



To: Richmond City Council **Date:** April 29, 2021
From: Cecilia Achiam **File:** 99-LAW/2021-Vol 01
 General Manager, Community Safety
Re: **Cancellation of Business Licence Issued to Shameless Buns Inc. (doing business as Shameless Buns)**

Staff Recommendation

1. That Council, pursuant to s.60(3) of the *Community Charter*, cancel the business licence issued to Shameless Buns Inc. (doing business as Shameless Buns) for conducting or carrying on business at the private property locations of 3971 Bayview Street, City of Richmond, 3551 Moncton Street, City of Richmond, and 13575 Commerce Pkwy, City of Richmond.
2. That Council adopt as its own the Reasons attached as APPENDIX “A” to the report titled “Cancellation of Business Licence Issued to Shameless Buns Inc. (doing business as Shameless Buns)”, dated April 29, 2021, from the General Manager Community Safety, as Council’s written reasons for the cancellation of the business licence contemplated by Recommendation 1 of this report.

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

Att: 1

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Policy Planning	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
SENIOR STAFF REPORT REVIEW	INITIALS:
	n/a
APPROVED BY CAO	

Staff Report

Origin

This report is being presented to Council further to Council's direction at the Regular Council meeting held on April 26, 2021, to provide notice of the proposed cancellation of the business licence contemplated by this report including notice of an opportunity to be heard.

Analysis

Pursuant to s.60(3) of the *Community Charter*, Council may cancel a business licence after providing the licence holder notice and an opportunity to be heard:

Business licence authority

60 (1) *An application for a business licence may be refused in any specific case, but*
(a) *the application must not be unreasonably refused, and*
(b) *on request, the person or body making the decision must give written reasons for the refusal.*

(2) *In addition to the authority under section 15 (1) (e) [licences, permits and approvals — suspension and cancellation], a business licence may be suspended or cancelled for reasonable cause.*

(3) ***Before suspending or cancelling a business licence, the council must give the licence holder notice of the proposed action and an opportunity to be heard.***

(4) *Despite section 155 (2) (b) [restriction on delegation of hearings], a council may, by bylaw under section 154 [delegation of council authority], authorize a municipal officer or employee to suspend or cancel a business licence.*

(5) *If a municipal officer or employee exercises authority to grant, refuse, suspend or cancel a business licence, the applicant or licence holder who is subject to the decision is entitled to have the council reconsider the matter.*

The business licence holder has been provided with notice and a copy of this staff report and has been informed that at the time of Council's consideration of this report the licence holder will be given an opportunity to be heard.

Reasons in support of the recommendation that the business licence be cancelled by Council are attached as Appendix "A" to this report for Council's consideration.

Financial Impact

None.

Conclusion

Based on the facts and for the reasons set out in Appendix “A” of this report, it is recommended that the business licence issued to Shameless Buns Inc. (doing business as Shameless Buns) for conducting or carrying on business at the private property locations of 3971 Bayview Street, 3551 Moncton Street, and 13575 Commerce Pkwy, be cancelled.



Carli Williams, P.Eng.
Manager, Business Licence and Bylaws
(604-276-4136)

Attachment 1: APPENDIX “A” - REASONS

APPENDIX “A”

REASONS

Facts

1. The City of Richmond received a Business Licence Application (the “**Business Licence Application**”) from Shameless Buns Inc. dated March 5, 2021 followed by additional documents in support of the application, collectively attached as **ATTACHMENT 1**.
2. Following receipt of the Business Licence Application, a business licence was issued to Shameless Buns Inc. for mobile vending at the private property locations of 3551 Moncton Street and 13575 Commerce Pkwy. The business licence issued was subsequently amended to add 3971 Bayview Street as an additional private property location.
3. In support of its Business Licence Application, Shameless Buns Inc. did not submit written consents from all of the registered property owners or occupiers of 3971 Bayview Street, 3551 Moncton Street and 13575 Commerce Pkwy.
4. The amended business licence issued to Shameless Buns Inc., doing business as Shameless Buns (the “**Business Licence Holder**”) is hereinafter referred to as the “**Business Licence**” and is attached along with a copy of the Notice of Articles and Certificate of Incorporation as **ATTACHMENT 2**.
5. Photographs of the Business Licence Holder’s business activities at 3551 Moncton Street are attached as **ATTACHMENT 3**.
6. Based on the drawing submitted in support of its application that is included as part of Attachment 1, the Business Licence Holder’s business activities at 3551 Moncton Street contemplate utilization of the adjacent property having civic address 12071 2nd Avenue which is under different ownership than 3551 Moncton Street. Business activities conducted or carried on by the Business Licence Holder at this adjacent property have not been licenced, nor has the written consent of the registered property owner of said adjacent property been provided to the City.
7. To the knowledge of staff, the Business Licence Holder has not, as of the date of this report, been conducting or carrying on business activities at 3971 Bayview Street.
8. Location maps and particulars of 3971 Bayview Street, 3551 Moncton Street and 13575 Commerce Pkwy, including relevant title searches and corporate searches, are attached collectively as **ATTACHMENT 4**.

9. The property located at 3971 Bayview Street is Zoned CS2 under the City of Richmond Zoning Bylaw No. 8500.
10. The property located at 3551 Moncton is Zoned CS2 under the City of Richmond Zoning Bylaw No. 8500.
11. The property located at 13575 Commerce Pkwy is Zoned IB1 under the City of Richmond Zoning Bylaw No. 8500.
12. The Business Licence Holder's mobile vendor activities licenced to be conducted or carried on at the private property locations identified in the Business Licence include the sale of food and beverages and have been the subject of complaints. Among the complaints received are those summarized in the report dated April 16, 2021 and titled "Need and Options for Regulation of Food Trucks in Steveston" from the General Manager of Community Safety that was considered by Council on April 26, 2021.

Reasons in Support of the Cancellation of the Business Licence

Reasons in support of the cancellation of the Business Licence issued to the Business Licence Holder for conducting or carrying on business at the private property locations of 3971 Bayview Street, 3551 Moncton Street and 13575 Commerce Pkwy are as follows:

(I) Contravention of *Business Regulation Bylaw* and *Business Licence Bylaw*

13. The Business Licence Holder is or has been conducting or carrying on business at the private property locations of 3551 Moncton Street and 13575 Commerce Pkwy in contravention of the *Business Regulation Bylaw No. 7538* and in contravention of the *Business Licence Bylaw No. 7360*.
14. The provision of the *Business Regulation Bylaw No. 7538* that is being contravened is s.16.2.1(b).
15. The provision of the *Business Licence Bylaw No. 7360* that is being contravened is s.2.1.13.
16. If the Business Licence Holder were to conduct or carry on business at the private property location of 3971 Bayview Street, such business activity would similarly be in contravention of the same provision of the *Business Regulation Bylaw No. 7538* and in contravention of the same provision of the *Business Licence Bylaw No. 7360*.
17. The *Business Regulation Bylaw* under **subsection 16.2.1 (b)** requires that the Business Licence Holder must comply with the Zoning Bylaw and any other applicable bylaws:

16.2 Mobile Vendor on Private Property

16.2.1 A mobile vendor may carry on business on private property if:

(a) the mobile vendor has the written consent of the property owner or occupier, which must be produced at the request of the Licence Inspector;

(b) **the activity is permitted under the Zoning and Development Bylaw and any other applicable bylaws; and**

(c) the provisions of subsections 16.1.1 and 16.1.3 are complied with.

18. In addition, the *Business Licence Bylaw* under s. 2.1.13 requires that the Business Licence Holder comply with the regulations for mobile vendors contained in the *Business Regulation Bylaw*. Moreover, the Business Licence Holder in Attachment 1 has made a declaration and agreed to “...comply with all relevant bylaws now in force or which may come into force in the City of Richmond...” :

2.1.13 Mobile Vendor

2.1.13.1 Every mobile vendor applicant must sign a declaration that he has read, understood **and agrees to comply with the regulations for mobile vendors contained in the Business Regulation Bylaw.**

19. Under the *Business Regulation Bylaw*, “mobile vendor” is defined as follows:

MOBILE VENDOR means every person who sells, offers or attempts to sell, takes orders for, or solicits orders for goods (including food or beverages), services, or investments, or any other thing, at a place other than his permanent place of business, or from a vehicle, whether personally or by his agent.

20. Excerpts of the *Business Regulation Bylaw* and the *Business Licence Bylaw* are collectively attached (**ATTACHMENT 5**)

(II) Contravention of the Zoning Bylaw

21. The Business Licence Holder is or has been conducting or carrying on business at the private property locations of 3551 Moncton Street and 13575 Commerce Pkwy in contravention of the *Zoning Bylaw No. 8500*.

22. The provisions of the *Zoning Bylaw No. 8500* that are being contravened include: s. 1.4.1, s. 1.4.2, the use provisions of Zone CS2, the use provisions of Zone IB1, and s.7.4.1 of the parking provisions that applies to each of those Zones.
23. The *Zoning Bylaw* under **s. 1.4.1** and **s. 1.4.2** require, among other things, that any use undertaken in a Zone must be in accordance with the uses listed in the Zone and that no land shall be used except in compliance with the *Zoning Bylaw*:

1.4. Uses and Regulations

1.4.1. Except for legal non-conforming uses or development approved by a development permit, development variance permit or an order of the Board of Variance, **use, buildings and structures in each zone shall be in accordance with the uses listed in the zone and all appropriate bylaw regulations and any other applicable requirements,** including but not limited to land use contracts, heritage alteration permits, heritage revitalization agreements, or housing agreements.

1.4.2. **No land, building or structure shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed or maintained except in compliance with this bylaw.**

24. The mobile vendor use, including food truck use and food trailer use, are not permitted uses in Zone CS2 or in Zone IB1 and are not in accordance with the uses listed in Zone CS2 or in Zone 1B. Therefore, these uses at the private property locations of 3971 Bayview Street, 3551 Moncton Street and 13575 Commerce Pkwy are not in compliance with the *Zoning Bylaw*.
25. Moreover, the mobile vendor use, including food truck use and food trailer use, are not a “use principal” as that term is defined in the *Zoning Bylaw*, nor are any of these uses captured within the definition of “Restaurant”:

Use, principal means one or more uses in the list of permitted uses in the zones of this bylaw which **are the main or primary activity for which** a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Restaurant means a facility for the sale of prepared foods and beverages to the public for consumption on or off site which includes restaurants, coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops, but does not include drive-through restaurants and banquet halls.

26. On this latter point, “a facility” in the context of the definition of “Restaurant” and in the context of the *Zoning Bylaw* is a building or structure.
27. Not only is this interpretation consistent with the common understanding of the terms “a facility” and “Restaurant”, but also is consistent with how parking requirements for Restaurant use are calculated under the *Zoning Bylaw*. For example, under the *Zoning*

Bylaw, parking spaces required are determined on “gross leasable floor area” which is a calculation applicable to buildings or structures:

Minimum number of Parking Spaces Required (excerpt taken from Table 7.7)

Restaurant: 8 spaces per 100.0 m² of gross leasable floor area up to 350.0 m²; plus 10 spaces for each additional 100.0 m² of gross leasable floor area

Floor area means the total floor area of the building or structure, contained within the exterior face of the structural system of the exterior and basement walls.

Floor area, gross leasable means the total floor area designed for tenant occupancy and exclusive use including basements and upper floors

28. In addition to contravening the permitted use provisions of Zone CS2 and of Zone IB1, the parking provisions applicable to each of those Zones are also being contravened.
29. Under s.7.4.1 of the *Zoning Bylaw*, parking spaces shall only be utilized for the purpose of those making use of the principal building or use for which the parking is provided and shall not be used for sale or storage of goods of any kind:

7.4 Use of Parking Facilities

7.4.1 All required on-site parking spaces **shall be used only for** the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants or visitors who make use of the principal building or use for which the parking area is provided, **and such parking areas shall not be used for on-site loading, driveways, access or egress, commercial repair work or display, or the sale or storage of goods of any kind.**

30. Excerpts of the *Zoning Bylaw* are attached (ATTACHMENT 6).

(III) Summary

31. In summary, it is in order that the Business Licence be cancelled on the grounds that::
 - (i) the Business Licence Holder is or has been conducting or carrying on business at the private property locations of 3551 Moncton Street, and 13575 Commerce Pkwy in contravention of the following bylaws:
 - the *Business Regulation Bylaw No. 7538*;
 - the *Business Licence Bylaw No. 7360*; and

- the *Zoning Bylaw No. 8500*.
- (ii) the Business Licence Holder is or has been conducting or carrying on business at the private property locations of 3551 Moncton Street, and 13575 Commerce Pkwy in breach of its agreement in Attachment 1 to “*comply with all relevant bylaws now in force or which may come into force in the City of Richmond*”; and
- (iii) the Business Licence Holder is or has been, as part of its business activities, conducting or carrying on business at the private property location of 12071 2nd Avenue without a business licence for that location and in contravention of the bylaws identified in paragraph 32(i) above.

32. Even though several grounds have been identified in paragraph 31, it should be noted that any one of the grounds identified in paragraph 31 is sufficient on its own to support the cancellation of the Business Licence. In addition, the contravention of any one of the bylaws identified in paragraph 31(i) is sufficient on its own to support the cancellation of the Business Licence.

33. The Attachments form part of these Reasons.

ATTACHMENT 1



City of Richmond

Business Licence Application

Business Licence Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca Tel: 604-276-4328 Fax: 604-276-4157 Email: buslic@richmond.ca

Office Use Only:

Business Licence Number: 19 865 029

Change of Business Use (checked), Change of Name, Change of Owner, Change of Address, New

Have you previously applied for a business licence in Richmond? Yes (checked), No

Business Type: Non-Resident (checked), Commercial/Industrial Premises, Home Occupation

Proposed Start Date: 03/05/2021 or Effective Date of Change: 03/05/2021

BUSINESS INFORMATION (All to complete)

Corporation (checked), Sole Ownership, Partnership

Business or Trade Name: Shameless Buns Inc.

Registered Company Name:

Business Address: 1933 E 41st Ave. Unit No: 236

City: Vancouver Province: BC Postal Code: V5P1L1

Bus. Tel.: 6049610755 Fax:

Cell: Email: info@shamelessbuns.com

Mailing Address: (If different from above) Unit No:

City: Province: Postal Code:

Describe All Business Activities/Services in Richmond:

- Mobile food vending on private property:
- Steveston Hub - 3551 Moncton St. Richmond, BC V7E 3A3
- Crestwood Corporate Center - 13575 Commerce Pkwy, Richmond, BC V6V 2Z8

Number of Employees in Richmond (To include owners): (Full-time): 3 (Part-time): 3

For Trade Contractor Only, copy of contractor TQ or certificate to be submitted with application

Contractors TQ No.: TQ Holder's Name:

Gas Contractors Bond No.:

OWNERSHIP INFORMATION (All to complete. Additional owners can be submitted on separate paper.)

Name: Matthew Brennan Title/Position: Owner
First Last

Home Address: 236-1933 E 41st Ave

City: Vancouver Province: BC Postal Code: V5P1L1

Tel.: 6049610755 Cell: Email: info@shamelessbuns.com

* Transfer of Business Licence Appendix D to be completed and submitted with this application.

Richmond Representative/Contact for Business: Nick Osborne
Title: Signing Authority and Lease Holder - Steveston Hub **Tel.:** 6047227075
Emergency Contact Name: Anna Rebodos **Tel.:** 7782296122
After Hours Number

Commercial & Home Occupation Uses Only

Are goods/products sold directly to the general public? Yes No
 Is any part of the business sub-contracted? Yes No
 Are goods, commercial vehicles, or equipment stored on premises? Yes No

If yes, please describe: _____

Commercial/Industrial Business (Premises in Richmond only)

Are you doing any Renovations to Business Premises? Proposed Completed None

Sharing Premises With: _____

Floor Area (In sq. ft.): **Office:** _____ **Warehouse:** _____
Retail: _____ **Outside:** _____
Wholesale: _____

Liquor Licence? Yes No If yes, type? Food Primary Liquor Primary With Endorsement

No. Seats (Restaurants & liquor establishments): _____ No. Merchandise Machines: _____

No. Amusement Machines: _____

NOTE: Zoning Bylaw No. 8500 – On-Site Vehicle Parking – Part A, Section 7.1.1 requires that sufficient parking is available for commercial/industrial businesses.

Do you have sufficient parking: Yes No

An exterior sign or alterations to an existing sign requires a permit.
Has the required sign permit been applied for? Yes No N/A

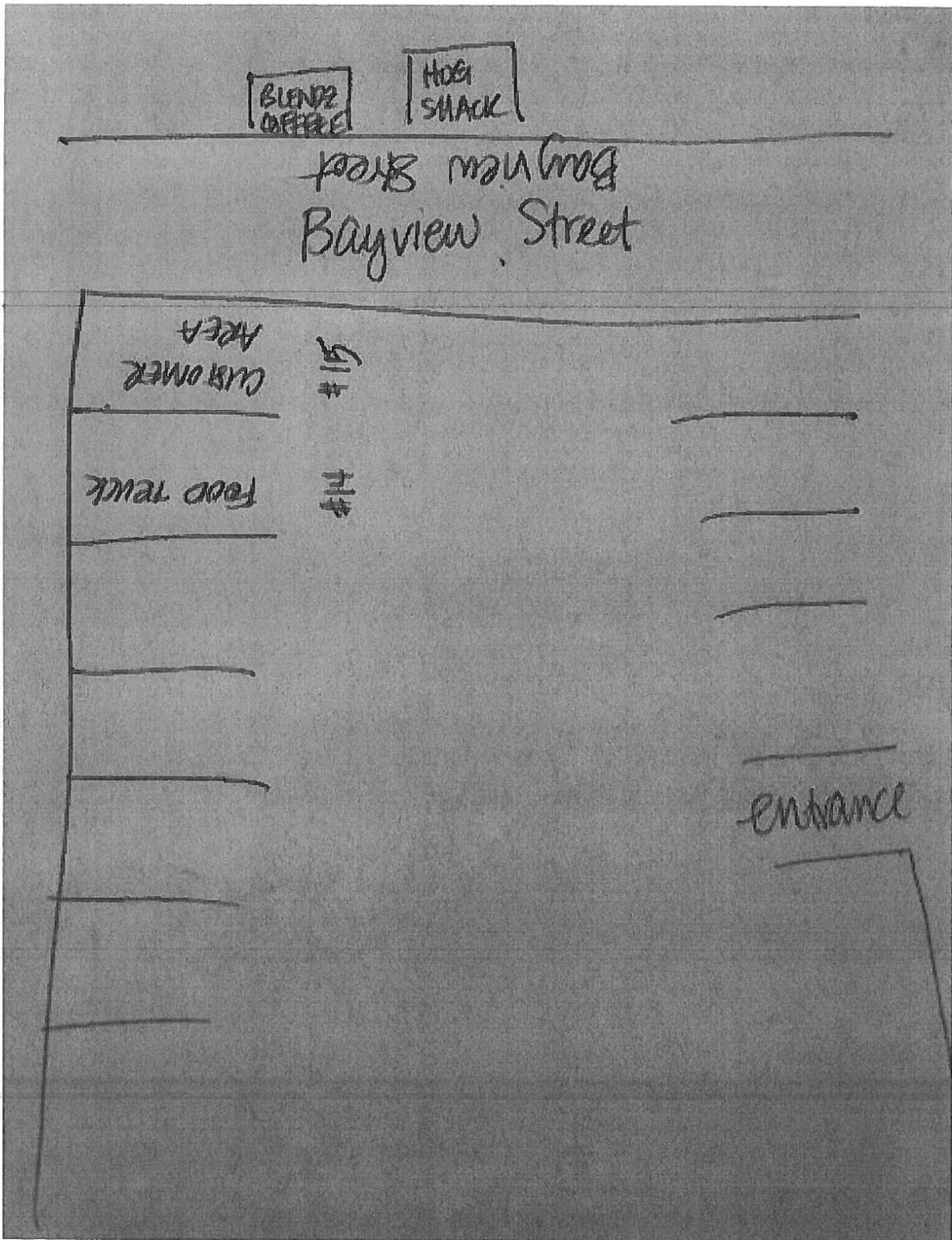
I hereby make application for a business licence in accordance with the above-stated information and declare that the statements are true and correct. I agree, if granted a licence, to comply with all relevant bylaws now in force or which may come into force in the City of Richmond.

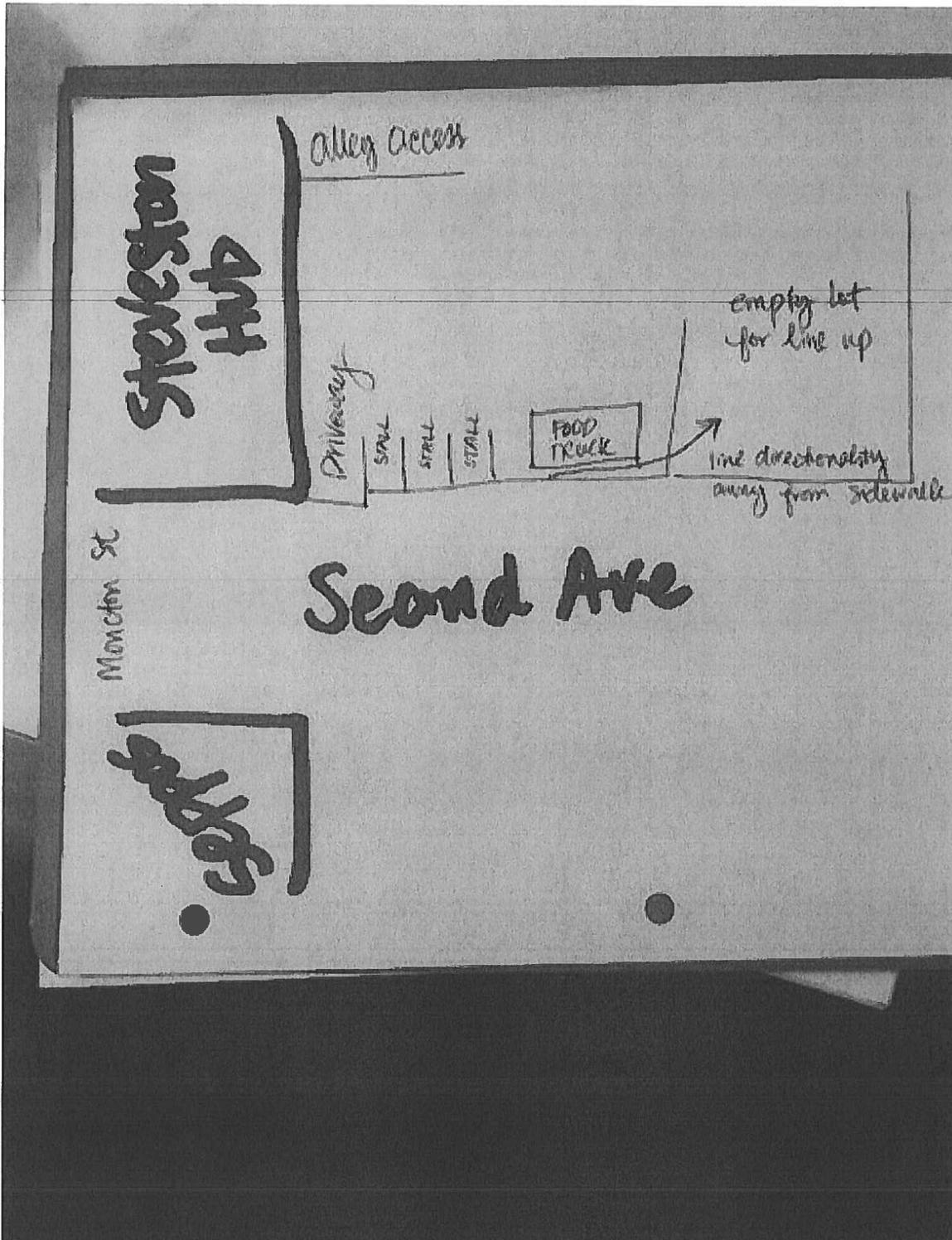
Name: Matthew Brennan Title: Owner

Signature: Matthew Brennan Date: 03/05/2021

Note: This application will not be processed without the application fee. In order to receive the fee amount, please contact the Licence Department. Business Licences are public records and are available for inspection on request at City Hall. The City also makes business licence information available in various additional publications on the City website and/or in hard-copy format. If you do not wish your business information to be made available in any additional publications, a request in writing to decline publication must be received by the Licence Inspector. All information gathered for business licencing purposes is managed in accordance with the Freedom of Information and Protection of Privacy Act.

Office Use Only:		
Folder Type: <u>A1</u>	Sub Type: <u>MOBILE FOOD VENDOR</u>	Fee: <u>50.25</u>
Folder Type: _____	Sub Type: _____	Fee: _____
Received by: <u>EMANUEL - [Signature]</u>		Date: <u>MAR 5/21</u>
Approved by Chief Licence Inspector: <u>[Signature]</u>		Date: <u>MAR 5/21</u>







NICK OSBORNE
Associate Pastor

LADNER LOCATION
5545 Ladner Trunk Rd
Delta, BC V4K 1X1

LADNER PHONE
604-946-4430

STEVESTON HUB
3551 Mondon St
Richmond, BC V7E 3A3

MOBILE
604-722-7075

EMAIL
nick@steveston.org

WEB
www.steveston.org
www.stevestonhub.com

Lighthouse Church PAOC and Shameless Buns

March 6, 2021, 11:00am – 7:00pm (plus set up and clean up)

Parking stalls #4 -5

Contract price: \$200

Other notes:

- Line up area and waiting area are to be directed away from sidewalk and parking lot entrance.
- All BC COVID safety protocols are to be followed.
- Power supply from Hub not required.
- Staff may use Hub bathroom.
- Shameless Buns to provide Steveston Hub with a copy of insurance, including \$5,000,000 liability.
- Lighthouse Church PAOC is not responsible for any liabilities that may arise from the operation of Shameless Buns while using the parking lot.

Nick Osborne

March 5 / 2021

Signed (Lighthouse Church)

Date

[Signature]

March 6 / 2021

Signed (Shameless Buns)

Date



lighthouse
CHURCH

March 5, 2021

SHAMELESS BUNS

236-1933 E. 41ST AVE | VANCOUVER, B.C. | V5P 1L1

We have permitted Shameless Buns Food truck to park and serve in our lot at 3551 Moncton St, Steveston Village, on March 6, 2021.

SINCERELY,

NICK OSBORNE
LIGHTHOUSE CHURCH | STEVESTON HUB

5545 LADNER TRUNK RD | DELTA, BC | V4K 1X1

ATTACHMENT 2



BUSINESS LICENCE

CITY OF RICHMOND

6911 No. 3 Road, RICHMOND, B.C. V6Y 2C1

JUL/21

The holder of this licence is licenced to carry on the business or businesses stipulated in a lawful manner until Midnight on the date shown below from or within the premises stated unless otherwise cancelled, revoked, or suspended. It is unlawful to carry on business in the City of Richmond in or from premises other than those stated on this licence.

IF ANY CHANGE IN THE NATURE OF YOUR BUSINESS, TRADE, OCCUPATION, OR CALLING OR ANY CHANGE IN OWNERSHIP OR ADDRESS HAS OCCURRED, YOU ARE REQUIRED TO NOTIFY THE LICENCE INSPECTOR IMMEDIATELY.

LICENCE FOR PERIOD ENDING MIDNIGHT JULY 01, 2021

Business Address:

20 903076

Acct #: 1358859

SUBSCRIBER ID: 1372747

Assembly Use Group 1

Mobile Food Vendor

Business Licence Fee \$180.00

Business Licence Transfer Fee \$50.25

**Shameless Buns
Shameless Buns Inc
1933 E 41ST AVE UNIT 236
VANCOUVER BC V5P 1L1**

**Operating at:
1) 13575 Commerce Pkwy., 2) 3551 Moncton
St. 3) 3971 Bayview St. - May not operate at
two locations at same time**

CHIEF LICENCE INSPECTOR



BUSINESS LICENCE INVOICE

MAILING ADDRESS: CITY HALL, 6911 NO. 3 ROAD, RICHMOND, B.C. V6Y 2C1

Cheques payable to:
CITY OF RICHMOND

The Business Licence fee shown below is due and payable upon receipt pursuant to the current Business Licence Bylaw of the City of Richmond.

20 903076

Acct #: 1358859

INVOICE TO BE
RETURNED WHEN
MAKING PAYMENT

LICENCE FOR PERIOD ENDING MIDNIGHT JULY 01, 2021

SUBSCRIBER ID: 1372747

Assembly Use Group 1

Business Licence Fee \$180.00

Business Licence Transfer Fee \$50.25

**Shameless Buns
Shameless Buns Inc
1933 E 41ST AVE UNIT 236
VANCOUVER BC V5P 1L1**

13588590000023025



**BC Registry
Services**

Mailing Address:
PO Box 9431 6th Flr Govt
Victoria BC V8W 9V3
www.corporateinfo.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

CERTIFIED COPY
Of a Document Filed with the Province of
British Columbia Registrar of Companies

Notice of Articles

BUSINESS CORPORATIONS ACT

CAROL PREST

This Notice of Articles was issued by the Registrar on: July 17, 2019 04:46 PM Pacific Time

*Incorporation Number: **BC1216647***

Recognition Date and Time: Incorporated on July 17, 2019 04:46 PM Pacific Time

NOTICE OF ARTICLES

Name of Company:

SHAMELESS BUNS INC

REGISTERED OFFICE INFORMATION

Mailing Address:
#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

Delivery Address:
#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

Delivery Address:
#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Brennan, Matthew

Mailing Address:

#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

Delivery Address:

#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

Last Name, First Name, Middle Name:

Romero, Katherine Corvette

Mailing Address:

#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

Delivery Address:

#236 - 1933 E 41ST AVENUE
VANCOUVER BC V5P 1L1
CANADA

AUTHORIZED SHARE STRUCTURE

1.	No Maximum	Class A Common Shares	Without Par Value
			With Special Rights or Restrictions attached

2.	No Maximum	Class B Common Shares	Without Par Value
			With Special Rights or Restrictions attached

3.	No Maximum	Class C Common Shares	Without Par Value
			With Special Rights or Restrictions attached

4.	No Maximum	Class D Common Shares	Without Par Value
			With Special Rights or Restrictions attached

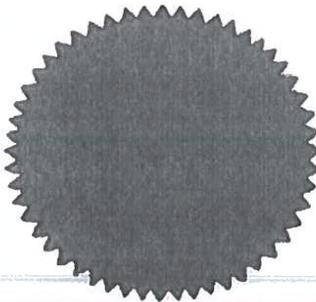


Number: BC1216647

**CERTIFICATE
OF
INCORPORATION**

BUSINESS CORPORATIONS ACT

I Hereby Certify that SHAMELESS BUNS INC. was incorporated under the Business Corporations Act on July 17, 2019 at 04:46 PM Pacific Time.



*Issued under my hand at Victoria, British Columbia
On July 17, 2019*

CAROL PREST
Registrar of Companies
Province of British Columbia
Canada

ELECTRONIC CERTIFICATE

ATTACHMENT 3

3551 Moncton Street

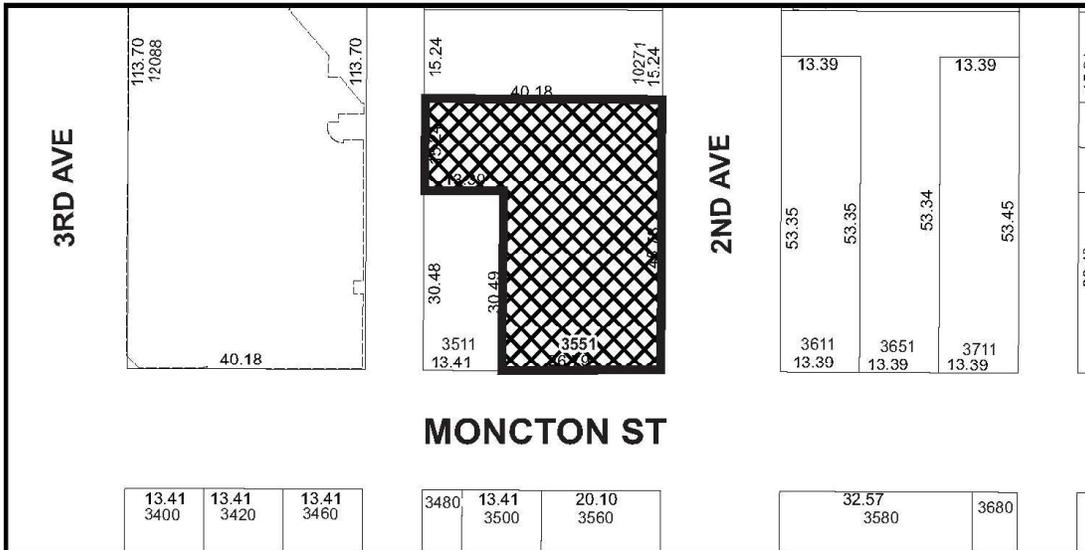
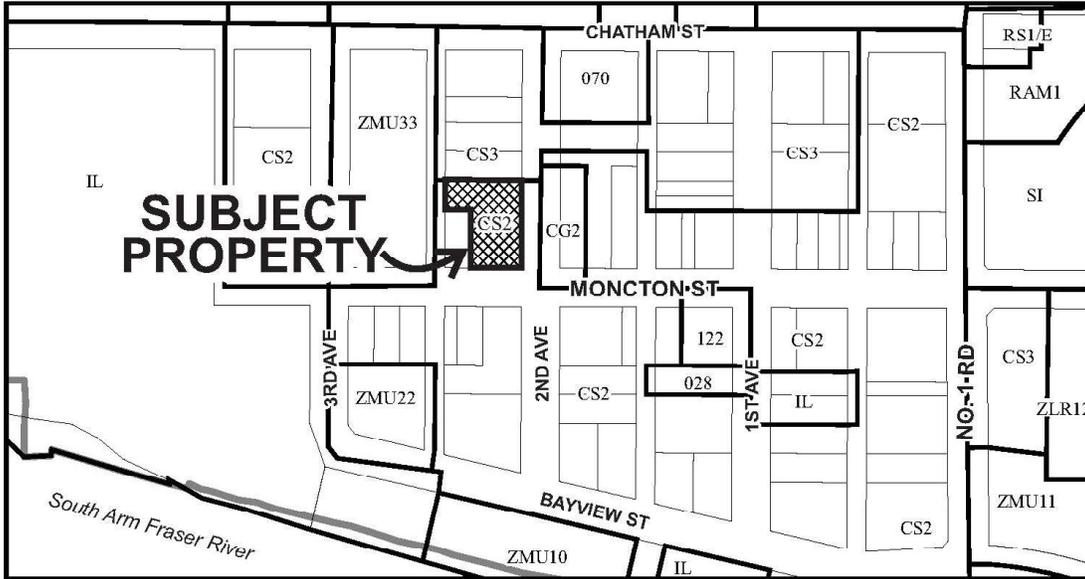




ATTACHMENT 4



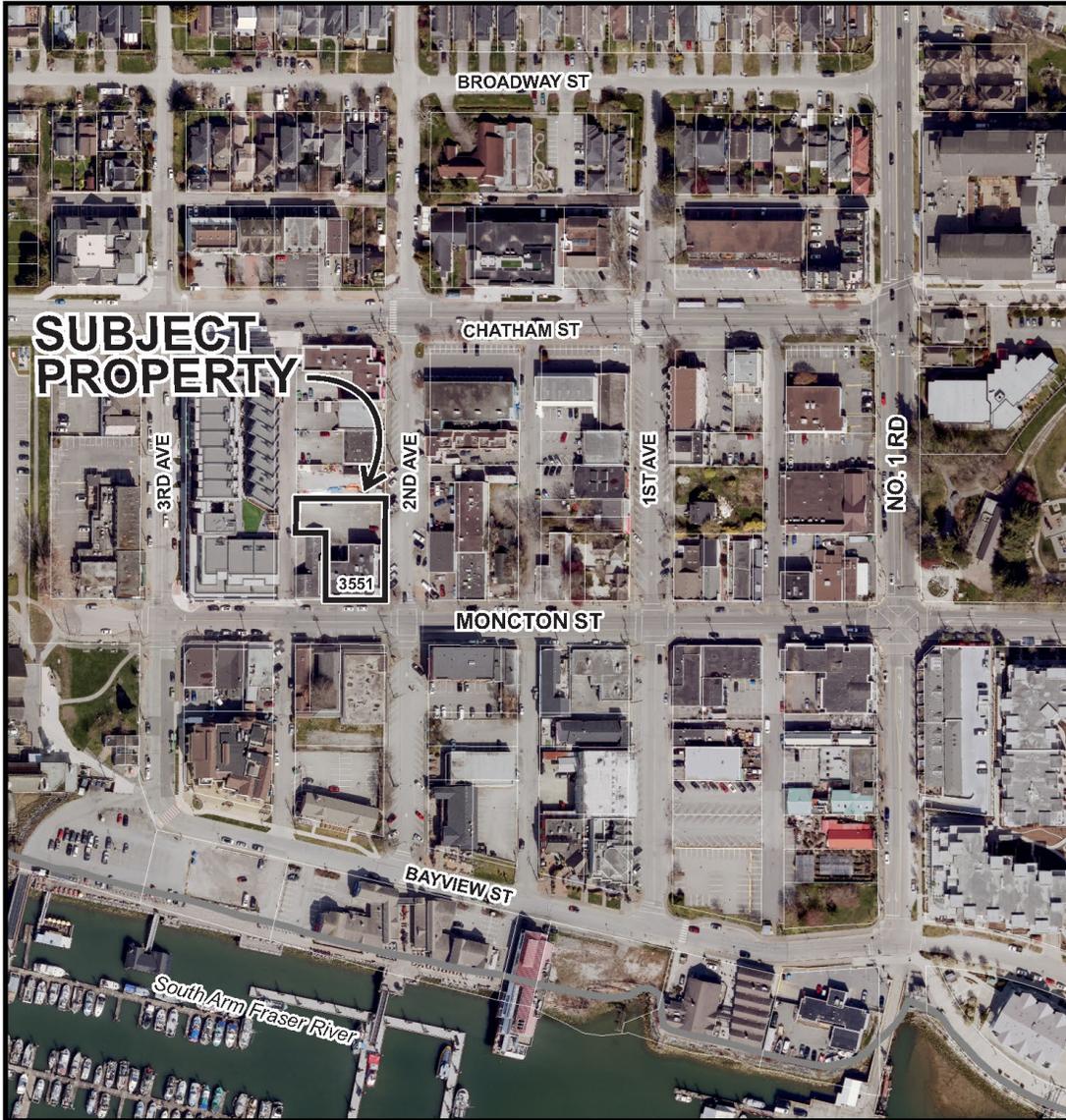
City of
Richmond



	3551 Moncton Street	Original Date: 04/21/21
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



3551 Moncton Street

Original Date: 04/21/21

Revision Date:

Note: Dimensions are in METRES

TITLE SEARCH PRINT

2021-04-27, 13:56:45

File Reference:

Requestor: Japhie Ho

Declared Value \$4000000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA5201204 CA5127227
Application Received	2016-05-24
Application Entered	2016-05-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1072513 B.C. LTD., INC.NO. BC1072513 101 - 5027 47A AVENUE DELTA, BC V4K 1T9
Taxation Authority	Richmond, City of
Description of Land Parcel Identifier: Legal Description:	011-772-255 PARCEL "A" SECITON 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 78785
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY E83215 1969-12-12 13:40 TOWNSHIP OF RICHMOND INTER ALIA PLAN 36648 ANCILLARY RIGHTS
Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA5201511 2016-05-24 13:48 CANADIAN WESTERN BANK

TITLE SEARCH PRINT

2021-04-27, 13:56:45

File Reference:

Requestor: Japhie Ho

Declared Value \$4000000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA5201512
Registration Date and Time:	2016-05-24 13:48
Registered Owner:	CANADIAN WESTERN BANK

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
1072513 B.C. LTD.

Date and Time of Search: April 27, 2021 03:38 PM Pacific Time
Currency Date: October 15, 2020

ACTIVE

Incorporation Number: BC1072513
Name of Company: 1072513 B.C. LTD.
Business Number: 773891296 BC0001
Recognition Date and Time: Incorporated on April 19, 2016 09:43 AM Pacific Time **In Liquidation:** No
Last Annual Report Filed: April 19, 2021 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

Delivery Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

Delivery Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Buttar, Pami

Mailing Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

Delivery Address:
101 - 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

Last Name, First Name, Middle Name:

Mander, Davinder Singh

Mailing Address:

SUITE 2255 - 4871 SHELL ROAD
RICHMOND BC V6X 3Z6
CANADA

Delivery Address:

SUITE 2255 - 4871 SHELL ROAD
RICHMOND BC V6X 3Z6
CANADA

OFFICER INFORMATION AS AT April 19, 2021

Last Name, First Name, Middle Name:

Buttar, Pami

Office(s) Held: (President)

Mailing Address:

101 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

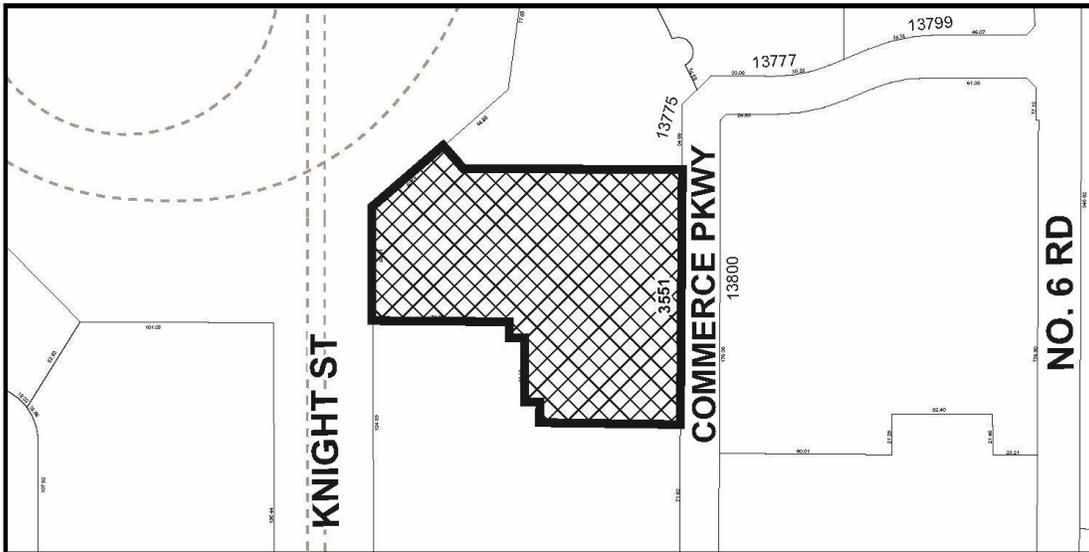
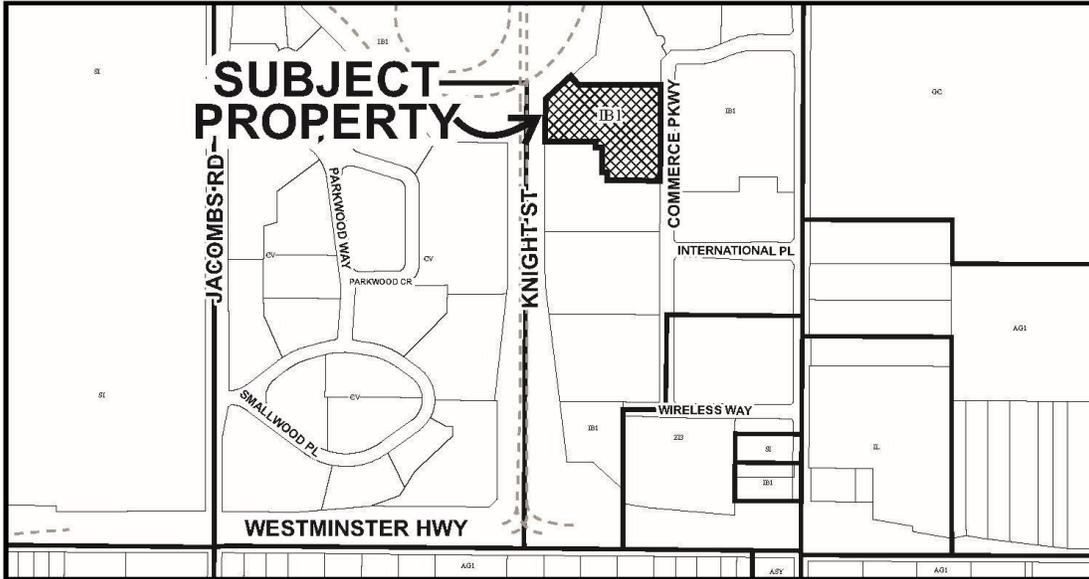
Delivery Address:

101 5027 47A AVENUE
DELTA BC V4K 1T9
CANADA

13575 Commerce Parkway



City of
Richmond



	<p>13575 Commerce Pkwy</p>	<p>Original Date: 04/21/21 Revision Date: Note: Dimensions are in METRES</p>
--	----------------------------	--



City of
Richmond



	<p>13575 Commerce Pkwy</p>	<p>Original Date: 04/21/21 Revision Date: Note: Dimensions are in METRES</p>
---	----------------------------	--

TITLE SEARCH PRINT

2021-04-27, 16:29:16

File Reference:

Requestor: Japhie Ho

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA8185486
From Title Number BB718703

Application Received 2020-05-12

Application Entered 2020-05-20

Registered Owner in Fee Simple
Registered Owner/Mailing Address: 0726861 B.C. LTD., INC.NO. BC0726861
SUITE 1701, 1166 ALBERNI STREET
VANCOUVER, BC
V6E 3Z3

Taxation Authority Richmond, City of

Description of Land
Parcel Identifier: 018-697-798
Legal Description:
LOT C SECTION 5 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT
PLAN LMP15577

Legal Notations
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA8184903
FILED 2020-05-12

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 10.2.1981 UNDER NO. T17084
PLAN NO. 61216

HERETO IS ANNEXED EASEMENT BG223135 OVER (PLAN LMP11105)
LOT B PLAN LMP11104

HERETO IS ANNEXED EASEMENT BH86037 OVER (PLAN LMP15578) LOT 2 EXCEPT:
PARTS SUBDIVIDED BY PLANS 86547, LMP572, LMP11104 AND LMP15577;
PLAN 79650

TITLE SEARCH PRINT

2021-04-27, 16:29:16

File Reference:

Requestor: Japhie Ho

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF
THE MUNICIPAL ACT (SEE DF BH145765)

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: 71457C
Remarks: INTER ALIA
SEE 101964E
AS TO PART FORMERLY PARCEL B REFERENCE PLAN 2200A
SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT

Nature: UNDERSURFACE RIGHTS
Registration Number: 83530C
Remarks: INTER ALIA
SEE 143244E AS TO PART FORMERLY PARCEL A
(REFERENCE PLAN 3486) SECTION 5 BLOCK 4 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT

Nature: STATUTORY BUILDING SCHEME
Registration Number: X72244
Registration Date and Time: 1984-06-28 13:31
Remarks: INTER ALIA
SECTION 216 LAND TITLE ACT
EXTENDED BY AB12572
EXTENDED BY AB24938
EXTENDED BY AB24955

Nature: STATUTORY RIGHT OF WAY
Registration Number: AA27808
Registration Date and Time: 1987-02-23 14:32
Registered Owner: TOWNSHIP OF RICHMOND
Remarks: INTER ALIA
ANCILLARY RIGHTS

Nature: STATUTORY BUILDING SCHEME
Registration Number: AB24955
Registration Date and Time: 1988-02-16 13:49
Remarks: INTER ALIA
EXTENSION OF X72244

Nature: STATUTORY RIGHT OF WAY
Registration Number: AB228031
Registration Date and Time: 1988-10-31 12:48
Registered Owner: TOWNSHIP OF RICHMOND
Remarks: INTER ALIA
PLAN 79651 WITH ANCILLARY RIGHTS

TITLE SEARCH PRINT

2021-04-27, 16:29:16

File Reference:

Requestor: Japhie Ho

Nature: COVENANT
Registration Number: BE87171
Registration Date and Time: 1991-06-04 11:30
Registered Owner: CITY OF RICHMOND
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
L.T.A. SECTION 215

Nature: STATUTORY RIGHT OF WAY
Registration Number: BF220065
Registration Date and Time: 1992-06-10 14:57
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BG223136
Registration Date and Time: 1993-06-25 10:15
Remarks: PLAN LMP11105
APPURTENANT TO LOT B PLAN LMP11104

Nature: EASEMENT
Registration Number: BH86036
Registration Date and Time: 1994-03-15 12:43
Remarks: PLAN LMP15578
APPURTENANT TO LOT 2 EXCEPT: FIRSTLY: PART
SUBDIVIDED BY PLAN 86547; SECONDLY: PART
SUBDIVIDED BY PLAN LMP572; THIRDLY: PART
SUBDIVIDED BY PLAN LMP11104; FOURTHLY: PART
SUBDIVIDED BY PLAN LMP15577; PLAN 79650

Nature: COVENANT
Registration Number: BN180649
Registration Date and Time: 1999-07-09 13:59
Registered Owner: CITY OF RICHMOND

Nature: COVENANT
Registration Number: CA3657097
Registration Date and Time: 2014-03-31 16:20
Registered Owner: CITY OF RICHMOND

Nature: MORTGAGE
Registration Number: CA8182882
Registration Date and Time: 2020-05-11 14:40
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA

TITLE SEARCH PRINT

2021-04-27, 16:29:16

File Reference:

Requestor: Japhie Ho

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8182883
Registration Date and Time: 2020-05-11 14:40
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA8182884
Registration Date and Time: 2020-05-11 14:40
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA8182885
Registration Date and Time: 2020-05-11 14:40
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
0726861 B.C. LTD.

Date and Time of Search: April 27, 2021 04:37 PM Pacific Time
Currency Date: October 15, 2020

ACTIVE

Incorporation Number: BC0726861
Name of Company: 0726861 B.C. LTD.
Business Number: 836658344 BC0001
Recognition Date and Time: Incorporated on June 09, 2005 09:21 AM Pacific Time **In Liquidation:** No
Last Annual Report Filed: June 09, 2020 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
19TH FLOOR, 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H4
CANADA

Delivery Address:
19TH FLOOR, 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H4
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
19TH FLOOR, 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H4
CANADA

Delivery Address:
19TH FLOOR, 885 WEST GEORGIA STREET
VANCOUVER BC V6C 3H4
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Yeung, Benjamin

Mailing Address:
1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

Delivery Address:
1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

OFFICER INFORMATION AS AT June 09, 2020

Last Name, First Name, Middle Name:

Choy, Raymond

Office(s) Held: (President)

Mailing Address:

1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

Delivery Address:

1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

Last Name, First Name, Middle Name:

McIntyre, Paul

Office(s) Held: (Secretary)

Mailing Address:

1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

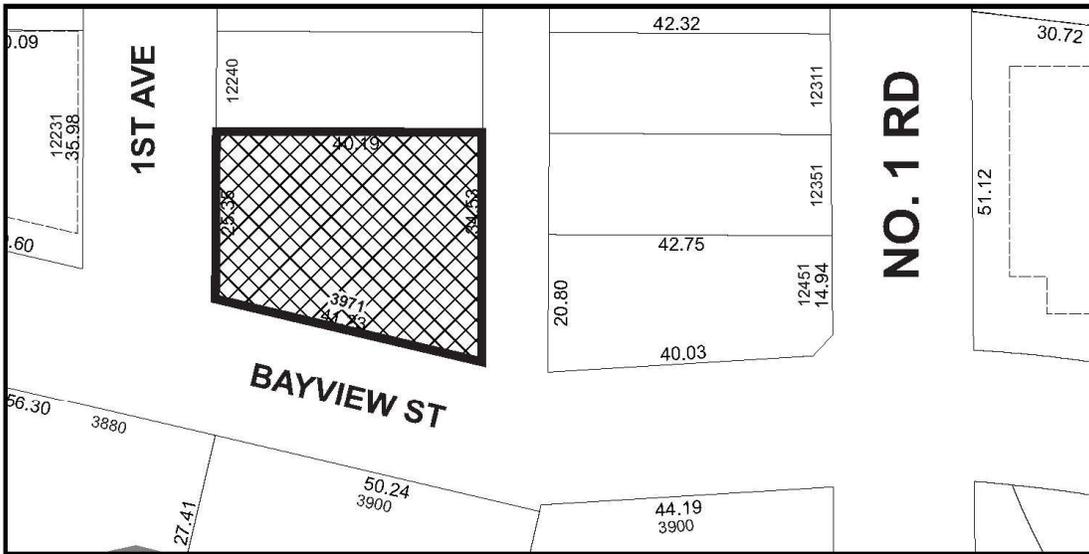
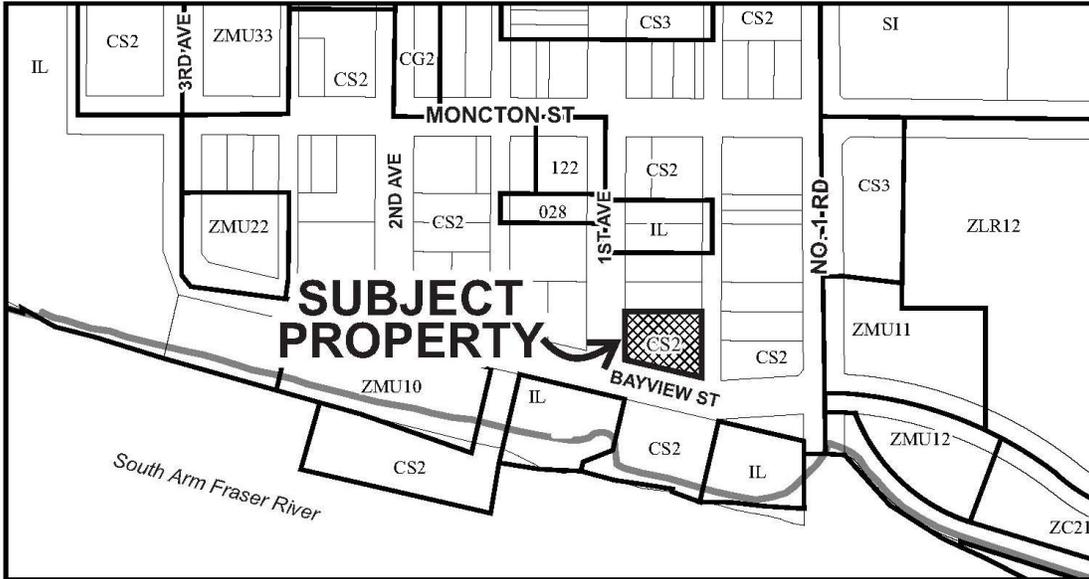
Delivery Address:

1701 - 1166 ALBERNI STREET
VANCOUVER BC V6E 3Z3
CANADA

3971 Bayview Street



City of
Richmond



3971 Bayview Street

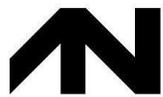
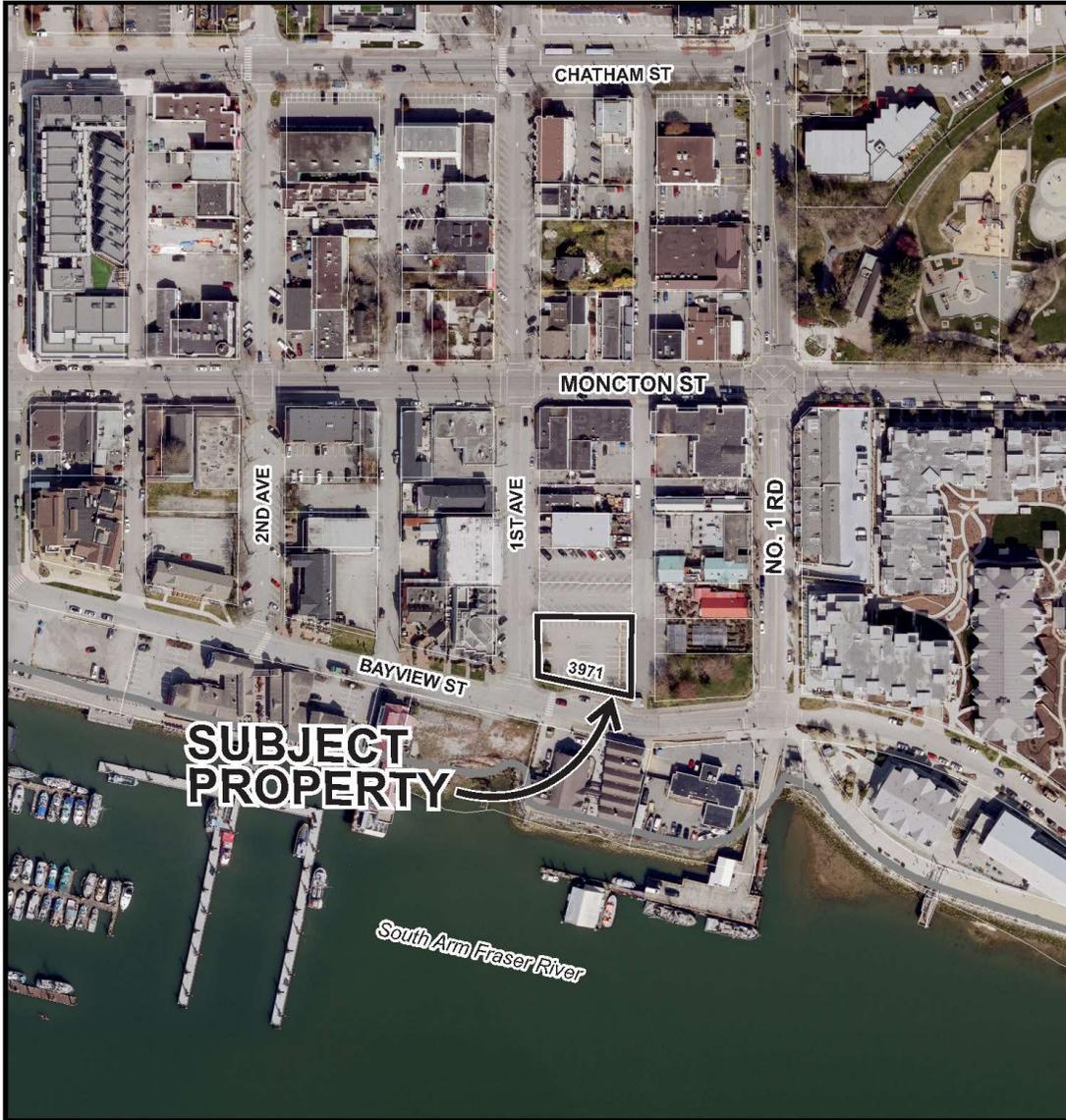
Original Date: 04/21/21

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



3971 Bayview Street

Original Date: 04/21/21

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 5

CITY OF RICHMOND



BUSINESS REGULATION

BYLAW NO. 7538

EFFECTIVE DATE – JULY 28, 2003

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

<u>AMENDMENT BYLAW</u>	<u>DATE OF ADOPTION</u>	<u>EFFECTIVE DATE</u> (If different from Date of Adoption)
Bylaw No. 7581	September 22, 2003	
Bylaw No. 7767	July 28, 2004	
Bylaw No. 8155	January 8, 2007	
Bylaw No. 8156	January 8, 2007	
Bylaw No. 8474	April 27, 2009	
Bylaw No. 8546	November 23, 2009	
Bylaw No. 8566	March 8, 2010	
Bylaw No. 8663	November 8, 2010	April 30, 2011
Bylaw No. 8667	January 24, 2011	January 24, 2011 [except for Section 22.1.4 which comes into effect on September 30, 2011]
Bylaw No. 8920	October 22, 2012	
Bylaw No. 8800	April 22, 2013	
Bylaw No. 9018	May 27, 2013	
Bylaw No. 9142	June 23, 2014	
Bylaw No. 9171	October 27, 2014	
Bylaw No. 9191	January 12, 2015	
Bylaw No. 9288	October 13, 2015	
Bylaw No. 9289	October 13, 2015	

6519690

<u>AMENDMENT BYLAW</u>	<u>DATE OF ADOPTION</u>	<u>EFFECTIVE DATE</u> (if different from Date of Adoption)
Bylaw No. 9639	January 23, 2017	
Bylaw No. 9649	May 23, 2017	
Bylaw No. 9743	October 10, 2017	
Bylaw No. 9718	October 23, 2017	
Bylaw No. 9798	February 13, 2018	
Bylaw No. 9961	January 14, 2019	
Bylaw No. 10029	July 22, 2019	
Bylaw No. 10068	January 13, 2020	
Bylaw No. 10103	January 13, 2020	
Bylaw No. 10172	April 14, 2020	
Bylaw No. 10127	June 8, 2020	

6519690

not less than 35.5 centimetres (14 inches) by 50 centimetres (20 inches), with letters and numbers not less than 5 centimetres (2 inches) in height, containing the following information:

- (i) the conditions under which the parking of any vehicle will be considered unauthorized; and
 - (ii) the name and the telephone number of the firm responsible for immobilizing vehicles at that location;
- (b) ensure that once a vehicle has been fitted with an **automobile immobilizing device**, that a person having the means and authority to remove the **automobile immobilizing device**, is on the site at all times until the owner or driver of the vehicle has reclaimed the vehicle;
- (c) for enforcement of time limited parking, wait 5 minutes for every 15 minutes of regulated time parking prior to immobilizing a vehicle; and
- (d) maintain, to the satisfaction of the **Licence Inspector**, a written record, which must be available for inspection during normal **business** hours, of all vehicles which have been immobilized, identifying the vehicle and the times when the vehicle was immobilized and released from immobilization.

15.2 Operator Prohibitions

15.2.1 An **operator** of a parking enforcement **business** using **automobile immobilizing devices** must not:

- (a) apply an **automobile immobilizing device** to a vehicle:
 - (i) and in addition, have such vehicle towed from the premises for the same offence;
 - (ii) in a designated fire lane; or
 - (iii) displaying an approved parking placard showing the international symbol for persons with disabilities, and which is lawfully parked in a parking space marked as reserved for the use of such persons; or
- (b) charge more than \$15 for the removal of an **automobile immobilizing device**.

PART SIXTEEN: MOBILE VENDOR REGULATION

16.1 Mobile Vendor Prohibitions

16.1.1 A **mobile vendor** must not carry on business:

- (a) on or adjacent to any school ground, except with written authorization from the **Superintendent of Schools**; or

- (b) directly outside or in the normal flow of traffic to any premises which offer the same or similar items for sale as the mobile vendor.

16.1.2 Except as permitted in sections 16.2 and 16.3, a **mobile vendor** must be continually moving and may stop only for so long as actively engaged in making a sale.

16.1.3 Except as permitted in section 16.3, a **mobile vendor** must not block or partially block any sidewalk or **highway** and must not in any way impede or interfere with the ordinary flow of pedestrian or vehicle traffic.

16.2 Mobile Vendor on Private Property

16.2.1 A **mobile vendor** may carry on **business** on private property if:

- (a) the **mobile vendor** has the written consent of the property owner or occupier, which must be produced at the request of the **Licence Inspector**;
- (b) the activity is permitted under the Zoning and Development Bylaw and any other applicable bylaws; and
- (c) the provisions of subsections 16.1.1 and 16.1.3 are complied with.

16.3 Mobile Vendor on City Property

16.3.1 A **mobile vendor** may carry on business on **City-owned** or **City-controlled** property if:

- (a) the **mobile vendor** has entered into an agreement with the **City** identifying the permitted location of the business and the types of goods and/or services permitted to be sold at the location;
- (b) upon request by a **Licence Inspector**, the **mobile vendor** provides to the **Licence Inspector** a copy of the agreement referred to in paragraph 16.3.1(a) above; and
- (c) the **mobile vendor** complies with the terms and conditions of the agreement referred to in paragraph 16.3.1(a) above and all laws, regulations and orders relating to the **mobile vendor** and the business.

PART SEVENTEEN: RENTAL AGENCY REGULATION

17.1 Operator Prohibitions

17.1.1 A **rental agency operator** must not directly or indirectly take, accept or receive any deposit, or charge and collect any fee, for any services rendered to a person seeking residential rental accommodation unless and until such person has successfully obtained rental accommodation as a direct result of such

6519690

PART TWENTY-SEVEN: INTERPRETATION

27.1 In this bylaw, unless the context requires otherwise:

ADULT ENTERTAINMENT	means any nude or partially nude exhibition or performance.
ADULT ENTERTAINMENT ESTABLISHMENT	means a business which provides adult entertainment for its customers.
AMUSEMENT CENTRE	means any room, building, store or other area open to the public, containing one or more amusement machines .
AMUSEMENT MACHINE	means a machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling .
ANIMAL	means any non-human mammal, reptile , amphibian or bird.
ANIMAL CONTROL OFFICER	means: (a) a Licence Inspector ; or (b) a person employed by the Contractor to undertake animal control services.
ANIMAL HOSPITAL	means a building structure or premises in which animals receive medical or surgical treatment, and are hospitalized or maintained.
ANIMAL SHELTER	means any facility designated by Council as an animal pound, as provided for in the <i>Local Government Act</i> .
AUTOMOBILE IMMOBILIZING DEVICE	includes a wheel-lock-device, a "Denver Boot" or any other device designed to be affixed to the wheels or axle of a vehicle to prevent the movement of that vehicle.
BED & BREAKFAST ESTABLISHMENT	means a Bed and Breakfast as defined in the City's zoning bylaw.
BILLIARDS	includes billiards, snooker, pool, bagatelle and other similar games.

6519690

BYLAW NO. 7538

40

MOBILE VENDOR

means every person who sells, offers or attempts to sell, takes orders for, or solicits orders for goods (including food or beverages), services, or investments, or any other thing, at a place other than his permanent place of **business**, or from a vehicle, whether personally or by his agent.

OPERATOR

means any person who, as a proprietor, lessee, manager, employee or otherwise, carries on the operating of a **business** on behalf of a **licencee**, and includes any person managing or supervising such **business**.

OUTDOOR RUN

means an area used for exercising or airing **dogs** or **cats**.

PARCEL

means a lot, block, or other area in which land is held or into which land is legally subdivided.

PAWN

means the deposit of property as a pledge or collateral security for a debt.

PAWNBROKER

means a person who carries on the business of taking property in **pawn**, or who operates a pawnbroker's premises.

PERISHABLE FOOD

means any food or ingredient capable of supporting the growth of pathogenic micro-organisms or production of toxins.

PET STORE

means a retail store where **animals** are offered for sale or sold to the public, but excludes an **animal shelter**.

PUPPY

means a member of the canine species which is less than six (6) months of age.

POLICE CHIEF

means the Officer in Charge of the Richmond Detachment of the Royal Canadian Mounted Police, or his designate.

POLICE DEPARTMENT

means the Richmond Detachment of the Royal Canadian Mounted Police.

PRINCIPAL RESIDENCE

means a principal residence as defined in the City's zoning bylaw.

PROHIBITED ANIMAL

means the **animals** specified in Schedule B, which is attached and forms part of this bylaw.

6519690

CITY OF RICHMOND



BUSINESS LICENCE

BYLAW NO. 7360

EFFECTIVE DATE – JUNE 24, 2002

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

<u>AMENDMENT BYLAW</u>	<u>DATE OF ADOPTION</u>	<u>EFFECTIVE DATE</u> (If different from Date of Adoption)
Bylaw No. 7432	November 12, 2002	
Bylaw No. 7464	December 8, 2003	
Bylaw No. 7808	October 25, 2004	
Bylaw No. 8146	November 27, 2006	
Bylaw No. 8154	November 27, 2006	
Bylaw No. 8163	January 8, 2007	
Bylaw No. 8302	November 26, 2007	
Bylaw No. 8334	May 12, 2008	
Bylaw No. 8365	May 12, 2008	
Bylaw No. 8407	September 8, 2008	
Bylaw No. 8443	January 12, 2009	
Bylaw No. 8551	November 23, 2009	
Bylaw No. 8619	September 13, 2010	
Bylaw No. 8654	November 22, 2010	
Bylaw No. 8666	January 24, 2011	
Bylaw No. 8799	November 14, 2011	
Bylaw No. 8919		October 22, 2012 [except for Section 2.1.31 and portions of Section 3.6 which come into effect on January 23, 2013]
Bylaw No. 9090	February 24, 2014	
Bylaw No. 9212	March 23, 2015	
Bylaw No. 9255	July 13, 2015	
Bylaw No. 9632	February 14, 2017	
Bylaw No. 9650	May 23, 2017	
Bylaw No. 9696	May 23, 2017	

6459099

Bylaw No. 9722	July 10, 2017
Bylaw No. 9718	October 23, 2017
Bylaw No. 9763	November 27, 2017
Bylaw No. 10067	January 13, 2020
Bylaw No. 10171	April 14, 2020
Bylaw No. 10145	April 27, 2020

6459099

or engaged in such **business**, together with such additional information which the **Licence Inspector** may require.

2.1.10.2 Every Escort Service **applicant** whose **business** may, in the opinion of the **Licence Inspector**, result in an exposure of the **City** to financial liability, must deposit with the **City**:

- (a) an indemnity bond in the amount of not less than \$2,000,000; or
- (b) a comprehensive liability insurance policy in the same amount, obtained from an insurance company licenced in the Province of British Columbia, naming the **City** as an additional insured, and stating that the policy applies to each insured as if a separate policy has been issued to each.

2.1.11 Locksmith Services

2.1.11.1 Every locksmith service **applicant** must provide the **Licence Inspector** with evidence of having complied with the provisions of the *Private Investigators and Securities Agencies Act*.

2.1.12 Gas Contractor

2.1.12.1 Every gas contractor **applicant** must provide the **Licence Inspector** with a copy of:

- (a) the registration as a Gas Contractor issued to such **applicant** by the Province of British Columbia Gas Safety Branch; and
- (b) either:
 - (i) the Gas Safety Branch Licence issued to such **applicant** by the Province of British Columbia Gas Safety Branch, or
 - (ii) a Certificate of Qualification as a Gas Fitter issued to such **applicant** by the Province of British Columbia.

2.1.13 Mobile Vendor

2.1.13.1 Every mobile vendor **applicant** must sign a declaration that he has read, understood and agrees to comply with the regulations for **mobile vendors** contained in the **Business Regulation Bylaw**.

6459099

4.4 General Provisions - Vending on City Streets

- 4.4.1 A **person** must not sell or offer for sale any book, magazine or other periodical, other than a newspaper, on any street in the **City**.
- 4.4.2 Subsection 4.4.1 does not apply to the operator of any news stand, the operation of which has been approved in writing by the **Licence Inspector** on the recommendation of the **Police Chief** and subject to such conditions as may be contained in such written approval.
- 4.4.3 Subject to the *Local Government Act*, a **person** must not canvass or solicit **business** on any street or from anyone in the **City**, from cards, samples or in any other manner whatsoever for the sale of **goods** for future delivery, without having first obtained the appropriate **licence**.

4.5 Miscellaneous Business Licence Provisions

- 4.5.1 Every **licence** is considered to be personally issued to the **licensee**.
- 4.5.2 Where a **business** is carried on by two or more **persons** in partnership, only one **licence**, which must be taken out in the name of the partnership, is required.
- 4.5.3 Subject to the *Local Government Act*, the **Licence Inspector** has the power to grant, issue, renew, suspend or transfer **licences**.

PART FIVE: BYLAW VIOLATIONS AND PENALTIES

5.1 Any **licensee**, operator, or any other **person** who:

- (a) violates or contravenes any provision of this bylaw or a **licence** issued hereunder, or who causes or allows any provision of this bylaw or a **licence** issued hereunder to be violated or contravened; or
- (b) fails to comply with any of the provisions of this bylaw or a **licence** issued hereunder; or
- (c) neglects or refrains from doing anything required under the provisions of this bylaw, or a **licence** issued hereunder, or the **Business Regulation Bylaw**; or
- (d) fails to maintain the standard of qualification required for the issuing of a **licence** under this bylaw; or
- (e) makes any false or misleading statement,

6459099

commits an offence and upon conviction shall be liable to a fine of not more than Fifty Thousand Dollars (\$50,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence, and may result in the suspension, cancellation or revocation of the licence in question.

5.2 Subject to the *Local Government Act*, Council may:

- (a) revoke or cancel a **licence** issued under the provisions of this bylaw; and,
- (b) refuse to grant the request of an **applicant** under this bylaw.

5.3 Every **licencee** must comply with the requirements of this, or any other bylaw of the **City**, which governs or regulates the **business** for which such **licence** was granted, must comply with any requirements imposed by the **Medical Health Officer**, and must comply with all applicable statutes, regulations, rules, codes and orders of all federal or provincial authorities having jurisdiction of such **business**, and any **person** failing to comply with the requirements of this Part commits an offence and, upon conviction, is liable for the penalties specified.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 **Business Licence** Bylaw No. 6901 (adopted on November 23rd, 1998), and the following amendment bylaws, are hereby repealed.

<u>BYLAW NO.</u>	<u>ADOPTED ON</u>
Bylaw No. 7011	May 10 th , 1999
Bylaw No. 7006	June 14 th , 1999
Bylaw No. 7046	October 12 th , 1999
Bylaw No. 7049	November 22 nd , 1999
Bylaw No. 7186	December 11 th , 2000
Bylaw No. 7207	July 23 rd , 2001
Bylaw No. 7315	January 1 st , 2002

PART SEVEN: INTERPRETATION

7.1 In this bylaw, unless the context requires otherwise:

ADULT ENTERTAINMENT means any nude or partially nude exhibition or performance.

AGENT means every **person** who sells, solicits, offers for sale, or takes orders for, or attempts to sell, **goods**, services, investments or any other thing, at a place other than his permanent place of **business**, whether personally or by his agent.

6459099

ATTACHMENT 6



ZONING BYLAW 8500

City of Richmond

Office Consolidation: April 16, 2021

This document is an office consolidation of Richmond Zoning Bylaw 8500 (adopted on November 16, 2009) and subsequent amendments adopted by City Council.

All persons making use of this consolidation are reminded that it has no Council sanction, that amendments have been incorporated only for convenience of reference, and that for all purposes of interpretation and application the original bylaws should be consulted.

The City of Richmond will, in no event, be liable or responsible for damages of any kind arising out of the use of this office consolidation.

This is not the official version of Richmond Zoning Bylaw 8500, nor is it admissible in a court of law. For such purposes, official certified copies can be obtained from the City Clerk.



2766983 v2

1. Administration

1.1. Title

- 1.1.1. This bylaw is the Richmond Zoning Bylaw 8500.

1.2. Purpose

- 1.2.1. The purposes of this bylaw are to provide a clear and efficient system of land use regulation and implement the **Official Community Plan** by:
- a) achieving a physical environment for living, working, and playing which fosters a high quality of life;
 - b) creating a viable **City Centre**;
 - c) providing employment and economic diversity;
 - d) managing long term growth;
 - e) involving and communicating with the community;
 - f) building strong neighbourhoods;
 - g) meeting the community's diverse social, economic and environmental needs;
 - h) promoting environmental stewardship; and
 - i) building a beautiful city.

1.3. Zoning Maps

- 1.3.1. The **City** is divided into land and water surface **use zones**.
- 1.3.2. The boundaries of those **zones** and areas are shown on the Zoning Maps attached to and forming part of this bylaw.

1.4. Uses and Regulations

- 1.4.1. Except for legal non-conforming **uses** or **development** approved by a development permit, development variance permit or an order of the Board of Variance, **use, buildings** and **structures** in each **zone** shall be in accordance with the **uses** listed in the **zone** and all appropriate bylaw regulations and any other applicable requirements, including but not limited to land use contracts, heritage alteration permits, heritage revitalization agreements, or **housing agreements**.
- 1.4.2. No land, **building** or **structure** shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, **altered**, placed or maintained except in compliance with this bylaw.

1.5. Previous Bylaws, Contracts & Agreements

- 1.5.1. Richmond Zoning & Development Bylaw No. 5300 is repealed.

- 1.5.2 Existing land use requirements (e.g., land use contracts, **housing agreements**, heritage alteration permits, heritage revitalization agreements) existing at the time of passing this bylaw remain in force until they otherwise expire, are repealed or are otherwise found invalid.

1.6. Compliance with Other Legislation

- 1.6.1 In addition to compliance with this bylaw, an **owner** is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws and policies including but not limited to:
- a) Business License Bylaw, Business Regulation Bylaw, Sign Bylaw and Public Health Protection Bylaw; and
 - b) Affordable Housing Strategy, Flood Protection Strategy, Steveston Heritage Conservation Strategy and **Official Community Plan** policies.
- 1.6.2 An **owner** is also responsible for ascertaining and complying with the requirements of all applicable Provincial or Federal statutes or regulations.
- 1.6.3 In the event of conflict between the provisions of this bylaw and any other bylaw, the most restrictive provisions shall apply.
- 1.6.4 **Owners** are advised to check the certificate of title and any covenants or caveats which may affect the **use** of a **site**.
- 1.6.5 **Owners** are advised to check for any applicable senior government and regional (e.g., Metro Vancouver) requirements, including but not limited to:
- a) **Federal:**
 - i) YVR Aeronautical Zoning (**building height**) requirements registered in the Land Title Office (most relevant in the **City Centre**); and
 - ii) Fraser River Estuary Management Program which regulates the shoreline environment and **development**.
 - b) **Provincial:**
 - i) Riparian (water course) requirements; and
 - ii) Agricultural Land Commission requirements which affect the **Agricultural Land Reserve**.
 - c) **Regional:**
 - i) Metro Vancouver: The 1996 Livable Region Strategic Plan and future updates.
 - d) **Other**
 - i) Others may apply, as the above list is not exhaustive.
- 1.6.6 Any provisions of the **Official Community Plan's** development permit system apply in addition to this bylaw.

1.7. Non-conformity

- 1.7.1 Lawful non-conforming **uses** and siting are subject to provisions of the *Local Government Act*.

3. Interpretation

3.1 Rules of Interpretation

- 3.1.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa.
- 3.1.2 The word 'person' includes a corporation, firm, partnership, trust and other similar entity as well as an individual.
- 3.1.3 Words have the same meaning whether they are capitalized or not.
- 3.1.4 The words 'shall' and 'is' require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 3.1.5 The phrase 'used for' includes 'arranged for', 'designed for', 'maintained for' or 'occupied for'.
- 3.1.6 Words, phrases and terms neither defined in this bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.
- 3.1.7 Where a regulation involves two or more conditions, provisions or events connected by conjunction:
 - a) 'and' means all the connected items shall apply in combination;
 - b) 'or' indicates that the connected items may apply singly or in combination, depending on the context; and
 - c) 'either-or' indicates the items shall apply singly but not in combination.
- 3.1.8 Any enactments, codes or regulations referred to in this bylaw are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this bylaw is a bylaw of the City as amended, revised, consolidated or replaced from time to time.
- 3.1.9 The headings given to sections, paragraphs and subsections are for convenience of reference only and do not form part of this bylaw and will not be used for interpretation.
- 3.1.10 The purpose of a zone is to provide information about that zone and does not form part of the regulations of the zone.
- 3.1.11 Where calculation of density yields a fractional number, the maximum number of units shall be the next lowest whole number and the maximum floor area ratio shall be rounded to the nearest second decimal point.

3.2 Zone Boundaries

- 3.2.1 Where a zone boundary is shown on the Zoning Map as approximately following, parallel to or as an extension of a lot line, the City boundary, the edge, shoreline or high water mark of a river, lake or other water body, a topographic contour line or a top of bank line, or a centre line of a road or lane, the zone boundary is deemed to follow that line. In the event of slow and imperceptible change, the zone boundary will be deemed to move with the edge or shoreline.

- 3.2.2 In circumstances not provided for in Section 3.2.1, the **zone** boundary shall be determined by the **City** by scaling the boundary from some known location on the Zoning Map.
- 3.2.3 When any **road** or **lane** is closed, it will be deemed to have the same zoning as the **abutting** land. When different **zones** govern **abutting** lands, the centre of the **road** or **lane** will be deemed to be the **zone** boundary. If the **road** or **lane** is consolidated with an **adjoining lot**, the **zone** applicable to that **lot** will be deemed to apply to the closed **road** or **lane**.
- 3.2.4 Where a **lot** is located in more than one **zone**, regulation for the **use** of land, **buildings** and **structures**; the **density** of the **use** of land, **buildings** and **structures**; the siting, size, and dimension of **buildings, structures** and **uses** permitted on the land; the location of **uses** on the land and within the **building** and **structures**; and the shape, dimension and area of all parcels of land that may be created by **subdivision**; shall apply as if the **zone** boundary were a **lot line**, and in the case of **subdivision**, be in compliance with the minimum **lot area** and minimum **lot width** of the applicable **zone** for the portion of the **lot** being created. For certainty, this Section 3.2.4 does not confer any rights to develop the **lot** as two separate **lots**.

3.3 Definitions

- 3.3.1 Individual **uses** are grouped into definitions with common functional or physical effects or characteristics. These **uses** define the range of **uses** that are principal and secondary, with or without conditions, within the **zones**.
- 3.3.2 Examples listed in a **use** definition are not intended to be exclusive or restrictive.
- 3.3.3 Where a specific **use** applied for does not conform to the wording of any **use** or generally conforms to the wording of two or more **uses**, the **use** shall be deemed to conform to and be included in that **use** which is most appropriate in character and purpose, as determined by the **City**.
- 3.3.4 The **uses** and terms described in Section 3.4 shall have the meaning assigned to them in those sections.
- 3.3.5 Definitions used as a noun include the verb and in the singular include the plural and vice versa.

3.4 Use and Term Definitions

A

- Abut** means immediately contiguous to or physically touching, and when used with respect to **lots** or **sites** means two **lots** or **sites** that share a common **lot line**.
- Access** means to approach, enter, exit or pass to and from a place for **vehicles, cyclists** and **pedestrians**.
- Active flood plain** means an area of land that supports **floodplain plant species** and is: [Bylaw 9871, Sep 4/18]
 - a) adjacent to a **watercourse** that may be subject to temporary, frequent or seasonal inundation by water; or [Bylaw 9871, Sep 4/18]
 - b) within a boundary that is indicated by the visible **high water mark**. [Bylaw 9871, Sep 4/18]

Fleet service	means a facility using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease, and which may include taxi services, bus lines, mobile catering, towing and messenger and courier services, and a place where new, unlicensed vehicles are stored or where vehicles are impounded for breach of the law, and to which vehicles may be taken, towed and stored temporarily until reclaimed, but does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 10,885.0 kg or a wrecking yard . <small>[Bylaw 8582, Apr. 19/10]</small>
Flood plain construction level	means the minimum elevation level identified in Flood Plain Designation and Protection Bylaw.
Floodplain plant species	means plant species that are typical of an area of inundated or saturated soil conditions and that are distinct from plant species on freely drained, adjacent upland areas. <small>[Bylaw 9871, Sep 4/18]</small>
Floor area	means the total floor area of the building or structure , contained within the exterior face of the structural system of the exterior and basement walls.
Floor area ratio	means the numerical value of the floor area of the building or structure relative to the site upon which it is located divided by the area of the site .
Floor area, gross (GFA)	means the total area of all horizontal floors, measured to the outer building limits, including all uses and all areas giving access such as corridors, hallways, landings, foyers, staircases and stairwells, and includes enclosed balconies and mezzanines, enclosed porches or verandas, elevator shafts and accessory buildings , except those used for parking.
Floor area, gross leasable	means the total floor area designed for tenant occupancy and exclusive use including basements and upper floors.
Frontage	means the common boundary shared by the front lot line and a road , but which on a corner lot shall be deemed to be the shorter of the road boundaries, regardless of which way the buildings on the lot face.
G	
Garage	means an accessory structure , or part of a principal building , designed and used primarily for the parking/storage of motor vehicles and includes a carport .
Garage sale	means the occasional sale of secondhand household goods belonging to the owner or tenant from residential premises that is an accessory use only to a residential use , but does not include the sale of vehicles , new goods or goods on consignment.

Residential vertical lot width envelope	means the vertical envelope within which a single detached housing, two-unit housing or three-unit housing must be contained, as calculated in accordance with Section 4.18. <i>[Bylaw 9976, Feb 19/19]</i>
Restaurant	means a facility for the sale of prepared foods and beverages to the public for consumption on or off site which includes restaurants, coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops, but does not include drive-through restaurants and banquet halls .
Restaurant, drive-through	means a facility for the sale of limited-menu prepared foods and beverages to the public for consumption on or off the site , and includes one or more of car attendant services, drive-through food pickup services or parking primarily intended for the on-site consumption of food within a vehicle .
Retail, adult	means a facility that offers for rent, viewing or sale of an object (other than a contraceptive device), or entertainment, that is designed or intended to be used in, or is a depiction of, a sexual act, and includes adult video stores, video stores where the distribution, sale or rental of adult motion pictures exceed 25% of the video store area and adult paraphernalia stores.
Retail, convenience	means a facility for the retail sale of those goods required by area residents or employees on a day-to-day basis, which includes but is not limited to small food stores, selling groceries, meats, fruits and vegetables, flowers and confectionaries, drug stores and variety stores selling tobacco, beverages, postal services, personal care items, lottery tickets, printed matter or the rental/sale of videos, but does not include adult retail, stand alone video stores or retail, cannabis operations . <i>[Bylaw 9838, Jun 18/18]</i>
Retail, general	<p>a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to grocery store, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor government services, such as postal services, but does not include warehouse sales and the sale of building supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, retail pawnshop, retail secondhand, adult retail, retail stores requiring outdoor storage and retail, cannabis operations. <i>[Bylaw 9838, Jun 18/18]</i></p> <p>b) The sale of wine—limited to wines produced in British Columbia, as per the regulations of the Liquor Control and Licensing Act—is permitted within a grocery store, if the floor area of the grocery store exceeds 2,322 m². <i>[Bylaw 9838, Jun 18/18]</i></p>

Telecommunication antenna	means telecommunication equipment, buildings and installation, including antenna designed for the purpose of receiving and transmitting communication signals.
Top of bank	means: <i>[Bylaw 9871, Sep 4/18]</i> a) for a designated stream with an active flood plain contained in a ravine, the point closest to the boundary of the active flood plain of the designated stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the break; and <i>[Bylaw 9871, Sep 4/18]</i> b) for a designated stream with an active flood plain not contained in a ravine, the edge of the active flood plain of the designated stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the edge. <i>[Bylaw 9871, Sep 4/18]</i>
Traffic control device	means a sign intended to regulate, warn or guide vehicular or pedestrian traffic.
Transportation depot	means a facility providing for the receiving and discharge of passengers traveling by rail, water, bus, taxi or other motor vehicle, and includes the transshipment of goods.
Truck or rail terminal	means a transportation facility providing a break-of-bulk or assembly point for commodities which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes the storage, maintenance or repair of related motor vehicles, trailers, materials-handling equipment or rolling stock, warehousing or office uses.
U	
Urban services	means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system and paved roadways adjacent to the site .
Use	means a purpose or purposes for which land or a building is arranged or intended, or for which either land, a building or a structure is, or may be, occupied and maintained.
Use, principal	means one or more uses in the list of permitted uses in the zones of this bylaw which are the main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

7. Parking and Loading

7.1 On-Site Vehicle Parking

- 7.1.1 Where the terms of this bylaw require allowance to be made for the on-site parking of motor vehicles, every owner of land shall, upon the lot in question, provide and maintain on-site motor vehicle parking spaces in accordance with the bylaw requirements, except as hereinafter provided in Section 7.

7.2 On-Site Parking for New and Existing Buildings, Structures & Uses

- 7.2.1 For new buildings, structures or uses, on-site parking spaces shall be required in accordance with the regulations in Section 7.
- 7.2.2 For existing buildings, structures or uses, on-site parking spaces required shall be the lesser of:
- a) on-site parking spaces existing at the date of adoption of this bylaw; or
 - b) the parking spaces required by the regulations set out in Section 7 to the existing buildings, structures or uses.
- 7.2.3 For additions to existing buildings or structures, the parking spaces required shall be determined by applying the regulations in Section 7 to those additions.

7.3 Voluntary Establishment of Parking Facilities

- 7.3.1 Where on-site parking spaces in excess of bylaw requirements are provided, their location, design and operation shall comply with the requirements of the bylaw.

7.4 Use of Parking Facilities

- 7.4.1 All required on-site parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants or visitors who make use of the principal building or use for which the parking area is provided, and such parking areas shall not be used for on-site loading, driveways, access or egress, commercial repair work or display, or the sale or storage of goods of any kind.
- 7.4.2 Except in the case of single detached housing or two-unit housing, on-site parking spaces may be provided and used collectively by two or more buildings or uses, provided that:
- a) the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses; or
 - b) such parking facilities shall be located not more than 150.0 m from any building or use to be served.
- 7.4.3 Shared on-site parking areas for two or more uses may be permitted where:
- a) the maximum demand of such parking areas by the individual uses occurs at different periods of the day;
 - b) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer; and

- c) the parking study is subject to the review and approval of the City.

7.4.4 The minimum on-site parking requirements contained in this bylaw may be reduced by up to a maximum of 10% where:

- a) the City implements transportation demand management measures, including the use of car co-operatives, transit passes, private shuttles, carpools or enhanced end-of-trip cycling facilities; and
- b) the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the City.

7.5 Development & Maintenance Standards for On-Site Parking

7.5.1 On-site parking areas shall be developed as an integral part of an overall site plan, and shall be designed to satisfy the concerns of topography, orderly arrangement, ease of access and landscaping.

7.5.2 On-site parking areas shall be so arranged as to ensure the safe and convenient circulation of vehicles to and from the road system.

7.5.3 On-site parking spaces may not be arranged so as to require the backing out of vehicles onto a road.

7.5.4 On-site parking spaces that are not located within an enclosed parking area shall have appropriate landscaping and screening when located within the yard and setback requirements of a zone, particularly where the parking spaces are visible from a public road. This provision does not apply to the agricultural & golf zones or to the site specific zones that permit farm business uses.

7.5.5 Adequate provision shall be made for individual access to or from all parking spaces not within an enclosed parking area at all times through the use of unobstructed manoeuvring aisles. Manoeuvring aisles of not less than the following widths shall be provided:

Parking Angle	Minimum Manoeuvring Aisle Width
90°	6.7 m for on-site parking areas provided for residential uses 7.5 m for on-site parking areas servicing all other uses
60°	5.5 m
45°	4.0 m

7.5.6 Where residents of a single dwelling unit: *[Bylaw 8582, Apr. 19/10]*

- a) reside in a building used for: *[Bylaw 8582, Apr. 19/10]*
 - i) housing, apartment; *[Bylaw 8582, Apr. 19/10]*
 - ii) mixed residential/commercial purposes; or *[Bylaw 8582, Apr. 19/10]*
 - iii) housing, town in site specific zones ZT45, ZT48 to ZT53, ZT55 to ZT65, and ZT67; and *[Bylaw 8582, Apr. 19/10]*

- a) marked with a clearly visible sign identifying the spaces for use by disabled persons only as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14; [Bylaw 9902, Sep 4/18]
 - b) marked on the parking surface with the international symbol for wheelchair accessibility as shown in Section 7.5.14.A accompanying and forming part of Section 7.5.14; and [Bylaw 9902, Sep 4/18]
 - c) provided in the arrangement shown in Section 7.5.14.B accompanying and forming part of Section 7.5.14. [Bylaw 9902, Sep 4/18]
- 7.5.16 On-site **parking spaces** provided on property situated in I, IL, IB, IR and IS zones, and in **site specific zones** that permit industrial uses, shall be located no closer than 3.0 m to a **lot line** which **abuts** a road.
- 7.5.17 On-site **parking spaces** provided on property situated in CL, CN, CC, CS, CA, CDT, CP, CV, SI, ASY, HC and MA zones, and in the **site specific zones** that permit **commercial, institutional and marina uses**, shall be located no closer than 3.0 m to a **lot line** which **abuts** a road, and no closer than 1.5 m to any other **lot line**.
- 7.5.18 The parking **setback** required shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn as specified in Sections 6.3 and 6.5.
- 7.5.19 Visitor parking required for multiple-family residential uses shall be: [Bylaw 8993, Mar. 18/13]
- a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the spaces; and [Bylaw 8993, Mar. 18/13]
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length. [Bylaw 8993, Mar. 18/13]

7.6 Units of Measurement

- 7.6.1 For the purposes of calculating on-site parking requirements, the **gross floor area** shall be used, but **basement storage spaces** and utility areas shall be excluded.
- 7.6.2 For the purposes of calculating on-site parking requirements, **gross leasable floor area** shall be used, and is measured from the centre lines of joint partitions and the outer limits of the **building(s)**.
- 7.6.3 When the calculation of on-site parking requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.

7.7 Parking Spaces Required

- 7.7.1 Where **gross leasable floor area of building** is used as a unit of measurement for determining the minimum number of **parking spaces** required, the minimum or total number of **parking spaces** required shall be pro-rated over the entire **gross leasable floor area** occupied by that use.

Where two or more **uses** occur on a **lot**, the total parking requirement shall be the sum of the requirements for each individual use. The minimum **parking spaces** required for each individual **use** is as specified in the following tables listed at the end of Section 7.7.

Where a **use** permitted in any **zone** is not specifically identified in the tables in Section 7.7, the **parking spaces** required shall be determined by the Director of Transportation.

Unless approved otherwise by the City, every owner of land shall maintain the parking spaces required as specified in the tables listed at the end of Section 7.7.

Table 7.7.2.1 Residential Use Parking Requirements *[Bylaw 9886, Sep 4/18]*

[Bylaw 9886, Sep 4/18]

Residential Use	Minimum number of Parking Spaces Required per Dwelling unit	
	Basic Requirement	Visitor Parking Requirement
Single Detached Housing	2.0	Not applicable
Two-Unit Housing	2.0	Not applicable
Coach Houses	1.0	Not applicable
Town Housing	2.0	0.2
Town Housing in RAM, RCL Zones	1.5	0.2
Apartment Housing	1.5	0.2
Mixed Commercial/ Residential Uses	1.5	0.2
Affordable Housing Unit	1.0	0.2
Market Rental Unit	1.8 for town housing 1.2 for apartment housing	0.2
Congregate Housing	0.3 space for each bed plus 1 per staff member	
Secondary Suite	See Section 5.4.1.n) and o) for conditions where an 1.0 additional parking space on arterial roads is required	
Bed and Breakfast¹	One space for each guest room	
Granny Flat	1.0	Not applicable

Table 7.7.2.2 Agricultural Use Parking Requirements

Agricultural Uses	Minimum number of Parking Spaces Required
Agriculture and Farm business	None beyond the spaces required for the residential use
Agri-Tourist Operation	3 spaces per agri-tourist operation
Agri-Tourist Accommodation	1 space per sleeping unit
Botanical Show Garden	50 spaces for each botanical show garden

¹ Effective September 30, 2011

Use	Minimum number of Parking Spaces Required
Restaurant	8 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 10 spaces for each additional 100.0 m ² of gross leasable floor area
Retail Liquor 1 or 2	4 spaces per 100.0 m ² of gross leasable floor area of building
Retail, showroom	2 spaces per 100.0m ² of gross leasable floor area of building <small>[Bylaw 10181, Feb 16/21]</small>
Service Station	2 spaces per 100.0 m ² of gross leasable floor area ; plus 1 space for each car wash bay; plus 3 spaces for each vehicle service bay
Spectator Entertainment	10 spaces per 100.0 m ² of gross leasable floor area of building
Studio	5 spaces per 100.0 m ² of gross leasable floor area
Vehicle Sale/Rental	3 spaces per 100.0 m ² of gross leasable floor area of building used for office ; plus 3 spaces per 100.0 m ² of gross leasable floor area of building used for vehicle sale/rental ; plus 3 spaces for each vehicle service bay
Veterinary Service	The use shall provide the greater of: 1.6 spaces per 100.0 m ² of gross leasable floor area of building ; or 1.4 per employee
Warehouse Sales	3 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 4 spaces for each additional 100.0 m ² of gross leasable floor area <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area on the first 2 floors; plus 1.5 spaces per 100.0 m ² of gross leasable floor area for all floors above the first 2 floors

9.2 Steveston Commercial (CS2; CS3)

9.2.1 Purpose

The intent of this medium density zone is to support the conservation of the heritage character of Steveston Village, while providing for the shopping, **personal service, business, entertainment, mixed commercial/residential and industrial** needs of the Steveston area. The zone is divided into 2 sub-zones: CS2 that permits **buildings** with a maximum height of 2 storeys; and CS3 that permits **buildings** with a maximum height of 3 storeys.

9.2.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery [Bylaw 9490, Mar 21/16]
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

9.2.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- housing apartment

9.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. For the purposes of this zone only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for non-accessory parking as a principal use.

9.2.5 Permitted Lot Coverage

1. The maximum lot coverage is 100% for buildings.

9.2.6 Yards & Setbacks

1. There is no minimum front yard, side yard or rear yard.
2. **Building** front facades facing a public road shall not be set back from the public road lot line, except for the following elements:
 - a) there shall be a 1.5 m maximum setback of a ground floor building face (to the underside of floor or roof structure above), accompanied with support posts at the front lot line, and at historic lot line locations (see "Steveston Village Historic Lot Line Map" in Steveston Area Plan);
 - b) the entrance to a ground level public right-of-way shall have a maximum width of 2.4 m, but shall not be more than 25% of the facade width;
 - c) a recessed balcony opening shall have a maximum width of 2.4 m, and the total aggregate width shall be a maximum of 25% of the lot width; and
 - d) the aggregate area of all recesses and openings in items a), b), and c) shall not exceed a maximum of 33% of the building facade as measured from the ground level to the parapet cap by the facade width.

9.2.7 Permitted Heights

1. The maximum height for buildings is 9.0 m (not to exceed 2 storeys) for sites zoned CS2.
2. The maximum height for buildings is 12.0 m (not to exceed 3 storeys) for sites zoned CS3.
3. The maximum height for accessory structures is 9.0 m.

9.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum lot width, lot depth or lot area requirements.

9.2.9 Landscaping & Screening

1. Landscaping and screening shall be provided according to the provisions of Section 6.0.

9.2.10 On-Site Parking

1. On-site vehicle and bicycle parking shall be provided according to the standards set out in Section 7.0.

9.2.11 Other Regulation

1. For apartment housing, no portion of the first storey of a building within 9.0 m of the lot line abutting a road shall be used for residential purposes.
2. For apartment housing, an entrance to the residential use or parking area above or behind the commercial space is permitted if the entrance does not exceed 2.0 m in width.

3. In addition to the regulations listed above, the general development regulations in Section 4.0 and the Specified Use Regulations in Section 5.0 apply.

12.3 Industrial Business Park (IB1, IB2)

12.3.1 Purpose

The zone provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of **compatible uses** (IB1). Another sub-zone exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

12.3.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcasting studio
- child care
- commercial storage
- commercial vehicle parking and storage *[Bylaw 8582, Apr. 19/10]*
- contractor service
- education, commercial
- emergency service
- government service
- health service, minor *[Bylaw 8760, May 16/11]*
- industrial, general
- industrial, manufacturing *[Bylaw 10181, Feb 16/21]*
- industrial, warehouse *[Bylaw 10181, Feb 16/21]*
- library and exhibit
- manufacturing, custom indoor
- microbrewery, winery and distillery *[Bylaw 10181, Feb 16/21]*
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair *[Bylaw 8684, Jan 17/11]*

12.3.3 A. Secondary Uses

- residential security/operator unit
- retail, general *[Bylaw 10181, Feb 16/21]*

12.3.3 B. Additional Uses *[Bylaw 9295, Nov 9/15]*

- indoor shooting range *[Bylaw 9500, Dec 15/15]*
- medical cannabis production facility in accordance with provisions contained in 12.3.11.7 *[Bylaw 9978, Dec 18/19]*
- microbrewery, winery and distillery
- vehicle sale/rental *[Bylaw 9977, May 13/19]*

12.3.4 Permitted Density

1. The maximum floor area ratio is 1.0, except in the City Centre where the maximum floor area ratio is 1.2, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate community amenity space.

12.3.5 Permitted Lot Coverage

1. The maximum lot coverage is 75% for buildings, except in the City Centre where: *[Bylaw 10181, Feb 16/21]*
 - a) the maximum lot coverage is 90% for buildings; and *[Bylaw 10181, Feb 16/21]*
 - b) the maximum building envelope shall not exceed 650.0 m² if the building has a maximum height of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

12.3.6 Yards & Setbacks

1. The minimum front yard and exterior side yard is 3.0 m, provided that an adequate transition is made if the front yard and exterior side yard is greater on adjacent and/or abutting developments.
2. There is no minimum interior side yard or rear yard, except in the City Centre where a minimum setback of 3.0 m shall be provided adjacent to existing residential uses or zones.
3. A restaurant shall not be located closer than 20.0 m to the high water mark.
4. In the City Centre, buildings taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the City Centre, buildings taller than 25.0 m must have a minimum building separation space of 35.0 m.

12.3.7 Permitted Heights

1. The maximum height for all buildings is 16.0 m, and 12.0 m for all buildings that are less than 50.0 m from a residentially zoned lot. Additional building height may be permitted through the development permit or development variance permit process to a maximum height for buildings of 35.0 m. *[Bylaw 10181, Feb 16/21]*
2. Notwithstanding sub-section 12.3.7.1 above, in the City Centre, the maximum height for buildings is 25.0 m, however additional building height may be permitted through the development permit or development variance permit process to a maximum height for buildings of 35.0 m. *[Bylaw 10181, Feb 16/21]*
3. Notwithstanding sub-sections 12.3.7.1 and 12.3.7.2 above, within 50.0 m of Bridgeport Road the maximum height for buildings is 35.0 m. *[Bylaw 10181, Feb 16/21]*
4. The maximum height for accessory structures is 20.0 m. *[Bylaw 10181, Feb 16/21]*

12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum lot width requirement. *[Bylaw 10181, Feb 16/21]*
2. There is no minimum lot depth requirement.
3. There is no minimum lot area, except:
 - a) for an animal shelter which must have a minimum lot area of 2.0 ha; and

- b) in the **City Centre** where the minimum lot area is:
 - i) 8,000.0 m² west of Brown Road;
 - ii) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - iii) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.3.9 Landscaping & Screening

- 1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

12.3.10 On-Site Parking and Loading

- 1. **On-site vehicle and bicycle parking and loading** shall be provided according to the standards set out in Section 7.0.

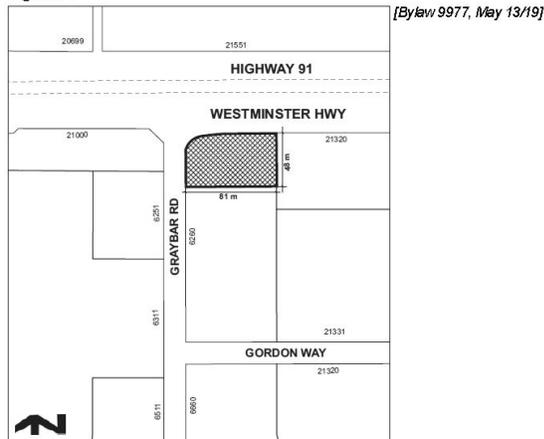
12.3.11 Other Regulations

- 1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m² located on the second **storey** only.
- 2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
 - a) Bridgeport Road;
 - b) Great Canadian Way;
 - c) Hazelbridge Way;
 - d) Alexandra Road;
 - e) McKim Way; and
 - f) Odlin Crescent north of Odlin Road.
- 3. The following **permitted uses** are subject to the restrictions in Section 12.3.11.4:
 - a) **animal daycare**;
 - b) **animal grooming**;
 - c) **animal shelter**;
 - d) **auction, minor**;
 - e) **broadcast studio**;
 - f) **child care**;
 - g) **education, commercial**;
 - h) **government service**;
 - i) **library and exhibit**;
 - j) **office**;
 - k) **recreation, indoor**; and

- l) **restaurant.**
4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
- a) **excluding animal grooming and recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);^[Bylaw 9145, Jun 16/14]
 - b) **not exceed in total floor area the total floor area of all the other permitted uses**; and
 - c) **not share a common building entrance with any of the other permitted uses.**
5. **Microbrewery, Winery and Distillery** shall be only permitted on the following **sites**:^[Bylaw 9614, Feb 14/17]
- 11220 Horseshoe Way^[Bylaw 9614, Feb 14/17]
PID 000-564-095^[Bylaw 9614, Feb 14/17]
Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980^[Bylaw 9614, Feb 14/17]
 - #110 – 12500 Horseshoe Way^[Bylaw 9614, Feb 14/17]
PID 026-556-791^[Bylaw 9614, Feb 14/17]
Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607^[Bylaw 9614, Feb 14/17]
6. a) An **indoor shooting range** is only permitted on the following **site**:^[Bylaw 9500, Dec 15/15]
7400 River Road
PID 003-752-534
Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
- b) An **indoor shooting range** located at 7400 River Road^[Bylaw 9500, Dec 15/15]
PID 003-752-534
Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
is limited to the use of firearms which use propellant, compressed air or gas only.
- c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended.^[Bylaw 9500, Dec 15/15]
- d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*.^[Bylaw 9500, Dec 15/15]
- e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor.^[Bylaw 9500, Dec 15/15]
7. A **medical cannabis production facility** shall only be permitted at the following **sites** and subject to a maximum of 1,800 m² floor area for a **medical cannabis production facility**:^[Bylaw 9978, Dec 18/19]
- a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986)^[Bylaw 9978, Dec 18/19]
P.I.D. 027-570-428^[Bylaw 9978, Dec 18/19]
P.I.D. 027-570-436^[Bylaw 9978, Dec 18/19]
P.I.D. 027-570-444^[Bylaw 9978, Dec 18/19]
Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V.^[Bylaw 9978, Dec 18/19]

8. **Vehicle sale/rental** shall only be permitted on the following listed **site**: *[Bylaw 9977, May 13/19]*
 - a) 6260 Graybar Road *[Bylaw 9977, May 13/19]*
P.I.D. 008-338-906 *[Bylaw 9977, May 13/19]*
Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West
New Westminster District Plan 75510 *[Bylaw 9977, May 13/19]*
9. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m² and located on the **site** in the area shown on Figure 1 below. *[Bylaw 9977, May 13/19]*

Figure 1 *[Bylaw 9977, May 13/19]*



10. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses** only, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m², of the **business**. *[Bylaw 10181, Feb 16/21]*
11. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

