



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** May 7, 2007

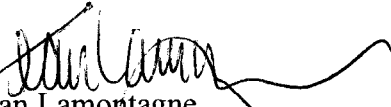
**From:** Jean Lamontagne  
Director of Development

**File:** ZT 07-366344

**Re:** **Application by David J. Ho for a Zoning Text Amendment at  
1231 Burdette Street.**

**Staff Recommendation**

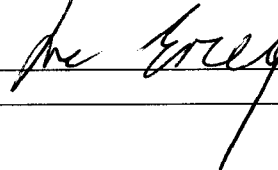
That Bylaw No. 8247, to amend Comprehensive Development District (CD/160) by revising the provisions on use and density, be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

JL:dcB  
Att. 4

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

The owners of 1231 Burdette Street are seeking use and density amendments to the Comprehensive Development District schedule (CD/160) that applies to their site. Specifically, the amendments are:

- To increase the Maximum Floor Area Ratio permitted in CD/160 from 0.43 to 0.54; and
- To add the following to the list of uses permitted under the schedule:

**“EDUCATIONAL INSTITUTION, but limited to **industry** related training with a maximum of 10 students at any one time.”**

The density increase is being sought to allow for mezzanine space for each of the industrial units that will better accommodate the needs of their tenants.

The Educational Institution use is sought to accommodate training of industrial crane operators through the use of specialized indoor simulators. The owner's tenant, BC Maritime Employers' Association is proposing to initially add one simulator with a maximum of two staff and four students at any one time. When and if they do expand into the other units there will be a maximum of 5 staff and 10 students.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached.

The subject site was rezoned to accommodate the current industrial and banquet hall uses through RZ 03-251615 which was approved by Council on September 26, 2005.

### Current Facility

The subject site, contains an above grade banquet hall facility of approximately 1351 m<sup>2</sup> (14,545 sq. ft.) in size which operates in the evening, six ground floor industrial units and a single caretaker suite which collectively total approximately 2205 m<sup>2</sup> (23,744 sq. ft.). The industrial units operate only during daytime hours. Use of the 164 on-site parking stalls are regulated under the Zoning Schedule and covenants which ensure that the industrial uses and the banquet hall uses do not overlap.

### Surrounding Development

The development site is surrounded on all sides by industrial uses.

### Consultation

No community consultation has been undertaken regarding this application apart from the routine rezoning sign advertising at the site.

**Staff Comments**

No significant concerns have been identified through the technical review.

**Analysis**Amendment Implicationsi. *Density Increase*

The proposed density increase 0.43 to 0.54 FAR will result in a maximum floor space addition to the industrial units of 900 m<sup>2</sup>. This will increase the total building floor area from 3,556.95 m<sup>2</sup> to 4,456.95 m<sup>2</sup>. No exterior additions to the building are proposed as a result of this amendment. This increase in density results in an additional 9 parking stalls required for the industrial portion of the complex. This increases the total industrial parking requirements from 23 stalls to 32 stalls. No changes arise with the number of required handicapped stalls. The site has 164 daytime stalls, including 4 handicapped stalls, available to the industrial uses indicating that the additional density can be accommodated.

ii) *Addition of the Educational Institution Use*

The applicant is seeking to add Educational Institution use to the uses permitted on the subject site. As noted earlier, the proponent has indicated that initially they will have 2 staff and 4 students using only a couple of the industrial units for industrial training activities. If they expand the use they would eventually use 5 units for the educational institutional use and accommodate a maximum of 5 staff and 10 students at any one time.

“Educational Institution” use carries with it different parking stall requirements under the Zoning Bylaw than that required for industrial uses. Parking stall standards for Educational Institutions are 1 stall per instructor and 0.75 stalls per student. The maximum Educational Institution use proposed for this site (i.e. 5 staff and 10 students) would result in a maximum of 13 stalls needed. The remaining industrial use (including the proposed mezzanine addition to 1 unit) plus the caretaker suite would require nine (9) stalls for a combined total of 22 daytime stalls required. The site has 164 daytime stalls available indicating that, from the parking perspective, the educational use can be readily accommodated.

The limits on the use and number of students placed into the proposed zoning schedule will ensure that only industrially related training will be permitted.

Floodplain Indemnity

In accordance with the interim Flood Management Strategy, the registration of a floodplain indemnity covenant is a condition of the zoning text amendment approval.

**Financial Impact or Economic Impact**

None.

**Conclusion**

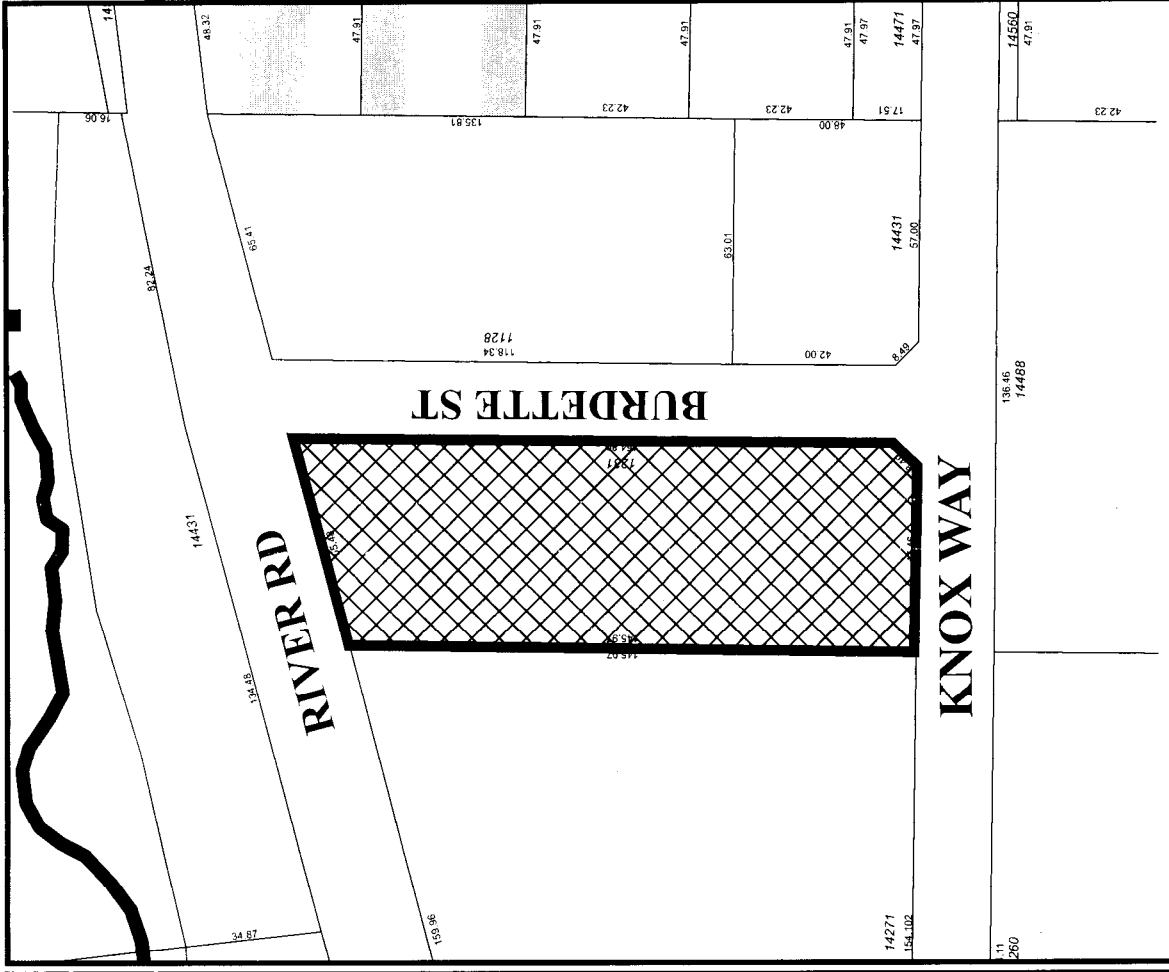
Staff have reviewed the request to amend the use and density provisions of Comprehensive Development District (CD/160) which applies to 1231 Burdette Street. Staff are recommending support for the amendments.

A handwritten signature in black ink, appearing to read "David Brownlee", with a long, sweeping horizontal stroke at the end.

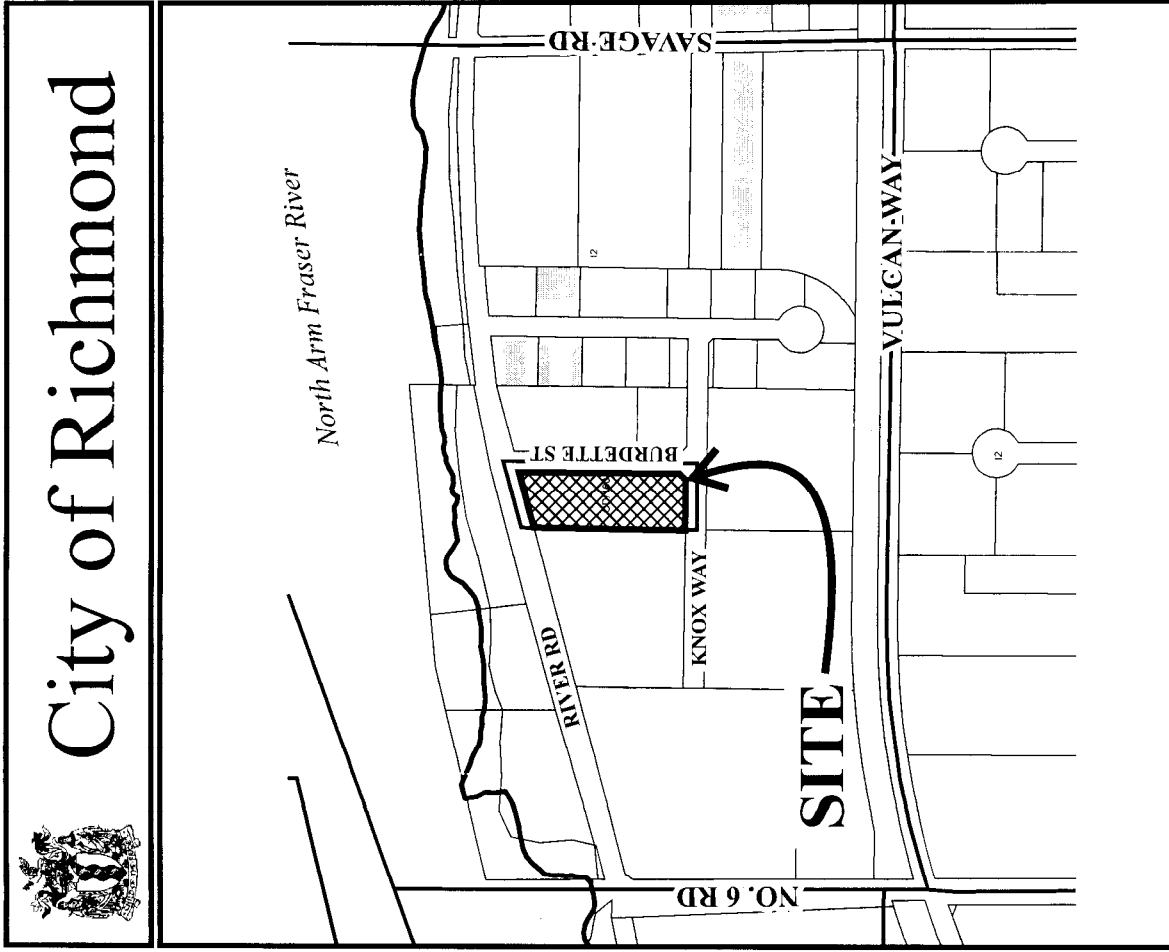
David Brownlee  
Planner 2

DCB:cas

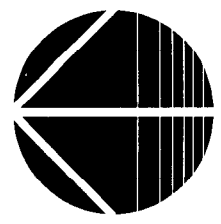
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations Concurrence

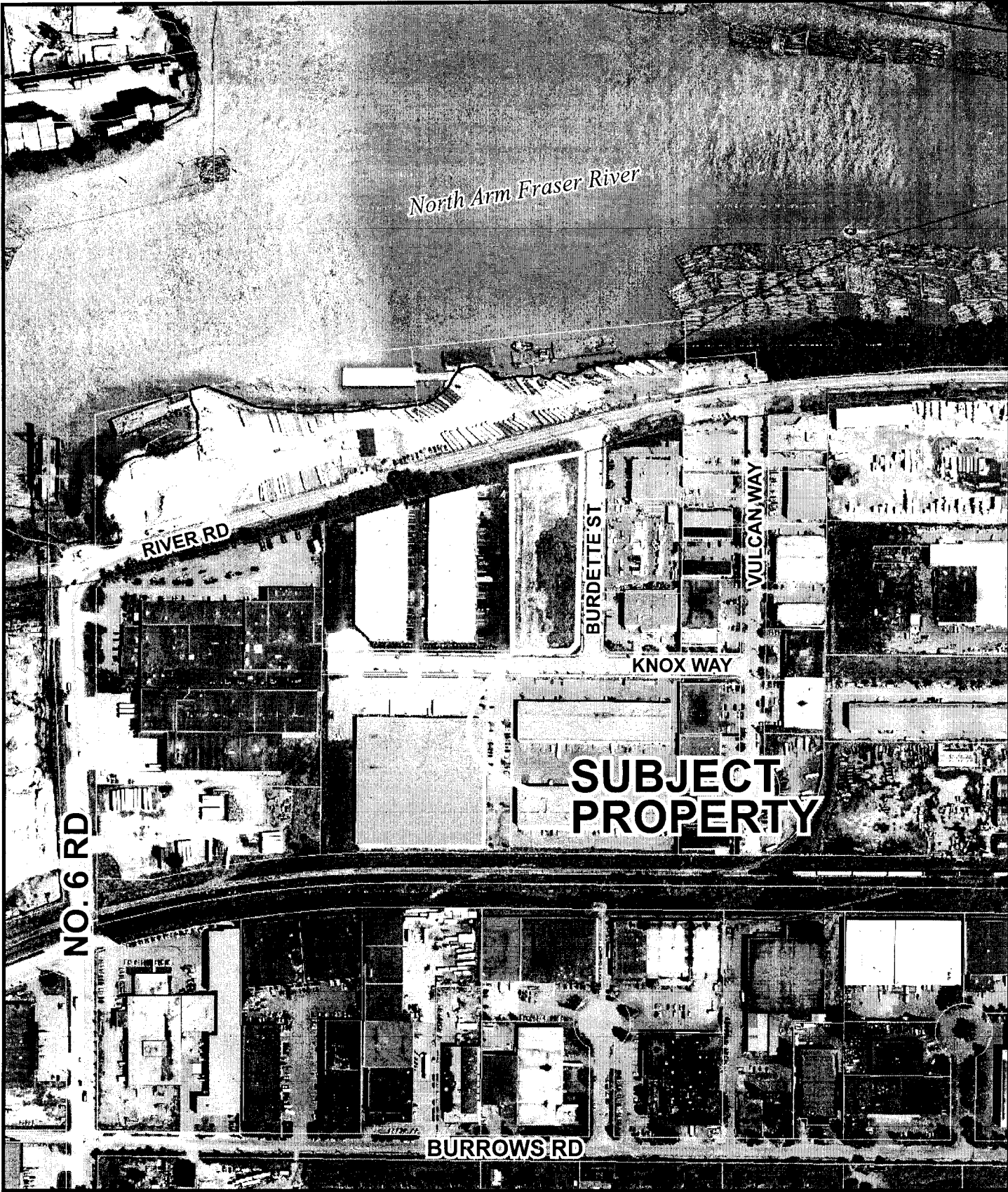


Original Date: 05/03/07  
 Revision Date:  
 Note: Dimensions are in METRES



ZT 07-366344





*North Arm Fraser River*

RIVER RD

BURDETTE ST

VULCANWAY

KNOX WAY

**SUBJECT  
PROPERTY**

NO. 6 RD

BURROWS RD



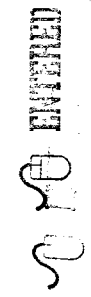
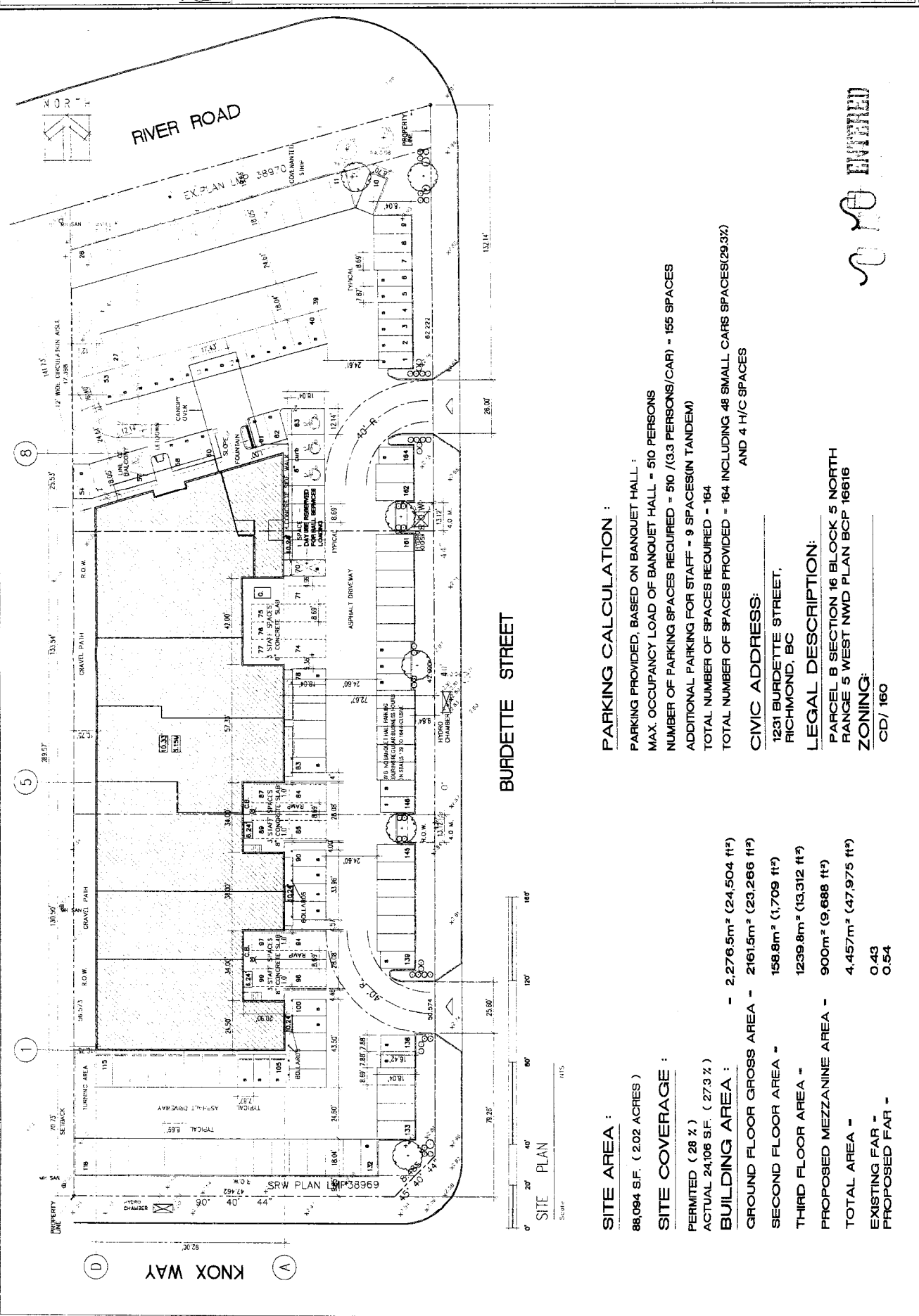
ZT 07-366344

Original Date: 05/09/07

Amended Date:

Note: Dimensions are in METRES

DRIVING NO.	DATE	REVISIONS
A-1	11/20/08	
SCALE	SCALE	SCALE
1"=40'	1"=40'	1"=40'
PROJECT NO.	DATE	REVISIONS
0906	11/20/08	
DRAWN BY	DATE	REVISIONS
DAVID J. HO	11/20/08	
CHECKED BY	DATE	REVISIONS
DAVID J. HO	11/20/08	



**PARKING CALCULATION :**

PARKING PROVIDED, BASED ON BANQUET HALL :  
 MAX. OCCUPANCY LOAD OF BANQUET HALL = 510 PERSONS  
 NUMBER OF PARKING SPACES REQUIRED = 510 / (3.3 PERSONS/CAR) = 155 SPACES  
 ADDITIONAL PARKING FOR STAFF = 9 SPACES (IN TANDEM)  
 TOTAL NUMBER OF SPACES REQUIRED = 164  
 TOTAL NUMBER OF SPACES PROVIDED = 164 INCLUDING 48 SMALL CARS SPACES (29.3%) AND 4 H/C SPACES

**CIVIC ADDRESS:**

1231 BURDETTE STREET,  
 RICHMOND, BC

**LEGAL DESCRIPTION:**

PARCEL B SECTION 16 BLOCK 5 NORTH  
 RANGE 5 WEST NWD PLAN BCP 16616

**ZONING:**

CD/ 160

**SITE AREA :**

88,094 S.F. ( 2.02 ACRES )

**SITE COVERAGE :**

PERMITTED ( 28 % )

ACTUAL 24,106 S.F. ( 27.3 % )

**BUILDING AREA :**

GROUND FLOOR GROSS AREA - 2,276.5m<sup>2</sup> ( 24,504 ft<sup>2</sup> )

SECOND FLOOR GROSS AREA - 2161.5m<sup>2</sup> ( 23,266 ft<sup>2</sup> )

THIRD FLOOR AREA - 158.8m<sup>2</sup> ( 1,709 ft<sup>2</sup> )

PROPOSED MEZZANINE AREA - 1239.8m<sup>2</sup> ( 13,312 ft<sup>2</sup> )

TOTAL AREA - 900m<sup>2</sup> ( 9,688 ft<sup>2</sup> )

EXISTING FAR - 0.43

PROPOSED FAR - 0.54

**BURDETTE STREET**

**KNOX WAY**

**RIVER ROAD**



SITE PLAN

DAVID J HO ARCHITECT INC.  
 1231 BURDETTE STREET RICHMOND, B.C.  
 PHONE 461-9646  
 FAX 461-0600



**City of Richmond**

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

**Development Application  
 Data Sheet**

**RZ 07-366344**

**Attachment 3**

Address: 1231 Burdette Street

Applicant: David J. Ho

Planning Area(s): Bridgeport Planning Area

	Existing	Proposed
<b>Owner:</b>	North Fraser Port Authority leased to Riverside Palace under a 40 year land lease agreement.	Same
<b>Site Size (m<sup>2</sup>):</b>	8183.8	Same
<b>Land Uses:</b>	Industrial at grade with a banquet hall facility above accommodating up to 510 people.	Same
<b>OCP Designation:</b>	Business and Industry	Same
<b>Area Plan Designation:</b>	Industrial	Same
<b>Zoning:</b>	Comprehensive Development District (CD/160)	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.43	0.54	none permitted
Lot Coverage – Building:	Max. 28%	27.3%	none
Setback – Public Roads (m):	Min. 6 m	Exceeds requirement	none
Off-street Parking Spaces:	155 stalls plus a maximum of 18 tandem stalls accommodated within the loading bays to the building between 6:00 PM and 2:00 AM. One stall provides day-time loading for the banquet hall.	Same	none
Tandem Parking Spaces:	18 temporary stalls as noted above	Same	none

Other:

Covenants have been registered with land titles that ensure the following:



**Rezoning Considerations  
1231 Burdette Street  
RZ 07-366344**

Prior to final adoption of Zoning Amendment Bylaw 8247, the developer is required to complete the following:

- Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0m GSC.

[Signed original on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8247 (ZT 07-366344)  
1231 BURDETTE STREET**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by adding the following text to the "Permitted Uses" in Comprehensive Development District (CD/160) subsection 291.160.1:

**"EDUCATIONAL INSTITUTION**, but limited to **industry** related training with a maximum of 10 students at any one time."

2. Richmond Zoning and Development Bylaw 5300 is amended by replacing the Maximum Floor Area Ratio provisions in Comprehensive Development District (CD/160) subsection 291.160.2 with the following:

“.01 Maximum **Floor Area Ratio**: 0.54”

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8247"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON:

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER