



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: September 3, 2025

File: RZ 22-013271

Re: Application by Boathouse Design Group Inc. for Rezoning at 16960 River Road and PID 005-478-111 from the "Agriculture (AG1)" Zone to the "Industrial Storage (IS1)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10710, for the rezoning of 16960 River Road and PID 005-478-111 from the "Agriculture (AG1)" zone to the "Industrial Storage (IS1)" zone to permit Commercial Vehicle Parking and Storage, be introduced and given first reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:bb
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	 _____
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The applicant, Boathouse Design Inc., on behalf of the owner (Fanny Liang), has applied to the City of Richmond to rezone 16960 River Road together with the larger unaddressed lot directly to the south (PID 005-478-111) from the “Agriculture (AG1)” zone to the “Industrial Storage (IS1)” zone to facilitate a proposed commercial truck parking operation. Location and aerial maps of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 2.

Surrounding Development

The subject site is situated along the south side of River Road and includes an existing single-family dwelling, which is located on the northern parcel addressed 16960 River Road. The dwelling and other structures on the site are impacted by the proposed site plan and would be required to be demolished and removed prior to the adoption of the Zoning Bylaw Amendment 10710.

To the North: North of River Road, an existing shipyard on the lots addressed 16971, 17011 and 17111 River Road and zoned “Agriculture (AG1)” and located within the Agricultural Land Reserve (ALR).

To the South: An unaddressed parcel (PID 005-478-111) zoned “Agriculture (AG1)” and Railway Right-of-Way owned by Canadian National Rail (CNR) and zoned “Agriculture (AG1)” and located within the Agricultural Land Reserve (ALR).

To the East: An unopened road allowance, and beyond that lands zoned “Agriculture (AG1)” and located within the ALR.

To the West: A property zoned “Agriculture (AG1)”, and designated Industrial in the Official Community Plan (OCP) containing a single-family dwelling.

Related Policies & Studies

Official Community Plan/East Richmond Area Plan

The subject site is designated “Industrial” in the Official Community Plan (OCP). The proposed rezoning for commercial truck parking and storage is consistent with the designation.

Interim and Long Term Action Plan – 16000 Block of River Road

In 2008, Council approved an Interim and Long Term Action Plan for the 16000 Block of River Road as a land use strategy to help guide consideration of certain interim land uses (i.e., commercial vehicle truck parking, outdoor storage and limited light industrial development) in

this area, consistent with the existing OCP industrial land use designation. These interim uses respond to technical limitations with respect to transportation capacity on River Road and No. 7 Road, and access to storm and sanitary services in the area to service more intensive industrial development. In the long-term, more intensive industrial uses may be considered in coordination with the establishment of a new road access along the south property line from No. 7 Road to serve as access and appropriate servicing infrastructure (which entails significant works to be undertaken).

Rezoning applications must be submitted for these uses and supporting materials to address traffic, existing watercourse (Riparian Management Areas) and landscape buffers must be provided. This rezoning application is consistent with the Interim and Long Term Action Plan.

There is a history of rezoning applications at the 16000 Block of River Road whereby properties have requested zoning to allow for limited light industrial activities generally restricted to outdoor storage, commercial truck parking and storage and small industrial/workshop spaces. The rationale for these previous rezonings was to enable those properties to be utilized for uses compatible with the “Industrial” Official Community Plan land use designation for this area, while also acknowledging the limited City services (i.e. City provided sanitary sewer service) necessary to facilitate more intensive industrial development (i.e. warehousing and manufacturing).

Six adjacent properties in the area have been previously approved, through five rezoning applications, to allow for interim industrial land uses (i.e. outdoor storage and commercial vehicle parking and storage):

- 16360 River Road (RZ 10-523713)
- 16160 and 16268 River Road (ZT 15-707253)
- 16780 River Road (RZ 09-503308)
- 16700 River Road (RZ 12-603740)
- 16540 River Road (RT 10-524476)

Attachment 3 contains a map of the previously approved rezoning applications in the 16000 Block of River Road. In addition, the property at 16820 River Road has applied for rezoning (RZ 23-026564) for the purpose of allowing commercial truck parking and storage, which will be presented via a separate staff report in the future.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title would be required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject site. Staff have not received any comments from the public about the rezoning application to date in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the OCP amendment and rezoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and Richmond Zoning Bylaw 8500.

Analysis

Existing Legal Encumbrances

There are no legal encumbrances precluding the proposed rezoning.

Site Plan and Access

The owner is proposing a commercial truck parking and storage use that would provide parking for up to 14 commercial trucks. Conceptual plans are provided as Attachment 4. The parking area would be buffered from the side property lines by existing and proposed landscape improvements and would be set back from the side property lines at a distance of 1.8 m from both side property lines.

Diking Upgrades and Dedication

As a condition of rezoning, the owner has agreed to dedicate a total of 20.9 m of land to the City adjacent to River Road, with 13.4 m to be accounting for the future dike along the River Road frontage and another 7.5 m of buffer south of this to account for access to the dike for repairs, maintenance and routine service. Additionally, the owner has agreed to provide a cash contribution to the City for future construction and maintenance of the dike along their portion of the future River Road dike in the amount of \$955,522.79, prior to Rezoning bylaw adoption.

The City will be undertaking design and construction of the dike to an elevation of 4.7 m (GSC) along the entire portion of River Road between No. 7 Road and No. 8 Road, including in front of the subject site. The dike is expected to be constructed in this area in the next 10-15 years.

The applicant has been advised to consider the interim access and future access conditions to the site from River Road to accommodate the raising of the dike in the future. Grading of the site would be further reviewed as part of the future development permit (DP).

Transportation and Site Access

The owner is proposing to remove the existing wooden pedestrian bridge and provide vehicular access from River Road by constructing a new 15 m wide driveway and water crossing. The owner is proposing to install a gateway on the driveway to secure access to and from the site. The gateway would be installed on 16960 River Road at a location of at least one tractor trailer's length from the north property line to ensure that trucks entering the site and awaiting the gate to open would not cause road blockage and traffic on River Road.

The owner would be required to submit a Watercourse Crossing Permit application to the City prior to the final adoption of the rezoning, coupled with a Construction Environmental Management Plan (CEMP) for the watercourse crossing area, as this access area would transect the 15.0 m wide Riparian Management Area (RMA). As a consideration of the rezoning, the owner is required to remove the vehicular access from the east property line (currently via the informal roadway along the City-owned parcel along the east side of the site).

Future Transportation Infrastructure

Consistent with the Interim and Long-Term Action Plan for the 16000 Block of River Road and the City's long term transportation objective to establish a dedicated industrial service road, a 20.0 m wide land dedication along the entire south edge of the subject site is being secured as a rezoning consideration and is consistent with other land dedications secured in the area (to the east).

In the future and upon completion of the east-west industrial road to the south, any driveway accesses along River Road must be closed and driveway/culvert crossings removed at the property owner's cost. Registration of a legal agreement on 16960 River Road to require removal of the existing vehicle access/driveway from River Road once the new industrial road services the subject properties is required and secured as a rezoning consideration.

Environmentally Sensitive Area (ESA) Assessment

The subject site is partially designated as "Upland Forest" ESA. This designation covers an area of approximately 6,185 m² of the subject site. This type of ESA lands generally includes a range of wooded, grassy old fields and treed areas and associated habitats. An Environmental Impact Assessment (EIA) prepared by a qualified environmental professional was submitted by the owner, providing an inventory of existing flora and fauna that may be attributed to this type of ESA. The ESA is currently comprised of forested areas towards the south of the unaddressed lot and is inundated with invasive species, namely Himalayan blackberry and Knotweed. The ESA does not contain any critical habitat features, and not federally and provincially regulated and protected species were observed or found on-site in the ESA.

The proposal to provide space for parking and storage of commercial trucks would necessitate the redevelopment of approximately 2,987 m² of the land that is designated as ESA. The owner is proposing to provide a landscape buffer of 1.8 m along the east side of the property to buffer the truck parking area from both the informal roadway to the east and to ensure adequate buffering from the ALR boundary further to the east and in general compliance with the City's ALR buffering policy. The owner is also providing a 1.8 m landscape buffer along the west side.

Staff worked with the owner to modify the original plans for redevelopment of the site, and through this collaboration, the proposal was modified to ensure retention and protection of several healthy trees on-site and off-site, including the retention of the heavily forested area to the south of the site. The ESA compensation package and landscaping materials will be further reviewed through the DP.

Riparian Management Area (RMA)

There is an existing 15.0 m wide RMA along the subject property's River Road frontage, accounting for an existing watercourse. The RMA includes five bylaw-sized trees and is moderately vegetated with riparian grade shrubs as well as invasive species (Knotweed). The watercourse does not contain significant or sensitive fish habitats and the QEP has assessed the watercourse as containing marginal amphibian habitat potential.

The RMA is proposed to be modified to provide vehicular access to the site for the purpose of accommodating commercial truck parking and storage. The RMA is located within the area of land proposed to be dedicated to the City for future dike area and dike access. As part of future dike improvements, the City would undertake dike design and construction and would include environmental remediation strategies to ensure that any critical habitats and natural features are preserved, enhanced and/or compensated.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report has identified and assessed 34 bylaw-sized tagged trees on the subject site, 26 untagged trees on-site and south of the area proposed for development, five off-site trees on the neighbouring property to the west and nine city trees along River Road and the Road allowance to the east.

The City's Tree Preservation Coordinator has reviewed the arborist's report and supports the arborist's findings, with the following comments:

- Five trees on-site (tagged #12, #13-15 and #124) are to be retained and protected.
- The 26 untagged trees (a mix of deciduous and coniferous species) located in the southern portion of the site are proposed to be retained as these trees are outside the scope of the proposed development.
- Five trees located off-site on the neighbouring property to the west (tagged #125, #126, #131-133) are proposed to be retained and protected.
- Four City trees adjacent to the east property line (tagged # C120-#C123) are proposed to be retained and protected.
- 29 on-site trees (tagged #7-11, #101-119, #127-130, and #134) are proposed to be removed to accommodate the commercial parking and storage area as well as internal drive aisle and access to the parking and storage area. The health of these trees has been assessed as "very poor" or "moderate" with several of the trees exhibiting signs of decay.
- Five City trees along the northern edge of the property (Tagged #C1-C5), which are in moderate health but exhibiting signs of decay and root and branch damage, are located in the area earmarked for new driveway access as well as the dike area dedication. These trees are proposed to be removed to accommodate both driveway access to the site as well as to prepare the site for the dike construction and access.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 34 on-site and City trees. The 2:1 replacement ratio for 32 of the trees proposed to be removed would require a total of 64 replacement trees as per the OCP. In addition, for the removal of the City trees #s C1-C2, the City's Parks Services staff have advised a replacement ratio of 3:1 as appropriate. Accordingly, the total required replacement trees is 70 trees. The owner has agreed to plant the required 70 trees, to be provided within landscaping buffers, and which will be further reviewed through the DP.

The required replacement trees are to be of the following minimum sizes (8 cm caliper for deciduous trees and 4.0 m tall for coniferous trees), based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

Tree Protection

Five trees on neighbouring property to the west and the City's parcel to the east, five on-site tagged trees and 26 untagged trees, are to be retained and protected. The owner has submitted a tree Management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submit a tree retention security deposit in the amount of \$60,000.00 for the retention and protection of five on-site trees in proximity to the area of development and four City trees in accordance with the Tree Protection Bylaw No. 8057.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

ESA Compensation and Planting

Landscaping is proposed along the side property lines within a 1.8 m wide buffer flanking the parking area as well as the southern portion of the site, which would not be dedicated to the City for the future industrial road. The landscaping buffer along the east property line would result in a total setback of 11.3 m from the ALR boundary to the east of the site (1.8 m landscaping coupled with a 9.5 m setback from the east property line to the ALR boundary). This setback would be generally compatible with Richmond's Agricultural Land Reserve (ALR) Landscape Buffers under section 14.2.1.4 (c) of the City's OCP.

The owner would be required to provide a detailed landscape planting plan for all compensation areas, including landscaping protection details such as fencing, as well as confirm installation of retaining walls, drainage management and other protection mechanisms as part of the review of the DP.

Site Servicing and Frontage Improvements

Engineering Planning staff have not identified any servicing works or infrastructure upgrades, notwithstanding the previously noted diking requirements and land dedications for both diking works along River Road and the future industrial road along the south side of the property. As such, a Servicing Agreement will not be required.

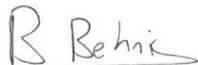
Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The owner is proposing to rezone the subject site at 16960 River Road, as well as the unaddressed parcel to its south with PID 005-478-111 from “Agriculture (AG1)” to “Industrial Storage (IS1)”, to consolidate the two lots and to obtain an ESA DP to permit commercial vehicle parking and storage on the property. A full list of the agreed to considerations is attached (Attachment 6).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10710 be introduced and given first reading.



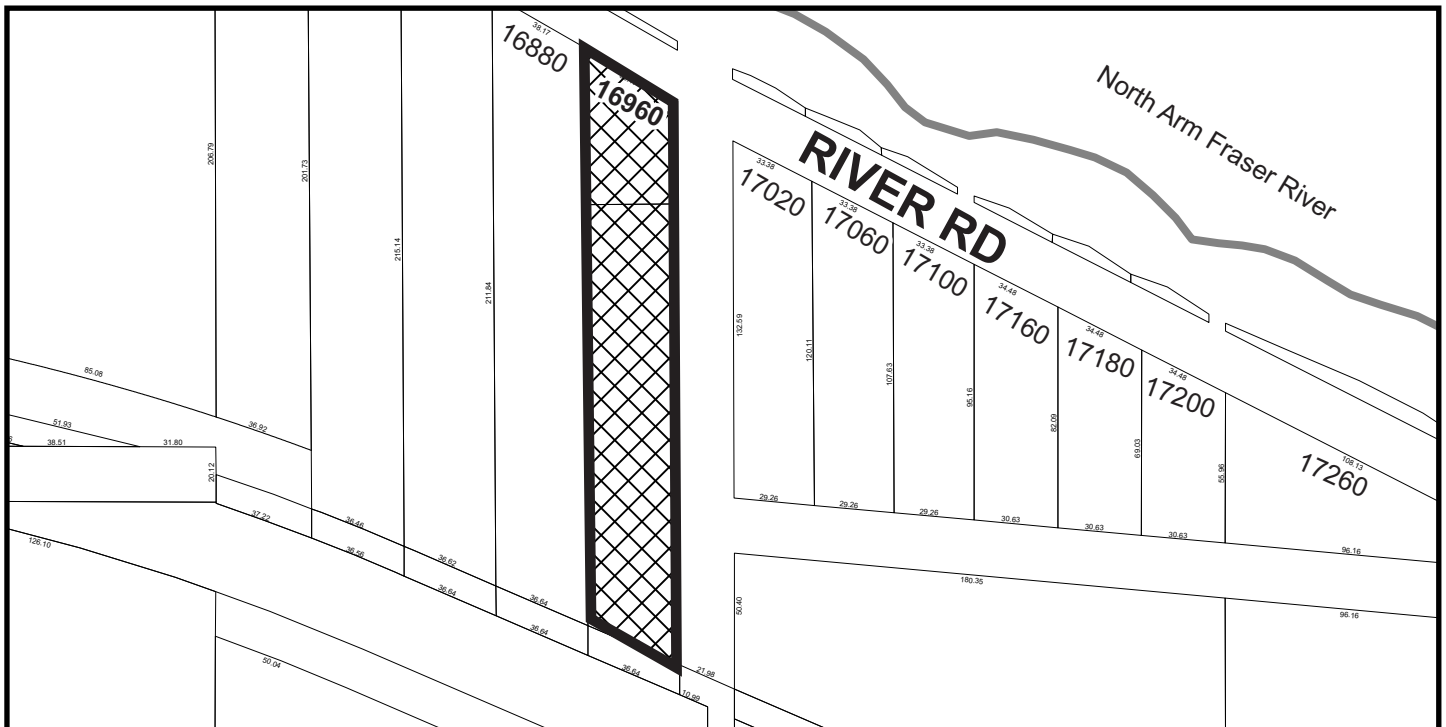
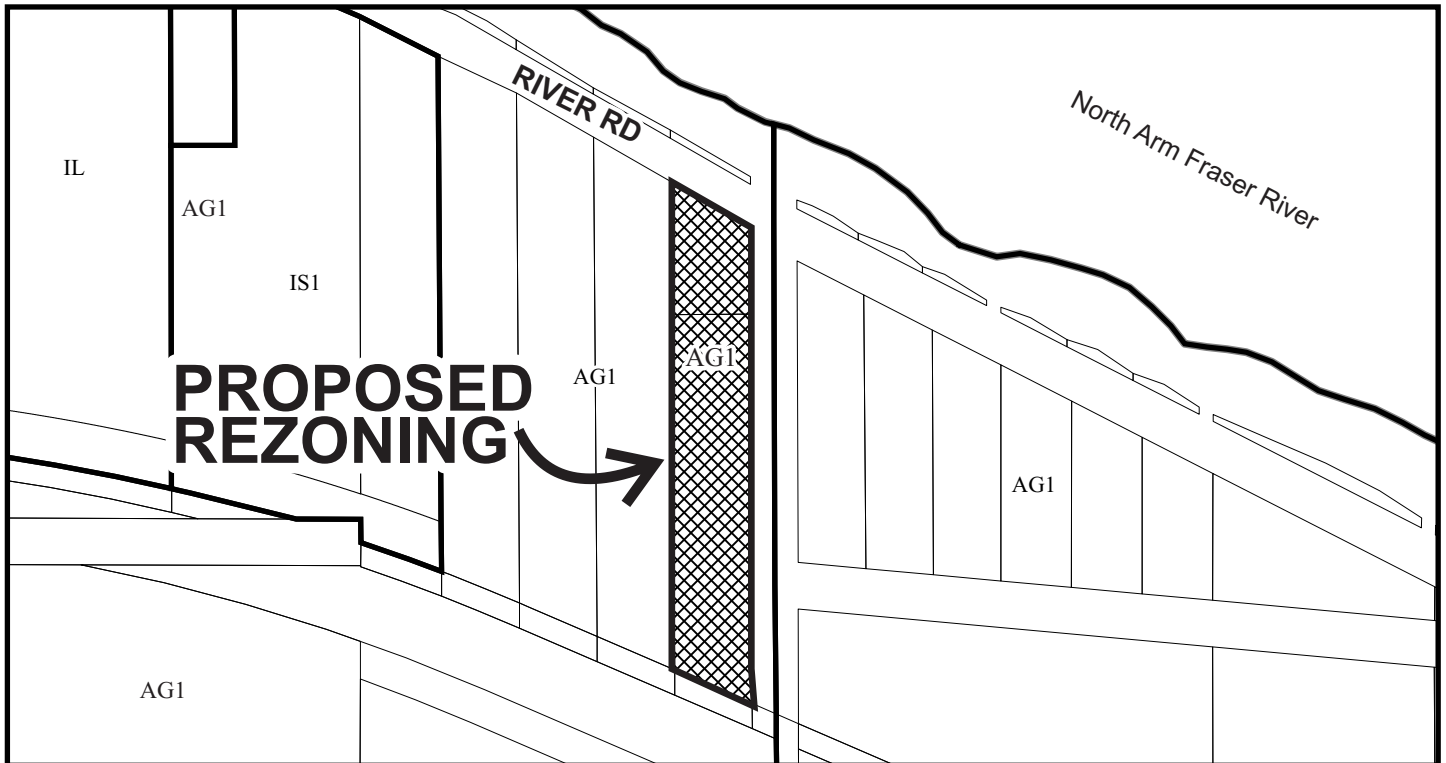
Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Map of Rezoning Applications in the 16000 Block of River Road
 4: Conceptual Development Plan
 5: Tree Management Plan
 6: Rezoning Considerations



City of Richmond



RZ 22-013271

Original Date: 07/12/22

Revision Date: 08/08/22

Note: Dimensions are in METRES



City of Richmond



RZ 22-013271

Original Date: 07/12/22

Revision Date: 07/21/22

Note: Dimensions are in METRES



RZ 22-013271

Attachment 2

Address: 16960 River Road

Applicant: Boathouse Design Group Inc.

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Fanny Liang	No change
Site Size (m²):	16960 River Road: 1,604.4 m ² PID 005-478-111: 5,285.8 m ²	After Consolidation and Land Dedications [Dike and Future Road]: 5,500 m ²
Land Uses:	Residential	Industrial (Commercial Vehicle Parking and Storage)
OCP Designation:	Industrial	Industrial
Area Plan Designation:	East Richmond	East Richmond
Zoning:	Agriculture (AG1)	Industrial Storage (IS1)

SUBJECT SITES
16160 & 16268 RIVER RD
ZT 15-707253

North Arm Fraser River

16700 River Rd
RZ 12-603740

RIVER RD

NO. 7 RD

KARTNER RD R/W

16360 River Rd
RZ 10-523713

16540 River Rd
ZT 12-610945
RZ 10-524476

16780 River Dr
RZ 09-503308



20 m Road Dedication (Existing
or to be secured)



Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 03/06/17

Note: Dimensions are in METRES

PROJECT STATISTICS

LEGAL	LOT SECTION BLOCK NORTH RANGE 9 - WEST N1/4, PLAIN	6 14 B 5063
ADDRESS: 9960 RIVER ROAD, RICHMOND, BC		
LOT AREA: 74,999.90 (6,990.02 FT)		
OCP DESIGNATION	INDUSTRIAL	
CURRENT ZONING	A41	
PROPOSED LAND USE	TRUCK PARKING	
PROPOSED ZONING	I (INDUSTRIAL)	

THIS PLAN IS IN COMPLIANCE WITH
BUILDING CODE 2012
C

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAW AND ADVISE THE DESIGNER OF ANY DISCREPANCY HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE DESIGNER PRIOR TO THE BEGINNING OF THE WORK. THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY OTHER PERSON USING THESE DRAWINGS INFORMATION ARE ADVISED THAT THESE DRAWINGS INFORMATION ARE LIMITED TO CIVIL, STRUCTURE, MECHANICAL, REFERS TO ELECTRICAL AND INTERIOR DESIGN RELATING TO HOME DECORATIVE.

THE DRAWING DESIGN IS THE EXCLUSIVE PROPERTY OF THE DESIGNER. THE DRAWING NO. 00-0001 IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN APPROVAL FROM THE DESIGNER GROUP INC.

No.	Revisions	Date
1.	Update w/ new Survey	May 01/2025
2.	Update w/ new Artist's Report	July 4/2025
3.	Update w/ Drive Way Change	August 3/2025
4.	Update w/ Tree Protection	August 5/2025
5.	Update w/ Dedicated Drive Area	August 5/2025

ISSUED FOR
REZONING
&
SOIL DEPOSIT
APPLICATION



SUITE 224 - 8678 GREENALL AVE.
BURNABY, BC V5J 3M6
Phone: 604-330-7252
Email: info.bouthouse@gmail.com

Project Name
NEW
TRUCK PARKING
AT
16960 RIVER RD,
RICHMOND, BC

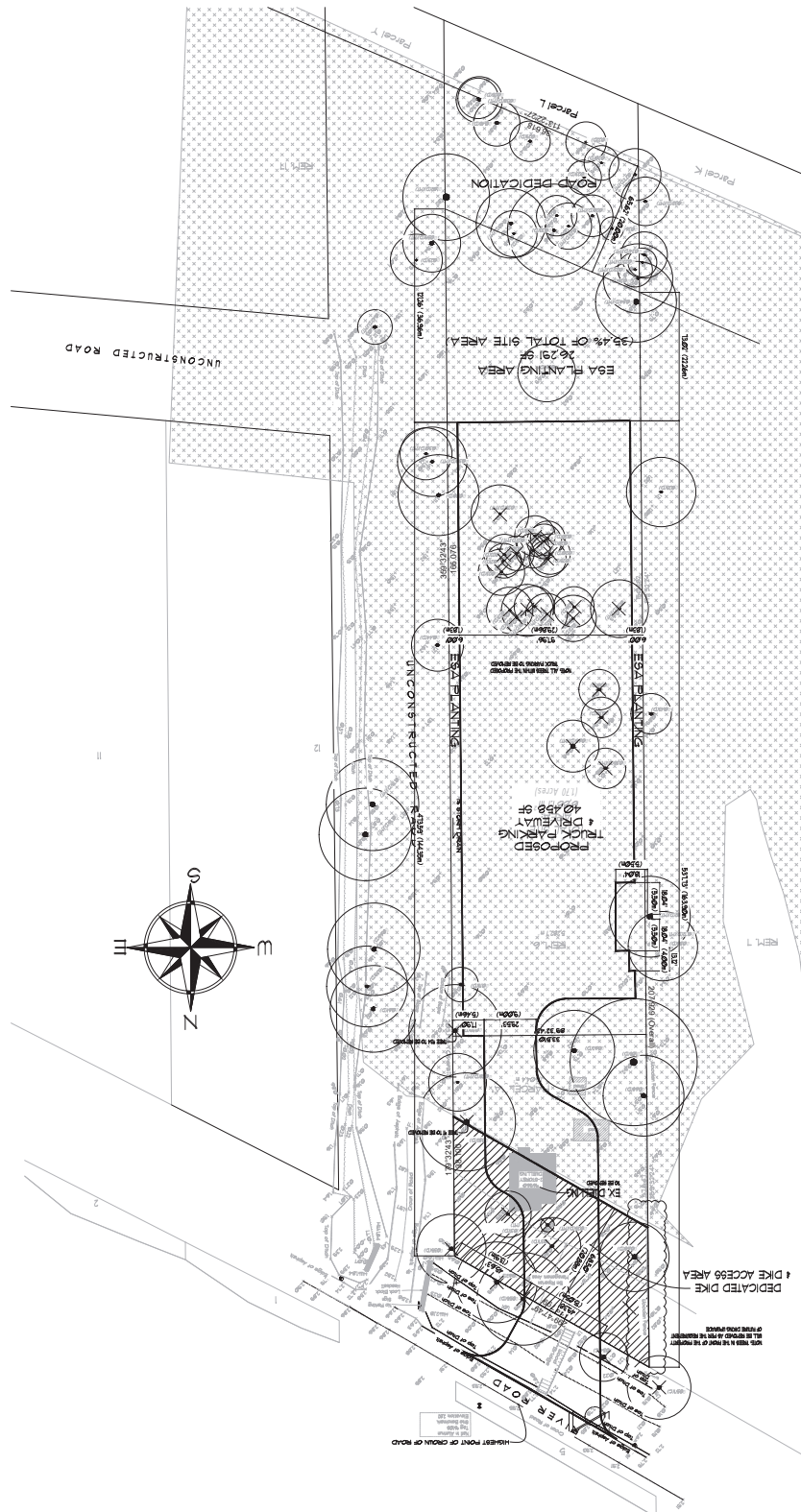
Sheet Name	SITE PLAN	PROJECT STATISTICS
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Date	AUG. 25, 1925
Drawn by	HARVEY D.

A-14

Scale $1/32" = 1' - 0"$ 

AREA SCHEMATIC 1/64" = 1'-0"



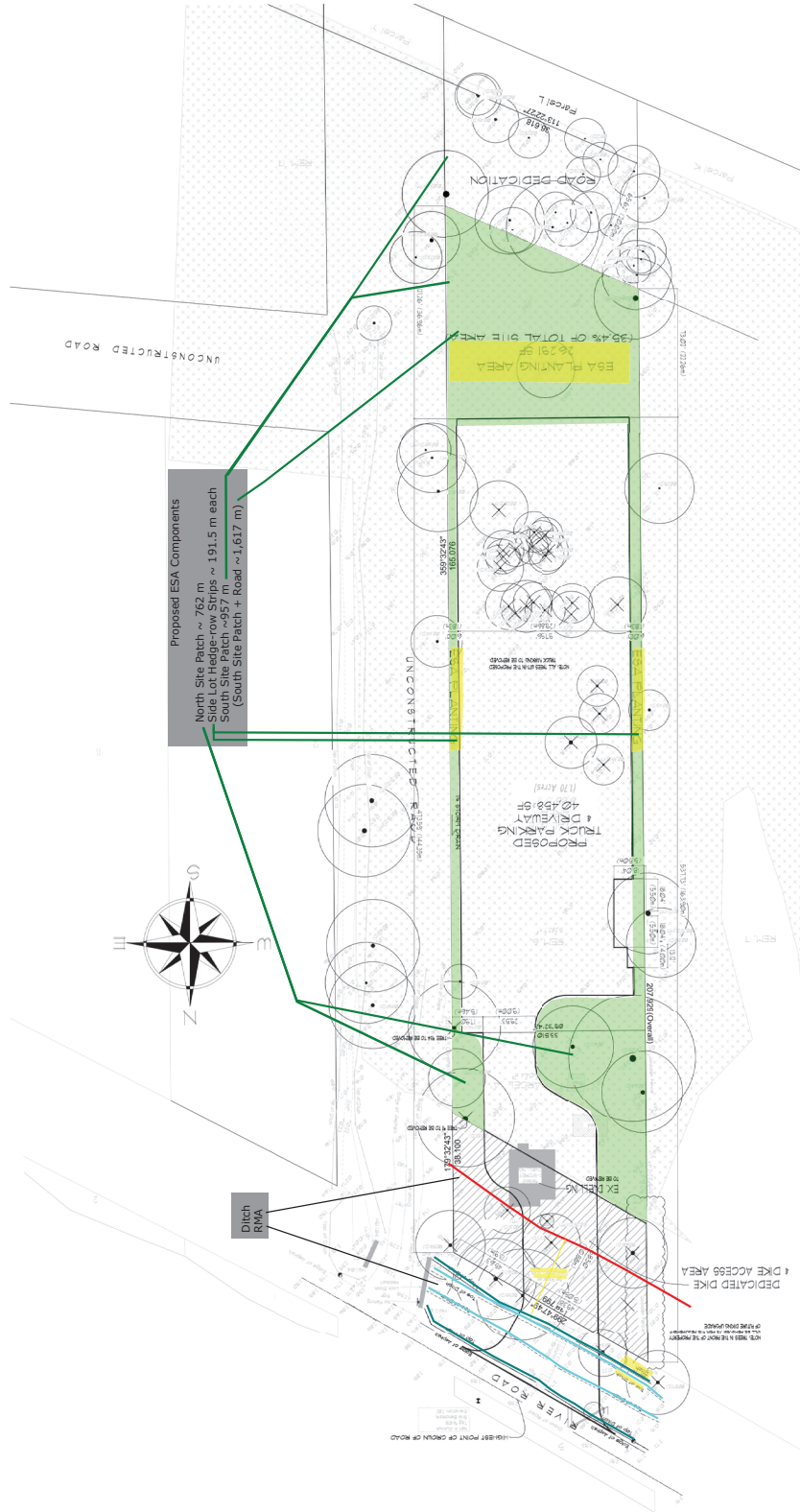
SITE PLAN $1\frac{1}{32}" = 1'-0"$

PROJECT STATISTICS

AREA: LOT 4
 SECTION: NORTH RANGE 5 - WEST
 NORTH PLAN: 5065
 ACCESS: 16300 RIVER ROAD, RICHMOND, BC
 LOT AREA: 14,480 SF (6,600 SQ YD)
 ZONING: INDUSTRIAL
 CURRENT ZONING: A-1
 PROPOSED ZONING: TRUCK PARKING
 PROPOSED ZONING: INDUSTRIAL

THESE PLANS ARE IN COMPLIANCE WITH
 BUILDING CODE 2012
 THE GENERAL CONTRACTOR SHALL REVIEW THE
 DOCUMENTS FOR CONFORMANCE CODES AND
 STANDARDS AND SHALL ADVISE THE ENGINEER OF
 ANY DISCREPANCIES. THE ENGINEER SHALL
 GENERAL CONTRACTOR SHALL CHECK AND
 VERIFY ALL DIMENSIONS AND REPAIR ALL
 ERRORS AND OMISSIONS TO THE DRAWING.
 THE ENGINEER SHALL BE RESPONSIBLE FOR
 THEIR DRAWINGS AND NOT FOR THE
 ARCHITECTURAL INFORMATION ON THE
 CONTRACTOR AND ANY OTHER PERSON USING
 THESE DRAWINGS. NOTATIONS ARE ADDED TO
 THE DRAWINGS TO CLARIFY THE ENGINEER'S
 RESPONSIBILITY. THE ENGINEER SHALL BE
 RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION
 RELATING TO THESE DISCREPANCIES.
 THIS DRAWING IS THE EXCLUSIVE
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 REPRODUCED WITHOUT THE WRITTEN APPROVAL
 FROM BOOTHOUSE DESIGN GROUP INC.

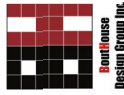
AREA SCHEMATIC 1/64" = 1'-0"



SITE PLAN 1/32" = 1'-0"

No.	Revisions	Date
1.	Update of new Survey	May/2022
2.	Update of new Access Report	Jun/2022
3.	Update of Emergency Change	Aug/2022
4.	Update of new Access Report	Aug/2022
5.	Update of new Access Report	Aug/2022

ISSUED FOR
 REZONING
 &
 SOIL DEPOSIT
 APPLICATION



SUITE 224 - 5675 GREENALL AVE.
 BURNABY, BC V5B 3M6
 Email: info.boothouse@gmail.com

Project Name
 NEW
 TRUCK PARKING
 AT
 16300 RIVER RD,
 RICHMOND, BC

Sheet Name
 SITE PLAN
 PROJECT STATISTICS

Date: AUG 25, 2022
 Drawn by: LARRY DU

A-1
 Scale: 1/32" = 1'-0"



Address: 16960 River Road

File No.: RZ 22-013271

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 8639, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 20 m wide dedication along the entire south property line of the unaddressed parcel with PID 005-478-111 planned to be used for the future industrial road connecting the site to No. 7 Road.
3. **(Lot Consolidation)** Consolidation of the lot addressed 16960 River Road with the unaddressed parcel with PID 005-478-111.
4. **(Existing Dwelling)** Demolition of the existing single family dwelling and all structures from the site.
5. **(Agricultural Land Reserve Buffer)** Registration of a legal agreement on title ensuring that the proposed development would be respecting the ALR Buffering Guidelines and would not be causing nuisance.
6. **(Dike Dedication and Dike Access Dedication)** Provide a 20.88 m wide dike dedication area (measured from the north property line) (accounting for 13.38 m area for dike and 7.5 m wide area for dike access area) in order to secure the land needed for the future dike and dike access area along River Road.
7. **(Dike-related Cash Contribution)** Submission of a \$955,522.79 Cash Contribution to the City for the design and construction of future dike and related upgrades as set out in the City of Richmond Dike Master Plan Phase 4.
8. **(Watercourse Crossing Permit)** Submission and approval of a watercourse crossing permit pertaining to the proposed driveway crossing over the RMA (dike dedication area) to the site. The permit would require submission of a Construction Environmental Management Plan (CEMPT) by a Qualified Environmental Professional (QEP) providing details on any habitat retention and restoration in the 15 m wide RMA before and/or after dike construction in the same area, to the satisfaction of Director of Engineering.
9. **(Legal Agreement for Vehicular Access to the Site and Future Industrial Road Access)** Registration of a legal agreement on title ensuring that vehicular access to the site would be solely provided via a new driveway crossing from River Road generally consistent with the plans attached to the report (Conceptual Development Plans), and, no vehicular access would be provided via the informal road along the east side of the property. The new driveway from River Road must also be noted to be constructed at an elevation of 4.7 m GSC consistent with diking upgrades requirements set out in the City's Dike Master Plan Phase 4 and the crossing would be designed to accommodate the future dike or be modifiable to accommodate the future dike in the area. The Agreement would also have to note that the proposed driveway access and culvert over the dike area from River Road must be closed and removed once the new industrial road on the south portion of the property is operation and services the site. Any on-site changes required to facilitate this change in access shall be at the sole cost of the property owner. The legal agreement will also include provisions for the owner of 16960 River Road to obtain the necessary approvals and permits for works to remove the driveway access/culvert crossing, ensuring that all works comply with Provincial Riparian Area Regulations as well as ensuring that the area would be cleared so that the City can finalize the diking upgrades and ensure diking infrastructure is continuous and as per the standards of Dike Master Plan Phase 4 or updated standards at the time of the decommissioning of the driveway, as applicable.
10. **(Arborists Contract)** Submission of a Contract between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

11. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$60,000 for the retention and protection of 13 trees assessed against the size of each tree as required under Richmond's Tree Protection Bylaw No. 8057
12. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
13. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.1 m GSC.
14. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **(Landscape and Ecological Restoration Plan)** Submit a Detailed Landscape and Ecological Restoration Plan, prepared by a Qualified Environmental Professional (QEP) or a Registered Landscape Architect to address Environmentally Sensitive Area (ESA) Compensation requirements on-site in relation to the development of the property for commercial vehicle parking and storage. The QEP Restoration Plan should be accompanied with the following:
 - a) Generally consistent with the proposed landscape buffering and ESA areas to be retained and not developed for vehicular traffic and parking/storage, as shown on the Conceptual Development Plans.
 - b) Compliant with all Provincial Riparian Area Regulations, if applicable.
 - c) QEP is required to provide a Construction Environmental Management Plan (CEMP) for submission and approval by the City, including a provision for ongoing annual reporting and monitoring of the works for a period of 5 years to the City by the QEP, to be secured via a Landscape and Ecological Restoration Agreement.
 - d) Plan is required to be consistent and support the CEMP submitted as part of the Watercourse Crossing Permit for the proposed driveway access over the existing riparian ditch over the 15 m wide Riparian Management Area (RMA).
 - e) A cost estimate for works is required to be included in the plan submission by the QEP. A bond based on the approved cost estimate by the City is required to be submitted prior to consideration of approval of the ESA DP.
 - f) Works to be supervised by a QEP to ensure no disturbance to those areas earmarked for retention and protection from development and site landscaping and restoration occur.
2. **(Environmentally Sensitive Area (ESA) Enhancement Agreement)** Registration of an ESA Enhancement Agreement on title to ensure the landscaping, ecological retention and restoration, as prescribed by the QEP earlier, are secured. The agreement would note that the owner would be required to submit annual monitoring and maintenance reporting via their QEP to the City for a period of 5 years and the bonding collected by the City for the purpose of completing ecological restoration and planting would be returned to the owner piecemeal within the 5 year monitoring and maintenance period.
3. **(Future Road Access)** Submission of a detailed road access plan to the future industrial road indicating how the site would be accessed for vehicular traffic once River Road is closed and once the industrial road is fully constructed.

Prior to Building Permit Issuance or Work Order (if Building Permit is not required), the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and Master Municipal Construction Document (MMCD) Traffic Regulation - Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. All applicable servicing for Water Works, Storm Sewer Works and Sanitary Sewer Works to be done at the developer's sole cost via City Work Order.

4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10710 (RZ 22-013271)
16960 River Road and PID 005-478-111**

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

1. The Zoning Map of the City of Richmond, which accompanied and forms part of Richmond Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**INDUSTRIAL STORAGE (IS1)**”.

P.I.D 011-126-493

PARCEL "A" (EXPLANATORY PLAN 8781) LOT 6 SECTION 14 BLOCK 5 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 5063

P.I.D 005-478-111

LOT 6 EXCEPT FIRSTLY: PARCEL "A" (EXPLANATORY PLAN 8781); SECONDLY: PART
ON SRW PLAN 71683; SECTIONS 14 AND 23 BLOCK 5 NORTH RANGE 5 WEST NEW
WESTMINSTER DISTRICT PLAN 5063

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10710**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BB
APPROVED by Director or Solicitor CB

MAYOR

CORPORATE OFFICER