



To: Planning Committee **Date:** September 8, 2004
From: Raul Allueva **File:** RZ 04-270729
Director of Development
Re: **Application by Sun Life Assurance Company for Rezoning at**
5600 Parkwood Way from Business Park Industrial District (I3) to
Automotive Park District (AUP)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7818, to redesignate 5600 Parkwood Way from "Business and Industry" to "Commercial" in Attachment 1 (General Land Use Map) and from "Industrial" to "Commercial" in the Land Use Map in Schedule 2.11B (East Cambie Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7818, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said programs and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7818, 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. 7819, for the rezoning of 5600 Parkwood Way from "Business Park Industrial District (I3)" to "Automotive Park District (AUP)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Sun Life Assurance Company of Canada has applied to the City of Richmond for permission to rezone 5600 Parkwood Way (**Attachment 1**) from Business Park Industrial District (I3) to Automotive Park District (AUP) in order to accommodate a Jaguar/Landrover dealership (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Sun Life Assurance Canada	No change
Applicant	Sun Life Assurance Canada (Rick Legge)	No change
Site Size	6,900 m ² (74,271 ft ²)	No change
Land Uses	Vacant parcel	Commercial use – Automotive dealership
OCP Designation (General Land Use Map)	Business and Industry	Commercial
East Cambie Area Plan (Land Use Map)	Industrial	Commercial
Zoning	I3	AUP

Surrounding Development

The subject site is a vacant parcel that was previously part of a phased strata development (three total phases), in which the final phase was not completed. To the north and west are buildings surrounded by surface parking that are zoned Business Park Industrial District (I3). Building's 400, 500 and 600 represent the first two phases of the previously mentioned uncompleted phased strata development (**Attachment 3**). The Richmond Auto Mall complex is located to the west and south of the subject site.

Council approved a related strata title conversion application on July 26, 2004. This application was necessary as a first step to ultimately incorporate a new strata lot (Building 400) into the existing strata corporation (Buildings 500 & 600) and facilitate the creation of the remnant parcel to which the subject rezoning application applies (**Attachment 3**).

Related Policies & Studies

Official Community Plan and East Cambie Area Plan

The Area Plan's Land Use Map designates this site for Industrial uses. As the applicant proposes to rezone to Automotive Park District (AUP) to accommodate a car dealership, which is a commercial use, an Official Community Plan (OCP) Amendment to the East Cambie Area Plan Land Use Map from an "Industrial" to "Commercial" designation is required. A corresponding amendment to the OCP General Land Use Map, from "Business and Industry" to "Commercial", will also be required.

Analysis

Official Community Plan (OCP) Amendments

An amendment to the OCP General Land Use Map (from Business and Industry to Commercial) and East Cambie Area Plan Land Use Map (from Industrial to Commercial) is required as automobile related sales and associated auto servicing is considered a commercial land use. The Richmond Auto Mall to the southwest of the subject site is designated for Commercial use in both the OCP General Land Use Map and East Cambie Area Plan.

This rezoning proposal would result in an expansion of commercial activities and small loss of industrial land uses designated in the OCP. Staff do not have concerns related to this issue given the relatively small area of the parcel, which is currently sitting vacant, and the strong demand for expansion of the auto mall. It is noted that further expansion of the Richmond Auto Mall is limited as the majority of surrounding industrial designated land is already developed.

Proposed Development and Zoning

Submitted plans for the site show a 2,155 m² (23,200 ft²) building, surrounded by 118 off-street parking stalls, to accommodate a Jaguar/Landrover automotive dealership (**Attachment 4**). Current development data indicates that the proposed floor area of the project is well within the density permitted in Automotive Park District (AUP). A preliminary zoning review indicates that no variances will be required according to the submitted site plan (**Attachment 2**).

Consultation with the Richmond Auto Mall Association

The proposal is to rezone the subject site to accommodate a car dealership, which will be incorporated into the Richmond Auto Mall Association (RAMA). The applicant has submitted a letter from RAMA that consents to the proposed zoning and use for the subject property and membership within the association (**Attachment 5**).


A Development Permit application will be required for the eventual building and covers issues pertaining to building massing, architectural features, landscaping, parking and overall form and character of the project. The building will also have to adhere to stringent design and building guidelines of RAMA. In accordance with the adopted procedure, consultation with RAMA is required for drawings submitted through the Development Permit application to ensure that the building adheres to City, as well as RAMA Design Guidelines.

Financial Impact

None.

Conclusion

Staff support the proposal to rezone 5600 Parkwood Way from Business Park Industrial District (I3) to Automotive Park District (AUP) to accommodate a future automotive sales and services building that will be incorporated into the Richmond Auto Mall Association. An amendment to the OCP General Land Use Map and East Cambie Area Plan is also required as part of this application. The proposal and redesignation do not pose concerns from the point of view of loss of industrial land, and will accommodate a need to expand the Richmond Auto Mall.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

The following must be completed prior to final adoption of the Rezoning Bylaw:

1. Ministry of Transportation approval.



City of Richmond

HIGHWAY 91

**PROPOSED
REZONING**

PARKWOOD PL

PARKWOOD WAY

JACOBBS RD

KNIGHT ST

NO. 6 RD

AUP

CD110

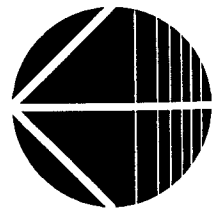
SFU

ASY

WESTMINSTER HWY

KNIGHT ST

PARKWOODWAY



RZ 04-270729

ATTACHMENT 1

Original Date: 05/27/04

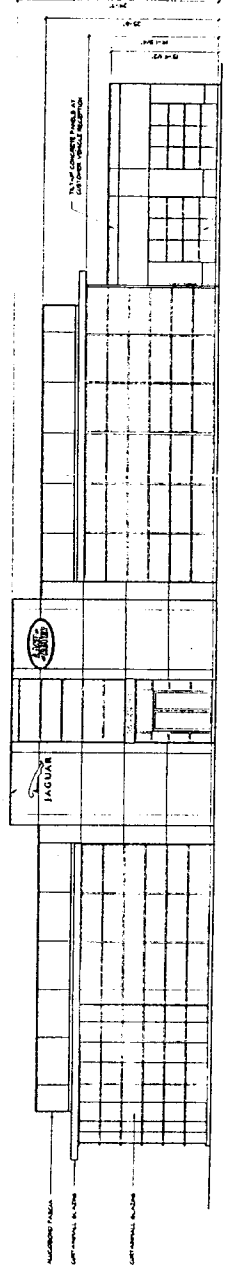
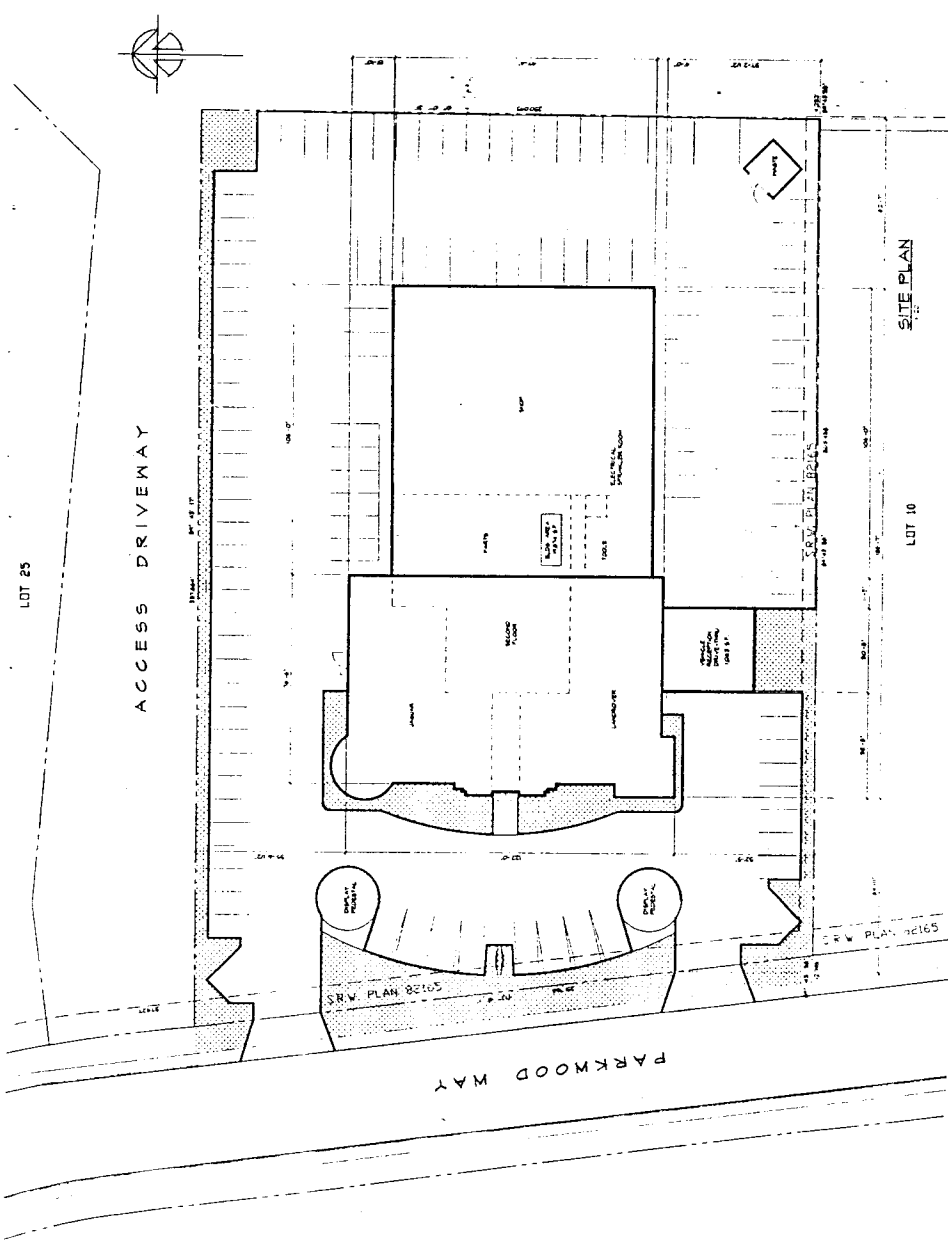
Revision Date: 07/06/04

Note: Dimensions are in METRES

REVISIONS	
NO.	DESCRIPTION

RESUME
 EXISTING LEGAL DESCRIPTION
 PART PLAN OF LOT 28 EXCEPT PART 1 AND PART 2 STRATA PLAN W08077
 STRATA PLAN W08077, SECTION 8, BLOCK 4 NORTH, RANGE 9 WEST, ZONE
 NEW LEGAL DESCRIPTION: PENDING

ZONING:
 EXISTING: 9 - BUSINESS PARK INDUSTRIAL
 F.A.S. ALLOWED: YES
 SITE COVERAGE ALLOWED: YES
 PLANNED: 24 - AUTOMOTIVE BUSINESS PARK (A/BP)
 OCCUPANCY: F-2 CLASSIFICATION
 SITE AREA: 0.41 Ha = 1,020,000 sq. ft.
 BUILDING AREA: 26,073 sq. ft. (608,166 sq. ft.)
 SITE COVERAGE (A/BP): 20.87% / 10,348 sq. ft. (228,167 sq. ft.)
 FLOOR AREA: 26,073 sq. ft. (608,166 sq. ft.)
 FLOOR AREA (A/BP): 26,073 sq. ft. (608,166 sq. ft.)
 MAIN FLOOR: 26,073 sq. ft. (608,166 sq. ft.)
 TOTAL FLOOR AREA: 26,073 sq. ft. (608,166 sq. ft.)
 FLOOR AREA BASIC: 26,073 sq. ft. (608,166 sq. ft.)
 SETBACKS: 30.00 M (98.42 FT.)
 FRONT (A/BP): 15.00 M (49.21 FT.)
 REAR (A/BP): 15.00 M (49.21 FT.)
 LEFT (A/BP): 15.00 M (49.21 FT.)
 RIGHT (A/BP): 15.00 M (49.21 FT.)
 HEIGHT: 12.00 M (39.37 FT.)



MICHAEL BARLEY ARCHITECTURE INC.
 ARCHITECTS
 1001 WEST 4TH AVENUE
 VANCOUVER BC
 V6H 1T3

MICHAEL BARLEY ARCHITECTURE INC.
 PROJECT MANAGER / LANDSCAPE DESIGNER FOR CONCEPT DESIGN
 1001 WEST 4TH AVENUE
 VANCOUVER BC
 V6H 1T3

332 NDR-VR-JAG

BUILDING & INTERIOR DESIGN CONSULTANTS • **sanford design group**

ATTACHMENT 3

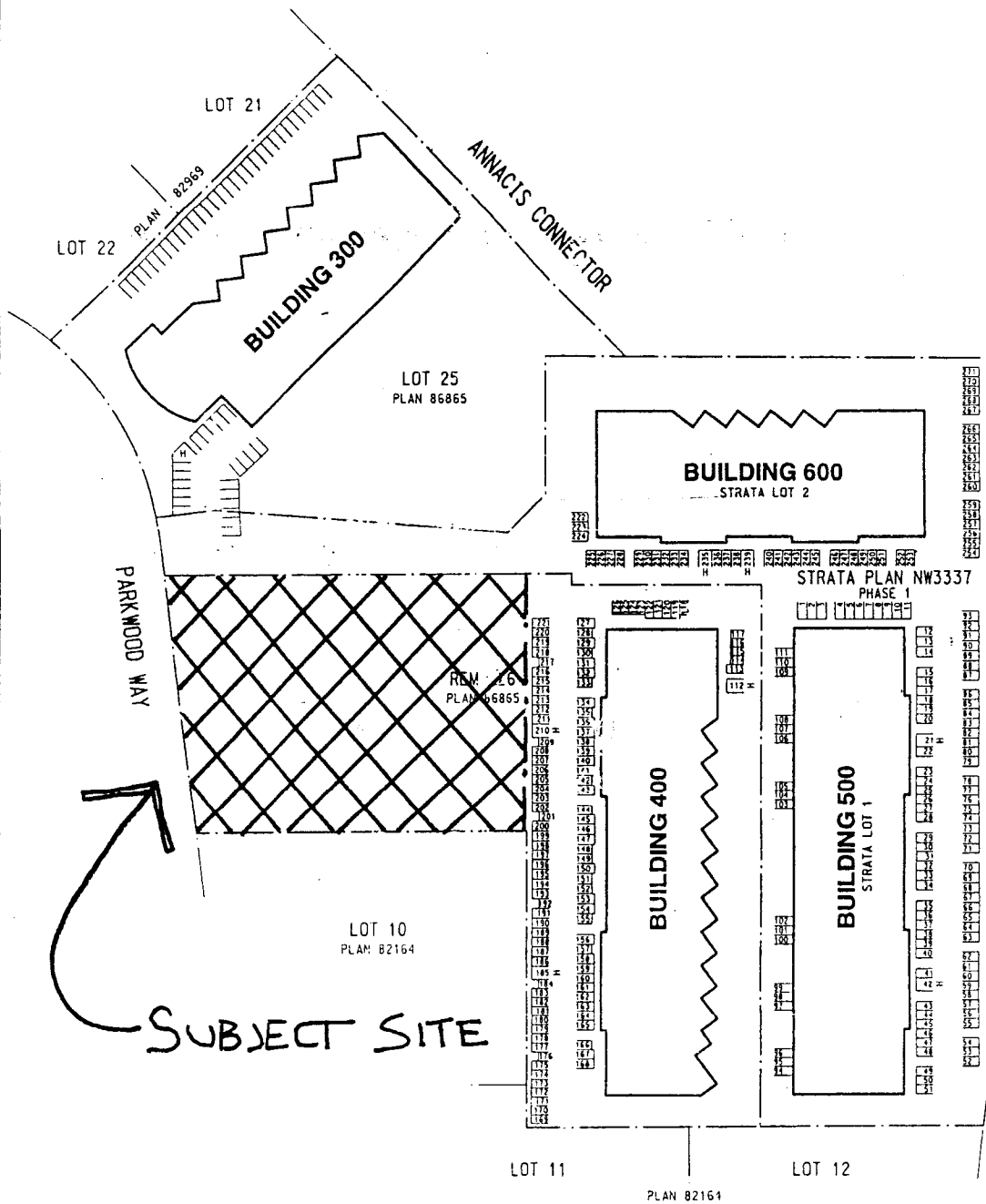
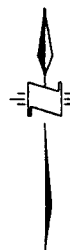
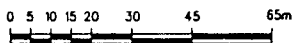
"CRESTWOOD COMMERCE CENTRE"

RICHMOND, B.C.

SITE PLAN

BUILDINGS 300, 400, 500 & 600

SCALE 1:1250



SUBJECT SITE


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-270729

 Address: 5600 Parkwood Way

 Applicant: Sun Life Assurance of Canada

 Planning Area(s): East Cambie Area Plan

	Existing	Proposed
Site Size (m ²):	6,900 m ²	No change
Land Uses	Vacant Parcel	Commercial Use – Automotive Dealership
OCP Designation (General Land Use Map)	Business and Industry	Commercial
East Cambie Area Plan Designation	Industrial	Commercial
Zoning	I3	AUP

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5 F.A.R.	0.31 F.A.R.	none
Lot Coverage – Building:	Max. 50%	29%	none
Setback (m):	Road: 6 m Side & Rear Yards: 3 m	Road: 19.79 m Side Yard (north): 16.93m Side Yard (south): 17.44 m Rear Yard: 19.08 m	None
Height (m):	9.4 m	9.4 m	none
Off-street Parking Spaces	4 stalls per 100 m ² of floor area – 87 stalls required	118 stalls proposed	none

Other: _____

July 29, 2004

To:

The City of Richmond
Urban Development Division
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Mr. Holger Burke
MCIP, Development Co-ordinator

Dear Sirs:

Re: Application for a re-zoning by Sun Life Assurance Company of Canada ("Sun Life") of a portion of the property located at 5600 Parkwood Way, Richmond, B.C. and being New Lot A (remainder Lot 26), Section 5, Block 4 North, Range 5 West, NWD, Plan 86865 (the "Property")

Richmond Auto Mall Association ("RAMA") hereby gives notice to the City that RAMA consents to, approves of, and supports the re-zoning of the Property pursuant to the re-zoning application by Sun Life which has been received and is being processed by the City under reference number RZ 04-270729 (the "Re-zoning Application") which involves the re-zoning of the Property from Business Park Industrial District (I3) to Automotive Park District (AUP).

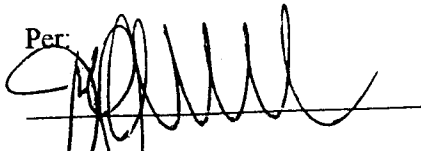
We confirm that at the Annual General Meeting held April 7, 2004, the membership of RAMA voted unanimously to support Sun Life's membership in RAMA, the intended use for the Property and the Re-zoning Application.

We trust this satisfies the requirements of the City with respect to the Re-zoning Application. If you require anything further from RAMA please contact Gail Terry at (604) 273-3243.

Yours truly,

Richmond Auto Mall Association

Per:





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7818 (RZ 04-270729)
5600 Parkwood Way**

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 of the following area in Attachment 1 to Schedule 1 and the Land Use Map in Schedule 2.11B (East Cambie Area Plan) and by designating it "Commercial".

That area shown cross-hatched on "Schedule 1 attached to and forming part of Bylaw No. 7818"

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7818".

FIRST READING

PUBLIC HEARING

SECOND READING

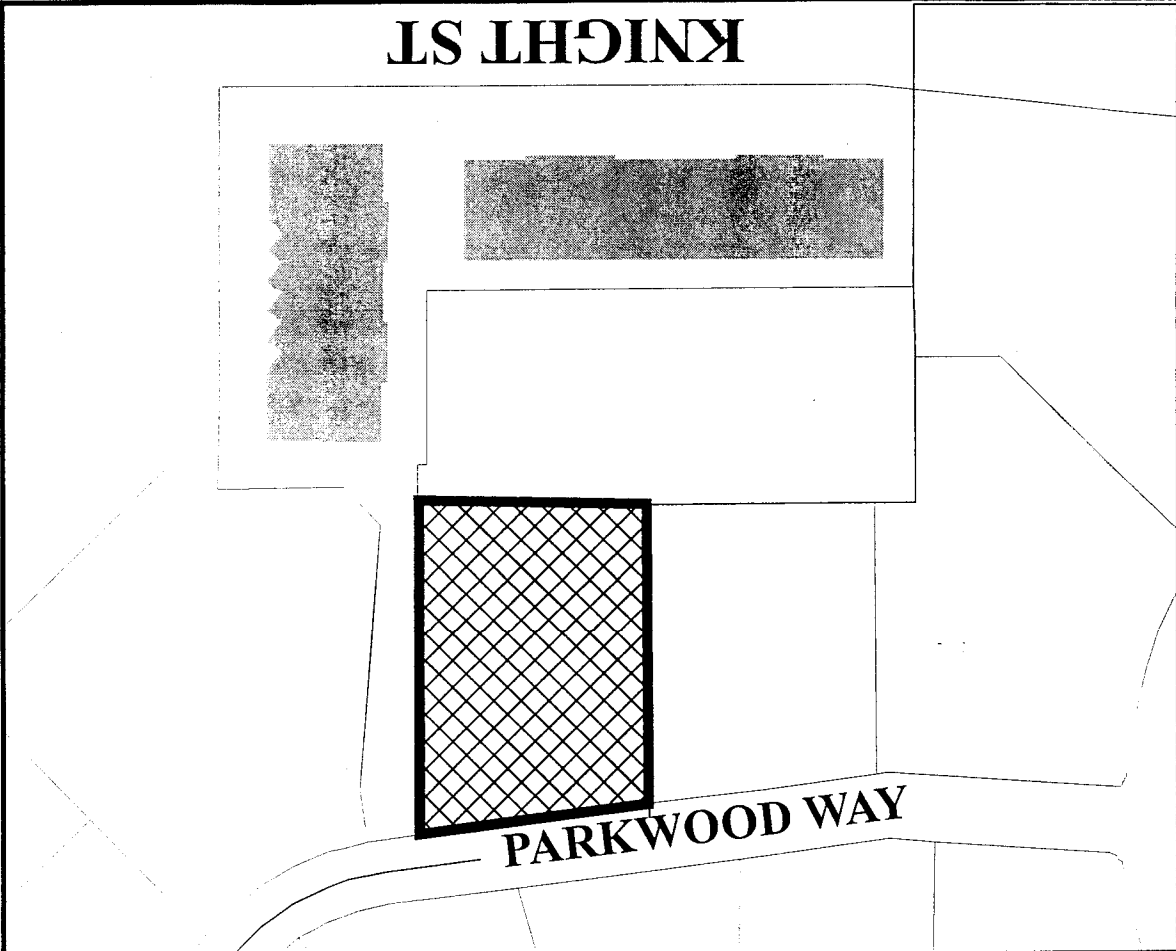
THIRD READING

ADOPTED

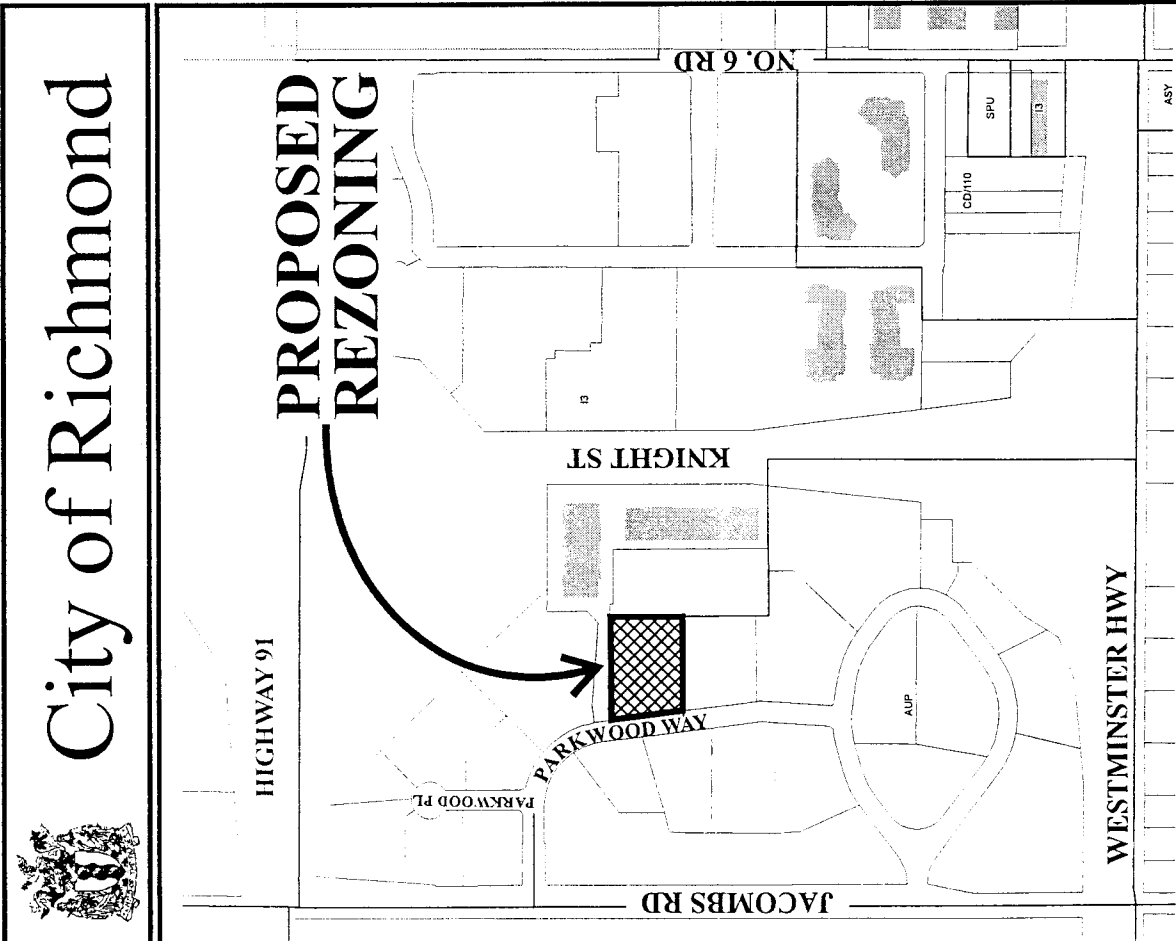
CITY OF RICHMOND
APPROVED for content by originating
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

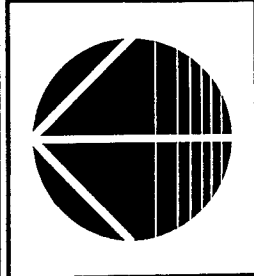
CITY CLERK



Original Date: 05/27/04
 Revision Date: 09/08/04
 Note: Dimensions are in METRES



RZ 04-270729





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7819 (RZ 04-270729)
5600 PARKWOOD WAY**

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

1. 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 **AUTOMOTIVE PARK DISTRICT (AUP)**.

That area shown cross-hatched on "Schedule 1 attached to and forming part of Bylaw No. 7819"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7819"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

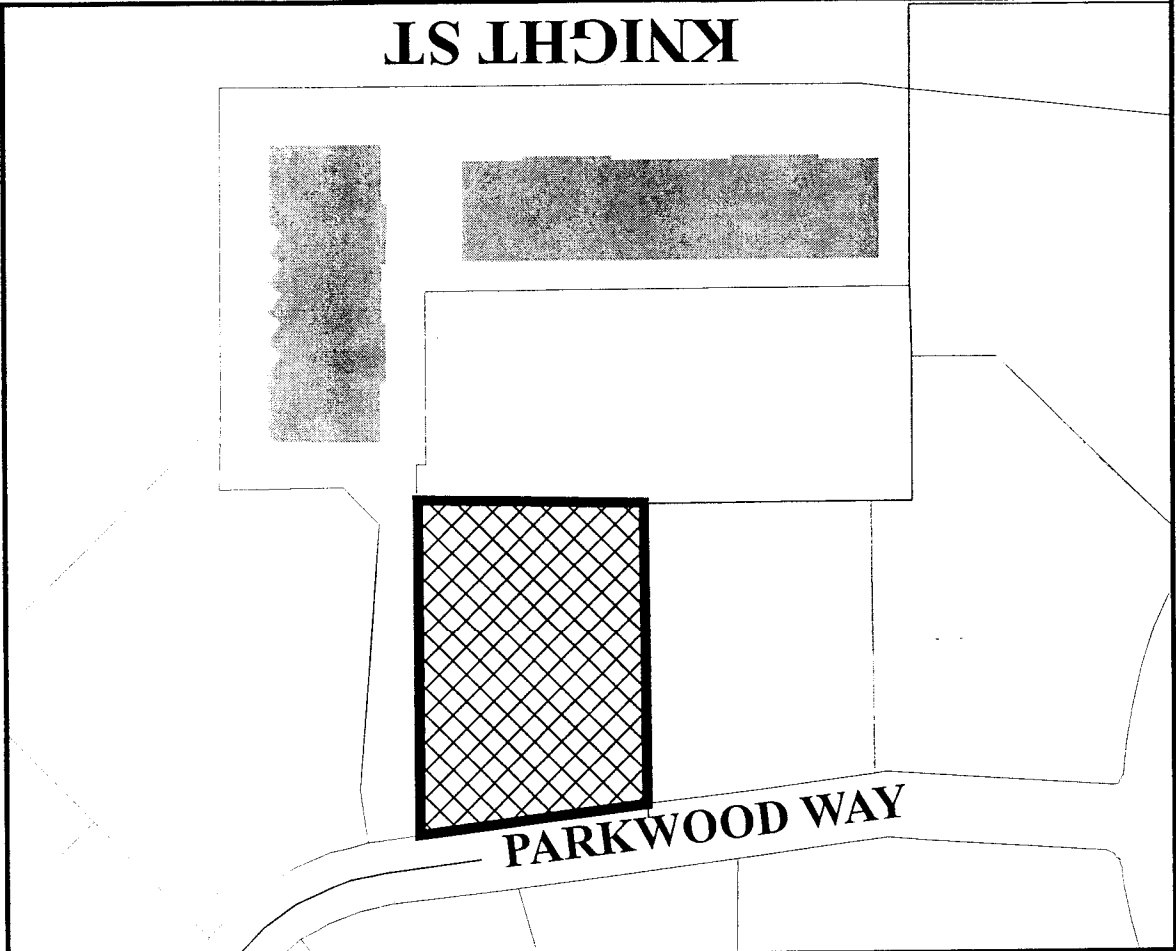
MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

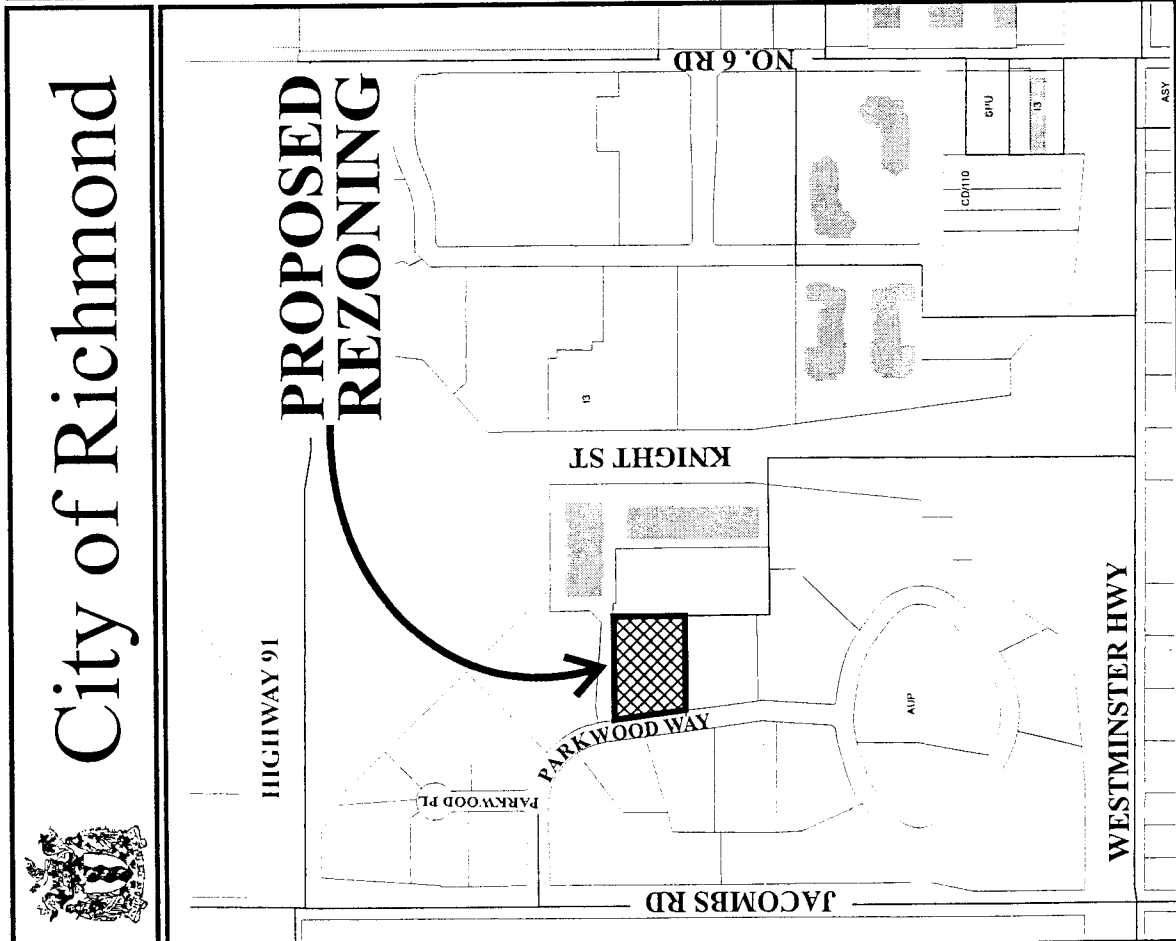
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



Original Date: 05/27/04
 Revision Date: 09/08/04
 Note: Dimensions are in METRES



City of Richmond



RZ 04-270729

