



**City of
Richmond**

To Council - Oct 28, 2013
Report to Committee
Planning and Development Department

To PLN - Oct 22, 2013

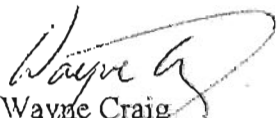
To: Planning Committee
From: Wayne Craig
Director of Development

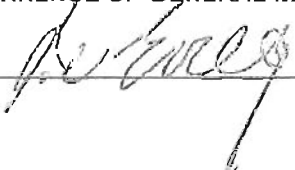
Date: October 7, 2013
File: RZ 12-626430

Re: Application by Kasian Architecture Interior Design and Planning for Rezoning at 5580 and 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)"

Staff Recommendations:

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9052, to amend the City of Richmond 2041 Land Use Map (Schedule 1) to redesignate 5580 and 5600 Parkwood Way from "Mixed Employment" to "Commercial", be introduced and given first reading.
2. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9053, to amend Schedule 2.11B – the East Cambie Area Plan to redesignate 5580 and 5600 Parkwood Way from "Industrial" to "Commercial" in the Land Use Map, be introduced and given first reading.
3. That Bylaws 9052 and 9053, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Bylaws 9052 and 9053, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9054, for the rezoning of 5580 and 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:dj
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

Kasian Architecture Interior Design and Planning has applied to the City of Richmond for permission to rezone 5580 and 5600 Parkwood Way (**Attachment 1**) from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)" for the purpose of consolidating these lots with 5660 and 5680 Parkwood Way and then subdividing them into five (5) lots to create three (3) new car dealerships and modify the properties of two (2) existing dealerships. (**Attachment 2**). The proposed rezoning will require an amendment to the OCP and the East Cambie Area Plan.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the North: Two storey office buildings at 5500 Parkwood Way and 5388 Parkwood Place, zoned "Industrial Business Park (IB1)".
- To the East: Across Knight Street, two storey office buildings at 13511 and 13571 Commerce Parkway, zoned "Industrial Business Park (IB1)".
- To the South: Vehicle sales and service dealerships as part of the Richmond Auto Mall at 13580 and 13600 Smallwood Place, zoned "Vehicle Sales (CV)".
- To the West: Vehicle sales and service dealerships as part of the Richmond Auto Mall at 5491, 5571, 5660 and 5680 Parkwood Way, zoned "Vehicle Sales (CV)".

Related Policies & Studies

Richmond 2041 Official Community Plan (OCP) – Schedule 1

The Richmond 2041 Official Community Plan (OCP) designates the subject properties as "Mixed Employment" in the 2041 OCP Land Use Map. The "Mixed Employment" use permits an array of industrial and stand-alone office and institutional uses. A limited range of commercial uses are permitted in certain areas to enable the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

The current OCP land use designation of the existing Richmond Auto Mall is "Commercial", where the intent is to enable a range of uses for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation.

East Cambie Area Plan – Schedule 2.11B

The East Cambie Area Plan Land Use Map designates the subject properties as "Industrial", to accommodate the production, manufacturing, storing, transporting, distributing, testing, cleaning,

servicing or repair of goods, materials or things. Ancillary offices are only permitted to administer the industrial uses.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Protection Bylaw 8204, the minimum allowable elevation for habitable space is 2.9 m GSC. A Flood Plain Covenant is to be registered on title prior to final adoption of the OCP and rezoning Bylaws.

2041 OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject properties are within the Aircraft Noise Sensitive Development Area 2, which permits non-noise sensitive uses such as an auto dealership to operate. An aircraft noise indemnity covenant for non-sensitive use is required to be registered on the property prior to the adoption of the OCP amendment and rezoning Bylaws.

Metro Vancouver 2040 Regional Growth Strategy

The Metro Vancouver 2040 Regional Growth Strategy (RGS) provides land use policies to guide future development in the region. It identifies the subject properties as "Mixed Employment", which is intended for industrial, commercial and other employment-related uses to help meet the needs of the regional economy, which are not typically located in urban or neighbourhood centres. The proposed OCP amendment, rezoning and subdivision do not require a RGS amendment as the "Mixed Employment" designation accommodates the proposed commercial auto mall use.

The remainder of the Richmond Auto Mall is currently designated in the RGS as "General Urban" and is intended for areas within residential neighbourhoods and centres to include uses to support shopping services, institutions, recreational facilities and parks, including the auto mall.

Background

A previous rezoning application for 5580 Parkwood Way (RZ 97-116387) to rezone to a Car Dealership and Office space was denied by Council on November 24, 1997, due to concerns from the Richmond Auto Mall that the proposal would create an unfair advantage to the applicant as they would be able to lease out office space in their proposal. The existing "Vehicle Sales (CV)" zoning within the Auto Mall prohibits office use with the exception of ancillary uses to the auto dealership.

Another rezoning application was brought forward in 2004 (RZ 04-270729) to rezone a portion of the strata at 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)" as a means to include the parcel as part of the Auto Mall. The Auto Mall supported the application as the zoning would be consistent with other lots within the Auto Mall. Council approved this application on September 27, 2004; the property was subdivided and is now known as 5660 Parkwood Way.

The current rezoning application (RZ 12-626430) has the support of the Richmond Auto Mall Association (Attachment 4).

Consultation

The proposed OCP amendments and proposed rezoning to “Vehicle Sales (CV)” are consistent with City policies regarding consultation with the Richmond School District No. 38 and Vancouver International Airport. No consultation with these agencies is necessary as this application does not propose any residential units.

The site falls within the purview of the Provincial Transportation Act where all proposals requiring rezoning amendment Bylaws, and subdivisions are required to be referred to the application to the Ministry for comment, when they are within 800 metres of a Provincial Highway intersection. The application was referred to the Provincial Ministry of Transportation and Infrastructure and the Ministry sent a preliminary approval on September 17, 2013 (**Attachment 5**) based on the following:

1. As these properties abut Highway 99 (controlled access highway), approval for the proposed subdivision will require Ministry approval pursuant to Sec. 80 of the Land Title Act;
2. There will be no direct access to Highway 99; and
3. All storm water shall be directed to a municipally maintained storm drainage system.

Public Input

Signage is posted on-site to notify the public of the subject application. At the time of writing this report, staff have received phone calls from some auto dealerships wanting to follow the progress of this rezoning application, but they did not provide any comment. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

Based on staff’s review of the subject application, staff are supportive of the development proposal, provided that the developer meets all considerations of the rezoning conditions (**Attachment 6**):

Analysis

The analysis is set out in two parts in order to clarify the proposed OCP and Rezoning Bylaws.

Part 1 – 2041 Official Community Plan (OCP) and East Cambie Area Plan Amendments

The proposal to rezone the subject properties from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” to support auto dealerships will require an amendment to both the Land Use Maps of the 2041 OCP (Schedule 1) (Bylaw 9052) and the East Cambie Area Plan (Schedule 2.11B) (Bylaw 9053). The proposed amendments are to change the current land use designations of:

- The 2041 OCP from “Mixed Employment” to “Commercial”; and
- The East Cambie Area Plan from “Industrial” to “Commercial”.

The OCP and Area Plan re-designations are supported as commercial uses are permitted in the City’s Mixed Employment designation and Richmond’s Employment Lands Strategy supports flexibility in land use designations. As the intent of this application is to expand the Richmond

Auto Mall, the proposed “Commercial” designation best reflects the use of the site and ensures consistency with the other auto dealership properties within the Auto Mall.

The benefits of the proposal are that it: enables more opportunities for auto dealerships to co-locate within the same area; improves comparative vehicle shopping for customers; removes the pressure on existing and displaced dealerships within the City Centre to relocate to other areas within the City; and improves stable employment opportunities in a concentrated area outside of the City Centre.

Part 2 – Rezoning Amendment from “Industrial Business Park (IBI)” to “Vehicle Sales (CV)”

This application proposes to rezone 5580 and 5600 Parkwood Way from “Industrial Business Park (IBI)” to “Vehicle Sales (CV)” to allow the consolidation and subsequent re-subdivision with 5660, 5680 Parkwood Way to create a total of five (5) lots and a new access road (**Attachment 2**).

The proposed access road is intended to provide two-way access to all the proposed lots and is accessed from Parkwood Way by a proposed roundabout at the north end, and a T-intersection at the south. The road requires a 20 metre land dedication and is to include street parking, a 1.5 metre wide sidewalk, and a grassed and treed boulevard. The road and frontage works are subject to a separate servicing agreement.

The proposed subdivision would meet the permitted use provisions and lot size requirements of the “Vehicle Sales (CV)” zone.

The properties at 5660 and 5680 Parkwood Way are currently zoned “Vehicle Sales (CV)” and do not require rezoning.

Engineering

Engineering has reviewed the proposal and indicates that: there are no required upgrades to existing services, but that the developer is responsible for the installation of new water, sanitary and storm lines within the proposed road dedication to the proposed lots, and to connect these new services to existing service lines.

All existing site connections servicing the existing lots are to be removed and new site connections to service the proposed new lots will be required.

The developer is also responsible for the underground installation of private utilities (hydro, telephone). The applicant is to include information regarding the installation of these utilities along with water, sanitary and storm connections with the forthcoming servicing agreement.

Transportation and Site Access

The Transportation Division has reviewed the Traffic Impact Study submitted with the proposal and provides the following considerations to be acceptable to the Director of Transportation:

- Access to each of the proposed lots is facilitated by a 20 metre dedication for road from the consolidated lots which include the subject properties, as well as 5660 and 5680 Parkwood Way for the purpose of the proposed road development. A larger dedication at the north intersection is for the roundabout.

- The road improvements required are a 12 metre wide paved road, a curb and gutter, 1.5 metre sidewalks, grassed and treed boulevard on both sides of the road.
- A new traffic signal at the intersection of Jacombs Road and Smallwood Place at the south entrance of the Auto Mall site is required.

Development Permit

No building plans have been submitted with this rezoning application, but all sites are subject to a Development Permit for any future buildings on the proposed lots.

The operators of the Richmond Auto Mall have notified staff that they have been in discussions with potential dealerships to occupy the new sites, and City staff have received phone calls from auto dealerships who are interested in the progress of this rezoning application.

Trees

There are a number of trees within the subject properties, primarily along the perimeter of the existing property line, including those backing onto Knight Street, as well as within those landscaped islands in the existing parking lots. As there were no building drawings for the new sites, it is difficult to determine which trees would require removal or be available for retention. An Arborist report will be required as part of a Development Permit application submitted for any of the proposed lots.

Discharge of Covenants

The following chart outlines the current covenants that are currently registered on the land title record for 5600 Parkwood Way. The registered covenants are equivalency agreements that were required for the construction of the existing buildings that are to be removed prior to consolidation and subdivision. These documents will be made redundant with the demolition of the existing buildings and should be discharged from the Land Title records.

5600 Parkwood Way	
Document Registration	Description
BP278368	Equivalency agreement for a water sprinkler system to protect the openings within 3 metres of an exit.
BA110541	Equivalency agreement for fire protection.
BB548802	Equivalency agreement for fire protection.

Cancellation of Strata Plan

The property at 5600 Parkwood Way is a strata lot consisting of three (3) different strata titles, but all three (3) are listed as the same owner. The owner is required to cancel the strata plan in accordance with Part 16 of the British Columbia "Strata Property Act" prior to the adoption of rezoning.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to adoption of rezoning.

The developer is responsible for the works including but not limited to the following:

- **Water Service:** the installation of a 200mm diameter watermain loop within the proposed road dedication, in addition to the installation of fire hydrants which are to be installed 75 metres apart minimum, and connect it to the existing system on Parkwood Way. The existing site connections are to be removed and new site connections are required. Fire flow calculations are required prior to the issuance of the Building Permit and are to be signed and sealed by a professional engineer to confirm adequate available flow;
- **Sanitary Service:** the installation of a 200mm diameter sanitary sewer line within the proposed dedication as required to service the development sites and connect to the existing system on Parkwood Way;
- **Storm Drainage:** the installation of a 600mm diameter storm sewer within the proposed road dedication, and connecting it to the existing system on Parkwood Way;
- **Other Services:** All existing site connections are to be removed and new site connections to service the proposed new lots are required. The developer is also responsible for the underground installation of private utilities (hydro, telephone). The applicant is to include information regarding the installation of these utilities along with water, sanitary and storm connections with the forthcoming servicing agreement.
- **Transportation:**
 - The proposed new road to allow vehicle access to the new lots including frontage works on both sides of the road consisting of curb and gutter, 1.5 metre sidewalk and grassed and treed boulevard;
 - The proposed new roundabout at the north end connecting with Parkwood Way and a T-intersection at the south end; and
 - Installation of a new traffic signal to City standard at the time of installation, including but not limited to the following: signal pole, controller, base, hardware, pole base, detection (in ground loops and video), conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s);

Subdivision

It is anticipated that the City will receive an application for subdivision upon receipt of third reading. Consolidation is a condition of final approval of the rezoning and OCP Bylaws.

Financial Impact

None.

Conclusion

Kasian Architecture has applied to rezone 5580 and 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", and consolidate with 5660 and 5680 Parkwood Way for the purpose of expanding the Richmond Auto Mall. The proposal requires amendments to the OCP 2041 Land Use Map as well as the East Cambie Area Plan Land use map. The submitted information supports the criteria set out in the "Vehicle Sales (CV)" zone. As staff consider that the proposal will benefit the community and are confident that the outstanding conditions related to servicing and accessing the site will be addressed and, therefore, recommends that Bylaws 9052, 9053 and 9054 be introduced and given first reading.



David Johnson
Planner 2
(604-276-4193)

DJ:cas

Attachment 1: Location Map

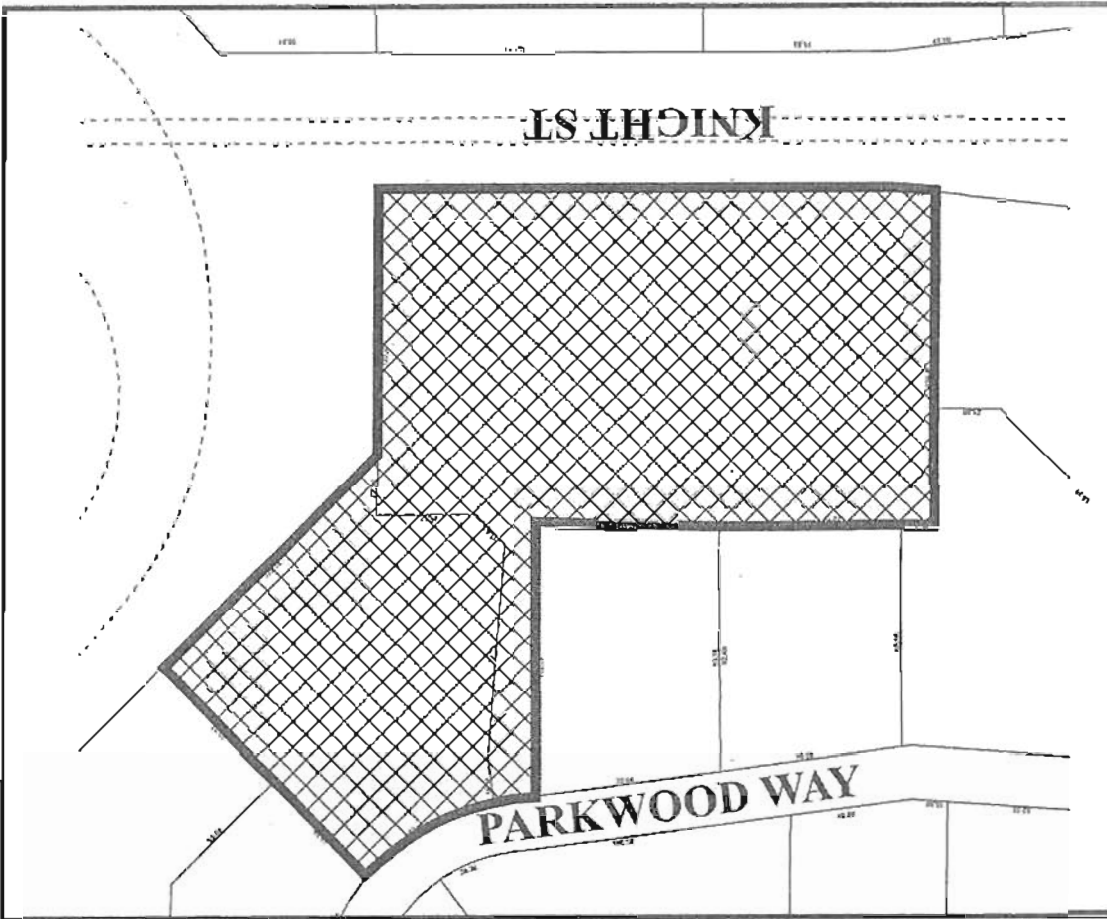
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Letter from Richmond Auto Mall Association

Attachment 5: September 17, 2013 letter from Ministry of Transportation and Infrastructure

Attachment 6: Rezoning Considerations



Original Date: 12/10/12

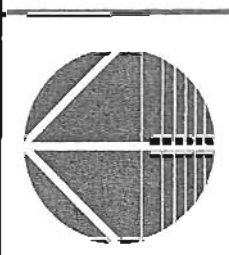
Revision Date:

Note: Dimensions are in METERS

RZ 12-626430



 City of Richmond





RZ 12-626430

Original Date: 09/04/13

Amended Date:

Note: Dimensions are in METRES



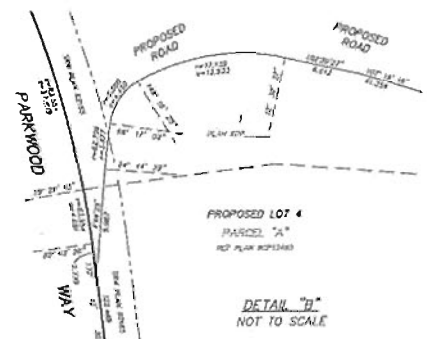
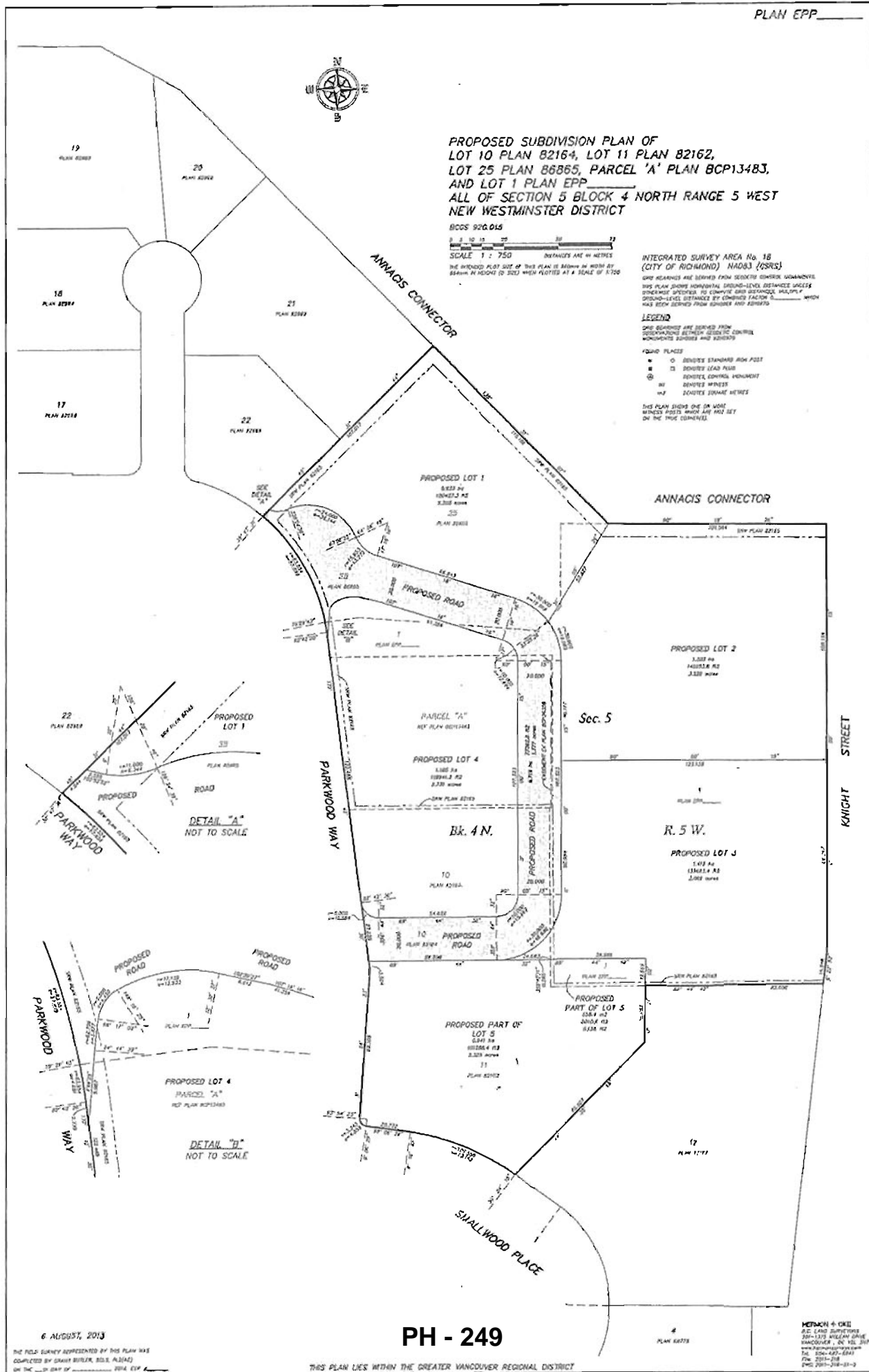
PROPOSED SUBDIVISION PLAN OF
 LOT 10 PLAN B2164, LOT 11 PLAN B2162,
 LOT 25 PLAN B6865, PARCEL 'A' PLAN BCP1348J,
 AND LOT 1 PLAN EPP
 ALL OF SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
 NEW WESTMINSTER DISTRICT

BCOS 926015
 SCALE 1 : 750 DISTANCES ARE IN METRES
 THE PROPOSED LOT SIZE OF THIS PLAN IS SHOWN IN METRES BY
 DIMENSIONS IN METRES (2025) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA No. 18
 (CITY OF RICHMOND) 14033 (2SR3)
 THIS PLAN SHOWS HORIZONTAL DISTANCE UNLESS
 OTHERWISE SPECIFIED TO COMPLETE AND DISTANCE UNLESS
 DISTANCE IS SPECIFIED BY DIMENSIONED LINES WHICH
 HAS BEEN DERIVED FROM SHOWER AND EDWARDS

LEGEND
 THIS PLAN SHOWS ONE OR MORE
 MONUMENTS WHICH ARE NOT SET
 ON THE THESE CORNERS

- BENCHES STANDARD HIGH POST
- BENCHES LEAD PLUS
- ⊗ BENCHES CONTROL MONUMENT
- ⊙ BENCHES WIRELESS
- ⊕ BENCHES SQUARE METERS



6 AUGUST, 2013
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED BY GRANT BUTLER, B.S. (ALBC) ON THE 21ST DAY OF AUGUST, 2014. EPP

PH - 249

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

MERRON & OKE
 A.C. LAND SURVEYORS
 250-1135 WILKIN DRIVE
 VANCOUVER, BC V6L 2J9
 WWW.MERRONANDOKE.COM
 TEL: 604-477-6941
 FAX: 604-477-6942
 EPPG 2013-218-83-3



RZ 12-626430

Attachment 3

Address: 5580 and 5600 Parkwood Way

Applicant: Kasian Architecture Interior Design and Planning

Planning Area(s): East Cambie Area Plan (OCP Schedule 2.11B)

	Existing	Proposed
Owner:	0737974 BC Ltd.	0737974 BC Ltd.
Site Size:	40,509.0 m ²	35,338.0 m ² (after road dedication)
Metro Vancouver Regional Growth Strategy Designation	Mixed Employment	Mixed Employment
OCP Designation:	Mixed Employment	Commercial
Area Plan Designation:	Industrial	Commercial
Zoning:	Industrial Business Park (IB1)	Vehicle Sales (CV)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	none	9,330 m ² (Lot 1) 13,030 m ² (Lot 2) 14,120 m ² (Lot 3) 11,050 m ² (Lot 4) 9,410 m ² (Lot 5)	none

RICHMOND

auto mall

June 27, 2012.

0737974 BC Ltd.
c/o Larry Gwozd
Alexander Holburn Beadin + Lang LLP
2700 - 700 West Georgia Street
Vancouver, BC
V7Y 1B8

Attention Gary Cowell

Dear Gary:

This letter is confirmation that the Richmond Auto Mall Association and Richmond Auto Mall Holdings Ltd. consent to the properties to be acquired by 0737974 BC Ltd. becoming part of the Richmond Auto Mall upon completion of re-zoning and re-development to serviced auto dealership lots.

Yours truly,



Leonard Fong
President
Richmond Auto Mall Association
Richmond Auto Mall Holdings Ltd.

CC: Board of Directors, Richmond Auto Mall Association & Richmond Auto Mall Holdings Ltd.

RICHMOND AUTO MALL ASSOCIATION

250 - 13460 Smallowood Place, Richmond, B.C. V6V 1W8
Phone: (604) 273-3243 Fax: (604) 273-2044

DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: RZ-12-626430
eDAS File #: 2013-04275
Date: Sep/17/2013

City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1
Canada

Attention: David Johnson, Planner 2

Re: Proposed Rezoning for:
Lot 25, Section 5, Block 4 North, Range 5 West, New Westminster District Plan
86865
Common Property Strata Lot NWS3337

Previously, preliminary approval had been provided on January 8, 2013 (eDAS File # 2013-0087). However, as further information was recently submitted, this file has been closed and superceded by eDAS File # 2013-04275.

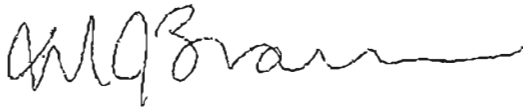
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following conditions:

- Pursuant to Section 80 of the *Land Title Act*, the proposed subdivision will require Ministry of Transportation and Infrastructure approval.
- No direct access will be permitted to Highway 91.
- No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems. This would include collection/run off of the internal roads systems. All storm water is to be directed to a municipally maintained storm system.

Local District Address
<p>Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222</p>

- Regarding any future buildings/structures:
 - All structures are to be located at least 4.5 metres back from the highway right-of-way, or 3 metres where the structure has access from another street.
 - No future commercial or industrial building shall exceed 4,500 square metres without prior approval from the Ministry of Transportation and Infrastructure pursuant to Section 924 of the *Local Government Act*.

If you have any questions please feel free to call Michael Braun at (604) 527-2244.
Yours truly,

A handwritten signature in black ink, appearing to read 'Michael Braun', with a long horizontal flourish extending to the right.

Michael Braun
Area Development & Operations Technician



Rezoning Considerations

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

Address: 5580 and 5600 Parkwood Way

File No.: RZ 12-626430

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9054, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaws 9052 and 9053.
2. Approval of Richmond Zoning Bylaw 8500, Amendment Bylaw 9054 by the Ministry of Transportation and Infrastructure.
3. 20.0 metre road dedication within the subject site, including 5660 and 5680 Parkwood Way. Additional road dedications at the intersections of Parkwood Way as per the proposed Subdivision plan. Final road dedication requirements to be determined by the Director of Transportation, subject to an approved functional design for the new roads.
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing buildings).
5. Registration of an aircraft noise indemnity covenant on title.
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.90 m GSC.
7. Discharge of restrictive covenants BP278368, BA110541 and BB548802 from the Land Title records.
8. Confirmation of the cancellation of Strata Plan NW3337.
9. Enter into a Servicing Agreement* for the design and construction of the proposed road, utilities and frontage improvements. Works include, but may not be limited to,
 - Installation of a 200mm diameter watermain loop within the proposed road dedication as required servicing the development sites, in addition to fire hydrants being installed 75 metres apart minimum, and connecting it to the existing system on Parkwood Way;
 - Installation of a 200mm diameter sanitary sewer line within the proposed dedication as required servicing the development sites and connecting it to the existing system on Parkwood Way;
 - Installation of a 600mm diameter storm sewer within the proposed road dedication, and connect it to the existing system on Parkwood Way;
 - Information on the removal of all existing site connections and the installation for the underground private utilities;
 - The proposed new road to allow vehicle access to the new lots including frontage works on both sides of the road consisting of curb and gutter, 1.5 metre sidewalk and grassed and treed boulevard;
 - The proposed new roundabout at the north end connecting with Parkwood Way and a T-intersection at the south end; and
 - Installation of a new traffic signal to City standard at the time of installation, including but not limited to the following: signal pole, controller, base, hardware, pole base, detection (in ground loops and video), conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).

Prior to a Development Permit⁴ being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submit an Arborist Report, identifying the location and condition of all on-site trees, and to determine the possible retention or removal of these trees.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9052
(RZ 12-626430)
5580 and 5600 Parkwood Way**

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

1. Richmond Official Community Plan Bylaw 9000 (Schedule 1) 2041 Land Use Map is amended to redesignate 5580 and 5600 Parkwood Way from "Mixed Employment" to "Commercial", specifically;

P.I.D. 016-510-135

Lot 25 Section 5 Block 4 North Range 5 West New Westminster District Plan 86865

P.I.D. 016-649-427

Strata Lot 1 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 016-649-435

Strata Lot 2 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 026-020-564

Strata Lot 3 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9052".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 28 2013

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9053 (RZ 12-626430)
5580 and 5600 Parkwood Way**

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

1. Richmond Official Community Plan Bylaw 7100 (Schedule 2.11B) East Cambie Neighbourhood Plan Land Use Map is amended to redesignate 5580 and 5600 Parkwood Way from “Industrial” to “Commercial”, specifically;

P.I.D. 016-510-135

Lot 25 Section 5 Block 4 North Range 5 West New Westminster District Plan 86865

P.I.D. 016-649-427

Strata Lot 1 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 016-649-435

Strata Lot 2 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 026-020-564

Strata Lot 3 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9053**”.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
OTHER CONDITIONS SATISFIED
ADOPTED

OCT 28 2013



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9054 (RZ 12-626430)
5580 and 5600 Parkwood Way**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**VEHICLE SALES (CV)**”:

P.I.D. 016-510-135

Lot 25 Section 5 Block 4 North Range 5 West New Westminster District Plan 86865

P.I.D. 016-649-427

Strata Lot 1 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 016-649-435

Strata Lot 2 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 026-020-564

Strata Lot 3 Section 5 Block 4 North Range 5 West New Westminster District Strata Plan NW3337

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9054**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 28 2013

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER