



**City of Richmond**  
Urban Development Division

**Report to Committee**

To: Planning Committee

From: Joe Erceg  
Manager, Development Applications

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

*To Council - April 22, 2002*  
*To Planning - April 16, 2002*  
Date: March 25, 2002

File: RZ 02-199709

FILE: 8060-20-7349

**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.

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

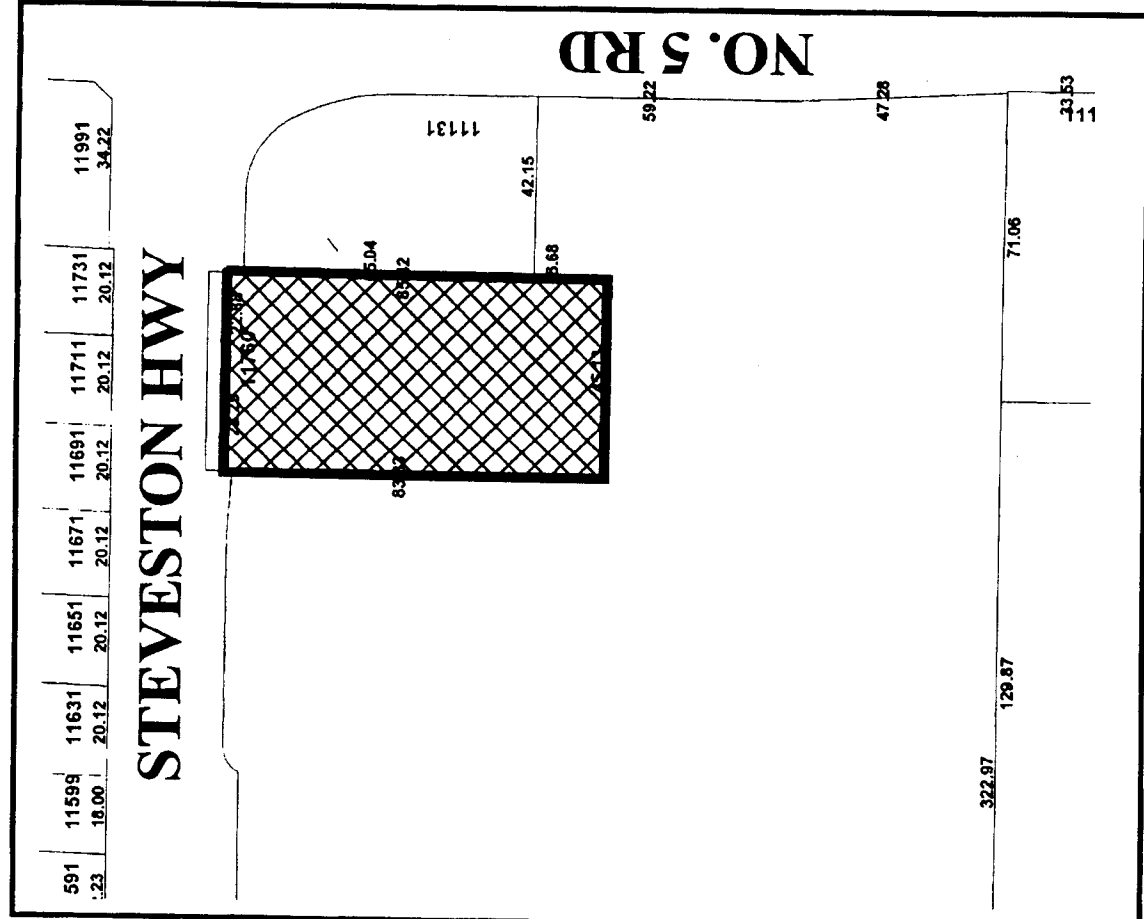
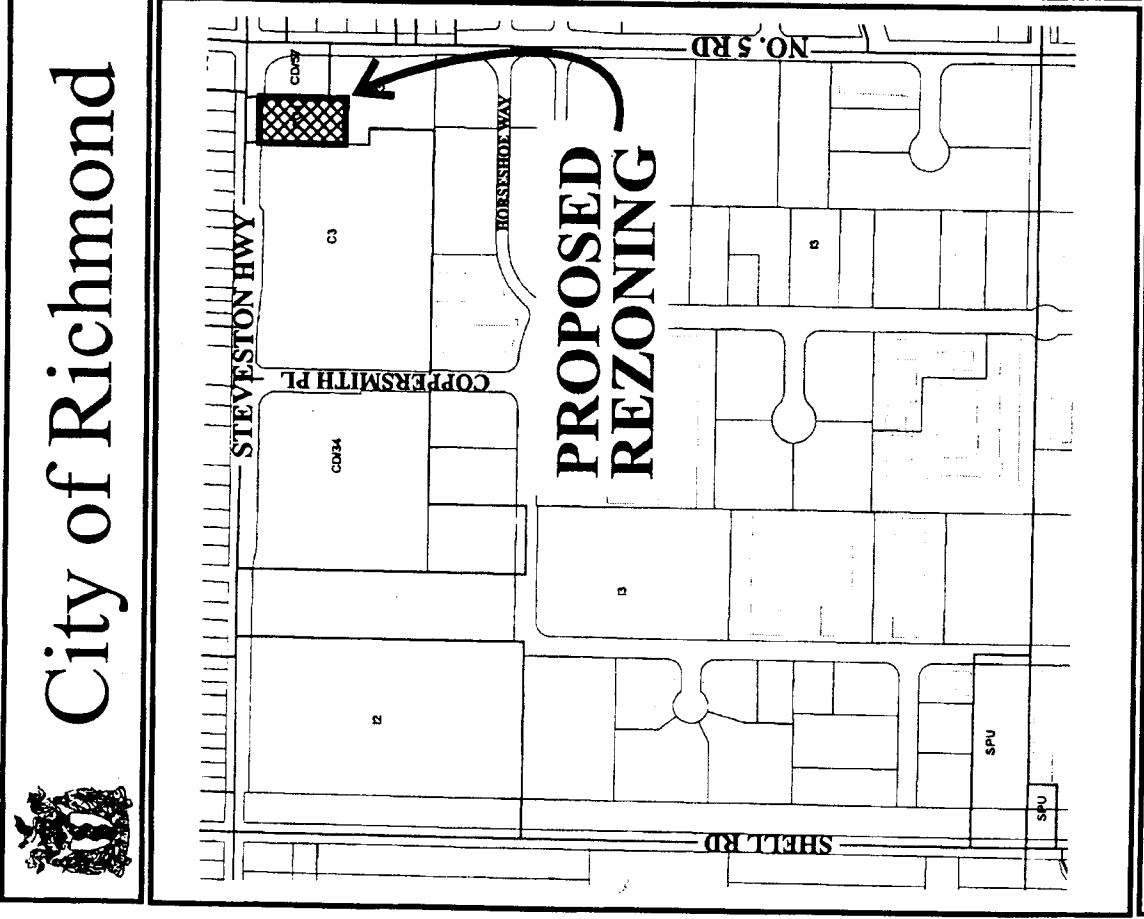


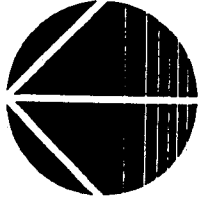
Jenny Beran, MCIP  
Planner, Urban Development

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

Kasian  
Kennedy  
Architecture  
Interior Design  
And Planning  
Incorporated  
Bridle, Columbia  
And Alberta  
360 1188 West Campus S  
West Calgary, Alberta  
T2C 1K9  
Tel: (403) 242-7977  
Fax: (403) 242-4742



DATE: 01/21/02  
ISSUED FOR: REZONING

COMMERCIAL  
DEVELOPMENT

Mattu Lot,  
Ironwood Plaza,  
11780 Steveston Hwy.

Context  
Plan

Scale: 1" = 80'-0"  
SMA Project: 1256  
Mon, Jan 21, 2002

DP-01  
r2

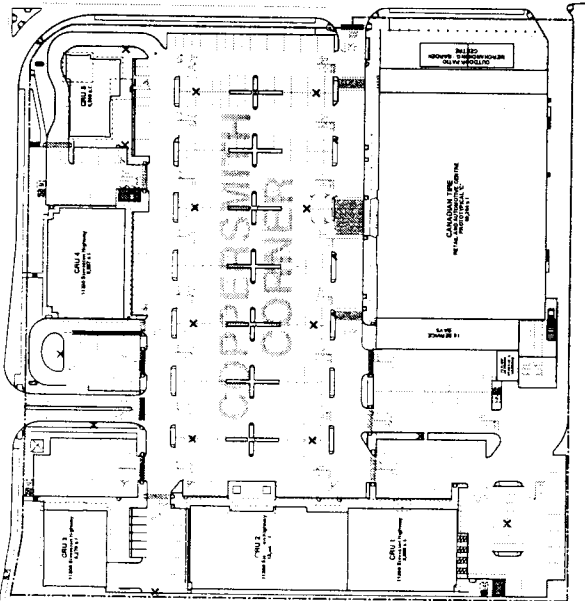
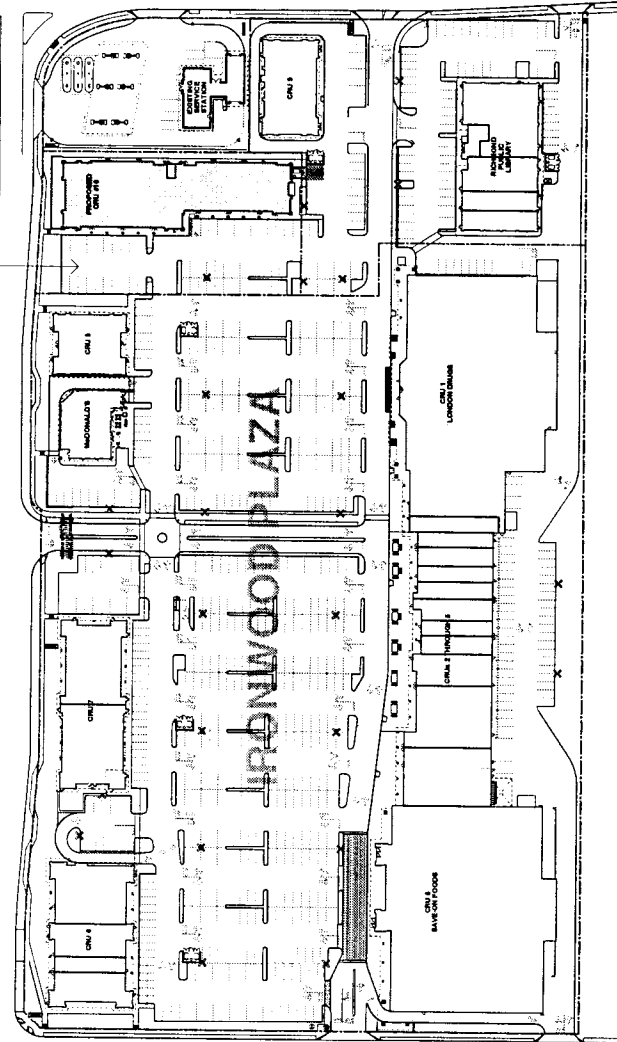


Subject Site  
11780 Steveston Hwy.  
West of 117th Street  
West of 118th Street

STEVESTON HIGHWAY

NO. 5 ROAD

COPPERSMITH PLACE



Kasian  
Kennedy  
Architecture  
Interior Design  
And Planning  
Incorporated

British Columbia  
And Alberta  
No. 123456789  
Professional Reg. No. 1234567  
For B.C. Reg. No. 1234567  
For A.B. Reg. No. 1234567



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

COMMERCIAL  
DEVELOPMENT

Mathu Lot,  
Ironwood Plaza,  
11760 Steveston Hwy.,  
Steveston, B.C.

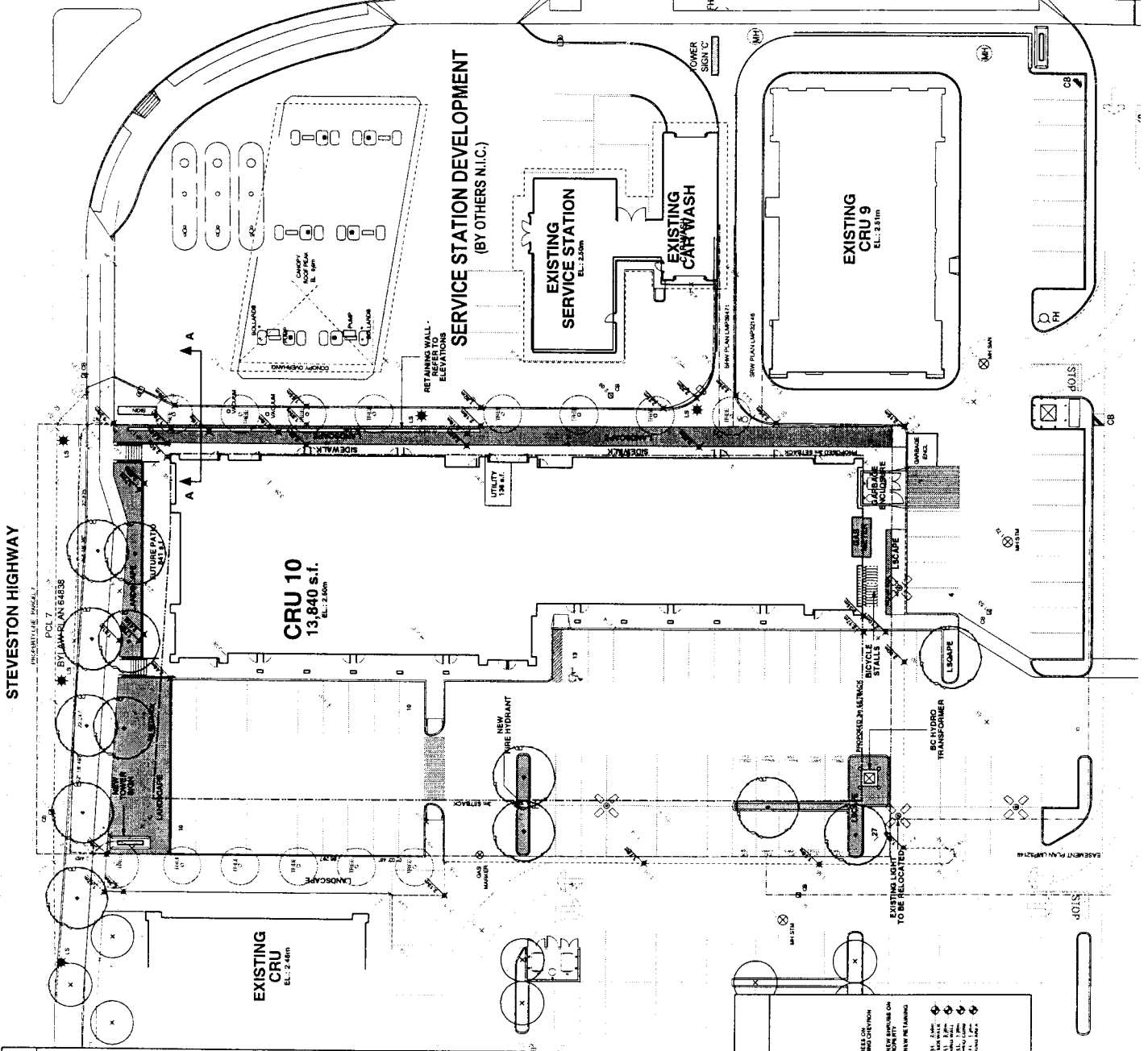
Site  
Plan

Scale: 3/16" = 1'-0"  
NSA Project: 1258  
Date: Apr 1, 2002

DP-02  
p6

STEVESTON HIGHWAY

NO. 5 ROAD



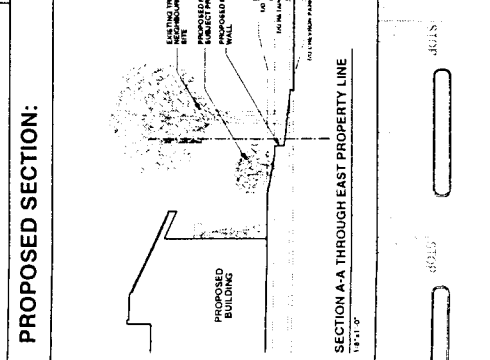
**DATA SUMMARY:**

ZONE	C-3
CIVIC ADDRESS	11760 Steveston Hwy
LEGAL ADDRESS	M12, CUBA, BUCH, HANCOCK HIGHWAY PLZ 760 S4E84A06
SITE AREA	40,183 sq ft 3,733.3 sq m 13,840 sq ft 1,285.7 sq m
BUILDING AREA	0.34 34.4%
DENSITY (E.A.B.)	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	26' 0" max
PARKING PROVIDED	60 STALLS
REGULAR STALLS	48 STALLS
HANDICAPPED STALLS	1 STALL
SMALL CAR STALLS	10 STALLS
PARKING REQUIRED	51 STALLS

**NOTES:**

**LEGEND:**

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



052

Kasian  
Kennedy  
Architecture  
Interior Design  
And Planning  
Incorporated  
Branch, Columbia  
Ave. Alberta  
10010 100 Ave. S.E.  
Edmonton, Alberta  
T6C 2V4



DATE: 01.21.02  
ISSUED FOR: REZONING  
01.31.02 REISSUED FOR REZONING

COMMERCIAL  
DEVELOPMENT

Mattu Lot,  
Ironwood Plaza,  
11700 Steeles Ave. E.

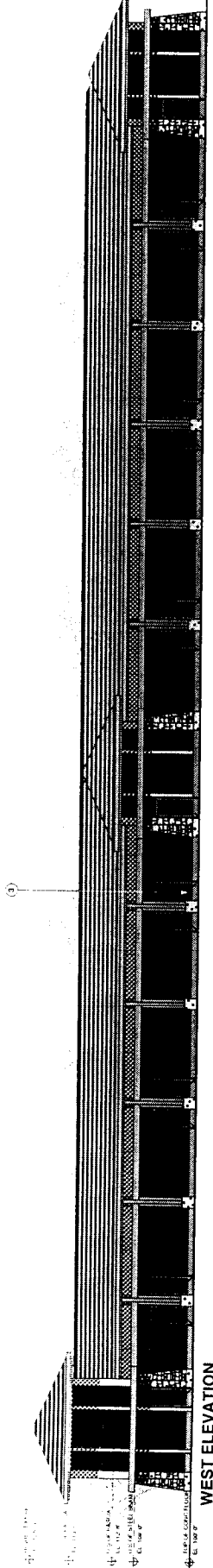
Building  
Elevations

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

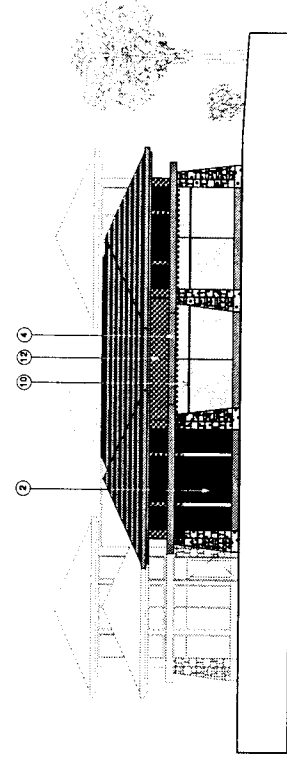
ATTACHMENT 4

RZ-03

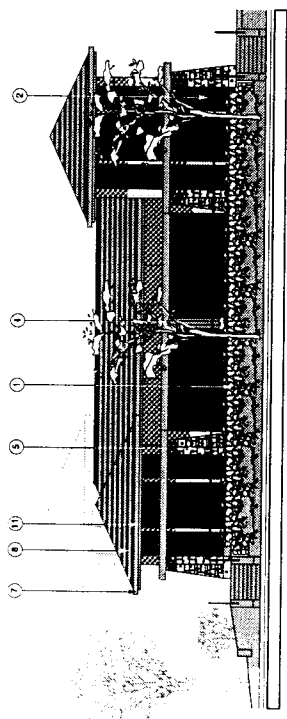
P5



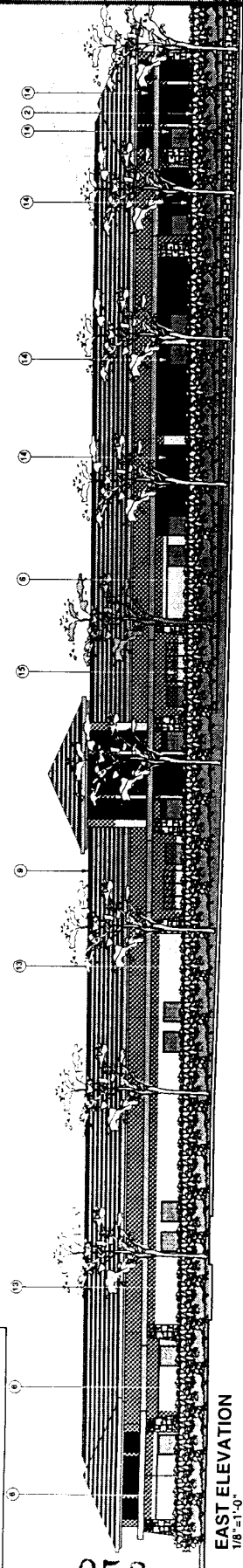
WEST ELEVATION  
1/8"=1'-0"



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 BRUSHED METAL SLATE FINISH SYSTEM OVER PREFINISHED METAL FASCIA
- 8 QUARRY SLATE TILE
- 9 PREFINISHED METAL FLASHING
- 10 3/4"x2" STUCCO REVEAL
- 11 PREFINISHED METAL FASCIA
- 12 STUCCO CONTROL JOINT
- 13 PAINTED STUCCO OVER CONCRETE BLOCK
- 14 SPANDREL GLASS
- 15 PAINTED STEEL TRELLIS

053



Kasian  
Kennedy  
Architecture  
Interior Design  
And Planning  
Incorporated  
Bliss Chamber  
And Rogers  
1100 Avenue C  
New York, NY 10009  
Tel: 212 691-1100  
Fax: 212 691-1101



DATE ISSUED FOR  
01/21/02 REZONING

COMMERCIAL  
DEVELOPMENT

Mattu Lot,  
Ironwood Plaza,  
11760 Swanton Hwy.

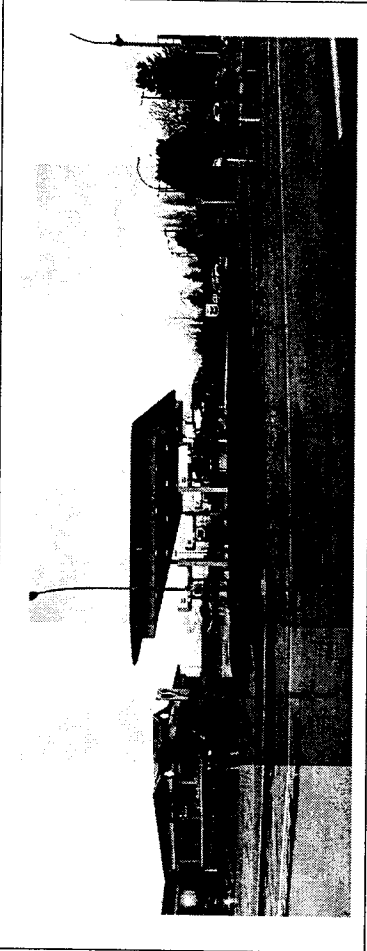
East Elev'n  
Perspective

Scale: 1/8" = 1'-0"  
M&A Project: 1268  
Date: Jan 20, 2002

DP-04

r2

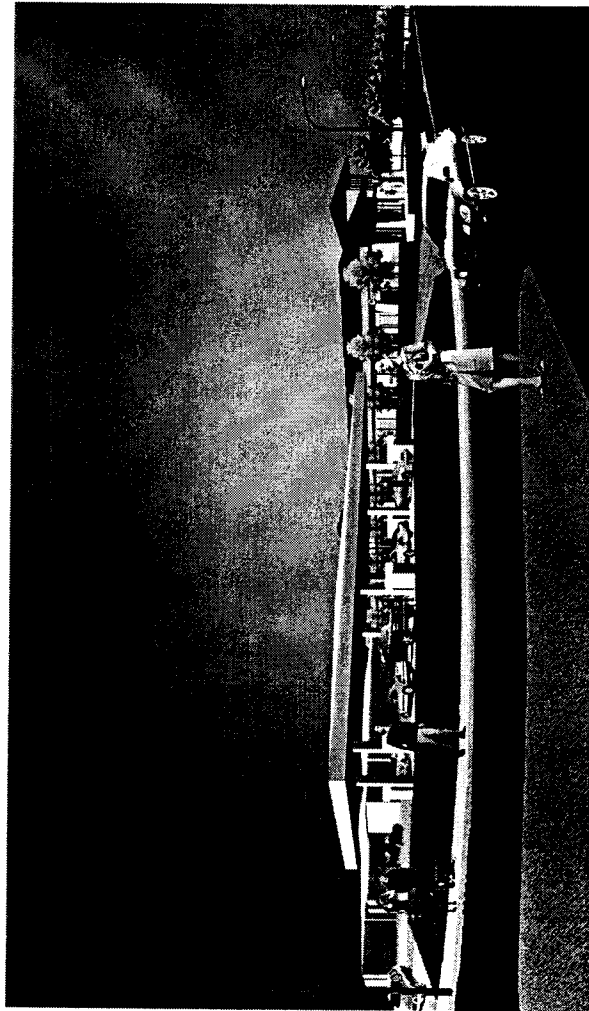
CONTEXT PHOTO:



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

APR 22 2002

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

\_\_\_\_\_  
MAYOR

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