



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: February 9, 2005
File: RZ 03-251615
Re: **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR REZONING AT 14460 RIVER ROAD, 1231 BURDETTE STREET AND 14411 KNOX WAY FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/160)**

Staff Recommendation

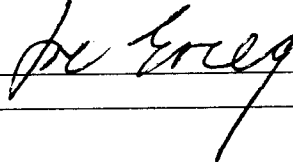
That Bylaw No. 7864, for the rezoning of 14460 River Road, 1231 Burdette Street, 14411 Knox Way from "Light Industrial District (I2)" to "Comprehensive Development District (CD/160)", be introduced and given first reading.


Raul Allueva
Director of Development

RA:dcb
Att. 8

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

CHRISTOPHER BOZYK ARCHITECTS has applied to the City of Richmond to rezone 14460 River Road, 1231 Burdette Street and 14411 Knox Way from Light Industrial District (I2) to Comprehensive Development District (CD/160) zone in order to permit a banquet hall facility on the second floor of a proposed industrial building on the subject properties.

The proposal is to develop approximately 2,171.26m² (23,372 sq. ft.) of industrial space in five units at grade and a 1247.09 m² (13,424 sq. ft.) banquet hall facility with a capacity of 510 guests. 155 guest parking stalls are provided on-site exceeding the requirement under the City's Parking Bylaw for this facility by more than 40 stalls. An additional 18 stalls are provided for staff parking in a tandem arrangement.

The subject properties are owned in fee simple by the North Fraser Port Authority and the applicant, Riverside Palace, has made arrangements for a 40 year lease.

- The location map is provided in **Attachment 1**.
- A conceptual site plan is provided in **Attachment 2**.
- A broader context map is provided in **Attachment 3**.

Findings of Fact

The owners of the Riverside Palace currently operate three other banquet facilities located nearby. These are (see **Attachment 3** for locations):

- Riverside Banquet Hall at 14500 River Road – licensed capacity 650 people;
- Richview Banquet Room at 14500 River Road – licensed capacity 200 people;
- The Riverside Palace at 14431 Knox Way – licensed capacity 767 people.

These uses on these sites are legal, but non-conforming. None of these sites are capable of providing all of the required parking needed to accommodate these uses. It is also noted however, that additional demand over the years has resulted in a need for more banquet and catering space for this successful business.

Surrounding Development

The development site is surrounded on all sides by industrial uses.

Related Policies & Studies

OCP Related - Bridgeport Area Plan

The site is located within the Industrial North-East portion of the Bridgeport Planning Area. The Area Plan notes three objectives for the Industrial North-East region:

1. *Protect this area for industrial use.*
2. *To encourage the continued development of diverse industry and employment opportunities that are compatible with and enhance air, water and soil quality.*
3. *To encourage the provision of opportunities for open space and recreation.*

The proposed development contains more than 2171.26 m² (23,372 sq. ft.) of light industrial facilities within 5 separate units – thereby supporting the first objective. It further encourages

diverse industry and employment opportunities with its mix of industrial and banquet hall facilities – thereby supporting the second objective. It provides an aspect of recreational opportunities through the banquet facilities – thereby supporting the third objective.

Banquet Hall Uses Within Industrial Zoning Districts

In 2001, banquet hall uses were removed from Industrial District Zoning Schedules by Bylaw 7208 due to:

- 1) concerns related to the impact on adjacent operations and traffic issues associated with Rave parties, and
- 2) parking problems – specifically, insufficient parking being provided on sites with these facilities.

The discussion in the Analysis section of this report details how both these issues have been addressed by this application.

Consultation

No concerns were expressed by the public as a result of the posting of the development signs on the property. The applicant has submitted a package with a letter of support from the Port Authority and a number of letters recognizing his company's past community contributions (see **Attachment 8**).

Analysis

There has been extensive review of this project by staff and the applicant / proponent have modified the original proposal significantly in order to address and fully respond to concerns that had been raised with the initial project submission. The applicant provided staff with a preliminary Operation Business Plan to assist with this review and which has been retained on file.

Key concerns raised by staff were to ensure that:

- the banquet facility would not be used for Rave dance parties or similar events;
- the facility's parking needs could be fully accommodated on site;
- any conflicts between the industrial operations and the banquet hall facility were avoided, to ensure the successful operation of the industrial component and minimize impact upon other industrial businesses in the area, and;
- that traffic and safety – related transportation issues are adequately assessed by the applicant.

Rave Concerns

Early consideration of this proposal raised concerns that this type of facility might attract Rave dance parties. The proponent has indicated that the operation will not cater to these types of events. In addition, in 2001, the City enacted the "Late Night Event (RAVE) Regulation" Bylaw No. 7202 which effectively restricts such events to only two locations: 4500 River Road and 14431 Knox Way.

Parking

The proponent has made significant modifications to his original proposal to accommodate all of the facility's parking needs on site based upon a Transportation Engineer's analysis of vehicle

occupancy rates. The applicant has agreed to ensure that all the on-site parking stalls would be made available for the Banquet Hall during its operational hours. All the sub-lease agreements for the industrial units will carry specific restriction notations regarding access to the parking stalls during hours when the Banquet Hall facility is operating.

The resulting provisions for on-site parking stalls in this submission substantially exceeds the City's Parking Bylaw requirements but more appropriately addresses the actual uses that will occur on the property. The capacity of the Banquet facility was established through a table and seating plan submission that has been reviewed by Permit's staff in the Building Approval's Department.

The facility has also been re-designed to preserve an environmentally sensitive habitat strip along the northern property boundary.

Traffic Safety

The proponent has commissioned a safety assessment and study as well as an analysis of available Vehicle Collision Data covering reported incidents between January 1999 and December 2004 for River Road between Savage Road. and No. 6 Road and on No. 6 Road between Vulcan Way and River Road.

The results of these analyses and the consulting engineer's recommendations have been used to assist in determining what off-site safety infrastructure needs would be required in the area. Staff have determined that improvements at the No. 6 Road and River Road intersection, including a checkerboard sign with flashing amber lights and concrete gravity barriers, are needed at this location. A contribution in the amount of \$8,000 toward these improvements has been agreed to by the applicant.

CD/160

The proposed CD/160 District zone is a hybrid of the City's "Light Industrial District (I2)" zone modified to specifically accommodate a single banquet hall facility on the second floor of the building. The banquet hall facility is limited to 510 guests and the minimum number of parking stalls (155 stalls) and their use are established in the CD. These parking provisions are unique both in terms of the overall number of stalls required which exceeds the City's normal requirements but more closely addresses the facility's needs, and in terms providing for dual use of loading bay areas for delivery vehicle use during the daytime hours and tandem parking for banquet hall staff in the evening. Additionally a restrictive covenant will ensure that at night all the parking stalls will be accessible to the banquet hall facility.

Staff have noted the considerable efforts made by the applicant / proponent to achieve an acceptable solution to address the historical concerns related to banquet halls in general and specific concerns that were identified by staff with the initial proposal. The rezoning proposed at staff's recommendation is for a Comprehensive Development (CD) zoning. This approach allows Council to consider this application on its own merits. It does not obligate Council to approve any similar applications in the future.

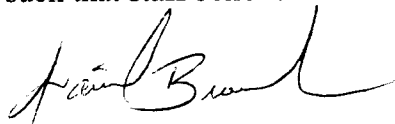
Staff's technical concerns with this application have been satisfactorily addressed. Staff are recommending that the application for Rezoning be approved subject to the conditions outlined in the Conditional Rezoning Requirements.

Financial Impact

A financial contribution of \$8,000 toward the design and installation of vehicular infrastructure improvements as indicated earlier in this report.

Conclusion

An extensive review has been undertaken on the application for an industrial development / banquet hall facility at 14460 River Road, 1231 Burdette Street, 14411 Knox Way. The applicant / proponent have made considerable efforts to achieve a solution to the technical issues such that staff believe the current proposal to be supportable.



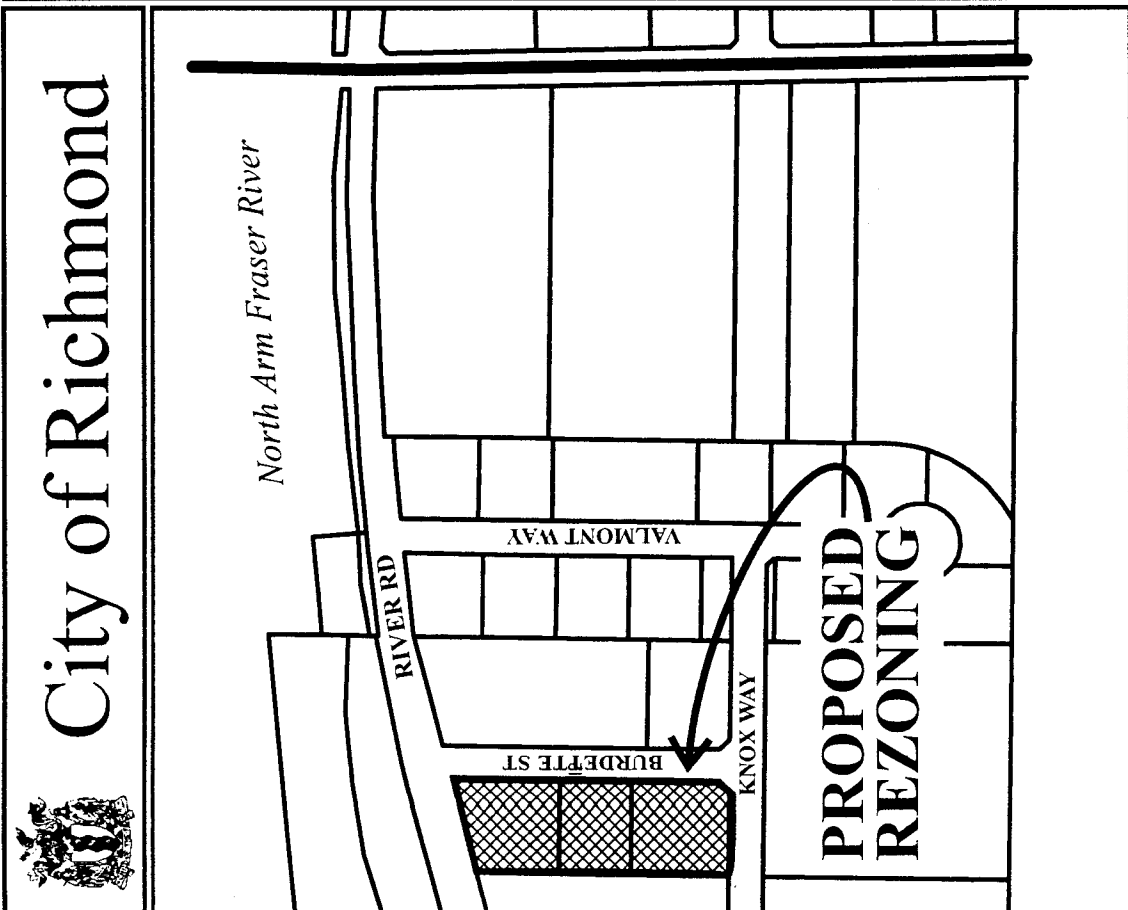
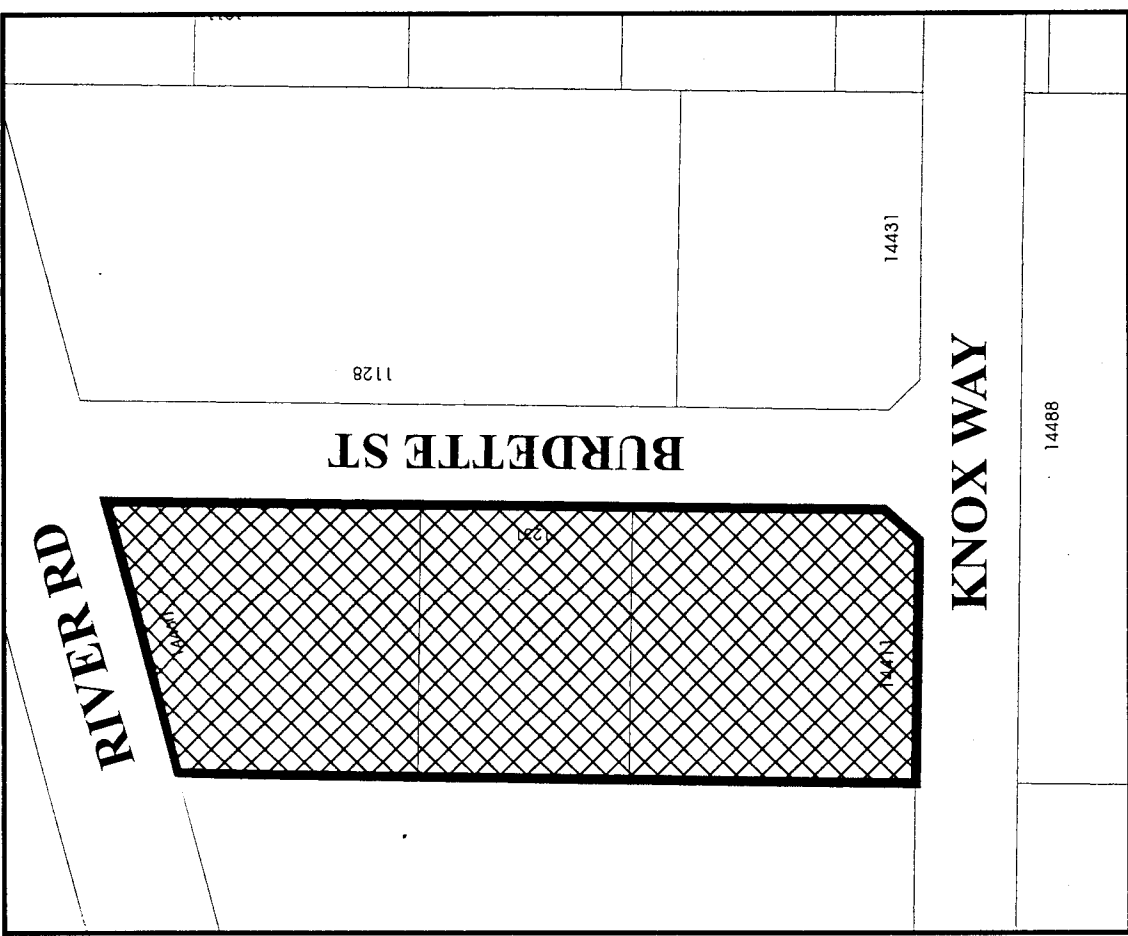
David Brownlee
Planner 2

DCB:cas

Note: Rezoning requirements to be fulfilled as per Attachment 7.

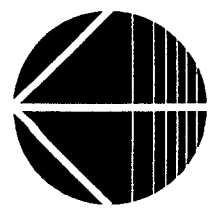
List of Attachments

| | |
|---------------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Conceptual Site Plan |
| Attachment 3 | Broader Context Map |
| Attachment 4 | Excerpts from the Bridgeport Area Plan – Industrial North-East |
| Attachment 5 | Development Application Data Sheet |
| Attachment 6 | Staff Technical Review Comments |
| Attachment 7 | Conditional Rezoning Requirements Concurrence |
| Attachment 8 | Applicant’s Submission of Letters of Support and Recognition of Community Contributions |



Original Date: 11/22/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 03-251615

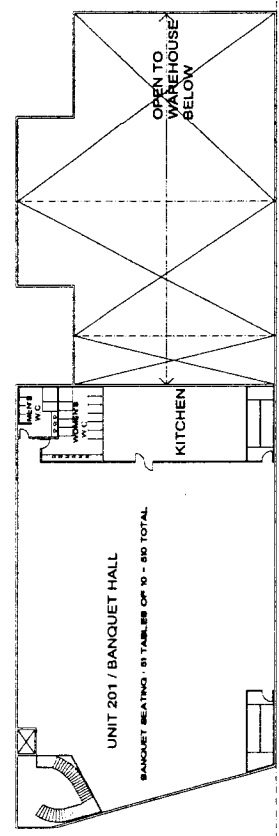


 City of Richmond



BURDETTE STREET

KNOX WAY



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RIVER ROAD
BANQUET HALL
RICHMOND B.C.

UPPER LEVEL PLAN

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DATE 02/17/98
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CHECKED BY [Name]

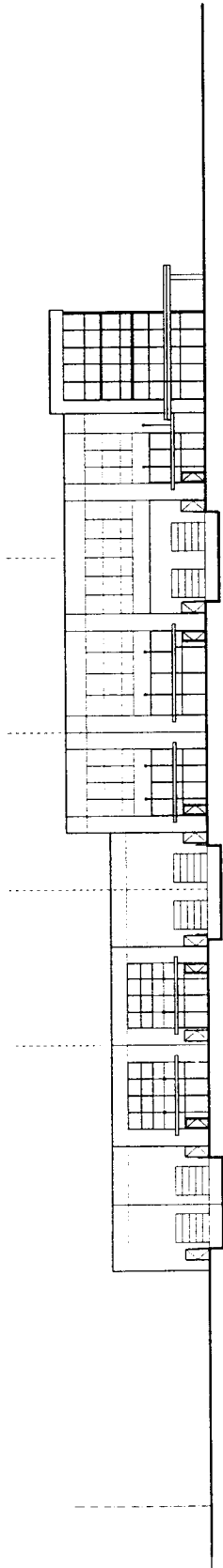
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| 1997.06.15 | 3 | REVISED PER COMMENTS |
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| 1997.09.15 | 6 | REVISED PER COMMENTS |
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| 2005.07.15 | 100 | REVISED PER COMMENTS |

RIVER ROAD
RIVER ROAD HALL
RICHMOND, B.C.

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PROJECT NO: 1000
DESIGN: C.B.
DRAWN: L.B.

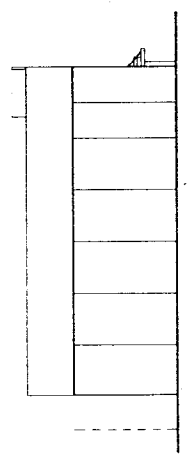
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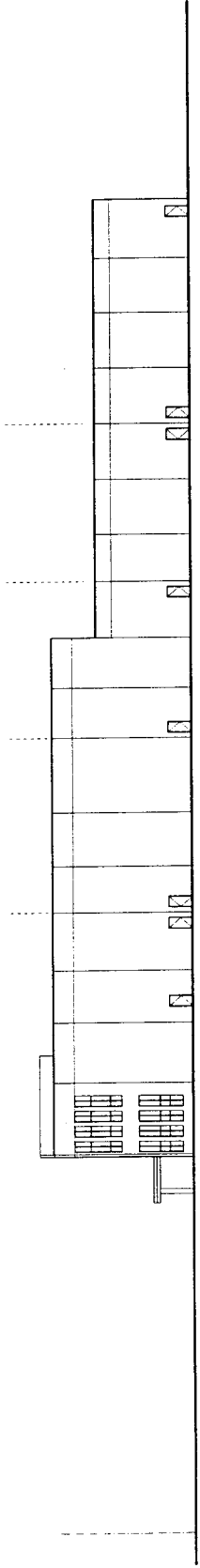
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



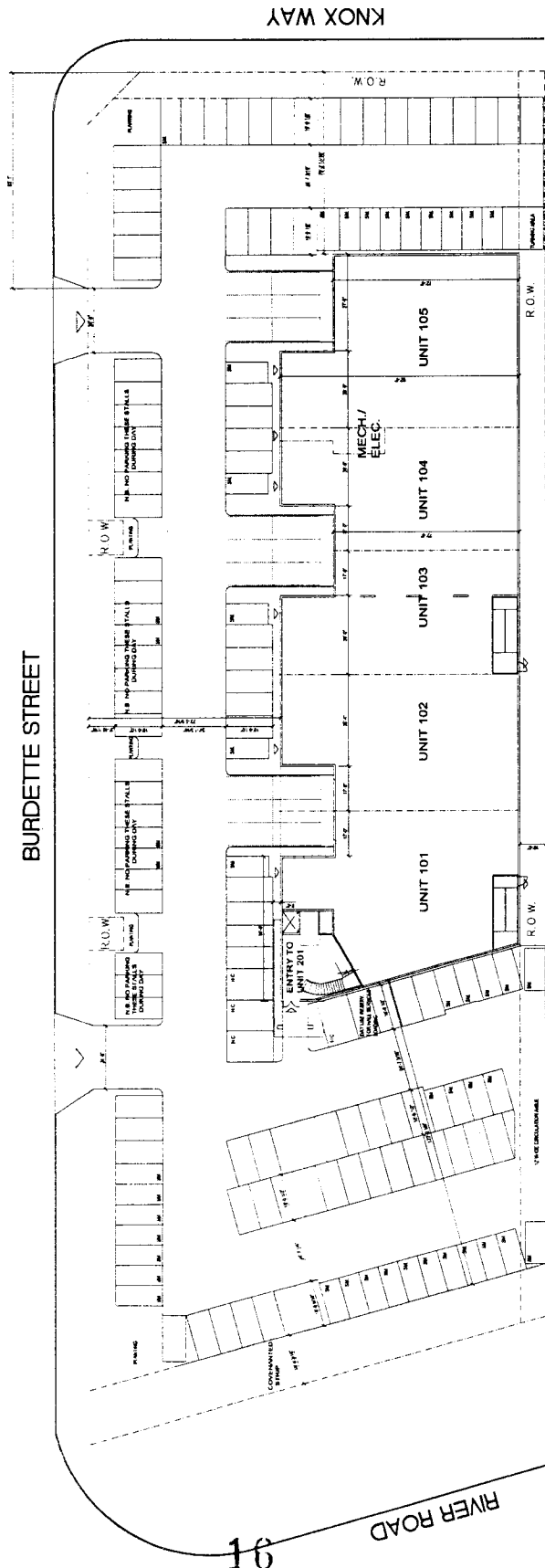
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RIVER ROAD
BANQUET HALL
RICHMOND, B.C.

GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"
DATE OCT 07 '98
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CHECKED BY

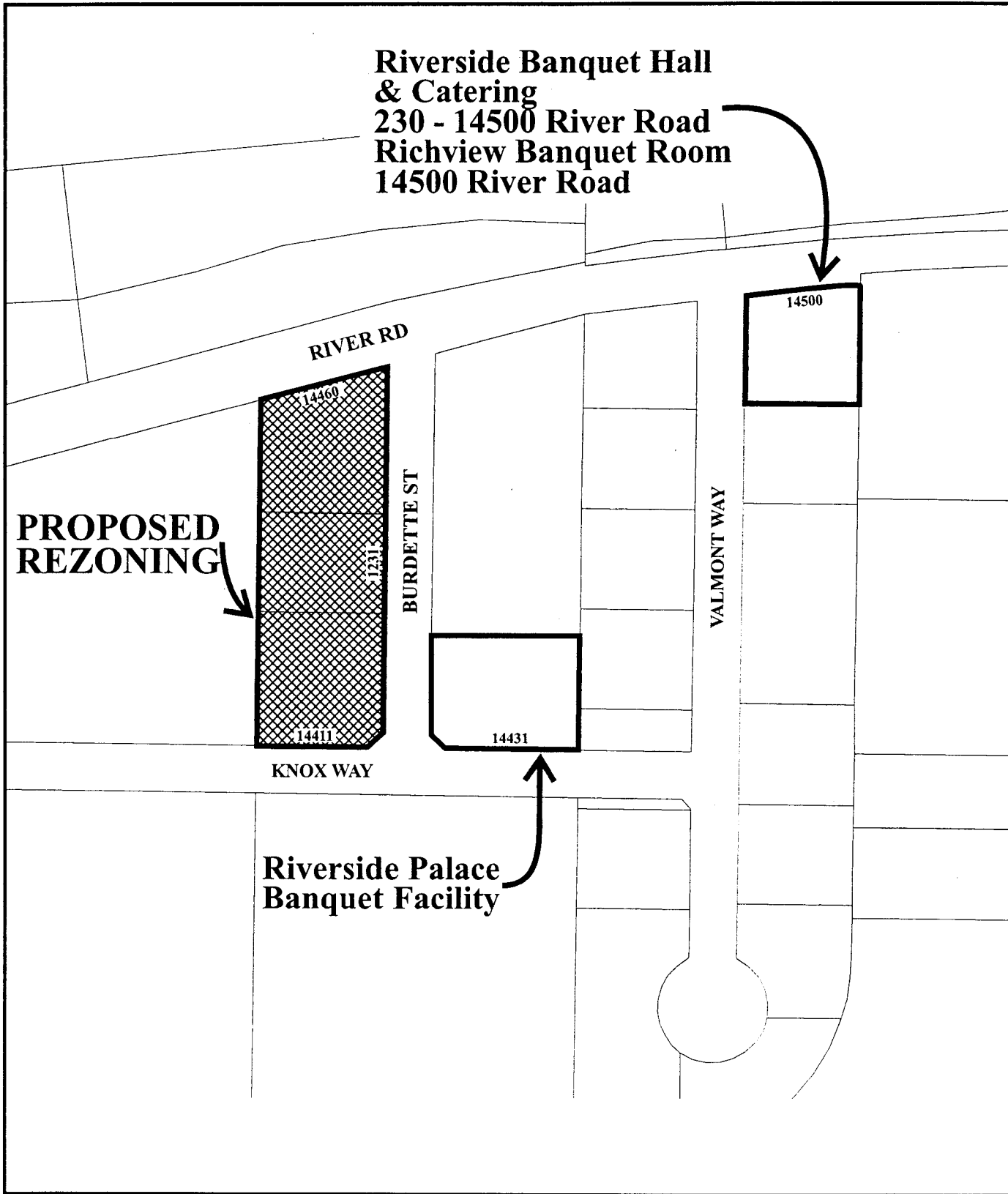
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PARKING CALCULATIONS
PARKING PROVIDED, BASED ON MAX. REQ'D FOR HALL - 155 CARS
(INCL. 46 SMALL CARS, 4 H.C. STALLS)
(INCLUDING 1 STALL RESERVED IN DAYTIME FOR HALL LOADING)
ADDITIONAL STAFF PARKING PROVIDED - 9 CARS (INTANDEM)
510 MAX. BANQUET OCCUPANCY DIVIDED BY 3.3 PERSONS PER CAR =
155 CARS - TOTAL PARKING REQUIRED BY HALL

BUILDING AREAS:
TOTAL AREA OF MAIN LEVEL - 23,372 SQ.FT.
TOTAL LEASED AREA OF UPPER BANQUET FLOOR - 12,196 SQ.FT.
AREA OF LOWER BANQUET ENTRY - 850 SQ.FT.

SITE PLAN
SURVEY PREPARED BY:
MATSON PECK AND TOPLISS
210 - 8171 COOK ROAD
RICHMOND, B.C.
2770 - 9331
FILE NO P97 - 11301 - 2 - SRW - 1



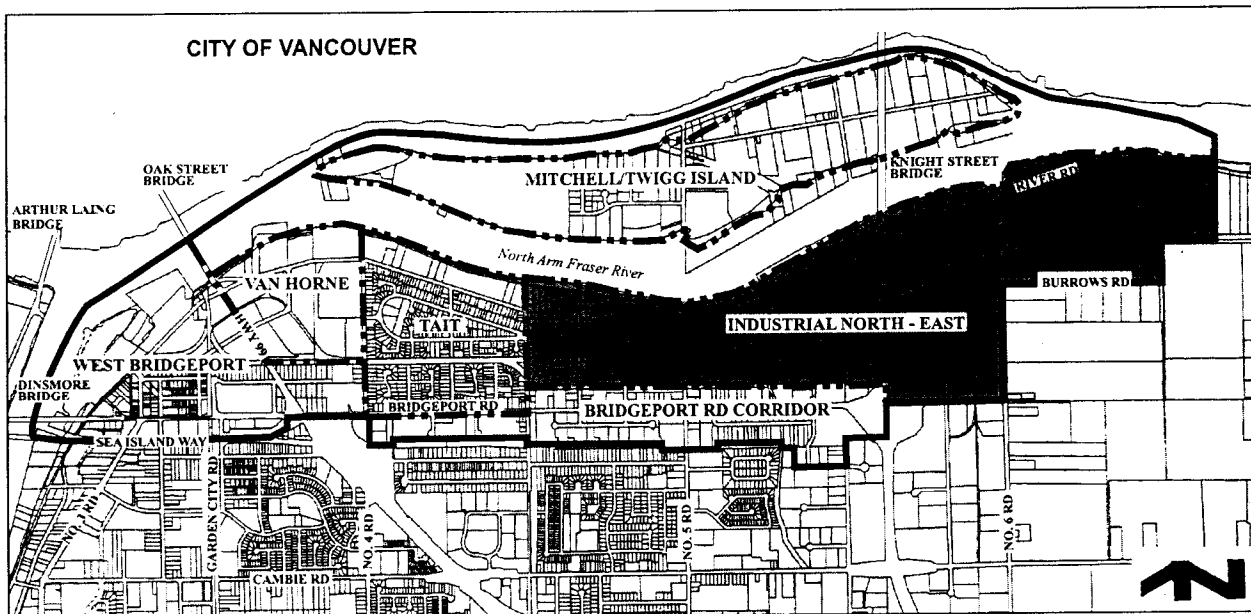
Broader Context Map

Adopted Date: 11/22/04

Amended Date:

Note: Dimensions are in METRES

2.5 INDUSTRIAL NORTH-EAST



ISSUE:

The Industrial North-East is the largest of the three industrial sub-areas in Bridgeport. The area covers 197.92 ha (489.05 ac.) and is generally bounded by the Fraser River, the Agricultural Land Reserve, Bridgeport Road and Shell Road. The area contains a mixture of manufacturing and warehousing uses of varying ages. The water frontage is utilized for log storage.

The western boundary of the sub-area abuts the Tait residential neighbourhood and the northern portion of Bath Slough lies within the area. Therefore, it will be necessary to implement measures to protect these adjacent areas in order to mitigate against any negative impacts.

OBJECTIVE 1:

Protect this area for industrial use.

POLICIES:

- a) Encourage heavy industrial users to move towards sustainable development principles while recognizing their immediate and long-term requirements;
- b) Prevent large scale retail activities from locating in the industrial areas;

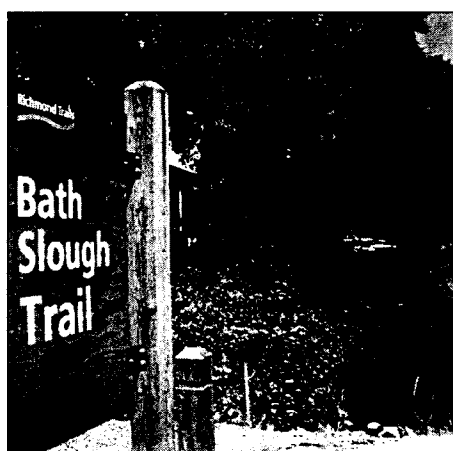
- c) Investigate the feasibility of creating a continuous east-west road system between Bridgeport Road and River Road to serve truck traffic;
- d) Where waterfront lands are designated for industry, restrict industrial uses to those requiring water frontage, including log storage.

OBJECTIVE 2:

To encourage the continued development of diverse industry and employment opportunities that are compatible with and enhance air, water and soil quality.

POLICIES:

- a) Continue to provide opportunities for diverse light industrial development, primarily those which provide for higher value-added applications;
- b) Work with heavy industry to assist in their efforts to redevelop and relocate;
- c) Work with the private sector to find an appropriate site for a combined convenience shopping/bank/restaurant and childcare facility for local workers;
- d) Buffer adjacent sites from the effects of industrial activity as legally permitted and appropriate;
- e) Encourage the development of quieter industrial/commercial uses such as offices, on sites adjacent to residential areas.



Bath Slough Trail

OBJECTIVE 3:

To encourage the provision of opportunities for open space and recreation.

POLICIES:

- a) Work on developing a trail along Bath Slough with a staging area at the Fraser River.



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

**Development Application
Data Sheet**
Policy Planning Department

RZ 03-251615

Address: 14460 River Road, 1231 Burdette Street, 14411 Knox Way

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): 12 – Bridgeport

| | Existing | Proposed |
|-----------------------------------|---|---|
| Owner: | North Fraser Port Authority leased to Riverside Palace under a 40 year land lease agreement | same |
| Site Size (m²): | 14460 River Rd: 2,925 sq.m. (31,485 sq.ft) 1231 Burdette St: 2,244 sq.m. (24,155 sq.ft) 14411 Knox Way: 3,005 sq.m. (32,346 sq.ft.) Surveyed Site Area: 8,183 sq.m. (88,094 sq.ft) | Same but consolidated into a single parcel. |
| Land Uses | Vacant | 23,372 ft ² Light Industrial plus a 12,196 ft ² banquet hall facility accommodating up to 510 people. Total facility: 36,418 ft ² |
| OCP Designation | Business and Industry | same |
| Area Plan Designation | Industrial | same |
| Zoning | Light Industrial District (I2) | Comprehensive Development District (CD/160) |
| | | |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---------------------------|------------------------------|-------------|----------------|
| Floor Area Ratio: | Max. 0.43 F.A.R. | 0.42 F.A.R. | none permitted |
| Lot Coverage – Building: | Max. 28% | 27% | none |
| Lot Size | 160.79 m wide x 53.46 m deep | same | none |
| Setbacks: | 6 m Min. from Roads | same | none |

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| Off-street Parking Spaces: | Parking Bylaw for Food Catering Establishment Use: 10 spaces / 100 m ² . For Building Occupancy of 510 people: 155 stalls | 155 stalls plus a maximum of 18 tandem stalls accommodated within the loading bays to the building between 6:00 PM and 2:00 AM One stall provides day-time loading for the banquet hall. | none |
| Tandem Parking Spaces | | 18 temporary stalls as noted above. | none |

Other:

Covenants will be applied to ensure the following:

- No overlap in hours of operation between the Banquet Hall Facility and the industrial operations on the property.
- Industrial Operations to have access to the site’s parking stalls from Monday to Friday between the hours of 2:00 AM to 6:00 PM. The Banquet Hall Facility will have access to all the parking stalls at all other times.

The covenant should also address the following requirements:

1. All sub-lease agreements are to include notification of the conditions of, or refer to, the covenant.
2. Ensure that the covenant cannot be discharged without the City’s written permission.

Staff Technical Review Comments

Community Planning:

Revised submission dated Nov 23, 2004 shows proposed compliance with parking requirements, based on non-concurrent usage of banquet hall and ground floor tenants.

Proposal supported. Consistent with Area plan Policy 6.1.c, "Encourage the establishment of social, recreational, and other programs in the Bridgeport Planning Area to serve a growing population;"

Consider as a condition of the permit a restriction on hours of operation of banquet facility to ensure that it is not operating during business hours of other tenants (i.e. restricted to evenings and weekends)

Significant improvements have been made to the plans in the latest submission (Nov 18, 2004 plus Nov 23, 2004 adjustments). Full parking needs are now accommodated on site. From a land use perspective, no further concerns. Safety and traffic analysis needs are being addressed through Transportation staff.

Transportation:

1. Improvements at the intersection of No. 6 Road and River Road, including a checker board (TAC WA-8L) with flashing amber lights with reflectorised delineators, and concrete gravity barriers for westbound traffic. Estimated cost of these improvements is \$8,000.

2. No other concerns.

Development Applications:

- Three properties will have to be consolidated.
- No access will be permitted to River Road.

Conditional Rezoning Requirements
14460 River Road, 1231 Burdette Street, 14411 Knox Way RZ 03-251615

Prior to final adoption of Zoning Amendment Bylaw 7864, the developer is required to complete the following requirements:

1. Registration of a restrictive covenant ensuring the following:
 - No overlap in hours of operation between the Banquet Hall Facility and the industrial operations on the property.
 - Industrial Operations to have access to the site's parking stalls from Monday to Friday between the hours of 2:00 AM to 6:00 PM. The Banquet Hall Facility will have access to all the parking stalls at all other times.

The covenant should also address the following requirements:

- i. All sub-lease agreements are to include notification of the conditions of, or refer to, the covenant.
 - ii. Ensure that the covenant cannot be discharged without the City's written permission.
2. Consolidation of the three properties into a single property*.
 3. Receipt of a contribution of \$8,000. toward the design and installation of improvements at the No. 6 Road and River Road intersection, including a checkerboard sign with flashing amber lights and concrete gravity barriers.

* Note: This requires a separate application.

(Signed Original on File)

Signed

Date

**Letters of Support and Recognition of Community Contributions
- Submitted By the Applicant**

- **Port North Fraser, Dated January 23, 2004**
- **Jatinder Bhangav - Revenue Canada, Dated February 9, 1999**
- **Richmond Sunrise Rotary Club, Dated May 28th, 1998**
- **Sally Thorne - University of British Columbia, Sept., 13, 1999**
- **Basil Kallner, Richmond Sunrise Rotary Club, May 28, 2001**
- **Councillor Ken Johnston, City of Richmond, December 7, 2000**
- **Dave Toycen, World Vision, May 15, 2001**
- **Paul Binning, Punjabi Artists Association Richmond, Feb, 4, 1999**
- **Suzanne Dinwoodie, The Catholic Independent Schools of Vancouver Archdiocese, March 5, 1998**
- **Barj Dhahan, Canada-India Guru Nanak Medical & Educational Society, Sept 30, 1999**

PORT
NORTH FRASER

7911 Grauer Road
Richmond, British Columbia
Canada, V7B 1N4



PORT
NORTH-FRASER

7911, Grauer Road
Richmond (Colombie-Britannique)
Canada, V7B 1N4

Canada

APPENDIX 1

Tel/Tel: (604) 273-1866
Fax: (604) 273-3772

January 23, 2004

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: Mr. Holger Burke, MCIP
Development Coordinator

Dear Sirs:

RE: APPLICATION FOR A ZONING TEXT AMENDMENT BY CHRISTOPHER BOZYK ARCHITECT FOR THE PROPERTY LOCATED AT 14460 RIVER ROAD, 1231 BURDETTE STREET AND 14411 KNOX WAY, NORTH RICHMOND BUSINESS PARK, RICHMOND, B.C.

The North Fraser Port Authority, as registered owners of the above referenced property, would like to offer the following observations with regards to this application.

Riverside Palace and/or Riverside Banquet Hall is a valuable member of the North Richmond Business Park community and in fact was the first business to be located in this business park development. Together with Prudean Investments and the North Fraser Port Authority, Riverside Banquet Hall assisted in the quality design that now represents their building. As Riverside's business has grown quite successfully over the years it seemed logical when we were recently approached by its principals to secure a long term lease of Lots 6, 7 and 8 in North Richmond Business Park (the subject property).

We were informed by the principals of Riverside that they wished to build an expansion to this existing banquet hall together with a multi-tenant warehouse facility on the subject property.

(.../2)

The North Fraser Port Authority is fully supportive of this proposed new development and welcomes the opportunity to attract further businesses to the park.

Should you have any questions or comments please do not hesitate to contact either Glen MacRae, President & CEO or Valerie Jones, Vice President, Operations at 604-273-1866.

Yours truly,

NORTH FRASER PORT AUTHORITY

A handwritten signature in cursive script that reads "Valerie Jones". The signature is written in dark ink and is positioned above the printed name and title.

Valerie Jones
Vice President, Operations & Corporate Secretary



Revenue Canada / Revenu Canada

Customs Border Services
Vancouver International Airport
113-5000 Miller Road
Richmond, B.C. V7B 1K6
tel 604-666-1800 -fax 604-666-1812

Services frontaliers des douanes
Aéroport international de Vancouver
113-5000, chemin Miller
Richmond, (C.-B.) V7B 1K6
tél 604-666-1800 -fax 604-666-1812

Riverside Banquet Hall
14500 Riverside Road
Richmond, BC
V6V 1L4

Votre référence

Votre référence

February 9, 1999

Attention: Mr. Sanjeev Ghirra
Event Coordinator Manager

Subject: Customs Inspector Recruitment Test
January 23, 1999

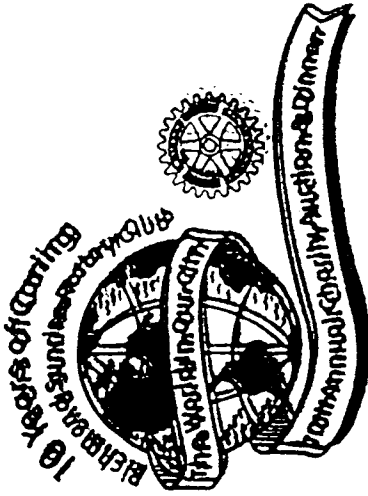
Dear Sir:

In regards to the written test for Customs Inspectors conducted on January 23, 1999 at the Riverside Palace, I like to thank you and your staff for their assistance. We were expecting 250 candidates only but ended up with 370 instead. However, your staff displayed great enthusiasm and professionalism to ensure proper seating for the additional candidates.

Thank you once again for the successful completion of the testing session under stressful conditions.

Yours truly,

Jatinder S. Bhangav
Superintendent
Customs Border Services



RICHHMOND SUNRISE ROTARY CLUB

12
00

..... gratefully acknowledges the contributions of

Riverside Banquet Hall

to our recent 1998 Charity Auction.

We along with our recipients,

RICHHMOND FOOD BANK

RICHHMOND HOSPITAL

MAKE-A-WISH FOUNDATION

*are thrilled that you chose to take part
in our most successful Fund-Raising Event ever.*

Dated this 28th day of May, 1998,

W

Bill Jaffe

*Vice-President of the Richmond Sunrise Rotary Club
Chairman of the 1998 Charity Auction*

THE UNIVERSITY OF BRITISH COLUMBIA



School of Nursing
T201 2211 Wesbrook Mall
Vancouver, B.C. Canada V6T 2B5
Tel: (604) 822-7417
Fax: (604) 822-7466

Sept 13/99

Mr. Sanjiv Ghirra
Riverside Palace Catering
#230-14500 River Road
Richmond, B.C.

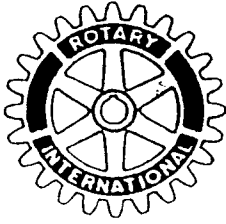
Dear Mr. Ghirra,

On behalf of the University of British Columbia School of Nursing and the Guru Nanak - UBC Partnership Project Advisory Committee, I would like to extend my sincere thanks for the generous donation of the catering for our Celebration of Partnership Dinner on May 22, 1999. This event was a major activity in the evolution of our partnership. It represented the first of what we hope will be many opportunities for members and friends of the local Punjabi community and representatives of the School of Nursing and the larger university community to join together in an evening of appreciation, learning, and celebration. The food was beautifully prepared, elegantly presented, and absolutely delicious. All aspects of your catering were outstanding, and made a tremendous contribution to the success of the event.

So again, we would like to thank you for the excellent catering you provided, and we hope that we will have occasions to taste your delicious food again in the near future!

Yours sincerely,

Sally Thome, RN, PhD
Professor and Chair, Guru Nanak Partnership Project Advisory Committee



Richmond Sunrise Rotary Club

P.O. Box 26094, Central Richmond Postal Outlet, Richmond, B.C. Canada V6Y 3V3

May 28, 2001

Riverside Palace
14500 River Rd.
Richmond
V6V 1L4

Dear Bobby Ghirra:

The members of The Sunrise Rotary Club would like to take this opportunity to thank you for participating in our annual Dinner and Charity Auction. Your support helped make the event an outstanding success. We raised in excess of our goal, and this will assist in purchasing the badly needed Echo Cardiograph machine for the Richmond General Hospital.

This is the second year that we have displayed the "Sold Out" sign. Due to popular request we will do "That's Entertainment - Encore" this coming year and will be offering our regular Patrons the opportunity to reserve tickets and avoid disappointment.

We invite you to join us at our "Dinner, Stage Review and Auction" at the Executive Inn Ballroom on **11 May 2002**. Regular ticket sales will begin February 2002.

We once again thank our Sponsors, Guests and all those who contributed to the auction. Without your generous support, we would not have been able to reach our goal and provide financial assistance to needy Richmond recipients. We look forward to your continued support.

Sincerely,

Basil Kallner
Auction Chairman

Telephone: (604) 272-0022

e-mail: xkosa@home.com



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

December 7, 2000

File: 7000-06

Councillors' Office

Telephone: (604) 276-4134

Fax: (604) 278-5139

Riverside Banquet Hall Ltd.
#230 - 14500 River Road
Richmond, B.C.
V6V 1L4

Bobby

Dear Sirs:

Thank-you so much for your generous donation to our "Working Poor Christmas Fund".

Riverside Banquet Hall Ltd. is a great corporate citizen, whose sense of community spirit will be very much appreciated by the Richmond families who will benefit. I will write to you again in the New Year to let you know what we were able to achieve with the contributions to our fund this year.

In the meantime, please accept my sincerest best wishes for the Christmas season and for successful and prosperous times for the year 2001.

Yours truly,

Councillor Ken Johnston

KJ:sh

World Vision



May 15, 2001

MR VICTOR GHIRRA
1419 28TH AVE E
VANCOUVER BC V5N 2X3

Canada

P.O. Box 2500, Stn. Streetsville
Mississauga, ON L5M 2H2

toll free: 1-800-268-4888

www.worldvision.ca

Dave Toyce
President

Dear Mr. Ghirra:

We are very grateful for your recent donation of \$3,200 towards our India Earthquake Fund. Your generous gift will help in ways that save and transform people's lives. Please find your receipt enclosed.

World Vision staff in Bhuj and Anjar, are assisting 15,000 families who have been affected by this enormous earthquake, by providing food, shelter and medical supplies. Relief professionals are ensuring the distribution of dry rations such as rice, lentils, wheat, and sugar, as well as cooking oil, and much needed household items and safe drinking water.

In our efforts to provide temporary shelter, we are supplying blankets and shelter kits. To assist with medical needs, we are providing essential drugs and medical supplies for the survivors, and transportation and logistics for volunteer medical teams.

Your partnership with us is deeply valued. Your support is making the difference between life and death for the victims of this devastating earthquake. Thank you so much for choosing World Vision to be your representative to those in need.

May God richly bless you for your care and concern.

Sincerely,

*You are a wonderful
encourager!*

Dave Toyce
President

DT:jkg
Encl.

World Vision Account Number: 2098-2062



PUNJABI ARTISTS ASSOCIATION RICHMOND

2500 McLeod Avenue, Richmond, B.C. V6X 2N1

Feb-4-1999

The Riverside Palace
Richmond, B.C.

Dear Mr. Ghirra

First of all, we from P.A.A.R. Club would like to take this opportunity to thank you for helping us with the funding raising for the Variety Club on January 29th, 1999.

With your kind support the function was a great success and we raised \$1100.00 which will be presented on Feb 13th between 9:00 and 10am. On BCTV Ch 11.

Paul Binning
P.A.A.R. Club



The Catholic Independent Schools of Vancouver Archdiocese

Office of the Superintendent

March 5, 1998

Riverside Banquet Hall
Suite 260 - 14500 River Road
Richmond, B.C.
V6V 1L4

Dear Mr. Ghirra,

Enclosed is the cheque for \$5653.64 to cover the remaining costs for our conference dinner. On behalf of the conference committee, I would like to thank you and your staff for a delicious dinner and great evening. Most of the comments I have heard have been positive and complimentary. There have been a few complaints about lack of sufficient parking on the premises but we had advised people of that beforehand.

Thank you again for all the preparations you did to ensure our satisfaction and enjoyment.

Sincerely,

Suzanne Dinwoodie
Conference Chairperson



Canada-India Guru Nanak Medical & Educational Society

1708 West 61 Avenue Vancouver BC Canada V6P 2C3
Phone: FAX: (604) 261-2852 Registration No. 0921015-19

September 30, 1999

Riverside Palace Catering
230 - 14500 River Road
Richmond, B.C.

Attention: Mr. Sanjiv Ghirra

Dear Sanjiv

On behalf of the Society and our Indian Agent, *Guru Nanak Mission Medical and Educational Trust, Dhahan-Kaleran*, I would like to extend my sincere thanks for the generous donation of the catering for the Celebration of Partnership Dinner on May 22, 1999 at University of British Columbia.

All the guests at the event thoroughly enjoyed the delicious food you provided.

As you know, the partnership between *Guru Nanak College of Nursing, Dhahan-Kaleran, Guru Nanak Dev University, Amritsar and the University of British Columbia School of Nursing* seeks to develop an international level baccalaureate nursing program in Punjab. We believe that the future graduates from this program will have a positive impact on the quality of nursing care and education in Punjab, India and Canada.

Again, thank you for partnering with us in this exciting and promising endeavor.

Yours sincerely,

Barj Dhahan, President



PARAPLEGIC FOUNDATION

British Columbia Paraplegic Foundation
780 S.W. Marine Drive, Vancouver, B.C. V6P 3V4
Phone: 604-321-8644 Fax: 604-326-1227

December 20, 2000

Sanjeev Ghirra
Riverside Banquet Hall
230- 14500 River Road
Richmond, BC V6V 1L4

BOARD OF
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Dennis Vetch

Olivier Vincent

Peter Webster

Executive Director:

Bruce Miller

Dear Sanjeev,

On behalf of the British Columbia Paraplegic Foundation and the South Asian Rehabilitation Club, thank you for your donation of \$1,000 in support of the 7th Bhangra Fest. Your contribution is an important part of the success of our fund raising event.

This year's event continues the tradition of a fun-filled evening of excitement with friends, a festive dinner, and prizes. With your contribution, the teamwork of all the participants, sponsors and volunteers, we had another successful event.

- The BC Paraplegic Association assists persons with spinal cord injuries and other physical disabilities to achieve independence, self-reliance and full community participation. Visit us at www.canparaplegic.org for more information.
- The South Asian Rehabilitation Club
Was established as an independent fund within BC Paraplegic Foundation. This fund is dedicated to assist persons with physical disability. Funds raised through SARC goes towards education, bursaries and spinal cord research.

Sponsorships are an important element of our event. Thank you for choosing to support the work we do.

Yours truly,
Bruce Miller

Executive Director

Charitable Foundation of British Columbia
#5811 S. 95th Street



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7864 (RZ 03-251615)
14460 River Road, 1231 Burdette Street, 14411 Knox Way**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.160 thereof the following:

"291.160 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/160)

The intent of this zoning district is to accommodate a **banquet hall facility** on the second floor of a **building** containing **light industry** uses.

291.160.1 PERMITTED USES

LIGHT INDUSTRY;
AUTO TOWING & STORAGE;
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding **personal services;**
RECREATION FACILITY;
FOOD CATERING ESTABLISHMENT
BANQUET HALL FACILITY, PROVIDED THAT:
 a) limited to one (1) facility located above the first floor of the **building**, and
 b) limited to a capacity of not more than 510 guests.
COMMUNITY USE;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such unit per lot;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.160.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.43

291.160.3 MAXIMUM LOT COVERAGE: 28%

291.160.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road Setbacks:** 6 m (19.685 ft.).
.02 **Waterfront Setbacks:** A **food catering establishment** shall not be located within 20 m (65.617 ft.) of the high water mark.

291.160.5 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, **EXCEPT THAT:**

- a) a minimum of 155 off-street parking spaces are required;
- b) a minimum of six (6) off-street loading spaces are required, EXCEPT THAT between the hours of 6:00 PM and 2:00 AM, a maximum of 18 additional off-street parking spaces may be accommodated through a tandem parking arrangement within the required off-street loading spaces to the **building**. All such tandem parking is to be arranged with one parking space located behind the other with both spaces set perpendicular to the adjacent maneuvering aisle, and;
- c) a minimum of one (1) regular off-street parking space will be dedicated to the **Banquet Hall Facility** for loading purposes between the hours of 2:00 AM and 6:00 PM."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/160)**.

PARCEL IDENTIFIER: 024-218-740
 LOT 8 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER
 DISTRICT PLAN LMP38968

PARCEL IDENTIFIER: 024-218-731
 LOT 7 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER
 DISTRICT PLAN LMP38968

PARCEL IDENTIFIER: 024-218-723
 LOT 6 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER
 DISTRICT PLAN LMP38968

3. This Bylaw is cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7864"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

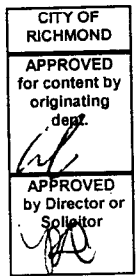
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____ MAYOR



_____ CITY CLERK