



City of Richmond

Report to Committee

To Council - Dec 8, 2003
To Planning - Dec 2, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 10, 2003
RZ 03-239626
File: 8066-20-7632
Re: **APPLICATION BY SANFORD DESIGN GROUP FOR REZONING AT 9200 BRIDGEPORT ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/111) TO AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)**

Staff Recommendation

That Bylaw No. 7632, for the rezoning of 9200 Bridgeport Road from "Comprehensive Development District (CD/111)" to "Automobile-Oriented Commercial District (C6)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site is located on the south side of Bridgeport Road, between Garden City Road and the Oak Street Bridge off-ramp from Highway 99. (**Attachment 1**) It was rezoned in 2000 to Comprehensive Development District (CD/111) from Automobile-Oriented Commercial District (C6) and Land Use Contract No. 156 for the purpose of developing the site as a company headquarters for "Ritchie Bros. Auctioneers". Since that time, however, Ritchie Bros. relocated to a property on River Road, leaving the subject site without a major tenant. Sanford Design Group wishes to rezone the entire site to C6 in order to maintain the existing office building and construct a strip mall-style retail trade and services building on the remainder of the site in keeping with recent developments elsewhere along Bridgeport Road. (**Attachment 2**)

Analysis

1. The Bridgeport Area plan supports the development of Bridgeport Way as Richmond's most significant automobile-oriented commercial corridor. As a result, retailers, such as Costco, Home Depot, Linen 'N Things, and Michaels, have been attracted to this area.
 - The proposed rezoning to facilitate the construction of a strip-mall-style retail project is consistent with this policy direction.
2. The Bridgeport/Sea Island corridor is an important "gateway" to Richmond and the Vancouver International Airport. As such, the City is working to improve the appearance and function of this area through reconstruction of Garden City Road, the installation of public art, and improved streetscapes on private development sites.
 - The proposed development will "clean up" a long vacant site and provide desirable frontage improvements along Bridgeport Road and Sea Island Way, together with road widening for a bike lane and 50% funding of a future pedestrian crossing on Bridgeport.

Staff Comments

Policy Planning

- Staff support the proposed development on the basis that it is consistent with accepted policy and practice in the vicinity of the subject site.
- Through the Development Permit process, special attention should be paid to:
 - i. Streetscape/landscaping design along both Bridgeport and Sea Island, to ensure that the project enhances the level of pedestrian amenity and safety in this area and the attractiveness of the site as part of an important "gateway" to Richmond (i.e. through tree planting and substantial vegetative screening along the site's rear property line, tree planting at a rate of at least 1 tree for every 3 stalls in the parking lot, enhanced pedestrian access to the building from the street, vegetative screening of parking along Bridgeport, continuous weather protection along the store fronts with links to buildings to the east and west, etc.); and
 - ii. Signage (e.g. a full signage concept should be prepared), to ensure that it is attractive and oriented exclusively to Bridgeport Road (not Sea Island Way or the Oak Street Bridge).

Table 1: Proposed Rezoning/Development Summary

Item	Existing	Proposed
Owner	VCBC Leasing Corporation.	
Applicant	Sanford Design Group	
Site Size	4,857 m ² (52,282 ft ²)	4,707 m ² (50,667 ft ²) <ul style="list-style-type: none"> Reduction due to 2 m (6.56 ft.) wide road dedication along a portion of the site's Bridgeport Road frontage for a bike lane.
Land Uses	<ul style="list-style-type: none"> Vacant (parking), except for a 561 m² (6,039 ft²) office building (formerly "Ritchie Bros.") at the site's west end, on 2 floors over 1 level of parking. Located across from Costco, between the Abercorn Inn and the undeveloped portion of the Bridgeport Firehall site. 	<p>The existing office building is to remain and a one-storey, strip mall-style retail trade and services building is to be added with:</p> <ul style="list-style-type: none"> Building Area: +/-1,024 m² (11,023 ft²) Lot Coverage: 32%
Official Community Plan Designation	"Mixed Use", which allows for residential, commercial, business/industry, and private/public institutional uses.	
West Bridgeport Plan Designation	None	
Roads/Trails	<ul style="list-style-type: none"> Sea Island Way Bridgeport Road Bike Lane 	<ul style="list-style-type: none"> Improved Hwy 99 access required for bikes and pedestrians. Limited vehicular access permitted Future pedestrian-actuated crossing needed. Land required for a bike lane along the site's Bridgeport frontage
<ul style="list-style-type: none"> Sea Island Way Bridgeport Road Bike Lane 	<ul style="list-style-type: none"> Improved Hwy 99 access required for bikes and pedestrians. Limited vehicular access permitted Future pedestrian-actuated crossing needed. Land required for a bike lane along the site's Bridgeport frontage 	<ul style="list-style-type: none"> \$10,000 towards bike/pedestrian path. (No motor vehicle access to the site.) 2 driveways, plus cross-access easement to adjacent lots. \$20,000 (e.g. 50% of cost) towards a future pedestrian signal. Necessary land will be dedicated.
Zoning	Comprehensive Development District (CD/111)	Automobile-Oriented Commercial District (C6)
<ul style="list-style-type: none"> Land Uses Max. Density Max. Height Lot Coverage Parking Subdivision Potential 	<ul style="list-style-type: none"> Office and accessory uses 0.7 floor area ratio (FAR) 14 m (45.931 ft.) 42% 1 stall per 29.807 m² (320.85 ft²) of gross floor area N/A 	<ul style="list-style-type: none"> Office, plus retail, restaurant, hotel, etc. 0.5 FAR, or 1.5 FAR for hotel 12 m (39.4 ft.) or 45 m (147.6 ft.) for hotel 50% 4 stalls per 100 m² (1,076.42 ft²) of gross leaseable space for retail and office uses, or 10 stalls per 100 m² (1,076.42 ft²) of gross leaseable space for restaurant Assuming retention of the existing office building & a retail addition, as proposed, the subject site is more than large enough to be subdivided into 2 lots. If subdivision occurs, a cross-access easement should be registered on both lots.
Development Permit (DP) Guidelines	As per the Official Community Plan & the Bridgeport Area Plan.	No change.

Transportation

Bridgeport Road is a major arterial road under the jurisdiction of the Ministry of Transportation. Therefore, Ministry approval of any driveway changes is required.

Staff support the proposed development on the basis that the following are provided:

- Parking conforms to Richmond's Zoning and Development Bylaw.
- A 2 m (6.56 ft.) wide dedication, along the portion of the subject site's Bridgeport Road frontage from a point approximately 23 m (75 ft.) from the west property line to the east property line, for the purpose of accommodating a future bike lane.
- \$20,000 (50% of estimated total cost) towards the future installation of an illuminated pedestrian-actuated crossing on Bridgeport Road in the vicinity of the subject site.
- Covenants restricting driveway access along Sea Island Way, and limiting driveway access along Bridgeport Road to two locations, the west location being at the west property line and restricted to right-in right-out movements only and second driveway being aligned with the driveway to Costco. (Note: A centre median is planned along Bridgeport Road.)
- Cross-access easements granted in favour of 9100 and 9120 Bridgeport Road (the two Bridgeport Firehall lots), for use in the event of their redevelopment with non-firehall uses. (Note: If 9100 and 9120 Bridgeport Road are developed with non-firehall uses, driveway access to these properties will be restricted to those provided at 9200 Bridgeport Road.)

Staff would also prefer that:

- A cross-access easement be granted in favour of 9260 Bridgeport Road (Abercorn Inn). (Note: The City will work to ensure that if the Abercorn Inn seeks to take advantage of the proposed easement, that corresponding easements will be registered on that property in favour of the subject and firehall sites.)

Staff believe that cross-access easements over the subject site to the neighbouring firehall and Abercorn Inn sites, together with future reciprocal arrangements with the latter, will enhance access to all three properties over the long term by providing alternative entry and egress routes. For example, as traffic volumes continue to increase along Bridgeport Road, left turns may become difficult or even undesirable at the subject site's primary driveway (e.g. the one that aligns with Costco's driveway). Left turn movements would, however, be maintained at the Abercorn Inn's driveway at Gage Road. With adequate cross-access easements in place, all three sites would be able to make use of the Gage Road intersection if this should occur.

Lastly, staff wish to note that if the subject site is subdivided in the future, no additional driveway access will be permitted to the subject property.

Parks

Bicycle and pedestrian access should be enhanced along both Bridgeport and Sea Island Way. This will be accommodated by the installation of a bike lane, sidewalk, and treed boulevard along Bridgeport across the frontage of the subject site. Along Sea Island Way, the existing trail should be replaced with a 3m (9.8 ft.) wide asphalt bike/pedestrian path linking the off-ramp from the Oak Street Bridge with Garden City Road. Implementation of this path is beyond the

scope considered appropriate for the subject development to absorb alone, so staff recommend instead that the applicant be required to make a contribution of \$10,000 towards this project as a condition of rezoning. Construction of the path will require Ministry of Transportation and Highways approval and could be timed to coincide with future redevelopment of the Bridgeport Firehall site (immediately west of the subject site).

Engineering

Prior to final reading of the pending rezoning, land dedication, cross-access easements, and contributions towards a future Bridgeport Road pedestrian signal and Sea Island Way bike/pedestrian path must be provided by the development as directed by Transportation and Parks staff.

Prior to the issuance of Building Permit, the developer is required to enter into the City's standard Servicing Agreement to provide along:

- Bridgeport Road - A 1.5 m (4.92 ft.) wide concrete sidewalk along the proposed property line and, between there and the curb, a grassed and treed boulevard (the design of which should take into account, as much as possible, future road widening for a bike lane and median).

Financial Impact

None.

Conclusion

The subject application for rezoning is in conformance with City objectives for development along the Bridgeport Road corridor and merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design
SPC:cas

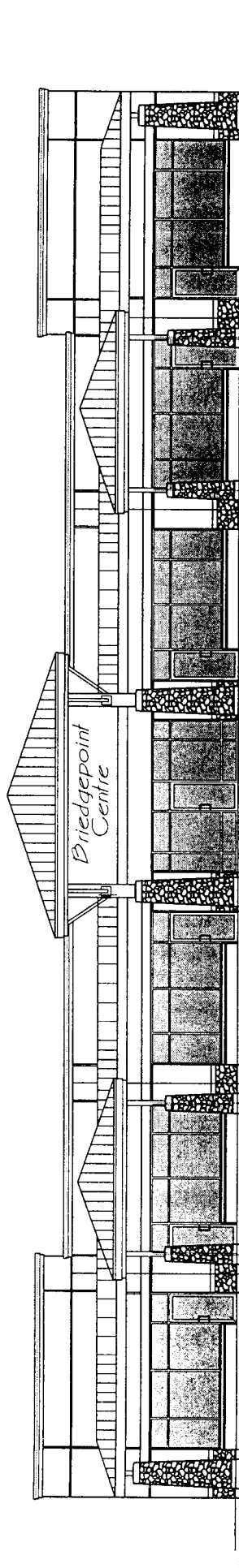
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

- Dedication of a 2 m (24.6 ft.) wide strip of land along the site's Bridgeport Road frontage for the construction of a bike lane (from a point approximately 23 m/75 ft. from the site's west property line to its east property line);
- Granting of restrictive covenants to limit driveway size and location to the satisfaction of Transportation staff; and
- Cross-access easements registered on the subject site to the satisfaction of Transportation staff.

Development requirements, specifically:

- \$20,000 towards the future installation of an illuminated pedestrian-actuated signal on Bridgeport Road;
- \$10,000 towards future construction of a bike/pedestrian path along the subject site's Sea Island Way frontage; and
- Processing of a DP application to the satisfaction of the Manager of Development Applications.



NORTH ELEVATION
FACING BRIDGEFORT ROAD



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7632 (RZ 03-239626)
9200 BRIDGEPORT ROAD**

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **AUTOMOBILE-ORIENTED COMMERCIAL (C6)**.

P.I.D. 024-583-651

Parcel A Section 27 Block 5 North Range 6 West New Westminster District Plan LMP43142

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7632”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC - 8 2003

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK