



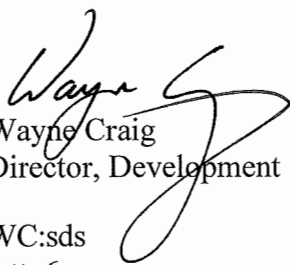
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

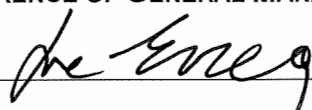
**Date:** January 15, 2019  
**File:** ZT 18-801900

**Re: Application by Wensley Architecture Ltd. for a Zoning Text Amendment to the "Industrial Business Park (IB1)" Zone to Permit a Drive-Through Restaurant at 13020 Delf Place**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, for a Zoning Text Amendment to the "Industrial Business Park (IB1)" zone in order to permit "restaurant, drive-through", limited to one establishment and a maximum floor area of 300 m<sup>2</sup>, at 13020 Delf Place, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:sds  
Att. 6

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

## Staff Report

### Origin

Wensley Architecture Ltd. has applied to the City of Richmond for permission to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use, limited to one establishment and a maximum floor area of 300 m<sup>2</sup> (3,229 ft<sup>2</sup>), on the property at 13020 Delf Place. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by an office building in the south portion of the lot, which is to be retained, and a vacant area in the north portion of the lot, where the drive-through restaurant is proposed to be located (Attachment 2). The vacant area was previously occupied by a one storey commercial building of approximately 1,020 m<sup>2</sup> (10,980 ft<sup>2</sup>) in area, which was demolished in 2017.

### Findings of Fact

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

### Surrounding Development

- To the North: Across Delf Place, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the South: Across Worster Court, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the East: Light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the West: Across Jacombs Road, single-family dwellings on properties zoned “Single Detached (RS1/B)” with a rear yard interface to the subject site and accessed from the internal road network (Wyne Crescent).

### Related Policies & Studies

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

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment (MEMP)” and the East Cambie Area Plan designation for the subject site is “Industrial” (Attachment 4). The “Mixed Employment” designation comprises of those areas where the principal uses are residential, commercial, industrial and stand-alone office development, with a limited range of support services. The development proposal is consistent with these designations as it would allow for a food establishment to service employees in the surrounding industrial area.

#### Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 1B. Registration of an aircraft noise indemnity covenant on Title is required prior to final

adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into building design and construction.

#### Land Use Noise Management

The subject property is located within 30 m (98.4 ft.) of existing residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed according to the following:

- avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and
- comply with the City's Noise Bylaw for noise generated from rooftop HVAC.

The applicant's acoustical consultant submitted correspondence indicating the proposal will be designed consistent with the City's Noise Bylaw. At Development Permit stage, the applicant is required to submit an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Bylaw.

#### Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

#### 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.

#### Adopt-A-Street Program

The drive-through restaurant business has agreed to participate in the City's Adopt-A-Street Program for Jacombs Road. The Adopt-A-Street Program is a voluntary program for residents and businesses to keep roadside areas free of litter and trash. As part of the program, the participant is required to submit quarterly reports indicating details of clean-up activities, including number of hours. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-A-Street Program for Jacombs Road, from Highway 91 to Cambie Road.

## Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

## Analysis

### Proposed Land Use and Zoning Text Amendment

The proposed drive-through restaurant is consistent with the OCP and Area Plan designations for the subject property (Mixed Employment and Industrial respectively), as it would allow for a food establishment to service employees in the surrounding industrial area. Based on Business Licensing records, the following analysis of the area is provided:

- There are approximately 2,030 employees and 95 businesses in the surrounding industrial area (including the Auto Mall), bounded by Cambie Road to the north, Westminster Highway to the south, Knight Street to the east, and Jacombs Road to the west, with a total parcel area of 101 acres (41 hectares).
- This area is primarily designated Mixed Employment in the OCP and Industrial in the Area Plan, except for the Auto Mall, which is designated Commercial.
- Within the above-noted surrounding industrial area, there are currently two small food service establishments (street vendor and cafeteria), and no drive-throughs.
- Both food service establishments are located in the Auto Mall, there are no food service establishments outside of the Auto Mall in the subject industrial area.
- The nearest Neighbourhood Service Centre (No. 5 Road and Cambie Road), which includes a number of food establishments is approximately 1.6 km travel distance from the subject property.

Due to a limited number of food establishments in the surrounding industrial area, employees are likely to drive to restaurants elsewhere in the City. The proposed drive-through restaurant would provide a food service establishment in close proximity to surrounding industrial businesses, where employees have the option to walk instead of drive. The proposed restaurant also includes seating for walk-in customers (approximately 60 seats) and pedestrian improvements on both Jacombs Road and Delf Place, along with on-site pedestrian pathways.

The proposed land use is also consistent with OCP policy (p. 6-16) which allows commercial/retail uses (such as food establishments) in business parks, based on market demand. The applicant has provided a market analysis of the surrounding industrial area, which identified significant demand for this type of food establishment (drive-through). Locating a food

establishment in the proposed location would also provide an amenity to the surrounding industrial area and potentially increase the appeal to perspective industrial tenants.

The subject site is currently zoned “Industrial Business Park (IB1)”, which permits a restaurant as a permitted use, but does not permit a restaurant with a drive through. The purpose of the proposed zoning text amendment application is to amend the “Industrial Business Park (IB1)” zone to allow “restaurant, drive-through”, with the following restrictions:

- Allow drive-through restaurant as a secondary use, which must be supported by a primary use on the property (i.e. industrial/office).
- Allow a drive-through restaurant on the subject site only. Any future proposals for drive-through restaurants on properties zoned “Industrial Business Park (IB1)” would require Council approval.
- Limit the drive-through restaurant to one establishment and a maximum floor area of 300 m<sup>2</sup> (3,229 ft<sup>2</sup>).

No additional commercial services or retail activities are permitted beyond what is already allowed for in the “Industrial Business Park (IB1)” zone and proposed to be added as part of this Zoning Text Amendment.

#### Site Planning

The proposed development involves the construction of a single-unit one-storey building of approximately 250.8 m<sup>2</sup> (2,700 ft<sup>2</sup>) in area to accommodate one drive-through restaurant establishment. The building is proposed to be located at the northwest corner of the site, along the street frontages of Jacombs Road and Delf Place.

Required off-street parking, drive-aisle circulation, vehicle access and queuing are accommodated on-site behind the building. Vehicle and bicycle parking is provided consistent with Zoning Bylaw requirements. Pedestrian access is proposed to be provided from both street frontages and internally from the vehicle parking area, including designated crosswalks and signage across the vehicle queuing area.

Landscaping along the street frontages has been provided as per Zoning Bylaw 8500 requirements, including required setbacks. Staff have worked with the applicant to maximize tree retention and planting and landscaping on-site, and minimize impervious surfaces. The preliminary site plan, elevations and landscape plan are provided in Attachment 5.

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process.

#### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 64429) registered on Title for water and sanitary services located along the west property line (6.0 m wide) and south property line (3.0 m wide). The SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

### Transportation and Site Access

Vehicular access to the subject site is to be provided via the existing driveway crossings on Jacombs Road and Delf Place. The existing Delf Place driveway is located on the eastern portion of the subject site, more than 50 m from the intersection of Jacombs Road and Delf Place.

The proposal meets the minimum vehicle and bicycle parking spaces as per Zoning Bylaw 8500 and complies with the minimum number of vehicles in the queuing area in advance of the drive-through window.

A Traffic Impact Assessment (TIA) was produced by a professional traffic consultant to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). Transportation Staff concur with the TIA findings confirming that the existing road network can accommodate the proposal to develop a drive-through restaurant with minimal impacts. No additional roadway, access or traffic control mitigation measures are recommended.

Pedestrian improvements include sidewalks along both road frontages, a curb extension on the southeast corner of Jacombs Road and Delf Place, and a special marked crosswalk across Jacombs Road, with downward lighting and flashing beacons, which will be secured through the Servicing Agreement.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 29 trees on the subject property and four trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 6), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- 17 trees on the development site, including nine trees (tag# 1-9) located along the north property line and eight trees (tag# 25-31, 33) located within the existing vehicle parking area, to be retained and protected as per the City's Tree Protection Information Bulletin (TREE-03).
- 3 Beech trees (tag# 22-24) are located within the proposed vehicle parking area and were considered for relocation, however, the applicant's arborist has indicated due to the rooting of the trees, the trees would not survive relocation.
- 4 City trees (tag# 18-21) along Jacombs Road to be retained and protected.
- 9 trees (tag# 10-17 & 32) located on the development site are in conflict with the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Retention*

The proposed Tree Management Plan is provided in Attachment 6, which outlines the protection of 17 on-site trees and 4 City-owned trees. To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
- Installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

### *Tree Replacement*

The applicant is proposing to remove 12 trees on-site, the OCP replacement ratio of 2:1 requires 24 trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 4), the developer is proposing to plant 24 trees. The plan proposes to break up the paved area with landscaped boulevards, which include a combination of trees, flowering shrubs and grass.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site and the proposed landscape works are undertaken, the applicant is required to provide a Landscape Security, based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

### Site Servicing and Frontage Improvements

The developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements as described in Attachment 7, prior to final adoption of the rezoning bylaw. Frontage improvements include, but are not limited to, the following:

- Delf Place: construct a new 1.5 m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- Jacombs Road: construct a new 1.5 m wide sidewalk along Jacombs Road, incorporating the retention of the trees along the west property line.
- Construct a curb extension on the southeast corner of the Jacombs Road and Delf Place intersection.
- Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

### Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments, and Crime Prevention Through Environmental Design (CPTED) principals.
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Jacombs Road and Delf Place.
- Review of sustainability measures and energy efficiency features to be incorporated into the development.
- Adequate screening of external HVAC units exposed to views from the street.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.

Additional issues may be identified as part of the Development Permit application review process.

### **Financial 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**

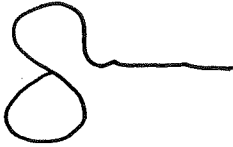
The purpose of this Zoning Text Amendment application is to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use on the property at 13020 Delf Place. The proposed amendment will allow the development of a restaurant with drive-through, which will provide food services to the surrounding area.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9956 be introduced and given first reading.



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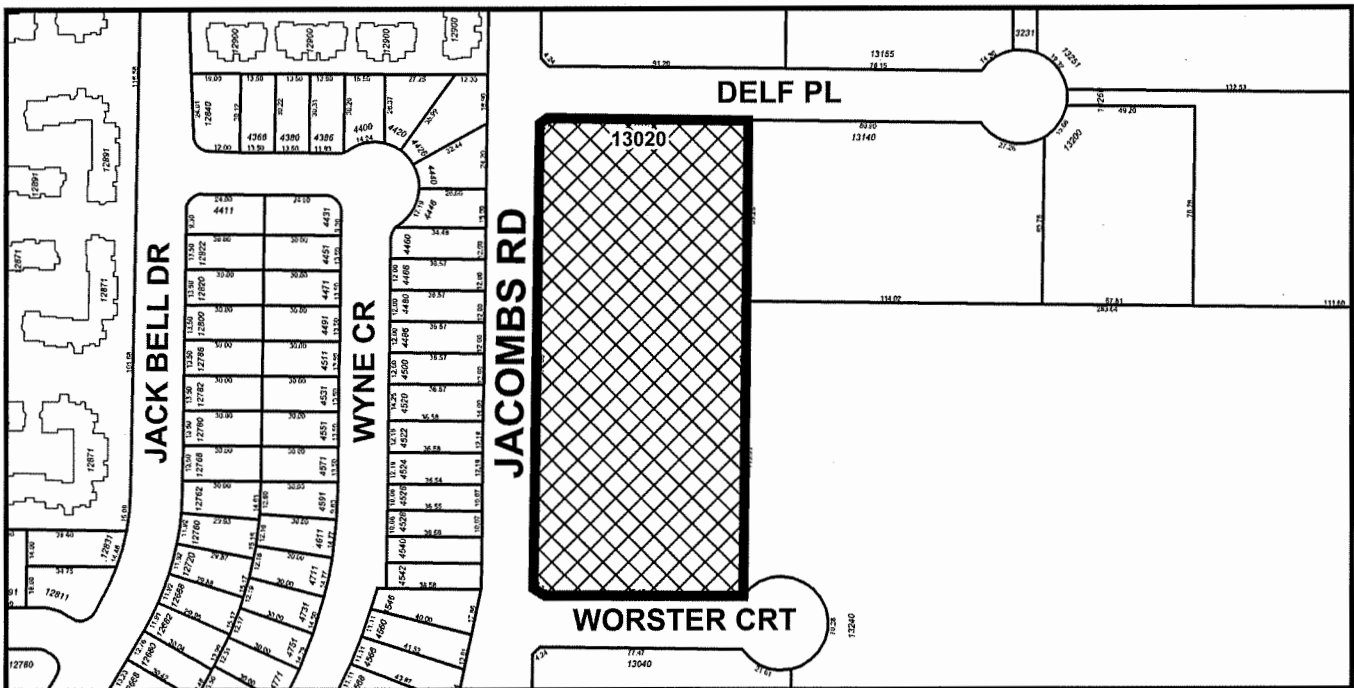
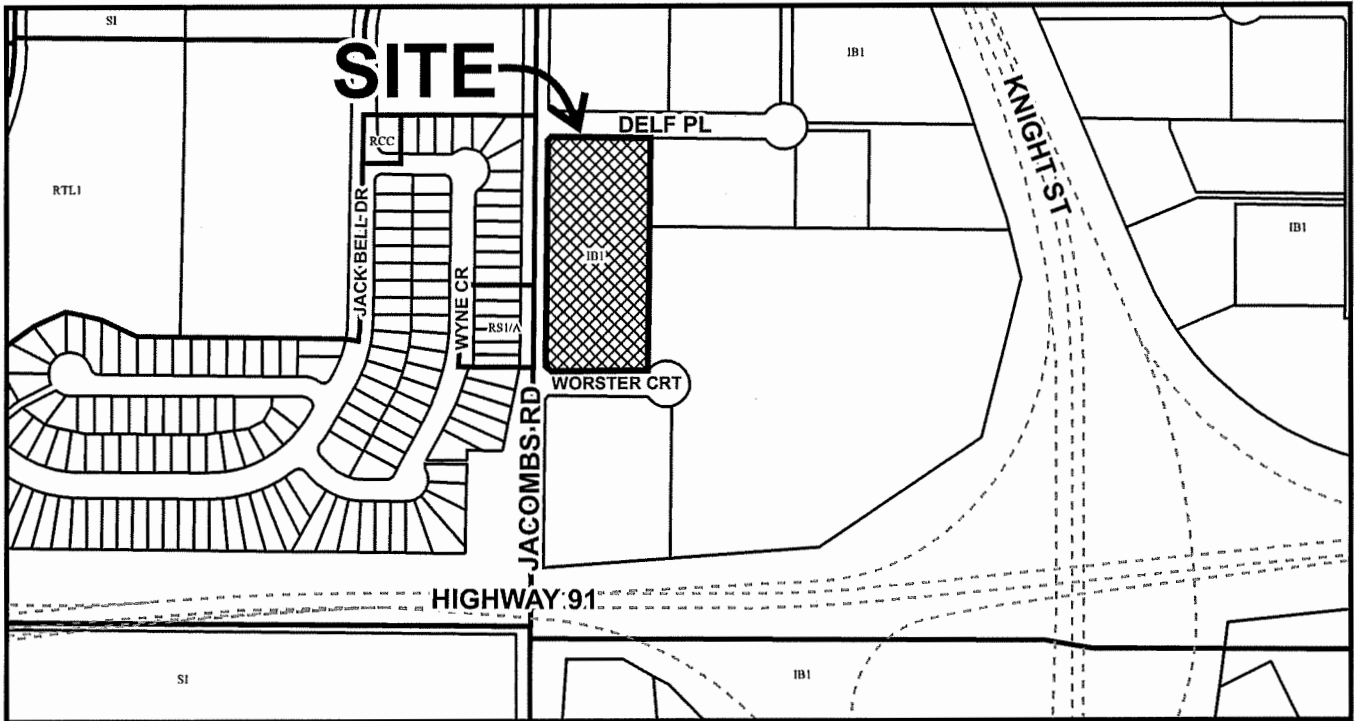
Steven De Sousa  
Planner 1

SDS:cas

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Survey Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Cambie Area Plan Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



	<p>ZT 18-801900</p>	<p>Original Date: 02/08/18 Revision Date: Note: Dimensions are in METRES</p>
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City of  
Richmond



**SUBJECT  
PROPERTY**

13020

DEL F PL

WORSTER CRT

JACOMBS RD

HIGHWAY 91

KNIGHT ST

JACK BELL DR

WYNE CR

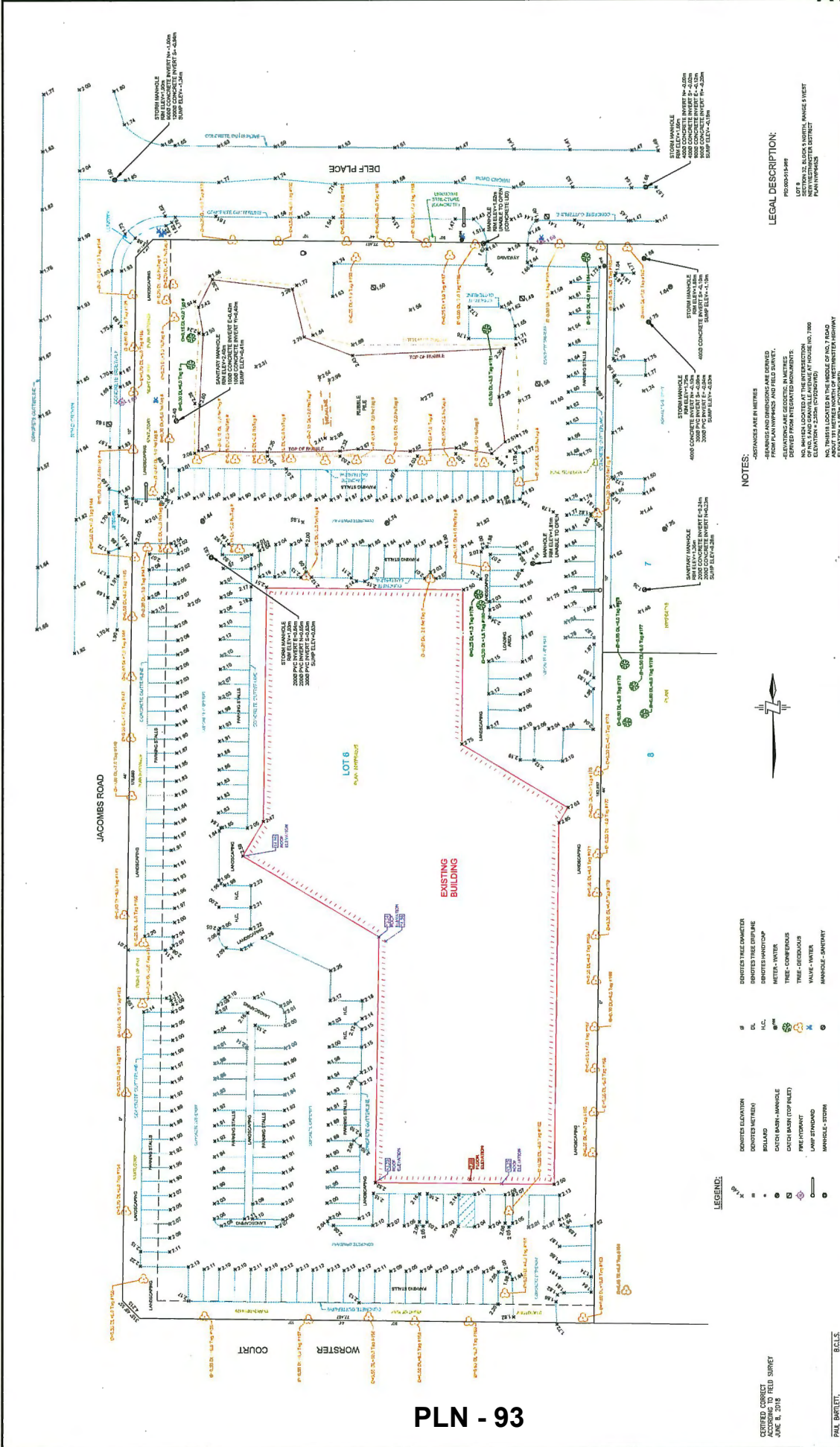


ZT 18-801900

Original Date: 02/13/18

Revision Date:

Note: Dimensions are in METRES



**LEGAL DESCRIPTION:**  
 LOT 6  
 13020 DELF PLACE  
 NEW WESTMONTA DISTRICT  
 PLAN W19428

**NOTES:**  
 1. DIMENSIONS ARE IN METRES  
 2. ELEVATIONS ARE GEODETIC IN METRES  
 3. ELEVATIONS ARE FROM THE DATUM OF THE 1984 CANADIAN MEAN SEA LEVEL (M.S.L.)  
 4. ALL DIMENSIONS ARE TO THE CENTRE OF THE PIPE UNLESS OTHERWISE SPECIFIED  
 5. ALL DIMENSIONS ARE TO THE TOP OF THE PIPE UNLESS OTHERWISE SPECIFIED  
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**McEiherney**  
 McEiherney Associates Ltd Surveying Ltd.  
 Suite 2200  
 1460 - 102 Street  
 Richmond, B.C. V6V 1G5  
 Canada (604) 273-5533  
 Tel (604) 596-0891

**Approved Submitter**

**08396-04**  
 Project Number  
 2112-08396-00

**Rev. 3**

**Revised No.**

**GREAT WEST LIFE**  
 #1600 - 650 WEST GEORGIA STREET, VANCOUVER, B.C.  
**TOPOGRAPHIC SURVEY PLAN**  
 13020 DELF PLACE  
 RICHMOND, B.C.

**Scale:** 1:500  
 0 1000 1500

**LEGEND:**

Symbol	Description
Circle with dot	DETERMINED ELEVATION
Circle with cross	DETERMINED ELEVATION
Circle with 'x'	DETERMINED ELEVATION
Circle with 'y'	DETERMINED ELEVATION
Circle with 'z'	DETERMINED ELEVATION
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Circle with 'z'	DETERMINED ELEVATION

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**FOR:** [Signature]

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**PLN - 93**



**RZ 18-801900**

**Attachment 3**

Address: 13020 Delf Place

Applicant: Wensley Architecture Ltd.

Planning Area(s): East Cambie

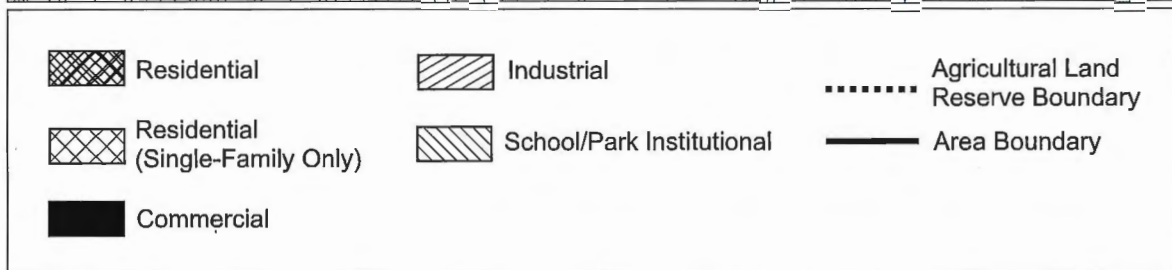
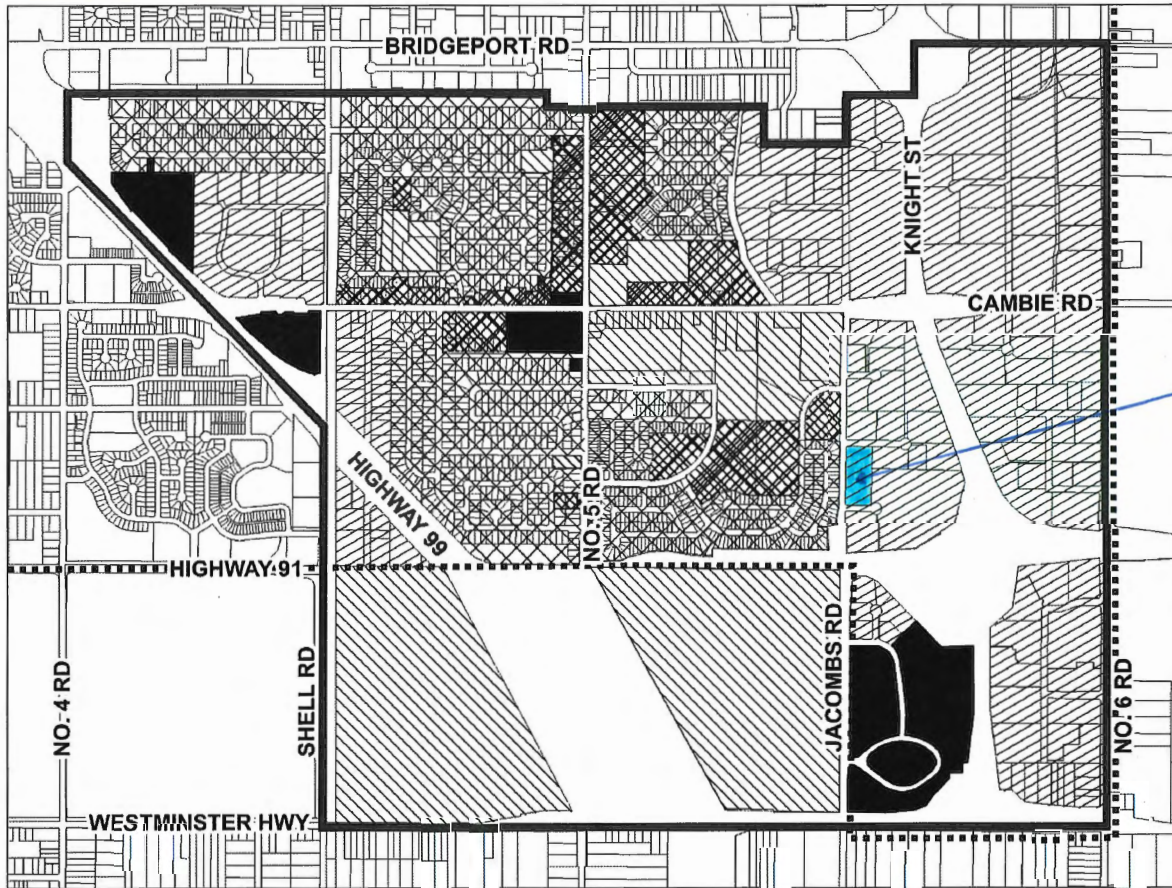
	Existing	Proposed
<b>Owner:</b>	Great-West Life Assurance Co. & London Life Insurance Co.	No change
<b>Site Size:</b>	14,695 m <sup>2</sup> (158,175 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Vacant/Office	Drive-through restaurant/Office
<b>OCP Designation:</b>	Mixed Employment (MEMP)	No change
<b>Area Plan Designation:</b>	Industrial	No change
<b>Zoning:</b>	Industrial Business Park (IB1)	Industrial Business Park (IB1) with an amendment to allow "restaurant, drive-through" as a site-specific permitted use.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 1.0	Office (existing): 7,285 m <sup>2</sup> Drive-through restaurant (proposed): 250.8 m <sup>2</sup> Total: 7,535.8 m <sup>2</sup> (0.51 FAR)	None permitted
Lot Coverage:	Max. 60%	26.3%	None
Setbacks:	Front: Min. 3.0 m Exterior Side: Min. 3.0 m Interior Side: N/A Rear: N/A	Drive-through restaurant: Front: 7.5 m Exterior Side: 6.5 m Interior Side: 57.8 m Rear: 159.5 m	None
Lot Size:	N/A	14,695 m <sup>2</sup>	None
Height:	Max. 12.0 m	Office (existing): 12.0 m Drive-through restaurant: 5.8 m	None
Off-street Parking Spaces:	Office: Min. 219 Drive-through restaurant: Min. 18 Total: Min. 237	Office: 219 Drive-through restaurant: 18 Total: 237	None
Accessible Parking Spaces:	Min. 2%	Complies	None
Small Car Parking Spaces:	Max. 50%	Complies	None
Bicycle Parking Spaces:	Drive-through restaurant: Class 1: Min. 1 Class 2: Min. 2	Drive-through restaurant: Class 1: 1 Class 2: 2	None

City of Richmond

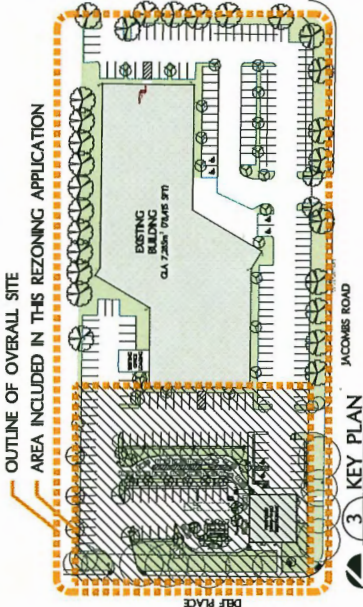
Land Use Map

Bylaw 8948  
2016/10/24

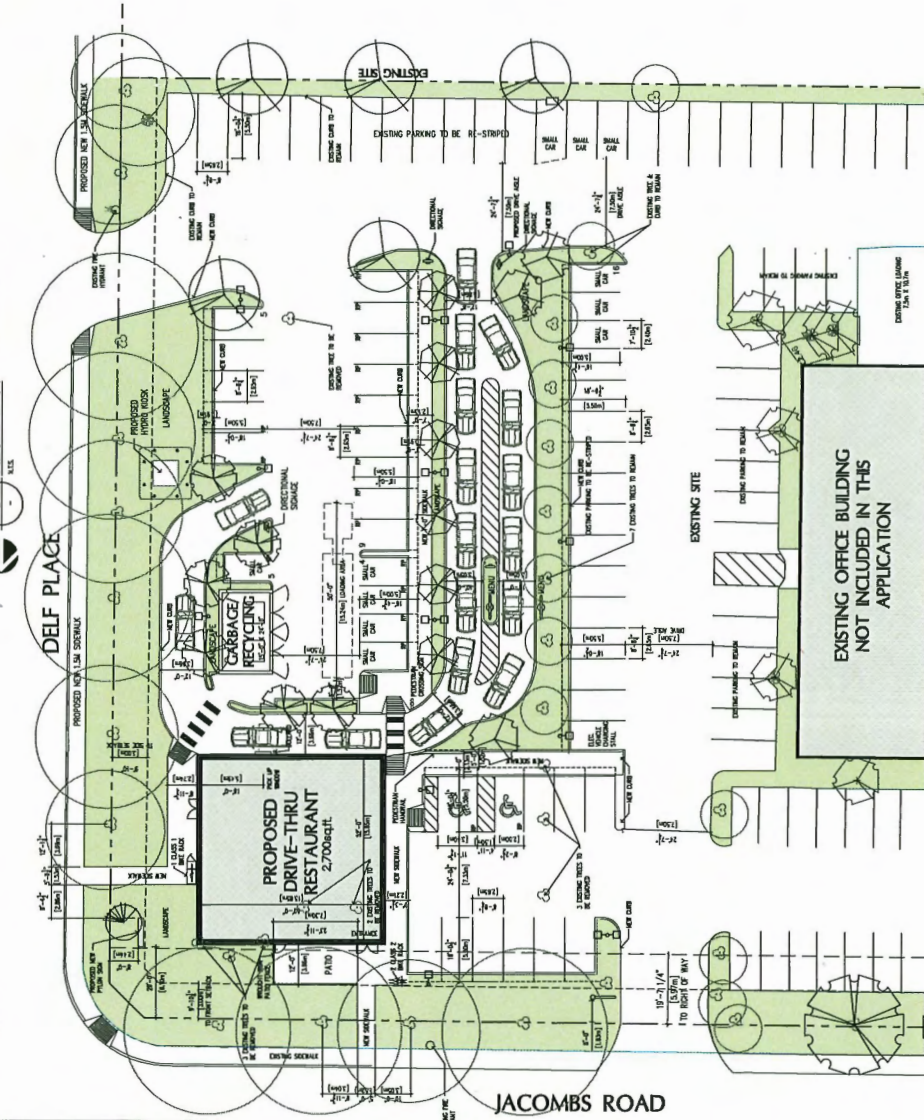


**ZONING BYLAW SUMMARY**

BYLAW SECTION	PROPOSED DEVELOPMENT	APPLICABLE ZONING BYLAW	REQUIREMENTS
<b>GENERAL DEVELOPMENT</b>	<b>USE / DEVELOPMENT</b>	<b>ZONE</b>	<b>PERMITTED</b>
GENERAL DEVELOPMENT	RESTAURANT	UB	UB, UB-D
GENERAL DEVELOPMENT	OFFICE	UB, UB-D	UB, UB-D
<b>LANDSCAPE</b>	<b>LANDSCAPE AREA</b>	<b>MIN. LANDSCAPE AREA</b>	<b>MIN. LANDSCAPE AREA</b>
LANDSCAPE	LANDSCAPE AREA	25.0 m <sup>2</sup>	25.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	5.0 m <sup>2</sup>	5.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	10.0 m <sup>2</sup>	10.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	20.0 m <sup>2</sup>	20.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	30.0 m <sup>2</sup>	30.0 m <sup>2</sup>
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LANDSCAPE	LANDSCAPE AREA	110.0 m <sup>2</sup>	110.0 m <sup>2</sup>
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LANDSCAPE	LANDSCAPE AREA	150.0 m <sup>2</sup>	150.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	160.0 m <sup>2</sup>	160.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	170.0 m <sup>2</sup>	170.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	180.0 m <sup>2</sup>	180.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	190.0 m <sup>2</sup>	190.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	200.0 m <sup>2</sup>	200.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	210.0 m <sup>2</sup>	210.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	220.0 m <sup>2</sup>	220.0 m <sup>2</sup>
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LANDSCAPE	LANDSCAPE AREA	350.0 m <sup>2</sup>	350.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	360.0 m <sup>2</sup>	360.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	370.0 m <sup>2</sup>	370.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	380.0 m <sup>2</sup>	380.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	390.0 m <sup>2</sup>	390.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	400.0 m <sup>2</sup>	400.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	410.0 m <sup>2</sup>	410.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	420.0 m <sup>2</sup>	420.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	430.0 m <sup>2</sup>	430.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	440.0 m <sup>2</sup>	440.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	450.0 m <sup>2</sup>	450.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	460.0 m <sup>2</sup>	460.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	470.0 m <sup>2</sup>	470.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	480.0 m <sup>2</sup>	480.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	490.0 m <sup>2</sup>	490.0 m <sup>2</sup>
LANDSCAPE	LANDSCAPE AREA	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>

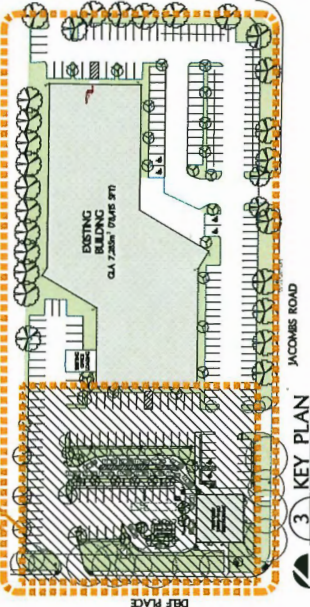


**2 CONTEXT PLAN**



**1 PROPOSED SITE PLAN**

**3 KEY PLAN**



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- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING ELEVATION
- PROPOSED ELEVATION
- RESERVED RESTAURANT PARKING



NO.	DATE	DESCRIPTION
1	11/11/2024	PRELIMINARY DESIGN
2	12/12/2024	REVISED DESIGN
3	01/13/2025	REVISED DESIGN

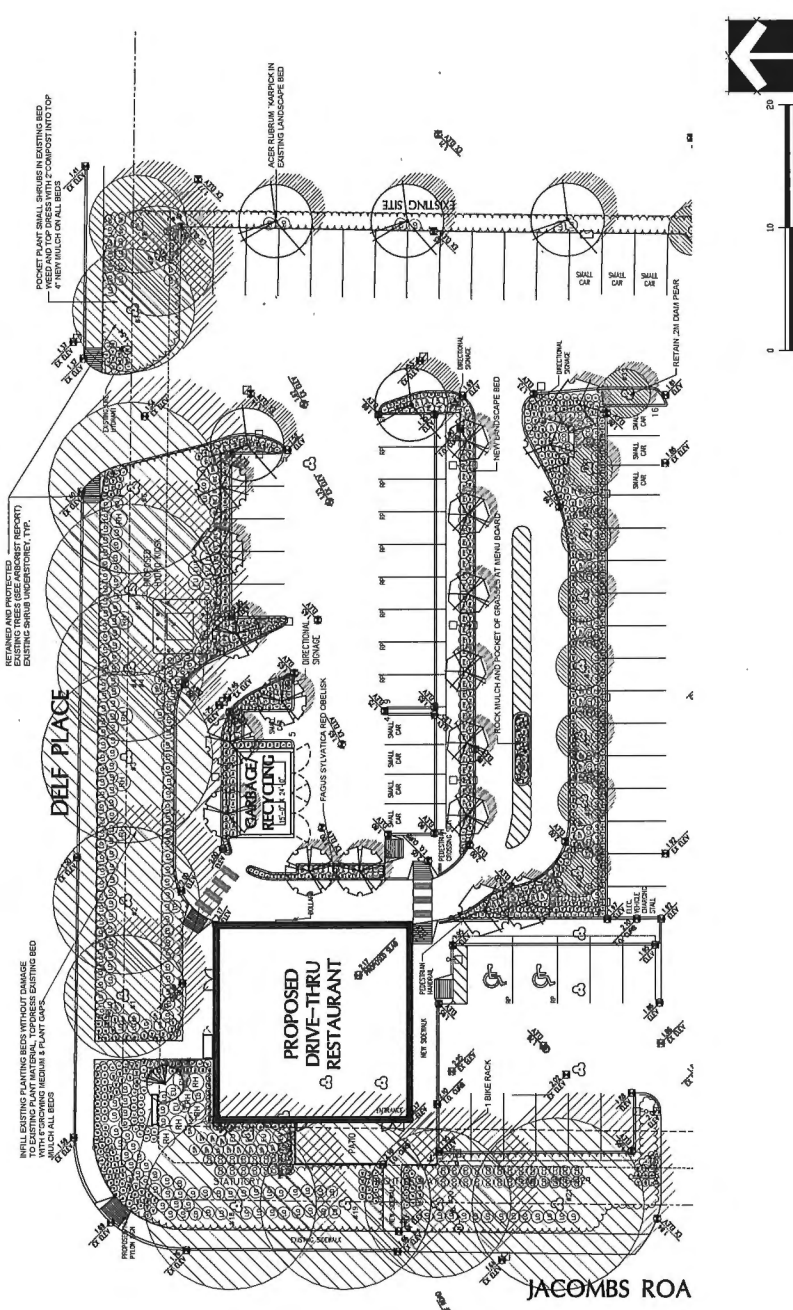
**PROPOSED NEW DRIVE-THRU RESTAURANT**

PROJECT ADDRESS: 4800 JACOMBS RD RICHMOND, BC



CAD: [Name]  
 ARCHITECT: [Name]  
 ENGINEER: [Name]  
 DATE: [Date]

NO.	DATE	DESCRIPTION
1	11/11/2024	PRELIMINARY DESIGN
2	12/12/2024	REVISED DESIGN
3	01/13/2025	REVISED DESIGN



DATE: 17/AUG/21  
 SCALE: 1:500  
 DRAWN: FOR  
 DESIGN: FOR  
 CHECKED: FOR  
 DRAWING NUMBER: L1  
 PROJECT NUMBER: 17193-ZP

DRAWING TITLE: LANDSCAPE PLAN  
 OF 2  
 17193-ZP

PROJECT: 4680 JACOB'S RD. RICHMOND, BC  
 STORE 107629  
 Client: **Tim Houtons**

PLANT SCHEDULE



WISCONSIN 2 BIKE BIKE RACK



PEENSETUM ALPOECUROIDES



RED TWIG DOGWOOD



BOXWOOD



ACER RUBRUM 'KARPOCK'

PLANT SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS
ACER RUBRUM 'KARPOCK'	ACER RUBRUM 'KARPOCK'	6CM CAL, 2M STD, BAB
AMELANCHIERA GAMBELIANA	AMELANCHIERA GAMBELIANA	5CM CAL, BAB
CORNUS NUTTALLII 'WHITE WANDER'	CORNUS NUTTALLII 'WHITE WANDER'	5CM CAL, 1.5M STD, BAB
PACIFIC DOGWOOD	PACIFIC DOGWOOD	5CM CAL, 1.5M STD, BAB
RED OBELISK BEECH	RED OBELISK BEECH	#2 POT, 20CM
ROYAL BURGLAND 'BAMBERRY'	ROYAL BURGLAND 'BAMBERRY'	#2 POT, 20CM
LITTLE-LEAF BOX	LITTLE-LEAF BOX	#2 POT, 20CM
EUONYMUS ALATA 'COMPACTUS'	EUONYMUS ALATA 'COMPACTUS'	#2 POT, 20CM
COMPACT WINGED BURNING BUSH	COMPACT WINGED BURNING BUSH	#2 POT, 20CM
DWARF INUDO PINE	DWARF INUDO PINE	#2 POT, 20CM
SPRAEA JAPONICA 'VAN NELLE'	SPRAEA JAPONICA 'VAN NELLE'	#1 POT, 20CM
LITTLE PRINCESS SPRING, PINK	LITTLE PRINCESS SPRING, PINK	#1 POT, 20CM
THUJA OCCIDENTALIS 'SMARAGD'	THUJA OCCIDENTALIS 'SMARAGD'	1.2M HT, BAB
PEENSETUM ALPOECUROIDES	PEENSETUM ALPOECUROIDES	#1 POT
FOUNTAIN GRASS	FOUNTAIN GRASS	15CM POT
THREASIA CNEORUM 'YELLOW'	THREASIA CNEORUM 'YELLOW'	11CM POT
CORAL CARPET STONECROP	CORAL CARPET STONECROP	#1 POT, 20CM
LONGLEAF MAHONIA	LONGLEAF MAHONIA	#2 POT, 20CM #1 POT, 50CM

NOTES: 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. ALL CONTAINER SIZES SPECIFIED AS PER CHINA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO THE PLANT SCHEDULE FOR A COMPLETE LIST OF PLANT SPECIES AND CONTAINER SIZES. 2. SUBSTITUTIONS OF PLANT SPECIES OR CONTAINER SIZES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED PLANT SPECIES OR CONTAINER SIZES. 3. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEPARTMENT OF CONDITIONS OF AVAILABILITY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**omg** LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 Still Creek Drive  
 Richmond, BC V6X 2M6  
 P: 604-294-0071 | F: 604-294-0022

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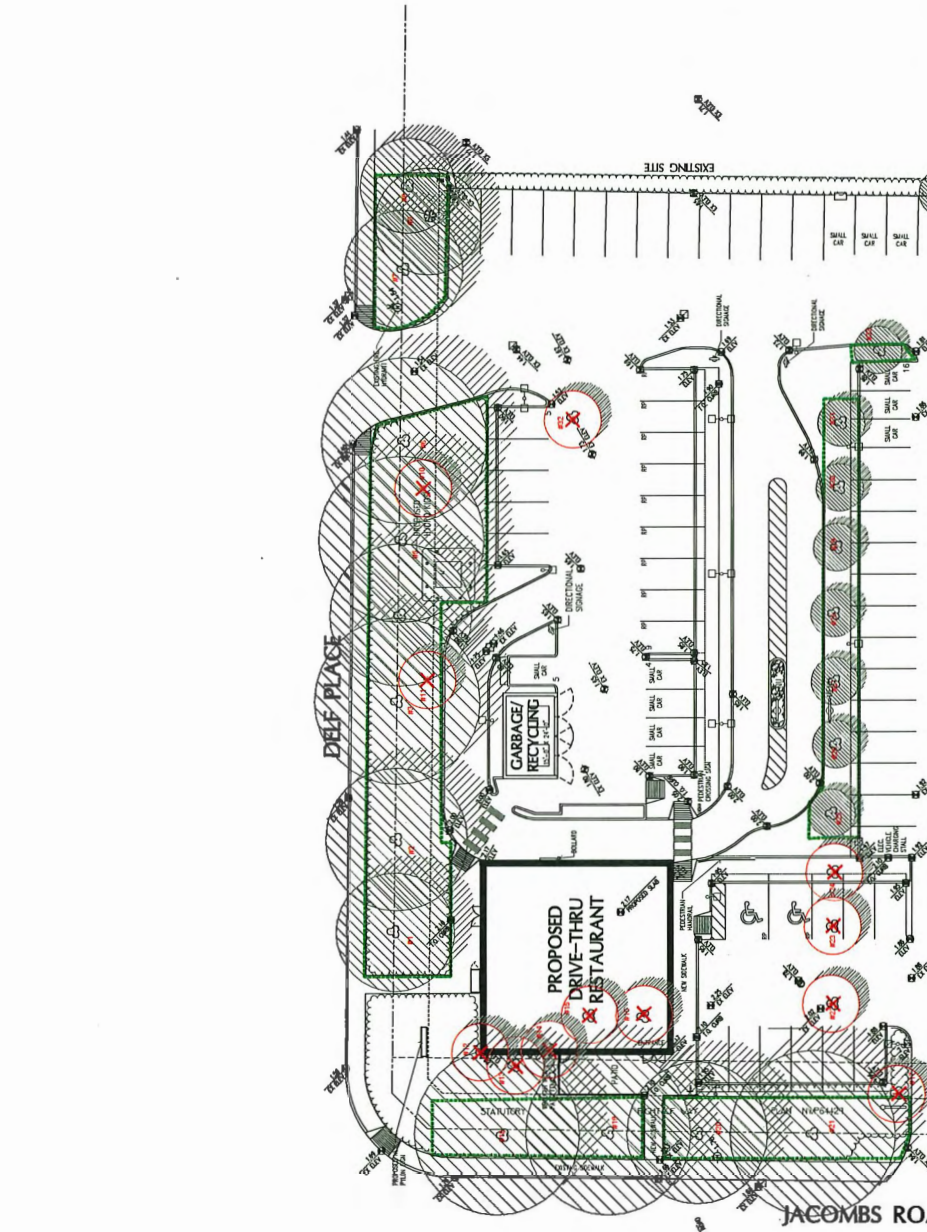
17779-427P

DRAWING TITLE:  
**EX TREE MANAGEMENT PLAN**

**Tim Horizons**  
STORE 107629  
4600 JACOMBS RD.  
RICHMOND, BC

PROJECT:

SEAL:



MINIMUM OUTSIDE OF CURB (OR PAVEMENT) WITH CROSS BRACING

2x4 STAKED INTO GROUND

MINIMUM 100mm CLEARANCE FROM TRUNK

MINIMUM 100mm CLEARANCE FROM TRUNK

MINIMUM 100mm CLEARANCE FROM TRUNK

MINIMUM 100mm CLEARANCE FROM TRUNK

TREE TRUNK DIAMETER	MINIMUM PROTECTION DISTANCE	MINIMUM PROTECTION DISTANCE	MINIMUM PROTECTION DISTANCE
100	3.0	3.0	3.0
125	3.75	3.75	3.75
150	4.5	4.5	4.5
175	5.25	5.25	5.25
200	6.0	6.0	6.0
225	6.75	6.75	6.75
250	7.5	7.5	7.5
275	8.25	8.25	8.25
300	9.0	9.0	9.0
325	9.75	9.75	9.75
350	10.5	10.5	10.5
375	11.25	11.25	11.25
400	12.0	12.0	12.0
425	12.75	12.75	12.75
450	13.5	13.5	13.5
475	14.25	14.25	14.25
500	15.0	15.0	15.0
525	15.75	15.75	15.75
550	16.5	16.5	16.5
575	17.25	17.25	17.25
600	18.0	18.0	18.0
625	18.75	18.75	18.75
650	19.5	19.5	19.5
675	20.25	20.25	20.25
700	21.0	21.0	21.0
725	21.75	21.75	21.75
750	22.5	22.5	22.5
775	23.25	23.25	23.25
800	24.0	24.0	24.0
825	24.75	24.75	24.75
850	25.5	25.5	25.5
875	26.25	26.25	26.25
900	27.0	27.0	27.0

NOTE: THESE PROTECTION DISTANCES ARE FOR ADULT TREES IN PRODUCTION. MINIMUM PROTECTION DISTANCE MUST BE MAINTAINED AT ALL TIMES.

Richmond

TREE PROTECTION AND TREE PROTECTION DISTANCE TABLE

SCALE: METERS

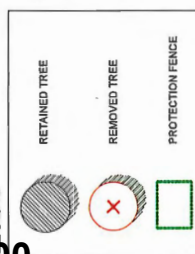
DATE: DEC 2010

REV: 1, 2, 3

REVISED: 1, 1, 1, 1, 1

**TREE SUMMARY:**

- 21 RETAINED EXISTING TREES
- 12 REMOVED EXISTING TREES
- 24 PROPOSED TREES:
- 5 ACER RUBRUM 'KARPICK'
- 6 AMELANCHIER x 'AUTUMN BRILLIANCE'
- 1 CEDRUS DEODORA BLUE HEAVEN
- 6 CORNUS NUTTALLII WHITE WONDER
- 6 FAGUS SYLVATICA 'RED OBELISK'



NUMBER OF RETAINED TREE: 21  
NUMBER OF REMOVED TREE: 12  
REQUIRED REPLACEMENT TREE: 15  
PROVIDED REPLACEMENT TREE: 15

CLIENT:

**pms**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4155 SSB Creek Drive  
Burnaby, British Columbia, V5C 6C9  
P: 604.294-6111, F: 604.294-4424

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**Address:** 13020 Delf Place

**File No.:** ZT 18-801900

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
4. 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.
5. Registration of an aircraft noise indemnity covenant on title.
6. Registration of a legal agreement on title for commercial developments within 30 m of any residential use indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and comply with the City's Noise Bylaw for noise generated from rooftop HVAC.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
8. Registration of a legal agreement on title ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-a-Street Program for Jacombs Road, from Highway 91 to Cambie Road.
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 servicing upgrades and frontage improvements. A Letter of Credit for the Service Agreement will be required. Works include, but may not be limited to:

**Frontage Improvements (Transportation):**

- a) Delf Place: construct a new 1.5m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- b) Jacombs Road: construct a new 1.5m wide sidewalk along the entire Jacombs Road frontage, incorporating the retention of the trees along the west property line.
- c) Construct a curb extension on the southeast corner of Jacombs/Delf Place intersection.
- d) Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

**Water Works:**

- a) Using the OCP Model, there is 431L/s of water available at a 20 psi residual at the Jacombs Road frontage, and 388 L/s of water available at a 20 psi residual at the Delf Place frontage. Based on your zoning, your site requires a minimum fire flow of 250 L/s.
- b) The Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
  - ii) Provide a right-of-way for the water meter, unless located inside a mechanical room. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W20-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

PLN - 101

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

- c) At Developer's cost, the City is to:
  - i) Cut and cap the existing water service connection.
  - ii) Install a new water service connection complete with meter and meter box. Meter to be located onsite in a right of way, as described above.

**Storm Sewer Works:**

- d) At Developer's cost, the City is to:
  - i) Install inspection chambers and new leads to the property line on both existing storm connections.

**Sanitary Sewer Works:**

- e) At Developer's cost, the City is to:
  - i) Cut, cap, and remove the existing northernmost sanitary connection and inspection chamber serving the now-demolished northern building.
  - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

**Frontage Improvements (Engineering):**

- f) The Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers to locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) 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 statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

**General Items:**

- g) The Developer is required to:
  - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

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. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).
2. Submission of an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system

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

and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Regulation Bylaw 8856.

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

1. Payment of Development Cost Charges (City and GVS & DD).
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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 copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9956 (ZT 18-801900)
13020 Delf Place

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
a. Inserting the following permitted use in Section 12.3.3.A Secondary Uses in the Industrial Business Park (IB1) zone:
'Restaurant, drive-through'
b. Inserting the following clause and renumbering Section 12.3.11 Other Regulations in the Industrial Business Park (IB1) zone accordingly:
'7. Restaurant, drive-through shall be only permitted on the following site(s), limited to one establishment and a maximum floor area of 300 m2:
13020 Delf Place
P.I.D. 003-515-966
Lot 6 Section 32 Block 5 North Range 5 West New Westminster District
Plan 64525'
2. This Bylaw may be cited as 'Richmond Zoning Bylaw 8500, Amendment Bylaw 9956'.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

Series of horizontal lines for signatures and dates.

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

MAYOR

CORPORATE OFFICER