



<b>To:</b>	Planning Committee	<b>Date:</b>	March 9, 2005
<b>From:</b>	Raul Allueva Director of Development	<b>File:</b>	RZ 04-277643
<b>Re:</b>	<b>APPLICATION BY ESTLIN HOLDINGS LTD. FOR REZONING AT 10760 / 10780 CAMBIE ROAD FROM I4 TO C6</b>		

**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 7899, to:
  - a. redesignate 10760 / 10780 Cambie Road from "Business and Industry" to "Commercial" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100, and;
  - b. redesignate 10760 / 10780 Cambie Road from "Industrial" to "Commercial" in the Land Use Map in Schedule 2.11B (East Cambie Area Plan) of Official Community Plan Bylaw No. 7100,
 be introduced and given first reading.
2. That Bylaw No. 7899, 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. 7899, 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. 7900, for the rezoning of 10760 / 10780 Cambie Road from "Limited Industrial Retail District (I4)" to "Automobile-Oriented Commercial District (C6)", be introduced and given first reading.

Raul Allueva  
Director of Development

RA:dcb  
Att. 5

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

## Staff Report

### Origin

ESTLIN HOLDINGS LTD. has applied to the City of Richmond for permission to rezone 10760 & 10780 Cambie Road from "Limited Industrial Retail District (I4)" to "Automobile-Oriented Commercial District (C6)" in order to permit an automobile dealership.

The proposal is to accommodate the relocation of the BMW dealership from the Richmond Auto Mall and the consolidation of their "Mini" franchise from a neighbouring lot to the west. This relocation has been necessitated in order to facilitate an expansion of the dealership's operations that could not be met at their current location in the Richmond Auto Mall.

The development proposes a two storey building containing a new vehicle showroom, a vehicle repair centre, and a drive through car wash. Extra regular and tandem parking stalls are provided to accommodate the dealership's vehicle inventory.

A site location map is provided in **Attachment 1** and the conceptual site plan and building elevations are provided in **Attachment 2**.

### Findings of Fact

#### *Surrounding Development*

- To the West: Auto sales and a Holiday Inn
- To the North: A business park office building owned by Sun Life Canada along the north side of Cambie Road.
- To the East: Shell Road & Canal, a rail corridor and five limited industrial retail operations.
- To the South: Highway 91 and an on ramp from Shell Road.

Together the subject properties are approximately 1.3 ha (3.34 acres) in size.

Site statistics are provided in the Development Application Data Sheet (**Attachment 3**).

### Related Policies & Studies

The subject properties are within the East Cambie Planning Area. The Area Plan notes two goals of particular relevance to this application:

- *To accommodate land uses that are highly automobile-oriented and can benefit from direct access to the major highway system.*

The proposal appears to fit this goal in that the dealership's clientele will typically be automobile drivers and many will likely access Highway 91 on their way to / from the dealership.

- *To attempt to increase industrial job opportunities in designated industrial areas in the East Cambie Planning Area.*

The proposal is commercial rather than industrial oriented. It is noted, however, that part of the subject site has been underutilized for some time and the proposed development affords an opportunity to add jobs and a new facility to this location. In addition, adjacent lands to the west are presently zoned Automobile-Oriented Commercial District (C6) making this rezoning a reasonable fit to the area.

This application has been reviewed with Economic Development staff and no concerns were identified.

### **Consultation**

The Provincial Ministry of Transportation have reviewed the proposed application and have provided preliminary approval of the site plan subject to the following conditions:

- No direct access from the northbound Highway 99 on-ramp, and
- All storm water shall be directed to a municipally maintained storm drainage system.

Both of these conditions will be accommodated through the development and building permit review process. Consideration was given to the need for direct consultation of various agencies on the proposed OCP amendment, however, no further consultation as per Bylaw 7899 was felt to be warranted as the development site is not adjacent to, nor would it impact other municipalities or agencies and the impacts will be primarily local in nature.

### **Staff Comments and Analysis**

Staff's technical comments are provided in **Attachment 4**. Generally, all technical issues have been addressed by this applicant. Frontage improvements and land dedications to accommodate a boulevard and sidewalk on Cambie Road and Shell Road are requirements for the rezoning and the necessary dedications have been provided for in the applicant's submission.

The applicant has worked cooperatively with staff to keep the number of access points to Shell Road to one vehicle access, and to dedicate sufficient land to accommodate a perimeter sidewalk and boulevard along both Cambie Road and Shell Road.

The staff parking stalls are positioned such that there is no real setback from the western property line. As these stalls are situated at the rear of the building and there is an existing retaining wall along this location, City staff feel that a variance to the normal requirement of a 1.5 m setback from the property line required under section 405.11 of the Zoning and Development Bylaw No. 5300 can be considered as part of the Development Permit review.

The applicant was asked to have a detailed storm sewer analysis prepared by a professional engineer to ensure that any off site storm sewer upgrades required by the proposal would be accommodated by the development itself. Based upon this analysis, cost estimates for these upgrades were applied to the Conditional Rezoning Requirements that the applicant has agreed to.

With all of the identified technical issues addressed, staff believe that the application has merit and is supportable.

**Financial Impact**

None. Off site upgrade costs have been addressed through the Conditional Rezoning Requirements sign-off.

**Conclusion**

Staff have reviewed the application for OCP amendment and rezoning of 10760 / 10780 Cambie Road and are recommending that the application be approved.



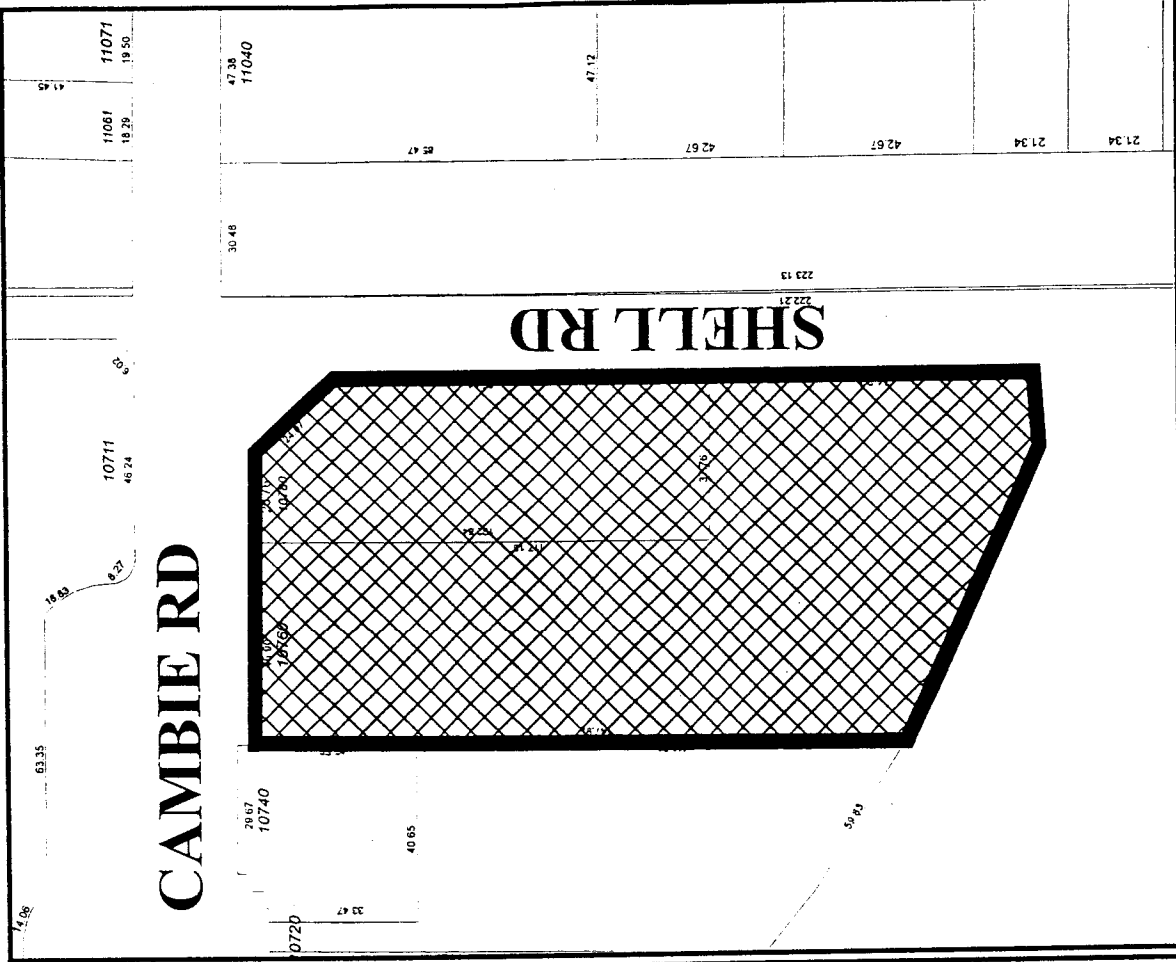
David Brownlee  
Planner 2

DCB:cas

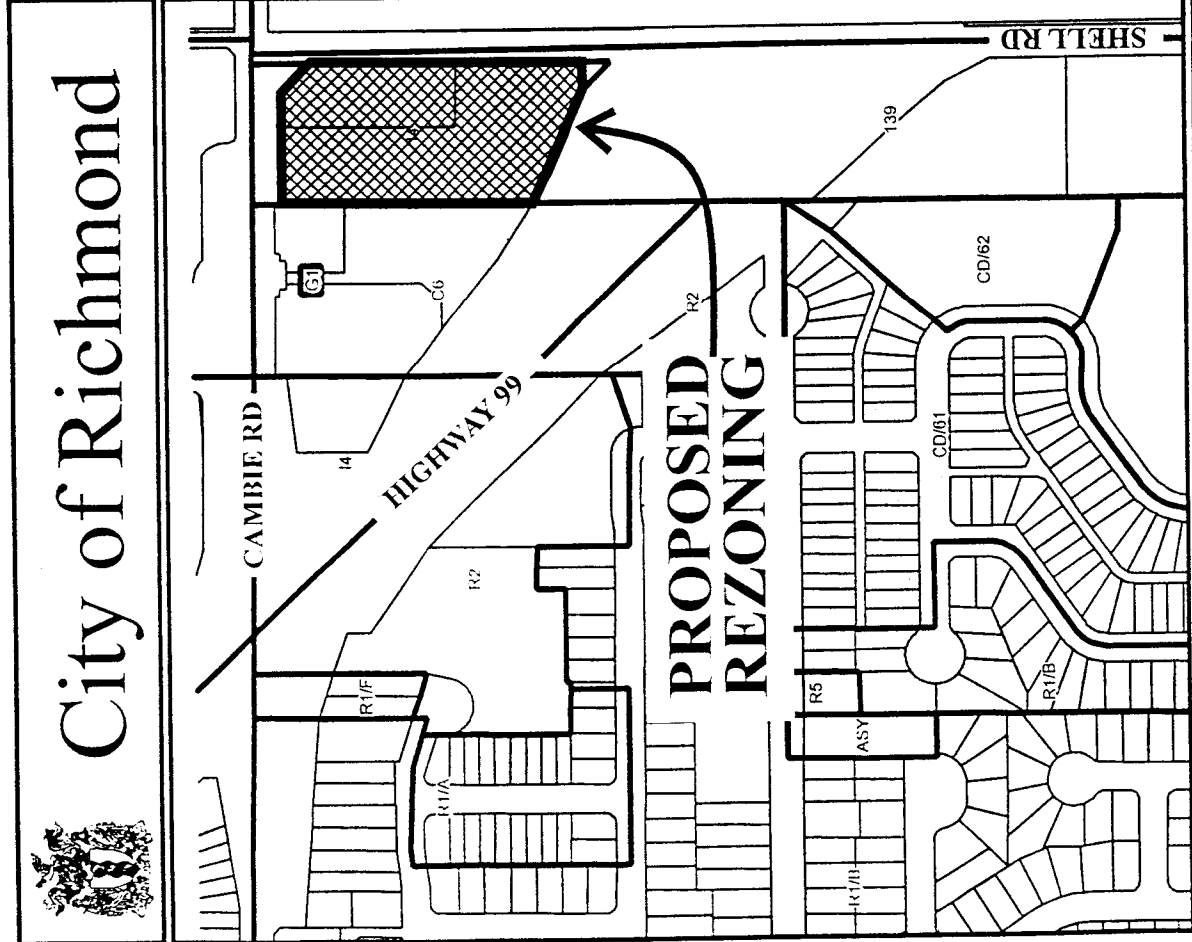
*Requirements to be dealt with prior to final adoption identified on Attachment 5.*

## LIST OF ATTACHMENTS

- ATTACHMENT 1    Location Map
- ATTACHMENT 2    Proposed Site Plan and Building Elevations
- ATTACHMENT 3    Development Application Data Sheet
- ATTACHMENT 4    Staff Comments
- ATTACHMENT 5    Conditional Rezoning Requirements Signoff

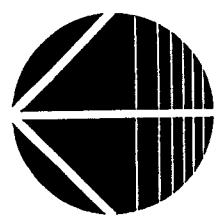


Original Date: 09/28/04  
Revision Date:  
Note: Dimensions are in METRES



# RZ 04-277643

City of Richmond



**PROPOSED AUTOMOBILE DEALERSHIP**  
10760 & 10780 CAMBER ROAD, RICHMOND, B.C.

**ESTLIN HOLDINGS LTD.**

# SITE PLAN

## FLOOR PLANS

### CONTEXT PLAN

**CONTEXT PLAN**  
SCALE 1/8" = 1' = 0"

**SECOND FLOOR PLAN**  
SCALE 1/8" = 1' = 0"

**PROJECT DATA**

**LOAN INFORMATION**  
LOAN NUMBER: 10140 AND 10180 CAMBER STREET, RICHMOND, B.C.

**LOAN DESCRIPTION**  
LOAN 10140: PART OF SITE PLAN LAYOUT, PLAN 6141, AND PARCEL C LOTS 38 (S) AND 39 (S) TO BE USED AS PART OF SECTION 24, BLOCK 3, WITHIN MAPLE & 46TH AVE AUTOMOBILE DEALERSHIP

**LOAN DESCRIPTION**  
LOAN 10180: PART OF SITE PLAN LAYOUT, PLAN 6141, AND PARCEL C LOTS 38 (S) AND 39 (S) TO BE USED AS PART OF SECTION 24, BLOCK 3, WITHIN MAPLE & 46TH AVE AUTOMOBILE DEALERSHIP

**LOAN 10180: PART OF SITE PLAN LAYOUT, PLAN 6141, AND PARCEL C LOTS 38 (S) AND 39 (S) TO BE USED AS PART OF SECTION 24, BLOCK 3, WITHIN MAPLE & 46TH AVE AUTOMOBILE DEALERSHIP**

PROPOSED	REQUIREMENTS	STATUS
1. 24 STORES (188,448 SF w/ 241 LOTS)	2. 24 STORES (188,448 SF w/ 241 LOTS)	ALLOWED
1. 18 STORES (138,336 SF w/ 180 LOTS)	2. 18 STORES (138,336 SF w/ 180 LOTS)	ALLOWED
1. 12 STORES (92,224 SF w/ 120 LOTS)	2. 12 STORES (92,224 SF w/ 120 LOTS)	ALLOWED
1. 6 STORES (46,112 SF w/ 60 LOTS)	2. 6 STORES (46,112 SF w/ 60 LOTS)	ALLOWED
1. 3 STORES (23,056 SF w/ 30 LOTS)	2. 3 STORES (23,056 SF w/ 30 LOTS)	ALLOWED
1. 1.5 STORES (11,528 SF w/ 15 LOTS)	2. 1.5 STORES (11,528 SF w/ 15 LOTS)	ALLOWED
1. 0.75 STORES (5,764 SF w/ 7.5 LOTS)	2. 0.75 STORES (5,764 SF w/ 7.5 LOTS)	ALLOWED
1. 0.375 STORES (2,882 SF w/ 3.75 LOTS)	2. 0.375 STORES (2,882 SF w/ 3.75 LOTS)	ALLOWED
1. 0.1875 STORES (1,441 SF w/ 1.875 LOTS)	2. 0.1875 STORES (1,441 SF w/ 1.875 LOTS)	ALLOWED

**REQUIRED**  
1. 1.5 STORES FOR EACH 100' OR THEREABOUTS  
2. 1.5 STORES FOR EACH 100' OR THEREABOUTS

**PERMITTED**  
1. 1.5 STORES FOR EACH 100' OR THEREABOUTS  
2. 1.5 STORES FOR EACH 100' OR THEREABOUTS

**STAIRS**  
24 STORES (INCLUDING 3 PC STAIRS)  
21 STORES (INCLUDING 3 PC STAIRS)  
18 STORES (INCLUDING 3 PC STAIRS)  
15 STORES (INCLUDING 3 PC STAIRS)  
12 STORES (INCLUDING 3 PC STAIRS)  
9 STORES (INCLUDING 3 PC STAIRS)  
6 STORES (INCLUDING 3 PC STAIRS)  
3 STORES (INCLUDING 3 PC STAIRS)  
1.5 STORES (INCLUDING 3 PC STAIRS)

**PERMITTED**  
1. 24 STORES (INCLUDING 3 PC STAIRS)  
2. 18 STORES (INCLUDING 3 PC STAIRS)  
3. 12 STORES (INCLUDING 3 PC STAIRS)  
4. 6 STORES (INCLUDING 3 PC STAIRS)  
5. 3 STORES (INCLUDING 3 PC STAIRS)

**HYAMEL JONES**  
ARCHITECTS

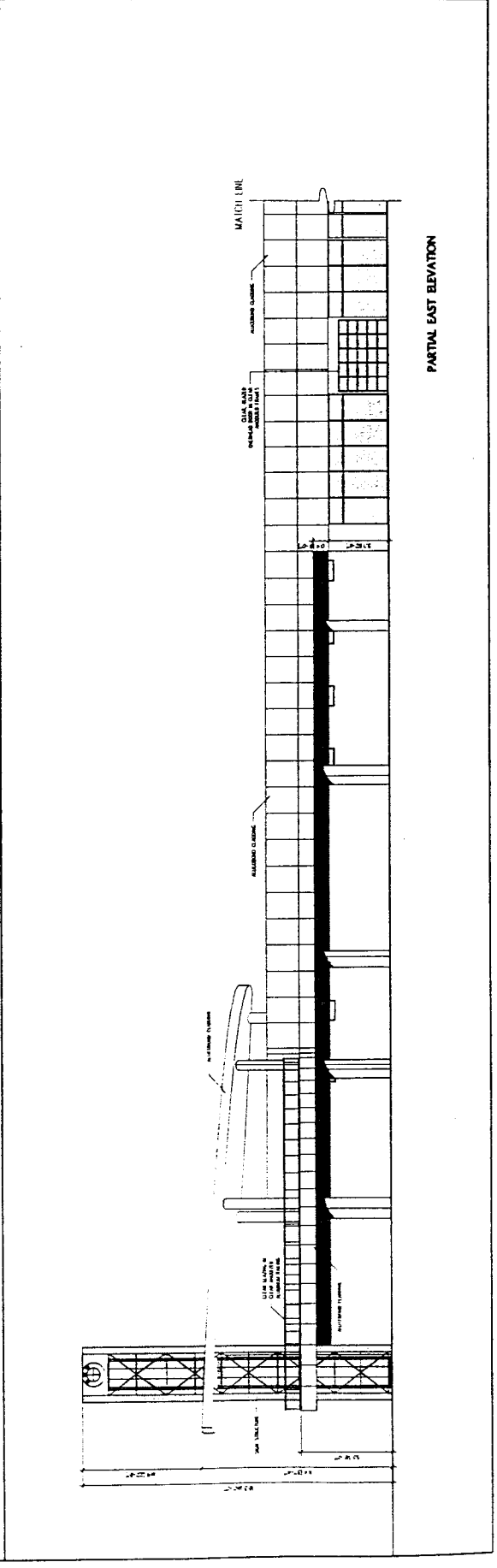
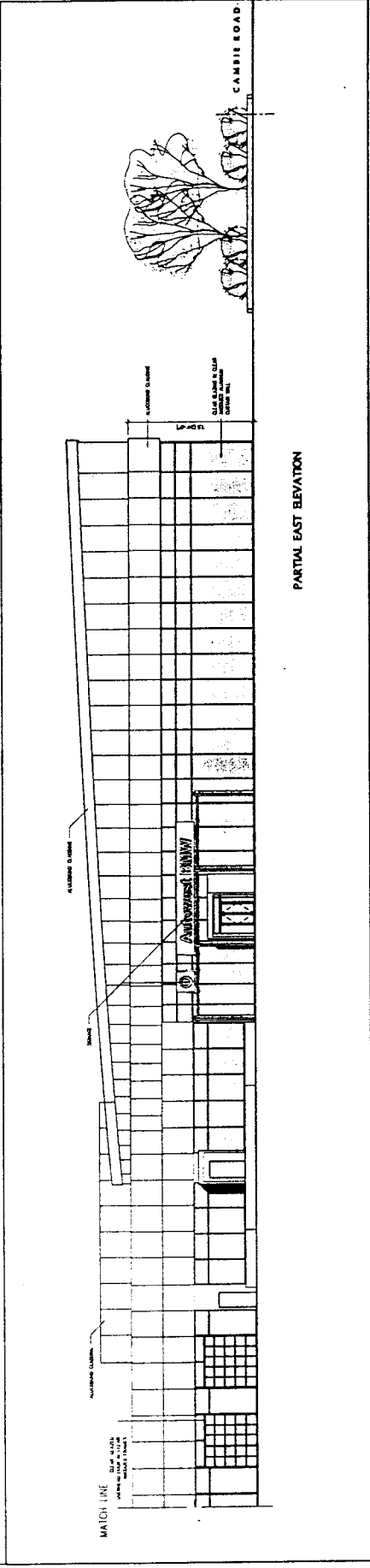
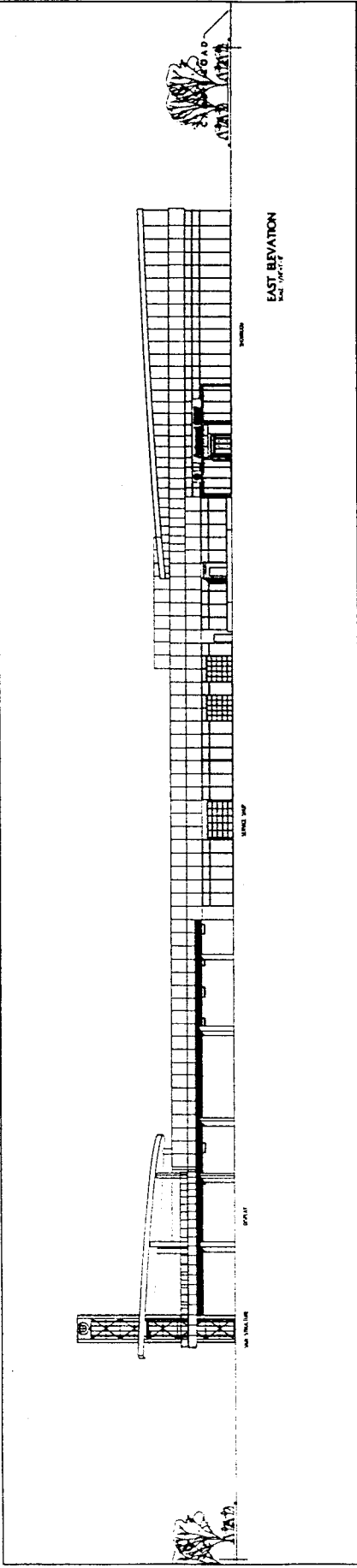
2000 MARLBOROUGH STREET  
VANCOUVER, BRITISH COLUMBIA  
V6Z 1R1  
TEL: 604-271-1111  
FAX: 604-271-1112  
WWW.HYAMELJONES.COM

EAST ELEVATION

PROPOSED AUTOMOBILE DEALERSHIP  
ESTLIN HOLDINGS LTD.  
10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.

DATE: 10/10/01  
DRAWN BY: J. H. / J. H.  
CHECKED BY: J. H. / J. H.  
SCALE: AS SHOWN

SEE PLAN FOR EXACT LOCATION OF THIS ELEVATION ON THE SITE





1. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 2. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 3. SEE PLAN SHEET FOR EXISTING CONDITIONS

4. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 5. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 6. SEE PLAN SHEET FOR EXISTING CONDITIONS

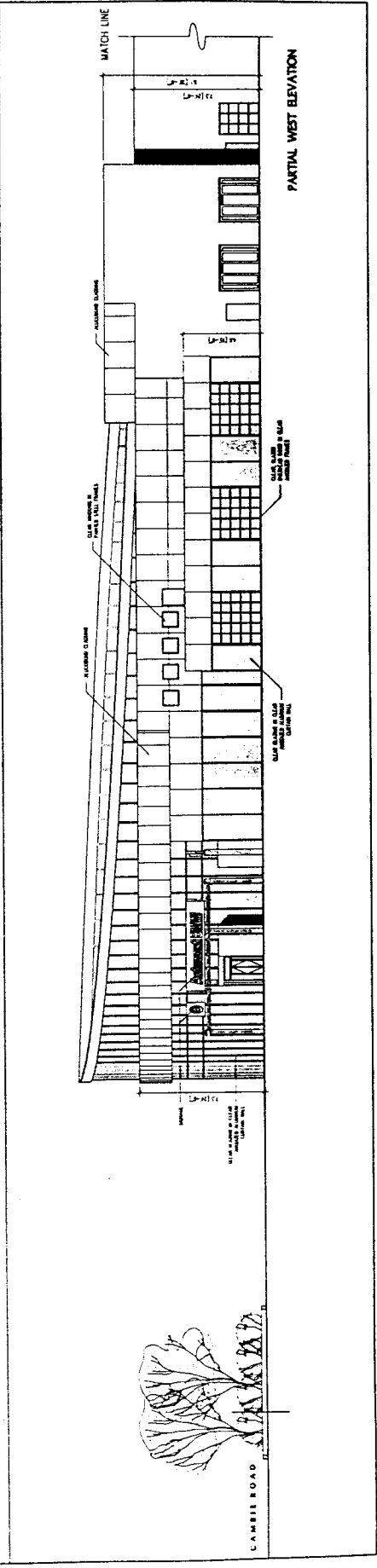
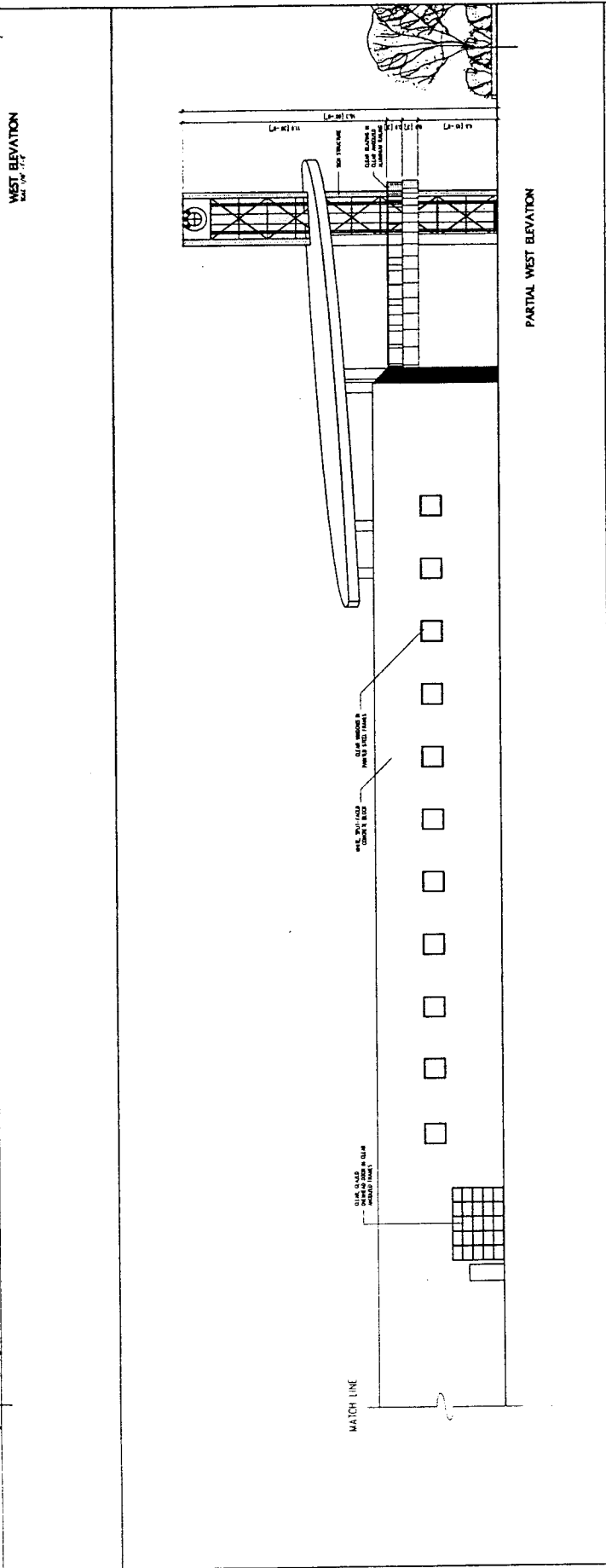
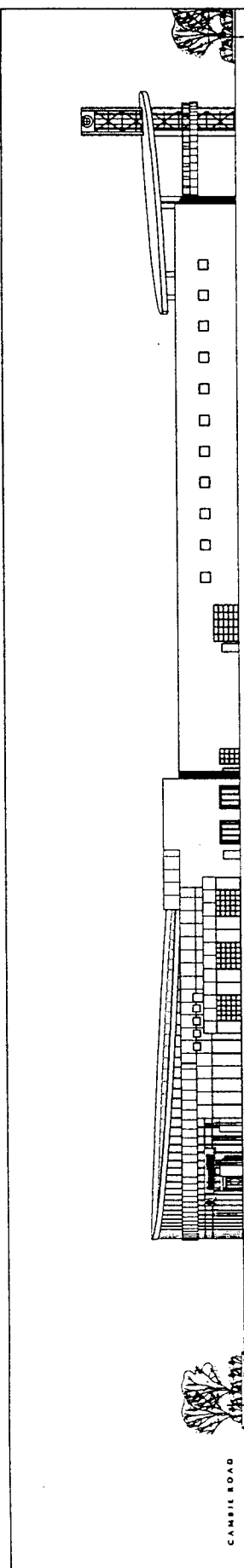
7. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 8. SEE PLAN SHEET FOR EXISTING CONDITIONS  
 9. SEE PLAN SHEET FOR EXISTING CONDITIONS

PROPOSED AUTOMOBILE DEALERSHIP  
 10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.  
 ESTLIN HOLDINGS LTD.

WEST ELEVATION

**HYAVEL JONES**  
 ARCHITECTS  
 2080 HAVELock STREET, VANCOUVER, B.C. V6L 1A6  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW.HYAVELJONES.COM

A3



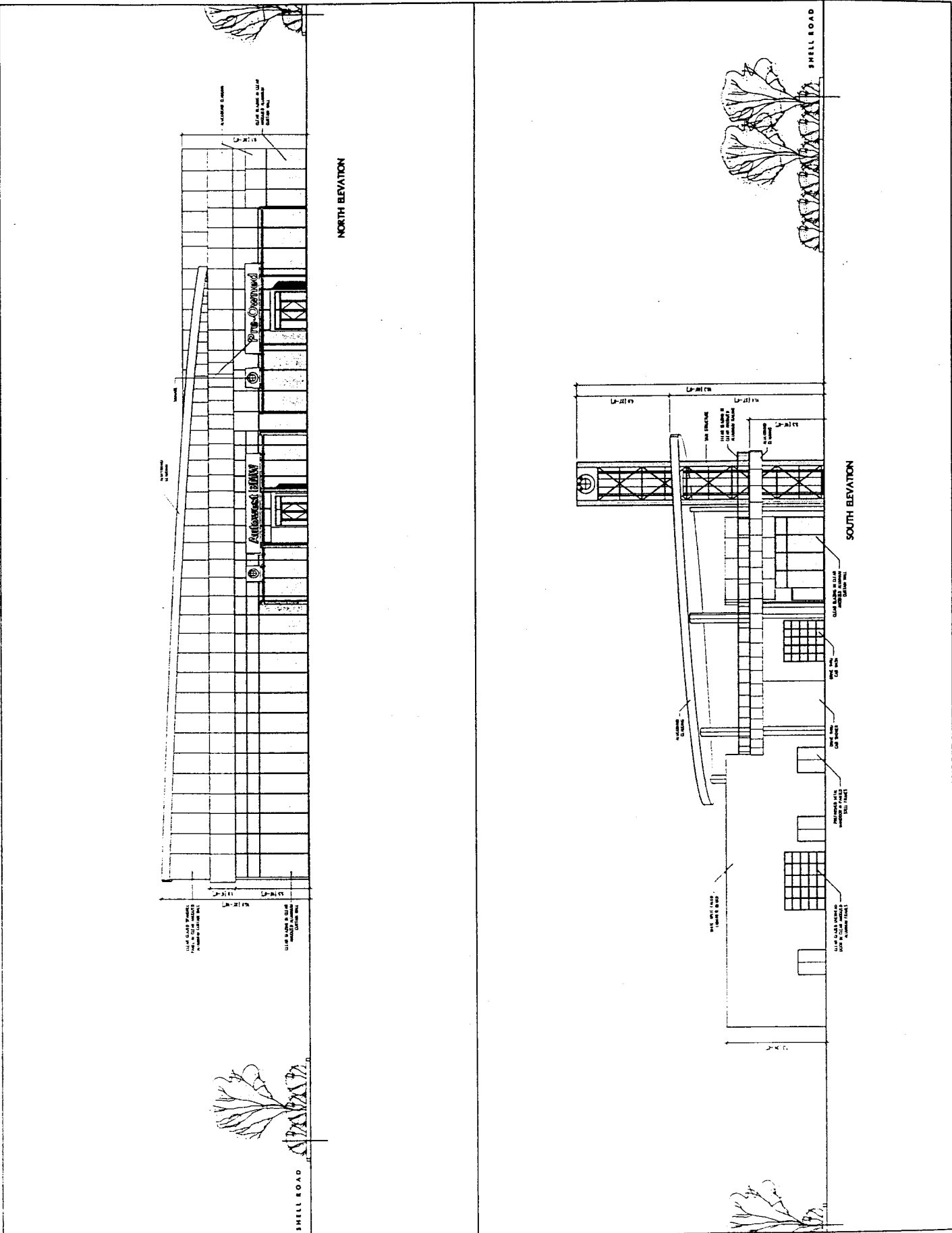
**LEAVY JONES**  
 2380 AVENUE SHELL  
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 PHONE: 312-762-1100  
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 FAX: 312-762-1100  
 MAILING ADDRESS: 2380 AVENUE SHELL  
 CHICAGO, ILL. 60614

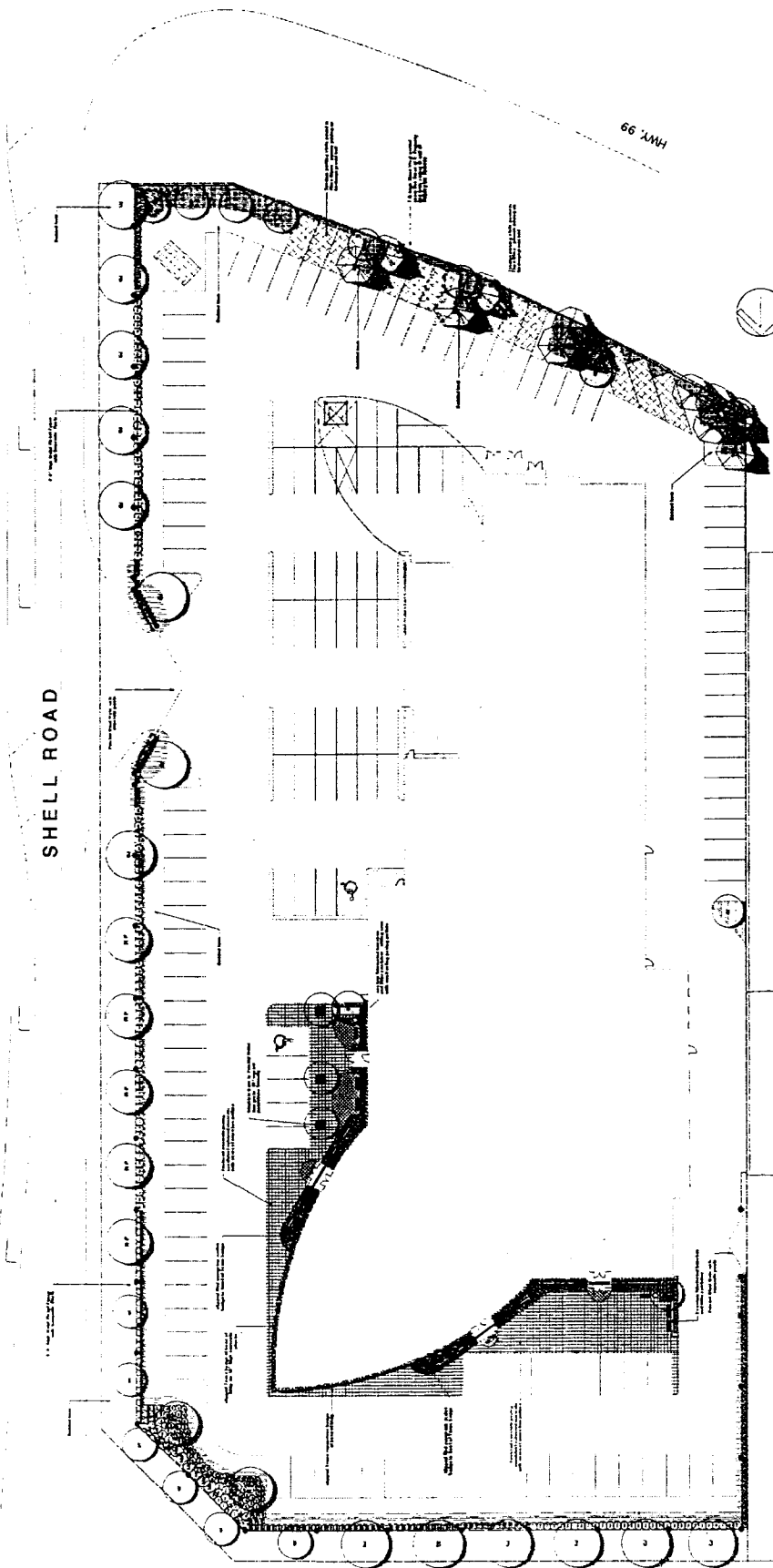
**SOUTH BEVATON**  
NORTH BEVATON

**PROPOSED AUTOMOBILE DEALERSHIP**  
10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.  
ESTLIN HOLDINGS LTD.

NOT TO SCALE  
 ALL DIMENSIONS IN METERS  
 ALL WALLS AND PARTITIONS TO BE CONCRETE  
 ALL FLOORS TO BE CONCRETE  
 ALL ROOFS TO BE ASPH/FLT  
 ALL GLAZING TO BE ALUMINUM  
 ALL INTERIORS TO BE GYP/PLASTER  
 ALL EXTERIORS TO BE BRICK  
 ALL FINISHES TO BE AS SHOWN  
 ALL FIXTURES TO BE AS SHOWN  
 ALL EQUIPMENT TO BE AS SHOWN  
 ALL UTILITIES TO BE AS SHOWN  
 ALL MECHANICAL SYSTEMS TO BE AS SHOWN  
 ALL ELECTRICAL SYSTEMS TO BE AS SHOWN  
 ALL TELEPHONE SYSTEMS TO BE AS SHOWN  
 ALL SECURITY SYSTEMS TO BE AS SHOWN  
 ALL FIRE PROTECTION SYSTEMS TO BE AS SHOWN  
 ALL ACCESSIBILITY TO BE AS SHOWN

NOT TO SCALE  
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 ALL TELEPHONE SYSTEMS TO BE AS SHOWN  
 ALL SECURITY SYSTEMS TO BE AS SHOWN  
 ALL FIRE PROTECTION SYSTEMS TO BE AS SHOWN  
 ALL ACCESSIBILITY TO BE AS SHOWN





NO. 100	DATE	BY	REVISION

Auto West  
 BMW  
 Shell Road  
 Raleigh, N.C.  
 Landscape Plan

**Plant List**

Symbol	Plant Name	Quantity	Notes
1	Plant A	10	Plant A
2	Plant B	5	Plant B
3	Plant C	15	Plant C
4	Plant D	8	Plant D
5	Plant E	12	Plant E
6	Plant F	6	Plant F
7	Plant G	4	Plant G
8	Plant H	3	Plant H
9	Plant I	2	Plant I
10	Plant J	1	Plant J

**LANDSCAPE NOTES**

1. See site plan for plantings and the overall site plan.

2. All materials and workmanship shall conform to the current standards of the American Society of Landscape Architects (ASLA) and the National Society of Professional Gardeners (NSPG).

3. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

4. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

5. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

6. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

7. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

8. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

9. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).

10. All plants shall be installed in accordance with the current standards of the American Society of Professional Gardeners (ASPG).


**City of Richmond**

 6911 No. 3 Road  
 Richmond, BC V6Y 2C1

**Development Application  
 Data Sheet**  
 Policy Planning Department

**RZ 04-277643**

 Address: 10760 / 10780 Cambie Road

 Applicant: ESTLIN HOLDINGS LTD.

 Planning Area(s): East Cambie Area Plan Schedule 2.11B

	Existing	Proposed
<b>Owner:</b>	Herzog Leasing Ltd.	MTK Auto West Ltd.
<b>Site Size (m<sup>2</sup>):</b>	10760 Cambie Rd. – 10,072 m <sup>2</sup> (108,417ft <sup>2</sup> ) 10780 Cambie Rd. – 3,740 m <sup>2</sup> (40,258ft <sup>2</sup> ) Total approx 13,809 m <sup>2</sup> (148,644 ft <sup>2</sup> )	12,968.6 m <sup>2</sup> (139,597.2 ft <sup>2</sup> ) after dedications
<b>Land Uses</b>	A fibre rope warehouse and distribution facility on 10780 Cambie partially vacant / Recreational Vehicle Sales on 10760 Cambie	Automobile Dealership
<b>OCP Designation</b>	Business and Industry	Commercial
<b>Area Plan Designation</b>	Industrial	Commercial
<b>Zoning</b>	I4 – Limited Industrial Retail District	C6 - Automobile-Oriented Commercial District
<b>Other Designations</b>		

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50 F.A.R.	0.39 F.A.R.	none permitted
Lot Coverage – Building:	Max. 50%	40.6%	none
Setback – From Roads (m):	6 m Min.	6.1 m Min.	none
Setback – Side and Rear Yard (For Two Storeys)	7.5 m Min.	7.5 m Min.	none
Height – Building (m):	12 m	11.38 m	none
Height – Structures (m):	20 m	18.29 m	none
Off-street Parking Spaces – Total:	At 4 spaces / 1076.43 sf Total Required: 185	257 stalls	none
Tandem Parking Spaces		62	may be required to accommodate display vehicle tandem parking

 Other: A variance to parking setbacks along the western property line may be required at the DP stage.

**Staff Technical Review Comments**

***Development Applications:***

1. Applicant to provide Subdivision / Consolidation plan. Detailed submissions will be required for the Development Permit.
2. MoT approval is required for Rezoning and site access (*Preliminary Approval received and is on file*).

***Land and Property:***

The City had an interest in acquiring a portion of the site for a Fire Hall. While the applicant is aware the City has an interest in a portion of the site - they have indicated that they require the entire site for their operation.

***Community Planning:***

This proposal will require amendments to both the OCP Generalized Land Use Map Designation and the East Cambie Area Plan Land Use Map designation. The development will result in a shift from service industrial related uses to automobile-oriented commercial use. The Area Plan goals are in part supported by the proposal. Ultimately, the development will result in built improvements and new jobs in the area. It is noted that adjacent lands to the west are presently zoned Automobile-Oriented Commercial District (C6).

It is further noted that under the existing Limited Industrial Retail District (I4), the retail sale of building materials, household furnishings and appliances (e.g. Home Depot, Ikea, etc.) is permitted. The transition from Limited Industrial Retail District (I4) zoning to Automobile-Oriented Commercial District (C6) zoning is therefore not considered by staff to be a considerable shift in use.

On the basis of the above reviews Policy Planning staff are supportive of the proposal.

***Engineering / Design:***

Development Applications / Engineering staff support the Rezoning application.

Engineering Capacity Analysis comments: a Storm analysis up to the main conveyance at the east side of Shell Rd. was required of the applicant. The analysis prepared by R.F. Binnie & Associates Ltd. indicates that although the proposed development would not result in any substantial increase in the storm runoff, some re-sizing of the storm connection would be required. The estimate for these works is approximately \$28,000, but may increase with a more detailed review. The total cost of these upgrades will be the responsibility of the developer. Sanitary OK. Water OK.

Prior to final adoption, the developer is to:

1. Consolidate the two lots into one development parcel;

2. With the consolidation, grant additional road dedication adding up to 3.5m, from behind the EXISTING curb and gutter on Cambie Rd. and Shell Rd. This will need to be surveyed, but will mean between about 1.1m and 2.0m addition dedication is required.
3. Discharge the existing sanitary sewer ROW which runs between the two existing lots. The sewer line can be abandoned with a new connection provided at the Cambie Rd. property line via forthcoming Servicing Agreement (SA). The 4m ROW along Shell Rd. must remain as it contains a watermain.

No other concerns with the Rezoning.

Prior to issuance of the Building Permit, the developer is to enter into the City's standard Servicing Agreement for design and construction of the two frontages. Works include, but are not limited to, removing the existing sidewalk, creating a 2m grass & treed boulevard behind the existing curb, with a 1.5m concrete sidewalk backing onto the new property line. Works are at the developers sole cost; no credits.

***Transportation:***

1. Ministry of Transportation approval required on site access along Shell Road. (*Preliminary approval received as noted in the staff report. Letter is on file.*)
2. Frontage improvements, including land dedication along the Cambie Road and Shell Road frontages to allow the provision of a 2.0m boulevard, and a 1.5m sidewalk.
3. The gate on Shell Rd. should be located as far west from the road as possible.
4. Transportation preliminary comments on site access (also pending MoT comments)- Only 1 access permitted off Shell Rd., align the access with the existing left-turn bay on Shell Rd., located approximately 60m north of the southern property line.
5. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for works on roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

***Fire Department:***

- No concerns based on information supplied.
- Access is good.
- Typical issues for auto dealerships are fuel dispensing, underground storage tanks, waste oil storage, and environmental run-off containment in service areas.
- Permits and approval for all hazardous processes will be required.

***Landscape Plan Review:***

With regard to the landscape plan (dated Dec. 6, 04) the following comments are offered:

Section 405.11 of the City's Zoning Bylaw requires that:

*Off-street parking spaces provided ...shall be located no closer than 3 m (9.843 ft.) to a property line which abuts a **public road**; and no closer than 1.5 m (4.921 ft.) to any other property line.* This guideline is not met as parking, used as display areas for new vehicles, is provided to the property line in several cases. A variance will be considered to address this issue through the development permit review.

The revised plan set submitted for the Development Permit review should provide clear boundaries between parking lot areas and vehicle storage areas which are part of the land use component. Regular parking lot areas should be clearly delineated and endeavour to comply with the City's setbacks. The applicant is aware of this issue.

The applicant should review the City's Development Permit Guidelines in general, and specifically with regard to Section 9.2.4B – Surface Parking, which required adequate screening of parking areas, and prescribes conditions to guide the design, surface material and public access related to parking areas. These aspects will be examined in closer detail during the Development Permit review.

**Conditional Rezoning Requirements**  
**10760 / 10780 Cambie Road RZ 04-277643**

Prior to final adoption of Zoning Amendment Bylaw 7900, the developer is required to complete the following requirements:

1. Road dedication along the entire Cambie Road and Shell Road frontages to accommodate a 2.0 m boulevard, a 1.5 m wide sidewalk.
2. Consolidation of all the lots into one development parcel.
3. Discharge the existing sanitary sewer right-of-way which runs between the two existing lots. The sewer line can be abandoned with a new connection provided at the Cambie property line via forthcoming Servicing Agreement (SA). The 4m right-of-way along Shell must remain as it contains a watermain.
4. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

\* Note: This requires a separate application.

Prior to issuance of the Building Permit:

1. The developer is to enter into the City's standard Servicing Agreement for design and construction of the two frontages. Works include, but are not limited to, removing the existing sidewalk, creating a 2m grass & treed boulevard behind the existing curb, with a 1.5m concrete sidewalk backing onto the new property line. Works are at the developers sole cost; no credits.
2. The above Servicing Agreement will include design and construction of upgrades to the City's storm sewer conveyance between the subject property and the main conveyance at the east side of Shell Rd. These works are estimated to cost approximately \$28,087.50 and which will be at the developer's sole cost; no credits. This estimate does not reflect the detailed design and these costs may change.
3. The developer is to submit a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

*(Signed Original On File)*

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date





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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7899 (RZ04-277643)  
10760 / 10780 CAMBIE ROAD**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 (Generalized Land Use Map) thereof of the following areas and by designating them **Commercial**:

P.I.D. 012-939-455

PARCEL C, EXCEPT; PART ON SRW PLAN LMP16312 SECTION 35 BLOCK 5  
NORTH RANGE 6 WEST GROUP 2 NEW WESTMINSTER DISTRICT  
REFERENCE PLAN 80309

P.I.D. 002-772-591

LOT 36, EXCEPT; PART ON SRW PLAN LMP16312 SECTION 35 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 61424

2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation shown on the Land Use Map in Schedule 2.11B (East Cambie Area Plan) thereof of the following areas and by designating them **Commercial**:

P.I.D. 012-939-455

PARCEL C, EXCEPT; PART ON SRW PLAN LMP16312 SECTION 35 BLOCK 5  
NORTH RANGE 6 WEST GROUP 2 NEW WESTMINSTER DISTRICT  
REFERENCE PLAN 80309

P.I.D. 002-772-591

LOT 36, EXCEPT; PART ON SRW PLAN LMP16312 SECTION 35 BLOCK 5  
NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 61424

3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7899**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating Dept <i>JTC</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

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MAYOR

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



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7900 (RZ 04-277643)  
10760 / 10780 CAMBIE ROAD**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following area and by designating it **AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)**.

P.I.D. 012-939-455

Parcel C, Except: Part on SRW Plan LMP16312 Section 35 Block 5 North Range 6 West Group 2 New Westminster District Reference Plan 80309

P.I.D. 002-772-591

Lot 36, Except; Part on SRW Plan LMP16312 Section 35 Block 5 North Range 6 West New Westminster District Plan 61424

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7900”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

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CITY OF RICHMOND
REVIEWED by HB
APPROVED by Solicitor/Director KOA

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MAYOR

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CITY CLERK