



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: February 17, 2016

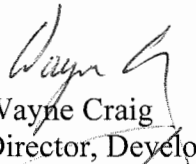
From: Wayne Craig
Director, Development

File: ZT 13-639146

Re: **Application by Bontebok Holdings Ltd. for a Zoning Text Amendment to the Industrial (I) Zone to Permit a Drive-Through Restaurant at 18399 Blundell Road**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drive-through" at 18399 Blundell Road, be introduced and given first reading.


Wayne Craig
Director, Development

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Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Bontebok Holdings Ltd has applied to the City of Richmond for permission to amend the “Industrial (I)” zoning district of Zoning Bylaw 8500 to add “Restaurant, drive-through” as a site-specific permitted use on the property at 18399 Blundell Road (Attachment 1).

Findings of Fact

The site is located in the Fraser Lands industrial area along the South Arm of the Fraser River. A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site is occupied by an existing small building at the south east corner of the site that houses existing City infrastructure. This existing building will remain and the proposed redevelopment has taken this into account.

- To the North: Light industrial buildings, parking and loading areas on property zoned “Industrial (I)”.
- To the South: Across Blundell Road, an existing rail line and a light industrial development with parking and loading areas zoned “Industrial (I)”.
- To the East: Across Nelson Road, a light industrial development with parking and loading areas zoned “Industrial (I)”.
- To the West: A light industrial development with parking and loading areas zoned “Industrial (I)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) designates the subject site for Industrial. The proposed drive-through restaurant proposal is consistent with the OCP as it would allow for food establishments to service the employees in the surrounding industrial area.

Zoning Amendment

The subject site is zoned “Industrial (I)”, which permits a restaurant as a permitted use, but not a restaurant with a drive through.

The proposed zoning amendment application is to amend the “Industrial (I)” zoning district to allow for “Restaurant, drive-through” as a specific use permitted on the subject site only. The applicant wishes to construct two multi-unit buildings that will include two drive-through establishments on the subject site. The proposed development will only allow for the development of food establishments on-site. No additional commercial services/retail activities

are permitted beyond what is already allowed for in the “Industrial (I)” zoning district and proposed to be added as part of this Zoning Text Amendment application.

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 plain covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The applicant has posted a sign with information on the proposal. No additional public consultation is required for the proposed Zoning Text Amendment application. Public notification for the Public Hearing will be provided as per the Local Government Act. At the time of writing of this report, no comments have been received.

Analysis

Built Form and Architectural Character

The proposed development involves the development of two buildings (757 sq. m or 8,148 sq. ft.) to accommodate potentially 5 restaurants on the subject site, two of which contain a drive-through component at either end (Attachment 3 – Conceptual Development Plans). The buildings are generally centred on the subject site to accommodate the required off-street parking, drive-aisle circulation and allow for vehicle access and queuing for the drive-through components. Taking this into account, the site plan has been developed to allow for a landscape strip along both street frontages and perimeter of the site. Efforts have also been made to limit parking along street frontages to single-loaded aisles only, in an effort to reduce the amount of paving and maximize opportunities for landscaping. Landscaping will be coordinated with the courtyards areas around the buildings.

A Development Permit application will also be required for this project, which will address urban design, landscaping, architectural treatment of buildings and materials.

Transportation and Site Access

Access from Nelson Road (north side of site) will be via right-in-/out. The driveway from Blundell Road (west side of site) will be right in/out and will also accommodate left turn movements from Blundell through the establishment of a left turn-bay in the existing median. On-site vehicle circulation, the number of off-street parking stalls, loading areas and required queue spaces for the drive-through restaurants comply with City zoning regulations. The proposed site access configuration, on-site vehicle circulation and off-site frontage and transportation related works has been reviewed and is supported by Transportation staff.

Site Servicing and Frontage Improvements

Engineering Planning staff have not identified any servicing works or infrastructure upgrades for this development.

The following Transportation frontage works and related road dedications are required for this development (based on the road functional plan approved by Transportation staff):

- 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage to facilitate the installation of a 2.5 m wide concrete sidewalk.
- To accommodate for existing City and utility infrastructure along the site's Blundell Road frontage close to Nelson Road, the design and location of the City sidewalk will be required to be located on the subject site. The design and securing of the necessary public rights of passage statutory right of ways will be addressed through the Servicing Agreement application.
- Establish a 3 m x 9 m concrete accessible bus landing pad on the development site (including securing the necessary public rights of passage statutory right of way).
- Installation of a left hand turn bay in the existing median along Blundell Road to facilitate eastbound to northbound (left turn movements) into the subject site.
- The above works and improvements will be completed through a Servicing Agreement application to be completed as a rezoning consideration for this development (Attachment 4 – Rezoning Considerations).

Financial Impact or Economic Impact

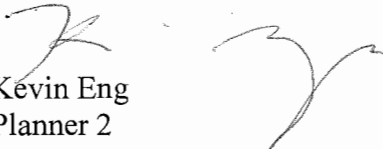
The Zoning Text Amendment application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the "Industrial (I)" zoning district of Zoning Bylaw 8500 to add "Restaurant, drive-through" as a site-specific permitted use at 18399 Blundell Road. The proposed amendment will allow the development of a restaurant complex with drive-through components on the subject site, which will provide food services to employees in close proximity to the surrounding industrial area.

Staff support this Zoning Text Amendment application as it facilitates frontage upgrades along the subject site to improve pedestrian and bus stop infrastructure. Furthermore, this proposed development enables food establishments to be located in an area where there are few such services for a large concentration of industrial uses.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9532 be introduced and given first reading.


Kevin Eng
Planner 2

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Attachment 1: Location Map

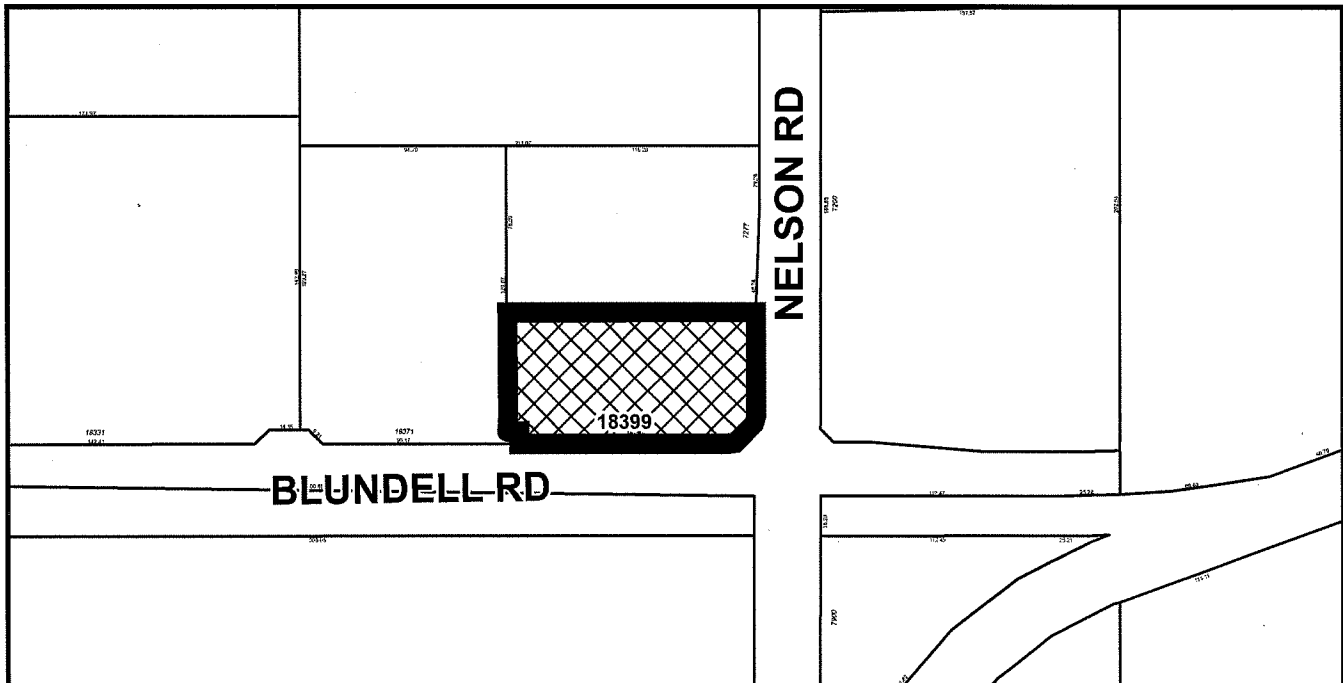
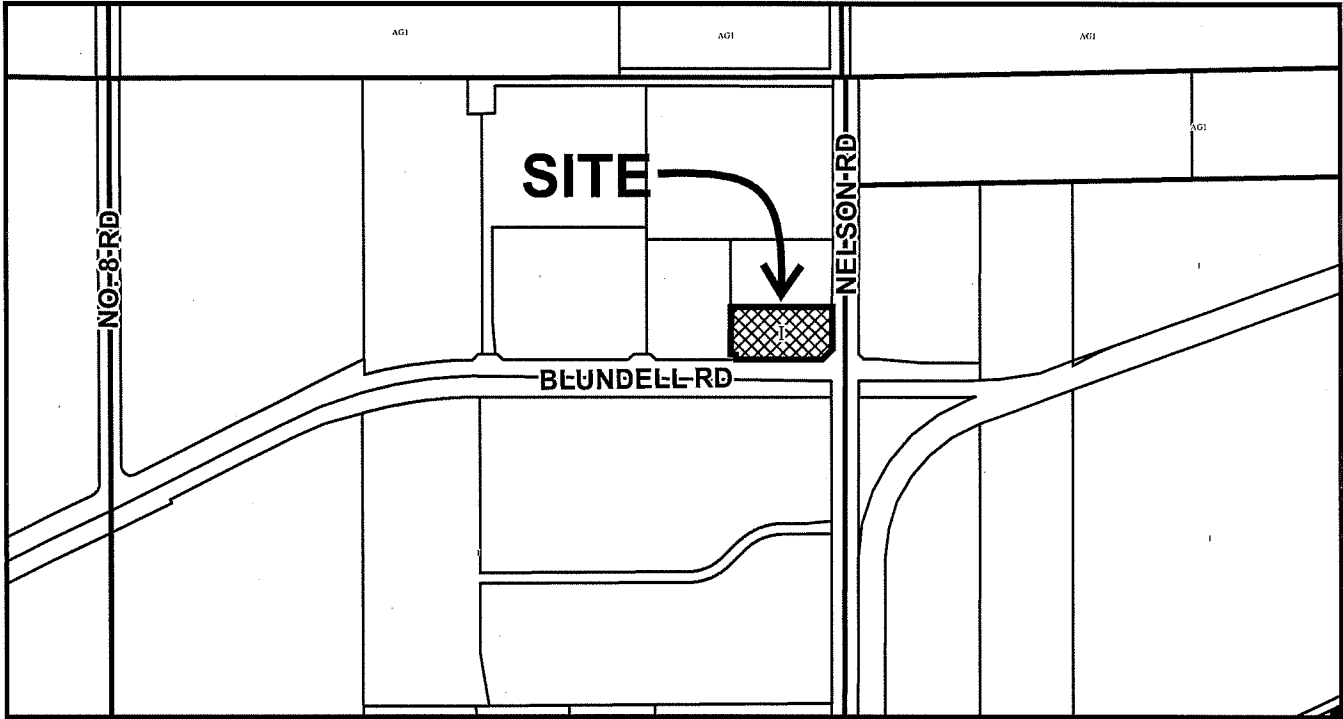
Attachment 2: Development Application Data Sheet

Attachment 3: Conceptual Development Plans

Attachment 4: Rezoning Considerations



City of Richmond



ZT 13-639146

Original Date: 02/18/16

Revision Date: 02/25/16

Note: Dimensions are in METRES



ZT 13-639146

Original Date: 06/19/13

Amended Date: 02/25/16

Note: Dimensions are in METRES



RZ 13-639146

Attachment 2

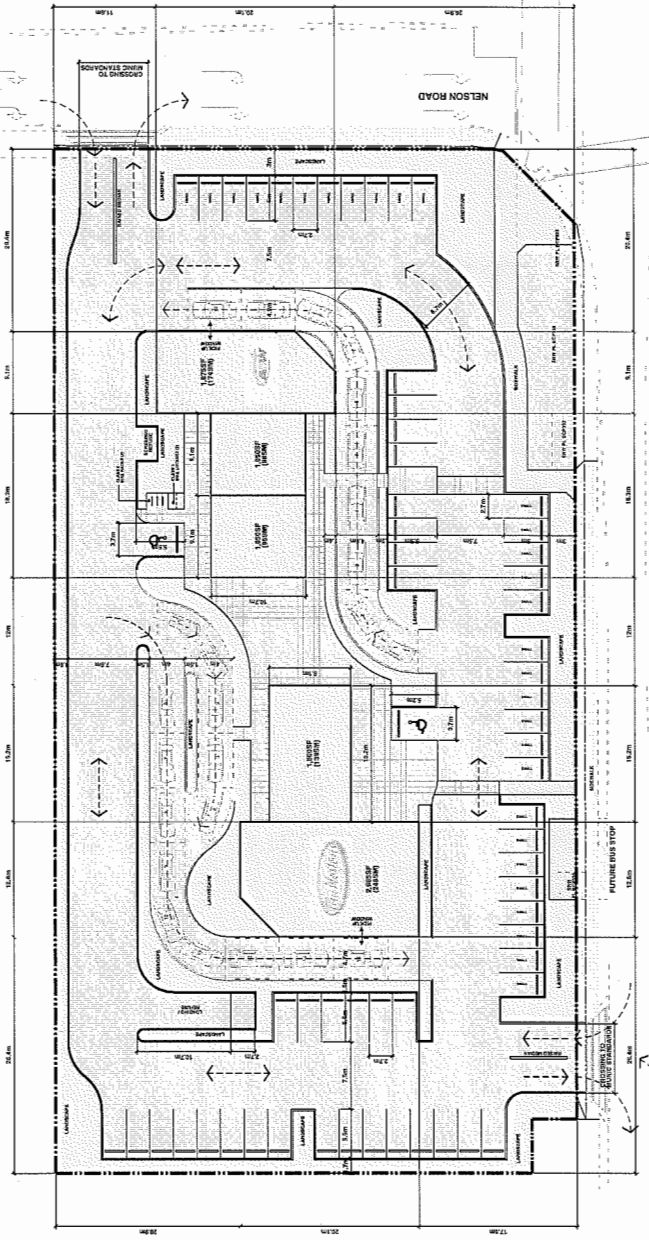
Address: 18399 Blundell Road

Applicant: Bontebok Holdings Ltd.

	Existing	Proposed
Owner:	Bontebok Holdings Ltd.	No change
Site Size (m²):	6,751	6,636 (approx.)
Land Uses:	Vacant	Restaurant/food establishments with drive-through components
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	Industrial (I) with an amendment to allow "Restaurant, drive-through" as a site-specific permitted use.

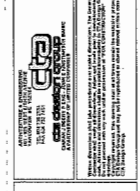
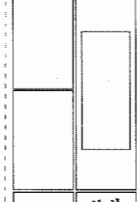
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.11 FAR	none permitted
Lot Coverage – Building:	Max. 60%	11%	none
Setback – Blundell Road (m):	Min. 3.0 m	17.6 m	none
Setback – Nelson Road (m):	Min. 3.0 m	20.4 m	none
Setback – North side (m):	N/A	11.6 m	none
Setback – West side (m):	N/A	20.9	none
Height (m):	12 m	6 m	none
Off-street Parking Spaces – Total:	58	62	none

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
LANDSCAPING: SEE SEPARATE LANDSCAPE ARCHITECTURE PLAN.
SIGNAL LIGHTS: SEE SEPARATE ELECTRICAL PLAN.
TRAFFIC SIGNALS: SEE SEPARATE ELECTRICAL PLAN.
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SITE PLAN		
DATE:	DESIGNER:	JK
SCALE:	PROJECT:	1:250
SHEET NUMBER:	PROJECT NUMBER:	SK1 J

COMMERCIAL DEVELOPMENT
1535 BLUNDELL ROAD
AUCKLAND



NO.	DATE	REVISION
1	08/03/18	PLANNING SUBMISSION
2	08/03/18	PLANNING SUBMISSION
3	08/03/18	PLANNING SUBMISSION
4	08/03/18	PLANNING SUBMISSION
5	08/03/18	PLANNING SUBMISSION
6	08/03/18	PLANNING SUBMISSION
7	08/03/18	PLANNING SUBMISSION
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9	08/03/18	PLANNING SUBMISSION
10	08/03/18	PLANNING SUBMISSION

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12	08/03/18	PLANNING SUBMISSION
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30	08/03/18	PLANNING SUBMISSION

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45	08/03/18	PLANNING SUBMISSION
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48	08/03/18	PLANNING SUBMISSION
49	08/03/18	PLANNING SUBMISSION
50	08/03/18	PLANNING SUBMISSION



Address: 18399 Blundell Road

File No.: ZT 13-639146

Prior to final adoption of Richmond Zoning Bylaw 8500, Zoning Text Amendment Bylaw 9532, the developer is required to complete the following:

1. 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. Enter into a Servicing Agreement* for the design and construction of frontage upgrades and modification of the existing Blundell Road median to facilitate the installation of a left hand turn bay to the subject site. Works include, but may not be limited to:
 - a) 2.5 m wide concrete sidewalk at the new property line along Blundell Road while maintaining the existing grass and treed boulevard between the new sidewalk and existing curb.
 - b) 2.5 m wide concrete sidewalk along Nelson Road.
 - c) 2.5 m wide onsite public pathway (including transitions) to connect the new concrete sidewalk works along Blundell Road and Nelson Road to avoid existing City infrastructure and utilities generally located near the south east corner portion of the subject site (Note: design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the on-site public pathway, details which will be finalized and secured through the Servicing Agreement application.
 - d) 3 m x 9 m concrete accessible bus landing pad located on-site along the Blundell Road frontage (Note: location and design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the bus landing pad on the subject site, details which will be finalized and secured through the Servicing Agreement application.
 - e) Modify the existing Blundell Road median to facilitate the installation of a left hand turn bay (east bound to north bound vehicle movements) to the subject site from Blundell Road
 - f) The proposed service connections/tie-ins to the subject site are to be shown on the Servicing Agreement drawings.
 - g) Prior to approving Servicing Agreement drawings, statutory right-of-ways for public rights of passage must be registered at Land Titles Office. Proposed statutory right of ways that overlay an existing third party statutory right of way cannot be registered until consent is granted from the existing statutory right of way holder.
 - h) All works are to be done at the sole cost of the developer.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Initial: _____

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 9532 (ZT 13-639146)
18399 Blundell Road

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 12.1.3.B Additional Uses in the Industrial (I) zone:
"Restaurant, drive-through"
b. Inserting the following clauses and renumbering Section 12.1.11 Other Regulations in the Industrial (I) zone accordingly:

"7. Restaurant, drive-through is only permitted on the following site(s):

18399 Blundell Road
P.I.D. 028-009-941
Lot 7 Section 18 Block 4 North Range 4 West New Westminster District
Plan BCP42067"

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9532".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval box with fields for signatures and stamps: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor U

MAYOR

CORPORATE OFFICER