



City of Richmond
Planning and Development Department

Report to Committee

To Council - Mar 29, 2007
To Planning - March 20, 2007

To: Planning Committee

Date: March 6, 2007

From: Jean Lamontagne
Director of Development

RZ 07-362264

Re: **Application by Hywel Jones Architect Ltd. to discharge Land Use Contract (LUC 139) for the parcel of land immediately south of 10780 Cambie Road and to Rezone the site to Automobile-Oriented Commercial District (C6)**

File: 8060-20-8209, 8208

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8208, to
 - a) Redesignate Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312 to "Commercial" in the Generalized Land Use Map Attachment 1 of Official Community Plan Bylaw No. 7100, and;
 - b) Redesignate Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312 to "Commercial" in the Land Use Map to Schedule 2.11b of Official Community Plan Bylaw No. 7100 (East Cambie Area Plan);be introduced and given first reading.
2. That Bylaw No. 8208, 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. 8208, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

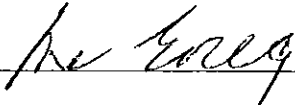
4. That Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312 be discharged from the provisions of "Land Use Contract "LUC 139" and that Bylaw No. 8209 to rezone Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312 to "Automobile-Oriented Commercial District (C6)", be introduced and given first reading.



Jean Lamontagne
Director of Development



Terry Crowe
Manager, Policy Planning (4139)

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


JL:dcB
Att. 4

Staff Report

Origin

Hywel Jones Architect Ltd. has applied to the City of Richmond for permission to discharge Land Use Contract 139 from Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312 and to rezone the property to Automobile-Oriented Commercial District (C6) in order to permit the 0.15 acre subject property to be consolidated with 10780 Cambie Road and used as part of the existing BMW automobile dealership. 10780 Cambie Road was rezoned (RZ 04-277643) from "Limited Industrial Retail District (I4)" to "Automobile-Oriented Commercial District (C6)" in 2005. A Development Permit (DP 05-302568) to construct an automobile dealership was issued subsequently in 2005.

The subject site was purchased by Estlin Holdings Ltd., the owner of 10780 Cambie Road, from the Province of BC for the purpose of providing additional vehicle storage and improving the landscaping along the southern edge of their automobile dealership. No structures are proposed for this parcel.

Hywel Jones Architect Ltd. is the authorized agent for the owner, Estlin Holdings Ltd.

Findings of Fact

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

Surrounding Development

To the North: A new BMW Automobile Dealership at 10780 Cambie Road (RZ 04-277643 approved November 14, 2005; DP 05-302568 – issued November 28, 2005).

To the East: Shell Road & Canal, a rail corridor and five limited industrial retail operations.

To the South: On ramp to Highway 99 from Shell Road.

To the West: A similar sized parcel owned by the BC Transportation Financing Authority and apparently being leased for parking by the adjacent hotel chain.

Related Policies & Studies

The subject property is within the East Cambie Planning Area. The Area Plan notes two goals of particular relevance to this application:

- *To accommodate land uses that are highly automobile-oriented and can benefit from direct access to the major highway system.*
- *To attempt to increase industrial job opportunities in designated industrial areas in the East Cambie Planning Area.*

Through the previous Rezoning application for the main site at 10760/80 Cambie Road staff made the following assessments:

The proposal appears to fit this goal in that the dealership's clientele will typically be automobile drivers and many will likely access Highway 99 on their way to / from the dealership.

The proposal is commercial rather than industrial oriented. It is noted, however, that part of the subject site has been underutilized for some time and the proposed development affords an opportunity to add jobs and a new facility to this location. In addition, adjacent lands to the west are presently zoned Automobile-Oriented Commercial District (C6) making this rezoning a reasonable fit to the area.

The proposed addition of the subject lot to the main lot has not changed staff's earlier assessment of the original rezoning of the main site to C6.

As the parcel was previously part of the Highway 99 right-of-way it was undesignated in the OCP. The OCP Amendment is to provide a land use designation for the property. Staff have reviewed the proposed amendment in regard to Policy 5043, OCP Bylaw Preparation Consultation Policy and have determined that no further consultation is required for this application.

Consultation

As the subject property is within 800 metres of a Provincial Highway, approval by the Ministry of Transportation is a condition of final approval of the Rezoning Bylaw. The Ministry was made aware of the intended use of the site during the sale transaction of the parcel to the current owner.

Public Input

No additional public input has been sought regarding the proposed rezoning review given that there is no impact to neighbouring properties. There is only one adjacent owner apart from the owner of parcel, and that parcel is being used for car parking.

Staff Comments

No significant concerns have been identified through the technical review.

The sole condition indicated by staff is that prior to final adoption of the Rezoning Bylaw, this "sliver" lot be consolidated with 10780 Cambie Road.

Staff have not indicated a need for a "no access" covenant from Highway 99 as the adjacent lands are a Ministry of Transportation onramp to Highway 99 and such an access will never be permitted by the Ministry.

DCC's on this site will apply if improvements occur which trigger a building permit process.

Analysis

The intent of this rezoning is to allow the owner to consolidate the subject parcel with his automobile dealership at 10780 Cambie Road and provide for an additional parking (approximately 20 more stalls) for inventory stock on the site. No changes are being made to parking requirements or to vehicle accesses through this application.

Under the Development Permit for 10780 Cambie Road a reduction of the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site was approved. The addition of the subject property pushes the future property line

further south. The new proposal leaves a minimum setback of 2.6m from the future property line which reduces the variances and improves the opportunity for increasing landscaping. There are no other variances or amendments required as a result of the proposed Rezoning.

Display parking stalls on the new lot will be on permeable surface materials rather than paved. Additionally, the landscaping along the southern property line has been significantly enhanced from that originally planned to create a more attractive, greener edge to the site.

Flood Management

A flood indemnity covenant is not required as one was registered through the original rezoning application to facilitate the automobile dealership (RZ 05-302568).

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the application for OCP amendment and rezoning of the subject property and are recommending that the application be approved. Minor technical amendments to the previously issued Development Permit (DP 05-302568) will be addressed by staff through a note to the DP file upon approval of the Rezoning application.



David Brownlee
Planner 2

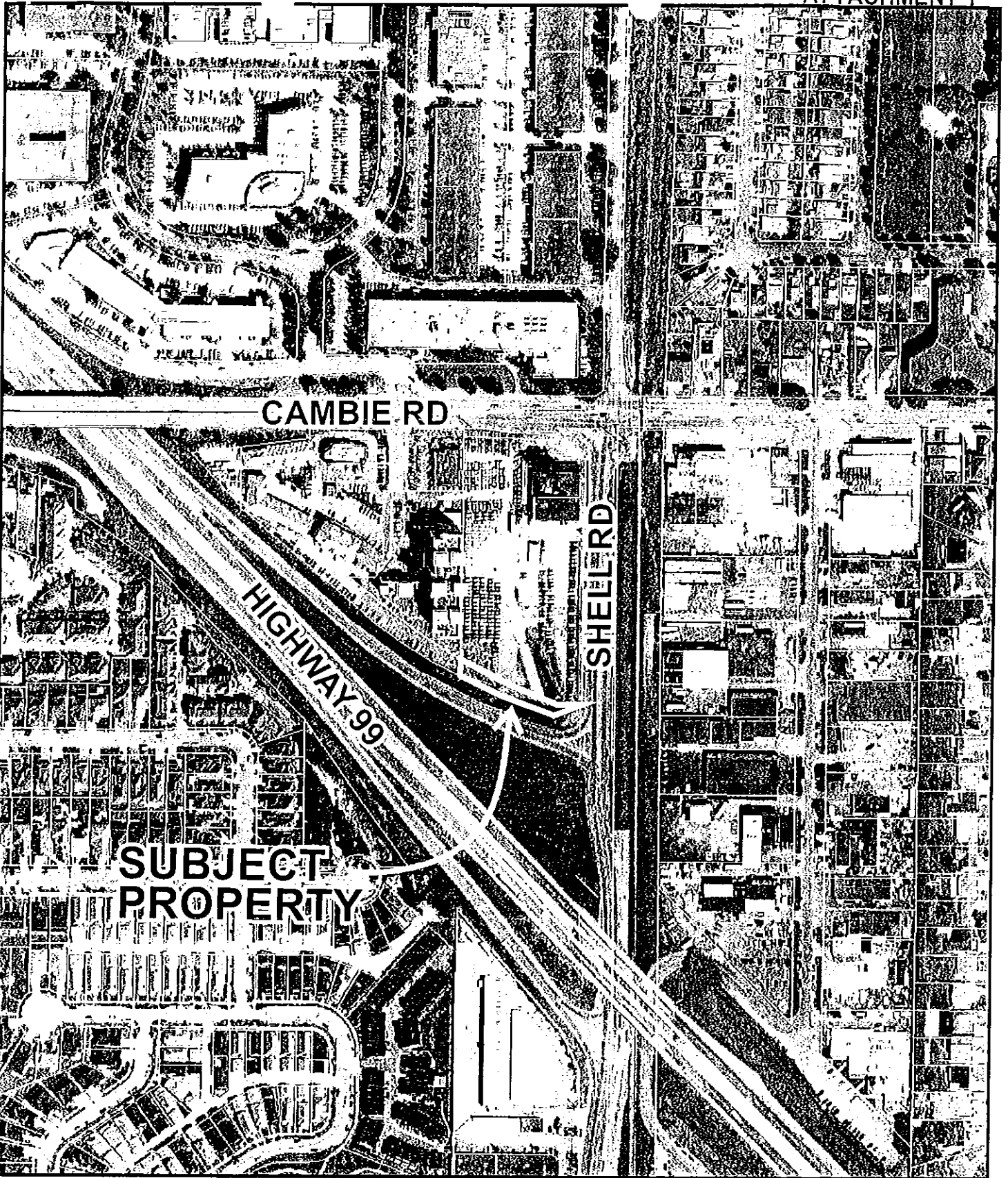
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Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Conditional Rezoning Requirements Concurrence



RZ 07-362264

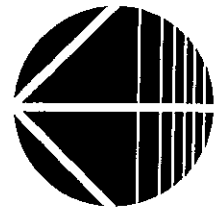
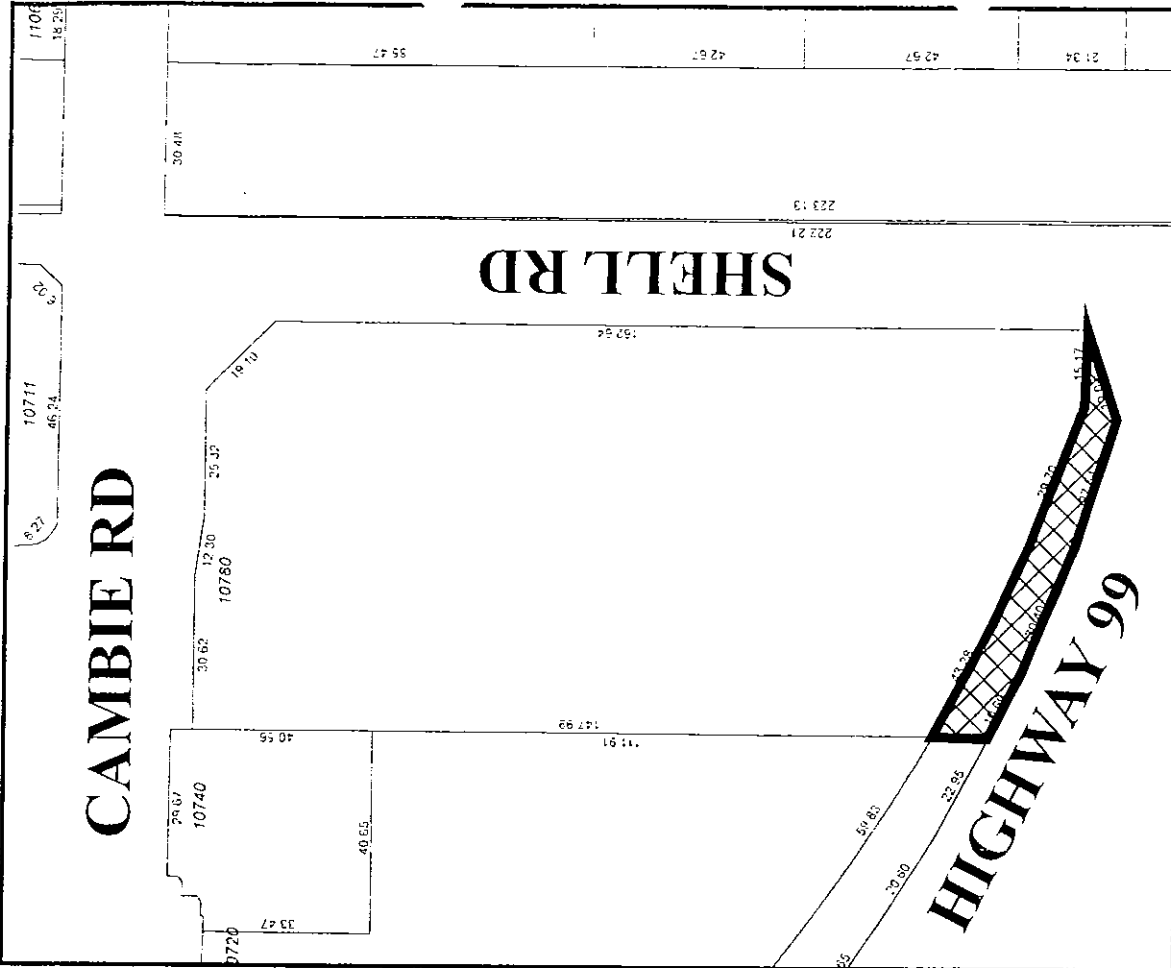
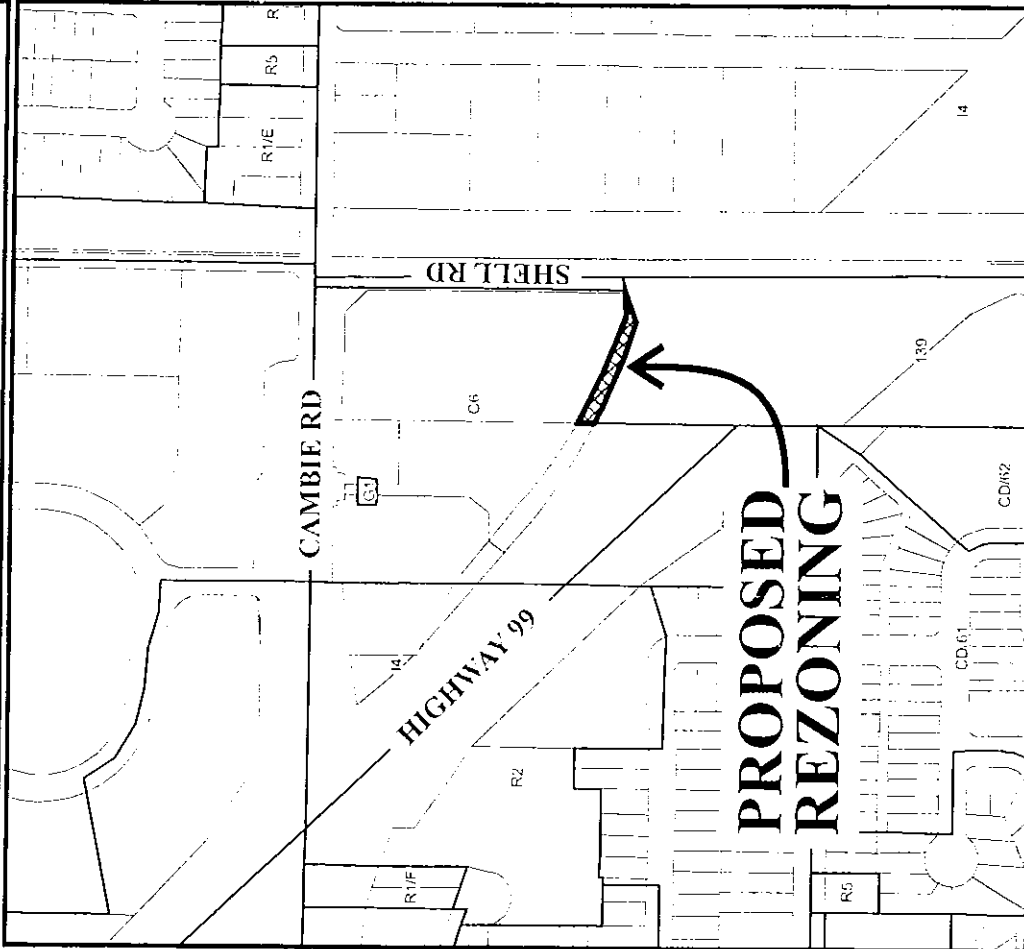
Original Date: 02/28/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond



RZ 07-362264

Original Date: 02/28/07

Revision Date:

Note: Dimensions are in METRES

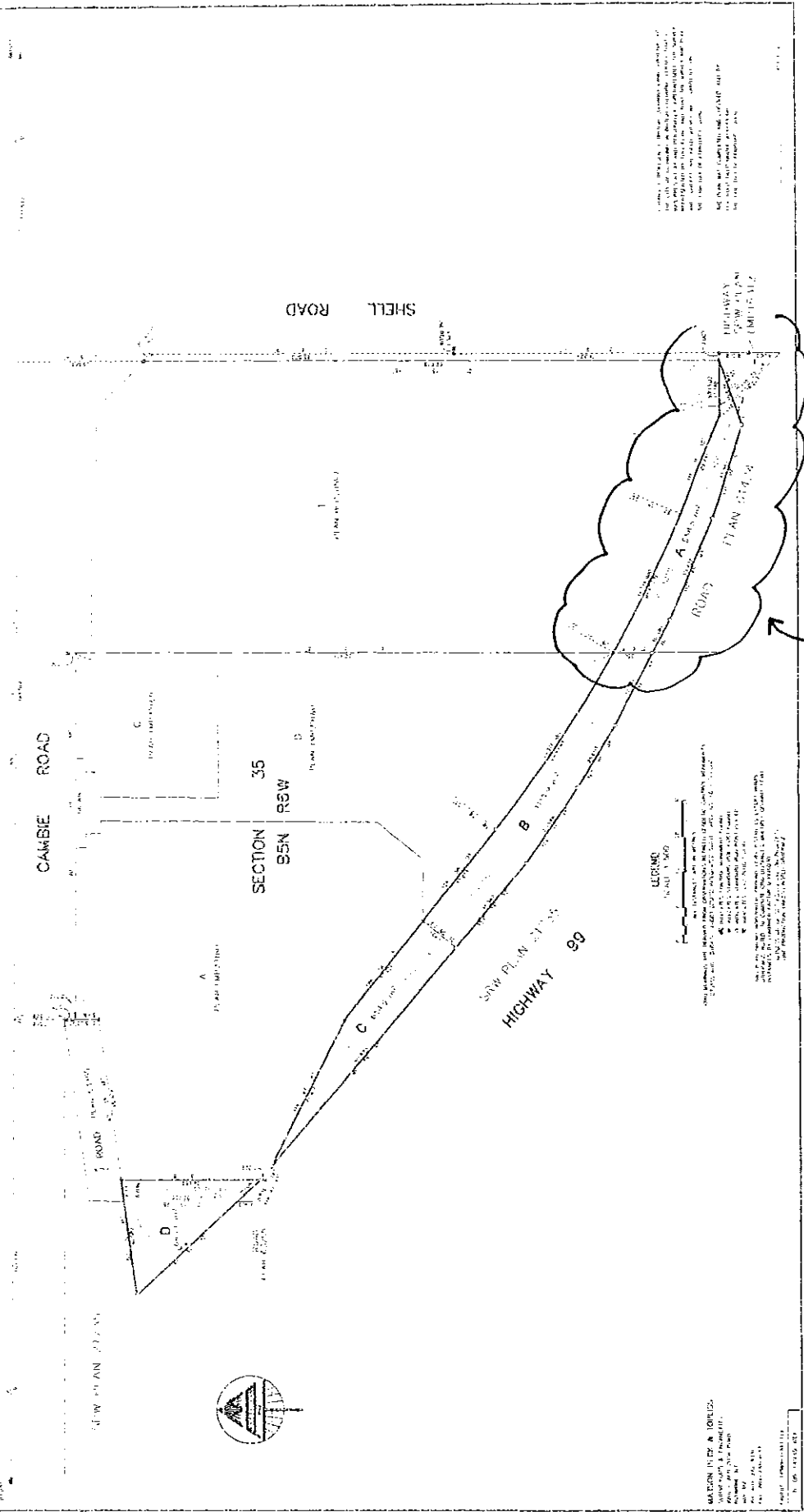
REFERENCE PLAN OF ROAD CLOSURES IN PARTS OF SECTION 35
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

PLAN B022042

SCALE 1:500

PARTS OF ROADS REQUIRED

- PARTS OF ROADS SHOWN TO BE THE PROPERTY OF THE NEW WESTMINSTER DISTRICT
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SECTION INDEX & DETAILS
 SHEET NO. 1 OF 1
 DATE: 2014-05-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

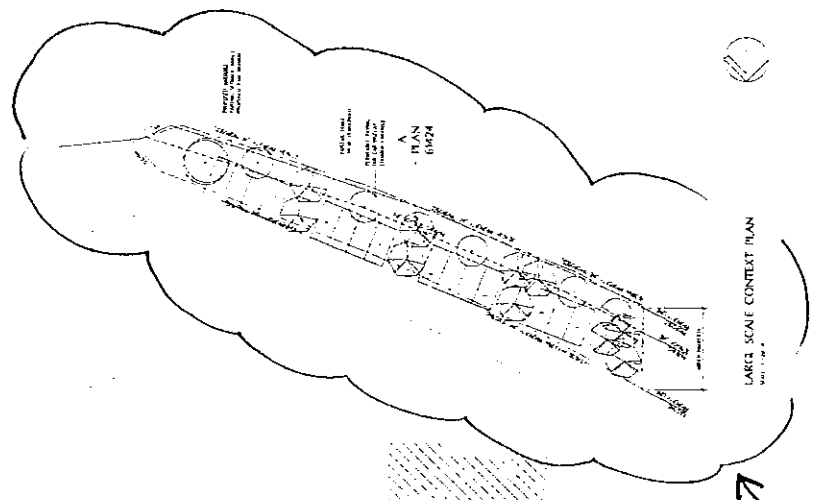
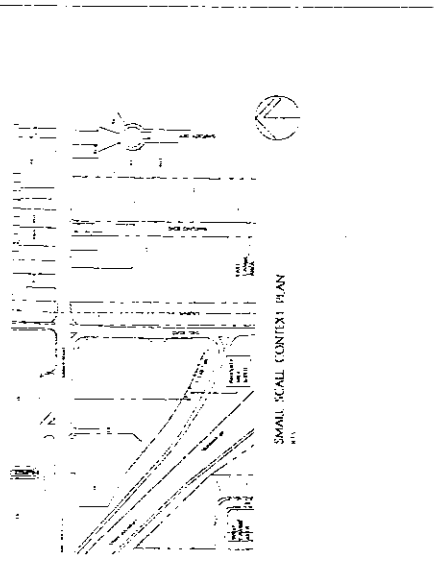
THIS PLAN IS THE PROPERTY OF THE DISTRICT OF WEST NEW WESTMINSTER AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DISTRICT OF WEST NEW WESTMINSTER.

PROJECT DATA
 PROPOSED RESIZING FOR ADDITIONAL
 PROPERTY ADJACENT TO 1780 CAMBIE ROAD
 ESTLIN HOLDINGS LTD.

CONTEXT PLANS
 PROJECT DATA

HYMEL
 JONES
 ARCHITECT

1



SUBJECT SITE

PARKING LEGEND

Symbol	DESCRIPTION
Symbol	Symbol
Symbol	Symbol

PROJECT DATA

PROPOSED RESIZING FOR ADDITIONAL PROPERTY ADJACENT TO 1780 CAMBIE ROAD
 ESTLIN HOLDINGS LTD.

SIBB ROAD

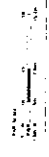
CAMBIE ROAD

PROJECT DATA FOR PROPERTY ADJACENT TO SUBJECT PROPERTY

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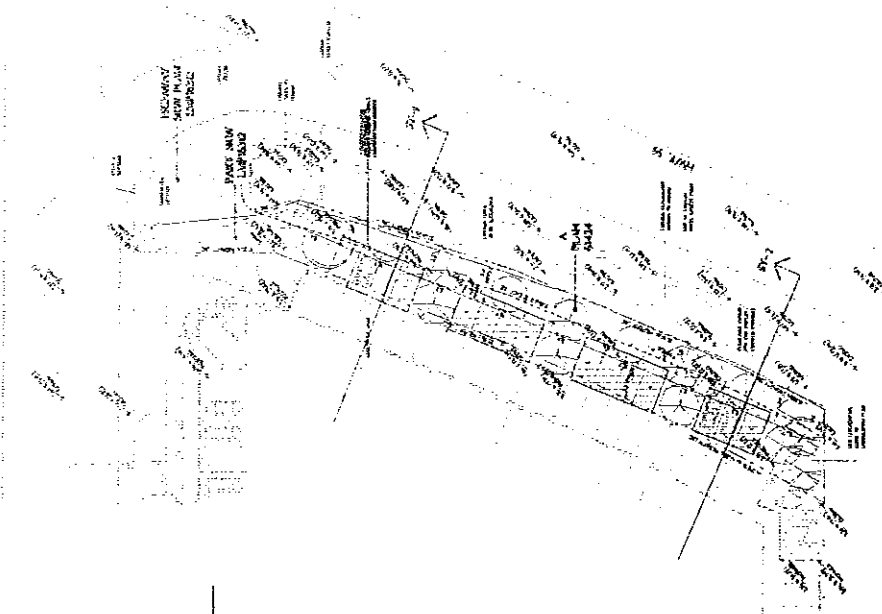
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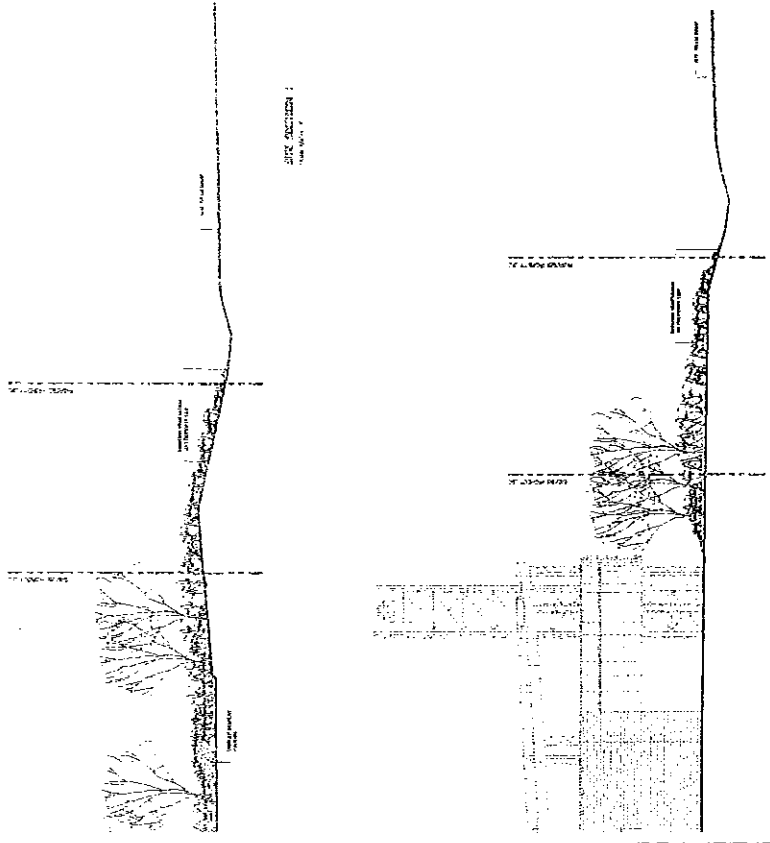


SITE PLAN
SITE SECTO

PROPOSED REZONING FOR ADDITIONAL
PROPERTY ADJACENT TO 1780 CHAMBERLAIN
ESTON HOLDINGS LTD.



SITE PLAN
DATE: 10/15/11



DATE: 10/15/11

SCALE: 1" = 100'



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-362264 Attachment 3

No Address Parcel – Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP

Address: 16312.

Applicant: Hywel Jones Architect Ltd.

Planning Area(s): East Cambie Area Plan Sch. 2.11b

	Existing	Proposed
Owner:	Estlin Holdings Ltd.	same
Site Size (m ²):	628.38 m ²	Same
Land Uses:	Vacant	Commercial Automobile Sales
OCP Designation:	Undefined	Commercial
Area Plan Designation:	Undefined	Commercial
Zoning:	Land Use Contract (LUC 139)	Automobile-Oriented Commercial District (C6)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A No structures are being added	none permitted
Setback – Front Yard (m):	Min. 6 m	6.1 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3.0 m for parking adjacent to a public road.	Min. 2.6 m	Variance to setback incorporated in DP 05-302568
Off-street Parking Spaces	0 stalls	15 display vehicle stalls in a tandem arrangement. 277 total stalls are provided on the combined main site and the subject site.	none

Conditional Rezoning Requirements

Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New
Westminster District as Dedicated on Plans 61424 and LMP 16312.

RZ 07-362264

Prior to final adoption of Zoning Amendment Bylaw 8209, the developer is required to consolidate the subject parcel with 10780 Cambie Road.

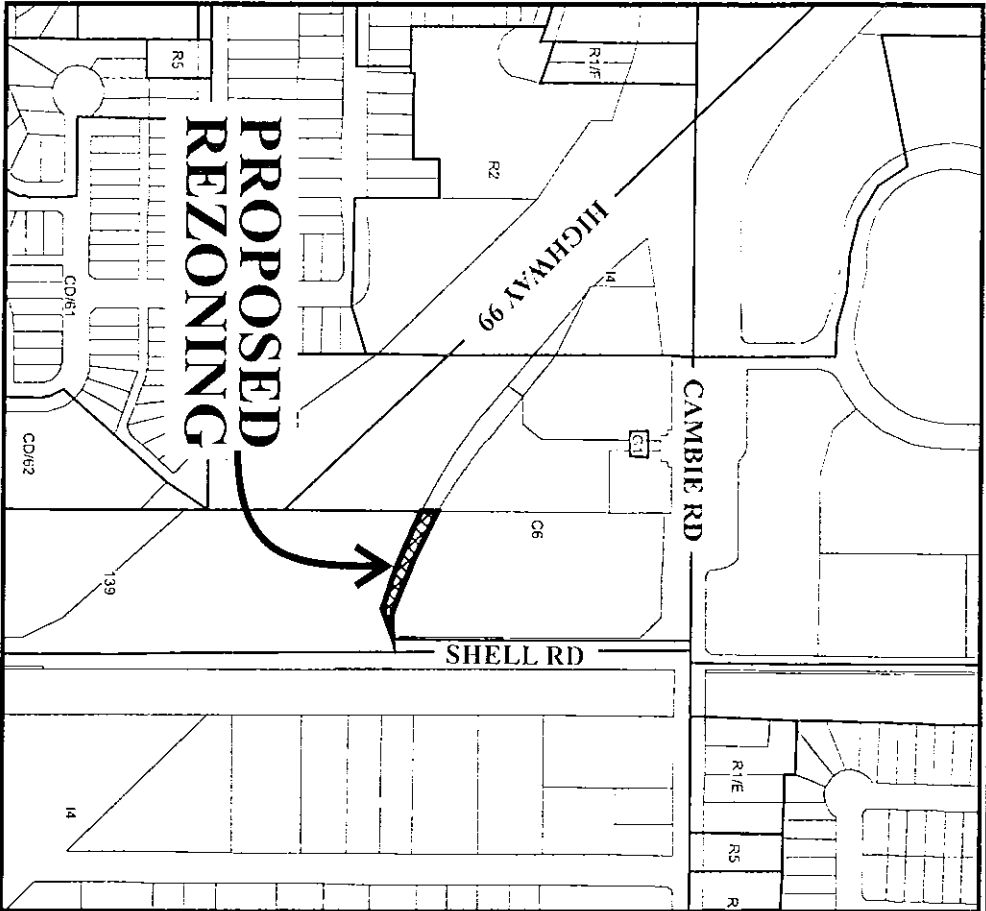
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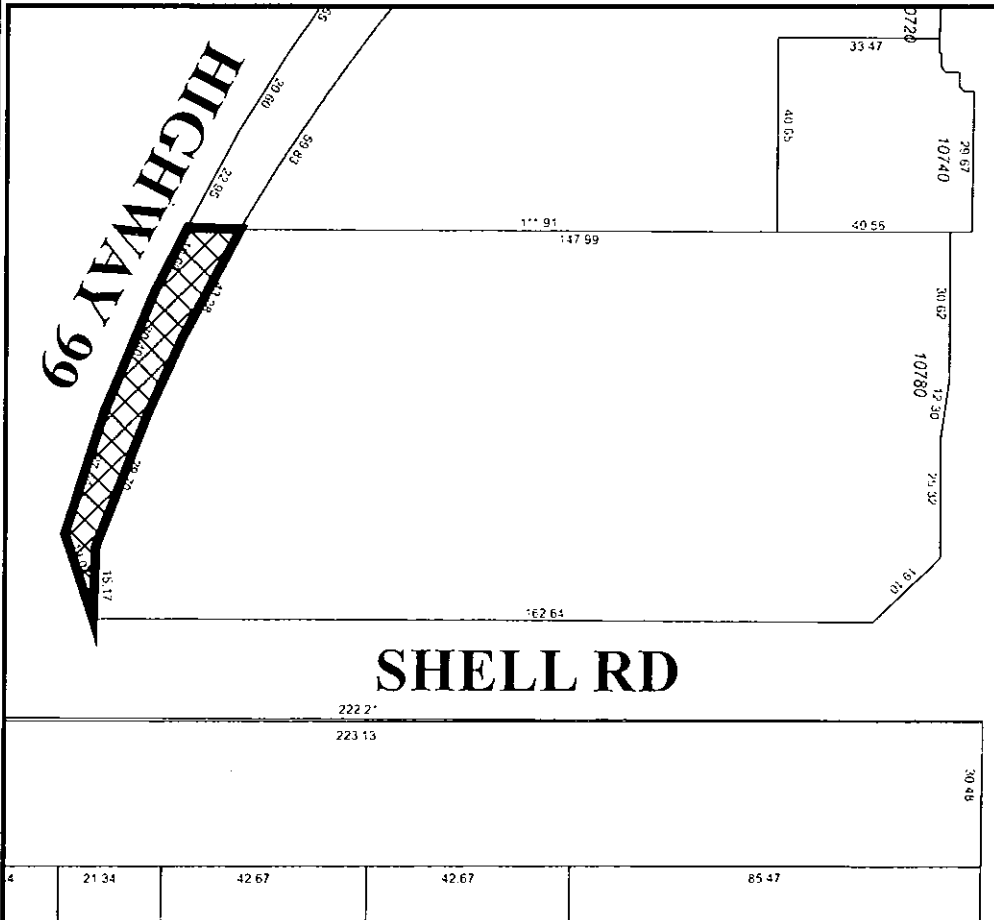
Date



City of Richmond



CAMBIE RD



10771
48.24
6.92

1106
18.29



RZ 07-362264

Original Date: 02/28/07

Revision Date:

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8208 (RZ 07-362264)**

**Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New
Westminster District as Dedicated on Plans 61424 and LMP 16312**

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1, the Generalized Land Use Map, to Schedule 1 thereof of the following area and by designating it "Commercial":

P.I.D. 026-669-382

Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312.

- 2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Schedule 2.11b (East Cambie Area Plan) to Schedule 1 thereof of the following area and by designating it "Commercial":

P.I.D. 026-669-382

Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312.

- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8208".

FIRST READING

MAR 26 2007

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS

N/A

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8209 (RZ 07-362264)**

**Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New
Westminster District as Dedicated on Plans 61424 and LMP 16312**

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

- 1. That the Mayor and Clerk are hereby authorised to execute any documents necessary to discharge "Land Use Contract 139" from the following area:

P.I.D. 026-669-382

Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312.

- 2. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following area and by designating it "Automobile-Oriented Commercial District (C6)":

P.I.D. 026-669-382

Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6 West New Westminster District as Dedicated on Plans 61424 and LMP 16312.

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8209".

FIRST READING

MAR 26 2007

PUBLIC HEARING

SECOND READING

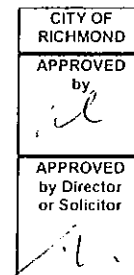
THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS

ADOPTED

APR 11 2007



MAYOR

CORPORATE OFFICER