



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

To Council - July 23, 2001
TO PLANNING - July 17, 2001
DATE: June 28, 2001

FILE:

8060 - 20 - 7263

**RE: APPLICATION BY RIVERSIDE PROFESSIONAL CENTRE LTD. FOR ZONING
TEXT AMENDMENT TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/34)
AT 11331 COPPERSMITH WAY AND 11388 STEVESTON HIGHWAY**

STAFF RECOMMENDATION

That Bylaw No. 7263, to amend the permitted density (maximum floor area ratio and maximum size of retail trade & services area) in Comprehensive Development District (CD/34) at 11331 Coppersmith Way and 11388 Steveston Highway, be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications

JE:hb
Att. 1

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

[Signature]

STAFF REPORT**ORIGIN**

Riverside Professional Centre Ltd. (David Porte) has applied to the City of Richmond to amend Comprehensive Development District (CD/34) in order to increase the maximum floor area ratio (F.A.R.) permitted at 11331 Coppersmith Way from 0.60 to 0.64 in order to "accommodate a full floor tenant who needs a specific size floor plate".

In reviewing this application, staff are also proposing to amend the maximum size of retail trade & services area permitted in this zone to reflect the existing and proposed gross leasable floor area on both the subject property and the Coppersmith Centre at 11388 Steveston Highway.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner: 11331 Coppersmith Way 11388 Steveston Highway	Riverside Professional Centre Ltd. Coppersmith Corner Shopping Centre Inc.	No Change
Applicant	Riverside Professional Centre Ltd. (David Porte)	No Change
Site Size: 11331 Coppersmith Way 11388 Steveston Highway	6,439.5 m ² (69,317 ft ²) 31,537.7 m ² (339,480 ft ²)	No Change
Land Uses: 11331 Coppersmith Way 11388 Steveston Highway	Vacant, preloaded site 8,895 m ² (95,750 ft ²) mixed use development	Three storey industrial/office 4,088 m ² (44,008 ft ²) bldg No Change
OCP Designation – Generalized Land Use Map	Mixed Use	No Change
OCP Designation – Specific Land Use Map	Limited Mixed Use	No Change
Zoning	Comprehensive Development District (CD/34)	No Change
Permitted Density 11331 Coppersmith Way 11388 Steveston Highway	0.60 F.A.R. both properties	0.64 F.A.R. 0.30 F.A.R.
Parking 11331 Coppersmith Way 11388 Steveston Highway	N/A 435 spaces required 464 spaces provided	148 spaces required 152 spaces proposed No Change

RELATED POLICIES & STUDIES

The intent of Comprehensive Development District (CD/34) is *"to provide for clean industrial uses together with independent offices and a limited amount of low-density commercial, shopping, personal service and business uses"*.

Accordingly, CD/34 permits uses such as *"light industry; office; food catering establishment; retail trade & services, but excluding gas station"* etc.. However, these uses are limited by the following permitted density (and off-street parking) provisions:

"291.34.2 PERMITTED DENSITY

- .01 Maximum Floor Area Ratio: 0.60**
- .02 Maximum Size of Retail Trade & Services Area: 6,333 m² (68,170 ft²) of gross leasable floor area in the entire zone (exclusive of parts of the building which are used for off-street parking purposes)."**

The Limited Mixed Use designation in the Official Community Plan (OCP) is defined as *"an area which provides a mix of residential, limited commercial, business and industry, public and private institutions, and community and pedestrian-oriented uses intended to enhance the public amenity and liveability of the area"*.

STAFF COMMENTS

The City rezoned the subject area Comprehensive Development District (CD/34) in 2000 (RZ 99-162581). At that time, it was specifically proposed to limit the amount of *"retail trade & services"* in order to comply with the Limited Mixed Use designation in the OCP and to ensure that the major portion of the zone was developed for uses found in the existing Business Park Industrial District (I3) zone.

However, during the rezoning process, Suncor Development Corporation consolidated the properties into two separate parcels – 11388 Steveston Highway and 11331 Coppersmith Way (now owned by Coppersmith Corner Shopping Centre Inc. and Riverside Professional Centre Ltd. respectively). As a result, staff have found the maximum size of retail trade & services area somewhat difficult to monitor.

Specifically, the maximum of 6,333 m² (68,170 ft²) of the gross leasable floor area of retail trade & services area is applied to the entire zone and not each lot. According to the approved Development Permit (DP 99-170446) and a June 2001 site visit, the Coppersmith Centre at 11388 Steveston Highway already has close to this amount. Therefore, only a limited amount of retail trade & services area would be permitted at 11331 Coppersmith Way. As part of the recent approval of a Development Variance Permit (DV 01-112585) to vary the maximum height for a proposed 3,930 m² (42,301 ft²) building at 11331 Coppersmith Way, the Zoning Department indicated that some retail trade & services area would be permitted on this lot. This being the case, the amount of retail trade & services area could be restricted at the Coppersmith Centre at 11388 Steveston Highway.

For this reason, staff are recommending that the maximum size of retail trade & services area in Comprehensive Development District (CD/34) also be amended at this time (even though this wasn't specifically requested by the Riverside Professional Centre Ltd. or Coppersmith Centre Shopping Centre Inc.).

ANALYSIS

Staff have estimated that the Coppersmith Centre at 11388 Steveston Highway is already developed with the following mixture of uses:

- Retail Trade & Service Area	5,905 m ² (63,567 ft ²) Total Area (3,279 m ² or 35,297 ft ² Canadian Tire) (2,626 m ² or 28,270 ft ² Sleep Country, Mark's Work Warehouse, Kin's Market, M & M Meats, etc.)
- Service and Repair Area (Industrial Use)	1,392 m ² (14,986 ft ²) Canadian Tire
- Restaurants	1,598 m ² (17,197 ft ²) Kelsey's, Burger King, Tim Hortons and Maruwa Sushi
TOTAL	8,895 m ² (95,750 ft ²)
F.A.R.	0.28
Lot Coverage	28.2%

According to the plans submitted by Riverside Professional Centre Ltd. with the zoning text amendment, it is proposed to develop 11331 Coppersmith Way with the following mixture of uses:

- Retail Trade & Service Area	845 m ² (9,104 ft ²) ground floor
- Office and Industrial Services	2,834 m ² (30,503 ft ²)
- Corridors, Stairs, Etc.	409 m ² (4,401 ft ²)
TOTAL	4,088 m ² (44,008 ft ²)
F.A.R.	0.635
Lot Coverage	22.9%

Options

1. Amend CD/34 as requested by Riverside Professional Centre Ltd. Only

- increase the maximum floor area ratio from 0.60 to 0.64 at 11331 Coppersmith Way only and leave the maximum floor area ratio as 0.60 for 11388 Steveston Highway.
- leave the maximum size of retail trade & services area as 6,333 m² (68,170 ft²) of the gross leasable floor area in the entire zone.

2. Amend CD/34 as recommended by City of Richmond Staff

- increase the maximum floor area ratio to 0.64 at 11331 Coppersmith Way and reduce the maximum floor area ratio to 0.30 at 11388 Steveston Highway.
- clarify that the maximum size of the retail trade & service area is 6,333 m² (68,170 ft²) at 11388 Steveston Highway and 845 m² (9,104 ft²) at 11331 Coppersmith Way.

FINANCIAL IMPACT

None to the City.

CONCLUSION

David Porte of Riverside Professional Centre Ltd. has applied to the City of Richmond to amend Comprehensive Development District (CD/34) to increase the maximum floor area ratio (F.A.R.) permitted at 11331 Coppersmith Way from 0.60 to 0.64. Staff have no objection to this proposed amendment but would suggest that the maximum F.A.R. be amended to reflect the existing 0.30 F.A.R. at the Coppersmith Centre at 11388 Steveston Highway. At the same time, staff are also proposing to amend the maximum size of the retail trade & services area permitted in this zone to reflect the existing 6,333 m² (68,170 ft²) at 11388 Steveston Highway and the 845 m² (9,104 ft²) proposed at 11331 Coppersmith Way.



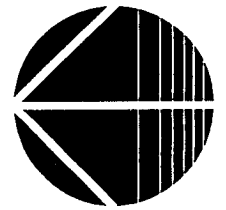
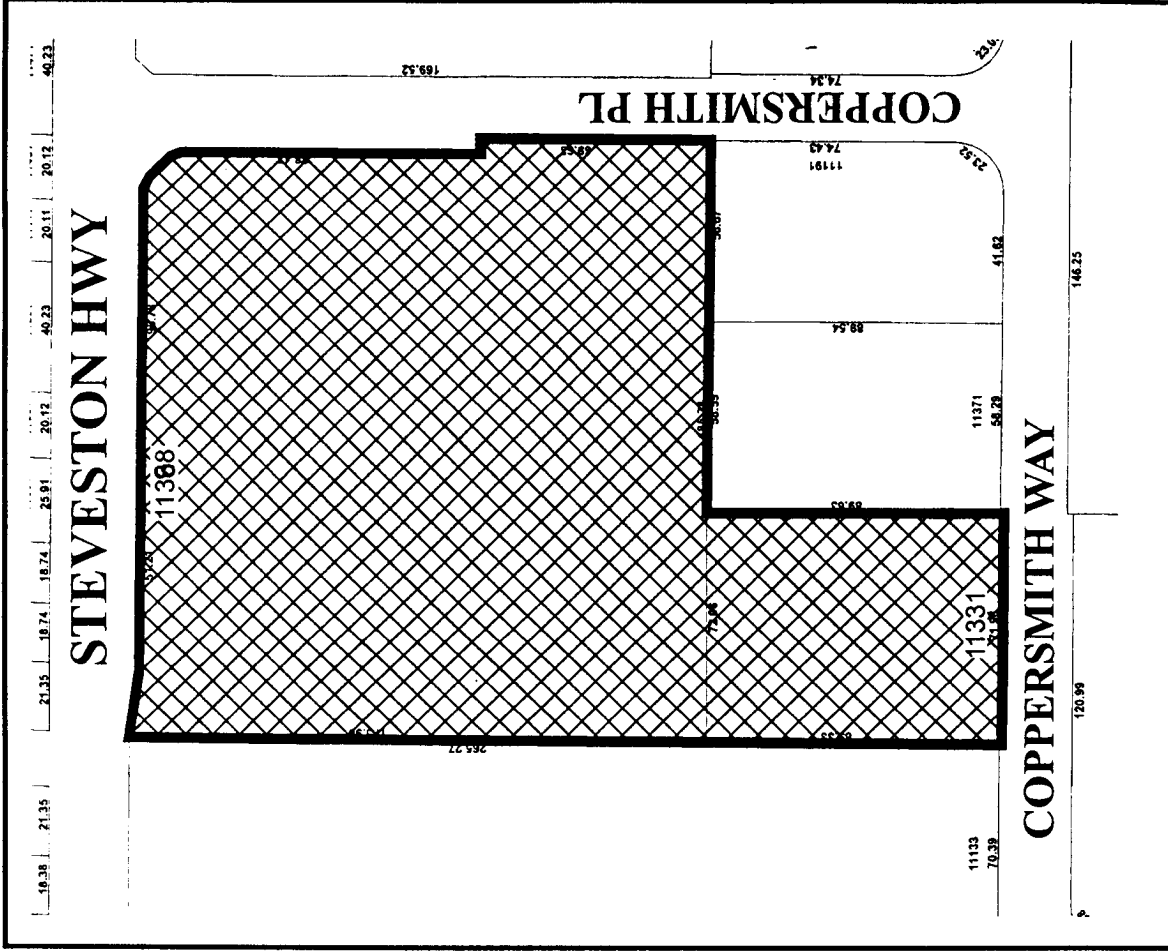
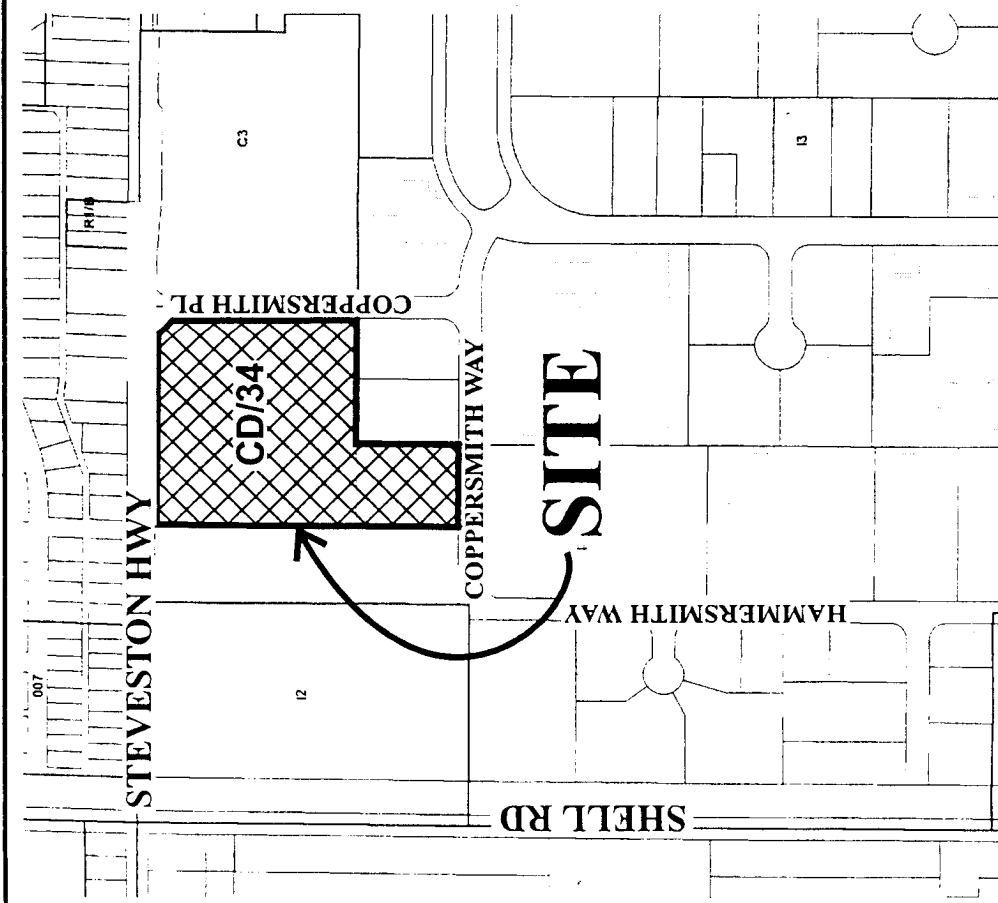
Holger Burke, MCIP
Development Coordinator

HB:hb

The only requirement to be dealt with prior to final adoption is the approval of the Ministry of Transportation.



City of Richmond



ZT 01-187968

Original Date: 06/15/01

Revision Date: 06/27/01

Note: Dimensions are in METRES

CITY OF RICHMOND

BYLAW 7263

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7263 (ZT 01-187968)
11331 COPPERSMITH WAY & 11388 STEVESTON HIGHWAY**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing Section 291.34.2 of Comprehensive Development District (CD/34) and enacting the following in its place:

291.34.2 PERMITTED DENSITY

0.1 Maximum Floor Area Ratio:

0.64 – Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 CopperSmith Way)

0.30 – Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway)

0.2 Maximum Size of Retail Trade & Services Area (based on gross leasable floor area exclusive of parts of the building which are used for off-street parking purposes):

845.76 m² (9,104 ft²) – Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 CopperSmith Way)

6,333 m² (68,170 ft²) – Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway)

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7263**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

MAYOR

JUL 23 2001

CITY CLERK

