



# City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** August 22, 2012  
**From:** Wayne Craig  
Program Coordinator Development **File:** ZT 12 - 617447  
**Re:** **ORIS CONSULTING LTD. has applied to the City of Richmond for a Zoning Text Amendment to the Residential Mixed Use Commercial (ZMU17) – River Drive / No. 4 Road (Bridgeport) Zoning District at 10011, 10111, 10199 and 10311 River Drive, to limit the portions of the site where commercial uses can be accommodated.**

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### Staff Recommendation

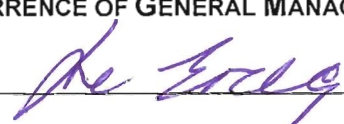
That Bylaw No. 8938 to amend the “Residential Mixed Use Commercial (ZMU 17) – River Drive / No.4 Road (Bridgeport)” zoning district be introduced and given first reading.



Joe Erceg  
General Manager, Planning & Development

Att. 2

WC:bk

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

This report:

Oris Consulting Ltd. has applied for several minor text amendments to the existing Residential Mixed Use Commercial (ZMU17) – River Drive / No. 4 Road (Bridgeport) zoning district (**Attachment 1**) to limit the portions of the development site (known as Parc Riviera Project 2) where commercial activity is permitted, and to where child care can be located (**Attachment 2**).

### Findings of Fact

#### Background

The Parc Riviera development site received final Official Community Plan and rezoning adoption on October 11, 2011. The development proposal approved by Council is intended to create a vibrant waterfront community along the North arm of the Fraser River.

The Phase I Development Permit for the site was issued by Council on July 24, 2012. The Phase I Development Permit was issued for five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase 1) at 10011 and 10111 River Drive and a portion of 10199 River Drive. The six (6) residential buildings contain a total of 383 residential units and the amenity/commercial building includes 236 m<sup>2</sup> (2,540 ft<sup>2</sup>) of commercial-retail uses at ground level, 291 m<sup>2</sup> (3,132 ft<sup>2</sup>) office space on the second level and 412 m<sup>2</sup> (4,435 ft<sup>2</sup>) of indoor amenity space for resident use. Building “A” at the corner of No. 4 Road and River Road contains 67 units of affordable housing, 426 m<sup>2</sup> (4,585 ft<sup>2</sup>) of restaurant use and 541 m<sup>2</sup> (5,823 ft<sup>2</sup>) of office space.

### Surrounding Development

To the North: Fraser River

To the South: Across River Drive, thirty-seven (37) single family residential lots, zoned “Single Detached RS1-B”, “Single Detached RS1-C”, and “Single Detached RS1-D”

To the East: At 10611 River Drive, light industrial building, zoned “Industrial Storage (IS).

To the West: Across No. 4 Road, at 9971 River Drive, industrial site, (truck and container storage) zoned “Light Industrial (IL)”.

### Related Policies and Studies

#### Official Community Plan

OCP designation: Mixed Use, Bridgeport Area Plan, Tait Sub-Area Plan, Schedule 2.12 - **Complies**

#### Tait Sub-Area Plan

Residential Mixed-use, up to six storeys, maximum 1.45 FAR - **Complies**

## Public Input

Should this application receive first reading, a public hearing will be scheduled.

## Staff Comments

### Previous Development Applications

The site has seen previous application for both an Official Community Plan amendment and Rezoning (RZ 07-380169) for the purpose of developing a mixed-use commercial/residential project. The bylaws for the development (Bylaw Nos. 8521 and 8522) were adopted by Council on October 11, 2011.

## Analysis

### Proposed Text Amendments

The proposed text amendments to the Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) Zone in Richmond Zoning Bylaw No. 8500 have been requested to fine-tune the location of the allowed commercial land uses on the site. The current form of the ZMU17 Zone does not clearly delineate specific location of these uses.

The owner has been in discussions with the BC Assessment Authority regarding property valuations, and is concerned that the overall mixed-use property has been assessed at the highest and best use – residential and commercial uses, including those portions of the site which will not feature commercial uses.

In order to better identify the area of the site that can be used for commercial activities, the owner has requested the following specific amendments:

1. Allow commercial uses on Lot 2 (10111 River Drive / PID 028-792-301) only (**Attachment 2**);
2. Delete the reference to live/work from Section 20.17.2 as a permitted use;
3. Delete Section 20.17.10(1)(b) – which is the parking regulations for live/work units;
4. Delete Section 20.17.11(1) to remove the specific regulations for live/work units; and
5. Allow child care use on Lot 6 (10311 River Drive / PID 028-792-343) only.

The proposed text amendments do not substantially alter the intended vision for the area. The Phase I Development Permit that was issued by Council on July 24, 2012 also provided for the anticipated commercial uses long the western edge of the site. The deletion of live work from the permitted uses will have little material change to the ultimate configuration of the site, as the work component of live/work was intended as an optional use, and not a requirement of the area.

The original rezoning secured the construction of a City-owned child care space as part of the proposed development. The proposed text amendment to clearly indicate that the child care space will be provided on Lot 6 is in keeping with the original rezoning as approved by Council.

**Conclusion**

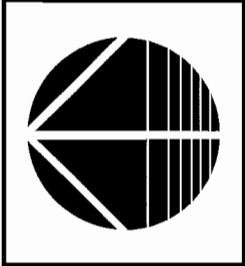
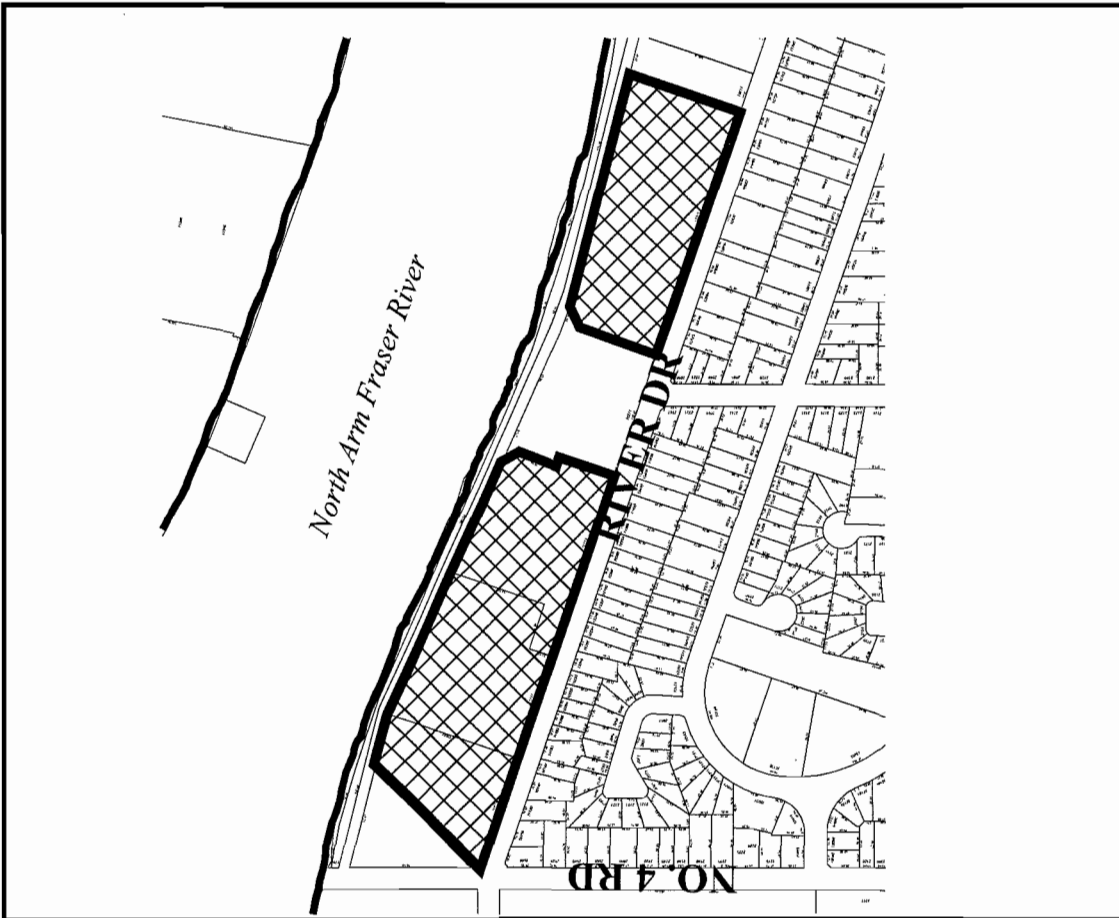
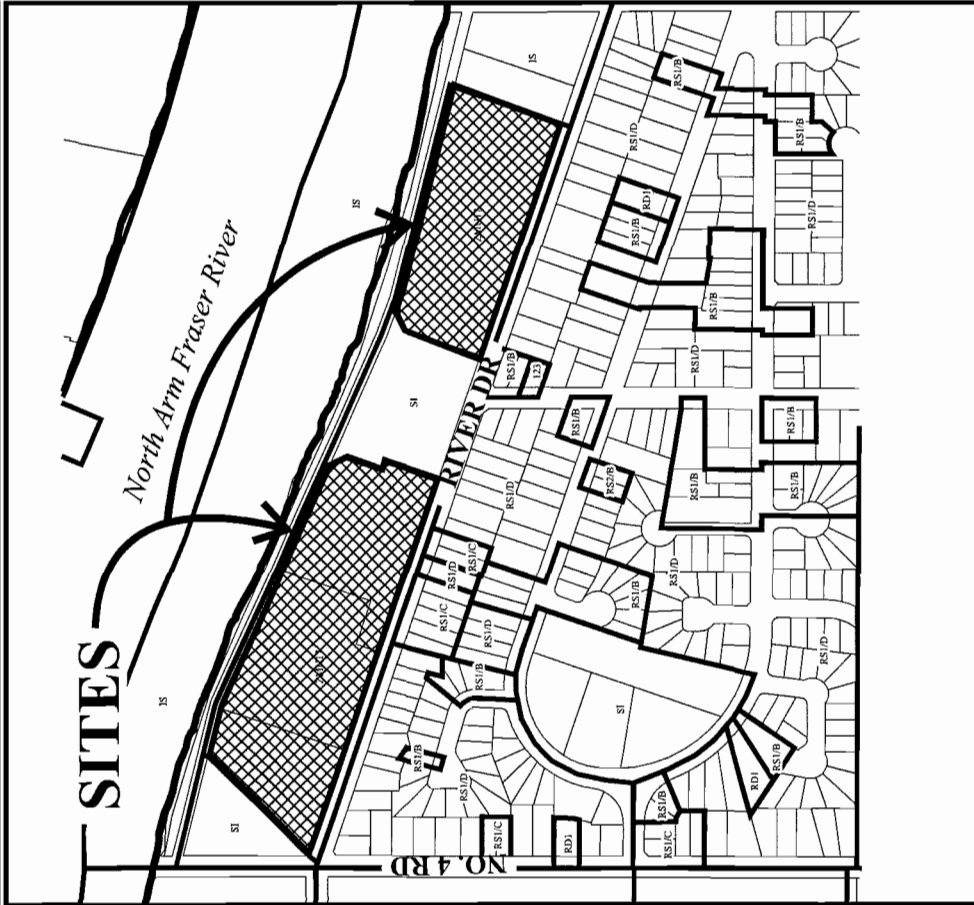
The proposed text amendment would be a fine-tuning of the Residential Mixed Use Commercial (ZMU17) zoning district, to clearly identify the portion of the site where the commercial floor area permitted under the zone would be located. Staff contend that the proposed text amendments meet the original intent of the zone and should have no material impacts on the development of the site. Staff recommends that text amendment application ZT 12 – 617447 proceed to first reading.



Barry Konkin  
Planner II  
(604-276-4279)

BK:cas  
List of Attachments

- |              |   |
|--------------|---|
| Attachment 1 | Location Map, Zoning Site Map, Site Context and Aerial View of the Site |
| Attachment 2 | Proposed Location of Commercial Uses and Child Care Uses                |



ZT 12-617447

Original Date: 08/14/12  
 Revision Date: 08/30/12  
 Note: Dimensions are in METRES

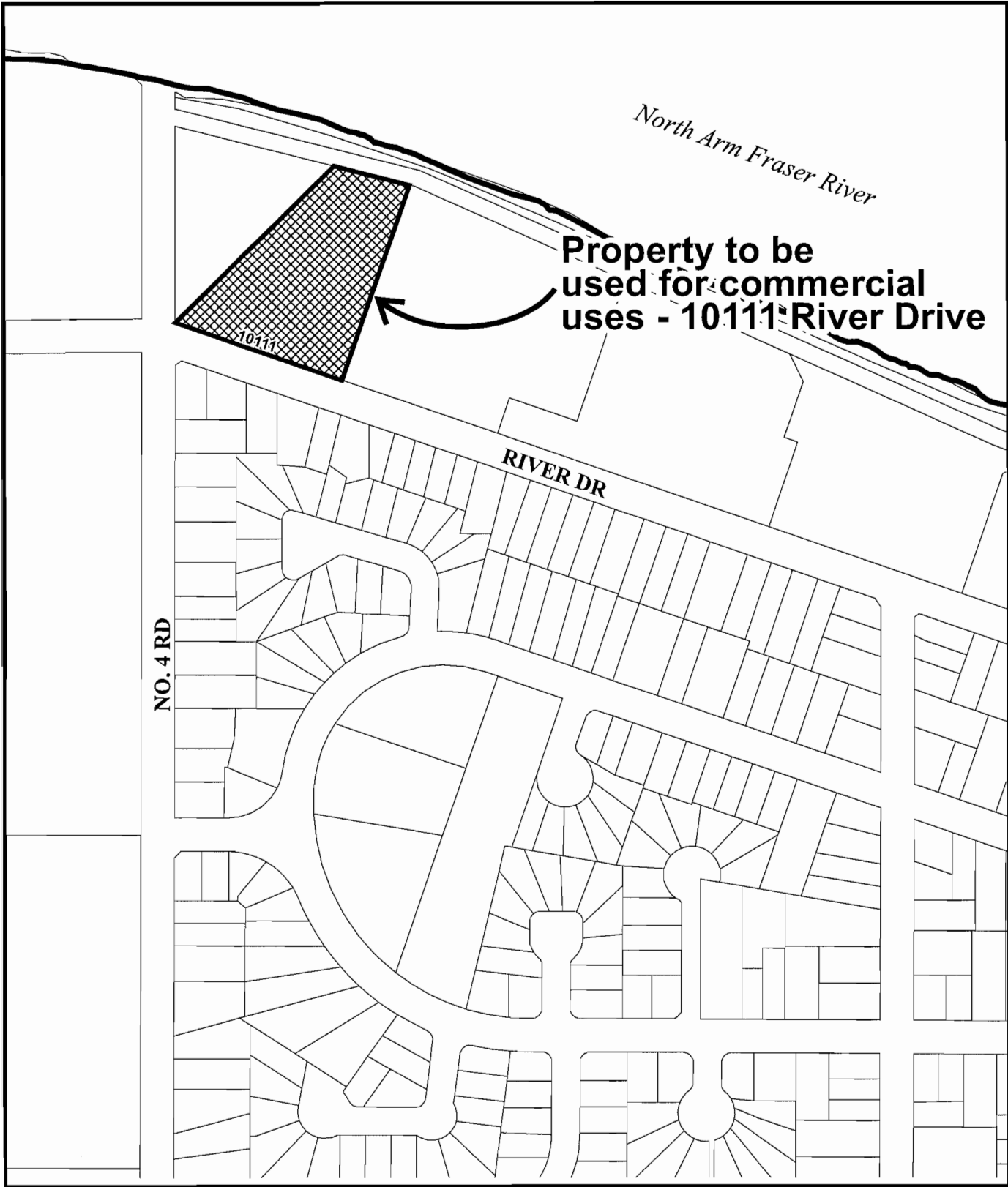


ZT 12-617447

Original Date: 08/14/12

Amended Date: 08/30/12

Note: Dimensions are in METRES



# River Drive & No. 4 Road

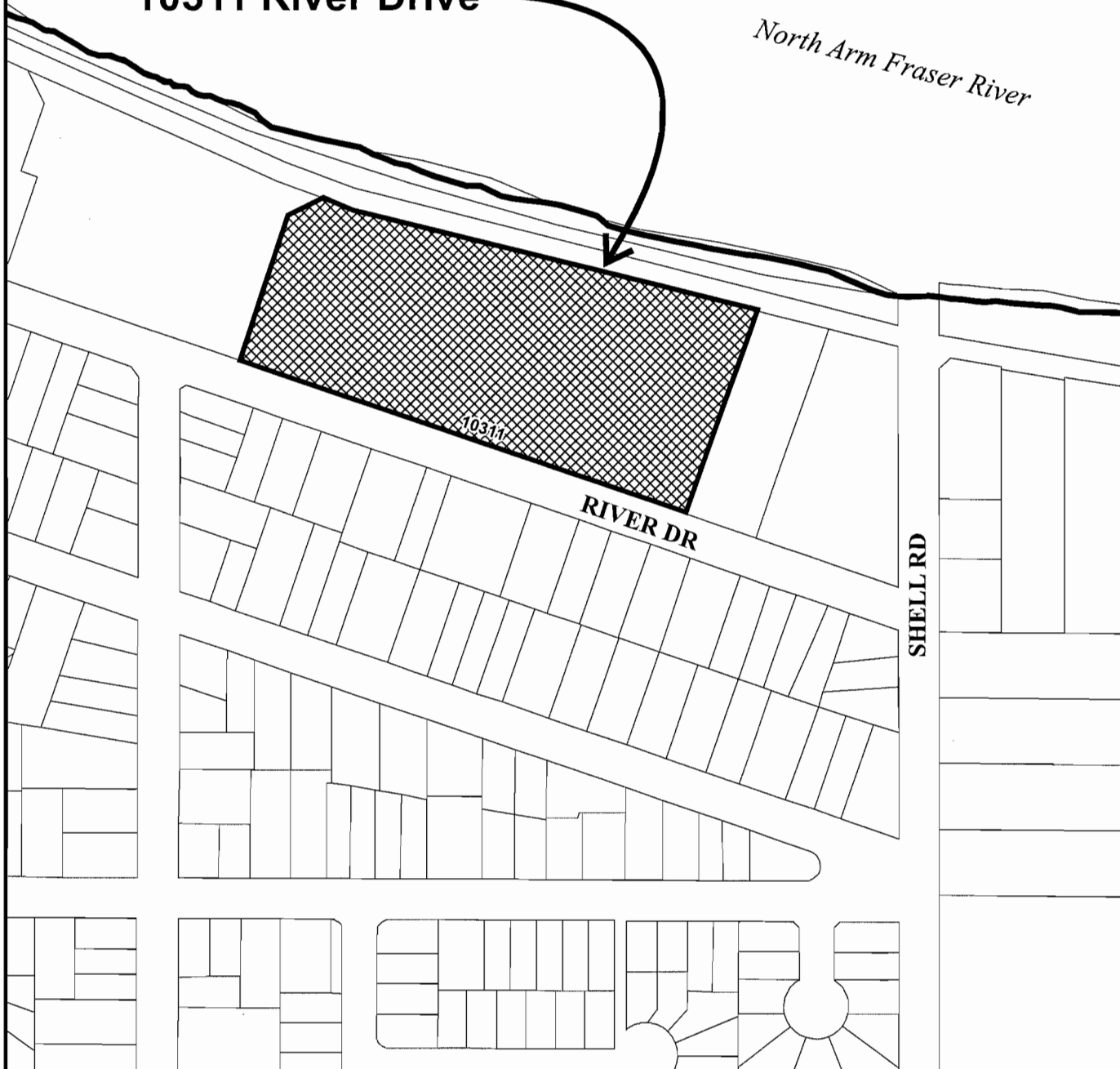
Original Date: 08/21/12

Revision Date: 08/22/12

Note: Dimensions are in METRES

**Property to be  
used for Child Care  
10311 River Drive**

*North Arm Fraser River*



## River Drive & Shell Road

Original Date: 08/30/12

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8938 (ZT 12-617447)  
10011, 10111, 10199 and 10311 RIVER DRIVE**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - i. Deleting the words “live/work dwellings” in Section 20.17.2 – Permitted Uses, immediately following the words “housing, town”.
  - ii. Deleting Section 20.17.10 (1)(b) in its entirety.
  - iii. Deleting Section 20.17.11 (1) in its entirety and renumbering the remaining sections accordingly.
  - iv. Deleting Section 20.17.11 (3) in its entirety and replacing it with the following:
    - “3. The following **uses** shall be located on the **first storey** or second **storey** of a **building**:
      - a) **education, commercial**;
      - b) **manufacturing, custom indoor**;
      - c) **office**;
      - d) **recreation, indoor**;
      - e) **restaurant**;
      - f) **retail, convenience**;
      - g) **retail, general**; and
      - h) **studio**.”

and are only permitted on the following **site**:

10011 River Drive

(PID 028-792-301)

Lot 2 Section 14 and 23 Block 5 North Range 6 West New Westminster  
District Plan BCP49352.”

- v. Inserting the following, and renumbering the remaining subsections in Section 20.17.11 accordingly:

“5. A **child care** facility is only permitted on the following **site**:

10311 River Drive

(PID 028-792-343)

Lot 6 Section 23 Block 5 North Range 6 West New Westminster District  
Plan BCP49352.”

This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8938**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER