



# City of Richmond

## Report to Committee Planning and Development Division

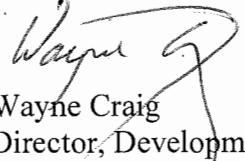
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 20, 2016  
**File:** RZ 14-672762

**Re:** Application by Haydenco Holdings Ltd. for Rezoning at 12040 No. 5 Road from  
Agricultural (AG1) to Light Industrial (IL)

### Staff Recommendation

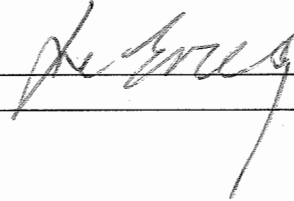
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9584, for the rezoning of 12040 No. 5 Road from "Agricultural (AG1)" to "Light Industrial (IL)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:ke  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## **Staff Report**

### **Origin**

Haydenco Holdings Ltd. has applied to the City of Richmond for permission to rezone 12040 No. 5 Road from the “Agricultural (AG1)” zone to the “Light Industrial (IL)” zone in order to develop a new light industrial building (Attachment 1). The property is currently vacant.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

### **Surrounding Development**

The subject site fronts onto No. 5 Road and does not contain any buildings.

To the North: An industrial building on a property zoned “Light Industrial (IL)”, which is serviced by an existing lane accessed from Rice Mill Road.

To the South: A single-family house on a property zoned “Agriculture (AG1)”.

To the East: A site containing the BC Ferries maintenance/operations harbour split-zoned “Agriculture (AG1)” and “Light Industrial (IL)”.

To the West: Across No. 5 Road, warehouse and light industrial buildings on sites zoned “Industrial Business Park (IB1)”.

### **Related Policies & Studies**

#### **Official Community Plan**

The subject site is designated “Industrial” in the Official Community Plan (OCP). The proposed development complies with the OCP. The site is zoned “Agriculture (AG1)”, but is not located within the Agricultural Land Reserve (ALR).

#### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

#### **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 1<sup>st</sup> 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.

## **Analysis**

### **Built Form and Architectural Character**

The proposed light industrial building proposes a setback of 3.0 m (10 ft.) from No. 5 Road and massing and height (10.9 m or 36 ft.), which is similar to the existing light industrial development to the north at the corner of No. 5 Road and Rice Mill Road and meets the requirements of the Richmond Zoning Bylaw 8500.

The building will relate well to No. 5 Road through the establishment of a street oriented development with the building sited in close proximity to the street. Landscaping within the 3 m (10 ft.) setback to No. 5 Road in conjunction with the required upgrades along No. 5 Road (pathway and grass and treed boulevard) will improve the pedestrian scale of the development (refer to Attachment 3 for site plan drawings and landscape plan drawings).

In order to meet the minimum Flood Construction Level (FCL) as required in the City's Flood Plain Designation and Protection Bylaw of 2.9 m GSC, the elevation of the site will be increased resulting in the need for a retaining wall (approximately 2 m or 6 ft. in height) along the south edge of the site. For the western portion of the site where the building is proposed at the property line, glazing and panel reveals in the building walls provides architectural detailing to the visible south elevation of the development. Furthermore, fence heights on the east portion associated with the parking area will be limited to 1 m (3.5 ft.) in height to minimize impacts to the neighbouring property to the south. This adjacency condition along the south edge of the site is temporary and will be addressed with redevelopment of properties to the south for similar purposes.

### **Transportation and Site Access**

Access to the site will be provided at the rear of the site through the dedication and continuation of an existing lane established from Rice Mill Road. All off-street parking and loading areas for the industrial building will be provided for on the east portion of the site with access to the lane only. Registration of a legal agreement to ensure vehicle access to the site is from the lane only and not permitting access from/to No. 5 Road is a rezoning consideration. A total of 16 off-street parking stalls are provided, which satisfies the minimum parking requirements under the zoning bylaw.

### **Tree Retention and Replacement**

The City's Tree Preservation Coordinator has reviewed the submitted arborist report. Upon review of the arborist report, staff concurs with the findings and recommendations of the report. A total of five trees are proposed to be impacted and will require removal as a result of the development. Three trees are located on-site and two trees are located off-site on the neighbouring property to the south. The following is a summary of recommendations:

- Remove three on-site trees as a result of a direct conflict with the proposed building and replace with five trees (replacement tree sizing to be determined by the existing Tree Protection Bylaw 8057 provisions) and a cash-in lieu (\$500) contribution for one replacement tree that cannot be accommodated on-site.
- Remove two trees located on the neighbouring property to the south (12060 No. 5 Road) that cannot be retained due to their close proximity to the proposed development. The applicant has obtained written permission from the property owner to the south to remove the two referenced trees. Compensation in the form of two replacement trees planted on 12060 No. 5 Road will be required, consistent with provisions in the Tree Protection Bylaw. An additional cash-in-lieu compensation (\$2,000), based on a 2:1 replacement ratio, is being secured as a rezoning consideration for the subject site now as the trees on the neighbouring property are directly impacted by the proposed redevelopment.
- Refer to Attachment 4 for a plan outlining proposed tree removals.

### *Tree Replacement*

A total of three on-site bylaw sized trees are proposed to be removed as a result of conflicts with the proposed industrial building footprint. To accommodate the required 2:1 ratio of replacement trees (six trees), the site is able to accommodate five replacement trees on-site that are proposed to be planted along the No. 5 Road frontage of the site to complement the pedestrian frontage works to be completed as part of this development. These on-site replacement trees are sized at a minimum of 8 cm diameter at breast height (for deciduous) and/or 6 m height (for coniferous) in accordance with the City's Tree Protection Bylaw provisions on sizing of replacement trees. A landscape plan (Attachment 3) has been submitted to confirm the tree replanting scheme and a landscaping bond will be secured as a rezoning consideration for this development. A \$500 cash-in-lieu contribution is also being secured to account for the one replacement tree that is not able to be planted on-site.

For the two bylaw sized trees on the neighbouring property to the south recommended for removal, a tree permit is required. In accordance with the City's Tree Protection Bylaw, a total of two replacement trees will be required to be planted on site and placed in a location that provides for the best opportunities for their retention if this property also redevelops for industrial purposes. In addition to planting replacement trees on the property to the south, a cash-in-lieu (\$2,000) contribution is being secured through this rezoning to address these trees on the neighbouring site being impacted by the proposed redevelopment. Through this rezoning, the applicant has obtained written permission from the property owner at 12060 No. 5 Road for tree removals.

### **Site Servicing and Frontage Improvements**

Road, frontage and site servicing works are summarized as follows:

- Lane – dedication and continuation of the lane along the entire east portion of the subject site.
- No. 5 Road frontage – Works to accommodate additional on-street parking and related frontage upgrades (pathway and grass & treed boulevard).
- Site servicing works to extend the necessary services along the frontage of the site, including any required connections, inspection chambers and meter gauges.

All of the above referenced lane, road/frontage and site servicing works are to be designed and constructed through a Servicing Agreement required to be completed prior to issuance of a building permit for the development. All works are at the developers sole cost (refer to Attachment 5 – Rezoning Considerations).

**Financial Impact or Economic Impact**

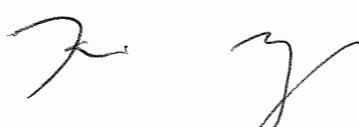
The rezoning application results in insignificant Operation Budget Impacts (OBI) for off-site City infrastructure (such as roadworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

**Conclusion**

The purpose of this rezoning application is to rezone 12040 No. 5 Road to the “Light Industrial (IL)” zoning district to allow for the development of an industrial building, accessed through a new lane along to the east of the site.

Staff supports the rezoning application as it is consistent with the existing OCP designation and recent redevelopment and siting of the industrial building to the immediate north.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9584 be introduced and given first reading.



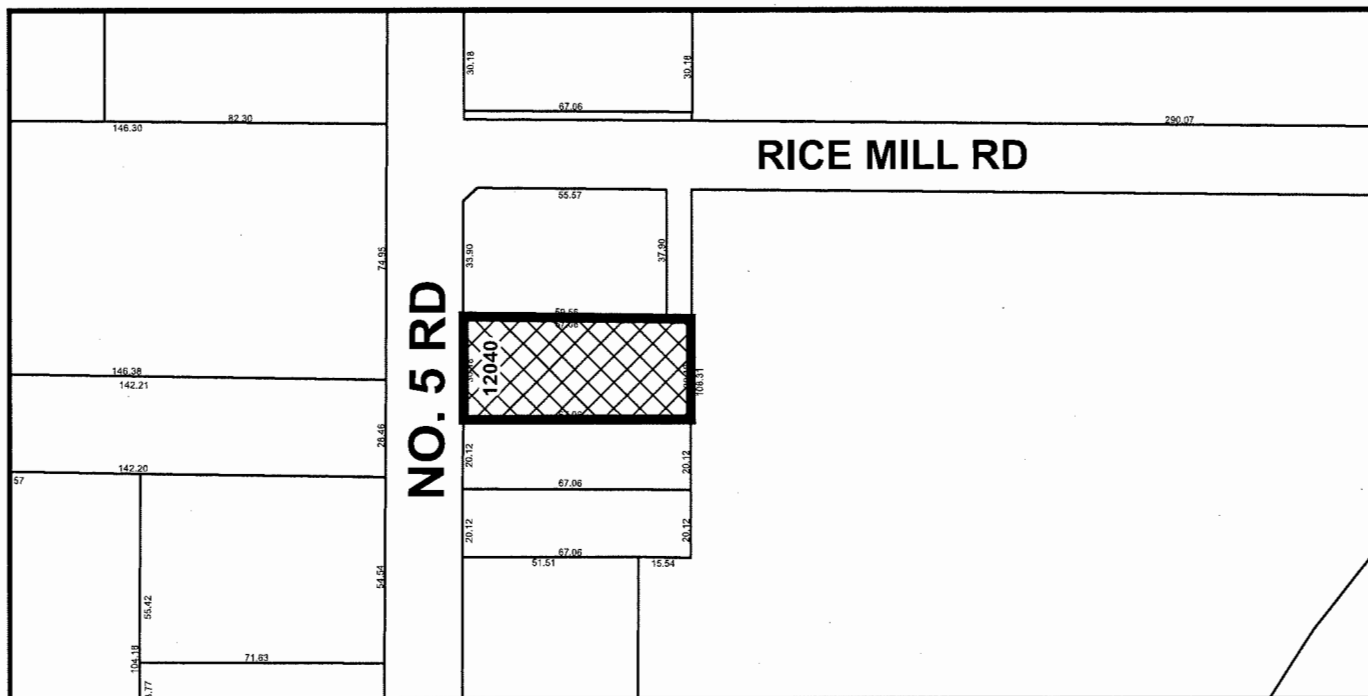
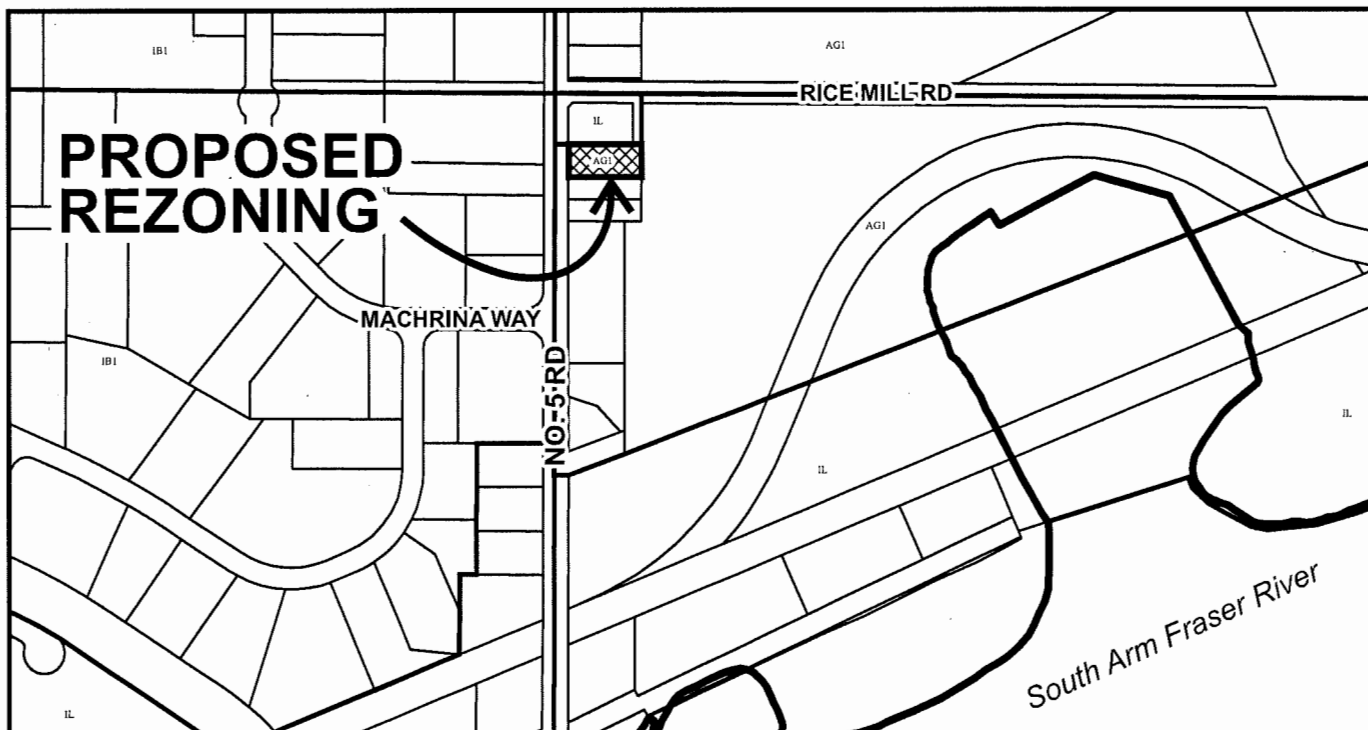
Kevin Eng  
Planner 2

KE:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Proposed Tree Removal Plan
- Attachment 5: Rezoning Considerations



City of  
Richmond



RZ 14-672762

Original Date: 09/30/14

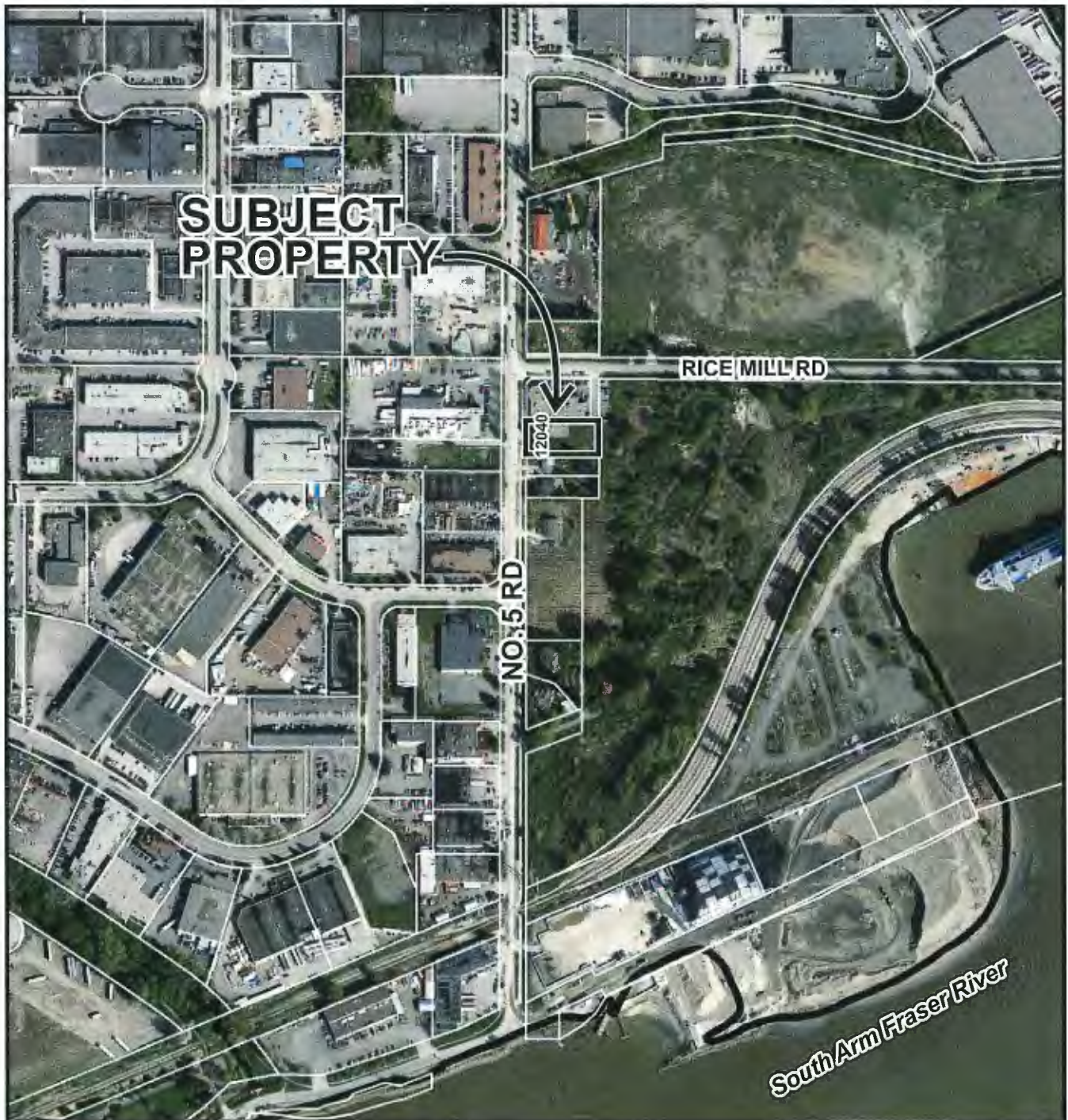
Revision Date: 06/27/16

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-672762

Original Date: 09/30/14

Revision Date: 06/06/16

Note: Dimensions are in METRES



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**RZ 14-672762**

**Attachment 2**

Address: 12040 No. 5 Road

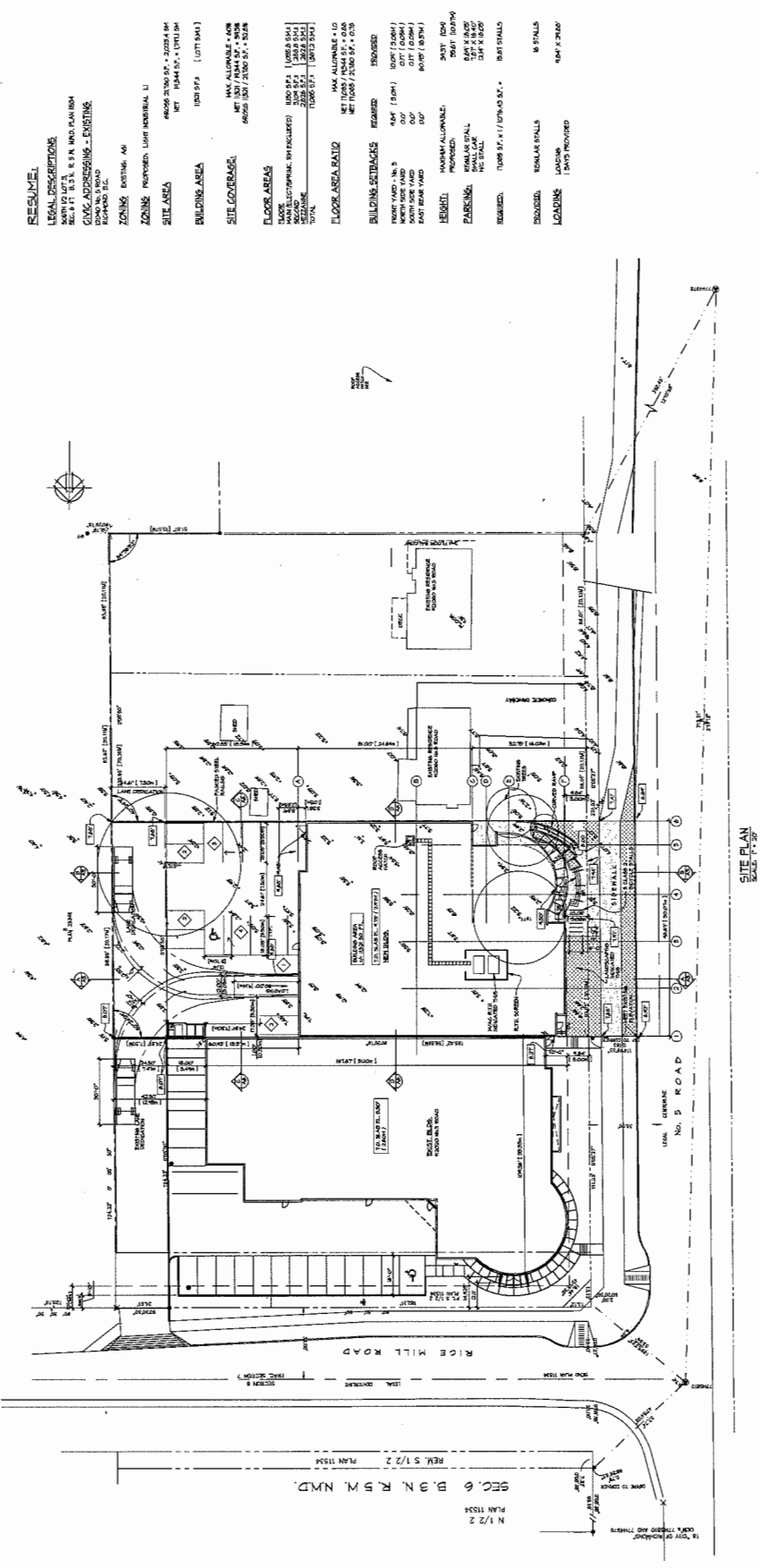
Applicant: Haydenco Holdings Ltd.

	Existing	Proposed
<b>Owner:</b>	Haydenco Holdings Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	2,008 sq. m	Approximately 1,782 sq. m (after lane dedication)
<b>Land Uses:</b>	Existing house	Light industrial building and off-street parking
<b>OCP Designation:</b>	Industrial	No change
<b>Zoning:</b>	Agricultural (AG1)	Light Industrial (IL)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.9 FAR	none permitted
Lot Coverage – Building:	Max. 60%	60%	none
Setback – Front Yard (m):	Min. 3 m	3 m	none
Setback – Side Yard (m):	No setback required	none	none
Setback – Rear Yard (m)	No setback required	18.5 m	none
Height (m):	12 m	10.9 m	none
Off-street Parking Spaces – Total:	16 stalls	16 stalls	none



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RESUME

LEGAL DESCRIPTION

LOT 10, BLOCK 10, SUBDIVISION 10, CITY OF RICHMOND, VIRGINIA

COMMITTEE MEMBERS - EXISTING

JOHN J. SMITH, Chairman

COMMITTEE MEMBERS - NEW

JOHN J. SMITH, Chairman

COMMITTEE MEMBERS - AD

JOHN J. SMITH, Chairman

COMMITTEE MEMBERS - LI

JOHN J. SMITH, Chairman

COMMITTEE MEMBERS - SI

JOHN J. SMITH, Chairman

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JOHN J. SMITH, Chairman

COMMITTEE MEMBERS - SI

JOHN J. SMITH, Chairman

LO STUDIO

ARCHITECTURE INC.

8005 S. 10TH AVE. SUITE 100

PHOENIX, AZ 85042

TEL: 602-998-0100

FAX: 602-998-0101

PROJECT: OFFICE FOR DRILLING SUPPLIES LTD.

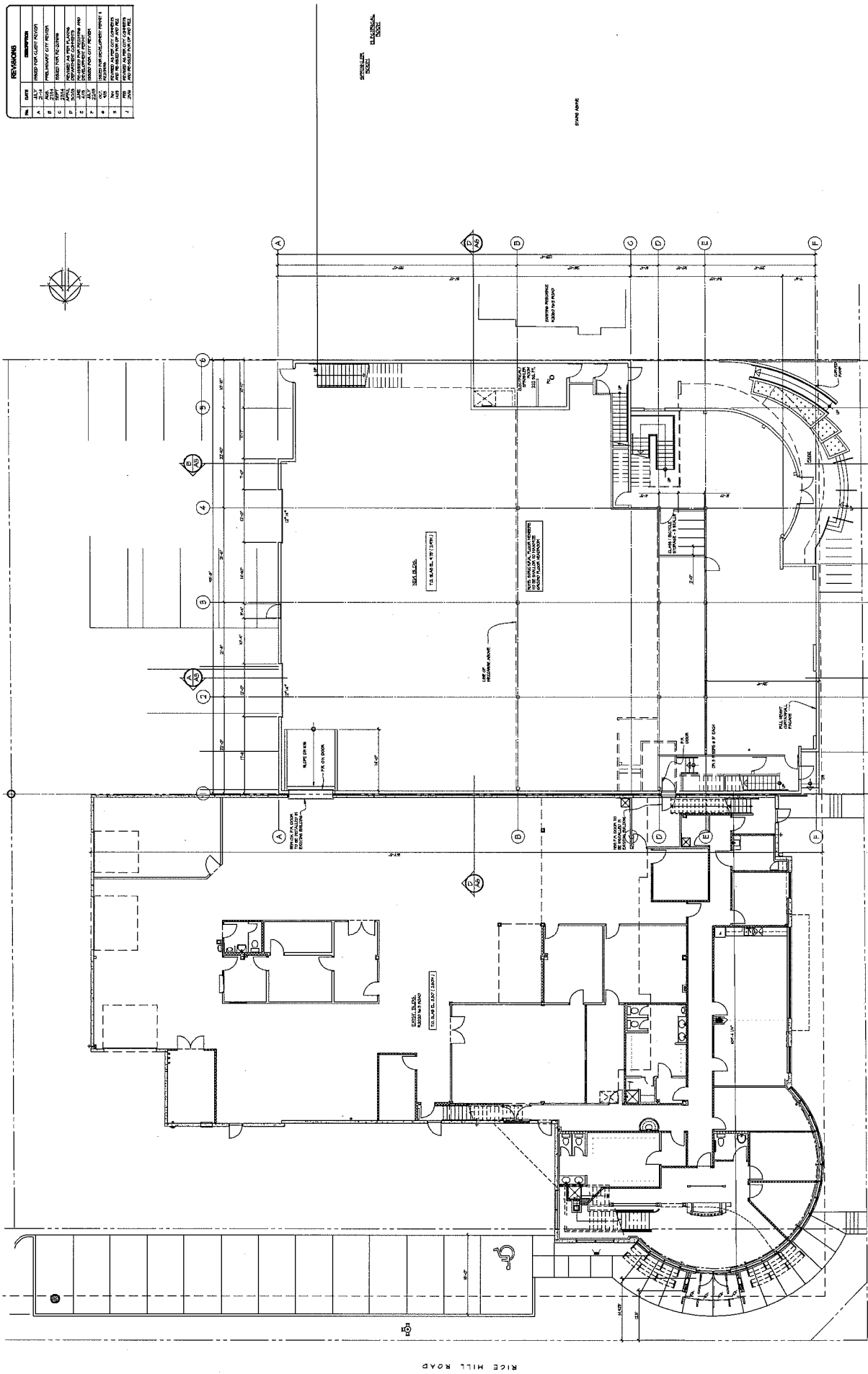
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DATE: 10/1/14

SCALE: 1" = 30'



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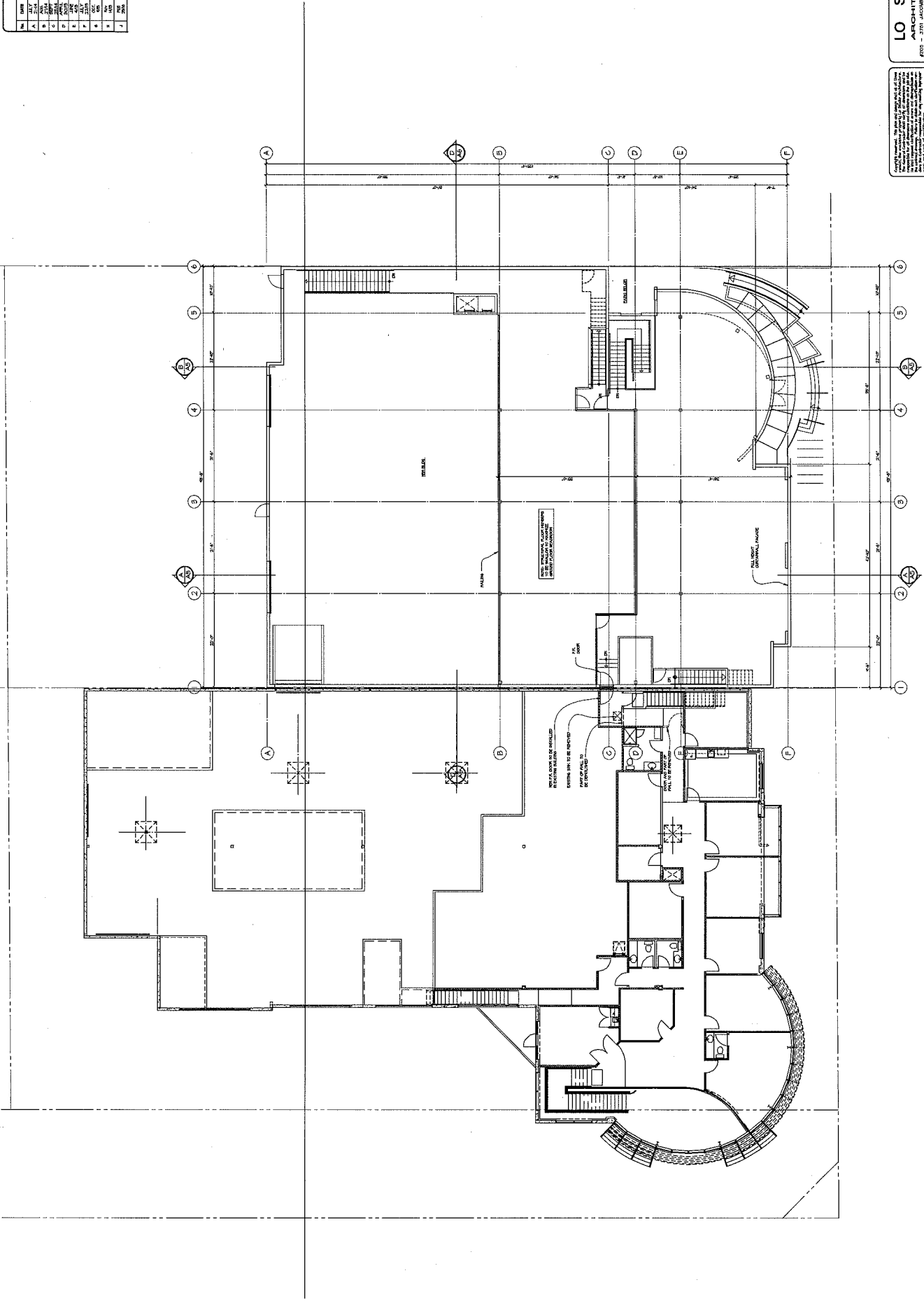
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LO STUDIO ARCHITECTURE**  
 1000 N. 10TH AVE. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.LO-STUDIO.COM

**PROPOSED OFFICE MEETING BUILDING**  
 FOR: HATCH DRILLING SUPPLIES LTD

**MAIN FLOOR**

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**LO STUDIO**  
ARCHITECTURE

2701 W. JACKSON ROAD - RICHMOND, B.C.  
V6V 2K7  
TEL: 604-271-1111  
WWW.LOARCHITECTURE.COM

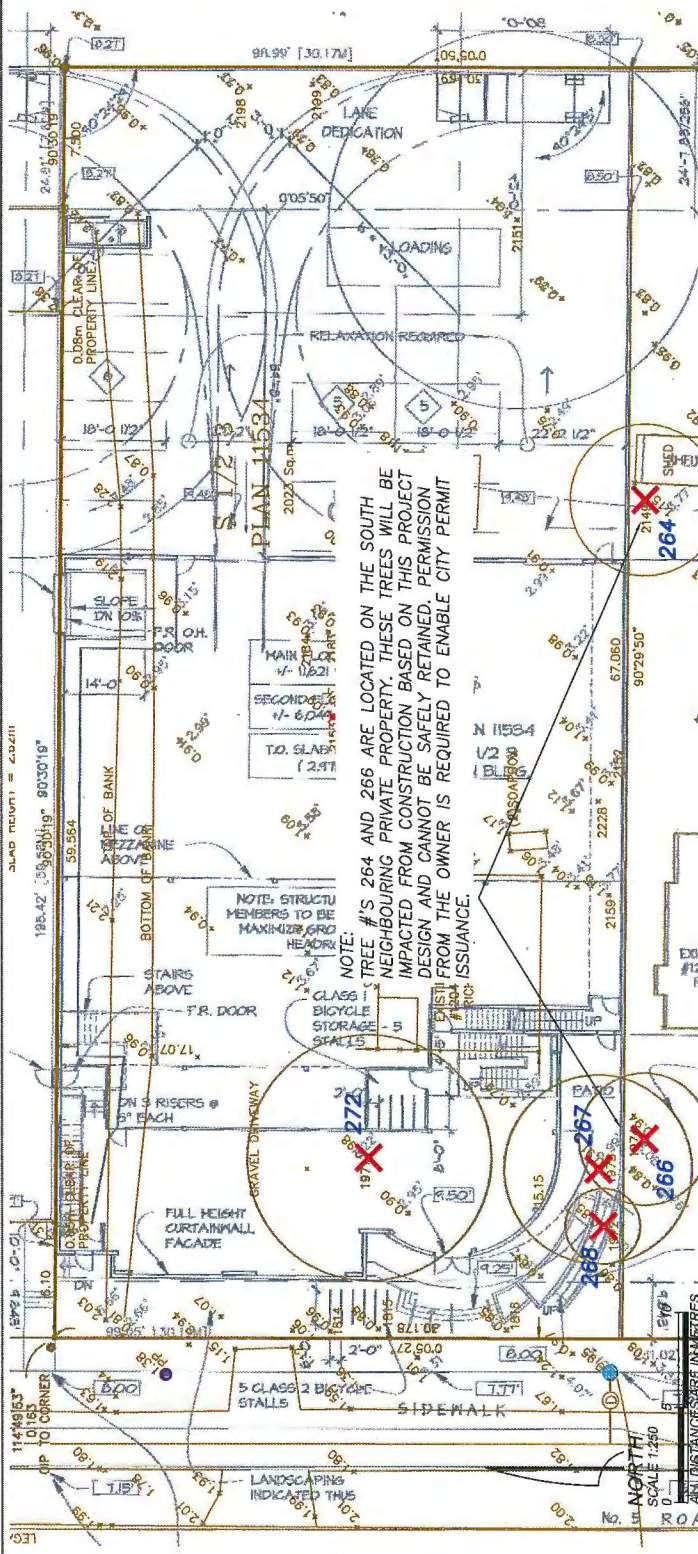
PROPOSED OFFICE W/6 BUILDING  
FOR: HAYDEN DRILLING SUPPLIES LTD

SECOND FLOOR

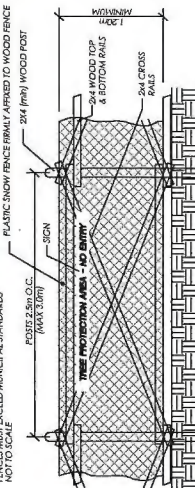








**TREE PROTECTION FENCE DETAIL - SAMPLE:**  
FENCES MUST EXCEED MUNICIPAL STANDARDS



- [illegible]

0	MAY 28, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	LIGHT INDUSTRIAL DEVELOPMENT
ADDRESS:	12040 NO. 5 ROAD RICHMOND
CLIENT:	HAYDEN DRILLING - SANFORD DESIGN
ACL FILE:	15204 SHEET: 1 OF 1

acilgroup.ca

 **ARBORTECH**  
**CONSULTING**

**ACIL GROUP**

SUITE 145 • 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4  
p 604.275.3464



**Address:** 12040 No. 5 Road

**File No.:** RZ 14-672762

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9584, the developer is required to complete the following:**

1. 7.5 m wide lane dedication along the entire east property line.
2. Submission of a Landscaping Security in the amount of \$15,000 based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and contingency. The Landscape Plan includes 5 required replacement trees with the following minimum sizes (NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees):

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		6 m

3. City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
5. Registration of a legal agreement on title ensuring that the only means of vehicle access is through the lane to be extended at the east of the site and that no access be permitted to the site from No. 5 Road.

**As part of any tree removal permit applied for 12060 No. 5 Road in relation to the proposed redevelopment at 12040 No. 5 Road, the following requirements must be met:**

1. Provides for a minimum of 2 replacement trees located on 12060 No. 5 Road (NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees).
2. That the location of the replacement trees be located in an area and planted in a manner that maximizes opportunities for their retention upon redevelopment of 12060 No. 5 Road to the satisfaction of Tree Protection Staff.

**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.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:
  - a) Extension of the lane – Within the 7.5 m wide lane dedication roll over curbs on both sides, pavement, lighting and extension of the storm sewer system (200 mm) approximately 28 m (including installing a new manhole at the south property line).
  - b) No. 5 Road frontage works – Road widening works to maintain the two travel lanes and accommodate a new parking lane along the east side of the road. Total pavement width to be approximately 10.15 m. On the east side of the road, install a new curb and gutter, 2 m wide grass and treed boulevard and 3 m wide asphalt trail. The developer's consultant is also required to complete a roadway lighting assessment and recommend lighting upgrades through the Servicing Agreement.
  - c) Water works – Using the OCP Model, there is 442.6 L/s of water available at a 20 psi residual at the No.5 Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 250.0 L/s. Please submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection.

Initial: \_\_\_\_\_

- Disconnect the existing water connection along No. 5 Road and Install a new 25mm diameter water connection complete with meter and meter box.
- d) Storm sewer works – On-site drainage to be designed to be directed to the south west corner of the site. Upgrade the existing storm sewer connection and inspection chamber located at the south west corner of the site to meet City engineering requirements.
- e) Sanitary works – Extend south approximately 30m of a new 200mm sanitary sewer from the existing cap SCP52138. Terminate with manhole at the south property line. Install a new sanitary service connection complete with inspection chamber off of the newly constructed sewer. At Developers cost, the City is to perform all tie-in for proposed works to existing City infrastructure.
- f) General - Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground proposed Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
  - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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.
  - A sediment and control plan is required.
- 3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 4. 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 Department 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 COPY ON FILE -

Signed

Date





# City of Richmond

**Bylaw 9584**

## **Richmond Zoning Bylaw 8500 Amendment Bylaw 9584 (RZ 14-672762) 12040 No. 5 Road**

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 **"LIGHT INDUSTRIAL (IL)"**.

P.I.D. 003-606-520

South Half Lot 3 Sections 6 and 7 Block 3 North Range 5 West New Westminster District  
Plan 11534

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9584"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

**JUL 11 2016**

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER