



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 13, 2017
File: ZT 16-753545

Re: Application by Krahn Engineering Ltd. for a Zoning Text Amendment to the "Light Industrial (IL)" Zone for a Site at 9920 River Drive

Staff Recommendation

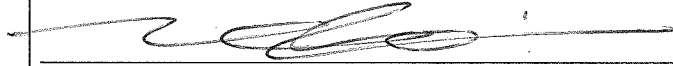
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, for a Text Amendment to the "Light Industrial (IL)" zone to allow "non-accessory parking" on a site-specific basis for the property at 9920 River Drive, be introduced and given first reading.


Wayne Craig
Director, Development

MM:blg
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER


FOR JOE PRISKA

Staff Report

Origin

Krahn Engineering Ltd. has applied to the City of Richmond for a Zoning Text Amendment to the “Light Industrial (IL)” zone to allow for “non-accessory parking” at 9920 River Drive (Attachment 1).

The subject 8.44 acre (3.42 ha.) site is currently occupied by a large warehouse and smaller office/warehouse building utilized by a trucking company and two smaller tenants. The application is being made on behalf of Park’N Fly Ltd. for an off-site, long-term parking lot to supplement its current parking lot located near YVR Airport at 6380 Miller Road on Sea Island. Travellers to YVR Airport would drop off and pick up their vehicles at the current Park’N Fly location on Sea Island; with the vehicles being shuttled to and from the subject site by Park’N Fly staff.

The current warehouse and trucking firm tenants; permitted under the current “Light Industrial (IL)” zoning, will vacate the site in three (3) stages between summer 2017 and 2020, as their leases expire. When completely vacated, there will be 816 outdoor parking spaces and potentially some indoor parking (Attachment 3). The existing and proposed uses of the buildings require 89 parking spaces under Zoning Bylaw 8500 with the remaining 727 exterior parking spaces being available for airport parking.

Findings of Fact

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

Surrounding Development

To the North: A vacant light industrial site zoned “Light Industrial (IL)”.

To the South: An active rail line, the Bridgeport Trail, and a vacant site zoned “Light Industrial (IL)”.

To the East: A BC Hydro substation zoned “Light Industrial (IL)”, and a townhouse complex zoned “Low Density Townhouses (RTL1)”.

To the West: A large light industrial/warehouse building zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) designates the subject site as “Industrial (IND)”. The City Centre Area Plan designates the site as “General Urban T4 (25 m)” and “Area A – Industrial Reserve” which provides for the storing of goods with ancillary office use. Thus, the proposed use is consistent with both plans.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Built Form and Architectural Character

The existing 5,634 m² (60,645 ft²) single-storey, tilt-up concrete warehouse building will be maintained for Park'N Fly service vehicles, a car wash, and indoor long-term airport parking. The existing 523 m² (13,000 ft²), two-storey building includes office space which will be used for Park'N Fly offices and services bays. Park'N Fly does not propose to make exterior alterations to the buildings (Attachment 3).

The existing parking areas that cover the majority of the site will be re-lined and repaired as needed to provide a total of 816 parking spaces. The resultant parking areas will provide parking and loading meeting the City's Zoning Bylaw requirements.

The applicant will also plant a landscape buffer and lawn fronting River Drive. There will be a further 2.5 m (8.0 ft.) wide landscape buffer along the east side of the site adjacent to an existing adjacent townhouse complex. This buffer will include:

- A solid wood 2.4 m (7.9 ft.) high fence.
- 25 Pin Oak and European Hornbeam trees with a 6 cm (2.4 inch) caliper
- 26 Emerald Cedar hedge plants with an minimum initial height of 2.5 m (8.0 ft.).
- 996 other shrub and ground cover plants.

The remainder of the perimeter of the site will be flanked by a 2.0 m (6.6 ft.) high chain link fence with privacy slats.

The applicant will submit a landscape security in the amount of \$214,561 to ensure that the landscaping and fencing is installed within one (1) year of adoption of Bylaw 9694.

Existing Legal Encumbrances

There is an existing City statutory right-of-way (SROW) running along the southern property line for storm, sanitary and water services (AB243356). There is also an existing flood indemnification covenant with a minimum 2.9 m Flood Construction Level (FCL) registered on Title (AC286407) in 1989.

Transportation and Site Access

Primary vehicle access to the site will be provided by the existing driveway to River Drive. This access will be used by Park'N Fly staff shuttling patron's cars to/from their YVR Airport location and for employee use. The gate has been located so as to permit the queuing of up to three (3) vehicles in front of gate on the property. The existing driveway to No. 4 Road will be maintained over a private easement on the lot to the east for secondary access to the site.

The applicant has agreed to registration of a restrictive covenant on title that restricts the use of site so that primary vehicle access is provided to River Drive and that the driveway to No. 4 Road is maintained for only emergency vehicle access and to provide alternative vehicle access to the site at any time that the River Drive access may be temporally blocked or inoperable (e.g. during road construction or repair).

Given the proposed change of use of the site, the applicant has prepared a traffic study as required by the City. The study concludes that there will be approximately 10 vehicles per hour in the peak hour of site traffic with almost all site trips occurring between 7:00 a.m. and 7:00 p.m. The study concludes that the traffic impacts are anticipated to be minimal. Compared to the existing warehouse and light industrial uses, the proposed Park N' Fly operation is anticipated to generate fewer vehicle trips.

For the long-term transportation needs of the area, the applicant has agreed to register a Statutory Right of Way (SRW) over an area of approximately 501 m² (5,392 ft²) of the south-west corner of the site to allow for future City construction of a section of a proposed public road that will connect Bridgeport Road with Van Horne Way (see Attachment 2 and Attachment 5 – Appendix A). The current owner will be able to use the SRW area for surface parking and landscaping until the City requires the SRW area for public road purposes.

The City's parking and loading provisions in Zoning Bylaw require 89 parking spaces; while 816 exterior parking spaces are being proposed to be provided. The proposal also includes two medium-size (SU-9) loading spaces and one large (WB-17) loading space as required under the Zoning Bylaw.

Contaminated Sites Regulation

A Ministry of Environment (MOE) Certificate of Compliance or alternative approval regarding potential site contamination issues will need to be issued by MOE prior to the zoning amendment bylaw being considered for adoption.

Site Servicing and Frontage Improvements

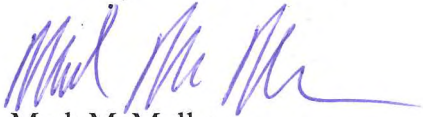
There will be no road frontage improvements required as part of this application. There may be the need to replace and upgrade City utility service connections and mains at the time of a Building Permit application for any tenant improvements.

Financial Impact or Economic Impact

There are no impacts associated with this application.

Conclusion

The proposed Zoning Text Amendment to permit “non-accessory parking” on the site will allow for additional long-term airport parking within the City on an existing developed, industrial site. Given the proposed parking use and enhanced landscaping adjacent to River Drive and the townhouse development to the east, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, be introduced and given 1st Reading.



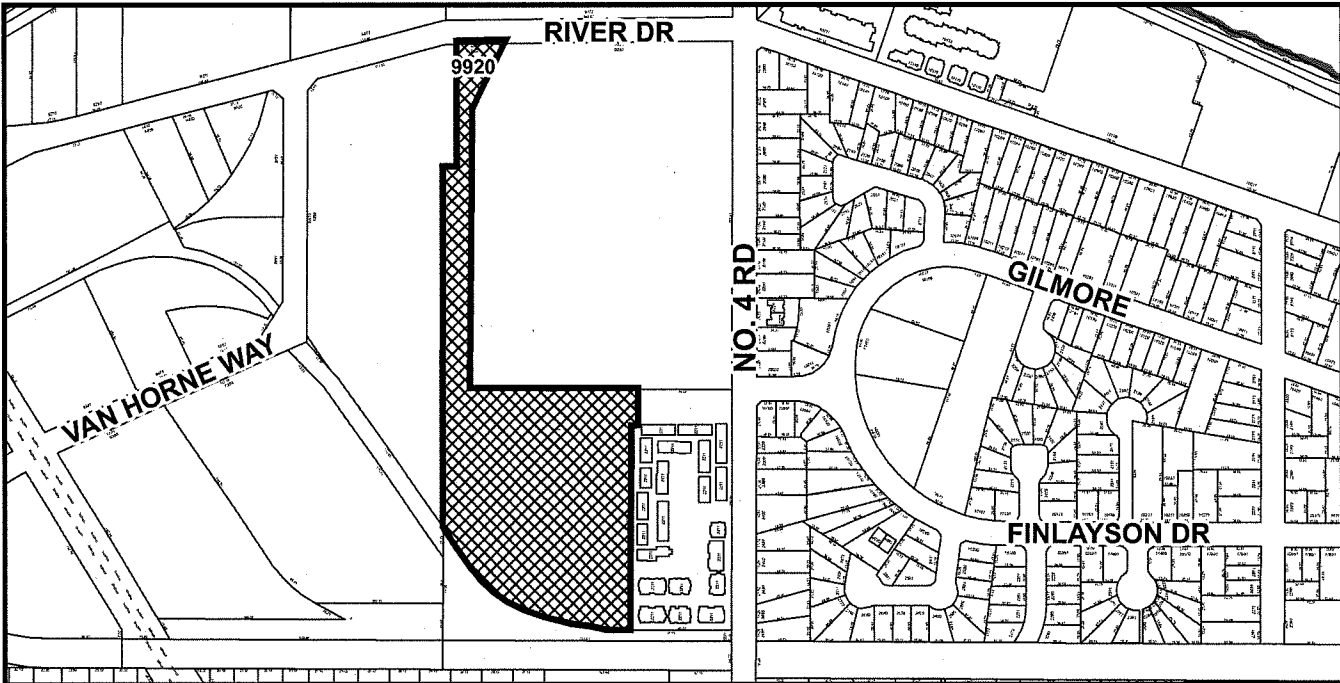
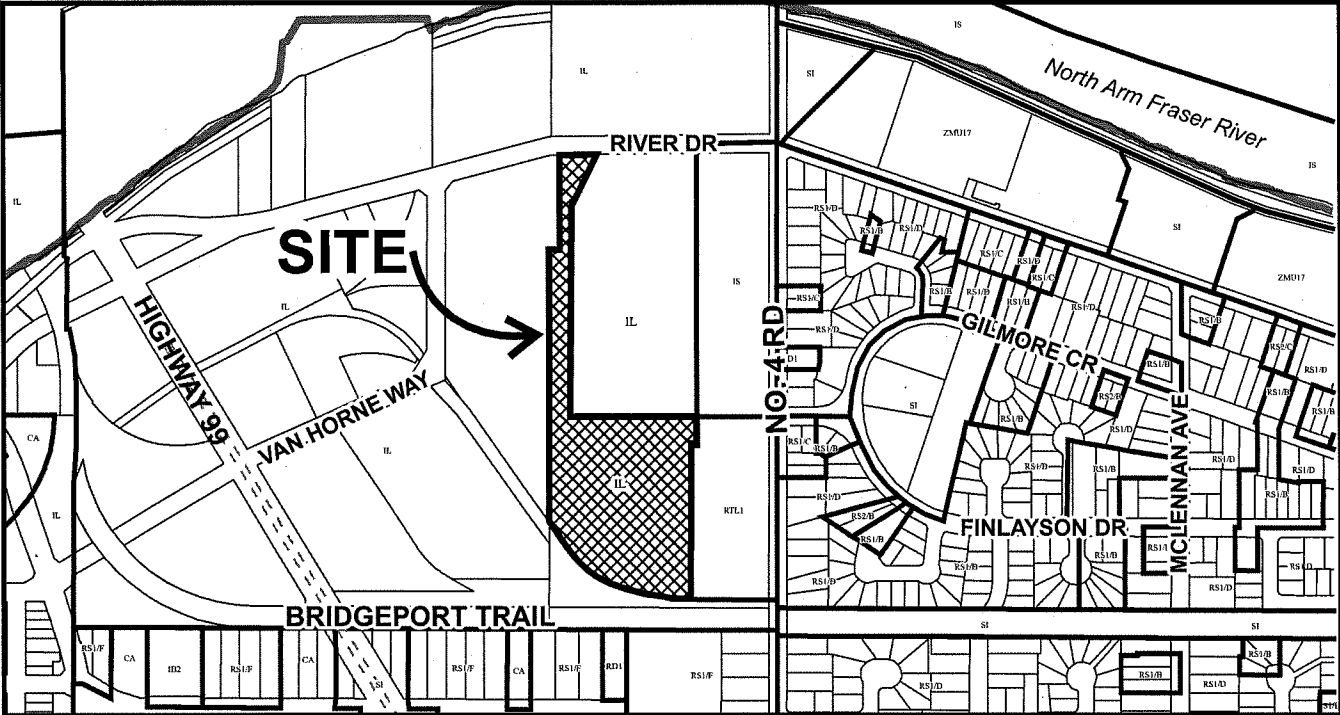
Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

- Attachment 1: Location Map
- Attachment 2: City Centre Area Plan Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations



City of Richmond



ZT 16-735545

Original Date: 12/08/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 16-753545

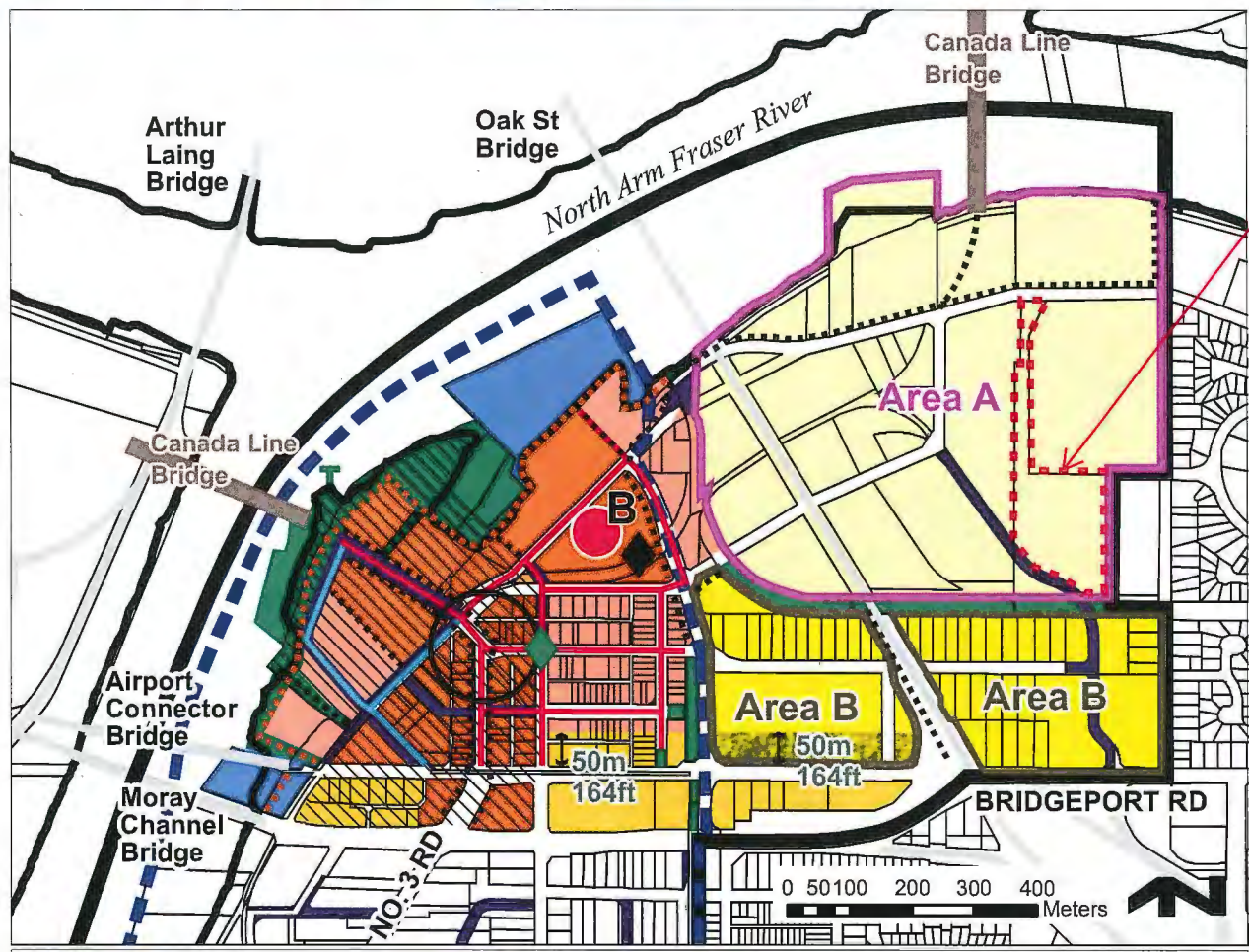
Original Date: 12/08/16

Revision Date:

Note: Dimensions are in METRES

PLN - 145

Specific Land Use Map: Bridgeport Village (2031) Bylaw 9041
2016/07/25



Subject Site

	General Urban T4 (35m)		Marina (Residential Prohibited)		Proposed Streets
	General Urban T4 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	General Urban T4 (15m)		Institution		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
	Urban Centre T5 (45m)		Pedestrian Linkages		Canada Line Station
	Urban Centre T5 (35m)		Waterfront Dyke Trail		Bus Exchange
	Urban Centre T5 (25m)		Richmond Arts District		
	Park		Village Centre: No. 3 Road & Beckwith Road Intersection		
	Park - Configuration & location to be determined				



NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2011.03.15
2	SCHEMATIC DESIGN	2011.04.15
3	PRELIMINARY ENGINEERING	2011.05.15
4	FINAL DESIGN	2011.06.15
5	CONSTRUCTION	2011.07.15
6	OPERATION	2011.08.15
7	MAINTENANCE	2011.09.15
8	REPAIRS	2011.10.15
9	RENOVATIONS	2011.11.15
10	DEMOLITION	2011.12.15

larry podhora / architect
 180 BUCHANAN AVENUE NORTH, RICHMOND, BC, V6V 2C2

PROJECT NAME
 PARK 'N FLY

PROJECT ADDRESS
 1140 ROAD ONE
 RICHMOND, BRITISH COLUMBIA

SITE PLAN

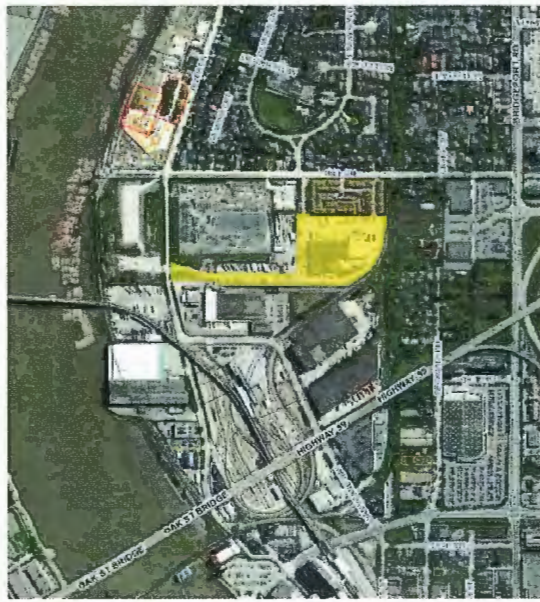
DATE
 2011.06.15

SCALE
 AS SHOWN

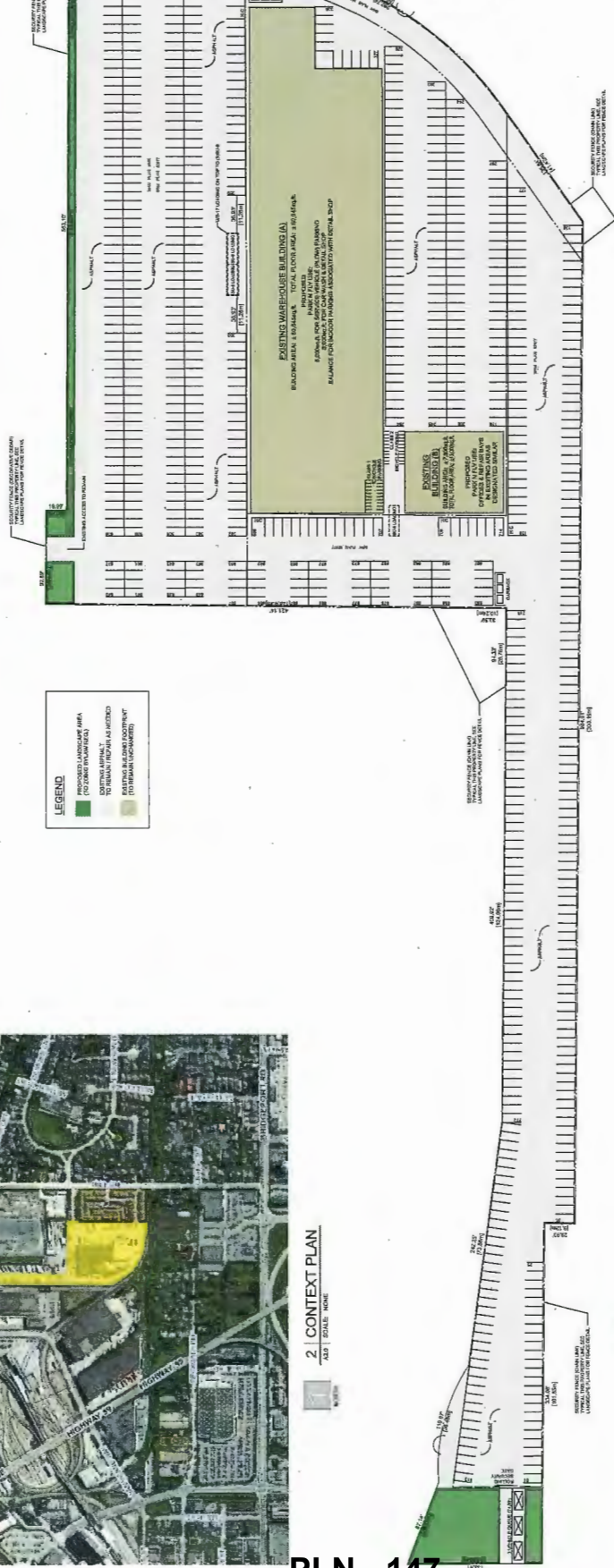
PROJECT NO.
 10007

PROJECT NO.
 A2.0

THIS DRAWING IS PROPERTY OF LARRY PODHORA ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LARRY PODHORA ARCHITECTURE INC.



2 | CONTEXT PLAN
 A33 | SCALE: NONE



LEGEND

- PROPOSED LANDSCAPE AREA (TO COME BY PLAN AREA)
- EXISTING ASPHALT TO REMAIN (PLAN AREA AS NOTED)
- EXISTING ASPHALT TO BE REMOVED (PLAN AREA AS NOTED)

PARKING ANALYSIS

- REQUIRED STALLS (BASED ON 2008 BC PARKING ACT)**
 TOTAL LOCAL AREA: 11,000 SQ M (2,600 SQ FT) (1,000 SQ M)
 REQUIRED MINIMUM LOCAL (CLASS 1) STALLS: 110
 REQUIRED MINIMUM LOCAL (CLASS 2) STALLS: 110
 LOCAL STALLS PROVIDED: 110 (CLASS 1) + 110 (CLASS 2)
- PARKING REQUIREMENTS**
 CLASS 1: 110 STALLS (1,000 SQ M)
 CLASS 2: 110 STALLS (1,000 SQ M)
 TOTAL CLASS 1 & 2 STALLS: 220 STALLS
- RECYCLE PARKING REQUIREMENTS**
 CLASS 1 RECYCLE PARKING REQUIRED: 4 STALLS
 CLASS 2 RECYCLE PARKING REQUIRED: 4 STALLS
 TOTAL CLASS 1 & 2 RECYCLE PARKING REQUIRED: 8 STALLS
- POSTING WAREHOUSE BUILDING (A)**
 11,000 SQ M (2,600 SQ FT) (1,000 SQ M)
 CLASS 1 RECYCLE PARKING REQUIRED: 4 STALLS
 CLASS 2 RECYCLE PARKING REQUIRED: 4 STALLS
 TOTAL CLASS 1 & 2 RECYCLE PARKING REQUIRED: 8 STALLS

ZONING BY-LAW ANALYSIS

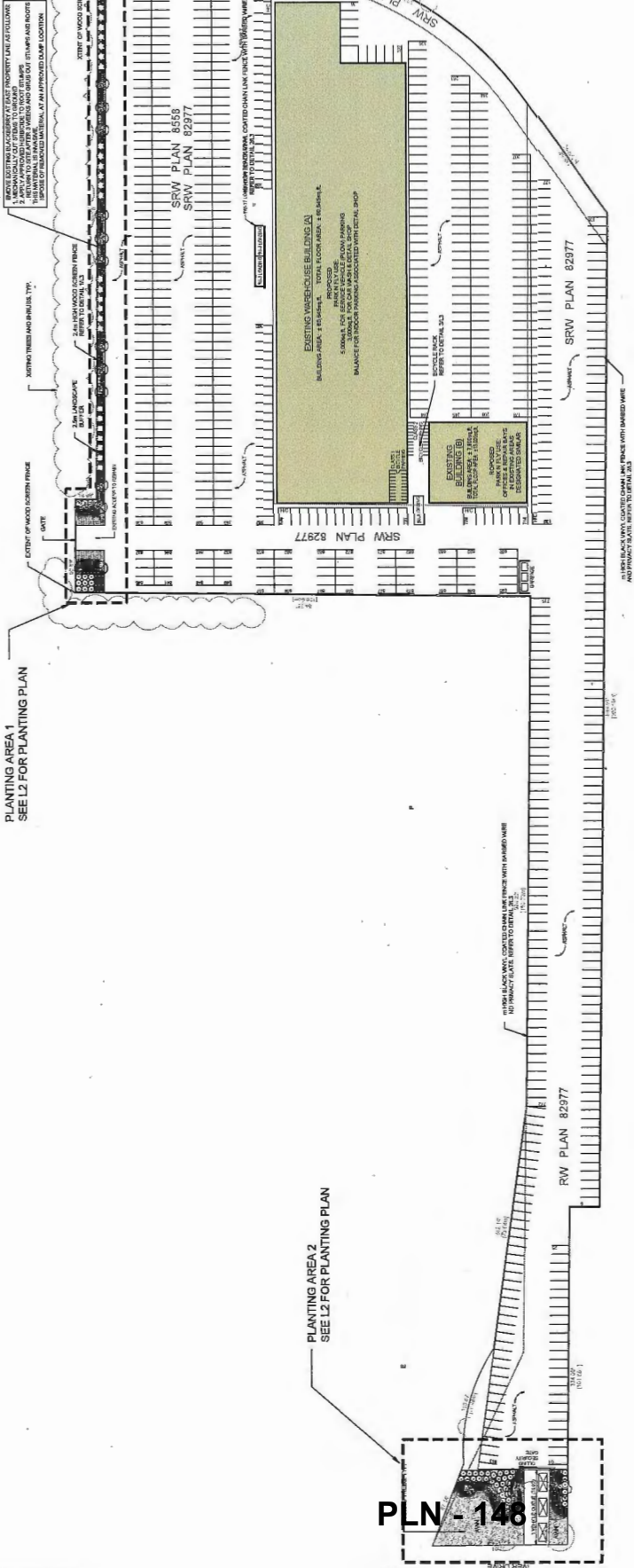
- ZONING**
 LOCAL INDUSTRIAL (LI)
- SETBACKS**
 FRONT: 5M (16 FT)
 SIDE: 3M (10 FT)
 REAR: 3M (10 FT)
- LANDSCAPING**
 ALL LANDSCAPING TO BE PROVIDED TO BE SHOWN ON PLAN BY ARCHITECT'S L1
 PLEASE REFER TO LANDSCAPE DRAWINGS

1 | SITE PLAN
 A32 | SCALE: 1"=50'0"

PLANTING AREA 1
SEE L2 FOR PLANTING PLAN

PLANTING AREA 2
SEE L2 FOR PLANTING PLAN

PLN - 146



LEGEND

[Symbol]	TURF GRASS
[Symbol]	PLANTING
[Symbol]	WOOD SCREEN FENCE
[Symbol]	CHAIN LINK FENCE

3	SRW 82977	AS SHOWN ON THIS PLAN
2	SRW 82977	AS SHOWN ON THE PREVIOUS PLAN
1	SRW 82977	AS SHOWN ON THE PREVIOUS PLAN



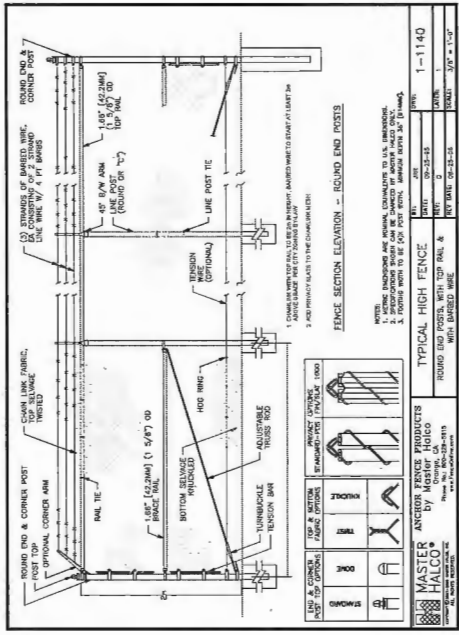
PARK 'N FLY

PROJECT LOCATION:
8620 RIVER DRIVE
RICHMOND, BRITISH COLUMBIA

DATE: 11/15/18
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

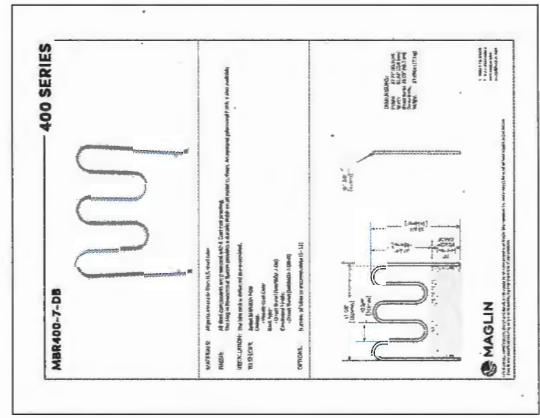
L1

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE WORKING.
 - CONFIRM ALL MEASUREMENTS ON SITE DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION WORK.
 - EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION WORK. AND OTHER BELOW GROUND UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION WORK.
 - EXISTING UTILITY AND SERVICES LOCATED PRIOR TO BEGINNING CONSTRUCTION WORK.
 - PROTECT FROM DAMAGE ALL EXISTING UTILITIES, TREES, SHRUBS, SET BACKS, AND SURROUNDING SERVICES. THE SITE, EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION WORK. ALL DAMAGE TO EXISTING UTILITIES AND SERVICES SHALL BE REPAIRED TO ORIGINAL CONDITION AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE END OF CONSTRUCTION WORK.
 - ALL EXISTING SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION WORK. ALL DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED TO ORIGINAL CONDITION AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE END OF CONSTRUCTION WORK.
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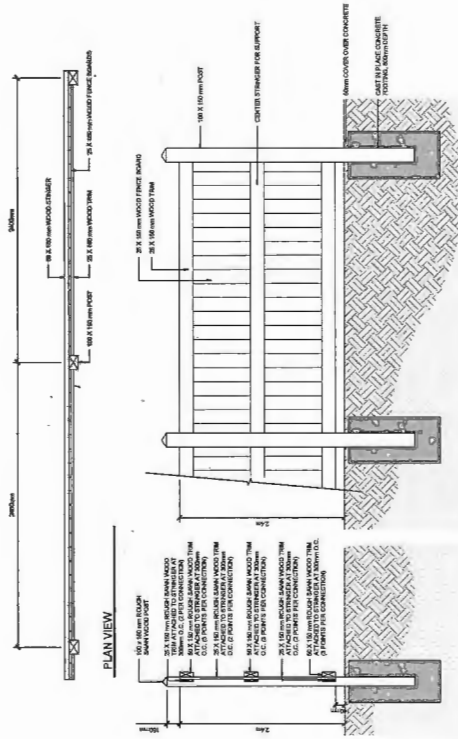
2m HIGH CHAIN LINK FENCE WITH BARBED WIRE
N.T.S.

DETAIL 2



BICYCLE RACK
N.T.S.

DETAIL 3



SECTION
2m HIGH WOOD SCREEN FENCE
N.T.S.

DETAIL 1



DECIDUOUS TREE
N.T.S.

SHRUB AND PERENNIAL PLANTING DETAIL
N.T.S.



ZT 16-753545

Attachment 4

Address: 9920 River Drive

Applicant: Krahn Engineering Ltd.

Planning Area(s): City Centre Area Plan

	Existing	Proposed
Owner:	All Stars Motor Inn Ltd.	Park'N Fly (1884901 Alberta Ltd)
Site Size (m²):	34,200 m ²	34,200 m ²
Land Uses:	Light Industrial / Warehousing	Long Term Airport Parking
OCP Designation:	Industrial	Industrial
Area Plan Designation:	General Urban T4 (25m)	General Urban T4 (25m)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.20	none permitted
Lot Coverage (% of lot area):	Building: Max. 60%	Building: Max. 18.8%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: N/A Depth: N/A	Width: N/A Depth: N/A	none
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0.0 m Side (east): Min. 3.0 m Side (west): Min. 0.0 m	Front: Min. >3.0 m Rear: Min. 0.0 m Side (east): Min. >3.0 m Side (west): Min. 0.0 m	none
Height (m):	15 m	<15 m	none
Off-street Parking Spaces – Total:	89	816	none



Address: 9920 River Drive

File No.: ZT 16-753545

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9694, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City if applicable.
3. Registration of a Statutory Right-of-Way (SRW) on title for the purposes of a future public road for the area as shown in Appendix A for vehicle and pedestrian use and for City construction and maintenance of the roadway, sidewalks, street lighting and other services and utilities; and that permits the current owner to use the SRW area for surface parking and landscape until the City provides one (1) year notice of its need to use the SRW area for public road purposes.
4. Registration of a restrictive covenant on title that restricts the use of site so that primary vehicle access is provided to River Drive and that the driveway to No. 4 Road is maintained for only emergency vehicle access and to provide alternative vehicle access to the site at any time that the River Drive access may be temporarily blocked or inoperable (e.g. during road construction or repair).
5. Submission of a Landscape Security in the amount of \$214,561 to ensure that the landscaping and fencing proposed in Appendix B is completed within one (1) year of adoption of Bylaw 9694 with 10% of this security to be held by the City as a maintenance security for year (1) after substantial completion of the landscape.

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 Department. 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.

Note:

- 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
Park'N Fly (1884901 Alberta Ltd)

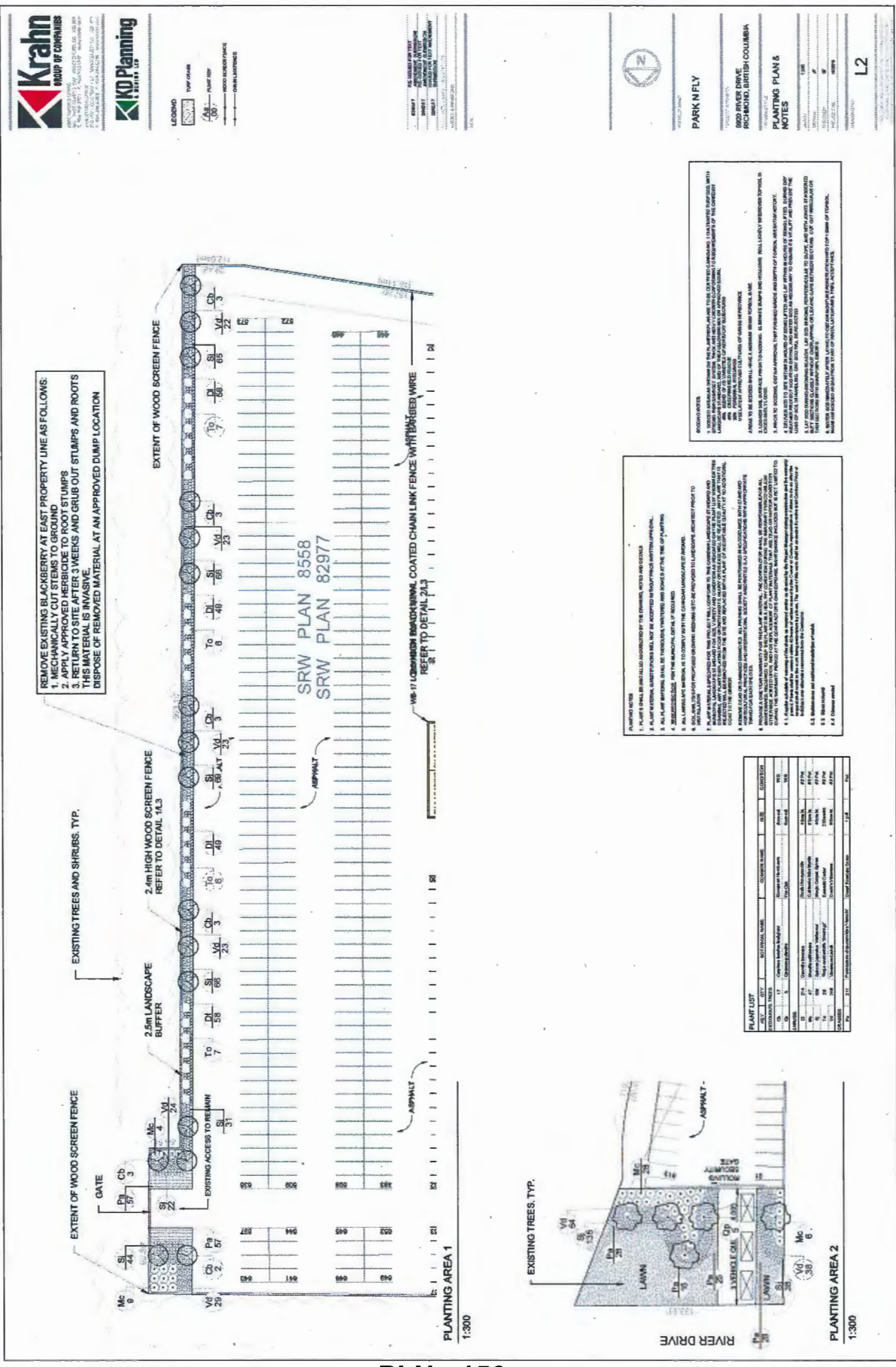
Date

Appendix A- Public Road SRW Area



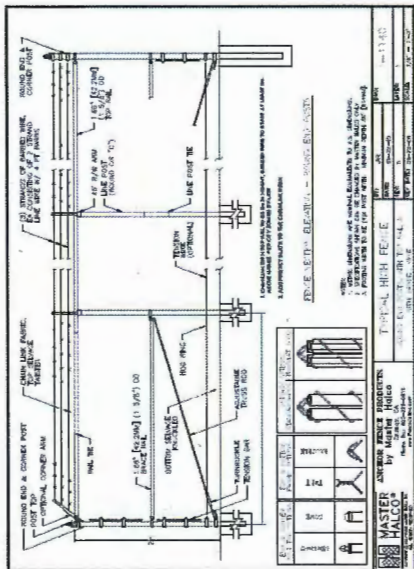
PLN - 154

Initial: _____



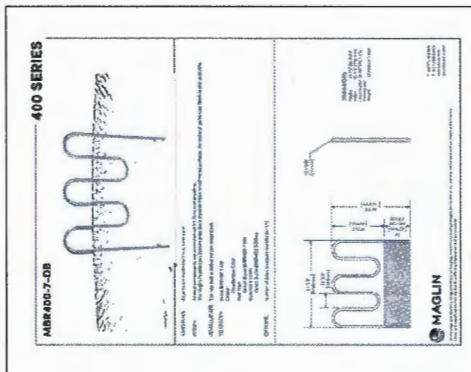
PLN - 156

Initial: _____



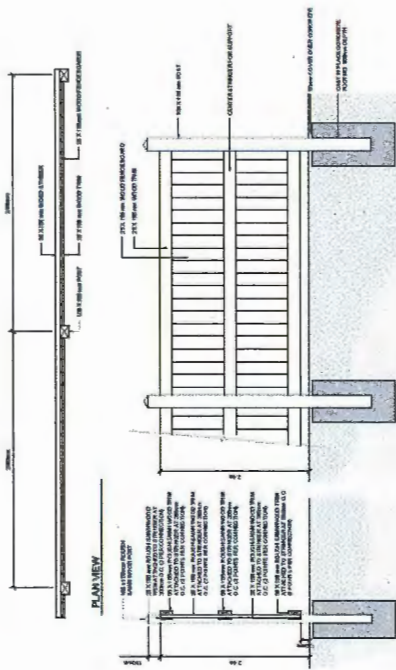
2m HIGH CHAIN LINK FENCE WITH BARBED WIRE
N.T.S.

DETAIL 2



BICYCLE RACK
N.T.S.

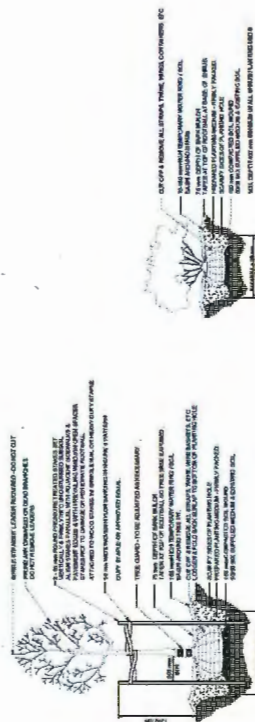
DETAIL 3



2m HIGH WOOD SCREEN FENCE
N.T.S.

SECTION

DETAIL 1



SHRUB AND PERENNIAL PLANTING DETAIL
N.T.S.

DECIDUOUS TREE
N.T.S.

PARK FLY

800 RIVER DRIVE
HOVANAL, BRITISH COLUMBIA

DETAILS

L3



Richmond Zoning Bylaw 8500
Amendment Bylaw 9694 (ZT 16-753545)
9920 River Drive

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

1. Richmond Zoning Bylaw 8500 is amended by:

(a) Adding the following to Section 12.2.3 (B. Additional Uses):

“parking, non-accessory”

(b) Renumbering Sections 12.2.11.4 and 12.2.11.5 respectively as 12.2.11.5 and 12.2.11.6, and inserting the following new Section 12.2.11.4:

“Parking, non-accessory shall be only permitted on the following site:

9920 River Drive
P.I.D. 017-483-166
Lot 1 Except; Part Subdivided By Plan LMP 5990, Section 22 Block 5 North
Range 6 West New Westminster District Plan LMP 1596”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9694”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

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