



To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 3, 2015
File: ZT 15-708370

Re: **Application by GBL Architects Inc. for a Zoning Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" Zone for the Property at 8477 Bridgeport Road**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9507, for a Zoning Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" zone to allow vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road, be introduced and given first reading.

Wayne Craig
Director, Development

WC:sb
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

GBL Architects Inc. has applied to the City of Richmond for a Zoning Text Amendment to amend the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow limited vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road (Attachments 1 and 2).

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 3).

Surrounding Development

Surrounding development is as follows:

- To the north, west and east: Across West Road, River Road and the future River Road extension, are vacant properties zoned “Light Industrial (IL)”, including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under application for a large multi-phase development with retail, entertainment, office, hotel, conference centre and park uses (RZ 12-598104).
- To the east: Across West Road, two-storey industrial building on property zoned “Light Industrial (IL)”.
- To the south: Across Bridgeport Road, are a number of properties under Land Use Contract 126, containing a vacant one-storey building, a one-storey restaurant building, a two-storey strata titled office building, and a number of surface parking lots. A rezoning application is currently under staff consideration for a high-rise development on the lands between Bridgeport Road, No. 3 Road and Sea Island Way (RZ 13-628557).

Background

In July, 2015, the City approved the original rezoning (RZ 12-605272) and Development Permit (DP 12-624180) for a high rise commercial development on the subject site. The development includes general retail, restaurant and office uses and a 100-room hotel. The permitted FAR is 3.0 (19,882 m²) and the building height is 47 m geodetic maximum. The form of development includes three (3) towers of 9, 12 and 14-storey building height with a common five-storey podium.

Subsequent to Council approving the Rezoning and Development Permit for the development, a business has expressed interest in locating in one of the ground floor commercial units facing Bridgeport Road to operate a showroom for the display and sale of luxury cars (Attachment 2). To allow for this, the owner has submitted the subject Zoning Text Amendment application.

Related Policies & Studies

Official Community Plan (OCP)

The proposed Zoning Text Amendment is consistent with the City's Official Community Plan and the City Centre Area Plan.

The Specific Land Use Map: Bridgeport Village (2031) designates the site as "Urban Centre T5 (45m)" with a number of identified permitted uses and accessory uses. Automobile oriented uses are explicitly discouraged in the General Urban (T5) area, including the outdoor sales, maintenance and storage of motor vehicles.

However, the proposal complies with the intent of the CCAP by limiting the proposed land use to a secondary permitted use within a larger development, limiting the secondary land use to vehicle sale/rental only, limiting the area to the commercial unit size, and requiring the land use to be contained within the building. Outdoor vehicle sale/rental, maintenance services and outdoor storage of vehicles will be prohibited.

Consultation

The applicant has confirmed that a Zoning Text Amendment sign describing the proposal has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. At the time of writing this report, no public correspondence was received regarding the application.

Consultation with Ministry of Transportation & Infrastructure (MOTI) is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. The proposal has been reviewed with MOTI staff on a preliminary basis and final MOTI approval is required prior to zoning text amendment adoption.

Analysis

Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" Zone

The ZC33 zone is proposed to be amended to allow limited vehicle sale/rental in the approved mixed-use development under construction.

In the zoning bylaw, "vehicle sale/rental" is a defined land use that "means a facility for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services and sales of parts, and includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4,100.0 kg, the sale of motor homes with a gross vehicle weight rating of more than 5,500.0 kg or a length greater than 6.7 m, or truck and manufactured home sales/rentals."

The Zoning Text Amendment includes inserting “vehicle sale/rental” in the “secondary uses” section of the ZC33 zone along with a new clause in the “other regulations” section of the ZC33 zone to:

- limit vehicle sale/rental to the property at 8477 Bridgeport Road only;
- limit vehicle sale/rental, display and storage to an interior area of no more than 400 m² (4,305 ft²) inclusive; and
- prohibit maintenance services, sales of automotive parts and the outdoor storage of vehicles for sale/rental.

Built Form and Architectural Character

The architectural character of the development under construction was approved by Council on July 27, 2015 (DP 12-624180). The proposed use is limited to an interior commercial unit (Attachment 2). There will be no impact to the approved site plan, building or landscape design.

Financial Impact or Economic Impact

None.

Conclusion

The proposed Zoning Text Amendment to the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow limited vehicle sale/rental as a permitted secondary use in a commercial unit on the property at 8477 Bridgeport Road is consistent with the purpose of the zone and complies with the land use designations outlined within the Official Community Plan (OCP) and the City Centre Area Plan.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9507 be introduced and given first reading.

Sara Badyal

Sara Badyal, RPP
Planner 2
(604-276-4282)

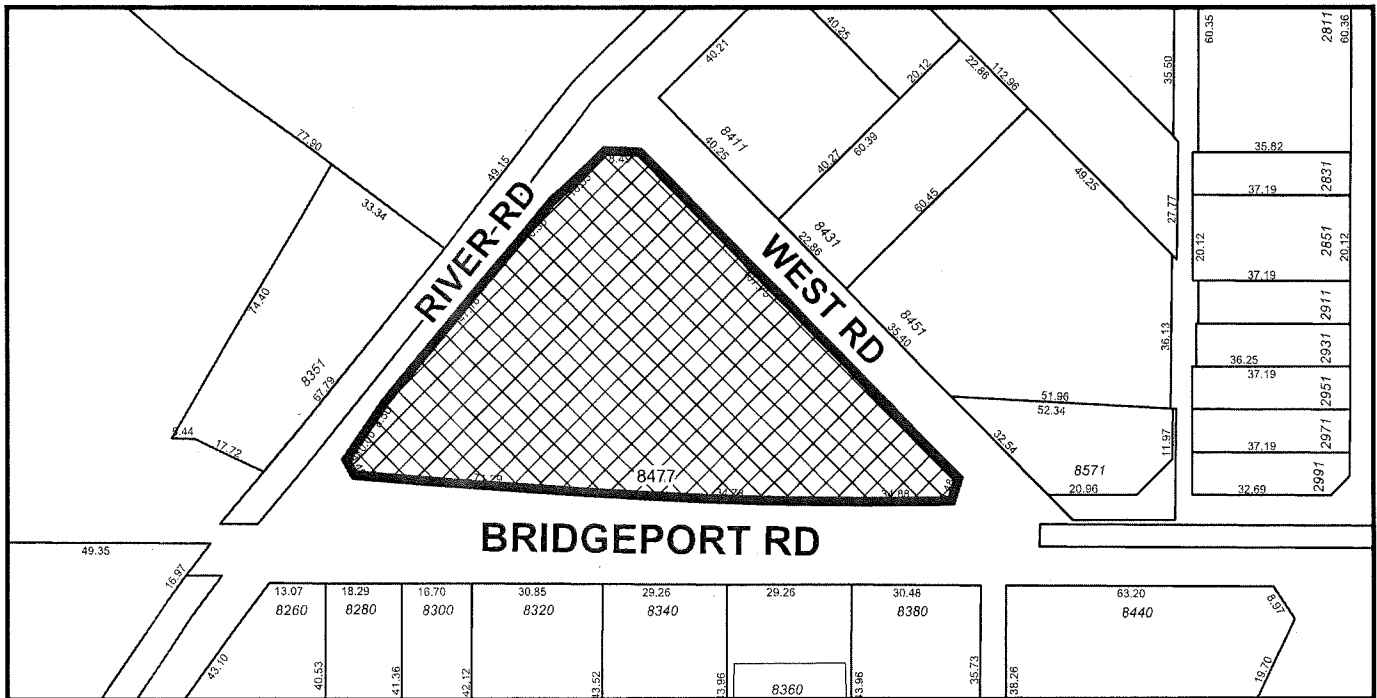
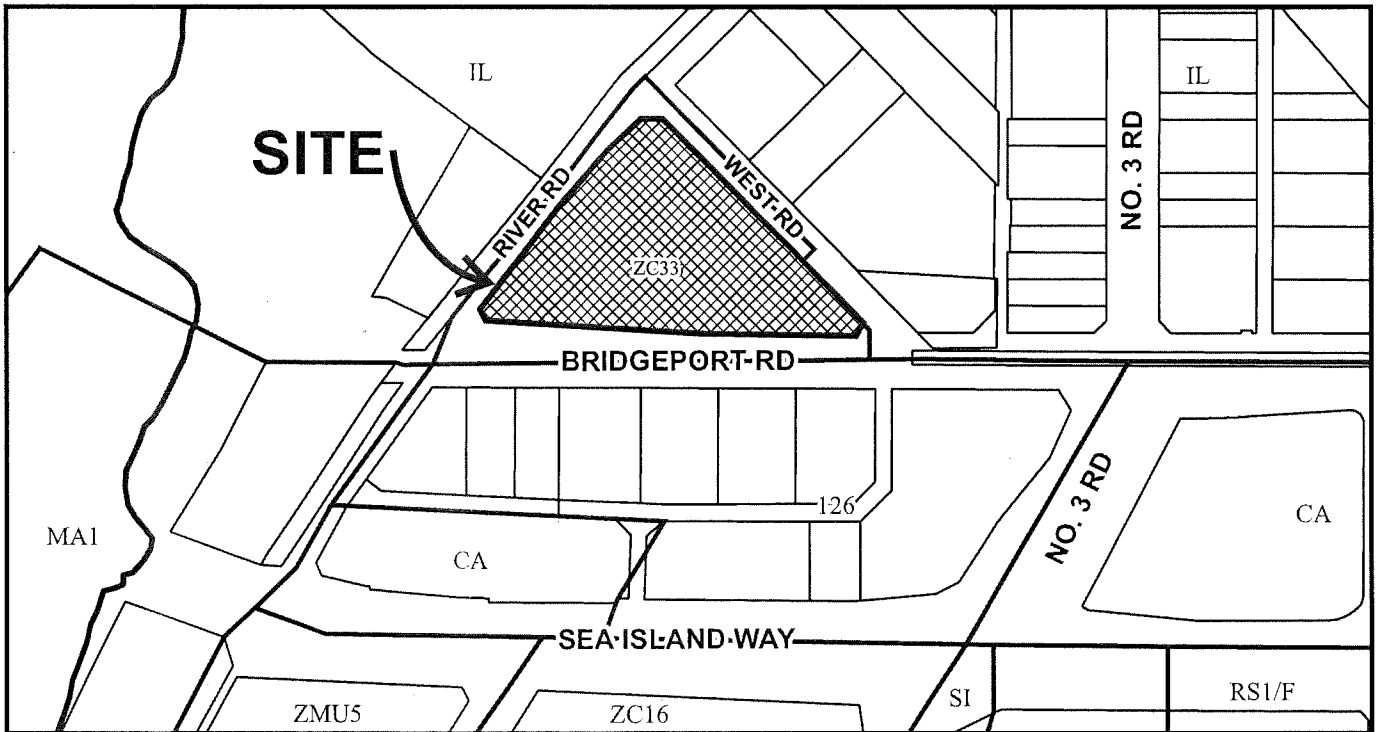
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Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9507, Provincial Ministry of Transportation & Infrastructure (MOTI) approval is required.

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Ground Floor Plan
Attachment 3: Development Application Data Sheet



City of
Richmond



	<h1>ZT 15-708370</h1>	<p>Original Date: 09/09/15 Revision Date: Note: Dimensions are in METRES</p>
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City of
Richmond



ZT 15-708370

Original Date: 09/09/15

Revision Date:

Note: Dimensions are in METRES

gbl

THE ARCHITECTS INC.
130 EASTERN AVENUE
VANCOUVER, BC CANADA V6T 1M6
TEL: 604.275.1155
FAX: 604.271.5379

ENGINE ARCHITECTS & LANDSCAPE ARCHITECTS INC.
130 EASTERN AVENUE
VANCOUVER, BC CANADA V6T 1M6
TEL: 604.275.1155
FAX: 604.271.5379

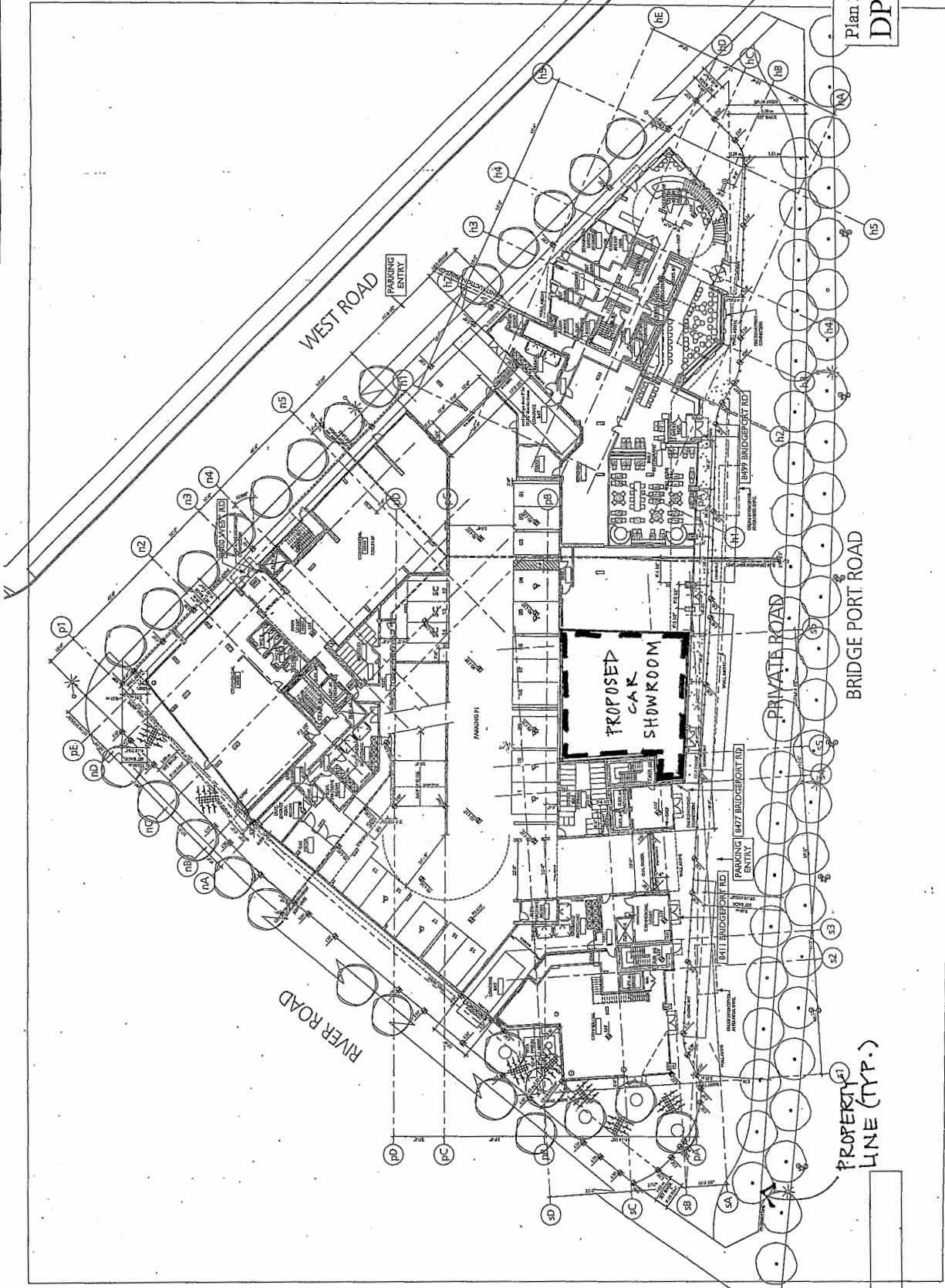
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ITC - BRIDGEPORT RD
8477 BRIDGEPORT RD.
RICHMOND BC

LEVEL 1

Plan 3 Jan 20, 2015
DP 12-624180

(DP)A-2.01



CNCL - 266



ZT 15-708370

Attachment 3

Address: 8477 Bridgeport Road

Applicant: GBL Architects Inc.

Planning Area(s): Bridgeport Village (City Centre)

	Existing	Proposed
Owner:	International Trade Center Properties Ltd. No. BC0909412	No change
Site Size (m²):	6628.3 m ²	No change
Land Uses:	Vacant	No change
OCP Designation:	Commercial	Complies
Area Plan Designation:	Urban Centre T5 (45m)	Complies
Aircraft Noise Sensitive Development Policy:	Area 1a Restricted Area	Complies
Zoning:	High Rise Office Commercial (ZC33) - (City Centre)	Amended to include limited indoor vehicle sale/rental
Number of Units:	19,882 m ² development includes: 7,593 m ² 100-room hotel 9,066 m ² office space 3,223 m ² commercial space	Remains the same

	ZC33 Requirement	Proposed ZC33 Requirement
Floor Area Ratio:	Max. 3.0 including Village Centre bonus: Min. 1.0 office	Remains the same
Lot Coverage – Building	Max. 90%	Remains the same
Setbacks - Public Road	Min. 1.7 m at grade Min. 0.1 m above	Remains the same
Height	Max. 47 m geodetic	Remains the same



Richmond Zoning Bylaw 8500
Amendment Bylaw 9507 (ZT 15-708370)
8477 Bridgeport Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Deleting section 22.33.3 and substituting the following:
"22.33.3 Secondary Uses
• vehicle sale/rental"
b. Inserting the following into section 22.33.10 (Other Regulations):
"3. Vehicle sale/rental is limited to an indoor area to a maximum of 400 m2 and to the following site only:
8477 Bridgeport Road
P.I.D. 029-611-598
Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan EPP37734
4. For the purposes of this zone, vehicle sale/rental is limited to the sale, rental, display and storage of automobiles inside a building and the following uses are prohibited: vehicle maintenance services, sales of automotive parts, outdoor storage of vehicles for sale, and outdoor storage of vehicles for rental."

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9507".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

Series of horizontal lines for signatures and dates.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER