



**City of Richmond**  
Planning & Development

## Report to Committee

To: Planning Committee

From: Jean Lamontagne  
Director of Development

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**

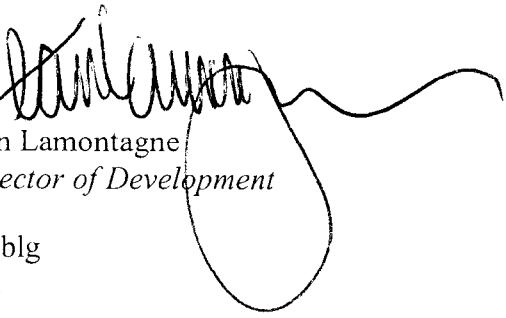
To Planning - Jun 20, 2006.  
Date: June 1, 2006

ZT 06-337686

File: 12-8060-20-8083.

### Staff Recommendation

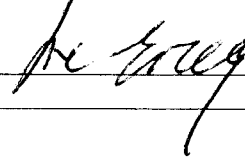
That Bylaw No. 8083, to amend the permitted density subsection (maximum size of retail trade and services area) in Comprehensive Development District (CD/34) at 11388 Steveston Highway, be introduced and given first reading.

  
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 m<sup>2</sup> (68,170 ft<sup>2</sup>) to 6,900 m<sup>2</sup> (74,273 ft<sup>2</sup>) 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 <sup>2</sup> (339,480 ft <sup>2</sup> )	No change
Land Uses	9,707 m <sup>2</sup> (104,491 ft <sup>2</sup> ) mixed-use development	10,080 m <sup>2</sup> (108,507 ft <sup>2</sup> ) 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 <sup>2</sup> (68,170 ft <sup>2</sup> )	6,859 m <sup>2</sup> (73,832 ft <sup>2</sup> )
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 m<sup>2</sup> (68,170 ft<sup>2</sup>) 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 m<sup>2</sup> (68,170 ft<sup>2</sup>) of *Retail Trade and Service Area* at 11388 Steveston Highway and a maximum of 845 m<sup>2</sup> (9,104 ft<sup>2</sup>) 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 m<sup>2</sup> (73,832 ft<sup>2</sup>) from the existing limit of 6,333 m<sup>2</sup> (68,170 ft<sup>2</sup>); an increase of 526 m<sup>2</sup> (5,662 ft<sup>2</sup>). 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 m<sup>2</sup> (73,498 ft<sup>2</sup>), and the net increase in the *Retail Trade and Services Area* proposed would only be 31 m<sup>2</sup> (333 ft<sup>2</sup>).

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 m<sup>2</sup> (74,273 ft<sup>2</sup>) 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 m<sup>2</sup> (68,170 ft<sup>2</sup>) to 6,900 m<sup>2</sup> (74,273 ft<sup>2</sup>). Staff have no objection to this proposed amendment.



Edwin Lee  
*Planning Technician - Design*  
(Local 4121)

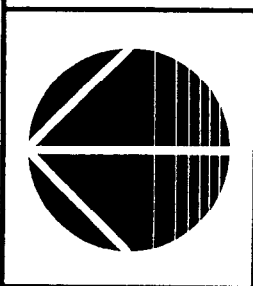
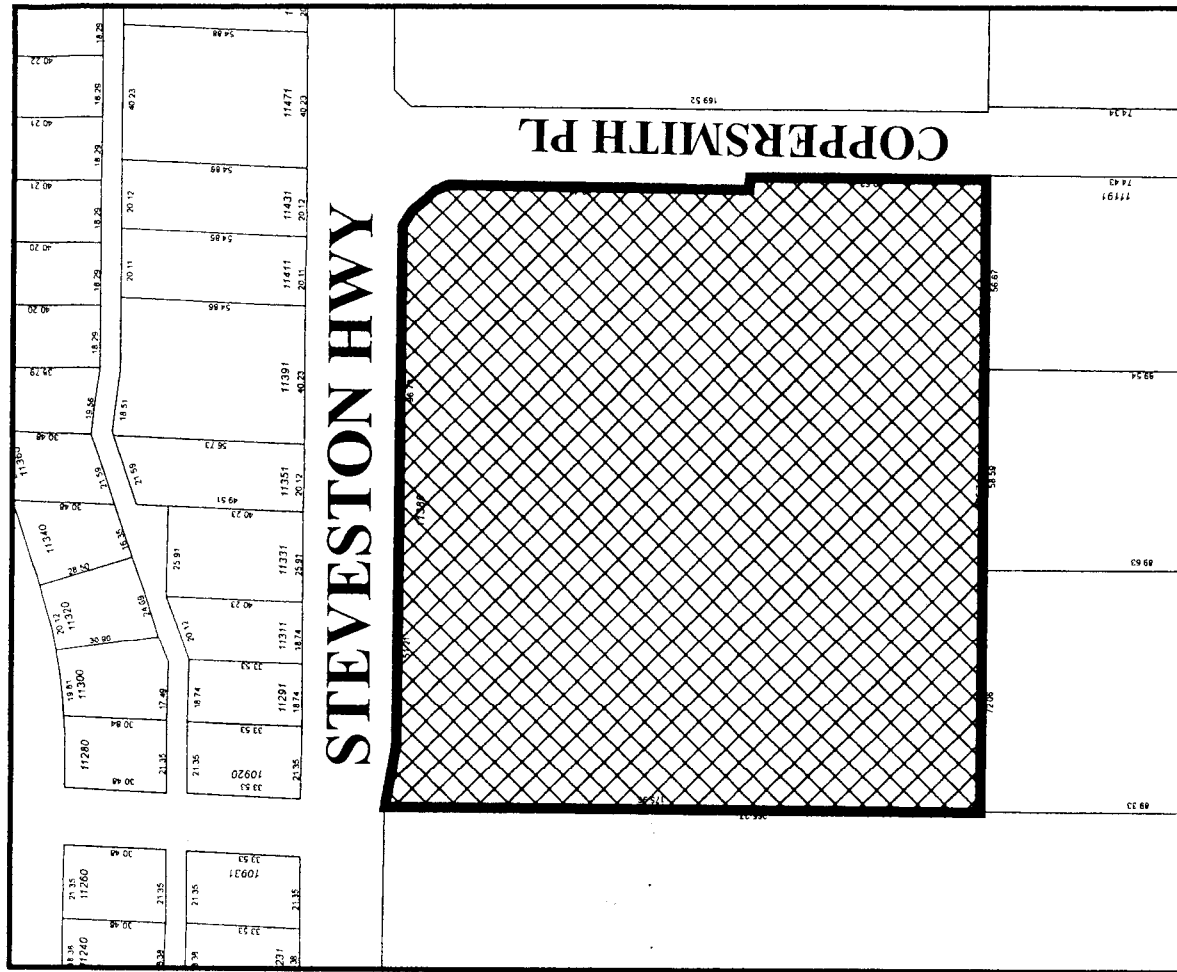
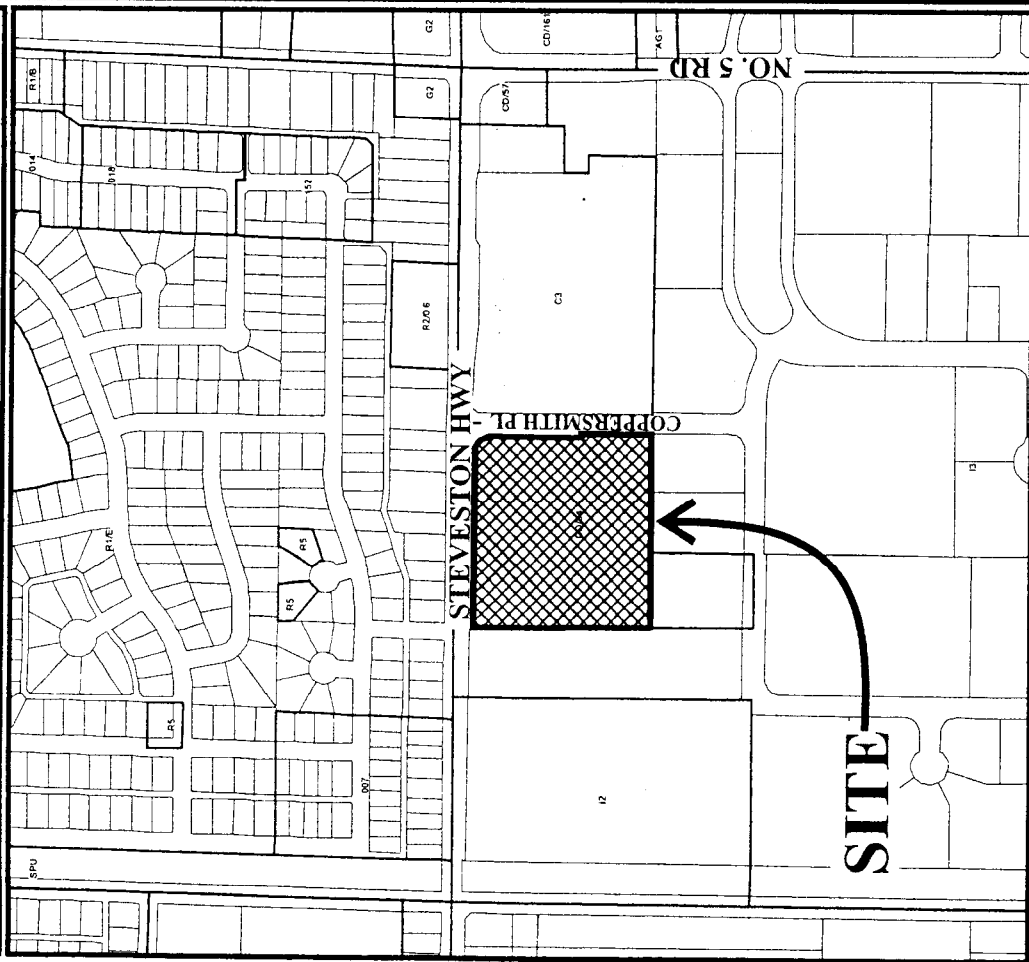
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Attachment 1: Location Map and Aerial Photo

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







**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]

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Signed

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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 m<sup>2</sup> (9,104 ft<sup>2</sup>) – Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way)
    - 6,900 m<sup>2</sup> (74,273 ft<sup>2</sup>) – 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

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CITY OF RICHMOND
APPROVED by
<i>al</i>
APPROVED by Director or Solicitor
<i>al</i>

\_\_\_\_\_  
MAYOR

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