



City of Richmond

Report to Committee

To Council - June 27, 2005

to Planning - June 21, 2005.

Date: June 8, 2005

RZ 04-271116

file: 12-8060-20-7886

To Planning Committee

From Holger Burke
Acting Director of Development

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)**

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 (FAR) 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 I
(4282)

SB rg

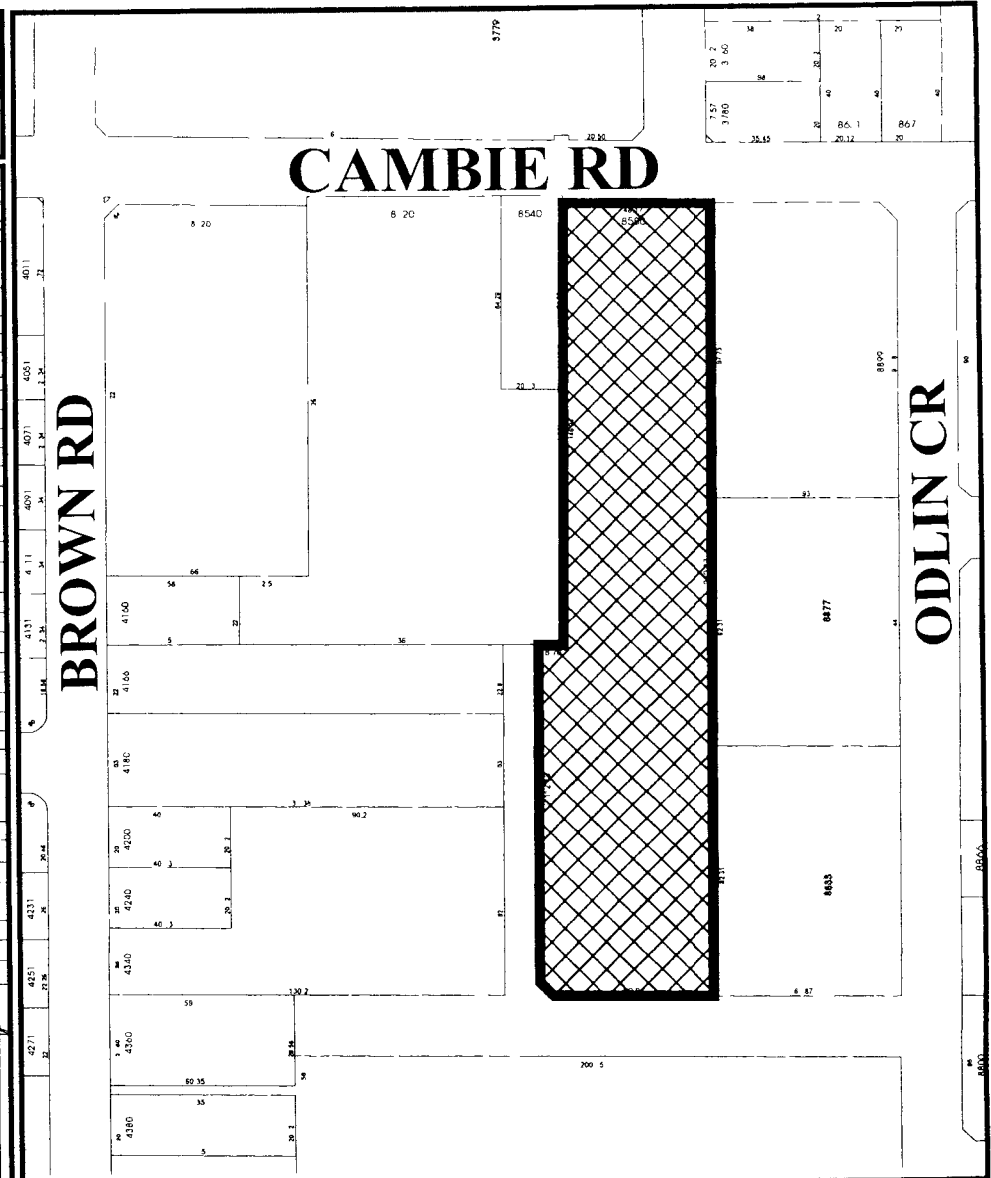
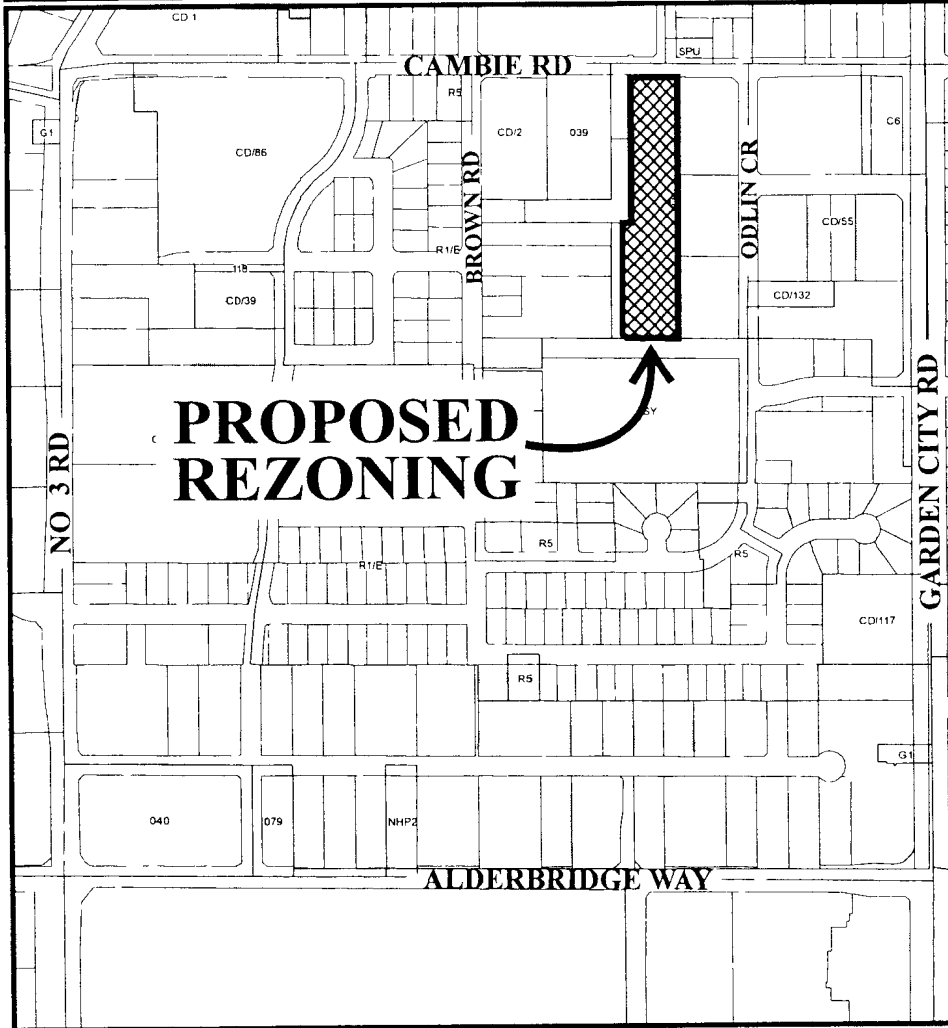
See **Attachment 5** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

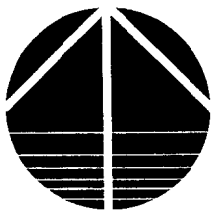
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| Attachment 1 | Location Map |
| Attachment 2 | Area B Site Plan (DP 97-121069) |
| Attachment 3 | Development Application Data Sheet |
| Attachment 4 | City Centre Area Plan Land Use Map |
| Attachment 5 | Rezoning Conditional Requirements |
| Attachment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



City of Richmond



ATTACHMENT 1

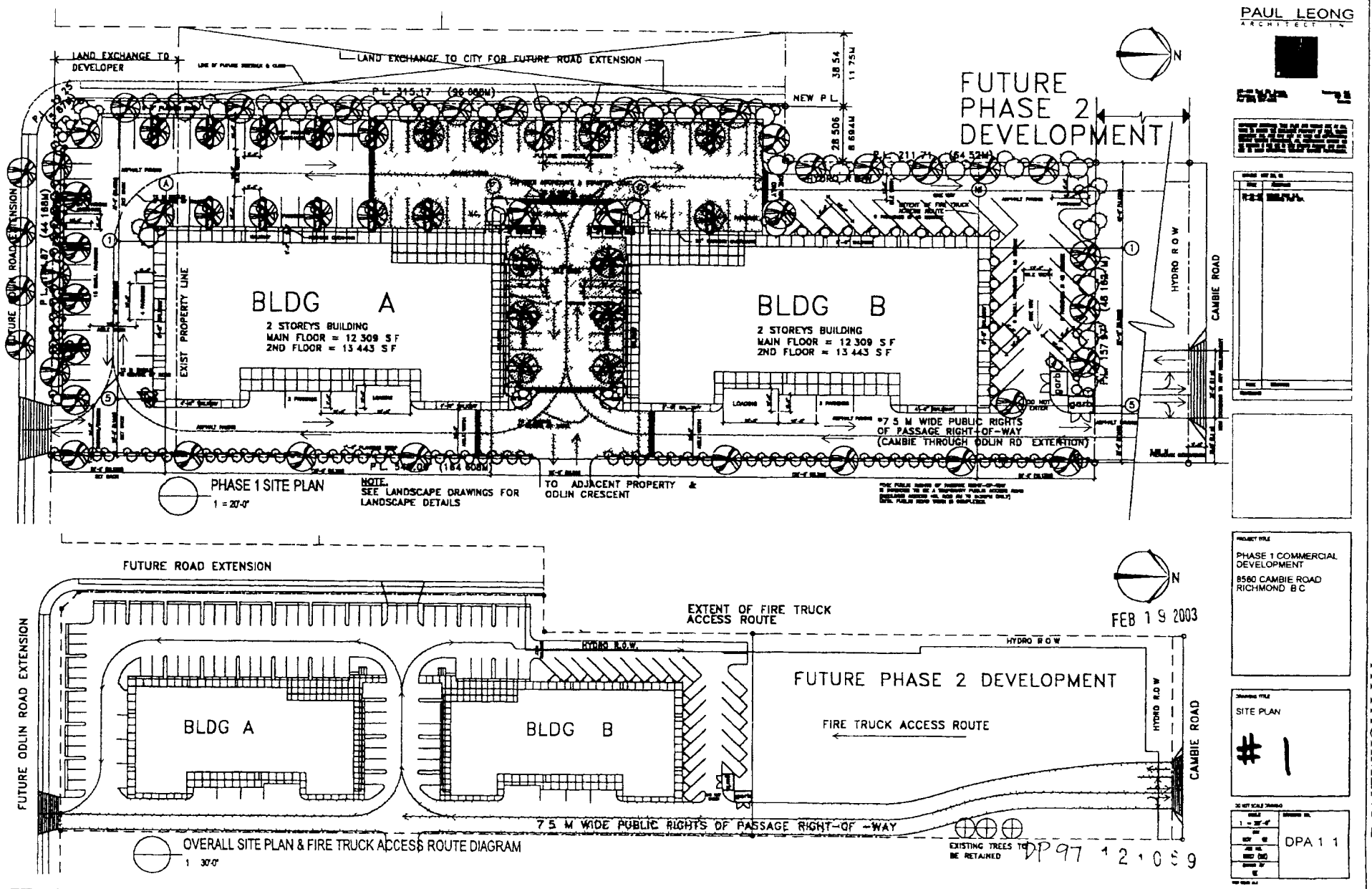


SCHEDULE 'A'
RZ 04-271116

Original Date 06/08/04

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 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 ² 4,712 19 m ² in Area A 8,922 11 m ² 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 |
| Off-street Parking Spaces | 230 | 221 | 9 space reduction |

8680 Cambie Road Strata Owners (Building A / Phase 1 Strata Plan)

| 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 | Qji Investment Ltd |
| 10 | C So | 23 | MB 628 Ventures Ltd |

Continued on next page

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

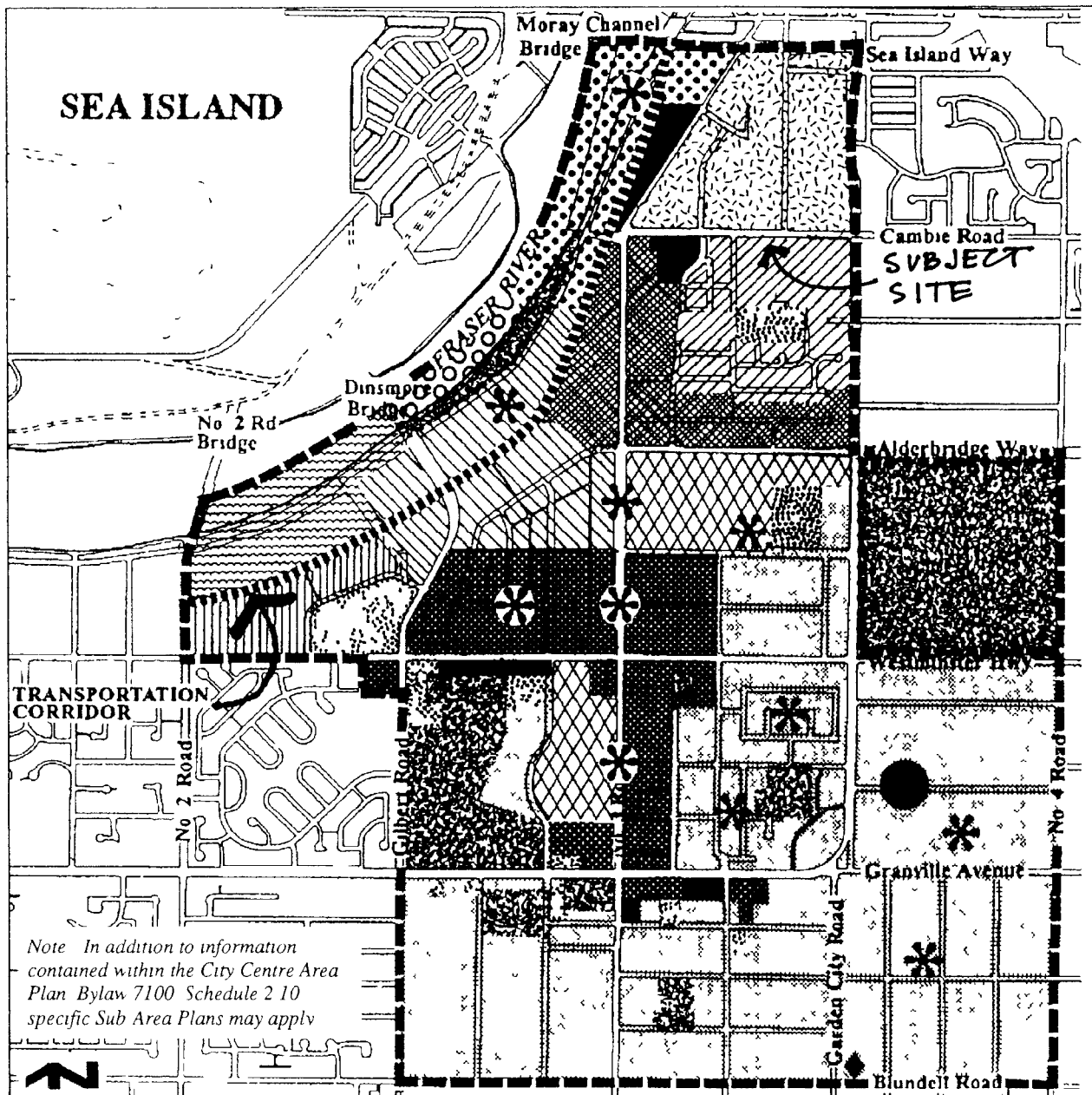
| Strata Lot | Owner | Strata Lot | Owner |
|------------|---------------------|------------|---------------------|
| 24 & 25 | MB 628 Ventures Ltd | 31 | T T Liu |
| 26 | W J Yang | 32 – 45 | MB 628 Ventures Ltd |
| 27 – 30 | MB 628 Ventures Ltd | | |

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



- | | | | |
|-----------------------------|--------------------------|--|--|
| 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

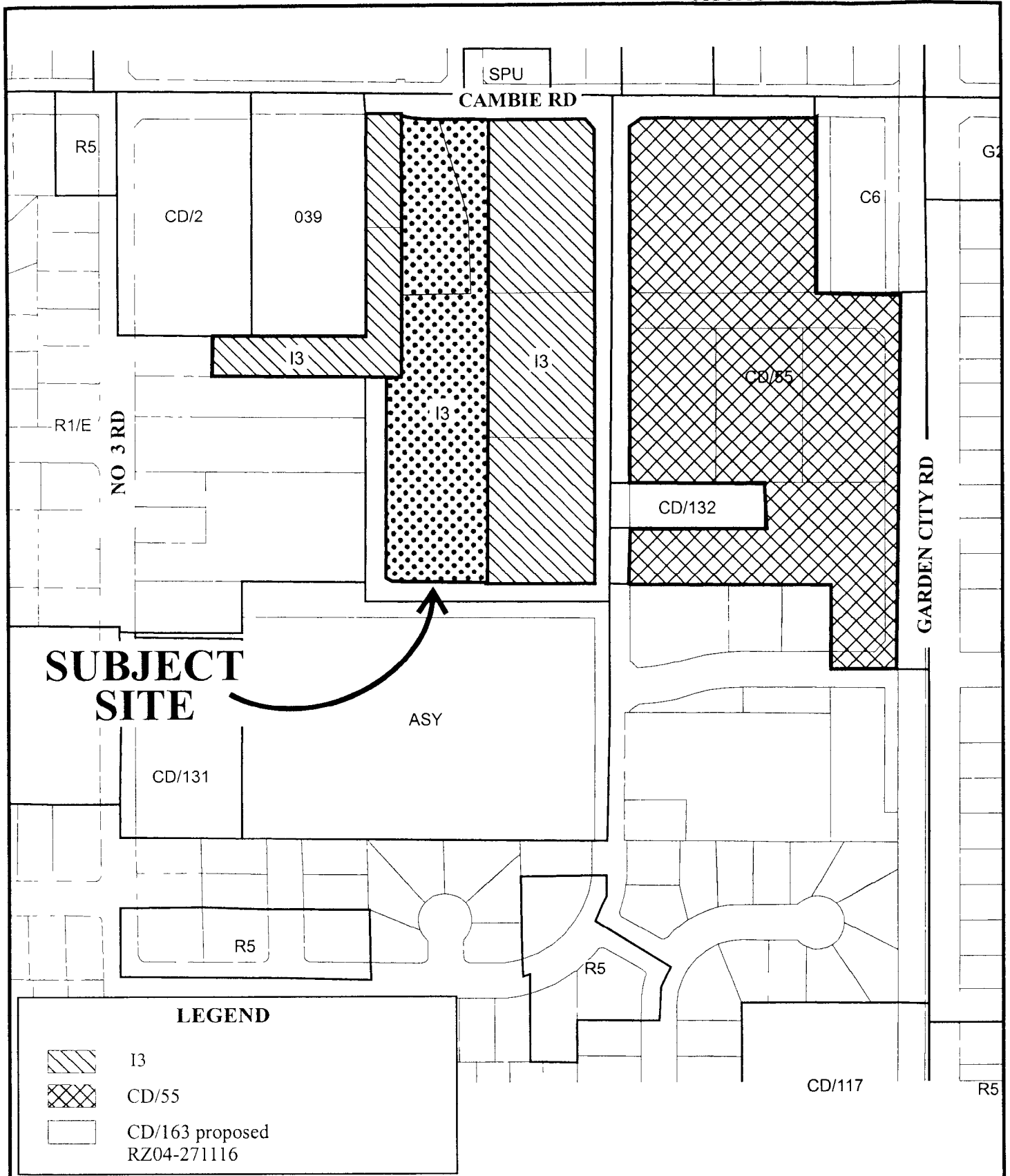
* Note This requires a separate application

(Signed copy placed in the file)

(June, 2005)

Signed

Date



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.

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)

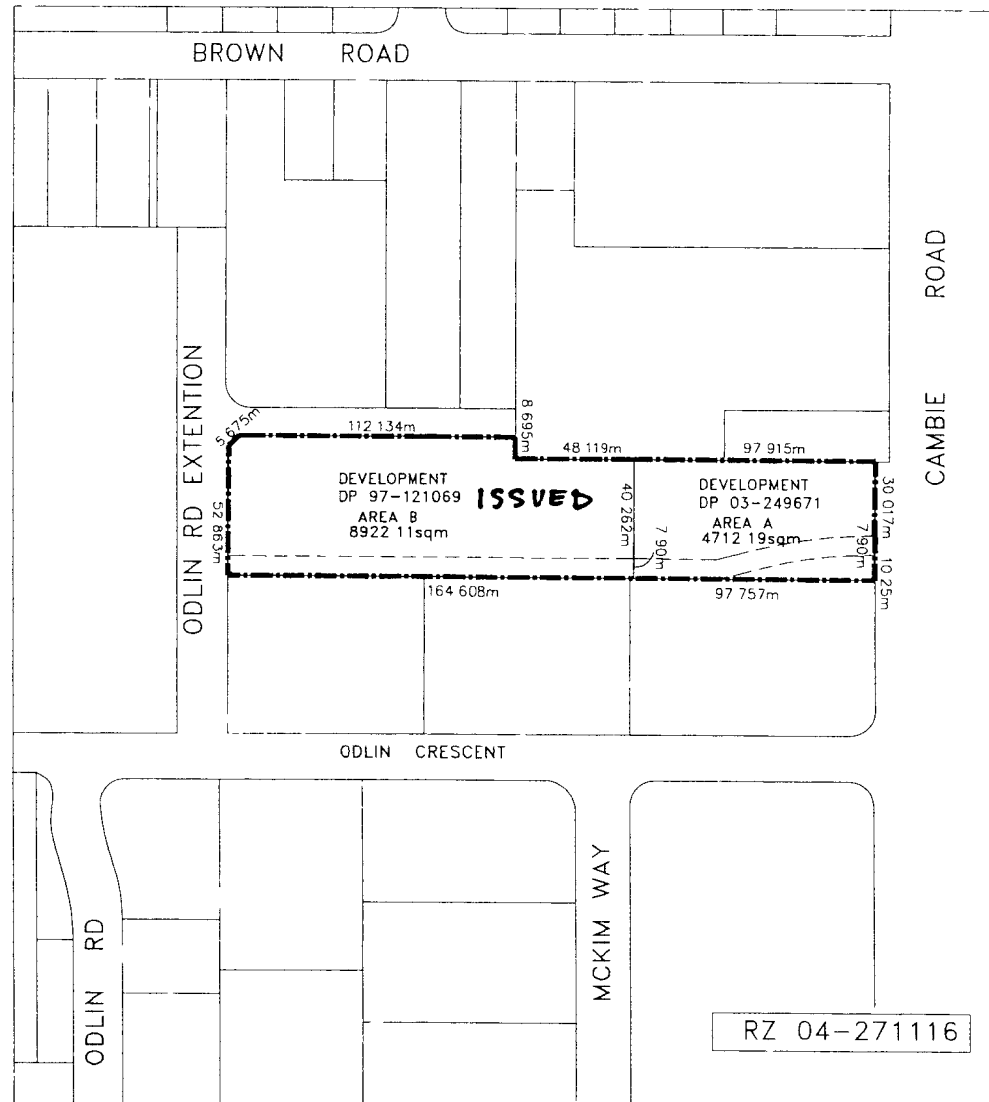
FAR

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 %



PAUL LEONG
ARCHITECT INC



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Tel: (604) 679-8822

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| DATE | REVISIONS |
|------------|--------------------------------|
| APRIL 2005 | ISSUED FOR REZONING SUBMISSION |
| DATE | REVISIONS |
| APRIL 2005 | GENERAL REVISION |
| REVISIONS | REVISIONS |

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

DRAWING TITLE
PROJECT
LOCATION

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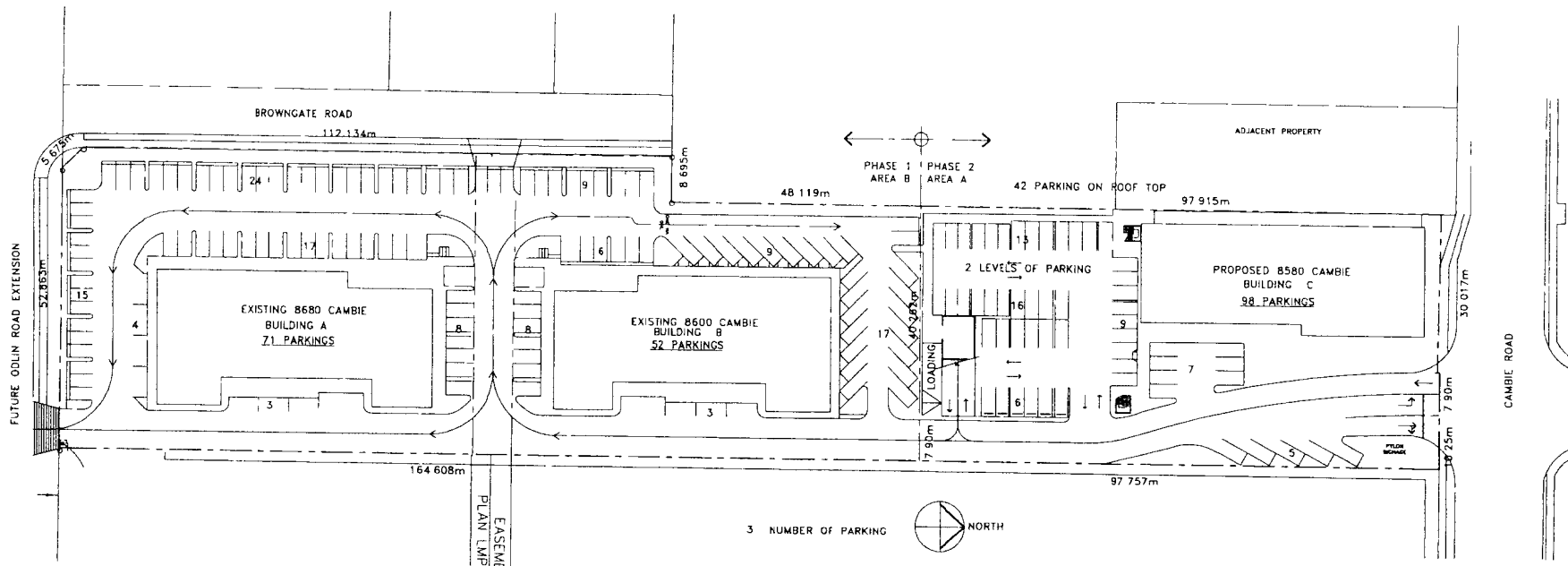
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ATTACHMENT 7

MAY 26 2005



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PARKING SUMMARY FOR BUILDING A,B AND C

PARKING SUMMARY (BYLAW REQUIREMENT AND PEAK PARKING DEMAND CALCULATION BASE 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 |
|--------------|--------------------------|----------------------------------|----------------------------------|
| OFFICE | 36,524 | 4 PER 1 076 SF | 136 |
| WAREHOUSE | 18,422 | 1 PER 1 076 SF | 17 |
| RETAIL | 10,867 | 4 PER 1 076 SF | 41 |
| EDUCATIONAL* | 7 200 | 2 PER CLASSROOM | 36 |
| TOTAL | 73 013 | - | 230 |

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

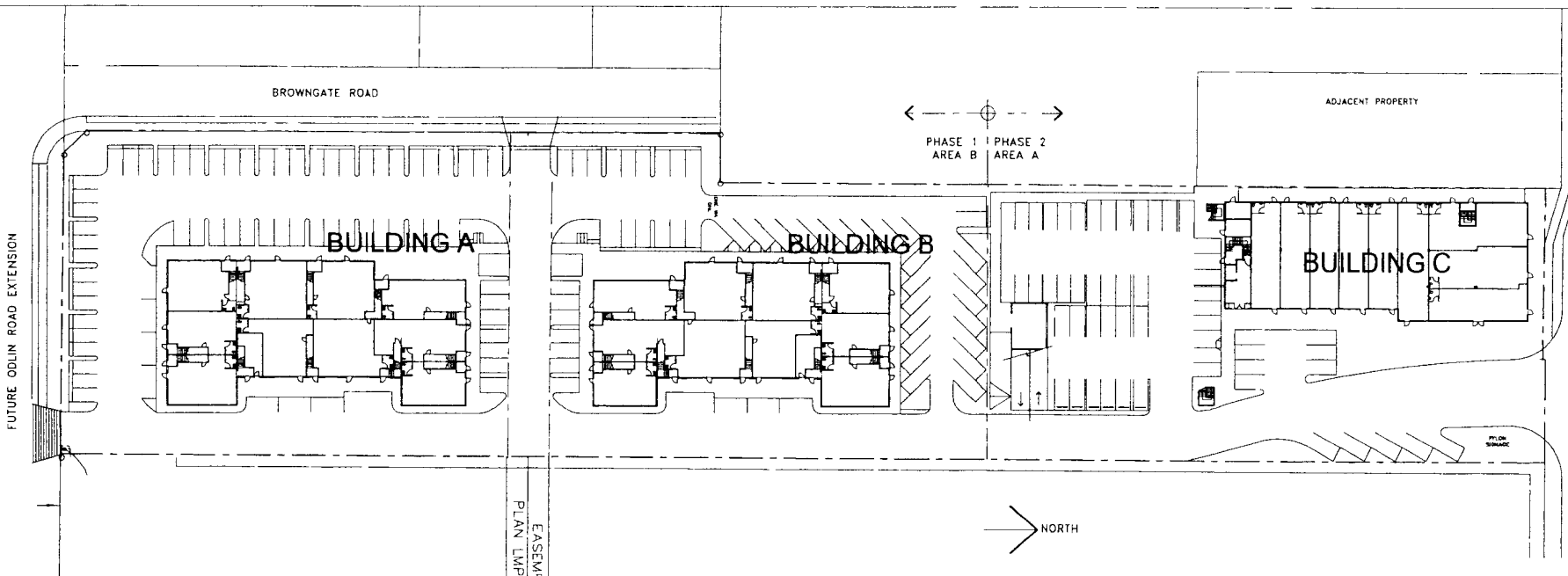
| BUILDING | LAND USE | NUMBER OF PARKING SPACES | | |
|--------------|---|--------------------------|---------------------|----------------|
| | | BYLAW REQUIREMENT | PEAK PARKING DEMAND | PARKING SUPPLY |
| A | OFFICE WAREHOUSE AND EDUCATIONAL INSTITUTIONS | 73 | 66 | 71 |
| B | OFFICE WAREHOUSE AND EDUCATIONAL INSTITUTIONS | 72 | 65 | 52 |
| C | OFFICE, RETAIL AND EDUCATIONAL INSTITUTIONS | 85 | 81 | 98 |
| TOTAL | | 230 | 212 | 221 |

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

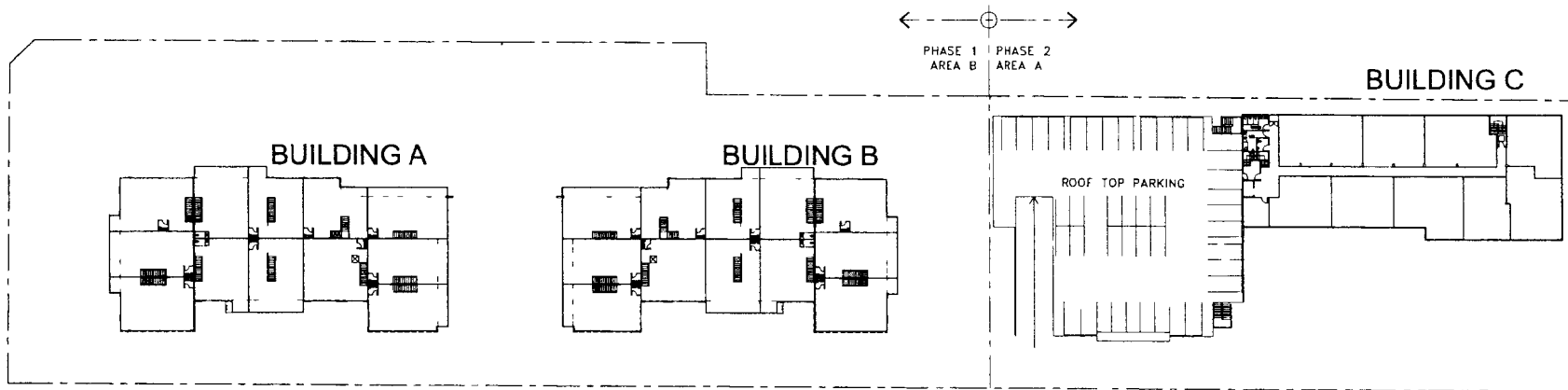
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MASTER PARKING AND PEDESTRAIN WALKWAY LAYOUT

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| DATE OCT 15, 04 | |
| DATE OCT 15, 04 | |
| DATE OCT 15, 04 | |

MAY 26 2005



GROUND FLOOR PLAN OF BUILDING A, B AND C



SECOND FLOOR PLAN OF BUILDING A, B AND C

PAUL LEONG
ARCHITECT INC.



201-708-7800 (in BC)
Vancouver, BC V6Z 1K5
Fax: (604) 677-4627

Paul Leong, A.C.
V.P. &
Owner

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| DATE | REVISIONS |
| APRIL 26, 2005 | PROJECT SUBMITTED FOR SUBMITTAL |
| APRIL 26, 2005 | GENERAL REVISION |
| DATE | REVISIONS |
| REVISIONS | REVISIONS |

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

DRAWING TITLE
MASTER PARKING
AND PEDESTRAIN
WALKWAY LAYOUT

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MAY 26 2005

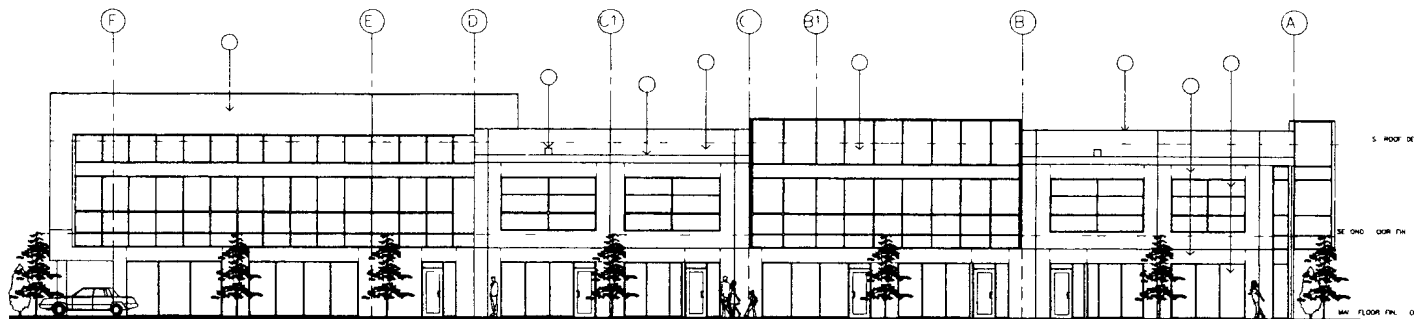


OFF: 415.778.8100
FAX: 415.778.8101
WWW: WWW.PAULEONG.COM

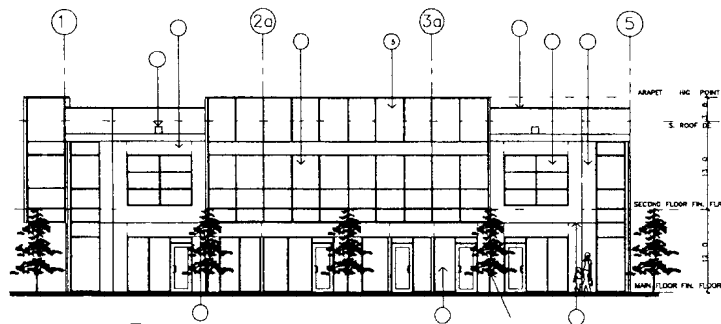
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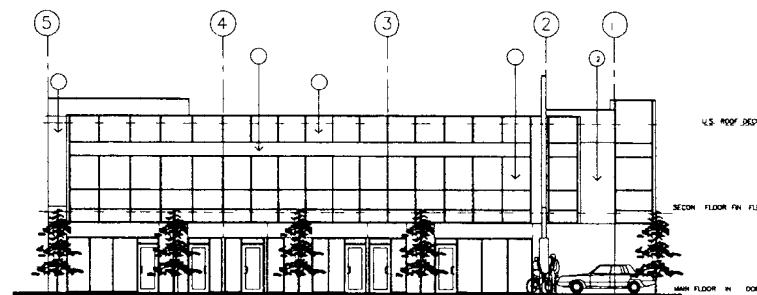
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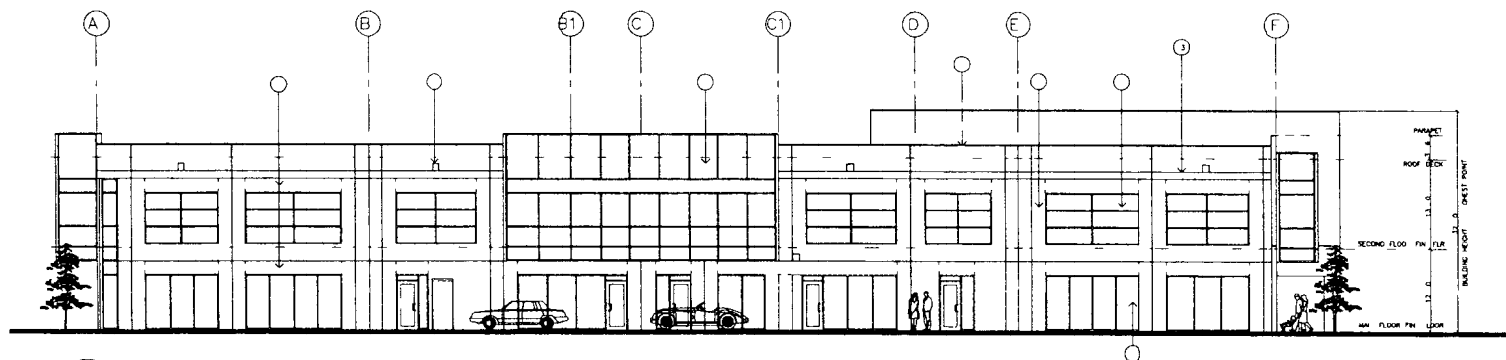
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BLDG A SOUTH ELEVATION
1/8" = 1'-0"



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



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

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

DRAWING TITLE
BUILDING A
EXTERIOR ELEVATIONS

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MAY 26 2005

20 706 West 9th Avenue,
Telephone: (804) 779-0950
or: (804) 779-0932

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ISSUED NOV 23, 62

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PROJECT TITLE

PHASE 1 COMMERCIAL
DEVELOPMENT
8580 CAMBIE ROAD
RICHMOND B C

DRAWING TITLE

**BUILDING 8
EXTERIOR ELEVATIONS**

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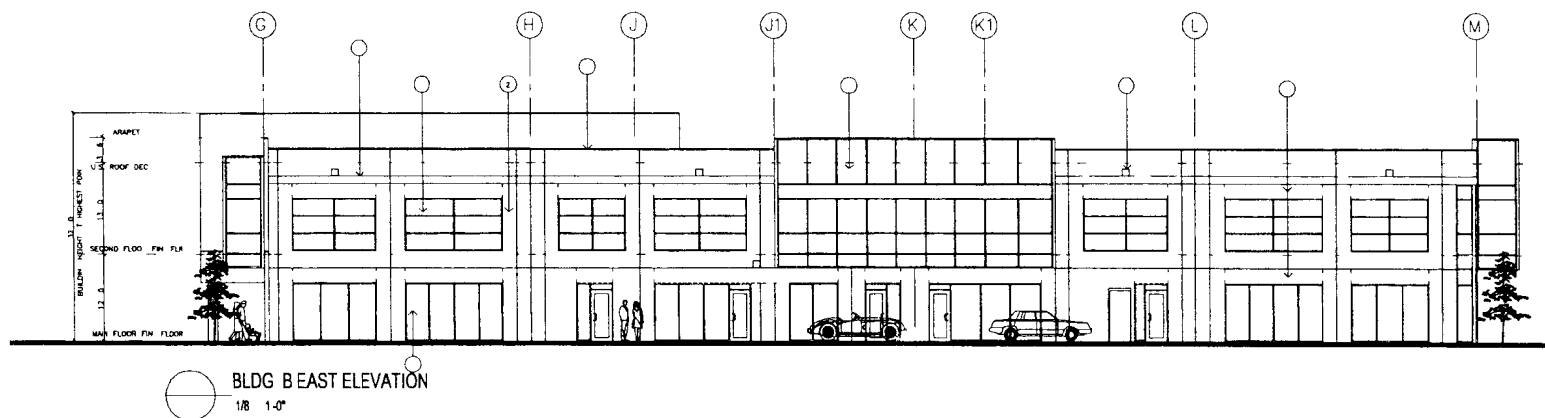
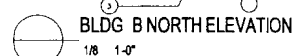
RZ15

11



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AND STOREFRONT
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OR REVEAL
- ④ GAL. ETAL FLASHING
- ⑤ PRE FINISHED ALU INU PANELS
- ⑥ ALU INU BAND
- ⑦ WALL MOUNTED LIGHT FIXTURE
- ⑧ STUCCO FINISH @ MATCH CONC

BLDG B SOUTH ELEVATION
1/8 1-0"



BLDG B EAST ELEVATION
1/8 1-0"

MAY 26 2005

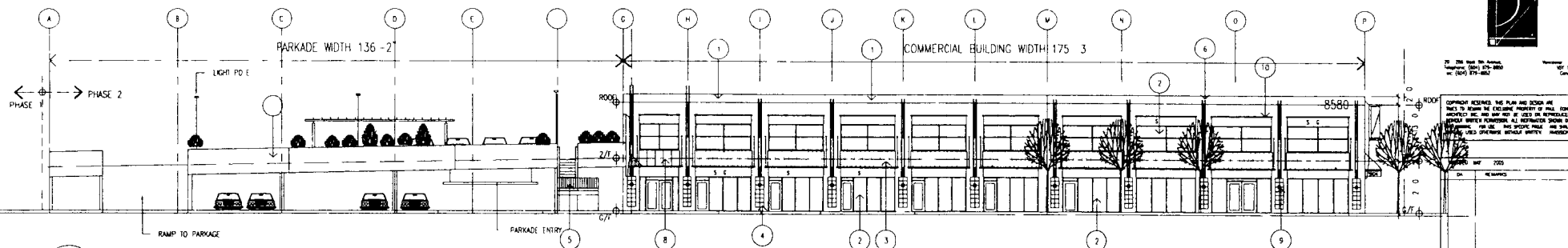


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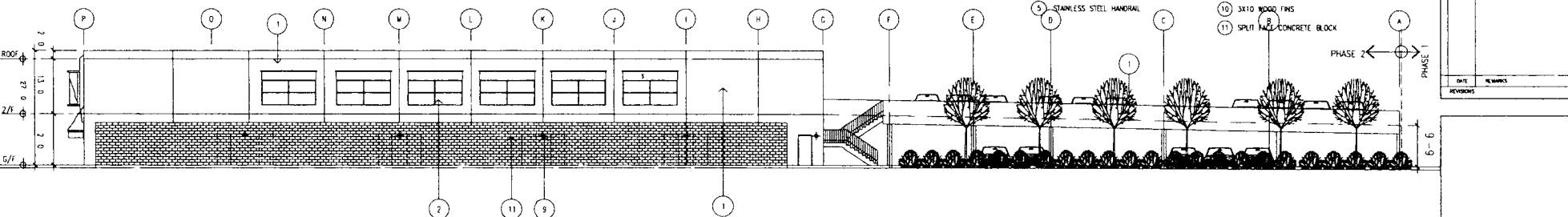
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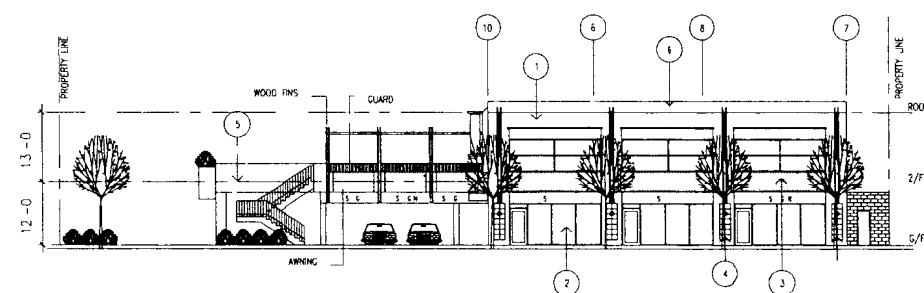


1 EAST ELEVATION BUILDING C
3/32 TO 1/0

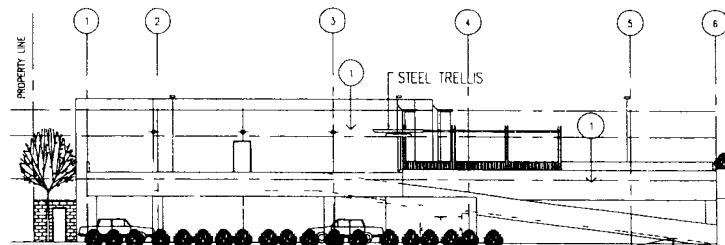
- 1 PAINTED TILT UP CONCRETE PANEL WITH REVEALS
- 2 ALUMINUM WINDOWS AND DOORS
- 3 FABRIC AWNINGS
- 4 SLATE INSETS
- 5 STAINLESS STEEL HANDRAIL
- 6 DECORATIVE LAMINATED WOOD FINIS
- 7 SIGNAGE
- 8 OFFICE ENTRY GLASS CANOPY
- 9 EXTERIOR LIGHTS
- 10 3X10 WOOD FINIS
- 11 SPLIT FACE CONCRETE BLOCK



2 WEST ELEVATION- BUILDING C
3/32 TO 1/0



3 NORTH ELEVATION - BUILDING C
3/32 TO 1/0



4 SOUTH ELEVATION BUILDING C
3/32 TO 1/0

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

DRAWING TITLE
ELEVATIONS

| | | |
|----------------------|-----------------------|----------------------|
| DO NOT SCALE DRAWING | SCALE 1/8" = 1'-0" | DRAWING NO. RZ-16 |
| | DATE 04/05/05 | |
| | DRAWN BY EL | |
| | CHECKED BY P.L. | |

MAY 26 2005



10. We warrant the design, construction, and performance of the building and its components to be in accordance with the applicable building codes and standards in effect at the time of the design and construction.

NOTHING HEREIN SHALL BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

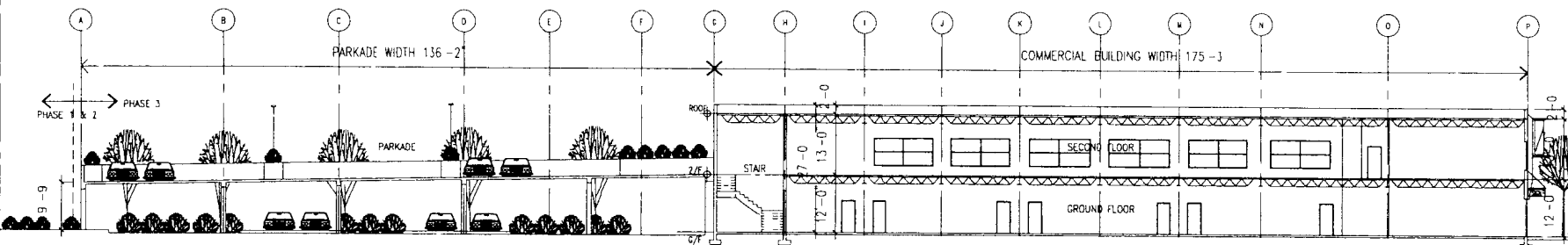
| DATE | REVISIONS |
|-----------|----------------|
| REVISIONS | APRIL 22, 2005 |

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

DRAWING TITLE
BUILDING SECTION

| SCALE | DRAWING NO. |
|-------------|-------------|
| NTS | RZ17 |
| DATE | |
| MAY 17 2005 | |
| DESIGNED BY | |
| EL | |

10. We warrant the design, construction, and performance of the building and its components to be in accordance with the applicable building codes and standards in effect at the time of the design and construction.



1 BUILDING C SECTION
3/32 TO 110



**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 m² (15,216 ft²)

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

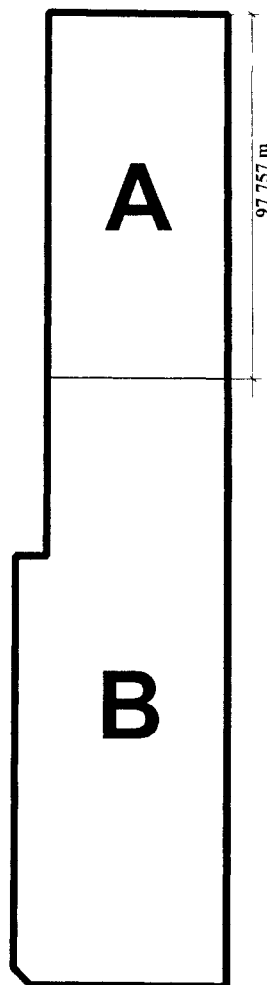
ACCESSORY USES, BUILDINGS & STRUCTURES;

**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 m² (28,810 ft²)

**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 m² (146,609 ft²)

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

JUN 27 2005

| |
|---|
| CITY OF RICHMOND |
| APPROVED by <i>ul</i> |
| APPROVED by Director or Solicitor <i>rol</i> |

MAYOR

CITY CLERK