



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** February 16, 2017

**From:** Wayne Craig  
Director, Development

**File:** ZT 16-740866

**Re:** Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to Allow "Vehicle Sale/Rental" on up to 10% of the Gross Floor Area as an Additional Use at 4331 and 4431 Vanguard Road

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" limited to a maximum of 10% of the gross floor area as an additional use at 4331 and 4431 Vanguard Road, be introduced and given first reading.

Wayne Craig  
Director, Development

DB:blg  
Att. 5

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## Staff Report

### Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend zoning district “Industrial Retail (IR1)” zone to allow “vehicle sale/rental” as an additional use at 4331 and 4431 Vanguard Road. The proposed “vehicle sale/rental” use will be limited to a maximum of 10% of the building gross floor area. The subject site is located in the East Cambie Planning Area (see Attachments 1 and 2 for location maps and the East Cambie Land Use Map).

### Findings of Fact

#### Project Description

The proponent proposes to undertake the construction of a new three storey (including the roof deck) vehicle storage and repair facility for Autowest BMW. The Zoning Text Amendment will allow approximately 930 m<sup>2</sup> (10,010 ft<sup>2</sup>) of the facility to be used as a showroom for sale of pre-owned vehicles. The applicant has indicated that the showroom is essential to the successful operation of the vehicle repair facility. The overall design incorporates 10 workshop bays, a detail shop, a car wash, an 18 space pre-owned vehicle showroom and vehicle storage areas for approximately 279 vehicles. A total of 98 parking spaces are provided for staff and visitors (Attachment 3).

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

### Surrounding Development

The two existing lots will be consolidated to create a single 9,303 m<sup>2</sup> (100,145 ft<sup>2</sup>) property (net of road dedications). Both properties are currently vacant with no existing structures and no significant vegetation with the exception of three Japanese Cherry trees, two of which are bylaw sized. Surrounding development is as follows:

- To the North and East: Medium sized industrial lots (0.12 ha to 0.25 ha) (0.3 ac to 0.6 ac.) all zoned “Industrial Retail (IR1)” and used for various general industrial purposes.
- To the South: An east-west leg of Vanguard Road and Highway 99.
- To the West: Shell Road, the Shell Road rail corridor and Highway 99.

### Related Policies & Studies

#### Official Community Plan/East Cambie Area Plan

The 2041 Official Community Plan (OCP) designates the subject site as “Mixed Employment (MEMP)”. The MEMP designation applies to areas of the City 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 including the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

The East Cambie Area Plan (Attachment 2) designates the subject site as “Industrial” which is defined in the OCP as those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things.

The site’s current “Industrial Retail (IR1)” zoning provides for a range of general industrial uses, stand-alone offices and a limited range of general retail uses. Retail uses currently permitted in the IR1 zone are generally limited to retail goods that require large floor areas like furniture, carpet, home appliances and building materials. Under the proposed Zoning Text Amendment the proposed vehicle sale/rental use will be ancillary to the industrial uses and will be limited to a maximum of 10% of the building’s gross floor area.

It is acceptable to consider and allow limited automobile sales in this OCP designated Mixed Employment area for the following reasons:

- A BC economic consultant has advised that automobile dealership and mechanic repair uses provide the same or more number of jobs and the same or higher salaries, as industrial warehouse uses. This statement is supported by 2016 Statistics Canada information which indicates that an automotive service mechanic / technician can earn between \$28,000 -78,000 annually;
- In comparison, 2016 Stats Can data indicates that an industrial warehouse worker can earn between \$18,000 to \$54,000 per year and, as with any type of job, the higher paid workers are more skilled (e.g., a forklift operator);
- The density of jobs for the proposed uses are typically higher than for warehouse storage operations. The applicant anticipates that the proposed facility will provide approximately 20 full time jobs over the long term.

In summary, the proposed text amendment to allow limited vehicle sale/rental supports the existing auto service use already permitted on the site and the proposed development is expected to generate the same or more jobs and the same, or better, paying jobs as industrial warehouse uses.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

#### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have only received a single enquiry from the public about the rezoning application in response to the placement of the rezoning sign on the property. No comments were offered by the caller.

Should the Planning Committee endorse this application and Council grant first reading to the Zoning Text Amendment 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**

### **Site Contamination**

The subject site had previously been used for automotive repair and machine shop operations. Both of these prior uses are classed as Schedule 2 uses under the Provincial *Environmental Management Act* and the site therefore requires a detailed site review. The Province has issued a letter to advise that the City should not adopt the rezoning for this site until the Province has received and reviewed further information on the contamination and the proposed remediation.

The applicant has engaged a consultant who is preparing the information required for the Province. The consultant has advised City staff that the contamination is primarily hydrocarbon based, and is relatively contained. A plan for excavating and removing the contaminated soils is being prepared for Ministry review. The Zoning Text Amendment Considerations include a requirement that the City receive an acceptable instrument of release prepared by the Province prior to the Bylaw adoption. Prior to the Bylaw adoption the City will require confirmation that any road dedications are not subject to contamination.

### **Built Form and Architectural Character**

Although the proposed building is primarily intended to house industrial permitted uses, it has been designed with the knowledge that this location has an important visual presence from Highway 99, Shell Road and Vanguard Road. The lower floor will be primarily concrete masonry blocks and the main entrance will be emphasized with glazing, a living green wall and a two-storey tilt up concrete panel wall feature. The second floor showroom has a flush glazed curtain wall facing the southern and western elevations visible from adjacent roads. Cast in place concrete will be used for the car wash and detailing facility, as well as the upper floor parking area in the main building. Natural lighting will be provided to interior work areas and solar panels will be affixed to certain roof top areas to supplement the operation's power requirements.

Landscape and treed islands are to be provided throughout the at-grade parking area. Lower height shrubs, vines, perennials and grasses are proposed around the perimeter of the site.

It should be noted that if the Zoning Text Amendment proceeds, a Development Permit will be required.

### **Existing Legal Encumbrances**

Public Utility Statutory Rights-of-Way (SRW Plan 53071 and Plan 45376) run across the subject property adjacent to the east property boundary and a portion of the southern property boundary. The proposed development does not encroach into these 3 m (10 ft.) wide SRWs; however, the Servicing Agreement works may result in the relocation of some portions of the utilities along the eastern property line which may make some sections of the SRW superfluous. A determination of whether the SRW can be reconfigured will be made through the Servicing Agreement.

BC Hydro and BC Telephone have utility right-of-way agreements registered on the Titles of the two properties. The proponent will address requirements of these external agencies as necessary.

### **Transportation and Site Access**

The subject site is adjacent to a sharp bend in Vanguard Road; which turns from a north-south roadway to an east-west roadway and then makes its way under Highway 99.

Through discussions with the applicant, a two-step approach is proposed to improve the geometry at this bend. Through the Zoning Text Amendment Considerations, a 31.81 m<sup>2</sup> (342.4 ft<sup>2</sup>) road dedication will be required to address the most critical portion of the corner realignment. To allow for future widening as properties redevelop south of Highway 99 and more traffic moves along Vanguard Road, an agreement will be placed on Title, allowing the City to acquire an additional 385.07 m<sup>2</sup> (4,145 ft<sup>2</sup>) if and when required. The intent is that if redevelopment occurs south of Highway 99 that requires rezoning and warrants road improvements at the corner, those developments will be required to acquire the additional road widening on behalf of the City. The area for future dedication can be used only for parking in accordance with the Zoning Bylaw (Attachment 3).

Vehicle access to the site will be provided by two accesses to Vanguard Road located a safe distance away from the corner bend in the roadway. A pedestrian access will be provided from the main building to the north-south leg of Vanguard Road.

Zoning Bylaw parking requirements for 94 parking spaces will be fully addressed with the proposed on-site parking arrangement. One large loading area is provided and also allows for two medium loading spaces as shared space with the large loading space. The proposed building's parkade will provide up parking and medium-term storage for up to 279 inventory vehicles. Both Class 1 and Class 2 bicycle parking will be addressed through the Development Permit review, but will be required to meet the Zoning Bylaw requirements or provide supportable rationale for a variance to be considered.

Because of the proximity of the development site to Highway 99 and the proposed road dedications, the development plans were required to be reviewed by the Ministry of Transportation and Infrastructure (MOTI). Having no concerns, MOTI has provided a one-year preliminary approval for this development and will have to approve the final Zoning Text Amendment Bylaw.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses two bylaw-sized trees and one non-bylaw sized tree on the subject property. The report indicates that there are no trees on neighbouring properties, or street trees on City property. The three trees are located overtop of a sanitary sewer line; which will need to be removed as part of the redevelopment.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings with the following comments:

- The three on-site Cherry trees are too close to the proposed structure and cannot be retained.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Replacement*

Locations of the replacement trees will be determined through the landscaping plan provided with the Development Permit application.

#### **Green Roof Bylaw Response**

City of Richmond Green Roof Bylaw No. 8385 applies to this development as the proposed gross floor area will exceed 2,000 m<sup>2</sup>. The proponent's response to the Green Roof Bylaw includes the following:

- Provision of 20% roof rain water run-off management by means of underground storage tank; with an integrated vegetation irrigation system using the captured storm water.
- Provision of vertical landscaping, plus living/green wall along portions of the eastern and southern elevations of the building. Sections of the green wall will be placed to frame the entrances on these two building faces.

The applicant has submitted a consultant's report providing details on the proposed underground storage reservoir that will be used to collect surface storm water from the building's rooftop. This stored roof water will then be distributed to landscaped portions of the site during the growing season via an irrigation system. The consultant's calculations indicate that the proposed system will achieve the minimum 20% volume reduction generated by a conventional rooftop of equal area.

Details on the plant selections for the vertical landscaping will be provided as part of the required Development Permit application.

The combination of the storm water reduction and the vertical landscaping will achieve the required 100 points necessary for an acceptable response to the Green Roof Bylaw. Registration of a legal agreement is to ensure that the Green Roof response features are installed and maintained is a condition of the Zoning Text Amendment Bylaw adoption.

#### **Proposed Variances**

The conceptual development plans (Attachment 3) indicate that there are three areas of the proposed building which will exceed the 12 m maximum height established by the site's "Industrial Retail (IR1)" zoning. These include:

- A tilt up entrance panel is proposed as both an architectural feature/highlight and a functional feature intended to clearly identify the main entrance of the building and is proposed to be 14.02 m (46 ft.) tall.

- The show room roof is proposed to be 12.5 m (41.0 ft.) tall which is needed to accommodate, in particular, clearances for the two floors below
- The proposed roof parapet at 12.62 m (41.42 ft.) to screen parking from surrounding properties.

Details for the requested variances will be addressed in more detail through the Development Permit review.

### **Site Servicing and Frontage Improvements**

As discussed under the “Transportation and Site Access” section of this report, a 31.81 m<sup>2</sup> (342.4 ft<sup>2</sup>) road dedication will be required at the bend of Vanguard Road.

A Servicing Agreement is required in the Zoning Text Amendment Considerations to address frontage improvements and the installation of utility services. Frontage improvements include, but are not limited to the following:

- Removal of existing water service connections and installation of new water connections with a water meter.
- Installation of fire hydrants.
- Installation of an approximately 152 m (499 ft.) length of storm sewer with manholes and catch basins along the east property line of the site.
- Installation of a new storm service connection with an inspection chamber along Vanguard Road.
- Installation of approximately 96 m (315 ft.) of new sanitary sewer with manholes along Vanguard Road (east property line) and the removal of the old existing sanitary sewer lines from the subject property.
- Installation of a concrete sidewalk, treed/grassed boulevard, curb and gutter, plus road widening along the eastern property boundary of Vanguard Road.

### **Issues To Be Resolved Through the Development Permit**

A Development Permit/Development Variance Permit (DP/DVP) is required under the Zoning Text Amendment Considerations. The following issues will be addressed through the Development Permit review:

- Proposed height variances to accommodate the entrance tilt panel feature and the proposed building height.
- Reorganizing surface parking to eliminate overlapping handicapped parking spaces.
- Details for the vertical wall planting installation and plant selections.
- Review and refine the landscaping species selections and sizes as necessary. Addressing landscaping security requirements.
- Clarifying the location of a sediment separator and details of maintenance by the owner.
- Provision of bike parking spaces (indoor and outdoor) in compliance with the Zoning Bylaw.

- Modification of both driveway entrances to ensure a maximum throat width of 7.5 m and installation of a driveway letdown. Roll-over curbs may be accommodated outside the driveway letdown area for large vehicles.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

Staff recommend support for the Zoning Text Amendment of the “Industrial Retail (IR1)” zone at 4331 and 4431 Vanguard Road to allow up to a maximum of 10% of the building gross floor area to accommodate “vehicle sale/rental” as an additional use. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9670 be introduced and given first reading.



David Brownlee  
Planner 2

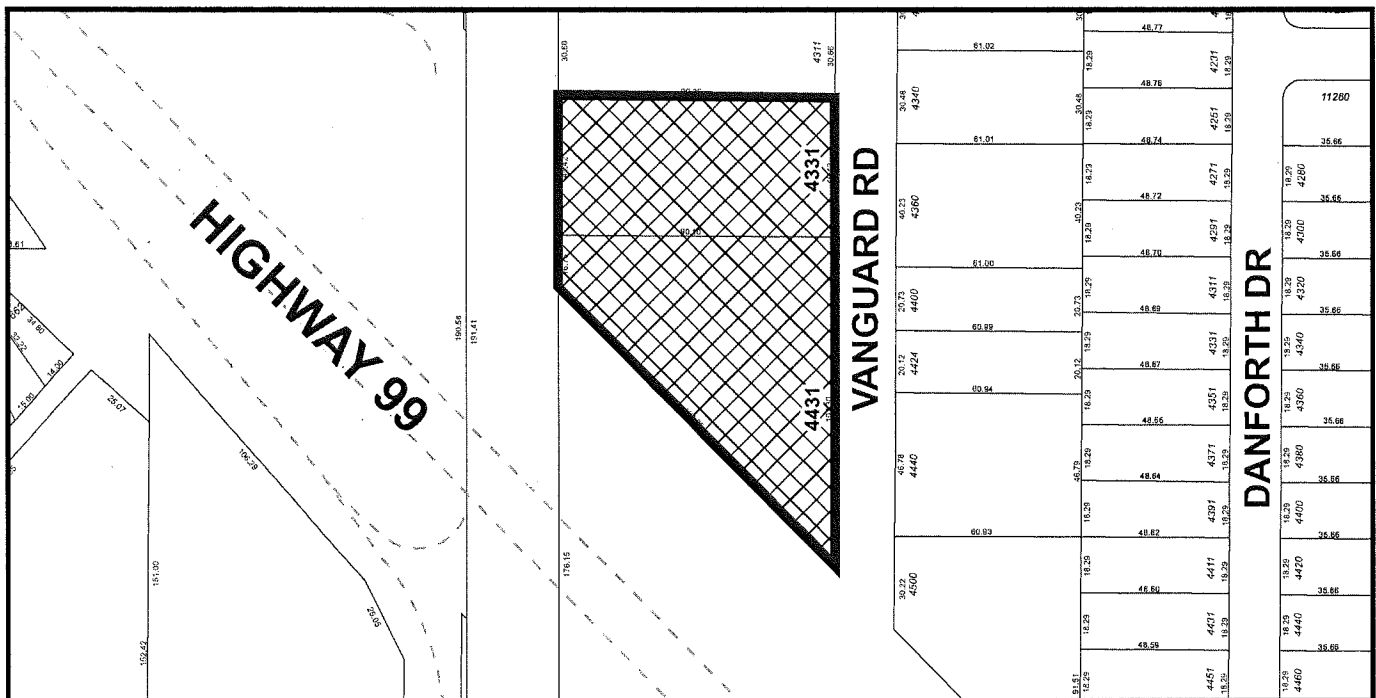
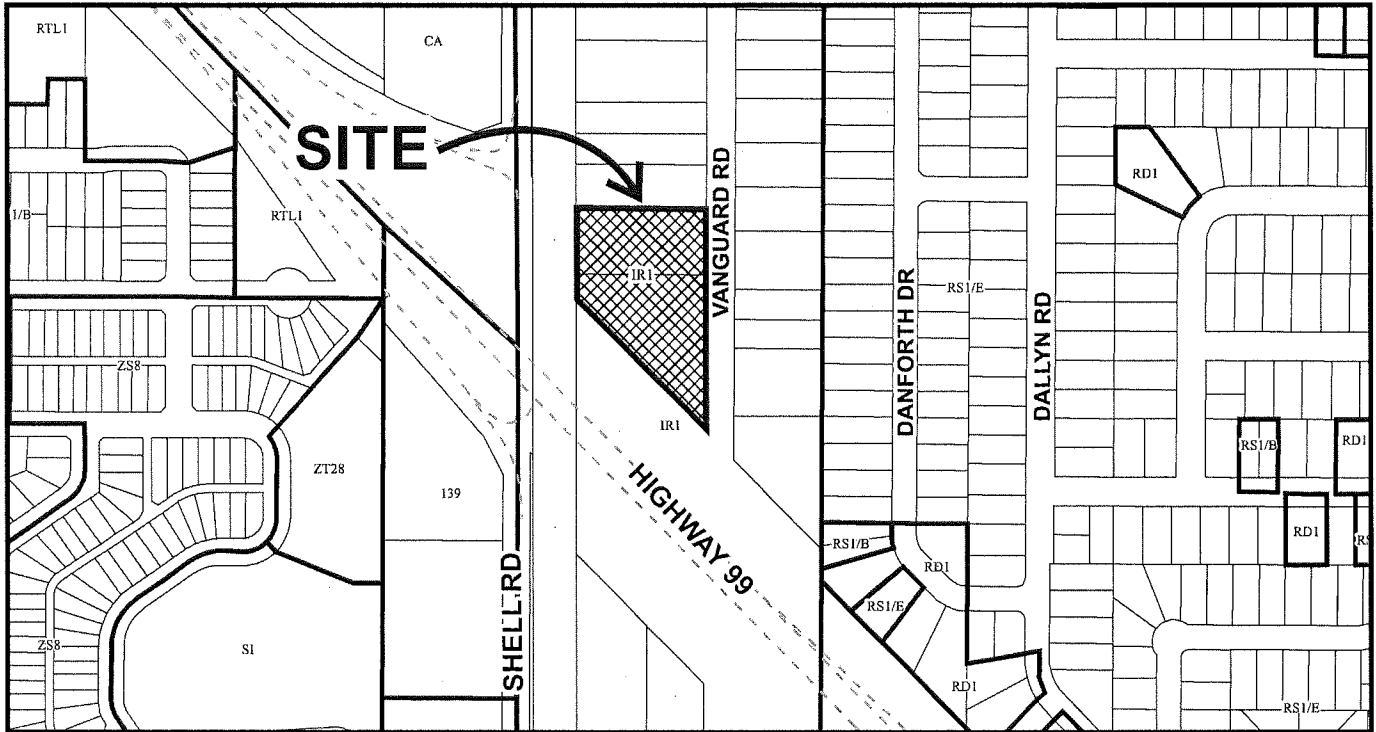
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- Attachment 1: Location Map
- Attachment 2: East Cambie Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations





City of  
Richmond



	<h1>ZT 16-740866</h1>	<p>Original Date: 09/13/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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# City of Richmond



ZT 16-740866

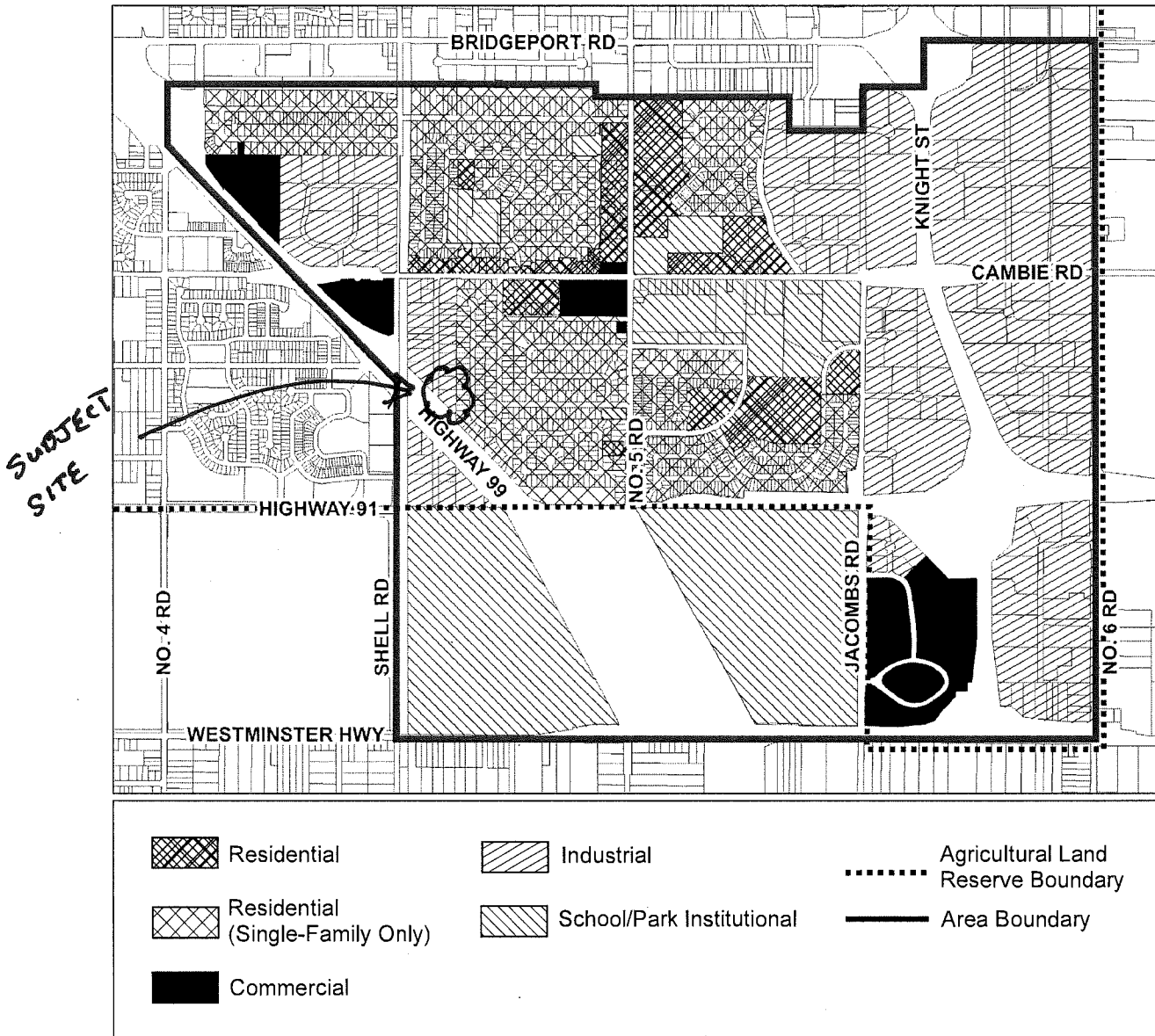
Original Date: 09/13/16

Revision Date:

Note: Dimensions are in METRES

City of Richmond

**Land Use Map** Bylaw 8948  
2016/10/24







② VIEW FROM SOUTH



① VIEW FROM HIGHWAY

REZONING TEXT AMENDMENT APPLICATION

4431 & 4331 VANGUARD RD  
PROPOSED VEHICLE STORAGE FACILITY

**CHRISTOPHER JACKSON LTD**  
114 ATLAS ROAD, STEEL, WINDSOR, ONT. L9S 1X7  
PHONE (519) 533-1440 FAX (519) 270-3388

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**PERSPECTIVE VIEWS** DESIGN REVISIONS

SCALE:  
DATE: JAN 18, 2017 PROJECT NUMBER: 216903

**A0**



STATISTICS / GROSS FLOOR AREAS		
MAIN FLOOR A	WORKSHOP & VEHICLE STO	37235 SF
MAIN FLOOR B	CAR WASH	815 SF
2ND FLOOR	VEHICLE STO & ROOFED RAMP	39925 SF
3RD FLOOR A	SHOWROOM (10+2 SITE)	10010 SF
3RD FLOOR B	VEHICLE STORAGE (OPEN DECK)	31470 SF
3RD FLOOR C	LOBBY & ROOFED RAMP	2500 SF
GROSS TOTAL:		122055 SF

**A1**

STATISTICS / GENERAL	
EXIST ZONING:	1R1
PRINCIPAL USE:	VEHICLE STORAGE (279 UNITS)
ACCESSORY USES:	PRE-OWNED VEHICLE REPAIR VEHICLE SALES
SITE AREA (RD DEDICATION DEDUCTED):	100,145 SF / 4.54 A
FSR (90,695 SF 3RD OPEN DECK EXCL):	0.9 (1.0 ALLOWED)
COVERAGE (46,467 SF):	46.4% (60% ALLOWED)
HEIGHT:	~14M (12M ALLOWED)
SETBACKS:	SEE INDICATION ON PLAN
STATISTICS / PARKING	98
PARKING PROVIDED (REQUIRED: 94):	WORK SH, DETAIL SH, SERVICE ENTR, CAR WASH (REQ'D 22,180@1/1,078+21 + 14 BAYSX3=42 + 2 WASHBAYSX1=2, 65) SHOWROOM (REQ'D 10,400@3/1,075=29) MAIN, 2ND, 3RD FL VEHICLE STORAGE N/A
SMALL CAR PROPORTION:	33.94% (50% MAX)
HC SPACES INCLUDED:	212% (2% MIN)
VARIANCES	
1. HEIGHT EXCESS	

1 SITE / MAIN FLOOR  
1" = 40'-0"

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**SITE PLAN & MAIN FLOOR PLAN** REZONING REVISIONS / PRELIMINARY ISSUE

DATE: JUN 16, 2017 PROJECT NUMBER: 215003

REZONING TEXT AMENDMENT APPLICATION

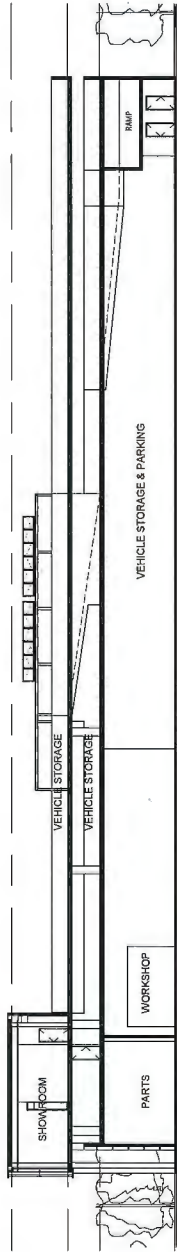
4431 & 4331 VANGUARD RD  
PROPOSED VEHICLE STORAGE FACILITY

CHRISTOPHER BECK & ASSOCIATES, LLC  
444 N. WILLOW STREET, WASHINGTON, WA 98147  
PHONE: (206) 451-0888 FAX: (206) 451-3388



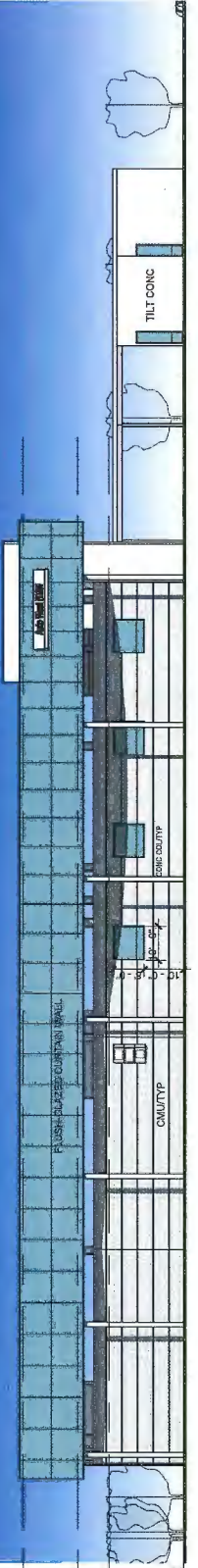


ROOF 41'-0"  
 3RD FLOOR 27'-0"  
 2ND FLOOR 19'-0"  
 MAIN FLOOR 0'-0"



③ E-W SECTION TO NORTH  
 1" = 30'-0"

ROOF 41'-0"  
 3RD FLOOR 27'-0"  
 2ND FLOOR 19'-0"  
 MAIN FLOOR 0'-0"

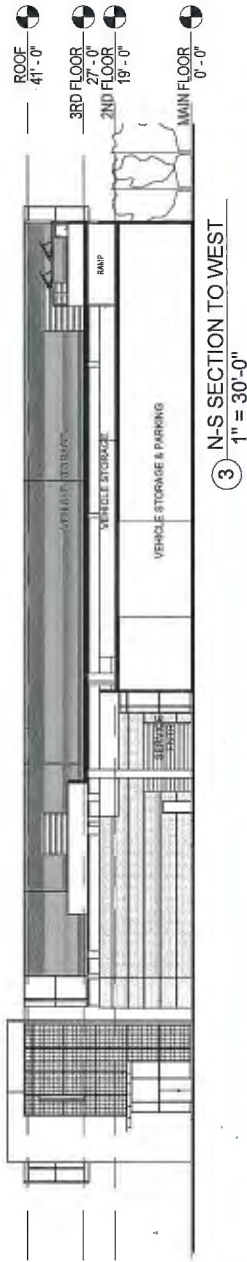


② WEST ELEVATION  
 1" = 30'-0"

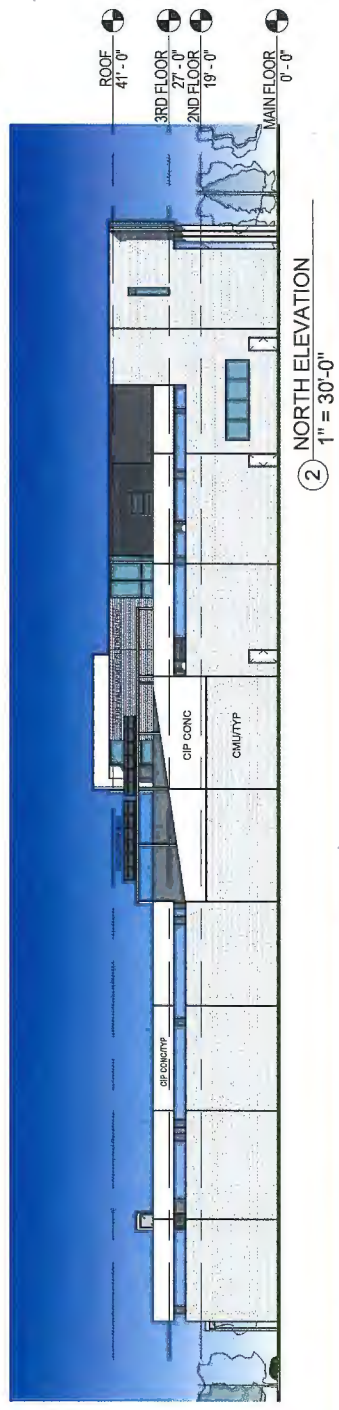
ROOF 41'-0"  
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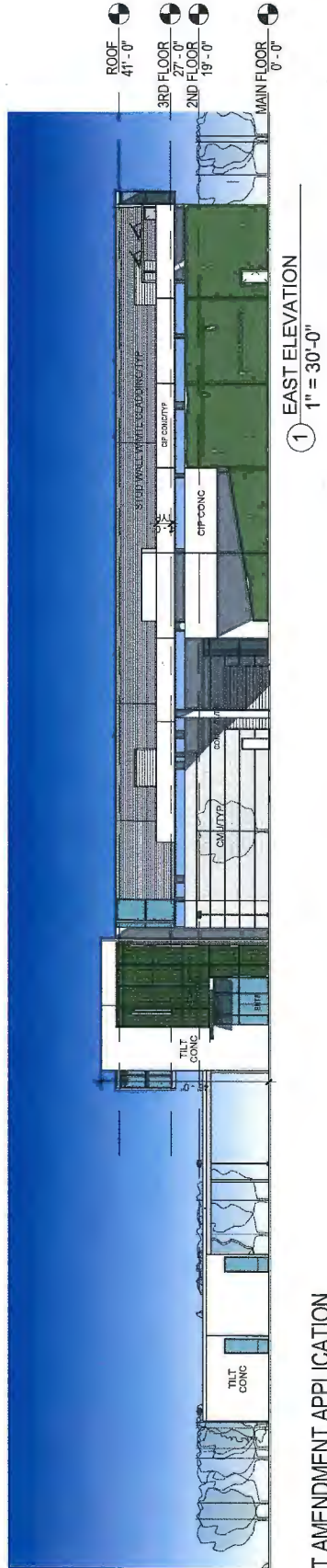
① SOUTH ELEVATION  
 1" = 30'-0"



③ N-S SECTION TO WEST  
1" = 30'-0"



② NORTH ELEVATION  
1" = 30'-0"



① EAST ELEVATION  
1" = 30'-0"

REZONING TEXT AMENDMENT APPLICATION  
4431 & 4331 VANGUARD RD  
PROPOSED VEHICLE STORAGE FACILITY

QUANSTON ARCHITECTS LTD  
44-47 ALABASTER STREET, WINDSOR, ONTARIO, CANADA  
PHONE: (905) 336-8844 FAX: (905) 336-8844

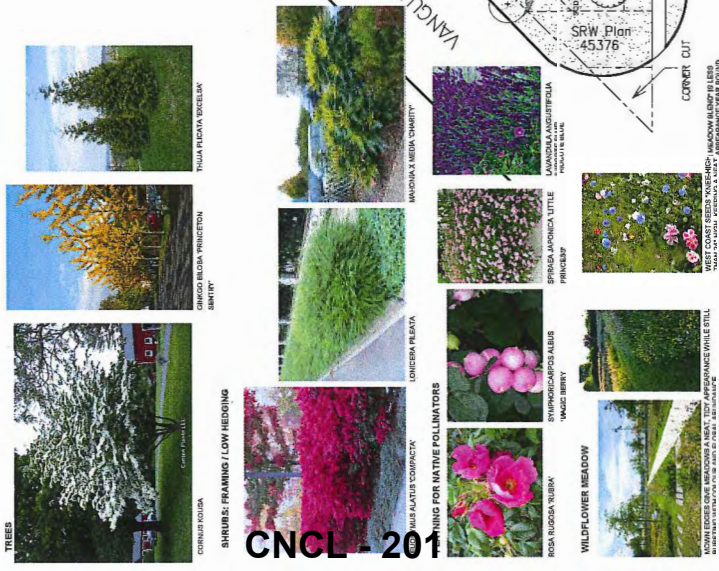
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SECTION & ELEVATIONS DESIGN & REZONING REVISIONS  
DATE: JUN 16, 2017 PROJECT NUMBER: 21603

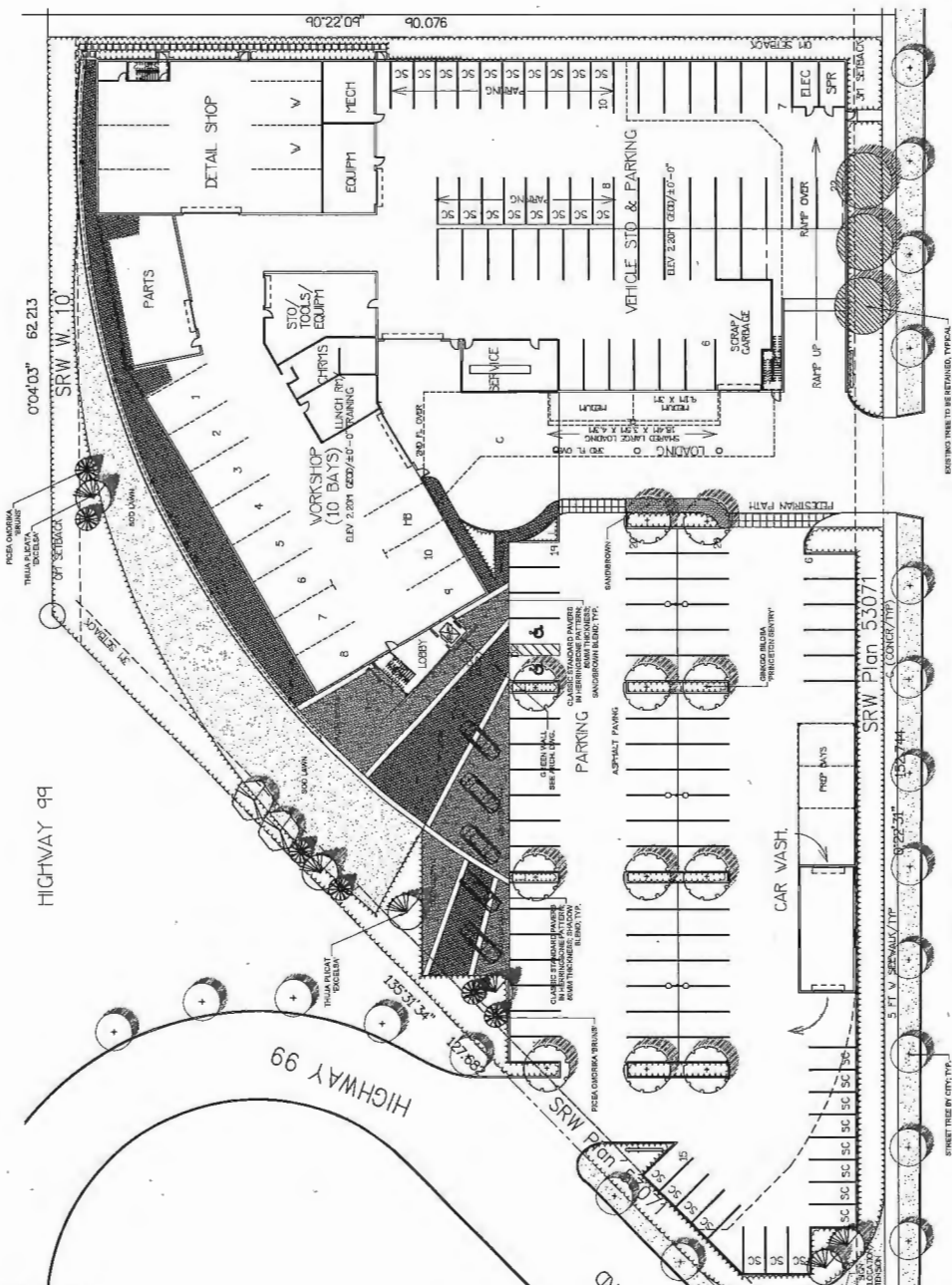
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PLANT SCHEDULE		TREES	SRW PROJECT NUMBER: 16-144
1	CORNUS FLORIDA	WESTERN RED CEDAR	PLANTED SIZE / REBAR
2	TRIALIA ALBA	WESTERN RED CEDAR	3" IN. DIA.
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CNCL - 201



DATE: 12/20/16  
 SCALE: 1" = 20'-0"  
 DRAWN: MK  
 DESIGNED: MK  
 CHECKED: MK  
 DRAWING NUMBER: L1  
 PROJECT NUMBER: 16-144

DRIVER TITLE: LANDSCAPE PLAN  
 PROJECT: AUTO WEST BMW  
 VANGUARD ROAD  
 RICHMOND, BC

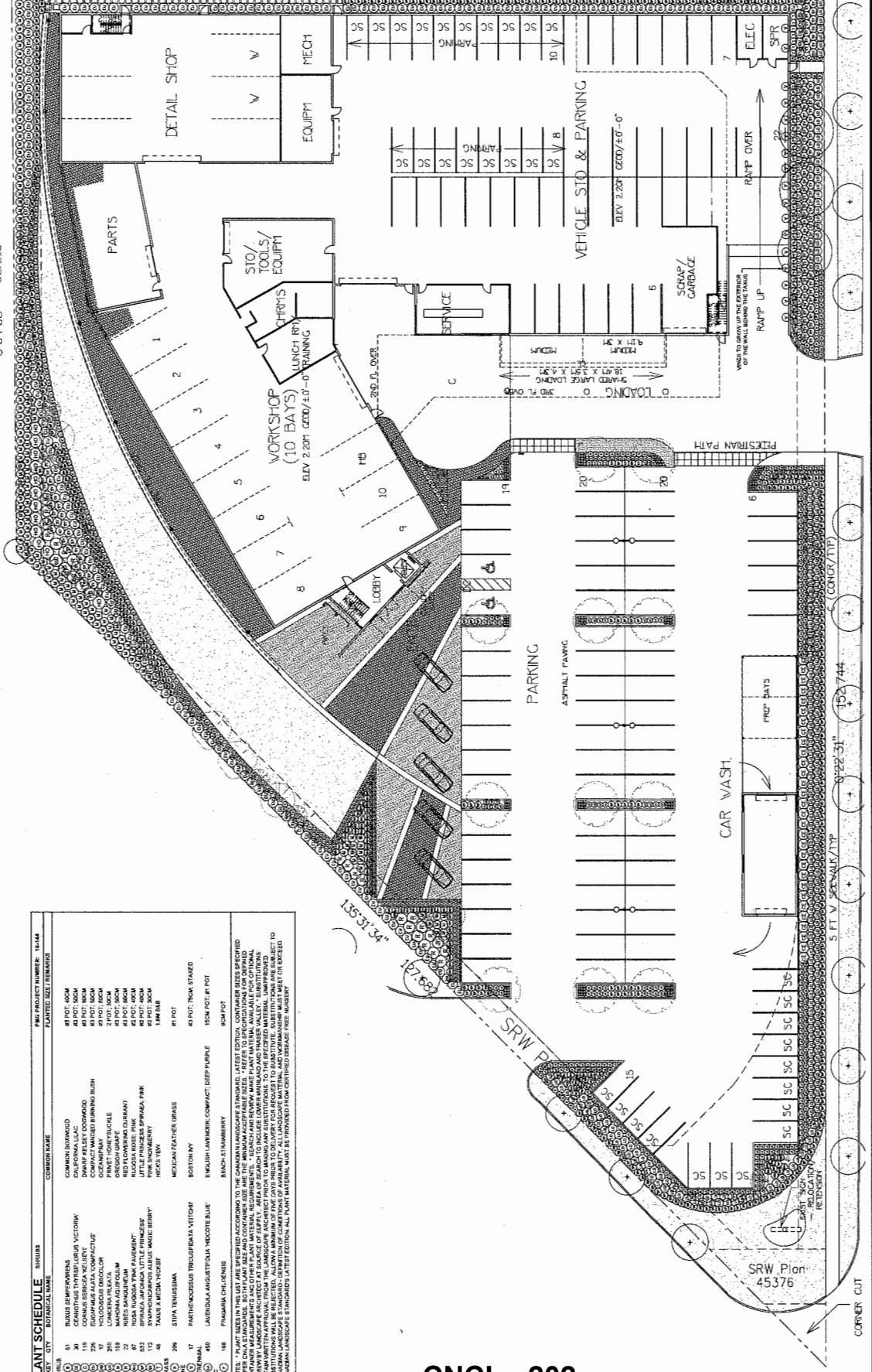
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CLIENT NAME: AUTO WEST BMW  
 VANGUARD ROAD  
 RICHMOND, BC

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0'04'03" b2.z13

90'22'09" 90.076



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANT PROJECT NUMBER: 15-144	PLANTED: SEE REMARKS
1	1	BRUGIA SPERMOPHYTES	COMMON BURROCK	#1 POT: 30CM	
2	1	CELANOTHUS DIVERSE/LORUS VICTORIA	CALIFORNIA LILAC	#1 POT: 30CM	
3	1	CONIUM BERBERIS/RELIET	CHAMP BELLET FODDERWOOD	#1 POT: 30CM	
4	1	FRAXINUS SPERMOPHYTES	COMMON WAX DOGWOOD	#1 POT: 30CM	
5	1	INDIGOSPERMA DENDROIDEA	INDIGO	#1 POT: 30CM	
6	1	LOMONERA PULATA	FRUIT TONGUE/STICKLE	2 POT: 30CM	
7	1	MITEA SANGUINICUM	RED ROSE/ROSE CLAMANT	#1 POT: 30CM	
8	1	ROSA RUBRA/PINK FAVOURITE	RUSSIA ROSE/PINK	#1 POT: 30CM	
9	1	ROSA RUBRA/PINK FAVOURITE	RUSSIA ROSE/PINK	#1 POT: 30CM	
10	1	RYTHYDOSPORA ALBIS/MAGIS BERRY	PINK CHERRYBERRY	#1 POT: 30CM	
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CNCL - 202

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 SCALE: 1"=10'-0"  
 DRAWN: MR  
 DESIGN: MR  
 CHECKED: MCT  
 DRAWING NUMBER: L2  
 PROJECT NUMBER: 15-144

LANDSCAPE PLAN

CLIENT: AUTO WEST BMW  
 VANGUARD ROAD  
 RICHMOND, BC

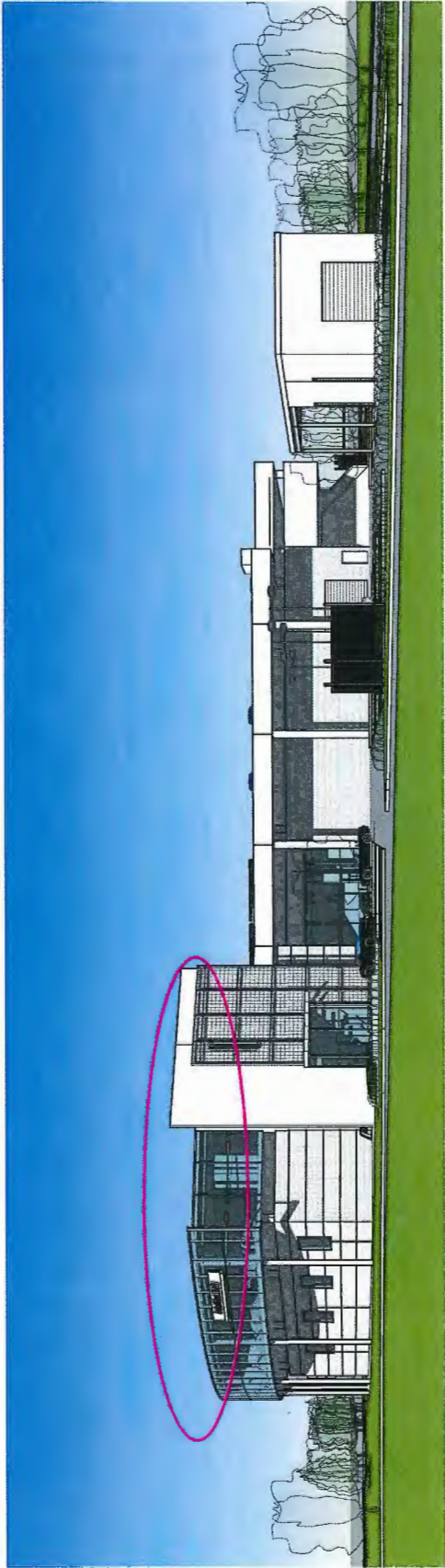
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omg LANDSCAPE ARCHITECTS  
 Suite C100 - 4100 38th Street  
 Burnaby, British Columbia, V5C 6G9  
 P: 604-294-0811 F: 604-294-0822

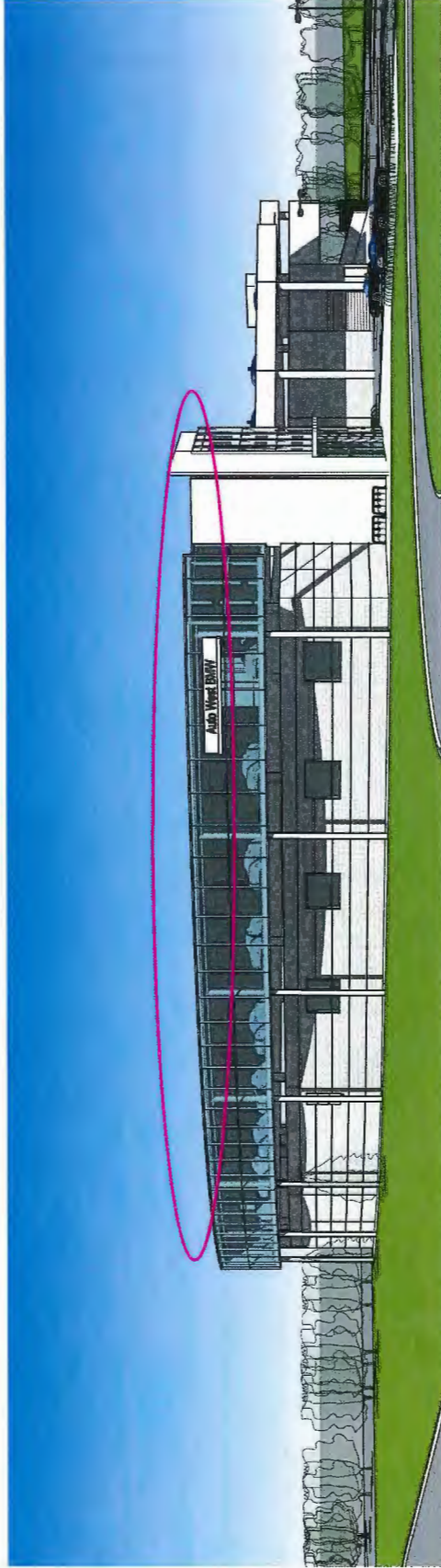
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② VIEW FROM SOUTH



① VIEW FROM HIGHWAY

REZONING TEXT AMENDMENT APPLICATION

4431 & 4331 VANGUARD RD

PROPOSED VEHICLE STORAGE FACILITY

**CHRISTOPHER BOOP & ASSOCIATES LTD**  
 400 ST. LAWRENCE STREET, SUITE 200, WILLOWDALE, ONTARIO, CANADA M2H 1C6  
 PHONE: (416) 291-1888 FAX: (416) 291-3288

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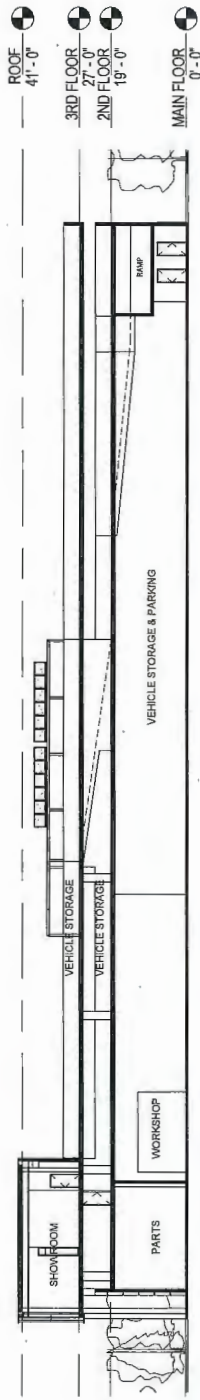
**PERSPECTIVE VIEWS** DESIGN REVISIONS

SCALE: DATE: JAN 16, 2017 PROJECT NUMBER: 218003

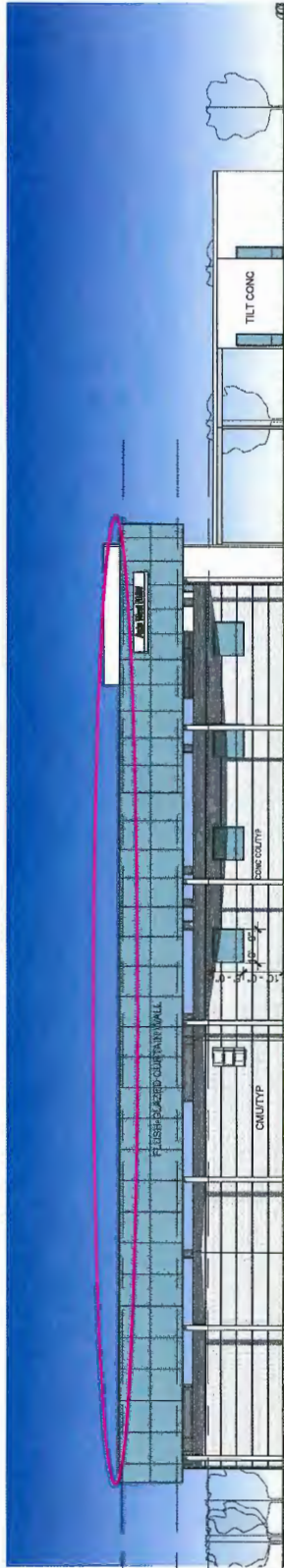
**A0**

HEIGHT VARIANCE





③ E-W SECTION TO NORTH  
1" = 30'-0"



② WEST ELEVATION  
1" = 30'-0"



① SOUTH ELEVATION  
1" = 30'-0"

REZONING TEXT AMENDMENT APPLICATION

4431 & 4331 VANGUARD RD  
PROPOSED VEHICLE STORAGE FACILITY

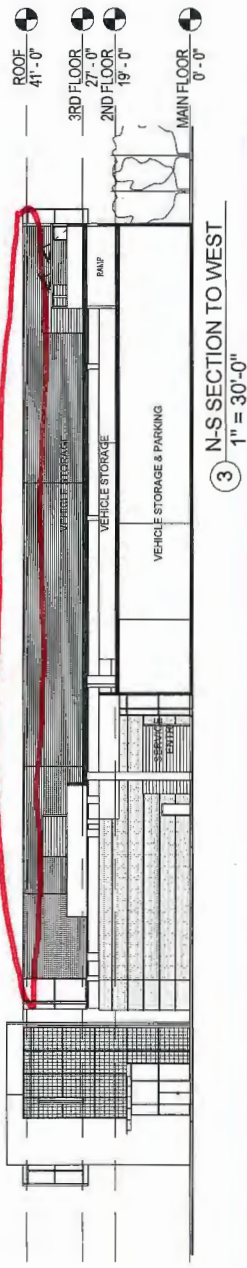
CHRISTOPHER BOYKIN ARCHITECTS LTD  
445 FT. ALEXANDER STREET, VANCOUVER, BC V6A 1K1  
PHONE: (604) 251-0041 FAX: (604) 251-0042

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SECTION & ELEVATIONS DESIGN & REZONING REVISIONS

SCALE: DATE: JAN 18, 2017 PROJECT NUMBER: 215003

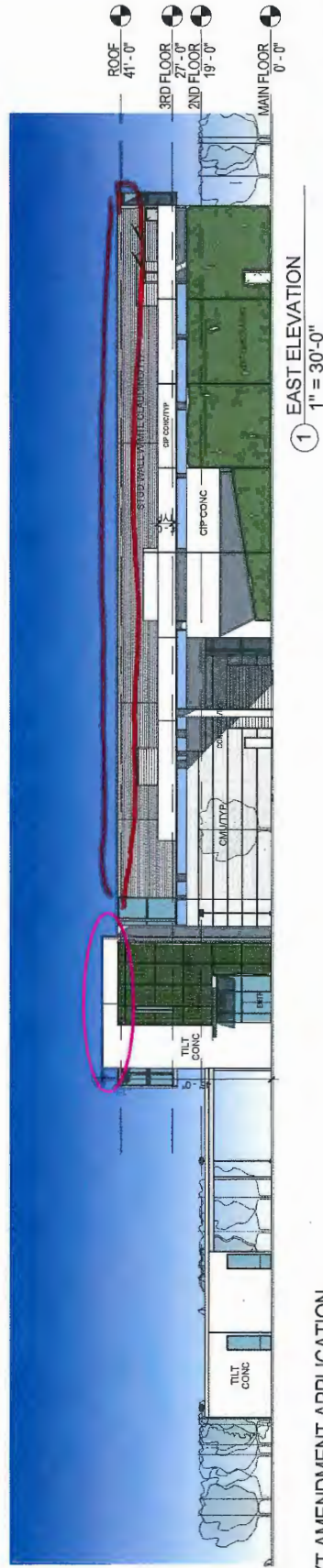
A3-1



③ N-S SECTION TO WEST  
1" = 30'-0"



② NORTH ELEVATION  
1" = 30'-0"



① EAST ELEVATION  
1" = 30'-0"

REZONING TEXT AMENDMENT APPLICATION  
4431 & 4331 VANGUARD RD  
PROPOSED VEHICLE STORAGE FACILITY

CHRISTOPHER BOYVA ARCHITECTS LTD  
405-677-4620  
1000-1000-1000-1000

SECTION & ELEVATIONS DESIGN & REZONING REVISIONS  
DATE: JAN 16, 2017 PROJECT NUMBER: 215903

A3-2

HEIGHT VARIANCE



**ZT 16-740866**

**Attachment 4**

Address: 4331 and 4431 Vanguard Road

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
<b>Owner:</b>	Estlin Holdings Ltd.	Same
<b>Site Size (m<sup>2</sup>):</b>	9,335.58 m <sup>2</sup> (104,487 ft <sup>2</sup> )	9,303.77 m <sup>2</sup> (100,145 ft <sup>2</sup> ) after road dedications
<b>Land Uses:</b>	Vacant – no existing structures	Industrial general, commercial vehicle parking and storage, vehicle repair, vehicle body repair or paint shop, up to 10% GFA for vehicle sale/rental.
<b>OCP Designation:</b>	Mixed Employment (MEMP)	Same
<b>Area Plan Designation:</b>	Industrial	Industrial
<b>Zoning:</b>	Industrial Retail (IR1)	Same but with up to 10% GFA for vehicle sale/rental added as an additional use at the subject site.
<b>Other Designations:</b>	FCL: 2.9m GSC – Area A	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.9 FAR	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 9,303.77 m <sup>2</sup> (100,145 ft <sup>2</sup> )	Lot A: Max. 8,404.94 m <sup>2</sup> (90,470 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 60% Non-porous Surfaces: N/A	Building: Max. 44.4% Non-porous Surfaces: N/A	None
Lot Size:	No minimum lot size	9,303.77 m <sup>2</sup> (100,145 ft <sup>2</sup> ) after road dedications	None
Lot Dimensions (m):	No minimum lot width, lot depth or lot area	Width: 62 m at its narrowest point. Depth: 90 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0 m Side: Min. 0 m Exterior Side: Min. 3.0 m	Front: Min. 3.0 m Rear: Min. 3.0 m Side: Min. 2.4 m Exterior Side: Min. 11.15 m	None

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Height (m):	12 m	14.02 m for the entrance wall, 12.62 m for the show room curtain walls and 12.5 for the showroom roof	<b>Variance required</b>
Off-street Parking Spaces – Based on Use by Floorspace	94 spaces	98 spaces Including 2 HC spaces. 33 are small spaces	None
Off-street Parking Spaces – Total:	94	98 All other spaces allocated for vehicle storage	None
Bicycle Spaces	Class 1: 23 Class 2: 23	Class 1: 23 Class 2: 23	None

Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.





**Address:** 4331 and 4431 Vanguard Road

**File No.:** ZT 16-740866

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval for building to proceed granted from MOE regarding potential site contamination issues.
3. A Ministry of Environment (MOE) Certificate of Compliance is required prior to dedication of land for road to the City.
4. 31.81 m<sup>2</sup> corner cut road dedication at the south east corner of the site at the bend in Vanguard Road.
5. Registration of a legal agreement on Title allowing the City to acquire an additional 385.07 m<sup>2</sup> (4,145 ft<sup>2</sup>) in the future for road widening. The agreement is to also prohibit the placement of structures, unless authorized by the City, within this area. Surface parking will be permitted as an interim use.
6. Consolidation of all the lots into one development parcel (which will require the demolition of the existing buildings).
7. Registration of a flood indemnity covenant on Title. (Site is in East Cambie)
8. Registration of a legal agreement on Title ensuring that the green roof response, as outlined in the reports by Envirowest Consultants Inc. (dated January 17, 2017) and Hub Engineering Inc. (dated January 18, 2017) is installed and maintained.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement\* for the design and construction of frontage works along Vanguard Road. Works include, but may not be limited to, the off-site works identified in the Engineering Servicing Requirements and the Transportation Requirements outlined below.

**ZT16-740866 – 4431/4331 Vanguard Road - Engineering Servicing Requirements:**

*Scope: CHRISTOPHER BOZYK ARCHITECTS LTD has applied to the City of Richmond for a Zoning Text Amendment to the Industrial Retail (IRI) zone to allow limited vehicle sales as a permitted use at 4331/4431 Vanguard Road.*

**A Servicing Agreement is required.**

**a. Water Works:**

- a. Using the OCP Model, there is 246 L/s of water available at a 20 psi residual at the 4331 Vanguard Road Frontage and 245 L/s at a 20 psi residual at the 4431 Vanguard Road Frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b. The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations

must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

- Remove existing water service connection servicing 4331 Vanguard Road. Install a new water service connection, complete with water meter, off of the existing AC watermain fronting the site's east property line.
- Install fire hydrants spaced as per City standard along the proposed development's frontages at Vanguard Road.
- Provide a 3 m x 85 m Utility Statutory Right-of-Way along the south property line. Do not place any permanent structures or trees within the Statutory Right-of-Way and ensure the proposed site's designated parking spaces do not encroach into the Utility Statutory Right-of-Way.
- If the south access to the proposed site requires any widening or repaving, relocate the portion of the existing AC watermain to be affected by potential driveway widening at the south property line.

c. At the Developers cost, the City is to:

- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

**b. Storm Sewer Works:**

a. The Developer is required to:

- Install a 600 mm storm sewer, complete with manholes and catch basins in the roadway fronting the east property line of the proposed development, approximately 152 m. The proposed storm main shall tie into the existing ditches to the east and west side of Vanguard Road via headwalls.
- Install a new storm service connection, complete with an Inspection Chamber, off of the proposed 600 mm diameter storm sewer along Vanguard Road to service the proposed development.

b. At Developer's cost, the City is to:

- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

**c. Sanitary Sewer Works:**

a. The Developer is required to:

- Install new 200 mm sanitary sewer complete with manholes, spaced as per City standard, along Vanguard Road fronting the east property line of the proposed development; approximately 96 m. The proposed sanitary pipe shall tie into existing sanitary sewer at north property line via manholes.
- Once the proposed 200 mm sanitary sewer along Vanguard Road is operational, remove and dispose off-site existing 150 mm and 200 mm sanitary sewer located within the property and all existing sanitary service connections off of existing sanitary sewer. Discharge existing Utility Statutory Right-of Way (SRW 53071) along the proposed development's frontage once the existing sanitary main has been removed.

- Install a new service connection off of proposed sanitary sewer to service the proposed development and reconnect sanitary service to the properties across the street to the east.
- A possible alternative to relocating the sanitary pipe involves moving the proposed building edge back to establish a minimum of 3 m from the existing 150 mm sanitary pipe. That is, the pipe must be at least 3 m from the any proposed onsite works (soil densification, preloading, foundation, etc.). In addition, provide a geotechnical investigation to confirm any impact to the existing on-site sanitary pipe located at minimum 3.0 m from the proposed building edge. If the geotechnical investigation confirms no impact, the existing on-site sanitary pipe can remain at its current location within a 6 m Utility SRW (3m on either side of the pipe) as per the City's Engineering Design Specifications. If the geotechnical investigation identifies impact to the on-site sanitary pipe from proposed onsite works, relocate the sanitary pipe in accordance to the requirements above.

b. At Developer's cost, the City is to:

- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

**d. Frontage Improvements:**

a. The Developer is required to:

- Coordinate with BC Hydro, Telus, and other private communication service providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - When determining required clearance from the existing distribution lines located at the west property line to the proposed building edge.
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site, as described below.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    1. BC Hydro PMT – 4 m W X 5 m (deep)
    2. BC Hydro LPT – 3.5 m W X 3.5 m (deep)
    3. Street light kiosk – 1.5 m W X 1.5 m (deep)
    4. Traffic signal kiosk – 1 m W X 1 m (deep)
    5. Traffic signal UPS – 2 m W X 1.5 m (deep)
    6. Shaw cable kiosk – 1 m W X 1 m (deep) – show possible location in functional plan
    7. Telus FDH cabinet - 1.1 m W X 1 m (deep) – show possible location in functional plan

- Other frontage improvements as per Transportation's requirements

Initial: \_\_\_\_\_

**e. General Items:**

a. The Developer is required to:

Enter into, if required, 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, 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. **Transportation Requirements**

- MoTI approval required.
- Road dedication required as shown in the attached PDF to allow for the future normalization and/or widening of the intersection.
- Applicant responsible for the design and construction of the following frontage improvements along Vanguard Road:
  - o 1.5 m wide concrete sidewalk at the property line.
  - o 1.5 m wide treed/grassed boulevard.
  - o 0.15 m wide curb and gutter.
  - o Road widening to complete the western ½ of the ultimate 12 m wide driving surface.
- One vehicular access off each frontage can be considered. Maximum driveway throat width at 7.5 m. Any additional width required for large vehicles can be accommodated with roll-over curbs outside the driveway letdown area. Use driveway letdown (as opposed to curb returns).
- Relocate the proposed driveway off Vanguard Road (east/west portion) to as far west as possible.
- Size of parking stalls: confirm size of all stalls meets the Zoning Bylaw (ZB) requirements by showing on the plan the typical stall size. The following are the ZB requirements as the minimum stall dimensions:
  - o Regular-size stall: Length (5.5 m) x width (2.65 m).
  - o Small-size stall: Length (5.0 m) x width (2.4 m).
  - o Handicapped stall: Length (5.5 m) x width (3.7 m).
- Width of maneuvering drive aisles should be no less than 7.5 m.
- Ensure on-site loading spaces proposed as per bylaw requirements. Applicant to address.
- Ensure both Class 1 and 2 on-site bicycle parking spaces are provided as per bylaw requirements. Applicant to address and show these on the plans.
- Reorganize the surface parking to eliminate overlapping handicapped parking spaces. Each handicapped space must be a minimum of 3.7 m wide.
- Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>)

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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 Department at 604-276-4285.

**Note:**

- \* This requires a separate application.

- 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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9670 (ZT16-740866)
4331 and 4431 Vanguard Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
a) Adding "vehicle sale/rental" to Section 12.4.3 of the "Industrial Retail (IR1)" zone.
b) Inserting the following Section into the "Industrial Retail (IR1)" zone and renumbering subsequent Sections as necessary:

"12.4.11.7 "Vehicle sale/rental" uses shall be limited to a maximum of 10% Gross Floor Area (GFA) and shall be permitted only at the following site(s);

4331 Vanguard Road
P.I.D. 001-404-008
Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District."

4431 Vanguard Road
P.I.D. 001-403-991
Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New Westminster District."

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9670".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER CONDITIONS SATISFIED

Horizontal lines for signature and approval marks.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

ADOPTED

\_\_\_\_\_  
MAYOR

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