City of Richmond

Report to Committee

Planning and Development Division

To:	Planning Committee	**Date:**	June 8, 2015
From:	Wayne Craig Director of Development	**File:**	RZ 07-394294
Re:	**Application by G & B Estates Ltd. for Rezoning at 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new "Neighbourhood Commercial (ZC36) – Steveston" zone**		

Staff Recommendation

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,

   a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and

   b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);

   be introduced and given first reading.

2. That Bylaw 9252, 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 found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) - Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) - Steveston" zone, be introduced and given first reading.

Wayne Craig
Director of Development

WC:sb
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

G & B Estates Ltd. has applied to the City of Richmond for permission to rezone 3868, 3880 and 3900 Steveston Highway (Attachment 1) in order to construct a commercial development with approximately 2,109 m^2 commercial space in three (3) one-storey buildings (Attachment 2 & 3). The application includes rezoning the properties from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new site specific "Neighbourhood Commercial (ZC36) – Steveston" zone.

The application also includes proposed amendments to the Official Community Plan (OCP) land use designations of 3868 and 3880 Steveston Highway in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to reflect the proposed commercial development (Attachments 4 & 5).

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 6).

Surrounding Development

Surrounding development is as follows:

- To the North: across Steveston Highway are one-storey and two-storey commercial developments, zoned "Local Commercial (CL)" and single family homes, zoned "Single Detached (RS1/A)".
- To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned "Special Needs Residential (ZR2)"; and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned "Medium Density Low Rise Apartments (RAM1)".
- To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL1)" and a 17-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL3)".
- To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned "Single Detached (RS1/A)".

Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1st Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge. In 1972, the east half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3880 Steveston Highway.

This lot was leased to the current owner in 1972 and then purchased by the owner in 2001. In 2010, the west half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3868 Steveston Highway. This lot was purchased by the owner in 2010.

The subject rezoning application has taken a number of years of review. The former corner gas station site was contaminated both onsite and into the City roadway. A detailed remediation program was completed and certificates of compliance were issued by the Province.

Now that remediation is completed and an anchor tenant has been secured, the owner is requesting a rezoning of all three properties to develop a new commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy with cosmetics and groceries, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants that may be interested in opening their businesses at the subject location.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856 and the Public Art Program.

Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendments

The site is located in the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The 2041 OCP Land Use Map identifies the corner commercial property at 3900 Steveston Highway as "Neighbourhood Service Centre" and both the commercial property at 3880 Steveston Highway and the vacant lot at 3868 Steveston Highway as "Neighbourhood Residential" (Attachment 4).

The Steveston Area Plan Land Use Map identifies the corner commercial property at 3900 Steveston Highway as "Commercial" and both the commercial property at 3880 Steveston Highway and vacant lot at 3868 Steveston Highway as "Single-Family" (Attachment 5).

Both the OCP maps are proposed to be amended to accommodate the proposed commercial development. OCP amendment Bylaw 9252 is provided for Council consideration.

Floodplain Management Implementation Strategy

The development proposal is required to comply with the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is a consideration of rezoning (Attachment 7).

Noise Regulation Bylaw No. 8856

The development proposal is required to comply with the Noise Regulation Bylaw No. 8856. Registration of a legal agreement on Title is a consideration of rezoning (Attachment 7) ensuring that the building envelope is designed and appropriate rooftop HVAC units are specified to avoid

generated noise from penetrating into neighbouring residential properties that exceed noise levels specified in the bylaw.

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning (Attachment 7). The contribution rate for commercial developments is $0.42 per buildable square foot (for a total contribution of $16,820).

Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

Staff have reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation.

Table 2: OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed. The applicant has reviewed the proposal with the owners of the neighbouring single detached homes to the west, and the resident manager and executive director of the neighbouring multi-family developments to the south. The applicant advises that the neighbours were supportive of the proposal.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed.

Analysis

The proposed rezoning would allow for the redevelopment of the existing Minato Village neighbourhood service centre with expansion into the vacant area of the former corner gas station and the undeveloped lot at 3868 Steveston Highway.

a) Proposed Site Specific "Neighbourhood Commercial (ZC36) – Steveston" Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific "Neighbourhood Commercial (ZC36) – Steveston" zone and to rezone the subject site to the new zone. The proposed ZC36 zone has been prepared to manage development on the subject site and is based on the existing "Neighbourhood Commercial (CN)" zone, which currently applies to the existing shopping centre. The CN zone permits a range of commercial businesses as permitted uses; residential and minor community care uses as secondary uses; and retail liquor 2 as an additional use. Different from the CN zone, the new zone does not include retail liquor 2 or residential uses and does include commercial education and indoor recreation as additional permitted uses. Also different from the CN zone, the new zone does not include tenancy size restrictions for retail uses. Zoning amendment Bylaw 9253 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a commercial development with approximately 2,109 m^2 of commercial space located in three (3) one-storey buildings (Attachment 2). A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit will include examining:

- Compliance with Development Permit Guidelines for commercial projects in the 2041 Official Community Plan Bylaw 9000. In addition to the applicable design guidelines, staff will work with the project architect to ensure the form and character provides an appropriate gateway to the Steveston Village Heritage Conservation Area.
- Detailed architectural and landscape designs, including design development to provide adequate articulation, visual interest and animation along Steveston Highway and No. 1 Road, to provide a strong corner presence at the intersection as well as sensitive interfaces to the adjacent single-family and multi-family developments.

- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading (two medium SU-9 spaces).
- Sustainability strategy for the development proposal. Since commercial tenants have control over the building interiors, the owner is investigating how to provide solar powered exterior lighting (e.g., parking area, building and/or landscaping).
- Crime Prevention through Environmental Design.

c) Transportation and Site Access:

i) The development proposal includes two (2) driveways for this corner commercial development, one (1) on No. 1 Road and one (1) on Steveston Highway. The access to No. 1 Road is to be limited to right-in/right-out plus left-in movements only (No left-out movement from the site). Appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island are to be designed and constructed through the required Servicing Agreement (Attachment 7).

ii) The proposal includes the creation of a new left turn lane, providing Steveston Highway traffic with access to the site's Steveston Highway driveway. Submission of a functional road plan is a requirement of rezoning and the left turn lane is to be designed and constructed through the required Servicing Agreement (Attachment 7).

iii) The conceptual architectural design includes two (2) required medium loading spaces (SU-9 size trucks) located one in front of the other on the south side of the west building. The owner has agreed to register a legal agreement on title to prohibit large (WB-17) trucks from entering the site as a consideration of rezoning (Attachment 7).

iv) A Traffic Impact Assessment prepared by MMM Group was submitted regarding the proposal and identifies that the proposal requires 89 parking spaces. The conceptual development plans include 84 parking spaces. Staff have reviewed and support the proposed 6% parking reduction as permitted under the Zoning Bylaw 8500 on the basis of the applicant providing the following TDM package as a consideration of rezoning (Attachment 7):

- Registration of a legal agreement on title to prohibit assignment of parking spaces to a particular tenant so that the parking spaces remain unassigned and accessible to all customers at all times.
- Granting of two (2) statutory rights-of-way (1.5 m x 9 m) to accommodate new bus shelters at the existing bus stop locations on Steveston Highway and No. 1 Road.
- Design and construction of concrete bus shelter pad and accessible concrete pad at the (2) two bus stop locations as part of the required Servicing Agreement.
- Voluntary contribution of $50,000 for two (2) bus shelters for the bus stop locations.
- Voluntary contribution of $30,000 towards a future TDM in the vicinity of the site to be constructed by the City. This may include: an asphalt walkway along Steveston Highway from the site to 2nd Avenue; or alternate TDMs in the vicinity of the site to be determined by the City.

d) Tree Retention and Replacement:

i) A tree survey was submitted in support of the application. A tree retention / replacement plan is attached (Attachment 3). The one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected.

ii) An existing overgrown hedge along the west property line is proposed to be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south.

iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration of rezoning.

e) Infrastructure Improvements:

The owner has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning (Attachment 7) for the design and construction of road network infrastructure improvements. Works include: frontage improvements along Steveston Highway and No. 1 Road; traffic signal improvements at Steveston Highway and No. 1 Road intersection; bus stop improvements; and 2 m wide road dedication along both frontages for future road widening.

Existing Legal Encumbrances

A statutory right-of-way is registered on title to 3900 Steveston Highway (F41649). The statutory right-of-way is no longer needed and staff recommend that it be discharged from title. Discharge is a consideration of rezoning (Attachment 7).

Financial Impact or Economic Impact

None.

Conclusion

The proposal would provide a commercial development with approximately 2,109 m^2 commercial space in three (3) one-storey buildings. The proposal would facilitate the redevelopment of a vacant corner gas station site and an older commercial shopping centre, enhancing the corner of No. 1 Road and Steveston Highway.

Amendments are required to the land use designations for 3868 and 3880 Steveston Highway in the 2041 OCP Land Use Map and Steveston Area Plan. The development proposal is consistent with the proposed "Neighbourhood Commercial (ZC36) – Steveston" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single

detached homes, multi-family developments and commercial developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance the convenience and safety of pedestrian, cycling, rolling, public transit and vehicle movement in the neighbourhood.

It is recommended that Official community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252 and Zoning Bylaw 8500, Amendment Bylaw 9253 be introduced and given first reading.

Sara Badyal

Sara Badyal, MCIP, RPP
Planner 2

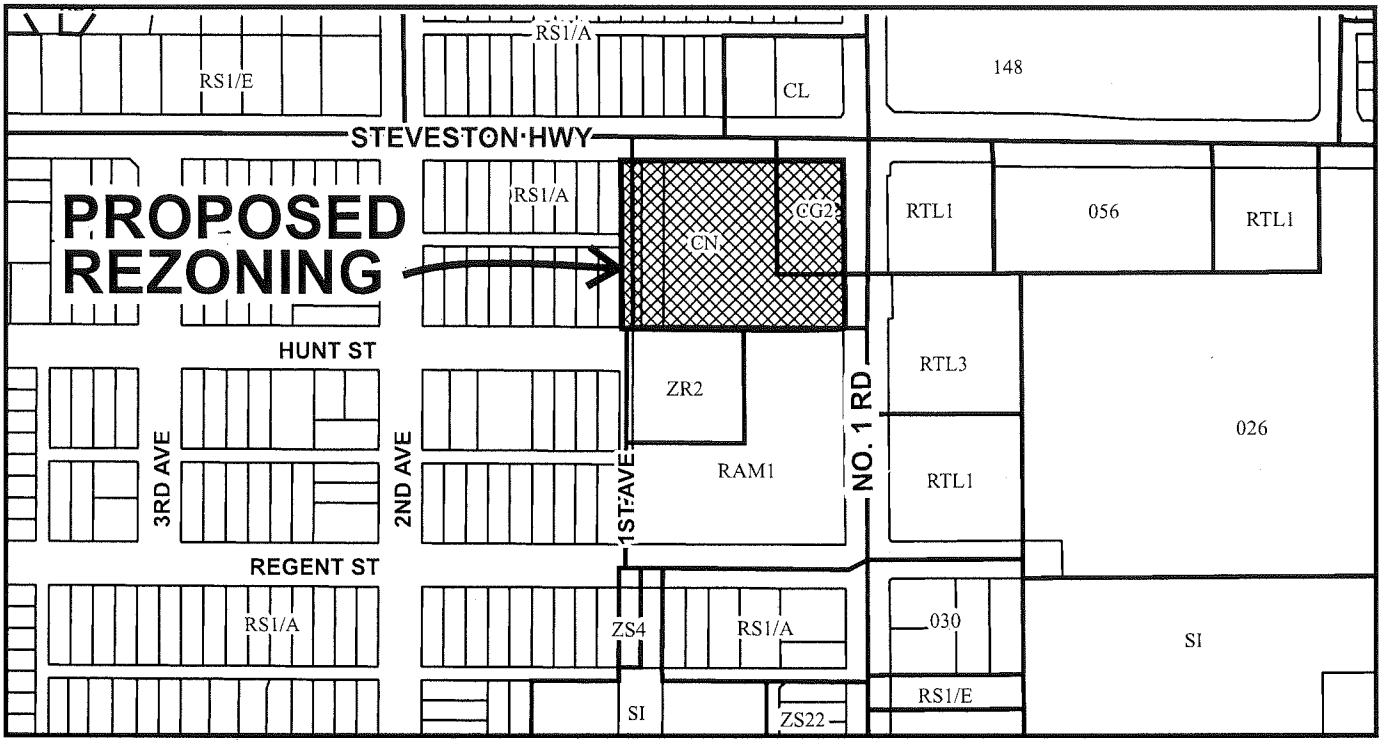
Terry Crowe
Manager, Policy Planning

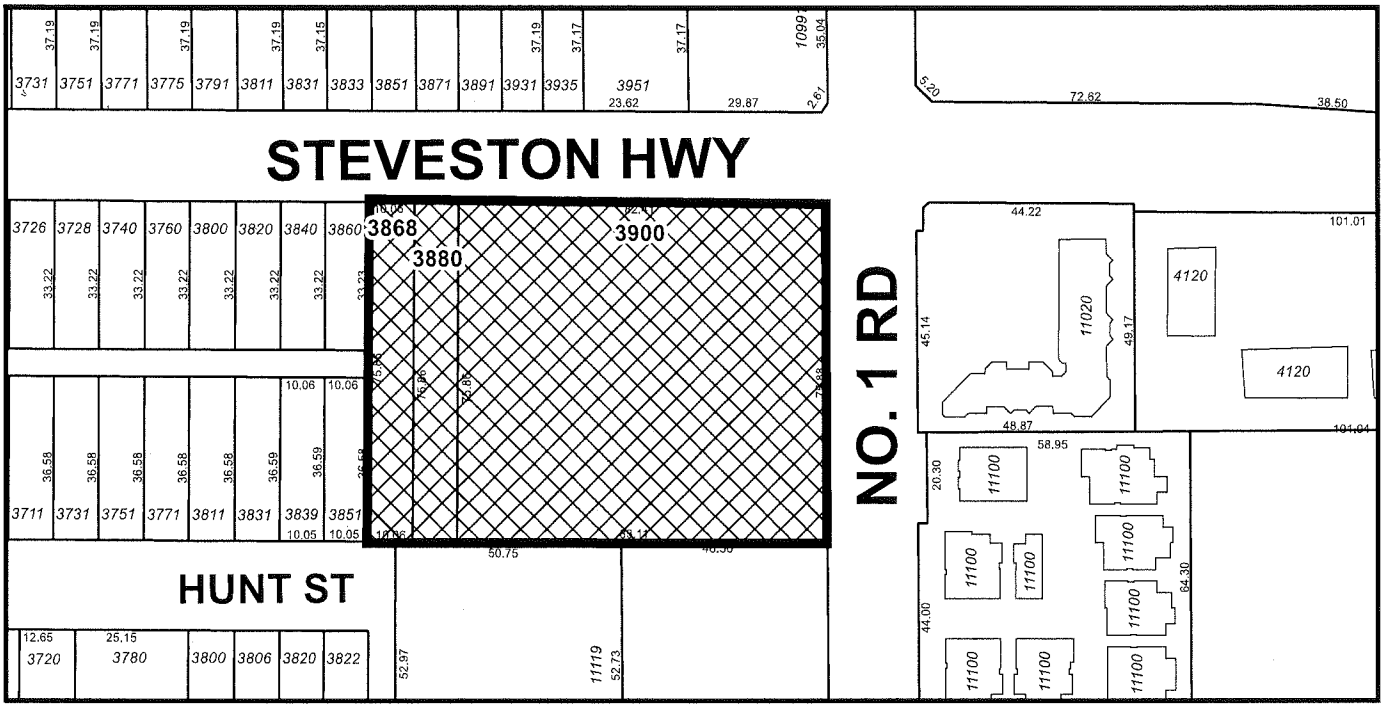
SB:rg

Attachment 1: Location Map & Aerial Photo
Attachment 2: Conceptual Development Plans
Attachment 3: Tree Retention / Removal Plan
Attachment 4: Context Land Use Map – 2041 OCP Land Use Map
Attachment 5: Context Land Use Map – Steveston Area Plan Land Use Map
Attachment 6: Development Application Data Sheet
Attachment 7: Rezoning Considerations

ATTACHMENT 1

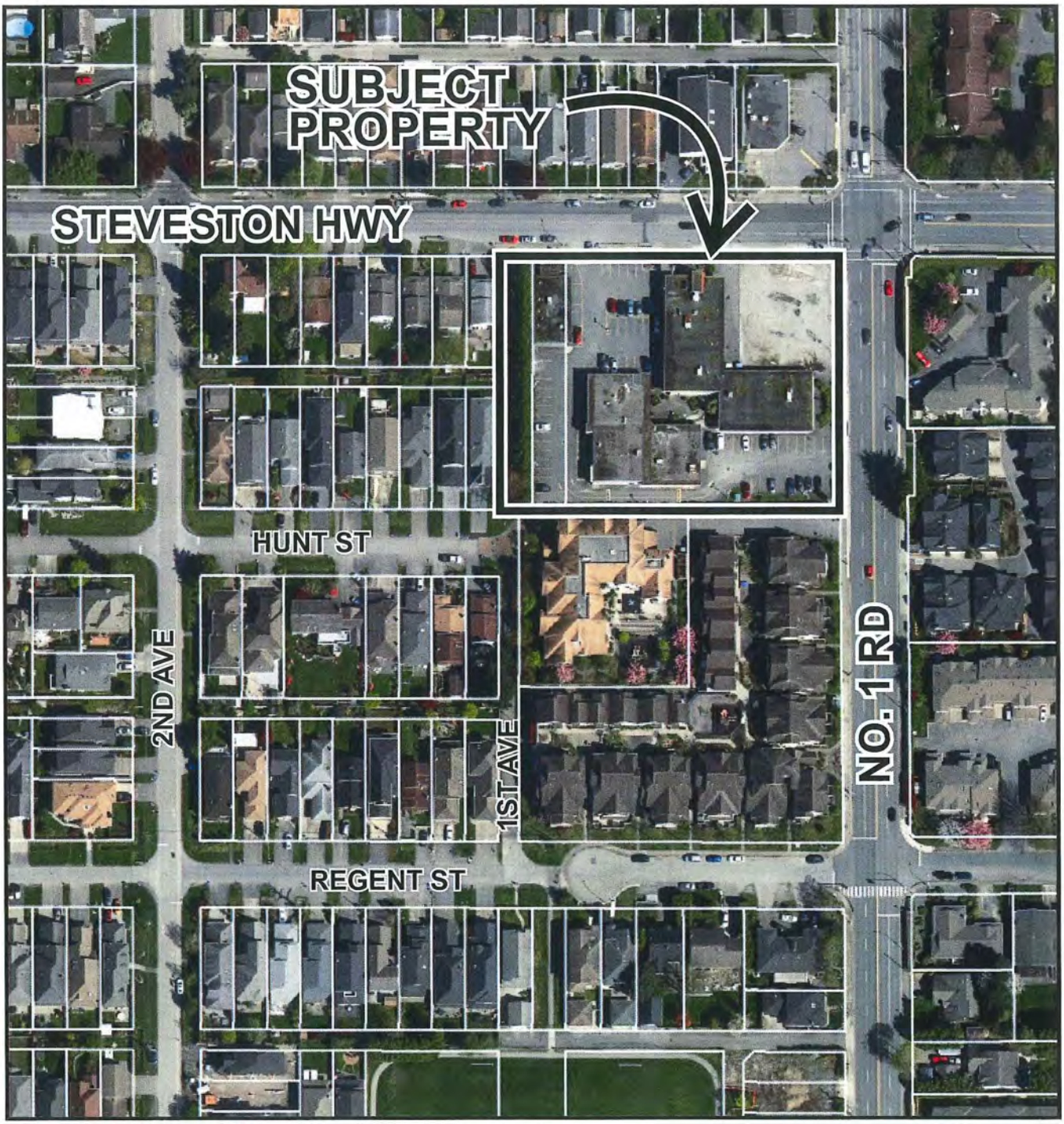
City of Richmond





	RZ 07-394294	Original Date: 12/13/07 Revision Date: 05/12/15 Note: Dimensions are in METRES

City of
Richmond

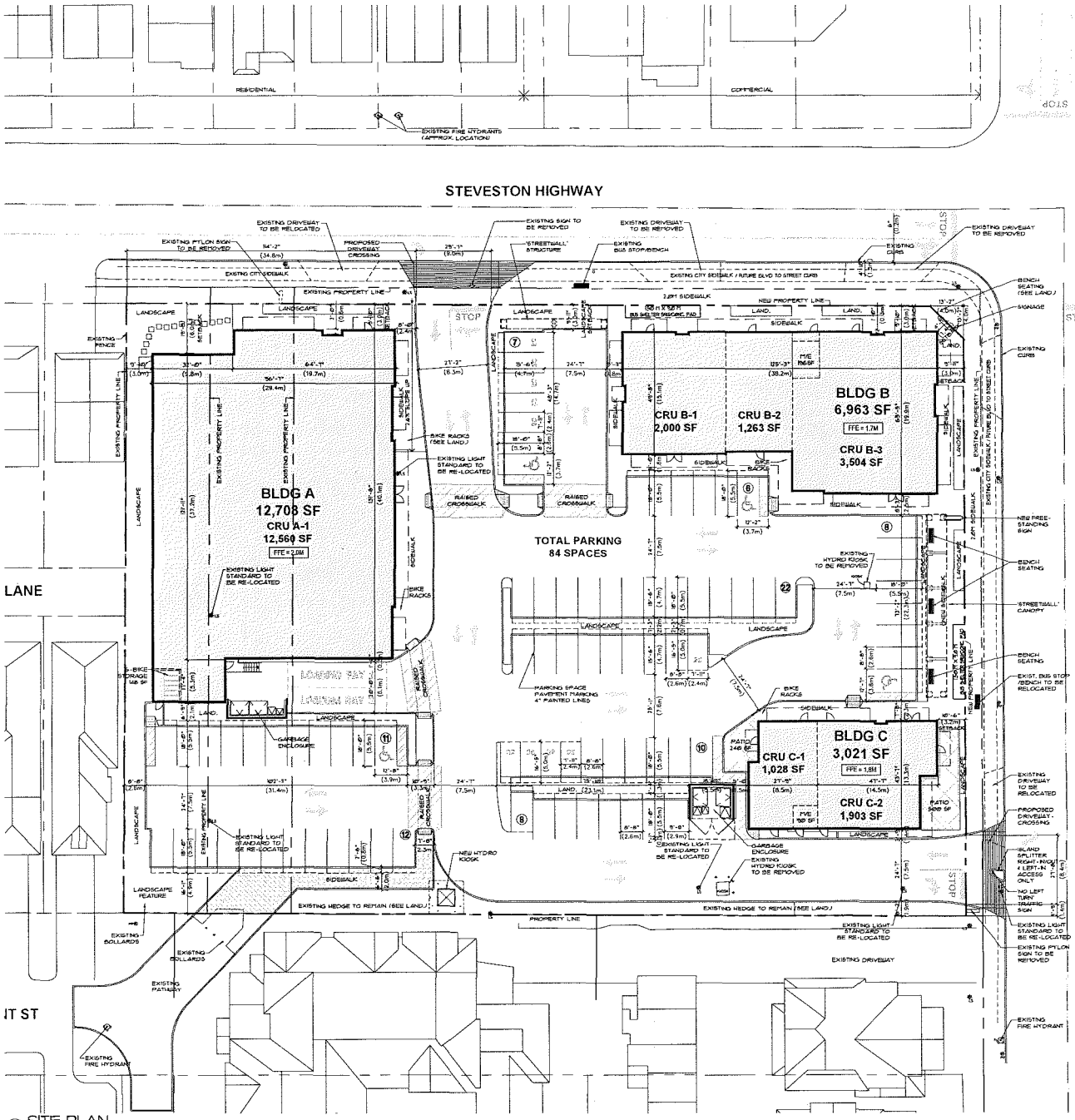


RZ 07-394294

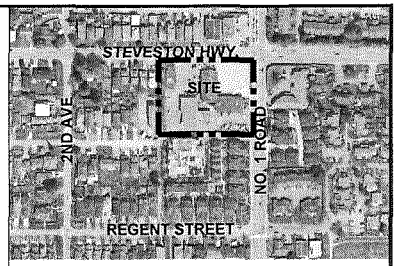
Original Date: 12/13/07

Revision Date: 05/12/15

Note: Dimensions are in METRES



1 SITE PLAN
A1 SCALE: 1/16"=1'-0"



2 AERIAL KEY PLAN
A1 SCALE: NTS

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106 PARCEL "B" (BYLAW 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 248 LOT A, SECTION 3, BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34, BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT BCP 45233
CIVIC ADDRESS:	3868/3880/3900 STEVESTON HWY, RICHMOND, BC
EXISTING ZONING:	SINGLE-DETACHED (RS 1/A) NEIGHBOURHOOD COMMERCIAL (CN) AND GAS & SERVICE STATION (CG2)
PROPOSED ZONING:	SITE SPECIFIC ZONE
EXISTING LOT AREA:	84,136.14 SF (7,816.5 SM)
LESS ROAD DEDICATION:	3,889.5 SF (361.3 SM)
TOTAL LOT AREA:	80,246.72 SF (7,455.2 SM)
LOT COVERAGE (MAX 35%):	(22,602 SF / 80,246.72 SF) x 100 = 28.3%

BUILDING FLOOR AREAS (GROSS LEASABLE + UTILITY):

BUILDING A [PROPOSED RETAIL]:	12,560 SF	1,167 SM
BUILDING B1 [PROPOSED FINANCIAL SERVICE]:	2,000 SF	185 SM
BUILDING B2 [PROPOSED RESTAURANT]:	1,263 SF	117 SM
BUILDING B3 [PROPOSED FINANCIAL SERVICE]:	3,504 SF	325.5 SM
BUILDING C1 [PROPOSED RESTAURANT]:	1,028 SF	95.5 SM
BUILDING C2 [PROPOSED RESTAURANT]:	1,903 SF	177 SM
BICYCLE STORAGE ROOM :	146 SF	14 SM
BUILDING B SERVICE ROOM :	186 SF	18 SM
BUILDING C SERVICE ROOM :	90 SF	8 SM
TOTAL GROSS FLOOR AREAS :	22,692 SF	2,108 SM

PARKING REQUIREMENTS (GROSS LEASEABLE AREA):

RETAIL (up to 350 SM):	350 SM / 100 SM x 3	=	10.50
RETAIL (> 350 SM):	817 SM / 100 SM x 4	=	32.68
OFFICE (CRU B-1):	185.8 SM / 100 SM x 3	=	5.57
FINANCIAL SERVICE (CRU B-3):	325.5 SM / 100 SM x 3	=	9.76
RESTAURANT (CRU B-2):	117.3 SM / 100 SM x 8	=	9.38
RESTAURANT (CRU C-1):	95.5 SM / 100 SM x 8	=	7.64
RESTAURANT (CRU C-2):	176.8 SM / 100 SM x 8	=	14.14
TOTAL PARKING REQUIRED :			90 SPACES
TOTAL PARKING PROVIDED :			84 SPACES
HANDICAPPED SPACES PROVIDED :			4 SPACES
SMALL SPACES PROVIDED (37%) :			10 SPACES
PARKING RATIO :			3.7 / 1,000 SF

ON-SITE LOADING REQUIREMENTS :

FIRST 1,860 SM	=	1 MEDIUM-SIZE SPACE
ADDL. 5,000 SM OVER 1,860 SM	=	1 MEDIUM-SIZE + 1 LARGE-SIZE SPACE
TOTAL LOADING REQUIRED	=	2 MEDIUM-SIZE + 1 LARGE-SIZE SPACE (SEE MMM TRAFFIC ASSESSMENT REPORT)
TOTAL LOADING PROVIDED	=	1 MEDIUM / LARGE-SIZE SHARED SPACE

ON-SITE BICYCLE PARKING REQUIREMENTS :

CLASS 1 BICYCLE PARKING :	0.27 SPACES/100 SM GLA OVER 100 SM
CLASS 2 BICYCLE PARKING :	0.40 SPACES/100 SM GLA OVER 100 SM

RETAIL / RESTAURANT / OFFICE :

CLASS 1 BICYCLE PARKING	=	2,066 SM / 100 SM x 0.27 SPACES
REQUIRED	=	6 SPACES
PROVIDED	=	6 SPACES
CLASS 2 BICYCLE PARKING	=	2,066 SM / 100 SM x 0.4 SPACES
REQUIRED	=	8 SPACES
PROVIDED	=	16 SPACES

BYLAW REQUIREMENTS :

PROPOSED SETBACKS:	
FRONT YARD =	3.0m (9.843ft)
EXT. SIDE YARD =	3.0m (9.843ft)
INT. SIDE YARD =	3.0m (9.843ft)
REAR YARD =	3.0m (9.843ft)
PROPOSED BUILDING HEIGHTS :	
PROPOSED BUILDING HEIGHT :	9.3m (30.42ft)
ALLOWABLE BUILDING HEIGHT :	15m (49.215ft)
PARKING SIZES :	
STANDARD SPACE :	2.6m (8'-6") x 5.5m (18'-0")
SMALL SPACE (MAX. 50%) :	2.4m (7'-11") x 5.0m (16'-5")
HANDICAPPED SPACE (MIN. 2%) :	3.7m (12'-2") x 5.5m (18'-0")
LOADING SPACE SIZES :	
MEDIUM-SIZE LOADING SPACE :	9.1m (29'-10") x 3.0m (9'-10")
LARGE-SIZE LOADING SPACE :	18.4m (60'-4") x 3.5m (11'-6")
BICYCLE PARKING (MIN. DIMENSIONS):	
BICYCLE PARKING SPACE :	1.8m (5'-11") x 0.6m (2'-0") / 1.0m (3'-3") VERT.
BICYCLE LOCKER :	1.8m (5'-11") x 0.6m (2'-0") END WIDTH @ DOOR 1.8m (5'-11") x 0.2m (0'-8") END WIDTH OPP. DOOR

REZONING APPLICATION : RZ 07-394294

CONCEPTUAL DEVELOPMENT PLANS

no.	date	revisions / issued
3	2015/01/13	RE-ISSUED FOR RZ/DP
2	2014/11/21	RE-ISSUED FOR RZ/DP
1	2014/09/26	ISSUED FOR RZ/DP

NORTH

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consultant

COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
For G & B ESTATES AND WEST COAST PROJECTS

ATTACHMENT 2

urban design group
architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604 687 2038
FACSIMILE 604 688 7401

project number 3428
sheet title SITE PLAN
date 2014/11/12
scale
drawn/checked/by
checked
sheet number A1.1

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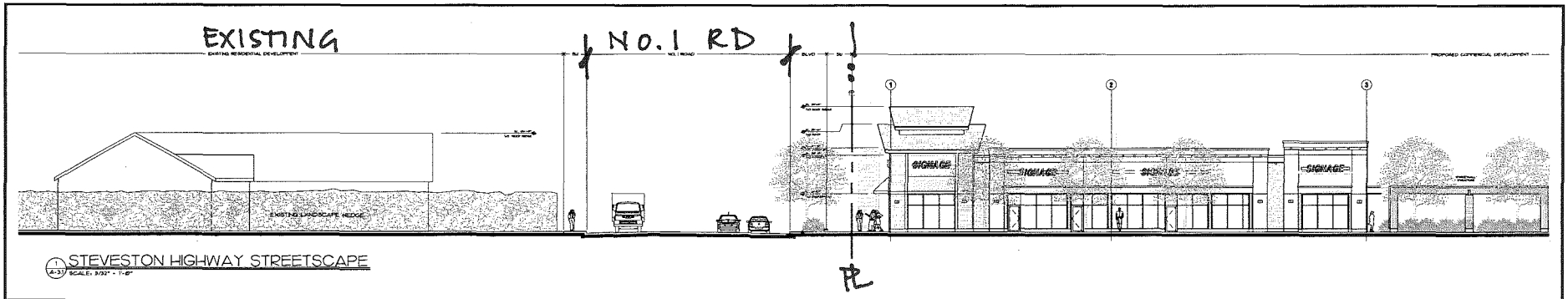

1 A-3.1 STEVESTON HIGHWAY STREETSCAPE
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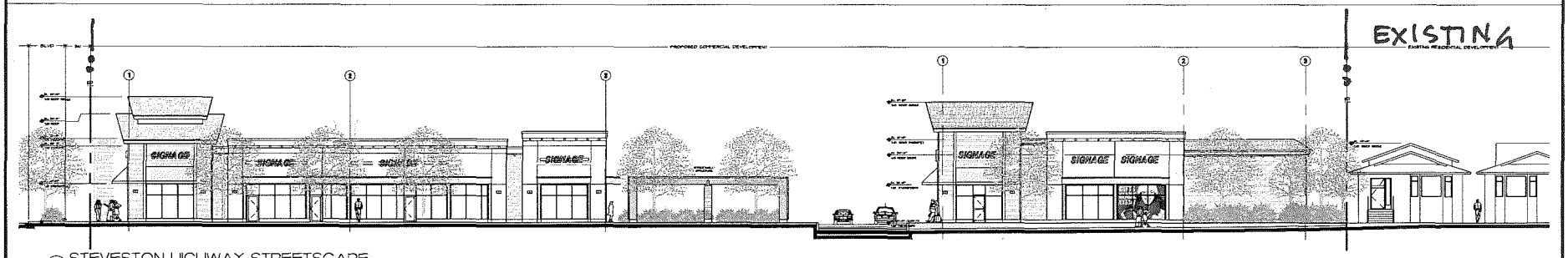
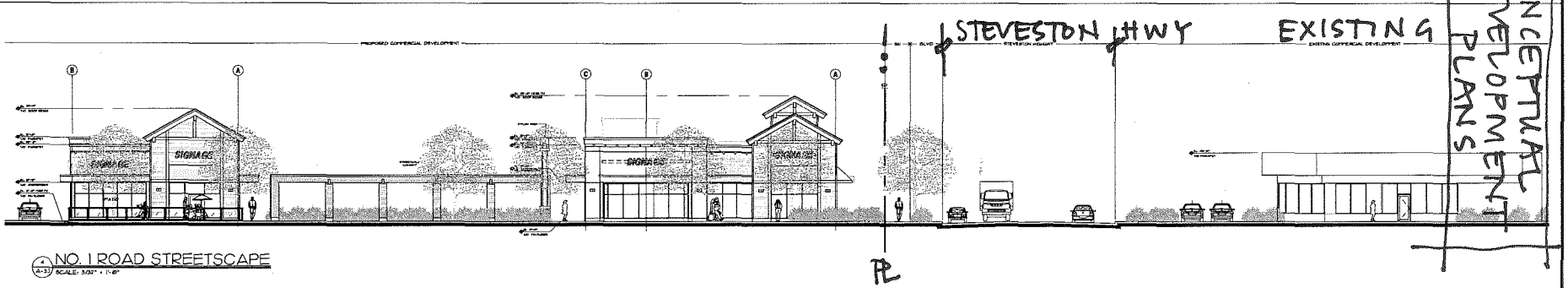


2 A-3.1 STEVESTON HIGHWAY STREETSCAPE
SCALE: 3/32" = 1'-0"

3 A-3.1 NO. 1 ROAD STREETSCAPE
SCALE: 3/32" = 1'-0"



4 A-3.1 NO. 1 ROAD STREETSCAPE
SCALE: 3/32" = 1'-0"

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2	11/11/25	re-issued for DP
1	14/08/26	issued for DP
no.	yy/mm/dd	description

revisions

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consultant

COMMERCIAL DEVELOPMENT

3868, 3880 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.

For G & B ESTATES AND WEST COAST PROJECTS

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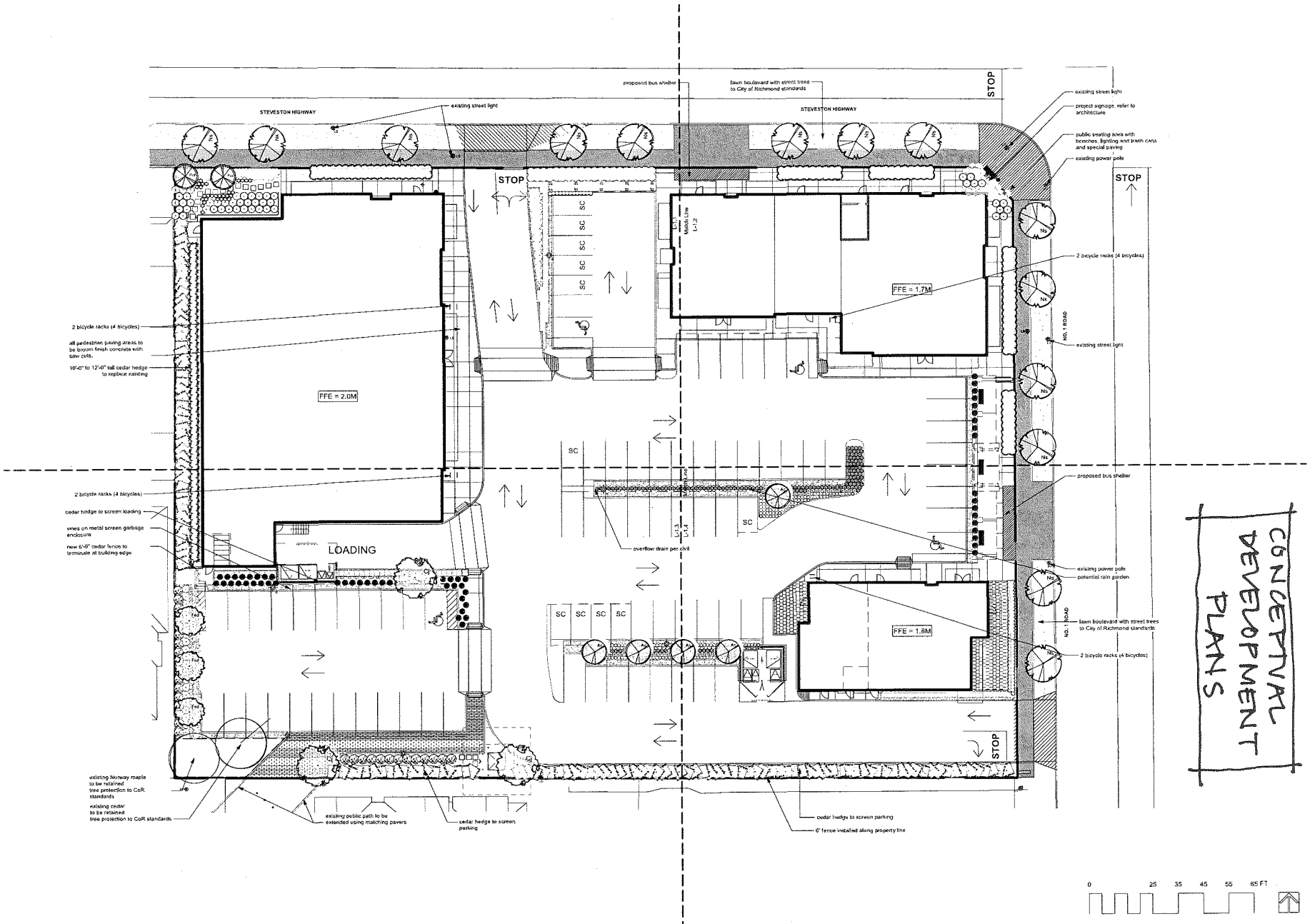
TELEPHONE 604 687 2234
FACSIMILE 604 688 7481

project number 3428

sheet title STREETSCAPES

date	2014/12/17	sheet number
scale	AS NOTED	A-3.1
drawn	DC	
checked	DC	



CONCEPTUAL DEVELOPMENT PLANS

Revision

No.	Date	Revision Notes
1	3/5/15	Plantings
2	15-3-24	Parking

Issue

No.	Date	Issue Notes
A	8/27/14	ISSUED FOR DP
B	2/18/15	Reviewed for DP

Professional Seal

eta landscape architecture

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Project

COMMERCIAL DEVELOPMENT

3868, 3880 & 3900 Steveston Highway
Richmond, BC

Drawing Title

LANDSCAPE SITE PLAN

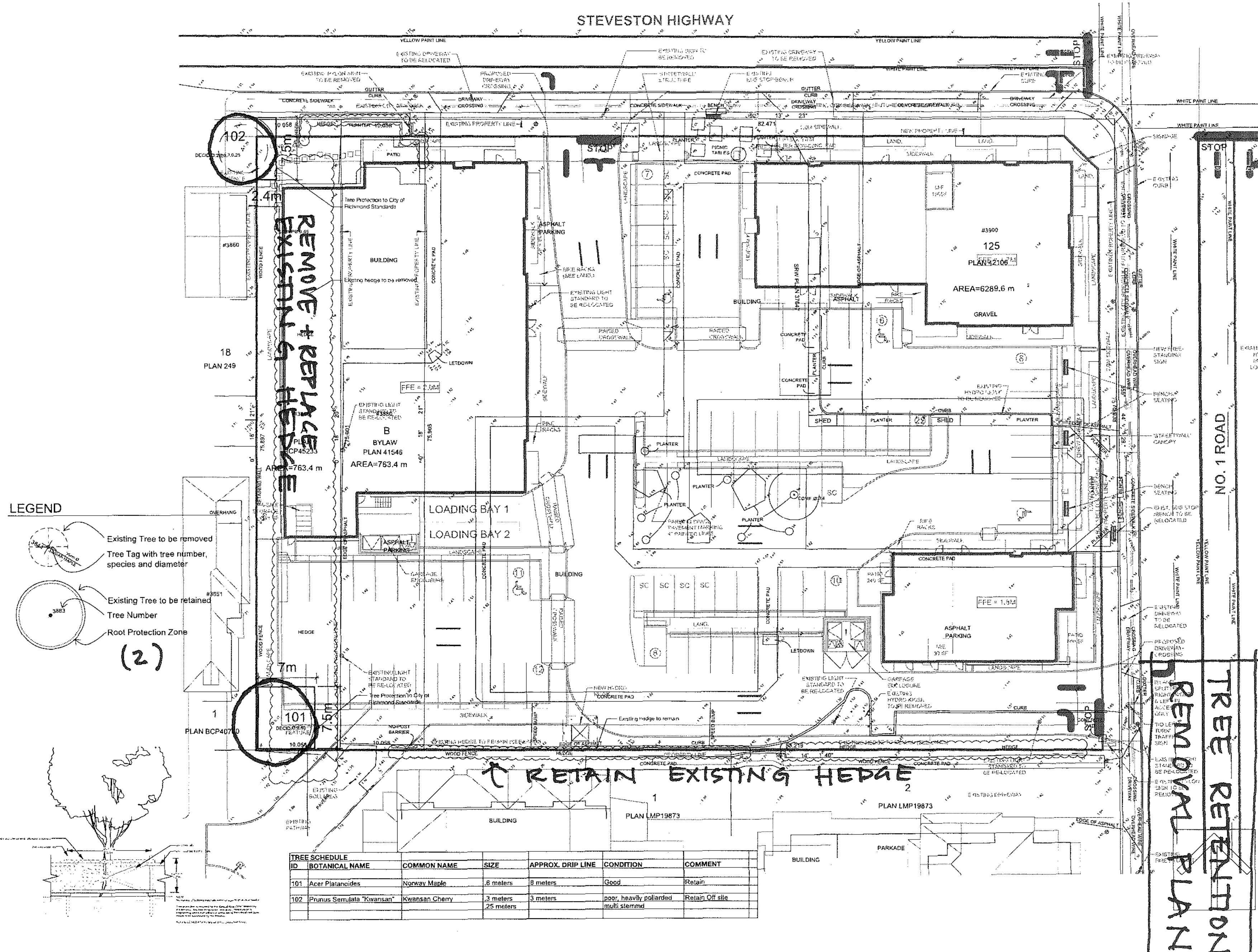
Legal

LOT 126, Section 34, B.4.N., RANGE 7 W., PLAN 249 AND PARCELS 8 (BYLAW 4156E), SECTION 3, B.3.N., RANGE 7 W., PLAN 249

Project Manager: GE	Project ID: 21421
Drawn By: GE	Scale: 1/16" = 1'-0"
Reviewed By: GE	Drawing No.: L 1.0
Date:	of 7

Plot Date:
15-3-24
21421_Master_Master_2015.mm

ATTACHMENT 3



TREE SCHEDULE						
ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	.6 meters	8 meters	Good	Retain
102	Prunus Serrulata "Kwansan"	Kwansan Cherry	.3 meters .25 meters	3 meters	poor, heavily pollarded multi stemmed	Retain Off site

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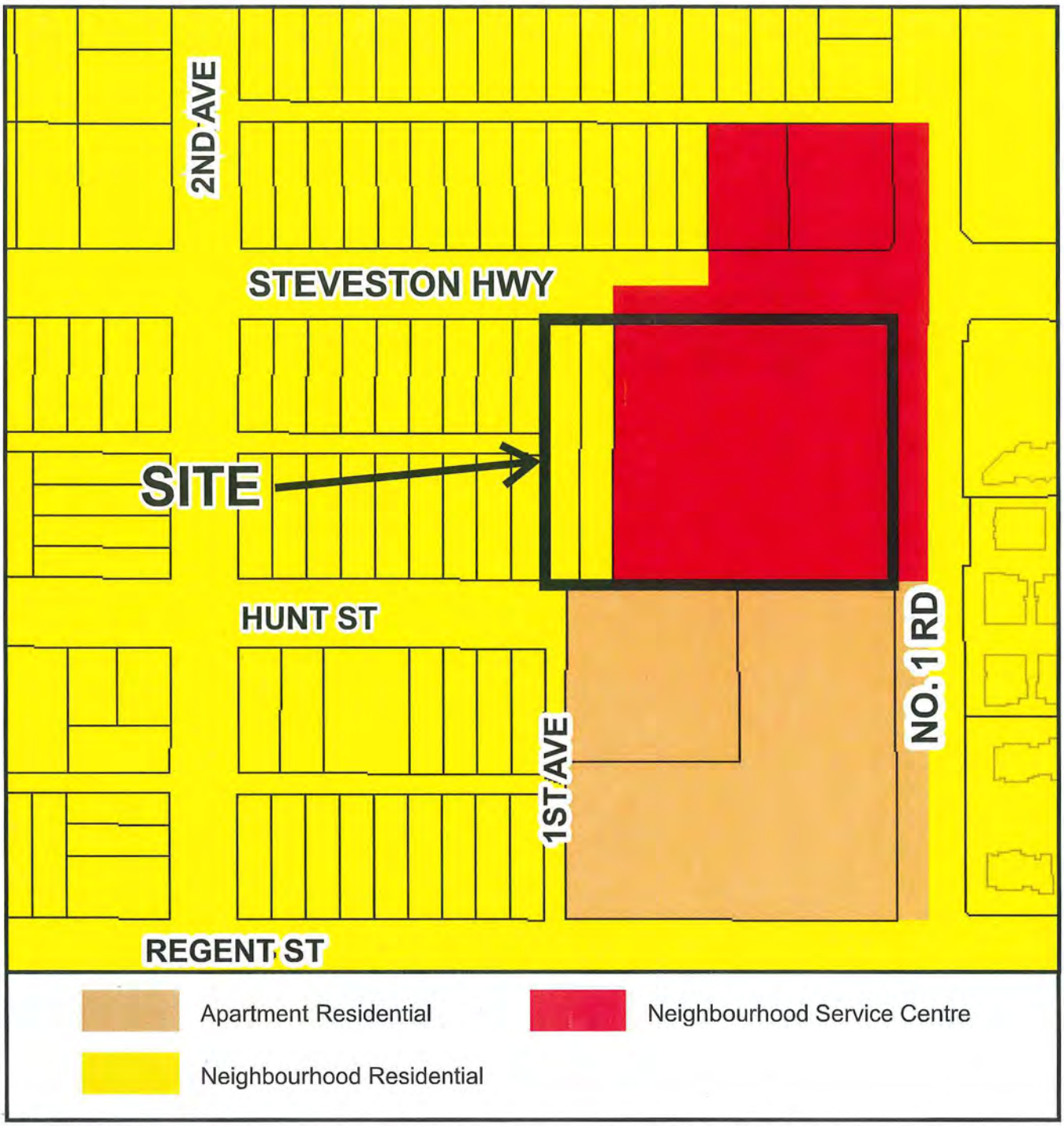
Project
COMMERCIAL DEVELOPMENT
3868, 3880 & 3900 Steveston Highway
Richmond, BC

Drawing Title
TREE MANAGEMENT PLAN:

L4

ATTACHMENT 4

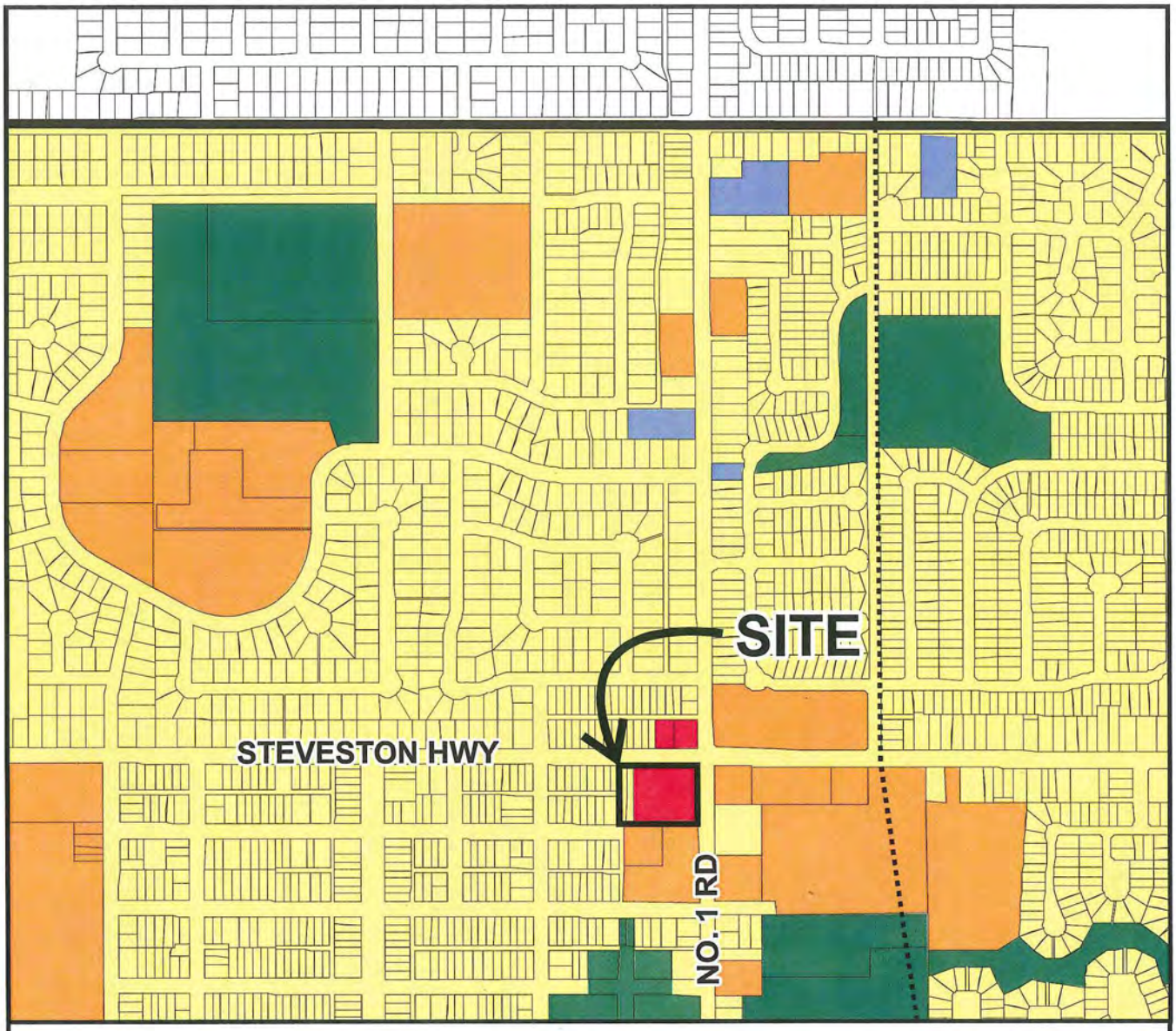
City of Richmond



N	Context Land Use Map 2041 OCP Land Use Map (RZ 07-394294)	Original Date: Revision Date: 05/12/15 Note: Dimensions are in METRES

ATTACHMENT 5

City of Richmond



Context Land Use Map
Steveston Land Use Map
(RZ 07-394294)

Original Date: 05/12/15

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 07-394294 **Attachment 6**

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: G & B Estates Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner	G & B Estates Ltd.	No Change
Site Size	3868 Steveston Hwy 764.0 m^2 3880 Steveston Hwy 764.0 m^2 3900 Steveston Hwy 6,288.5 m^2 Total 7,816.5 m^2	Development site 7455.2 m^2 Road dedication 361.3 m^2 Total 7,816.5 m^2
Land Uses	Commercial and vacant lands	Commercial
OCP Designation	Neighbourhood Service Centre and Neighbourhood Residential	Neighbourhood Service Centre
Area Plan Designation	Commercial and Single-Family	Commercial
Zoning	Neighbourhood Commercial (CN), Gas & Service Stations (CG2) and Single Detached (RS1/A)	Neighbourhood Commercial (ZC36) – Steveston
Number of Units	1,870 m^2 in 20 units	2,109 m^2 in 6 units in 3 buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	0.28	None permitted
Lot Coverage	Max. 35%	28%	None
Setbacks: No. 1 Road Steveston Highway Interior Side Yard (South) Rear Yard (West)	 Min. 3 m Min. 3 m Min. 3 m Min. 3 m	 3 m Min. 3 m Min. 10.5 m Min. 3 m Min.	None
Height	Max 9 m	6.7 m to 9 m	None
Tenancy size One large tenancy	Max. 330 m^2 Max. 1,170 m^2	Max. 326 m^2 1,167 m^2	None
Off-street Parking Spaces	84 with TDMs	84 with TDMs	None
Accessible Parking Spaces	Min 2% (2 Spaces)	4.8% (4 spaces)	None
Small Car Parking Spaces	Max 50% (42 Spaces)	12% (10 spaces)	None
Tandem Parking Spaces	Not permitted	None	None

City of Richmond

Rezoning Considerations

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

Address: 3868, 3880 and 3900 Steveston Highway **File No.:** RZ 07-394294

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, the developer is required to complete the following:

1. Receipt of Ministry of Environment release or determination that no investigation is required as per the Environmental Management Act.
2. Final Adoption of OCP Amendment Bylaw 9252.
3. Consolidation of all the lots into one development parcel.
4. 2 m road dedication along the entire No. 1 Road and Steveston Highway frontages, along with a 4 m x 4 m corner cut measured from the new property line along No. 1 Road and the back of 1.75 m SRW PROP as identified in 5a below. The City does not take responsibility for any residual contamination of soil or groundwater that may be found within these frontages. All conditions listed in Schedule B of the December 7, 2011 Certificates of Compliance issued for Site ID 10343, and any other liabilities related to contamination present in these dedicated lands, remain the responsibility of the persons responsible for the contamination.
5. The granting of the following statutory rights-of-ways:
   a) Approximately 1.75 m wide statutory rights-of-way (public-rights-of-passage and utilities) along the entire Steveston Highway frontage to accommodate a portion of the new sidewalk as a result of the new Steveston Highway left turn lane at driveway. A Detailed Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm the functionality and operational requirements for the road with the addition of the westbound left-turn lane to the site access on Steveston Highway. This is required prior the final statutory rights-of-way plans.
   b) two (2) 1.5 m x 9 m statutory rights-of-way (public-rights-of-passage and utilities) to accommodate new bus shelters behind the new sidewalks at the existing bus stop locations along the No. 1 Road and Steveston Highway frontages. The developer is required to finalize the exact locations with CMBC. Bus shelter concrete pads to be constructed by the owner at their sole cost via required Servicing Agreement. City responsible for future maintenance of concrete pad and City utilities.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a legal agreement on title for commercial development within 30 m of residential uses indicating that they are required to mitigate unwanted noise and ensure that the building envelope is designed to avoid noise generated by the internal use from penetrating into neighbouring residential properties that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
8. Registration of a legal agreement on title prohibiting assignment of parking spaces to a particular tenant so that parking spaces are unassigned and accessible to all customers at all times.
9. Registration of a legal agreement on title prohibiting large trucks from accessing the site (e.g., WB-17)
10. Discharge of obsolete statutory right-of-way from title of 3900 Steveston Highway (F41649).
11. City acceptance of the developer's offer to voluntarily contribute $0.42 per buildable square foot (e.g. $16,820) to the City's public art program.
12. Voluntary contribution of $50,000 to go towards two (2) bus shelters.
13. Voluntary contribution of $30,000 towards future TDM in vicinity of the site, including possible provision of asphalt walkway along Steveston Highway from the west edge of the site to 2nd Avenue, or alternate TDMs near the vicinity of the site to be determined by the City.
14. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Initial: _____

15. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
16. Submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Submission of a Detailed Ultimate Road Functional Plan to the satisfaction of the Director of Transportation. The plan is to be based on survey information and indicate all road cross section elements and lane tapers to the Transportation association of Canada (TAC) standards. The plan is to indicate all road features including, but not limited to new curb alignment, bus stops, concrete bus pads, parking, etc. and is to extend from the east side of the No. 1 Road and Steveston Highway intersection to west of the development to illustrate the tie in to the existing roadway. The cross section south from the existing centerline on Steveston Highway at the site access is to be:
    - 3.3 m westbound left-turn lane
    - 3.3 m eastbound thru lane
    - 3.25 m eastbound curb lane (to accommodate parking where possible and bus loading)
    - 0.15 m curb
    - 1.5 m landscaped boulevard with grass and street trees
    - 2.0 m concrete sidewalk
18. Enter into a Servicing Agreement* for the design and construction of engineering and roadway improvements. Works include, but may not be limited to:
    a) Frontage improvements:
        i. No. 1 Road: New 2 m wide concrete sidewalk at new property line and remaining space to existing curb (existing curb to remain) to be landscaped boulevard with grass and street trees (Min. 1.5 m wide). All elevation changes between the street curb and the site are to be accommodated by the onsite design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual.
        ii. Steveston Highway: Pavement widening is required as well as new curb and gutter to be located as per the Ultimate Steveston Highway Road Functional Plan to be submitted for approval, prior to rezoning adoption. Behind the new south curb, will be required a minimum 1.5 m landscaped boulevard with grass and street trees and 2 m sidewalk at the back of the final SRW PROP line along the Steveston Highway frontage. All elevation changes between the street curb and the site are to be accommodated by the on site design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual. As a result of the new south curb alignment along Steveston Highway including the southwest corner of the intersection with No. 1 Road, all civil, utility and traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:
            - Traffic pole/base relocations
            - Hydro pole relocation and other utility relocation
            - Junction box/conduit relocations
            - Associated traffic signal cables/conductors and vehicle detector loops.
            - Signal head additions or modifications
            - Pavement markings and signage, including yellow truncated dome tactile warning strips
            - Traffic signal modification design drawings. (to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners.
            - Associated civil works as a result of road geometry changes and traffic signal modifications.
        iii. Street lighting – Review the existing street lighting levels along No. 1 Road and Steveston Highway frontages and upgrade lighting along the development's frontages.
        iv. Concrete bus shelter pad and accessible concrete pad at the two (2) bus stop locations. The developer is required to finalize the exact locations with Translink and CMBC.

v. Site Access –The access to No.1 Road is to be limited to right-in/right-out plus left –in movements only (No outbound left-out from site), including appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island.

b) Traffic Signal improvements at Steveston Highway and No. 1 Road intersection:
- Removal of two existing traffic signal poles;
- Supply & installation of a new signal pole complete with hardware and base;
- Relocation and/or upgrade of the signal junction boxes;
- Reinstatement and/or upgrade of the vehicle detection;
- Replacement of the signal cable and conductors as required;
- Supply & installation of Audible Pedestrian Signals (APS); and
- Supply & installation of illuminated street name signs.

c) Water Service – Water service connection for the entire site shall be from the existing 300mm diameter watermain along Steveston Highway.

d) Sanitary Sewer – The developer is required to remove the existing City sanitary system located within the development site and install a new manhole at the end of the existing sanitary sewer. The new manhole is to be located within the dedicated undeveloped City lane, or on the development site within a 3 m x 3 m statutory right-of-way for utilities (at west property line of 3868 Steveston Hwy). Proposed hedging along the west property line of 3880 Steveston Highway shall be planted in such a way that access to the proposed sanitary manhole is not obstructed. Via the SA design review process, the developer shall inform the owner of 3860 Steveston Highway that a sanitary manhole shall be installed within the dedicated undeveloped City lane adjacent to their rear yard and any damage to their existing landscaping shall be reinstated at developer's cost. Written consent from the owner of 3860 Steveston highway is required. If consent to install the proposed manhole is not granted for whatever reason, the proposed manhole will be required just east of the west property line of the development site in a SRW for utilities.

e) Storm Sewer – Storm connection for the entire site drainage is to be directed to existing manhole STMH220 (approximately 20 m east of the west property line of 3868 Steveston Hwy).

f) Private Utilities – Developer 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.
- To determine if above ground private utility structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- To provide rights-of-ways to accommodate on-site the required private utility equipment (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) and required street light and traffic light kiosks (e.g., service kiosks, UPS cabinets, etc.)

g) General:

i. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard storm sewer, etc.) fronting or within the development site and provide mitigation recommendations.

ii. 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.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Provision of a sustainability strategy for the development proposal, including solar powered exterior lighting (e.g., parking area, building and/or landscaping).

Initial: _____

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

1. Incorporation of sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow for fire fighting. Using the OCP 2021 Maximum Day Model, there is 520 L/s available at 20 psi residual. Based on your proposed rezoning, your site requires a minimum of 200 L/s. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing frontage size. If frontage is less than 150 mm, the frontage must be upgraded to 150 mm as per City requirements.
3. 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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.

Signed _____ Date _____

City of Richmond

Bylaw 9252

Richmond Official Community Plan Bylaw 7100 and 9000 Amendment Bylaw 9252 (RZ 07-394294) 3868, 3880 and 3900 Steveston Highway

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by repealing the existing land use designation of the following area and by designating it "Neighbourhood Service Centre".

   P.I.D. 028-268-741
   LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

   P.I.D. 013-604-082
   PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by repealing the existing land use designation in the Land Use Map thereof of the following area and by designating it "Commercial".

   P.I.D. 028-268-741
   LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

   P.I.D. 013-604-082
   PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9253

Richmond Zoning Bylaw 8500
Amendment Bylaw 9253 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following section:

"22.36 Neighbourhood Commercial (ZC36) – Steveston

22.36.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community.

22.36.2 Permitted Uses

- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **veterinary service**

22.36.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

22.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.36.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.

2. The minimum **interior side yard** and **rear yard** is 3.0 m.

22.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.

2. The maximum **height** for **accessory structures** is 9.0 m.

22.36.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.36.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

22.36.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.36.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON".**

P.I.D. 028-268-741
LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082
PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

P.I.D. 006-329-896
LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9253".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ _____
MAYOR CORPORATE OFFICER