



**City of Richmond**

**Report to Committee**

**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Re:** **REZONING OF THE EASTERLY PORTION OF 9060 BRIDGEPORT ROAD, ALL OF THE WINNIPEG ROAD ALLOWANCE AND THE WESTERLY 4 M OF 9100 BRIDGEPORT ROAD FROM "SERVICE STATION DISTRICT (G2)" AND SCHOOL AND PUBLIC USE (SPU) TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)"**

*To Council - Aug. 26, 2002*  
*TO PLANNING - AUGUST 15, 2002*  
**Date:** July 26, 2002  
RZ 02-212736  
*File No.: 8060-20-7413*

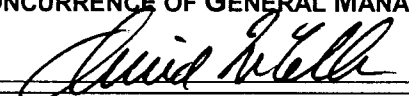
**Staff Recommendation**

That Bylaw No. 7413 for the rezoning of 9060 Bridgeport Road, all of the Winnipeg Road allowance and the westerly 4 metres of 9100 Bridgeport Road from "Service Station District (G2)" and School and Public Use (SPU) to "Comprehensive Development District (CD/136)", be introduced and given first reading.

  
Joe Erceg  
Manager, Development Applications

JE:ri

Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

The purpose of this report is to initiate the rezoning of the easterly portion of 9060 Bridgeport Road, all of the Winnipeg Road allowance and the westerly 4 metres of 9100 Bridgeport Road (**Attachment 1**) from "Service Station District (G2) and School and Public Use (SPU)" to "Comprehensive Development District (CD/136)" to accommodate the relocated Mohawk Gas Station. The relocation of the gas station is necessary to undertake works related to the extension of Garden City Way from Sea Island Way north to Bridgeport Road. A site plan of the proposed development is included as **Attachment 2** to this report.

### Findings of Fact

ITEM	EXISTING	PROPOSED
Owner	City of Richmond/Rupert Holdings Ltd	Rupert Holdings Ltd.
Applicant	City of Richmond	N/A
Site Size	2989.6 square metres (32,180.8 square feet)	Same
Land Uses	Portions of: <ul style="list-style-type: none"> <li>- existing gas station</li> <li>- Winnipeg Road allowance</li> <li>- 4 metre strip of fire hall site at 9100 Bridgeport</li> <li>- Highways allowance</li> </ul>	Gas Station with a car wash and retail sales not to exceed 222.96 square metres (2400 square feet)
OCP Designation	City Wide OCP-Mixed Use Designation There is no adopted sub-area plan for West Bridgeport	No Change
Zoning	Service Station District -G2 School and Public Use-SPU	Comprehensive Development District CD/136

Surrounding development includes:

- Sea Island Way to the south
- Bridgeport Road to the north
- No. 3 Fire Station to the east
- Future extension of Garden City Road to the west

### Staff Comments

The northerly extension of Garden City Road has necessitated the relocation of the existing Mohawk/Husky gas station at this location. Agreement has been reached between the City, the owners (Rupert Holdings Ltd.) and the tenants (Mohawk Oil) to effect land exchanges to create a new site located immediately to the east of the existing site. The new site will comprise a portion of the original site; the old Winnipeg Road allowance which is to be closed; a 4 metre strip from the City-owned Firehall site located at 9100 Bridgeport Road; and a 55.8 square metre portion of Highways allowance from the surplus lands to the south. The new site will remain in the ownership of Rupert Holdings Ltd. and will be leased to Mohawk.

**Policy Planning**

Rezoning of the property to permit the development of a gas station, car wash and small convenience retail outlet is consistent with the City's land use goals and objectives for the West Bridgeport Area.

A Development Permit is also required to address form, character and other urban design issues related to the proposed use. Guidelines for the issuance of Development Permits are contained in Section 9, Schedule 1 of Bylaw 7100 (City Wide Official Community Plan). Detailed site planning, landscaping and design issues will be addressed as part of the Development Permit process. Any required environmental remediation will need to be completed prior to a Development Permit being issued.

**Transportation and Engineering/Utilities**

The northward extension of Garden City Road from Sea Island Way to Bridgeport Road is an important component of the City's Transportation Plan. Council has approved the design and construction of this project as part of the City's 2001 Capital Budget. Design drawings for the project are now complete and the private utilities on the site have been relocated. Project construction is pending co-ordination with Mohawk's environmental remediation of the existing site and the rezoning and subdivision of the subject lands.

Agreement in principle has been reached between the City and Mohawk for the site to have one access on each of the three frontages which include Sea Island Way, Garden City Road and Bridgeport Road.

The Ministry of Transportation has been an integral part of the planning and design process for the Garden City Road Extension and relocation project. Ministry approval for the rezoning is required.

**Analysis**

The proposed rezoning to permit a gas station and ancillary car wash and convenience retail operations is consistent with the City's general land use goals and objectives for the area, specifically the development of automobile oriented commercial uses. The rezoning is necessary to accommodate the relocated Mohawk gas station in order for the City to move ahead on the northward extension of Garden City Road from Sea Island Way to Bridgeport Road.

Staff recommend that a Comprehensive Development District be introduced to accommodate this proposal. CD/136 is based on the City's existing CD/57 zone which permits a gasoline sales outlet, a car wash and a limited area retail sales building of not more than 150.5 square metres (1620.022 square feet). CD/136 however would permit a retail sales building of 222.96 square metres (2400 square feet) which is proposed by Mohawk and has been agreed to as part of the land exchange negotiations.

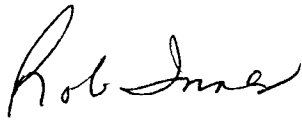
Every applicant for rezoning is required to submit a Site Profile with their application. The Site Profile provides information about possible soil contamination based on past uses. As this rezoning is a City initiative, submission of a Site Profile is not required.

**Financial Impact**

The Garden City Road Extension project was approved by Council in the City's 2001 Capital Budget.

**Conclusion**

The proposed rezoning is consistent with general land use goals and objectives for the area and is necessary to undertake the Garden City Road extension project. Staff recommend that the rezoning bylaw be introduced and given first reading.



Rob Innes  
Planner

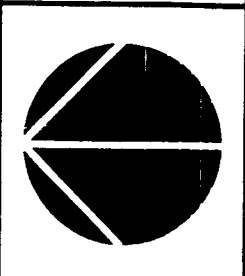
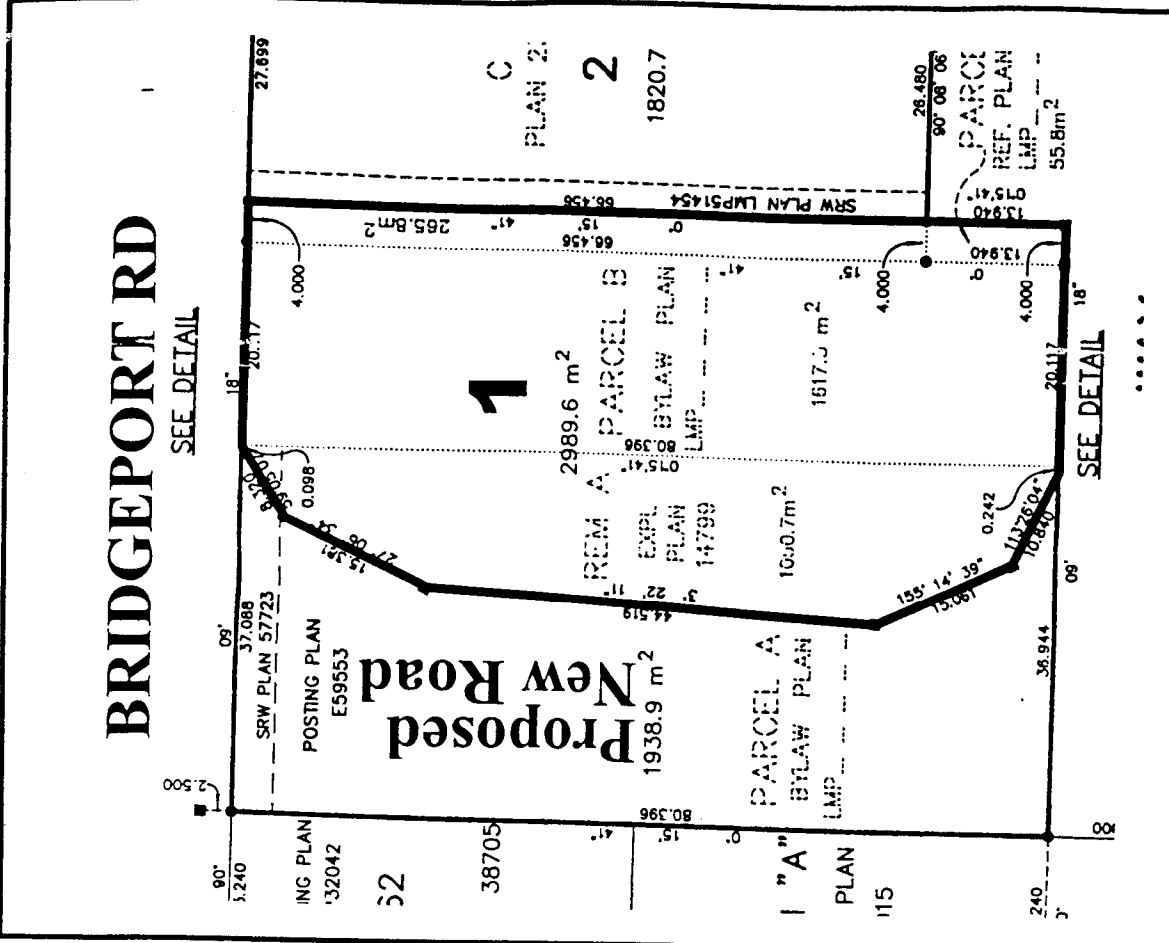
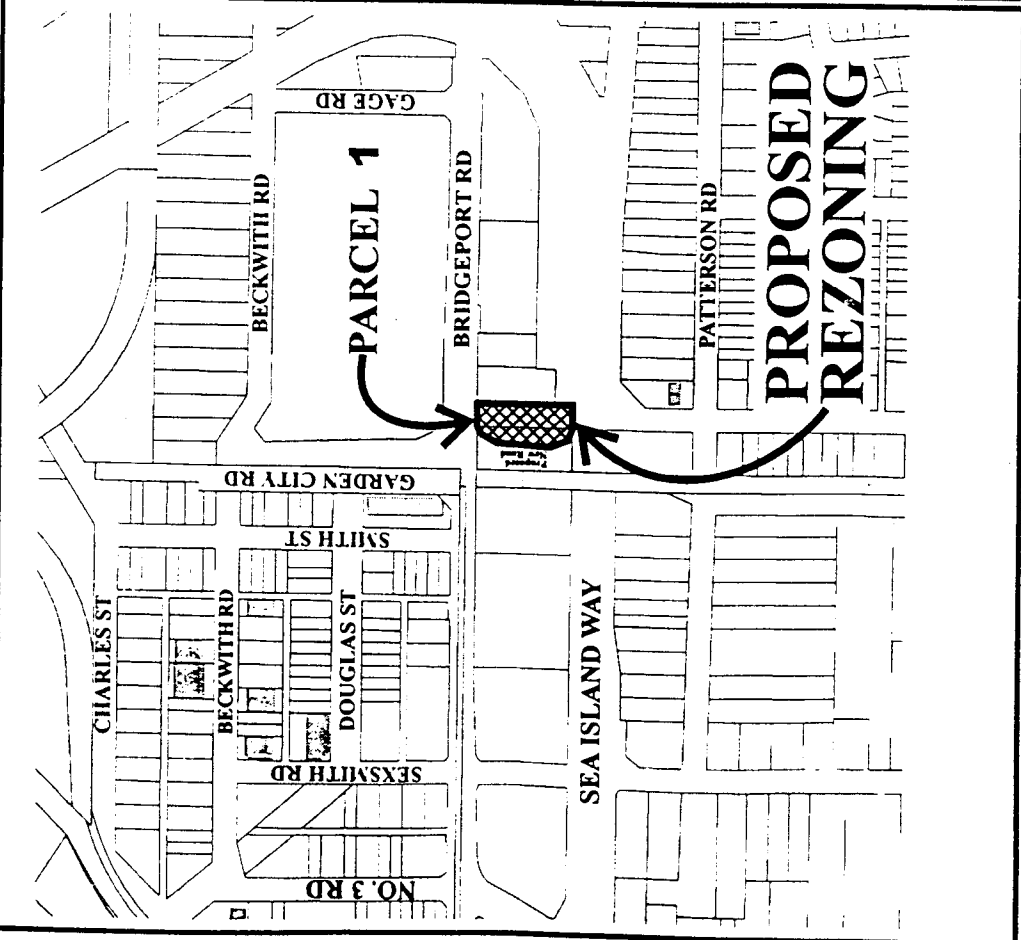
RI:cas

Requirements for final adoption of the rezoning bylaw:

- Ministry of Transportation Approval



City of Richmond



RZ 02-212736

Original Date: 07/25/02

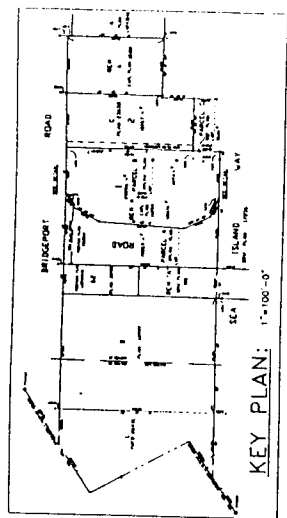
Revision Date:

Note: Dimensions are in METRES

**OKE 8**  
**DESIGNS INC.**  
 Architecture & Structure  
 1122 Avenue of the Stars, Suite 1100  
 Washington, DC 20004  
 Phone: (202) 462-3800  
 Fax: (202) 462-3801

PROPOSED SITE PLAN  
**HUSKY**  
 AIRPORT HUSKY SERVICE  
 CONVENIENCE STORE/CAR WASH

DP1D

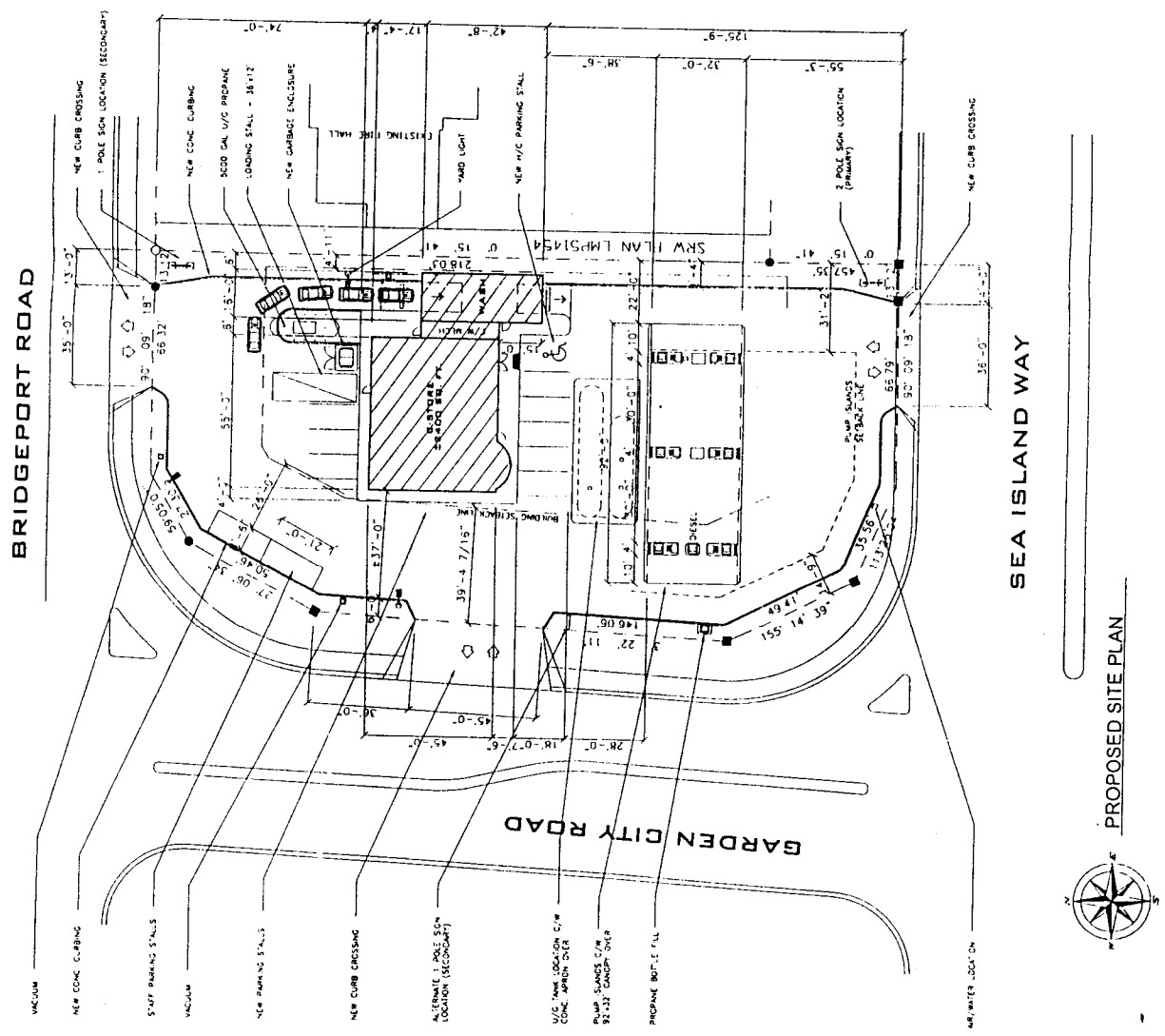


**SITE DATA**

SITE AREA	= 232,90 SQ. FT.
BRIDGEPORT ROAD	= 2374 ACRES
BRIDGEPORT ROAD	= 2372 SQ. FT.
SEA ISLAND WAY	= 2112 SQ. FT.
TOTAL BRIDGEPORT ROAD	= 1118

**LEGAL DESCRIPTION:**

LOT	NEW A / PARCEL B / PARCEL C
BLK	14799 / - / -
PLAT	14799 / - / -
RECORD	14799 / - / -



PROPOSED SITE PLAN



---

**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7413  
9060 BRIDGEPORT 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 inserting as Section 291.136 thereof, the following:

**“291.136 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)**

The intent of this zoning district is to accommodate a gasoline sales outlet, a car wash and a limited-area retail sales building.

**291.136.1 PERMITTED USES**

**GAS STATION;**  
CAR WASH, ancillary to **Gas Station** use;  
**RETAIL TRADE**, provided that the total floor area used for such purposes does not exceed 222.96 m<sup>2</sup> (2,400 ft<sup>2</sup>);  
**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.136.2 PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio:** 0.35

**291.136.3 MAXIMUM LOT COVERAGE:** 35%

**291.136.4 MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES**

.01 Road Setbacks: 12 m (39.370 ft.).

.02 **Side & Rear Yards:** 1.5 m (4.921 ft.).

**291.136.5 MINIMUM SETBACKS OF PUMP ISLANDS & CANOPIES**

.01 Road Setbacks:

(a) Pump Islands and Above-Ground Storage Tanks: 4.5 m (14.763 ft.).

(b) Canopies: 1.5 m (4.921 ft.).

.02 **Side & Rear Yards:**

- (a) Pump Islands and Above-Ground Storage Tanks: 9.5 m (31.168 ft.).
- (b) Canopies: 3 m (9.843 ft.).

**291.136.6 MAXIMUM HEIGHTS**

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 20 m (65.617 ft.).

- 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/136)**

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7413"

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7413**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

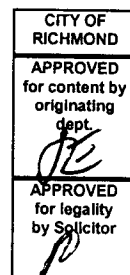
THIRD READING

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

AUG 26 2002

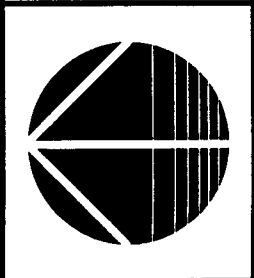
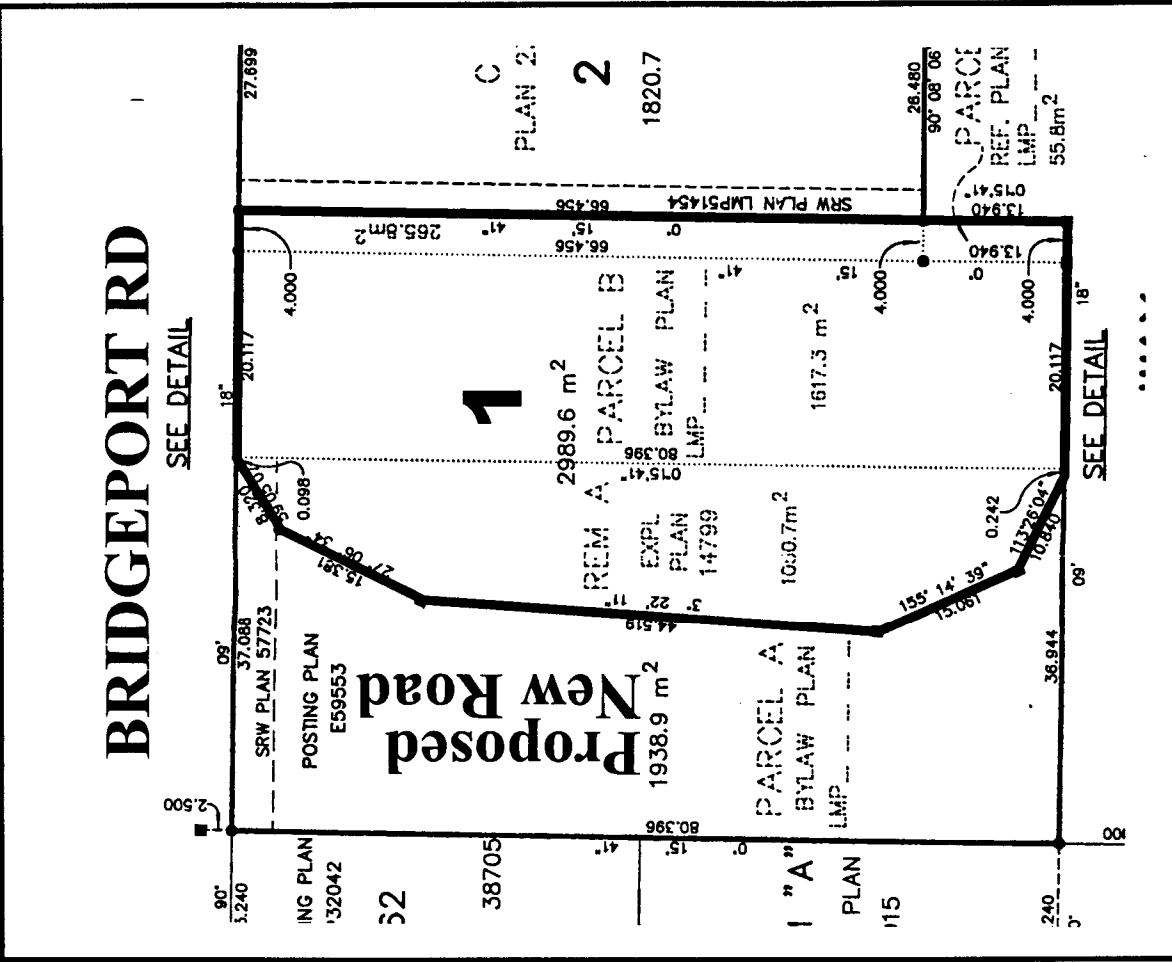
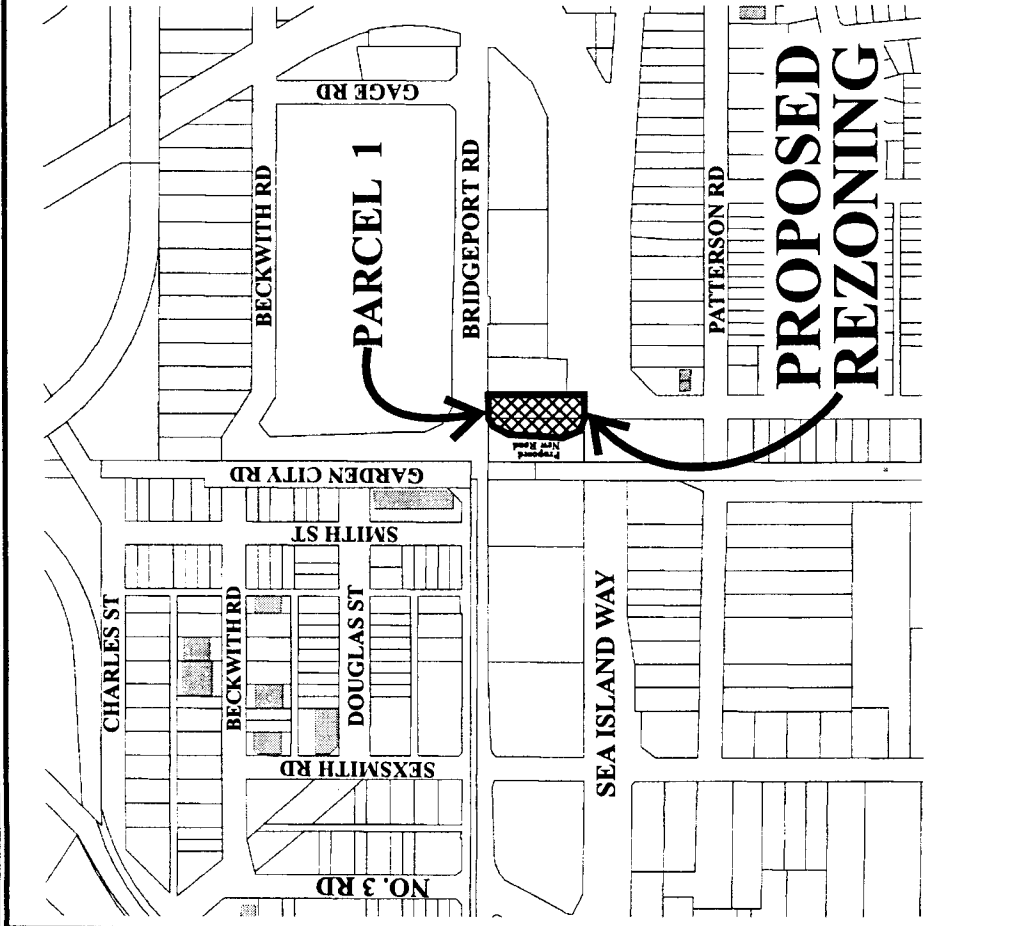


\_\_\_\_\_  
MAYOR

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



# City of Richmond



## RZ 02-212736

Original Date: 07/25/02

Revision Date:

Note: Dimensions are in METRES