



To: Planning Committee
 From: Jean Lamontagne
 Director of Development
 Re: Application by Loon Properties Inc. for Rezoning at 13951 Bridgeport Road
 from Light Industrial District (I2) to Comprehensive Development District
 (CD/184)

To Planning - Apr 17, 2007
 Date: March 29, 2007
 RZ 06-354537
 File: 12-8060-20-8230

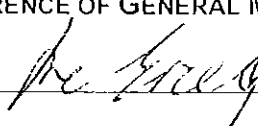
Staff Recommendation

That Bylaw No. 8230, to create "Comprehensive Development District (CD/184)" and for the rezoning of 13951 Bridgeport Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/184)", be introduced and given first reading.



Jean Lamontagne
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Loon Properties Inc. has applied to the City of Richmond for permission to rezone 13951 Bridgeport Road (**Attachment 1**) from Light Industrial District (I2) to Comprehensive Development District (CD/184) in order to permit the existing four-storey office building to be occupied by an office use that is not associated with an industrial use on the site.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

- To the north and west: Industrial developments on properties zoned Light Industrial District (I2).
- To the east: Across No. 6 Road, older homes on properties zoned Single-Family Housing District, Subdivision Area F (R1/F) and parcels zoned Agricultural District (AG1) and Comprehensive Development District (CD/119) within the Agricultural Land Reserve (ALR).
- To the south: Across Bridgeport Road, industrial developments on properties zoned Business Park Industrial District (I3).

Related Policies & Studies

Bridgeport Area Plan

The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP). The East Bridgeport Land Use Map in the Bridgeport Area Plan designates the subject property for "Industrial" use (**Attachment 3**). The proposed land uses are generally consistent with the "Industrial" use designation the Bridgeport Area Plan.

Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

Staff Comments

No significant concerns have been identified through the technical review since the existing structures are to remain as is.

Analysis

Proposed Comprehensive Development District (CD 184)

Staff consider the independent office use an appropriate additional use for this site due to the compatibility of this use to the industrial uses and business park uses in the proximity. The proposed Comprehensive Development District (CD 184) is developed based on the current Light Industrial District (12). A maximum total office area of 1,980 m² or 21,300 ft² (gross leasable area) will be permitted under the Comprehensive Development District (CD 184) zoning. This number is derived from the gross leasable area of the existing four-storey office building on site.

Off-street Parking

There are three (3) warehouse buildings and one (1) four-storey office building on site. The existing off-street parking is located around the perimeter of the site or buildings. Upon rezoning, 152 parking stalls are required. The applicant has provided a revised parking layout to demonstrate how 152 parking stalls could be provided on site (**Attachment 4**). The applicant is proposing to reconfigure the stalls and aisles according to the current City's standards, relocate and provide new curb in various areas, and provide new parking stalls between large open areas between loading bays. The placement of parking areas is dictated by the primary use of these buildings for office uses, warehouse activities, and need for adequate loading bay/staging areas. The large vacant areas fronting No. 6 Road or in behind the buildings are required to provide adequate turning radii for trucks.

Landscaping

The subject site is located across a road from the Agricultural Land Reserve (ALR). Buffer guidelines for adjacency issues are addressed in the Official Community Plan (OCP) in order to minimize land use conflicts. A Landscape Plan has been submitted to address the edge condition along No. 6 Road (**Attachment 5**) and the proposed landscape buffer complies with the OCP guidelines.

The width of the buffer on site is maintained at 6 m along the warehousing narrowing to 1.6 m in front of the parking area. Due to the existing placement of buildings and parking and manoeuvring requirements, the buffer area in front of the parking area cannot be widened. To ensure the Agricultural Land Reserve (ALR) Buffer serves its purpose in minimizing agricultural-urban land use conflicts and complaints, and to provide an appropriate visual screen along No. 6 Road, the applicant is proposing to include the City's boulevard along No. 6 Road to the buffer area.

Under the Boulevard Maintenance Regulation Bylaw No. 7174, the property owner may add landscaping on the boulevard immediately fronting the property but is also obligated to maintain any landscaping within this area. Staff feel that the widened landscaping area fronting No. 6 Road will enhance the streetscape along this urban-agricultural boundary. The Landscape Plan has been reviewed by Parks Design & Programs and Tree Preservation Group, and the proposed landscaping is appropriate and acceptable.

In addition, the applicant is proposing to add new landscaping at the Bridgeport Road entrance, new sidewalk and landscaping west of the existing four-storey office building, and make good existing landscaping along the west property line.

In order to ensure that the landscape buffer is implemented and the improvements and landscaping works in the parking areas are undertaken, the applicant has agreed to provide a landscape security in the amount of \$35,870.00, prior to final adoption of the rezoning bylaw.

Richmond 2006-2031 Flood Protection Management Strategy

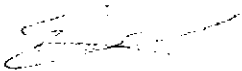
In accordance with the Richmond 2006-2031 Flood Protection Management Strategy, the registration of a Flood Plain Covenant with a minimum Building Elevation Requirement of 3.0 m geodetic is required as a condition of final adoption of the rezoning application.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP). The proposed landscaping buffer along No. 6 Road addresses the adjacency issue to the agricultural properties across the street. The proposed improvements in the parking area provide adequate parking according to the current City's Off-Street Parking requirements. On this basis, staff recommend that the proposed development be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

The following must be completed prior to final adoption of the rezoning bylaw:

- Registration of an aircraft noise covenant on title;
- Registration of a flood indemnity covenant on title; and
- Provide a Landscape Security to the City of Richmond in the amount of \$35,870.00 for the for the landscape works as per the Landscape Plan prepared by Pacific Land Group, dated March 27, 2007, and the improvements in the parking area as per the Site Plan Parking Layout prepared by Hotson Bakker Boniface Haden Architects, dated March 29, both attached to the Report to Committee dated March 29, 2007.

Attachment 1: Location Map

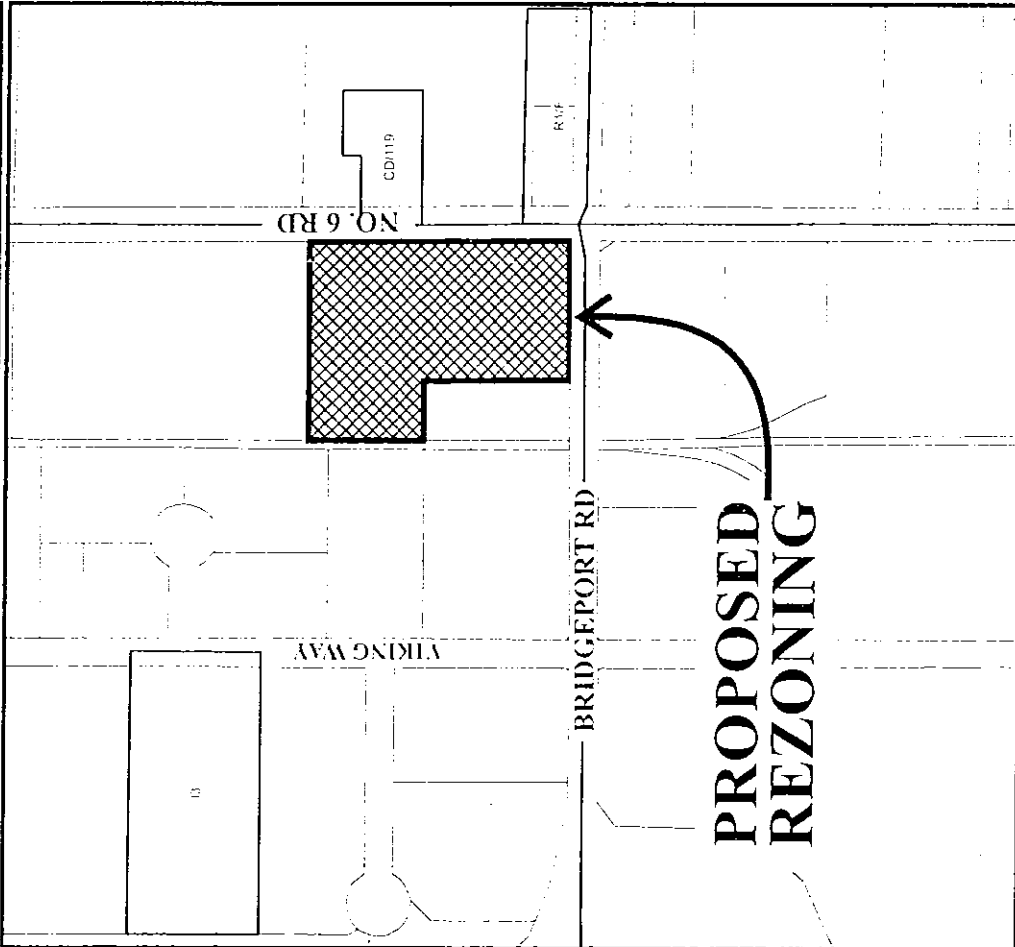
Attachment 2: Development Application Data Sheet

Attachment 3: East Bridgeport Land Use Map

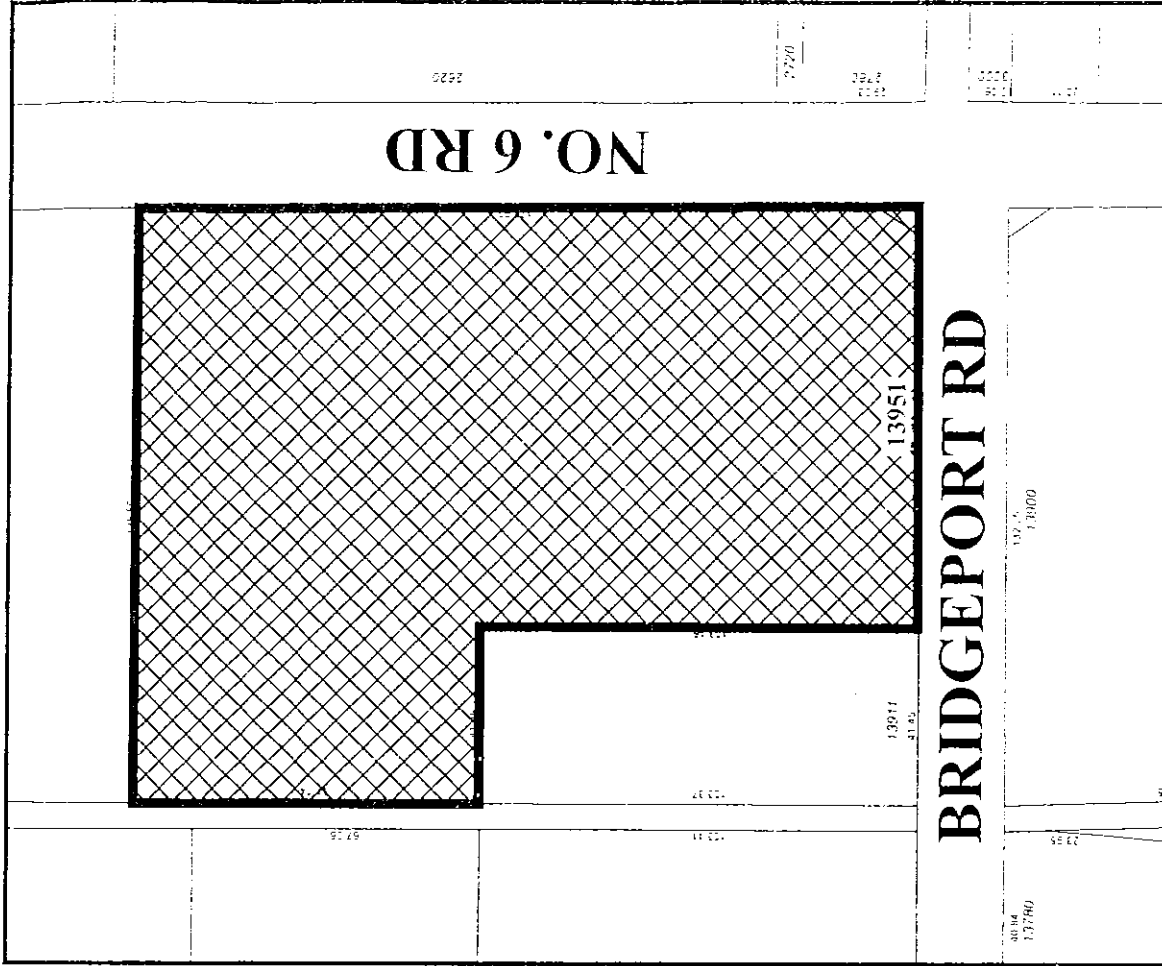
Attachment 4: Proposed Site Plan/Parking Layout

Attachment 5: Proposed Landscape Plan

City of Richmond

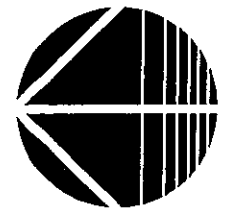


**PROPOSED
REZONING**



NO. 6 RD

BRIDGEPORT RD

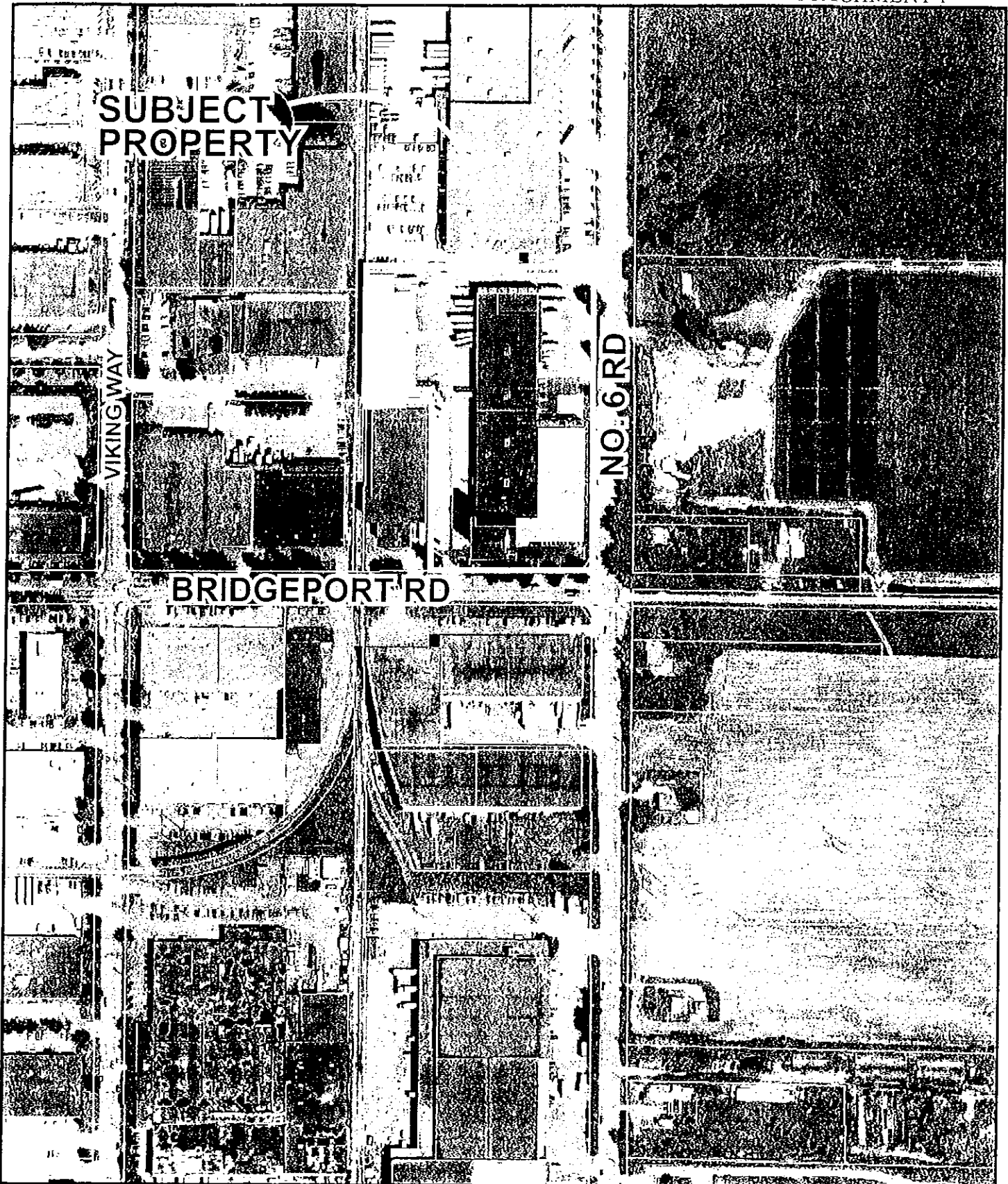


RZ 06-354537

Original Date: 01/11/07

Revision Date: 04/03/07

Note: Dimensions are in METERS



RZ 06-354537

Original Date: 01/11/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 06-354537

Attachment 2

Address: 13951 Bridgeport Road

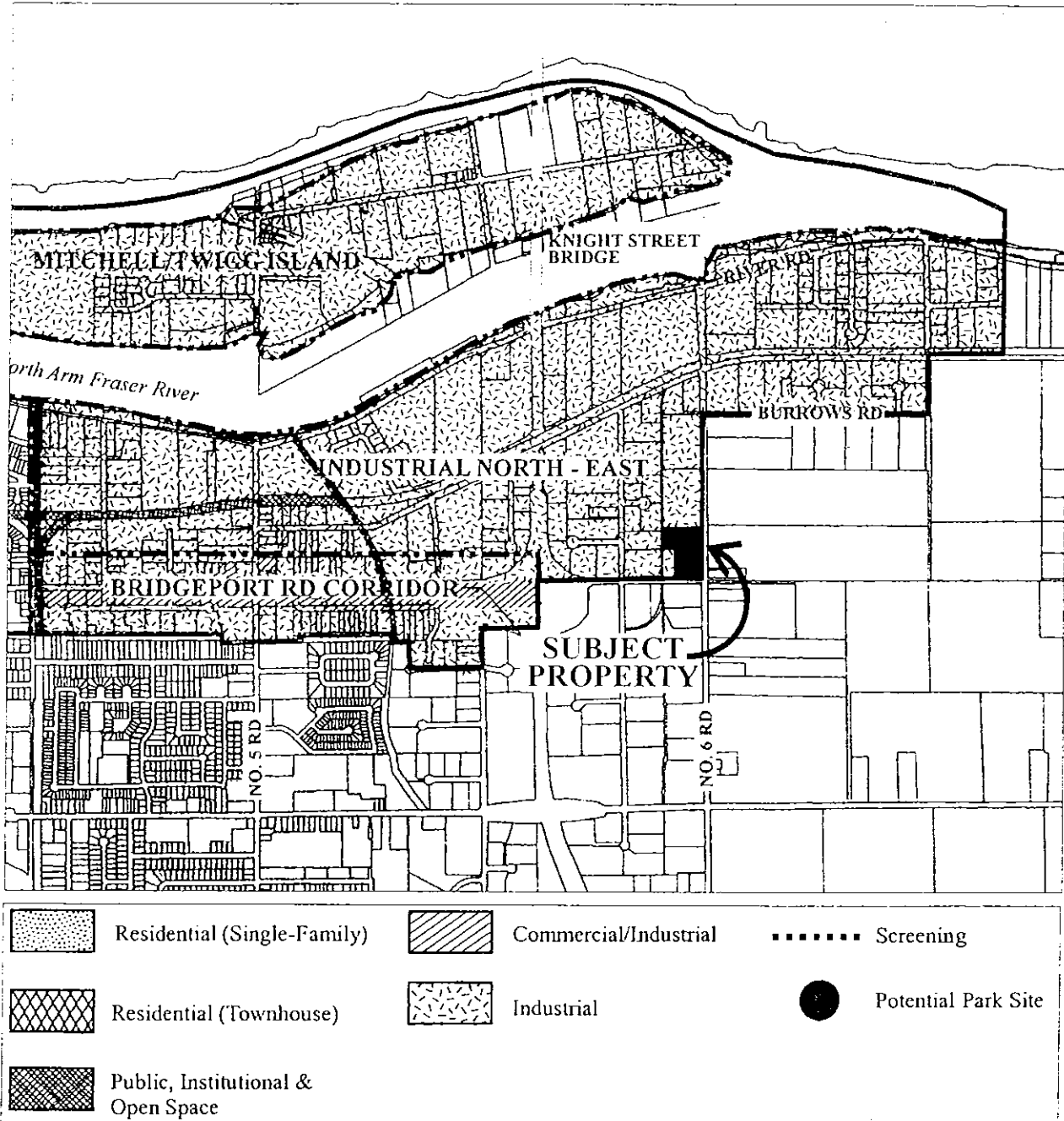
Applicant: Loon Properties Inc.

Planning Area: Bridgeport Area (Schedule 2.12)

	Existing	Proposed
Owner:	Loon Properties Inc.	No Change
Site Size (m ²):	21,316 m ²	No Change
Land Uses:	Warehouse	Warehouse & Office
OCP Designation:	Industrial	No Change
Zoning:	Light Industrial District (I2)	Comprehensive Development District (CD/184)

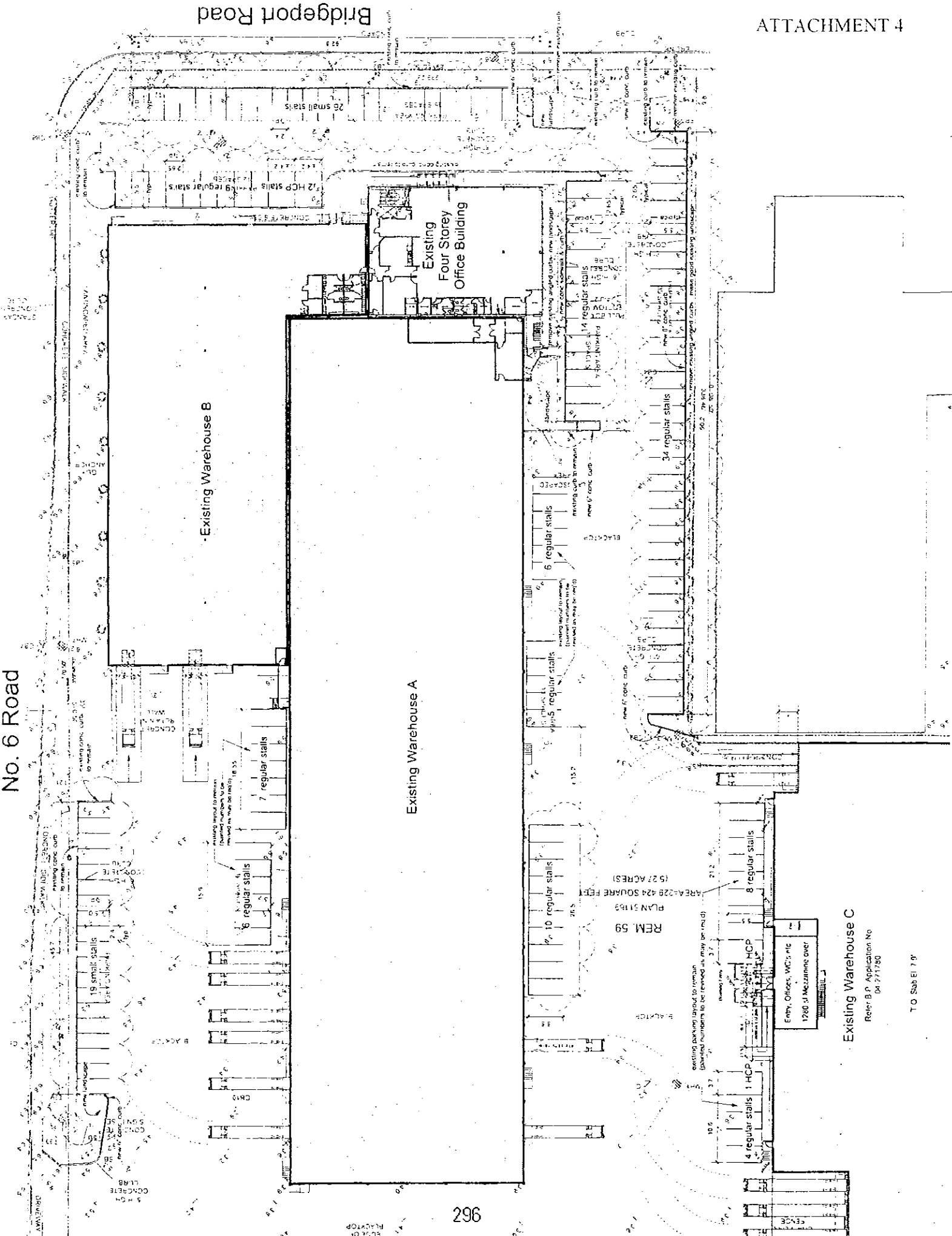
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.54	none permitted
Lot Coverage – Building:	Max. 60%	45.2%	none
Bridgeport Road Setback (m):	Min. 6 m	17.7 m Min.	none
No. 6 Road Setback (m):	Min. 6 m	Min. 6 m	none
Off-street Parking Spaces – Industrial and Office:	152 stalls	152 stalls	none
Off-street Parking Spaces – Accessible:	4 stalls	4 stalls	none

Land Use Map – East Bridgeport



No. 6 Road

Bridgport Road



Existing Warehouse C
 Refer B.P. Application No
 04-271750

T.O. Sub E1 1/P

PACIFIC LAND GROUP
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PROJECT
 Bridgeport Warehouse
 13951 Bridgeport Road,
 Richmond, B.C.

DRAWING - TITLE
 Planting Plan
 Enhancements

CLIENT
 LOON INVESTMENTS
 LIMITED

SCALE
 1:750

DATE
 March 27, 2007

PROJECT NO.
 07-552

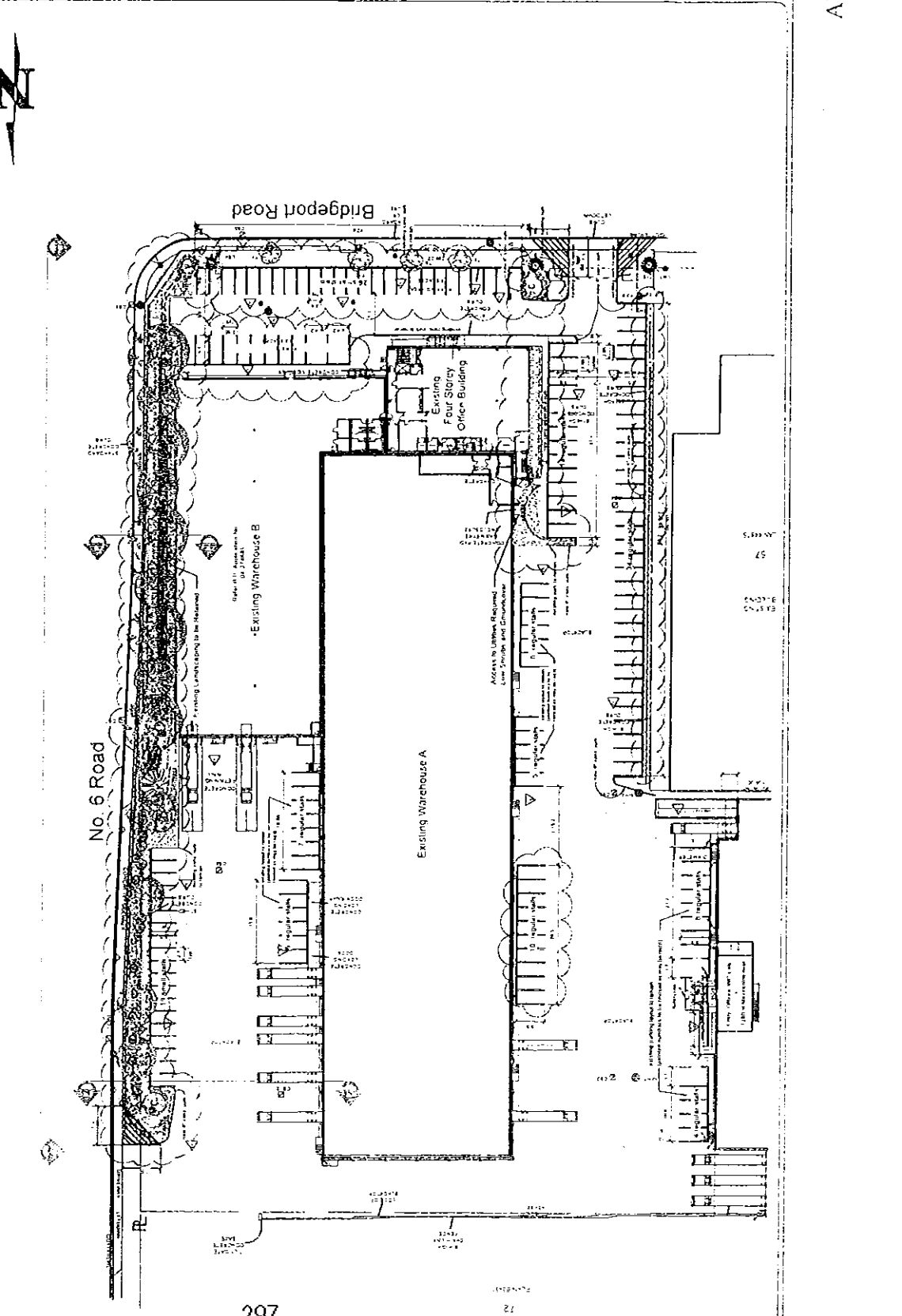
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 No. 1

DRAWING CHECKED BY
 DR

DRAWING APPROVED BY
 OV

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	SIZE / CONDITION	REMARKS
1	1	Redwood	100cm DBH	Plant to be removed
2	1	Redwood	100cm DBH	Plant to be removed
3	1	Redwood	100cm DBH	Plant to be removed
4	1	Redwood	100cm DBH	Plant to be removed
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99	1	Redwood	100cm DBH	Plant to be removed
100	1	Redwood	100cm DBH	Plant to be removed



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PROJECT
Bridgeport Warehouse
 13951 Bridgeport Road,
 Richmond, B.C.

DRAWING TITLE
**Planting Plan
 Enhancements**

PREPARED BY
 LOON INVESTMENTS LIMITED

SCALE: 1:300

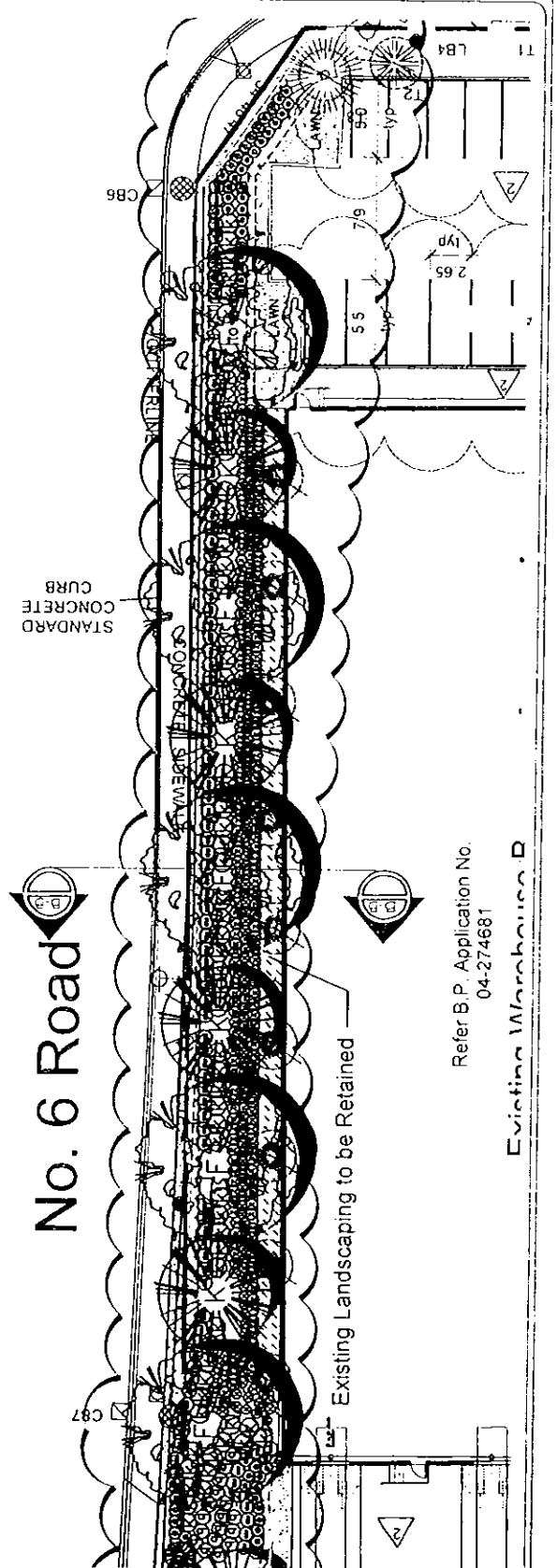
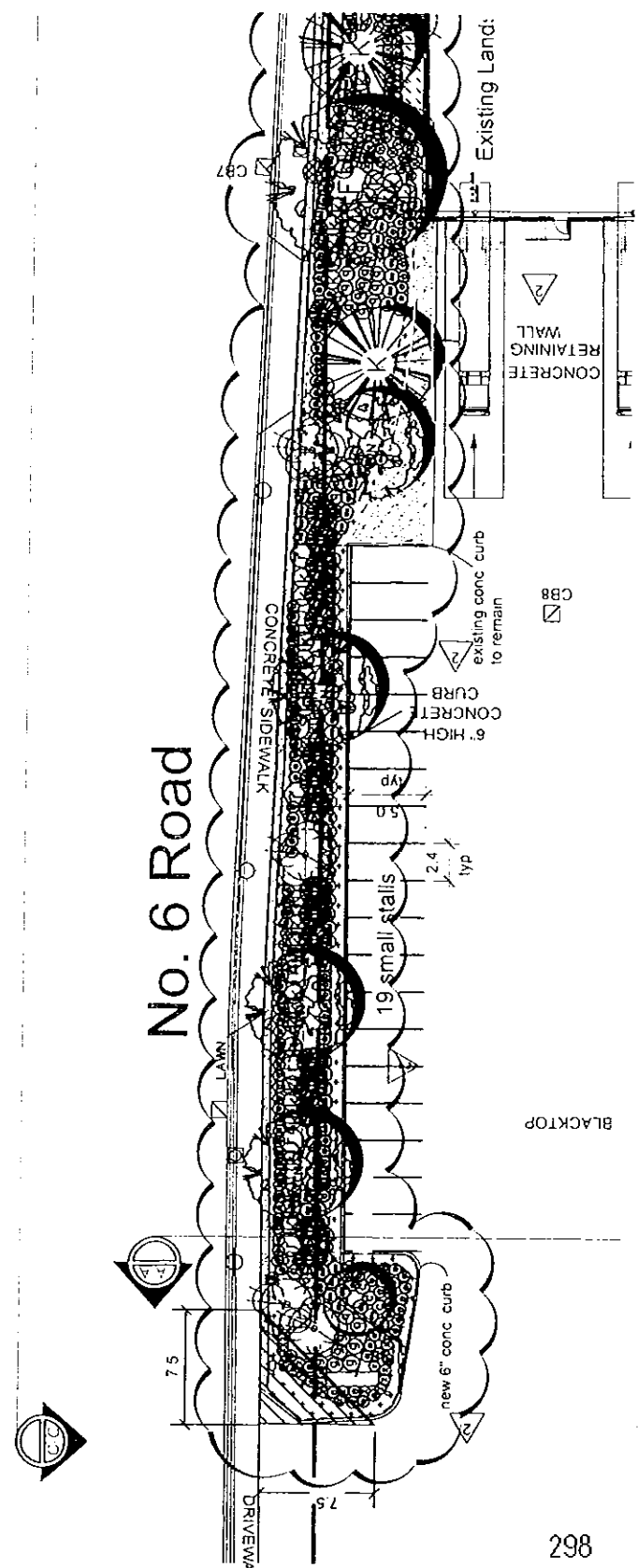
DATE
 March 27, 2007

PROJECT NO.
 07-552

DRAWING NO.
 No. 3

DESIGNED BY
 DR

CHECKED BY
 OV



Refer B.P. Application No.
 04-274681

Existing Warehouse B

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PKG 111.1

Bridgeport Warehouse
 13951 Bridgeport Road,
 Richmond, B.C.

DRAWING TITLE

**Planting Plan
 Enhancements**

PRELIMINARY PLAN - SUBJECT TO APPROVAL BY THE
 FEDERAL PROVINCIAL AND LOCAL AUTHORITIES
 C-18-23

LOON INVESTMENTS LIMITED

SCALE

SCALE AS NOTED

DATE

March 27, 2007

PROJECT NO.

07-552

DRAWING NO.

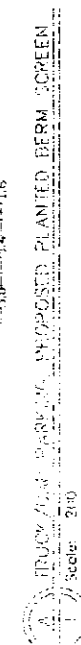
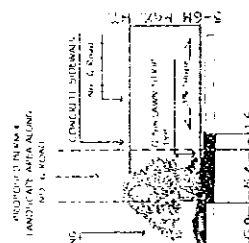
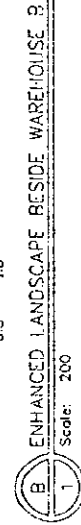
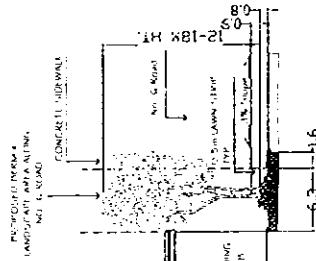
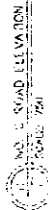
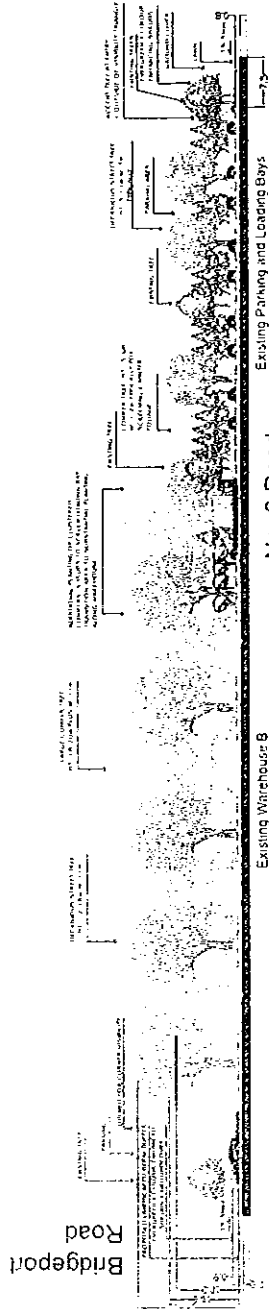
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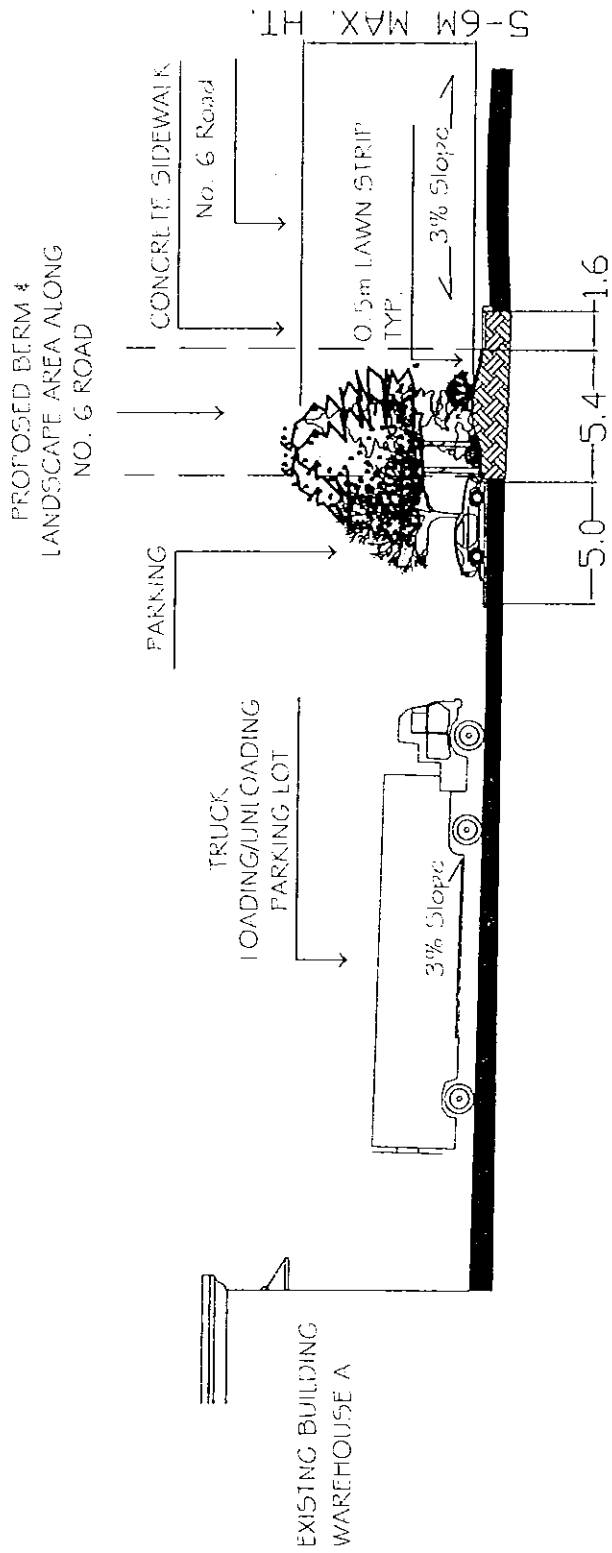
DESIGNER

DR

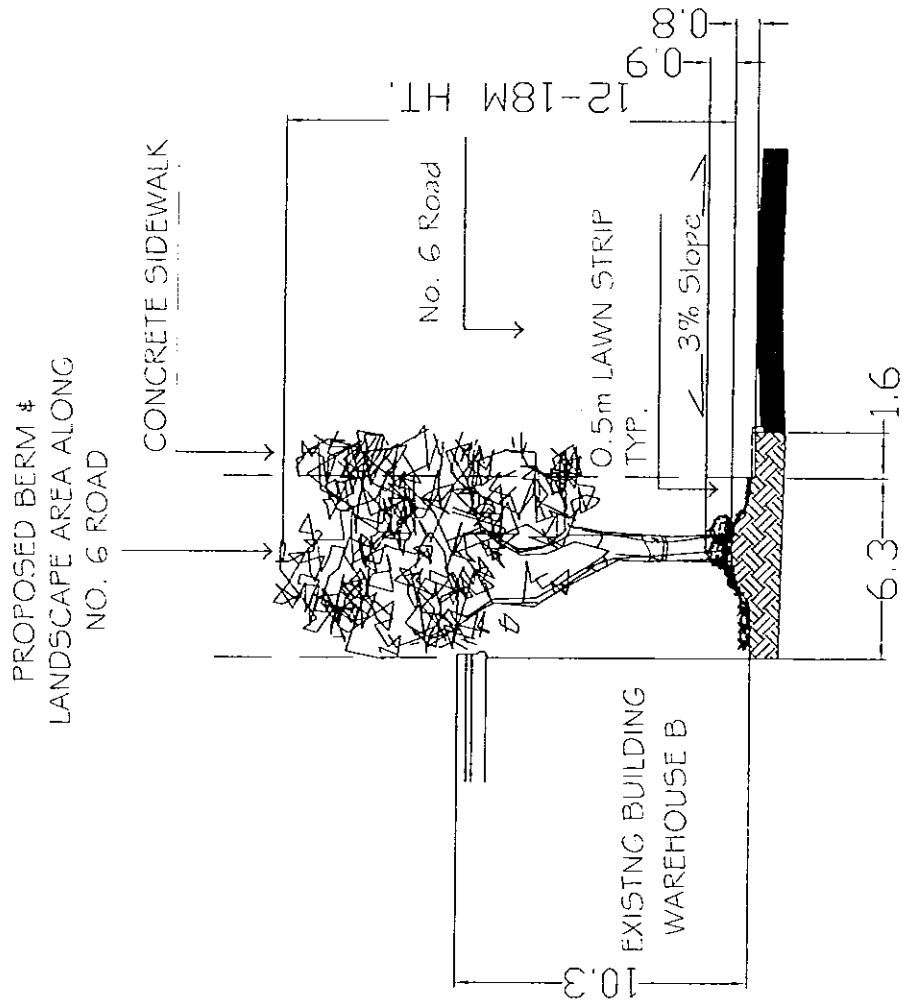
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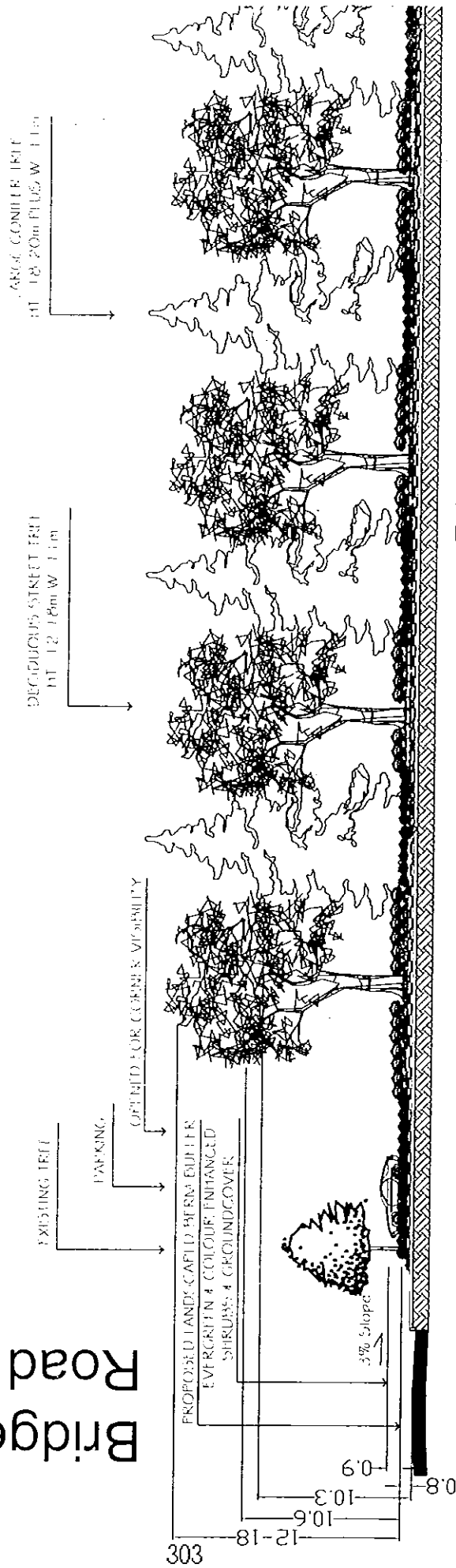
A TRUCK/CAR PARKING, PROPOSED PLANTED BERM SCREEN
SCALE: NTS



B ENHANCED LANDSCAPE BESIDE WAREHOUSE B

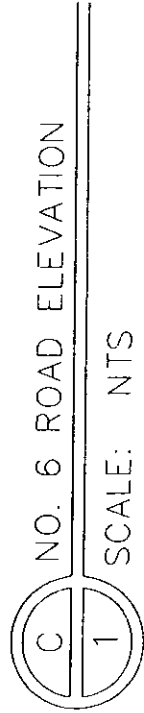
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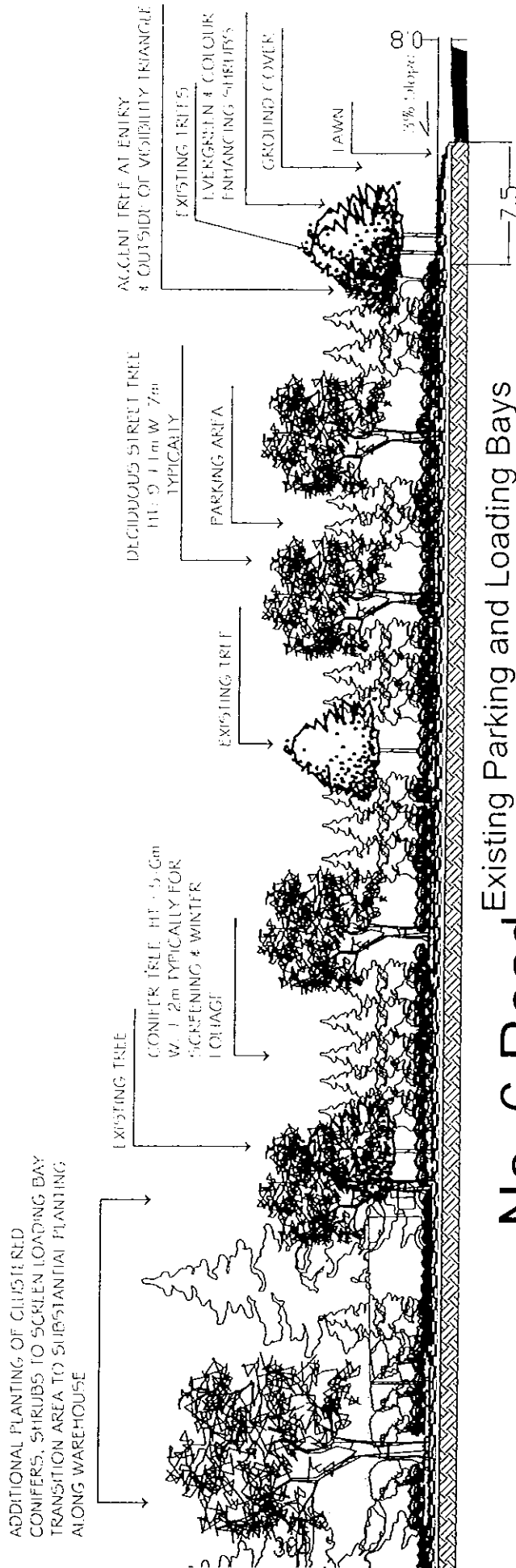
Bridgeport Road



Existing Warehouse B

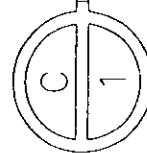
No. 6 Road





Existing Parking and Loading Bays

No. 6 Road



NO. 6 ROAD ELEVATION

SCALE: NTS

PLANT SCHEDULE

KEY QUAN. BOTANICAL NAME COMMON NAME SIZE/CONDITION REMARKS

TREES

C	2	Acer palmatum atropurpureum	Redleaf Japanese Maple	3m ht - B&B	Multistem
K	5	Thuja plicata 'Excelsa'	Western Red Cedar	4m ht - B&B	1.8m Standard
F	5	Carpinus betulus 'Fastigiata'	European Hornbeam 'Fastigiata'	7cm cal - B&B	1.8m Standard
N	4	Nyssa sylvatica	Black Gum	7cm cal - B&B	
T	19	Thuja occidentalis 'Samragd'	Emerald Green Cedar	3m ht - B&B	

SHRUBS

ⓐ	3	Buxus microphylla 'Winter Gem'	Asian Boxwood	#2 pot 25cm ht/spr	
ⓑ	185	Euonymus fortunei 'Gold Prince'	Euonymus 'Gold Prince'	#3 pot 30cm ht/spr	
ⓒ	224	Erica x darleyensis 'Furzey'	Winter Flowering Heather	#2 pot 30cm ht/spr	
ⓓ	31	Leucothoe fontanesiana 'Rainbow'	Leucothoe 'Rainbow'	#2 pot 30cm ht/spr	
ⓔ	9	Pieris japonica 'Forest Flame'	Japanese Pieris 'Forest Flame'	#2 pot 30cm ht/spr	
ⓕ	6	Pinus mugo var. pumilio	Dwarf Mugo Pine	#3 pot 40cm ht/spr	
ⓖ	91	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot 30cm ht/spr	

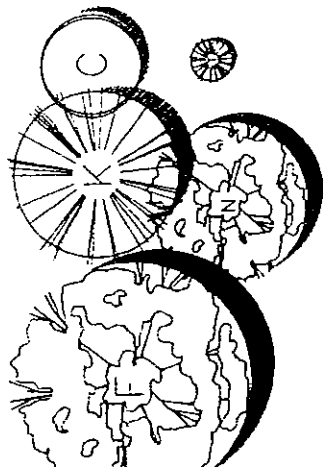
KEY QUAN. BOTANICAL NAME COMMON NAME SIZE/CONDITION REMARKS

SHRUBS con.

ⓓ	31	Rhododendron 'Cunningham's White'	Rhododendron - med white	#3 pot 40cm ht/spr	
ⓔ	9	Rhododendron 'Vulcan Flame'	Rhododendron - med red	#3 pot 50cm ht/spr	
ⓕ	145	Gaultheria shallon	Safal	#1 pot (22" O.C.)	
ⓖ	203	Polystichum munium	Western Sword Fern	#1 pot (22" O.C.)	

GROUND COVERS AND VINES

ⓓ	212	Vinca minor 'Autopurpurea'	Purple Periwinkle	10cm pot (15" O.C.)	Cover As Shown
ⓔ	6	Clematis armandii	Evergreen Clematis	#1 pot staked	Plant as directed on site
ⓕ	10	Parthenocissus t veitchii	Boston Ivy	#1 pot staked	Plant as directed on site





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8230 (RZ 06-354537)
13951 BRIDGEPORT 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 291.184 thereof the following:

"291.184 Comprehensive Development District (CD/184)

The intent of this zoning district is to accommodate industrial and limited office uses that are compatible with other urban uses.

291.184.1 PERMITTED USES

LIGHT INDUSTRY;
AUTO TOWING & STORAGE;
COMMUNITY USE;
**CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding
personal services;**
RECREATION FACILITY;
**FOOD CATERING ESTABLISHMENT, but excluding banquet hall
facility;**
**CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such
unit per lot;**
**OFFICE, limited to a maximum gross leasable floor area of 1,980 m² (21,300
ft²)**
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.184.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 1.0

291.184.3 MAXIMUM LOT COVERAGE: 60%

291.184.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road Setbacks: 6 m (19.685 ft.).

291.184.5 MINIMUM LOT SIZE

.01 A building shall not be constructed on a lot which is less than 2 ha (5 acres) in area."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/184)**:

P.I.D. 001-452-894

Lot 59 Except: Firstly: Part Subdivided by Plan 63451, and Secondly: Parcel A (Bylaw Plan LMP17498), Section 20 Block 5 North Range 5 West New Westminster District Plan 51169

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8230”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER