



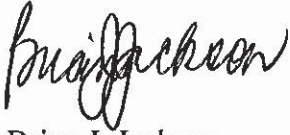
**To:** Planning Committee **Date:** August 23, 2011  
**From:** Brian J. Jackson  
Director of Development **File:** RZ 11-561611  
**Re:** **Application by Abbarch Architecture Inc. to amend the Generalized Land Use Map and the Land Use Map to the East Cambie Area Plan of the Richmond Official Community Plan to designate previously undesignated portions of their site to "Commercial" and to Rezone 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1) to Auto Oriented Commercial (CA)**

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**Staff Recommendation**

1. That Bylaw No. 8807 to amend the Official Community Plan Bylaw No. 7100 to facilitate the use of the subject properties for Auto Oriented Commercial as follows:
  - a) Schedule 1, Attachment 1 (Generalized Land Use Map), redesignate 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from "undesignated highway" to "Commercial"; and
  - b) Schedule 2.11B (East Cambie Area Plan), repeal the existing Land Use Map and replace it with "Schedule A attached to and forming part of Bylaw 8807" to redesignate 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) to "Commercial";be introduced and given first reading.
2. That Bylaw No. 8807, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8807, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

4. That Bylaw No. 8808, for the rezoning of 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from "Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1)" to "Auto Oriented Commercial (CA)", be introduced and given first reading.



Brian J. Jackson  
Director of Development

BJ:dcB  
Att. 4

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Abbarch Architecture Inc. has applied to the City to amend the Generalized Land Use Map and the Land Use Map to the East Cambie Area Plan of the Official Community Plan to designate previously undesignated portions of their site to “Commercial” and to Rezone 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) from Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1) to Auto Oriented Commercial (CA). The site is proposed to be used for a Mini Cooper Automobile Dealership. A consolidation plan has been received by the City which will ultimately consolidate all the lots into one parcel.

### Findings of Fact

The subject property has been used by the proponent for vehicle sales and storage. A portion of the site has, and will continue to be used for a fast food restaurant (McDonalds). Various easements exist on title to ensure the access and parking rights associated with the restaurant use and these have been factored into the redevelopment planning for the site. As the operator of the car dealership is seeking to expand and upgrade the operation it is necessary to amend the Official Community Plan and the site Zoning to reflect the use.

The development proposal is to replace two previous (already removed) buildings on the site with a single new 1,806.87 m<sup>2</sup> (19,448.85 ft<sup>2</sup>) building for the Mini Dealership. A second 527.45 m<sup>2</sup> (5,677.29 ft<sup>2</sup>) existing building will be modified for use in vehicle preparation and detailing (PDI Centre).

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

### Surrounding Development

To the North: On the north side of Cambie Road are offices on a site zoned Industrial Business Park (IB1) and a motel business on a site zoned Auto Oriented Commercial (CA).

To the East: A Holiday Inn hotel (Jordan Hotel Corp.) on a parcel zoned Auto-oriented Commercial (CA) and Gas & Service Stations (CG1) and the BMW dealership on a site zoned Auto-oriented Commercial (CA).

To the South and West: An on-ramp to Highway 99 from Shell Road and Highway 99 itself.

### Related Policies & Studies

#### *Nearby Rezoning and Development Permit Amendments*

Council approved the Rezoning and issued a Development Permit for the BMW automobile dealership to the east of the subject site in November 2005 (RZ04-277643) (DP 05-302568).

#### *Official Community Plan Amendments*

The Official Community Plan amendments are required to re-designate portions of the site which were previously held as road by the Provincial Government but were subsequently surplus and

sold as lots. The lots have been in use by the applicant for vehicle parking and internal roadways for a number of years. The proposed use will be identical to the uses that have been occurring on these lots. As Provincial road lands these properties were not provided with use designations under the City's existing Official Community Plan.

## **Consultation**

### *Official Community Plan Consultation*

No special consultation process was undertaken for the proposed re-designations of the former road parcels to "Commercial" designations as there are no immediate neighbours to these lots apart from the applicant and the proposed use is essentially identical to the existing use of these lots. To time of writing, no comments have been received from the public with regard to the proposed OCP amendment or the Rezoning. A Public Hearing will be undertaken as part of the OCP and Rezoning approval process. Pursuant to OCP Bylaw Preparation Consultation Policy 5043 staff have consulted with the Ministry of Transportation and Infrastructure (MOTI) on this application. MOTI's responses appear below. No other consultations were deemed necessary per Policy 5043.

### *Ministry of Transportation and Infrastructure (MOTI) Consultation*

As the subject properties are within immediate proximity to a Provincial Highway, the Rezoning application was referred to the Ministry for review. No objections were raised by MOTI however the following conditions were identified:

1. Pursuant to Section 16 of the Transportation Act any installation which may distract a vehicle operator including development signage or lighting shall not be directed toward Highway 99.
2. All storm water to be directed to a municipally maintained storm drainage system. Development discharge will not be permitted to enter the Provincial highway right-of-way via pipe or overland drainage channel.
3. The supply and installation of a 1.8 meter high chain link fence located at the property line along the entire frontage with Highway 99.
4. No parking on the highway right-of-way.
5. No direct access to Highway 99.
6. No landscaping or associated works on the highway right-of-way.

These elements have been preliminarily reviewed for compliance through the Rezoning process. As is detailed later in this report the rezoning conditions will include a requirement for a covenant to be registered on title which will restrict access and egress for the consolidated site via the intersection at Cambie Rd. and St. Edwards Drive. Staff will continue to work with the applicant to ensure these conditions are appropriately addressed through the Development Permit design review process.

### *Site Profile Review*

The BC Ministry of Environment has advised that the site profile submitted by the applicant has been accepted and has been sent to the Provincial Site Registrar. No further action or concerns have been required by the Province.

## **Staff Comments**

No significant concerns have been identified through the technical review.



## **Analysis**

### *Tree Inventory*

A tree inventory and Arborist's report were submitted and reviewed by the City's Tree Protection staff.

Based upon the submissions City staff have recommended the retention of six on-site under-sized (non-bylaw) trees along the Cambie Road frontage and the retention of 10 off-site bylaw sized Conifer trees in the Ministry of Transportation and Infrastructure (MOTI) owned lands between the Cambie Rd. overpass and the subject property adjacent to the PDI building. The retention or removal of these trees will be addressed in the Development Permit design review and, if necessary, with additional discussions with MOTI staff. Any tree removals will result in tree replacement/compensation measures.

### *Storm and Capacity Analysis*

Engineering staff have reviewed the storm and capacity analysis reports submitted by the applicant's engineers. Based on the submission that there are no storm or sanitary upgrades required. Several upgrades have been identified by Transportation staff. As these improvements are of a relatively minor nature staff have determined that they can be addressed through a City Work Order rather than through a Servicing Agreement. The applicant will be responsible for designing and payment for these works prior to Building Permit issuance.

Directly addressing the MOTI's concerns regarding storm drainage onto MOTI lands, Richmond's standard requirement is for property's storm drainage to be collected on site and discharged into the City's storm system where these facilities exist. The subject site will be required to have its storm drainage connected to the City's system.

### *Transportation*

Transportation staff have indicated that two corner cuts are required at the Cambie Rd./St. Edwards intersection to provide for future corner improvements. The corner cuts are both on the south-west side of the intersection and are both 1.5m wide by 1.5m deep.

Additional requirements have been identified for design and construction of a 1.5m concrete sidewalk with a 1.5m landscaped boulevard within the existing 2.2m sidewalk/lighting strip fronting Cambie Road from the intersection curb return and matching existing sidewalk beginning of the Cambie overpass structure. A minimum 0.6m landscaping strip is to be maintained between the back of the new sidewalk and the existing McDonalds drive-thru aisle.

Upgrading of the existing signals are also required at the Cambie Rd. St. Edwards Drive intersection with accessible audible pedestrian signals and internally illuminated street name signs (IISNS) on all approaches.

Both the sidewalk improvements and the signal upgrades will be addressed via the aforementioned City Work Order. Design and payment will be the applicant's responsibility.

### *Lot Consolidation and Highway 99 Access Restriction*

The Rezoning conditions for this application required the consolidation of 10600, 10700 Cambie Road and Parcel C (PID 026-669-404) into one parcel and an access covenant will be required to

restrict direct vehicle access to Highway 99. This directly responds to MOTI's condition that no access be provided to Highway 99. The applicant has been advised that they will need to discharge an existing covenant on title (BB105700) which would otherwise require the inclusion of a fourth parcel with the site consolidation. Staff have been informed that MOTI and the property owner have reached an agreement that will allow the discharge of this covenant to occur.

#### *Flood Covenant*

The subject property is located within the 2.9m GSC Area A Flood Plain Designation. New construction exceeding 25% of building area will be required to achieve habitable floor elevations of either 2.9m GSC or 0.3m above the highest elevation of the crown of the adjacent Cambie Road. As the immediate frontage to the site is a graded slope that rises up toward the Cambie Road / Highway 99 overpass the City's Engineering staff have reviewed the typical grades in the broader area to determine a suitable elevation from which to apply the Flood Protection Bylaw for the subject site. Based upon this assessment it was determined that 2.1m GSC would be a workable floor elevation for the new Mini Dealership building and would be compatible with the grade of the existing PDI building. Based upon Engineering's analysis, the 2.1m GSC elevation for the new Mini building conforms with the City's Flood Protection Bylaw. Existing building elevations will not be affected and can remain at their current elevations.

A flood covenant will be required to be registered on title as a condition of Rezoning.

#### *Aircraft Noise Covenant*

The subject property is located within Area 2 (High Aircraft Noise Area) under the Aircraft Noise Sensitive Development Policy. All uses except new Single Family Residential may be considered within Area 2. The proposed use (i.e. auto dealership) is considered a non-aircraft noise sensitive development and there are no specific noise mitigation measures required under the OCP Policies.

An aircraft noise indemnity covenant will be required to be registered on title as a condition of Rezoning.

#### *Site and Landscaping Plans*

A preliminary landscape plan is included with the Rezoning submission. As much of the site was under pre-existing use staff are aware that full compliance with the Zoning Bylaw in terms of achieving full landscaping setbacks will not be possible. As noted below, a variance will likely be required for the landscaping setbacks. Staff will work with the applicant through the Development Permit review to reduce the variances to the extent possible. The applicant has indicated that they are working on a sustainability package that will be part of their Development Permit.

#### *Public Art*

The applicant has consulted with the City's Public Art Planner and has proposed incorporating two green wall features into the building design. The proposed green wall features are vertical panels mounted on the outside façade of the buildings and covered with vegetation in an artistic arrangement. Staff will review the proposal in more detail through the Development Permit process to ensure compatibility with other on and off-site elements.



*New Vehicle Delivery*

Although the applicant has provided truck turning radius and travel path information for the site, they have also indicated that all the new vehicles to be delivered to the dealership will be brought to the BMW Dealership at 10780 Cambie Road then driven to the dealership.

*Development Permit*

The proposed development is required to undergo a Development Permit design review. On the basis of the Rezoning submission, the following development variances are anticipated and will be reviewed through the Development Permit process:

- A reduction in the minimum aisle width from 7.5m to 7.0m. This will apply to only a single pinch point on the site. All the remaining drive aisle will meet City standards.
- A reduction in the 3.0m wide landscaped area requirements adjacent to public roads (will vary to zero).
- A reduction in the parking setbacks from a lot line which abuts a road from 3m to 0m.

Staff anticipate that adjustments may be made to these variances and alternative measures, such as Transportation Demand Management (TDM) responses may be considered for this site.

The Development Permit review will also specifically address the proposed dealership's identification signage for the development. The Advisory Design Panel will be asked to review and comment, if necessary, on the proposed identification signs. The development proposal includes three main identification signs one of which will face Highway 99. Inclusion within the Development Permit review process will expedite Sign Bylaw reviews and approvals. It is noted, however, that Provincial regulations may over-ride local government approvals for signage impacting Highway 99.

**Financial Impact or Economic Impact**

There are no financial or economic impacts to the City as a result of this project.

**Conclusion**

Staff have reviewed the technical aspects related to the application for Rezoning of 10600, 10700 Cambie Rd. and Parcel C (PID 026-669-404). While there are a number of issues yet to be fully resolved, staff are confident that these can be adequately addressed through the Development Permit review process. Staff are recommending support for the proposed Rezoning application.



David Brownlee  
Planner 2

DCB:cas

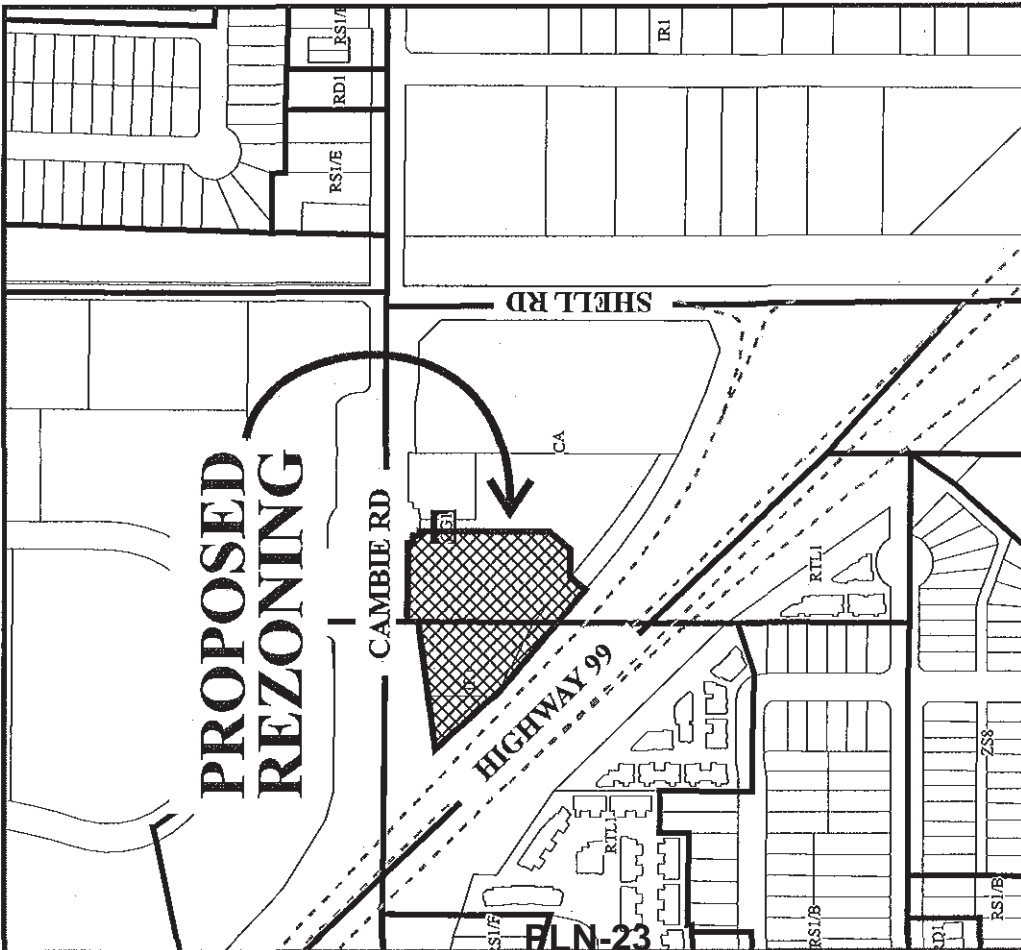
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations Concurrence





# City of Richmond

# PROPOSED REZONING



# CAMBIERD

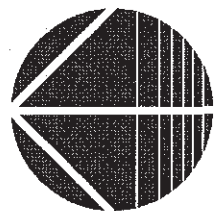
**HIGHWAY 99**

Original Date: 02/11/11

Revision Date:

Note: Dimensions are in METRES

RZ 11-561611







RZ 11-561611

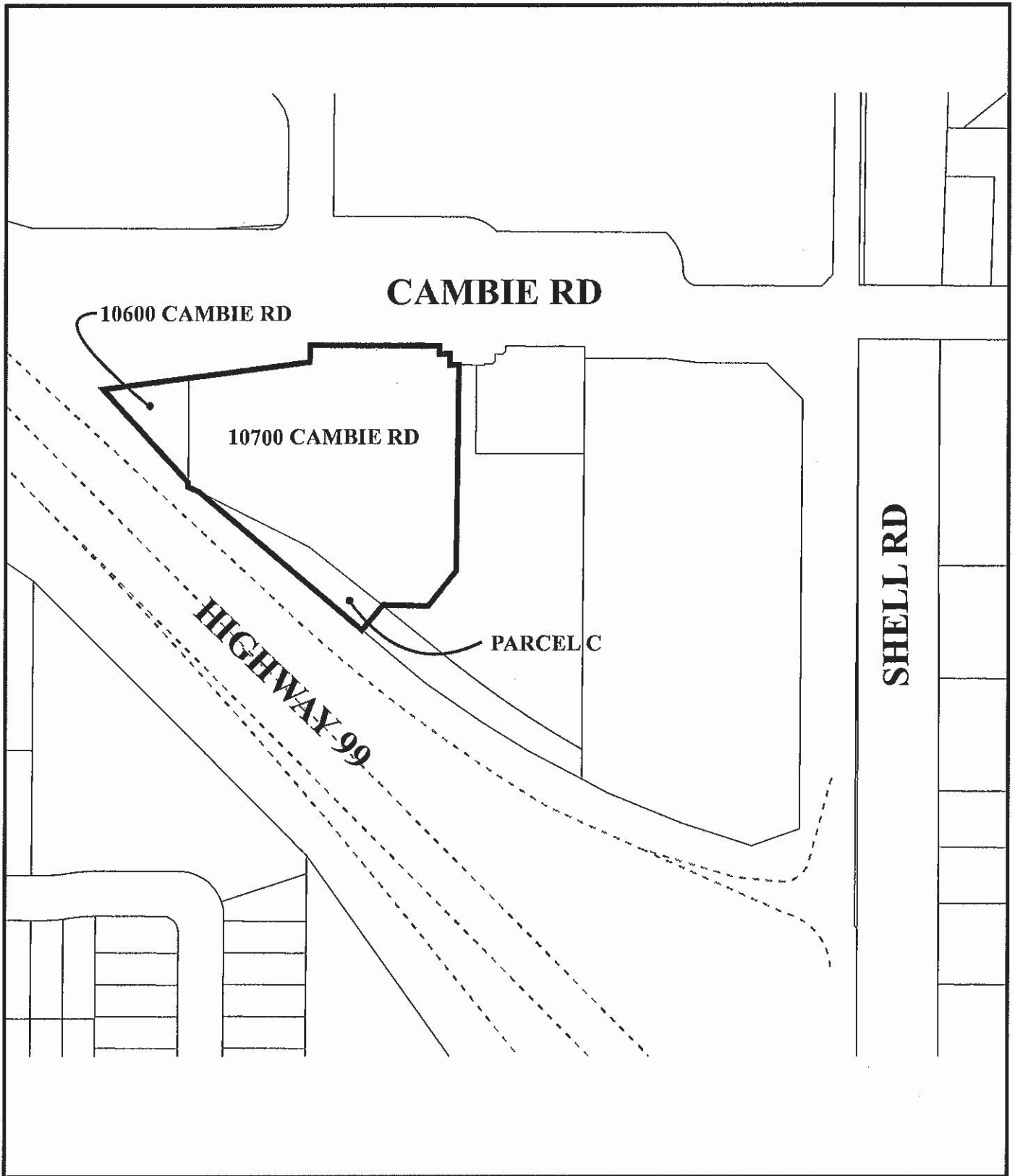
PLN-24

Original Date: 02/11/11

Revision Date:

Note: Dimensions are in METERS





## Subject Property Map

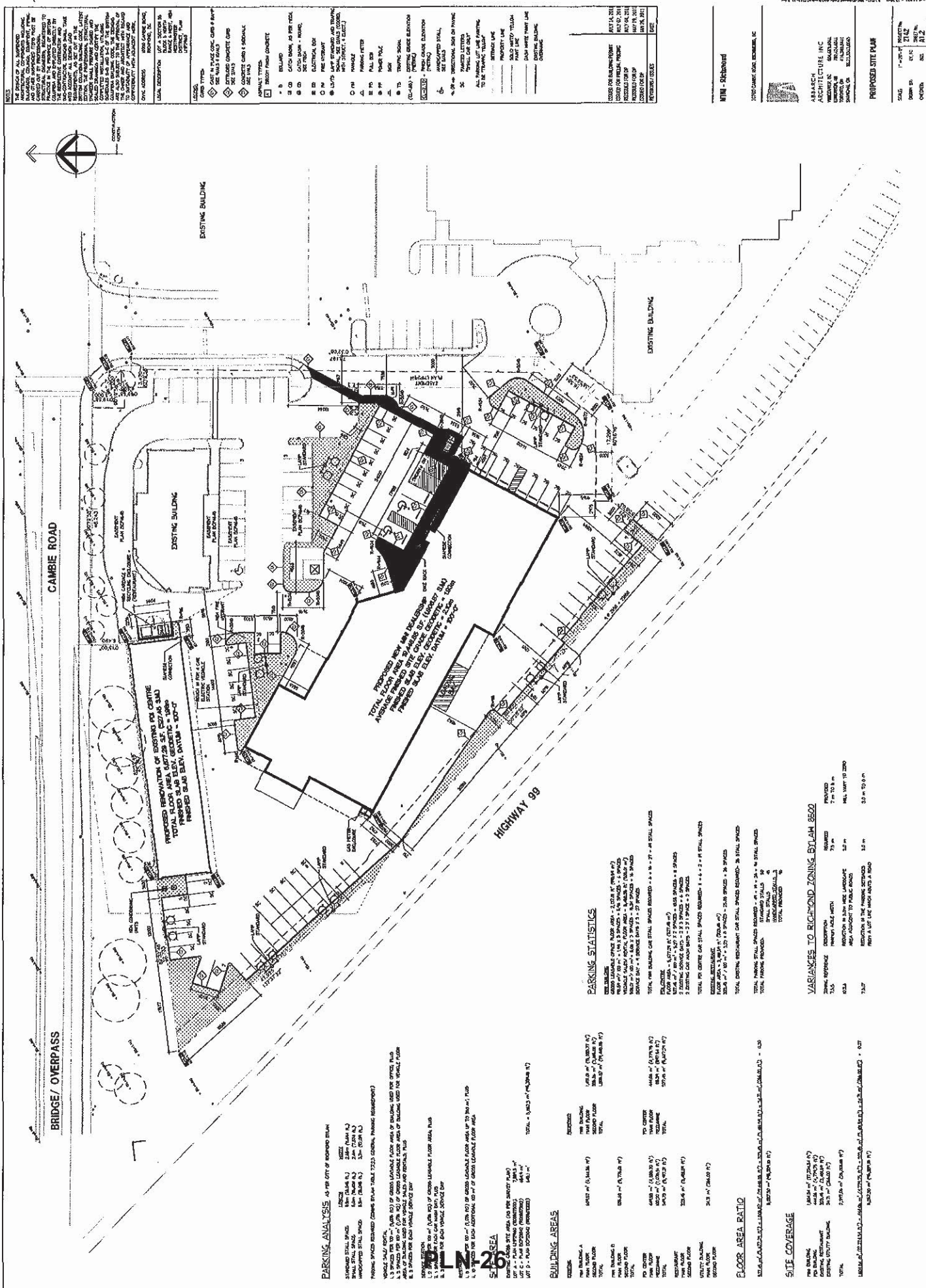
PLN-25

Original Date: 08/22/11

Revision Date:

Note: Dimensions are in METRES







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	RECEIVED FBI WFO APR 13 2011	JACK

10700 CAMBIE ROAD, BIRMINGHAM, AL

**PROPOSED MINT ELEVATIONS**

3346	177-1-24	PROJECT No
DRUM #1	17.12	2742
CHD003	105	SHEET No.
		34.1



[illegible]

**Figure 1**









# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 11-561611**

**Attachment 3**

Address: 10600, 10700 Cambie Road and Parcel C (PID 026-669-404)

Applicant: Abbarch Architecture Inc.

Planning Area(s): East Cambie

	Existing	Proposed
<b>Owner:</b>	Pacific Grove Plaza Inc.	same
<b>Site Size (m<sup>2</sup>):</b>	8857.3 m <sup>2</sup> combined over 3 lots	same but consolidated
<b>Land Uses:</b>	Automobile Dealership and Restaurant	Same
<b>OCP Designation:</b>	Commercial Two lots (10600 Cambie and Parcel C PID 026-669-404) without OCP designation (former MOTI road parcels)	Commercial
<b>Area Plan Designation:</b>	Commercial Two lots (10600 Cambie and Parcel C PID 026-669-404) without OCP designation (former MOTI road parcels)	Commercial
<b>Zoning:</b>	Auto Oriented Commercial (CA), Gas & Service Stations (CG1) & Industrial Retail (IR1)	Auto-oriented Commercial (CA)
<b>Other Designations:</b>	NEF area 2	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.30	none permitted
Lot Coverage – Building:	Max. 50%	27%	none
Lot Size (min. dimensions):	NA	NA	none
Setback – Front and Exterior Side Yard (m):	Min. 3.0 m	Frontage: 7.5 m Exterior Side: 0 m pre-existing	none
Setback – Interior Side & Rear Yards (m):	Min. 3.0 m	Interior Side: 7.535 m Min. Rear Min. 7.75 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12.0 m	11.6 m max	none
Off-street Parking Spaces	94	Total 98 including: 50 Std. Stalls 45 Sm Stalls 3 Handicapped Stalls	none
Tandem Parking Spaces	allowed	6 stalls	none
Loading Spaces	1 medium	1 medium	none
Minimum Aisle Width	7.5m	7 to 8 m reduction applies to one location only	variance
Width of Landscaping Adjacent to Public Roads	3.0m	Will vary to zero	variance
Parking Setbacks From Lot Line Adjacent to Public Roads	3.0m	3.0m to zero	variance



**Rezoning Considerations**  
**10600, 10700 Cambie Road and Parcel C (PID 026-669-404)**  
**RZ 11-561611**

Prior to final adoption of Zoning Amendment Bylaw 8808, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8807.
2. Provincial Ministry of Transportation & Infrastructure approval.
3. Consolidation of all the lots into one development parcel.
4. In conjunction with the consolidation plan, provide two, 1.5m wide by 1.5m deep corner cut road dedications along the west side of the Cambie Rd. and St. Edwards Dr. intersection.
5. Registration of a legal agreement on title of the consolidated parcel ensuring that the only means of vehicle access and egress to the site is at the Cambie Road and St. Edwards Drive intersection and that there be no vehicle access/egress to Highway 99 or the adjacent on-ramp to Highway 99.
6. Registration of an aircraft noise indemnity covenant on title.
7. Registration of a flood covenant on title.
8. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of an acceptable design and payment for the construction of frontage and signalization improvements outlined in the Rezoning Report to Council (REDMS 3243437). Works include, but may not be limited to, a 1.5m concrete sidewalk with a 1.5m landscaped boulevard within the existing 2.2m sidewalk/lighting strip fronting Cambie Road from the intersection curb return and matching existing sidewalk beginning of the Cambie overpass structure. A minimum 0.6m landscaping strip is to be maintained between the back of the new sidewalk and the existing McDonalds drive-thru aisle. Upgrading of the existing signals at the intersection of Cambie Road and St. Edwards Drive with accessible audible pedestrian signals and internally illuminated street name signs (IISNS) on all approaches is also required.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**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.

[Signed original on file]

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Signed

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Date



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8807 (RZ11-561611)  
10600, 10700 Cambie Road and Parcel C (PID 026-669-404)**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
  - 1.1 Repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) to Schedule 1 thereof of the following areas and by designating them "Commercial".

P.I.D. 026-669-412 (10600 Cambie Road)  
Parcel D (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West  
New Westminster District as dedicated road on plans 21735 and 63255

P.I.D. 023-488-107 (10700 Cambie Road)  
Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan  
LMP29160

P.I.D. 026-669-404 (No address parcel)  
Parcel C (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West  
New Westminster District as dedicated road on plan 21735
  - 1.2 Repealing the existing Land Use Map from Schedule 2.11B East Cambie Area Plan and replacing it with "Schedule A attached to and forming part of Bylaw 8807" to designate 10600, 10700 Cambie Road, Parcel C (PID 026-669-404) to "Commercial".



2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8807**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

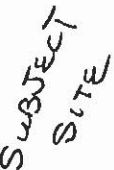
ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber  
Director, City Clerk's Office



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8808 (RZ11-561611)  
10600, 10700 Cambie Road and Parcel C (PID 026-669-404)**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designations of the following area and by designating it **AUTO ORIENTED COMMERCIAL (CA)**.

P.I.D. 026-669-412 (10600 Cambie Road)  
Parcel D (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West  
New Westminster District as dedicated road on plans 21735 and 63255

P.I.D. 023-488-107 (10700 Cambie Road)  
Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan  
LMP29160

P.I.D. 026-669-404 (No address parcel)  
Parcel C (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West  
New Westminster District as dedicated road on plan 21735

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8808**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

PLN-38

\_\_\_\_\_  
CORPORATE OFFICER