



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 3, 2005
From: Holger Burke **File:** RZ 05-295609
Acting Director of Development
Re: Application by Endall Elliot Associates for Rezoning at 8899 Odlin Crescent

Staff Recommendation

That Bylaw No. 7958 for the amendment of "Business Park Industrial District (I3)" to permit Adult **Educational Institution** use limited to the location at 8899 Odlin Crescent only, be introduced and given first reading.

Holger Burke
Acting Director of Development

SB:rg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Malcolm Elliot of Endall Elliot Associates has applied to the City of Richmond for permission to amend the zoning district, “Business Park Industrial District (I3)” to permit a maximum of 138 m² of Adult **Educational Institutional** classroom use in an interior second floor portion of 8899 Odlin Crescent (**Attachment 1**).

Development Permit DP 95-000070 was issued on June 13, 1995 for a two-storey office building assuming the existing Business Park Industrial District (I3) zoning.

A previous Rezoning application (RZ 93-000274) to rezone the property to Limited Industrial Retail District (I4) was withdrawn by the applicant.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the South Aberdeen local area in City Centre. It is located on the corner of Cambie Road and Odlin Crescent in a “Mixed Use – Light Industry” area. The existing development surrounding the site is described as follows:

- To the north, across Cambie Road, is a strata-titled retail shopping mall and ambulance dispatch facility on either side of Sexsmith Road, existing single-family homes and a church; zoned Automobile-Oriented Commercial District (C6), School and Public Use District (SPU), Single-Family Residential District, Subdivision Area F (R1/F) and Assembly District (ASY);
- To the east, across Odlin Crescent, are strata-titled commercial buildings, a large retail store and a temple; zoned Comprehensive Development Districts (CD/55 and CD/132);
- To the south, are two (2) strata-titled business park buildings and a private school beyond which offers grades 10 through college; zoned Business Park Industrial District (I3) and Assembly District (ASY); and
- To the west, facing Cambie Road, are proposed mixed-use buildings (RZ 04-271116 and DP 03-249671 applications) and light industrial freight delivery and public storage businesses beyond; proposed to be zoned Comprehensive Development District (CD/163) and zoned Business Park Industrial District (I3), Land Use Contract (039), and Comprehensive Development District (CD/2).

Related Policies & Studies

Official Community Plan

The proposed development and additional land uses are consistent with the Mix Use – Light Industry land use designation in City Centre Area Plan (**Attachment 3**). **Mix Use – Light Industry** is defined as, “A low- to medium-density area where the development of high-tech and other light industries and office uses are encouraged, together with a limited amount of commercial, educational, amenity, and service uses.”

The proposal is consistent with the Official Community Plan (OCP) which encourages:

- In mixed-use projects, typically limiting uses other than light industry and office to the ground floor;
- Where possible, fronting retail, restaurant, educational, and service uses onto Hazelbridge Way and, to a lesser degree, Cambie Road to enhance these streets as interesting, pedestrian-friendly environments.

The surrounding OCP land use designations are:

- to the north, across Cambie Road, a detailed land use study is required;
- to the east, mix use – light industry and auto-oriented commercial;
- to the west, mix use – light industry; and
- to the south, across the future Odlin Road extension, are institutional and mix use–light industry beyond.

Analysis

Proposal

The existing building was built and has been continuously occupied by the owner, JTB International (Canada) Ltd. This travel agency and tour guide company is part of a large Japanese tour and travel company catering primarily to the Japanese market.

The parent company, JTB Travel College (Japan) is looking for classroom space for approximately 60 students. The proposal is to renovate the existing building to convert unused second floor office space into a classroom space (maximum 138 m²) to provide a short-term study “experiential travel” tour component to meet strong and growing Japanese market demand. There will be economic benefits to the larger community of Richmond through meeting the dining, shopping and accommodation needs of the tourist students.

The existing building presents a quiet back elevation and austere landscape treatment to Cambie Road. Although no substantial exterior alterations are proposed, the applicant will be improving the landscape treatment along their frontages onto Cambie Road, Odlin Crescent and a Public-Rights-of-Passage Right-of-Way (PROP ROW) along their west edge with new trees, shrubs, vines and ground cover. For reference, a preliminary landscape drawing has been attached in addition to existing architectural drawings (**Attachment 4**).

Land Use

Staff considers the addition of Adult **Educational Institution** use limited to the subject site under Business Park Industrial District (I3) an appropriate use for this site due to the long-term vision of Cambie Road in the City Centre as an interesting pedestrian friendly environment with **Mix Use – Light Industry** land use and the proximity to surrounding existing retail commercial and educational institutional businesses. Educational use is included in the definition of **Mix Use – Light Industry**.

The site, along with some neighbouring sites, is currently zoned (I3). Comprehensive Development District (CD/55) has been used in the area and was envisioned as a suitable zone for this mixed-use area (**Attachment 4**). Administration of the maximum 0.3 floor area ratio for the **Retail Trade and Services** use has proven difficult in local multi-storey and strata-titled commercial buildings.

Staff are currently considering development applications (RZ 04-271116 & DP 03-249671) to rezone the adjacent lot to the west from Business Park Industrial District (I3) to Comprehensive Development District (CD/163), to accommodate land uses similar to the CD/55 district including retail at grade and educational institution uses in a proposed building facing Cambie Road and land uses similar to the existing I3 district including **Personal Services** and **Educational Institution** in the two existing rear buildings.

Business Park Industrial District (I3) Zoning District

The proposed zoning district text amendment to include Adult **Educational Institution** as an accessory use is limited to a total maximum gross floor area of 138 m² (1,485 ft²) located on the second floor. The size limit, which represents approximately 10% of the gross second floor area, addresses the intent of the zoning district (i.e., with light industrial uses being supplemented with ancillary mixed uses).

Staff are satisfied that sufficient parking is available on-site to accommodate the addition of such a limited amount of classroom space as indicated in a submitted parking study dated February 22, 2005.

The proposed second floor location does not interfere with natural views of the streetscape, parking lot and surrounding landscape, from the existing ground floor office space.

Development Permit

A Development Permit is not required. The exterior elevations will not change; the value of the improvements to the landscaping will not exceed \$50,000; and no new variances are proposed (**Attachment 5**). There is no net change to the required number of off-street parking spaces, although changes were made to provide two (2) van parking spaces, which require wider than standard parking spaces.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed is consistent with the City Centre Area Plan. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M.Arch.
Planner 1
(4282)

SB:rg

Prior to final adoption of Bylaw 7958, the following are required:

1. The approval of the Ministry of Transportation; and
2. Receipt of a landscaping Letter of Credit in the amount of \$42,225.

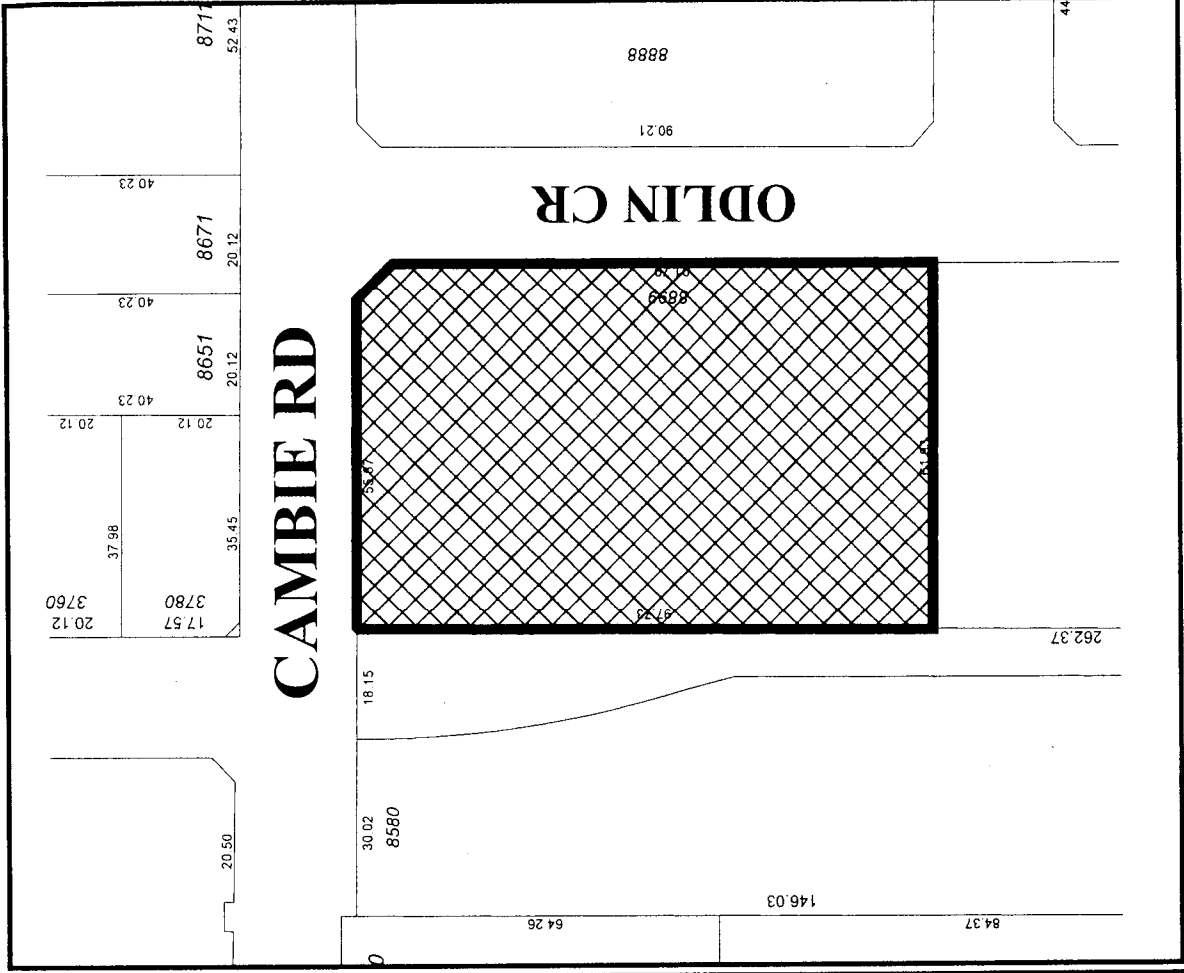
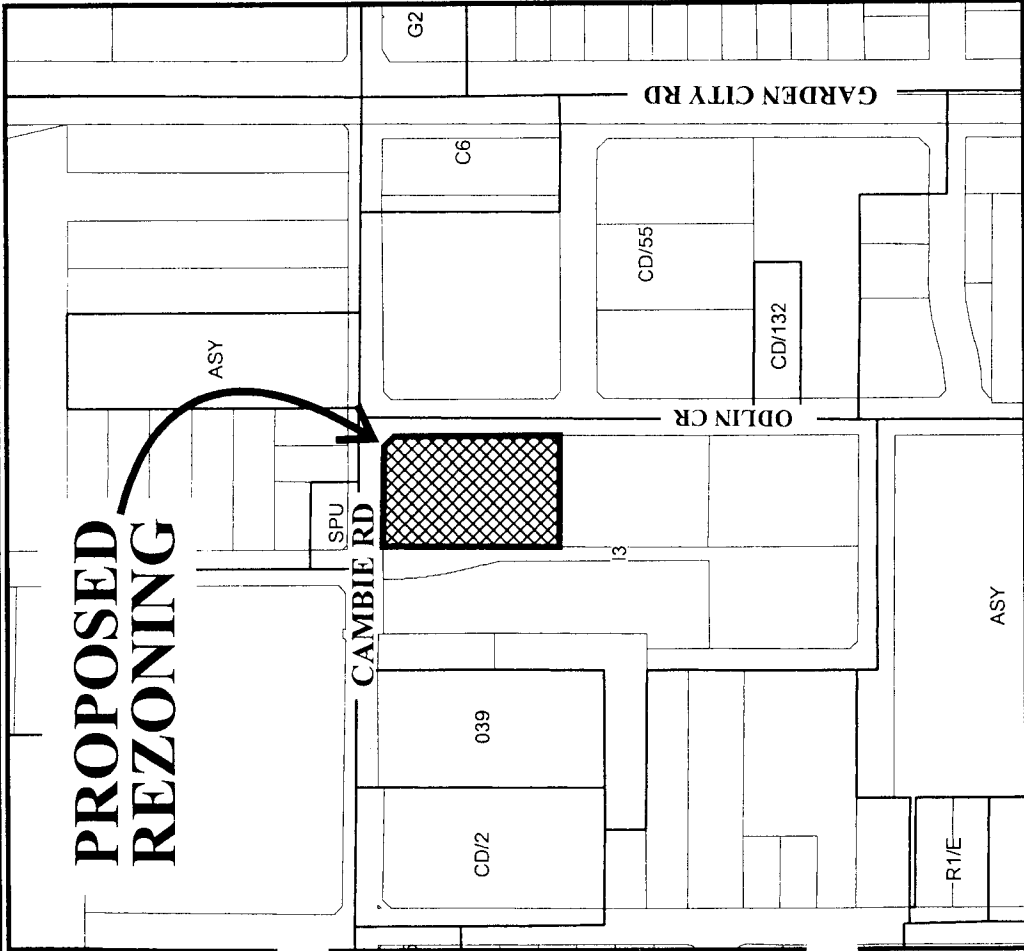
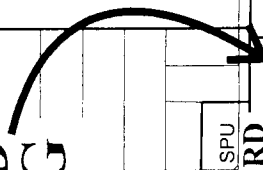
List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | City Centre Area Plan Land Use Map |
| Attachment 4 | South Aberdeen Local Area Map Showing Surrounding Lot Zoning |
| Attachment 5 | Existing Architectural and Proposed Landscape Drawings |



City of Richmond

PROPOSED REZONING

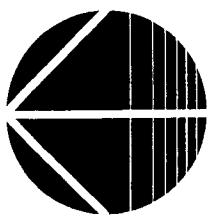


RZ 05-295609

Original Date: 03/30/05

Revision Date:

Note: Dimensions are in METRES





City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 05-295609 **Attachment 2**

Address: 8899 Odlin Crescent

Applicant: Malcolm Elliott Owner: JTB International (Canada) Ltd.

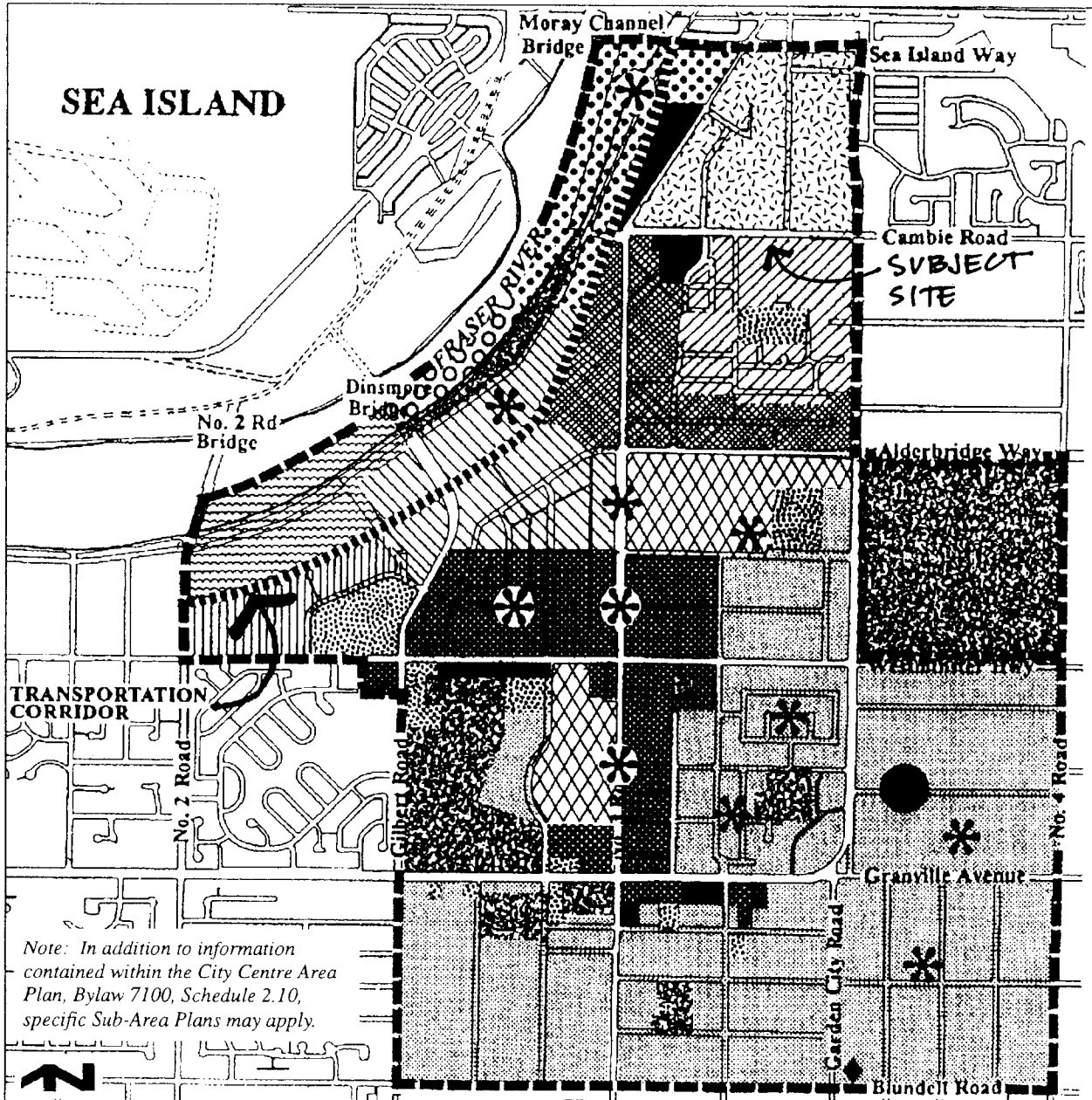
Planning Area(s): City Centre Area

	Existing	Proposed
Site Size:	6,026 m ²	No change
Land Uses	Light Industrial warehousing & office	Mix Use – Light Industry including educational
OCP Designation	Mix Use – Light Industry	No change
Zoning	I3	I3 amended to include Adult Educational Institution
Number of Units	1 owner occupied light industrial office building	No change

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 1.0	No change	None permitted
Lot Coverage – Building:	Max. 50%	No change	None
Setback – Public Road:	Min. 6 m	No change	None
Height (m):	Max. 12 m	No change	None
Off-Street Parking – accessible spaces:	2 existing 3 required	No change	Existing Nonconforming Situation
Off-Street Parking Spaces:	105 existing 106 required	No change	No change to existing variance

City of Richmond

Land Use Map Bylaw 7855
2005/02/14

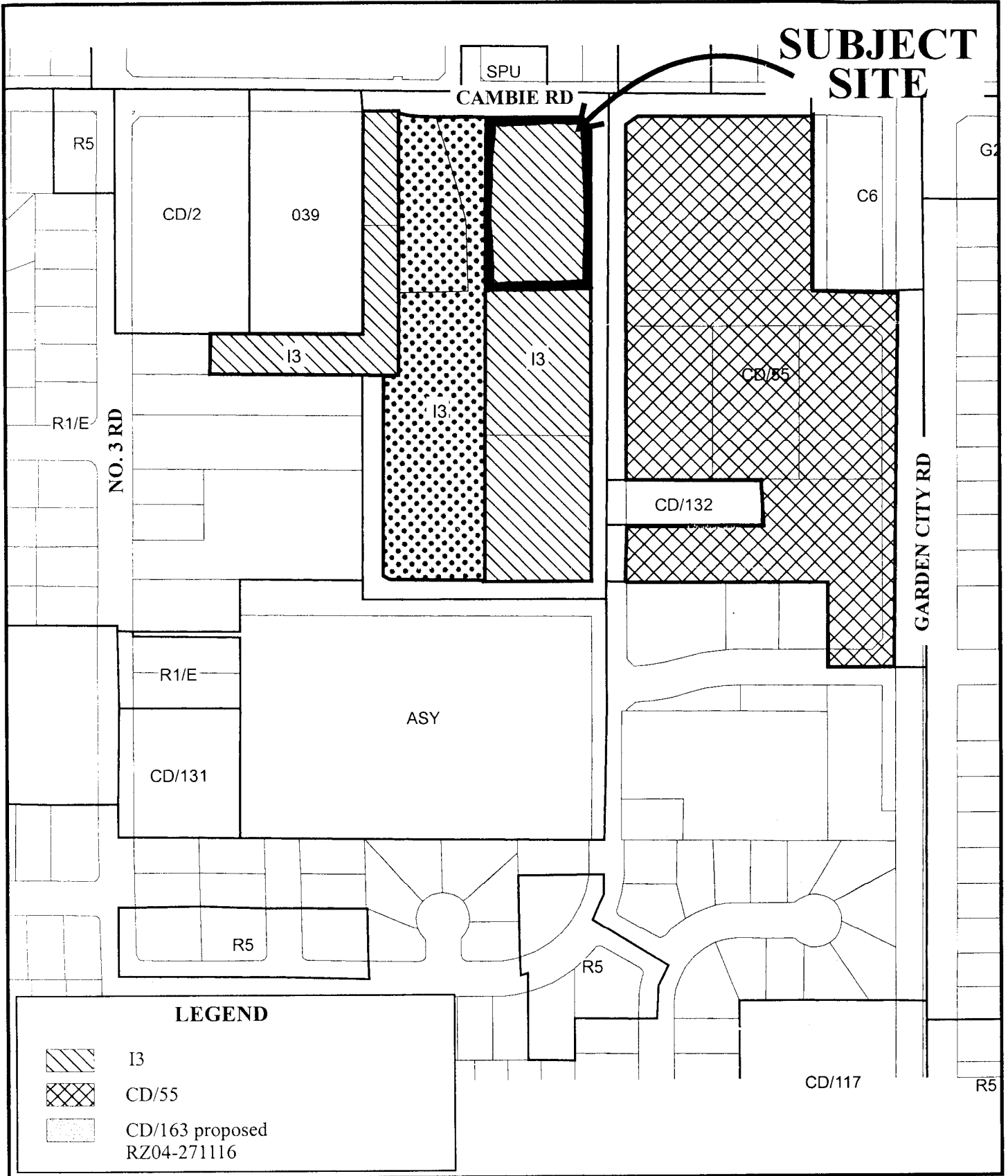


Note: In addition to information contained within the City Centre Area Plan, Bylaw 7100, Schedule 2.10, specific Sub-Area Plans may apply.



Residential	Olympic Riverfront	Programmed Recreational Water Area	Detailed Land Use Study Required
Mixed Use - High Density	Auto-Oriented Commercial	Park	Neighbourhood Pub
Mixed Use - Shopping Centre	Urban Business Park	Park - Configuration and Location to be determined	Agricultural Land Reserve Boundary
Mixed Use - Specialty	Business Park	Transportation Corridor	Neighbourhood Centre Configuration and Location to be determined
Mixed Use - Riverfront	Mix Use - Light Industry		
	Institutional		

SUBJECT SITE



South Aberdeen Local Area Zoning District Map

Adopted Date: 05/05/05

Amended Date: 05/27/05

Note: Dimensions are in METRES



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7958 (RZ 05-295609)
8899 ODLIN CRESCENT

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 the following text into the Business Park Industrial District (I3) section 273.1:

PERMITTED USES – SITE SPECIFIC:

The following additional use is permitted in the Business Park Industrial District (I3) on a site specific basis only:

EDUCATIONAL INSTITUTION limited to a total maximum gross floor area of 138 m2 (1485.47 ft2) located on the second storey in the case of:

P.I.D. 023-197-692
Legal Lot 1 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP24810
Civic 8899 Odlin Crescent

- 2. This Bylaw may be cited as Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7958.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and approvals.



MAYOR

CORPORATE OFFICER