



City of Richmond

Report to Committee

To: Planning Committee  
From: Holger Burke  
Acting Director of Development  
Re: Application by Endall Elliot Associates for Rezoning at 8899 Odlin Crescent

to Planning - June 21, 2005  
Date: June 3, 2005  
RZ 05-295609  
File: 12-8060-20-7958

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 m<sup>2</sup> 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A previous Rezoning application (RZ 93-000274) to rezone the property to Limited Industrial Retail District (I4) was withdrawn by the applicant.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 m<sup>2</sup>) 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 m<sup>2</sup> (1,485 ft<sup>2</sup>) 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

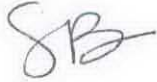
A Development Permit is not required. The exterior elevations will not change; the value of the improvements to the landscaping will not exceed \$50,000; and no new variances are proposed (**Attachment 5**). There is no net change to the required number of off-street parking spaces, although changes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

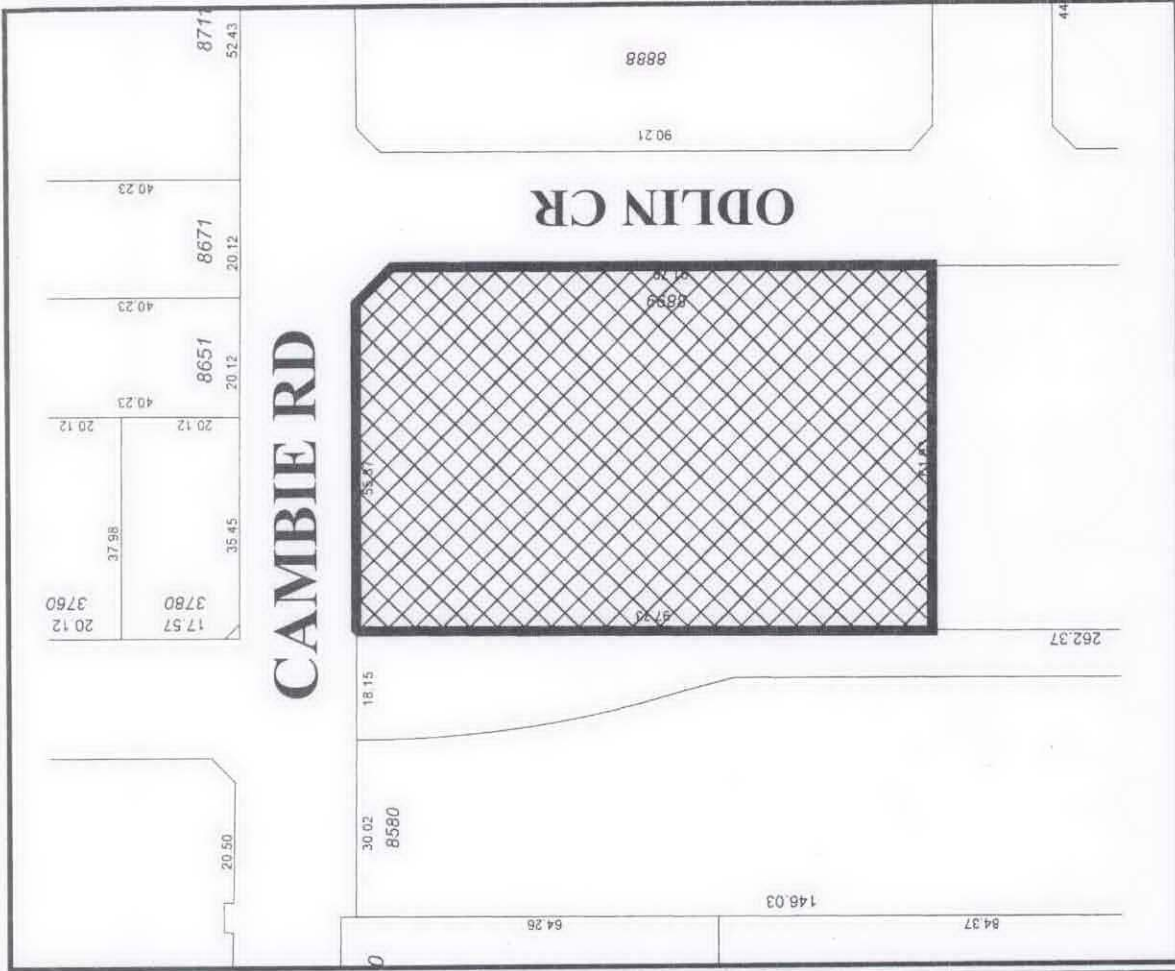
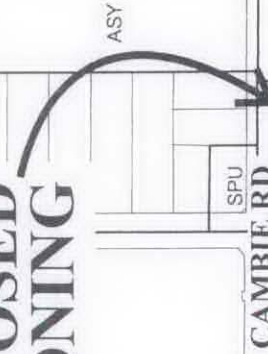
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Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	City Centre Area Plan Land Use Map
Attachment 4	South Aberdeen Local Area Map Showing Surrounding Lot Zoning
Attachment 5	Existing Architectural and Proposed Landscape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



# City of Richmond

## PROPOSED REZONING

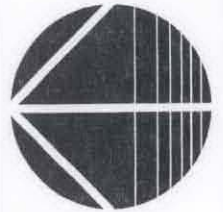


# RZ 05-295609

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

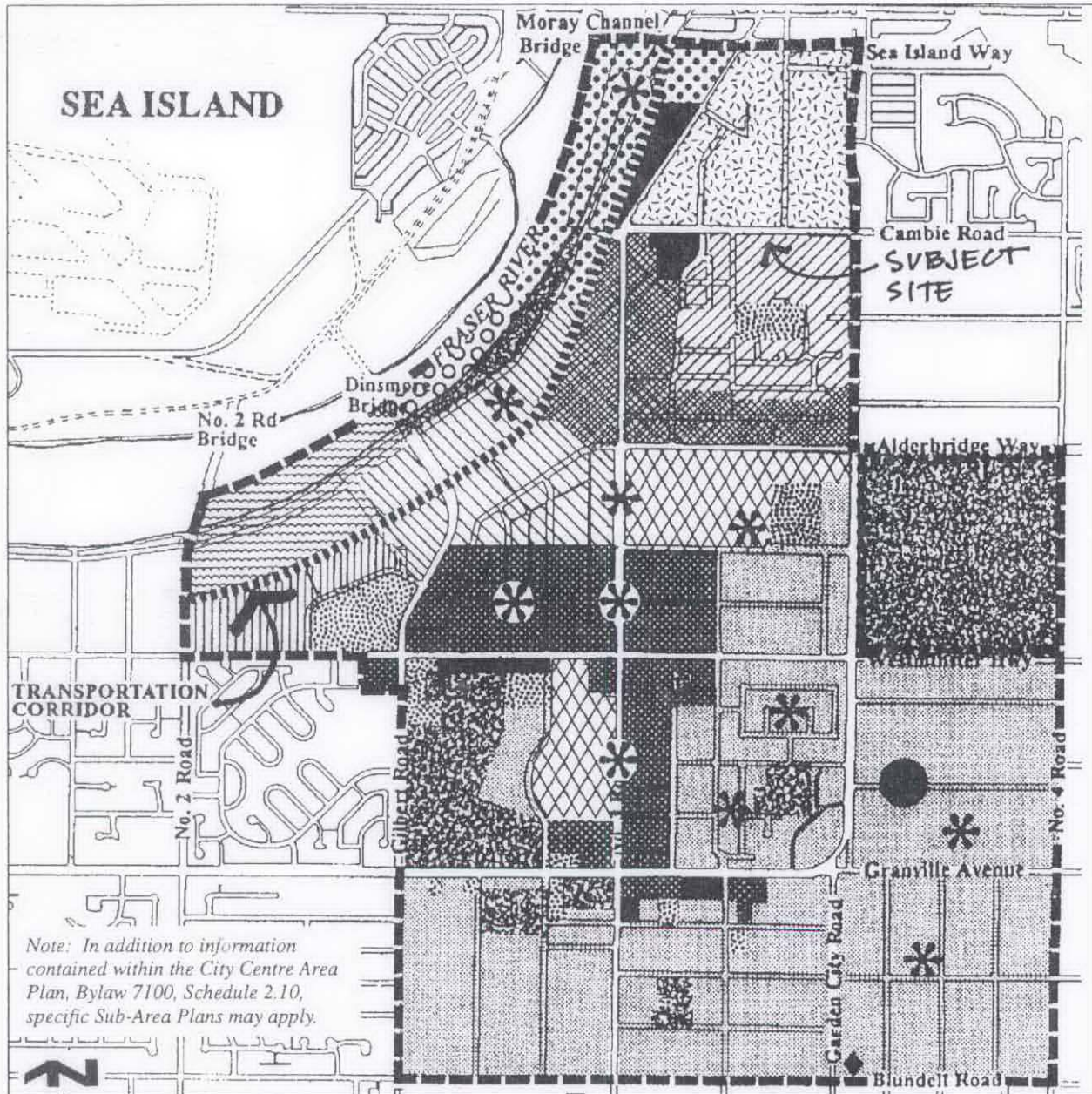
	Existing	Proposed
Site Size:	6,026 m <sup>2</sup>	No change
Land Uses	Light Industrial warehousing & office	Mix Use – Light Industry including educational
OCP Designation	Mix Use – Light Industry	No change
Zoning	I3	I3 amended to include Adult <b>Educational Institution</b>
Number of Units	1 owner occupied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

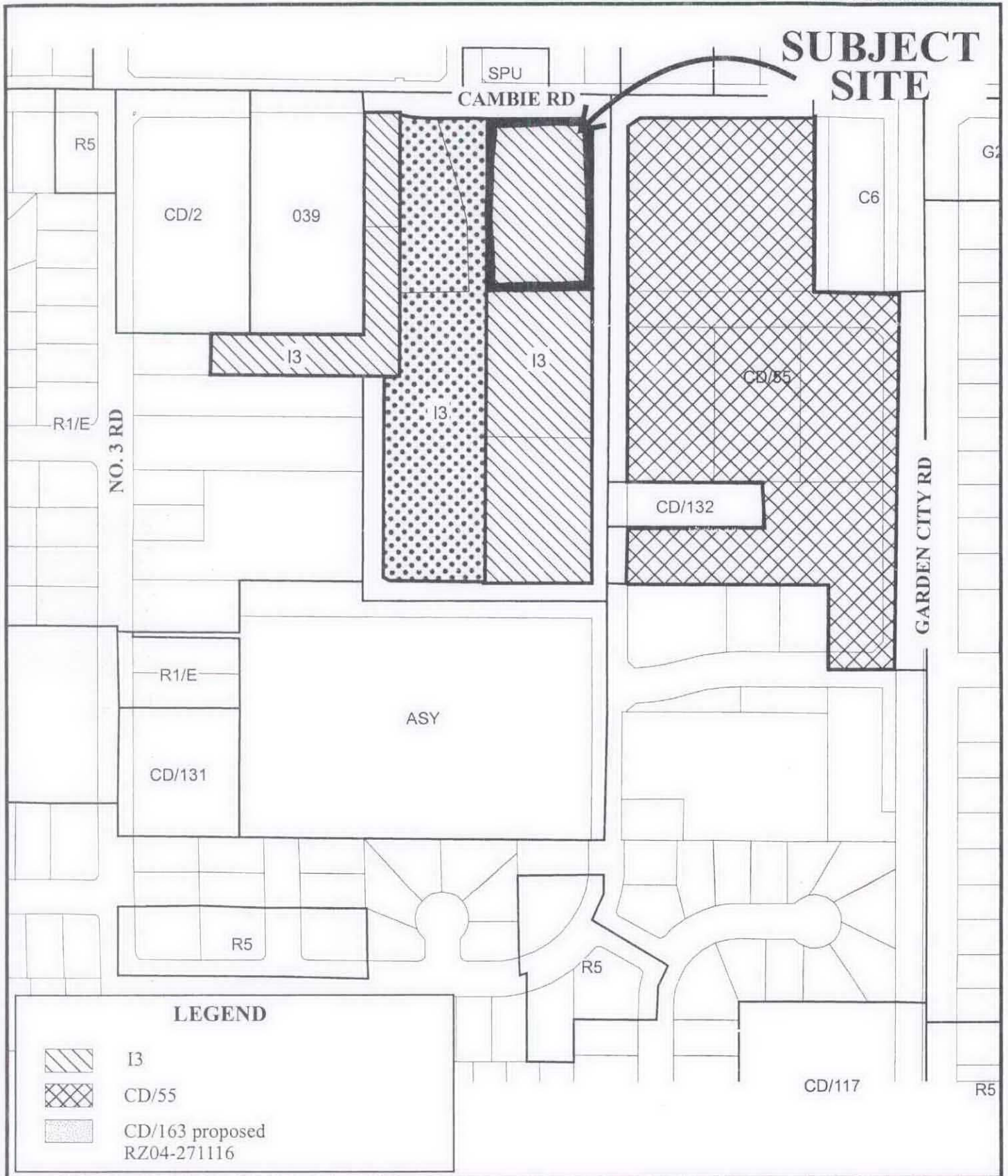


*Note: In addition to information contained within the City Centre Area Plan, Bylaw 7100, Schedule 2.10, specific Sub-Area Plans may apply.*




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



### LEGEND

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



## South Aberdeen Local Area Zoning District Map

Adopted Date: 05/05/05

Amended Date: 05/27/05

Note: Dimensions are in METRES

WASSERMAN  
DEWARY  
CARVER  
INC.

ARCHITECTS / PLANNERS  
100 WEST 10th Street  
Vancouver, B.C. V6C 2E8  
Tel: (604) 681-7777

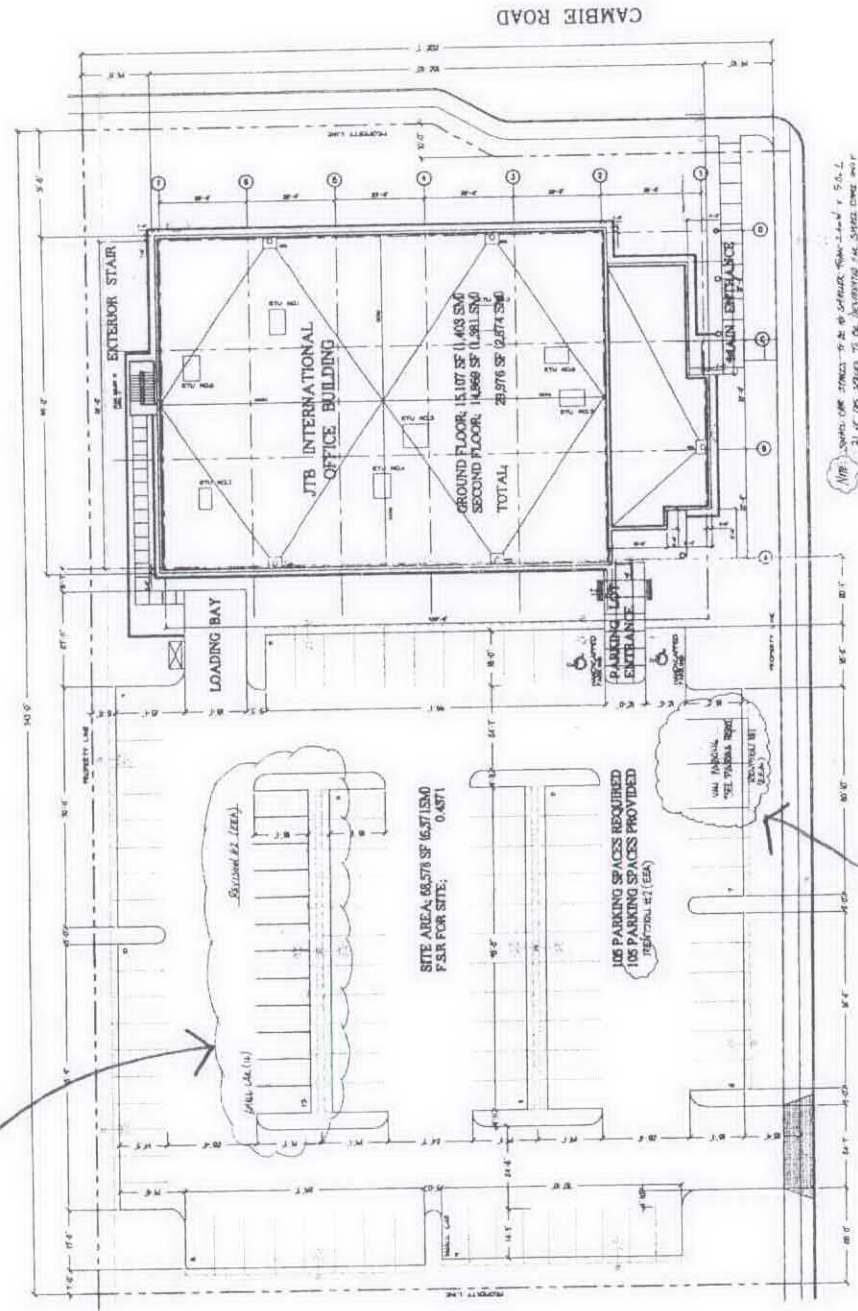
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2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
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19	REVISIONS		
20	REVISIONS		

PROJECT NO. 95070  
PROJECT NAME: OFFICE BUILDING FOR JTB INTERNATIONAL (CANADA) LTD.  
DATE: MAY 08 1995  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO. 95070  
PROJECT NAME: OFFICE BUILDING FOR JTB INTERNATIONAL (CANADA) LTD.  
DATE: MAY 08 1995  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]



12 SMALL CAR SPACES



NEW ROAD [ODVIN CRESCENT]

2 VAN SPACES

1.  
D.P. 95070



# PROPOSED UP GRADES TO EXISTING LANDSCAPING



**PML Partnership**  
 10000 14th Street, Suite 100  
 Denver, CO 80202  
 Phone: 303.733.1100  
 www.pmlpartnership.com

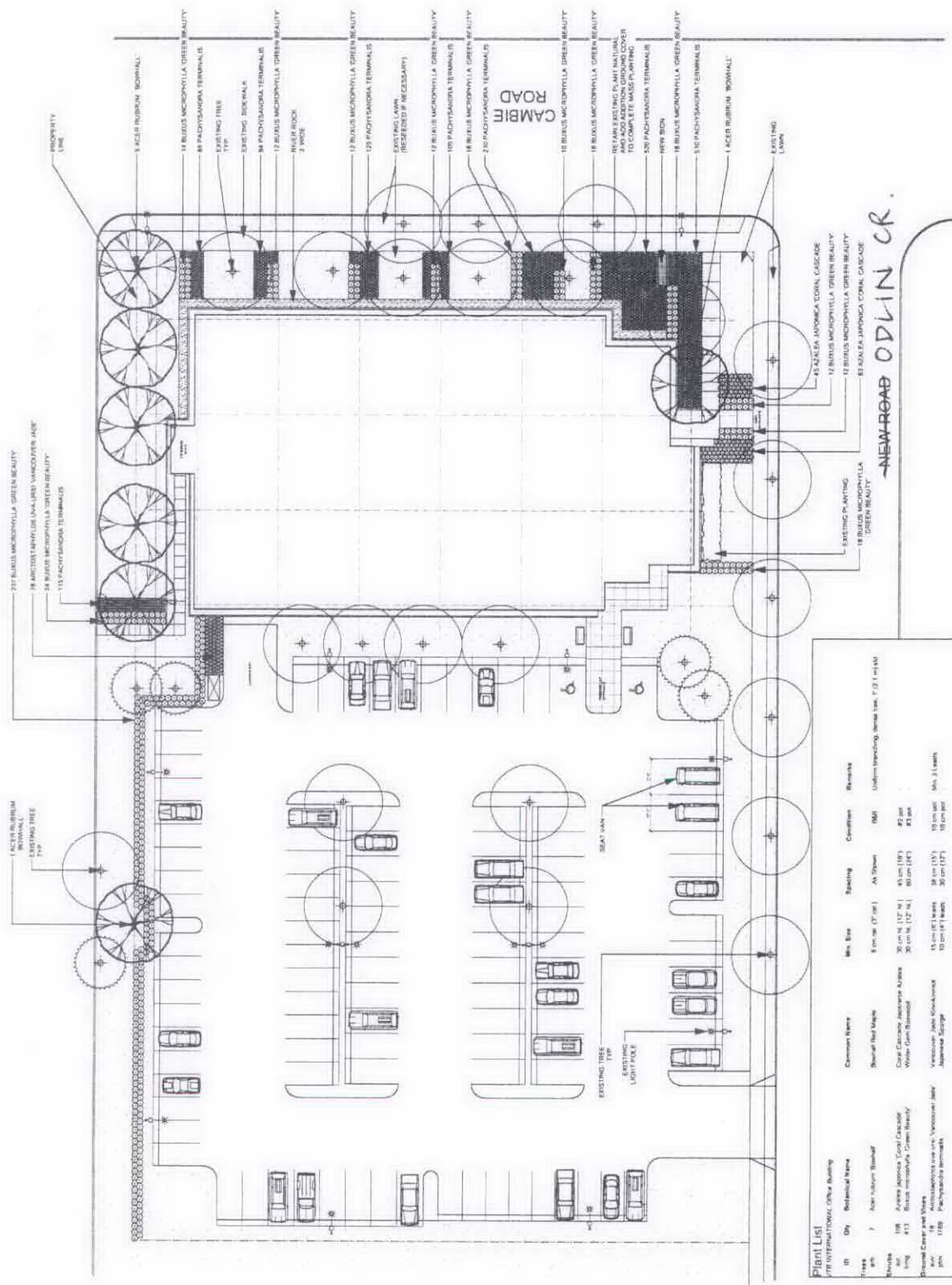
PROJECT NO: 000000  
 DATE: 03/20/2008  
 7 7/20/2011 - Revised for Submittal  
 3 08/20/11 - Revised for Submittal

**JTB INTERNATIONAL**  
 Office Building

**Landscape Plan**

SCALE: 1/16" = 1'0"  
 PROJECT NO: 000000  
 DATE: January 27, 2008  
 03/20/2008  
 03/20/2008  
 03/20/2008  
 03/20/2008

**L100**



**Plant List**  
 JTB INTERNATIONAL Office Building

ID	City	Botanical Name	Common Name	Spacing	Condition	Remarks
1	7	Acer Rubrum 'Normal'	Red Maple	8' on C (7' on T)	As Spec	Uniform spacing, 7' on T, 7' on M
2	108	Abies Japonica 'Conical Green'	Japanese Cedar	30' on N (12' on T)	As Spec	
3	413	Brunus Microphylla 'Green Beauty'	Small Leaf Shrub	30' on N (12' on T)	As Spec	
4	118	Pachysandra Terminalis	Japanese Groundcover	15' on N (12' on T)	As Spec	

**Planting Notes:**  
 - All plants to be installed in accordance with the approved site plan.  
 - Planting to be completed within 90 days of construction completion.  
 - Watering to be provided for the first 6 months of installation.  
 - Fertilization to be provided as per manufacturer's instructions.

**WAISMAN  
DEWAR  
GROUPE  
CARTER  
INC.**

ARCHITECTS / PLANNERS  
235-1185 Pine St. Suite 100  
Vancouver, BC V6B 6K1  
Telephone: (604) 271-2022  
Telex: (264) 333-7441

NOT TO SCALE

NO.	REVISION	DATE

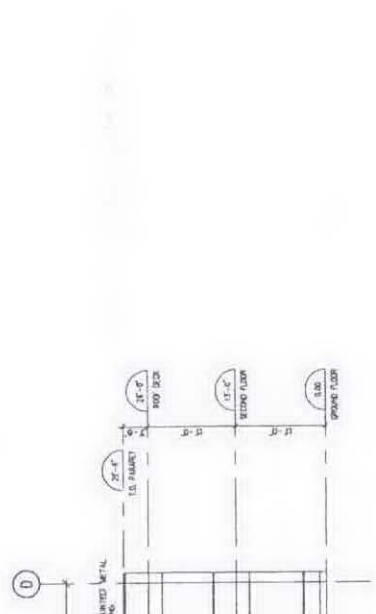
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PROJECT FOR  
OFFICE BUILDING FOR  
JTB INTERNATIONAL  
(CANADA) LTD.

DRAWING TITLE  
EAST AND SOUTH  
BUILDING ELEVATIONS  
MAY 08 1995

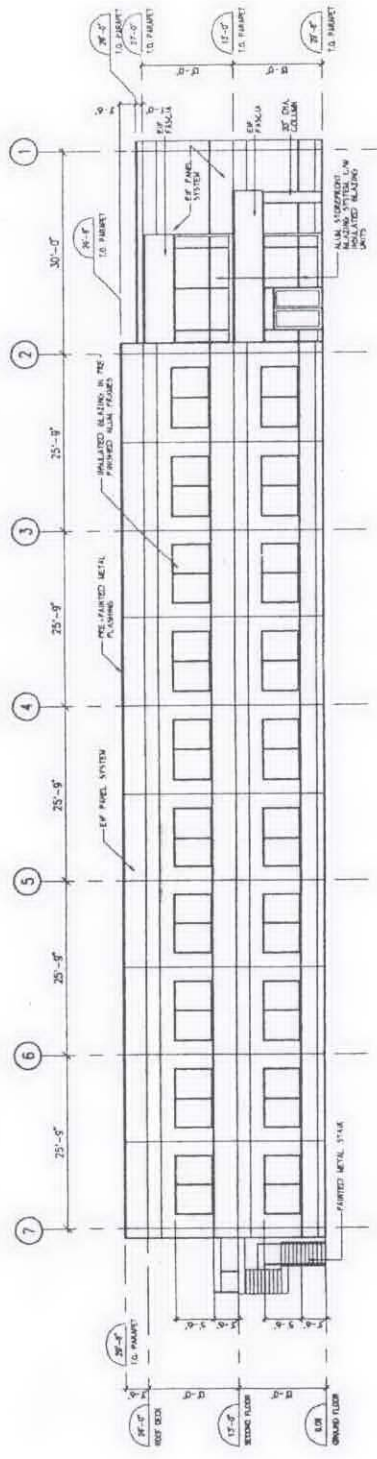
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DATE  
05.14.95

DRAWN BY  
A301



EAST ELEVATION



SOUTH ELEVATION

3.  
D.P. 95070

**WAINWAIN  
DEWAR  
OROUY  
CASER  
INC.**

**ARCHITECTS / PLANNERS**

100-1100 Ave. 74  
Suite 100  
Calgary, Alberta  
T2C 3V3  
Tel: (403) 241-3377  
Fax: (403) 241-3371

NOT TO SCALE

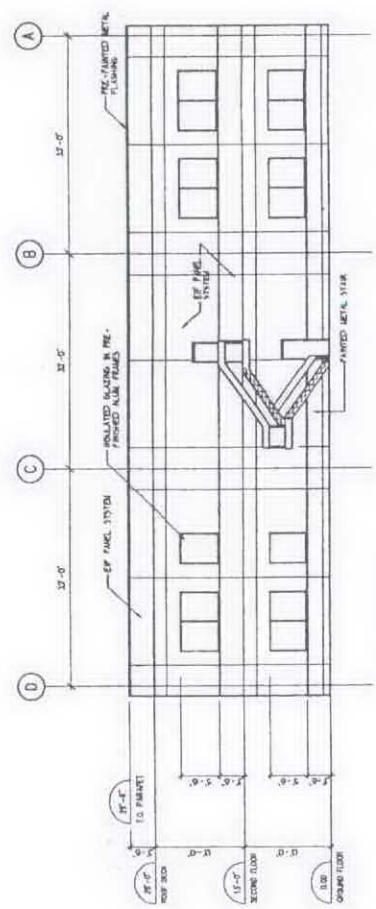
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(CANADA) LTD.

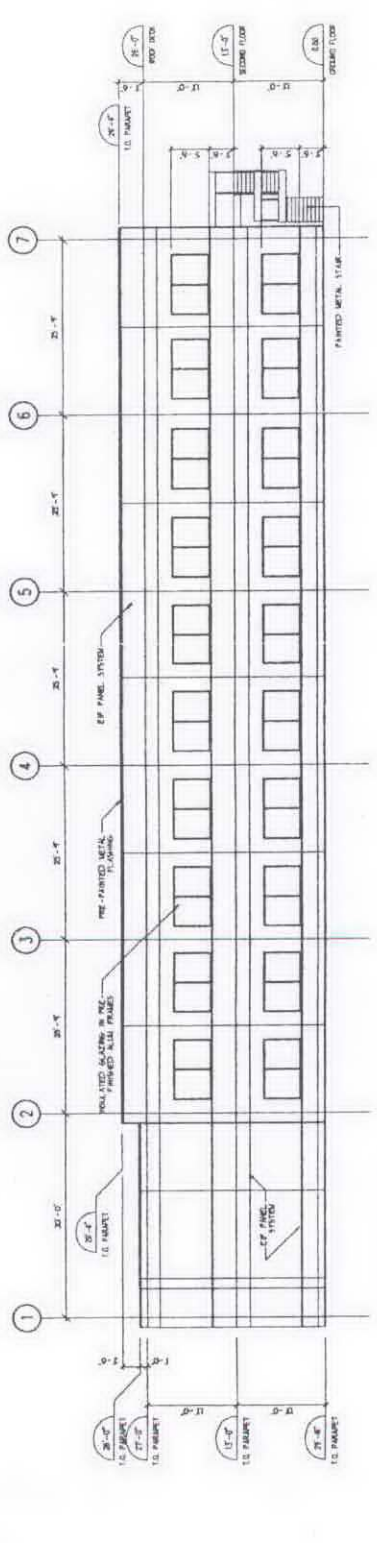
DATE OF DRAWING  
1995  
DRAWN BY: JTB  
CHECKED BY: JTB  
DATE: 1995.05.08

SCALE: AS SHOWN

4.  
D.P. 95070



WEST ELEVATION



NORTH ELEVATION

D.P. 95070



**WASSMAN  
DEWRY  
CROUY  
CARBER  
INC.**

**ARCHITECTS / PLANNERS**

260-1000 Ave. St. Anne  
Montreal, Que. H3B 1Y7  
Telephone: (514) 382-7677  
Telex: (414) 382-7677



NOT TO SCALE

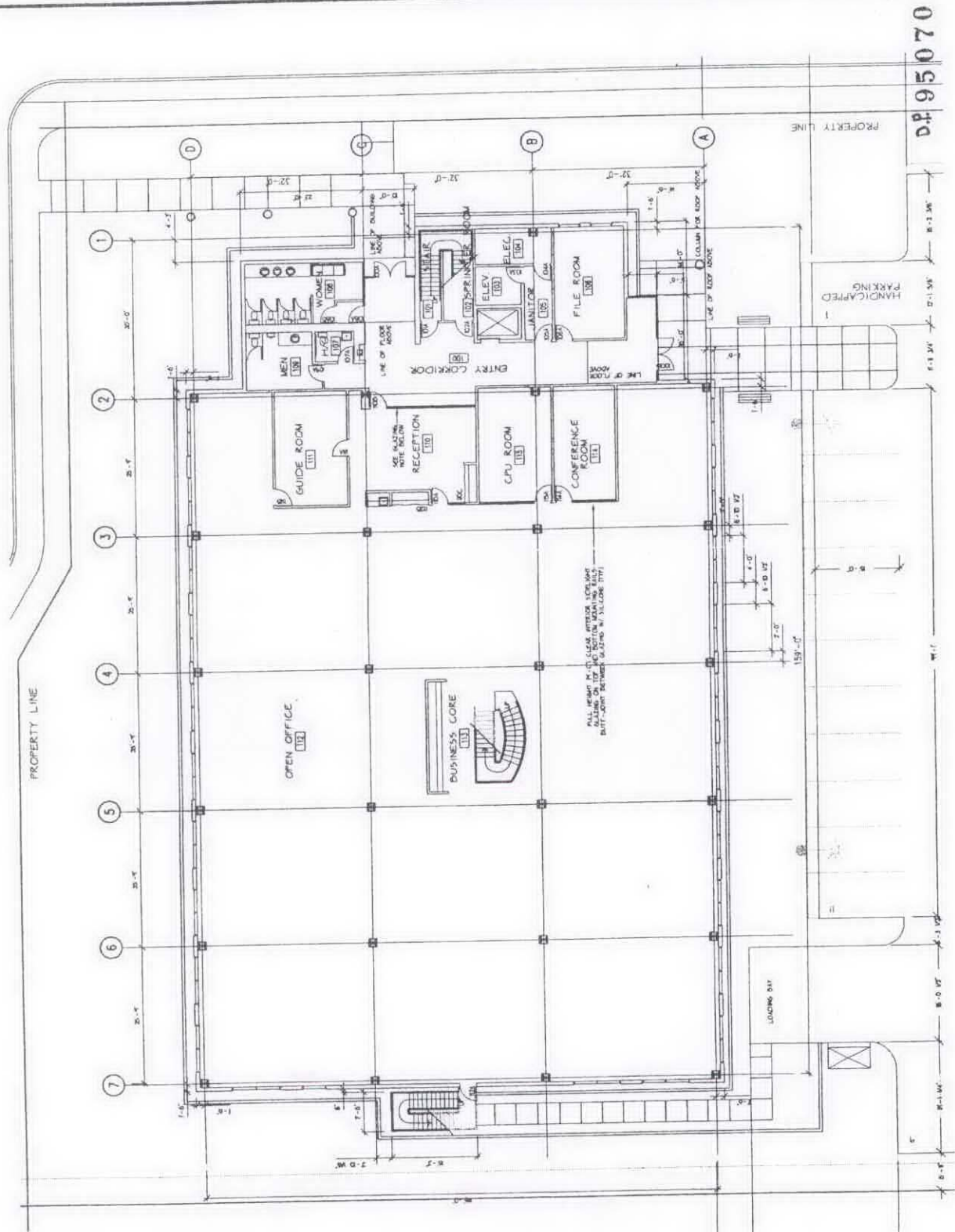
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**PROJECT**  
OFFICE BUILDING FOR  
JTB INTERNATIONAL  
(CANADA) LTD.

**DATE**  
MAY 08 1995

**SCALE**  
1" = 2'-0"

**PROJECT NO.**  
A201



DP 95070



NOT TO SCALE

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1	REVISIONS					

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JTB INTERNATIONAL  
(CANADA) LTD.

DATE: MAY 08 1995

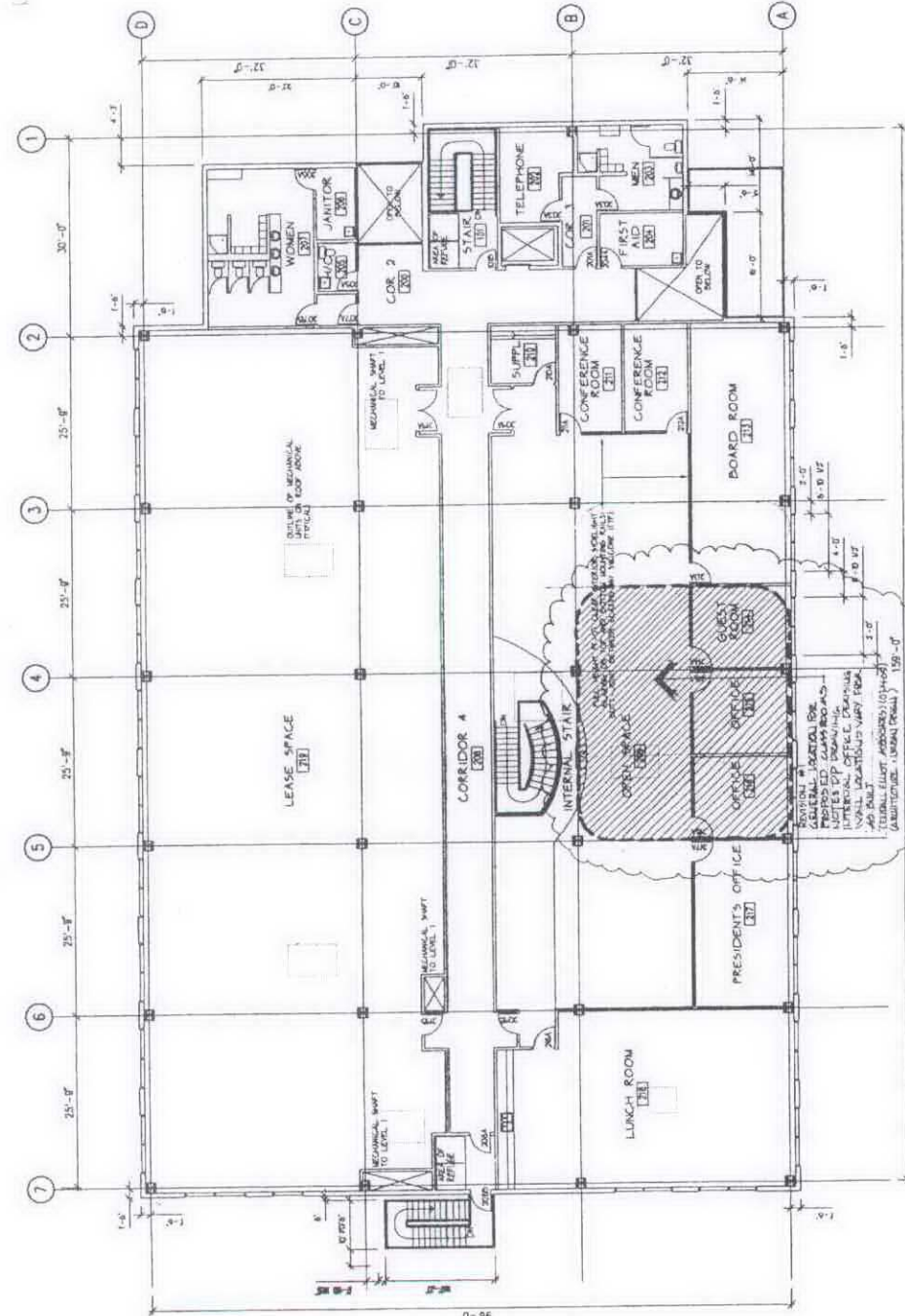
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SCALE: AS SHOWN

PROJECT NO: A202

DATE: MAY 08 1995

PROJECT: OFFICE BUILDING FOR  
JTB INTERNATIONAL  
(CANADA) LTD.



PROPOSED  
CLASS ROOM  
LOCATION

D.P. 95070



**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 m<sup>2</sup> (1485.47 ft<sup>2</sup>) 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

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\_\_\_\_\_

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\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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