



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development
Date: November 9, 2015
File: ZT 15-710920
Re: Application by Pacific Land Resource Group Inc. for a Zoning Text Amendment to the Industrial Retail (IR1) Zone to Permit Retail Sale of Automotive Parts and Accessories at 2760 Sweden Way

Staff Recommendation

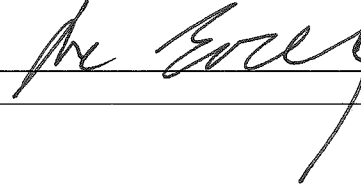
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to permit "Retail, general uses, limited to retail sale of automotive parts and accessories" at 2760 Sweden Way, be introduced and given first reading.


Wayne Craig
Director of Development

DCB:blg
Att. 4

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Pacific Land Resource Group Inc. has applied for permission to amend zoning district “Industrial Retail (IR1)” of Zoning Bylaw 8500 to add “Retail, general uses, limited to retail sale of automotive parts and accessories” as a site specific permitted use at 2760 Sweden Way (Attachment 1). The intent of the amendment is to accommodate the relocation of Lordco Auto Parts warehouse and retail sales operation.

Findings of Fact

Lordco Auto Parts currently operates from a facility at 5355 No. 3 Road, but needs to relocate as the owners of that site are demolishing the existing structures and have applied to the City for a rezoning from Auto-oriented Commercial (CA) to a zone for mixed-use commercial and residential development (RZ 15-692485). This application is currently under staff review and will be presented to Planning Committee at a later date upon completion of the application review. Lordco has advised staff that they need to relocate and start operating by the end of January, 2016.

The proposed site is occupied by two (2) existing buildings; one (1) stand-alone building with an existing 330 m² (3,555 ft²) McDonald’s outlet, and a larger 5,443 m² (58,580 ft²) building with an existing Staples Business Depot retail store; 2,330 m² (25,080 ft²) and a currently vacant 3,113 m² (33,510 ft²) space previously occupied by Future Shop. Lordco proposes to the former Future Shop unit.

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

Surrounding Development

Surrounding development is as follows:

To the North: A Home Depot retail store on a 3.55 ha (8.78 ac) site zoned “Industrial Retail (IR1)”.

To the South: Bridgeport Road; then two (2) lots of approximately equal size 0.39 ha (0.97 ac) and both are zoned “Industrial Retail (IR1)”.

To the East: A 0.4 ha (0.98 ac) strata lot zoned Light Industrial (IL) and a larger 0.89 ha (2.2 ac) site owned by SW BC Properties Inc. and zoned “Light Industrial (IL)”.

To the West: Along the west side of Sweden Way are two (2) large lots (1.75 ha/4.33 ac, 0.71 ha/1.76 ac respectively), both of which are zoned “Industrial Retail (IR1)”. The shops located on these lots are retail operations; selling home lighting, carpet and flooring, home furnishings, etc.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The subject property is designated in the Official Community Plan (OCP) for “Mixed Employment”. This designation applies *where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted; such as the retail sale of building and garden supplies, household furnishings and similar warehouse goods.* The proposed automotive parts retail and warehouse operation conforms to the OCP designation.

The site is within the Bridgeport Road Corridor identified in the Bridgeport Area Plan; which designates this location primarily for light industrial and certain retail uses, noting that this corridor has developed mainly as an automobile-oriented commercial strip. The proposed Lordco retail and industrial facility will conform to the Area Plan’s land use designation.

Zoning Amendment

Under the City’s Zoning Bylaw (No. 8500), the subject site is currently zoned “Industrial Retail (IR1)”. The proposed use is regulated under two (2) Zoning Bylaw defined uses, “industrial, general” and “retail, general”. “Industrial, general” is already permitted in the IR1 zone and accommodates the warehouse and wholesale component of the Lordco operation. The addition of “Retail, general, limited to retail sale of automotive parts and accessories” is being requested by the applicant to permit the retail sales portion of their operation. As proposed, this amendment will be a site specific amendment applying solely to the subject site. Additionally, retail sales will be restricted to the sale of automotive parts and accessories only.

If approved, the Lordco Auto Parts facility will utilize approximately 1,114 m² (12,000 ft²) of the 3,112 m² (33,500 ft²) unit for retail sales of auto parts. The remaining 1,997 m² (21,500 ft²) will be dedicated to wholesaling and warehouse sales. Exterior changes to the facades of the building are proposed to include updating of exterior signage and new painting on portions of the facades. Updating to a segment of the free-standing sign is also proposed.

The main building has suitable loading areas typical of larger retail operations and the combined uses on the site share approximately 250 parking spaces for clients and staff – The available parking is sufficient to accommodate a large customer base and will exceed the Zoning Bylaw (No. 8500) requirements for the overall site.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant is currently registered on Title for this site and conforms to the bylaw requirements.

Aircraft Noise

The subject site is located within Richmond's Aircraft Noise Sensitive Land Use Area 1A, which indicates an area with a Noise Exposure Forecast rating greater than 35 NEF. The subject site will not contain aircraft noise sensitive land uses (e.g. residential, school, daycare or hospital uses) and no specific measures are required to accommodate the proposed retail/warehouse uses.

Public Consultation

As an Official Community Plan (OCP) amendment is not required for the proposed Zoning Text Amendment, no additional public consultation beyond the standard Public Hearing is required or warranted. To time of writing, no comments have been received from the public.

Analysis

Built Form and Architectural Character

As noted earlier, Lordco is proposing only minor changes to the unit's exterior facades including updating of exterior signage and new painting on portions of the facades. Updating to a segment of the free-standing sign is also proposed.

The proposed changes to the exterior of the building are not anticipated to be significantly different than those of other retail/industrial buildings in the surrounding area and are oriented toward establishing the Lordco Auto Parts branding and colors. Staff anticipate that the unit's appearance will be compatible with the existing retail stores in the area. If the exterior changes are less than \$75,000, then a Development Permit may not be required as per the Official Community Plan's Development Permit Guidelines.

Transportation and Site Access

No changes are required to either the number of parking stalls or site accesses to accommodate the proposed uses at the subject site. The overall client base for Lordco is anticipated to be less than that over the previous tenant Future Shop. Transportation staff have, however, identified a need for a minor land dedication along the southern property boundary to facilitate future improvements to the turning lane off Bridgeport Road. The area of the "sliver" of land to be dedicated is approximately 20 m² (215 ft²). This dedication requirement is included in the Rezoning Considerations (Attachment 4) and is to be addressed prior to final adoption.

Landscaping Enhancements

The applicant has agreed to provide landscaped islands using planters or in-ground area at the ends of the rows of parking in the site's parking lot. These new planting areas will provide a minimum of 15 new trees and shrubs on the site. The Rezoning Considerations includes a requirement for the submission of an acceptable landscape plan and associated landscape security prior to Bylaw adoption.

Site Servicing and Frontage Improvements

Engineering and Building Approvals staff have not identified any needed servicing requirements for the proposed project. The existing services in the area have been determined to be sufficient to accommodate the proposed development.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of the Zoning Text Amendment is to amend zoning district "Industrial Retail (IR1)" of Zoning Bylaw 8500 to add "Retail, general uses, limited to retail sale of automotive parts and accessories" as an Additional Use to permit retail sales at 2760 Sweden Way.

The proposed amendment will allow Lordco Auto Parts Ltd. to relocate from their existing facility at 5355 No. 3 Road to the subject site, thereby keeping their operation within Richmond. The proposed retail sales limited to automotive parts and accessories and warehousing uses are seen by staff to be reasonably compatible fit to the existing uses in the area, while at the same time, not inserting a new competitive use to the existing businesses.

Staff recommend support for the proposed Zoning Text Amendment that will permit general retail uses at 2760 Sweden Way and that Zoning Bylaw 8500 Amendment Bylaw 9503 be introduced and given first reading.



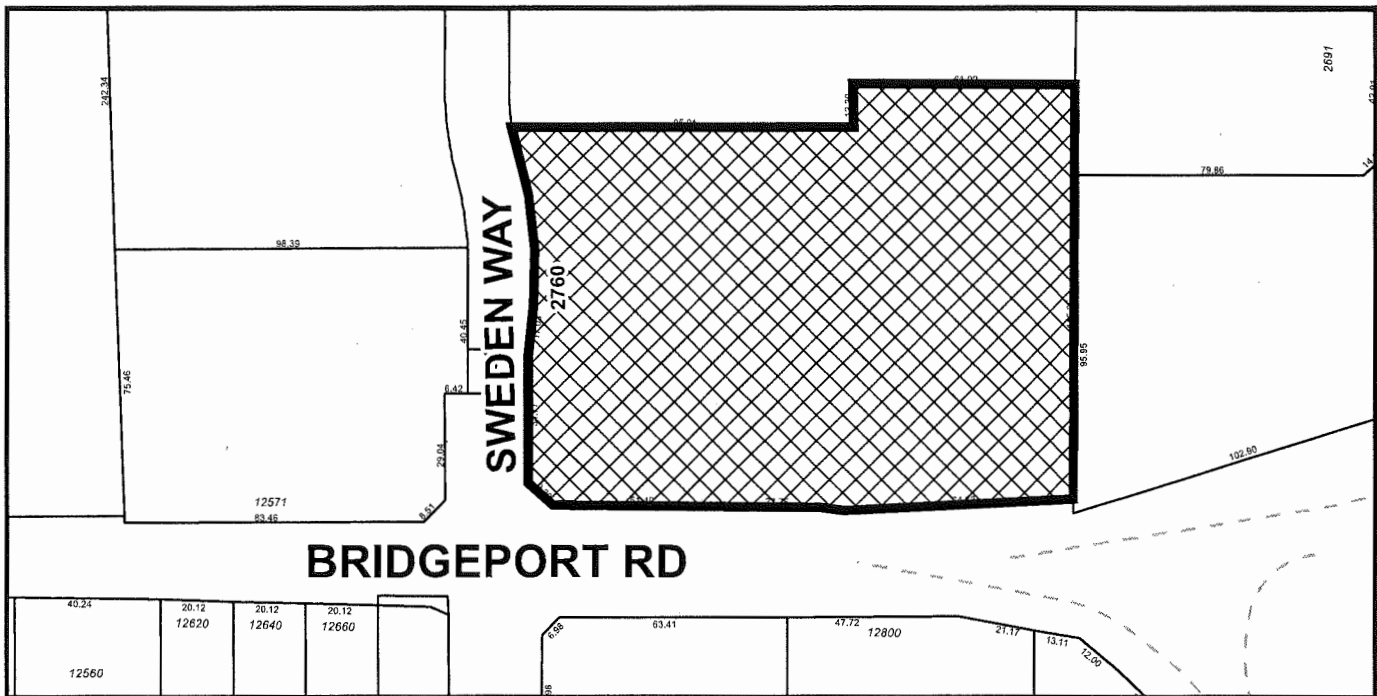
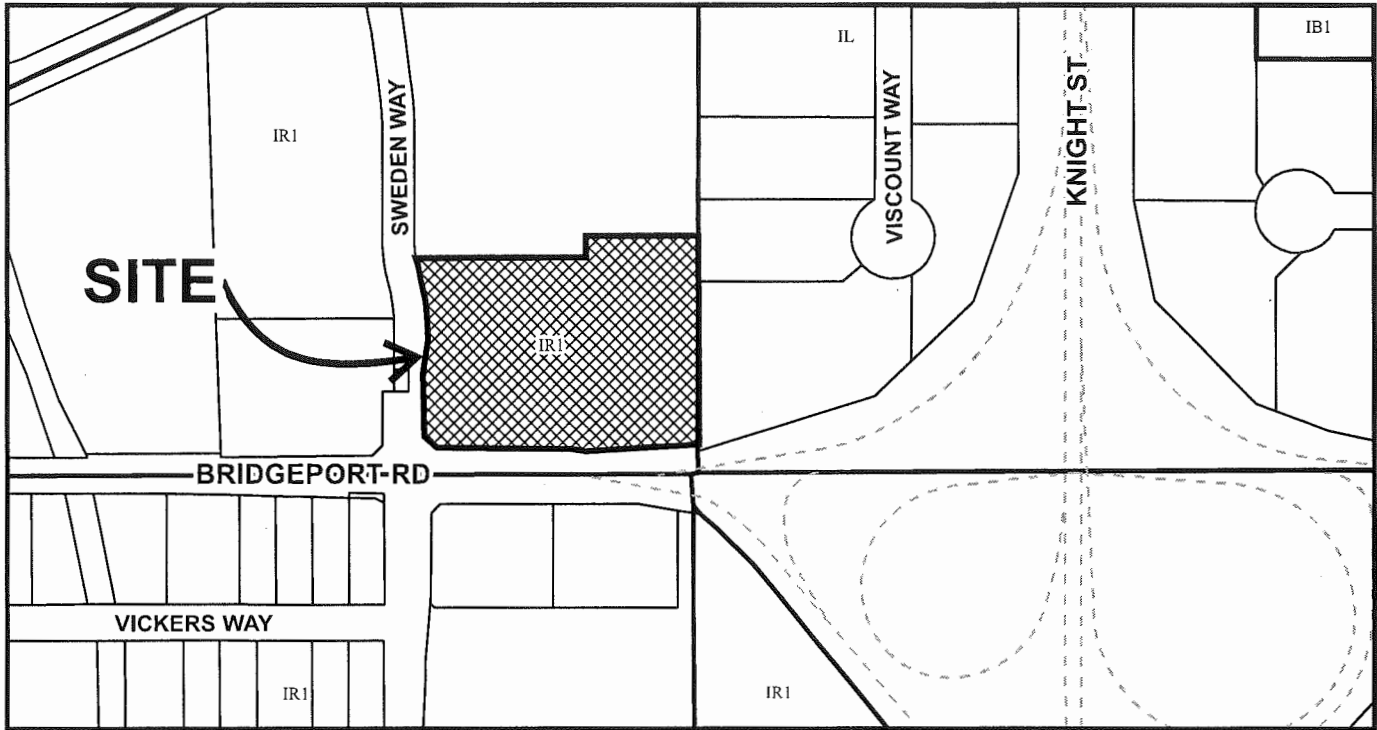
David Brownlee
Planner 2

DCB:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations



City of
Richmond



	<h1>ZT 15-710920</h1>	Original Date: 10/13/15 Revision Date: Note: Dimensions are in METRES
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City of
Richmond



ZT 15-710920

Original Date: 10/13/15

Revision Date:

Note: Dimensions are in METRES

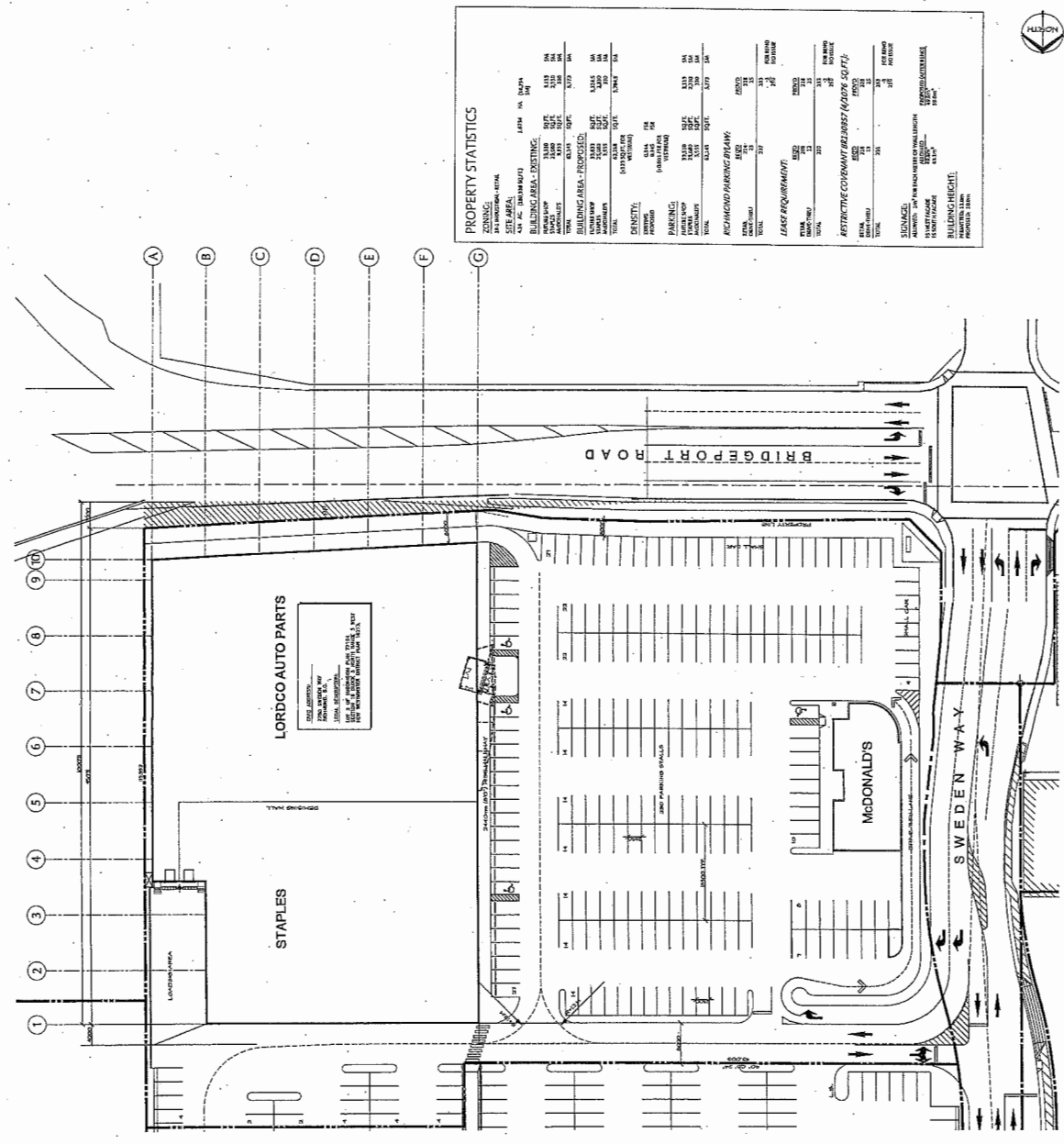


DATE: 10/10/13
 DRAWN BY: J. DEW
 CHECKED BY: J. DEW
 PROJECT: LORDCO AUTO PARTS

Dayhu Investments Ltd.
 LORDCO AUTO PARTS
 2780 Shepherden Way

DATE: 10/10/13
 DRAWN BY: J. DEW
 CHECKED BY: J. DEW
 PROJECT: LORDCO AUTO PARTS

A1.1.2



PROPERTY STATISTICS

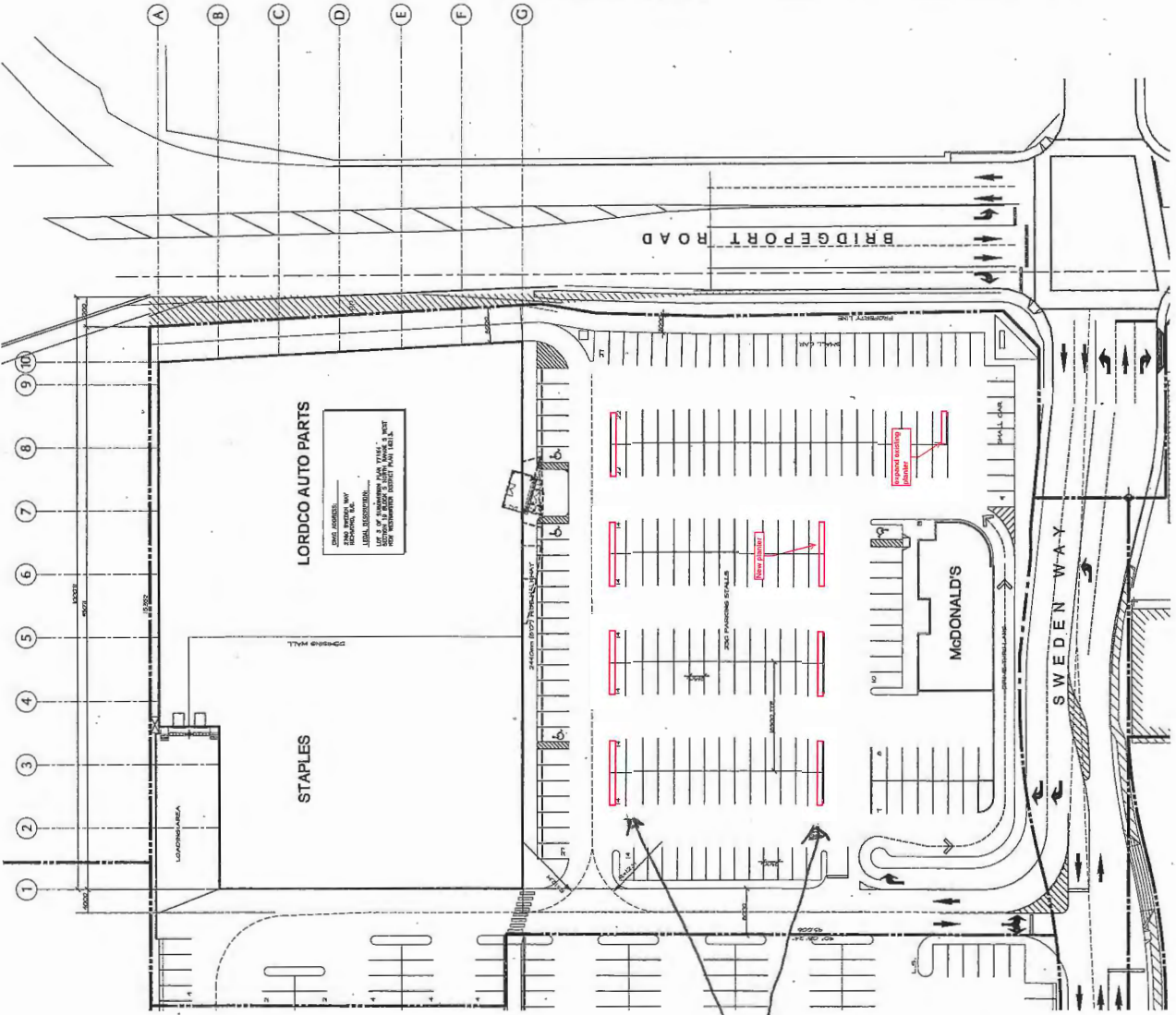
SECTION	AREA (SQ. FT.)	AREA (SQ. M.)	PERCENTAGE
EXISTING			
EXISTING BUILDING AREA	11,111	1,028	100%
EXISTING PARKING	1,111	103	100%
PROPOSED			
PROPOSED BUILDING AREA	11,111	1,028	100%
PROPOSED PARKING	1,111	103	100%
TOTAL			
TOTAL BUILDING AREA	22,222	2,056	100%
TOTAL PARKING	2,222	206	100%

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PRELIMINARY
 ENLARGED SITE PLAN



PRELIMINARY
 ENLARGED SITE PLAN



PROPERTY STATISTICS

PROPERTY STATISTICS	AREA	IN	1/4	1/4	1/4
ZONING:	INDUSTRIAL - MEDIUM DENSITY				
SITE AREA:	1,114,000 SQ. FT.				
BUILDING AREA - EXISTING:	1,114,000 SQ. FT.				
BUILDING AREA - PROPOSED:	1,114,000 SQ. FT.				
TOTAL:	2,228,000 SQ. FT.				
DENSITY:	1.96 SQ. FT. PER SQ. FT.				
PARKING:	2,228,000 SQ. FT.				
ACTING PARKING SPACES:	2,228,000 SQ. FT.				
LEASE REQUIREMENTS:	2,228,000 SQ. FT.				
RESTRICTIVE COVENANT (SQUARE FEET):	2,228,000 SQ. FT.				
SPACING:	2,228,000 SQ. FT.				
BUILDING HEIGHTS:	2,228,000 SQ. FT.				

CNCL - 54

Proposed landscaped islands



ZT 15-710920

Attachment 3

Address: 2760 Sweden Way

Applicant: Pacific Land Resource Group Inc.

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Dayhu Investments Ltd	No Change
Site Size (m²):	1.6754 ha (16,754 m ²)	1.6754 ha (16,734 m ²) net of road dedication along Bridgeport Road
Land Uses:	Industrial and Retail	No Change
OCP Designation:	Mixed Employment	No Change
Area Plan Designation:	Light industrial and certain retail uses	No Change
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1) with amendment to add "Retail, general uses, limited to retail sale of automotive parts and accessories" as a site specific use
Other Designations:	NEF Area 1 A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.35	none permitted
Lot Coverage – Building:	Max. 60%	Approx. 35%	none
Lot Size (min. dimensions):	No Minimum	N/A	none
Setback – Front and Exterior Side Yards (m):	Min. 3.0 m	More than 3.0 m.	none
Setback – Interior Side Yards (m):	No minimum	N/A	none
Height (m):	12 m	10 m	none
Off-street Parking Spaces	237 (full site)	250	none
Tandem Parking Spaces:	permitted	None	none
HC Parking Spaces (for unit only)	3	3	none
Loading Stalls	1 large / 2 medium	1 large / 2 medium	none
Bicycle Parking: (for unit only)	Class 1: 9 Class 2: 10	Class 1: 9 Class 2: 10	none



City of
Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 2760 Sweden Way

File No.: ZT 15-710920

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, the developer is required to complete the following:

1. Dedication of a narrow sliver of land of approximately 20 m² (215 ft²) along a portion of the southern property line adjacent to Bridgeport road to facilitate future road improvements.
2. Submit a Landscape Security to the satisfaction of the Director of Development. The Security is to be based on 110% of the cost estimate covering materials and installation costs provided by the Landscape Architect related to the installation of landscaping islands at the ends of the vehicle parking rows.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submit proof that a minimum of 9 Class One and 10 Class 2 bicycle spaces have been installed in compliance with Zoning Bylaw 8500.

Note:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9503 (ZT 15-710920)
2760 Sweden Way

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following clauses and renumbering Section 12.4.11 Other Regulations in the Industrial Retail (IR1) zone accordingly;

“6. Notwithstanding Section 12.4.11.5, Retail, general uses, limited to retail sale of automotive parts and accessories shall be permitted only at the following site(s):

2760 Sweden Way
P.I.D. 024-886-271
Lot 3 Section 19 Block 5 North Range 5 West New Westminster District Plan LMP47838”

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9503”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER