



City of Richmond

Report to Committee Planning and Development Department

To Council - Feb 25, 2013
To Planning - Feb 19, 2013

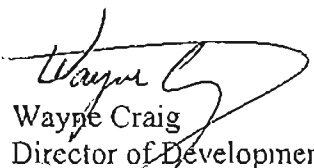
To: Planning Committee
From: Wayne Craig
Director of Development

Date: February 4, 2013
File: RZ 10-523713
12-8060-20-8998

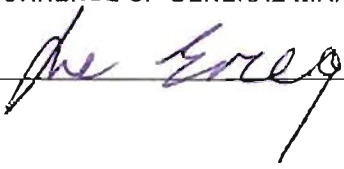
Re: Proposed Amendments to the Light Industrial (IL) Zoning District and Application by Berane Construction Ltd. for Rezoning at 16360 River Road from Golf Course (GC) to Light Industrial (IL)

Staff Recommendation

That Bylaw 8998, to amend the "Light Industrial (IL)" zoning district and to rezone 16360 River Road from "Golf Course (GC)" zoning district to the amended "Light Industrial (IL)" zoning district, be introduced and given first reading.


Wayne Craig
Director of Development

WC:ke
Att.

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

Staff Report

Origin

Berane Construction Ltd has applied to the City of Richmond to rezone 16360 River Road from Golf Course (GC) zoning district to the Light Industrial (IL) zoning district in order to permit commercial truck parking, outdoor storage and development of a limited area light industrial building on the subject site in the future (**Attachment 1 – Location Map**). Amendments to the Light Industrial (IL) zoning district are also being proposed as part of this application.

Background Information – Interim Action Plan and Rezoning in the 16,000 Block of River Road

Timeline – Rezoning and Council Direction for the 16,000 block of River Road

- 2008 – Richmond City Council approves the Interim and Long-Term Action Plans for the 16,000 block of River Road, which outlines provisions for the consideration of commercial vehicle truck parking, outdoor storage and limited light industrial development in this area as an interim use prior to intensive industrial redevelopment (i.e., warehousing and manufacturing) in the future when City services and infrastructure is available. Both the interim land uses proposed and future light industrial redevelopment comply with the 2041 Official Community Plan.
- September 2010 – 16780 River Road (RZ 09-503308) received rezoning approval for commercial truck parking (no restrictions). The approved zoning for the site also permits outdoor storage under certain conditions. Currently, this site is being utilized for truck parking only.
- 2011 – Staff undertakes a Council directed review of the Interim Action Plan for the 16,000 block of River Road.
- November 2011 – 16540 River Road (RZ 10-524476) received rezoning approval for commercial truck parking (with restrictions on type and number of commercial vehicles) and a limited area light industrial building (i.e., cabinet manufacturer).
- January 23, 2012 – Council reaffirms the Interim Action Plan as a result of the staff review conducted in 2011. Council also requested traffic counts in 2012 with results to be reported back at the end of 2012 to determine if any changes should be considered to the Interim Action Plan.
- July 2012 – 16540 River Road (ZT 12-610945) received zoning text amendment approval that removed previous restrictions on the type and number of trucks that could be parked on this property. Currently, truck parking is occurring on the subject site.
- December 2012 – Council consideration of a report on traffic counts around the 16,000 block of River Road and staff recommendation to continue processing rezoning applications for commercial truck parking, outdoor storage and other interim uses in accordance with the Interim Action Plan.
- January 21, 2013 (Public Hearing) – 16700 River Road (RZ 12-603740) received 2nd and 3rd reading of the zoning bylaw to permit commercial truck parking and outdoor storage on this site.
- A map of approved and in process rezoning applications in the 16,000 block of River Road is contained in **Attachment 2**.

Recent Council Direction on the Interim Action Plan for the 16,000 block of River Road

In December 2012, a report was forwarded to Council that provided:

- Information on truck traffic counts undertaken in 2012 along River Road (east of Nelson Road) and No. 7 Road (between Bridgeport Road and River Road) and comparison of historical traffic counts taken in this area.
- Recommended that no revisions be made to the Interim Action Plan for the 16,000 block of River Road that permitted commercial truck parking so long as provisions identified in the Interim Action Plan are addressed through the processing of rezoning applications.

A summary of the truck traffic count data and map of traffic count locations forwarded to Council in December 2012 is contained in **Attachment 3** for reference. Based on the two weekly traffic counts undertaken in 2012, there is no observed increase in truck traffic movements along River Road (east of Nelson Road) or No. 7 Road (between Bridgeport Road and River Road) in comparison to historical traffic counts completed in 2006 and 2011 along River Road and 2010 and 2011 along No. 7 Road.

Traffic control measures implemented at two sites approved for truck parking at 16780 and 16540 River Road to ensure that truck travel would occur only on portions of River Road west of each site's vehicle access and out to No. 6 Road supports the traffic count data completed in 2012, which shows an actual decrease in truck movements at both locations along River Road and No. 7 Road. Staff will continue to secure these traffic control measures, including physical channelization at each site's vehicle access and signage, through rezoning applications to ensure truck travel only occurs on permitted portions of River Road.

Background Information – 16360 River Road

This property was rezoned in 1994 to Golf Course (GC) zoning based on a proposal submitted by the owner at the time. However, no golf course or driving range facility was developed on the site and the existing Golf Course (GC) zoning has remained on the subject site. The subject site was excluded from the Agricultural Land Reserve along with remaining properties in the 16,000 block of River Road as part of one application that was approved by the Agricultural Land Commission in 2000.

Project Summary

The proposal is to utilize a majority of the existing property (current area 35,698 sq. m or 8.8 acres) for commercial truck parking, general outdoor storage and a future limited area light industrial building (**Attachment 4** – Preliminary Site Plan).

The subject site is primarily vacant and consists of a level compacted gravel surface on top of fill that was previously brought on the subject site. An existing culvert crossing is located at the northwest corner of the site providing access from River Road. An existing chain link fence is located around the perimeter of the subject site. Along the site's River Road frontage, there is an existing Riparian Management Area (RMA) (15 m) associated with the canal between the site and road. There have been some modifications to the RMA on the subject site consisting of a culvert crossing, raising the elevation through previous filling activities, implementation of fencing/landscape hedging and the placement of 3 mobile trailers located along the north edge of the site. These modifications and works were done prior to the 2005 establishment of the

Provincial Riparian Area Regulations and subsequent City of Richmond Riparian Management Area response in 2006. The approach to addressing these modifications to the RMA is addressed in latter sections of this report.

The applicant proposes to utilize the site for general commercial truck parking. Other proposed activities include outdoor storage, on a longer term basis, for recreational vehicles, boats, storage containers, general machinery and equipment. The total number of commercial trucks that can be parked at one time on the subject site is not known as the proposed operation involves a mix of activities and is subject to market demand for either longer term outdoor storage activities or daily commercial truck parking. In general, the applicant has indicated that truck parking activities involving more frequent vehicle movements will be organized to enable ease of accessing and exiting the site while longer term outdoor storage uses and recreational vehicle/boat storage activities will be located on remaining areas of the site.

The applicant has also requested in the rezoning application that a limited area light industrial building be permitted on the subject site. Currently, the applicant does not have any specific plans for development of a light industrial building (i.e., location of building or proposed use), but has included this potential for development in the rezoning application. Staff analysis of permitting limited area industrial development is contained in a latter section of this report. A Development Application Data Sheet is contained in **Attachment 5**.

Findings of Fact

Community Bylaws – Property Use Compliance/Truck Enforcement Measures along River Road
Community Bylaws staff have confirmed that the subject site is in compliance with current Golf Course (GC) zoning on the property that does not allow truck parking or outdoor storage. Removal of all non-compliant uses (i.e., truck parking and general vehicle/equipment storage) was confirmed in November 2010 by Community Bylaws staff and 16360 River Road has remained in compliance with zoning throughout the processing of the rezoning application.

Future Traffic Counts

Continued monitoring of truck traffic through traffic counts taken at previous locations (River Road east of Nelson Road and No. 7 Road between Bridgeport Road and River Road) will be undertaken by Transportation staff in 2013 and 2014. The additional monitoring over the next two years will be able to account for the approved and in process rezoning applications for truck parking in the 16,000 block of River Road to ensure all approved operations are adhering to truck travel restrictions. Data collected in the next two years will also be compared to past traffic count trends. Staff will update Council on any significant increase or change in truck traffic counts in this area.

Surrounding Development

To the North: River Road, 15 m RMA associated with the adjacent open canal and the foreshore of the Fraser River.

To the East: An Agriculture (AG1) zoned neighbouring property containing an existing dwelling (16500 River Road). Further east and adjoining the south portion of the subject site is a Light Industrial (IL) zoned property at 16540 River Road

(RZ 10-524476 – Approved November 2011; ZT 12-610945 – Approved July 2012) that contains a caretaker residence and area being utilized for truck parking and a future limited area light industrial building.

To the South: An existing rail right-of-way and active rail line. Further south are Agriculture (AG1) zoned properties contained in the ALR.

To the West: A Light Industrial (IL) zoned property (pre-existing zoning) with commercial vehicle parking activities.

Related Policies & Studies

2041 Official Community Plan

The existing 2041 Official Community Plan (OCP) land use designation is “Industrial” for the subject site and 16,000 block of River Road. The proposal for truck parking, outdoor storage and a limited area light industrial building complies with the 2041 OCP land use designation.

Agricultural Land Reserve Status

The subject site and entire 16,000 block of River Road is not contained in the Agricultural Land Reserve (ALR) as an exclusion application was approved in 2000. At the time of this ALR exclusion application, no properties were concurrently rezoned as it is up to each individual property owner to pursue a development proposal or change of use that requires a rezoning.

Interim and Long-Term Action Plans for the 16,000 Block of River Road

The Interim and Long-Term Action Plans applicable to the 16,000 block of River Road is a Council approved land use strategy to consider interim land use activities (i.e., commercial truck parking, general outdoor storage and limited area light industrial development) in the area now given the limited availability of City infrastructure and services. Each property in this area requesting these interim uses are required to go through a rezoning application (only permitting the identified interim uses) and processed to ensure compliance with provisions in the Interim Action Plan. In the future, the Long-Term Action Plan and zoning restrictions implemented now will require additional rezoning applications to be submitted for more intensive light industrial uses when City services and supporting transportation infrastructure can be implemented in conjunction with industrial redevelopment. A copy of the Interim and Long-Term Action Plan is contained in **Attachment 6**.

Council originally approved the Interim and Long-Term Action Plan's in 2008. Based on a comprehensive review of the land use strategies for the 16,000 block of River Road completed by staff in 2011 and as part of the 2041 OCP process, Council endorsed the Interim Action Plan to allow for consideration of rezoning applications in this area until the end of 2012 subject to collection and examination of traffic count data along River Road and No. 7 Road. Findings of the traffic count data indicated no increases in truck traffic volumes in this area; therefore, no revisions to the Interim Action Plan were deemed necessary and Council endorsed the Interim Action Plan in conjunction with the approval of the rezoning application at 16700 River Road at the January 21, 2013 Public Hearing.

The Interim Action Plan also required rezoning applications to submit appropriate traffic studies, environmental assessments and landscape/buffer schemes with each proposal. Staff confirm that the above referenced studies and materials has been submitted and reviewed to the satisfaction of City staff for the rezoning application at 16360 River Road. The original landscape plan submitted with the rezoning application is not applicable to this application based on the review of the proposal by staff. The landscape approach applicable to this project is outlined in latter sections of this report.

Flood Plain Designation and Protection Bylaw 8204

Registration of a Flood Plain Covenant on title of the subject site identifying a minimum flood construction level of 3.1 m is required to be secured as a rezoning consideration on the subject application (refer to **Attachment 7** for a consolidated list of rezoning considerations).

Public Notification of Rezoning Application

Staff recommend that the normal consultation and notification process be utilized for this rezoning application, which involves posting of a rezoning sign, advertisements in the local paper and mailed notification within a 50 m radius of the subject property. Should it be deemed necessary to expand the public notification beyond what is required, Council has the option to expand the public notification (at their directive) when considering the rezoning application prior to the Public Hearing at either Planning Committee and/or Council.

Public Input and Consultation

At the time of the preparation of the staff report, no public correspondence has been received through the processing of the rezoning application. Staff will keep Council updated on any public correspondence submitted as part of this rezoning application.

This rezoning application was not submitted to the City's Agricultural Advisory Committee (AAC) as the subject property is not contained in the ALR and is designated for Industrial in the 2041 OCP and the proposal complies with this land use designation. Furthermore, all other rezoning applications that have been considered by Council in the 16,000 block of River Road were not forwarded to the AAC.

Examination of Issues

Proposed Zoning Approach

The proposed zoning approach is summarized as follows:

- Permit commercial vehicle parking and storage on the site.
- Permit outdoor storage on the site.
- Implement a restrictive density to limit light industrial development (i.e. warehousing, manufacturing or activities related to truck parking/outdoor storage) to 1,948 sq. m (20,968 sq. ft.) at 16360 River Road.
- In conjunction with the proposed commercial truck parking and outdoor storage uses, the following regulations will also be applicable to the subject site:
 - Does not permit outdoor storage of hazardous materials, food products, goods that can be transferred by the elements (i.e., wind, water) or wrecked/salvage goods.

- o Prohibited from emitting, discharging or emitting noise, odours, vibrations, radiation or electrical interference that would constitute a disturbance to neighbouring properties and surrounding activities.
- o Servicing and repair of vehicles and equipment is not permitted.
- o Tractor trailers with integrated refrigeration/heating units are not permitted to be operational while being parked/stored on the subject site.
- o Maximum height of 4.5 m applicable to commercial vehicles and outdoor storage activities.

For the three rezoning applications that have been approved or proceeded to Public Hearing in the 16,000 block of River Road, all have requested commercial vehicle parking as an interim use at 16780, 16540 and 16700 River Road. Two of these applications also permitted outdoor storage activities (16780 and 16700 River Road). One of the applications at 16540 River Road requested a limited area light industrial building (1,860 sq. m or 20,000 sq. ft.) to enable the future relocation for their wood manufacturing business.

The rezoning proposal at 16360 River Road is requesting uses that have been previously granted and is consistent with the Interim Action Plan allowing for interim uses in the 16,000 block of River Road. The same regulations specific to commercial truck parking and outdoor storage will apply to the subject site.

In relation to the applicant's request for light industrial development, staff propose that the Light Industrial (IL) zone be limited to allow for a maximum of 1,948 sq. m (20,968 sq. ft.) building area for the subject site only. Based on the total area of the subject site (minus any applicable land dedications) and above referenced maximum building area, the density would be limited to 0.06 Floor Area Ratio and represents a small amount of developable area when compared to the total size of the property. This density limitation is similar to the restriction implemented in the neighbouring rezoning approved at 16540 River Road (RZ 10-524476).

Based on information from the applicant, there are no immediate plans to develop a limited area light industrial building on the subject site. If the property owner decides to develop a light industrial building on the site, a building permit will be required to confirm compliance with zoning regulations and other provisions secured through this rezoning proposal.

Engineering Capacity Analysis

An engineering capacity analysis is not required for the proposed rezoning as the existing City storm sewer and water systems are adequate for the interim uses and limited building area proposed for the subject site. The subject site is not serviced by a City sanitary sewer service system; therefore, no analysis is required. Any proposed building to be located on the subject site is required to be serviced by an on-site septic disposal system.

Statutory Right-Of-Way (10 m)

A 10 m (33 ft.) wide statutory right-of-way (SRW) for dike and utility purposes is required along the subject site's River Road frontage. The existing dike is generally aligned with River Road in this area and the SRW is being secured now as part of this proposal in the event that the City requires dike or utility related infrastructure works in the future. The subject site contains two

mobile trailers and one recreational vehicle located at the north edge of the site that are all owned by the applicant. Currently these structures and recreational vehicle would likely encroach entirely into the proposed 10 m (33 ft.) wide SRW proposed to be secured through this rezoning. To address this issue, these structures and recreational vehicle will be removed from the proposed SRW area and relocated elsewhere on the subject site prior to final adoption of the rezoning.

Transportation Requirements

As required by the Interim Action Plan, a traffic impact and assessment study was submitted and reviewed as part of this rezoning application. City Transportation staff support the following recommendations of the traffic report and required traffic control measures to be implemented as part of the application at 16360 River Road:

- Modification of the existing River Road vehicle access to the subject site to channelize the driveway which would only permit eastbound to southbound (right-in) and northbound to westbound (left-out) for all commercial trucks, tractor trailers and dump-trucks. This traffic control measure would prevent truck travel along River Road east of the site's driveway.
- The above referenced modification to channelize the site's driveway access requires the submission and approval of an access design by the applicant's professional traffic consultant to ensure compliance with turning restrictions. This design submission will determine the extent of proposed works to the existing driveway and culvert crossing to the subject site.
- The approved access design is required to be constructed and inspected by Transportation Division staff prior to final adoption of the rezoning.
- Registration of a legal agreement on title of the subject property to identify that the existing vehicle access/driveway from River Road must be removed at the sole cost of the property owner, once the new industrial road proposed along the south edge of the site is constructed and services the subject site.
- Voluntary contribution of \$1,000 for the generation and posting of necessary traffic control signs along River Road by City Transportation staff.
- Voluntary contribution of \$25,000 to be utilized by the City to undertake future examination and study of River Road, which would take into account the 2041 OCP and transportation objectives relating to use of River Road by a wide range of users (i.e., vehicles, bikes and pedestrians). This study would also take into account the future implementation of the industrial road that is proposed to be located to the south of and parallel to the existing alignment of River Road in this area. The terms of reference for the examination of River Road will be determined in the future when it is feasible to undertake the study. The contribution amount being secured as part of this rezoning application is proportionate to the total area of the subject site compared to the combined area of all properties that could be rezoned in the 16,000 block of River Road and is based on the same calculation applied to other rezoning applications that have been approved by Council in this area.

Future City Industrial Service Road

As supported by the Interim Action Plan and through this rezoning application to allow for interim land uses at 16360 River Road, staff are securing only the land required for the future industrial road now along the southern edge of properties in the 16,000 block of River Road. In future when redevelopment occurs in this area for intensive light industrial activities, additional rezoning applications will be required. Securing a means to make this 20 m wide industrial road operational will be achieved through these rezoning applications in the future, which is supported by the provisions of the Council approved Long-Term Action Plan for the 16,000 block of River Road. The Long-Term Action Plan outlines the objectives to provide a means of access to make the industrial road operational, including provisions for design and construction once possible. This approach for 16360 River Road is consistent with other rezoning applications for interim land uses in this area that have been approved by Council.

Options to Facilitate Future Access to 16500 River Road

The smaller property immediately to the east of the subject site at 16500 River Road does not currently extend all the way to the south where the 20 m road dedications are being secured for the future industrial standard road. Should the property at 16500 River Road submit a rezoning proposal to permit outdoor storage or commercial vehicle parking, similar provisions of permitting the site to utilize the existing driveway access to River Road (with implemented modifications to restrict truck movements) will apply.

In the long-term, a means to secure access from 16500 River Road to the future industrial standard road running parallel to River Road will be required. The following options exist to provide access for 16500 River Road to the future industrial standard road once it has been constructed and is operational:

- Lot consolidation associated with a future land assembly for more intensive light industrial development. This option will require rezoning and therefore enable access to all properties to be consolidated.
- In future, should 16360 River Road rezone to redevelop into more intensive light industrial uses, the necessary legal agreements can be secured on 16360 River Road to grant access to 16500 River Road (i.e., cross access agreement or public rights-of-passage statutory right-of-way).

License and Road Dedication

The applicant has requested the right for temporary use of the lands being granted to the City (for future road) so that the owner can utilize this area for commercial truck parking and outdoor storage activities. In order to facilitate this request, the following is being secured:

- Subject to the License, the owner (Berane Construction Ltd.) is required to dedicate to the City a 20 m (66 ft.) wide road dedication along the entire southern edge of the subject property for the purposes of a future road.
- A License is required and will secure all necessary provisions and obligations of all parties involved in the agreement over the road dedication area.

The rezoning considerations for the subject application include provisions for a License to be applicable over the 20 m (66 ft.) wide road dedication area to be secured through this rezoning (refer to **Attachment 7** for the rezoning considerations and terms and conditions for the License).

Riparian Management Area (15 m or 49 ft.)

A 15 m (49 ft.) wide Riparian Management Area (RMA) exists along the subject site's River Road frontage. A survey plan of the 15 m (49 ft.) RMA setback measured from the high-water mark identifies that the RMA encroachment ranges from approximately 10 m (33 ft.) to 15 m (49 ft.) onto the north portion of the subject site (refer to **Attachment 4** – Preliminary Site Plan). The existing RMA contains an existing landscape hedge and chain link fence located on the north edge of the property. Aside from the existing mobile structures and recreational vehicle, there are no other existing buildings/structures in the RMA on the subject site. Other modifications to the RMA on the subject site consist primarily of previous fill activities and gravel surface treatment.

The approach to managing the existing 15 m RMA on the subject site is to implement the following measures to be secured as part of this rezoning proposal:

- Remove and relocate all existing structures and the recreational vehicle outside of the existing 15 m RMA on the subject site.
- Implementation of a physical barrier to be installed outside and along the edge of the 15 m RMA on the subject site to prevent any future incursions, modification or future disturbance of this area from truck parking or outdoor storage activities. The rezoning applicant will be required to submit a design of the barrier (to be approved by the City) and construct the works prior to final adoption of the rezoning.
- Submission of a landscape plan to be reviewed and approved by City staff to undertake the following mitigation/enhancement work within the RMA:
 - Existing landscaping (i.e., hedging, natural ground covers and fencing previously installed by the property owner) can remain in the area.
 - Removal of existing gravel surfaced areas within the RMA, placement of clean topsoil and seeding with an approved native grass seed mix.
 - To ensure completion of the above referenced landscape works, the applicant is required to submit the appropriate plan for review and approval by City staff and either complete the works in accordance with the plan or submit a landscape bond that covers the costs to undertake the works prior to final adoption of the proposed rezoning.

Landscape/Buffer Approach

Along the north edge of the subject site, the applicant has planted evergreen hedging in behind an existing 1.8 m (6 ft.) high chain link fence. This landscape buffer and fencing extends along the entire north edge of the site's River Road frontage, which is also located within the 15 m RMA. Rather than undertaking additional modifications to the protected RMA area involving the removal of existing hedging and fencing in the RMA and establishing a new planted buffer outside of the RMA setback area, the applicant has requested that the existing landscaping and fencing be permitted to remain. City staff have reviewed this request and considers it reasonable as the existing hedging and fencing are pre-existing works in the RMA and their removal will likely result in increased disturbance to the RMA.

Allowing the existing hedging and fencing to remain in conjunction with the above referenced management approach of the RMA on the subject site to develop a physical barrier to prevent

further disturbance achieves the objectives of implementing a solid visual screen from the public road frontage to the subject site. Fencing (chain-link) exists around the perimeter of the subject site and is proposed to remain. No additional landscape screening is proposed along the east and west edge of the site based on the applicant's consultation with the neighbouring property owners (16300 and 16500 River Road) who have confirmed that they do not want additional planted trees, shrubs or hedging between the subject site and their lots.

Environmental Site Assessment Report


An Environmental Site Assessment report (Phase 1 and 2) was conducted by the applicant's environmental consultant to determine if there was existence of any site contaminants on the subject property as required in the Interim Action Plan. The report concluded that the site would not represent a contamination risk and that rezoning the site to facilitate future use of the site for industrial development would be appropriate given the environmental examination undertaken. Furthermore, the submitted Site Profile and Environmental Site Assessment report did not identify any Schedule 2 uses on the subject site; therefore, no further comments from or consultation with the Ministry of Environment is required.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application at 16360 River Road complies with the provisions of the Interim Action Plan and 2041 Official Community Plan, which supports the activities proposed as part of this project for commercial truck parking, outdoor storage and a limited area industrial building. All site specific issues have been addressed and transportation control measures are being implemented to ensure all trucks travel to and from the west of the subject site. On this basis, staff recommend approval of the proposed amendments to the Light Industrial zone (IL) and rezoning application at 16360 River Road.



Kevin Eng
Planner I

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Attachment 1: Location Map

Attachment 2: 16,000 Block of River Road Context Map

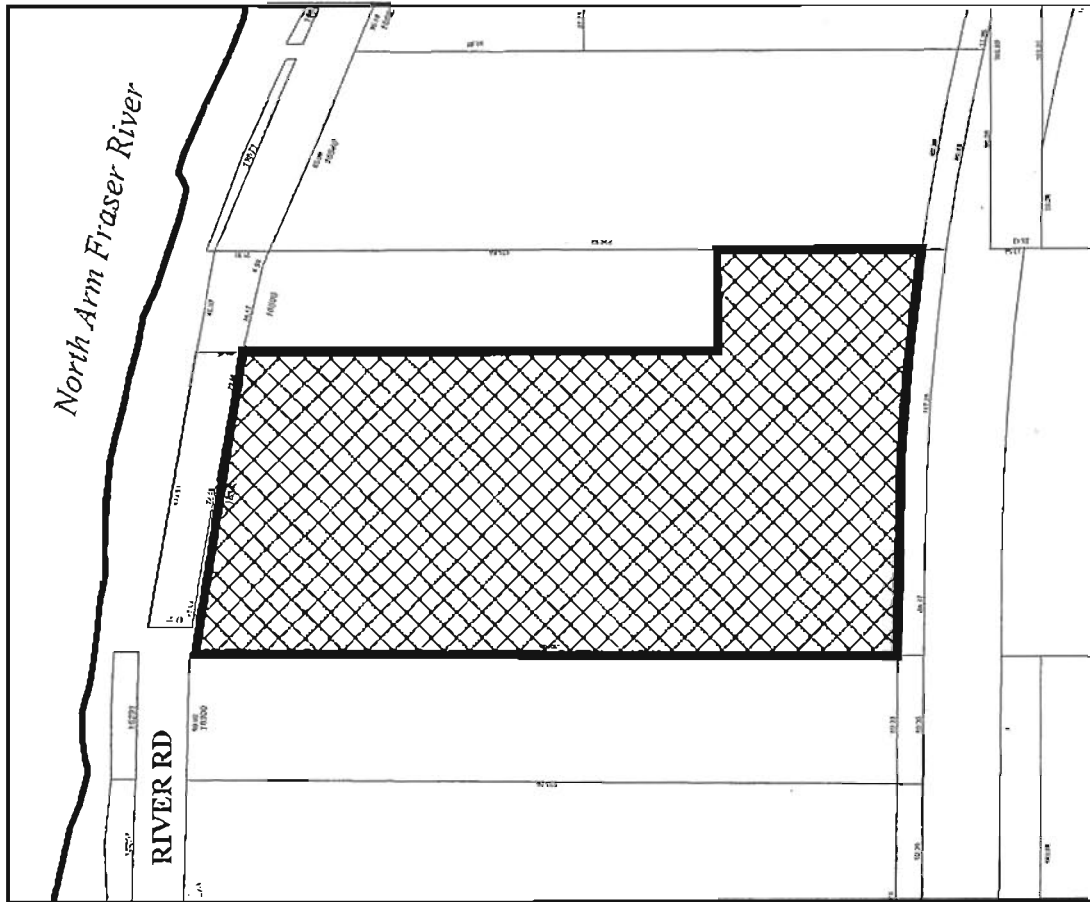
Attachment 3: Summary of Traffic Counts and Supporting Map

Attachment 4: Preliminary Site Plan

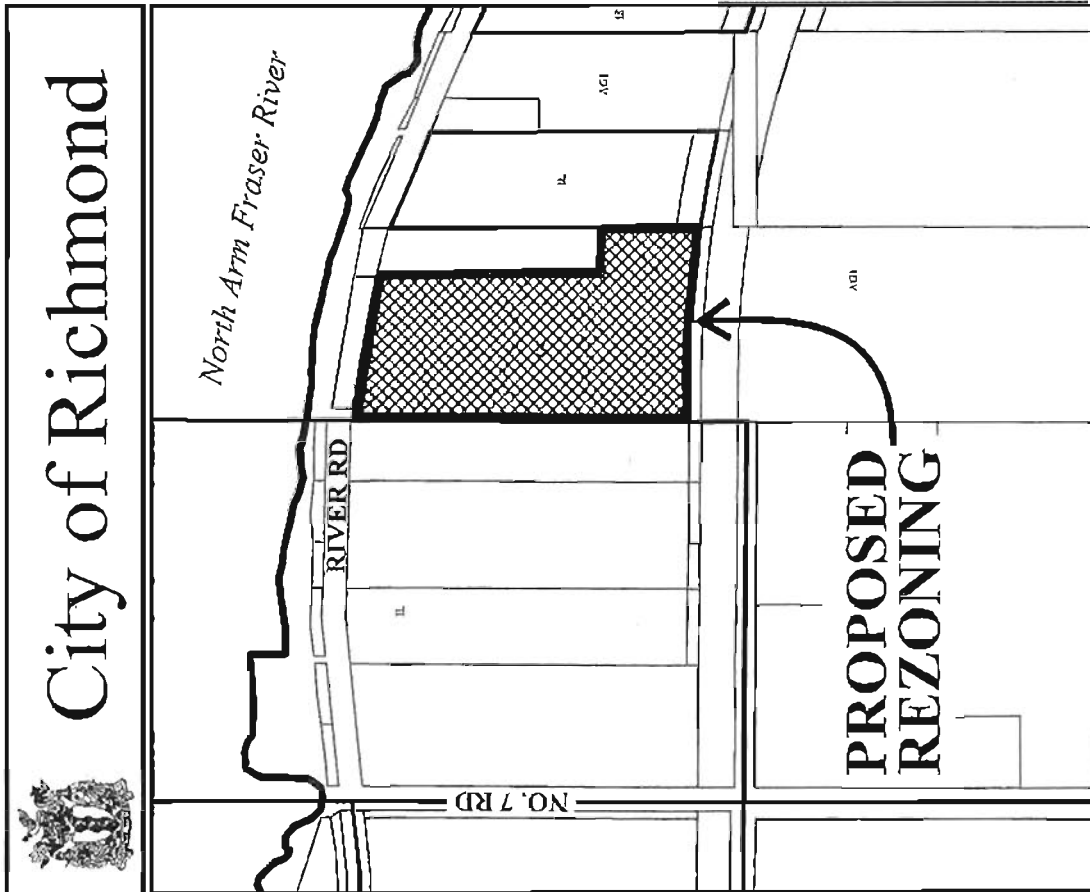
Attachment 5: Development Applications Data Sheet

Attachment 6: Interim and Long-Term Action Plan

Attachment 7: Rezoning Considerations



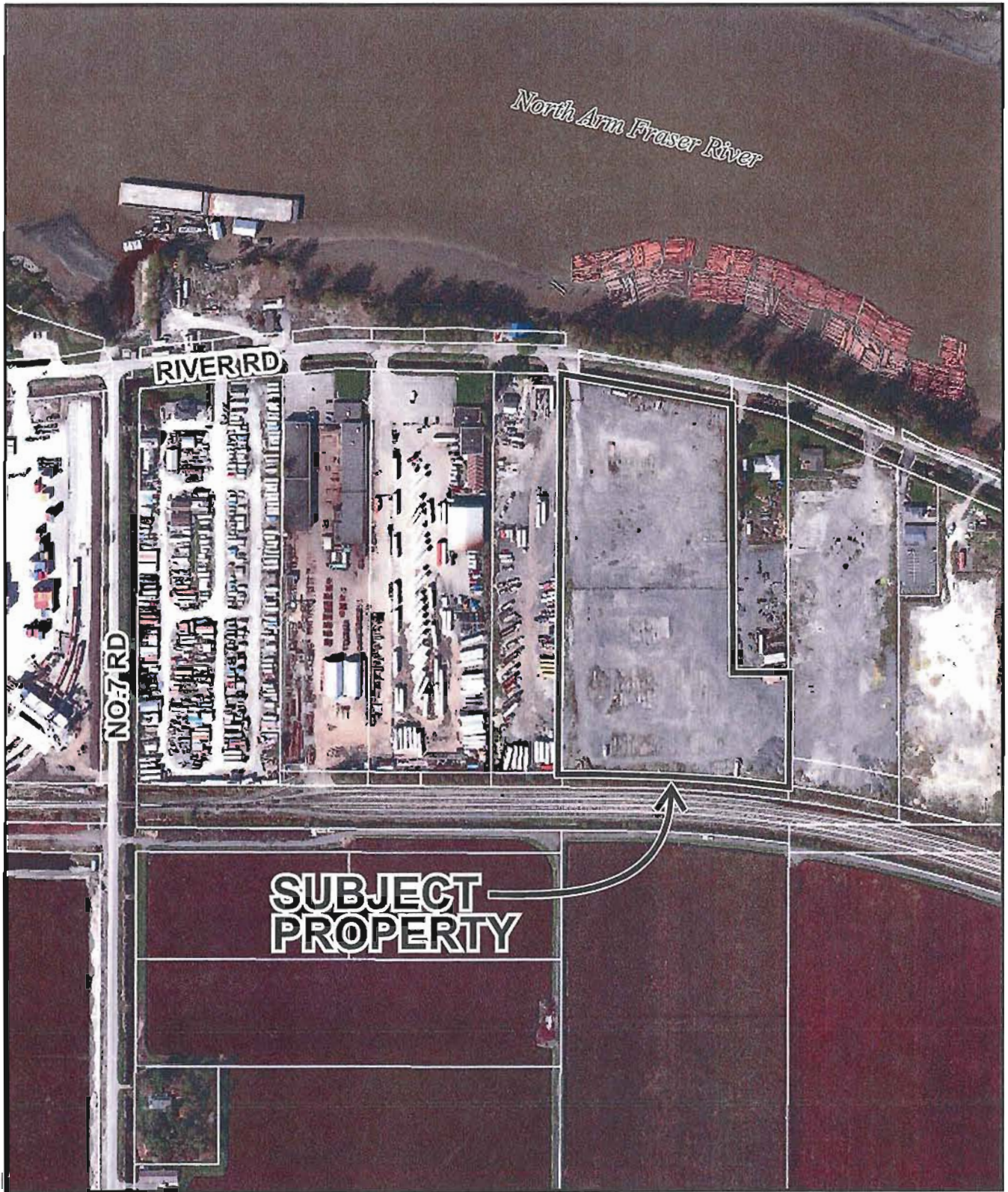
Original Date: 04/01/10
 Revision Date: 02/06/13
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RZ 10-523713



 City of Richmond



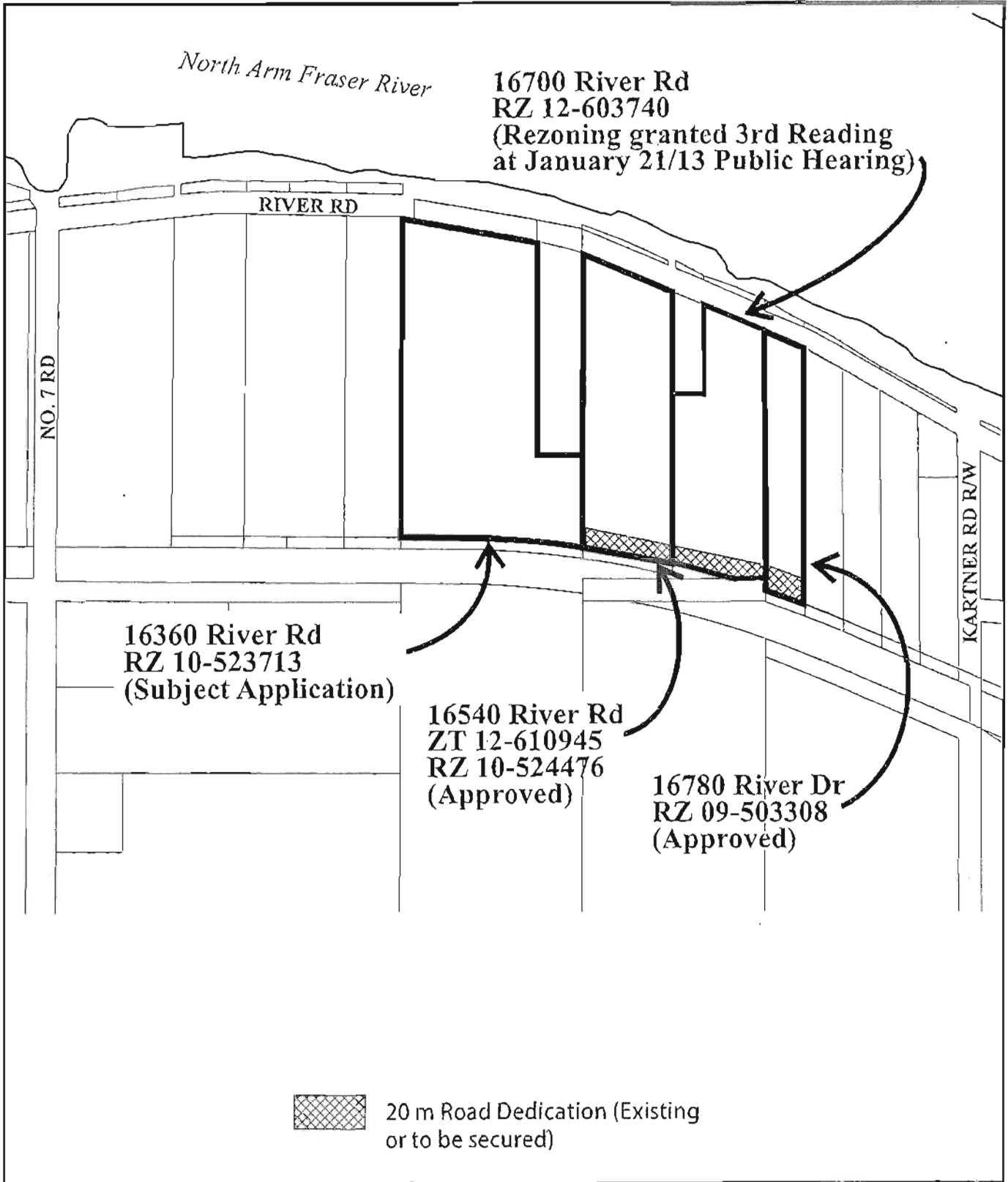
RZ 10-523713

Original Date: 04/06/10

Amended Date: 02/06/13

Note: Dimensions are in METRES

PH - 57
(PRELIMINARY)



Rezoning Applications in the
16000 Block of River Road

Original Date: 03/31/09

Amended Date: 02/08/13

Note: Dimensions are in METRES

Summary of Traffic Count Data – River Road and No. 7 Road

River Road east of Nelson Road

Date	Average Daily Total Number of Trucks (24 hour period)
April 2006 (7 day period)	68
September 2010 – Rezoning approved for 16780 River Road	
January 2011 (7 day period)	59
November 2011 – Rezoning approved for 16540 River Road	
April 28, 2012 to May 5, 2012 (7 day period)	35
September 27, 2012 to October 4, 2012 (7 day period)	59

No. 7 Road between Bridgeport Road and River Road

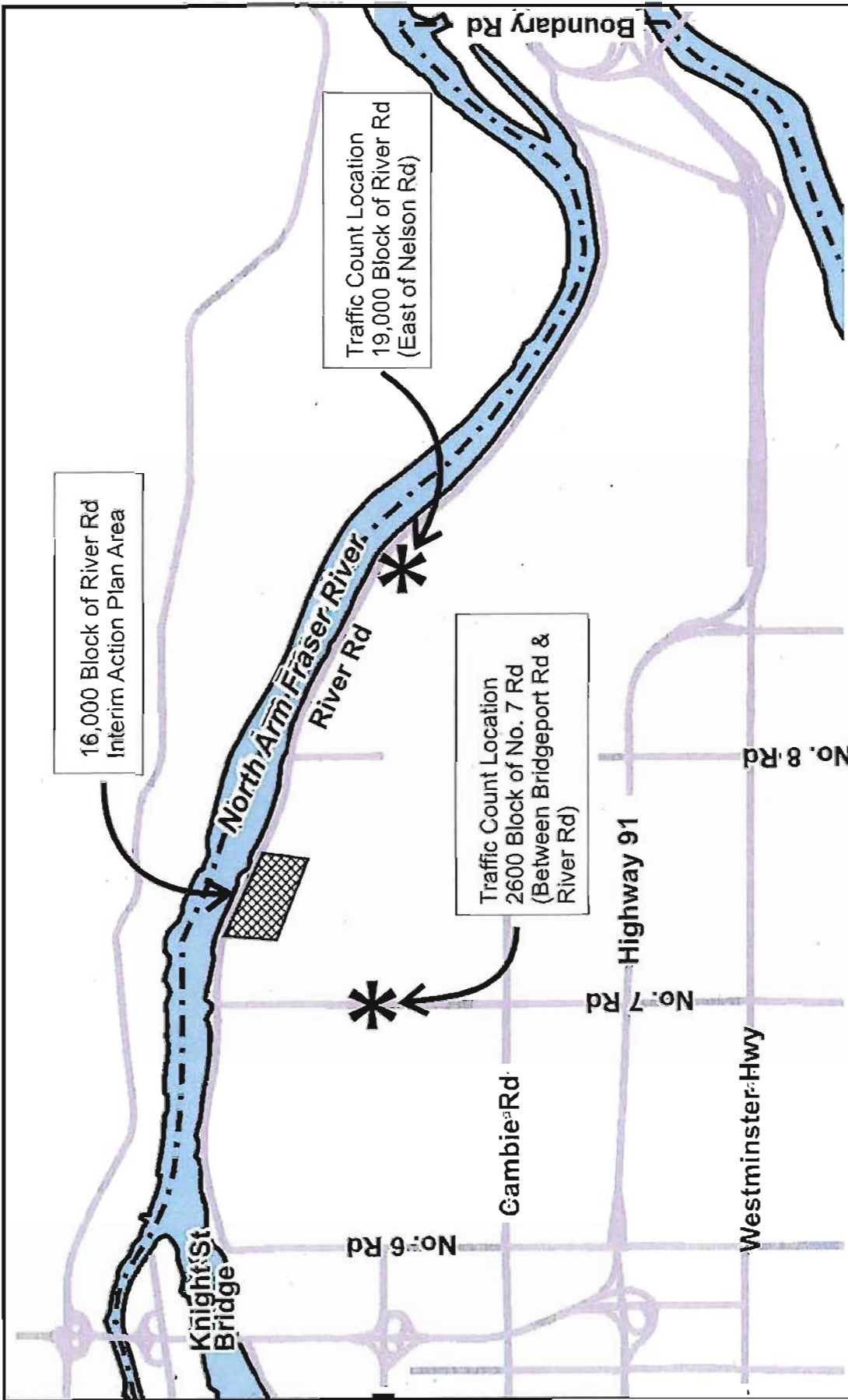
Date	Average Daily Total Number of Trucks (24 hour period)
March 2010 (7 day period)	26
September 2010 – Rezoning approved for 16780 River Road	
September 2011 (7 day period)	19
November 2011 – Rezoning approved for 16540 River Road	
April 28, 2012 to May 5, 2012 (7 day period)	16
September 27, 2012 to October 4, 2012 (7 day period)	14

Assessment of Traffic Data

Based on the two weekly truck traffic counts undertaken in 2012, there is no observed increase in truck movements along River Road east of Nelson Road or No. 7 Road (between Bridgeport Road and River Road). In fact, the truck traffic numbers show some decrease compared to traffic counts conducted in April 2006 and January 2011 for River Road and March 2010 and September 2011 for No. 7 Road.

The traffic data for River Road in 2012 indicated that truck movements have remained steady and decreased overall from 68 trucks per day in April 2006 to 35 (49% reduction) and 59 (13% reduction) trucks per day in April/May 2012 and September/October 2012 respectively.

The traffic data for No. 7 Road in 2012 indicate that truck movements have reduced overall since data collected in March 2010 from 26 trucks per day to 16 and 14 trucks per day counted during the two periods in 2012, which is an approximate 40% reduction since traffic data collection commenced in March 2010 for No. 7 Road. Furthermore, the volume of trucks on River Road and No. 7 Road is not considered to be high compared to truck volumes on other major roads.

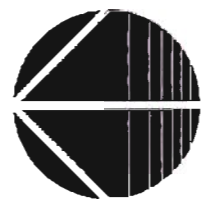


Original Date: 11/13/12

Revision Date:

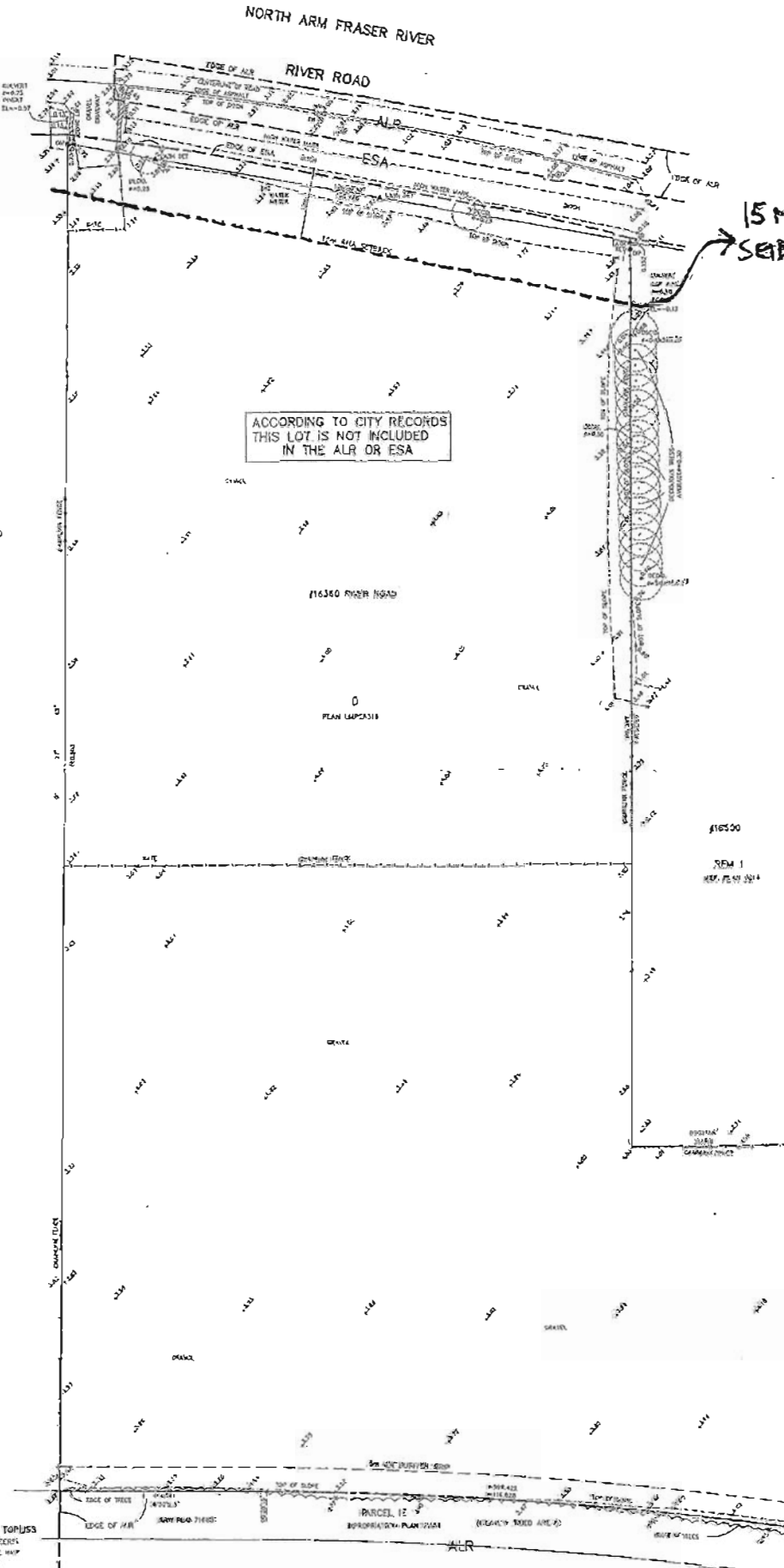
Note: Dimensions are in METRES

Road Network Map and 2012 Traffic Count Locations



PID: 025-325-176
 CIVIC ADDRESS
 #16360 RIVER ROAD,
 RICHMOND, B.C.

ATTACHMENT 4



ACCORDING TO CITY RECORDS
 THIS LOT IS NOT INCLUDED
 IN THE ALR OR ESA



LEGEND
 SCALE 1:4000

- ALL DIMENSIONS ARE IN METERS
- SPOT INDICATES SPOT ELEVATION
- STANDARD INDICATES STANDARD BORN FOOT FOUND
- WOOD STAKE INDICATES WOOD STAKE BATHY SET
- PIPER VALVE INDICATES PIPER VALVE
- WIRE INDICATES FIRE WIRE
- SEWER INDICATES SEWER
- INDICATES ELEVATION
- INDICATES LOGS/PILE
- INDICATES POINT OF VIEW
- INDICATES EQUIVALENT STEEL PIPE
- INDICATES BOTTOM
- INDICATES REPAIR IN PARALLEL AREA
- INDICATES APPROXIMATE BATHY SETTING
- INDICATES AGRICULTURAL ROAD RIGHTS

- NOTES
- 1. DIMENSIONS ARE TO BE TAKEN FROM THE CENTER LINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 2. PROPERTY LINE DIMENSIONS ARE GIVEN FROM THE CENTER LINE OF THE ROAD.
 - 3. THIS PLAN IS SUBJECT TO ALL CITY RECORDS.

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 SURVEYORS & ENGINEERS
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C.N.R. R/W PLAN PH-20-61
 (PRELIMINARY)

Matthew Peck & Topus
 REGISTERED PROFESSIONAL ENGINEER



RZ 10-523713

Attachment 5

Address: 16360 River Road

Applicant: Berane Construction Ltd.

	Existing	Proposed
Owner:	Berane Construction Ltd. (Inc. No. 301945)	No change
Site Size (m²):	35,698 m ²	32,472 m ² (approximately after land area secured for future industrial road)
Land Uses:	Vacant parcel with mobile structures and recreational vehicle located (all owned by the proponent) on the north portion of the site.	<ul style="list-style-type: none"> Commercial vehicle truck parking and outdoor storage. Accessory uses to support the proposed truck parking and outdoor storage activities. Future limited area light industrial building. Total buildable density on the site cannot exceed 1,948 m².
OCP Designation:	Industrial	No change – rezoning proposal complies with OCP.
Zoning:	Golf Course (GC)	Light Industrial (IL)

On Future Rezoned Lot	Bylaw Requirement	Variance
Floor Area Ratio:	Max. 0.06	none permitted
Lot Coverage – Building:	Max. 60%	none
Setback – Public Road (m):	Min. 3 m	none
Setback – Side & Rear Yards (m):	No setback requirement	none
Height (m):	12 m	none
Off-street Parking Spaces – Total:	Off-street parking in accordance with Zoning Bylaw 8500	none

Other: _____

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.
- Rezoning proposals 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.



City of Richmond

Rezoning Considerations
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 16360 River Road

File No.: RZ 10-523713

Prior to final adoption of Zoning Amendment Bylaw 8998 , the developer is required to complete the following at their sole cost:

License and Road Dedication

- Subject to the non-exclusive License described below, the owner (Berane Construction Ltd.) dedicate to the City a 20 m wide road dedication (the “Road”) along the entire southern edge of the subject property for the purposes of a future road. The License shall be on the following terms and conditions:
 - Parties – City of Richmond, as Licensor and Berane Construction Ltd., as Licensee.
 - Term – subject to the City’s right of early termination below, no longer than 3 years from the date of adoption of Zoning Amendment Bylaw 8998; provided that if both parties agree to the same, the term may be extended for up to 3 additional years. The Director of Development is, on behalf of the City, hereby authorised to make the decision to extend the term for up to 3 additional years.
 - License Area – the Road.
 - License Fee - \$10, plus HST to be paid on or before the commencement of the License.
 - Use – commercial vehicle parking and storage and outdoor storage only (based on the permitted use definitions and all applicable regulations contained in the City’s Zoning Bylaw 8500). No buildings or structures or other improvements are permitted on the License Area.
 - Termination – The City has the right to terminate the License at its sole discretion on 30 days’ notice or immediately in the event of an emergency. Upon termination or expiry of the License, the Licensee must forthwith cease all activities, remove all vehicles and all materials and improvements
 - Insurance and Indemnification – Licensee to obtain and maintain throughout the Term not less than \$5,000,000 comprehensive general liability insurance. Full indemnification and release of the City and City Personnel to be provided.
 - Assignment – Not permitted.
 - Other – The License shall be in a form and contain such other terms and conditions acceptable to the Director of Development in his absolute determination.

Statutory Right of Way

- The granting of a 10 m wide Statutory Right of Way (SRW) along the subject site’s River Road frontage for dike and utility purposes.

Legal Agreements

- Registration of a legal agreement on title identifying that the existing vehicle access and culvert 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, running south of and parallel to River Road, servicing the subject site is constructed and operational.
- Registration of a legal agreement on title identifying that the parking of commercial trucks and trailers with refrigeration units are not permitted to be operational while parked on the subject site.
- Registration of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 3.1 m.

Riparian Management Area (RMA – 15 m)

- Remove all existing structures, buildings, equipment and trailers out of the existing Riparian Management Area (15 m wide measured from high-water mark for watercourse along River Road). If these structures and buildings are to be relocated on the subject site, they are required to be located outside of the existing RMA, in compliance with zoning and the owner is required to obtain all the necessary building permits from the City for the placement of these buildings and structures on the subject site.
- Submission of a plan to be reviewed and approved by the City to implement a physical barrier to prevent any future incursion or development within the designated RMA. This physical barrier must be designed to prevent any incursion or further disturbance into the RMA and is required to be installed and inspected by City staff prior to final adoption of the rezoning bylaw.
- Submission of a landscape plan to be reviewed and approved by City staff to undertake the following mitigation/enhancement work within the RMA:
 - Existing landscaping (including existing hedging, natural ground covers and fencing) previously installed by the owner can remain.
 - Removal of existing gravel surfaced areas within the RMA, placement of clean top-soil and seeding with an approved native grass seed mix.
 - Full installation of the above referenced RMA mitigation/enhancement works prior to final adoption of the rezoning bylaw OR submission of an appropriate landscape letter of credit (or security bond) that covers the costs of works within the RMA to be implemented.

Access/Egress from River Road

- Submission and approval (from the Director of Transportation) of a finalized design (prepared by the appropriate professional transportation engineer) and completion of construction for a driveway vehicle access design to the subject site from River Road that prohibits right-out (northbound to eastbound) and left-in (westbound to southbound) commercial vehicle turning movements to and from the subject site as recommended by the applicant's Traffic Impact Assessment.
 - (NOTE: Completion of construction of the approved access design and traffic control measures and follow-up inspection and approval by City Transportation staff is required prior to final adoption of the rezoning).
 - If applicable, submission and approval of an appropriate ditch/culvert-crossing permit based on the approved River Road vehicle access design for installation of associated

structures and works (to be required if driveway access design requires a new culvert crossing or widening of the existing culvert crossing).

Applicable Cash Contributions

- Voluntary contribution of \$1,000 for the generation and posting of the necessary traffic control signs and structures as recommended in the applicant's Traffic Impact Assessment and approved and implemented by the City of Richmond's Transportation Division.
- Voluntary contribution of \$25,000 for the purposes of undertaking future City examination of River Road.

Note:

- The developer/applicant is required to submit all necessary legal plans for all identified road dedication and statutory right-of-ways in the above referenced rezoning considerations and file at Land Titles Office at their sole cost.
- 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.

Signed Copy on File

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8998 (RZ 10-523713)
16360 River Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Adding Additional Uses (Section 12.2.3.B) and renumbering previous sections accordingly and inserting the following text into the Additional Uses (Section 12.2.3.B)
“**outdoor storage**”
 - ii. Inserting the following text into the Permitted Density (Section 12.2.4)
“12.2.4.3
The following site is limited to a maximum **floor area ratio** of 0.06:

16360 River Road
P.I.D. 023-325-178
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan
LMP 26319”
 - iii. Inserting the following text into the Other Regulations (Section 12.2.11)
“12.2.11.2

16360 River Road
P.I.D. 023-325-178
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan
LMP 26319”; and

“12.2.11.3

Outdoor storage shall only be permitted at the following **site** and subject to the
restrictions in Sections 12.2.11.4 and 12.2.11.5:

16360 River Road
P.I.D. 023-325-178

Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

12.2.11.4

The following are prohibited from occurring on sites zoned IL where **outdoor storage** is a **site-specific permitted use**:

- 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.

12.2.11.5

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.”

2. 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 **LIGHT INDUSTRIAL (IL)**.

P.I.D. 023-325-178

Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8998".

FEB 25 2013

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER