



City of Richmond

Report to Committee

To: Planning Committee

*to Planning - June 21, 2005.*  
Date: June 8, 2005

From: Holger Burke  
Acting Director of Development

RZ 04-271116

Re: Application by Paul Leong Architect Inc. for Rezoning at 8580, 8600 and 8680 Cambie Road from Business Park Industrial District (I3) to Comprehensive Development District (CD/163)

*file: 12-8060-20-7886.*

Staff Recommendation

That Bylaw No. 7886, to introduce a new Comprehensive Development District (CD/163) zone and for the rezoning of 8580, 8600 and 8680 Cambie Road from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/163)", be introduced and given first reading.

Holger Burke  
Acting Director of Development

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Paul Leong Architect Inc. has applied to the City of Richmond for permission to rezone 8580, 8600 and 8680 Cambie Road from Business Park Industrial District (I3) to Comprehensive Development District (CD/163) (**Attachment 1**) in order to permit a wider variety of uses including **Retail Trade and Services** and **Educational Institution** on the subject site.

A Development Permit (DP 97-121069) was issued for Area B and a separate Development Permit Application has been submitted for Area A (DP 03-249671) (**Attachment 7**). A Servicing Agreement (SA 03-241050) was entered into for the site and the third phase of a phased strata title application with three (3) phases (SP 04-270232) has been approved assuming the existing I3 zoning.

Development in Area B consists of two (2) two-storey light industry mixed-use buildings surrounded by surface parking and a Public-Rights-of-Passage Right-of-Way registered over an internal roadway connecting Cambie Road with the new road to the south (**Attachment 2**). The business park buildings were to have warehouse space at grade and office space above. The purpose of rezoning Area B is to permit **Educational Institution** and **Personal Services** uses. **Educational Institution** use is sought to permit tutorial businesses.

The applicant has applied for a Development Permit to permit the construction of a two-storey mixed-use building in Area A facing Cambie Road with retail at grade. The purpose of rezoning Area A is to permit a wider variety of uses including **Retail Trade and Services**, **Personal Services** and **Educational Institution** uses for a range of businesses.

A similar previous Rezoning application (RZ 97-116511) was supported by staff but withdrawn by the applicant.

### Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 3**) 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 Cambie Road between Brown Road and Odlin Crescent in a "Mix Use – Light Industry" area. The existing development surrounding the site is described as follows:

- To the north, across Cambie Road, are a strata-titled retail shopping mall and ambulance dispatch facility on either side of Sexsmith Road, Automobile-Oriented Commercial District (C6) and School and Public Use District (SPU);
- To the east, facing Odlin Crescent, are a travel business and a strata-titled business park building, Business Park Industrial District (I3). On the opposite side of Odlin Crescent, facing Odlin Crescent, McKim Way and Garden City Road are strata-titled commercial buildings, a large retail store and a temple, Comprehensive Development Districts (CD/55 & CD/132);

- To the south, across Odlin Road, is a private school facing Odlin Crescent, which offers grades 10 through college, Assembly District (ASY); and
- To the west, facing Cambie Road, are light industrial freight delivery and public storage businesses and a funeral home beyond, 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 generally consistent with the Mix-Use Light Industry land use designation in City Centre Area Plan (**Attachment 4**). The **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; and
- 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 beyond;
- 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.

### **Staff Comments**

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 5**).

Offsite works were designed to be built in three (3) phases along the south and southwest edges of the site. Phases I and II were built together in the fall of 2003.

### **Analysis**

Staff considers the development of a two-storey mixed-use building with retail at grade in area A only (facing Cambie Road) at 1.0 floor area ratio (F.A.R.) and the addition of **Personal Services** at grade and **Educational Institution** uses throughout the site under Comprehensive Development District (CD/163) 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 a **Mix Use–Light Industry** land use designation and the proximity to surrounding existing retail commercial businesses. Both retail and educational uses are 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 6**). 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.

The intent of the proposed Comprehensive Development District (CD/163) is to accommodate land uses similar to CD/55 including **Retail Trade and Services, Food Catering Establishments, and Personal Services** at grade in the building facing Cambie Road (Area A) and land uses similar to the existing I3 district including **Personal Services and Food Catering Establishments** at grade in the two rear buildings (Area B). **Educational Institutions** would be permitted throughout the site under the proposed zoning.

#### Area A

The proposed zoning is based on Comprehensive Development District (CD/55). Five (5) nearby properties located on Odlin Crescent, McKim Way and Odlin Road have the CD/55 zoning in place.

As the area is designated as mix use – light industry, certain support uses are limited in density and location for ease of administration and to enhance the pedestrian orientation and animation of the Cambie Road streetscape in keeping with the City Centre Area Plan 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 setback considerations to residential have been removed as the area surrounding the site is not deemed appropriate for residential use due to aircraft noise considerations. In addition, the closest home in a zoning district which permits residential use is more than the 7.5 m setback which would be required under CD/55 to a two-storey building.

#### Area B

The proposed zoning is based on (I3). The adjacent two (2) properties on Odlin Crescent have the I3 zoning in place.

As previously noted, the addition of **Personal Services** and **Educational Institution** is consistent with the OCP in that educational use is included in the definition of **Mix Use – Light Industry** which is the proposed land use as shown in the City Centre Area Plan Land Use Map.

Development Permit

The attached architectural drawings show the preliminary proposal for Area A in the context of the existing Area B development (**Attachment 7**). The proposal will require further refinement during the Development Permit process. Areas to address will include:

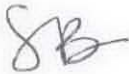
- Architectural design;
- Streetscape presence;
- Pedestrian passage through site;
- Continuity of landscape treatment throughout; and
- Tree replacement strategy.

**Financial Impact**

None.

**Conclusion**

Rezoning of the subject site as proposed is generally 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)

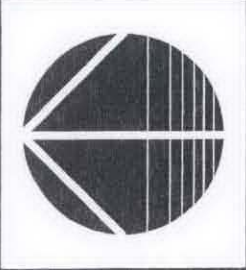
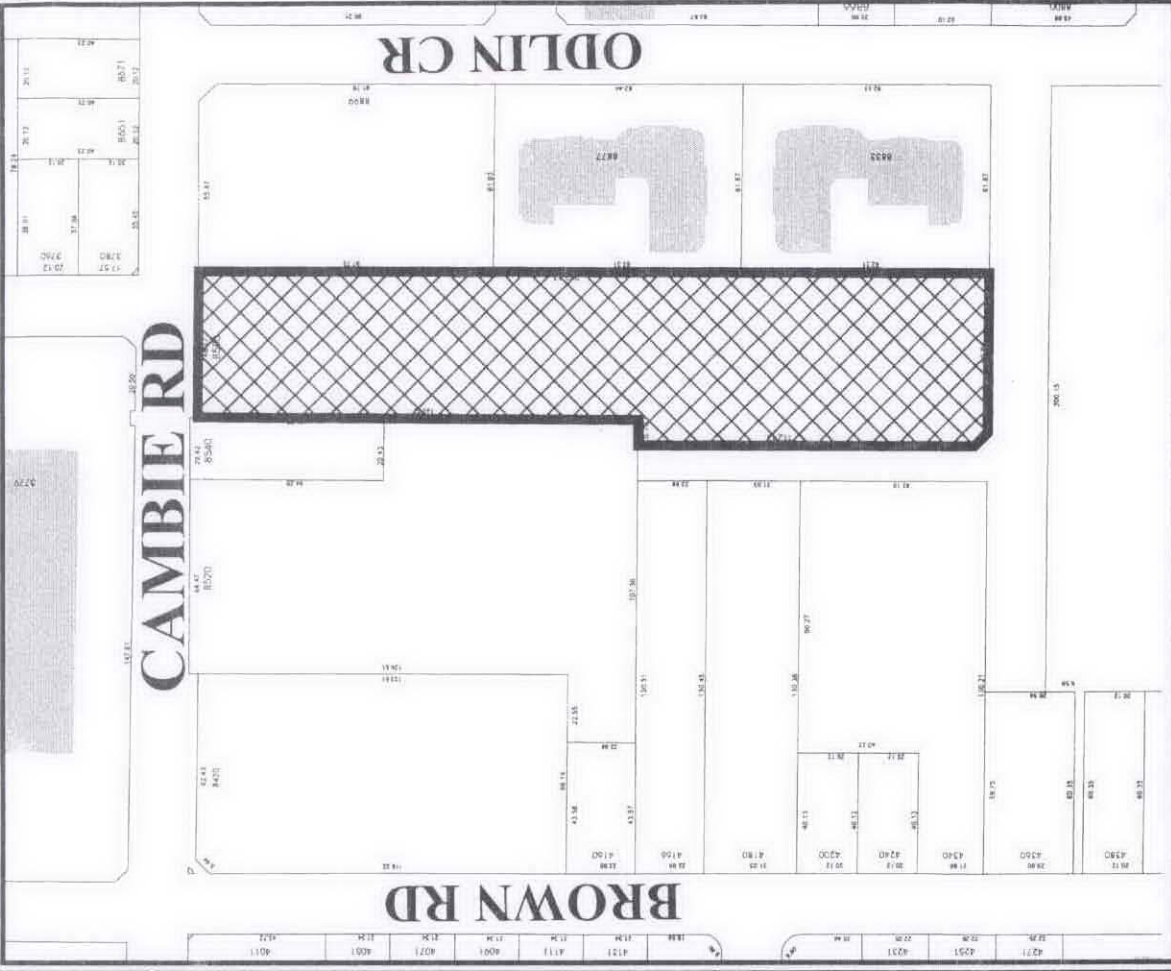
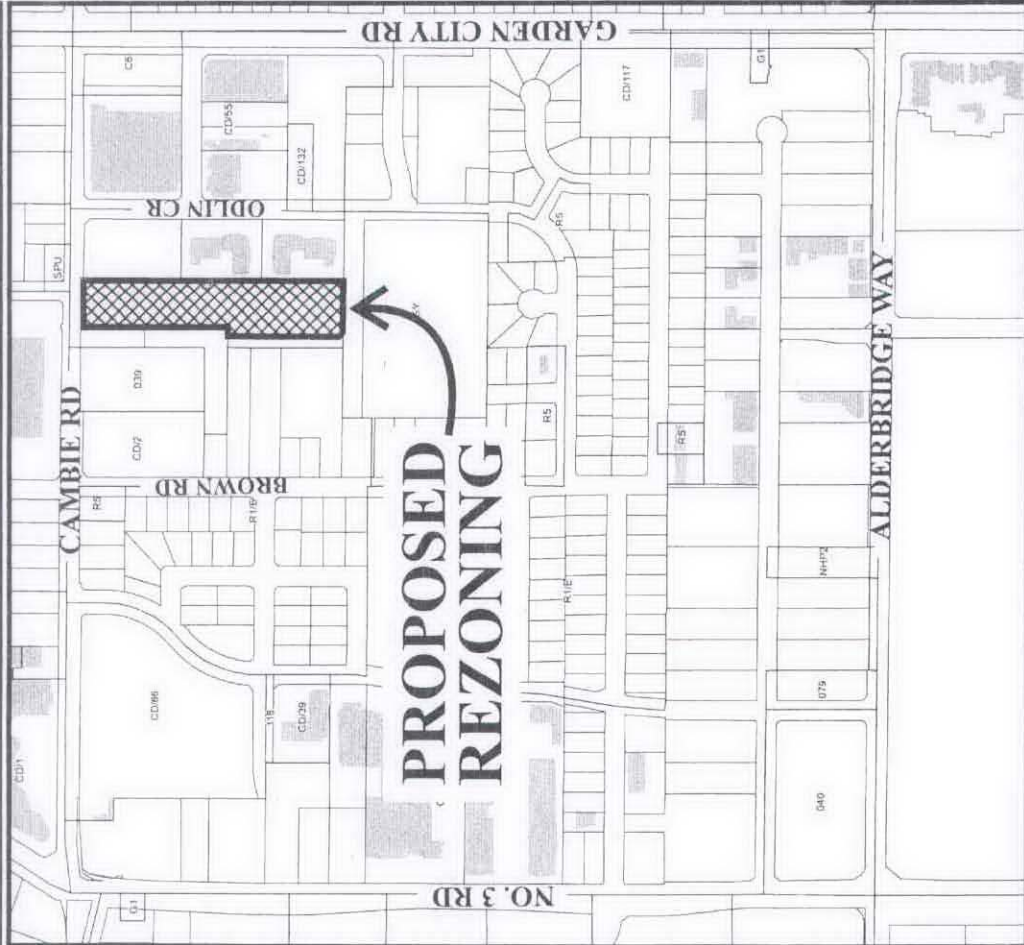
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See **Attachment 5** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

## List of Attachments

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Attachment 1	Location Map
Attachment 2	Area B Site Plan (DP 97-121069)
Attachment 3	Development Application Data Sheet
Attachment 4	City Centre Area Plan Land Use Map
Attachment 5	Rezoning Conditional Requirements
Attachment 6	South Aberdeen Local Area Map Showing I3 and CD/55 Lots
Attachment 7	Area A Preliminary Architectural Drawings (Application DP 03-249671)



**SCHEDULE 'A'**  
**RZ 04-271116**

Original Date: 06/08/04

Revision Date:

Note: Dimensions are in METRES

PAUL LEONG  
ARCHITECT INC.

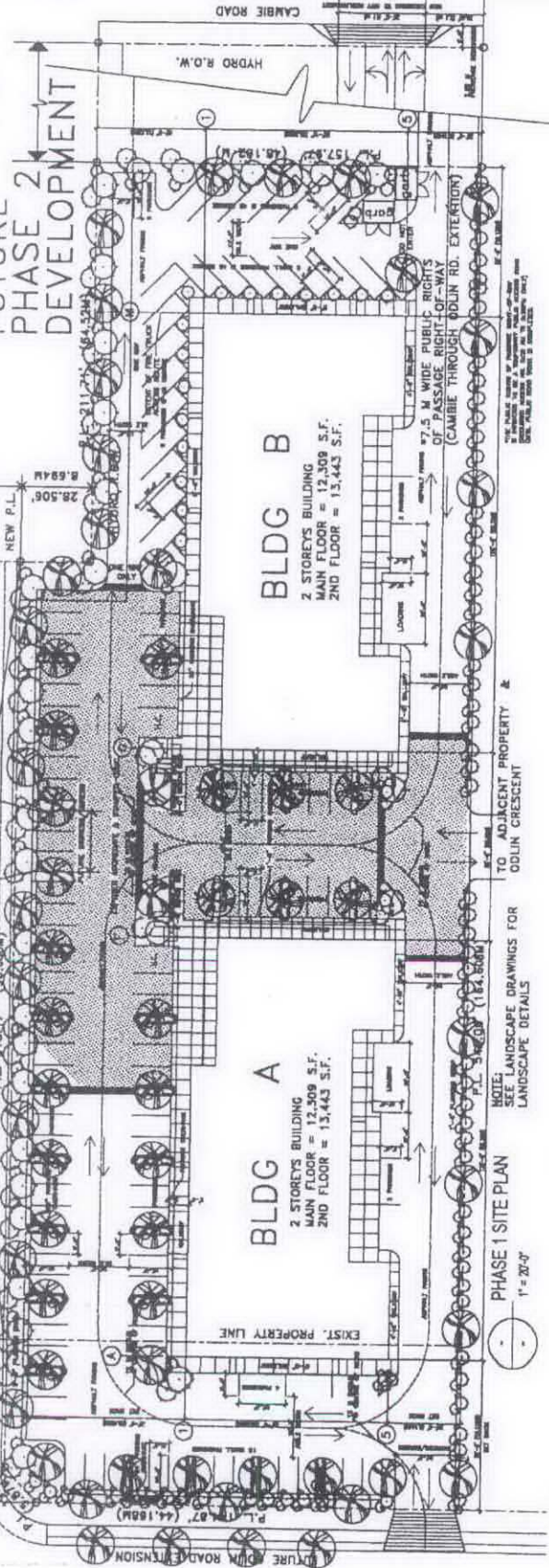


FUTURE PHASE 2 DEVELOPMENT

38.54  
11.75M

LAND EXCHANGE TO CITY FOR FUTURE ROAD EXTENSION

LAND EXCHANGE TO DEVELOPER



**BLDG B**  
2 STOREYS BUILDING  
MAIN FLOOR = 12,309 S.F.  
2ND FLOOR = 13,443 S.F.

**BLDG A**  
2 STOREYS BUILDING  
MAIN FLOOR = 12,309 S.F.  
2ND FLOOR = 13,443 S.F.

NOTE:  
SEE LANDSCAPE DRAWINGS FOR  
LANDSCAPE DETAILS

PHASE 1 SITE PLAN  
1" = 20'-0"

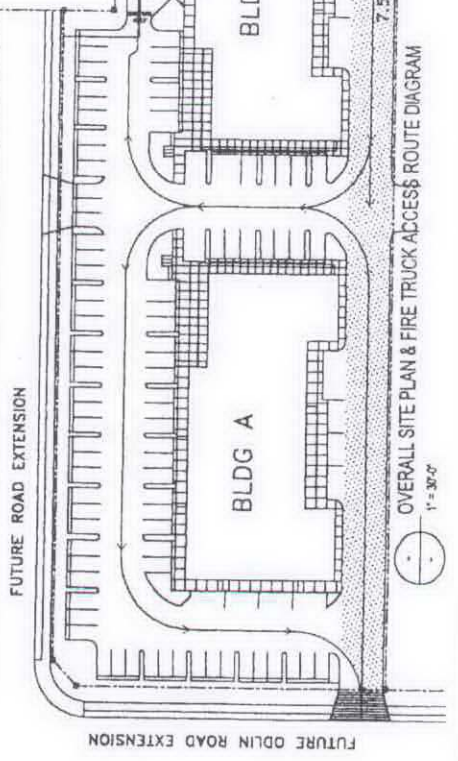


FEB 19 2003

FUTURE PHASE 2 DEVELOPMENT

EXTENT OF FIRE TRUCK  
ACCESS ROUTE

EXTENT OF FIRE TRUCK  
ACCESS ROUTE



**BLDG A**

**BLDG B**

7.5 M WIDE PUBLIC RIGHTS OF PASSAGE RIGHT-OF-WAY

OVERALL SITE PLAN & FIRE TRUCK ACCESS ROUTE DIAGRAM  
1" = 30'-0"

PROJECT TITLE PHASE 1 COMMERCIAL DEVELOPMENT 8580 CAMBIE ROAD RICHMOND, B.C.		SITE PLAN # 1	DPA 1.1
DATE: FEB 19 2003			

EXISTING TREES TO BE RETAINED

97-121069





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

**Development Application  
Data Sheet**  
Development Applications Department

**RZ 04-271116**

**Attachment 3**

Address: 8580, 8600 & 8680 Cambie Rd

Applicant: Paul Leong Architect Inc. Owners: see ownership tables below

Planning Area(s): City Centre Area

	Existing	Proposed
Site Size:	13,634.3 m <sup>2</sup> 4,712.19 m <sup>2</sup> in Area A 8,922.11 m <sup>2</sup> in Area B	no change
Land Uses	Light Industrial warehousing & offices	Mix Use – Light Industry including retail & educational
OCP Designation	Mix Use – Light Industry	no change
Zoning	I3	CD/163
Number of Units	2 light industry / office buildings	3 mixed-use light industry buildings

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 1.0	0.5	None permitted
Lot Coverage – Building:	Max. 50%	34%	None
Setback – Public Road:	Min. 3 m	to comply	None
Maximum Height (m):	15 m in Area A & 12 m in Area B	9.8 m	None
<b>Off-street Parking Spaces:</b>	<b>230</b>	<b>221</b>	<b>9 space reduction</b>

<b>8680 Cambie Road Strata Owners (Building A / Phase 1 Strata Plan)</b>			
Strata Lot	Owner	Strata Lot	Owner
1	K. Chun	11	S. Ho
2	P. Wong	12	F. Tian
3	P. Wong	13	J. Lo
4	C. So	14	F. Tian
5	HCC Trading Ltd.	15 & 16	MB 628 Ventures Ltd.
6	Western (TCL) International Developments Ltd.	17 - 19	689711 B.C. Ltd.
7	S. Lai	20	M. Beavis
8	S. Fung	21	MB 628 Ventures Ltd.
9	K. Lau	22	Qiji Investment Ltd
10	C. So	23	MB 628 Ventures Ltd.

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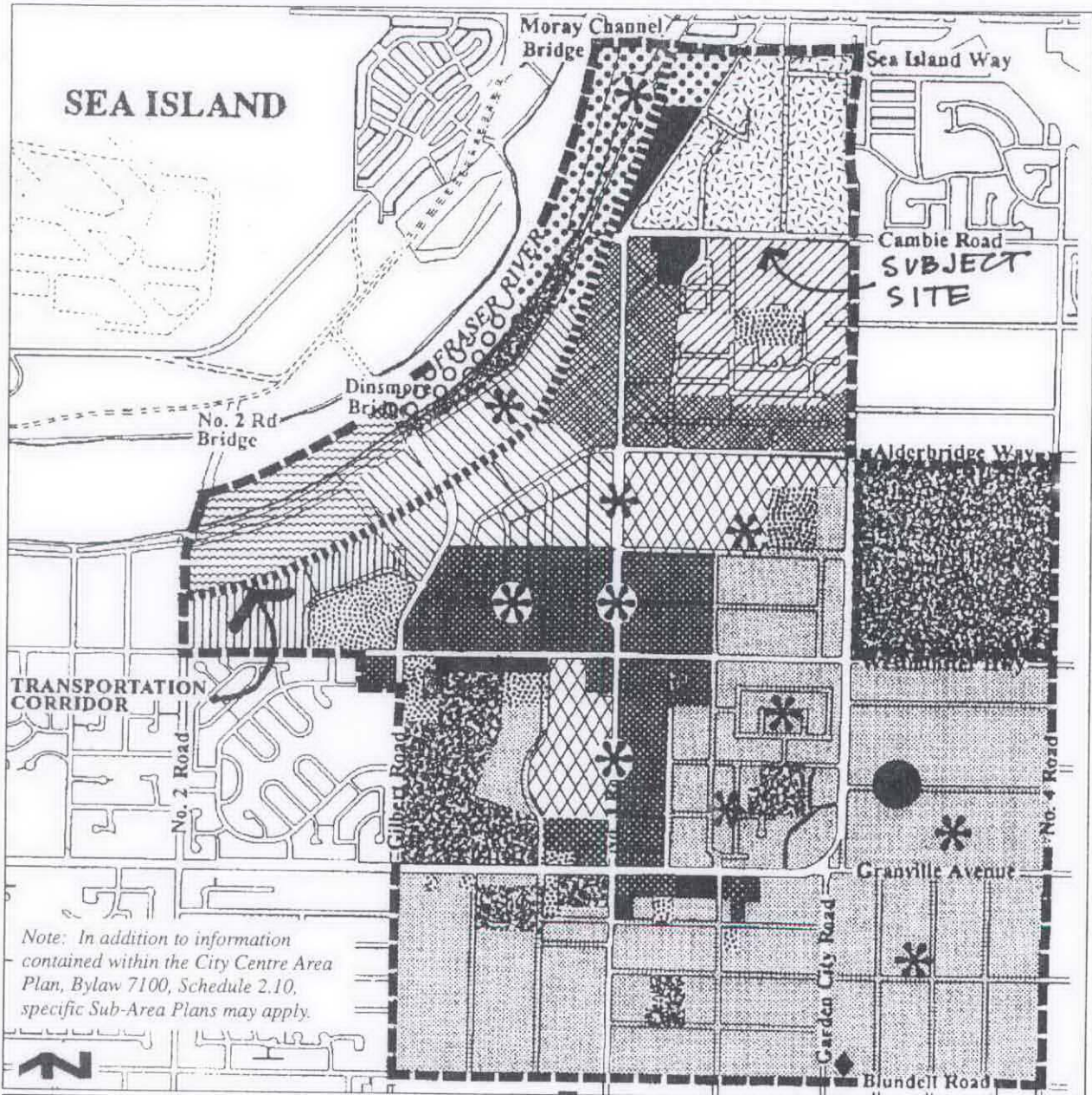
**8600 Cambie Road Strata Owners (Building B / Phase 2 Strata Plan)**

Strata Lot	Owner	Strata Lot	Owner
24 & 25	MB 628 Ventures Ltd.	31	T. T. Liu
26	W. J. Yang	32 – 45	MB 628 Ventures Ltd.
27 – 30	MB 628 Ventures Ltd.		

**8580 Cambie Road Strata Owners (Future Building C / Phase 3 Strata Plan)**

Strata Lot	Initial Owner	Future Owner
46 - 63	MB 628 Ventures Ltd.	Unknown

**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		

**Conditional Rezoning Requirements**  
**8580, 8600 and 8680 Cambie Road RZ 04-271116**

Prior to final adoption of Zoning Amendment Bylaw 7886, the developer is required to complete the following requirements:

1. Registration of a 7.9 m wide Public-Rights-of-Passage Right-of-Way along the eastern property line, aligned with Sexsmith and connecting Cambie Road to Odlin Road to the south.
2. Ministry of Transportation approval (the City will make the referral to the Ministry).
3. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development, including:

Sexsmith Public-Rights-of-Passage Right-of-Way and adjacent right-turn/through lane complete with two (2) raised crosswalks with stamped concrete, coloured pavement treatment with stamped asphalt, curb/gutter, pavement widening where necessary and traffic signal upgrades to loops.

4. Enter into a Servicing Agreement\* or revise SA 03-241050 to include the design and construction of:

Cambie frontage improvements including the provision of new street trees, traffic signal upgrades to loops and raised crosswalk with stamped concrete continuous with existing sidewalk and associated ramps.

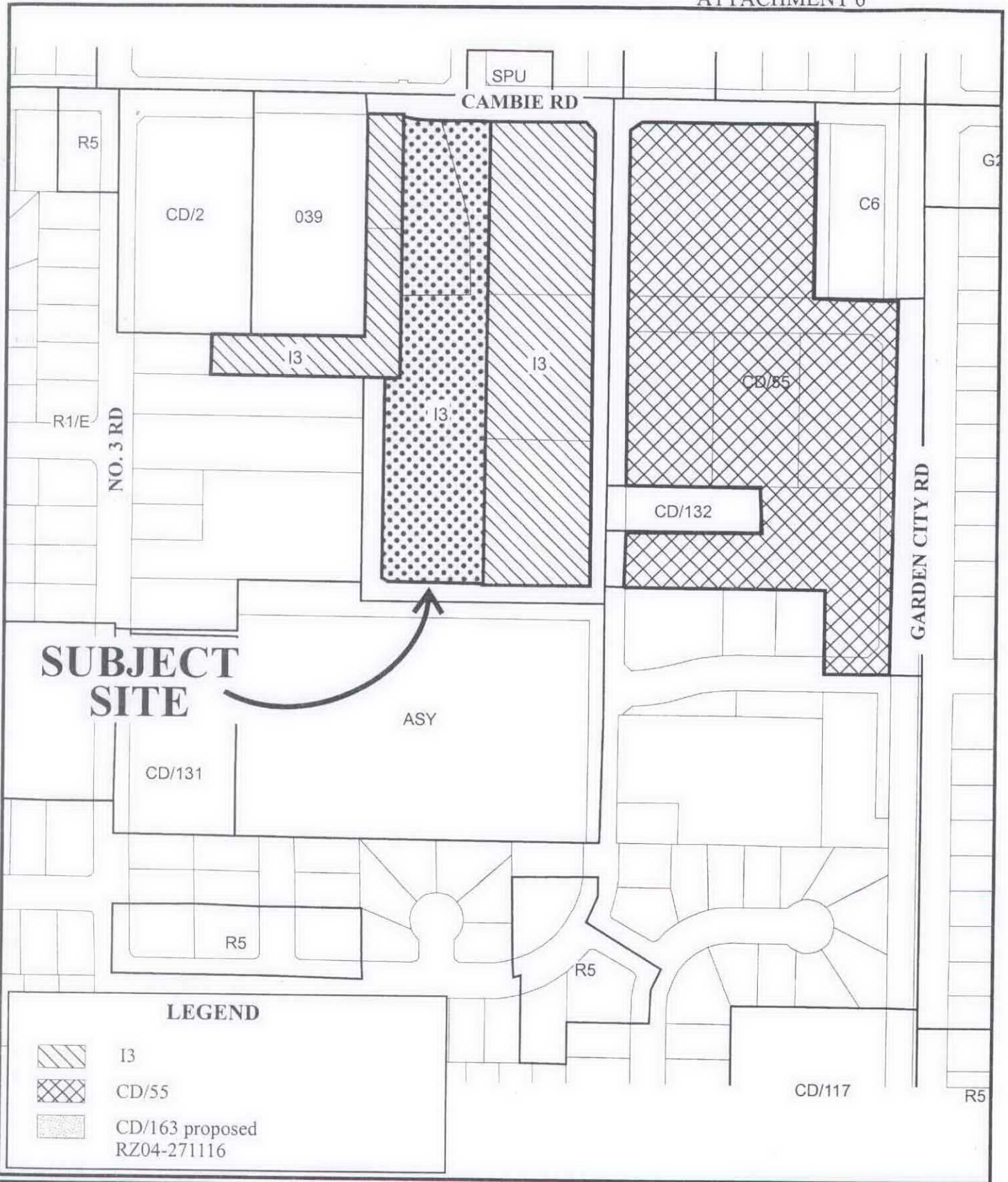
\* Note: This requires a separate application.

(Signed copy placed in the file)

(June, 2005)




\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**SUBJECT SITE**

**LEGEND**

-  I3
-  CD/55
-  CD/163 proposed  
RZ04-271116



# South Aberdeen Local Area Zoning District Map

Adopted Date: 05/05/05

Amended Date:

Note: Dimensions are in METRES

# REZONING APPLICATION

## 8580, 8600 AND 8680 CAMBIE ROAD, RICHMOND, BC.

PAUL LEONG  
ARCHITECT INC.



11-200-000-0000  
Tel: (604) 271-1116  
Fax: (604) 271-1117

PROPOSED DEVELOPMENT: 163 ZONING BY-LAW NO. 1112  
DATE: 2005-05-26  
DRAWN BY: [Name]

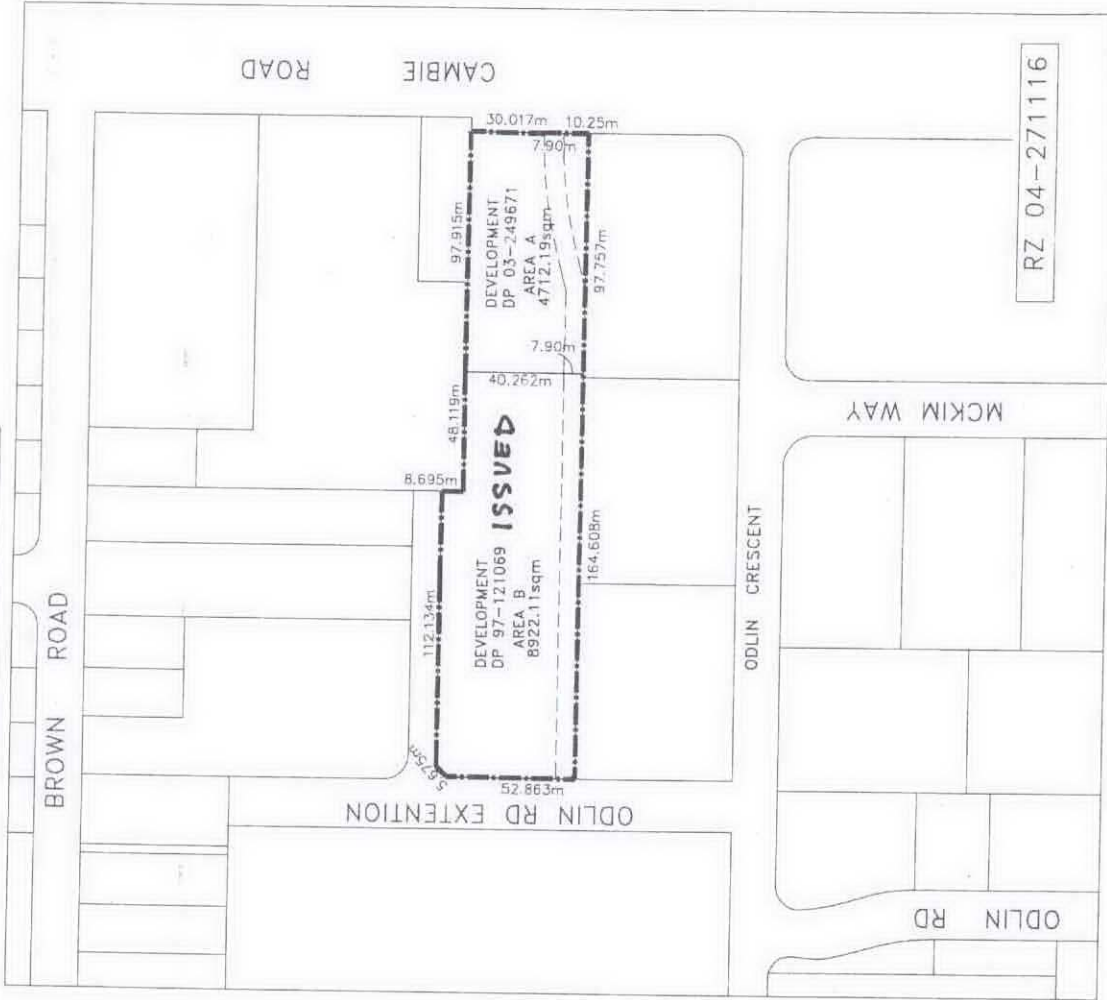
NO.	DATE	REVISIONS
1	2005-05-26	ISSUED FOR REZONING APPLICATION

NO.	DATE	REVISIONS
1	2005-05-26	ISSUED FOR REZONING APPLICATION

PROJECT TITLE:  
PROPOSED COMMERCIAL  
DEVELOPMENT AT  
8580 - 8680 CAMBIE ROAD  
RICHMOND BC

DRAWING TITLE:  
PROJECT  
LOCATION

SCALE	DATE	PROJECT NO.
1:1	2005-05-26	RZ 1.1



### SITE DATA

**LEGAL DESCRIPTION**  
LOT 13, SECTION 33  
BLOCK 5 NORTH RANGE 6 WEST NWD BCP 7960

**CIVIC ADDRESS**  
8580, 8600 and 8680 CAMBIE ROAD, RICHMOND

**SITE AREA**  
AREA A = 4,712.19 sqm  
AREA B = 8,922.11 sqm  
TOTAL SITE = 13,634.30 sqm

**ZONING**  
PROPOSED CD/163 ZONING

### FLOOR AREA SUMMARY

**BUILDING FLOOR AREA**  
BUILDING A and B: 4,787.33sm (51,504 sf) (DP97-121069)  
BUILDING C: 2,091.48sm (22,501 sf) (DP03-249671)  
TOTAL FLOOR AREA: 6,878.81sm (74,005 sf)

**FAR:**  
TOTAL FAR = 6,878.81 / 13,634.3 = 0.505

**SITE COVERAGE:**  
BUILDING A and B: 2,288.26sm (24,618 sf) (DP97-121069)  
BUILDING C: 2,345.70sm (25,236 sf) (DP03-249671)  
TOTAL COVERAGE: 4,633.96sm (49,854 sf)

TOTAL SITE COVERAGE= 4633.96 / 13,634.3 = 34 %



100% PLAN SET  
DATE: 10/10/05  
PROJECT: 8680 CAMBIE ROAD  
RICHMOND BC

THIS PLAN SET IS FOR THE PROPOSED DEVELOPMENT AT 8680 CAMBIE ROAD, RICHMOND BC. IT IS THE PROPERTY OF PAUL LEONG ARCHITECTURE. NO PART OF THIS PLAN SET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PAUL LEONG ARCHITECTURE.

DATE: 10/10/05  
PROJECT: 8680 CAMBIE ROAD  
RICHMOND BC

SCALE: AS SHOWN  
REVISIONS: AS SHOWN

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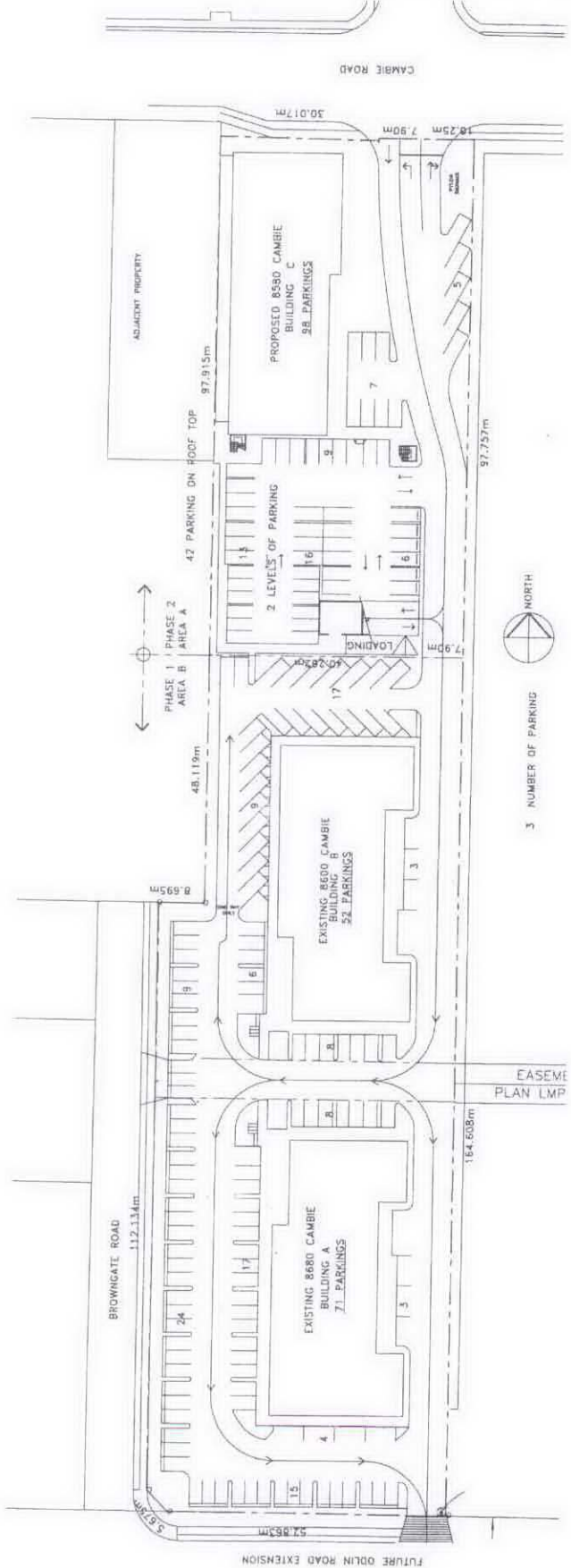
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REVISIONS: AS SHOWN

PROJECT: 8680 CAMBIE ROAD  
RICHMOND BC



## PARKING SUMMARY FOR BUILDING A, B AND C

**PARKING SUMMARY** (BYLAW REQUIREMENT AND PEAK PARKING DEMAND CALCULATION BASED ON HAMILTON ASSOCIATES TRAFFIC REPORT TABLE 4.1 AND TABLE 4.4)

LAND USE	GROSS FLOOR AREA (SQ FT)	BYLAW REQUIREMENT PARKING SPACES	NUMBER OF PARKING SPACE REQUIRED	BUILDING	LAND USE	NUMBER OF PARKING SPACES		
						BYLAW REQUIREMENT	PEAK PARKING DEMAND	PARKING SUPPLY
OFFICE	36,524	4 PER 1,076 SF	136	A	OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS	73	66	71
WAREHOUSE	18,422	1 PER 1,076 SF	17	B	OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS	72	65	52
RETAIL	10,867	4 PER 1,076 SF	41	C	OFFICE, RETAIL AND EDUCATIONAL INSTITUTIONS	85	81	98
EDUCATIONAL*	7,200	2 PER CLASSROOM	36					
<b>TOTAL</b>	<b>73,013</b>		<b>230</b>	<b>TOTAL</b>		<b>230</b>	<b>212</b>	<b>221</b>

\* EDUCATIONAL INSTITUTIONS TO BE LOCATED AMONGST BUILDING A, B AND C

NO. OF SHEETS	NO. OF SHEETS USED	DATE	BY
1	1	10/10/05	PL

PROJECT: 8680 CAMBIE ROAD  
RICHMOND BC







11/20/2005  
11/20/2005  
11/20/2005

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS ARE IN 16THS OF AN INCH). ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

DATE:	REVISION:
11/20/2005	11/20/2005
11/20/2005	11/20/2005

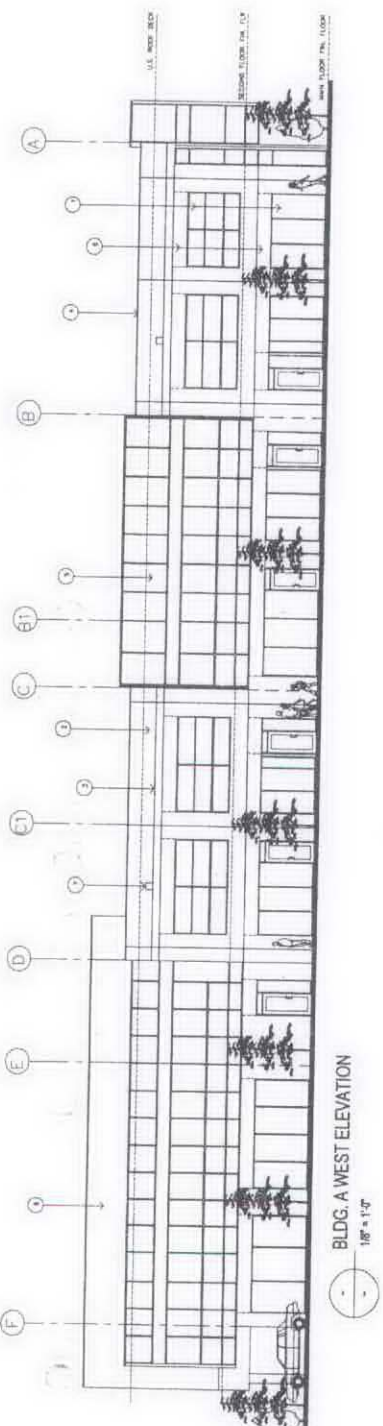
DATE:	REVISION:

PROJECT TITLE  
**PHASE 1 COMMERCIAL DEVELOPMENT**  
8580 CAMBIE ROAD  
RICHMOND, B.C.

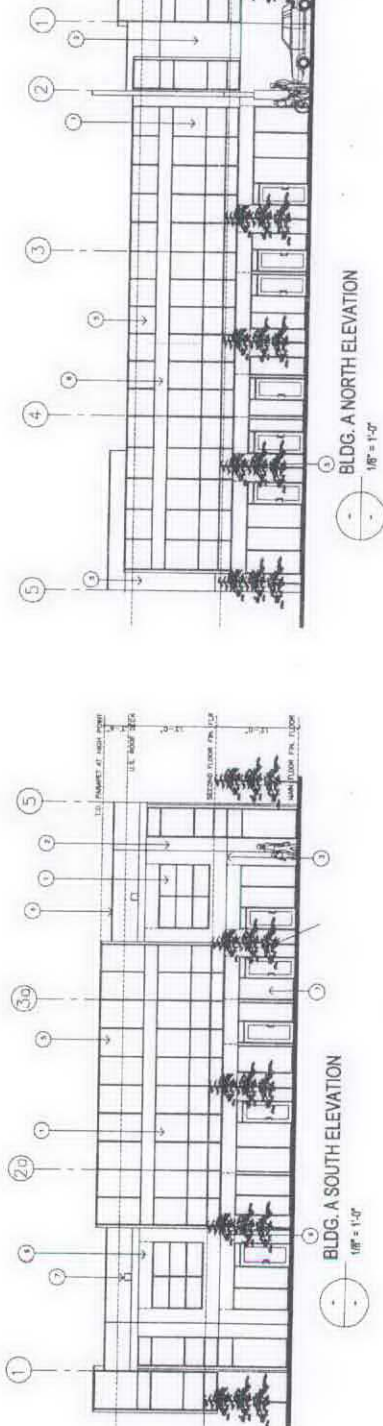
DRAWING TITLE  
**BUILDING A EXTERIOR ELEVATIONS**

DATE PLOTTED:	11/20/2005
SCALE:	1/8" = 1'-0"
DESIGNER:	RZ1.4
DRAWN BY:	
CHECKED BY:	
DATE:	

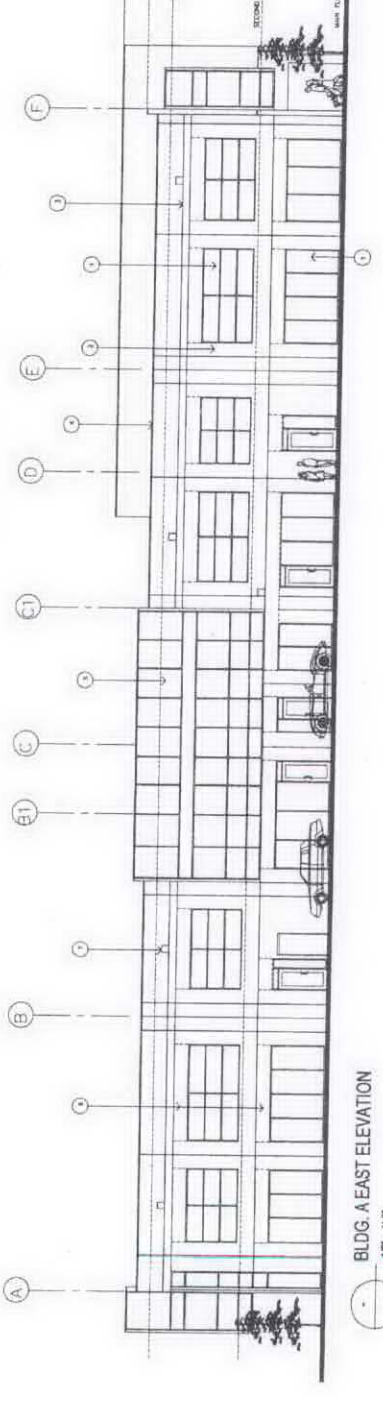
- LEGEND:
- 1. ALUMINUM WINDOW
  - 2. ALUMINUM WINDOW WITH GLAZING
  - 3. ALUMINUM WINDOW WITH GLAZING AND MULLION
  - 4. ALUMINUM WINDOW WITH GLAZING AND MULLION AND SILL
  - 5. ALUMINUM WINDOW WITH GLAZING AND MULLION AND SILL AND FINISH
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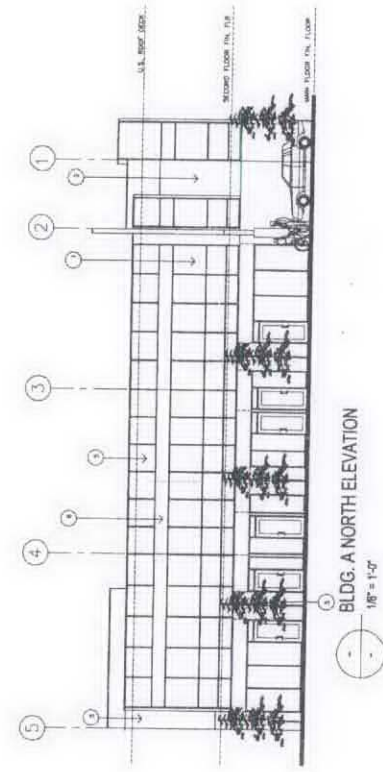
BLDG. A WEST ELEVATION  
1/8" = 1'-0"



BLDG. A SOUTH ELEVATION  
1/8" = 1'-0"



BLDG. A EAST ELEVATION  
1/8" = 1'-0"



BLDG. A NORTH ELEVATION  
1/8" = 1'-0"



11-11-05  
11-11-05  
11-11-05

CONTRACT NO. 11-11-05  
PROJECT NO. 11-11-05  
DATE: 11-11-05

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11-11-05	PL
2	ISSUED FOR PERMIT	11-11-05	PL
3	ISSUED FOR PERMIT	11-11-05	PL

NO.	DESCRIPTION	DATE	BY

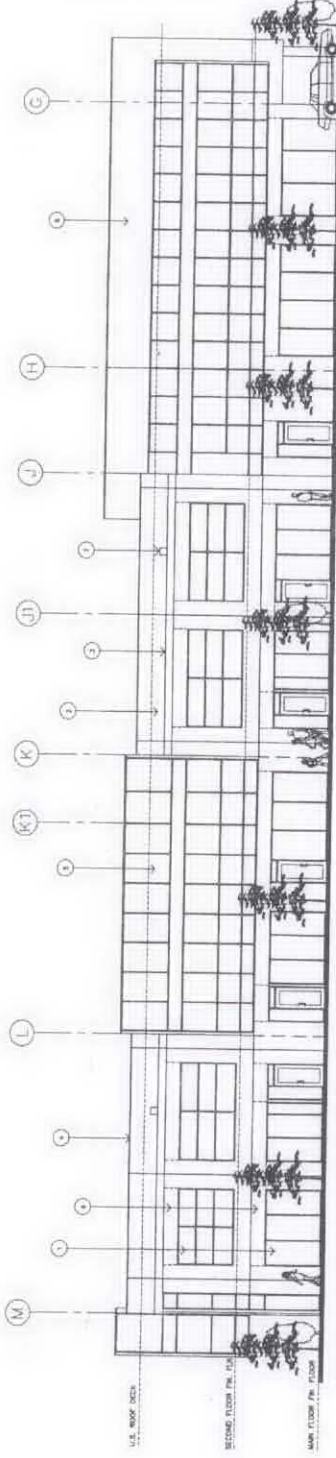
PROJECT TITLE  
PHASE 1 COMMERCIAL  
DEVELOPMENT  
6580 CAMBIE ROAD  
RICHMOND, B.C.

DRAWING TITLE  
BUILDING B  
EXTERIOR ELEVATIONS

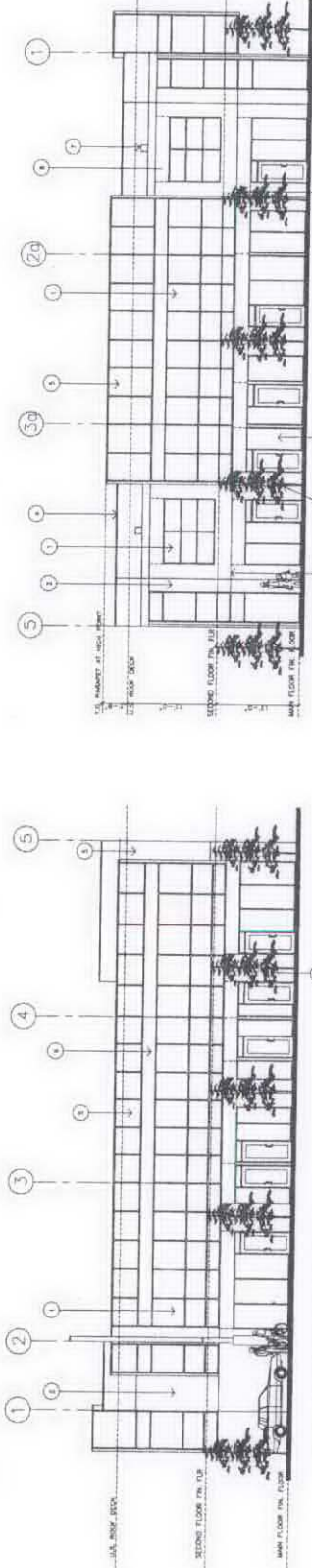
SCALE	DATE
1/8" = 1'-0"	11-11-05
PROJECT NO.	11-11-05
DATE	11-11-05
BY	PL
CHECKED BY	PL
SCALE	RZ1.5

LEGEND:

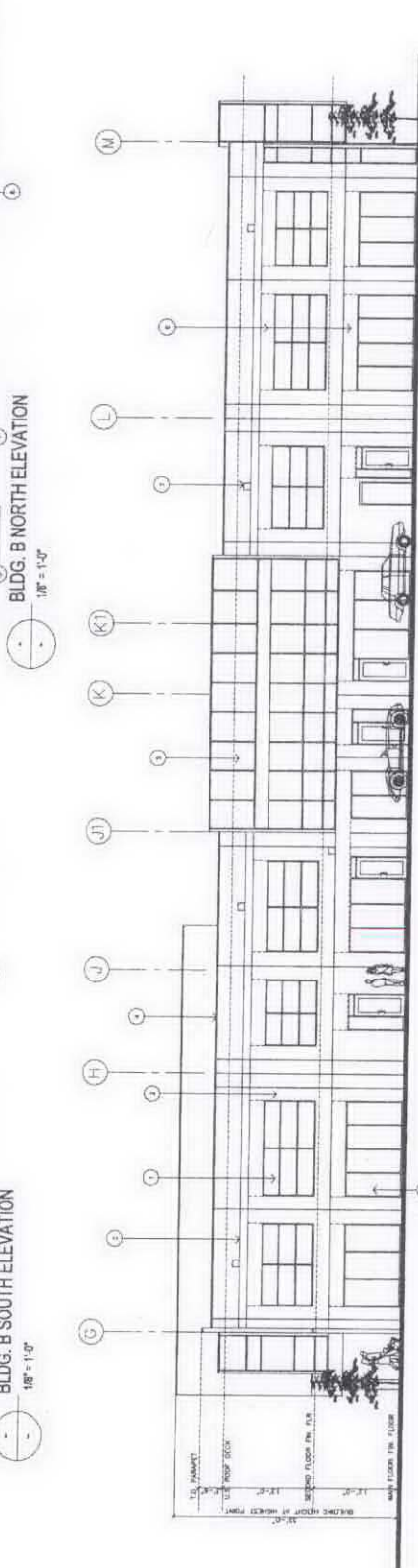
- 1 WHITE GLAZED ALUMINUM WINDOW
- 2 WHITE GLAZED WINDOW
- 3 PAINTED CONCRETE
- 4 CONTROL JOINT
- 5 GAL. MET. FLASHING
- 6 PREFINISHED ALUMINUM PANELS
- 7 ALUMINUM SIGN MOUNT
- 8 WALL MOUNTED LOFT PORTE
- 9 STUCCO FINISH TO MATCH CONC.



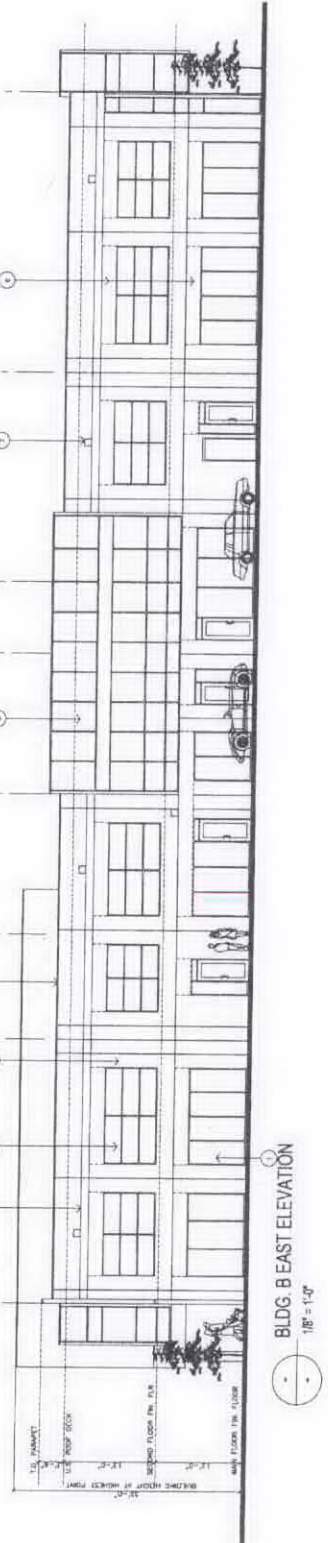
BLDG. B WEST ELEVATION  
1/8" = 1'-0"



BLDG. B SOUTH ELEVATION  
1/8" = 1'-0"



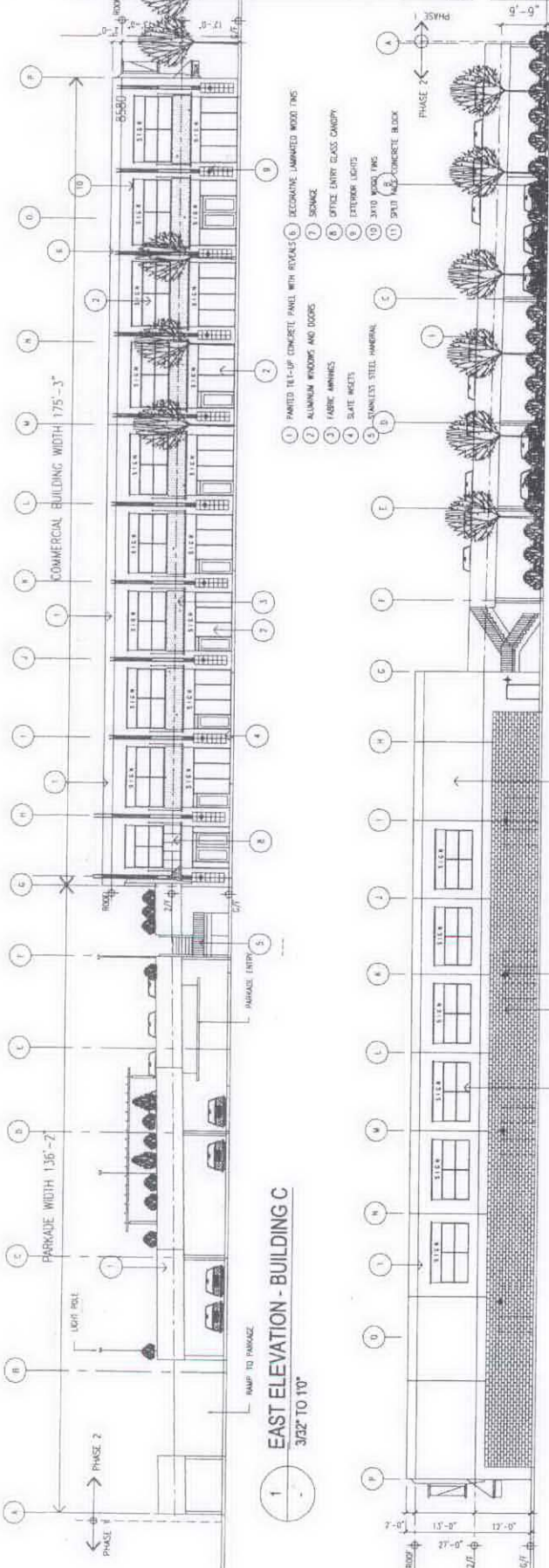
BLDG. B NORTH ELEVATION  
1/8" = 1'-0"



BLDG. B EAST ELEVATION  
1/8" = 1'-0"



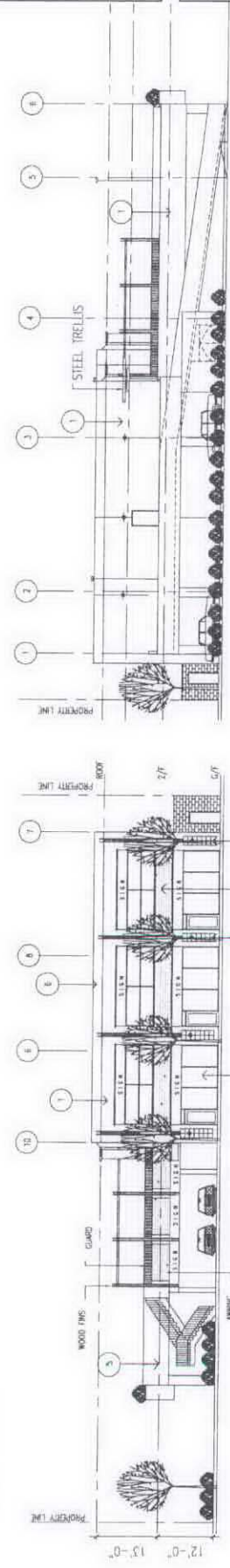
PROPOSED COMMERCIAL DEVELOPMENT AT 8580 CAMBIE ROAD RICHMOND BC (BUILDING C)  
DATE: 05/11/05  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - BUILDING C  
3/32" TO 1/8"

2 WEST ELEVATION - BUILDING C  
3/32" TO 1/8"

3 NORTH ELEVATION - BUILDING C  
3/32" TO 1/8"

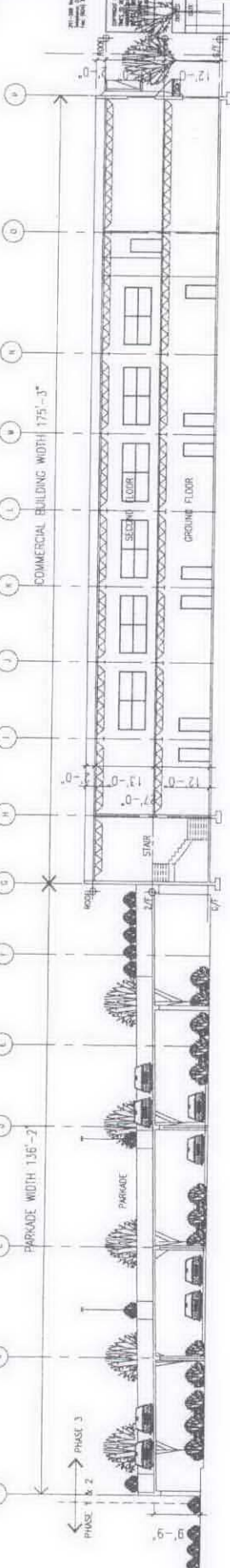


4 SOUTH ELEVATION - BUILDING C  
3/32" TO 1/8"

PROJECT TITLE  
PROPOSED COMMERCIAL DEVELOPMENT AT 8580 CAMBIE ROAD RICHMOND BC (BUILDING C)

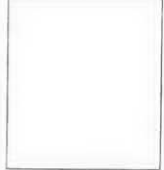
DRAWING TITLE  
ELEVATIONS

SCALE	1/4" = 1'-0"
DRAWN BY	DL
CHECKED BY	DL
DATE	05/11/05
PROJECT NO.	RZ-1.6



1 BUILDING C SECTION  
3/32" TO 1/8"

DATE	REVISION



PROJECT TITLE  
PROPOSED COMMERCIAL  
DEVELOPMENT AT  
8580 CAMBIE ROAD  
RICHMOND BC  
(BUILDING C)

DRAWING TITLE  
BUILDING SECTION

DRAWING NO.	
SCALE	R21.7
DATE	
JOB NO.	
DATE	
DATE	



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7886 (RZ 04-271116)  
8580, 8600 & 8680 CAMBIE ROAD**

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 new zone to Section 291:

**"291. 163 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/163)"**

The intent of this zoning district is to permit clean light industrial uses; offices; and limited amounts of ground-oriented commercial use.

**291.163.1 PERMITTED USES**

- .01 The following uses are permitted within the area identified as "A" in Diagram 1, Section 291.163.1.03:

**ACCESSORY USES, BUILDINGS & STRUCTURES;**

ANIMAL HOSPITAL & CLINIC;

AUTOMOBILE PARKING;

**COMMUNITY USE;**

**CUSTOM WORKSHOPS, TRADES & SERVICES;**

**EDUCATIONAL INSTITUTIONS;**

**LIGHT INDUSTRY;**

OFFICE;

RADIO AND TELEVISION TRANSMISSION FACILITY (provided they are located at least 5 m above grade);

**RECREATION FACILITY;** and

STUDIO for artist, display, dance, radio, television or recording.

In addition, the following uses shall be permitted provided that they are entirely located in the first **storey** of a **building** and provided that the total combined gross floor area does not exceed 1,413.6 m<sup>2</sup> (15,216 ft<sup>2</sup>):

**FOOD CATERING ESTABLISHMENT**, but excluding **banquet hall facility**;

**RETAIL TRADE & SERVICES**, excluding **gas station** and **service station**; and

**PERSONAL SERVICES.**

- .02 The following uses are permitted within the area identified as "B" in Diagram 1, Section 291.163.1.03:

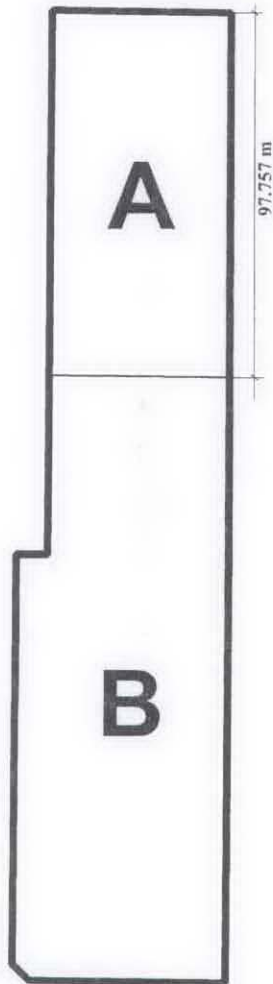
**ACCESSORY USES, BUILDINGS & STRUCTURES;**

**COMMUNITY USE;  
CUSTOM WORKSHOPS, TRADES & SERVICES;  
EDUCATIONAL INSTITUTIONS;  
LIGHT INDUSTRY;  
OFFICE;  
PUBLIC LIBRARY; and  
RECREATION FACILITY.**

In addition, the following uses shall be permitted provided that they are entirely located in the first **storey** of a **building** and provided that the total combined gross floor area does not exceed 2,676.6 m<sup>2</sup> (28,810 ft<sup>2</sup>):

**FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility; and  
PERSONAL SERVICES.**

.03 Diagram 1



**291.156.2 PERMITTED DENSITY**

- .01 Maximum **Floor Area Ratio**: 1.0 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

**291.163.3 MAXIMUM LOT COVERAGE**

- .01 50%.

**291.163.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road** Setback: 3 m (9.843 ft.).

**291.163.5 MAXIMUM HEIGHTS**

- .01 **Buildings**: 15 m (49.213 ft.) in the area identified as "A" in Diagram 1, Section 291.163.1.03; and  
12 m (39.370 ft.) in the area identified as "B" in Diagram 1, Section 291.163.1.03.
- .02 **Structures**: 20 m (65.617 ft.).

**291.163.6 MINIMUM LOT SIZE**

- .01 Minimum 13,620 m<sup>2</sup> (146,609 ft<sup>2</sup>).

**291.163.7 OFF-STREET PARKING**

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this bylaw, except that the minimum manoeuvring aisle width shall be 6.71 m (22.014 ft.).

**291.163.8 SIGNAGE**

- .01 Signage must comply with City of Richmond's Sign Bylaw No. 5560 as it applies to development in the Downtown Commercial District (C7).

2. The Zoning Map of the City of Richmond, which accompanies and forms part of the Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/163)**:

P.I.D. 025-785-192

Lot 13 Except Firstly: Phase One Strata Plan BCS839

Secondly: Phase Two Strata Plan BCS839

Section 33 Block 5 North Range 6 West New Westminster District Plan BCP7960

And

Phase One Strata Plan BCS839

Phase Two Strata Plan BCS839

Which is shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7886"

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7886**".

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

MINISTRY OF TRANSPORTATION APPROVAL

\_\_\_\_\_

OTHER REQUIREMENTS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

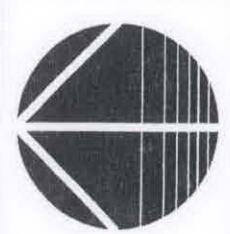
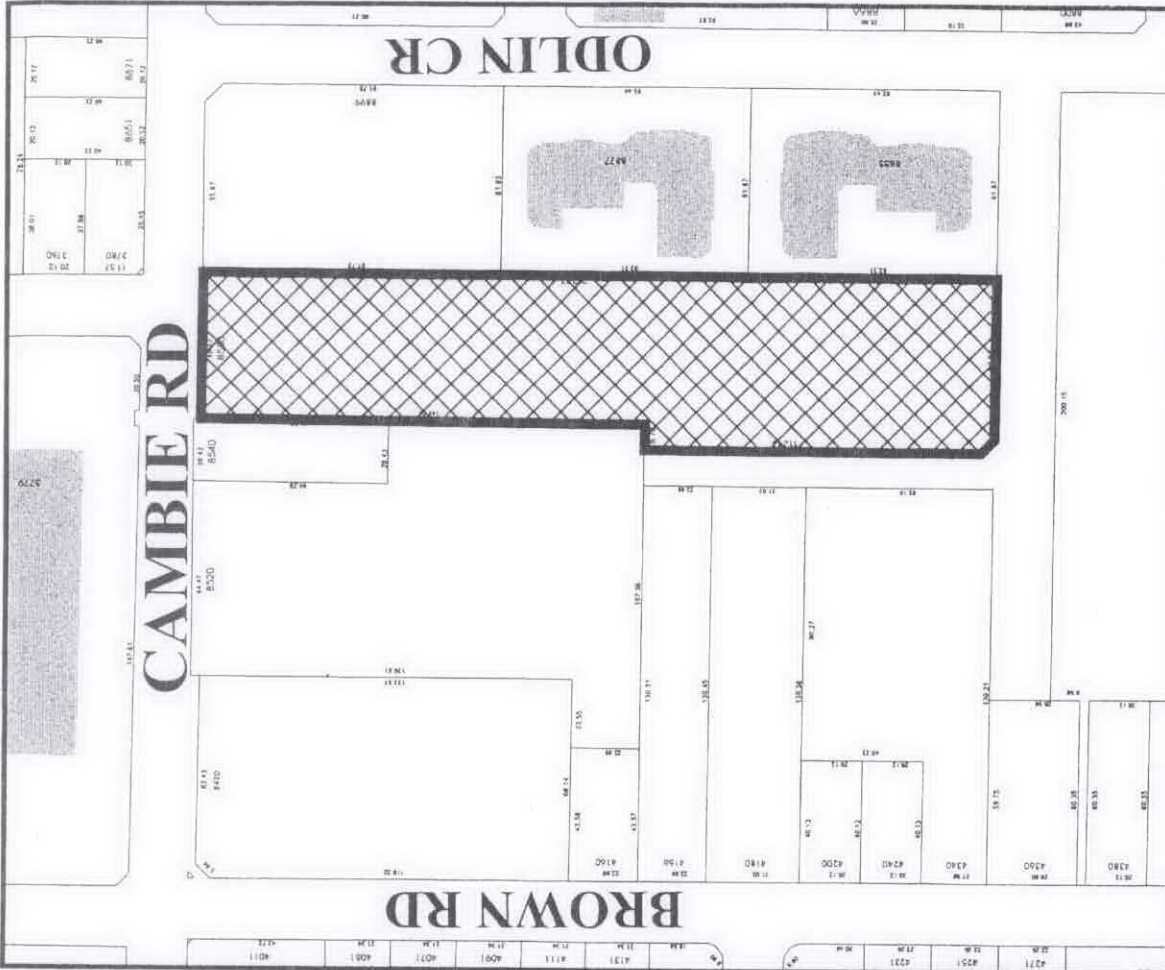
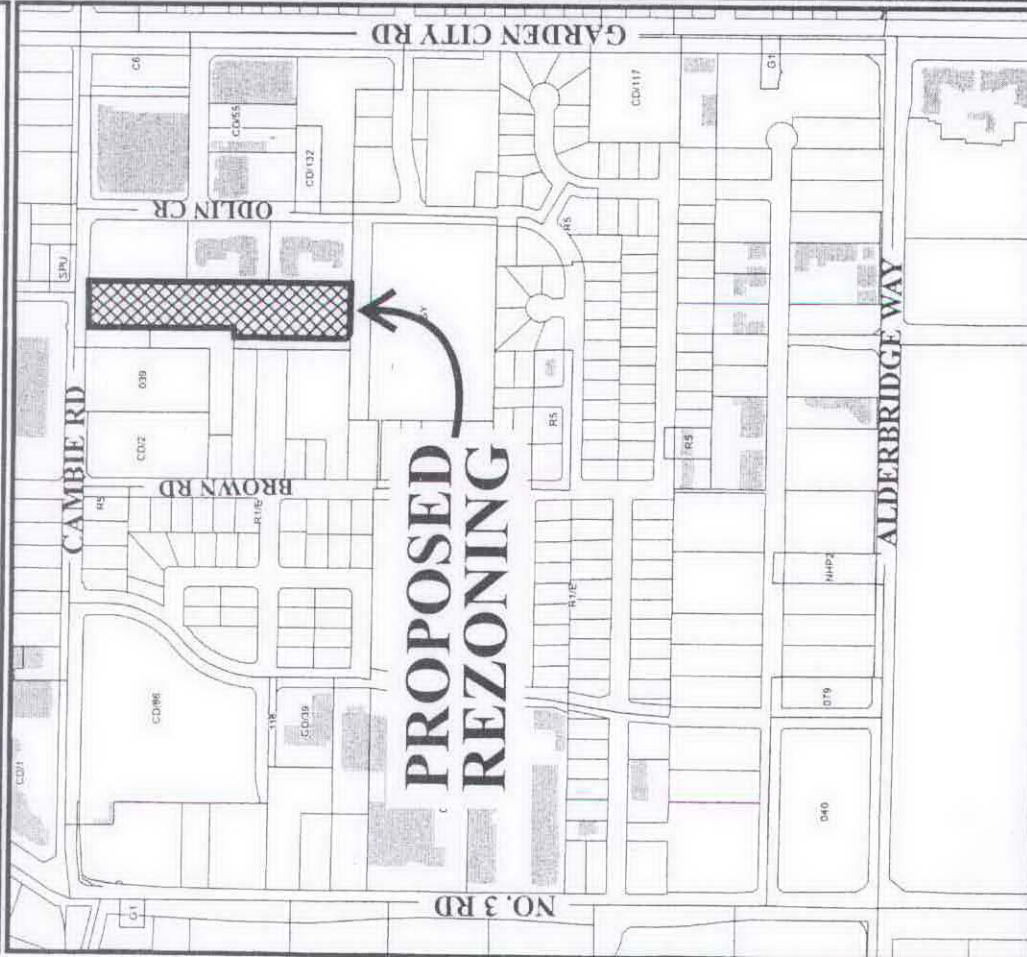
\_\_\_\_\_  
CITY CLERK

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





# City of Richmond



## SCHEDULE 'A' RZ 04-271116

Original Date: 06/08/04

Revision Date:

Note: Dimensions are in METRES