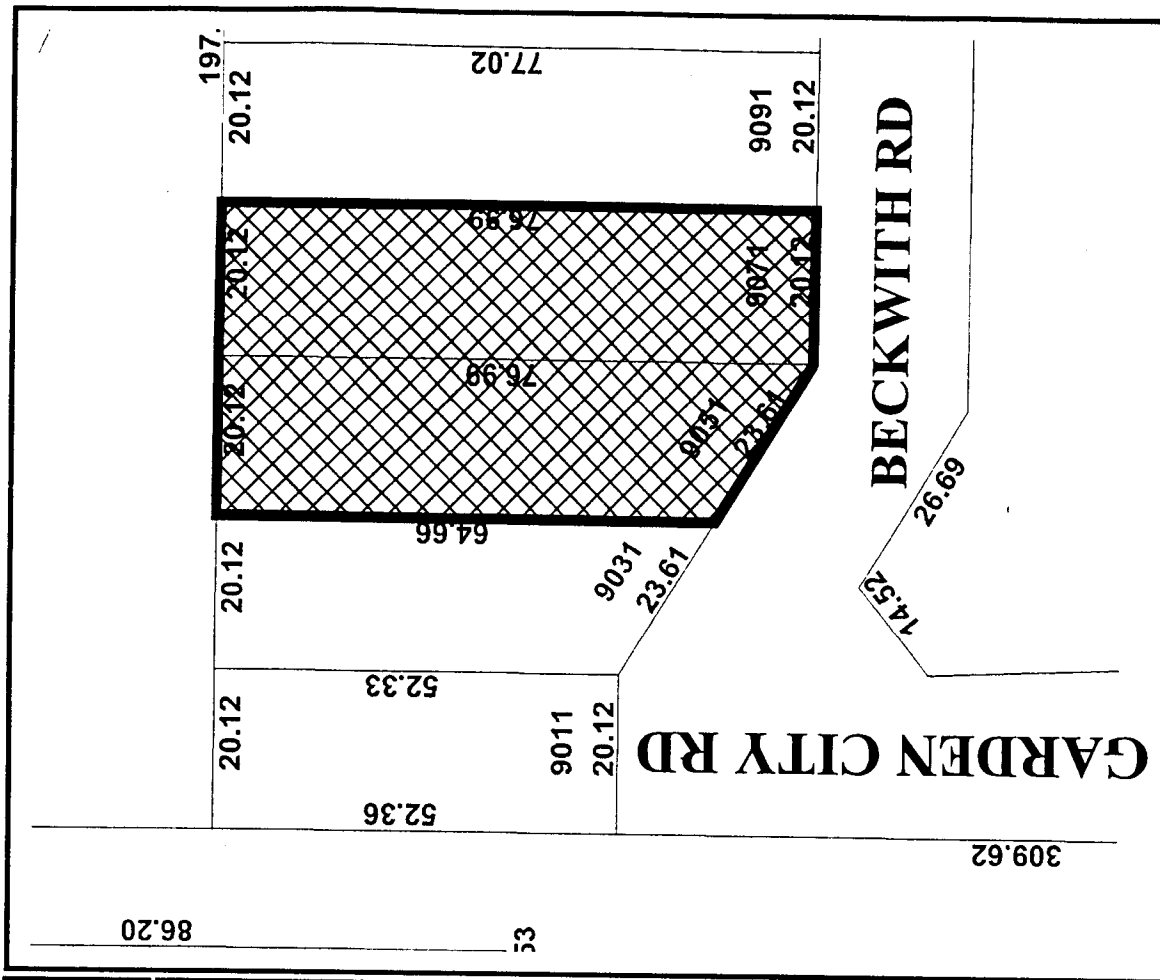
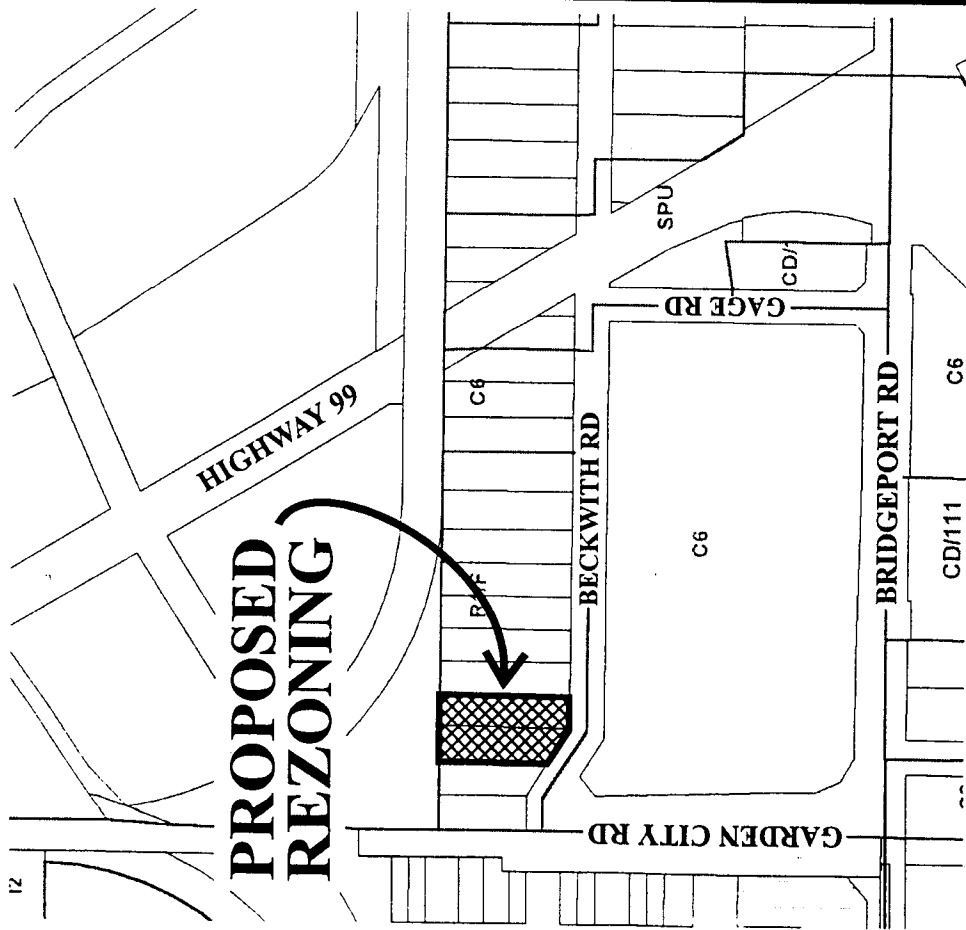
Requirements prior to final reading of the rezoning bylaw include:

- Consolidation of the two lots into one
- Processing of a Development Permit application to the satisfactory level, as determined by the Manager of Development Applications.



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PROPOSED REZONING

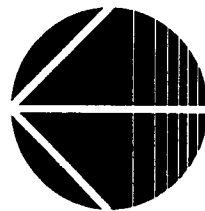


Original Date: 08/14/01

Revision Date:

Note: Dimensions are in METRES

RZ 01-190942





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7303 (RZ 01-190942)
9051 AND 9071 BECKWITH ROAD**

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

1. 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 areas and by designating them **AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)**.

P.I.D. 003-640-981

Lot 25 Section 22 Block 5 North Range 6 West New Westminster District Plan 13817

and

P.I.D. 008-141-223

Lot 26 Section 22 Block 5 North Range 6 West New Westminster District Plan 13817

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7303"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 28 2002

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
[Signature]

MAYOR

CITY CLERK