



To: Planning Committee

*TO Planning, July 17, 2007*

Date: June 28, 2007

From: Jean Lamontagne  
Director of Development

RZ 07-362690

*File: 8060-20-8270/8271*

Re: Application by Ventana Construction Corporation for Rezoning at 12200 Steveston Highway from Agricultural District (AG1) to Comprehensive Development District (CD/187)

**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 8270, to re-designate 12200 Steveston Highway from "Business and Industry" to "Commercial" in Attachment 1 (Generalized Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 8270, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8270, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 8271 to create "Comprehensive Development District (CD/187)" and for the rezoning of 12200 Steveston Highway from "Agricultural District (AG1)" to "Comprehensive Development District (CD/187)", be introduced and given first reading.

Jean Lamontagne  
Director of Development

JL:deb  
Att. 7

Terry Crowe  
Manager, Policy Planning

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Ventana Construction Corporation has applied to the City of Richmond for permission to rezone 12200 Steveston Highway (**Attachment 1**) from "Agricultural District (AG1)" to "Comprehensive Development District (CD/187)" in order to permit an automobile dealership (**Attachment 2**).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

The site was formerly used for agricultural purposes, accommodating primarily horses and other livestock. The lot has since been cleared of all structures and partially preloaded in preparation of accommodating uses compatible with the adjacent industrial properties to the south and west. The lot is considered a gateway to Richmond due to its location and high visibility from both Steveston Highway and Highway 99.

### Surrounding Development

- To the north across Steveston Hwy., the former Fantasy Gardens and Art Knapps site. Those lands are zoned Botanical Garden District (BG1 and BG2);
- To the east, Highway 99 and agricultural lands (zoned AG1 and RSC) along the east side of the freeway;
- To the south and west, Business Park Industrial (I3) uses (i.e. clean industrial uses with independent office uses).

### Site Constraints:

The site has a number of constraints affecting the positioning and massing of the building and structures on the lot. These include:

- A 15m riparian management area setback along the eastern property line;
- A BC Hydro right of way through the eastern third of the lot;
- Ministry of Highways requirements for a visual barrier at least 0.6m high along Steveston Highway;
- Sign Bylaw 5066 constrains the placement of signs / structures within 183m (600.4 ft) of the centre line of Highway 99 or their approaches. Signage incorporated into the building structure (i.e. integral to the building design) may be exempt.

### Consultation

No public consultation has been undertaken for this project beyond the usual mechanisms (i.e. application signage). At the time of writing, no letters and only one call have been received from the public regarding the application.

In accordance with Council Policy 5043 on OCP Amendment no additional consultation is required. There is no residential use in this proposal so the School District does not need to be consulted. The Public Hearing will provide an opportunity for area residents, businesses and property owners to comment on the application.

The applicant has worked with BC Hydro, the Ministry of Transportation and the Department of Fisheries and Oceans to address technical issues and concerns.

### **Staff Comments**

No significant concerns have been identified through the staff technical review. All technical constraints appear to have been resolved. Highlights from this review include the following:

#### *Site Services and Utilities*

- A utilities capacity analysis has been submitted to the City for review. The review of the storm and sanitary sewer systems from the development site to the main conveyance or pump station, to the satisfaction of the City, must be completed prior to final adoption of the rezoning bylaw.
- Any identified upgrades are to be included in the Servicing Agreement for this application. The storm sewer analysis is required to identify the necessary upgrades to prevent any downstream flooding and should include all the necessary MBE's, (Minimum Building Elevation). The sanitary analysis is required to identify the necessary upgrades to ensure there is sufficient capacity to the pump station.
- Any storm or sanitary sewer system infrastructure upgrading, as determined by the accepted capacity analyses, is required for all downstream systems from the development site. Any identified upgrades will be the sole responsibility of the applicant with no applicable DCC credits.

#### *Transportation and Vehicle Access*

- Land dedication and a Servicing Agreement for road construction to complete Featherstone Way to City standards are conditions of the Rezoning approval.
- A 4.0 m wide Public Right of Passage (PROP) to accommodate a pedestrian/bike trail along the entire west side of the property between Steveston Hwy. and Featherstone Way is to be provided as a condition of Rezoning approval. Design details will be addressed through the Servicing Agreement. The developer will be responsible for the design and construction to City standards.
- Parking provisions for staff and visitors (i.e. 142 stalls) exceed the Zoning Bylaw requirements of 106 stalls.
- A Traffic Impact Study was prepared for this project which concludes, in part, that the impact of the proposed development will have a negligible impact on current and future base traffic.
- Vehicle access is to be restricted to Featherstone Way only. A pedestrian path directly connects the site directly to Steveston Highway.
- The proponent is seeking a reduction in the number of loading bays from 3 bays to 2 bays. The proponents rationale is provided in **Attachment 6**.
- A requirement by the Ministry of Transportation for visual barriers along Steveston Hwy. to prevent vehicle headlights from affecting motorists along Steveston Hwy. and the on ramps to Hwy. 99 is being addressed through landscape planting along the northern perimeter. The design of this visual screen will be further refined as part of the subsequent DP application. Final approval by MOT staff will be required.

#### *Riparian Area*

- The project incorporates enhancement of the Riparian Management Area (RMA) along the ditch at the northern and eastern property boundaries with trees, shrubs and ground covers to

be planted in these areas (see **Attachment 2** Envirowest Planting Plan). The details of the planting plan will be further refined through the Development Permit review and will also be reviewed by Fisheries and Oceans staff.

- Buildings and structures are set back 15m from the top of ditch in accordance with the Riparian Management Area.

#### *Flood Protection*

- In accordance with the City's Interim Flood Management Strategy registration of an indemnity floodplain covenant is a requirement of the Rezoning.

A full list of the rezoning considerations is provided in **Attachment 7**.

#### **ADP Preliminary Design Review**

The development proposal was reviewed by the Advisory Design Panel as a preliminary application on Wednesday, June 6, 2007. The application was generally well received. The Panel recognized both the constraints and the prominence of the site and made a number of recommendations for enhancing the building elevations and site landscaping with the objective of moving the design toward a stronger, more dramatic appearing building for this site. The Panel acknowledged that some of their suggestions may run counter to the standards established by General Motors for its franchises. The applicant agreed to examine these elements and if necessary discuss these with General Motors. The Panel endorsed moving the application forward for review by Planning Committee and Council with the expectation that the application will again be reviewed by the Panel under the Development Permit Application review process.

Some of the features that will be reviewed through the Development Permit review will include:

- Improvements to landscaping adjacent to the building;
- Design of the bike / pedestrian trail and edge conditions;
- Design enhancements to give the building a stronger, more dramatic character;
- Improvements to the appearance from Featherstone Way;
- Species selections in both the landscaping plans and the environmental (RMA) treatments;
- Fit with adjacent buildings in terms of appearance / color scheme, etc.

#### **Tree Assessment:**

A tree inventory and assessment report was prepared for this site (**Attachment 4**). A single tree of bylaw size (as per Tree Protection Bylaw No. 8057) was identified just outside the subject site but within the 2.0m buffer. The tree was assessed as being in very poor condition and the Arborist has recommended that it be removed. As the tree is located within a designated Riparian Management Area (RMA), Fisheries and Oceans approval was also obtained for the tree's future removal and replacement. The preliminary landscaping plan for the proposed development includes the installation of approximately 193 native trees within the RMA and 55 trees across the balance of the site along with an assortment of shrubs and ground cover material. This will more than compensate for the removal of the single tree affected by the development.

#### **Analysis**

##### OCP Amendment

The proposed OCP amendment to re-designate this site from "Business and Industry" to "Commercial" is necessary in order to accommodate the automobile dealership use. The scope of the commercial activity is constrained through the CD zoning (see below).

The site is not within the Agricultural Land Reserve (ALR) and the re-designation from agricultural uses was anticipated given the limited access and small size of the subject site in terms of maintaining a viable agricultural site at this location.

No compatibility issues are anticipated between adjacent properties and the uses at subject site.

#### Comprehensive Development (CD) District Zoning

This development is expected to be a destination operation serving Richmond residents and beyond.

The range of uses needed for the development includes fully enclosed workshops, trades and services, office and retail components. This combination of uses differs from the Business Park Industrial District (I3) uses found in adjacent developments or the Community Commercial District (C3) uses at the Ironwood shopping centre.

The customized CD provides for the range of uses needed to accommodate the development but also restricts the retail component to motor-vehicle related sales and services ensuring that broader commercial functions do not occur on-site. The zoning also provides for a food catering establishment to serve the clients of the automobile dealership and the dealership's staff. City staff are advised that the food services will keep the same business hours as the automobile dealership.

The CD also requires that the site complies with the City's Sign Bylaw as if the site were zoned for "Automobile-Oriented Commercial District (C6)".

Looking to potential future use of the site, the CD schedule also permits a limited range of industrial uses (e.g. light industry, office, custom workshops) that would enable the site to accommodate industrial activities in keeping with the surrounding area.

#### Loading Bay Requirements

The owner's rationale for the reduction of the number of loading bays from 3 stalls to 2 stalls has been reviewed by staff and accommodated within the CD zone. The owner's experience with their operation in downtown Vancouver, an operation of similar size to that proposed at the subject site, is that two bays more than meets their needs. It is also noted that the main parts delivery occurs after hours and the site has several alternative areas where delivery trucks can park during that time should it be necessary.

#### Community Benefit Provided by the Development

The principal community benefits derived from this development include the following:

1. The development of a new bike/pedestrian connection between Steveston Highway and Featherstone Way and will contribute to the City's overall cycling network.
2. Enhancement of the Riparian Management Area along the eastern edge of the property that will provide habitat and movement corridors for small animals and birds.
3. Development of an attractive, bold structure in a key "gateway" location for Richmond.

#### Design Review

The proponent has made the effort to take the proposal to the Advisory Design Panel for preliminary comment and has indicated that they will work to address the comments and

recommendations made by Panel members. Staff will work with the proponent through the design review to ensure the best possible outcome for this site.

#### **Future Development Permit Application**

The list of issues to be refined during the Development Permit review include the following:

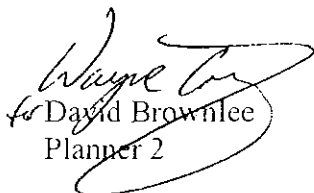
- Finalizing suitable plant selections for the Riparian Management Area;
- Improving landscaping plans around the building and adjacent to the bike/pedestrian trail;
- Stronger visual presence and physical elements to the building elevations;
- Improvements to the entry way and entrance facing portions of the building;
- Colour scheme compatibility with surrounding developments;
- Screening of exhaust fans from the repair and body shop;
- Ensuring flood construction levels are met;
- Reviewing the suitability of planting Alders within the required RAR setback;
- Details related to the design of the bike/pedestrian trail;
- Signage details integrated into the building design, etc.

#### **Financial Impact or Economic Impact**

No identified financial impacts.

#### **Conclusion**

The key technical issues with the development proposal have, or will be addressed through the development plans and the accompanying rezoning considerations (**Attachment 7**). The development provides several benefits to the community that also contribute to the merits of the proposal. From these perspectives, staff recommend support for the OCP amendments and the Rezoning for the subject site.



for David Brownlee  
Planner 2

DCB:cas

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Arborist's Report

Attachment 5: MOT Preliminary Approval Conditions

Attachment 6: Rationale for Reducing the Number of Loading Bays

Attachment 7: Rezoning Considerations Concurrence



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 07-362690** **Attachment 3**

Address: 12200 Steveston Highway

Applicant: Ventana Construction Corporation

Planning Area(s): Shellmont

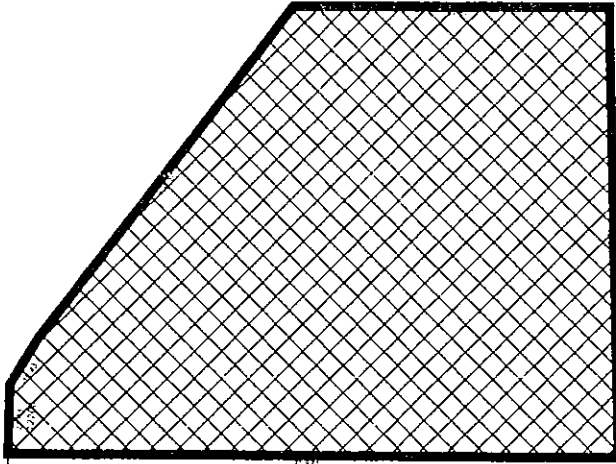
	<b>Existing</b>	<b>Proposed</b>
Owner:	Dueck Lansdowne Pontiac Buick Cadillac GMC Ltd.	No change
Site Size (m <sup>2</sup> ):	20,888 m <sup>2</sup>	20,567 m <sup>2</sup> after Featherstone Way dedication
Land Uses:	Formerly grazing pasture	Automobile Dealership
OCP Designation:	Business and Industry	Commercial
Zoning:	Agricultural District (AG 1)	Comprehensive Development District (CD/187)
Number of Units:	Vacant	One commercial building
Riparian Management Area:	15 m buffer from top of ditch bank at east property line	Provided
Flood Management Policy:	Proposed Min. 2.6 m geodetic	Provided
Bike Path:	Min. 4 m at west property line	Provided

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5	0.29	None permitted
Lot Coverage – Building:	Max. 50%	24%	None
Lot Size:	Min. 4,047 m <sup>2</sup>	20,567 m <sup>2</sup>	None
Setback – Public Road:	Min. 6 m	22.9 m Min.	None
Setback – Side & Rear Yards:	Min. 1.5 m	16.8 m Min.	None
Height – Buildings & Structures:	Max. 12 m	12 m Max.	None
Off-street Parking: Inventory	None	211	None
Office & Visitors	58	78	
Service Bays	48	63	
Off-street Parking Spaces – Total:	106	352	None
Tandem Parking Spaces:	Permitted for display vehicles	Display vehicles only	None
Loading Spaces	3 stalls (5536 m <sup>2</sup> /1860 m <sup>2</sup> )	2 stalls	Incorporated into the CD Zone

HIGHWAY 99

STEVESTON HWY

FEATHERSTONE WAY



Original Date: 03/13/07

Revision Date:

Note: Dimensions are in METRES

City of Richmond

PROPOSED REZONING

HIGHWAY 99

STEVESTON HWY

NO. 5 RD

BC1

BC2

G2

CD161

AG1

CD161

CD161

CD161

CD161

CD161

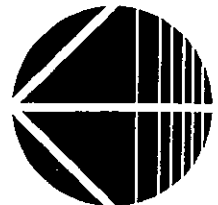
CD161

CD161

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RZ 07-362690





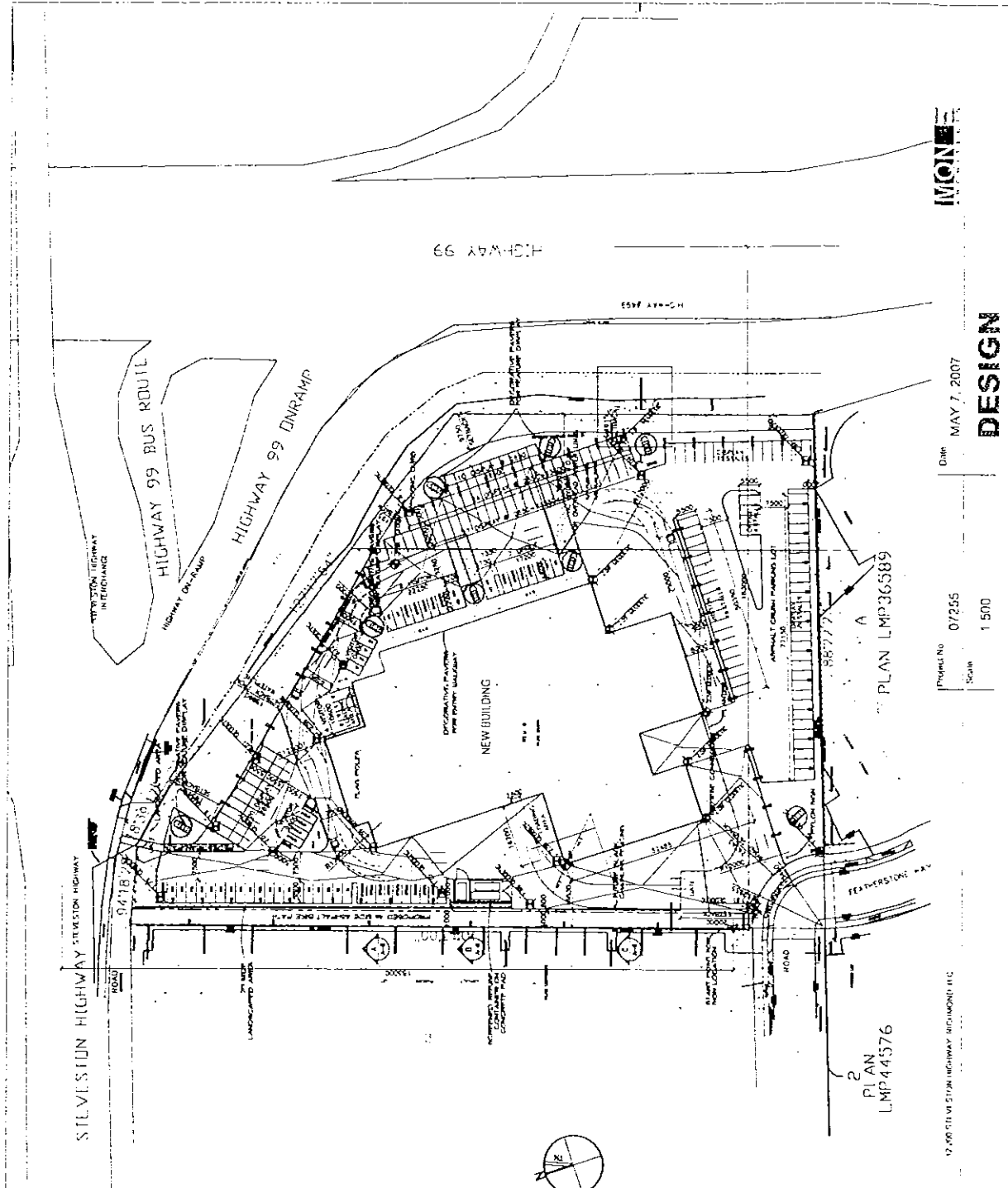


RZ 07-362690

Original Date: 03/14/07

Amended Date:

Note: Dimensions are in METRES



Date MAY 7, 2007

DESIGN

Project No 07255

Scale 1:500

PLAN LMP36589

PLAN LMP44576

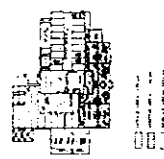
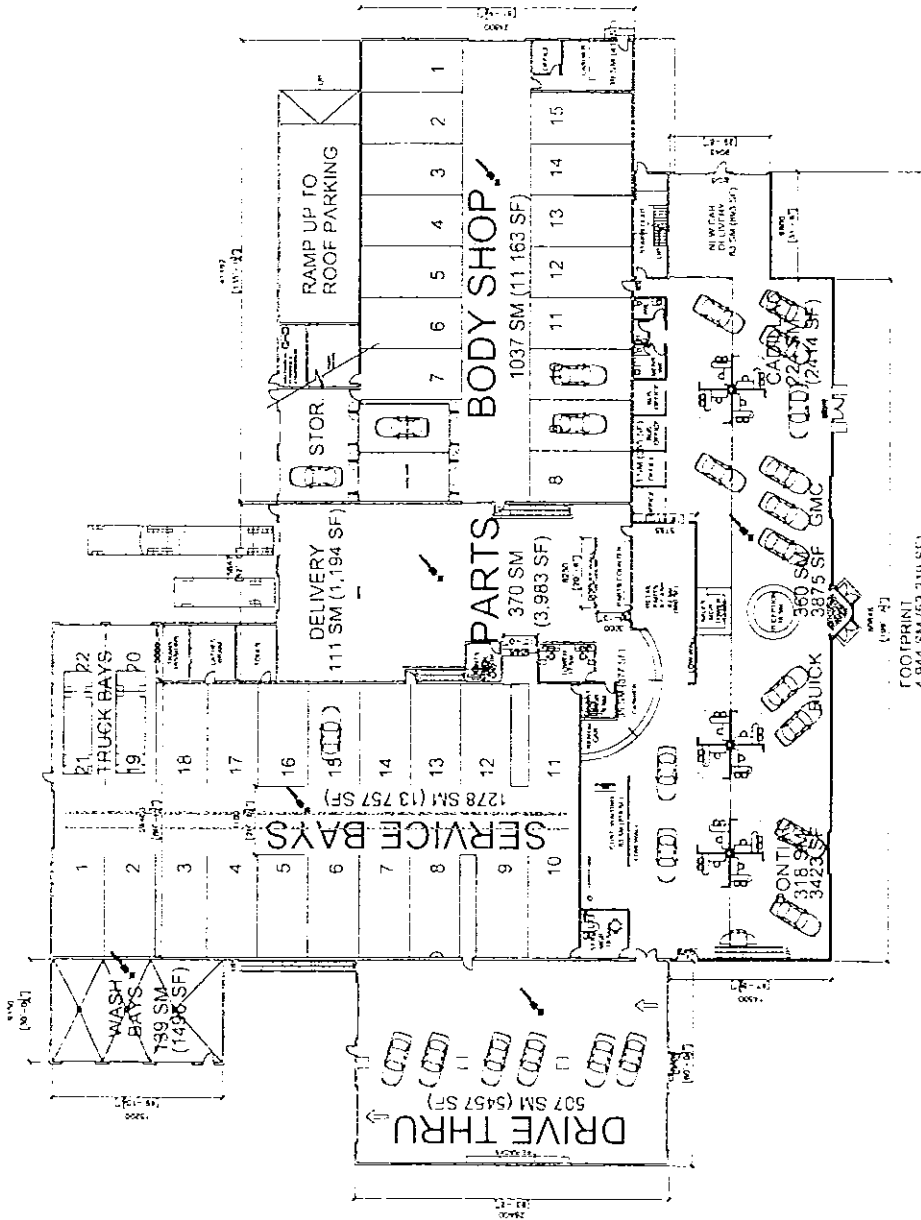
12,000 SQ M STEVE HIGHWAY RICHMOND ETC

REQUIRED	PROVIDED
LEGAL DESCRIPTION	PANEL CONTAINS W&A, A/C
LOT & BOUNDARY MAP	LOT & BOUNDARY MAP
SECTION 4 BLOCK 3 NORTH RAMP (2001) SUPPLEMENTARY DIST PLAN 1814	
CODE ADDRESS	
2 THE STEVE HIGHWAY, W&A, AND PARTIAL LOT 10, UPLVA	
RELATIONS REQUEST	
AS 1 APPROVAL FROM TO CD - COMMUNITY DEVELOPMENT	

REQUIRED	PROVIDED	REMARKS / COMMENTS
CALCULATIONS OF 100% DEVELOPMENT		
AREA	38,000 SQ M	
TOTAL AREA	38,000 SQ M	
LOT AREA	38,000 SQ M	
ROAD NETWORK	38,000 SQ M	
REQUIREMENT	38,000 SQ M	
LOT AREA	38,000 SQ M	
LOT AREA	38,000 SQ M	
LOT AREA	38,000 SQ M	
LOT AREA	38,000 SQ M	

REQUIRED	PROVIDED
ENVIRONMENTAL CALCULATIONS	
DESIGN & PROTECTION	15.00 SQ M
TRAFFIC & PROTECTION	15.00 SQ M
TOTAL AREA	15.00 SQ M
TRAFFIC & PROTECTION	15.00 SQ M
TRAFFIC & PROTECTION	15.00 SQ M
TRAFFIC & PROTECTION	15.00 SQ M
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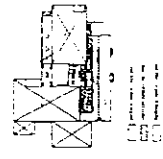
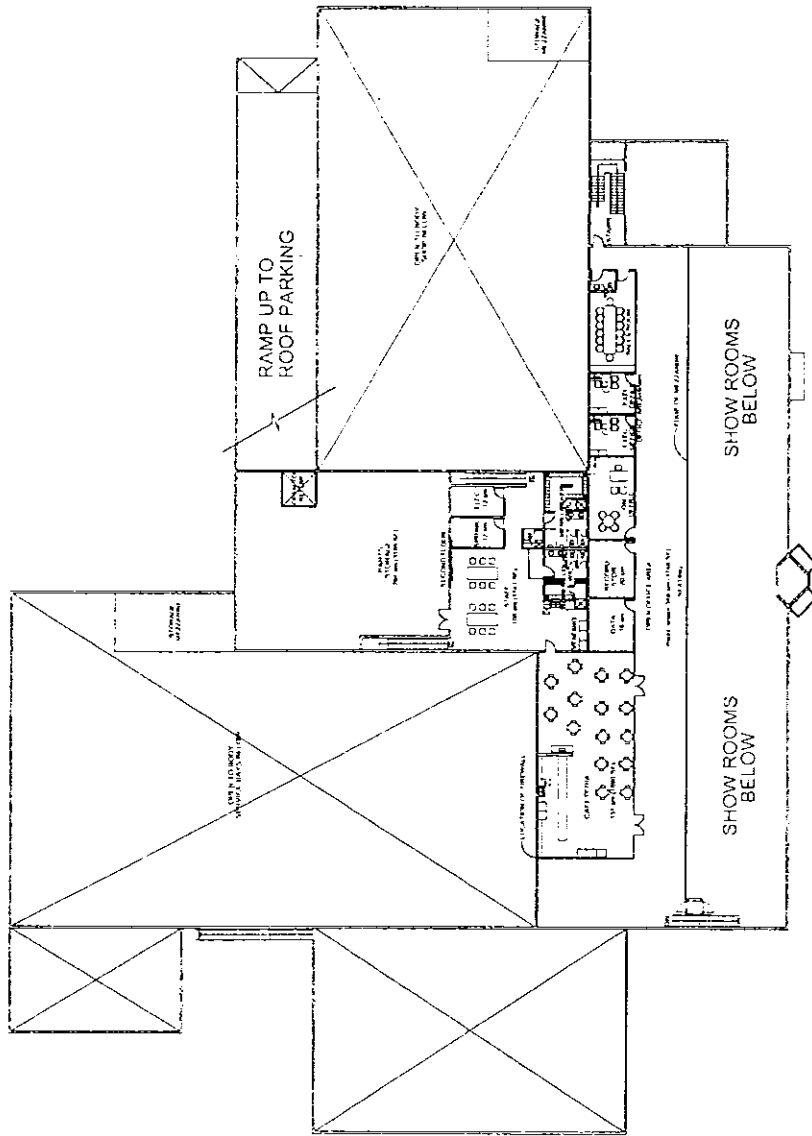
1 PROJECT DUECK RICHMOND  
Drawing SITE PLAN



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 Drawing: MAIN FLOOR PLAN

2



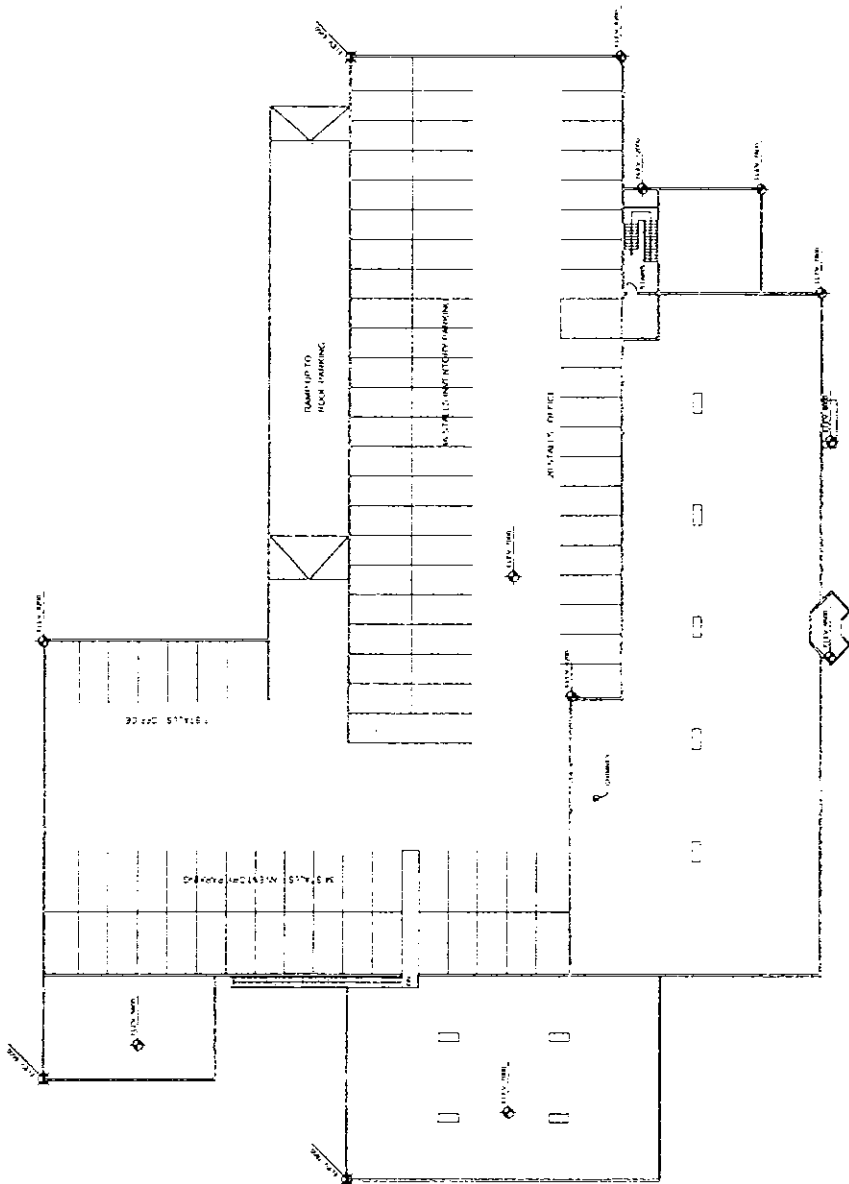
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**DESIGN**

Project DUECK RICHMOND  
MEZZANINE / SECOND FLOOR PLAN

3

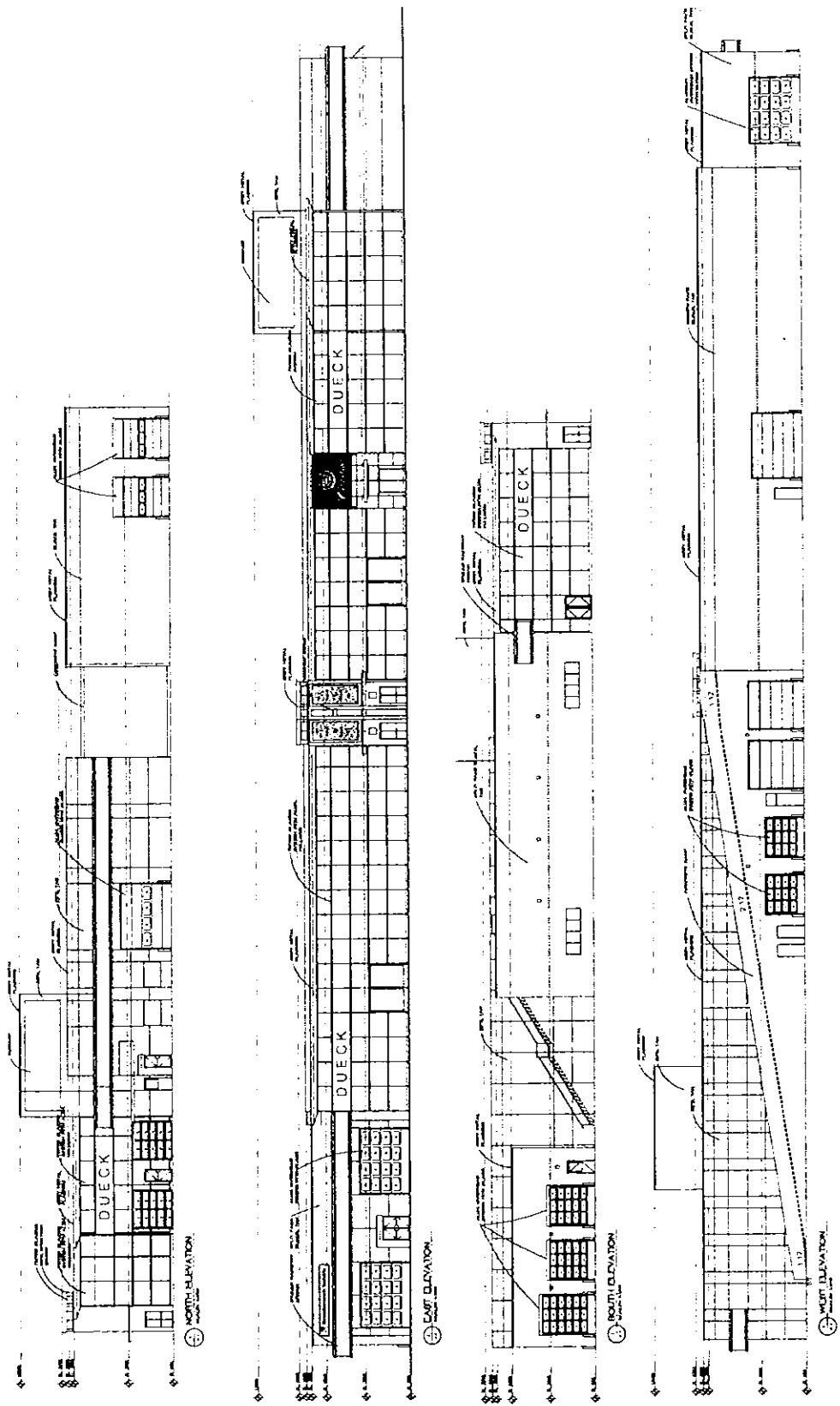


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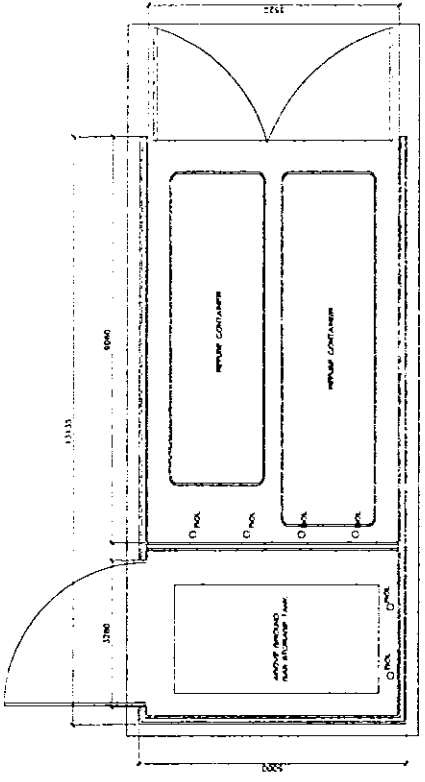
17 000 BELLEVILLE-HIGHWAY, RICHMOND B.C.

Project DUECK RICHMOND  
 Drawing ROOF PLAN



Project: DUECK RICHMOND  
 Drawing: ELEVATIONS  
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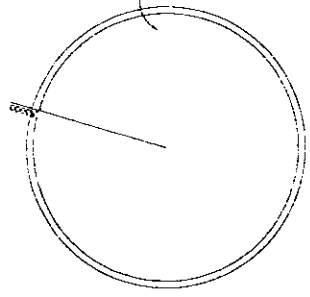




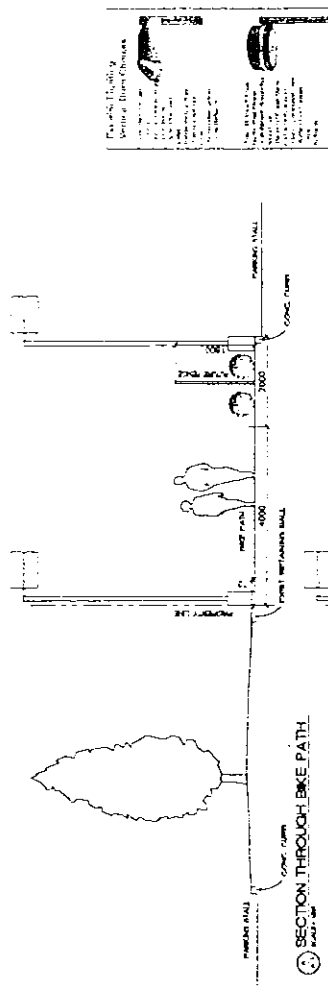
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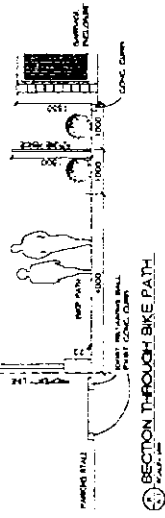
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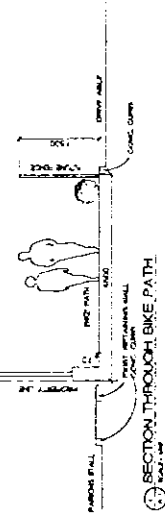
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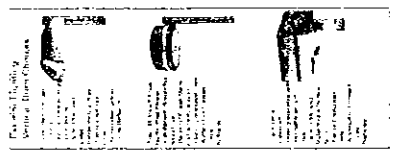
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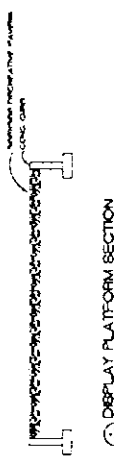
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☺ SECTION THROUGH BIKE PATH  
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☺ LIGHTING DETAIL OPTIONS  
Scale: 1/8" = 1'-0"



☺ DISPLAY PLATFORM SECTION  
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Drawing: SITE DETAILS

12 200' STATION HIGHWAY RICHMOND, I.C.

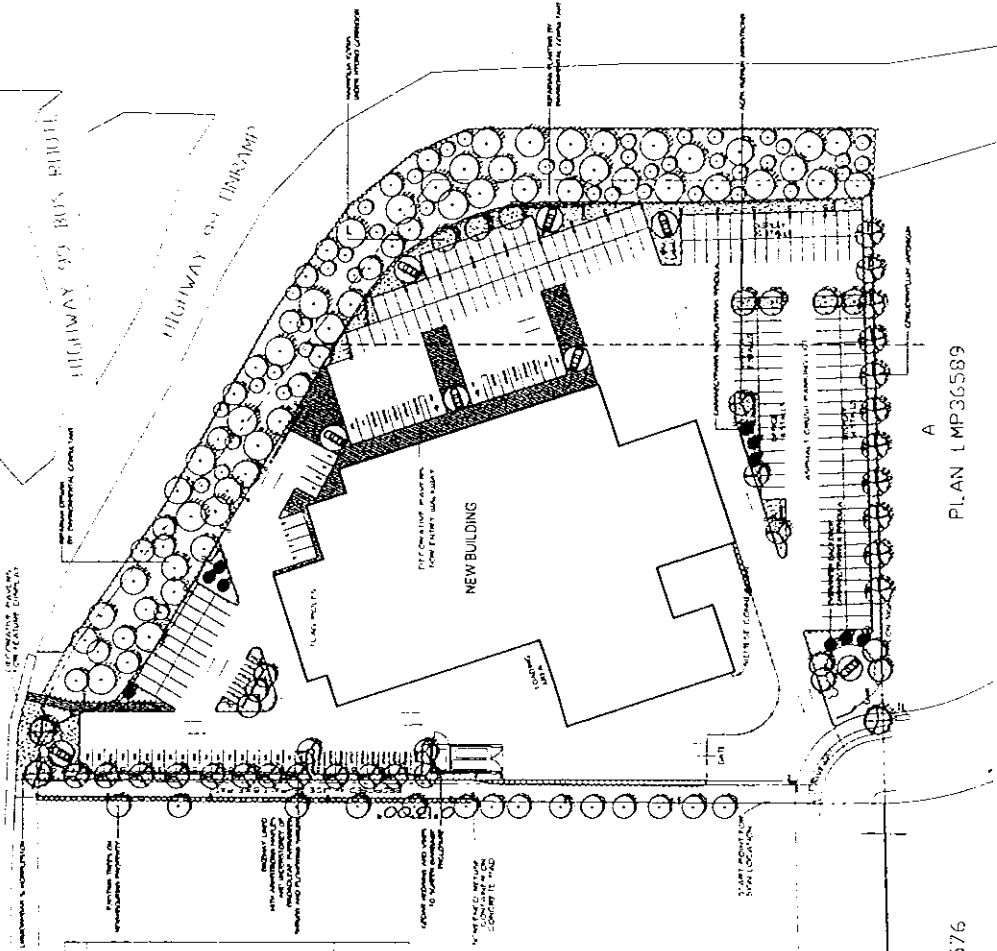
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Date: MAY 7, 2007

DESIGN



STEVES TON HIGHWAY



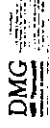
**PLANT SCHEDULE**

Symbol	Plant Name	Quantity	Notes
○	PLANTING	100	...
○	PLANTING	50	...
○	PLANTING	25	...
○	PLANTING	10	...
○	PLANTING	5	...
○	PLANTING	2	...
○	PLANTING	1	...

*(Note: The table content is partially illegible due to image quality. The schedule lists various plant species and their quantities for the project.)*

PLAN LMP44576

PLAN LMP36589



DATE MAY 14, 2007  
**DESIGN**

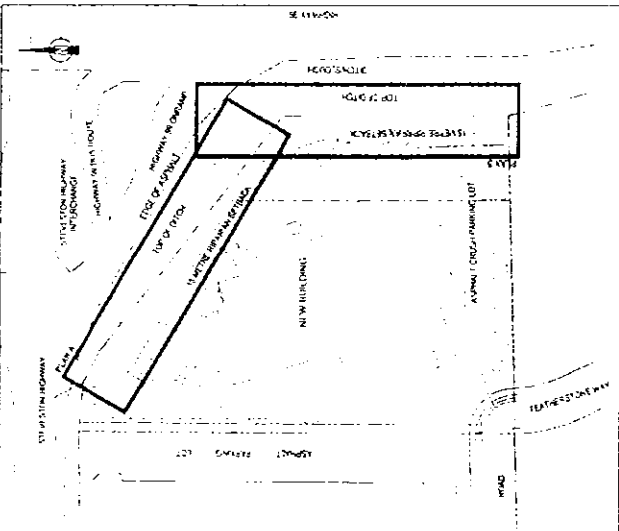
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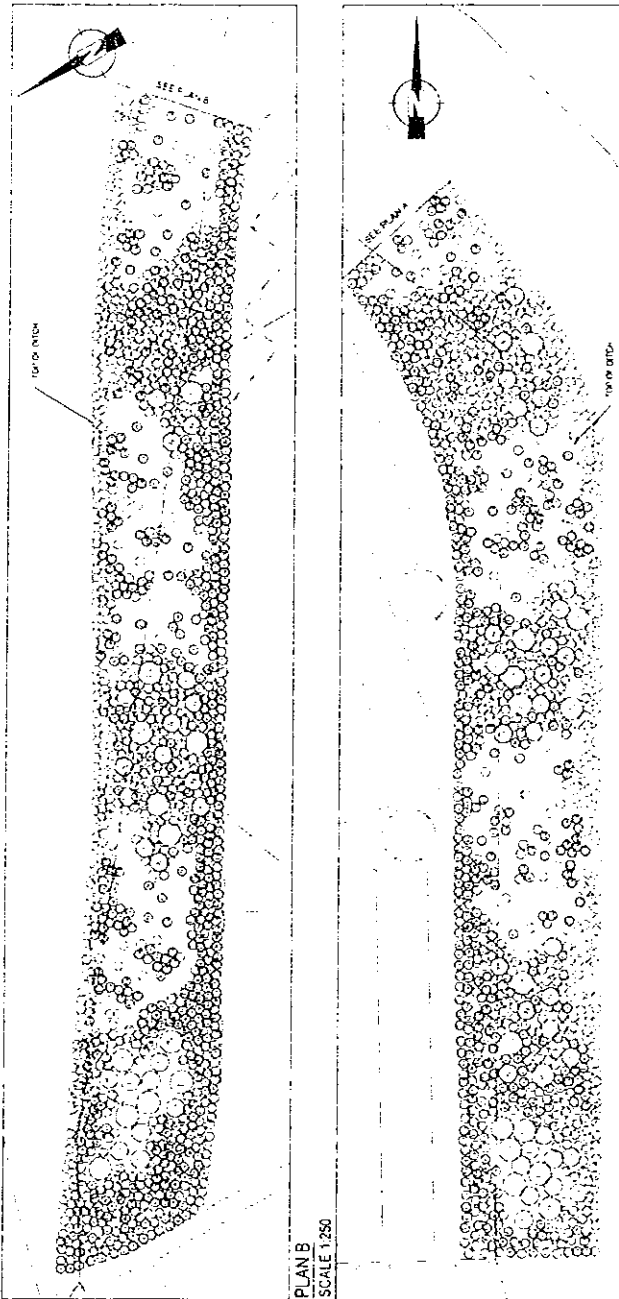
3A



LOCATION SCALE 1:1000



PLAN A SCALE 1:250



PLAN B SCALE 1:250



PLANT LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LA IN NAME	COMMENTS
(Symbol)	Blue yew	Blue yew	15m wide evergreen shrub, 10cm diam, 10m high (usually 10cm diam)
(Symbol)	Blue spruce	Blue spruce	2.0m wide evergreen shrub, 10cm diam, 10m high (usually 10cm diam)
(Symbol)	White pine	White pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	White birch	White birch	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)
(Symbol)	Red pine	Red pine	10m high 10cm diameter tree, 10m wide (usually 10cm diam)

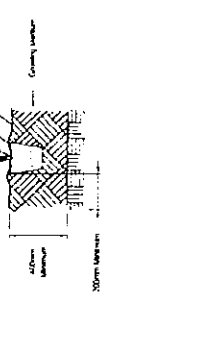
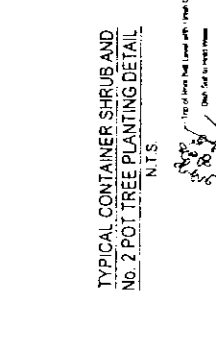
REFERENCE DRAWING: Survey Plan of Lot 5, Section 6, Block 3, Alder Square 5, Ward 1, New Westminster District Plan 31914 - April 30, 2007. Mason Price & Taylor, Surveyors & Engineers.

**GENERAL LANDSCAPE SPECIFICATIONS**

- All works are to be completed in accordance with the contract documents and the specifications of the Town of Vancouver's "Guidelines for the Installation of Landscape Planting" (referred to as "Guidelines").
- All plants included in this contract shall be supplied by the approved nursery of choice. Landscaper to select and specify the source of all plants included in this contract.
- Planting shall be done in accordance with the approved specifications for the plants included in this contract.
- All plants shall be delivered to the job site in accordance with the approved specifications for the plants included in this contract.
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- All plants shall be delivered to the job site in accordance with the approved specifications for the plants included in this contract.
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**WATER APPLICATION SPECIFICATIONS**

Plant Species	Watering Frequency	Watering Depth
Blue yew	2x per week	150mm
Blue spruce	2x per week	150mm
White pine	1x per week	150mm
White birch	1x per week	150mm
Red pine	1x per week	150mm
Red pine	1x per week	150mm
Red pine	1x per week	150mm
Red pine	1x per week	150mm
Red pine	1x per week	150mm
Red pine	1x per week	150mm



VENTANA CONSTRUCTION CORP.  
Burnaby, BC

**envirowest**  
ENVIRONMENTAL CONSULTANTS  
E.C.I. ENVIRONMENTAL CONSULTANTS LIMITED  
Suite 100, 2700 North Fraser Way  
Burnaby, B.C. V5L 1G4

DATE: 05/22/2007  
DRAWN BY: A.S. SHOWN  
CHECKED BY: A.S. SHOWN  
PROJECT: VENTANA CONSTRUCTION CORP.  
PLAN # 3b  
(E.C.I. Drawing No. 112349.01)

PLANTING PLAN



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 07-362690** **Attachment 3**

Address: 12200 Steveston Highway

Applicant: Ventana Construction Corporation

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Dueck Lansdowne Pontiac Buick Cadillac GMC Ltd.	No change
Site Size (m <sup>2</sup> ):	20,888 m <sup>2</sup>	20,567 m <sup>2</sup> after Featherstone Way dedication
Land Uses:	Formerly grazing pasture	Automobile Dealership
OCP Designation:	Business and Industry	Commercial
Zoning:	Agricultural District (AG 1)	Comprehensive Development District (CD/187)
Number of Units:	Vacant	One commercial building
Riparian Management Area:	15 m buffer from top of ditch bank at east property line	Provided
Flood Management Policy:	Proposed Min. 2.6 m geodetic	Provided
Bike Path:	Min. 4 m at west property line	Provided

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.29	None permitted
Lot Coverage – Building:	Max. 50%	24%	None
Lot Size:	Min. 4,047 m <sup>2</sup>	20,567 m <sup>2</sup>	None
Setback – Public Road:	Min. 6 m	22.9 m Min.	None
Setback – Side & Rear Yards:	Min. 1.5 m	16.8 m Min.	None
Height – Buildings & Structures:	Max. 12 m	12 m Max.	None
Off-street Parking:	Inventory	211	None
	Office & Visitors	78	
	Service Bays	63	
Off-street Parking Spaces – Total:	106	352	None
Tandem Parking Spaces:	Permitted for display vehicles	Display vehicles only	None
Loading Spaces	3 stalls (5536 m <sup>2</sup> /1860 m <sup>2</sup> )	2 stalls	Incorporated into the CD Zone



**ARBORTECH  
CONSULTING  
LTD**

Suite 200 - 3740 Chatham Street  
Richmond, BC Canada V7E 2Z3

**MEMORANDUM:**

March 15, 2007

File: 07143

Attn.: **Steve Moore**

via email

**Ventana Construction**  
109 - 3855 Henning Drive  
Burnaby BC V5C 6N3

cc: Susan Brown and David Brownlee - City of Richmond  
Vicki Topping - MQN Architects

Project: **City of Richmond - File No. 07-362690-RZ**  
**12200 Steveston Highway**

Re: **Tree Assessment**

Dear Mr. Moore,

As requested, I have made a site visit to review the condition of the birch tree located along the eastern extents of the subject property. It appears that the tree is located off-site (on Highway Lands), but within the 2.0m interface of the proposed development, so the city has requested the assessment so that appropriate treatment can be undertaken. Following is a summary of my findings.

The subject tree is a twin stemmed birch (*Betulus*) with two trunks of 46 and 40cm dbh<sup>1</sup> joined at the base with a weakly formed union. The twiggy dieback observed indicates early infestation with bronze birch borer, an insect that will eventually kill the tree. The two trunks both have wounds on the stems that have been colonized with decay. The extent of decay was not measured by internal testing, but it is expected to be significantly reducing the strength of the trunks based on the visual symptoms.

This birch tree is in very poor condition considering its present health and structural stability. I strongly recommend that it be removed for that reason. It is expected that the tree will be killed over the next few years from the advancing borer infestation, so the removal is inevitable anyway. Since the tree is located on the Highway ROW, some liaison for approvals is required.

For the interim, I can advise that if the site works were undertaken up to the property line (approximately 2.0m from the trunks), the tree roots would not suffer extensive damage. Notwithstanding the operation of machinery that could strike the limbs or foliage, the root zone has had a history of severe compaction and grazing damage from livestock, and the tree relies mostly on the root zone outside of the subject property for sustaining its health and stability needs.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Norman Hol,  
Consulting Arborist  
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

---

<sup>1</sup> Dbh denotes the diameter of the trunk measured at a height of 1.4m above grade.

SURVEY PLAN OF LOT 9 SECTION 8 BLOCK 3 NORTH RANGE 5 WEST  
 NEW WESTMINSTER DISTRICT PLAN 31874

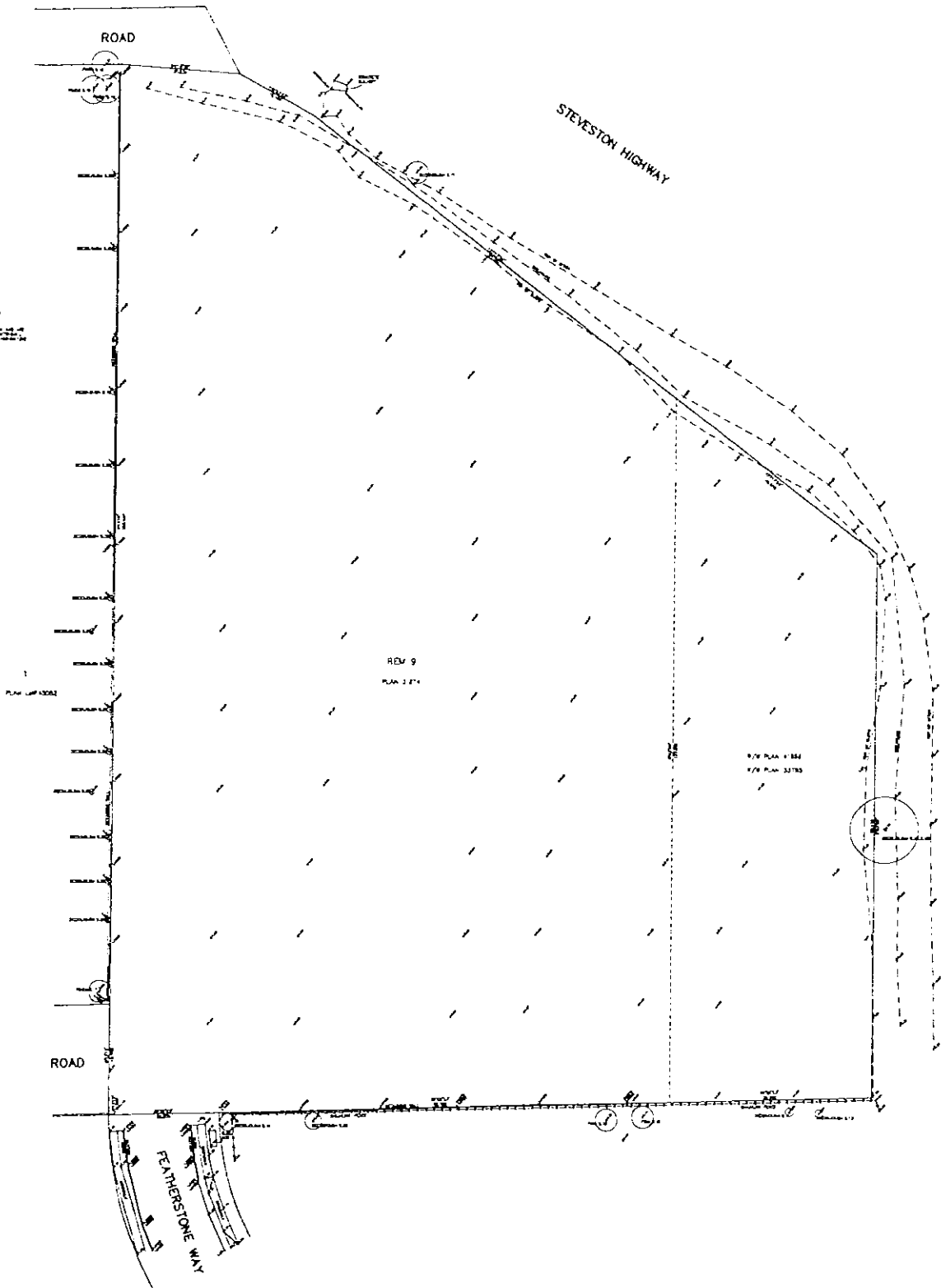
PLANNING AND DESIGN  
 7000 STEVESTON AVENUE  
 GARDNER, B.C.

1:1000

LEGEND  
 SCALE 1:1000

1. ROAD  
 2. BOUNDARY  
 3. ...

NOTES  
 1. ALL DIMENSIONS ARE IN METERS  
 2. ...



BY ORDER  
 SUPERVISOR & ENGINEER  
 ...

DATE OF SURVEY  
 ...



Our File: 01-006-24261  
Your File: RZ 07-362690

April 11, 2007

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

**Attention: David Brownlee, Planner 2**

Dear Mr. Brownlee:

**Re: Proposed Rezoning of 12200 Steveston Hwy @ Southbound Hwy 99 Onramp  
Lot 9, Sec. 6, Block 3N, Range 5W, Plan 31874 Except Plan LMP43952**

Preliminary Approval is granted for one year from the date of this letter pursuant to section 52(3)(a) of the *Transportation Act* and subject to the following conditions:

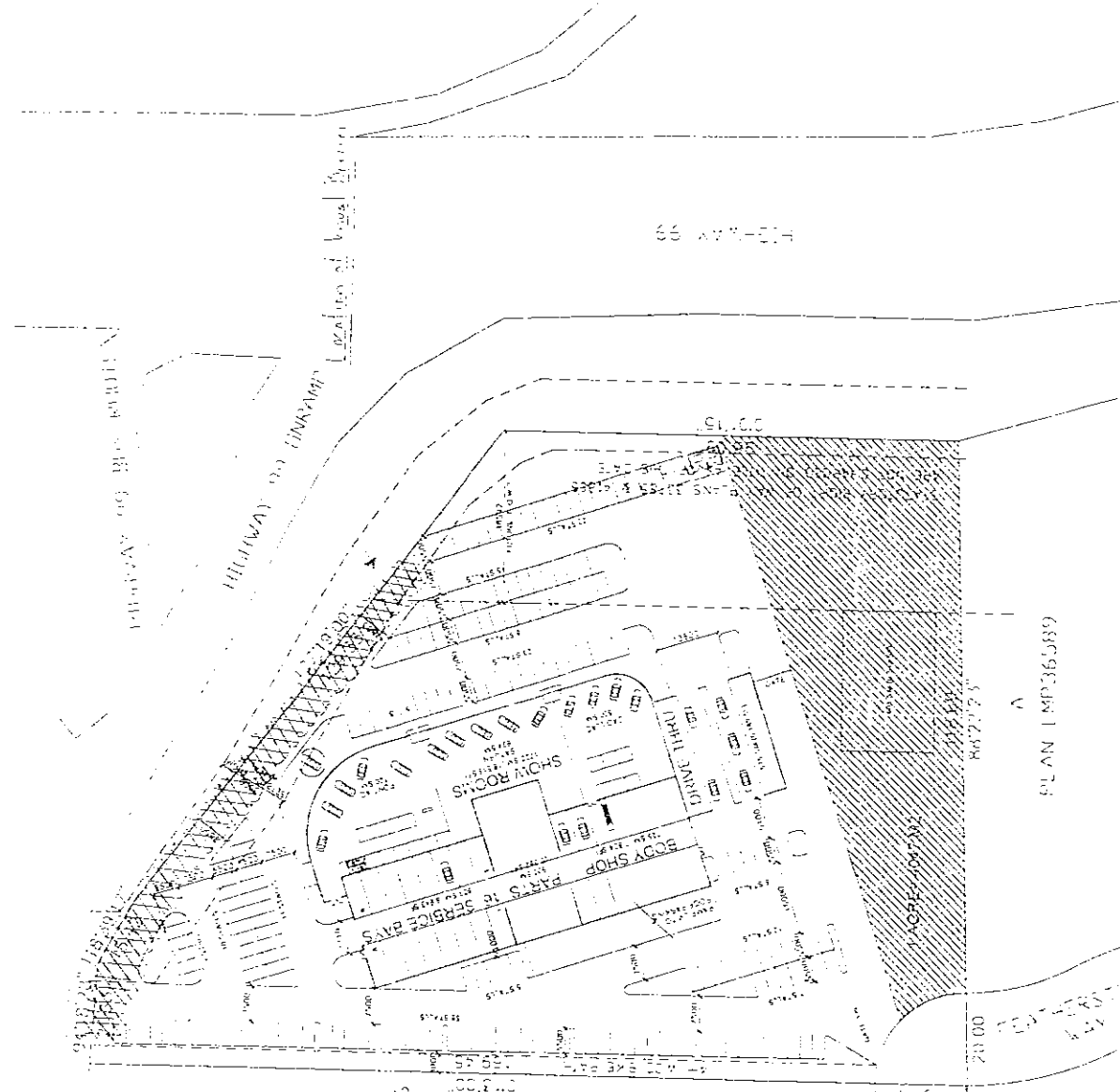
- There shall be no direct access to Steveston Highway or Highway 99;
- The applicant shall provide for an adequate year-round visual barrier on the subject property, through landscaping and/or fencing, that prevents site traffic headlights from projecting headlong onto the on-ramp, as per attached Sketch A;
- All storm water shall be directed to a municipally maintained storm drainage system.

Should you have any questions, please call the undersigned at 604-660-8310.

Yours truly,

Patrick Hill  
Area Development & Operations Technician  
e-mail: Patrick.Hill@gov.bc.ca

PH  
Enclosure



PLAN LMP44576

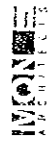
TOTAL STALLS = 189  
 TOTAL AREA = 4,374 SM  
 (46,533 SF)

PLAN LMP44576

PLAN LMP365359

Project DUECK LANSDOWNE  
 Drawing SITE PLAN

Project No 07265  
 Scale 1:1000  
 Date FEB 14 2007



PROJECTOR

# Dueck

May 9, 2007

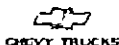


Mr. David Brownlee  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1



Dear Mr. Brownlee:

Re: Number of Loading Bays - Dueck Lansdowne Pontiac Buick Cadillac GMC



Further to our recent conversation, we would ask that the City of Richmond allow us to reduce the number of required loading bays for our Richmond site from 4 to 2.



As an automobile dealership, we only require loading docks in our Parts Department for shipping and receiving. We have found that a store of this size, such as our Downtown Vancouver store requires only one loading bay. This bay is used only for receiving of parts shipments from General Motors of Canada Ltd., which occurs after midnight on weeknights, and for us to in turn ship these parts to our wholesale customers in the daytime via passenger vans. In our experience, we have never required multiple bays for an operation this size. We would ask you to consider relaxing the requirement as it provides no benefit to us.



Thank you for your attention to this matter.

Yours truly,

Moray B. Keith  
President



DUCK CHEVROLET CADILLAC HUMMER LIMITED • 400 S.E. MARINE DR., VANCOUVER, BC V5X 4X2 • TEL: (604) 374-7222 FAX: (604) 324-4414

DUCK PONTIAC BUICK GMC LIMITED • 828 TERMINAL AVENUE, VANCOUVER, BC V6A 2M5 • TEL: (604) 675-7500 FAX: (604) 675-7501

DUCK LANSDOWNE PONTIAC BUICK CADILLAC GMC LTD. • 5500 MINORU BLVD., RICHMOND, BC V6X 2A9 • TEL: (604) 273-1311 FAX: (604) 273-9036

## Rezoning Considerations

12200 Steveston Highway

RZ 07-362690

Prior to final adoption of Zoning Amendment Bylaw 8271, the developer is required to complete the following:

1. Ministry of Transportation Approval.
2. Road dedication permitting the completion of Featherstone Way road and cul-de-sac at the south west corner of the site with the same road cross-section established adjacent to the subject site.
3. The granting of a 4 m wide Public Rights of Passage right-of-way along the western property line from Steveston Highway to Featherstone Way. The City will accept future maintenance and liability within the 4 m ROW. Details for the location and type of any fencing in proximity to the ROW will be addressed through the Development Permit.
4. The granting of a 3.0m x 3.0m R.O.W at the southwest corner of the property for sanitary IC/MH to service the site.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
6. Registration of a legal agreement on title ensuring that the only means of access is to Featherstone Way and that there be no access to either Steveston Hwy. or Highway 99.
7. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
8. Enter into a Servicing Agreement\* for the design and construction of the newly dedicated Featherstone Way connection and the 4m wide Bike/Pedestrian Path to the current standards and specifications; and any other works identified through the capacity analysis (see item 9 below). Note that the bike path will need to incorporate appropriate lighting.
8. Capacity analyses of the storm and sanitary sewer systems from the development site to the main conveyance or pump station, to the satisfaction of the City. The storm and sanitary analyses and accompanying assessment letters, shall identify all the necessary upgrades to the downstream portions from the development property. Any identified upgrades are to be included in the required Servicing Agreement\*. The storm sewer analysis is required to identify the necessary upgrades to prevent any downstream flooding and should include all the necessary MBE's, (Minimum Building Elevation). The sanitary analysis is required to identify the necessary upgrades to ensure there is sufficient capacity to the pump station. Any storm or sanitary sewer system infrastructure upgrading, as determined by the accepted capacity analyses, is required for all downstream systems from the development site. Any identified upgrades will be the sole responsibility of the applicant with no applicable DCC credits.



## ATTACHMENT 7

Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8270 (RZ 07-362690)  
12200 Steveston Highway

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it Commercial.

P.I.D. 006-706-614

Lot 9 Except: Part Dedicated Road on Plan LMP 43952 Section 6 Block 3 North Range 5  
West New Westminster District Plan 31874

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8270".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor

\_\_\_\_\_  
MAYOR

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



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8271 (RZ 07-362690)  
12200 Steveston Highway**

The Council of the City of Richmond enacts as follows:

- 1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as section 291.187 thereof the following:

**"291.187 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/187)**

The intent of this zoning district is to accommodate an automobile dealership.

**291.187.1 PERMITTED USES**

**RETAIL TRADE & SERVICES**, limited to:

- a) motor-vehicle related sales & services but excluding gas station; and
- b) **Custom Workshops, Trades & Services;**

**AUTO TOWING & STORAGE;**

**LIGHT INDUSTRY;**

**OFFICE;**

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

**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.187.2 PERMITTED DENSITY**

- .01 Maximum Floor Area Ratio: 0.50.

**291.187.3 MAXIMUM LOT COVERAGE: 50%.**

**291.187.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 Public Road Setback: 6.0 m (19.7 ft.).
- .02 Side Yard & Rear Yard Setback: 1.5m (4.9 ft.).

**291.187.5 MAXIMUM HEIGHTS**

- .01 Buildings and Structures: 12.0 m (39.4 ft.).
- .02 Accessory Buildings: 5.0 m (16.4 ft.).

291.187.6 MINIMUM LOT SIZE

.01 A building shall not be constructed on a lot of less than 4,047 m<sup>2</sup> (43,562.97 ft<sup>2</sup>) in area.

291.187.7 OFF-STREET PARKING AND LOADING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw EXCEPT that a minimum of 2 off-street loading spaces shall be provided for the receipt or delivery of goods or materials by vehicle.

291.187.8 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Automobile-Oriented Commercial District (C6)".

2. The Zoning Map of the City of Richmond, which accompanies and forms part of 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/187)**.

P.I.D. 006-706-614

Lot 9 Except: Part Dedicated Road on Plan LMP 43952 Section 6 Block 3 North Range 5 West New Westminster District Plan 31874

3. This Bylaw is cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8271".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
<i>al</i>
APPROVED for legality by Solicitor
<i>UCB</i>

\_\_\_\_\_  
MAYOR

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