



To Council - Oct 25, 2004
To Planning - Oct 19, 2004
Date: October 6, 2004

To: Planning Committee
From: Raul Allueva
Director of Development

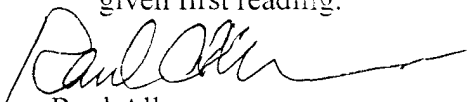
RZ 04-272679

File: 12-8060-20-7835 / 783

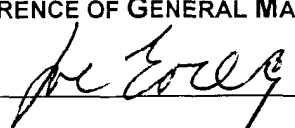
Re: Application by Gustavson Wylie Architects for Rezoning at 11731 and 11991 Steveston Highway from Service Station District (G2) and Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/136)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7834, to redesignate 11731 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 (Generalized Land Use Map) and from "Low Density Residential" to "Neighbourhood Service Centre" in Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, and to amend the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7834, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Management Plans;
 is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7834, having been considered in accordance with the City's Policy on Consultation During Official Community Plan (OCP) Development is hereby deemed not to require any further consultation.
4. That Bylaw No. 7835, for the rezoning of 11991 and 11731 Steveston Highway from "Service Station District (G2) and Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/136)", be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Gustavson Wylie Architects has applied on behalf of Petro Canada to the City of Richmond for permission to rezone 11731 from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) and 11991 Steveston Highway from Service Station District (G2) to Comprehensive Development District (CD/136) in order to permit redevelopment of the existing gas station with a larger retail trade area and a new car wash.

A map of the subject properties is contained in **Attachment 1**. A site plan and preliminary elevations are shown in **Attachment 2**. Please refer to the Development Data sheet in **Attachment 3** for specific information on the project.

Findings of Fact

Surrounding Development

The corner property (11991 Steveston Highway) contains an existing gas station. The service bay component of this facility is not currently operational. The neighbouring property to the west (11731 Steveston Highway) contains an existing single-family dwelling, which does not have any frontage or any potential for vehicle access to the established lane system in behind the site.

Development surrounding the site is as follows:

- to the north, existing single-family dwellings;
- to the east, across No. 5 Road, former Fantasy Garden site surrounded by off-street parking;
- to the south, across Steveston Highway, Ironwood Shopping Centre; and
- to the west, single-family dwellings on large, deep lots.

Related Policies & Studies

OCP Land Use Map (Generalized and Specific)

The Generalized Land Use Map in Attachment 1 of the Official Community Plan (OCP) designates 11731 Steveston Highway as Neighbourhood Residential and 11991 Steveston Highway as Neighbourhood Service Centre. The Specific Land Use Map in Attachment 2 of the OCP designates 11731 Steveston Highway for Low Density Residential and 11991 Steveston Highway for Neighbourhood Service Centre. An OCP amendment is proposed for 11731 Steveston Highway in order to redesignate this site as Neighbourhood Service Centre in both the Specific and Generalized Land Use Maps.

Ironwood Sub-Area Plan

This sub area plan includes Development Permit Guidelines for multi-family developments proposed on the north of Steveston Highway (Development Permit Area B) and commercial developments on the south side of Steveston Highway (Development Permit Area A)(Refer to Schedule 1 attached to and forming part of Bylaw 7834). The current map contained within the OCP includes the existing residential designated property in "Area B", while the corner property containing the existing property is not included in either area. Therefore, staff are proposing to amend the Ironwood Sub Area Plan Development Permit Area Map to exclude 11731 Steveston Highway from "Area B" and include it in the commercial development designation of "Area A". Accordingly, 11991 Steveston Highway will also be included in "Area A". The reason behind this amendment is to apply appropriate commercial Development Permit Guidelines to the project.

Staff Comments

The proposed zoning for the subject site, Comprehensive Development District (CD/136), was previously implemented at the redeveloped Husky Station at Bridgeport Road and Great Canadian Way.

As the existing gas station is consolidating with the neighbouring lot to the west, adequate area exists to accommodate a retail store (217 m² or 2,336 ft²) and car wash operation (135 m² or 1,453 ft²) along with four (4) pump islands. One (1) vehicle access along No. 5 Road is being maintained. The two (2) existing driveways onto Steveston Highway will be consolidated into one (1) vehicle access, positioned as far west from the intersection as possible.

A breakdown of the floor area allotted to each proposed use in the project as well as the parking requirements is outlined in the Development Data Sheet (**Attachment 3**). Detailed staff comments are listed in **Attachment 4**.

Analysis

OCP Amendments to Land Use and Development Permit Maps

OCP amendments to the General and Specific Land Use Maps contained in Schedule 1 apply to the property being assembled for the Petro Canada expansion (11731 Steveston Highway), which contains an existing single-family dwelling. Amending the OCP Land Use designation from Neighbourhood Residential and Low Density Residential to Neighbourhood Service Centre is appropriate as this is the same designation for the existing Petro Canada site. Although this represents a very small expansion of land designated as Neighbourhood Service Centre, staff do not have any objection to this OCP amendment in this location at the intersection of two (2) very busy arterial roads. It is also noted that 11731 Steveston Highway has limited redevelopment potential, as it does not have access to the existing rear lane. The consolidation of this site will allow reduction of the number of access driveways to Steveston Highway, and the further upgrading of this gas station site.

Corresponding OCP amendment to Schedule 2.8A (Ironwood Sub Area Plan) are proposed to include 11731 and 11991 Steveston Highway into "Development Permit Area A" (Commercial Development) as noted above (refer to **Attachment 5**).

Proposed Comprehensive Development District (CD/136)

The proposed CD zone for the subject site is an existing zoning district, which was created and implemented at the Husky Station (Bridgeport Road and Great Canadian Way). This zone is considered appropriate as it allows a larger retail trade area (limited to 223 m² or 2,400 ft²) and ancillary car wash operation in conjunction with a gasoline sales outlet. The following is a list of gas stations that have recently redeveloped:

Husky Station at Bridgeport Road and Great Canadian Way – Rezoned from Service Station District (G2) to Comprehensive Development District (CD/136). Permitted uses are gas station, ancillary car wash and retail trade area (limited to 223 m² or 2,400 ft²). F.A.R. limited 0.35.

Petro Canada Station at No. 3 Road and Williams Road – Rezoned from Service Station District (G2) to Comprehensive Development District (CD/81). Permitted uses are gas station and retail trade area (limited to 161 m² or 1,730 ft²). F.A.R. limited to 0.35.

Chevron Station at No. 5 Road and Steveston Highway – Rezoned from Service Station District (G2) to Comprehensive Development District (CD/57). Permitted uses are gas station, ancillary car wash and retail trade area (limited to 151 m² or 1,620 ft²). F.A.R. limited to 0.35.

Chevron Station at No. 5 Road and Bridgeport Road – Rezoned from Service Station District (G2) to Comprehensive Development District (CD/150). Permitted uses are a gas station, retail trade area (limited to 85 m² or 915 ft²) and food catering establishment (limited to 105 m² or 1,130 ft²). F.A.R. limited to 0.35.

Transportation and Vehicle Access

One (1) vehicle access to the site from No. 5 Road is being maintained. Two (2) existing accesses onto Steveston Highway will be consolidated into one (1) access point, which will be shifted significantly west, away from the intersection. Staff support this configuration as it eliminates a vehicle access along Steveston Highway that is located very close to the intersection.

Surrounding Residential Development

The subject properties are bordered by single-family dwellings to the west along Steveston Highway and to the north along No. 5 Road. Staff are currently processing a rezoning application for approximately 27 two-storey townhouses located on the four (4) neighbouring properties to the west (11651, 11671, 11691 and 11711 Steveston Highway). No residential related development applications are proposed to the north along No. 5 Road.

Staff have no objections to the combination of multi-family residential, single-family and commercial land uses in this locale, as this mix of activities already exists with the Petro Canada

gas station at this very busy intersection. Furthermore, adjacency issues can be adequately dealt with through site planning, setback of buildings and landscaping at the Development Permit application stage. Drawings submitted for the Petro Canada rezoning indicate adequate setbacks to accommodate buffering in the form of fencing, landscaping (hedging) and berming to take into account the neighbouring residential land uses.

Parking


A breakdown of the parking requirements for the site is noted in the Development Applications Data sheet (**Attachment 3**). Higher parking ratios were applied to the retail store area (4 stalls per 100 m² area). Lower parking ratios were applied for storage, office (2 stalls per 100 m² of floor area) and car wash areas (1 stall per 100m² of floor area). Based on this parking rationale, the applicant has provided the required 10 parking spaces.

Financial Impact

None.

Conclusion

The subject proposal to redevelop the existing Petro Canada at the intersection of No. 5 Road and Steveston Highway involves removing the service bay component and adding a limited area retail store and ancillary car wash operation. OCP amendments are being proposed to amend Generalized and Specific Land Use Maps as well as adjust the Development Permit Area Map contained in the Ironwood Sub-Area Plan. Staff supports the OCP amendments and rezoning application, as the proposal is consistent with the direction of redevelopment that has been ongoing with older gas stations throughout the City.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

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

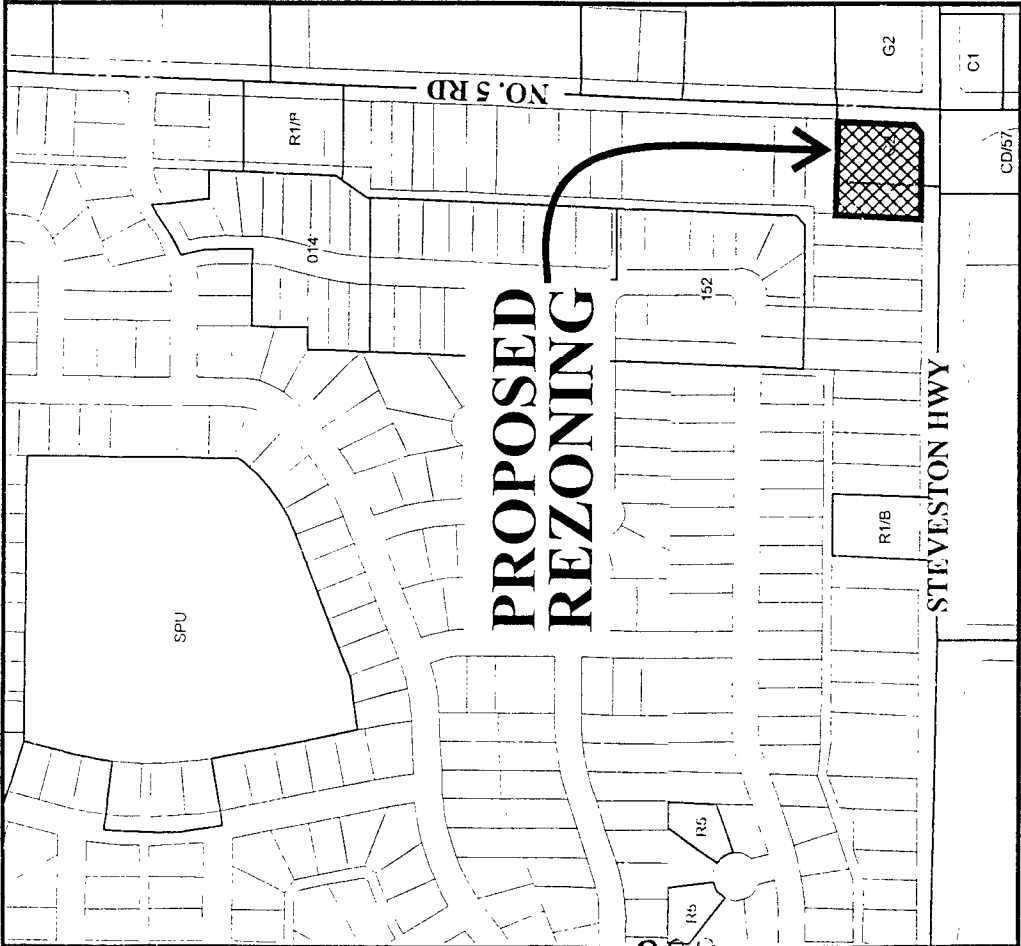
1. 2 m road dedication along the entire frontage of 11731 Steveston Highway.
2. Consolidation of all the lots into one (1) development parcel (which will require the demolition of the existing dwellings).
3. Provide additional road dedications at the corner of No. 5 Road and Steveston Highway in order to jog around transportation related infrastructure.
4. Provide a public rights-of-passage right-of-way along the south property line in order to enable the relocation of a concrete bus pad and shelter. This right-of-way should extend 1 m north of the south property line and be approximately 4.5m in length.
5. This application was submitted prior to the recent servicing review procedure was implemented, therefore it is permitted to proceed given that adequate servicing information is provided regarding existing servicing capacity. The developer's engineer is required to consult with the City's engineering department about capacity of existing servicing for the site, including projected peak flows into the sanitary sewer system from the car wash and a storm water run-off analysis. The applicant has agreed to undertake this analysis

and is aware that they will be required to upgrade the existing servicing infrastructure and construct off-site works if deficiencies exist; however, in such case, the applicant will be eligible for DCC Credits and have the option of cost recovery through Latecomer Agreements or cost sharing with other development applications currently in stream.

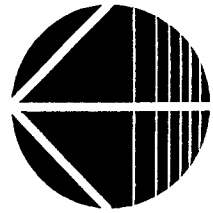
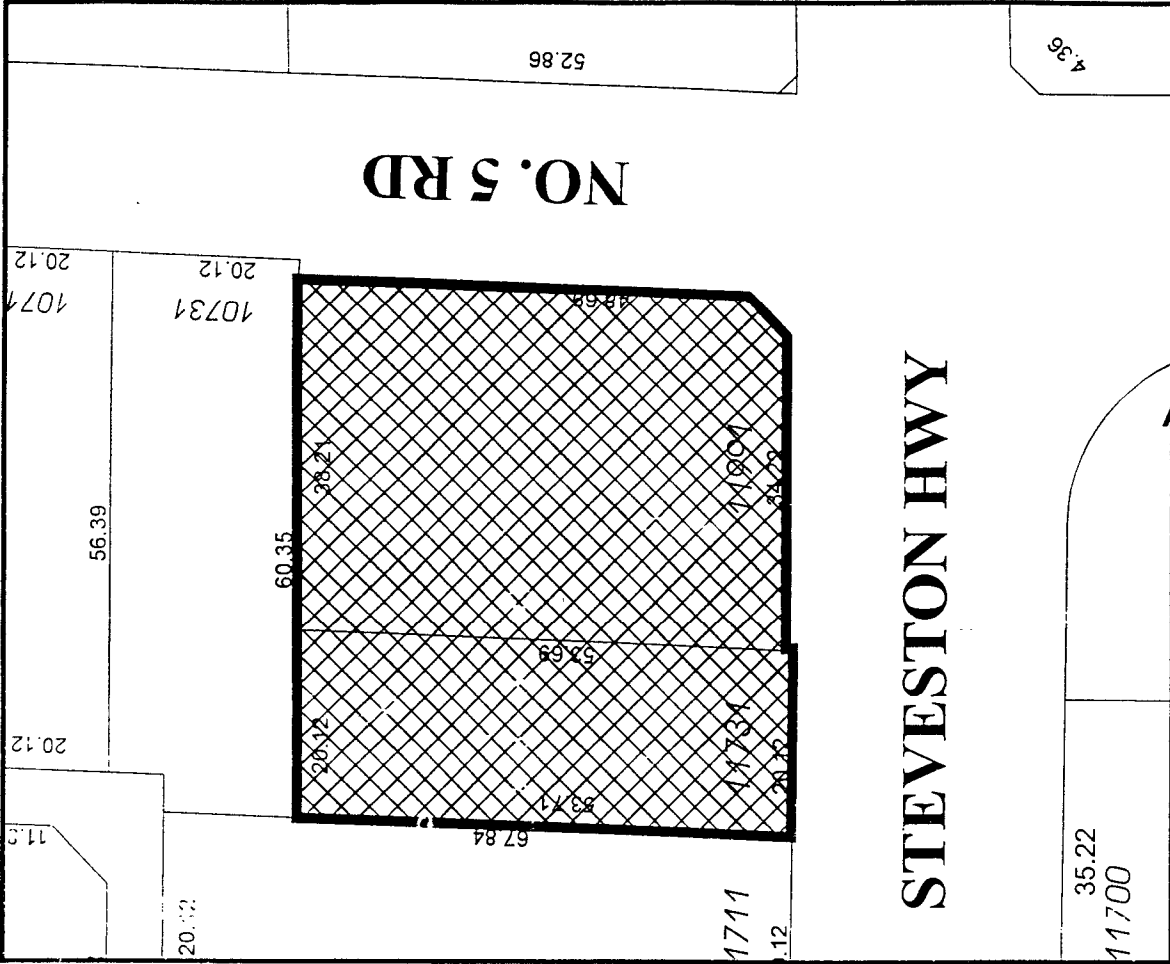
6. Ministry of Transportation Approval.
7. Processing of a Development Permit application to a level deemed acceptable by the Director of Development.



City of Richmond



PROPOSED REZONING

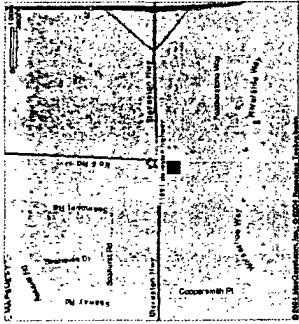


RZ 04-272679

ATTACHMENT 1

Original Date: 07/08/04
 Revision Date:
 Note: Dimensions are in METRES

ATTACHMENT 2



2 CONTEXT PLAN
 Scale: 1:1

COMPENSATION DEVELOPMENT DISTRICT CODE	11991 STEVESTON HIGHWAY RICHMOND
ADDRESS	11991 STEVESTON HIGHWAY RICHMOND
LEGAL DESCRIPTION	10 SEC 28 BLK 10 R/W P.L. 1375 EXCEPT PLAN LMP142728

PERMITTED USE	GAS STATION LAYOUT WITH 10% MORE NET GROSS FLOOR AREA
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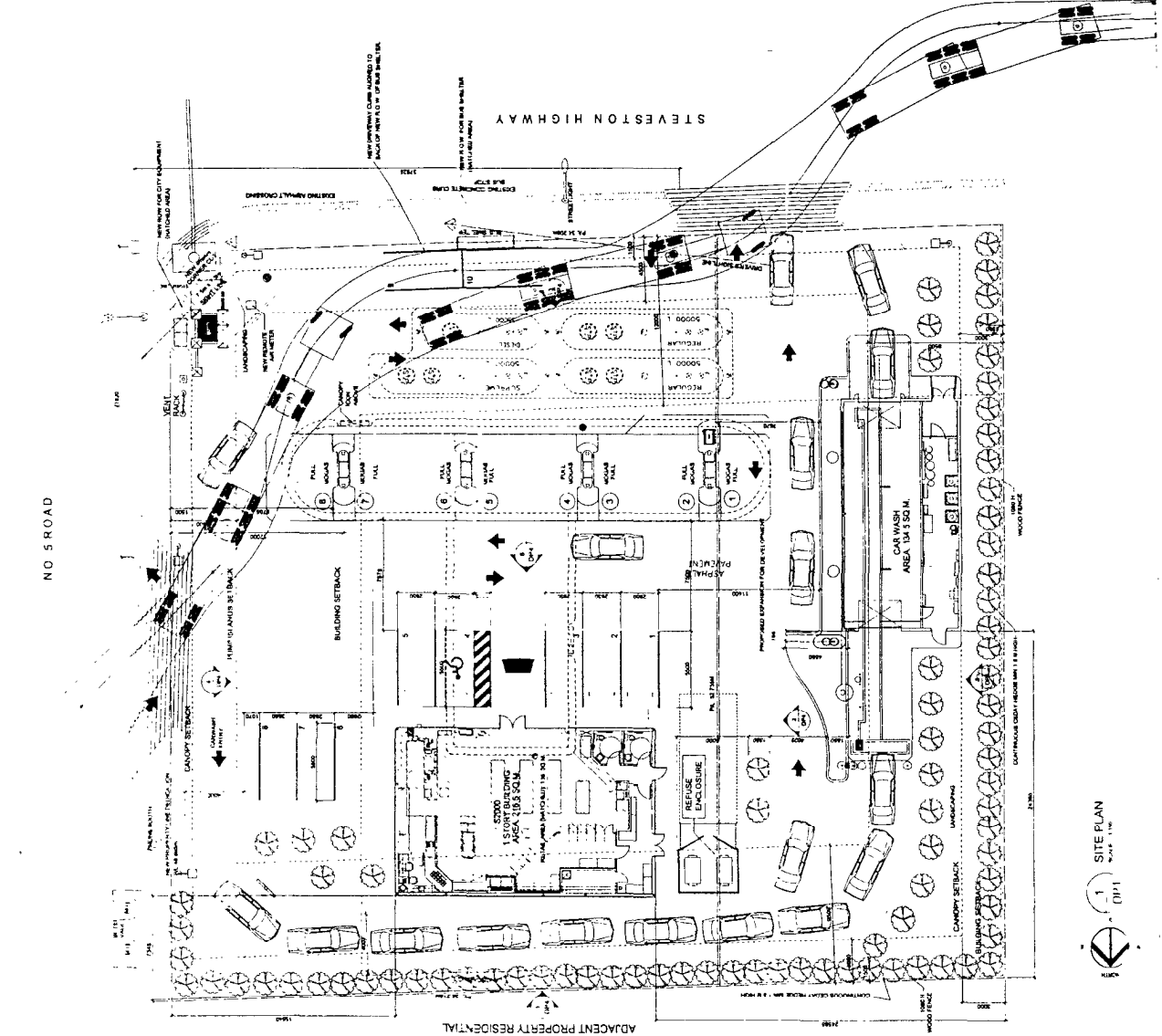
LOT AREA	NOT APPLICABLE
DENSITY	FAR = 0.33
SITE AREA (GROSS)	2008 m ²
BUILDING FLOOR AREA	201 m ²
F.A.R. (GROSS)	0.33
30% MAX. / 2008 m ² x 0.11	0.11

LOT COVERAGE (IN % OF NET LOT AREA)	30% MAX
SERVICE STATION (INCLUDING CANOPY 375 m ²)	11%

TRUCK & SETBACKS
 MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES:
 ROAD SETBACKS: 12 m (39.37 ft)
 SIDE & REAR YARD SETBACKS: 15 m (49.21 ft)
 MINIMUM 81 m² (876.7 sq ft) OF PUMP ISLANDS AND LANDSCAPE.
 ROAD SETBACKS:
 ALL PUMP ISLANDS AND ABOVE-GROUND STORAGE TANKS: 4.5 m (14.76 ft)
 ALL PUMP ISLANDS AND ABOVE-GROUND STORAGE TANKS: 5.5 m (18.04 ft)
 ALL PUMP ISLANDS AND ABOVE-GROUND STORAGE TANKS: 8.5 m (27.89 ft)
 ALL PUMP ISLANDS AND ABOVE-GROUND STORAGE TANKS: 9.5 m (31.16 ft)

HEIGHT OF BUILDING (IN METERS / FEET)	REQUIRED	PROVIDED
PRINCIPAL BUILDING AND PUMP ISLAND CANOPIES	20.0 m	
ACCESSORY	8.0 m	

STREET PARKING CALCULATION: 4 SPACES FOR EACH 100 SQ M (1,076 SQ FT) OF GROSS FLOOR AREA OF BUILDING		REQUIRED	PROVIDED
REQUIRED	0	0	7
INCLUDED PARKING SPACE, RETAIL AREA (MAXIMUM 100 SQ M) OR 8 STALLS	0	0	0
STORAGE SPACE	1	1	1
HANDICAPPED PARKING	0	0	0
9 x 9 TOTAL	0	0	10



1 SITE PLAN
 Scale: 1:1



PETRO CANADA- STEVESTON HIGHWAY SUPERSTOP
11991 STEVESTON HIGHWAY, RICHMOND, BRITISH COLUMBIA

GMA

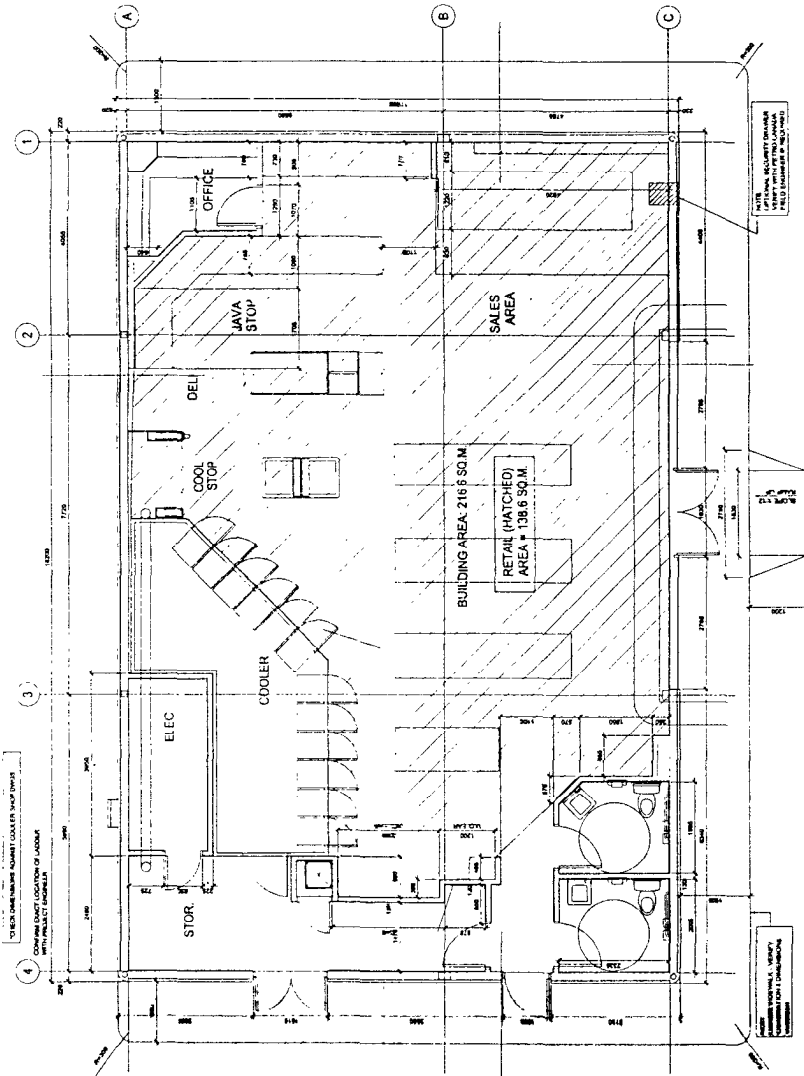
404-883 DAKSAUR ST.
VANCOUVER
BRITISH COLUMBIA
CANADA V6C 1N5
PHONE: (604) 897-2511
FAX: (604) 897-4203

OCTOBER 8, 2004

S2000 FLOOR PLAN

DP2

ATTACHMENT 2

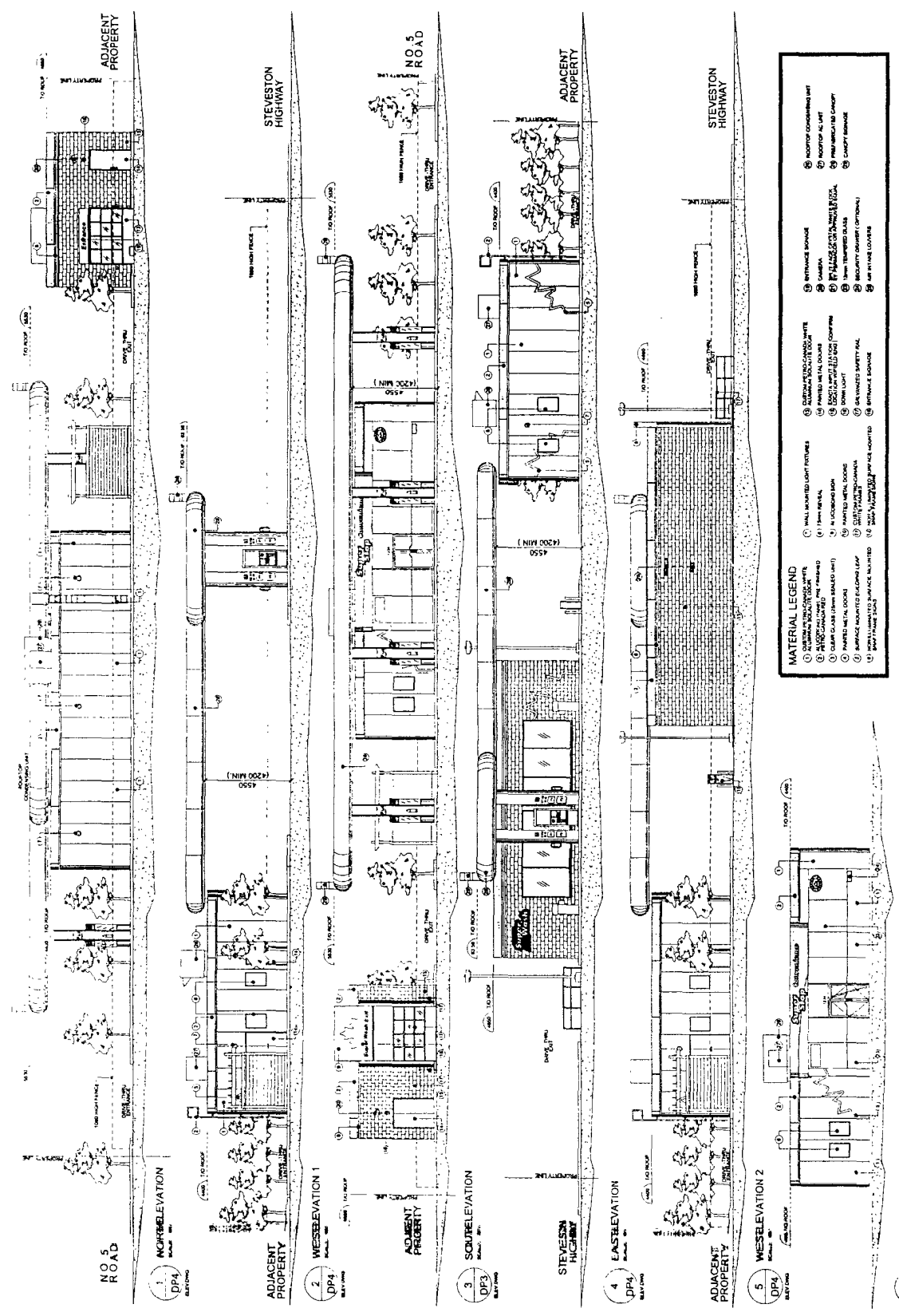


FLOOR AREAS	REQUIRED	PROVIDED
RETAIL AREAS		138.6 SQ.M.
STORAGE AREAS		78 SQ.M.
SUB TOTAL:		216.6 SQ.M.

211

SAURIO FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/8/04

ATTACHMENT 2



MATERIAL LEGEND

① CRUISE/STAINLESS STEEL	⑩ BRICK	⑱ BRICK (RANDOM COURSE)	⑳ BRICK (RANDOM COURSE)
② CRUISE/STAINLESS STEEL	⑪ BRICK (RANDOM COURSE)	⑲ BRICK (RANDOM COURSE)	㉑ BRICK (RANDOM COURSE)
③ CRUISE/STAINLESS STEEL	⑫ BRICK (RANDOM COURSE)	⑳ BRICK (RANDOM COURSE)	㉒ BRICK (RANDOM COURSE)
④ CRUISE/STAINLESS STEEL	⑬ BRICK (RANDOM COURSE)	㉑ BRICK (RANDOM COURSE)	㉓ BRICK (RANDOM COURSE)
⑤ CRUISE/STAINLESS STEEL	⑭ BRICK (RANDOM COURSE)	㉒ BRICK (RANDOM COURSE)	㉔ BRICK (RANDOM COURSE)
⑥ CRUISE/STAINLESS STEEL	⑮ BRICK (RANDOM COURSE)	㉓ BRICK (RANDOM COURSE)	㉕ BRICK (RANDOM COURSE)
⑦ CRUISE/STAINLESS STEEL	⑯ BRICK (RANDOM COURSE)	㉔ BRICK (RANDOM COURSE)	㉖ BRICK (RANDOM COURSE)
⑧ CRUISE/STAINLESS STEEL	⑰ BRICK (RANDOM COURSE)	㉕ BRICK (RANDOM COURSE)	㉗ BRICK (RANDOM COURSE)
⑨ CRUISE/STAINLESS STEEL	⑱ BRICK (RANDOM COURSE)	㉖ BRICK (RANDOM COURSE)	㉘ BRICK (RANDOM COURSE)


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-272679

 Address: 11991 & 11731 Steveston Highway

 Applicant: Gustavson Wylie Architects (on behalf of Petro Canada Ltd.)

 Planning Area(s): Ironwood Sub-Area

	Existing	Proposed
Owner:	11991 Steveston Hwy – Petro Canada Ltd. 11731 Steveston Hwy – D. & H. Nguyen	Consolidated Property – Petro Canada
Site Size (m²):	11991 Steveston Hwy – 2,009 m ² 11731 Steveston Hwy – 1,082 m ²	Consolidated Lot – *3,050 m ² *Excludes dedication
Land Uses	11991 Steveston Hwy – Existing Gas station 11731 Steveston Hwy – Existing single-family dwelling	Gas station with limited retail trade area and ancillary car wash operation
OCP Designation (Generalized Land Use Map)	11991 Steveston Hwy – Neighbourhood Service Centre 11731 Steveston Hwy – Neighbourhood Residential	OCP Amendment Neighbourhood Service Centre for both properties
OCP Designation (Specific Land Use Map)	11991 Steveston Hwy – Neighbourhood Service Centre 11731 Steveston Hwy – Low Density Residential	OCP Amendment Neighbourhood Service Centre for both properties
Ironwood Sub-Area Plan Designation	11731 Steveston Hwy included in “Development Permit Area B” (Residential developments)	OCP amendment to include both properties in “Development Permit Area A” (Commercial developments)
Zoning	11991 Steveston Hwy – G2 11731 Steveston Hwy – R1/E	CD/136

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.35 F.A.R.	0.11 F.A.R.	none permitted
Lot Coverage – Building:	Max. 35%	11%	none
Floor Area	Retail Trade – 223m ² (max) Car Wash – Ancillary Use	Retail Trade – 138m ² Storage & Office – 78m ² Car Wash – 135 m ²	None
Minimum Setbacks – Retail Trade Building(m):	Road Setbacks - 12m Min. Side and Rear Yards – 1.5m	Road Setbacks – 15.5m (No. 5 Road) 33m (Steveston Hwy) Side & Rear Yards – 6m (north) 25 m (west)	none
Minimum Setbacks – Car Wash Building(m):	Road Setbacks - 12m Min. Side and Rear Yards – 1.5m	Road Setbacks – 46m (No. 5 Road) 12m (Steveston Hwy) Side & Rear Yards – 25m (north) 3m (west)	none

Minimum Setbacks – Pump Islands & Canopies(m):	Road Setbacks – 4.5m (Islands) 1.5m (Canopies) Side & Rear Yards – 9.5m (Islands) 3m (Canopies)	Road Setbacks – 11m & 12m (Islands) 8m & 12m (Canopies) Side & Rear Yards – 33m & 20m (Islands) 32m & 16m (Canopies)	none
Height (m):	9m (Buildings) 20m (Structures)	4.7m (Buildings) 5.5m (Canopy)	none
Parking Spaces:	Retail store: 6 spaces required for 138m ² area Storage and Office: 2 spaces required for 78m ² area Car Wash: 2 spaces required for 135m ² area Total Required: 10 spaces	Retail store: 6 spaces Storage and Office: 2 spaces Car Wash: 2 spaces Total: 10 spaces	none

Other: _____

Conditional Rezoning Requirements 11731 & 11991 Steveston Highway RZ 04-272679

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

1. 2m road dedication along the entire frontage of 11731 Steveston Highway.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Provide additional road dedications at the corner of No. 5 Road and Steveston Highway in order to jog around transportation related infrastructure.
4. Provide a public rights of passage right-of-way along the south property line in order to enable the relocation of a concrete bus pad and shelter. This right-of-way should extend 1m north of the south property line and be approximately 4.5m in length.
5. This application was submitted prior to the recent servicing review procedure was implemented, therefore it is permitted to proceed given that adequate servicing information is provided regarding existing servicing capacity. The developer's engineer is required to consult with the City's engineering department about capacity of existing servicing for the site, including projected peak flows into the sanitary sewer system from the car wash and a storm water run-off analysis. The applicant has agreed to undertake this analysis and is aware that they will be required to upgrade the existing servicing infrastructure and construct off-site works if deficiencies exist; however, in such case, the applicant will be eligible for DCC Credits and have the option of cost recovery through Latecomer Agreements or cost sharing with other development applications currently in stream.
6. Ministry of Transportation Approval.
7. Processing of a Development Permit application to a level deemed acceptable by the Director of Development.

Please also note that the following is required to be completed prior to issuance of the Building Permit:

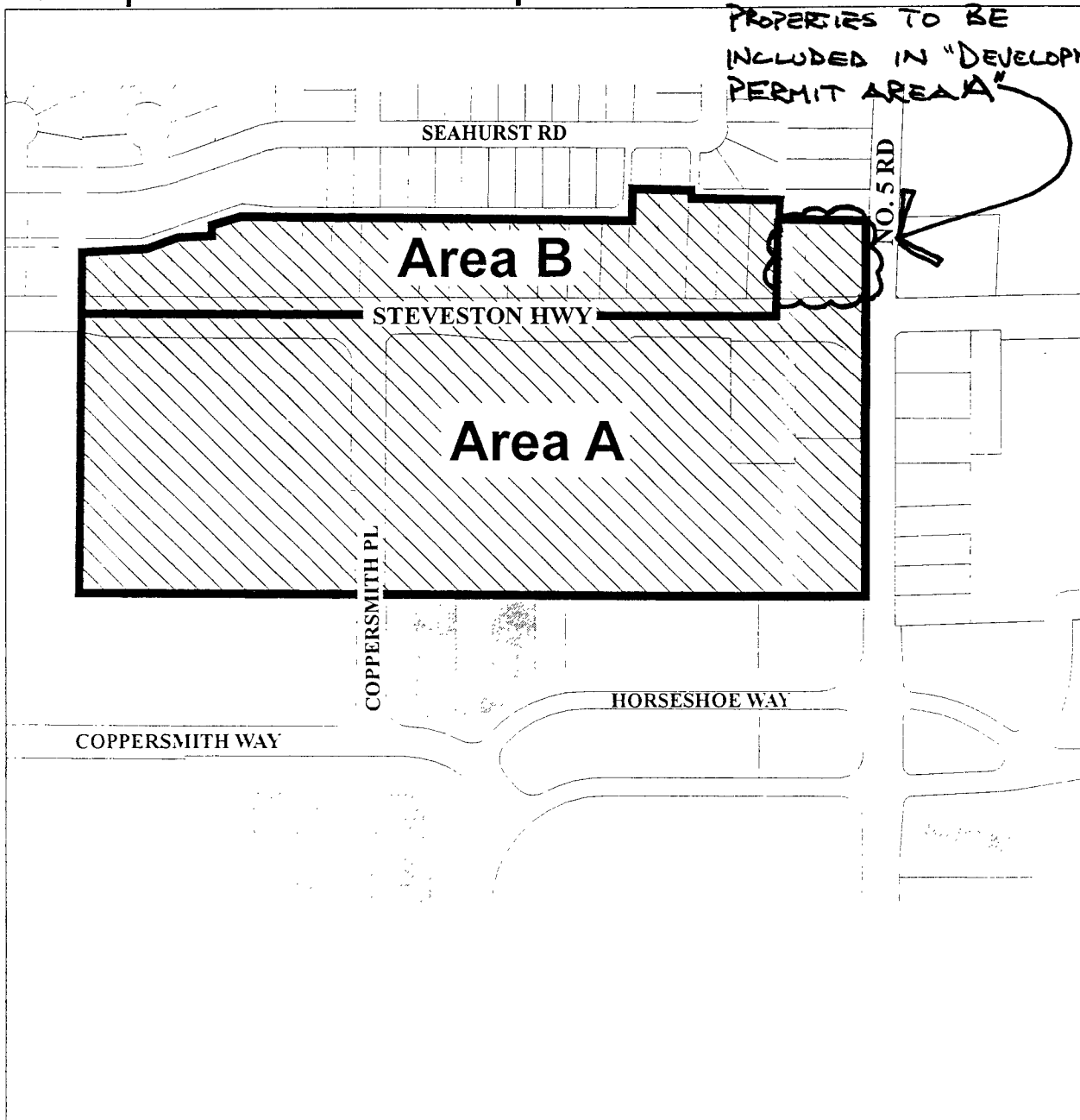
1. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of improvements across the frontage of 11731 Steveston Highway. Works include, but are not limited to extending the frontage works already completed on the Petro Canada site (11991 Steveston Highway) and blending these works to meet the OCP standard for multi-family developments at the west property line, which consists of a grass and treed boulevard and sidewalk at the new property line. All works are to be done at the developer's sole cost.

* Note: This requires a separate application.

Signed

Date

Development Permit Area Map



Area Boundary

Strata Buildings



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7834 (RZ 04-272679)
11731 & 11991 Steveston Highway**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1 and Attachment 2 to Schedule 1 thereof of the following area and by designating it "Neighbourhood Service Centre".

P.I.D. 003-676-471

Lot 11 Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. Richmond Official Community Plan Bylaw 7100 is amended by replacing the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) with the map shown as "Schedule 1 attached to and forming part of Bylaw 7834".
3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7834**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

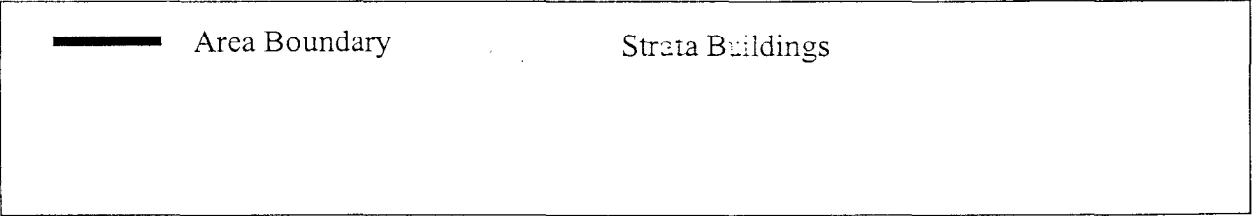
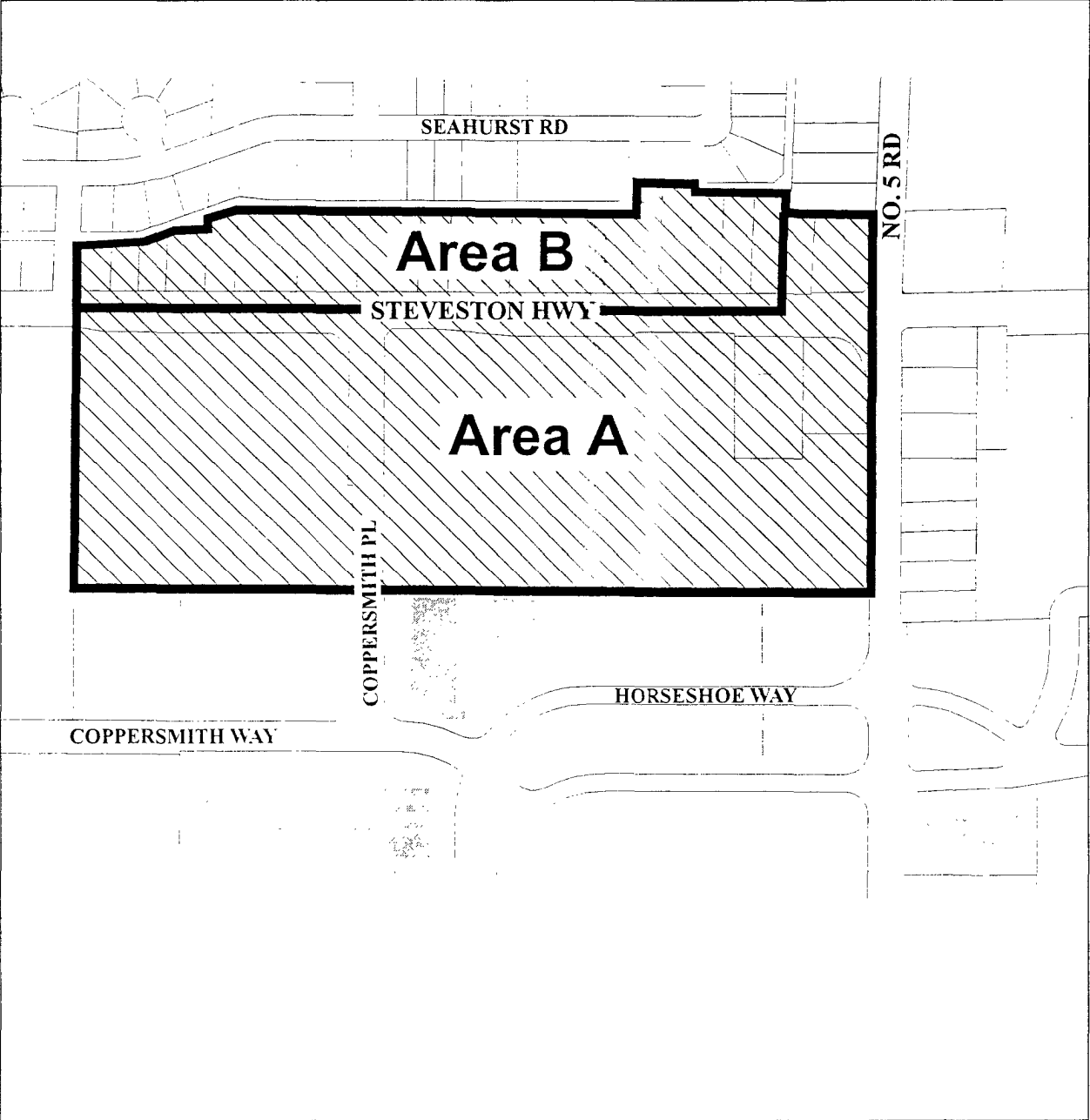
OCT 25 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK

Development Permit Area Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7835 (RZ 04-272679)
11731 & 11991 STEVESTON HIGHWAY**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)**.

P.I.D. 003-676-471

Lot 11 Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

P.I.D. 004-030-249

Lot 10 Except: Part Dedicated Road on Plan LMP42738; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7835”**.

FIRST READING

OCT 25 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK