



# City of Richmond

## Report to Committee Planning and Development Division

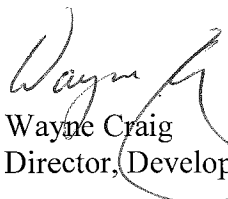
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** October 30, 2015  
**File:** ZT 15-710092

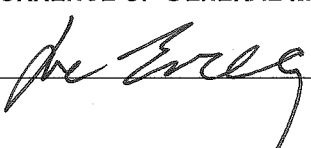
**Re:** Application by City of Richmond for a Zoning Text Amendment to the Industrial Business Park (IB1, IB2) zone to permit an Indoor Shooting Range at 7400 River Road

### Staff Recommendation

- 1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the "Industrial Business Park (IB1, IB2)" zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading.
- 2) That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.

  
Wayne Craig  
Director, Development

WC:dcb /bk

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

The City of Richmond has applied for a text amendment to the “Industrial Business Park (IB1, IB2)” zone of Richmond Zoning Bylaw 8500 to permit the addition of ‘indoor shooting range’ as a permitted use in the zone, limited to the City-owned property at 7400 River Road (Attachment 1).

Council approval of a permit to allow the discharge of firearms within the Municipality in accordance with Bylaw No. 4183 Regulating the Discharge of Firearms is also required.

### Findings of Fact

The proposed Zoning Text amendment will facilitate the relocation of the Richmond Rod and Gun Club (RRGC) shooting range from their current location at the Sportstown facility at 4991 No. 5 Road as the RRGC lease on that site will expire in February, 2016. The Sportstown site will be re-developed into medium-density townhouses under Rezoning application RZ11-593406, which is pending final adoption (the applicant is resolving rezoning considerations). The shooting range is proposed to be co-located with the Richmond Gymnastics Association (RGA), which is also being displaced from the site at 4991 No.5 Road.

The light industrial building at 7400 River Road contains three large industrial units. Approximately one-half of the building is leased for a distribution warehouse and bulk storage of dry goods operator. The balance of the building is being renovated by the City to accommodate various recreational uses, while approximately 1858 m<sup>2</sup> (20,000 ft<sup>2</sup>) is currently vacant. Should a potential tenant be found for this currently vacant space the parking needs for the entire site will be reassessed at that time to ensure sufficient parking is provided in accordance with the City’s Zoning Bylaw prior to entering into any lease arrangement.

### Surrounding Development

The subject property is approximately 1.21 ha (3 ac) in size and contains an 8,361 m<sup>2</sup> (90,000 ft<sup>2</sup>) warehouse facility.

To the North: A 1.21 ha (3 ac) lot zoned “Industrial Business Park (IB1)” and owned by the City of Richmond. The site is currently used for parking. This site will also become part of the Aberdeen Village waterfront park over the medium term.

To the South: A 1.62 ha (4.01 ac) lot zoned “Industrial Business Park (IB1)” and owned by the City of Richmond. This site will also become part of the Aberdeen Village waterfront park over the medium term.

To the East: Two large lots (approx. 2.2 ha [5.5 ac] in size) zoned “Auto-Oriented Commercial (CA)” being used for retail purposes, and a large lot (approx. 3.22 ha [7.96 ac]) zoned “Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)” under use by the Real Canadian Superstore.

To the West: River Road and the middle arm of the Fraser River.

## **Related Policies & Studies**

### **Official Community Plan/City Centre Area Plan and Zoning**

Both the Official Community Plan (OCP) and the City Centre Area Plan (CCAP) designate the subject property for “Park”. Over the medium term, the site will be redeveloped into a waterfront park as shown in the City Centre Area Plan’s Aberdeen Village (2031) Specific Land Use Map.

All the parties involved recognize that the proposed use of the site is an interim situation. The interim use and the lease agreements with the parties involved will not prevent or preclude the future redevelopment of the site as park.

### **Zoning Amendment**

The current Industrial Business Park (IB1, IB2) zoning applicable to the site includes “recreation, indoor” as a permitted use. It does not currently include “indoor shooting range” as a permitted use. The proposed amendment Bylaw has been written to limit the “indoor shooting range” use specifically to the 7400 River Road property in order to retain Council’s ability to address similar proposals on other properties with IB1 or IB2 zoning on a case by case basis. Proposed Zoning Bylaw 8500 Amendment Bylaw 9500 further restricts the firearms permitted on the site to firearms using propellant, compressed air or gas. No live fire (explosive bullets) will be permitted.

### **Heritage Property Notation**

The subject property has an “archaeological slough” notation over a portion of the site toward the waterfront. This notation indicates an area which was a former slough mouth along the middle arm of the Fraser River. Such locations have been sites of archaeological finds typically associated with First Nations use in the past. No excavations are proposed for the project, and no special concerns or measures are needed regarding the heritage notation.

### **Aircraft Noise**

The subject site is located within Richmond’s Aircraft Noise Sensitive Land Use Area 1A which indicates an area with a Noise Exposure Forecast rating greater than 35 NEF. The subject site will not contain Aircraft noise sensitive land uses (e.g. residential, school, day care or hospital uses) and no specific measures are required to accommodate the proposed shooting range use.

### **Public Consultation**

A Zoning Text Amendment sign has been erected at the subject site and to date no comments have been received. Should the rezoning proceed, the statutory Public Hearing will provide an opportunity for any public comments on the proposed rezoning.

## **Analysis**

Within its allocated space, the RRGC will operate and manage the proposed indoor shooting range under a lease agreement with the City of Richmond. The shooting range will be set up for “air” pistols and “air” rifles. These weapons will fire at less than 500 feet per second and no “live fire” weapons will be permitted at the proposed indoor shooting range. The RRGC has provided a description of the proposed facility and its anticipated operation (Attachment 2).

Design plans for the necessary renovations to the existing warehouse building to accommodate the proposed recreational uses are currently being prepared with the majority of the modifications concentrated on the interior spaces. Basic layout plans are provided in Attachment 3. The shooting range will be fully self-contained within a separate area with safety measures including wall materials and other measures to ensure that there is no risk to gymnastics participants.

A Development Permit is not required for the building’s renovations as the majority of the upgrades are contained to the interior of the building. Exterior upgrades will include the addition of a new doorway and new ramping for accessibility. The anticipated cost of the exterior upgrades will be less than \$75,000 and therefore no Development Permit is required.

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

### **Richmond’s Regulating the Discharge of Firearms Bylaw No. 4183**

Discharge of firearms within the Municipality, including indoor shooting range facilities, is controlled under the “Regulating the Discharge of Firearms” Bylaw No. 4183. Under this Bylaw Council’s authorization is required for discharge of any firearm within the limits of the Municipality. By definition, “firearm” means “a rifle, pistol, or shotgun and includes air guns, air rifles, air pistols and spring guns but does not include firearms used for the discharge of blank ammunition in connection with an athletic or sporting event.”

Bylaw No. 4183 also includes a requirement for the applicant to be covered by an existing public liability and property damage insurance policy in the minimum amount of \$1,000,000.00 validated for the duration of the permit. The Zoning Text Amendment considerations include a requirement for submission of proof of an acceptable public liability and property damage insurance for a minimum of \$1,000,000.00 covering the term of the lease of the indoor shooting range prior to adoption.

### **Provincial Licence Requirements**

The Province of British Columbia also regulates indoor shooting ranges and requires permits under the Firearm Act. The Provincial Act defines “firearm” as including “any gun using, as a propellant, compressed air, explosives or gas”. The Province’s permit can, for example, attach conditions, restrict the kinds of firearms that may be discharged or the kinds of projectiles used. The Zoning Text Amendment considerations include a requirement that the shooting range operator is to submit proof that it has either applied to the Province of BC for a permit, has received a

permit in accordance with the Provincial Firearm Act, or has been exempted by the Province from needing a permit.

### **Transportation and Site Access**

Access to the subject property is currently along the western side of the lot from River Road. No change is anticipated during the course of the interim use of the facility.

### **Parking**

The site plan in Attachment 3 indicates that a total of 85 parking spaces are provided on site. The required parking is as follows:

- Industrial user: 40 spaces
- Gymnastics / shooting range: 38 spaces
- Total: 78 spaces
- Provided: 85 spaces

Should a tenant be identified for the currently vacant space within the building, the parking needs for the entire site will be re-evaluated to ensure that sufficient parking is provided in accordance with the City's Zoning Bylaw.

### **Site Servicing and Frontage Improvements**

There are no site servicing or frontage improvements associated with the proposed zoning text amendment.

### **Financial Impact or Economic Impact**

None.

**Conclusion**

The purpose of the Zoning Text Amendment is to amend zoning district "Industrial Business Park (IB1, IB2)" of the Zoning and Development Bylaw 8500 to permit the addition of an Indoor Shooting Range to the City owned property at 7400 River Road.

The Richmond Rod and Gun Club has had a long standing indoor shooting program in the City for many years and its previous operations have maintained a high. The facility which will house the indoor shooting range will be under the City's purview via a legal agreement.

On this basis staff recommend support for the proposed Zoning Text amendment that will permit an indoor shooting range at 7400 River Road and that Zoning Bylaw 8500 Amendment Bylaw 9500 be introduced and given first reading.

It is further recommended that Council approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Regulating the Discharge of Firearms Bylaw No. 4183.



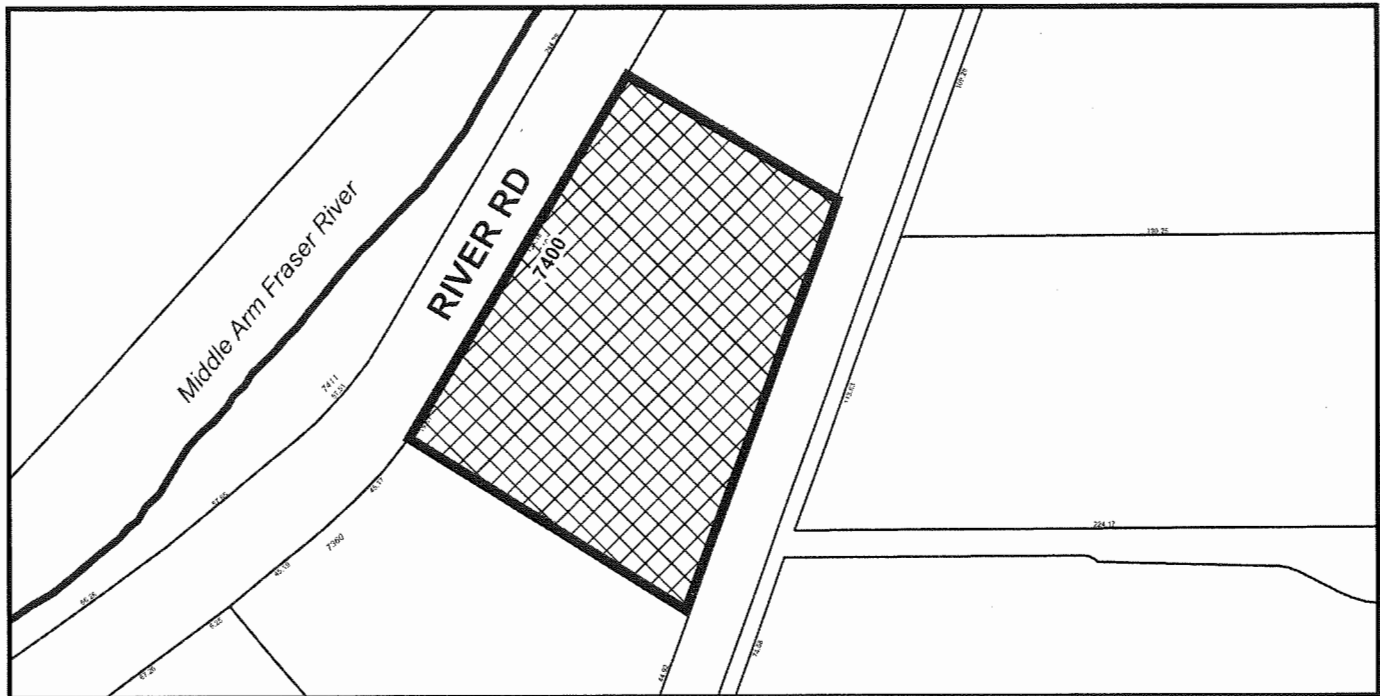
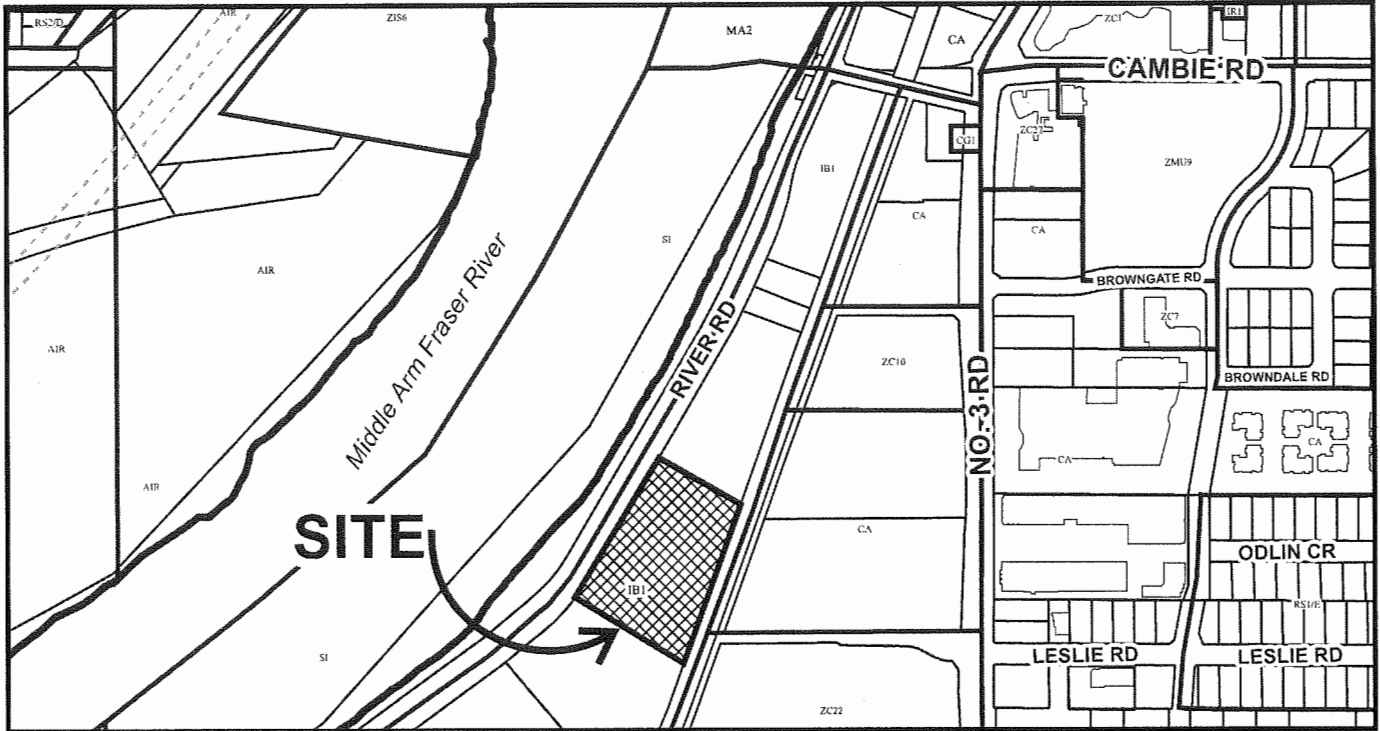
David Brownlee  
Planner 2

DCB:dcb /bk

- Attachment 1: Location Map
- Attachment 2: RRGCC Facilities Description
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations



# City of Richmond



ZT 15-710092

Original Date: 09/18/15

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



ZT 15-710092

Original Date: 09/21/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 203





Box 26551 Blundell Centre P.O.  
Richmond, B.C. V7C-5M9  
[www.rrgc.homestead.com](http://www.rrgc.homestead.com)

September 28, 2015

Policy Planning  
City of Richmond  
6911 No. 3 Road  
Richmond B.C. V6Y2C1

Subject: 7400 River Road Air Pistol

Richmond Rod and Gun Club hereinafter referred to as RRGc wishes to use part of the 7400 River Road spaced being leased from the City of Richmond by RRGc as an air pistol and air rifle range.

RRGC's objective is to have a facility that allows participants of the RRGc to use air pistols and air rifles in a controlled and safe environment. The facility will allow RRGc to continue to offer lessons to the public and community groups on the safe use of air pistols and air rifles.

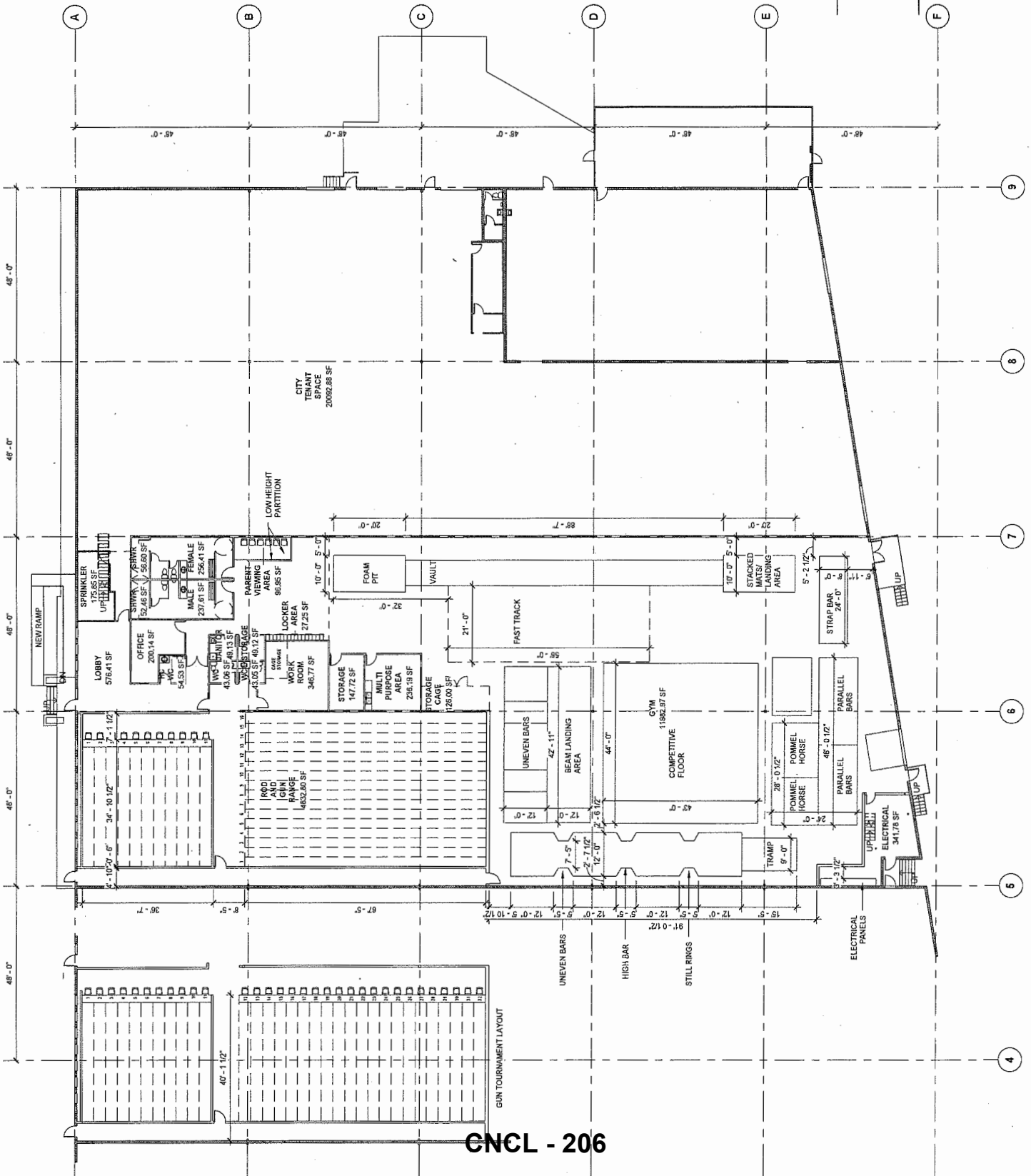
The proposed design of the air pistol and air rifle range will meet current Olympic shooting standards. The RRGc presently host two annual air pistol competitions that attract competitors from the other parts of the BC along with Alberta and Washington State.

Use of the firing range will be closely monitored by qualified range officers and instructors and will allow RRGc to continue to build on our already proven and respectful approach to the use of air pistols and air rifles within the lower mainland.



PROPOSED LAYOUT  
RICHMOND GYMNASTICS  
RELOCATION

OPT 2 Rev4  
SEPT 30, 2015  
PROJECT 170246





**ZT 15-710092**

**Attachment 4**

Address: 7400 River Road

Applicant: City of Richmond

Planning Area(s): City Centre – Sub Area: Aberdeen Village

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	City of Richmond	Same
<b>Site Size (m<sup>2</sup>):</b>	1.62 ha (4 acres)	Same
<b>Land Uses:</b>	Industrial Business Park	Same
<b>OCP Designation:</b>	Park	Same
<b>Area Plan Designation:</b>	Park	Same
<b>Zoning:</b>	Industrial Business Park (IB1, IB2)	Amended to allow Indoor Shooting Range as a permitted use
<b>Other Designations:</b>	Heritage – archaeological slough NEF – Area 1A	Same

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 1.0	Max 1.0	none permitted
Lot Coverage – Building:	Max. 60%	Max 60%	none
Setback – Front Yard (m):	Not Applicable	Not Applicable	none
Setback – Side (m):	Min. 3.0 m adjacent to residential	Not Applicable	none
Height (m):	25 m	10 m	none
Off-street Parking Spaces – Total	78	85	none



**Address:** 7400 River Road

**File No.:** ZT 15-710092

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, the developer is required to complete the following:**

1. The Richmond Rod and Gun Club, as operator of the indoor shooting range, is to submit proof of an active public liability and property damage insurance policy in accordance with Bylaw No. 4183 and to the satisfaction of the Director of Development, and;
2. The Richmond Rod and Gun Club, as operator of the indoor shooting range, is to submit proof that it has either applied to the Province of BC for a permit, has received a permit in accordance with the Provincial Firearm Act, or has been exempted by the Province from needing a permit.

**Prior to Building Permit Issuance, 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 MMCD Traffic Regulation Section 01570.
2. 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:**

- 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 \_\_\_\_\_  
**CNCL - 208**



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9500 (ZT15-710092)  
7400 River Road**

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

1. Richmond Zoning Bylaw 8500 is amended by replacing section 12.3.3 of the Industrial Business Park (IB1, IB2) zone with the following text:

**“12.3.3 A. Secondary Uses**

- **residential security/operator unit**

**12.3.3 B. Additional Uses**

- **indoor shooting range”**

2. Richmond Zoning Bylaw 8500 is amended by inserting the following as Section 12.3.11.5:

- “5. a) An **indoor shooting range** is only permitted on the following **site**:

7400 River Road

P.I.D. 003-752-534

Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

- b) An **indoor shooting range** located at 7400 River Road

P.I.D. 003-752-534

Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

is limited to the use of firearms which use propellant, compressed air or gas only.

- c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with Regulating the Discharge of Firearms Bylaw No. 4183 as amended.

- d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the Provincial Firearm Act.

- e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor.”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9500**”.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by <i>BLK</i>
APPROVED by Director or Solicitor <i>id</i>