



City of Richmond
Planning and Development Department


Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: Application by David J. Ho for a Zoning Text Amendment at
1231 Burdette Street.

TO Planning June 5, 2007
Date: May 7, 2007
ZT 07-366344
File: 12-0060-20-8247

Staff Recommendation

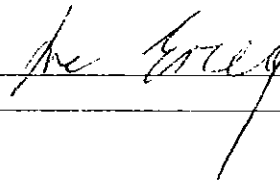
That Bylaw No. 8247, to amend Comprehensive Development District (CD/160) by revising the provisions on use and density, be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:dc
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 m² (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 m² (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.

AnalysisAmendment Implications*i. 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 m². This will increase the total building floor area from 3,556.95 m² to 4,456.95 m². 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

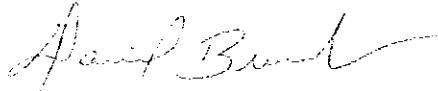
In accordance with the interim Flood Management Strategy, the registration of a floodplain indemnity covenant is a condition of the zoning text amendment approval.

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.



David Brownlee
Planner 2

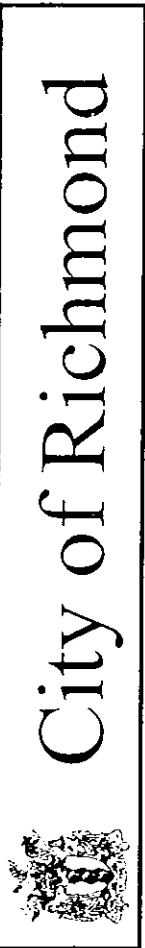
DCB:cas

Attachment 1: Location Map

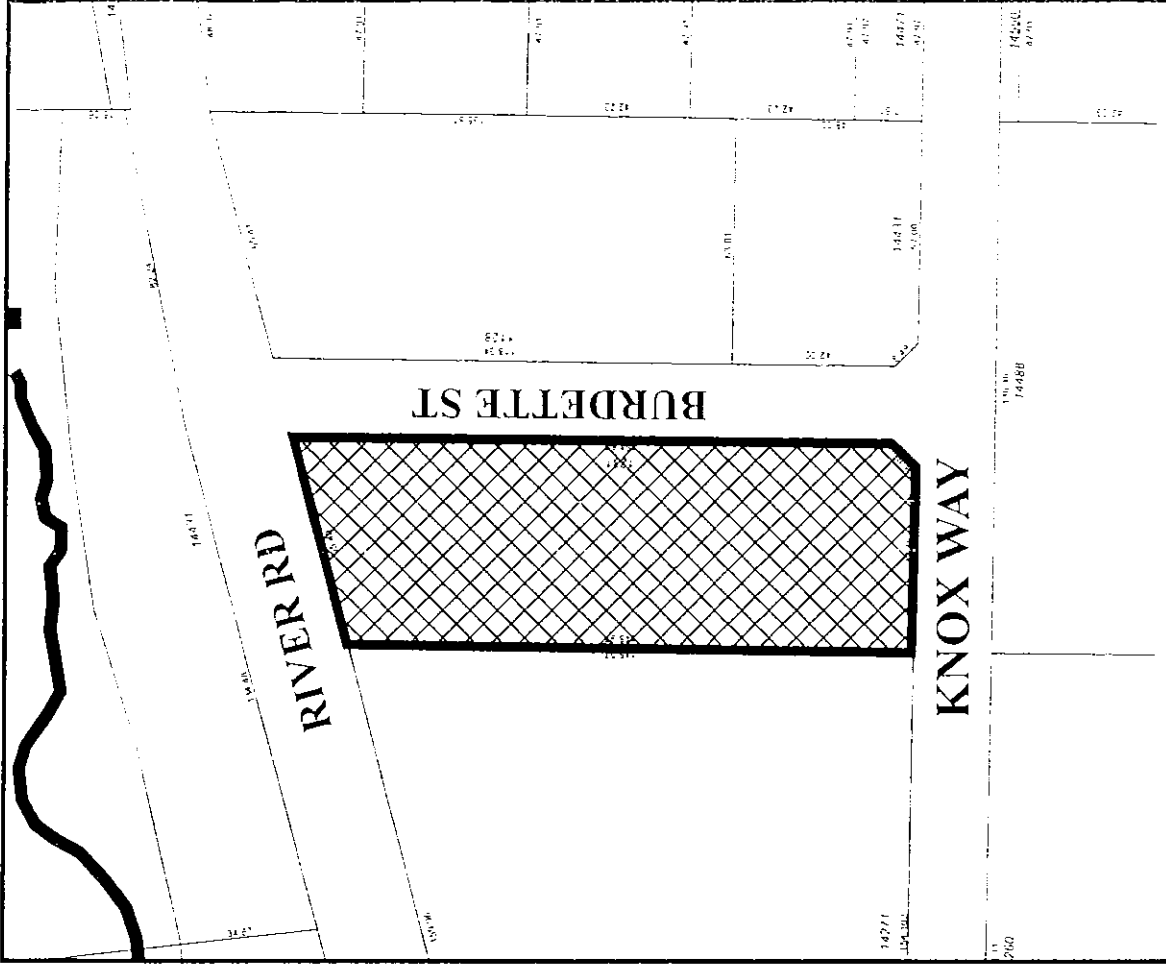
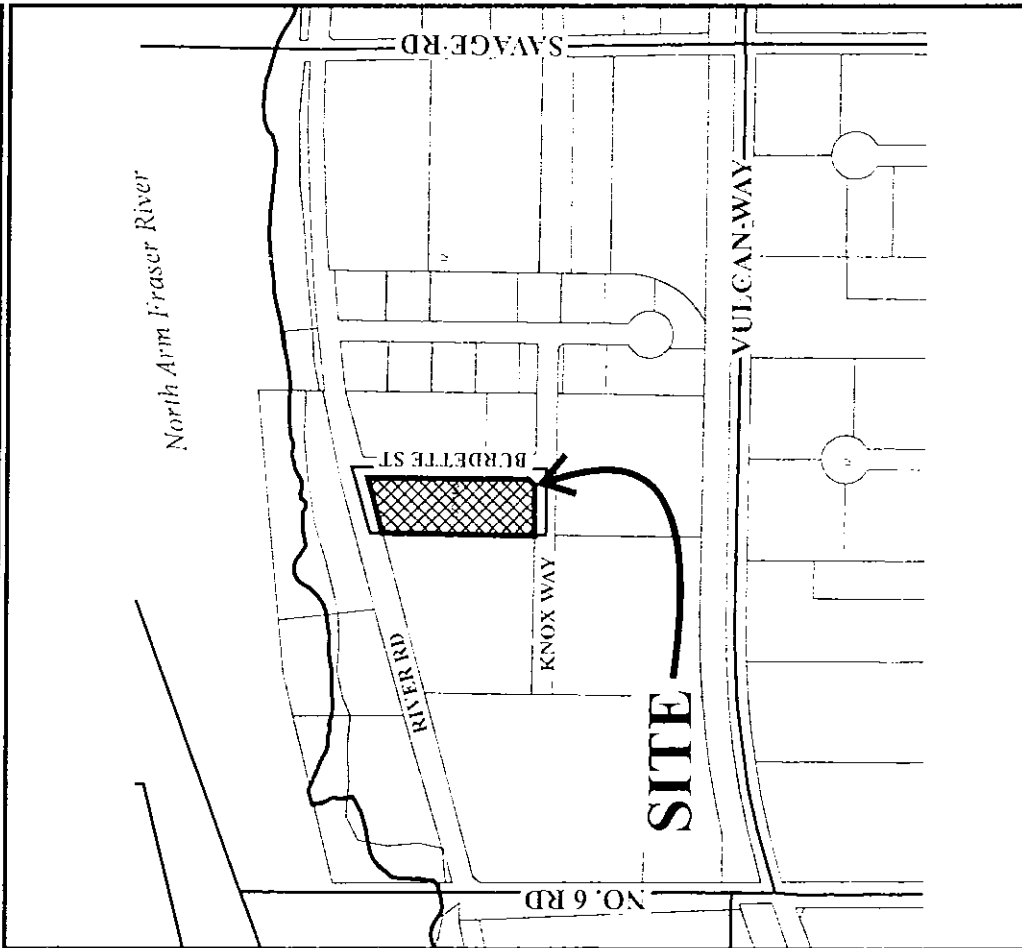
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Rezoning Considerations Concurrence



City of Richmond



ZT 07-366344

Original Date: 05/03/07

Revision Date:

Note: Dimensions are in METRES

North Arm Fraser River

RIVER RD

BURDETTE ST

VULCAN WAY

KNOX WAY

**SUBJECT
PROPERTY**

NO. 6 RD

BURROWS RD



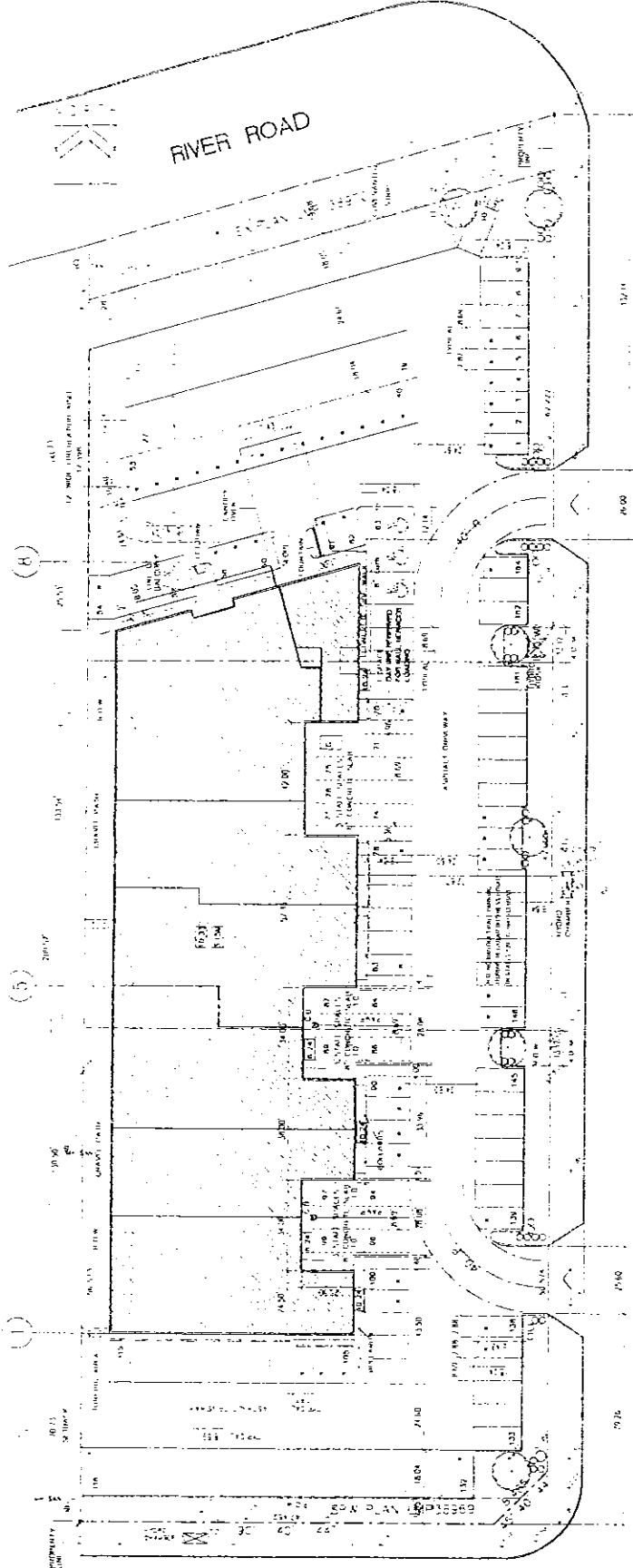
ZT 07-366344

Original Date: 05/09/07

Amended Date:

Note: Dimensions are in METRES

NORTH RICHMOND BUSINESS PARK
 1231 BURDETTE STREET, RICHMOND, BC
 DAVID J. HO ARCHITECT INC.
 1231 BURDETTE STREET, RICHMOND, BC
 V6V 1A7
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW: www.djharchitect.com



SITE AREA :
 98,094 SF (2.02 ACRES)

SITE COVERAGE :
 PERMITTED (28 %)
 ACTUAL 24,106 SF (27.3 %)

BUILDING AREA :
 GROUND FLOOR GROSS AREA - 2,276.5m² (24,504 ft²)
 SECOND FLOOR AREA - 2161.5m² (23,266 ft²)
 THIRD FLOOR AREA - 158.8m² (1,709 ft²)
 PROPOSED MEZZANINE AREA - 1239.8m² (13,312 ft²)
 TOTAL AREA - 900m² (9,688 ft²)
 EXISTING FAR - 0.43
 PROPOSED FAR - 0.54

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 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





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
Owner:	North Fraser Port Authority leased to Riverside Palace under a 40 year land lease agreement.	Same
Site Size (m²):	8183.8	Same
Land Uses:	Industrial at grade with a banquet hall facility above accommodating up to 510 people.	Same
OCP Designation:	Business and Industry	Same
Area Plan Designation:	Industrial	Same
Zoning:	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]

Signed

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



MAYOR

CORPORATE OFFICER