



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 12, 2018
File: ZT 18-841250

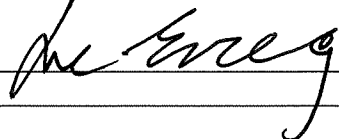
Re: Application by Farrell Estates Ltd. for a Zoning Text Amendment to the Industrial Business Park (IB1) Zone to Permit Vehicle Sale/Rental on a Portion of the Property at 6260 Graybar Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9977, for a Zoning Text Amendment to the "Industrial Business Park (IB1)" zone to allow "vehicle sale/rental" as a site-specific use limited to a maximum of 926.5 m² on a portion of the property at 6260 Graybar Road, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

Att. 6

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Farrell Estates Ltd. Has applied to the City of Richmond for permission to amend the “Industrial Business park (IB1)” zone to allow “vehicle sale/rental” as a site-specific permitted use limited to a maximum of 926.5 m² on a portion of the property at 6260 Graybar Road. A location map and aerial photograph is provided in Attachment 1. A copy of the current Survey Plan is provided as Attachment 2.

The proposed “vehicle sale/rental” use includes 926.1 m² (9,968 ft²) of gross floor area (Units 100 and 105/110) within the existing building and approximately 3,075 m² (33,097 ft²) of outdoor area for surface parking and the display of vehicles (Attachment 3).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site

The site is currently occupied by a 6,166.9 m² (66,380 ft²) light industrial/office building with 15 units, with frontages on Graybar Road and Westminster Highway. Surface parking is located at the front and the rear of the building. There is also a grass and landscaped area separating the front parking lot from Graybar Road.

The exterior of the building and site are proposed to remain in their current state.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across Westminster Highway and Highway 91, agricultural buildings and a single family dwelling on a lot zoned “Agriculture (AG1)”, fronting Westminster Highway.
- To the South: Across Gordon Way, a light industrial/office building on a lot zoned “Land Use Contract 127”, fronting Graybar Road.
- To the East: Light industrial/office buildings on a lot zoned “Industrial Business Park (IB1)”, fronting Gordon Way, and an industrial/office/retail building on a lot zoned “Industrial Limited Retail (ZI1)”, fronting Westminster Highway.
- To the West: A light industrial/office/retail building on a lot zoned “Industrial Limited Retail (ZI1)”, fronting Westminster Highway, a light industrial/office building on a lot zoned “Industrial Business Park (IB2)”, fronting Graybar Road, and industrial buildings on a lot zoned “Light Industrial (IL)”, also fronting Graybar Road.

Related Policies & Studies

Official Community Plan (OCP) Designation

The 2041 OCP land use designation for the subject site is “Mixed Employment”. This designation is intended for industrial and office development, with a limited range of support services and commercial uses. There is no Area Plan for this area. The proposed additional use to the zone is consistent with the OCP.

Public Consultation

A Zoning Text Amendment 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 first 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 Zoning Text Amendment

The subject site is currently zoned “Industrial Business Park (IB1)”, which permits vehicle repair, painting, and servicing, but does not permit vehicle sales. Two lots immediately east and west of the subject site, both fronting Westminster Highway, are zoned “Industrial Limited Retail (ZI1)” which allows “vehicle sale/rental” as a permitted use.

This application seeks to add “vehicle sale/rental” as a site specific permitted use limited only to the northern portion of the subject site that faces Westminster Highway. This area is restricted to the area indicated in the proposed bylaw. The vehicles to be displayed outdoors on the site are intended to be stored indoors after business hours.

This permitted use is consistent with the uses permitted on adjacent properties along Westminster Highway. No additional retail activities are proposed, and the remainder of the site is intended to continue for general industrial and office uses.

Transportation and Site Access

The existing driveways from Graybar Road and Gordon Way, surface parking lot and loading spaces for the existing buildings are to be maintained in their current state. Ongoing access in this manner is acceptable to the City’s Transportation department.

Under Section 7 of Richmond Zoning Bylaw 8500, the proposed “vehicle sale/rental” use is required to provide 28 parking spaces and one (1) loading space located on the subject site. The applicant is the owner of the unstratified building, and has provided a parking plan indicating the location of the required parking spaces on site (Attachment 5). The applicant is required to demonstrate the implementation of this plan prior to final adoption of the proposed bylaw.

Site Servicing

As a condition of rezoning, the applicant is required to:

- provide, at no cost to the City, a 2.0m wide utility right-of-way along the entire west property line to accommodate the existing water main, to bring it up to City standards; and
- the applicant is required to coordinate with tenants of the existing building and the City Works Yard to confirm which of the three (3) existing water connections to the development site are currently active. The applicant is then required to install water meters on any active, unmetered water connections found during the investigation at the applicant's sole cost. Based on City records, additional water meters are expected to be installed on two (2) of the three (3) water connections.

The servicing requirements are based on no redevelopment of the site. If the owner applies for a building permit to redevelop the site in the future (i.e., demolition, construction of a new building, subdivision, etc.), additional servicing requirements will be provided at that time.

Financial Impact

None.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the "Industrial Business Park (IB1)" zone to allow "vehicle sale/rental" as a site-specific permitted use on a portion of the property at 6260 Graybar Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9977 be introduced and given first reading.



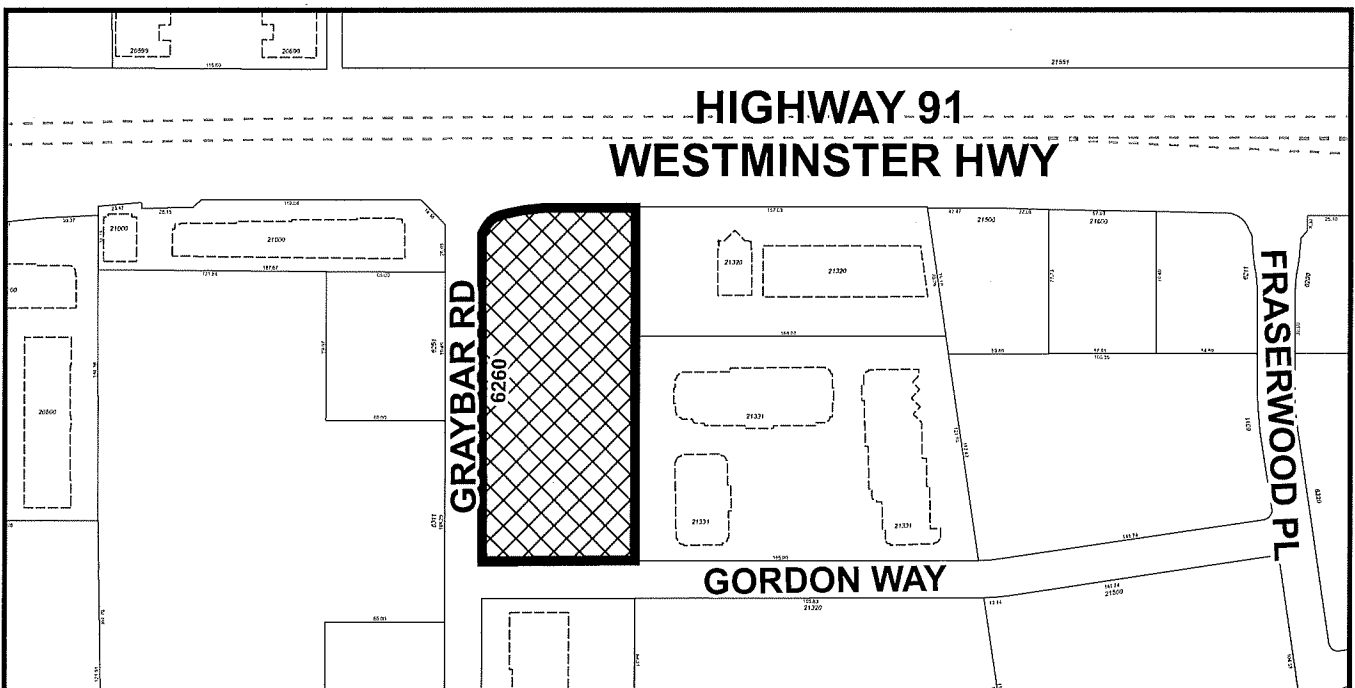
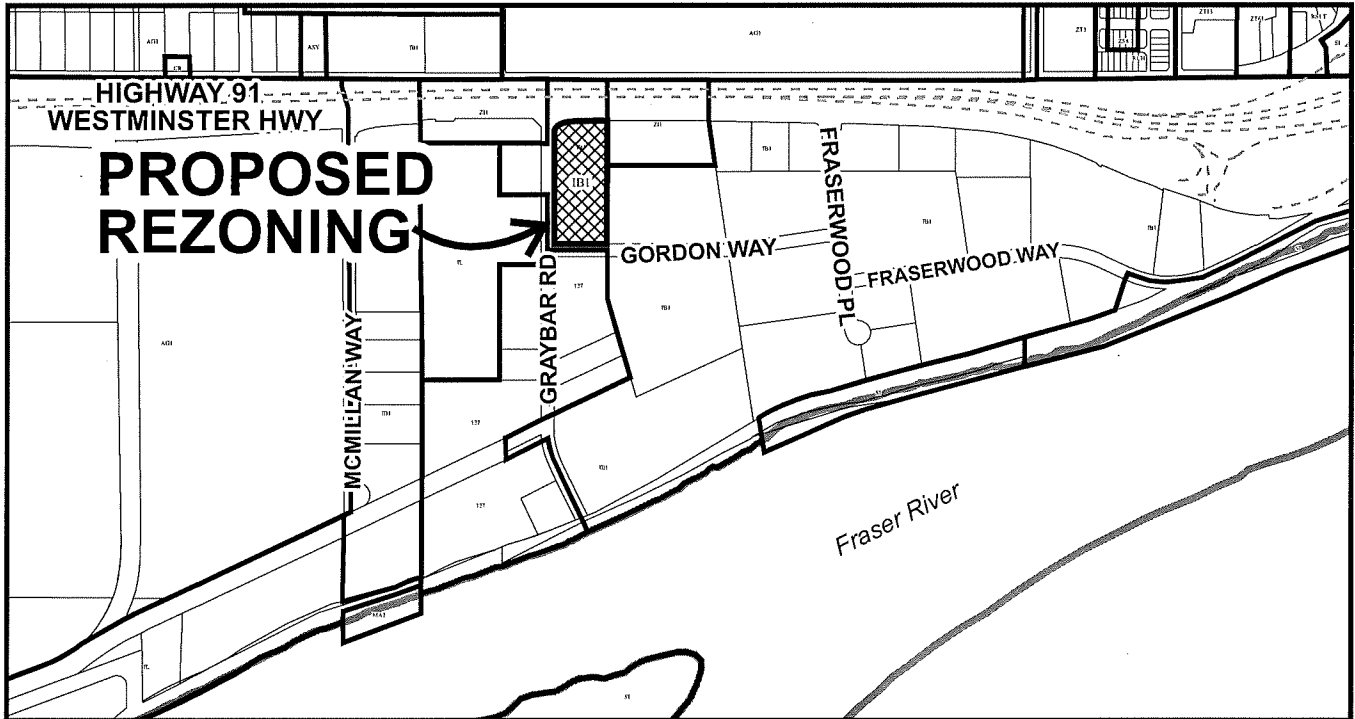
Jessica Lee
Planning Technician
(604-247-4908)

JL:cas

- Attachment 1: Location Map and Orthophoto Map
- Attachment 2: Survey Plan
- Attachment 3: Proposed Area to Permit New Use
- Attachment 4: Development Application Data Sheet
- Attachment 5: Proposed Parking Plan
- Attachment 6: Rezoning Considerations



City of Richmond



ZT 18-841250

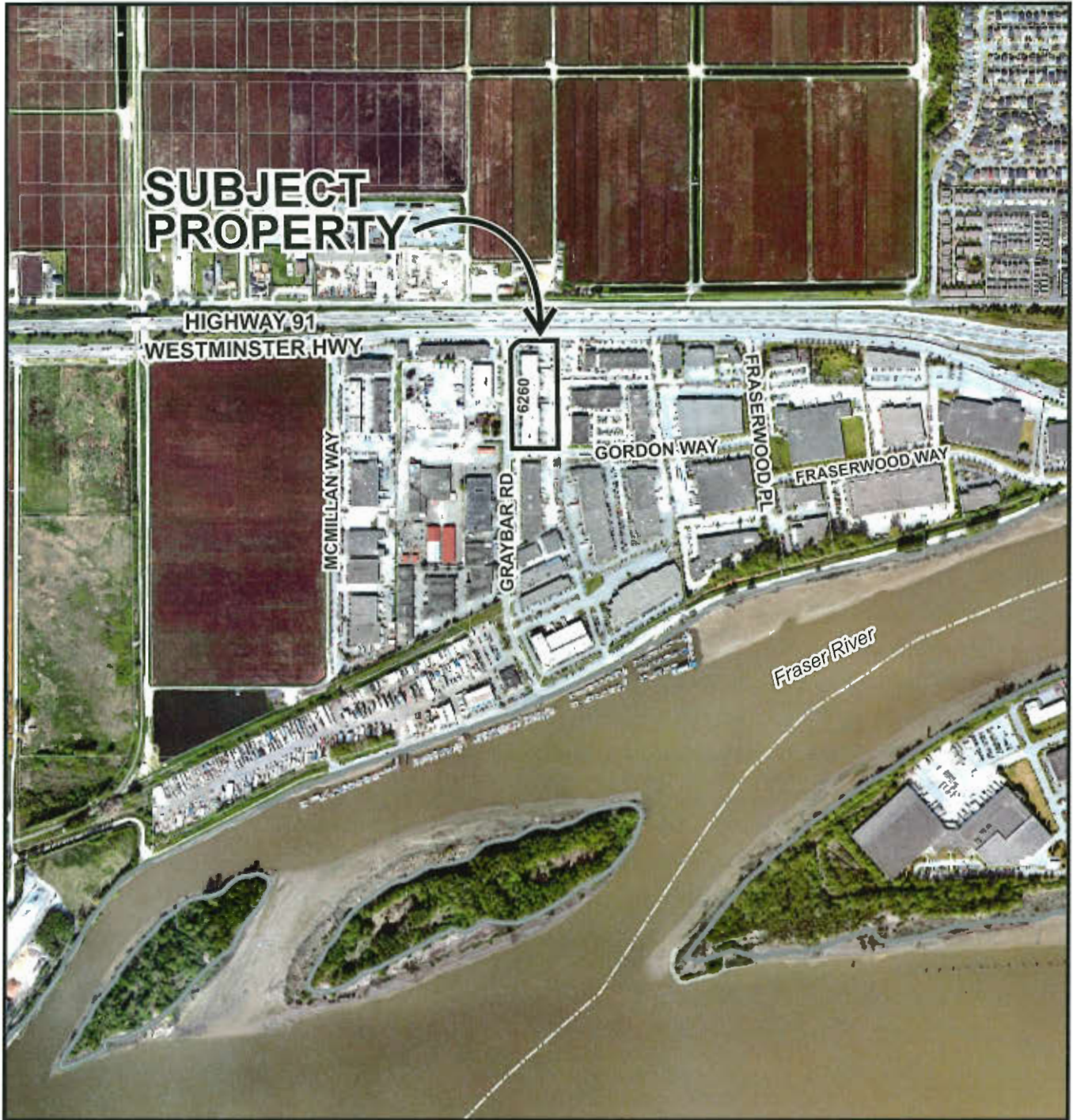
Original Date: 11/21/18

Revision Date: 11/29/18

Note: Dimensions are in METRES



City of
Richmond



ZT 18-841250

Original Date: 11/22/18

Revision Date: 11/29/18

Note: Dimensions are in METRES

SURVEY PLAN OF LOT "A", EXCEPT PART IN PLAN BCP25768 SECTION 10
BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 75510

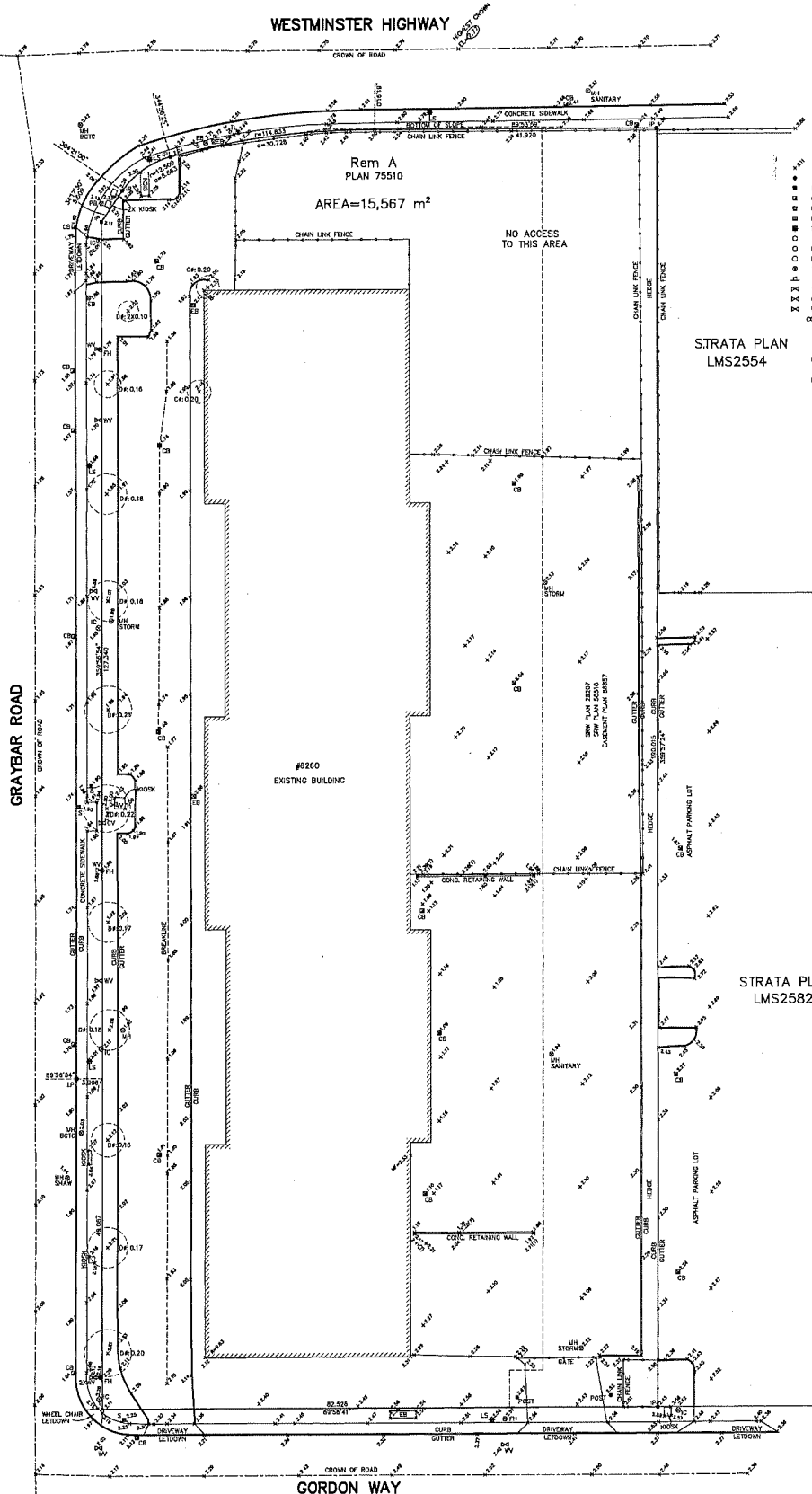
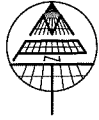
PARCEL IDENTIFIER (PID): 008-338-906

CIVIC ADDRESS
#6260 GRAYBAR ROAD
RICHMOND, B.C.

SCALE 1:300
ALL DISTANCES ARE IN METRES

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND IPN MONUMENT #883 (2014#12) LOCATED AT NELSON ROAD SOUTH-PUMP STATION WITH AN ELEVATION OF 4.051 METRES GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS AND LOCAL FIELD SURVEYS.
- ALL TREES AND SHRUBS HAVE BEEN PLOTTED AS REQUIRED BY CITY OF RICHMOND BYLAW #46037



LEGEND

- INDICATE SPOT ELEVATION
- SP INDICATES IRON POST
- LP INDICATES LEAD PLUG
- CB INDICATES CATCH BASIN
- EB INDICATES ELECTRIC BOX
- FB INDICATES FALLOUT
- LS INDICATES LAMP STANDARD
- ID INDICATES INSPECTION CHAMBER
- PH INDICATES FINE HYDRANT
- WH INDICATES WINDMILL
- TL INDICATES TRAFFIC LIGHT
- SL INDICATES SIGN
- IV INDICATES INSULATION VALVE
- GV INDICATES GAS VALVE
- WV INDICATES WATER VALVE
- CONC INDICATES CONCRETE
- # INDICATES DIAMETER
- C INDICATES CONIFEROUS TREE
- D INDICATES DECIDUOUS TREE
- WF INDICATES WARE FLOOR ELEVATION
- R INDICATES ROOF LEVEL ELEVATION
- (T) INDICATES TOP OF WALL ELEVATION

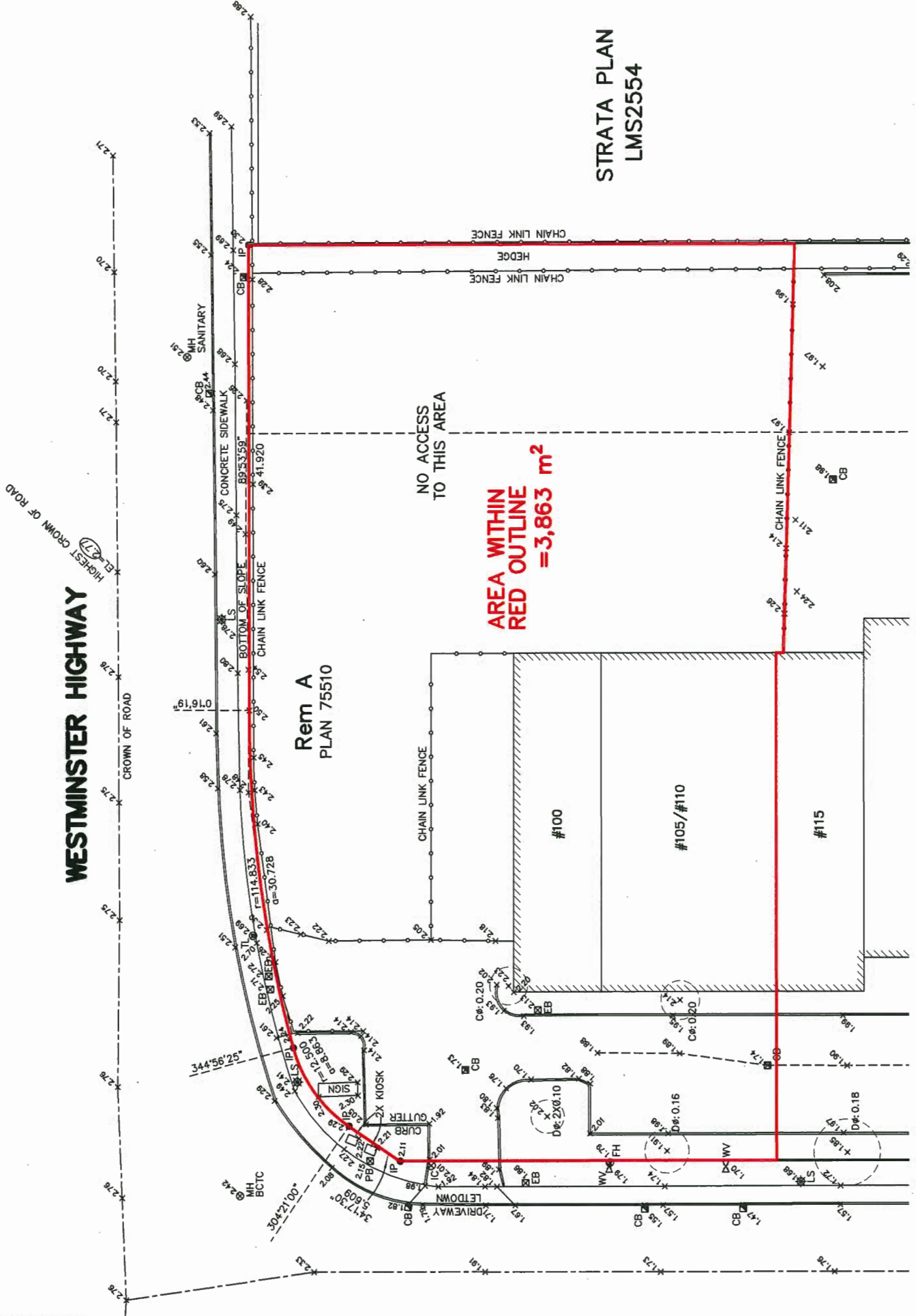
STRATA PLAN
LMS2554

STRATA PLAN
LMS2582

© COPYRIGHT
MATSON PECK & TOPUSS
SURVEYORS & ENGINEERS
#330 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 0H7
PH: 604-270-1331
FAX: 604-270-4137
CAD/PLO: 18872-TPG-00.DWG
R-18-18872-TPG

DATE OF SURVEY: NOVEMBER 27, 2016
SIGNED: [Signature]
J. STEPHEN CAUBRELL
B.C. LAND SURVEYOR (4172)
THIS DOCUMENT IS NOT VALID
UNLESS PROBABLY SIGNED
AND SEALED.

STRATA PLAN
LMS2554





City of
Richmond

Development Application Data Sheet
Development Applications Department

ZT 18-841250

Attachment 4

Address: 6260 Graybar Road

Applicant: Farrell Estates Ltd.

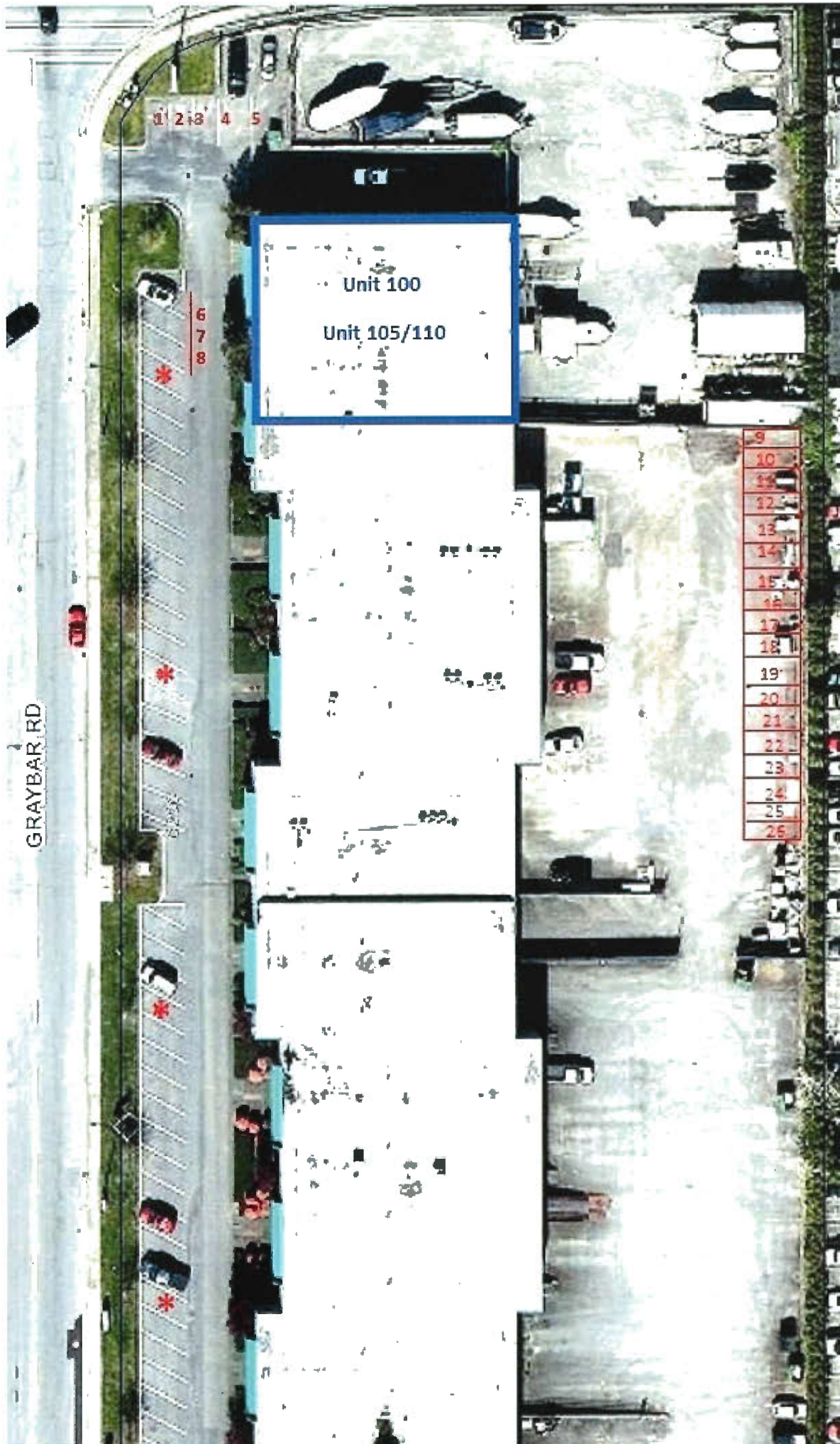
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Farrell Estates Ltd.	No Change
Site Size (m²):	15,567 m ²	No Change
Land Uses:	General industrial, office, vehicle repair	General industrial, office, vehicle repair, vehicle sale/rental
OCP Designation:	Mixed Employment	No Change
Area Plan Designation:	N/A	N/A
Zoning:	Industrial Business Park (IB1)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio - Building:	Max. 1.0	0.40 (No Change)	none permitted
Lot Coverage (% of lot area):	Max. 60%	31% (No Change)	none
Lot Size:	None	15,567 m ² (No Change)	none
Setback – Front Yard (m):	Min. 3.0 m	> 3.0 m (No Change)	none
Setback – Side & Rear Yards (m):	Min. 0 m	> 0 m (No Change)	none
Height (m):	12.0 m	< 12.0 m (No Change)	none
Off-street Parking Spaces	90	90 (No Change)	none
Off-street Loading Spaces	7	17 (No Change)	none

ATTACHMENT 5

**Proposed
Parking Plan:
Units 100 and
105/110 at
6260 Graybar
Road**



Customer
Parking
Spaces**



City of
Richmond

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

Address: 6260 Graybar Road

File No.: ZT 18-841250

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9977, the developer is required to complete the following:

1. Provide proof that the required parking spaces have been implemented and secured to the satisfaction of the Director of Development.
2. Provide, at no cost to the City, a 2.0m wide utility right-of-way along the entire west property line to accommodate the existing water main, to bring it up to City standards.
3. Coordinate with tenants of the existing building and the City Works Yard to confirm which of the three (3) existing water connections to the development site are currently active. The applicant is then required to install water meters on any active, unmetered water connections found during the investigation at the applicant's sole cost. Based on City records, additional water meters are expected to be installed on two (2) of the three (3) water connections.

Note:

- 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 9977 (ZT 18-841250)
6260 Graybar Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 12.3 [Industrial Business Park (IB1, IB2)] by:

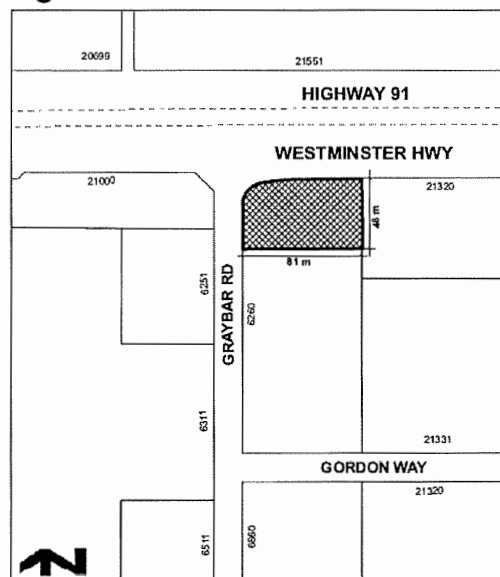
- a) adding “**vehicle sale/rental**” to the end of Section 12.3.3B (Additional Uses);
- b) adding the following as new Sections 12.3.11.7 and 12.3.11.8, and renumbering the remaining sections:

“7. **Vehicle sale/rental** shall only be permitted on the following listed **sites**:

- a) 6260 Graybar Road
P.I.D. 008-338-906
Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4
West New Westminster District Plan 75510.

8. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m² and located on the **site** in the area shown on Figure 1 below.

Figure 1



2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9977”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

DEC 19 2018



MAYOR

CORPORATE OFFICER