



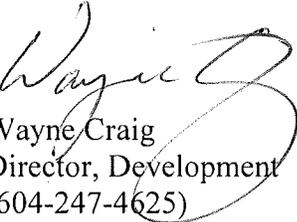
To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 13, 2018
File: ZT 18-840326

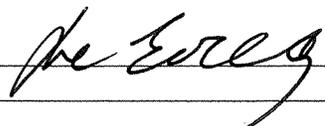
Re: Application by Spring Communication Development Ltd. for a Zoning Text Amendment to the "Pub & Sales (CP1; CP2)" Zone to Permit Restaurant Use at 8320 Alexandra Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9962, for a Zoning Text Amendment to the "Pub & Sales (CP1; CP2)" zone to permit restaurant use at 8320 Alexandra Road, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Spring Communication Development Ltd. has applied to the City of Richmond for permission to amend the “Pub & Sales (CP1; CP2)” zone to add “restaurant” as a site-specific additional use at 8320 Alexandra Road (Attachment 1). The subject site is currently occupied by a single building that has been renovated for restaurant use. The amendment would serve to bring into compliance past business changes that have eliminated pub use and introduced restaurant use.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Alexandra Road, commercial buildings with parking on property zoned “Auto-Oriented Commercial (CA)”.

To the South: Across Alderbridge Way, Lansdowne Mall with parking on property zoned “Auto-Oriented Commercial (CA)” and an amendment application to the Official Community Plan (OCP) to adjust land use boundaries (pending approval) to facilitate the future redevelopment of the site to a mixed use neighbourhood (CP 15-717017).

To the East: Commercial buildings with parking on property zoned “Auto-Oriented Commercial (CA)”.

To the West: Vacant lots on property zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial (COM)” and the City Centre Area Plan designation for the subject site is “Urban Centre T5 (25m)”. The development proposal is consistent with these designations and the Aberdeen Village (2031) Land Use Map (Attachment 3) as “Urban Centre T5 (25m)” specifically allows for restaurants.

Public Consultation

A Zoning Text Amendment sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Zoning Text Amendment

The subject site is currently zoned “Pub & Sales (CP1)”, which permits neighbourhood public house as a permitted use, but does not permit a restaurant. The Homestead Pub opened at the location in 1988. However, since 1998 a licensed restaurant has been in operation. The applicant wishes to continue the primary use of the building as restaurant as it has been for the last years 10 years. This application seeks to add restaurant as a permitted use to reflect the historic use of the site. The purpose of the proposed Zoning Text Amendment application is to amend the “Pub & Sales (CP1; CP2)” zone to permit “restaurant” as an additional use specific to the subject site. No additional commercial services or retail activities are proposed.

Existing Site Context

There is a one-storey cottage style building with a prominent roof profile on the property that is setback from the street and surrounded by parking.

Vehicular access to the subject site is provided via the existing driveway crossing on Alexandra Road. Ongoing access in this manner is acceptable to the City’s Transportation department. The subject site provides ample amount of parking with 53 parking stalls; well over the minimum requirement of 19 stalls for a restaurant of this size in the City Centre under Richmond Zoning Bylaw 8500.

The existing landscaping setback is also in compliance with Richmond’s Zoning Bylaw 8500.

No changes are proposed to the exterior of the existing building at this time. A copy of the current site plan and floor plans are provided as Attachment 4.

Site Servicing and Frontage Improvements

There are no site servicing concerns and no frontage improvements are required for this property at this time given the nature of the application. In the future, road dedication, frontage improvements and other site securing requirements will be required where the property is redeveloping, in accordance with the City Centre Area Plan.

Financial Impact

None.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the “Pub & Sales (CP1; CP2)” zone to add “restaurant” as a site-specific additional use on the property at 8320 Alexandra Road. The amendment will bring the proposed restaurant use into compliance with current zoning regulations.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

There are no rezoning considerations associated with this Zoning Text Amendment application.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9962 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

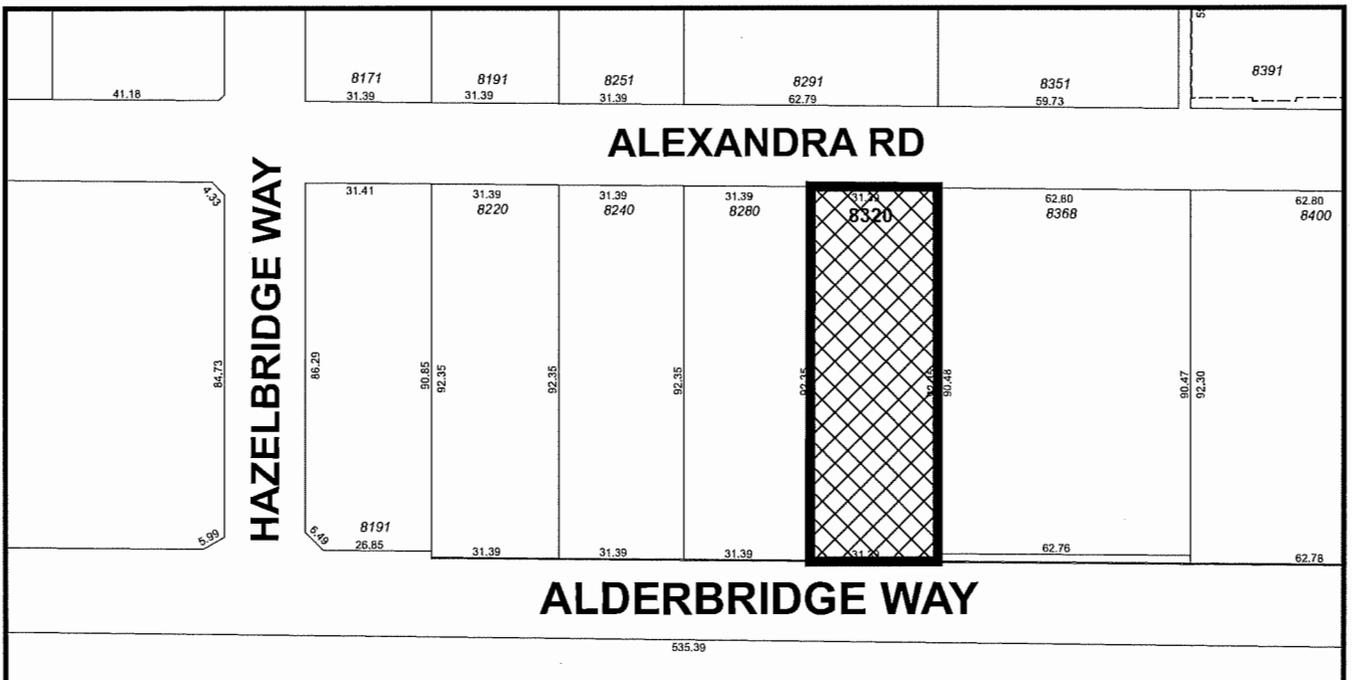
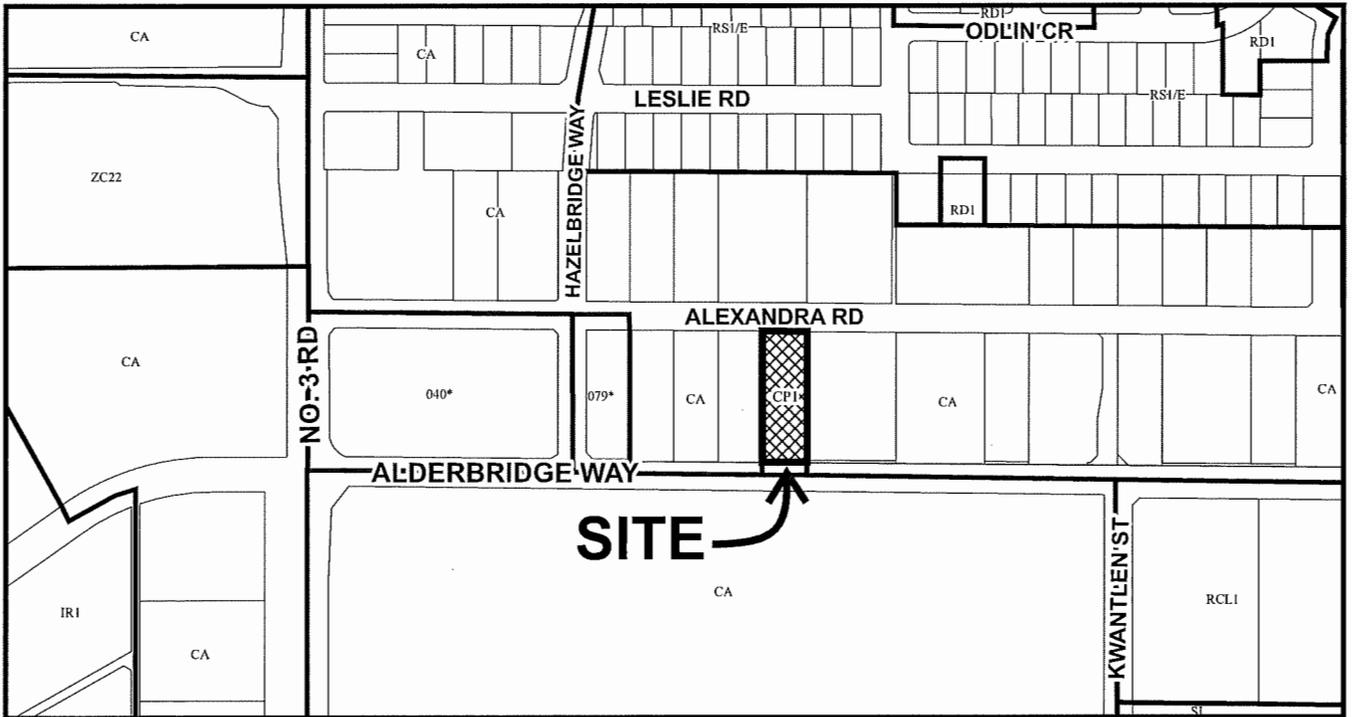
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Attachment 1: Location Map & Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Aberdeen Village (2031) Land Use Map
Attachment 4: Site Plan and Building Plans



City of Richmond

ATTACHMENT 1



	<h2>ZT 18-840326</h2>	<p>Original Date: 10/30/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond

ATTACHMENT 1



ZT 18-840326

Original Date: 10/30/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 234



ZT 18-840326

Attachment 2

Address: 8320 Alexandra Road

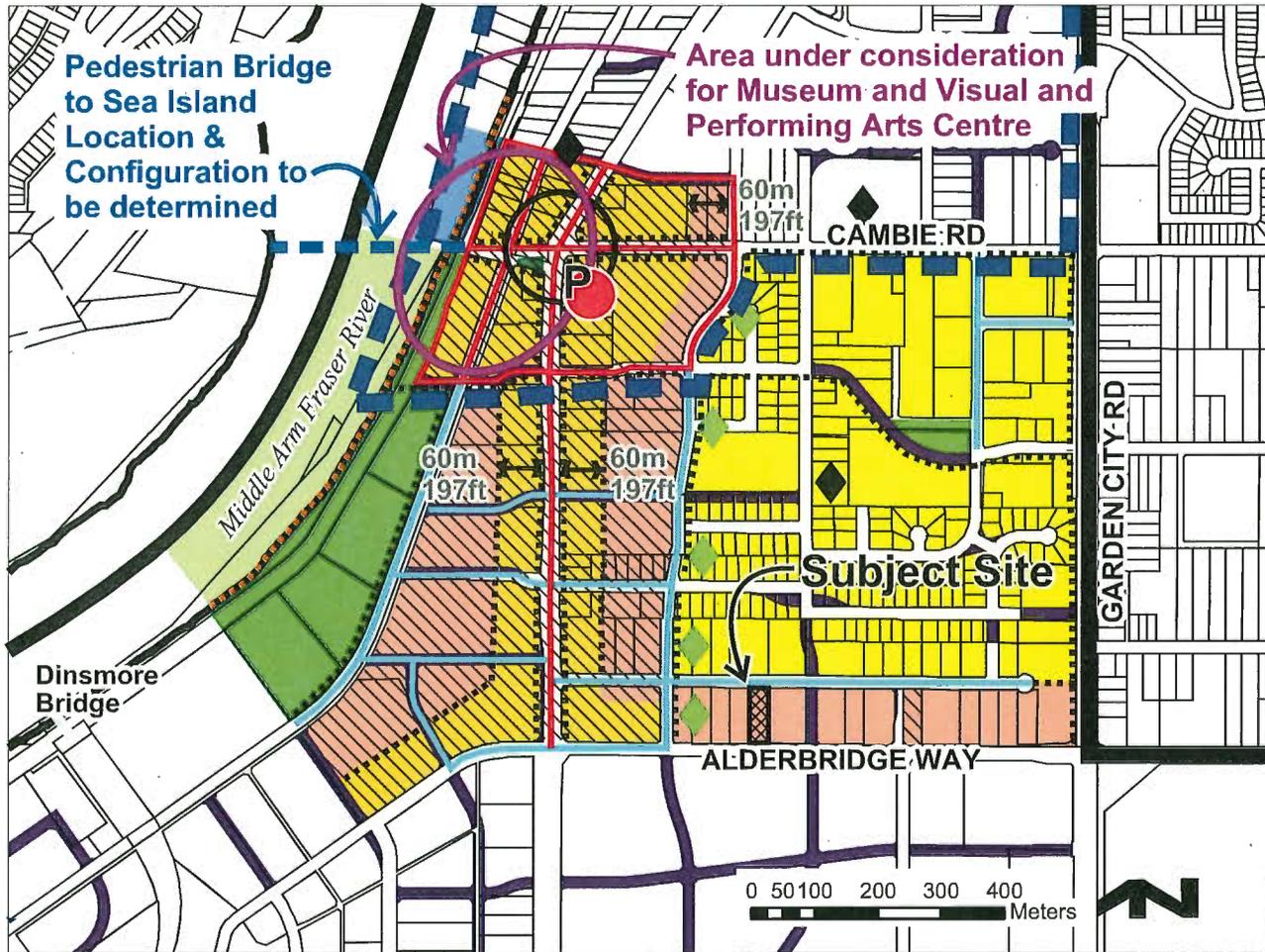
Applicant: Spring Communication Development Ltd.

Planning Area(s): City Centre Area Plan

	Existing	Proposed
Owner:	Spring Communication Development Ltd.	No change
Site Size (m²):	2899 m ²	2899 m ²
Land Uses:	Pub & Sales (CP1)	Pub & Sales (CP1) & restaurant specific to 8320 Alexandra Rd
OCP Designation:	Commercial	No change
Area Plan Designation:	City Centre Area Plan	No change
Zoning:	Pub & Sales (CP1)	Pub & Sales (CP1) & restaurant specific to 8320 Alexandra Rd

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	0.35 allowed 1015 m ² 0.21 actual 620 m ²	none permitted
Lot Coverage (% of lot area):	15.4%	15.4%	none
Lot Size:	2899 m ²	2899 m ²	none
Off-street Parking Spaces – Total:	19	53	none

Specific Land Use Map: Aberdeen Village (2031) Bylaw 8728
2011/07/26



Notes: ALL LANDSCAPE DESIGN SHALL BE PROVIDED BY LANDSCAPE ARCHITECT

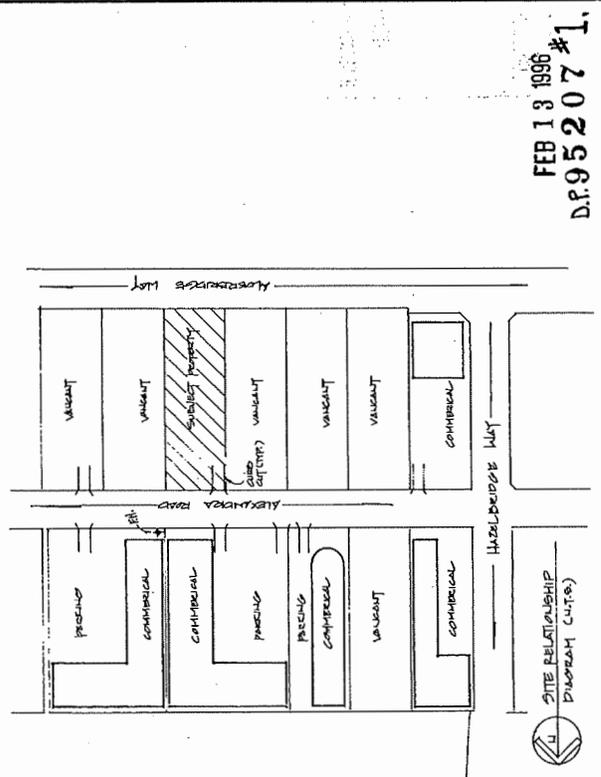
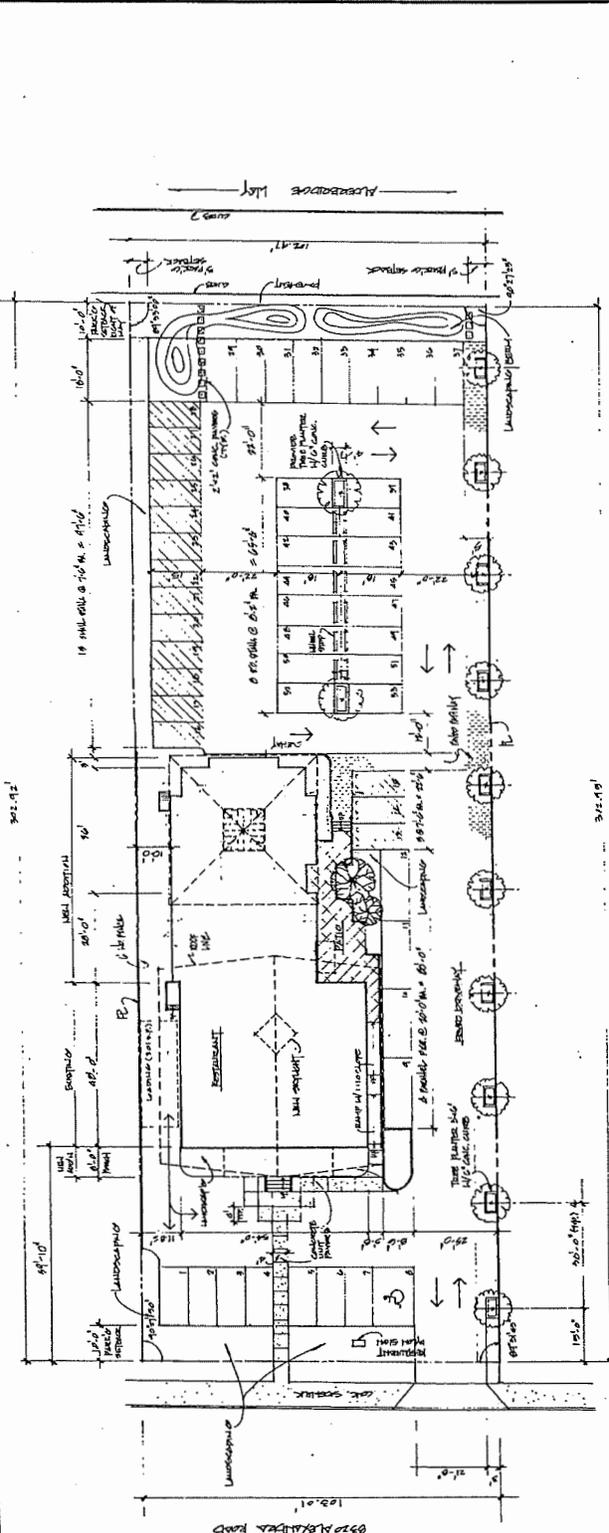
LEGEND:
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 [Symbol] EXISTING PAVEMENT 10' x 8' 2"

DATE: 07/10/96
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN

PROJECT TITLE: HIGHWAY PUB
 8320 ALEXANDRIA ROAD, RICHMOND, BC
 DRAWING TITLE: SITE PLAN & EXISTING + PROPOSED LANDSCAPE DESIGN

PROJECT NO.: 91258
 DATE: 07/10/96
 SCALE: AS SHOWN
 DRAWING NO.: A 1

ANDREW CHEUNG ARCHITECTS INC.
 ARCHITECTURE URBAN DESIGN INTERIORS
 1100 WEST BROADWAY, TORONTO, ONT. M6E 1B5



FEB 13 1996
 D.P. 95207 #1

SITE PLAN
 1/8" = 1'-0"

SITE STATISTICS:
 LEGAL DESCRIPTION: LOT 4 S.E. 1/4 BLOCK 88 RANGE 6W
 N.W. 1/4 47A
 CIVIC ADDRESS: 8320 ALEXANDRIA ROAD, RICHMOND, BC
 ZONING CLASSIFICATION: NHP (NEIGHBORHOOD PUB DISTRICT)
 SITE AREA: 31,009 S.F.
 BUILDING AREA ALLOWED: 31,009 S.F. X .37% = 10,623 S.F.
 BUILDING AREA PROPOSED: 10,623 S.F. + 2,444 S.F. (ADDITION GROUND FLOOR) + 2,444 S.F. (EXISTING SECOND FLOOR) = 15,511 S.F.
 TOTAL: 15,511 S.F.

CUSTOMER PARKING REQUIRED: 53 STALLS
 CUSTOMER PARKING PROPOSED: THE PUB - 25
 THE RESTAURANT - 28
 TOTAL = 53 (with 1 P.C. stall included)

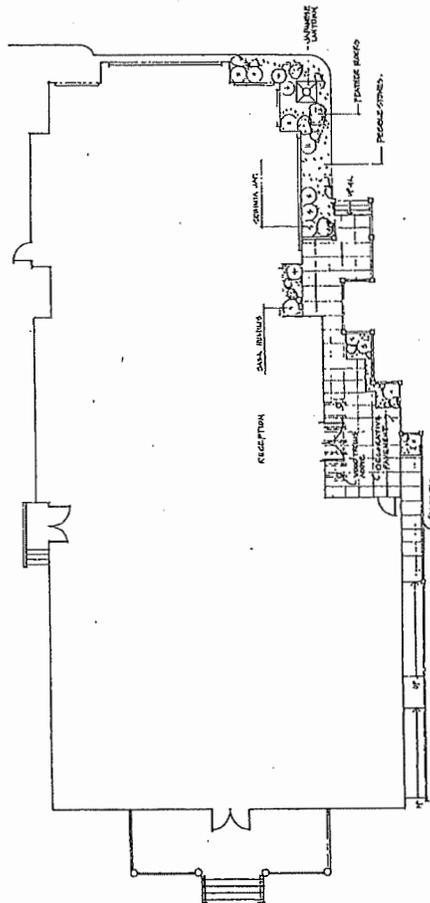
BUILDING HEIGHT ALLOWED: 28.5 FT
 BUILDING HEIGHT PROPOSED: 28.0 FT

I HEREBY CERTIFY this to be a true and correct copy of
 01/13/96
 approved by Richmond Council
 01 MAR 11 1996
 SUSAN M. BROWN
 Deputy City Clerk

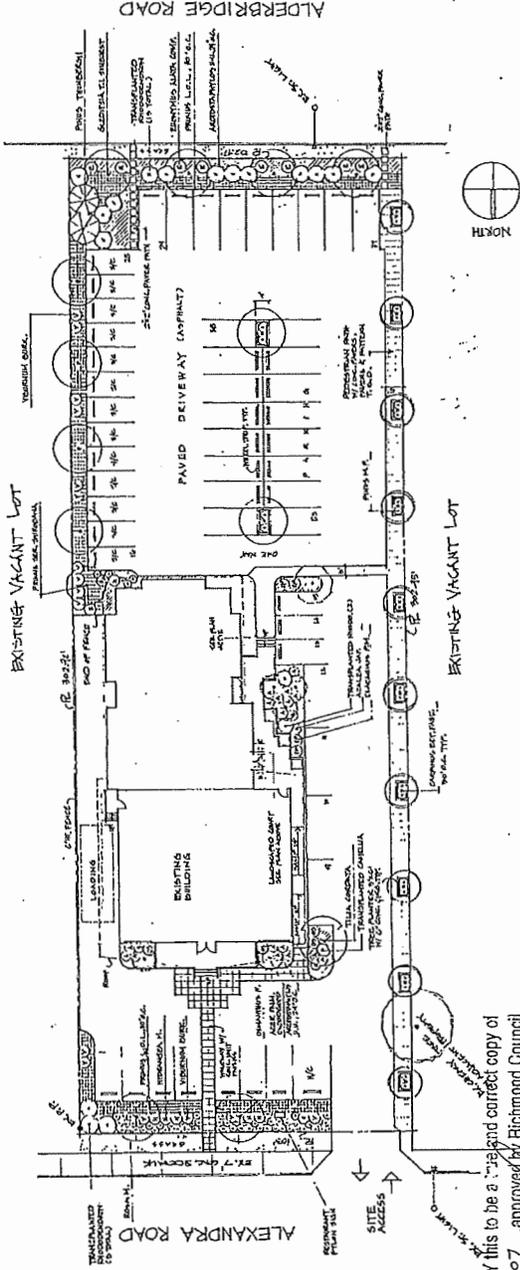
1	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
2	CLIENT: ANDREW GRIFFING ARCHITECTS INC.	ADDRESS: 6800 ALBANY RD., RICHMOND, VA 23220
3	DESIGNER: ANDREW GRIFFING ARCHITECTS INC.	PHONE: 703-377-9180
4	SCALE: AS SHOWN	DATE: 11/13/96
5	PROJECT NO.: 96-001	PROJECT NAME: HOMESTEAD PUB.
6	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
7	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
8	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
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18	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
19	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.
20	DATE: 11/13/96	PROJECT: HOMESTEAD PUB.

FEB 13 1996
 DP 95207#2

NO.	SYMBOL	PLANT LIST	PRELIMINARY	PLANTING
1	(Symbol)	ACER PLATANUS		
2	(Symbol)	ALNUS INCANA		
3	(Symbol)	AMELANORUS		
4	(Symbol)	ASPEN		
5	(Symbol)	BETULA		
6	(Symbol)	CORNUS		
7	(Symbol)	FRAXINUS		
8	(Symbol)	GLABRA		
9	(Symbol)	QUERCUS		
10	(Symbol)	SPICEWOOD		
11	(Symbol)	STYRACIA		
12	(Symbol)	TAXUS		
13	(Symbol)	ULMUS		
14	(Symbol)	YUCCA		
15	(Symbol)	ZELKOVIA		



LANDSCAPED COURTYARD
 107-11-05



I HEREBY CERTIFY this to be a true and correct copy of
 2243 600 95-207 approved by Richmond Council
 on MAR 11 1996
 SUSAN M. BROWN
 Director of Public Works

MATERIALS SCHEDULE

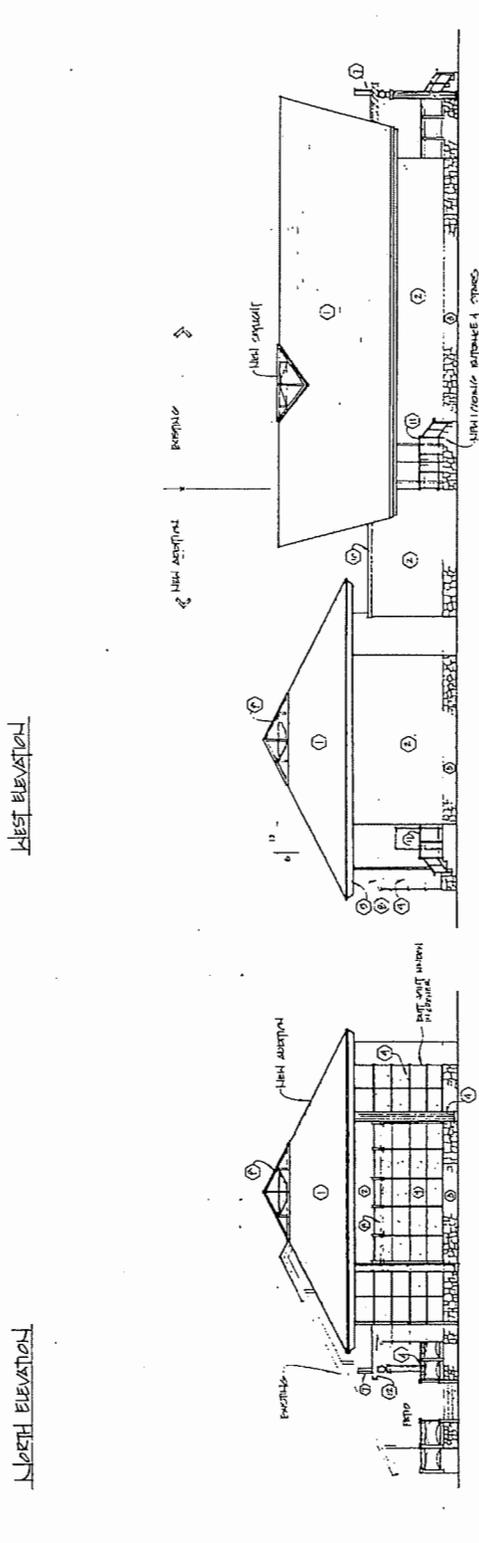
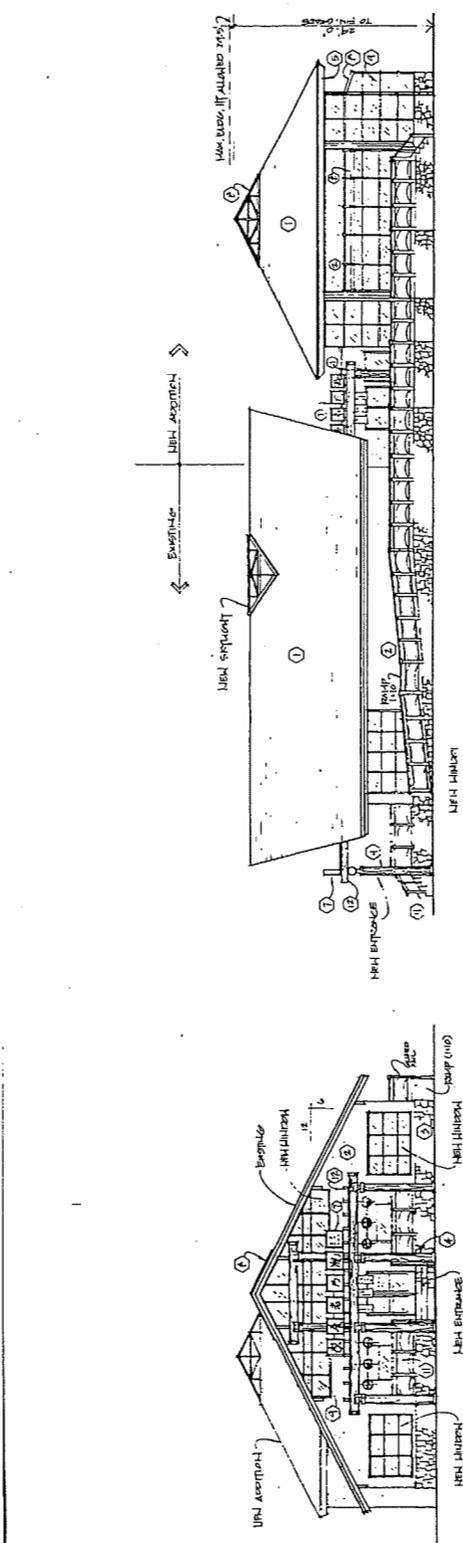
- ① CEDAR SHINGLE (18" MIN BATT)
- ② SLATE
- ③ STAIN (18" MIN BATT)
- ④ HARD CLAY TILE (18" MIN)
- ⑤ HARD METAL BRASS (18" MIN)
- ⑥ TILE BATT
- ⑦ STAINLESS
- ⑧ INSULATED ALUM. PANELS
- ⑨ FIBERGLASS INSULATION
- ⑩ HARD CLAY TILE
- ⑪ HARD METAL

D.P. McNeal
 1500 N. 10th St.
 PHOENIX, AZ 85016
 602-251-1111

Scale: 1/8" = 1'-0"
 Date: 7.10.95

ANDREW CHEUNG ARCHITECTS INC.
 ARCHITECTURE URBAN DESIGN INTERIORS
 1000 N. 10th St., Suite 100
 PHOENIX, AZ 85016
 602-251-1111

PROJECT NO. 95-30
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 DRAWING NO. A 3



DATE: JAN 29 1996
 095207#3

HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF
 P 343 FOR 95-207 approved by Richmond Council
 on MAR 11 1996

[Signature]
 SUSAN M. BROWN
 Deputy City Clerk
 Authorized Signatory



Richmond Zoning Bylaw 8500
Amendment Bylaw 9962 (ZT 18-840326)
8320 Alexandra Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.6 [Pub & Sales (CP1; CP2)] by deleting Section 10.6.3 and by replacing it with the following:

10.6.3 A. Secondary Uses
• retail liquor 1

10.6.3 B. Additional Uses
• restaurant

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.6.11 by inserting a new Section 10.6.11.2 as follows, and renumbering the remaining subsections accordingly:

2. A restaurant is only permitted on the following listed site:
a) 8320 Alexandra Road
P.I.D. 001-853-236
Lot 47 Section 33 Block 5 North Range 6 West
New Westminster District Plan 6979

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9962".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER