



To: Planning Committee

Date: June 11, 2010

From: Brian J. Jackson
 Director of Development

File: RZ 09-503308

Re: Application by Quadra Coast Carriers for Rezoning at 16780 River Road from Agriculture (AG1) to a Proposed New Industrial Storage (IS1) Sub-Zone

Staff Recommendation

1. That Bylaw No. 8634 to create the Industrial Storage (IS1) sub-zone, be introduced and given first reading.
2. That Bylaw No. 8635 for the rezoning of 16780 River Road from "Agriculture (AG1)" to "Industrial Storage (IS1)", be introduced and given first reading.

Brian Jackson
 Director of Development

BJ:ke
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Quadra Coast Carriers has applied to rezone 16780 River Road (**Attachment 1**) from Agriculture (AG1) to Industrial Storage (IS1) to permit the property to be utilized for commercial vehicle parking and storage, outdoor storage and related accessory uses. The subject site is currently zoned Agriculture (AG1), but is not located in the Agricultural Land Reserve.

A related zoning amendment creates a new sub-zone within the Industrial Storage (IS) zone. This new Industrial Storage (IS1) sub-zone is proposed for the subject site at 16780 River Road. The Industrial Storage (IS1) sub-zone permitted uses is limited to commercial vehicle parking and storage, outdoor storage and minor related accessory uses (residential security/operator unit and accessory building). The on-site servicing of commercial vehicles or equipment is not permitted.

If appropriate, the Industrial Storage (IS1) sub-zone will be applied to similar applications for other properties applying for rezoning in the 16000 block of River Road. Separate, rezoning applications will be brought forward for Council consideration as they are submitted and processed by City staff. The following is a summary of current rezoning applications submitted in the 16000 block of River Road:

- 16360 River Road (RZ 10-523713) -- Proposal for commercial vehicle parking and storage and outdoor storage.
- 16540 River Road (RZ 10-524476) -- Proposal for light industrial development (cabinet manufacturing).
- Refer to **Attachment 2** for a map of the area.

Development Proposal

The proposal is to utilize a majority of the subject property as a staging area for parking and storage of trucks and semi-trailers. The site contains an existing single-family residential dwelling located at the front portion of the property. An accessory building with loading bay is situated at the rear of the site to facilitate commercial truck parking and storage operations on the site. The existing surface treatment of the areas utilized for truck storage and parking is gravel.

Background

In April 2009, three (3) separate rezoning applications submitted for six (6) properties in the 16000 block of River Road were denied on the basis that they were incomplete and did not meet applicable submission deadlines. As a result, staff could not complete a full review of the applications.

In February 2010, Council authorized staff to process the recently submitted rezoning application at 16780 River Road prior to the minimum 12 month resubmission interval required in the zoning and development bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Past property use offences related to the storage of commercial vehicles and trailers were noted on the site. In January 2010, commercial vehicles and trailers were being stored on the subject property in contravention of the bylaw; however, efforts were being made to remove the commercial vehicles. By February 2, 2010, Community Bylaws staff inspected the property and found it to be in compliance with the zoning bylaw (no commercial truck storage). Regularly scheduled inspections and monitoring were undertaken by Community Bylaws to ensure that commercial vehicles and trailers remained off the subject site. During a site inspection on March 9, 2010, a small number of trucks and trailers were identified on the property. Staff informed the proponent immediately and the trucks were removed from the property. At the time of the preparation of this report, City staff have inspected and confirmed that no commercial vehicles or trucks were located on the property.

Surrounding Development

To the North: River Road and the foreshore of the North Arm of the Fraser River

To the East: An AG1 zoned property.

To the South: An existing rail allowance and rail line. Further south are AG1 zoned properties located in the ALR.

To the West: An AG1 zoned property.

Related Policies & Studies

Official Community Plan

The 16000 block of River Road is designated for "Business and Industry" in the Official Community Plan (OCP). This OCP designation applies to all properties (including the subject site) along River Road between No. 7 Road to the west and the Kartner Road allowance to the east. A proposal to utilize the properties for commercial vehicle and outdoor storage complies with this OCP designation.

In the future, if properties want to redevelop into more traditional light industrial or business park industrial uses, a further rezoning application will be required. Staff anticipate that redevelopment to more intensive industrial uses will occur when:

- The area is directly serviced by appropriate sanitary, storm and water systems.
- Further extension of light industrial development east of Savage Road occurs.
- Appropriate land assembly and consolidation occurs.

When light industrial redevelopment occurs, the Business and Industry designation will accommodate more intensive use of the land. Development-specific servicing issues will be resolved through the development application process at that time.

During the interim, commercial vehicle and outdoor storage is considered an appropriate use so long as requirements contained in the Interim Action Plan for the 16000 block of River Road (**Attachment 4**) are addressed.

Interim and Long Term Action Plan – 16000 Block River Road

Council approved The Interim and Long Term Action Plan (**Attachment 4**) on February 11, 2008, which provides a framework and specific issues to be addressed for proposals involving commercial vehicle and/or outdoor storage. The Interim Action Plan identifies specific engineering, transportation and environmental/soil issues to be addressed and required information to be submitted in conjunction with rezoning applications. The Interim and Long Term Action Plan was developed in conjunction with and feedback from the public and property owners in the area. Staff confirm that the following materials have been submitted and are acceptable for the purposes of bringing forward the rezoning application to Planning Committee and Council for consideration:

- Traffic Impact Assessment undertaken by a professional transportation engineer that examines the existing road network and recommended mitigation measures.
- Professional consultant undertook an environmental site assessment to examine if there are any contamination issues specific to the property. The environmental consultant report was also reviewed by the Ministry of Environment. Based on the report, the Ministry indicated they are prepared to release the application, which would enable the City to continue to process the rezoning on the condition that:
 - The proponent retains a qualified environmental consultant to identify, characterize and appropriately manage any potential contaminated soil and/or groundwater encountered during any excavation work at the site;
 - The City of Richmond contacts the Ministry for further advice in connection with any future applications for the site.
- A preliminary landscape screen plan proposed for the frontage of the property (along River Road) has also been submitted in conjunction with the rezoning.

More detailed description and discussion of the above referenced issues are contained in the forthcoming sections of this staff report.

Public Input

Through the Council review of land uses in the 16000 block of River Road from 2007 to 2009, concerns have been raised about:

- Illegal use of a number of properties in the area for commercial truck and general outdoor storage, which is not presently permitted in the zone.
- Inappropriate use of access roads to the site (i.e. River Road east of the sites and No. 7 Road).
- Related negative impacts and safety concerns about trucks travelling to and from the site from River Road.

As a result, the Interim Action Plan was developed to respond to public concerns. Specific provisions included in the subject rezoning application that address previous issues raised by residents are as follows:

- The OCP identifies this portion of River road for business and industrial uses. A proposal for commercial vehicle storage complies with the OCP designation.

Commercial vehicle and related outdoor storage is an appropriate interim use that can be considered prior to the consideration of more intensive light industrial development sometime in the future.

- The proponent at 16780 River Road has ceased all commercial related storage and parking activities on the subject site during the processing of the rezoning application and will not be permitted to continue operations until Council considers and makes a final decision on the rezoning.
- Provisions are included in the rezoning to ensure:
 - Proper routing for trucks travelling to and from the subject property through signage and driveway access controls. These provisions would ensure that commercial trucks would only be able to access the site if travelling eastbound on River Road from No. 6 Road. Commercial trucks exiting the site would only be permitted to turn left (westbound direction), which would not allow eastbound truck travel on River Road from the subject site. This would be achieved through a specific traffic control measure (recommended by the proponents traffic consultant) implemented at the driveway access to the property that would not physically enable trucks to make a right hand turn onto River Road from the subject site.
 - Appropriate signage will be implemented on the City road allowances to identify the appropriate route of travel for commercial trucks travelling to and from the area, which is via River Road from No. 6 Road (River Road west of the subject site).

Analysis

Proposed Zoning

The proposed zoning limits the permitted uses for the subject site to allow:

- Commercial vehicle parking and storage.
- Outdoor storage.
- Related accessory uses and buildings (residential caretaker dwelling)

The proposed zoning does not permit servicing of commercial vehicles and other industrial related uses. Zoning is constrained so that uses and activities on the subject property are limited to commercial vehicle parking and storage only. Redevelopment to more intensive industrial uses (i.e., warehouses, industrial manufacturing) will require a subsequent rezoning application in the future. The zoning approach proposed for the subject application at 16780 River Road will also be applied to other similar rezoning proposals involving only commercial vehicle and outdoor storage in the 16000 block of River Road.

Flood Plain Covenant

Registration of a flood plain covenant identifying a minimum flood construction level of 3.1 m is required. This will be a rezoning consideration to be completed prior to final adoption of the rezoning (refer to **Attachment 5** for list of rezoning considerations).

Transportation Issues and Requirements

Traffic Impact Assessment (TIA) and Recommended Mitigation Measures

A TIA was submitted to confirm that the existing road lining and configuration could accommodate commercial sized vehicles accessing the subject site. Recommendations were also made by the proponent's traffic consultant to propose mitigation measures aimed at limiting commercial vehicle travel on River Road east of the subject site.

The objective of the traffic mitigation measures would be to facilitate commercial vehicle truck travel via River Road west of the subject site. The TIA has been reviewed by staff who support the following recommended mitigation measures proposed by the applicant's traffic consultant:

- Implementation of a new angled access to the subject site that would restrict left-in/right-out turning movements to and from the subject site as large commercial vehicles would not be able to make the turns due to tight turn geometry of River Road.
- Implementation of signage indicating:
 - No right turns from the subject site onto River Road (sign posted on north side of River Road directly adjacent from driveway access to River Road)
 - Truck route directional travel signage to facilitate travel on River Road west of No. 7 Road (sign(s) posted along River Road in the vicinity of the No. 7 Road intersection)
- Submission and approval of a design for a new angled driveway along with receipt of payment for associated costs of producing and posting signage within City road allowances are items to be completed prior to final adoption of the rezoning.

Note that River Road east of No. 7 Road is weight restricted to 9 tonnes; however, with proper zoning in place to permit the use (commercial vehicle truck storage and parking), trucks would be permitted to take the shortest route to the designated lot for business purposes.

Shared Driveway Along River Road

A shared driveway access configuration for properties along the 16000 block of River Road is not possible as the various property owners are not willing to grant access across their lots. In order to achieve the objective of removing individual driveways accessing River Road and to reduce the impact of commercial related traffic on this portion of River Road, the following is being secured through this rezoning application:

- The proposed angled driveway access will restrict commercial vehicle truck travel east of the subject site and require trucks to access and exit the site to and from the west, thereby limiting the impact on River Road.
- Registration of a restrictive covenant that requires the existing vehicle access from River Road for the subject site (16780 River Road) to be removed once the new road to the south is constructed and services the property.

Further Assessment of River Road

The TIA submitted for the project confirmed that the proposed commercial truck storage use, in conjunction with existing vehicle use of River Road, can be accommodated by the existing pavement width and road geometry in the area. The TIA also recommended mitigation measures to ensure commercial vehicle traffic be routed to and from the west, thus minimizing the use of River Road. This TIA is sufficient to address the provisions of the Interim Action Plan and issues specific to the development and site.

In July 2007, Engineering staff conducted a preliminary assessment of River Road between No. 6 Road and No. 8 Road. At that time, staff identified no adverse impacts or significant deterioration to road infrastructure.

The long term transportation objective in this area is to remove individual property access along River Road for future industrial developments with the creation of a new industrial standard road that would run parallel to and south of River Road and provide the main vehicle access to these properties.

Future development either in the form of commercial vehicle storage or light industrial uses will impact the function of River Road. In conjunction with development application activity on the properties, a more detailed comprehensive review of River Road has been identified but would be onerous for one property to incur the costs and resources required to undertake this study. As a result, staff recommend that a proportionate amount of funds (based on property area) be voluntarily contributed to the City for the purposes of undertaking future transportation and engineering assessment of River Road in conjunction with other City-wide objectives in the area. Submission of the contribution (in the amount of \$10,000) will be secured as a rezoning consideration.

Landscape Screen Provisions

A preliminary landscape buffer and screen plan has been submitted for the subject site. The buffer area is located parallel to the site's River Road frontage and outside of the existing Riparian Management Area (15 m). The landscape buffer consists of the following:

- A 3 m wide landscape planted strip containing a combination of trees, screen shrubs and hedging.
- A 2 m high fence situated behind the landscape planted strip.
- A preliminary draft of the landscape plan is contained in **Attachment 6**.

Due to the recommendation for an angled access driveway to limit turning movements on River Road contained in the proponent's Traffic Impact Assessment, future work to modify the existing ditch crossing and vehicle access to the site may impact the landscape buffer screen as currently proposed. As a result, finalization of a plan for the landscape buffer screen and submission of a landscape letter of credit to ensure implementation of the plan is a rezoning consideration to be completed prior to final adoption.

Ministry of Environment Release of Rezoning Application

The site profile and related consultant's report conducting an environmental site assessment was forwarded to the Ministry of Environment for review and comment. Ministry staff have agreed to a release of the rezoning, which enables the City to proceed with the processing of the application. This also addresses the requirement identified in the Interim Action Plan to confirm that the site does not pose a contamination risk or negative impact to surrounding areas.

Servicing Capacity Analysis

An engineering capacity analysis to examine city storm, sanitary and water systems is not required as no development or buildings are proposed for activities involved in the commercial vehicle parking and storage operation. Appropriate servicing capacity analysis will be required for future industrial use rezoning applications to examine capacity and upgrades (if necessary) to City systems impacted by the development. The existing water, storm (drainage canal along

River Road) and on-site septic sewage disposal system is sufficient to service the proposed activities on the property.

Road Dedication Requirements

A 20 m wide road dedication along the entire southern edge of the subject property is required to facilitate the implementation of an appropriately designed road to provide access to properties in the 16000 block of River Road in the future. This east-west proposed future road running along the southern edge of the 16000 block of River Road is intended to be utilized as the main access for redeveloped industrial properties along this portion of River Road. This future road cannot be physically implemented or made operational at this time; however, road dedications are being secured now so that the opportunity remains to implement the road in the future with further development. Road dedication along the south property line of lots in the 16000 block of River Road is also an identified requirement in the Interim Action Plan.

Environmentally Sensitive Area (ESA)

A small narrow strip of land approximately 10 m wide has an existing ESA designation. Based on an analysis of air photos and a site survey, existing landscaping and habitat areas have already been significantly modified due to past site preparation and clearing activities on the subject property.

The required road dedication requirements along the southern edge of the property will encompass all of the ESA. Mitigation for the already modified habitat area is recommended to be addressed through any future rezoning on the subject site to allow a light industrial land use or when the City constructs the road. At that time, implementation of the new road in the dedicated allowance along the south edge of the property will occur and an ESA enhancement planting scheme can be reviewed by the City as part of the future design of the road.

Riparian Management Area (RMA - 15 m)

A 15 m RMA exists along the subject site's River Road frontage. The proponent has submitted a survey to confirm the 15 m setback measured from the high water mark of the riparian canal on the south side of River Road.

Landscaping and screening provisions proposed along the River Road frontage of the site are located outside of the identified 15 m RMA setback area. The only development to occur within the Riparian Management Area will be the modification or construction of a new culvert driveway crossing that provides access to the subject site. The purpose of modifying or constructing a new culvert (ditch) crossing is to ensure that vehicle access and egress to the site is limited to right-in (enter) and left-out (exit) vehicle movements as recommended by the proponents traffic impact assessment and to restrict truck travel on River Road.

A new culvert crossing will require a permit (Ditch Crossing Permit) from Engineering. Through the ditch crossing permit, an assessment of the impact on the Riparian Management Area will be undertaken through this permitting process in conjunction with any recommended mitigation works. Department of Fisheries and Oceans review is also required for Ditch crossings along this portion of River Road.

Through a future rezoning application for light industrial uses on the subject property, further review of the RMA in conjunction with the development proposal will be undertaken along with any required enhancement plantings and mitigation associated with the RMA.

Conclusion

The rezoning application to enable commercial vehicle parking and storage activities at 16780 River Road addresses the transportation, landscape/screening and environmental issues associated with the proposal. Staff support the proposal as commercial truck parking and storage complies with existing OCP land use designations and is contingent on the proponent completing the necessary rezoning considerations associated with the application.


Kevin Eng
Planner 1

KE:rg

Attachment 1: Location Map

Attachment 2: Current Rezoning Applications – 16000 Block of River Road

Attachment 3: Development Application Data Sheet

Attachment 4: Interim Action Plan

Attachment 5: Rezoning Considerations

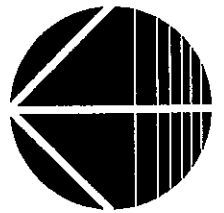
Attachment 6: Preliminary Landscape Plan

Original Date: 12/03/09

Revision Date:

Note: Dimensions are in METRES

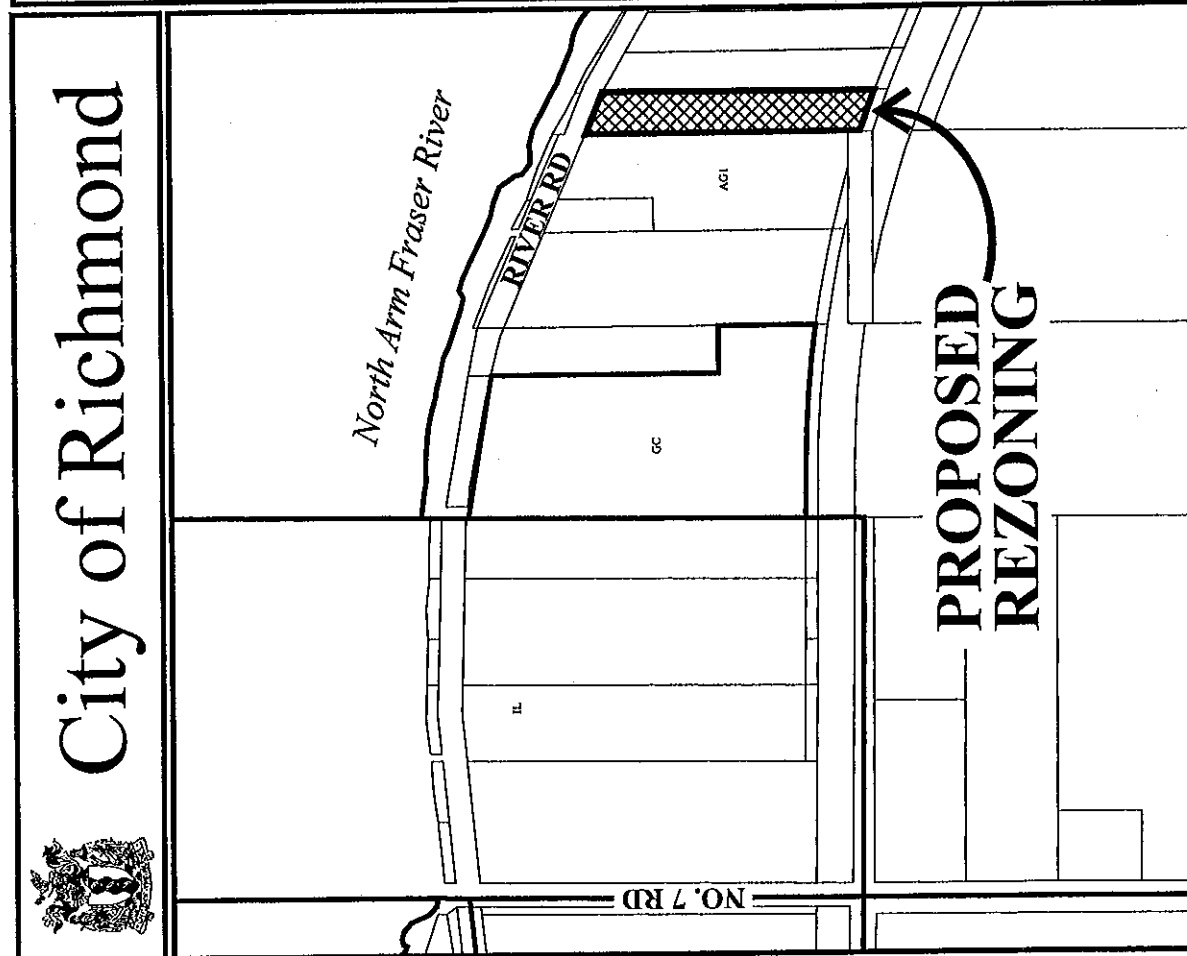
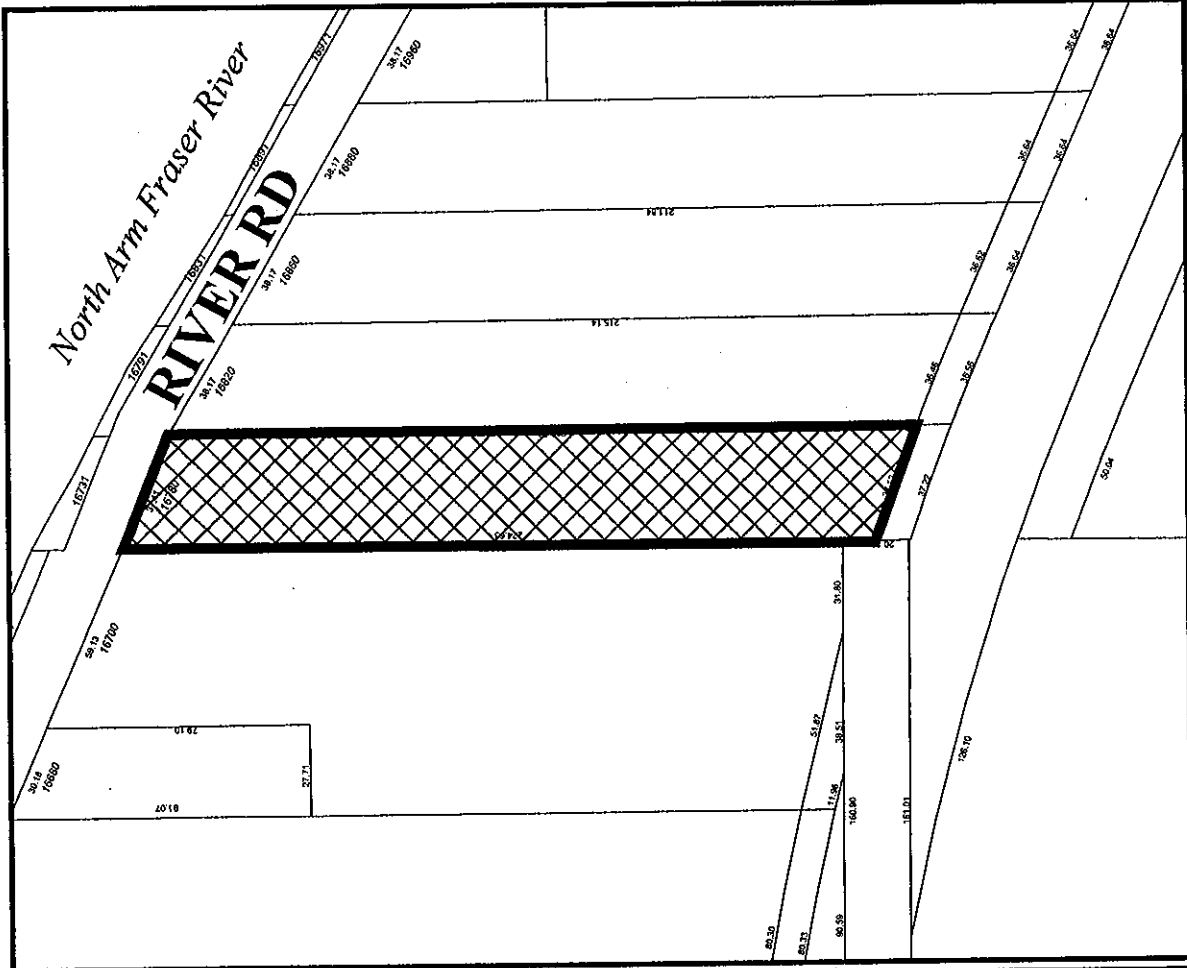
RZ 09-503308



City of Richmond



PROPOSED REZONING



North Arm Fraser River

**SUBJECT
PROPERTY**

RIVER RD

NO-7 RD

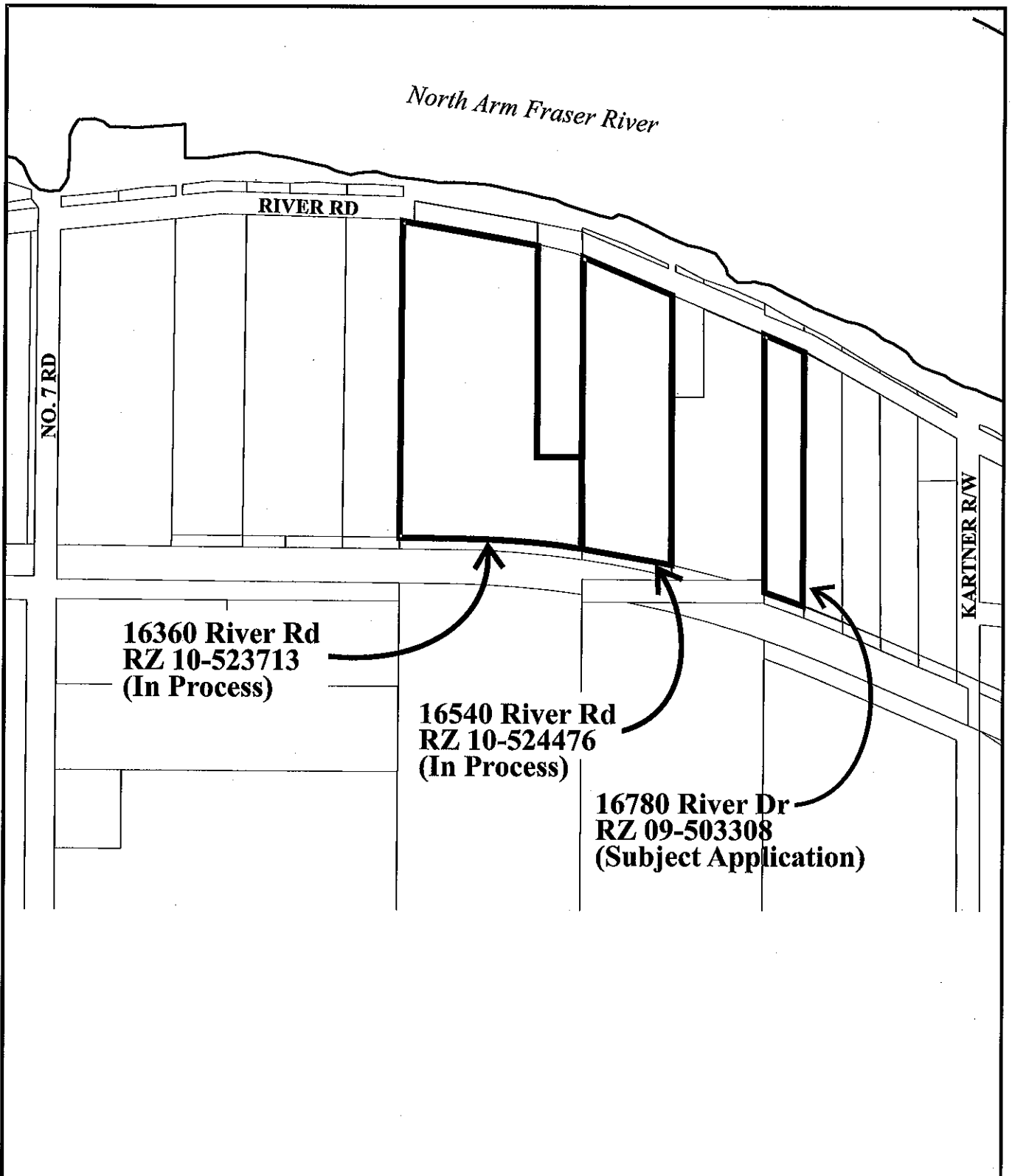


RZ 09-503308

Original Date: 12/03/09

Amended Date:

Note: Dimensions are in METRES



Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 06/08/10

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 09-503308 **Attachment 3**

Address: 16780 River Road

Applicant: Quadra Coast Carriers

	Existing	Proposed
Owner:	Quadra Coast Carriers	No change
Site Size (m²):	7,883 m ²	7,140 m ² (after dedication)
Land Uses:	Vacant yard previously used for commercial truck storage; single-family dwelling; loading dock structure	Commercial vehicle storage
OCP Designation:	Business and Industry	No change - Complies
Zoning:	Agriculture (AG1)	New Industrial Storage (IS1) sub zone
Other Designations:	Environmentally Sensitive Area (South edge of property) Riparian Management Area (15 m along River Road)	No Change

Zoning Regulations	Bylaw Requirement (Proposed IS1 Sub Zone)	Variance
Permitted Uses:	<ul style="list-style-type: none"> Commercial vehicle parking and storage Outdoor storage Residential security/operator unit Accessory Buildings 	None permitted
Floor Area Ratio:	Max. 0.08	None permitted
Lot Coverage – Building:	Max. 8%	none
Setback – Front Yard (m):	Min. 6 m	none
Height (m):	Commercial truck parking and storage; Outdoor storage activities limited to 4.5 m maximum height	none

The City of Richmond
Interim Action Plan
16,000 Block of River Road
(Revised based on Public Consultation Feedback)

Land Use

- The 16,000 block of River Road:
 - Is currently designated for 'Business and Industry' in the City's Official Community Plan (OCP).
 - Outdoor parking and storage of vehicles and goods would be consistent with the existing OCP land use designation.
 - This land is not within the Agricultural Land Reserve.
 - Agri-Industrial service activities (operations that support or are directly related to a farm) can also be considered as a potential land use under the "Business and Industry" designation.
- The 17,000 block of River Road:
 - No land use changes are proposed as part of the Interim Action Plan as the properties are contained within the Agricultural Land Reserve and designated for "Agriculture" in the existing OCP.

Proposed Approach to Rezoning Applications

- The City is proposing a restrictive Comprehensive Development District zone in this area. This will allow (if permitted) outdoor storage and parking of vehicles and goods under a set of regulations and conditions – Fencing; Screening; Storage Setbacks; Permeable surface treatment.
- The proposed Comprehensive Development District zone will limit the uses and restrict the amount and size of buildings.

Technical Objectives and Issues*Engineering*

- The 16,000 block of River Road is currently **not** adequately serviced by City storm and sanitary systems to sufficiently support intensive light industrial activities involving warehousing/manufacturing buildings or agri-industrial service uses.
- Rezonings proposing outdoor vehicle storage and parking can be considered, as this use would have minimal impacts on City services.

Transportation

- Vehicle access for traffic generated from proposed uses (i.e., commercial vehicle parking and storage) is to be arranged to mitigate the use and related impact of truck traffic on River Road.
- City staff have recommended that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate traffic assessments and upgrades to applicable portions of River Road and No. 7 Road must be undertaken.

Existing Soil/Fill Conditions

- Confirmation from the Ministry of Environment that any fill previously located on the sites does not pose a contamination risk or negative impact to surrounding areas. A report prepared by the appropriate professional is required to be submitted to the Ministry of Environment to confirm this. The rezoning applicants are to undertake this process, keeping City staff informed of progress and approvals.

Rezoning Considerations (To be completed by the rezoning applicants)

- ❑ Submit an acceptable fence and landscape buffer scheme.
- ❑ Registration on title legal agreements securing shared vehicle access by rezoned properties and restricting access to River Road based on the recommendations set out in the traffic assessment and approved by the City (*additional consideration based on public feedback*).
- ❑ Complete a traffic assessment of **River Road** from No. 7 Road to the eastern extent deemed to be impacted by traffic generated by properties along River Road (16,000 Block).
- ❑ Complete a traffic assessment of **No. 7 Road** from Westminster Highway to River Road by traffic generated by properties along River Road (16,000 Block)(*additional consideration based on public feedback*).
- ❑ Any traffic control measures, joint access infrastructure or road upgrades, including any traffic calming features to minimize the truck impacts in the area, identified as part of the traffic assessment of applicable portions of River Road and No.7 Road (reviewed and approved by City staff) will be the responsibility of the rezoning applicants to complete (*additional consideration based on public feedback*).
- ❑ Dedication of a 20 metre wide strip of land along the south property line of each property to facilitate the creation of a new road.

Forthcoming Process

- ❑ Rezoning applicants will be given a deadline of March 31, 2008 to complete the necessary studies and plans and submit the following materials to City staff for review:
 - Traffic assessments for applicable portions of River Road and No. 7 Road (*additional consideration based on public feedback*).
 - Geotechnical reports, which have been forwarded to the Ministry of Environment for review and approval, to confirm that the sites do not pose any contamination risk or negative impact to surrounding areas.
 - A buffer and landscaped screen plan for the properties under rezoning application.
- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

**The City of Richmond
Long-Term Action Plan
16,000 Block of River Road**

(Revised based on Public Consultation Feedback)

Land Use Examination

- ❑ Monitor outdoor vehicle and goods parking/storage to ensure compliance to regulations and Interim Action Plan provisions.
- ❑ Future rezoning applications will be required, should property owners wish to undertake more intensive light industrial activities or agri-industrial service activities.
- ❑ Intensive light industrial uses or agri-industrial service activities is consistent with the existing City's Official Community Plan (OCP) 'Business & Industry' land use designation.
- ❑ Review agri-industrial service operations to determine if specialized zoning provisions are required.

Technical Objectives and Issues

Traffic and Transportation

- ❑ Establishment of a new road access east of No. 7 Road to serve as the future vehicle access to potential light industrial activities.
- ❑ The proposed alignment for a new road east of No. 7 Road is along the south property line of the River Road properties (a 20 metre wide future road dedication will be secured through current rezoning applications).
- ❑ Design and construction of a new road east of No. 7 Road would be undertaken when the road can be made functional.

City Servicing

- ❑ Intensive light-industrial uses and agri-industrial service activities will require the appropriate servicing infrastructure (sanitary, storm and water systems), which entails significant works to be undertaken.
- ❑ Resolution of City servicing constraints will be required through future rezoning applications in this area to more intensive light industrial uses.

Forthcoming Process

- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

Rezoning Considerations

16780 River Road
RZ 09-503308

Prior to final adoption of Zoning Amendment Bylaw 8635, the developer is required to complete the following:

1. 20 m wide dedication of land along the entire southern edge of the subject property for the purposes of a future new road.
2. Registration of a Restrictive Covenant on title identifying that the existing vehicle access and ditch crossing providing access to the subject site from River Road must be removed at the sole cost of the property owner once the new road servicing the subject site is constructed.
3. Registration of a Flood Plain Covenant on title identifying a minimum flood construction level of 3.1 m.
4. Final approval from the Director of Development of a landscape buffer plan along the River Road frontage of the subject site.
5. Submission of a letter of credit (based on a cost estimate provided by the consulting landscape architect) for the required landscape buffer screen.
6. Submission and approval (from the Director of Transportation) of a design for the angled driveway vehicle access to the subject site from River Road that restricts certain vehicle movements to and from the subject site as recommended by the applicant's Traffic Impact Assessment, including submission and approval of an appropriate ditch crossing permit if required by the new design for the vehicle access from River Road.
7. Payment of \$1,000 for the generation and posting of the necessary traffic control signs as recommended in the applicant's Traffic Impact Assessment.
8. Voluntary contribution of \$10,000 for the purposes of undertaking further engineering and transportation assessments of River Road.

[Signed original on file]

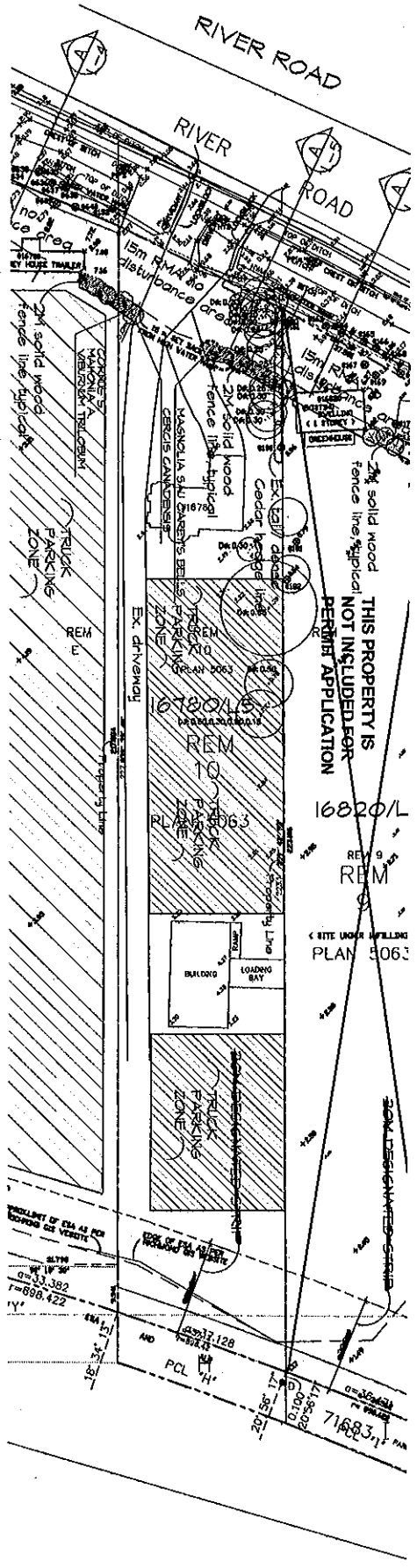
Signed

Date

PRELIMINARY

FRED LIU & ASSOCIATES, INC.
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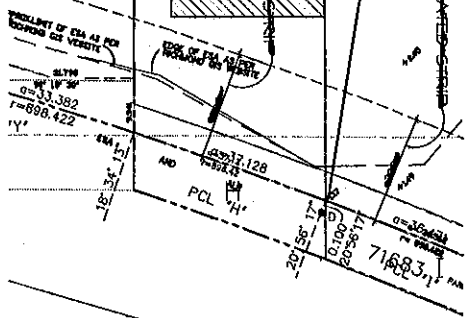
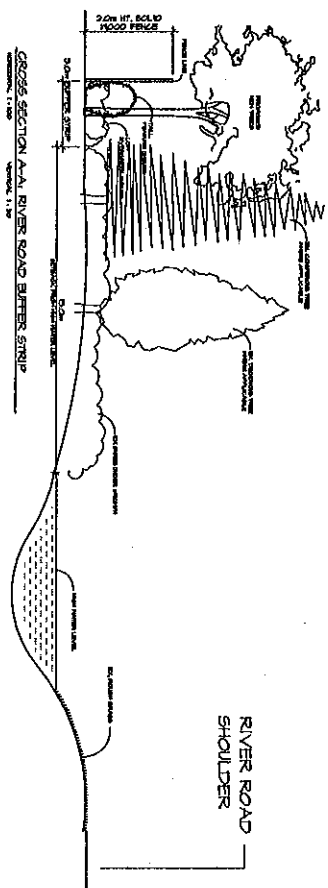
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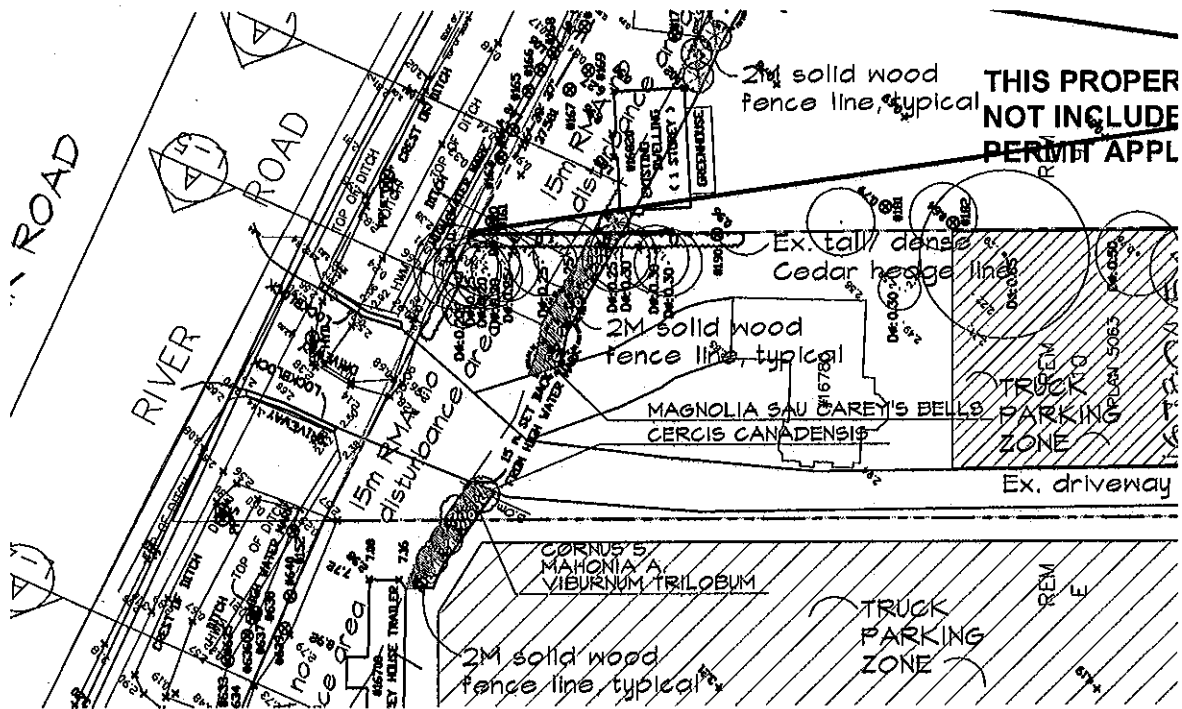
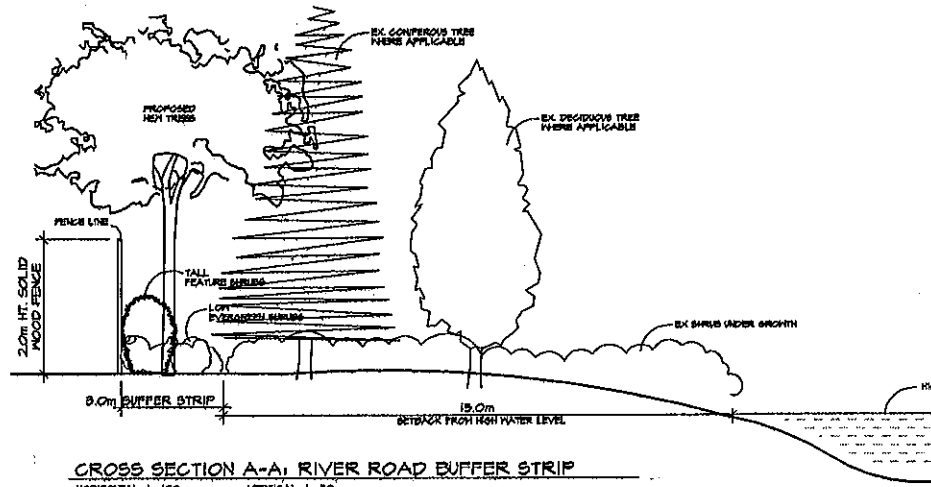
THIS PROPERTY IS NOT INCLUDED FOR PERMIT APPLICATION

16820/L

RE 9
 REM 9
 SITE UNDER FILLING
 PLAN 5063



Landscape detail—Close up



Copyright, all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of the office.

FRED LIU & ASSOCIATES, INC.
 BCSLA CSLA ASLA
 2080 Scarborough Avenue Vancouver BC V5P 2L9
 FAX: 604-9150 TEL: (604) 327-7541

No.	Date	Revision
#1	Apr. 20, 2009	Overall upgrading to meet City's requirements stated on Sept. 12 letter and as per Attach #1 conditions, revised all planting and plant list.
#2	Nov. 18, 2009	Overall upgrading & adjustments to delete planting strips along south P.L. as per agreement with the City of Richmond; shown truck parking areas.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8634 (RZ 09-503308)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Repealing the existing text in Section 12.5.1 and replacing it with the following:

“12.5.1 Purpose

The **zone** provides for storage and shipping **uses**. The **zone** is divided into 2 sub-zones: IS for **sites** used for storage, shipping and industrial **uses**; IS1 for **sites** used for **commercial vehicle parking and storage and outdoor storage uses only.**”

ii. Repealing the existing text in Section 12.5.4 and replacing it with the following:

“12.5.4 Permitted Density

1. The maximum **floor area ratio** is:

a. 1.0 for **sites** zoned IS;

b. 0.08 for **sites** zoned IS1.”

iii. Repealing the existing text in Section 12.5.5 and replacing it with the following:

“12.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is:

a. 50 % for buildings on **sites** zoned IS;

b. 8% for **sites** zoned IS1.”

iv. Inserting the following text into the Permitted Heights (Section 12.5.7)

“12.5.7.3 Commercial vehicle parking and storage and outdoor storage uses are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height.”

v. Inserting the following text into the Landscaping and Screening (Section 12.5.9)

“12.5.9.2 Landscaping and screening shall consist of a 3.0 m wide landscape screen and a fence situated along the road frontage for sites zoned IS1.”

vi. Inserting the following text into the Other Regulations (Section 12.5.11)

“12.5.11.2 The following are **permitted uses** for **sites** zoned IS1 subject to the restrictions in Section 12.5.11.3:

- a. **commercial vehicle parking and storage;**
- b. **outdoor storage;**
- c. **residential security/operator unit.**

12.5.11.3 The following are prohibited from occurring on **sites** zoned IS1:

- a. **Outdoor storage** of wrecked or salvaged goods and materials;
- b. **Outdoor storage** of food products;
- c. **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
- d. **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
- e. Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
- f. servicing of **vehicles** or equipment.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8634**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8635 (RZ 09-503308)
16780 RIVER ROAD

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

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

P.I.D. 003-427-463

Lot 10 Except: 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 8635".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and readings.

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

MAYOR

CORPORATE OFFICER