



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **APPLICATION BY ESTLIN HOLDINGS LTD. FOR REZONING AT 10760 / 10780
CAMBIE ROAD FROM I4 TO C6**

To Council - Mar 29, 2005
To Planning - Mar 22, 2005
Date. March 9, 2005
RZ 04-277643
File 12-8060-20-7900/78

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

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

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

A handwritten signature in black ink, appearing to read "David Brownlee", with a long horizontal flourish extending to the right.

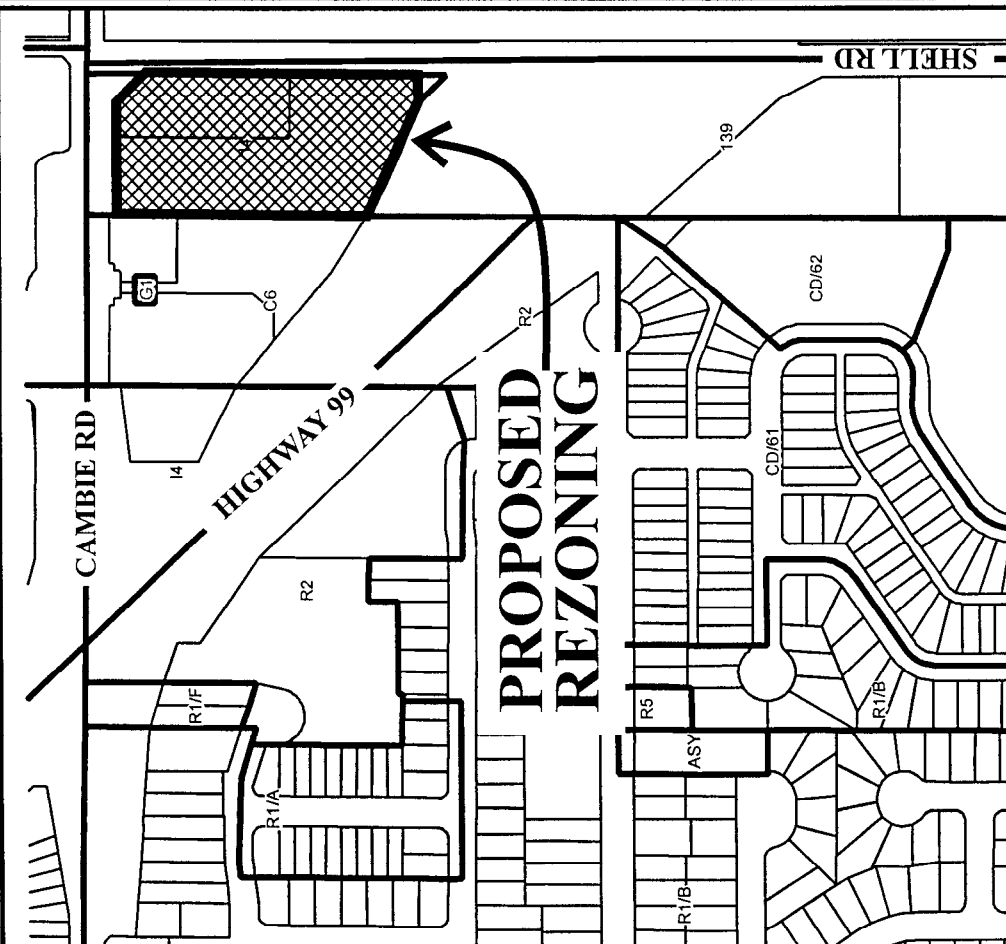
David Brownlee
Planner 2

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



CAMBIE RD

22221
SHELL RD

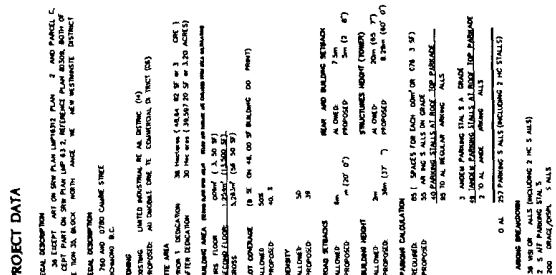
PROPOSED REZONING

RZ 04-277643

Original Date 09/28/04

Revision Date

Note Dimensions are in METRES



CONTEXT PLAN

SECOND FLOOR PLAN

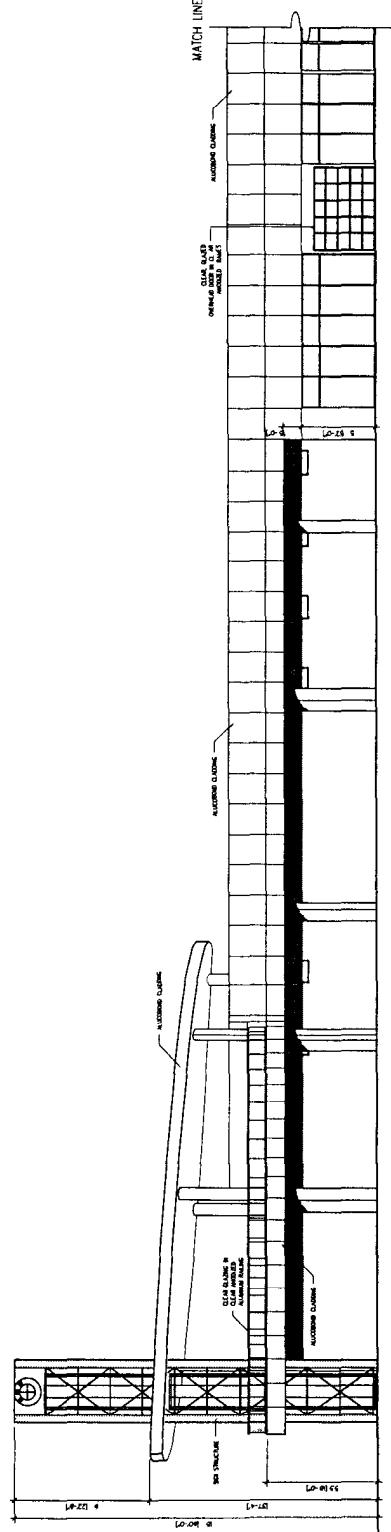
HYAVEL JONES
ARCHITECT

2300 HAVEL STREET
VANCOUVER, BC V6L 4A1
CANADA
TEL: 604-271-1111
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WWW.HYAVELJONES.COM

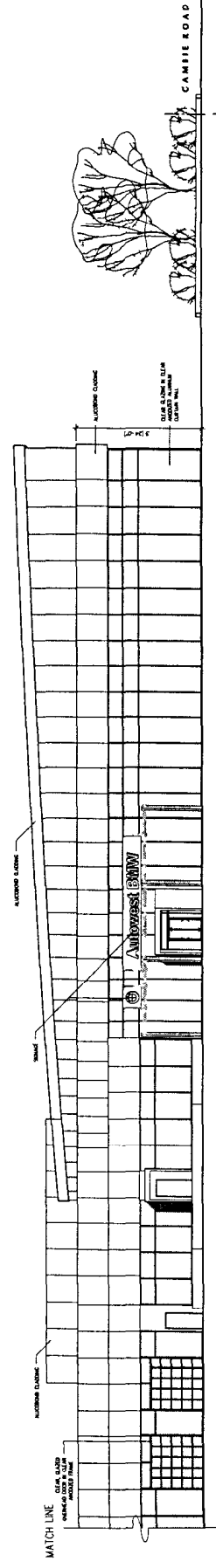
PROPOSED AUTOMOBILE DEALERSHIP
10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.
ESTLIN HOLDINGS LTD

EAST ELEVATION

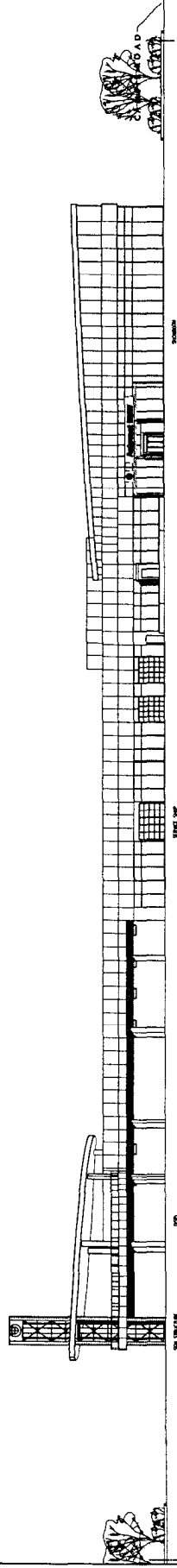
PARTIAL EAST ELEVATION



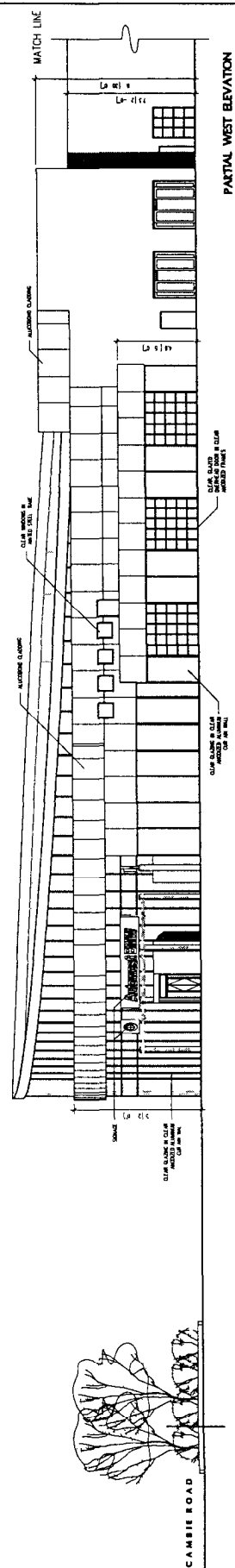
PARTIAL EAST ELEVATION



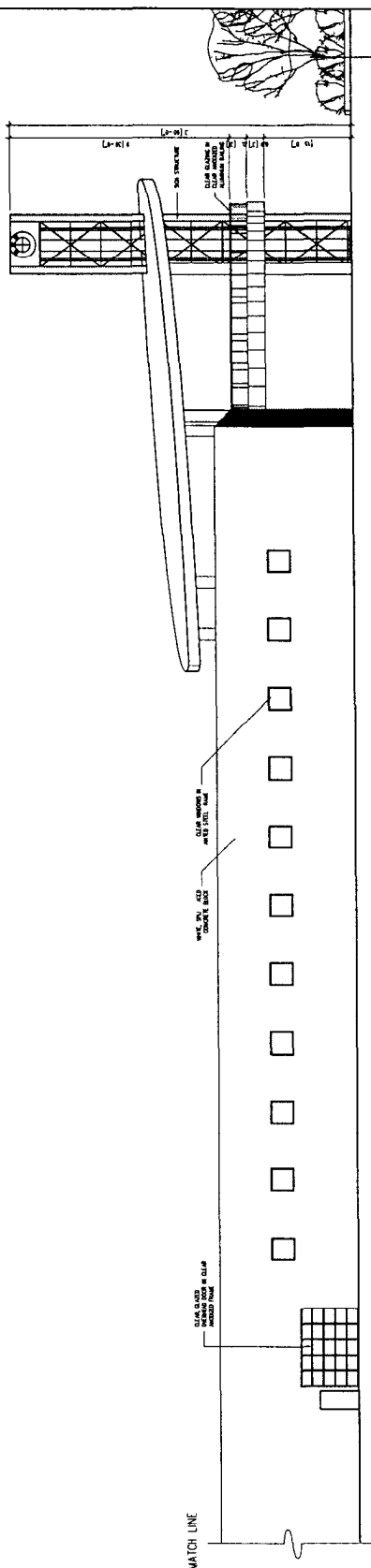
EAST ELEVATION
SCALE: 1/4" = 1'-0"



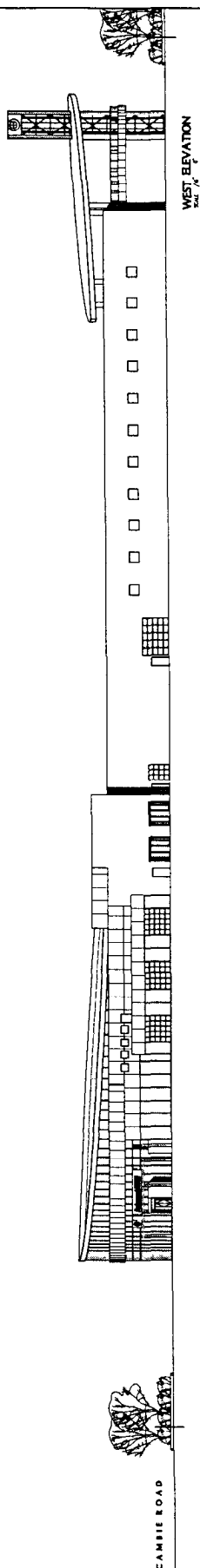
PROPOSED AUTOMOBILE DEALERSHIP
10760 & 10780 CAMBIE ROAD, RICHMOND, B.C.
ESTLIN HOLDINGS LTD



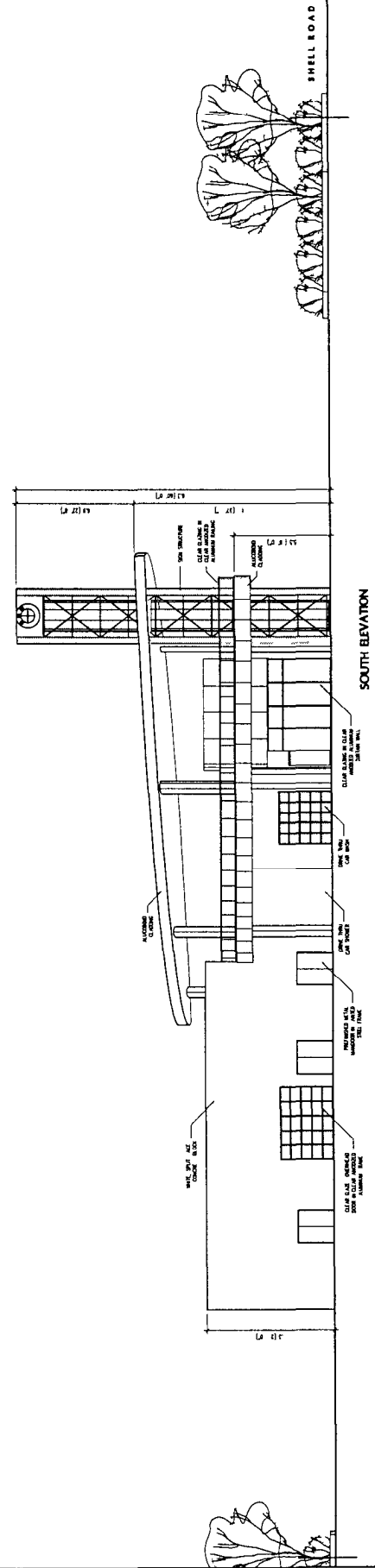
PARTIAL WEST ELEVATION



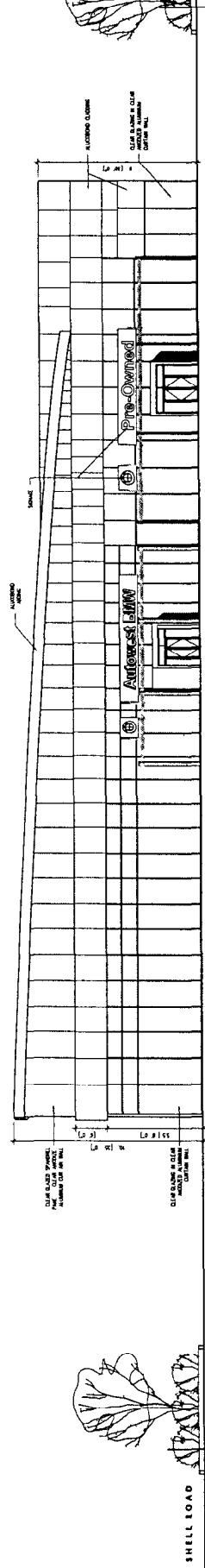
PARTIAL WEST ELEVATION



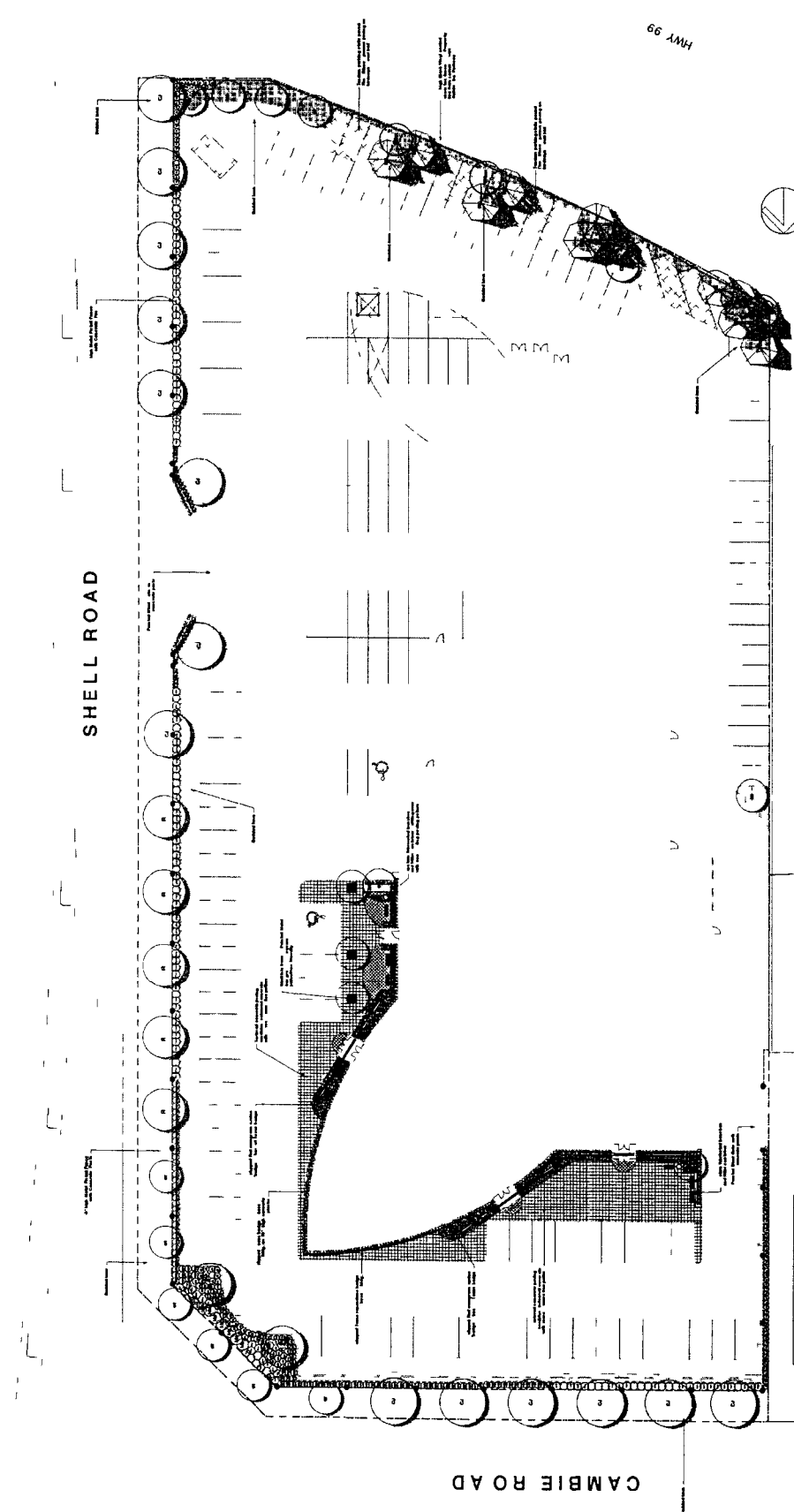
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/1/88	J. L.	J. L.	Initial Design
2	10/1/88	J. L.	J. L.	Revised Design
3	10/1/88	J. L.	J. L.	Final Design

Auto West
 1000 West
 100th Avenue
 Richmond, B.C.

Project
 Landscape Plan

Scale
 1" = 10'

PLANT LIST	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT
1	(Symbol)	Red Maple	Acer rubrum	50'
2	(Symbol)	Green Ash	Fraxinus viridis	40'
3	(Symbol)	White Birch	Betula papyrifera	30'
4	(Symbol)	Black Birch	Betula nigra	30'
5	(Symbol)	Red Pine	Pinus resinosa	50'
6	(Symbol)	White Pine	Pinus strobus	50'
7	(Symbol)	Black Pine	Pinus nigra	50'
8	(Symbol)	White Oak	Quercus alba	50'
9	(Symbol)	Black Oak	Quercus nigra	50'
10	(Symbol)	White Elm	Ulmus albus	50'
11	(Symbol)	Black Elm	Ulmus nigra	50'
12	(Symbol)	White Birch	Betula papyrifera	30'
13	(Symbol)	Black Birch	Betula nigra	30'
14	(Symbol)	Red Pine	Pinus resinosa	50'
15	(Symbol)	White Pine	Pinus strobus	50'
16	(Symbol)	Black Pine	Pinus nigra	50'
17	(Symbol)	White Oak	Quercus alba	50'
18	(Symbol)	Black Oak	Quercus nigra	50'
19	(Symbol)	White Elm	Ulmus albus	50'
20	(Symbol)	Black Elm	Ulmus nigra	50'

LANDSCAPE NOTES

1. All trees to be planted in the fall of 1988.

2. All trees to be planted in the fall of 1988.

3. All trees to be planted in the fall of 1988.

4. All trees to be planted in the fall of 1988.

5. All trees to be planted in the fall of 1988.

6. All trees to be planted in the fall of 1988.

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15. All trees to be planted in the fall of 1988.

16. All trees to be planted in the fall of 1988.

17. All trees to be planted in the fall of 1988.

18. All trees to be planted in the fall of 1988.

19. All trees to be planted in the fall of 1988.

20. All trees to be planted in the fall of 1988.


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
Owner:	Herzog Leasing Ltd	MTK Auto West Ltd
Site Size (m²)	10760 Cambie Rd – 10,072 m ² (108,417ft ²) 10780 Cambie Rd – 3,740 m ² (40,258ft ²) Total approx 13,809 m ² (148,644 ft ²)	12,968 6 m ² (139,597 2 ft ²) after dedications
Land Uses	A fibre rope warehouse and distribution facility on 10780 Cambie partially vacant / Recreational Vehicle Sales on 10760 Cambie	Automobile Dealership
OCP Designation	Business and Industry	Commercial
Area Plan Designation	Industrial	Commercial
Zoning	I4 – Limited Industrial Retail District	C6 - Automobile-Oriented Commercial District
Other Designations		

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 additional 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 developer's 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 _____



**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

MAR 29 2005

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

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

MAR 29 2005

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

MAYOR

CITY CLERK