



**CITY OF RICHMOND**

**REPORT TO COMMITTEE**

**TO:** Planning Committee

**DATE:** March 2, 2000

**FROM:** Joe Erceg  
Manager, Development Applications

**FILE:** RZ 99-170430

**RE: Application by Paul Leong to rezone 4011 No. 5 Road from Service Station District (G2) to Comprehensive Development District (CD/113).**

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**STAFF RECOMMENDATION**

That Bylaw No. 7093 to rezone 4011 No. 5 Road from Service Station District (G2) to Comprehensive Development District (CD/113) be introduced and given first reading.

Joe Erceg  
Manager, Development Applications

Att. 2

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

STAFF REPORTORIGIN

The subject 0.108 ha (0.266 ac) site is located on the south-west corner of Cambie and No. 5 Road.

The site was formerly occupied by a Shell Canada service station. The proposal is to rezone the site to Comprehensive Development District (CD/113) zone in order to redevelop it for a small, multi-tenant commercial development.

FINDINGS OF FACT

| ITEM                  | EXISTING                                      | PROPOSED                                |
|-----------------------|---|---|
| Owner                 | Shell Canada Ltd.                             | 526007 BC Ltd.                          |
| Applicant             | Paul Leong                                    | no change                               |
| Site size             | 0.108 ha (0.266 ac)                           | no change                               |
| Land uses             | vacant (formerly a Shell Oil service station) | small, multi-tenant commercial building |
| Area Plan designation | Commercial                                    | no change                               |
| Zoning                | Service Station District (G2)                 | CD/113                                  |

Staff commentsUtilities staff commented that:

Prior to final reading of the Zoning Amendment Bylaw, the developer is required to dedicate a 2 m (6.561 ft) strip of land along the entire Cambie Road and No. 5 Road frontages for future road widening, including a 4 m (13.123 ft) x 4 m (13.123 ft) corner cut.

Prior to issuance of a Development Permit, the developer is required to:

- design a new 1.5 m (4.921 ft) concrete sidewalk (abutting the new property lines) and a grass boulevard with street trees at 9 m (29.527 ft) on centre, between the existing curb and new sidewalk. These improvements are to extend along the entire frontages of Cambie and No. 5 Roads. The location of the sidewalk, grass boulevard and trees must allow for the future widening as per the Transportation Department's functional plan, and
- site the buildings to meet the requirements of Sight Line Bylaw No. 4820.

Prior to the issuance of a Building Permit, the developer is required to:

- enter into a standard Servicing Agreement for the construction of the above works, and
- pay the required Development Cost Charges and all servicing costs.

Transportation staff commented that:

- the developer must satisfy the parking requirements in Section 400 of the Zoning and Development Bylaw, and
- the driveway locations in the applicant's site plan concept are acceptable.

## ANALYSIS

### **Land use**

The proposal conforms with the Cambie (East) Area Plan which designates the site for "Commercial" use.

The proposed multi-tenant commercial building is compatible with surrounding developments, which consists of:

- Cambie Plaza neighbourhood shopping centre on the west;
- a neighbourhood strip mall development on the south;
- Richmond Savings Credit Union branch office on the north;
- two small convenience stores on the east; and
- Mitchell School lies to the north-east of the site.

The site is vacant and it is desirable to redevelop the subject site in order to improve the visual quality of the southwest corner of the No. 5 Road and Cambie Road intersection.

### **Zone**

The zoning options for the site are:

- Neighbourhood Commercial District (C2);
- Automobile-Oriented Commercial District (C6); and
- Comprehensive Development District (CD).

The most appropriate zone for the site is a CD zone. The advantages of using a CD zone for the site are:

- it would enable Council to limit the range of permitted uses, as compared with the C2 and C6 zones,
- it would enable the developer to site the building closer to the front property lines and sidewalk (a minimum building setbacks from the public roads of 0.914 m or 3 ft. will be required in order to accommodate a canopy), and
- the minimal setback (except where sight line setback is required) is beneficial:
  - to the developer in that it would facilitate the efficient use of a very small site, and
  - to the city in that it creates a more pedestrian friendly building with parking located at the rear.

There are no technical issues with this application.

## FINANCIAL IMPACT

No budgetary.

CONCLUSION

The proposal conforms with the Cambie (East) Area Plan.

A Comprehensive Development District (CD) zone is the most appropriate zone for the site.

This application may be supported.

Ian Chang, MCIP  
Community Planner

IC:cam

Development requirements, specifically: 2 m (6.561 ft) land dedication along the entire frontage of Cambie Road and No. 5 Road for future road widening; 4 m (13.123 ft) x 4 m (13.123 ft) corner cut at the intersection of Cambie and No. 5 Roads; Confirmation that the required on-site soil re mediation is acceptable to the Provincial Ministry of Environment.

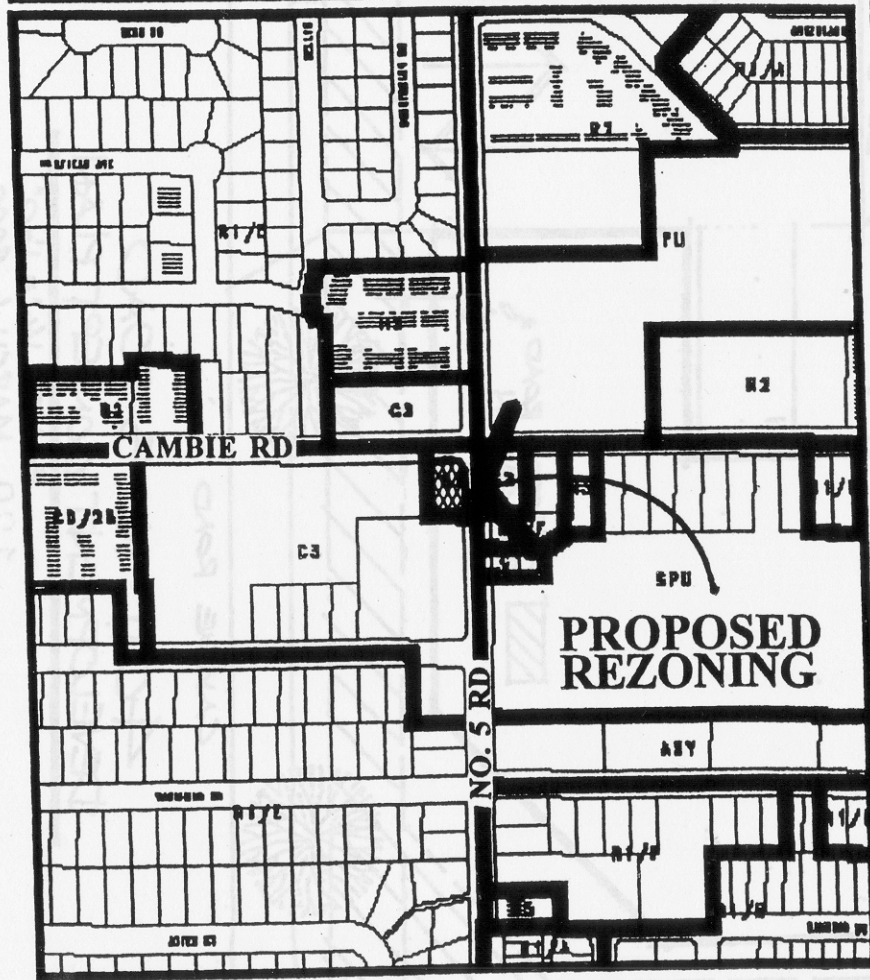


# City of Richmond

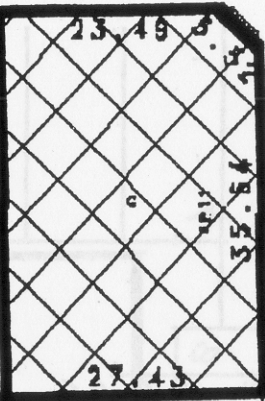
11011  
96.50

## CAMBIE RD

4.30



39.61



## NO. 5 RD

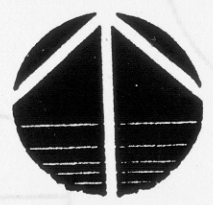
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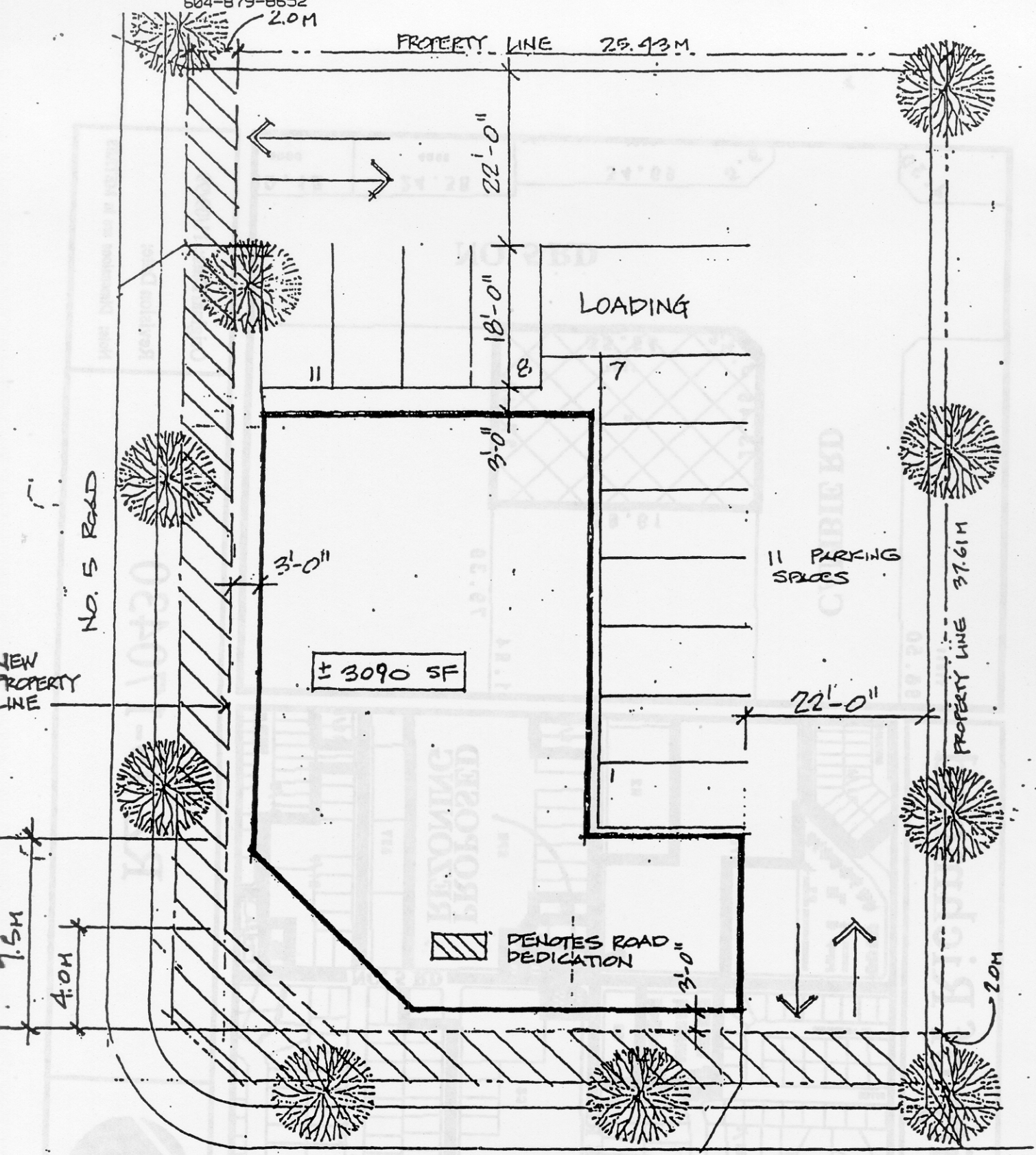


# RZ 99-170430

Original Date: 11/09/99

Revision Date:

Note: Dimensions are in METRES



4011 NO. 5 ROAD  
DEVELOPMENT CONCEPT PLAN

SCALE 1/16" = 1'-0"  
120 MARCH 6, 2000



PAUL LEONG  
ARCHITECT INC.

**CITY OF RICHMOND**  
**BYLAW 7093**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7093 (RZ 99-170430)**  
**4011 No. 5 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 inserting as Section 291.113 thereof the following:

**291.113 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/113)**

The intent of this zoning district is to provide for the daily shopping and business needs of residents in the vicinity.

**291.113.1 PERMITTED USES**

**RETAIL TRADE & SERVICES**, but excluding **gas station**, and the sales and servicing of automobiles, trailers, motorcycles or boats;  
**FOOD CATERING ESTABLISHMENT**, but excluding drive-in restaurant;  
**OFFICE**;  
**EDUCATIONAL INSTITUTION**;  
STUDIO for artist, display, dance, radio, television or recording;  
**COMMUNITY USE**  
**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.113.2 PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.50

**291.113.3 MAXIMUM LOT COVERAGE: 50%**

**291.113.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 Road Setbacks: 0.914 m (3 ft)

.02 There shall be no obstructions to the line of vision between the height of 0.9 m (2.953 ft.) and 3.0 m (9.843 ft.) measured from the top of any curb fronting a property or if there is no such curb, the measurement shall be from the crown of the road, in the area bounded by the property lines adjoining the streets and a line drawn to connect the property lines 7.5 m (24.606 ft.) distant from their point of intersection.

.03 **Side & Rear yards**: 3 m (9.842 ft)

**291.113.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 20 m (65.617 ft.).

**291.113.6 OFF-STREET PARKING**

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this bylaw, provided that the minimum aisle width shall be 6.71 m (22.014 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/113).

P.I.D. 002-153-564

Lot C Except: Firstly: Parcel 2 (Bylaw Plan 57105 and Secondly: Parcel A (LMP 22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 23907

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7093”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

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