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**To:** Planning Committee  
**From:** Brian J. Jackson  
Director of Development  
**Date:** October 29, 2008  
**File:** RZ 06-347799  
**Re:** Application by Monica Properties Ltd. for Rezoning at 15360 Knox Way from Light Industrial District (I2) to Comprehensive Development District (CD/171)

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**Staff Recommendation**

1. That Bylaw No. 8457, for the creation of "Comprehensive Development District (CD/171)", be introduced and given first reading.
2. That Bylaw No. 8458, for the rezoning of 15360 Knox Way from "Light Industrial District (I2)" to "Comprehensive Development District (CD/171)", be introduced and given first reading.

Brian J. Jackson  
Director of Development

BJ:ke  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Monica Properties Ltd. has applied to the City of Richmond for permission to rezone 15360 Knox Way (**Attachment 1**) from Light Industrial District (I2) to Comprehensive Development District (CD/171) in order to permit unenclosed outside storage on a portion of the subject property.

### Findings of Fact

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

### Surrounding Development

- To the North: An industrial building on the north side of Knox Way zoned I2.
- To the East: A non-conforming gravel/soil/concrete recycling operation zoned I2.
- To the South: An existing rail right-of-way corridor.
- To the West: An industrial building zoned I2.

### Proposal Description

The subject property contains an existing industrial warehouse building on the western half of the lot. Metal processing and fabrication occurs within the existing industrial building. The eastern half of the property is currently vacant with no structures or buildings. The surface treatment around the building and eastern portion of the lot is paved.

The existing industrial operation is involved in the processing of unfinished, fabricated steel products. To accommodate the business operations, the applicant is proposing to utilize the eastern portion of the property directly adjacent to the industrial building as a storage area for metal products to be processed (refer to **Attachment 3**). This storage area is proposed to be unenclosed, paved, appropriately fenced and screened (details on setbacks, screening and fencing are contained in forthcoming sections). The approximate area of the site to be utilized for unenclosed outside storage is 8,600 sq. m (92,570 sq. ft.).

This outside storage area directly adjacent to the industrial building is an accessory use to the existing light industrial use operating on-site. The proposed storage area is designed to facilitate on-site loading and unloading of materials onto trucks for transport to and from the subject property.

### Related Policies and Studies

#### Official Community Plan and Bridgeport Area Plan

The subject property is designated in the Generalized Land Use Map of the Official Community Plan (OCP) for Business and Industry. The existing industrial uses on the subject property and the proposed supporting storage areas comply with the land use designations.

The site is also contained in the Bridgeport Area Plan and situated in the Industrial North East section of the plan. The Bridgeport Area Plan land use map designates the subject site for 'Industrial' uses. The subject proposal complies with land use designations and supports policies contained in the Bridgeport area plan to protect industrial land uses, encourage industrial diversification and growth and address adjacency and buffering of activities and uses where appropriate.

### **Background Research – City of Richmond's Existing Provisions for Outside Storage**

#### Zoning and Development Bylaw 5300

Regulations contained in the current Light Industrial District (I2) zoning for the subject site require that all industrial uses and activities be located in a fully enclosed building. As a result, this poses challenges to the industrial business on the subject site, as the operation requires a staging area for varying quantities of metal products to be processed on-site.

Light Industrial District (I2) zoning allows for limited outside storage provisions; however, these outside storage activities are restricted only to permit commercial vehicles, recreational vehicles and boats. Zoning Districts in Richmond that permit unenclosed outside storage are contained in Industrial District (I1) and Industrial Storage District (I5).

#### Official Community Plan – Development Permit Guidelines

The Development Permit section of the OCP identifies the following as Development Permit Areas for industrial sites:

- Industrial sites abutting No. 3 Road or contained in the City Centre Planning Area.
- Industrial sites adjoining or within 30 m to another site which is zoned or designated for residential, community institutional, public and open space, school or park use.

As a result, all industrial sites that fall within these areas require issuance of a Development Permit prior to proceeding. Issues to be addressed through the processing of a Development Permit for industrial development is dependent on the specific nature of the proposal, type of uses proposed (industrial buildings/storage areas) and surrounding land uses and adjacencies.

Should an industrial operation propose unenclosed outside storage in their proposal, staff will ensure site zoning is appropriate and any specific measures are implemented to screen, buffer and appropriately situate the outside storage areas in order to mitigate the impacts to surrounding properties. This is conducted on a case-by-case basis through each Development Permit application review. The subject proposal does not require a Development Permit as it is not within a Development Permit area.

## **Background Research – Lower Mainland Municipalities**

Staff undertook an examination of provisions to regulate unenclosed outside storage that other municipalities have implemented in their respective Zoning and Development Bylaws throughout the Lower Mainland. This provided information that assisted City staff in the processing of the rezoning application and creation of appropriate regulations. In general, Lower Mainland municipalities have utilized a wide variety of regulations; however, the most common tools relate to:

- Establishing fencing and landscape buffer requirements of varying height and width standards in order to screen storage areas.
- Placing a maximum height and minimum setbacks applicable to storage areas.
- Addressing land use adjacencies and potential conflicts by prohibiting outside storage areas from locating next to certain land uses (i.e., residential).
- Limiting the types of goods and materials that can be stored on a property.

## **Staff Comments**

### Proposed New Zoning District

City staff propose a new Comprehensive Development District (CD/171) zone for the subject property. The new proposed zone is modelled after Light Industrial District (I2) zoning with the addition of “unenclosed outside storage” as a permitted accessory use and specific regulations applicable to this use. A table summarizing components specific to Comprehensive Development District (CD/171) zone, rationale for regulations and applicant response is contained in **Attachment 4**.

### Flood Plain Designation and Protection Bylaw 8204

The proposal does not involve the construction of any buildings or structures, which would be required to comply with a Flood Construction Level (FCL) of 3.0 m based on the subject sites location in the Flood Plain Designation and Protection Bylaw 8204. A flood plain restrictive covenant, indentifying a minimum FCL of 3.0 m will be required to be registered as a rezoning consideration.

### City Utilities and Servicing

At this time, the proposal does not involve any additional buildings or structures to be added to the subject property. The proposed Comprehensive Development District zone does not change the maximum density currently permitted on-site. As a result, the subject proposal and application is not required to undertake a capacity analysis to examine City services and utilities.

### Landscaping and Buffer Plan

The proponents have submitted a landscape plan showing the buffer treatment along Knox Way and the perimeter fencing on the north, east and southern edges of the property where the outdoor storage is situated. The landscaped buffer along Knox Way is mainly composed of a cedar hedge (planted at 1.8 m or 6 ft.), which provides a solid, visual screen from the street. The buffer is also composed of ground shrubbery and turf in behind an existing concrete sidewalk and grass and treed boulevard along Knox Way (**Attachment 5**).

All of the landscaping and fencing proposed in the plan has been installed based on site-visits conducted by staff. A letter from the consulting landscape architect is required to be submitted to indicate that the implementation of landscaping and fencing was completed based on the

submitted landscape plan. Receipt of this letter is a rezoning consideration to be completed prior to final adoption of the zoning amendment bylaw.

#### Additional Rezoning Applications for Unenclosed Outside Storage

Staff are also processing another similar rezoning application at 1128 Burdette Street (RZ 05-308970) on a light industrial zoned parcel (I2) with surrounding light industrial land uses. As a result, the special provisions relating to setbacks, height of storage, screening, fencing and landscaping regulations identified in the proposed new Comprehensive Development District zone will also apply to the application at 1128 Burdette Street. Upon initial review, staff confirm that this proposal at 1128 Burdette Street generally complies with the regulations in the proposed Comprehensive Development District zone. Further details will be provided when this application is forwarded to Council for consideration.

#### Review of the Zoning and Development Bylaw 5300 – Provisions to Screen Outside Storage

As noted above, the City's current regulations contained in the Light Industrial Zoning (I2) District does not allow for unenclosed outside storage as a permitted use. Based on research conducted on existing I2 zoned properties in the City, some properties have undertaken outdoor storage in non-conformance with the regulations. The approach taken by staff when non-conforming outside storage areas arise (through property use queries; development proposals; property use complaints) is to identify that outside storage is not permitted and that a rezoning application would be required to allow the use.

A similar approach is also being incorporated into the City's proposed new Zoning and Development Bylaw. In the proposed new Zoning and Development Bylaw, light industrial zoning districts (similar to I2) will not permit unenclosed outside storage, resulting in rezoning applications to be processed and reviewed for each property requesting the use.

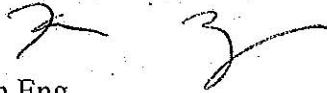
#### **Analysis**

The existing industrial operator (Ebco Metal Finishing) on the subject property requires the eastern portion of their site to be utilized as an outdoor staging area for materials to be processed and finished products to be stored. To ensure that impact adjacencies to surrounding properties are addressed, the proponents have paved the storage area, implemented a landscape buffer along Knox Way, secured the area with chain link fencing and confirmed that the storage will be setback a minimum distance from property lines (3 m or 10 ft.) and not exceed 3.7 m (12 ft.) in height.

A new Comprehensive Development District Zone (CD/171) is proposed for the subject site, which is similar to the provisions of the City's existing Light Industrial District (I2) zoning. The new zone contains a number of special regulations and provisions specific to unenclosed outside storage to establish minimum setbacks, height limitations, buffer regulations and ensure that storage activities undertaken on site have minimal impact to surrounding areas.

**Conclusion**

The proposal to rezone 15360 Knox Way to a Comprehensive Development District zone in order to permit unenclosed outdoor storage on the eastern portion of the property has addressed all issues arising through the rezoning application review. Staff recommend the creation of a new zone to be applied to the subject property under application.



Kevin Eng  
Planner 1

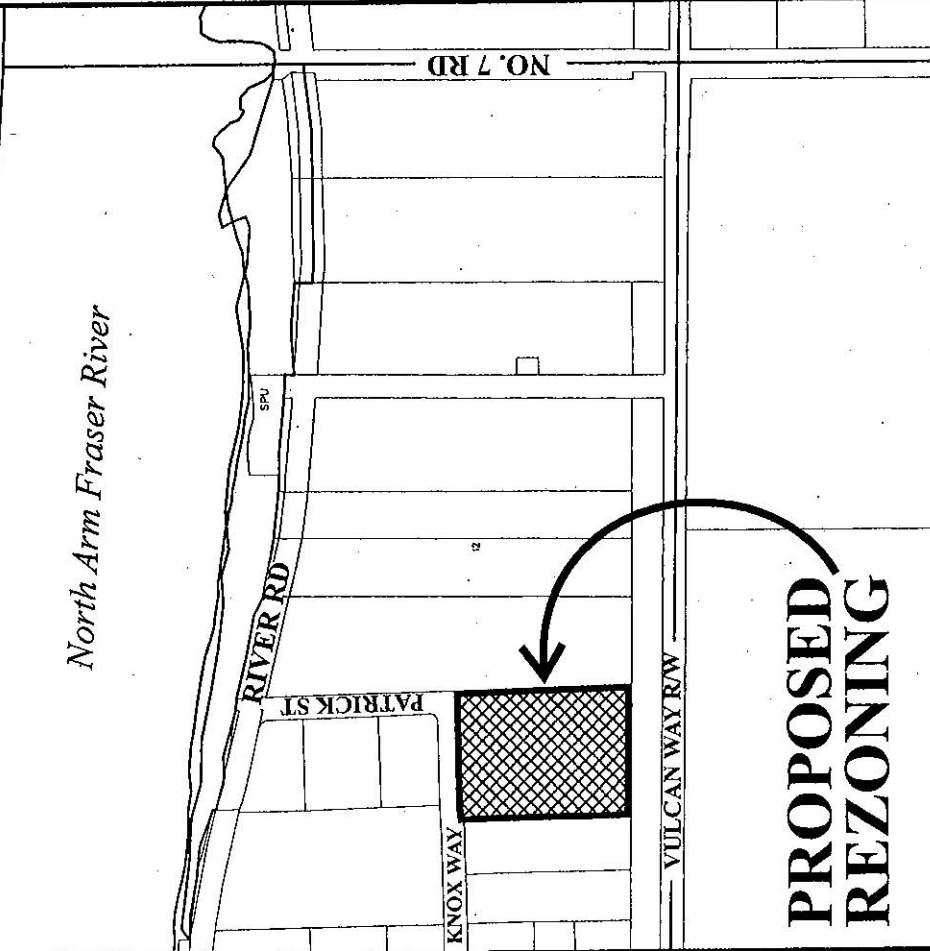
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- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Area Proposed for Outside Storage
- Attachment 4: Summary Table of proposed CD/171
- Attachment 5: Landscape Plan – Outside storage screening
- Attachment 6: Rezoning Considerations

# City of Richmond



*North Arm Fraser River*

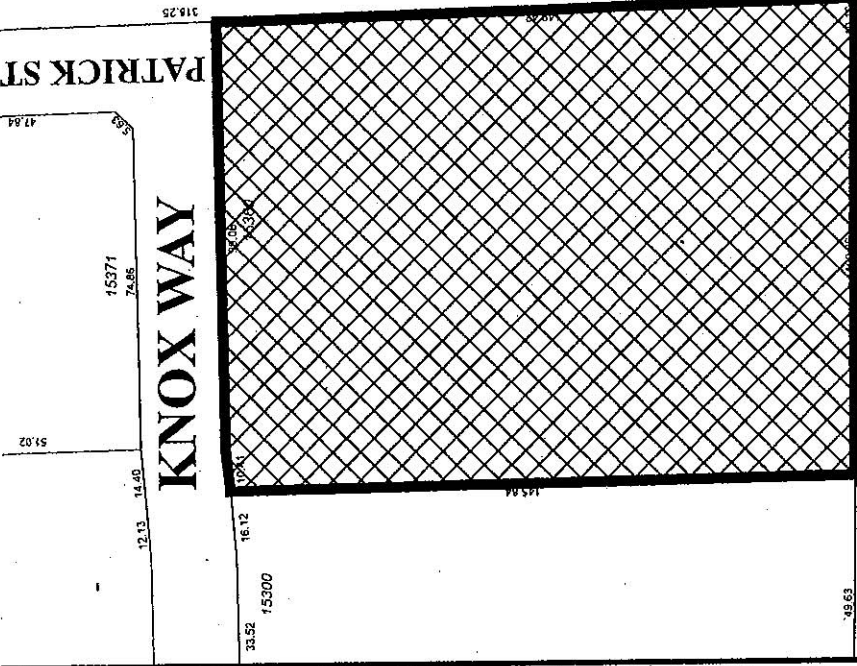


## PROPOSED REZONING

PATRICK ST

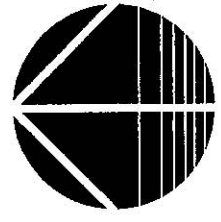
KNOX WAY

VULCAN WAY R/W

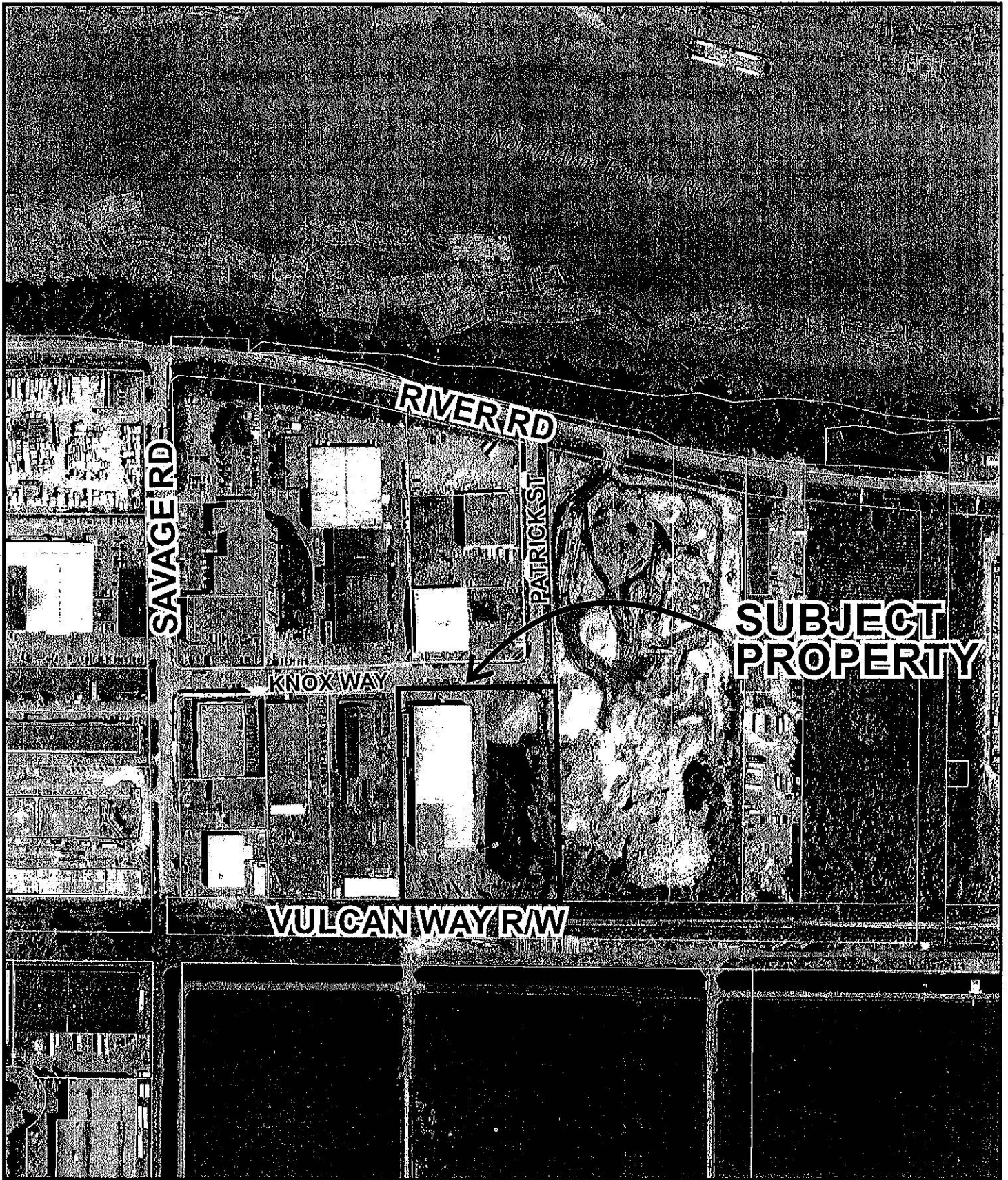


# RZ 06-347799

Original Date: 09/21/06  
 Revision Date:  
 Note: Dimensions are in METRES







**SUBJECT  
PROPERTY**



RZ 06-347799

Original Date: 09/21/06

Amended Date: 10/28/08

Note: Dimensions are in METRES





**City of Richmond**

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

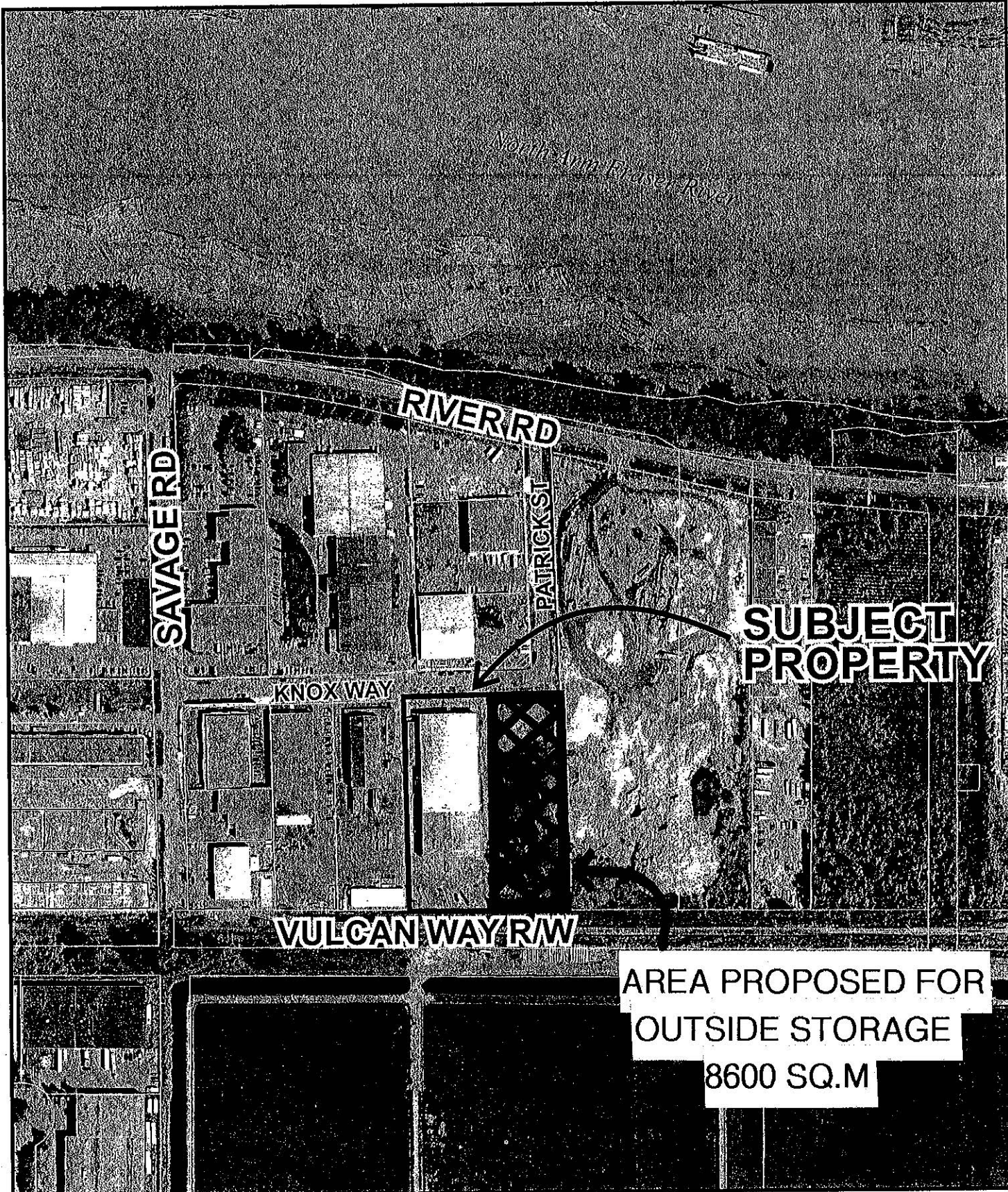
**Development Application  
 Data Sheet**

**RZ 06-347799** **Attachment 2**

Address: 15360 Knox Way

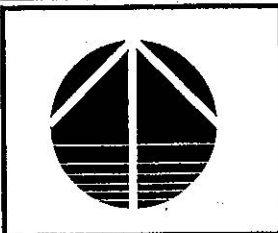
Applicant: Monica Properties Ltd.

	Existing	Proposed
<b>Owner:</b>	Monica Properties Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	16,282 m <sup>2</sup>	No change
<b>Land Uses:</b>	Existing light industrial building	<ul style="list-style-type: none"> <li>• Unenclosed outside storage on the remaining easterly portion of the site that is currently vacant.</li> <li>• Total area proposed for storage – 8,600 m<sup>2</sup></li> </ul>
<b>OCP Designation:</b>	Business and Industry	No change - Complies
<b>Bridgeport Area Plan Designation:</b>	Industrial	No change - Complies
<b>Zoning:</b>	Light Industrial District (I2)	Comprehensive Development District with specific provisions regulating unenclosed outside storage.



**SUBJECT PROPERTY**

**AREA PROPOSED FOR  
OUTSIDE STORAGE  
8600 SQ.M**



**RZ 06-347799**

Original Date: 09/21/06  
 Amended Date: 10/28/08  
 Note: Dimensions are in METRES

**SUMMARY TABLE – COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171)**

	<b>Regulations</b>	<b>Rationale</b>	<b>Proposal at 15360 Knox Way</b>
<b>Use</b>	Unenclosed outside storage as an accessory use to a permitted light industry use.	Ensure that the storage activity is associated with an existing permitted light-industrial use	Storage located on eastern portion of property adjacent to existing industrial building involved in metal finishing and fabrication.
<b>Setbacks</b>	Storage activities must be setback a minimum of 3m (10 ft.) from any property line.	Address adjacency to neighbouring properties and public roads	Applicant will comply with required setbacks.
<b>Surface Treatment</b>	Unenclosed outside storage areas must be surfaced with asphalt, concrete, or other durable, hard and dust free surface.	Minimize impacts of dust and dirt on roadways due from exposure to outdoor elements.	Existing surface treatment is paved asphalt.
<b>Fencing and Landscaping</b>	<ul style="list-style-type: none"> <li>Existing on-site buildings can provide screening.</li> <li>Unenclosed outdoor storage areas must be fully secured by a fence where the storage area abuts a property line.</li> <li>Unenclosed outdoor storage areas adjacent to a public road must be screened with a combination of fencing and landscaped buffer at least 1.5 m in width.</li> </ul>	<ul style="list-style-type: none"> <li>Landscape screening and fencing along a public road helps to minimize visual impacts of storage yards.</li> <li>Fencing along the property lines that abut areas to be utilized for storage helps to define and secure the area.</li> <li>In some cases, the placement of buildings in conjunction with storage yards addresses screening and visual adjacencies.</li> </ul>	<ul style="list-style-type: none"> <li>Chain link fencing (2 m in height) is provided along the north (Knox Way), east and southern property lines.</li> <li>A 2.5 m wide landscape strip has been implemented on the subject site adjacent to Knox Way.</li> <li>A landscape plan has been submitted to show the implementation of the fencing and landscaping implemented to date (<b>Attachment 5</b>).</li> </ul>
<b>Height of Storage</b>	3.7 m (12 ft.) maximum.	<ul style="list-style-type: none"> <li>Ensure that outdoor storage materials are not above a height that would pose a negative visual impact.</li> <li>Help ensure that fencing and landscaping, in conjunction with setbacks, is able to screen storage areas.</li> </ul>	Applicant indicates this is sufficient for their needs.
<b>Prohibited Uses</b>	A number of goods and materials are specifically prohibited from being located in unenclosed outside storage areas that may pose adjacency, safety and nuisance concerns.	Ensure that certain goods/materials are prohibited from unenclosed outside storage areas given the potential hazards and negative environmental impacts.	The applicant is aware of all prohibitive uses and confirmed that no such activities or uses will be located in the unenclosed outside storage area.
<b>Prohibiting from Adjacent Land Uses</b>	Unenclosed outside storage is prohibited from locating on a lot that directly abuts a property that permits or is designated for residential, use.	Prevent potential land use conflicts between industrial outside storage areas and residential areas.	The subject lot is not situated near any residential properties.

Rev 2, 2007  
 Issued for IFC  
 July 19, 2007  
 Issued for 2P  
 INCLUSIONS / ISSUES



I.T.O. ASSOCIATES  
 Landscape Architects  
 2180 Hunt Street  
 Richmond, BC V6E 2K4  
 Voice: (604) 275-2812  
 Fax: (604) 275-2813  
 Email: Ito@itoassoc.com

Project:

KNOX WAY  
 (EBCO)  
 RICHMOND, B.C.

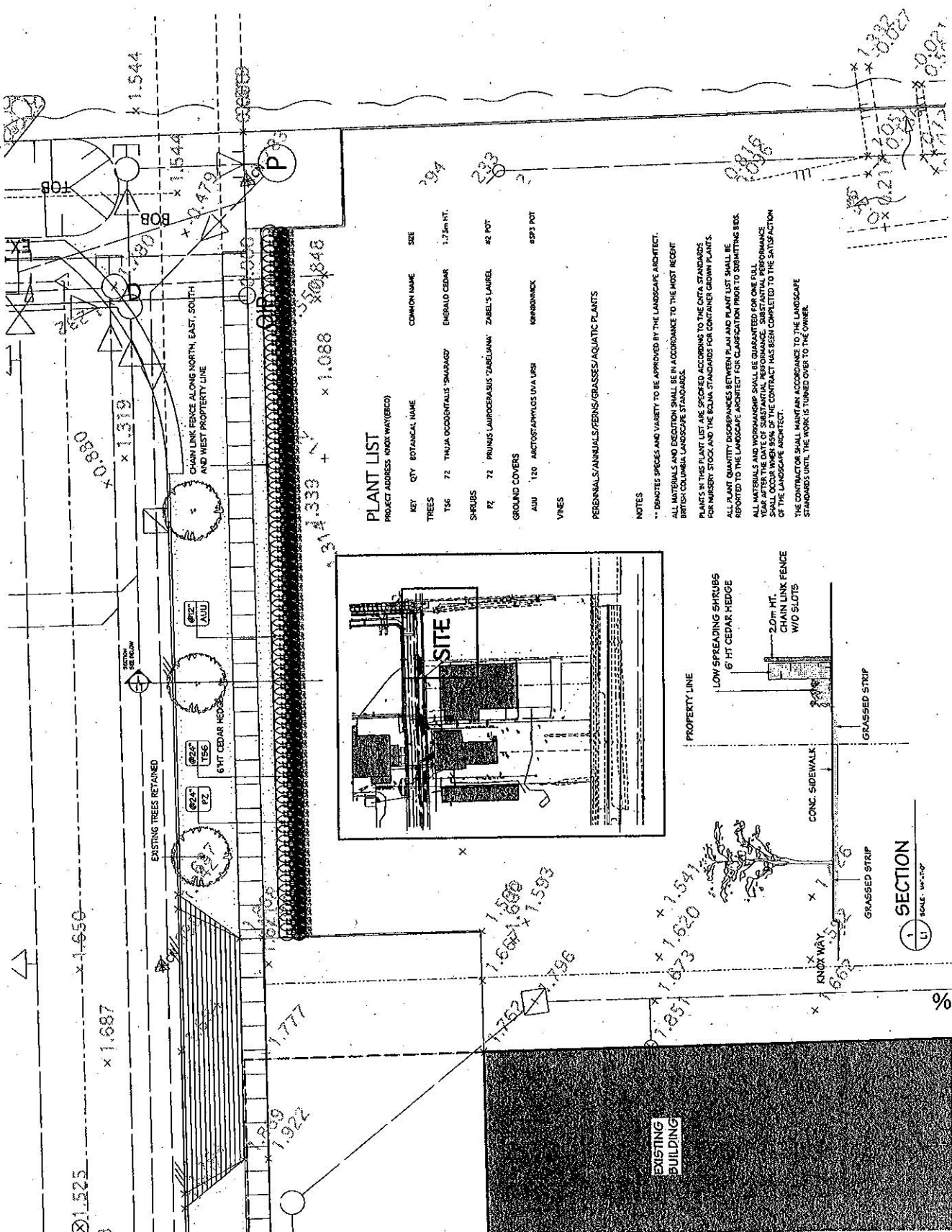
Drawing No.

LANDSCAPE PLAN

ATTACHMENT 5

DATE	1-1-07
BY	...
DATE	JULY 19, 2007
BY	...
DATE	...
BY	...

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 of 1



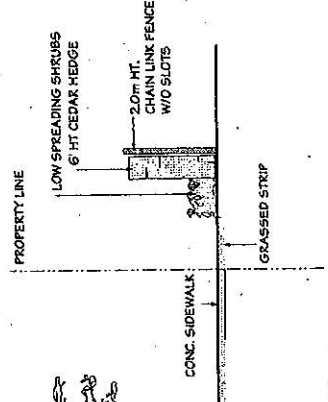
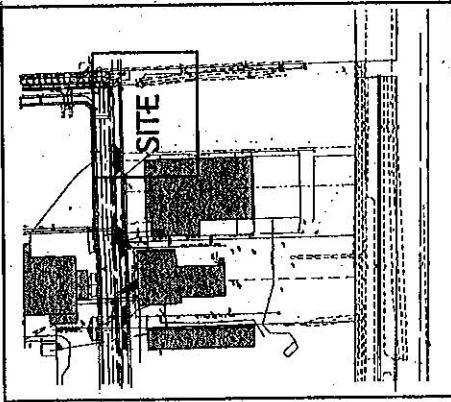
PLANT LIST

PROJECT ADDRESS: KNOX WAY (EBCO)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				1.75m HT.
T56	72	THALIA OCCIDENTALIS 'SARAGZY'	EMERALD CEDAR	
SHRUBS				#2 POT
PZ	72	FRUNUS LAUROCEASUS 'ZABELIANA'	ZABEL'S LAUREL	
GROUND COVERS				#5PT POT
AU1	120	ARCTOSTAPHYLOS UVA URSI	WINTERDINK	
VINES				
			PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS	

NOTES

-- DRIBBLE SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
 PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE CETA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.  
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BOB.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



SECTION  
 1  
 SCALE: 1/4"=1'-0"



## Rezoning Considerations

15360 Knox Way

RZ 06-347799

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

1. Registration of a flood plain restrictive covenant identifying a minimum 3.0 m Flood Construction Level.
2. Submission of the appropriate document(s) from the landscaping consultant certifying that the implementation of the landscaping and fencing identified in the submitted landscape plan is sufficiently complete and done in accordance with the provisions of the plan.

[Signed original on file]

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Signed

Date





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8457**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.171 thereof the following:

**“291.171 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171)**

The intent of this zoning district is to provide for light industrial uses with screened unenclosed outside storage.

**291.171.1 PERMITTED USES**

**LIGHT INDUSTRY;  
AUTO TOWING & STORAGE;  
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding personal services;  
RECREATION FACILITY;  
FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility;  
COMMUNITY USE;  
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such unit per lot;  
UNENCLOSED OUTSIDE STORAGE as an ACCESSORY USE to LIGHT INDUSTRY and CUSTOM WORKSHOPS, TRADES & SERVICES;  
ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.171.2 PERMITTED DENSITY**

.01 Maximum Floor Area Ratio: 1.0

**291.171.3 MAXIMUM LOT COVERAGE: 60%**

**291.171.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 For Buildings and Structures:

(a) Public Road Setbacks: 6 m (19.7 ft.); and

(b) Waterfront Setbacks: A food catering establishment shall not be located within 20 m (65.6 ft.) of the high water mark.

- .02 For areas of the **lot used** for UNENCLOSED OUTSIDE STORAGE:  
Setback to **Property Lines**: 3 m (10 ft.).

### 291.171.5 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw.

### 291.171.6 SPECIAL REGULATIONS

- .01 UNENCLOSED OUTSIDE STORAGE areas shall be surfaced with asphalt, concrete or other durable, hard and dust-free surfaces.
- .02 UNENCLOSED OUTSIDE STORAGE areas shall be gated and screened from adjacent **lots** by any combination of:
- (a) **Buildings** or **Structures**; or
  - (b) A **fence** at least 2 m (6.5 ft.) in height and not exceeding 2.4 m (8 ft.) in height provided that access gates match the character and height of the **fence** provided.
- .03 UNENCLOSED OUTSIDE STORAGE areas shall be gated and screened from the adjacent **Public Road** by:
- (a) A **fence** at least 2 m (6.5 ft.) in height and not exceeding 2.4 m (8 ft.) in height provided that access gates match the character and height of the **fence** provided;
  - (b) A **fence** is not permitted to be situated closer than 1.5 m (5 ft.) to a property line abutting a **Public Road**; and
  - (c) A landscape strip providing a solid visual screen planted and maintained at least 1.8 m (6 ft.) in height and 1.5 m (5 ft.) in width which must be situated in between the required **fence** and **Public Road**.
- .04 UNENCLOSED OUTSIDE STORAGE areas are not permitted on a **lot** that directly abuts another **lot** that permits or is designated for **residential** use.
- .05 The following are prohibited from occurring in an UNENCLOSED OUTSIDE STORAGE area:
- (a) Having goods or materials piled, stacked or stored in any manner that exceeds 3.7 m (12 ft.) in height;
  - (b) Storing wrecked or salvaged goods and materials;
  - (c) Storing food products;
  - (d) Storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
  - (e) Storing goods or materials that constitute a health, fire, explosion or safety hazard; or

- (f) Producing, discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations.

.06 The servicing of vehicles and equipment within an UNENCLOSED OUTSIDE STORAGE area is prohibited.”

2. This Bylaw is cited as “**Richmond Zoning And Development Bylaw 5300 Amendment Bylaw 8457**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8458 (RZ 06-347799)
15360 KNOX WAY

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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/171).

P.I.D. 024-873-276

Parcel 14 Section 15 Block 5 North Range 5 West New Westminster District Plan LMP47667

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8458".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER

