



City of Richmond

Report to Committee Planning and Development Department

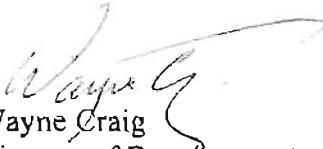
To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 9, 2013
File: ZT 13-636744

Re: Application by Viridi Pacific Holdings Ltd. for a Zoning Text Amendment to the
Light Industrial (IL) Zoning District at 16540 River Road

Staff Recommendation

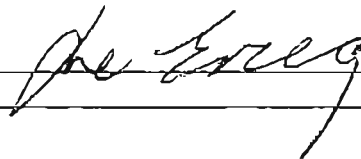
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9089, to amend the "Light Industrial (IL)" zoning district to permit outdoor storage at 16540 River Road, be introduced and given first reading.


Wayne Craig
Director of Development

WE:kc
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Virdi Pacific Holdings Ltd. has applied to the City of Richmond for a zoning text amendment (ZT 13-636744) to the “Light Industrial (IL)” zoning district to allow outdoor storage as a permitted use at 16540 River Road (**Attachment 1 – Location Map**).

Based on previous rezoning and zoning text amendment applications (RZ 10-524476; ZT 12-610945), the subject site is zoned to allow for light industrial development (limited density), standalone commercial vehicle parking/storage activities and supporting accessory uses (i.e., residential security/operator unit).

The proponent has received proposals from potential tenants to use the subject site for outdoor storage activities in addition to the standalone commercial vehicle parking/storage activities. In order to accommodate this use, a zoning text amendment is being requested by the proponent to allow for outdoor storage activities on the subject site. A preliminary site plan is contained in **Attachment 2**. The proponent has indicated that the range of outdoor storage activities would likely consist of packaged lumber and empty shipping containers stored on portions of the site where truck parking also takes place.

Findings of Fact

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

Rezoning Applications in the 16000 Block of River Road

A timeline outlining the development of the land use strategy in the 16000 block of River Road and subsequent rezoning applications for commercial vehicle parking/storage and outdoor storage activities is in **Attachment 4**. **Attachment 5** provides a map to identify the status of all rezoning applications submitted in the 16000 block of River Road.

Surrounding Development

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

To the East: One property zoned “Agriculture (AG1)” to the north-east of the subject site. The remaining eastern boundary abuts a property currently under application to rezone from “Agriculture (AG1)” to “Industrial Storage (IS1)” to allow for truck parking and outdoor storage. This neighbouring rezoning application at 16700 River Road (RZ 12-603740) received 3rd Reading on January 21, 2013 and the proponent is working on completing the rezoning considerations for the project.

To the South: An existing dedicated City road (unconstructed). Further south is an existing rail line and “Agricultural (AG1)” zoned properties.

To the West: One property zoned "Agriculture (AG1)" along a majority of the subject site's west property line. Further west is a "Light Industrial (IL)" zoned property, which was rezoned to allow for commercial vehicle parking/storage, outdoor storage and limited light industrial development (16360 River Road) (RZ 10-523713).

Related Policies & Studies

2041 Official Community Plan

The 2041 Official Community Plan (OCP) designates the subject site "Industrial". The proposed outdoor storage use complies with the 2041 OCP designation.

Agricultural Land Reserve Status

The subject site is not located in the Agricultural Land Reserve (ALR) as they were approved for exclusion from the ALR in 2000.

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

Council approved the Interim and Long Term Action Plans for the 16,000 block of River Road initially in 2008 and again endorsed the above land use strategies in December 2012 to consider rezoning applications for interim uses involving commercial vehicle parking/storage, outdoor storage and light industrial development (limited density) (Attachment 6 – Interim and Long Term Action Plans).

The proposed addition of outdoor storage activities as part of the proposed zoning text amendment application complies with the provision of the Interim and Long Term Action Plans endorsed by Council.

Flood Plain Designation and Protection Bylaw

A Flood Plain Covenant has been registered previously on title identifying a minimum Flood Construction Level of 3.1 m GSC in accordance with the bylaw.

Staff Comments

Transportation

All transportation conditions and requirements for development of the site were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 20 m wide road dedication along the south edge of the property for a future industrial road.
- Design and construction of a channelized controlled vehicle access from River Road to ensure trucks enter and exit the site from the west only.
- Registration of a legal agreement to ensure that the River Road access is removed once the new industrial road (south) servicing the property is operational.

The proposed addition of outdoor storage activities as a permitted use on the site will not result in any additional transportation related impacts on River Road.

Engineering

All engineering conditions and requirements were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 10 m wide statutory right of way along the site's River Road frontage for future dyke and utility related works.
- Registration of a Flood Plain Covenant on the subject site, specifying a 3.1 m GSC Flood Construction Level elevation.

Analysis

Proposed Outdoor Storage Activities

The addition of outdoor storage activities on the subject site will not result in any additional requirements.

A landscape buffer screen previously secured and installed in 2011 along the subject site's River Road frontage provides for appropriate screening of truck parking and outdoor storage activities and also prevent incursions into or modification of the existing Riparian Management Area (RMA) (15 m) along the north edge of the site (River Road). Outdoor storage activities will not impact the existing landscape buffer or existing 15 m RMA.

Outdoor Storage Regulations to Apply

The following restrictions will be applicable to the subject site and consistent with other properties in this area that have received Council approval for outdoor storage uses:

- No outdoor storage of hazardous materials, food products, goods that can be transferred by the elements (i.e., wind, water) or wrecked/salvage goods.
- Outdoor storage activities are prohibited from emitting or discharging noise, odours, vibrations, radiation or electrical interference that would constitute a disturbance to neighbouring properties and surrounding activities.
- Servicing and repair of vehicles is not permitted.
- Maximum height of 4.5 m applicable to commercial vehicles and outdoor storage activities.

These restrictions are included in the site specific provisions of the "Light Industrial (IL)" zoning district and will apply to the subject site. The above restrictions have been reviewed by and agreed to by the proponent.

The proposed addition of outdoor storage activities on the subject site is consistent with uses approved through other rezoning applications in the 16,000 block of River Road processed under the Interim Action Plan. Of the 4 rezoning applications approved in this area (including the subject site), 3 have approval to conduct outdoor storage activities.

Rezoning Considerations

All necessary requirements and conditions were addressed and secured through previously approved applications for the subject site. Therefore, no rezoning considerations are required through this zoning text amendment application.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The applicant is requesting a zoning text amendment to allow for outdoor storage on a site-specific basis for the property at 16540 River Road, which is currently zoned "Light Industrial (IL)" and allows for commercial vehicle parking/storage and a limited area light industrial building. The proposal to add outdoor storage activities is consistent with the uses that were considered in the Interim Action Plan. Three (3) other rezoning applications in the 16000 block of River Road have been approved or received 3rd reading to allow for outdoor storage activities, based on the same provisions and restrictions proposed in this application. On this basis, the land use proposal is consistent with other approved applications and staff support the requested zoning text amendment.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9089, be introduced and given first reading.



Kevin Eng
Planner 1

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Attachment 1: Location Map

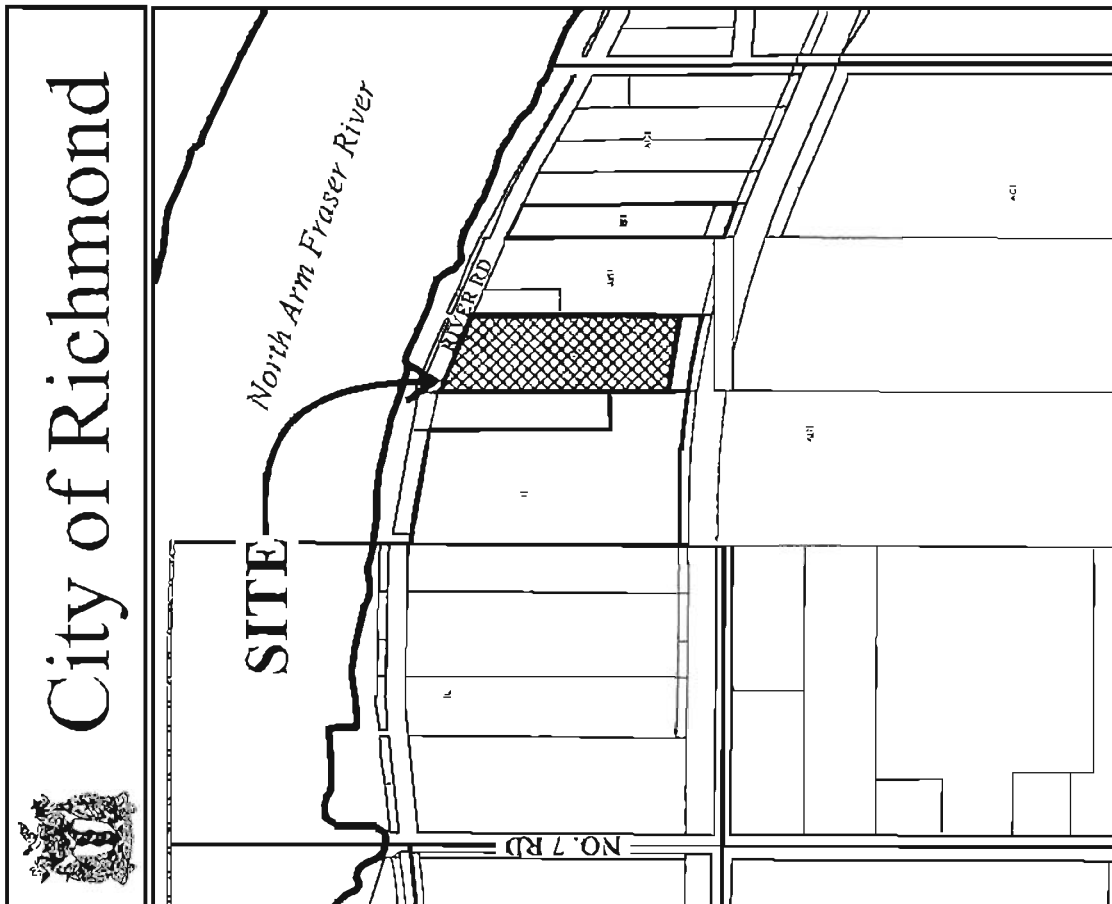
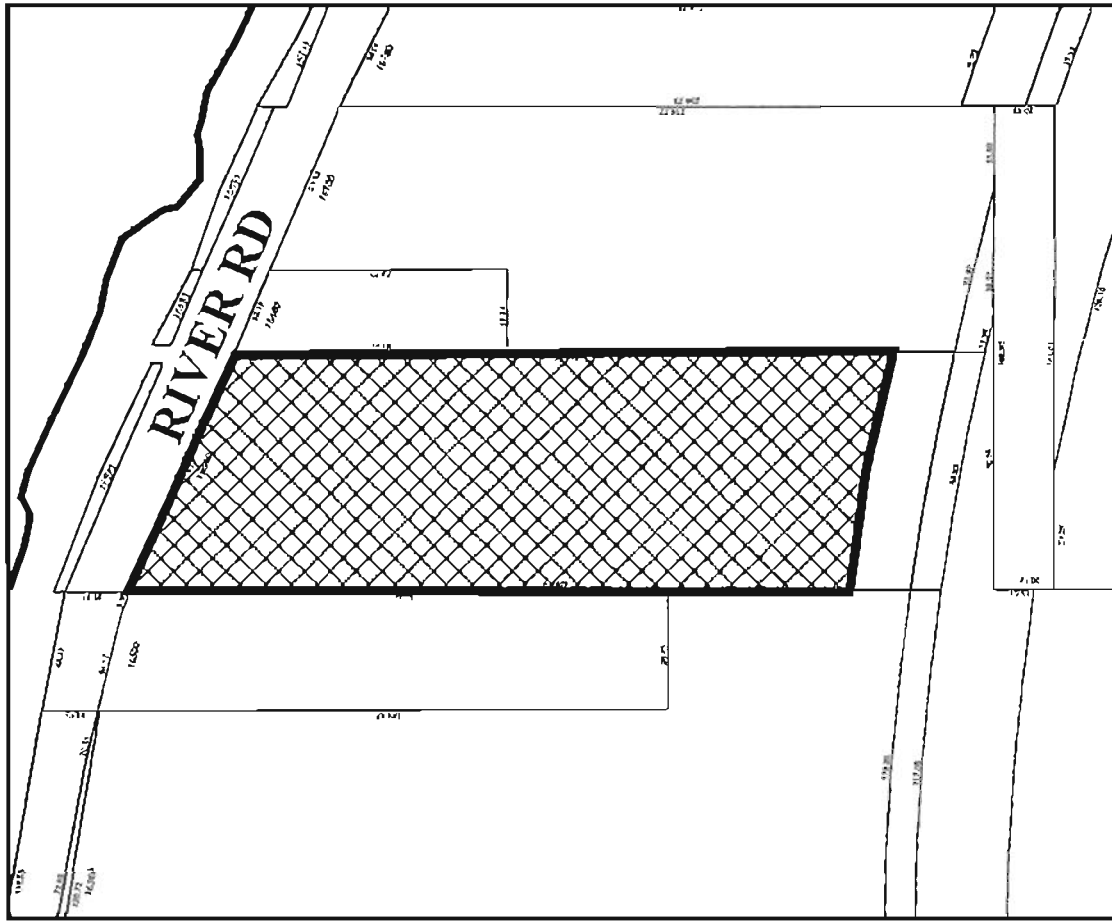
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Timeline – 16000 Block of River Road

Attachment 5: Map of Rezoning Applications in the 16000 Block of River Road

Attachment 6: Interim and Long Term Action Plan



Original Date: 05/13/13
 Revision Date: 11/27/13
 Note: Dimensions are in METRES

ZT 13-636744





ZT 13-636744

Original Date: 05/13/13

Amended Date:

Note: Dimensions are in METRES





ZT 13-636744

Attachment 3

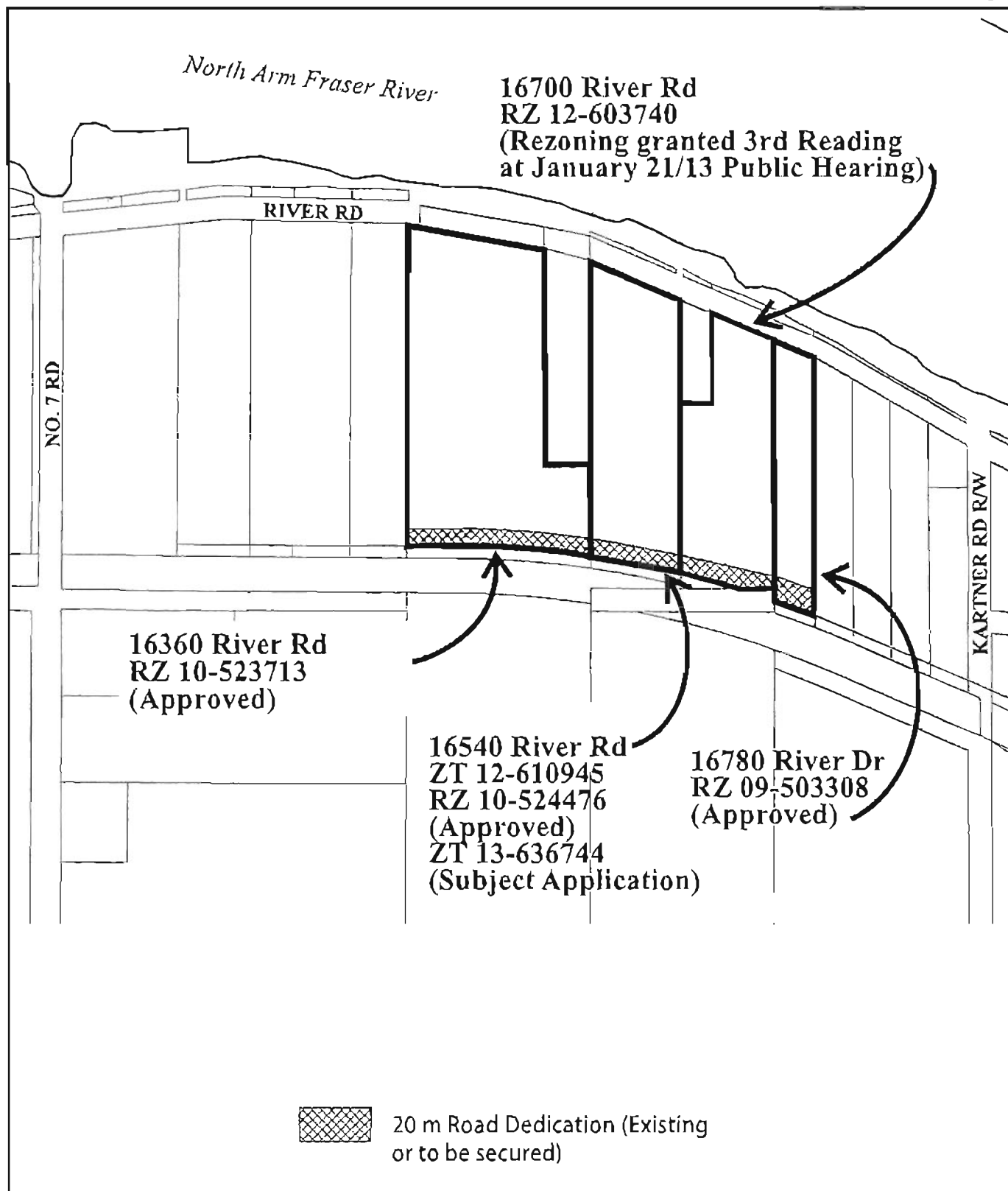
Address: 16540 River Road

Applicant: Viridi Pacific Holdings Ltd.

	Existing	Proposed
Owner:	Viridi Pacific Holdings Ltd.	No change
Site Size (m ²):	17,990 m ² (4.45 acres)	No change
Land Uses:	<ul style="list-style-type: none">• Single-family dwelling located on the north portion of the site used as a residential security/operator unit.• Commercial vehicle parking/storage in accordance with existing zoning on remaining vacant portions of the subject site.	<ul style="list-style-type: none">• Outdoor storage activities to accommodate storage of packaged lumber and empty shipping containers.• Outdoor storage activities to comply with existing restrictions prohibiting certain types of storage uses and maximum height (4.5 m).
OCP Designation:	Industrial	No change – Proposal complies
Zoning:	Light Industrial (IL) <ul style="list-style-type: none">• Allows for commercial vehicle parking and storage.• Allows for limited light industrial development (0.12 FAR Max).	<ul style="list-style-type: none">• Light Industrial (IL)• Zoning text amendment to allow outdoor storage as a permitted use on 16540 River Road only.
Other Designations:	15 m Riparian Management Area along the site's River Road frontage	No impact or change.

Timeline – 16000 Block of River Road

February 2008	Council approves the Interim Action Plan for the 16000 Block of River Road, outlining provisions for the consideration of commercial vehicle truck parking, outdoor storage and limited light industrial development as an interim use through individual rezoning applications. The Long-Term Action Plan is also approved for this portion of River Road, which is applicable for intensive light industrial redevelopment in the future when City service and infrastructure is available.
September 2010	16780 River Road (RZ 09-503308) receives rezoning approval for commercial vehicle parking/storage and outdoor storage.
2011	City staff undertakes a Council directed review of the Interim Action Plan.
November 2011	16540 River Road (RZ 10-524476)(Subject Site) receives rezoning approval for commercial vehicle parking (with restrictions on the type and number of commercial vehicles) and a limited area light industrial building.
January 2012	Council reaffirms the Interim Action Plan as a result of the staff review completed in 2011. Follow-up traffic counts to be undertaken throughout 2012 to monitor traffic along River Road and No. 7 Road. Traffic data to be reported back to Council by the end of 2012.
July 2012	16540 River Road (ZT 12-610945)(Subject Site) receives zoning text amendment approval that removed previous restrictions on the type and number of commercial vehicles that can be parked/stored on-site.
December 2012	Council endorses the Interim Action Plan to consider rezoning applications for commercial truck parking/storage, outdoor storage and limited light industrial development based on the traffic data collected in 2012. Traffic data collection to continue and be monitored by Transportation staff.
January 2013	16700 River Road (RZ 12-603740) receives Public Hearing, 2 nd and 3 rd reading for a rezoning application proposing commercial vehicle parking/storage and outdoor storage.
July 2013	16360 River Road (RZ 10-523713) receives rezoning approval for commercial vehicle parking/storage, outdoor storage and limited area light industrial development.



Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 11/27/13

Note: Dimensions are in METRES

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

Land Use

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

Proposed Approach to Rezoning Applications

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

Technical Objectives and Issues*Engineering*

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

Transportation

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

Existing Soil/Fill Conditions

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

Rezoning Considerations (To be completed by the rezoning applicants)

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

Forthcoming Process

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

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

(Revised based on Public Consultation Feedback)

Land Use Examination

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

Technical Objectives and Issues

Traffic and Transportation

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

City Servicing

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

Forthcoming Process

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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9089 (ZT 13-636744)
16540 River Road**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing Section 12.2.11.3 in the "Light Industrial (IL)" zone and replacing it with the following:

"Outdoor storage shall only be permitted at the following sites and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5

16360 River Road

P.I.D. 023-325-178

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

16540 River Road

P.I.D. 028-709-632

Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491"

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9089**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER