



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee  
**From:** Joe Erceg  
General Manager, Planning and Development

*To Planning - Feb 5, 2008*  
**Date:** January 8, 2008  
**File:** 08-4040-01/2007-Vol 01  
*XC:12-8000-02*

Cecilia Achiam  
Acting Director of Development

**Re: River Road Referral – Public Consultation Results and Status Report**

**Staff Recommendation**

1. That the revised Interim and Long-Term Action Plans for the 16,000 Block of River Road (Attachment 7) be approved.
2. That OPTION 2 – Enable individual (or group of) rezoning applications along the 16,000 block of River Road to be processed pursuant to the revised Interim Action Plan (Attachment 7), be endorsed.

*Joe Erceg*  
Joe Erceg  
General Manager, Planning and Development

*Cecilia Achiam*  
Cecilia Achiam  
Acting Director of Development

JE:ke  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>	
Community Bylaws .....		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Law .....		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Transportation .....		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
<b>REVIEWED BY TAG</b>		YES <input checked="" type="checkbox"/> <i>DW</i>	NO <input type="checkbox"/>
		<b>CONCURRENCE OF GENERAL MANAGER</b>	
		<i>Joe Erceg</i>	
		<b>REVIEWED BY CAO</b>	
		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

## Staff Report

### Origin & Background Information

At the September 24, 2007 Council meeting, the following resolution was carried by Richmond City Council:

- 1. That, as per the report dated August 28, 2007 from the Acting Director of Development and Manager, Policy Planning, regarding the River Road Referral – Proposed Action Plan, the Interim and Long-Term Action Plans be approved for consultation purposes.*
- 2. That staff undertake consultation with applicants and residents along impacted portions of River Road regarding the Interim and Long-Term Action Plan and report back on the results.*

This report addresses Item 2 of the September 24, 2007 Council resolution. The September Council resolution was in response to a Council referral on July 11, 2007 to address land use issues and rezoning applications along the 16,000 Block of River Road.

This report also presents options for Council consideration on the Interim & Long Term Action Plan and subsequent impacts on rezoning applications currently being reviewed by Staff in the 16,000 Block of River Road.

### Findings of Fact

A map of the 16,000 Block River Road Study Area and Current Rezoning Applications is contained in **Attachment 1**.

### Public Information Open House

Richmond City Council endorsed the Interim & Long Term Action Plans for public consultation. A Public Information Open House was held on October 4, 2007 from 7-9 pm at Richmond City Hall as part of the consultation on the proposed Interim & Long-Term Action Plan for the 16,000 Block of River Road. The Open House included a brief presentation by staff followed by a question and answer period. Feedback forms were distributed to residents. Copies of the materials made available at the Public Information Open House are contained in **Attachment 2**.

The Public Information Open House was well attended by residents along River Road and No. 7 Road (approximately 45 attendees). A summary of results and comments made in the feedback forms is contained in **Attachment 3**. Staff note that a majority of the respondents did not support the Interim and Long-Term Action Plans noting concerns in conjunction with truck traffic travelling to and from sites within the 16,000 block of River Road. Respondents highlighted vehicle traffic and safety issues along River Road and No. 7 Road as a primary concern. Many respondents also questioned the performance record of property owners in the 16,000 block of River Road, which were undertaking activities in non-compliance with zoning regulations.

## Rezoning Applicant Feedback

Staff met with the three rezoning applicants (representing a total of five properties under rezoning application) immediately after Council approved the Interim and Long-Term Action Plan for consultation purposes on September 24, 2007 as well as throughout the public consultation period in early October 2007. A summary of information requested by Staff and rezoning applicant responses is as follows:

- September 25, 2007 – City staff and rezoning applicants in the 16,000 block of River Road meet to outline the considerations attached to the Interim Action Plan and recommended by staff to be fulfilled prior to Council consideration of each rezoning application.
- A co-signed letter from the rezoning applicants along the 16,000 block of River Road was submitted on October 12, 2007 to communicate and confirm the applicants willingness to fulfill the conditions attached to the proposed Interim Action Plan (Refer to **Attachment 4** for a copy of the letter).
- As a result of the staff review of the co-signed letter and feedback obtained from the area residents through the Public Information Open House held on October 4, 2007, staff informed applicants of the following (a copy of the letter is contained in **Attachment 5**):
  - Required additional information on the proposed use and operations of the sites.
  - Dedicate 20 m of land along the south property line, attached as a consideration of existing rezoning applications, to facilitate a future industrial road access.
  - Request an update on whether the applicant(s) could come to an agreement to undertake a shared access configuration based on the direction set forth in the Interim Action Plan to minimize vehicle impact on River Road.
  - Identify the additional requirement to undertake a traffic assessment of No. 7 Road from Westminster Highway to River Road based on the feedback received from the public (many respondents identified concerns about safety and impacts of additional trucks along No. 7 Road).
- The rezoning applicants provided a written response received on November 27, 2007, which noted the following (refer to **Attachment 6**):
  - No agreement amongst property owners could be obtained to examine a shared vehicle access configuration. Subsequently, they are requesting that individual vehicle accesses to River Road be examined as part of the required traffic assessment to be conducted on River Road.
  - Identified that a 20 m road dedication along the south property line should not be required until future rezonings for more intensive industrial uses are applied for.
  - Identified that the additional requirement to undertake a traffic assessment of No. 7 Road from Westminster Highway to River Road, in addition to the study of applicable portions of the 16,000 block of River Road, is unwarranted.

## Staff Comments

### *No. 7 Road Concerns and Required Traffic Analysis*

As a result of the feedback generated from the public consultation, many respondents indicated that existing truck traffic was problematic on No. 7 Road due to vehicle speed, narrowness of the road and pedestrian safety. Respondents emphasized that vehicle parking and storage in the

16,000 block of River Road would magnify existing traffic-related problems and issues on No. 7 Road. As such, it was deemed appropriate to include a traffic assessment of No. 7 Road, given the number of respondents who opposed to the Interim and Long-Term Action Plans and identified traffic related concerns for No. 7 Road. Staff recommend that the Interim Action Plan be revised to include a traffic assessment of No. 7 Road from Westminster Highway to River Road. Any road upgrades and traffic control improvements identified in the assessment (reviewed and approved by the appropriate City staff) will be the responsibility of the developer to complete.

#### *Vehicle Access to River Road*

The original Interim Action Plan identified a preference for properties under rezoning application to cooperatively examine access options to their properties through an appropriate single-shared access configuration to minimize impacts on River Road. Staff indicated a preference for an access situated as far west as possible (16360 River Road) to limit truck traffic and impacts on River Road. The rezoning applicants have requested that individual accesses be considered for each property under rezoning application to permit outdoor storage as noted in previous correspondence to the City. They identify difficulties and concerns around a single-shared access configuration.

A number of access options have been examined with the City's Transportation Division. Staff confirm that the preferred option remains a single-shared access to be used by properties under rezoning application. A single-shared access option provides the best operational means of addressing transportation concerns by:

- Providing fewer potential access conflicts with River Road.
- Implementing possible traffic control and calming measures with the single-shared access (as well as just east of the access) to minimize impacts on River Road.

Staff recommend that the Interim Action Plan be updated and revised to require that a single-shared vehicle access configuration be a rezoning consideration when processing applications in the 16,000 block of River Road. It is noted that the exact location and design of the potential single-shared access is to be examined in conjunction with the required traffic study required for River Road. The traffic study for River Road is required to be conducted between No. 7 Road to the west and the ultimate agreed to location of the shared access to the east.

In order to address City objectives of minimizing access conflicts along River Road and respond to some of the concerns over a shared single-access raised by the rezoning applicants, staff note that the single-shared access can be situated on any one of the five properties under rezoning application. The flexibility in the access location enables the rezoning applicants to commit to a single-shared access on a cooperative flexible basis.

#### *Road Dedications*

Staff have also examined the requirement to dedicate a 20 m wide strip of land along the south property line of River Road properties and recommend that this remains a requirement of the Interim Action Plan. The justification for requiring the road dedication as part of the Interim Action Plan is as follows:

- Enables dedication of a 20 m wide strip of contiguous land across the 5 properties under rezoning application (3 applications total) in the 16,000 block of River Road.



- Obtaining the road dedication sooner is the best possible option to construct an industrial standard road in the future should the need arise.
- Deferring road dedication to a future date or application process provides less certainty on achieving the City's long-term objective of a new road east of No. 7 Road as there would be no guarantee that all properties under rezoning application now would also submit simultaneous rezoning applications for more intensive industrial uses in the future.

#### *Deadline for Submission of Materials and Studies*

Staff are identifying a deadline of March 31, 2008 to the applicants to submit the required studies and materials required to further review rezoning applications currently submitted in the 16,000 block of River Road. This applies to:

- Identified traffic assessments for applicable portions of River Road and No. 7 Road.
- Geotechnical reports and related information submitted to the Ministry of Environment 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 application.

A deadline provides additional certainty to staff, the applicants and the neighbourhood residents on the timeline for processing rezoning applications and commits the applicants to fulfill the items identified in the Interim Action Plan in a timely manner.

The updated Interim and Long-Term Action Plan (revised based on public consultation and rezoning applicant feedback) is contained in **Attachment 7**.

#### **Options**

Staff are presenting the following options for Council consideration on the land use examination for the 16,000 block of River Road and related rezoning applications pertaining to outdoor storage and parking of vehicles.

#### ***OPTION 1 – Abandon the proposed Interim & Long-Term Action Plans***

<b>PROS</b>	<b>CONS</b>
<ul style="list-style-type: none"> <li>• Potentially limits the amount of additional vehicles and truck related traffic along roads to and from the 16,000 block of River Road.</li> <li>• Abandoning the Action Plans would not impact the 16,000 block of River Road OCP designation as "Business &amp; Industry".</li> <li>• Land can still be considered for uses related to "Business &amp; Industry", but would most likely only occur if:               <ul style="list-style-type: none"> <li>○ Appropriate industrial services are available (sanitary sewer, storm, water).</li> <li>○ Road and traffic issues are</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Eliminates a framework for considering rezoning applications for outdoor storage of vehicles and goods in the 16,000 block of River Road.</li> <li>• Preferred option of a single shared vehicle access amongst the 5 properties under rezoning application would not likely be achieved.</li> </ul>

properly addressed. ○ An industrial development proposal involved a number of properties in the 16,000 block of River Road.	
<b>ANALYSIS</b>	
<ul style="list-style-type: none"> <li>• Consideration of this option does not specifically address the demand generated for commercial vehicle storage and parking in Richmond.</li> <li>• Currently, only two industrial zones (I1 &amp; I5) permit outside storage of goods and commercial vehicles on a stand-alone basis. Total area of land zoned either I1 or I5 is approximately 500 acres; however, much of this land is currently being utilized by established industrial operations and not available for commercial vehicle storage.</li> <li>• Potential implications of not having appropriately zoned and designated land for commercial vehicle and goods parking and storage are:             <ul style="list-style-type: none"> <li>○ Commercial vehicles moving to less suitable areas in Richmond (agricultural land; residential areas).</li> <li>○ Potential transfer of commercial vehicle parking and storage to other municipalities in the region.</li> </ul> </li> <li>• The OCP contains policies to support and augment the supply of industrial zoned and designated land in Richmond to meet present and future needs.</li> </ul>	

**OPTION 2 (RECOMMENDED)** – Enable individual (or group of) rezoning applications along the 16,000 block of River Road to be processed pursuant to the updated Interim Action Plan (Attachment 7).

<b>PROS</b>	<b>CONS</b>
<ul style="list-style-type: none"> <li>• Enables flexibility for applicants wishing to proceed either individually or together with other proponents.</li> <li>• Under this option, the ability to mitigate the impact of vehicle access to River Road and related traffic impacts would remain, so long as the considerations identified in the Action Plans are adhered to.</li> <li>• Outdoor vehicle parking and storage would comply with the OCP designation of 'Business &amp; Industry'.</li> <li>• Provides increased certainty on land availability for truck storage &amp; parking.</li> <li>• Pending the outcome of the required transportation study of River Road and No. 7 Road, potential upgrades or traffic control measures, if recommended, may help address resident concerns about truck related traffic. Any recommended traffic control measures or road upgrades will be at the applicants' cost.</li> <li>• Facilitates the creation of a future alternative</li> </ul>	<ul style="list-style-type: none"> <li>• If deemed necessary, road upgrades for either River Road or No. 7 Road may result in impacts to Riparian Areas along River Road and No. 7 Road as well as Environmentally Sensitive Areas along River Road, which will require recommendations for mitigation.</li> </ul>

<p>access running parallel to River Road for industrial related traffic through a 20m road dedication along the south property line.</p> <ul style="list-style-type: none"> <li>• This option would enable consideration of agri-industrial service activities or more intensive industrial uses in the future subject to the appropriate City services and road infrastructure being in place.</li> </ul>	
<b>ANALYSIS</b>	
<ul style="list-style-type: none"> <li>• Rezoning applicants have identified they are not amenable to a single-shared access configuration for properties applying for outdoor storage. However, traffic related impacts on River Road remains an area of concern for residents and City staff. As a result, staff recommend that the Interim Action Plan be updated to reflect that a single-shared vehicle access be identified and secured as a rezoning consideration.</li> <li>• Consideration of this option for applicants/property owners under application would enable rezonings to be brought forward on the basis that all considerations identified in the Interim Action Plan are satisfied by any one (or group of) applicant(s) and is not contingent on applicants proceeding simultaneously.</li> <li>• Objectives contained in the proposed Interim &amp; Long-Term Action Plan can be achieved through this option.</li> </ul>	

### Summary Analysis

City staff conducted a Public Information Open House on October 4, 2007 and provided feedback forms for public comments pertaining to the proposed Interim and Long-Term Action Plans on land uses for the 16,000 block of River Road. A majority of the respondents in the feedback forms did not support the proposed Interim & Long-Term Actions Plans. Community feedback confirmed many of the previous concerns the public had stated about existing and potential future truck related traffic and commercial truck storage that was occurring in the 16,000 block of River Road.

Staff also had ongoing discussions with the rezoning applicants in conjunction with the public consultation period for the proposed Interim and Long-Term Action Plan. Through these discussions, staff requested confirmation of a number of considerations as well as additional traffic assessments stemming from comments arising from the public consultation. The rezoning applicants have questioned several rezoning considerations attached to the Interim Action Plan.

As a result of the feedback received from the area residents through the public consultation and discussions with rezoning applicants in the 16,000 block of River Road, City staff recommend the following revisions to update the Interim Action Plan (in addition to the existing considerations):

- Include a traffic impact assessment of No. 7 Road from Westminster Highway to River Road.
- Include the consideration of a single-shared access for use by all properties under application to permit outdoor storage as part of the rezoning review and process.
- Confirmed the 20 m road dedication in the Interim Action Plan.

If Council approves the revised Interim Action Plan, as recommended by staff, more certainty will be provided to City staff and the rezoning applicants on the rezoning considerations. Rezoning applications will be examined in conjunction with the considerations and guidelines identified in the revised Interim Action Plan and brought forward to Council once processing is complete.

The traffic analysis for River Road and No. 7 Road, required to be submitted by the applicants, will provide more information on potential solutions available to address traffic related issues and concerns raised by the residents. The analysis and recommendations submitted by the applicants will be reviewed by City staff for comments and concurrence and if deemed appropriate, the applicants may be required to pay for any upgrades

Staff recommend that development applications for rezoning in the 16,000 block of River Road be processed based on the guidelines established in the revised Interim Action Plan. The Long-Term Action plan will inform future land uses and potential applications to more intensive industrial land uses when the appropriate City services are available and parameters the Interim and Long-Term Action Plans have been addressed. The recommended option (OPTION 2) enables rezoning applications to be processed and considered independent of one another.

Although there is opposition from the public on the Interim and Long-Term Action Plan, there is merit in processing rezoning applications to permit outdoor storage and parking of vehicles in the 16,000 block of River in conjunction with the direction of the Action Plans as the required traffic analysis' may identify possible solutions to be implemented, which address resident concerns about truck related traffic. Also of significance in consideration of options is the limited supply of land available for commercial truck storage and parking in Richmond, should this area either be determined as appropriate (under certain conditions and upgrades) or not appropriate (based on existing circumstances and limited City services) for the proposed use.

### Conclusion

Staff recommend OPTION 2, which would enable rezoning applications to be processed along the 16,000 block of River Road in conjunction with the considerations identified in the revised Interim and Long-Term Action Plans.



Kevin Eng  
Planner 1

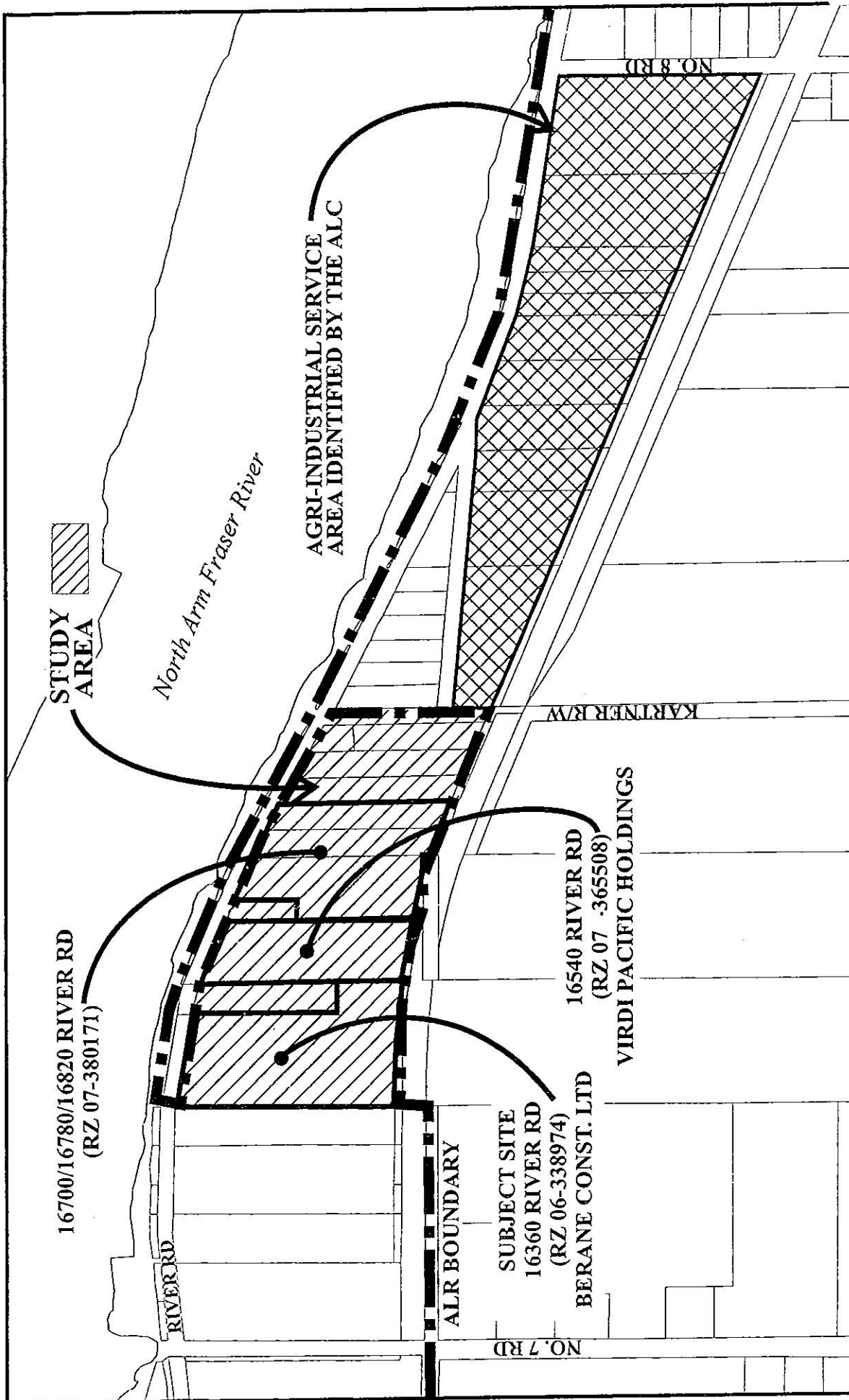


Holger Burke, MCIP  
Development Coordinator

KE:cas

- Attachment 1 – 16,000 Block River Road Study Area and Current Rezoning Applications
- Attachment 2 – Public Information Open House Materials
- Attachment 3 – Summary of Results and Comments – Public Open House Feedback Forms
- Attachment 4 – Rezoning Applicant Co-Signed Letter – October 12, 2007
- Attachment 5 – City of Richmond Update Letter – October 24, 2007
- Attachment 6 – Rezoning Applicant Co-Signed Letter – November 27, 2007
- Attachment 7 – Revised and Updated – Interim Action Plan

**ATTACHMENT 1**  
**16,000 Block River Road – Study Area and Current**  
**Rezoning Applications**



<p>Original Date: 07/03/07</p> <p>Revision Date: 09/05/07</p> <p>Note: Dimensions are in METRES</p>	<div data-bbox="1242 1753 1453 1963" data-label="Image"> </div> <h2 data-bbox="1274 703 1421 1501">16,000 Block of River Road: Current Rezoning Applications</h2>
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# **ATTACHMENT 2**

## **Public Information Open House Materials**



## City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

September 25, 2007  
File: 08-4040-01/2007-Vol 01

Planning and Development Department  
Fax: 604-276-4052

Dear Property Owner/Resident:

**Re: Richmond City Council Referral for the 16,000 Block River Road**

### **Background Information**

In July of 2007, Council requested Richmond City Staff to undertake an examination of land uses along the 16,000 block of River Road in response to concerns from residents about property use compliance, truck traffic and related impacts on road infrastructure. Consideration also had to be given to three rezoning applications submitted within the 16,000 block of River Road requesting permission to utilize the properties for outdoor storage of vehicles and goods.

In a report considered by Richmond City Council on September 24, 2007, an *Interim and Long-Term Action Plan* was proposed by staff, which recommended consultation with property owners and residents. Attached to this letter is a copy of the staff report (**Attachment 1**) along with a map of the 16,000 block of River Road identifying rezoning applications and the Study Area (**Attachment 2**).

### **Invitation to Public Open House**


Property owners, residents and the public are invited to a public open house on:

*Thursday, October 4, 2007  
7:00 – 9:00 pm  
Richmond City Hall (6911 No. 3 Road, Richmond, BC)  
Meeting Room 2.002*

Staff will be making a brief presentation on the *Interim and Long-Term Action Plan* proposed to examine rezoning applications and related land use issues for the 16,000 block of River Road. The remainder of the meeting will be a open house forum for questions and comments from property owners and residents of the area. A number of City staff representing various divisions (Transportation; Engineering; Planning, RCMP; Community Bylaws) will be in attendance to hear your concerns and respond to questions.

Please contact the staff listed below if you have any specific questions about the land use study and associated rezoning applications or would like more information on the upcoming Open House.

Yours truly,

  
Kevin Eng  
Planner 1  
604-247-4626

  
Holger Burke  
Development Coordinator  
604-276-4164

  
**RICHMOND**  
*Island City, by Nature*

## FACT SHEET

### The City of Richmond *Interim Action Plan* 16,000 Block of River Road

#### 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 for 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 identified that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate engineering assessments and upgrades to applicable portions of River Road must also be undertaken.

##### *Existing Soil/Fill Conditions*

- Confirmation 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 confirm this.

**Rezoning Requirements** (To be completed by the rezoning applicants)

- ❑ Submit an acceptable fence and landscape buffer scheme.
- ❑ Complete a traffic and engineering assessment of River Road that is deemed to be impacted by traffic generated by properties along River Road (16,000 Block). The proponents of the rezoning application must complete any works or upgrades identified in the assessment.
- ❑ 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**

Staff will report the findings and comments generated from the October 4, 2007 Public Information Open House Session in a future report to Council.

# FACT SHEET

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

### 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

- ☐ Pending comments from the October 4, 2007 Public Information Open House Session, feedback will be integrated into the forthcoming City-wide review of the OCP.
- ☐ Public comments on the Long-Term Action Plan will also be integrated into individual rezoning applications (and associated staff reports) being processed as part of the Interim Action Plan.



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
[www.richmond.ca](http://www.richmond.ca)

## FEEDBACK FORM

### Public Information Open House 16000 Block River Road Proposed Interim and Long-Term Action Plan

Richmond City Hall  
October 4, 2007

This is a public open house to share information and gather feedback on the proposed **Interim and Long-Term Action Plan** for the 16000 block of River Road.

Your input is important. Please take a few minutes to review and complete this Feedback Form.

1. In general, I support the proposed **Interim** Action Plan for the 16000 block of River Road.

Yes ☐

No ☐

Comments:

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2. In general, I support the proposed **Long-Term** Action Plan for the 16000 block of River Road.

Yes ☐

No ☐

Comments:

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3. My concerns related to permitting the outdoor storage of vehicles and goods on properties located in the 16000 block of River Road are:

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4. I heard about this public open house from:

- ☐ Letter from the City
- ☐ Newspaper advertisement
- ☐ Word of mouth
- ☐ City of Richmond Website

5. I am a:

- ☐ Property owner in Richmond
- ☐ Resident of Richmond
- ☐ Other: please specify: \_\_\_\_\_

6. Other comments for City staff to consider:

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Please complete the following information (Optional).

The City of Richmond will keep all comments anonymous and personal information confidential.

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Thank you for your feedback.**

Information contained in this Feedback Form will be compiled with other public responses and may be included in a report to City of Richmond Council.

Please place this form in the Feedback Box provided, or forward your comments by mail or fax before **5 p.m. on Friday, October 12, 2007** to:

Kevin Eng, Policy Planning  
City of Richmond, 6911 No. 3 Road  
Richmond BC V6Y 2C1  
Tel: 604-247-4626, Fax: 604-276-4052  
Email: keng@richmond.ca

**ATTACHMENT 3**  
**Summary of Results and Comments – Public Open**  
**House Feedback Forms**

### Information Open House – Summary of Public Feedback

The following table is a **summary of results** pertaining to the questions asked in the feedback forms distributed at the Public Information Open House on October 4, 2007 for the 16,000 Block of River Road – Interim and Long Term Action Plan.

Q: In general, I support the Interim Action Plan for the 16,000 block of River Road?			
	YES	NO	UNDECIDED
	7	32	2

Q: In general, I support the Long-Term Action Plan for the 16,000 block of River Road?			
	YES	NO	UNDECIDED
	8	31	2

A total of 41 surveys were returned by the submission deadline of October 12, 2007. Copies of the submitted feedback forms are contained in the appropriate file with the City Clerk's Office.

The following table provides a **summary of written public comments** received from feedback forms distributed at the Public Information Open House on October 4, 2007 for the 16,000 Block of River Road – Interim and Long Term Action Plan.

Key Issues	Summary of Public Comments
Land Uses	<ul style="list-style-type: none"> <li>Limited support for use of properties along the 16,000 block of River Road as residents felt that impact from truck traffic would be too great.</li> <li>Land for commercial vehicle storage needs to be accommodated in Richmond.</li> </ul>
Vehicle Traffic – River Road	<ul style="list-style-type: none"> <li>Safety concerns over increased truck traffic.</li> <li>Pedestrian use of River Road is minimal due to traffic volumes and speed.</li> <li>Concern over industrial related traffic travelling through agricultural areas.</li> <li>Outdoor storage of trucks and goods will pose too much additional traffic for River Road residents, passenger vehicles and bicycles.</li> </ul>
Vehicle Traffic – No. 7 Road	<ul style="list-style-type: none"> <li>Safety concerns over increased truck traffic.</li> <li>Pedestrian use of No. 7 Road is minimal due to traffic volumes and speed.</li> <li>Potential conflict between industrial truck traffic and slower moving farm vehicle and machinery on No. 7 Road.</li> <li>Concern over industrial related traffic travelling through agricultural areas.</li> </ul>
Property Compliance Concerns	<ul style="list-style-type: none"> <li>Concern that property owners under rezoning application in the 16,000 block of River Road are not bringing existing property uses into compliance.</li> <li>Past non-compliance with City zoning regulations is not appropriate and should be corrected prior to bringing forward any applications to change the zoning and allow for vehicle and/or goods storage.</li> </ul>

Key Issues	Summary of Public Comments
City Services and Infrastructure	<ul style="list-style-type: none"> <li>• Concern over lack of sanitary sewer.</li> <li>• Upgrades to City Services &amp; Upgrades (Roads, Sanitary, Storm, Water) need to be undertaken prior to considering any industrial land use proposals.</li> </ul>
Long-Term Vehicle Access Configuration	<ul style="list-style-type: none"> <li>• Concerns about the requirement to dedicate 20m of land along the River Road properties southern edge for future road access should River Road be upgraded to handle larger vehicles and commercial trucks.</li> <li>• Questions about how the 20m road dedication for future vehicle access to properties on the 16,000 block of River Road would impact the existing four industrial zoned operations in this area.</li> <li>• Existing industrial zoned properties questioned the need for a 20m road dedication to facilitate future access.</li> </ul>
Soil Fill Activities	<ul style="list-style-type: none"> <li>• Concern over the quality of fill being brought in for properties in the 16,000 block of River Road and other properties along River Road contained in the Agricultural Land Reserve.</li> <li>• Concerns that previous fill activities may result in soil contamination.</li> </ul>

**ATTACHMENT 4**  
**Rezoning Applicant Co-Signed Letter – October 12,**  
**2007**

ALAN J. CLARK  
4 – 11391 7<sup>th</sup> Avenue  
Richmond, B.C. V7E 4J4  
778-839-6717  
[alanandjoanne@shaw.ca](mailto:alanandjoanne@shaw.ca)

**Proposed Rezoning:** 16360, 16540, 16700, 16780 and 16820 River Road

We, the undersigned, have entered a resolution of agreement to proceed jointly in addressing issues raised in the rezoning process.

- A traffic and engineering assessment will be carried out to River Road, from No. 7 Road east of Kartnor R/W. Report and findings will be submitted to City of Richmond, identifying any required works or upgrades, for review and action.
- Soils reports will be prepared for all subject properties to determine quality of fill on the sites, and to identify if there are any existing or possible future contamination issues, and the professional geo-technical reports will be submitted to the appropriate Provincial Ministry (Environment) for comment and approval, as a condition of final adoption on the rezoning.
- Storage areas on sites will consist of an acceptable permeable surface to minimize storm run off. The surface materials will also minimize dust and the tracking of debris onto the City roads.
- Provisions to prevent the leaking or spilling of oil/fuel from vehicles onto the properties surface treatment will be put into place to prevent possible contamination.
- Landscape architect will be retained, and to meet with City staff to review scope of work and prepare landscape buffering and screening package for all the subject properties.

Other issues will be identified and addressed as we move through the rezoning process.

**ADDRESS**

16360 River Road

16540 River Road

16700 River Road

16780 River Road

16820 River Road

**OWNER**

*ANKA*  
Mike Petrich

Kulwant Singh Viri

Mrs. Satwant Ginder

Balbir S. Jawanda

R. Dhanda

*[Signature]*  
*[Signature]*  
*[Signature]* BEST LUMBER  
S.A. Co.  
*[Signature]*



Re: 16,000 Block River Road Rezoning

This memorandum of agreement is to confirm that the undersigned parties confirm and agree that, whereby all 5 property owners have agreed to jointly proceed with having the engineering and traffic assessment for River Road, from No. 7 Road to Kartnor R/W carried out, the cost of such report and actions will be shared equally by the parties.

ADDRESS

16360 River Road

16540 River Road

16700 River Road

16780 River Road

16820 River Road

OWNER

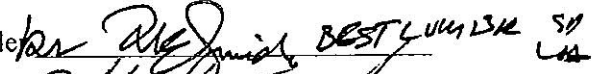
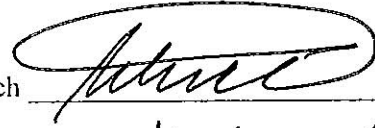
ANKA  
Mike Petrich

Kulwant Singh Viridi

Mrs. Satwant Ginde

Balbir S. Jawanda

R. Dhanda



**ATTACHMENT 5**  
**City of Richmond Update Letter – October 24, 2007**



## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

October 24, 2007

File: RZ 06-338974

RZ 07-365508

RZ 07-380171

Planning and Development Department

Fax: 604-276-4052

Dear Applicant(s):

**Re: Additional information requested and updates for rezoning applications along the 16,000 Block of River Road**

This letter updates all applicants, whom have made rezoning submissions along the 16,000 Block of River Road, of the requirement to submit additional information. This information must be submitted in writing to the City by **November 2, 2007** from individual property owners/applicants or can be in a jointly signed letter (similar to the correspondence submitted by Alan Clark signed by all applicable property owners in early October, 2007).

### **Additional Information Requested**

Some of the additional materials requested is in direct response to feedback obtained through the public information and consultation period undertaken to date.

All property owners under rezoning application must submit and confirm the following information:

- ☐ Acknowledge and agree to dedicate a 20m wide strip of land along the properties south property line in order to facilitate the creation of a future full service industrial access to No. 7 Road.
- ☐ Confirmation of the applicant's position on the City's request to arrange for a shared access configuration amongst all property owners, resulting in only one vehicle access to River Road (shared access configuration to be arranged through the appropriate legal arrangement).
- ☐ As a result of the feedback from the public on the proposed Interim and Long-Term Action Plan, concerns were raised about the potential increase in truck traffic and related impact on No. 7 Road. Therefore, a traffic assessment (prepared by the appropriate, certified professional) of No. 7 Road between Westminster Highway and River Road will need to be undertaken by your consultant and submitted to the City for review. The scope and purpose of the study will be to examine the amount and type of traffic on No. 7 Road and how this will be impacted by each rezoning application.

Additional information is also requested for each property owner under rezoning application to submit a detailed written letter of intent, which confirms:

- ☐ The requested proposed use of the property;
- ☐ The nature of operations for properties requesting to undertake outside storage of goods and vehicles (i.e., proposed buildings; hours of operation);

- Whether operations on the property involves vehicle parking (daily moving of vehicles to and from the subject property) or vehicle storage (mid-long term storage not involving the daily movement of vehicles to or from the subject site).

#### Upcoming Process

Based on the consultation with the applicant's in relation the rezoning submissions and feedback received from the Public Information Open House, staff are preparing to bring forward a report to Council, which will provide updates and information on the process to date. Staff are targeting November 20, 2007 Planning Committee to bring a report forward for Council's consideration.

Staff recommend that the applicant's hold-off on requesting work to be undertaken by their consultants until Richmond City Council has considered the forthcoming staff report and provided the appropriate feedback and direction on the matter (staff report tentatively scheduled for November 20, 2007 Planning Committee). This will offer the property owners and rezoning applicants along the 16,000 Block of River Road a greater level of certainty pertaining to the rezoning applications currently being processed.

Should Planning Committee and Council resolve to proceed with the Interim Action Plan to possibly allow the outside storage of goods and vehicles in the 16,000 block of River Road, it will be recommended that you complete all of the required work to be submitted by your consultants (i.e., traffic and engineering assessment; soils report; landscape plan; survey of road dedications etc.) by **December 31, 2007**. As previously discussed, it is requested that each of the consultants meet with City staff before undertaking any work to ensure that they deal with the issues that need to be addressed.

Should you require clarification or have any further questions, please feel free to contact me directly.

Yours truly,



Kevin Eng  
Planner I  
604-247-4626  
[keng@richmond.ca](mailto:keng@richmond.ca)

:

pc: Holger Burke, MCIP, Development Coordinator

**ATTACHMENT 6**  
**Rezoning Applicant Co-Signed Letter – November 27,**  
**2007**

Alan J. Clark  
4 - 11391 7th. Avenue  
Richmond, B.C. V7E 4J4  
778 839 6717  
[alanandjoanne@shaw.ca](mailto:alanandjoanne@shaw.ca)

Proposed Rezoning: 16560, 16540, 16700, 16780, and 16820 River Road.

We the undersigned have entered a resolution of agreement to proceed jointly in addressing issues raised in the rezoning process.

In response to your letter requiring additional information, we provide the following.

Mr. Mike Petrich, Owner of the western most property, 16360 River Road is not agreeable to a shared driveway on his property to access other properties, and therefore it is requested that we be allowed to use our own separate driveways on River Road, with a traffic control device to allow vehicles to only access River Road to travel West.

We feel that a dedication of a 20 meter wide strip at the South end of each property is premature at this time, and should be requested at a time when the properties come in for rezoning to higher industrial uses. Further, as long as the activities West of Mr. Petrich continue, and utilize the railway track as part of their everyday activities there is no possible way for a road to be constructed in that location. A traffic assessment on No. 7 Road from River Road to Westminster Highway, from the property owner's perspective is unwarranted as their vehicles do not use No. 7 Road, and there are mechanisms to control heavy vehicles, other than farm vehicles from using this road.

We are prepared to meet and discuss this issue with City staff.

The proposed use of all the properties is for storage of commercial containers and vehicles, and there will be no new buildings on the sites, just what is currently existing.

**16360 RIVER ROAD.**

Hours of operation 7 am - 5 pm.

This site is for long term storage of containers and vehicles, and also has a daily traffic movement of 5 to 6 vehicles maximum that leave the site first thing in the morning and return at the end of the day to overnight.

**16540 RIVER ROAD.**

Hours of operation 6:30 am - 5:30 pm.

There are 18 to 25 commercial containers stored which do not move on a daily basis, but, depending on container demand they move out when required and have no set schedule.

This property currently has 20 vehicles which move in and out on a daily basis from the site, leaving between 6:30 - 7:30 am and returning to the site between 3:30 - 5:30 pm depending on work site.

**16700 RIVER ROAD.**

There are currently no containers or vehicles stored on this property.

**16780 RIVER ROAD.**

Hours of operation 7 am - 5 pm.

There are currently 6 containers stored on site which rarely, if ever move.



There are 15 vehicles which move in and out on a daily basis from the site, leaving between 7 - 8am and return to the site between 3:30 - 5pm depending on work sites.

**16820 RIVER ROAD.**

There are currently no containers or vehicles stored on this property.

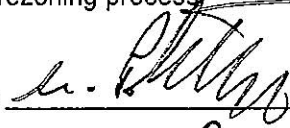
We note your advice to hold-off on our consultant's work until direction received from City, and confirm that the consultants will meet with the appropriate City departments before undertaking any work. Other issues will be addressed as we move through the rezoning process.

ADDRESS

16360 River Road.

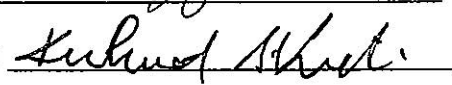
OWNER

Mike Petrich



16540 River Road.

Kulwant Singh Viridi



16700 River Road.

Mrs. Satwant Ginder

BEST LUMBER & SAW



16780 River Road.

Balbir S. Jawanda



16820 River Road.

R. Dhanda



**ATTACHMENT 7**  
**Revised and Updated – Interim and Long-Term**  
**Action Plans**

**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 for 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.