



City of Richmond
Planning & Development

Report to Committee

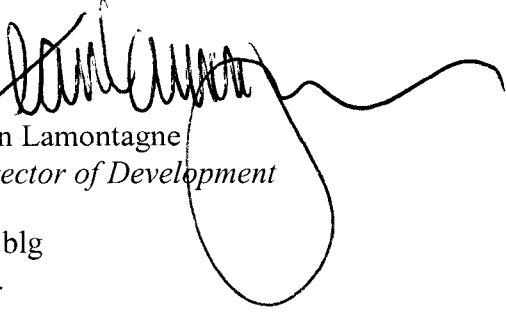
To: Planning Committee
From: Jean Lamontagne
Director of Development

Date: June 1, 2006
File: ZT 06-337686

Re: **Application by Kasian Architecture Interior Design and Planning Ltd. for a Zoning Text Amendment to Comprehensive Development District (CD/34) at 11388 Steveston Highway**

Staff Recommendation

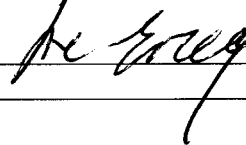
That Bylaw No. 8083, to amend the permitted density subsection (maximum size of retail trade and services area) in Comprehensive Development District (CD/34) at 11388 Steveston Highway, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond to amend Comprehensive Development District (CD/34) in order to increase the maximum size of *Retail Trade and Service Area* permitted at 11388 Steveston Highway (**Attachment 1**) from 6,333 m² (68,170 ft²) to 6,900 m² (74,273 ft²) in order to accommodate the Canadian Tire Expansion project.

Findings of Fact

Item	Existing	Proposed
Owner	Coppersmith Corner Shopping Centre Inc.	No change
Applicant	Kasian Architecture Interior Design and Planning Ltd.	No change
Site Size	31,538 m ² (339,480 ft ²)	No change
Land Uses	9,707 m ² (104,491 ft ²) mixed-use development	10,080 m ² (108,507 ft ²) mixed-use development
OCP Generalized Land Use Designation	Mixed-Use	No change
OCP Specific Land Use Designation	Limited Mixed-Use	No change
Zoning	Comprehensive Development District (CD/34)	No Change
Permitted Density - Maximum F.A.R.	0.6	No Change
Permitted Density - Maximum Size of Retail Trade & Services Area:	6,333 m ² (68,170 ft ²)	6,859 m ² (73,832 ft ²)
Parking	397 stalls required 464 stalls provided	428 stalls required 464 stalls provided

Background

The City rezoned the subject area Comprehensive Development District (CD/34) in 2000 (RZ 99-162581). The intent of Comprehensive Development District (CD/34) is “to provide for clean industrial uses together with independent offices and a limited amount of low-density commercial shopping, personal service and business uses”. It was specifically proposed to limit the amount of “*Retail Trade and Service Area*” in order to comply with the Limited Mixed-Use designation in the Official Community Plan (OCP) and to ensure that the major portion of the area designated Limited Mixed-Use was developed for uses found in the existing Business Park Industrial District (I3) zone.

In 2000, Suncor Development Corporation consolidated the properties into two (2) separate parcels: 11388 Steveston Highway and 11331 Coppersmith Way (now owned by Coppersmith Corner Shopping Centre Inc. and Riverside Professional Centre Ltd. respectively). Since the maximum 6,333 m² (68,170 ft²) of *Retail Trade and Service Area* applies to the entire zone and not to each lot, it is somewhat difficult to monitor. As part of a Zoning Text

Amendment to increase the maximum floor area ratio (F.A.R.) permitted at 11331 Coppersmith Way from 0.60 to 0.64 in 2001 (RZ 01-187968), the City also amended Comprehensive Development District (CD/34) to permit a maximum of 6,333 m² (68,170 ft²) of *Retail Trade and Service Area* at 11388 Steveston Highway and a maximum of 845 m² (9,104 ft²) of *Retail Trade and Service Area* at 11331 Coppersmith Way.

Staff Comments

The Zoning Text Amendment is required to accommodate Canadian Tire's expansion plans as well as their desire to convert under-utilized warehouse space to retail floor area. The proposed scope of work includes removal of the indoor garden centre, the outdoor garden compound, and the free-standing greenhouse, expansion of the building and landscaping into these areas, and conversion of a portion of the existing warehouse space to regular retail area. The existing and proposed site plans are shown in **Attachment 2** and **Attachment 3** respectively. The proposed expansion is consistent with all Comprehensive Development District (CD/34) zone provisions, except the *Retail Trade and Service Area* restriction.

No significant technical concerns have been identified through the technical review. Transportation staff recommend that the following pedestrian enhancements be pursued at the driveway location on Coppersmith Place (**Attachment 3**):

1. Upgrade of the existing crosswalk on Coppersmith Place to a special crosswalk with overhead illuminated signs with flashers and pedestrian-controlled push buttons;
2. Construction of a centre median on Coppersmith Place south of the existing crosswalk location; and
3. Installation of special pavement (i.e., stamped and coloured concrete) at the following locations:
 - west leg of the driveway from Coppersmith Place, immediately outside the driveway; and
 - at the existing crosswalk location on Coppersmith Place.

Analysis

The applicant is seeking to increase the Retail Trade and Services Area to 6,859 m² (73,832 ft²) from the existing limit of 6,333 m² (68,170 ft²); an increase of 526 m² (5,662 ft²). In reviewing the calculation of *Retail Trade and Services Area* in the original development, the outdoor garden centre was not included in the *Retail Trade and Service Area*, although this space has always been used for merchandising. Had the outdoor garden centre been included in the original calculation, the total *Retail Trade and Services Area* on the subject site would be 6,828 m² (73,498 ft²), and the net increase in the *Retail Trade and Services Area* proposed would only be 31 m² (333 ft²).

In reviewing this application, staff are recommending that the maximum size of *Retail Trade and Services Area* in Comprehensive Development District (CD/34) be increased to 6,900 m² (74,273 ft²) to account for potential construction changes.

The Zoning Text Amendment would still comply with the Limited Mixed-Use designation as the over area still contains a mix of commercial, business, and industrial uses.

A Development Permit will be required for the proposed expansion project. The conditions to this Zoning Text Amendment will not be considered satisfied until a Development Permit application is processed to a satisfactory level. The subsequent Development Permit will need to demonstrate:

- Compliance with the Official Community Plan (OCP) design guidelines;
- Inviting façade treatment that integrates with the rest of the shopping centre; and
- Adequate vehicle and pedestrian circulation.

Financial Impact or Economic Impact

None.

Conclusion

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond to amend Comprehensive Development District (CD/34) to increase the maximum size of *Retail Trade and Service Area* permitted at 11388 Steveston Highway from 6,333 m² (68,170 ft²) to 6,900 m² (74,273 ft²). Staff have no objection to this proposed amendment.



Edwin Lee
Planning Technician - Design
(Local 4121)

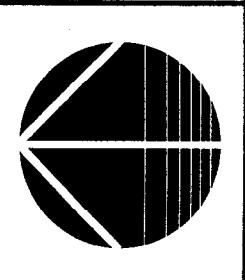
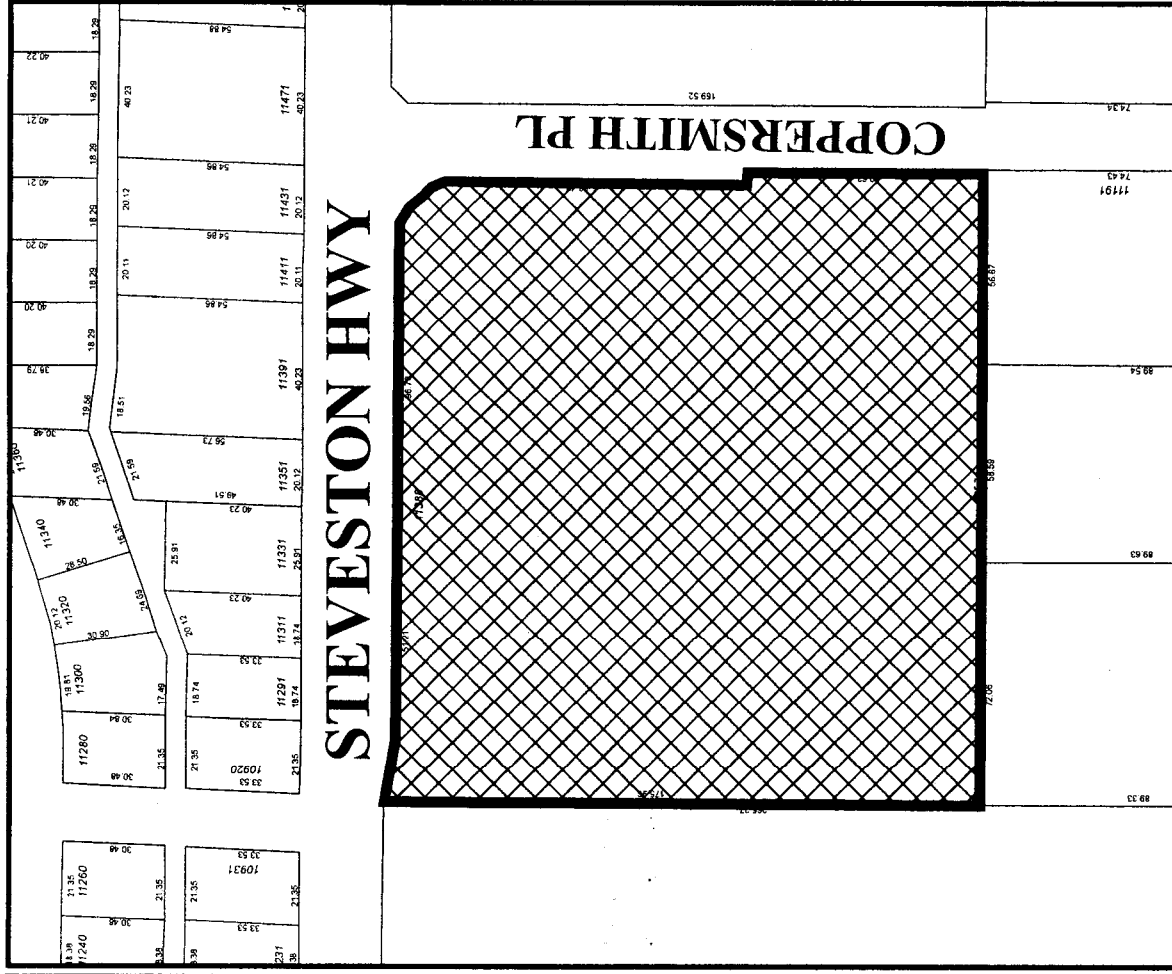
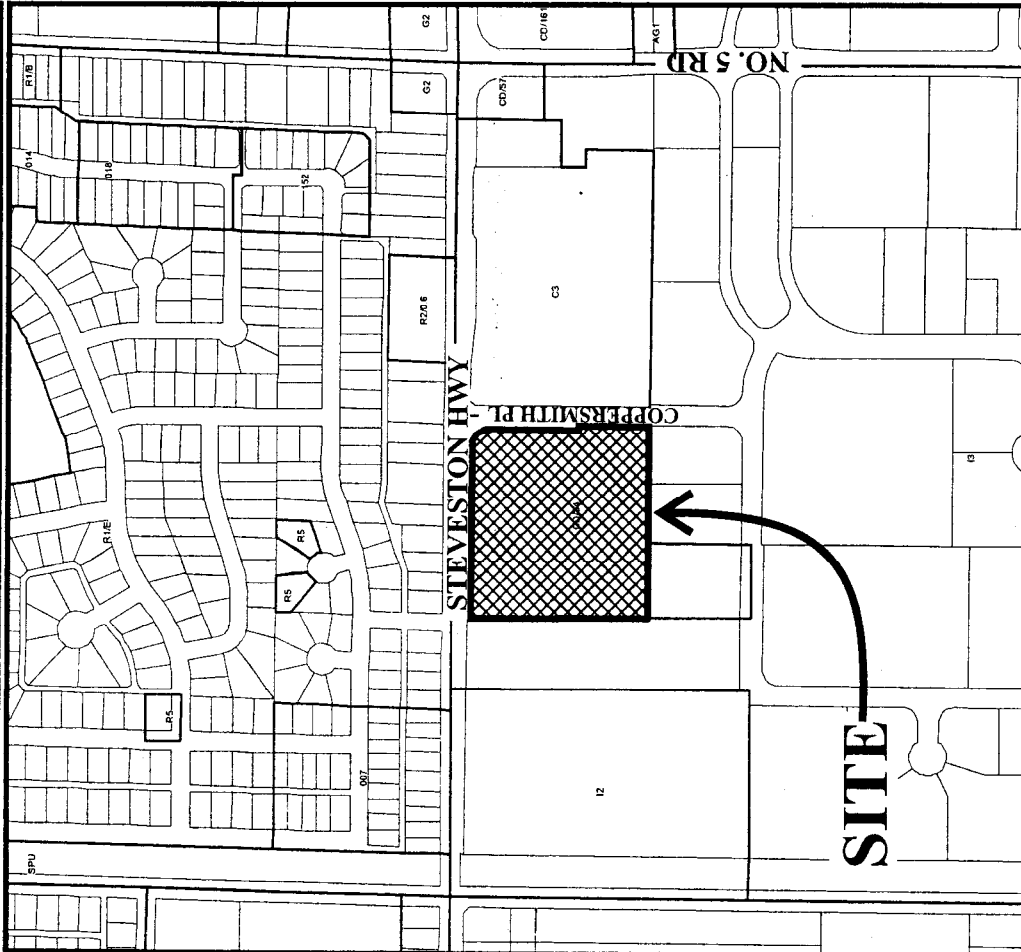
EL:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Existing Site Plan

Attachment 3: Proposed Site Plan

Attachment 4: Conditional Zoning Text Amendment Requirements



ZT 06-337686

Original Date: 05/30/06

Revision Date:

Note: Dimensions are in METRES

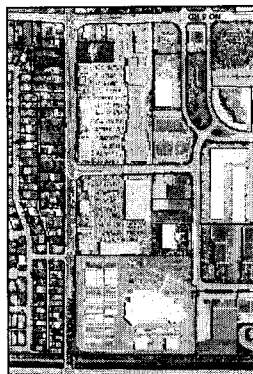


ZT 06-337686

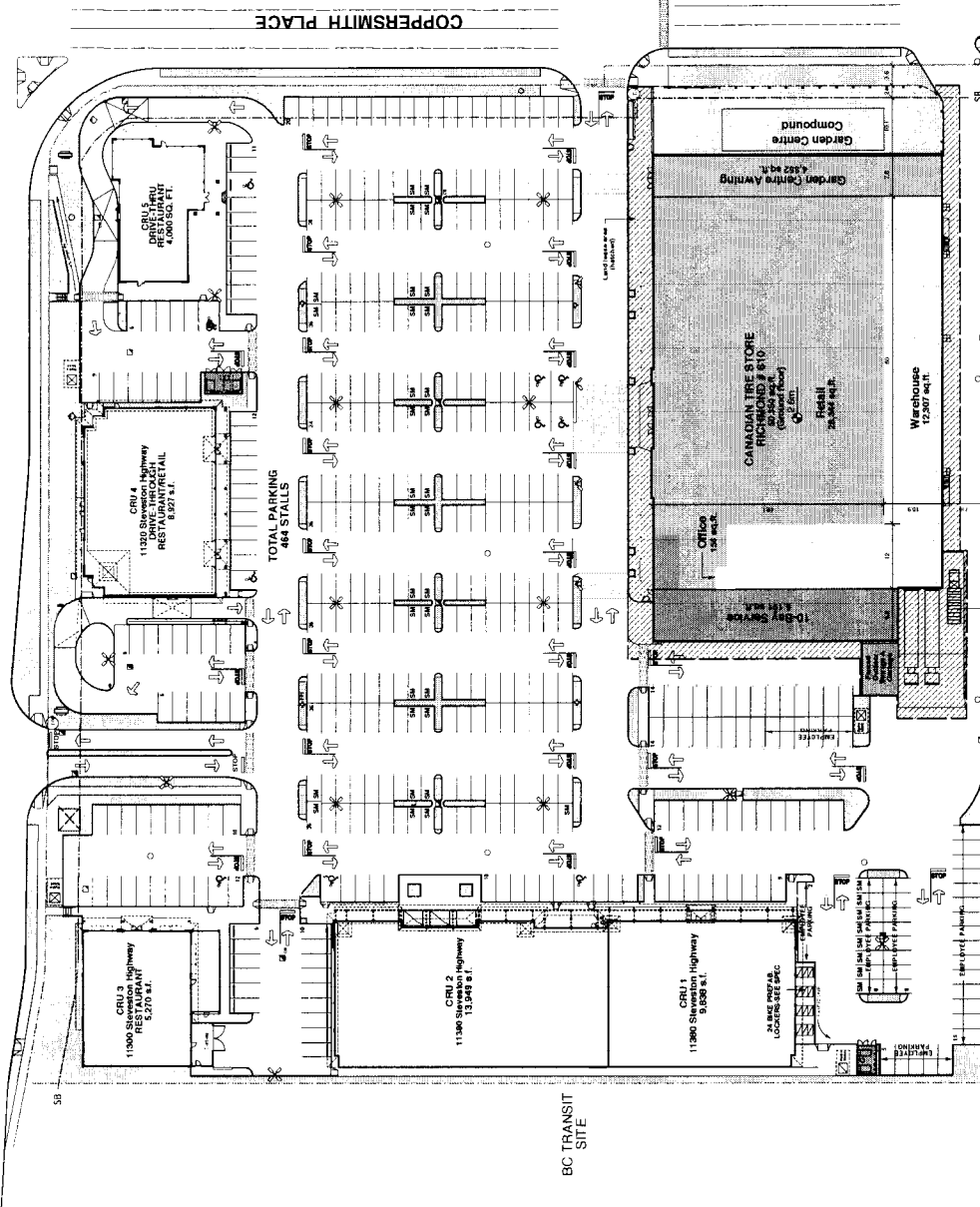
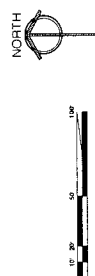
Original Date: 05/30/06

Amended Date:

Note: Dimensions are in METRES



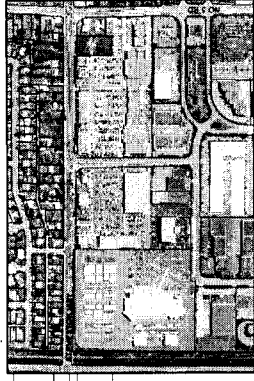
Project Data Summary

[illegible]

EXISTING RESIDENTIAL

STEVESTON HIGHWAY

KASIAN



Site-Aerial Photo

COPPERSMITH PLACE

IRON WOOD PLAZA

BC TRANSIT SITE

DEVELOPED LOT

EXISTING INDUSTRIAL

1 Proposed Site Plan

Scale: 1:400

Canadian Tire



Proposed Site Plan

#610 Steveston Highway, Richmond

Scale: 1:400
Project: 5256
Issued for: 5256
Revision: 5256
June 6, 2006

DP-01-2

Project Data Summary			
Site Address:	11388 Steveston Highway, Richmond, B.C.	Provided	Allowable
Legal Address:	A SEC 1 B/KM ROW PL LMP #518	(S.F.)	Required under COA
Contingency:	5.0%	(S.F.)	(S.F.)
Lot Areas:			
Lot "A" Area:	338,460 s.f.		315,886 m
Total Building Area:			
Retail:	40,016 s.f.		3,717 m
Warehouse- Ground floor:	10,755 s.f.		996 m
Warehouse- Mezzanine:	10,755 s.f.		996 m
Service - Ground floor:	5,191 s.f.		482 m
Service - Mezzanine:	n/a		n/a
Office - Ground floor:	156 s.f.		14 m
Office - Mezzanine:	313 s.f.		29 m
Canadian Tire Ground Floor Area:	50,319 s.f.		4,673 m
Canadian Tire Mezzanine Area:	68,555 s.f.		6,305 m
Total Canadian Tire Building Area:	118,874 s.f.		10,978 m
CRU 1 AREA:	9,858 s.f.		914 m
CRU 2 AREA:	13,949 s.f.		1,284 m
CRU 3 AREA:	5,270 s.f.		490 m
CRU 4 AREA:	8,927 s.f.		826 m
CRU 5 AREA:	4,000 s.f.		372 m
Total Building Area:	106,509 s.f.		9,833 m
Total Retail Trade & Services Area:			
Denote:	73,824 s.f.		6,833 m
F.A.R.:	0.32		max 0.6
Site Coverage:	28.9%		max 50%
Setbacks:			
Front:	52 ft		6.0 m
Side:	31 ft		9.5 m
Building Height:			
Maximum:			27 spaces
Parking:			
Regular stalls (offices/retail) (4100sq m):	287 stalls		26 stalls
Industrial (1100 sq m):	53 stalls		5 stalls
Warehouse (1000 sq m):	49 stalls		4 stalls
S.C. stalls (30% maximum):	10 stalls		1 stalls
H.C. stalls (2% of total provided):	454 stalls		42 stalls
Total:	428 stalls		42 stalls
Total Parking Required:	428 stalls		42 stalls
Total Parking Provided:	454 stalls		45 stalls
Parking Surplus:	26 stalls		26 stalls
Permitted Storage Spaces:	24 spaces		24 spaces

Notes:
1. Total Trade and Services area excludes the following:
a. Warehouse area (1000 sq m) and Warehouse area (1000 sq m)
b. CRU 3 and CRU 5 and 30% of CRU 4 (maximum)

NORTH



Conditional Zoning Text Amendment Requirements

11388 Steveston Highway
ZT 06-337686

Prior to final adoption of Zoning Amendment Bylaw 8083, the developer is required to complete the following requirements:

1. Enter into the City's standard Servicing Agreement to construct frontage improvements along Coppersmith Place. Works include but may not be limited to:
 - i. Upgrade of the existing crosswalk on Coppersmith Place to a special crosswalk with overhead illuminated signs with flashers and pedestrian-controlled push buttons;
 - ii. Construction of a centre median on Coppersmith Place south of the existing crosswalk location; and
 - iii. Installation of special pavement (i.e., stamped and coloured concrete) at the following locations:
 - a. west leg of the driveway from Coppersmith Place; and
 - b. at the existing crosswalk location on Coppersmith Place.
2. Processing of a Development Permit completed to a level deemed acceptable by the Director of Development.

[signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8083 (ZT 06-337686)
11388 STEVESTON HIGHWAY**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing Section 291.34.2.02 of Comprehensive Development District (CD/34) and replacing it with the following:

- .02 Maximum Size of **Retail Trade & Services** Area (based on **gross leasable floor area** exclusive of parts of the **building** which are **used** for off-street parking purposes):

845.76 m² (9,104 ft²) – Lot B Section 1 Block 3 North Range 6 West
New Westminster District Plan LMP45518 (11331 Coppersmith Way)

6,900 m² (74,273 ft²) – Lot A Section 1 Block 3 North Range 6 West
New Westminster District Plan LMP45518 (11338 Steveston Highway)

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8083**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER