



City of Richmond
Urban Development Division

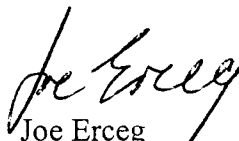
Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **Application by Aviv Ventures Corp. for a Zoning Text Amendment to the Automotive Park District (AUP) Zone at 13340 Smallwood Place**

To Planning - Apr 23 2003
Date: April 2, 2003
ZT 02-220116
File: 8060-20-7415

Staff Recommendation

That Bylaw No. 7514, to amend the permitted density (increase the maximum floor area ratio from 0.50 to 0.58) in the "Automotive Park District (AUP)" zone at 13340 Smallwood Place, be introduced and given first reading.

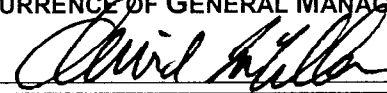


Joe Erceg
Manager, Development Applications

HB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Aviv Ventures Corp. has applied to amend the Automotive Park District (AUP) zone in order to permit a small addition to the existing building they own at 13340 Smallwood Place (see **Attachment 1** for location of property). Specifically, it is proposed to increase the permitted density in this zone from a maximum floor area ratio of 0.50 to 0.58. The proposed amendment to the Automotive Park District (AUP) zone would accommodate a 104 m² (1,120 ft²) addition for one (1) of the tenants (Transportation) on the second floor of the existing Allied Services Building (see **Attachment 2** for proposed building addition plans).

Findings of Fact

Item	Existing	Proposed
Owner	Aviv Ventures Corp.	No Change
Applicant	Aviv Ventures Corp.	No Change
Site Size	3699 m ² (39,803 ft ²)	No Change
Land Uses	Allied Services Building (motor-vehicle related sales & services and restaurant)	No Change (although expanded building area)
OCP Designation	Commercial	No Change
East Cambie Area Plan Designation	Commercial	No Change
Zoning	Automotive Park District (AUP) with 0.50 FAR	Automotive Park District (AUP) with 0.58 FAR
Parking Spaces	On-Site - 46 spaces "MOT" Lands - 84 spaces Total - 130 parking spaces	No Change

Related Policies & Studies

A Development Permit will not be required if this project complies with any of the following exemptions:

- Exterior renovations which cost less than \$50,000;
- New buildings or building additions of 100 m² (1,076.4 ft²) or less;
- New ancillary buildings or building additions in rear or interior side yards that conform to the respective minimum setback requirements and do not exceed a height of 12 m (39.4 ft) nor contain more than three storeys.

The Richmond Auto Mall Association has their own design guidelines for the auto mall. The Association has indicated in writing that their members present at a meeting in February, 2003, voted unanimously to support this application by Aviv Ventures Corp. to increase the floor area ratio of the Allied Services Building located at 13340 Smallwood Place from 0.50 to 0.58 (see **Attachment 3** for copy of letter). As a condition of supporting this proposal, the Association has requested, and the applicant has agreed, that the building's signage and driveway accesses be brought into compliance with the current auto mall design guidelines.

Staff Comments

The Zoning Department has confirmed the applicant's contention that when this building was constructed in 1986, the original Automotive District (AUT) zone in Zoning Bylaw 1430 permitted a maximum floor space ratio of 1.0.

In 1989, when the current Zoning & Development Bylaw 5300 was adopted, the permitted density in the Automotive Park District (AUP) zone was reduced to a maximum floor area ratio of 0.50. This change made the Automotive Park District (AUP) zone consistent with the Automobile-Oriented Commercial District (C6) zone – a similar zoning district found in a number of locations in Richmond. Furthermore, the reduced floor area ratio more accurately reflected what was actually being built in the auto mall (i.e. automobile dealerships with extensive outdoor display areas for vehicles and off-street parking).

One of the primary concerns that staff have had with this application is that the building addition has sufficient parking. According to Zoning & Development Bylaw 5300, the proposed 104 m² (1,120 ft²) addition will require an additional five (5) off-street parking spaces (based on a parking rate of four (4) spaces for each 100 m² (1,076 ft²) of gross floor area of automotive park use building area). According to the applicant, they have six (6) surplus parking spaces at their disposal that can be re-assigned from their existing tenants to accommodate this expansion.

The Ministry of Transportation (MOT) will have to approve this zoning text amendment because of its proximity to Highway 91.

Analysis

When this building was constructed, 46 parking spaces were provided on site and 32 parking spaces were provided on what was known as the Ministry of Transportation (MOT) lands (these lands are located immediately to the east at the intersection of Westminster Highway & Knight Street and are now under the jurisdiction of the City and leased to the Auto Mall Association). These 78 parking spaces complied with the requirements of Zoning Bylaw 1430. At that time, the parking requirement in the Automotive District (AUT) zone was one (1) space per 100 m² (1,076 ft²) of gross floor area plus one (1) space per 50 m² (538 ft²) used for office purposes plus one (1) per 25 m² (269 ft²) used for display purposes.

In 1989, when Zoning & Development Bylaw 5300 was adopted, the parking requirement changed to four (4) spaces per 100 m² (1,076 ft²) of gross floor area used either for automotive park use or commercial (office/retail) use. Using these requirements, the Allied Services Building would require 82 parking spaces. According to the applicant, they have now secured a total of 84 parking spaces on the MOT lands. So, between the 46 parking spaces on the subject property and 84 parking spaces on the MOT lands, the Allied Services Building exceeds the parking requirements for either an automotive park or commercial (office/retail) use.

However, the Fenders Restaurant is located in approximately 312 m² (3,360 ft²) of the building. According to the Zoning & Development Bylaw 5300, this food catering establishment would require 32 parking spaces (10 spaces per 100 m² or 1,076 ft² of gross leaseable floor area of building). So, factoring this use into the rest of the building, a total of 101 parking spaces would

be required – which is still within the 130 parking spaces the Allied Services Building has access to.

Financial Impact

None to City.

Conclusion

Aviv Ventures Corp. has applied to increase the permitted density in the Automotive Park District (AUP) zone from a maximum floor area ratio of 0.50 to 0.58 in order to accommodate a 104 m² (1,120 ft²) addition for one of their tenants (Transportation) on the second floor of the existing Allied Services Building at 13340 Smallwood Place.

The Richmond Auto Mall Association has written a letter supporting this application on the understanding that the applicant will bring the building's signage and driveway accesses into compliance with the current auto mall design guidelines.

The only concern that staff have had with this application is that the building addition have sufficient parking. The applicant has indicated that they have a surplus of six (6) parking spaces from their existing tenants. Furthermore, the 130 parking spaces that the Allied Services Building has in total on the subject site and on the adjacent MOT lands exceeds the Zoning & Development Bylaw 5300 requirement for 101 parking spaces for this building including the proposed addition.

It has also been noted that when this building was constructed in 1986 the original Automotive District (AUT) zone in Zoning Bylaw 1430 permitted a maximum floor space ratio of 1.0.

For these reasons, staff have no objection to the zoning text amendment.



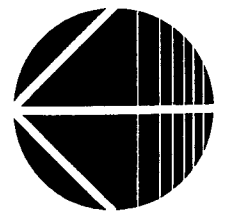
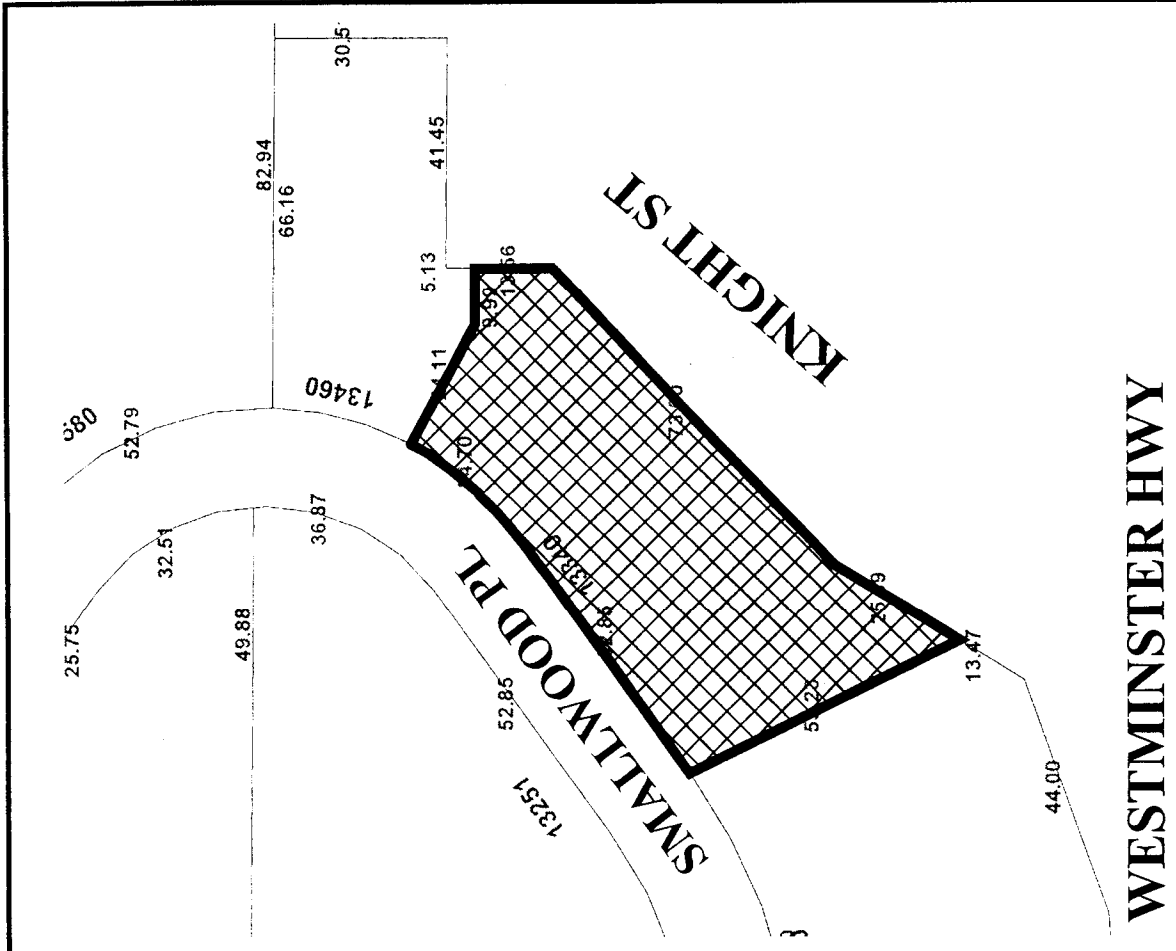
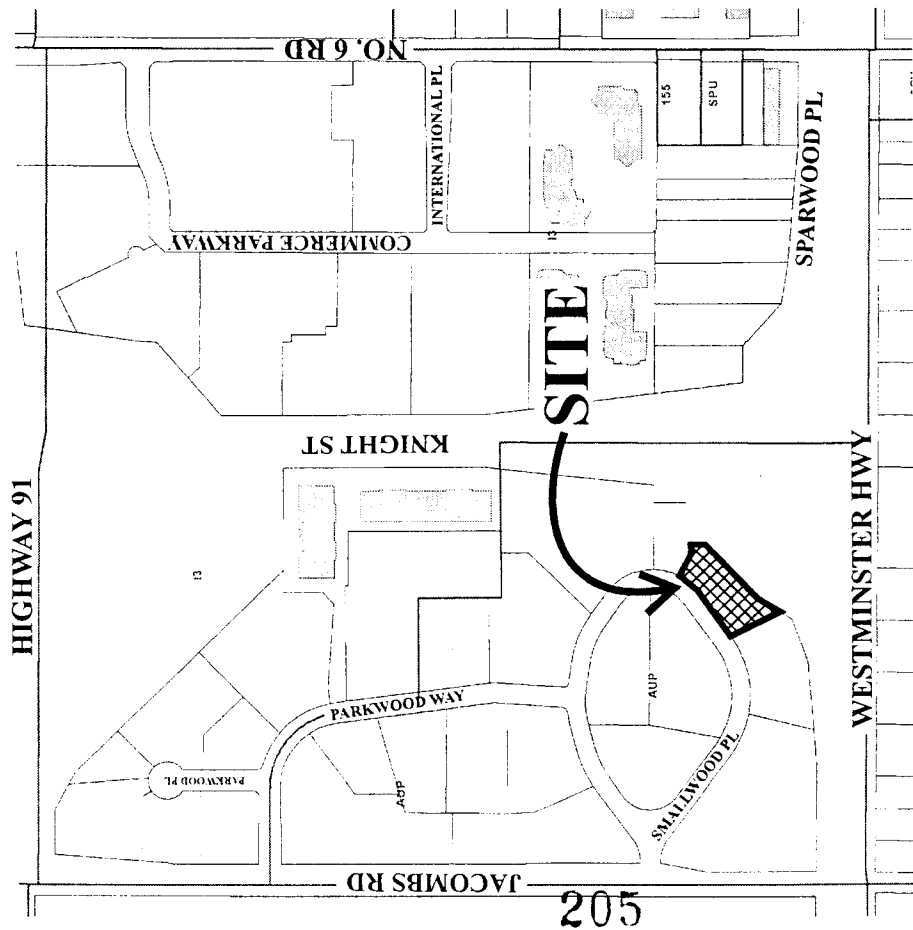
Holger Burke, MCIP
Development Coordinator
(4164)

HB:blg

The Ministry of Transportation approval is required prior to final adoption.



City of Richmond



ZT 02-220116

Original Date: 04/03/03

Revision Date:

Note: Dimensions are in METRES

auto mall

Thursday, February 13, 2003

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Holger Burke

Dear Mr. Burke,

RE: file # ZT 02-220116

The members of the Richmond Auto Mall Association (RAMA) present at our association meeting yesterday voted unanimously to support the application by Aviv Ventures Corp. to increase the floor area ratio of their building located at 13340 Smallwood Place (the Allied Service Building) in the Richmond Auto Mall from 0.50 to 0.58.

At this time the members have also asked Aviv Ventures to upgrade the facilities of the Allied Services Building to bring them into compliance with the current design guidelines of the RAMA and they have agreed to do so. The items to be addressed are as follows:

- The existing low level signage in front of the building will be removed and replaced with the new standard RAM signage per the design guidelines, paragraph 7.A (see page 26; see figures 20 – 23 on pages 26 to 28)
- Stamped concrete will be installed on the first 20' of the two driveways on the property, per the design guidelines, paragraph 4.D.1.A.8 (see page 17; see figure 15 on page 18)

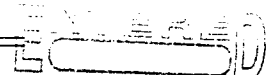
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===== RICHMOND AUTO MALL ASSOCIATION =====

250 - 13460 Smallwood Place, Richmond, B.C. V6V 1W8

Phone: (604) 273-3243

Fax: (604) 273-2044

The logo for the Richmond Auto Mall Association, featuring the word "RICHMOND" in a stylized, outlined font above the word "AUTO MALL" in a similar style.

We have requested that the above upgrades be completed concurrent with the completion of the building addition or by June 30, 2003, whichever is earlier.

Should you have any questions regarding the above, please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'Gail Terry', is written over the typed name. The signature is stylized and somewhat cursive.

Gail Terry
General Manager
Richmond Auto Mall Association

cc. RAMA Board of Directors



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7514 (ZT 02-220116)
13340 SMALLWOOD PLACE**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 254.2 of the AUTOMOTIVE PARK DISTRICT (AUP) zone with the following:

“254.2 PERMITTED DENSITY

0.1 **Maximum Floor Area Ratio:**

- (a) 0.50
- (b) 0.58 in the case of the following property only:

P.I.D. 000-955-558
Lot 5 Section 5 Block 4 North Range 5 West
NWD Plan 68775
13340 Smallwood Place”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7514”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

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

MAYOR

CITY CLERK