



City of Richmond
Planning and Development Department

Re: Item # 5
Public Hearing
Agenda of July 17, 2006

Memorandum

To: David Weber
From: Edwin Lee
Planning Technician - Design
Date: July 12, 2006
File: ZT 06-337686
Re: Canadian Tire Expansion Project at 11388 Steveston Highway

David:

In response to the comments from the Planning Committee, the applicant has been working with staff to improve the proposed façade of the existing Canadian Tire building and the proposed addition to match with the rest of the retail environment at the Coppersmith Mall.

On the North (front) elevation :

- o Extend the eastern canopy and stone colonnade across the elevation to the end of the building;
- o Add a spandrel glass window beneath the canopy at the east end of the building; and
- o Include a large panel of ledgestone at the front entry feature of the building.

On the East elevation (fronting Coppersmith Place) :

- o Retain the existing fence and stone colonnade along Coppersmith Place;
- o Remove the plexiglass clad garden centre and replace with an expansion of the main building;
- o Include a combination of clear and spandrel glass and feature doors that exit onto an outdoor garden centre; and
- o Enhance the landscaping along Coppersmith Place.

The new paint colour (Putnam Ivory) is a subtle beige colour that complement with the colour of the rest of the shopping centre.

The applicant would like to present the revised proposed elevations to Council at the July 17 Public Hearing. Please kindly include the attached drawing to the Public Hearing Package. Thank you.

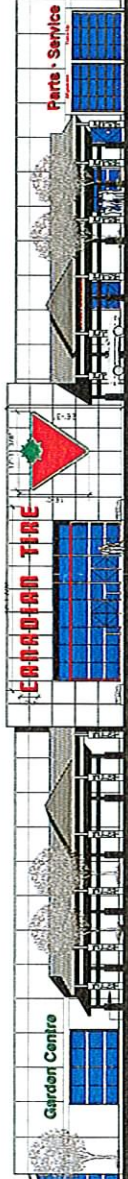
Regards,

Edwin Lee
Planning Technician - Design

EL:el
Att. 1



Site Photo - North Elevation
UP-02 Not to Scale



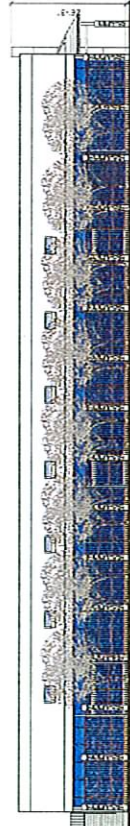
1 Existing North Elevation
UP-02 Scale: 1:150



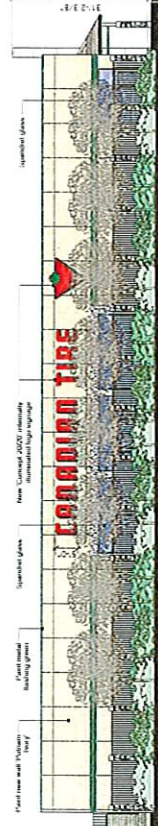
2 Proposed North Elevation
UP-02 Scale: 1:150



Site Photo - East Elevation
UP-02 Not to Scale



3 Existing East Elevation
UP-02 Scale: 1:150



4 Proposed East Elevation
UP-02 Scale: 1:150



City of Richmond
Planning & Development

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Council - Jun 26, 2006
To Planning - Jun 20, 2006
Date: June 17, 2006

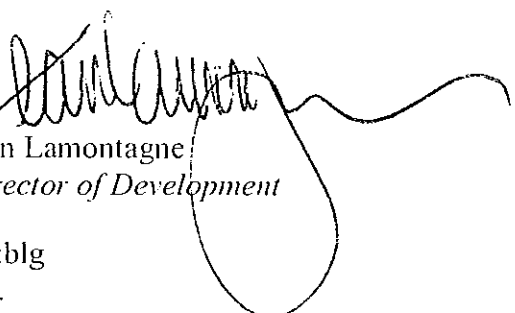
ZT 06-337686

File: 12-8060-20-8083.

Re: Application by Kasian Architecture Interior Design and Planning Ltd. for a Zoning Text Amendment to Comprehensive Development District (CD/34) at 11388 Steveston Highway

Staff Recommendation

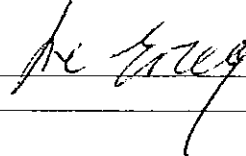
That Bylaw No. 8083, to amend the permitted density subsection (maximum size of retail trade and services area) in Comprehensive Development District (CD/34) at 11388 Steveston Highway, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond to amend Comprehensive Development District (CD/34) in order to increase the maximum size of *Retail Trade and Service Area* permitted at 11388 Steveston Highway (**Attachment 1**) from 6,333 m² (68,170 ft²) to 6,900 m² (74,273 ft²) in order to accommodate the Canadian Tire Expansion project.

Findings of Fact

Item	Existing	Proposed
Owner	Coppersmith Corner Shopping Centre Inc.	No change
Applicant	Kasian Architecture Interior Design and Planning Ltd.	No change
Site Size	31,538 m ² (339,480 ft ²)	No change
Land Uses	9,707 m ² (104,491 ft ²) mixed-use development	10,080 m ² (108,507 ft ²) mixed-use development
OCP Generalized Land Use Designation	Mixed-Use	No change
OCP Specific Land Use Designation	Limited Mixed-Use	No change
Zoning	Comprehensive Development District (CD/34)	No Change
Permitted Density - Maximum F.A.R.	0.6	No Change
Permitted Density - Maximum Size of Retail Trade & Services Area:	6,333 m ² (68,170 ft ²)	6,859 m ² (73,832 ft ²)
Parking	397 stalls required 464 stalls provided	428 stalls required 464 stalls provided

Background

The City rezoned the subject area Comprehensive Development District (CD/34) in 2000 (RZ 99-162581). The intent of Comprehensive Development District (CD/34) is "to provide for clean industrial uses together with independent offices and a limited amount of low-density commercial shopping, personal service and business uses". It was specifically proposed to limit the amount of "*Retail Trade and Service Area*" in order to comply with the Limited Mixed-Use designation in the Official Community Plan (OCP) and to ensure that the major portion of the area designated Limited Mixed-Use was developed for uses found in the existing Business Park Industrial District (I3) zone.

In 2000, Suncor Development Corporation consolidated the properties into two (2) separate parcels: 11388 Steveston Highway and 11331 Coppersmith Way (now owned by Coppersmith Corner Shopping Centre Inc. and Riverside Professional Centre Ltd. respectively). Since the maximum 6,333 m² (68,170 ft²) of *Retail Trade and Service Area* applies to the entire zone and not to each lot, it is somewhat difficult to monitor. As part of a Zoning Text

Amendment to increase the maximum floor area ratio (F.A.R.) permitted at 11331 CopperSmith Way from 0.60 to 0.64 in 2001 (RZ 01-187968), the City also amended Comprehensive Development District (CD/34) to permit a maximum of 6,333 m² (68,170 ft²) of *Retail Trade and Service Area* at 11388 Steveston Highway and a maximum of 845 m² (9,104 ft²) of *Retail Trade and Service Area* at 11331 CopperSmith Way.

Staff Comments

The Zoning Text Amendment is required to accommodate Canadian Tire's expansion plans as well as their desire to convert under-utilized warehouse space to retail floor area. The proposed scope of work includes removal of the indoor garden centre, the outdoor garden compound, and the free-standing greenhouse, expansion of the building and landscaping into these areas, and conversion of a portion of the existing warehouse space to regular retail area. The existing and proposed site plans are shown in **Attachment 2** and **Attachment 3** respectively. The proposed expansion is consistent with all Comprehensive Development District (CD/34) zone provisions, except the *Retail Trade and Service Area* restriction.

No significant technical concerns have been identified through the technical review. Transportation staff recommend that the following pedestrian enhancements be pursued at the driveway location on CopperSmith Place (**Attachment 3**):

1. Upgrade of the existing crosswalk on CopperSmith Place to a special crosswalk with overhead illuminated signs with flashers and pedestrian-controlled push buttons;
2. Construction of a centre median on CopperSmith Place south of the existing crosswalk location; and
3. Installation of special pavement (i.e., stamped and coloured concrete) at the following locations:
 - west leg of the driveway from CopperSmith Place, immediately outside the driveway; and
 - at the existing crosswalk location on CopperSmith Place.

Analysis

The applicant is seeking to increase the Retail Trade and Services Area to 6,859 m² (73,832 ft²) from the existing limit of 6,333 m² (68,170 ft²); an increase of 526 m² (5,662 ft²). In reviewing the calculation of *Retail Trade and Services Area* in the original development, the outdoor garden centre was not included in the *Retail Trade and Service Area*, although this space has always been used for merchandising. Had the outdoor garden centre been included in the original calculation, the total *Retail Trade and Services Area* on the subject site would be 6,828 m² (73,498 ft²), and the net increase in the *Retail Trade and Services Area* proposed would only be 31 m² (333 ft²).

In reviewing this application, staff are recommending that the maximum size of *Retail Trade and Services Area* in Comprehensive Development District (CD/34) be increased to 6,900 m² (74,273 ft²) to account for potential construction changes.

The Zoning Text Amendment would still comply with the Limited Mixed-Use designation as the over area still contains a mix of commercial, business, and industrial uses.

A Development Permit will be required for the proposed expansion project. The conditions to this Zoning Text Amendment will not be considered satisfied until a Development Permit application is processed to a satisfactory level. The subsequent Development Permit will need to demonstrate:

- Compliance with the Official Community Plan (OCP) design guidelines;
- Inviting façade treatment that integrates with the rest of the shopping centre; and
- Adequate vehicle and pedestrian circulation.

Financial Impact or Economic Impact

None.

Conclusion

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond to amend Comprehensive Development District (CD/34) to increase the maximum size of *Retail Trade and Service Area* permitted at 11388 Steveston Highway from 6,333 m² (68,170 ft²) to 6,900 m² (74,273 ft²). Staff have no objection to this proposed amendment.



Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg

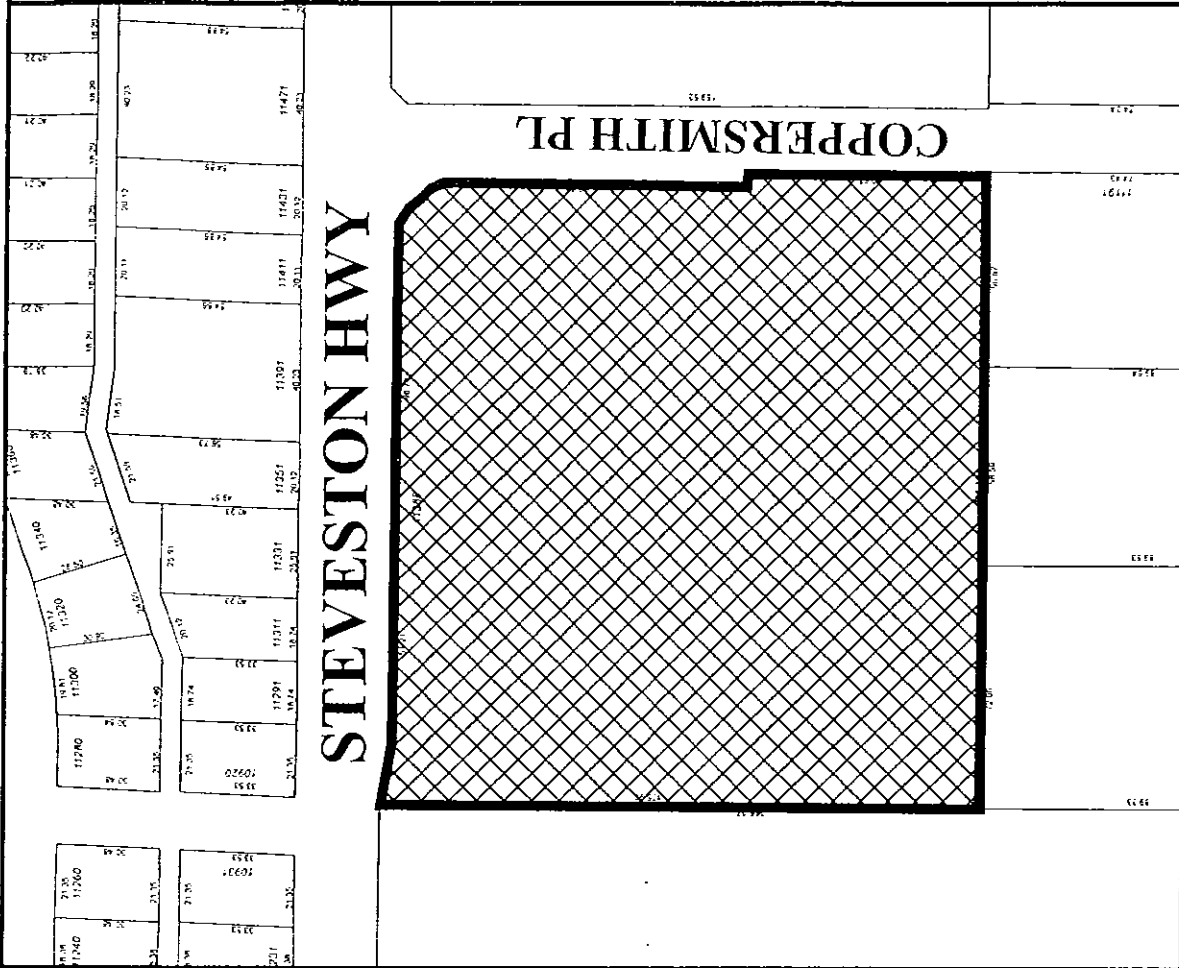
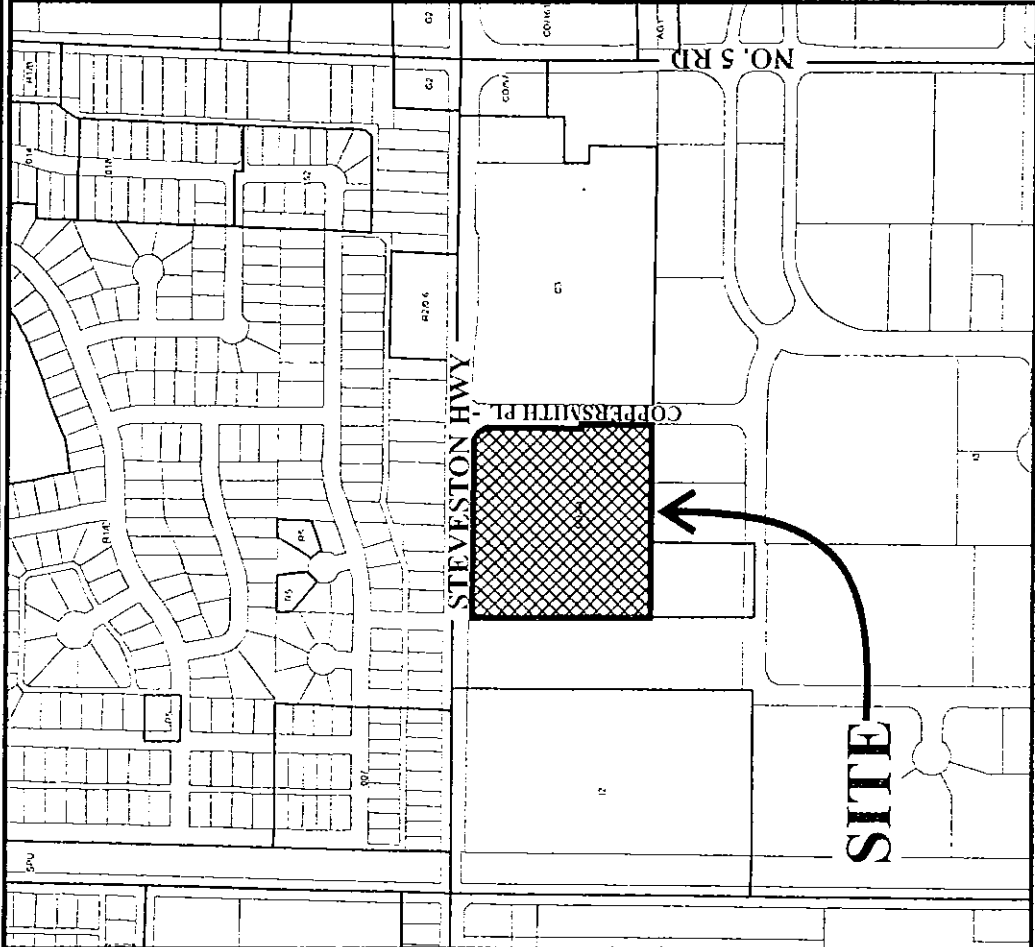
Attachment 1: Location Map and Aerial Photo

Attachment 2: Existing Site Plan

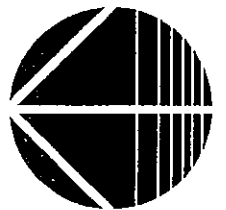
Attachment 3: Proposed Site Plan

Attachment 4: Conditional Zoning Text Amendment Requirements

City of Richmond



ZT 06-337686



Original Date: 05/30/06

Revision Date:

Note: Dimensions are in METRES



ZT 06-337686

Original Date: 05/30/06

Amended Date:

Note: Dimensions are in METRES

Conditional Zoning Text Amendment Requirements

11388 Steveston Highway
ZT 06-337686

Prior to final adoption of Zoning Amendment Bylaw 8083, the developer is required to complete the following requirements:

1. Enter into the City's standard Servicing Agreement to construct frontage improvements along Coppersmith Place. Works include but may not be limited to:
 - i. Upgrade of the existing crosswalk on Coppersmith Place to a special crosswalk with overhead illuminated signs with flashers and pedestrian-controlled push buttons;
 - ii. Construction of a centre median on Coppersmith Place south of the existing crosswalk location; and
 - iii. Installation of special pavement (i.e., stamped and coloured concrete) at the following locations:
 - a. west leg of the driveway from Coppersmith Place; and
 - b. at the existing crosswalk location on Coppersmith Place.
2. Processing of a Development Permit completed to a level deemed acceptable by the Director of Development.

[signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8083 (ZT 06-337686)
11388 STEVESTON HIGHWAY

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing Section 291.34.2.02 of Comprehensive Development District (CD/34) and replacing it with the following:
.02 Maximum Size of Retail Trade & Services Area (based on gross leasable floor area exclusive of parts of the building which are used for off-street parking purposes):
845.76 m2 (9,104 ft2) - Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way)
6,900 m2 (74,273 ft2) - Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11338 Steveston Highway)
2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8083".

FIRST READING

JUN 26 2006

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER