



To: Planning Committee

To Planning - April 16, 2002

Date: March 25, 2002

From: Joe Erceg
Manager, Development Applications

File: RZ 02-199709

FILE: 8060-20-7349

**Re: APPLICATION BY WESTBANK PROJECTS CORPORATION FOR REZONING AT
11760 STEVESTON HIGHWAY FROM AGRICULTURAL DISTRICT (AG1) TO
COMMUNITY COMMERCIAL DISTRICT (C3)**

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.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

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 ² (41,615 ft ²)	after road dedication 3733 m ² (40,185 ft ²)
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 m² (1,076 ft²) 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 m² (1,076 ft²) 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.

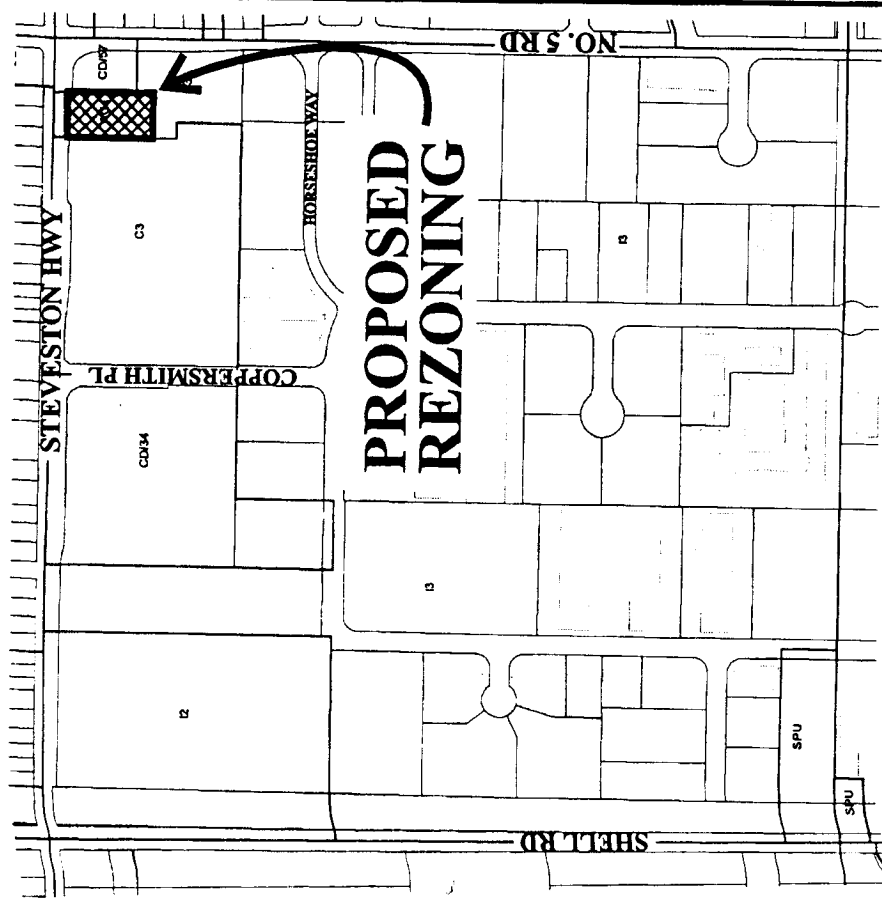


Jenny Beran, MCIP
Planner, Urban Development

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.

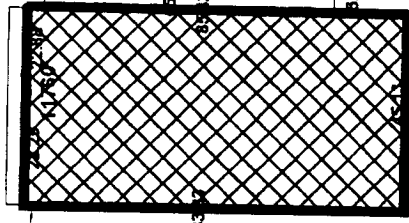


PROPOSED REZONING

591	11598	11631	11651	11671	11691	11711	11731	11991
.23	18.00	20.12	20.12	20.12	20.12	20.12	20.12	34.22

STEVESTON HWY

NO. 5 RD

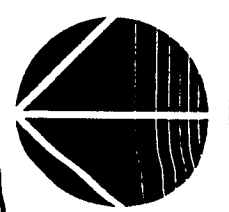


RZ 02-199709

Original Date: 01/31/01

Revision Date:

Note: Dimensions are in METRES



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And Planning
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300 7188 Hwy 200, S.
Edmonton, AB T6C 2K7
Tel: 780.422.4116



DATE: ISSUED FOR
01/21/02 REZONING

COMMERCIAL
DEVELOPMENT

Wattu Lot,
Ironwood Plaza,
11700 Steveston Hwy.

Context
Plan

Scale: 1" = 40'-0"
IGA Project: 1959
Mon, Jan 21, 2002

DP-01
r2

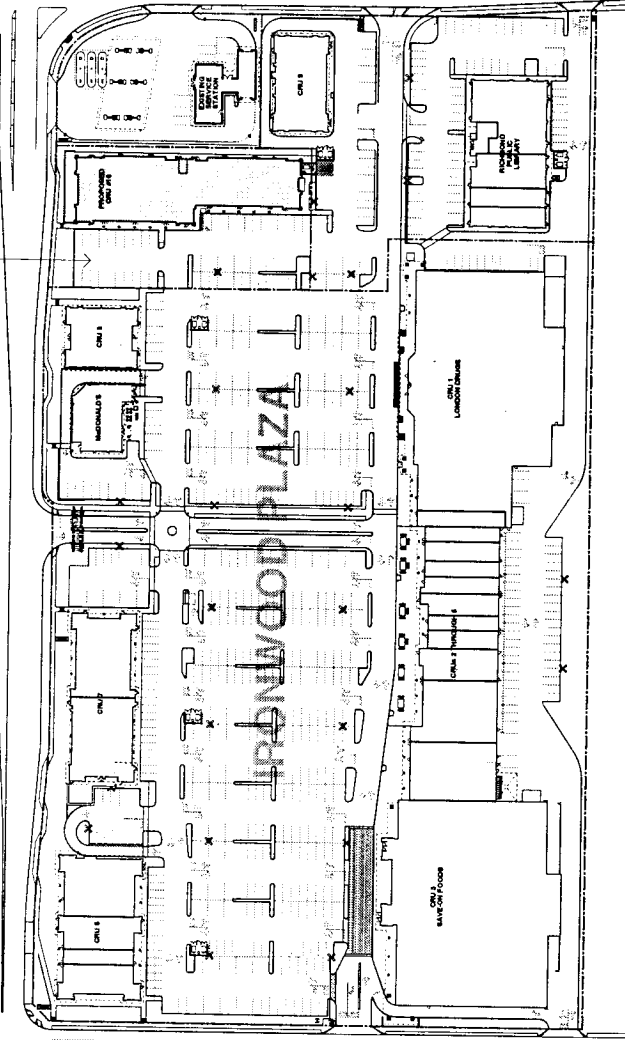


Subject Site
11700 Steveston Hwy.
Wattu Lot
Ironwood Plaza
ROW PL 2790 SLEP4828

STEVESTON HIGHWAY

NO. 5 ROAD

COPPERSMITH PLACE



Kasian Kennedy
 Architecture
 Interior Design
 And Planning
 Incorporated
 Branch Columbia
 And Atlanta
 3800 178th Street, Suite 205
 Westchester, IL 60091-2847
 Tel: 630/453-4745



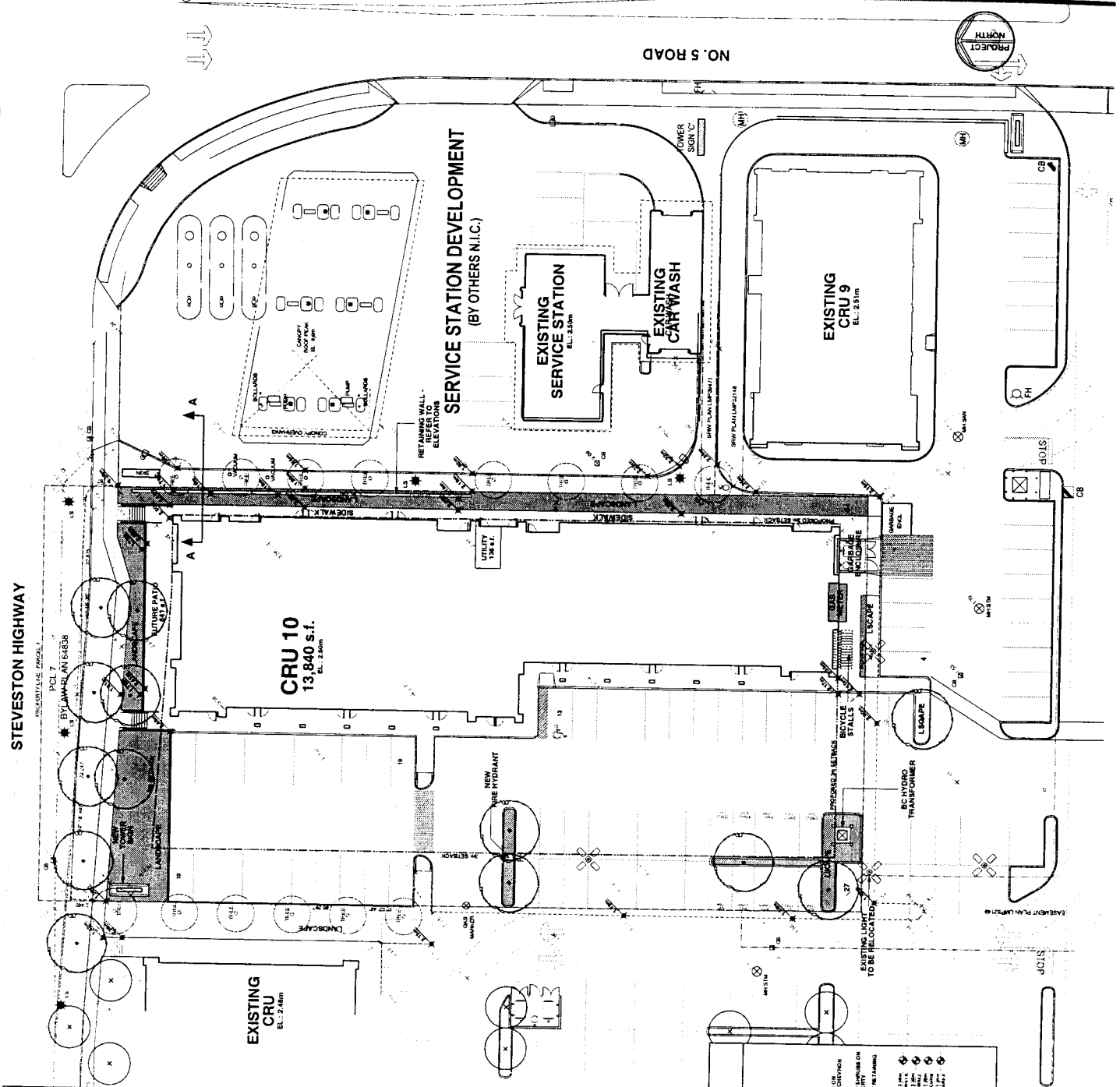
DATE: ISSUED FOR:
 01/21/02 REZONING
 01/31/02 REISSUED FOR REZONING

COMMERCIAL
 DEVELOPMENT
 Mattu Lot,
 Ironwood Plaza,
 11760 Stevenson Hwy.

Site
 Plan

Scale: 1/16" = 1'-0"
 K&L Project: 1206
 Matt, Apr 1, 2002

DP-02
 p6



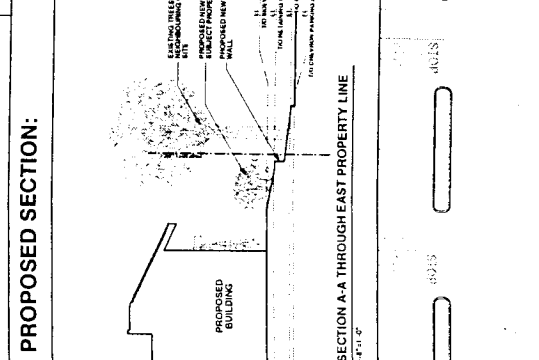
DATA SUMMARY:

PROPOSED ZONE	C-3
CIVIC ADDRESS	11760 Stevenson Hwy
LEGAL ADDRESS	W/12 CBLK1 SEC 1 BLKCN HIGHWAY PL3790 S4E84838
SITE AREA	40,185 sq ft
BUILDING AREA	27,750 sq ft
DENSITY (F.A.R.)	0.34
LOT COVERAGE	34.4%
FRONT YARD SETBACK	6m
EAST SIDE YARD SETBACK	3m
WEST SIDE YARD SETBACK	6m
REAR YARD SETBACK	3m
BUILDING HEIGHTS	28'-0" max
PARKING PROVIDED	60 STALLS
HANDICAPPED STALLS	18 STALLS
SMALL CAR STALLS	10 STALLS
PARKING REQUIRED	51 STALLS

NOTES:

LEGEND:

- PROPERTY LINE
- EXISTING ELEVATION
- SETBACK LINE
- PAINTED LINE
- PROPOSED ELEVATION
- PIRE TRUCK PATH
- CATCH BASIN (SURVEYED LOCATION)
- CATCH BASIN (ESTIMATED LOCATION)
- UTILITY (SURVEYED LOCATION)
- UTILITY (ESTIMATED LOCATION)
- LIGHT STANDARD
- SURVEYED LOCATION





DATE: ISSUED FOR:
01 21 02 REZONING
01 31 02 REISSUED FOR REZONING

COMMERCIAL
DEVELOPMENT

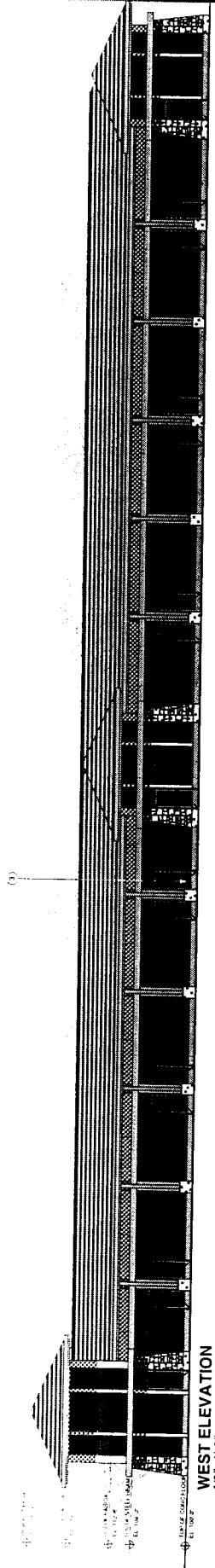
Matu Lot,
Ironwood Plaza,
11780 Steveston Hwy.

Building
Elevations

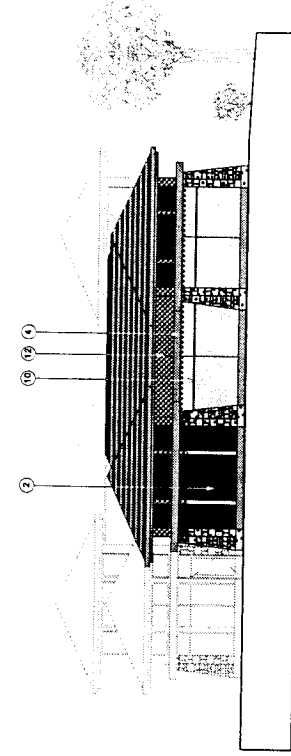
Scale: 1/8" = 1'-0"
KKA Project: 1256
Thu, Jan 31, 2002

RZ-03

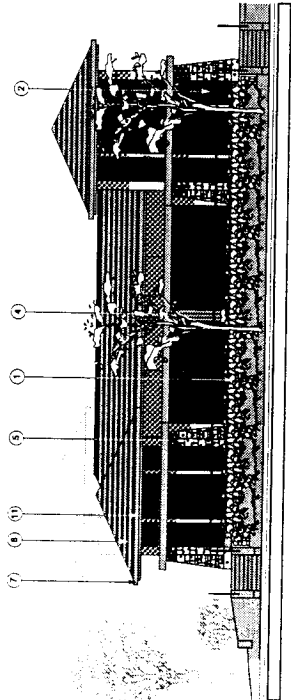
p5



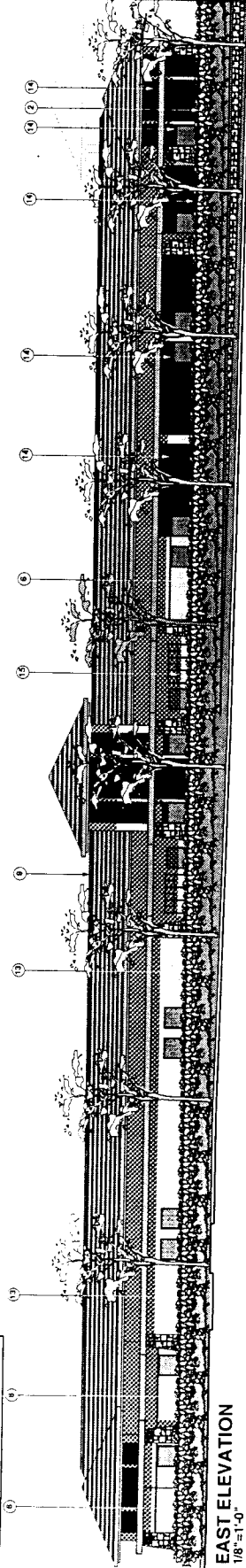
WEST ELEVATION
1/8"=1'-0"



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



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



EAST 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 LEAF, THROUGH SYSTEM OVER PREFINISHED METAL FASCIA
⑧	QUARRY SLATE TILES
⑨	PREFINISHED METAL FLASHING
⑩	3M"x2" STUCCO REVEAL
⑪	PREFINISHED METAL FASCIA
⑫	STUCCO CONTROL JOINT
⑬	PAINTED STUCCO OVER CONCRETE BLOCK
⑭	SPANDREL GLASS
⑮	PAINTED STEEL TRELLIS

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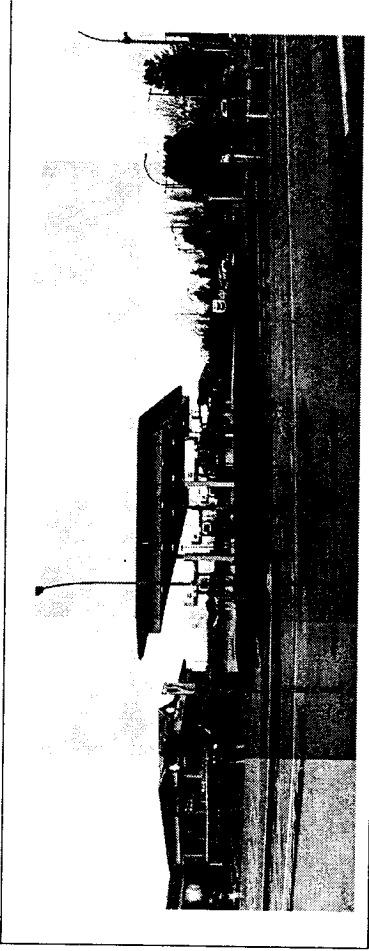
DATE: 03.21.02
ISSUED FOR: RECORDING

COMMERCIAL
DEVELOPMENT
Mattu Lot,
IRONWOOD PLAZA,
11780 Stevenson Hwy,
East Elev'n
Perspective

Scale: 1/8" = 1'-0"
DCA Project: 1266
Wed, Jan 30, 2002

DP-04
r2

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

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

MAYOR

CITY CLERK