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**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** March 25, 2002  
**File:** RZ 02-199709  
**Re:** **APPLICATION BY WESTBANK PROJECTS CORPORATION FOR REZONING AT 11760 STEVESTON HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO COMMUNITY COMMERCIAL DISTRICT (C3)**

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**Staff Recommendation**

That Bylaw No. 7349, for the rezoning of 11760 Steveston Highway from “Agricultural District (AG1)” to “Community Commercial District (C3)”, be introduced and given first reading.

Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

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

## Staff Report

### Origin

Westbank Projects Corporation has applied to the City of Richmond for permission to rezone 11760 Steveston Highway (**Attachment 1**) from Agricultural District (AG1) to Community Commercial District (C3) in order to permit a new commercial retail use building (**Attachments 2-5**).

### Findings of Fact

Item	Existing	Proposed
Owner	Amar Singh Mattu	No change
Applicant & Developer	Westbank Projects Corp	No change
Site Size	3866 m <sup>2</sup> (41,615 ft <sup>2</sup> )	after road dedication 3733 m <sup>2</sup> (40,185 ft <sup>2</sup> )
Land Uses	Vacant	Commercial
OCP Designation	Neighbourhood Service Centre	No change
Zoning	AG1 (not in ALR)	C3

The site is surrounded on the west and south sides by the Ironwood Shopping Centre which was approved in 1996. The Chevron gas station is located to the east and there are single family homes located across Steveston Highway to the north. The site is very close to and visible from the intersection of No. 5 Road and Steveston Highway which is considered one of the main gateways into Richmond.

### Staff Comments

#### Parking

Sixty parking spaces are being provided as part of the development. Using the parking ratio of 4 spaces for each 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross leasable floor area for commercial space, 51 stalls are required. This requirement does not take into account potential restaurant use on the site which would use a parking ratio of 10 spaces for each 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross leasable floor area. However, while the tenants of the building are not static and there is the potential for some restaurant use, the parking calculations are based on the stated uses of the building at the time of building permit.

#### Off-site Improvements

The applicant is required to dedicate lands along Steveston Highway to facilitate the widening of the right turn lane and to enter into a Servicing Agreement for the upgrading of the Steveston Highway frontage to the same standards to the west and east of the site.

The applicants are required to make improvements to the access from/to the Ironwood Shopping Centre from the Coppersmith Place entrance/exit point with addition of a right turn only lane from the shopping centre to Coppersmith Place.

A pedestrian connection is required to the rest of the site.

There are no servicing concerns. The site can be serviced with all the relevant utilities, i.e. drainage, water and sanitary sewer.

Staff also note that a new tower sign will not be permitted on the site.

#### Variance for Setbacks

The proposal is to rezone the site to Community Commercial District (C3) which is consistent with the majority of the Ironwood Shopping Centre. (The portion of the site to the south with the Library is zoned Business Park Industrial District (I3)). A variance will be required at the Development Permit stage to accommodate a reduced setback for south and east property lines to 3m (9.84 ft) from the 6m (19.685 ft) setback requirement under the C3 zone.

#### Access

As part of the development of the Ironwood Shopping Centre, an easement was negotiated to ensure that access could be maintained to the subject site over the Ironwood property. The location of this easement will need to be adjusted to ensure that it lines up with the current drive aisles. In addition an easement will be required to ensure that access will be maintained to the garbage enclosure.

#### **Analysis**

At the time that the Ironwood Shopping Centre developed, it was envisioned that there would be some form of complementary commercial use on the subject site. In the staff report for the rezoning of the Ironwood Shopping Centre the following reference was made to the subject site. "The 0.30 ha (0.6 ac.) property at 11760 Steveston Highway, immediately west of the gas station, is not presently part of the development site. The applicant envisions that, in the future, this property could be added to the shopping centre and developed with a retail building."

While the subject property will be managed and controlled by Westbank in conjunction with the rest of the Ironwood Shopping Centre, ownership will be maintained by Mr. Mattu and the site will not be consolidated into the larger parcel. Therefore, in reviewing the application, one of the considerations of staff is, if at some point in the future the two sites are operated by different companies that may not always see eye to eye on various issues, the site must be able to operate on its own, independent of the larger site. Therefore easements for vehicular access and access to the garbage area are required and all parking for the new building is required to be contained within the site.

Another of staff's considerations when reviewing this proposal is its relationship to the surrounding community. While the new building will provide a bookend when viewing it from the rest of the Ironwood Shopping Centre, staff are concerned about a long blank wall on the eastern edge next to the gas station and the resulting image from the important gateway intersection of No. 5 Road and Steveston Highway. Staff would have preferred to see two smaller buildings on the site which would be similar in size to the other Ironwood buildings along Steveston Highway. In order to address staff's concerns the developer added a secondary roof element half way down the wall, brought glazing around the corner and along the wall and

added a stone retaining wall in order to provide visual interest. **Attachment 5** provides a computer generated image of the east elevation.

### Financial Impact

None.

### Conclusion

Overall, while staff has some reservations regarding the size of the proposed building and its affect on the adjacent gateway intersection of Steveston Highway and No. 5 Road, staff support the proposal due the fact that:

- the proposal will complete the development of the Ironwood Shopping Centre with the development of a parcel of land that has sat vacant for a number of years;
- the site layout, building materials and general look of the proposed building is consistent with the rest of the Ironwood Shopping Centre; and
- it is the same developer for both sites which makes site operational issues such as maintenance, garbage, landscaping, and access easier to manage.

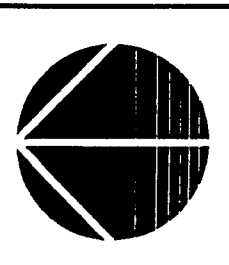
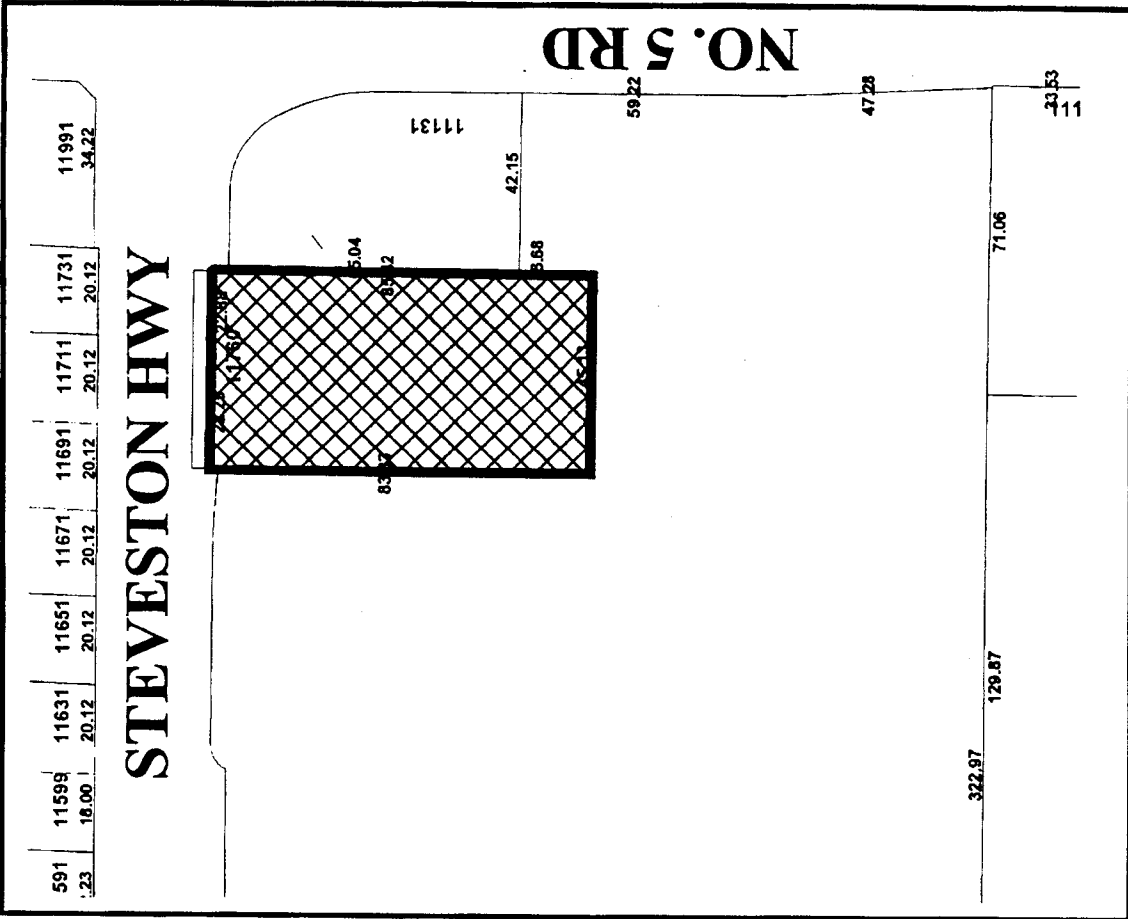
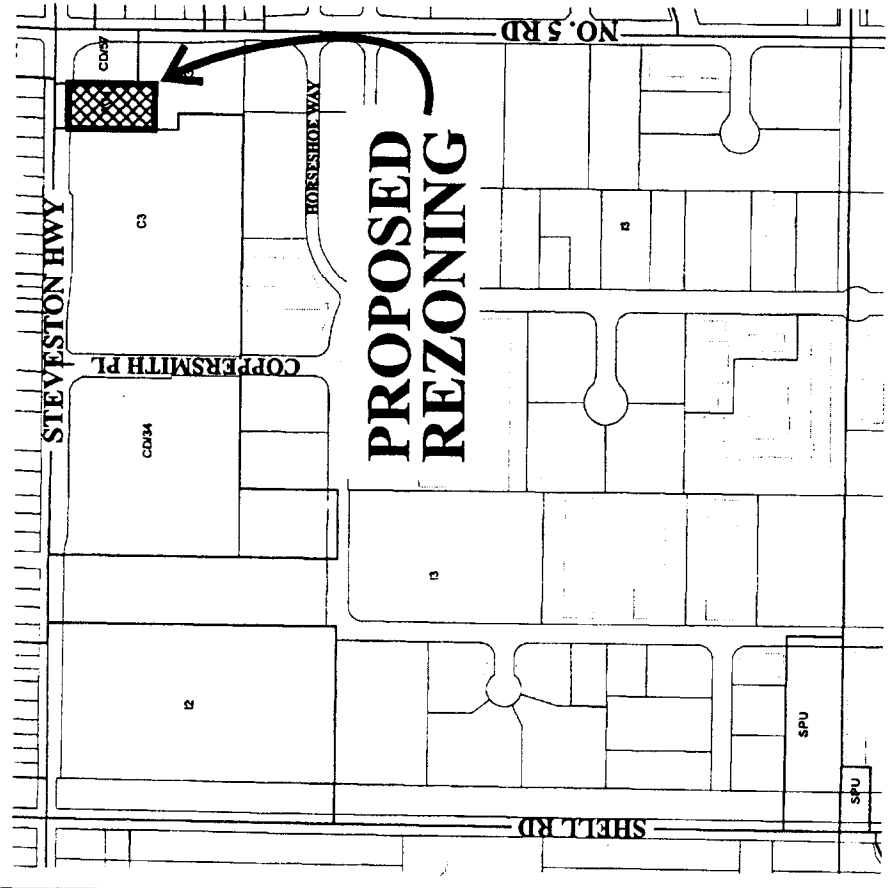


Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

There are development requirements, specifically, the applicant is required to:

- dedicate lands along Steveston Highway to facilitate the widening of the right turn lane and to enter into a Servicing Agreement for the upgrading of the Steveston Highway frontage to the same standards to the west and east of the site;
- obtain a general compliance to the existing Development Permit on the Ironwood Shopping Centre, to provide for:
  - a pedestrian connection through to the Library/London Drugs; and
  - a right turn only lane from the Ironwood Shopping Centre to Coppersmith Place.
- adjust the location of the access easement to ensure that it lines up with the current drive aisles;
- add an easement to ensure that access will be maintained to the garbage enclosure; and
- a Development Permit completed to an acceptable level as determined by the Manager of Development Applications.



RZ 02-199709

Original Date: 01/31/01

Revision Date:

Note: Dimensions are in METRES

Kashan  
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Interior Design  
And Planning  
Incorporated  
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AIA Member  
300 7138 Ave. Suite 205  
Kensington, DC, MD, 20745  
Tel: 301.887.7445



DATE: 01/21/02  
ISSUED FOR: RECONING

COMMERCIAL  
DEVELOPMENT

Matru Lot,  
Ironwood Plaza,  
11780 Steveston Hwy.

Context  
Plan

Scale: 1" = 80'-0"  
IMA Project: 1258  
Mon, Jan 21, 2002

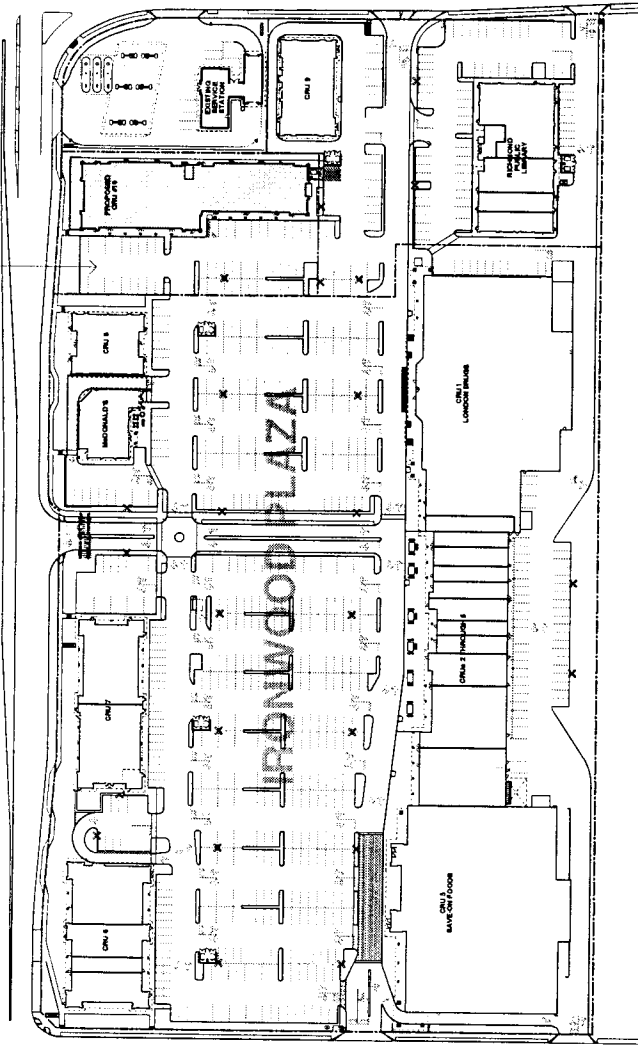
DP-01  
r2



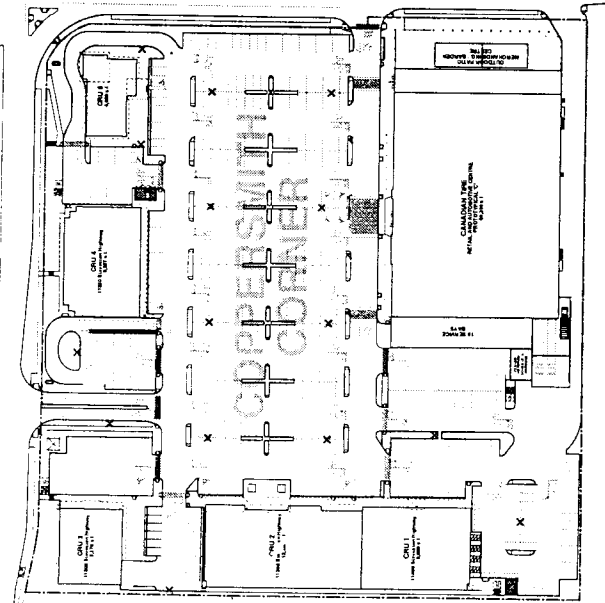
Subject Site  
11780 Steveston Hwy.  
W1/2 SECTION 12, T12N  
R09W PLATTENBURG TOWNSHIP

STEVESTON HIGHWAY

NO. 5 ROAD



COPPERSMITH PLACE



**Kasian Kennedy**  
 Architecture  
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 And Planning  
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 And Alberta  
 3807 178th Street, Suite 100  
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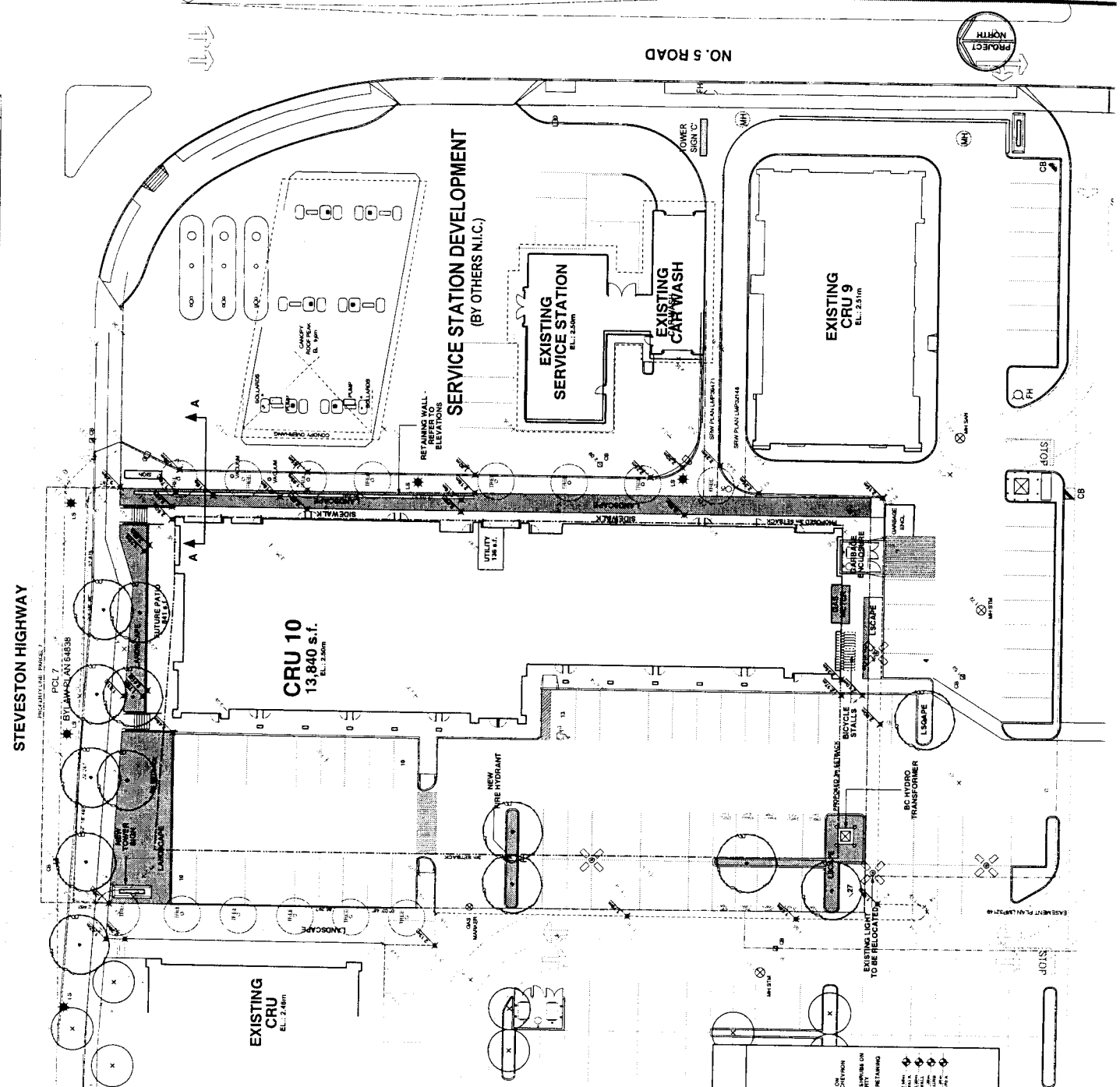
DATE: ISSUED FOR:  
 01.21.02 REZONING  
 01.31.02 RESUBMITTED FOR REZONING

**COMMERCIAL DEVELOPMENT**  
 Mattu Lot,  
 Ironwood Plaza,  
 11760 Steveston Hwy.

**Site Plan**

Scale: 1/8" = 1'-0"  
 DCA Project: 1256  
 Mon, Apr 1, 2002

**DP-02**  
 p6



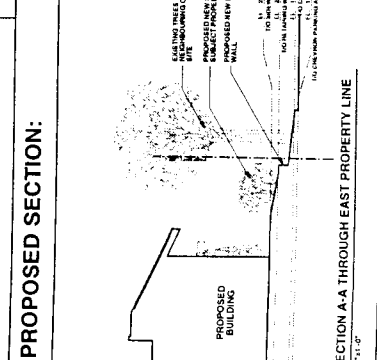
**DATA SUMMARY:**

ZONE	PROPOSED	C-3
CIVIC ADDRESS	11760 Steveston Hwy	
LEGAL ADDRESS	W12 C B/L1 SEC 1 BLK 2N R05W PL17N0 S4E8R45B	
SITE AREA	40,185 sq ft	
BUILDING AREA	9,275 sq ft	
DENSITY (F A R)	13,840 sq ft	
LOT COVERAGE	1,285.7 sq ft	
FRONT YARD SETBACK	0.34	
EAST SIDE YARD SETBACK	34.4%	
WEST SIDE YARD SETBACK	9m	
REAR YARD SETBACK	9m	
BUILDING HEIGHTS	2m	
PARKING PROVIDED	28'-0" max.	
HANDICAPPED STALLS	95 STALLS	
SMALL CAR STALLS	48 STALLS	
PARKING REQUIRED	1 STALLS	
	10 STALLS	
	51 STALLS	

**NOTES:**

**LEGEND:**

- PROPERTY LINE
- SETBACK LINE
- PAINTED LINE
- FIRE TRUCK PATH
- CATCH BASIN (SURVEYED LOCATION)
- SWITCH BASIN (SURVEYED LOCATION)
- LIGHT STANDARD (SURVEYED LOCATION)



EXISTING TREES ON SITE TO REMAIN  
 PROPOSED NEW TREES ON PROPERTY  
 PROPOSED NEW TREES ON BUILT  
 1" = 1'-0"

**Kasian  
Kennedy**  
Architecture  
Interior Design  
And Planning  
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*Briac Columbia  
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1800 Park Avenue  
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DATE: ISSUED FOR:  
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01.31.02 REISSUED FOR REZONING

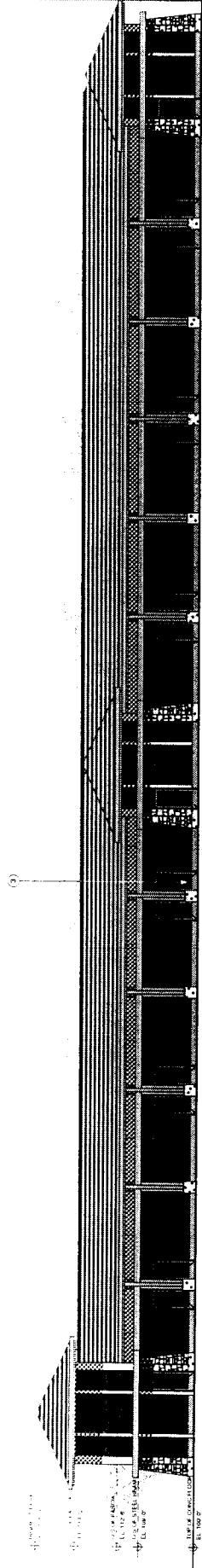
**COMMERCIAL  
DEVELOPMENT**  
Matto Lot,  
Ironwood Plaza,  
11790 Saratoga Hwy.

**Building  
Elevations**

Scale: 1/8" = 1'-0"  
KKA Project: 1266  
TNY, Jan 31, 2002

**RZ-03**

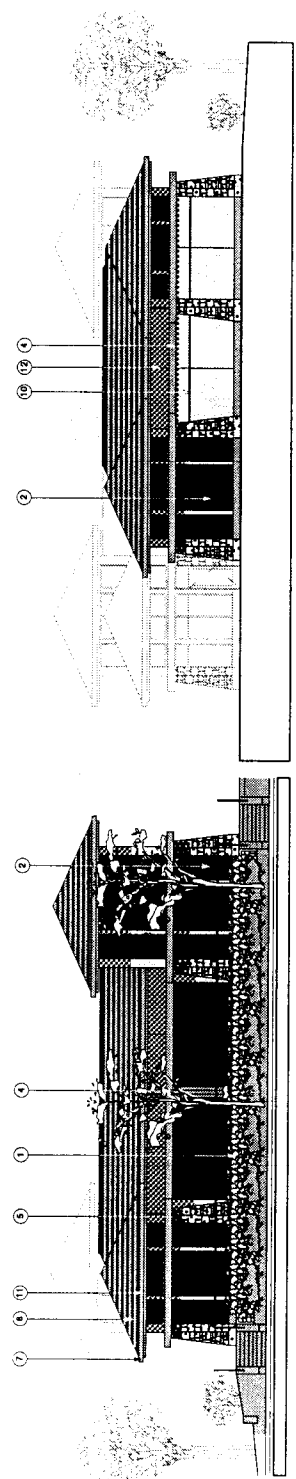
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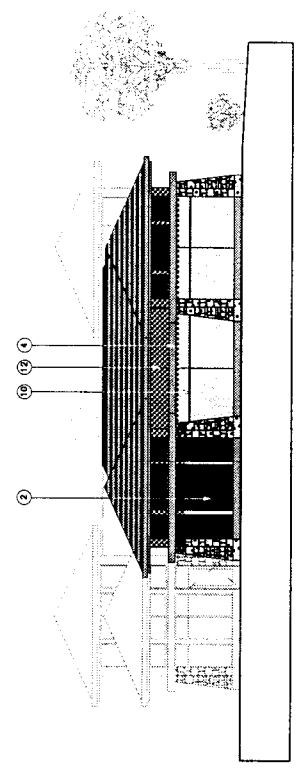
**WEST ELEVATION**  
1/8"=1'-0"

**LEGEND**

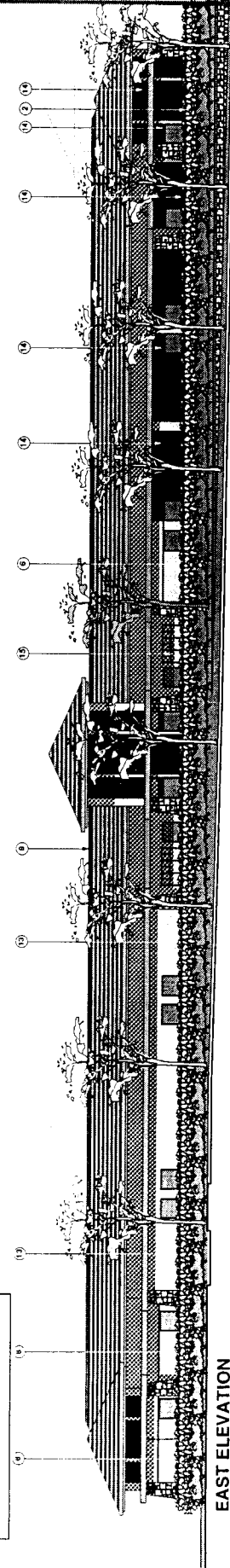
- (1) PAINTED 12" HIGH CONCRETE CURB
- (2) GLAZED WINDOW UNITS
- (3) DOORS AND FRAMES
- (4) PAINTED STEEL COLUMNS & BEAMS
- (5) RIVER ROCK PILLARS
- (6) PAINTED STUCCO
- (7) PREFINISHED METAL EAVE TROUGH SYSTEM OVER PREFINISHED METAL FASCIA
- (8) QUARRY SLATE TILES
- (9) PREFINISHED METAL FLASHING
- (10) 3/4" x 1/2" STUCCO REVEAL
- (11) PREFINISHED METAL FASCIA
- (12) STUCCO CONTROL JOINT
- (13) PAINTED STUCCO OVER CONCRETE BLOCK
- (14) SPANDREL GLASS
- (15) PAINTED STEEL TRELLIS



**NORTH ELEVATION**  
1/8"=1'-0"



**SOUTH ELEVATION**  
1/8"=1'-0"

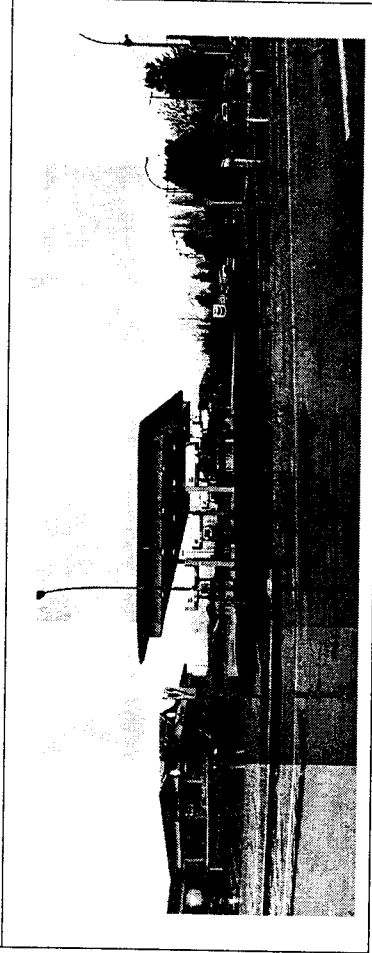


**EAST ELEVATION**  
1/8"=1'-0"





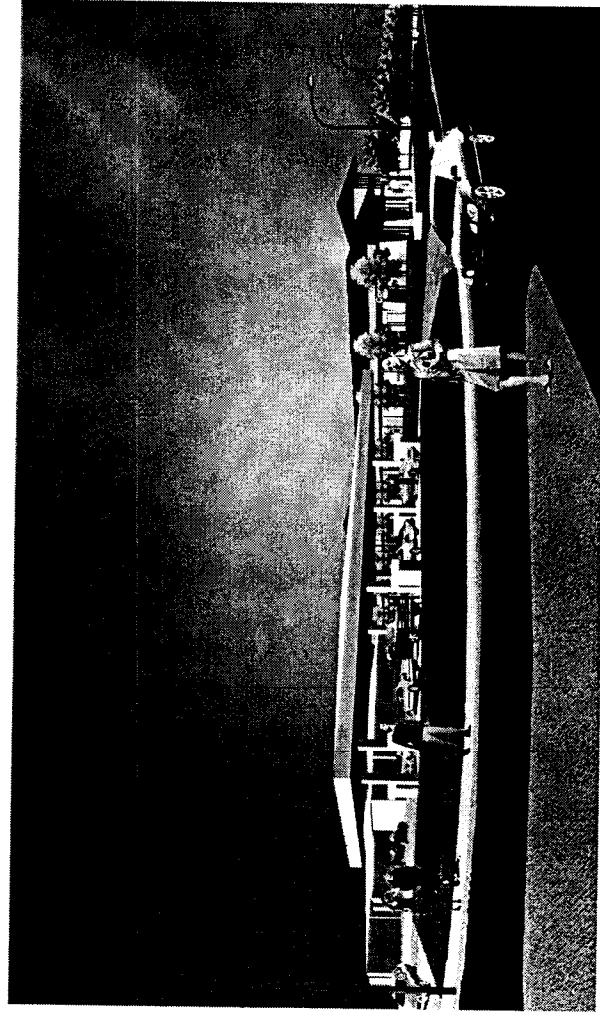
**CONTEXT PHOTO:**



**NOTES:**

1. THE ELEVATIONS FOR THE GAS BAR HAVE BEEN ESTIMATED FROM PHOTOGRAPHS. FOOTPRINTS OF THE GAS BAR AND BUILDING WERE ESTABLISHED BY A SURVEY.
2. SITE GRADES HAVE BEEN ESTIMATED FROM PHOTOGRAPHS.
3. THE ELEVATION FOR CRU 10 HAS BEEN ASSUMED TO BE EQUAL TO THE ADJACENT EXISTING CRU 9 (SHOWN IN ELEVATION).

**VIEWS OF EAST ELEVATION:**





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7349 (RZ 02-199709)  
11760 Steveston Highway**

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 area and by designating it **COMMUNITY COMMERCIAL DISTRICT (C3)**.

P.I.D. 003-576-302

West Half Lot C Except: Parcel 7 (Bylaw Plan 64838) Section 1 Block 3 North Range 6  
West New Westminster District Plan 3760

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7349”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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