

Zoning Amendment Bylaw 8737

(RZ 10-524476)



City of
Richmond

Memorandum

City Clerk's Office

To: Public Hearing Agenda for March 21, 2011

Date: March 9, 2011

From: Gail Johnson
Manager, Legislative Services

File: 12-8060-01/2011-Vol 01

Re: Application by Virdi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

At the Planning Committee meeting of February 22, 2011, consideration was given to a staff report on the above matter which explained that Virdi Pacific Holdings wished to withdraw and abandon Bylaw 8648 for the subject site and proceed with a revised rezoning proposal based on new information.

Upon discussion of the recommendations contained in the staff report and the hearing of delegations on the matter, a motion to move this new proposal forward was defeated by a majority of Committee members (see **Attachment 1** for an extract from the minutes of this meeting).

Subsequently, at the Council meeting of February 28, 2011, upon the hearing of delegations and further deliberation of this matter, Council voted unanimously to introduce and give first reading to a new bylaw (No. 8737) which incorporates restrictions related to the parking of commercial vehicles on the subject site directly into the bylaw (see **Attachment 2** for an extract from the minutes of this meeting).

Accordingly, in keeping with the City's usual practice, Bylaw 8737 for the rezoning of 16540 River Road has been forwarded to the Public Hearing scheduled for March 21, 2011 for consideration of receiving 2nd and 3rd readings.

A handwritten signature in cursive script, appearing to read "G. Johnson".

Gail Johnson
Manager, Legislative Services



Extract From Minutes of the
Planning Committee Meeting held on
Tuesday, February 22, 2011

PLANNING AND DEVELOPMENT DEPARTMENT

8. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR
REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1)
TO LIGHT INDUSTRIAL (IL)**

(File Ref. No.: 12-8060-40-8648/8725, RZ 10-524476) (REDMS No. 3143080)

Discussion ensued between Committee and staff members, Kevin Eng, Planner, Brian J. Jackson, Director of Development, Joe Erceg, General Manager, Planning and Development, and Victor Wei, Director of Transportation, regarding the applicant's proposal for a limited area light industrial building, in conjunction with commercial vehicle parking on the rear 2.5 acre portion of the site at 16540 River Road, and in particular on:

- the rationale used to arrive at the figure of 52 commercial vehicles to be allowed to park on the subject site, although the dimensions of the subject site can accommodate a maximum of 70 semi-trailer sized vehicle parking spaces;
- details related to River Road vehicle access, and exit routes for trucks, especially in relation to the Cambie Street overpass, as well as in light of the Highway 91 interchange;
- the City's Law Department's advice to the applicant regarding the discontinuance of the idea to have a cabinet manufacturing business at 16540 River Road;
- the regulations governing the allowance of truck storage and/or parking on land zoned "Agriculture (AG1), for 16540 River Road and other sites on River Road;
- a brief history of the subject site, and other sites in the 16,000 block of River Road, since they were taken out of the Agriculture Land Reserve (ALR) in 2000;
- the applicant's expanded woodworking facility could expand, and more employees added, if the application met with success;

- a demand for commercial vehicle parking areas in Richmond has been identified; and
- refrigerated trucks that transport produce will not idle through the night when they are parked at 16540 River Road.

In response to a query regarding the status of the applicant's earlier application to site a cabinet manufacturing business at 16540 River Road, staff provided advice that the Bylaw associated with that application had received third reading by Council, but that Council could deny the application before a fourth reading.

On behalf of the applicant, additional material was submitted (on file in the City Clerk's Office) * that included a package of letters from residents and business owners who supported the application.

The applicant, Mr. Viridi, was accompanied by Alan De Genova who spoke on behalf of the applicant. He advised that:

- he believed the residents who had signed a petition stating their opposition to the rezoning of agriculture properties located in the 16000 block of River Road had misunderstood the issue (the petition is on file in the City Clerk's Office and was presented at Public Hearing on October 18, 2010);
- public consultation initiatives had been undertaken by Mr. Viridi who had met with residents and business operators that are involved in commercial trucking and agricultural operations, and heard their need for a location to park their large vehicles;
- Mr. Viridi hosted an open house, on February 15, 2011, after having mailed notification to 86 properties contained between No. 6 Road to No. 9 Road and River Road to No. 9 Road, during which discussion of the project took place, and residents' questions answered by the applicant;
- one of Mr. Viridi's current operators stores his tractor trailers in Queensborough, creating greater traffic, an increased carbon footprint, and lost time for the drives;
- the proposed cabinet manufacturing business is currently at another site, and when moved to the subject site, will be designed to be eco-friendly, using water-based paints; and
- Freight Link Express, a company operating on Seamount Road in Richmond, is the sole proprietor of the tractor trailers proposed to park on the subject site. They would take up 30-35 of the proposed 52 spaces

Discussion ensued among Committee, Mr. Viridi, Mr. De Genova and staff, and in particular on:

- how the applicant analyzed the results of the open house he hosted;

- whether Freight Link transported local produce and produce from outside the area; and
- of the proposed parking spaces on the subject site, how many would be for farm vehicles and how many for other transport trucks.

The Chair invited members of the public to address Committee.

A.J. Rosenbergen, a resident of 23000 block of Westminster Highway, spoke in opposition to the application. He stated that 16540 River Road should maintain its current "Agriculture (AG1)" zoning, and that a change in that zoning would lead to the creation of a parking lot.

Doris Lougheed, 19000 River Road, spoke in opposition to the application, and was of the opinion that no trucks of any kind should be parked at 16540 River Road. She commented that at the October 18, 2010 Public Hearing there was a thorough discussion of the application, during which Council had decided that as a condition of rezoning, the developer was required to meet a condition identifying that the only parking permitted on the site would be for: (i) employees, (ii) customers, and (iii) other trucks related to the cabinet manufacturing business.

Ms. Lougheed noted that the applicant was seeking the revenue that could be generated by truck activity, and that since taking position of the site in 2000, the applicant had undertaken no agricultural activity on the property.

Harold Lougheed, 19000 River Road, advised that he had operated a farm at that address for the past 17 years, and he spoke in opposition to the application, and requested that Bylaw 8648 not be abandoned.

He stated that: (i) River Road is undersized, has no shoulders, no sidewalks, no turn bays and no run-up lanes, and for these reasons it is inappropriate for commercial truck traffic; (ii) the ditch beside River Road is a riparian zone, home to a fish population; (iii) cyclists use River Road and are in danger from the trucks that use the same paved surface; (iv) a key issue is that at the subject site, River Road curves and there is no plan for a driveway; and (v) he was unclear whether City Bylaws staff, or RCMP, would manage complaints from residents regarding trucking activity.

Mr. Lougheed commented that since 2000, residents in the River Road/No. 7 Road area have proposed solutions, made observations and offered suggestions regarding the issue of truck traffic. He added that under Agricultural Land Reserve (ALR) regulations anyone operating a farm is allowed to store trucks on their property and that raises the question of why farm trucks need space to park at 16540 River Road

George Makoski, 18851 River Road, spoke in opposition to the application, and was opposed to any rezoning applications that would negatively impact the rural lifestyle of the ALR land in Richmond. He advised that he had attended the applicant's February 15, 2011 open house and that the applicant had provided generalities in his review of the outcome of the open house.

He noted ditches border River Road, and that cars, bicycles and pedestrians who use River Road are endangered by the trucks on that road. In conclusion he commented that if this application met with success, other similar applications would follow.

Mike Remington, a resident of 17000 block River Road, stated that he and his family purchased a home on River Road and desired that the neighbourhood stay the way it is. He spoke in opposition to the application.

Mr. Remington commented that truck drivers on River Road demonstrate no regard for the rules of the road, or for safety, and that pylons that have been placed on the road have been ripped out of the ground after impacts with the trucks.

River Road is one shared by cyclists, and the presence of trucks makes the road a dangerous one.

Mr. Remington advised that he informed some of his neighbours of the opportunity to address the Planning Committee, and that four of his neighbours requested that he submit their letters to Committee. He noted that each correspondent registered their opposition to the application.

The correspondents were: Lauren May, 2431 No. 7 Road, Clinton May, 2431 No. 7 Road, Alicia May and Brian Stephenson, 5200 No. 8 Road, and Louise Fontaine, 3560 No. 7 Road. (Letters are on file in the City Clerk's Office) *

Steve Easterbrook of 18360 and 17740 River Road, and a third address on River Road that he is developing into an agricultural property, spoke in opposition to the application. He mentioned that his family has been active in Richmond agricultural for five generations, and spoke about the need to preserve agriculture-related land in the City.

Mr. Easterbrook was of the opinion that: (i) farm families do not want truck parking activity in their neighbourhood; (ii) 'parked trucks' involves trucks being driven to the parking area, and away from the parking area; (iii) the applicant would not be servicing the agricultural industry; (iv) Freight Link Express transports agricultural products, but also transports non-agricultural products; and (v) of necessity, he must drive along River Road several times a day, and he has been driven off the road by semi-trailer trucks that, when turning, swing out across the median line.

He questioned: (i) the accuracy of the applicant's statements; and (ii) whether the City's Agricultural Advisory Committee had reviewed the application.

In response to a query Mr. Easterbrook stated that: (i) some City properties have had the organic matter removed and replaced with fill that contains no nutrients; and (ii) there is a lack of sewer services in the 16000 block of River Road.

In response to a query, staff advised that the Agricultural Advisory Committee did not review the application because since 2000 the site has not been within the Agricultural Land Reserve.

A brief discussion took place between Committee and staff regarding whether residents who witness driving infractions on 16000 block River Road should alert the City Bylaw department or the RCMP.

As a result of the discussion the following **motion** was introduced:

It was moved and seconded

That:

- (1) *Bylaw No. 8648 for 16540 River Road be abandoned;*
- (2) *Bylaw No. 8725, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading provided that, except for local traffic, westbound trucks on River Road at No. 7 Road, be prohibited from turning left to travel southbound on No. 7 Road;*
- (3) *the Public Hearing notification area be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/ No. 9 Road to the east; and*
- (4) *enforcement matters related to trucks in the vicinity of 16540 River Road, on River Road or No. 7 Road, be referred to staff with a report back through the Community Safety Committee.*

The question on the motion was not called as further discussion ensued regarding:

- some trucks that travel along No. 7 Road are agriculture-related, while others are not;
- the route trucks take to access No. 7 Road, and surrounding roads, and the route trucks take to exit the area;
- the status of an application for 16780 River Road;
- the non-intrusive nature of a cabinet manufacturing business on the subject site; and
- how truck traffic will further impact the condition of River Road.

The question on the motion was then called and it was **DEFEATED**.

OPPOSED:

Councillors Linda Barnes
Greg Halsey-Brandt
Sue Halsey-Brandt
Harold Steves

A brief discussion ensued among Committee members, and in particular regarding: (i) details of truck traffic along the 16000 block of River Road; and (ii) the demand for truck parking areas.

As a result of the discussion the following **referral** was introduced:

It was moved and seconded

That regarding matters related to River Road, east of No. 6 Road:

- (1) research the types of trucks, truck movements, and truck activity in the 16000 block of River Road;*
- (2) review the interim truck parking strategy before bringing any application, in the River Road, east of No. 6 Road area, to the Planning Committee;*
- (3) examine existing designations in the Official Community Plan in the 16000 block of River Road;*
- (4) examine what other areas of Richmond are appropriate and available for truck parking;*
- (5) investigate keeping non-farm vehicles in the East Richmond agricultural area, except on No. 6 Road and roads designated for truck traffic; and*
- (6) report back to the Planning Committee on activities at Vancouver Port Land, regarding trucks and containers parked in a stacked, or vertical, fashion on the site.*

CARRIED

* Letters attached to this copy of the Minutes Extract.

MAHAL FARMS LTD.

Submission to
Planning - Feb 22/11
File Ref



12-8060-211
8725

Submitted by
Appl. Mr. Virdi

16551 Westminster Hwy.
Richmond
B.C. V6V 1A8
Phone (604) 270-3323
Fax (604) 273-2755
Cell (604) 715-3276

Gentlemen:

Thank you for the opportunity to meet with you to discuss our potential requirements to park our cranberry hauling trailers for short term storage at 16540 River Road in Richmond.

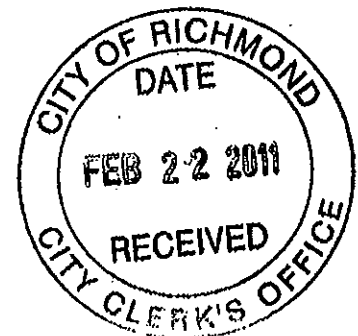
We understand that you are currently going through the rezoning process and if successful, we will have the ability to park up to 5 trailers on your property. This will increase our efficiency to deliver harvested cranberries to the transfer depot.

We look forward to working with your firm to make our cranberry operation run more smoothly.

Yours truly;

Kal Mahal, President

16551 Westminster Hwy.,
Richmond, B.C. V6V 2N6



Freight Link Express (617436 B.C. Ltd.)

10611-Seamount Road, Richmond, BC, V7A 4P5, Tel : (604) 272-2211, Fax : (604) 272-0299

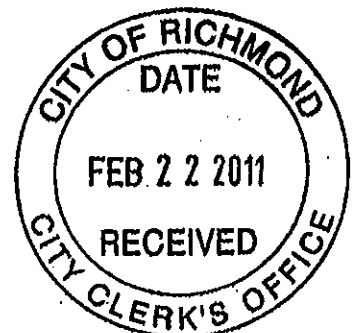
February 8th, 2011

To Mayor and Council,

As a local Richmond businessman, I support truck parking at 16540 River Road. For over 11 years I have operated at the airport and I use my trucks to transport cargo to major airlines as well as deliver produce. I have 15 drivers and 7 office employees who manage transportation. I would like to lease space from Viridi Pacific Holdings because their property is close to my business and I am seeking nearby parking. I currently store my vehicles tractor trailers in Queensborough and the commute is twice as long. I am mindful of my carbon footprint during transit and I would like to park closer to my office. Not only will parking in Richmond help reduce my carbon footprint but it will also keep the costs down for myself, and my clients. Lastly, I support this rezoning because it will make life easier for all of my drivers who reside in Richmond. Please feel free to contact me for further information.

Sincerely,


INDERJIT VIRK



Letter

Minder Sidhu
604 273 9864
3011 Nelson Road

Dear Mayor and Council:

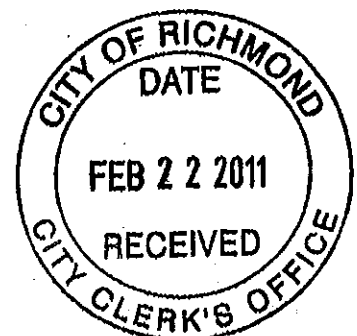
Re: Viridi Pacific Holdings Rezoning Application

I am the owner of Jagbar Farms in Richmond and I have no problem with vehicles parking at 16540 as long as the trucks abide by all truck regulations and due care and attention. As the property is already out of the ALR I see no problem with this rezoning application. It is to my understanding that there is a shortage of truck parking in Richmond and I want to support the growth of business and industry in the area. Thank you for taking my support into consideration.

From,


Mr. Sidhu

604 273 9864



elegant

DEVELOPMENT INC.

VIA FAX No. 604-276-4052

February 15, 2011

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

Attention: Kevin Eng

Dear Sir:

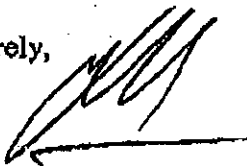
RE: Viridi Pacific Holdings Ltd. Rezoning at 16540 River Road, Richmond

Viridi Pacific Holdings Ltd would like to rezone the above mentioned property from Agriculture to Light Industrial. They have been in business for more than 20 years. Their business has expanded and they need more space.

Elegant Development Inc. has been dealing with Dominion Woodworking for 15 years. Dominion Woodworking is a great company and does excellent work. As a business man and developer I am in favour of this rezoning and highly recommend council to accept this rezoning application.

If you have any questions, please do not hesitate to call me. Thank you.

Sincerely,



Jatinder Singh Minhas
President

#200 - 12235 No. 1 Road, Richmond, B.C. V7E 1T6 Canada
Telephone: 604-277-3338 Fax: 604-277-3033
info@elegantdevelopment.com



FILED

Bloom Nursery and Garden Center Ltd.
16060 Westminster Hwy,
Richmond, BC
V6V 1A8

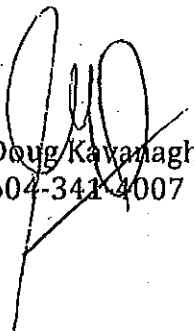
February 14, 2011

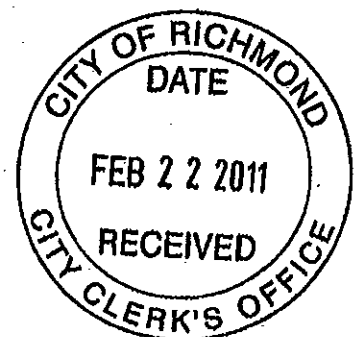
Dear Mayor and Council,

I currently own a 10 acre nursery on the corner of No. 7 Road and Westminster Hwy, I understand an application has come forward for the re-zoning of 16540 River Road. After reviewing the invitation I would like to support this application, however I am unable to attend the open house because I am traveling in Europe. I use trucks to transport my goods to Home Depot and other retailers in the area. It would be nice for trucks to travel down Number 6 Road rather than Number 7 Road. My nursery is located at 16060 Westminster Hwy and I reside at 16200 Westminster Hwy, I have been here for four years and I rely on the trucking industry to help move my goods.

Thank you for your consideration,

Sincerely,


Doug Kavanagh
604-341-4007



February 9 2011

Gurpal Singh Birak
3600 No. 6 Road

PAID

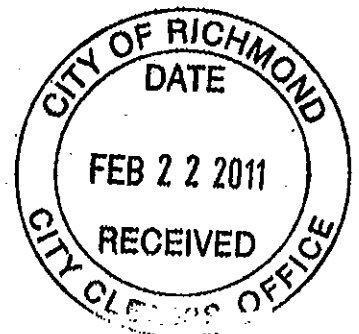
To whom it may concern,

I am the president of Birak Berry Farms and I lease 80 acres on 3011 Nelson Road and 2000 River Road. I support Viridi Pacific Holdings application because there is a shortage of truck parking especially during harvest time. The need to park my blueberry trucks is an important part of business and I plan on attending the Open House. I also own homes at 3600, 3620, 3680 No. 6 Road and am aware that traffic will be diverted this way. I would still like to support this application even though the truck route will travel down my road because truck parking is imperative to my business. I have read the invitation and fully understand the proponent's application.

Thank you,



Gurpal Singh Birak
President
Birak Berry Farms



February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on No. 6 Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

SCS Nagra

Name:

Karnail Nagra

Address:

6071 NO. 6 ROAD, RICHMOND

Telephone #:

778-895-2434



February 17, 2011

TO WHOM IT MAY CONCERN:


We the residents residing on No. 7 Road have no objections to the rezoning of 16540 River Road for Industrial and storage of commercial trailer uses.

We object to commercial vehicles using No. 7 Road as a commuter route travelling over the posted speed limit, causing us great concerns that a fatal accident is waiting to happen. We fear for our children's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

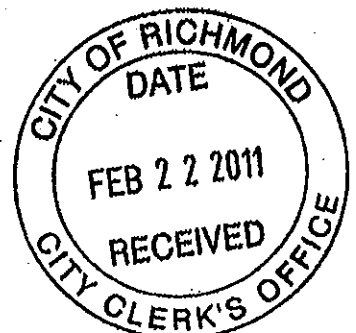
Yours truly:



Name: JUGRAJ SINGH RATTANPAL 

Address: 4500, No 7 Rd. Richmond

Telephone #: 604 615 5598



February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on No. 7 Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: JANICE SAVAGE x

Address: 4291 NO. 7 ROAD RICHMOND

Telephone #: 604-278-1185



February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on Cambie Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

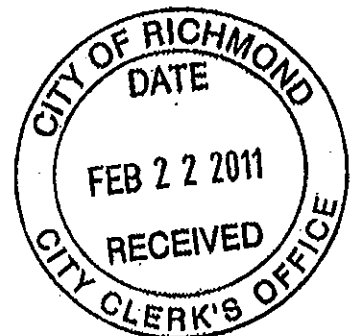
Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: John A. Savage

Address: 15400 Cambie Rd.

Telephone #: 604-278-8127



February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on No. 7 Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

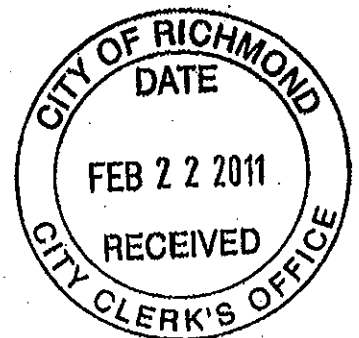
Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: Tim James J. Savage

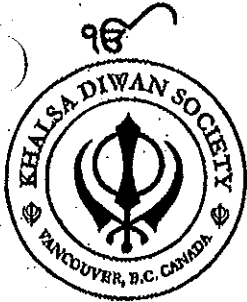
Address: 4491 #7 Rd.

Telephone #: 604 278 8190



ਅਬਲਿ ਅਲਹ ਨੂੜ ਉਪਾਇਆ ਕੁਦਰਤ ਦੇ ਸਭ ਬੰਦੇ॥ ਏਕ ਨੂਰ ਤੇ ਸਭ ਜਗੁ ਉਪਜਿਆ ਕਉਨ ਭਲੇ ਕੋ ਮੰਦੇ॥੧॥

First God created Light and then by His Omnipotence made all the mortals. From the One Light has welled up the entire universe. Then who is good and who is bad?



ੴ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫਤਹਿ॥

KHALSA DIWAN SOCIETY

GURDWARA SAHIB

(Established in 1906)

8000 Ross Street, Vancouver, BC, V5X 4C5 Canada Ph: (604) 322-5610 or (604) 324-2010
Fax: (604) 322-0504 • Email: kdsross@live.com



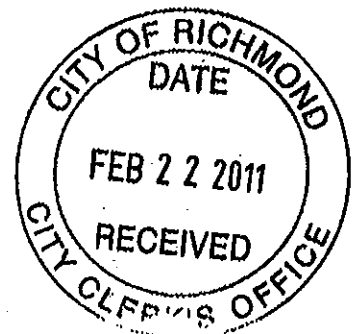
February 17, 2011

Dear City Council,

I Kashmir Dhaliwal, am the president of the Ross Street Temple. We own and operate a farm located on No.6 and Cambie We are in need for truck parking in order to transport our berries to and from the market. The Viridi's are very active within our community. Dominion Woodworking has been very generous towards our temple by providing material and individual assistance and support. We fully support the Viridi rezoning application not only because we need truck parking, but also because we appreciate their hard work and efforts. We completely trust the Viridi's and would willingly park our trucks on their property not only because security is provided, but also because they are fully responsible and honest people and are a valued business in our community. If you have any questions, please feel free to contact me. Thank you for your consideration on this matter.


Sincerely, Kashmir

Dhaliwal



Feb 22/11

Submission to
Planning - Feb 22
File Ref:)
12-8060-20-87

To whom it may concern:

As a resident of No 7 Road I am opposed to any truck parking lots going in on River Road. Due to the huge safety concern with the skinny roads, the speed that the trucks go and all the unnecessary traffic it would add to the neighbourhood. As a farmer I do not want to see any agricultural land being rezoned there is not much ag land left and what is farm land should stay farm land.

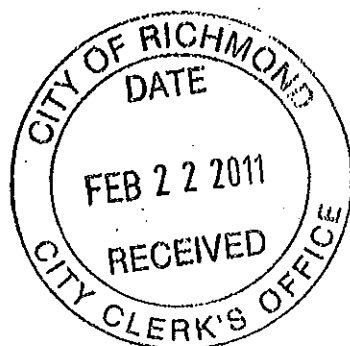
Lauren Fay

Lauren May

2431 No 7 Road

Richmond, BC

V6V 1R3



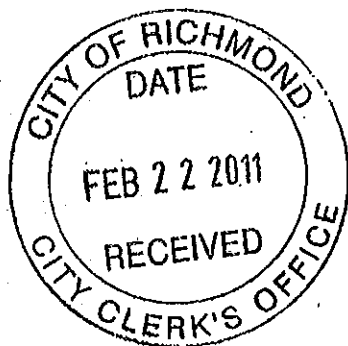
PH - 192

604-880-4558

Feb 22/11

To Whom it may concern:

As a farmer and a resident who has lived here for my entire life I am very against any truck parking lots going in on River Road or any farm land being rezoned.



PH - 193

CM
Clinton May
2431 No 7 Road
Richmond, BC
V6V 1R3
2007

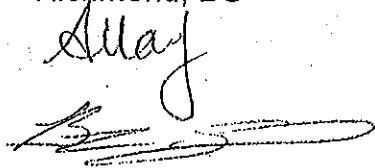
February 22nd 2011

To whom it may concern:

I Brian Stephenson and my wife Alicia May do not think any truck parking lots on River Road is safe or smart. Children will no longer be able to walk or ride a bike on River Road due to the amount of Trucks that will be passing by. Farm land should never be taken out of the ALR and rezoned for a truck parking lot.

Thank You

Alicia May 604-290-4030
Brian Stephenson 604-999-0958
5200 #8 Road
Richmond, BC



To Whom It May Concern,

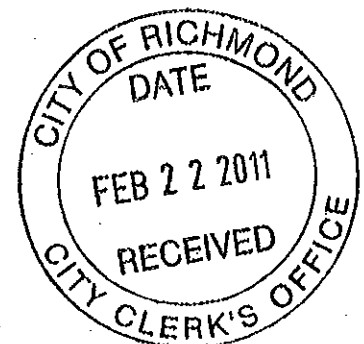
This letter is to express my concern and opposition to the parking of trucks on River Road.

The safety hazards that are arising from these trucks traveling through the neighbourhood are a cause of concern.

Walking the grandchildren along the road has become almost impossible because of the speed and size of the trucks speeding along our road.

Louise Fontaine

3560 # 7 Road,
Richmond, B.C.





Extract From Minutes of the
Regular (Open) Council Meeting
Tuesday, February 28, 2011

PLANNING AND DEVELOPMENT DEPARTMENT

**27. APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR
REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1)
TO LIGHT INDUSTRIAL (IL)**

(File Ref. No.: 12-8060-40-8648/8725/8737, RZ 10-524476) (REDMS No. 3143080, 3166016, 3169025)

Delegations from the floor on:

Item No. 27 – Application by Virdi Pacific Holdings Ltd. for Rezoning at
16540 River Road from (AG1) to (IL)

The applicant Kalwant Virdi, accompanied by Alan De Genova, provided background information related to the activities of Virdi Pacific Holdings Ltd. He spoke about the company's need to expand at 16540 River Road, and indicated that he was in agreement with the City's proposal to reduce the number of trucks permitted to park overnight, and to restrict parking only to vehicles that service the local agricultural industry.

In response to queries made by members of Council, Mr. Virdi stated that no vehicles would be permitted to run and operate overnight, and that a caretaker would be responsible for the security of vehicles parked on the property.

Item No. 27 – Application by Virdi Pacific Holdings Ltd. for Rezoning at
16540 River Road from (AG1) to (IL)

Cal Mahal, 16551 Westminster Highway, spoke about his family's farming background and advised that his family farm is 75 acres and has been at the same location 60 years. He advised that with the current economic times the main problems include stealing of gasoline, steel and copper. He spoke in favour of the proposed application for rezoning at 16540 River Road, as it would guarantee security and would alleviate the issues of theft.

Item No. 27 – Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

David Cougle, 19500 River Road, stated that he does work for the farms but is not allowed to park his trucks. He also expressed concerns related to the theft of fuel and batteries.

Item No. 27 – Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

Baldev Singh Clair, 19440 River Road, expressed concerns related to finding parking for his dump truck. He stated that he lived three blocks away from the applicant and has been ticketed by the City's Bylaw Enforcement Officers for parking his truck on his property. Mr. Clair questioned what his options were for finding appropriate parking for his dump truck.

Item No. 27 – Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

Kirpal Singh Birak, 426 East 59th Avenue, Vancouver, advised that he had a 300 acre farm in Richmond which was the largest strawberry grower in Canada. He spoke in favour of the proposed application for rezoning at 16540 River Road as it would provide a place for him to park some of his farm vehicles. He stated that many farmers were in need of this service. Mr. Birak indicated that his property required more space to accommodate his fruit stand and to provide parking for his customers

In conclusion, he advised that he was seeking sufficient parking for a minimum of 25 vehicles which would include 10 buses and several vans. Mr. Birak requested Council to give consideration to parking of buses used in farming as currently the proposed application for rezoning at 16540 River Road does not consider permitting buses on the property.

Item No. 27 – Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

Sandhar Bath, 3280 No. 6 Road, Green Timber Nurseries Ltd, spoke about the difficulties he faces with regards to loading and unloading his merchandise. He advised that currently when unloading merchandise, he parks his vehicle at the Versa Cold parking lot located across the street from his business and transfers it to a small trailer and then unloads it as quickly as possible. Mr. Bath spoke in favour of the proposed application for rezoning at 16540 River Road as parking his trailer there would allow him to unload his merchandise in a secure yard slowly and in a safe manner.

Item No. 27 – Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from (AG1) to (IL)

Cashmere Singh Dhaliwal, President of Khalsa Diwan Society, advised that the Society owns a 25 acre blueberry farm on No. 6 Road, and that several of the Society's members were farmers in the area as well. He spoke about the difficulties farmers are faced with regarding the parking of farm related vehicles, and advised that currently several farmers park their vehicles at the Ross Street Temple, resulting in parking shortages at the temple. Mr. Dhaliwal spoke in favour of the proposed application for rezoning at 16540 River Road, and stated that the Society would welcome the opportunity to park their vehicles on River Road.

R11/4-5

It was moved and seconded

That:

- (1) Bylaw No. 8648 for 16540 River Road be abandoned;*
- (2) Bylaw No. 8725, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading provided that, in addition to the restrictions proposed in the revised rezoning application, the following restrictive covenants be approved:*
 - (a) Except for local traffic, westbound trucks on River Road at No. 7 Road be prohibited from turning left to travel southbound on No. 7 Road; and*
 - (b) The parking of commercial vehicles at 16540 River Road be restricted to 40 vehicles that haul Richmond based agricultural produce;*
- (3) The Public Hearing notification area be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/ No. 9 Road to the east; and*
- (4) Enforcement matters related to trucks in the vicinity of 16540 River Road, on River Road or No. 7 Road, be referred to staff with a report back through the Community Safety Committee.*
- (5) The matter of bus parking and other farm support vehicles be referred to staff for further investigation and a report back.*

The question on Resolution No. R11/4-5 was not called as staff advised in response to a question that enforcement of the proposed restrictions would be more effective if the restrictions were incorporated into the bylaw as opposed to being enforced through restrictive covenants. Staff also advised Council that a draft of such a bylaw, Bylaw No. 8737, had been prepared and was available for consideration should Council wish to take that approach to the restrictions.

It was further noted by staff that with the simple addition of the words "a maximum of 40 commercial vehicles and comprised only of" in section 1.ii (a) of the draft Bylaw No. 8737, that the new restriction noted in 2(b) of the resolution would be included in the bylaw and would therefore not be needed in the resolution.

Following further discussion, the following amendment was introduced:

R11/4-6

It was moved and seconded

That:

- (1) *Part (2) of Resolution No. R11/4-5 be amended by replacing Bylaw No. 8725 with Bylaw No. 8737;*
- (2) *the words "a maximum of 40 commercial vehicles and comprised only of" be added to Section 1.ii (a) of Bylaw No. 8737; and*
- (3) *Part 2(b) of Resolution No. R11/4-5 be deleted.*

CARRIED

The question on Resolution No. R11/4-5, as amended, which now reads as:

That:

- (1) *Bylaw No. 8648 for 16540 River Road be abandoned;*
- (2) *Bylaw No. 8737, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading provided that, in addition to the restrictions proposed in the revised rezoning application, the following restrictive covenant be approved:*
 - (a) *Except for local traffic, westbound trucks on River Road at No. 7 Road be prohibited from turning left to travel southbound on No. 7 Road;*
- (3) *The Public Hearing notification area be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/ No. 9 Road to the east;*
- (4) *Enforcement matters related to trucks in the vicinity of 16540 River Road, on River Road or No. 7 Road, be referred to staff with a report back through the Community Safety Committee; and*
- (5) *The matter of bus parking and other farm support vehicles be referred to staff for further comment and a report back.*

was then called, and it was **CARRIED**.



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: February 17, 2011

From: Brian J. Jackson
Director of Development

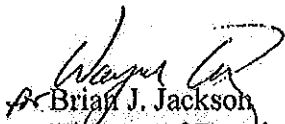
File: RZ 10-524476

Re: Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road
from Agriculture (AG1) to Light Industrial (IL)

Staff Recommendation

That:

1. Bylaw No. 8648 for 16540 River Road be abandoned.
2. Bylaw No. 8725, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading.
3. That the Public Hearing notification area be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/ No. 9 Road to the east.


Brian J. Jackson
Director of Development

BJ:ke

Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

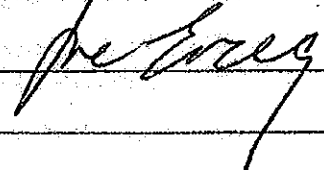
Community Bylaws
Transportation

CONCURRENCE

Y ☒ N ☐

Y ☒ N ☐

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin and Background

At the October 18, 2010 Public Hearing, Council considered a rezoning application for the subject site at 16540 River Road that proposed to amend the Light Industrial (IL) zoning district and rezone the site to permit the development of an approximate 1,860 sq.m (20,000 sq.ft.) light industrial building in conjunction with stand alone commercial vehicle parking and storage. Council permitted the subject property to be rezoned to an amended Light Industrial zoning to allow a limited area manufacturing building. However, a restriction was placed on commercial vehicle parking that limited it to only vehicles associated with the cabinet manufacturing business. A number of items were also referred to staff for review and follow-up pertaining to traffic, road, land use and notification issues. A copy of the Public Hearing meeting minutes is contained in Attachment 1.

Purpose

Upon review of the decision at Public Hearing to limit commercial vehicle parking and storage to vehicles associated with the business only, the applicant has submitted a request to withdraw and abandon the previous zoning amendment bylaw (Bylaw 8648). The proponent has also re-applied with a revised proposal and new information and requested that it be reviewed by staff and brought forward to Council. The rationale provided by the proponent is that stand alone commercial vehicle truck parking and storage is necessary for the economic viability of the light industrial project as the revenue generated from the truck parking activities helps to offset the higher property taxes and capital costs associated with the construction of the project.

The purpose of this report is as follows:

1. Abandon Bylaw 8648 (Received 3rd Reading on October 18, 2010) at the request of the applicant.
2. Bring forward a revised proposal under zoning amendment Bylaw No. 8725 for Council consideration through the rezoning process (Planning Committee, Council and Public Hearing).
3. Introduce new information related to the revised proposal and reference related background information.

Proposed Development

The proposal involves a limited area light industrial building (approximately 1,860 sq. m or 20,000 sq.ft. total area) that enables the Richmond-based cabinet manufacturing company to consolidate operations onto one site and also allow for expansion and future job creation. In conjunction with the light industrial building, standalone commercial vehicle parking and storage is also proposed on the undeveloped rear 2.5 acre portion of the subject site. Proposed limitations and restrictions on truck parking are discussed in a latter section of this report. An existing single-family dwelling located at the northwest portion of the subject site will be utilized as a residential caretaker dwelling.

Findings of Fact

This report presents new information to Council on the rezoning application. Based on a review of the revised rezoning application, the following are attachments that contain updated information on the proposal:

- **Attachment 2** – Location Map and Air Photo.
- **Attachment 3** – Site Plan.
- **Attachment 4** – Development Data Sheet.
- **Attachment 5** – Revised rezoning considerations.

The staff report considered at the October 2010 Public Hearing remains relevant and is contained in **Attachment 6**. This report can be referenced for additional background information on the proposal and land use issues related to the rezoning application. The following is a summary of comments and requirements that remain pertinent to the rezoning application:

- **Zoning** – The Light Industrial (IL) zoning district will be amended to limit the floor area permitted for the subject site only. This zoning allows for stand alone commercial parking and a residential caretaker unit.
- **River Road Vehicle Access** – The approved Traffic Impact Assessment requires that the vehicle access to the subject site be designed to only enable large vehicles to enter/exit the property from the west (i.e., through an angled access/channelized driveway design). Submission and approval of a finalized design and completion of construction for an angled driveway vehicle access is secured as a rezoning consideration to be completed as part of this rezoning.
- **Future River Road Assessment** – The proponent is making a voluntary contribution of \$15,000 so that the City can undertake a future comprehensive examination of River Road based on objectives contained in the Official Community Plan and implementation of a future new parallel running road to the south.
- **Road Dedication** – A 20 m road dedication along the southern edge of the site is being secured as a rezoning consideration to enable development of an industrial standard road that would service future industrial developments in the 16,000 block of River Road.
- **Future Removal of River Road Access** – Once a new road services the subject site, the existing vehicle access is required to be removed. This will be secured through a restrictive covenant required to be completed as a rezoning consideration.
- **Environmental Consultant Report** – An Environmental Site Assessment for the subject site concluded that the risk for groundwater and soil contamination is low. No further action is required on this issue.
- **River Road Landscape Buffer Plan** – A rezoning consideration to be completed by the proponent will be the submission of a finalized landscape buffer plan (including landscape security) along River Road that will take into account any existing buildings, the final vehicle access layout and 15 m Riparian Management Area along River Road.

- Engineering Servicing and Utility Requirements – No servicing capacity analysis is required for the proposed development. The subject site will be serviced by an on-site septic disposal system. A 10 m statutory right-of-way (SRW) along River Road for dike and utility purposes will be secured as a rezoning consideration.
- Flood Plain Covenant – Registration of a Flood Plain Covenant on title identifying a minimum flood construction level of 3.1m is required prior to final adoption of the zoning bylaw.
- Riparian Management Area (RMA) 15m -- Based on preliminary site development plans, no portions of new development (building or landscaping) will be located in the existing RMA. Impact on the RMA from the vehicle access will be determined once the location, configuration and extent of works is confirmed through the final design.

Staff Comments

Transportation – Truck Traffic Along No. 7 Road

Concerns have also been raised about commercial vehicle trucks utilizing No. 7 Road as a route to get to River Road and Westminster Highway along with excessive truck speed concerns.

A related infrastructure project in East Richmond that will help reduce use of No. 7 Road by trucks is the Nelson Road Interchange, which is slated for completion later this spring. Once completed, this interchange will facilitate a direct connection from the Port Metro Vancouver area to Highway 91. This interchange will remove use of Westminster Highway (between No. 6 Road and Nelson Road) as the main route by large trucks to and from the Port lands and limit the opportunity for trucks to utilize Westminster Highway through No. 7 Road as a bypass route.

In relation to the public concerns about truck usage and speed on No. 7 Road and forthcoming Nelson Road Interchange, signage will be implemented to advise of the new vehicle weight restrictions on Westminster Highway and direct drivers to No. 6 Road where they can connect to Highway 91 and/or 99. Signage will be implemented upon completion and operation of the Nelson Road Interchange. Commercial truck speeds will be monitored along with traffic patterns in areas impacted by the Interchange and River Road project area to determine if further measures are required.

As truck restrictions on River Road currently exist east of No. 7 Road, it is not advisable to introduce truck restrictions on No. 7 Road as it is required to provide an exit route for any trucks travelling eastbound at this location. If truck speeding on No. 7 Road remains a concern of the area residents, staff can investigate the feasibility of installing speed humps in consultation with the residents and farmers.

Community Bylaws

The subject site has been in compliance with zoning since the submission of the application in April 2010. Inspections have been undertaken to confirm that no commercial vehicles are being stored on the subject property.

Examination and Analysis: New Information**Demand for Commercial Vehicle Parking Areas**

Demand for commercial vehicle parking areas exists in Richmond for business and industrial users that rely directly on commercial trucking to support operations. Dedicated areas for commercial vehicle parking also helps to prevent illegal parking on agricultural land and in residential areas. In the 16,000 block of River Road, one subject property at 16780 River Road (RZ 09-503308) has been approved for commercial truck parking and it is expected that other properties in this area may apply in the future for a similar use based on the demand. It is also evident that commercial vehicle parking has to be managed to ensure appropriate regulations are in place to minimize impacts to surrounding residents and areas.

The Interim Action Plan (approved by Council on February 11, 2008) identifies that commercial vehicle parking in the 16,000 block of River Road is an acceptable land use so long as provisions are made to mitigate truck travel along inappropriate routes and that necessary information has been submitted to process rezoning applications. The subject proposal complies with the Interim Action Plan. Based on the guidelines of the Interim Action Plan, additional rezoning applications to commercial vehicle parking in this area can be expected based on the market demand for a variety of truck parking sites. Additional information about commercial truck parking restrictions to be secured as part of the subject proposal is contained in the following section.

Commercial Vehicle Parking and Storage Proposal

In response to the concerns about the parking and storage of commercial vehicles on the undeveloped portions of the subject site, the proponent has provided the following information in support of the rezoning application:

- Commercial vehicle parking/storage will be limited to the rear 2.5 acres of 16540 River Road.
- The proponent has indicated that their request for commercial vehicle parking will be limited to a maximum of 52 vehicles in addition to vehicles associated with the cabinet manufacturing operation. They have also noted that only 35 to 40 commercial vehicles will be regularly parked on the subject site, with the remaining capacity utilized by trucks associated with local agricultural operations during harvest.
- The proponent has indicated that commercial vehicle parking will be limited to tractor-trailers, bulk vans and empty refrigeration trailers (that will not require overnight running).
- No dump trucks are proposed to be parked on the subject site.
- The applicant has confirmed that a Richmond based business that operates out of Sea Island has requested to lease a majority of available parking on the subject site, as the location is ideal based on the company's operation. The business is involved in transport shipping to airlines and delivering produce. A letter of support from this operator confirming the company's request to lease a majority of available commercial parking is contained in **Attachment 11**.
- The applicant has also confirmed that a number of Richmond based agricultural operators support the proposal as truck parking will be made available on the site during seasonal harvests. Letters of support from agricultural operators are contained in **Attachment 11**.

Staff have reviewed the capacity of the undeveloped portion of the site to park trucks. Based on the dimensions of the subject site and use of the rear 2.5 acres for commercial vehicle parking, a maximum of 70 large semi-trailer sized vehicle parking spaces can be accommodated within this area. This is a conservative number based on arranging commercial vehicle parking spaces in two columns (each column can accommodate a minimum of 35 vehicles) along the west and east edges of the site. Access and egress to the parking area is facilitated by a central drive-aisle access approximately 40m in width, which enables appropriate space to manoeuvre large semi-trailers into the parking area. The proponent's proposal to place a maximum of 52 commercial vehicles falls well within the estimated capacity that the 2.5 acre parking area can accommodate.

To follow-up on the proponent's commitment to restrict the number and type of commercial vehicles, a restrictive covenant will be secured as a rezoning consideration that includes the following provisions:

- A maximum of 52 trucks, in addition to commercial vehicles associated with the cabinet manufacturer, can be parked on the subject site at any given time.
- Truck trailers with refrigeration units will not be permitted to operate while parked/stored on the subject property.
- Parking of Dump trucks will not be permitted on the subject site.

The above restrictions would not apply to vehicles associated with the wood cabinet manufacturer. The applicant has noted that commercial vehicles associated with cabinet making operation consist of 4 smaller commercial vehicles (small loading, transport and installation trucks and box vans).

Public Hearing Comments – October 18, 2010

A number of concerns were raised by when the subject rezoning application was first considered at Public Hearing on October 18, 2010 (**Attachment 1 – Meeting Minutes**). Some common concerns raised are summarized below. Staff comments and responses that are related to the land use issues in the rezoning proposal are highlighted in ***Bold Italics***:

- Concern over the loss of agriculturally zoned land in Richmond. ***The subject site (along with properties in the 16,000 block of River Road) was excluded from the Agricultural Land Reserve (ALR) in 2000. The Official Community Plan (OCP) designates the 16,000 block of River Road for "Business and Industry". The Interim and Long-Term Action Plan for the 16,000 Block of River Road is also consistent with the OCP designation. The proposed development and land use complies with the OCP designation and Interim Action Plan for this portion of River Road.***
- Lack of public notification for rezoning applications in this area. ***City staff recommend that the mailed notification for Public Hearing be expanded to include all properties along River Road between No. 7 Road to the west and halfway between Nelson Road and No. 9 Road to the east.***

- Commercial vehicle truck traffic on River Road. *The proposed vehicle access for the subject site will be designed to physically restrict the ability for large commercial vehicles to enter the site from the east on River Road or exit the property to the east on River Road. This access control structure will require vehicles to enter and exit the site from/to the west, thus restricting truck travel on portions of River Road east of the site.*
- Concerns over the type of commercial vehicle traffic (dump trucks and refrigeration trailers) being stored on the subject property. *A restrictive covenant will be secured that will not permit trucks with refrigeration units to continually operate while parked on the property and prohibit dump trucks.*
- History of land use infractions for specific properties in the 16,000 block of River Road. *Prior to staff processing the subject rezoning application, removal of commercial vehicles from the subject property was required. The City's Community Bylaws Division confirmed this through regular inspections.*
- Large trucks having to cross the centre line of River Road in order to access properties along River Road. *The forthcoming vehicle access design for the subject development, which will finalize the appropriate control structures and access location, will be required to prove that large commercial trucks with trailers can enter the subject site without having to cross the centre line of the road.*
- Commercial vehicles being stored on River Road do not support local farming operations. *Vehicles to be parked on the subject site are not always directly linked to local farm operations. However, within Richmond, having areas available for commercial truck parking is essential to help curtail illegal parking in residential areas or land contained in the ALR. Based on the applicant's proposal, some truck parking will be utilized to support local agricultural operations during harvest.*
- Area not being serviced by adequate sanitary sewer service and road infrastructure to support the proposed development. *Sanitary sewer does not service the site; therefore, the future light industrial development will be required to be serviced by an on-site septic disposal system. Design of the on-site sewage disposal system will be undertaken at building permit and is required to be done by a certified professional to ensure the functioning of the system on the site.*

The vehicle access to the subject site will be designed to restrict commercial vehicle truck travel on River Road east of the subject site. In the long-term, future access will be provided by a new industrial standard road that will generally run parallel to River Road and service light industrial developments in the area. To facilitate this, a 20 m wide road dedication is being secured at the south edge of the site as a rezoning consideration. Implementation of this new road will occur with more intensive light industrial development.

Council Referral

At the October 18, 2011 Public Hearing the following concerns were referred to staff for review:

1. The need for further traffic restrictions on River Road, including potential speed humps;
2. Public notification requirements for Public Hearings where large parcels of land are the subject of the notification;
3. Road conditions on River Road and No. 7 Road,
4. Enforcement of traffic and debris dumping bylaws in the River Road area.

A memo to Mayor and Council dated February 8, 2011 responds to this referral and is contained in **Attachment 7**.

The concerns about notification requirements for Public Hearing (Item #2) is being addressed in the subject rezoning application with an expanded mailed notification area. As such, staff recommend that for the rezoning at 16540 River Road mail notification of the Public Hearing occur for all properties along River Road between No. 7 Road to the west and halfway between Nelson Road/No. 9 Road to the east (**Attachment 8**). This expanded area is identical to the notification undertaken for development and approval of the Interim and Long Term Action Plan for the 16,000 Block of River Road.

Remaining responses to the Council referral (Items #1, 3 and 4) are included for information purposes.

Additional Public Consultation by Applicant

In support of the revised rezoning application, the applicant has undertaken additional public consultation. Consultation consisted of the following:

- Telephone canvas for people that had signed a petition that was presented at Public Hearing on October 18, 2010 opposing the application.
- Private meetings with neighbouring farmers and local trucking industry representatives.
- Mailed notification to 86 properties contained between No. 6 Road to No. 9 Road and River Road to No. 9 Road.
- Hosted a Public Open House on February 15, 2011 from 4:30 to 7:30pm (Riverside Banquet Hall – Located near subject site)

The public consultation summary report and materials presented at the February 15, 2011 Open House is contained in **Attachment 9**.

City staff attended the open house as observers. Feedback forms were also filled out and collected by the consultants with the results tabulated and contained in **Attachment 9**. City staff also examined this information and have summarized the feedback form results below:

	Total # of Responses	Support Proposal	Oppose Proposal	No Opinion/Answer	Total % Support	Total % Oppose	Total % No Opinion
River Road Address	9	6	2	1	67%	22%	11%
No. 7 Road Address	2	1	1	-	50%	50%	-
No. 6 Road Address	6	6	-	-	100%	-	-
Other Richmond Address	26	26	-	-	100%	-	-
Non-Richmond Address	5	5	-	-	100%	-	-
No Address Identified	10	10	-	-	100%	-	-
Total	58	54	3	1	93%	5%	2%

*Multiple survey responses identifying same address counted once.

**Responses without a valid address that could be confirmed are included in the 'No Address Identified' column.

A map of the survey results summarized in the above table is contained in **Attachment 10**.

Public Correspondence Received

Through the staff review of the rezoning application, a total of 12 letters have been received (**Attachment 11**) for consideration as part of the rezoning process. 11 of the letters indicate support and 1 letter objects to the rezoning application.

The following is a summary of comments made in the letters of support:

- Come from a variety of Richmond residents and business operators that rely on commercial trucking or have agricultural operations that rely on the availability of commercial truck parking during seasonal harvests.
- Require truck parking to support local businesses whose employees and operations are based in Richmond.
- Require seasonal truck parking to support agricultural operations during harvest.

The following is a summary of comments and questions made in the letter of objection. Staff responses to the questions are contained in bold italics for reference purposes:

- Concerns about the proponent's revised proposal and timing of bringing the application forward. ***The 4-month time period elapsed since the October Public Hearing in 2010 has been necessary for the proponent to revise the proposal, respond to concerns about truck parking and undertake public consultation. This application is required to go through the staff review and required process involving consideration by Planning Committee, Council and Public Hearing.***
- Questions about the Official Community Plan designation and events surrounding the ALR exclusion in 2000. ***An ALR block exclusion was applied for and approved by the Agricultural Land Commission in 2000 for the 16,000 block of River Road. During the time of the ALR exclusion the 16,000 block of River Road was designated for Business and Industry in the OCP. No restrictions were identified by the ALC in their decision to exclude the properties. The retention of AG1 zoning on the properties excluded is***

not uncommon given that a decision to apply to rezone property is up to property owners and subject to Council approval.

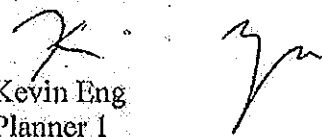
Summary Analysis

The applicant has submitted a request to withdraw and abandon zoning amendment Bylaw No. 8648, in order for a revised rezoning application at 16540 River Road to be considered by Council to permit the relocation of a Richmond based cabinet manufacturing business (Dominion Woodworking) to a light industrial building on the subject site. The proposed zoning will have limited density applicable to the subject site based on the proposed size of the building (1,860 sq.m or 20,000 sq. ft.). Any future development above the limited density for the site will require an additional rezoning application to be reviewed and approved by Council.

The proposal also requests use of the undeveloped portion (2.5 acres) for stand alone commercial vehicle parking, as the previous Council decision at Public Hearing on October 18, 2010 restricted commercial vehicle parking to only vehicles associated with the cabinet manufacturing business. To support the request for stand alone commercial vehicle parking, the applicant has agreed to place a number of restrictions (to be secured through a restrictive covenant) on this use including limiting the total number of vehicles, not permitting trucks with refrigeration units to operate while parked on the site and prohibiting the parking of dump trucks.

Conclusion

Staff support the proposal for a limited area light industrial building in conjunction with stand alone commercial vehicle parking on the undeveloped rear 2.5 acre portion of the site and recommend an additional restriction placed on truck parking to limit the number and type of vehicles permitted. Expanded Public Hearing mailed notification is also recommended to include all properties on River Road between No. 7 Road and halfway between Nelson Road and No. 9 Road.


Kevin Eng
Planner I

KE:cas

- Attachment 1: October 18, 2010 Public Hearing meeting minutes
- Attachment 2: Location map and air photo
- Attachment 3: Preliminary site plan
- Attachment 4: Development data sheet
- Attachment 5: Revised rezoning considerations
- Attachment 6: Previous staff report considered at October 18, 2010
- Attachment 7: Memo to Council Re: Referral
- Attachment 8: Proposed Public Hearing mailed notification map
- Attachment 9: Public consultation by applicant
- Attachment 10: Feedback form results – Mapped by City
- Attachment 11: Public correspondence



City of Richmond

Minutes

**Regular Council Meeting for Public Hearings
Monday, October 18, 2010**

5. **Zoning Amendment Bylaw 8647 (RZ 09-504342)**
(7700/7720 Ash Street; Applicant: Gary Dhami)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

It was moved and seconded

That Zoning Amendment Bylaw 8647 be given second and third readings.

CARRIED

PH10/8-6

6. **Zoning Amendment Bylaw 8648 (RZ 10-524476)**
(16540 River Road; Applicant: Viridi Pacific Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

George Makowski, 18851 River Road, was opposed to the application. Mr. Makowski was concerned with the subject site being rezoned from Agriculture to Light Industrial. He noted that the subject site was once in the Agricultural Land Reserve (ALR), therefore its use should remain agriculture related. He commented on Richmond's Official Community Plan and was of the opinion that it should be drafted by stakeholders and not staff. Mr. Makowski spoke of the usage of River Road by bikes and trucks, and was of the opinion that the semi and dump trucks were too heavy for the road infrastructure and were not servicing Richmond farms or businesses. He commented on the applicant's history of bylaw contraventions related to parking of commercial vehicles on the subject site.



**Regular Council Meeting for Public Hearings
Monday, October 18, 2010**

Mr. Makowski noted that the area has no sanitary sewer connection and cited concerns with the existing buildings on the site and its septic field capacity. Also, he was concerned with the width of River Road and how trucks manoeuvre onto properties. He stated that he has witnessed trucks encroach the double-yellow line on River Road and believed that an accident was inevitable. Mr. Makowski concluded by requesting that the application be denied.

Mike Remington, 17160 River Road, spoke in opposition to the application and commented on the dangers of cycling and walking on River Road. He spoke of River Road's physical condition, noting that it is cracking and parts are sliding off into the river due to overweight commercial vehicles. Mr. Remington stated that he constantly witnesses trucks crossing the double-yellow centre line and speed bumps do not deter truck usage. He believed that it was shameful to rezone agricultural land for light industrial uses.

Stephen Easterbrook, 18360 River Road, was opposed to the application and echoed previous speakers' comments. Mr. Easterbrook noted that the neighbourhood was unaware of the Public Hearing and in the two days since he became aware of it, he had collected 66 signatures on a petition expressing opposition to the application (Schedule 4). He believed that agriculture in the area was eroding and that the subject site should not be rezoned from Agriculture to Light Industrial. Mr. Easterbrook noted that safety on the road has deteriorated over the years and recalled driving off the road to avoid a head on collision. He stated that the road is not engineered for the type of traffic it undergoes and the traffic is disrupting the neighbourhood. Mr. Easterbrook requested that the application be denied.

Harold Loughheed, 19000 River Road, spoke in opposition to the application and noted that the local papers are not delivered to this area of Richmond. He believed that the method of notification for the Public Hearing was not adequate for this type of neighbourhood. Mr. Loughheed noted that River Road is so narrow utility poles abut the road, and the installed speed bumps have no traffic calming affect on semi and dump trucks.



**Regular Council Meeting for Public Hearings
Monday, October 18, 2010**

Kiichi Kumagai, 8091 Rosebank Crescent, representing Viridi Pacific Holdings Ltd., provided background information and noted that the applicant has voluntarily spent in excess of \$100,000 on traffic, soil, and road assessment studies. He noted that nine rezoning criteria must be met and stated that his applicant's business is not the only business responsible for the traffic on River Road. Also, he noted that the applicant hopes to increase the number of employees from 23 to 30 if he is permitted to relocate his cabinet manufacturing business. Mr. Kumagai concluded by stating that the applicant does not intend to allow dump trucks to park on the subject site, instead, he will permit vans and "reefer" trucks that transport vegetables from the United States.

John Jensen, 16500 River Road, advised that he was not opposed to the rezoning of the subject property as he believed that its soil was not suitable for agricultural purposes. However, he cited concerns about how the proposed development would affect area residents' property taxes. Mr. Jensen commented on the pollution the trucks generate and believed that additional truck parking will increase pollution in the area.

Mayor Brodle acknowledged the conclusion of the first round of speakers. Four speakers then addressed Council for the second time with new information.

George Makowski, 18851 River Road, spoke of the dimensions of the subject site and the applicant's history of bylaw contraventions. Therefore, he believed that the applicant would permit dump trucks to park on the subject site and queried how the City would enforce this if the rezoning application was successful.

In reply to a query from Council, Brian Jackson, Director of Development, advised that a restrictive covenant limiting the types of vehicles allows on site could be added to the Rezoning Considerations to address parking concerns.

Mike Remington, 17160 River Road, advised that he has witnessed mobile fuel trucks and mobile mechanics operating along River Road. He spoke of reefer trucks and their need to idle through the night in order to keep their load refrigerated.



**Regular Council Meeting for Public Hearings
Monday, October 18, 2010**

Harold Lougheed, 19000 River Road, spoke of the lack of bylaw enforcement in the neighbourhood. Mr. Lougheed noted that the trucks along River Road pollute the ditch, which feeds into the north arm of the Fraser River.

Stephen Easterbrook, 18360 River Road, was of the opinion that reefer trucks are just as bad as dump trucks as their weights are comparable, therefore they disrupt the road equally. He noted that the reefer trucks the applicant wishes to allow to park on the subject site belong to a large grocery store chain in the lower mainland who imports its groceries from the United States. He noted that these reefer trucks add no value to the community of Richmond, and in fact directly compete with local farmers. Mr. Easterbrook requested that the application be denied and suggested that there are alternative sites for parking of commercial vehicles.

PH10/8-7

It was moved and seconded

That as a condition of rezoning, to be met prior to final reading of Zoning Amendment Bylaw 8648, the developer is required to complete Registration of a Restrictive Covenant on title identifying that the only parking permitted on site will be for employees, customers, and other trucks related to the cabinet manufacturing business.

CARRIED

PH10/8-8

It was moved and seconded

That the following concerns be referred to staff for review:

- (1) the need for further traffic restrictions on River Road, including potential speed bumps;*
- (2) public notification requirements for Public Hearings where large parcels of land are the subject of the notification;*
- (3) road conditions on River Road and No. 7 Road; and*
- (4) enforcement of traffic and debris dumping bylaws in the River Road area.*

CARRIED



**Regular Council Meeting for Public Hearings
Monday, October 18, 2010**

PH10/8-9

It was moved and seconded

That Zoning Amendment Bylaw 8648 be given second and third readings.

CARRIED

Opposed: Cllrs. E. Halsey-Brandt
S. Halsey-Brandt

7. **Zoning Amendment Bylaw 8649 (RZ 10-516627)**
(7491, 7531, and 7551 No. 2 Road; Applicant: Yamamoto Architecture Inc.)

See Page 1 for action taken on this matter.

ADJOURNMENT

PH10/8-10

It was moved and seconded

That the meeting adjourn (9:12 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, October 18, 2010.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

PETITION

Schedule 4 to the Minutes of the
Regular Meeting of Council held for
Public Hearings on Monday,
October 18, 2010.

CHLOE

To City of Richmond Councillors

18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land 16540 River Road and other 16000 block properties operating illegal commercial vehicle storage (Lands removed from the ALR)

We the FARMERS and RESIDENTS of the East Richmond neighbourhoods surrounding the 16,000 block of River Road are strongly opposed to the rezoning of all the AG1 properties located in the 16,000 block of River Road in East Richmond. We are in opposition of the City of Richmond approving a rezoning that would:

- 1) Erode the Agricultural Land base of Richmond
- 2) Disregard and contravene the previous Agricultural Land Reserve status of the subject lands
- 3) Act in direct opposition to OBJECTIVES and POLICIES of Section 2.1 of Richmond's "Official Community Plan" which states that the City of Richmond will:
 - a) Continue to protect ALL farmlands in the Agricultural Land Reserve
 - b) Support the Greater Vancouver Regional District Green Zone strategy as it applies to farmland
 - c) Increase public awareness of the importance of agriculture in Richmond
 - d) maintain and enhance agricultural viability and productivity in Richmond*** See Sections 1.2 GOALS and 2.1 AGRICULTURE of the City of Richmond "Official Community Plan" - attached ***

- 4) Disrupt the the peace and safety of our long standing rural neighbourhood affecting family farms and residences with a high volume of noisy Commercial Vehicle traffic travelling at high speed on the narrow roadways of:
No. 7 Road
Cambie Road
River Road
No. 8 Road & Nelson Road - trucks turning

- 5) Disregard the Engineered 9 tonne Legal Load Limit of River Road - degrading the maintenance and the integrity of an official Dyke Road.

- 6) Creating unsafe and hazardous traffic situations with heavy weight commercial vehicles travelling into oncoming traffic lanes in order to achieve sufficient radius to make turns onto the subject properties on River Road.
- 7) Increase unsafe and hazardous traffic situations by allowing and encouraging more traffic in dump trucks, semi trailer rigs and other large commercial vehicles that exceed the roadway width of the narrow Dyke Road forcing cyclists and oncoming traffic off the roadway.
- 8) Use Richmond Agricultural Land to park and store commercial and residential vehicles and equipment from **OTHER MUNICIPALITIES and CITIES.**
- 9) Encourage and increase overweight commercial traffic flow on the already congested and bottlenecked, malfunctioning intersections at Bridgeport Road and Viking Way and the associated and highly congested and hazardous access to North and Southbound access ways to the Knight Street Bridge.
- 10) Use Richmond Agricultural Land to park and store commercial and residential vehicles and equipment on a permeable surface that would allow leaching of oils and other toxic chemicals into surrounding Richmond Agricultural Soils as well as threatening adjacent environmentally sensitive areas and waterways.
- 11) Disregard the Environmentally Sensitive Status of the lands and Dyke Ditches in the neighbourhood
- 12) Increase heavy commercial vehicle traffic flow on the dangerous 90 degree turn at the corner of No. 6 Road and River Road - already the site of numerous, frequent and serious vehicle accidents.
- 13) Cause a safety hazard to neighbourhood families, pedestrians, cyclists, farm animals, farm vehicles and wildlife.
- 14) Needlessly rezone protected AG1 land when there are already significant amounts of unused, properly zoned commercial storage acreage available in the Port Metro lands at the south end of No. 8 Road and on Mitchell Island. Both sites have highway access and properly engineered roadways.
- 15) Upsetting the rural heritage of Richmond by advancing commercialization of heritage agricultural lands and wildlife refuges.
- 16) Reduce wildlife habitat.
- 17) Foster illegally filled Agricultural lands with untested, potentially contaminated soils
- 18) Allow and encourage commercial use without adequate sewage systems
- 19) Allow commercial use without proper planning for the safety of resident families and the general public or planning for maintenance of the integrity of the Dyke with respect to engineered vehicle weight limits.

- 20) Disregard the current review of the Agricultural L Commission's failure to properly administer decisions respecting removal of ALR land from the reserve - remedial actions to be recommended by Review Committee Chairman - Richard Bullock
- 21) Endorse and encourage non compliance with land zoning by rezoning properties that operated in contravention of the zoning bylaws due to negligence on the part of the City of Richmond.
- 22) Further aggravate traffic congestion and hazards at the intersection of No. 7 Road and Westminster Hwy interfering with and impeding the daily work of Farm Vehicles in the area.

PETITION

18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER
PAUL DUNN	<i>Paul Dunn</i>	2220 #7 Road	FARMER
MOUSA DUNN	<i>Mousa Dunn</i>	✓	FARMER
Nadine May	<i>Nadine May</i>	2400 #7 Road	Farmer
Derek May	<i>Derek May</i>	2400 #7 Road	Farmer
GINA SPACCA	<i>Gina Spacca</i>	2531 NO7ED	Resident/Owner
David May	<i>David May</i>	3031 #7 Rd	Farmer
Kim May	<i>Kim May</i>	2611 #7 Rd	Farmer
Van Grant	<i>Van Grant</i>	3600 #7 Rd	Resident
Simon Parker	<i>Simon Parker</i>	3660 #7 RD	RESIDENT
MICHELLE PARKER	<i>Michelle Parker</i>	3660 #7 RD	RESIDENT
C.J. BOW VADIS	<i>C.J. Bow Vadis</i>	16011 Cambie Rd.	RESIDENT
Kathy Savage	<i>K. Savage</i>	16200 Cambie Rd	Farmer
Arthur Savage	<i>A. Savage</i>	16200 Cambie Rd	Farmer
Kyle May	<i>Kyle May</i>	16251 Cambie Rd	Farmer
Kelly May	<i>Kelly May</i>	3420 NE. 7 Rd.	Resident

PETITION

18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER
LISA MAY	<i>[Signature]</i>	16251 Cambie Rd	Farmer
Brian Vinkler	<i>[Signature]</i>	4060 #7 Rd	Farmer
Brenda Savage	<i>[Signature]</i>	4060 #7 Rd	Farmer
Yvonne Easterbrook	<i>[Signature]</i>	18360 River Rd	Farmer
ANET FLAMAND	<i>[Signature]</i>	18360 River Rd	Farmer
Melissa Kraft	<i>[Signature]</i>	17200 River Rd	Farmer
JOHN KRAIT	<i>[Signature]</i>	17200 River Rd	Farmer
Leanne Benington	<i>[Signature]</i>	17160 River Rd	Farmer
Lauren May	<i>[Signature]</i>	2431 No 7 Rd	Farmer
Natasha Knight	<i>[Signature]</i>	2531 No 7 Rd	Farmer
James Beggs	<i>[Signature]</i>	2651 No 7 Rd	Farmer
Michelle May	<i>[Signature]</i>	2800 No 7 Rd	Farmer
LOUISE FORTNA	<i>[Signature]</i>	3560 #7 Rd	Farmer
Kenna L. Korte	<i>[Signature]</i>	3700 No 7 Rd	Farmer
<i>[Signature]</i>	<i>[Signature]</i>	3800 No 7 Rd	Farmer

PETITION

18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER
P. Fox	<i>[Signature]</i>	3800 7 Rd	<i>[Signature]</i>
Ken May	<i>[Signature]</i>	15631 Cambie	Ken May
Kelly May	<i>[Signature]</i>	15631 Cambie Rd	
LINDA SAVAGE	<i>[Signature]</i>	15581 CAMBIE RD	Farmer
Jessica Clark	<i>[Signature]</i>	15191 Cambie Rd	hair stylist / student
Dwain May	<i>[Signature]</i>	14131 Cambie Rd	FARMER
DICK CARDEE	<i>[Signature]</i>	2751 47 Rd	Farmer
BEL MAY	<i>[Signature]</i>	14731 Cambie	Farmer
SAH SAVAGE	<i>[Signature]</i>	4291 No. 7 Road	FARMER
Sean Schnivers	<i>[Signature]</i>	5031 No. 7 Rd.	Resident
Shannon Maxwell	<i>[Signature]</i>	5451 No. 7 Rd.	Resident
RANDY MAXWELL	<i>[Signature]</i>	5451	RESIDENT / FARMER
Colin May	<i>[Signature]</i>	5500 #7 Rd	Farmer
RANDY MAY	<i>[Signature]</i>	3111 #7 Rd	FARMER
JOY MAY	<i>[Signature]</i>	3111 #7 Rd	FARMER

18-001-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

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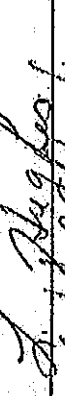
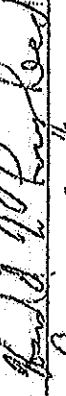



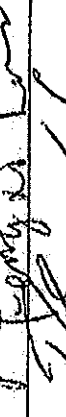


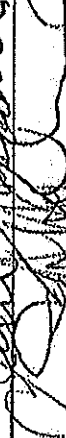





PETITION

18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER
George Makorowski		18851 ZIVER RD	RESIDENT
LINDA HUGHES		18711 RIVER RD RMO	RESIDENT
Harold Longhead		19000 River Rd Rish	Resident
PH Doris Longhead		19000 River Rd Rish	Resident
Janica Charles		18720 River Rd Rish	Resident
Sim. SHIMPSON		18671 River Road	OWNER
Ryan W		18671 River Road	owner
Loger Hansen		18260 River Road	Resident
wend Hansen		18240 River Rd	Residence
Jim Spooner		18911 R. Road	OWNER
FRED Helmes		18831 River Rd.	OWNER
A.J. Rossiter		23060 Washington Rd	OWNER
DAVE LYNN		18740 RIVER ROAD	RESIDENT
Michaela Lynn		"	"
1941 Polino		18751 River Rd	"

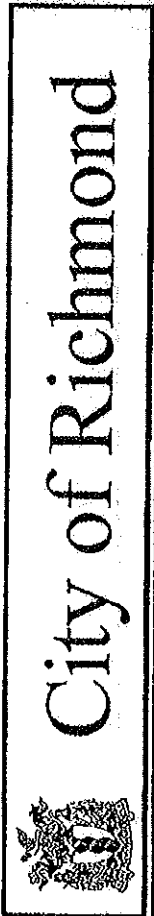
18-Oct-10

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

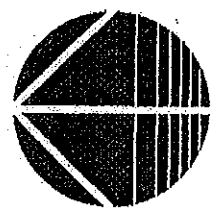
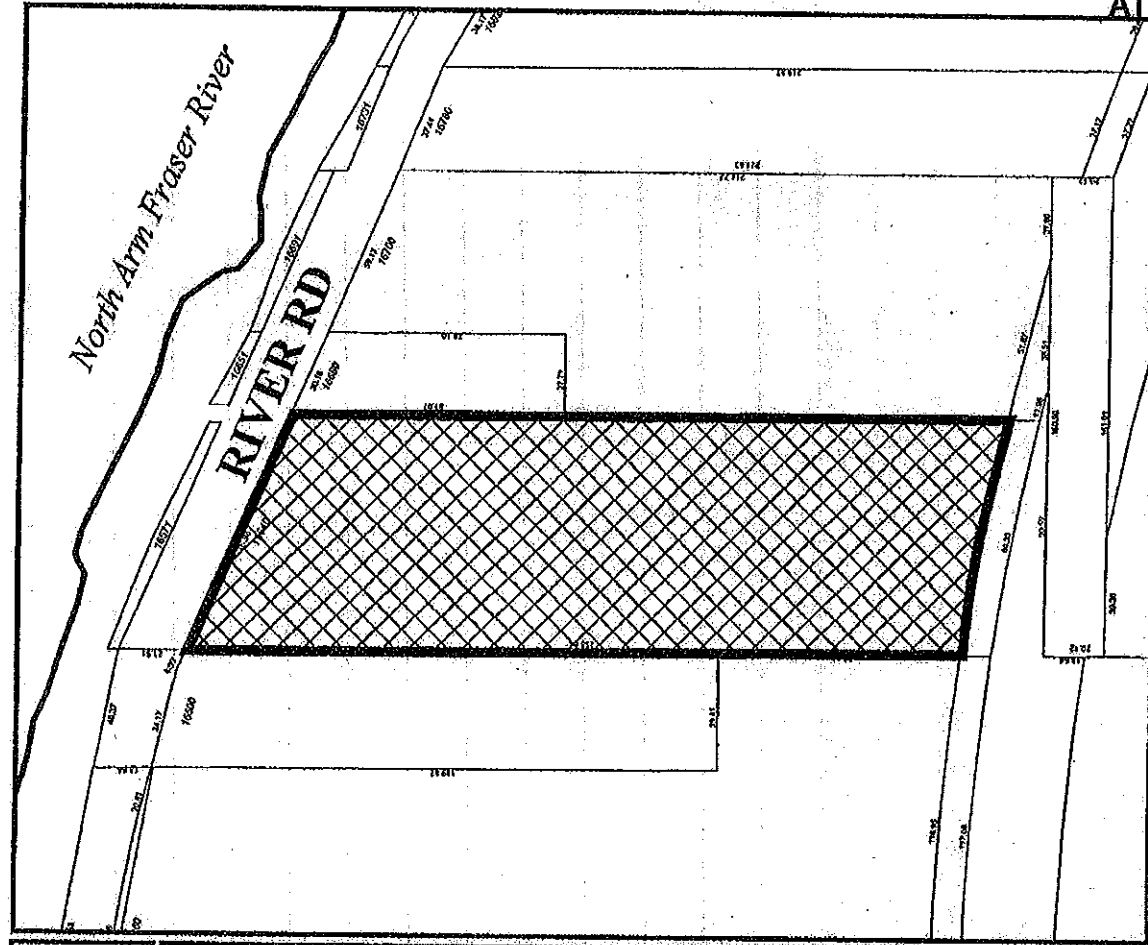
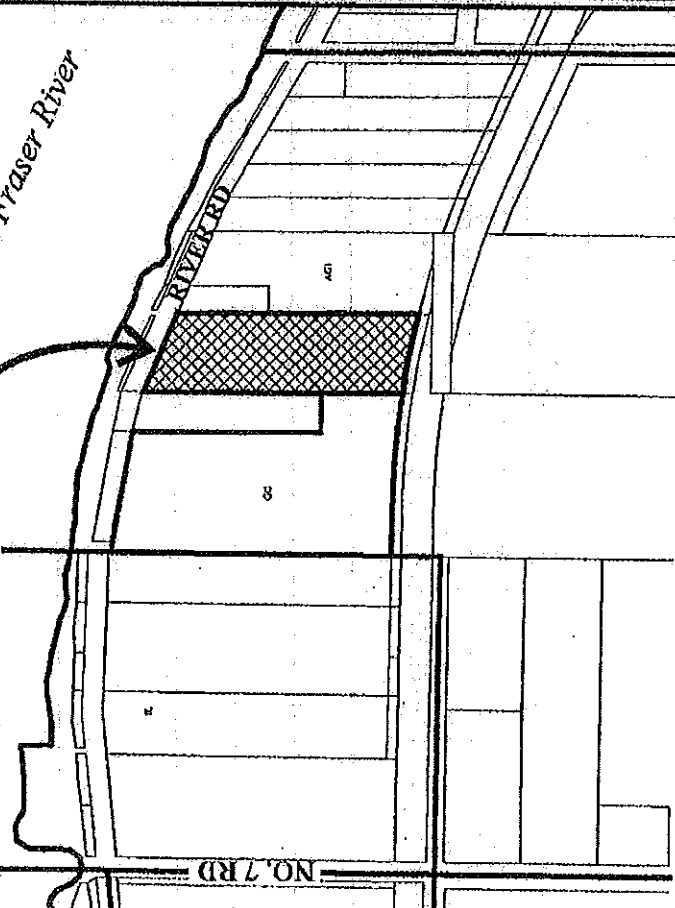
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City of Richmond

**PROPOSED
REZONING**

North Arm Fraser River



RZ 10-524476

Original Date: 04/21/10

Revision Date:

Note: Dimensions are in METRES

North Arm Fraser River

**SUBJECT
PROPERTY**

RIVER RD

NO. 7 RD

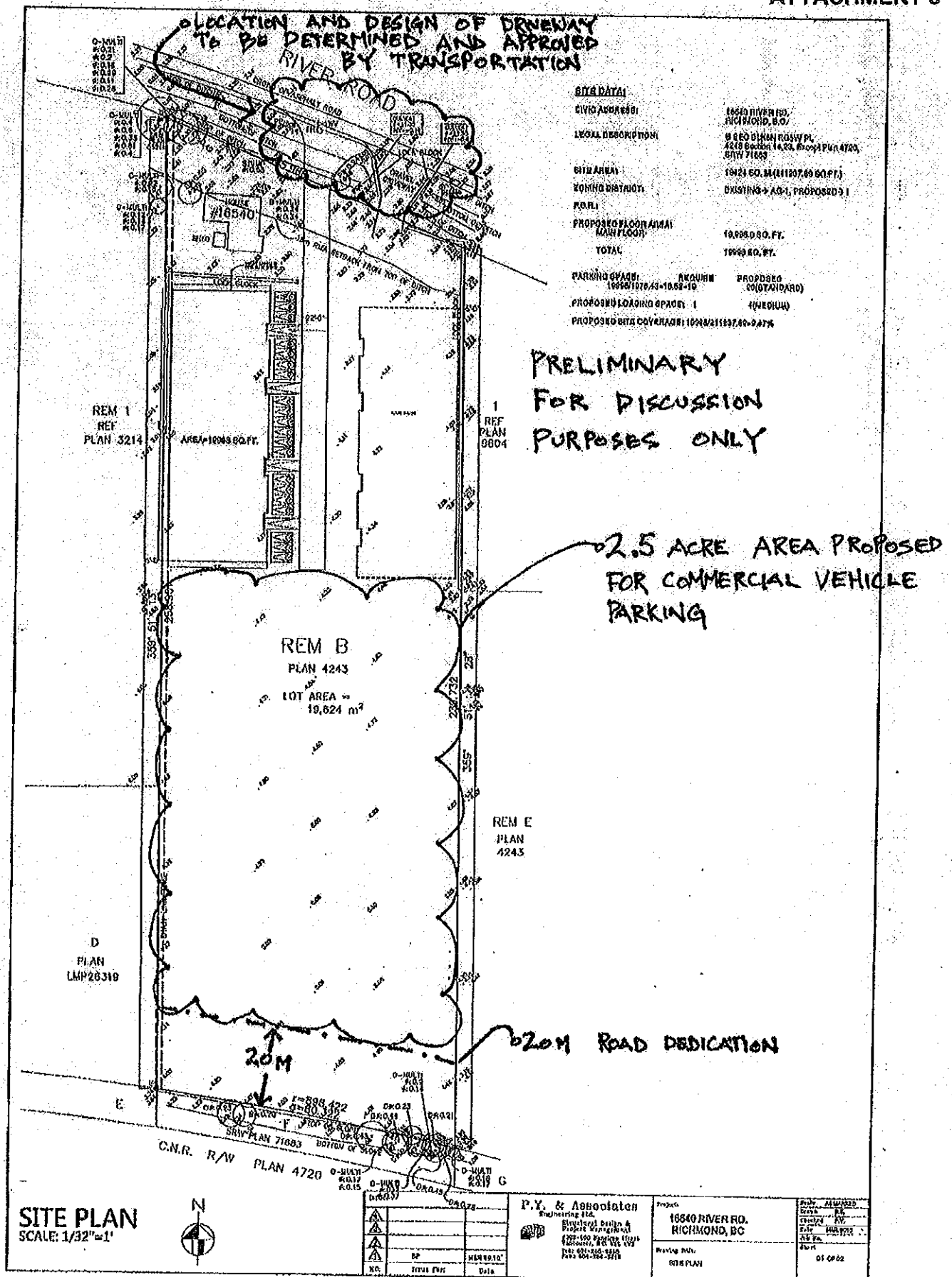


RZ 10-524476

Original Date: 04/21/10

Amended Date:

Note: Dimensions are in METRES





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 10-524476

Attachment 4

Address: 16540 River Road

Applicant: Virdi Pacific Holdings Ltd.

	Existing	Proposed
Owner:	Virdi Pacific Holdings	No change
Site Size (sq. m):	19,621 sq.m	Approximately 17,915 sq.m (after road dedication)
Land Uses:	Single-family dwelling. Remaining portions of property are vacant	<ul style="list-style-type: none"> Limited density light industrial building (1,860 sq.m). Commercial vehicle parking on vacant, undeveloped portion of site (2.5 acres). <ul style="list-style-type: none"> Max. 52 trucks. No dump trucks or operational refrigeration units are permitted. Residential security/operator unit (located in existing single-family dwelling).
OCP Designation:	Business and Industry	No change - complies
Zoning:	Agriculture (AG1)	Light Industrial (IL) – Limited density applicable to subject site
Other Designations:	15 m Riparian Management Area (River Road)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.12 applicable to subject site only	0.11 (includes combined floor area of existing dwelling and proposed building)	none permitted
Lot Coverage – Building:	Max. 60%	11%	none
Setback – Public Road (m):	Min. 3 m	34 m	none
Setback – West Side Yard (m):	None required	1.5 m	none
Building Height (m):	12 m	9 m	none
Off-street Parking Spaces – Total:	19	20	none
Loading Spaces – Total (light industrial building)	1 loading space (medium size)	4 loading spaces	none

Rezoning Considerations

16540 River Road

RZ 10-524476

Prior to final adoption of Zoning Amendment Bylaw 8725, the developer is required to complete the following:

1. 20 m wide dedication of land along the entire southern edge of the subject property for the purposes of a future new road.
2. Registration of a Restrictive Covenant on title identifying that the existing vehicle access and culvert crossing providing access to the subject site from River Road must be removed at the sole cost of the property owner once the new road, running south of and parallel to River Road, servicing the subject site is constructed and operational.
3. Registration of a Restrictive Covenant on title identifying that:
 - No more than 52 commercial vehicles can be parked on the subject site at any given time, with the exception that commercial vehicles associated with the licensed business on the subject property shall not be subject to this restriction.
 - Parking of dump trucks is prohibited.
 - Commercial trucks and trailers with refrigeration units are not permitted to be operational while parked on the subject site.
4. Registration of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 3.1 m.
5. Registration of a 10 m wide Statutory Right of Way (SRW) along the subject site's River Road frontage for dike and utility purposes.
6. Final approval from the Director of Development of a landscape buffer plan along the River Road frontage of the subject site, including submission of a letter of credit (based on a cost estimate provided by the consulting landscape architect) for the installation of the landscape buffer plan to be approved by the City.
7. Submission and approval (from the Director of Transportation) of a finalized design and completion of construction for an angled driveway vehicle access to the subject site from River Road that prohibits right-out (northbound to eastbound) and left-in (westbound to southbound) commercial vehicle turning movements to and from the subject site as recommended by the applicant's Traffic Impact Assessment.
8. Submission and approval of an appropriate ditch/culvert-crossing permit based on the approved angled access design for installation of associated structures and works.
9. Voluntary contribution of \$1,000 for the generation and posting of the necessary traffic control signs as recommended in the applicant's Traffic Impact Assessment.
10. Voluntary contribution of \$15,000 for the purposes of undertaking future City examination of River Road.

[Signed original on file]



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** August 24, 2010
From: Brian J. Jackson **File:** RZ 10-524476
 Director of Development
Re: Application by Virdi Pacific Holdings Ltd. for Rezoning at 16540 River Road
 from Agriculture (AG1) to Light Industrial (IL)

Staff Recommendation

That Bylaw No. 8648, to amend the "Light Industrial (IL)" zoning district and to rezone 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:ke

Al.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Virdi Pacific Holdings Ltd. has applied to the City of Richmond for permission to rezone the subject property at 16540 River Road (Attachment 1 -- Location Map) from Agricultural (AG1) to Light Industrial (IL) in order to permit the development of an approximate 1,860 sq. m (20,000 sq. ft.) manufacturing building.

An amendment is also proposed in the zoning bylaw to introduce a maximum Floor Area Ratio (FAR) in the Light Industrial (IL) zoning district that would only apply to the subject site. The maximum FAR would be consistent with the floor area requested in the development.

The proponents own a custom cabinet making manufacturing operation that currently operates on a number of properties in the Bridgeport Village Sub Area. The subject site on River Road is intended to be the new location for the cabinet manufacturer, which would also enable for expansion and consolidation of the operations onto one property. An approximate 1,860 sq. m (20,000 sq. ft.) manufacturing building is proposed on the subject property's northwest corner. Based on preliminary plans, the building is sited behind an existing single-family dwelling, which will be utilized as the residential security/operator unit. The existing vehicle access from River Road is located on the east side of the property. The proponents have also indicated they intend to use the undeveloped portion of their property for commercial vehicle parking for trucks not associated with the cabinet manufacturing operation. Light Industrial (IL) zoning permits commercial vehicle parking and storage as a permitted use. A preliminary site plan is contained in Attachment 2.

This rezoning facilitates the relocation and expansion of the manufacturing business in Richmond. Zoning for the subject site proposes a limited density that is associated with the building that would house the cabinet manufacturer. Future building development in excess of the limited density and FAR proposed in this zoning bylaw will require the subject property to go through another rezoning application. This enables the City the ability to secure infrastructure and services necessary for industrial development in the future, which is too onerous for the proposed industrial operation to undertake now.

Background of Development Applications – 16,000 Block of River Road

The subject rezoning application and development at 16540 River Road differs from other applications in the 16,000 block of River Road. Previously, Richmond City Council granted 3rd Reading (July 19, 2010) to the application at 16780 River Road (Quadra Coast Carriers – B. Jawanda; RZ 09-503308) to allow for commercial vehicle parking and unenclosed outdoor storage only. From 2007 to 2009, 3 separate applications involving a total of 6 properties in the 16,000 block of River Road to request commercial vehicle parking and unenclosed outdoor storage were submitted and processed by staff. On April 27, 2009, Council denied these applications as the necessary information required by staff to fully process and review the proposals was not submitted by the proponents.

The required time period of one year has elapsed since the denial, allowing applicants to reapply for rezoning. As a result, a number of new applications were submitted along with the necessary information. A map identifying the current applications that have been submitted to the City since the Council denial in 2009 is shown in Attachment 3.

Background of Development Applications – 16540 River Road

The owners purchased the subject property on River Road in the late 1990's and received 3rd Reading (March 20, 2000) on a zoning bylaw that enabled the property to be rezoned to allow light industrial development (RZ 99-165224). The owners did not complete the rezoning conditions attached to the proposal in 1999. As a result, a report was brought forward in 2009 that repealed the previous zoning bylaw in 1999 on the basis that a significant amount of time had elapsed since 3rd Reading and conditions attached to development had changed. Concurrent to the rescinding of the old bylaw, a rezoning application on the same site (16540 River Road) for commercial vehicle parking and unenclosed outdoor storage was denied by Richmond City Council as it was incomplete and could not be processed further by staff.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 4.

Upon receipt of the rezoning application on April 6, 2010, Community Bylaws staff confirmed the status of the property with respect to property use offences that were previously noted on the property. Community Bylaws staff have confirmed that the subject site has been in compliance with zoning and that no commercial vehicle parking or outdoor storage activities have been noted on the site throughout the processing of the rezoning.

Surrounding Development

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

To the East: AG1 zoned properties.

To the South: An existing rail allowance and rail line. Further south are AG1 zoned properties contained in the Agricultural Land Reserve.

To the West: An AG1 zoned property.

Related Policies & Studies**Official Community Plan**

The subject site is designated for 'Business and Industry' in the Official Community Plan (OCP). This designation applies to all properties contained in the 16,000 block of River Road that is situated between No. 7 Road to the west and the Karter Road allowance (unopened) to the east. Development of a limited area light industrial manufacturing building and use of a portion of the property for commercial vehicle parking complies with the 'Business and Industry' land use designation.

During the review of potential future land uses in the 16,000 block of River Road, it was determined that commercial vehicle parking and unenclosed outdoor storage were appropriate interim uses of these properties prior to more intensive development into light industrial businesses. Consideration of both light industrial development or interim commercial vehicle parking or outdoor storage is subject to resolution of all technical issues associated with each proposal.

Interim and Long Term Action Plan – 16,000 Block of River Road

The Interim and Long Term Action Plan for the 16,000 Block of River Road (Attachment 5) was approved by Council in 2008 and has been utilized to guide the processing of rezoning applications in this area. The strategy is organized to identify the key technical issues to be addressed through the proposed interim use of properties for commercial vehicle parking and outdoor storage in the short term. Over the long-term, the strategy envisions the ultimate development of the area into more intensive light industrial uses. Rezoning application submissions, regardless of the proposed uses, are required to submit the following information:

- Traffic Impact Assessment report and recommendations by a professional traffic engineer (Submitted).
- Professional environmental consultant to review the status of the property with respect to potential contaminants (Submitted).
- Preliminary landscape buffer plan (Submitted).

Additional information on the above submissions is discussed in latter sections of this report.

Public Input

No correspondence has been received on this application at the time of preparation of the staff report.

Analysis of Issues**Zoning Approach**

A limited density is proposed in the zoning amendment that would restrict the buildable floor area on the subject property to 0.12 FAR. This density is associated with the proposed floor area for the manufacturing building (1,860 sq. m or 20,000 sq. ft.) and existing single-family dwelling to be utilized as a caretaker unit. The Light Industrial (IL) zoning district typically permits a density of 1.0 FAR. The purpose of limiting the density to 0.12 FAR on the subject site is to accommodate the proposed manufacturing building and also require a future rezoning application for any additional building area above the 0.12 FAR. Through this future rezoning application, additional requirements associated with light industrial development over the whole site (i.e., appropriate servicing by City infrastructure; construction of future road) can be secured.

The Light Industrial (IL) zoning district also permits use of the property for commercial vehicle parking, which will be undertaken on the property in conjunction with the development of the manufacturing building. This zoning does not permit the use of the property for unenclosed outdoor storage; therefore all general goods and items must be wholly contained within a building (with the exception of commercial vehicles that are permitted to be parked outside). All other regulations contained in the Light Industrial (IL) zoning district will apply to the subject site.

Transportation Issues and Requirements**Traffic Impact Assessment**

A Traffic Impact Assessment (TIA) report (prepared by a transportation consultant) was submitted and reviewed by the City's Transportation Division as required in the strategy for land use applications along the 16,000 block of River Road. The TIA report indicated that the existing configuration of River Road can accommodate commercial truck vehicle movements to

and from the subject site. The TIA also made the following recommendations to mitigate the impact of commercial vehicle traffic on River Road:

- Implementation of an 'angled access' from the subject site to River Road. This new angled access layout would physically prevent commercial trucks from entering the site from the east (No left turn movement from River Road) and exiting via a north to eastbound turning movement (No right turn movement onto River Road).
- Implementation of signage on the public roads to identify prohibited turning movements (i.e., appropriate turn restrictions at the subject site) and appropriate truck routing.
- The Transportation Division supports the above recommendations of the TIA as it addresses the concern about commercial vehicles travelling on River Road east of the subject site. Under this approach, commercial vehicles would be routed to the subject site to and from the west, therefore limiting travel on River Road east of the development site.

To ensure implementation of the appropriate angled access driveway, the proponent will be required to submit a design (to be approved by the Transportation Division) and obtain a permit to implement the new driveway crossing from Engineering (Ditch/Culvert crossing permit) prior to final adoption of the rezoning (refer to Attachment 6 for a consolidated list of rezoning considerations). The proponent is also required to submit monies (rezoning consideration) for the installation of recommended signage in the TIA, which will enable City staff to manufacture and install the signs where needed.

Note that River Road east of No. 7 Road is weight restricted to 9 tonnes; however, with proper zoning in place to permit the use (light industrial manufacturing and commercial vehicle parking), trucks would be permitted to take the shortest route to the subject site.

Driveway Access – River Road

As recommended by the proponent's traffic consultant, the angled access configuration of the future driveway access to River Road will only permit truck vehicle movements to access and exit the site from and to the west, thus limiting travel and impact on River Road. A covenant will also be registered on title of the subject property requiring the existing driveway crossing to River Road to be removed at the owner's costs upon completion of construction of the new road along the south property line that would service the site. This covenant is required to be registered on title as a rezoning consideration to be completed prior to final adoption.

The applicants have not yet confirmed if the new 'angled access' will be implemented in the same location as the existing driveway/culvert crossing (east side of property) or if a new location is preferred (centre of the site). Whatever location is selected by the applicant, the following requirements will apply:

- Only one driveway access to River Road is permitted.
- 'Angled access' design, as per the recommendation of the TIA, is to be approved by the Transportation Division.
- Issuance of the necessary ditch/culvert crossing permit for installation of the 'angled access' structure (based on design approved by Transportation).
- Restrictive covenant registered on title requiring the removal of the driveway access, solely at the owner's cost, from River Road once the new industrial road along the south property line is constructed and operational.

Further Assessment of River Road

As confirmed in the TIA, River Road is sufficient to accommodate commercial vehicle truck traffic associated with proposed truck parking and light industrial development. Over the long-term, the use and function of River Road will be impacted by the following factors:

- Establishment of a new industrial standard road that would run parallel (South) to River Road. Once operational, this new road would be utilized as the primary vehicle access to industrial development and individual vehicle accesses onto River Road would be removed.
- Review of River Road in light of broad OCP and Transportation objectives relating to use of River Road by a wide range of users (bike and pedestrian infrastructure) and future works related to upgrading existing dike and drainage infrastructure based on City strategies.

Rather than one proponent bearing the sole cost of undertaking this assessment of River Road based on long-term objectives, all applicants in the 16,000 block of River Road will be required to contribute monies towards this initiative. This voluntary contribution would be collected and utilized by the City to undertake the assessment when appropriate. As a result, a \$15,000 voluntary contribution (rezoning consideration) is required to be submitted to the City by the proponent.

Road Dedication and Future Road Construction Costs

A 20 m dedication is required along the subject site's entire southern property line. This dedication is required for the establishment of a new industrial standard road that would service properties in the area. Establishment and construction of a new road along the south property line of the site is a long-term objective of the City.

Securing either actual construction of the new industrial road along the southern edge of properties or submission of monies to cover future road construction is appropriate where:

- The new road can actually be constructed and made operational; and
- Development of intensive light industrial activities is imminent.

Given that the proposed development involves a limited area industrial building, which will require another rezoning application to develop more density, and that the future road cannot be made operational now, it is not appropriate to require construction of the road or secure of monies as part of the current rezoning application.

Environmental Consultant Report

The Site Profile submitted in conjunction with the rezoning application did not identify any land use activities occurring on the property that could have resulted in contamination. In addition to the Site Profile, a professional environmental consultant was engaged to undertake a Phase 1 & 2 Environmental Site Assessment to determine if there was any evidence of contaminants on the subject site.

The Site Profile and Phase 1 & 2 of the Environmental Site Assessment were forwarded to the Ministry of Environment for review, comment and approval. Ministry of Environment staff indicated that Ministry release for the rezoning application is not required based on the information submitted by the proponent and environmental consultant.

The Environmental Site Assessment also concluded that the risk for groundwater and soil contamination is low and that no further investigations or mitigation measures are recommended for the site if it is to be developed for light industrial uses. The environmental consultant's findings in conjunction with the Ministry's response addresses site contaminant concerns identified in the Interim Action Plan.

Preliminary Landscape Buffer Plan

A landscape buffer plan for portions of the site adjacent to River Road was also prepared and submitted by the proponent. The landscape plan proposes a parallel 3m wide planted and fenced buffer area that is located outside the existing 15 m Riparian Management Area along River Road. Planting consists of a combination of trees, hedging and groundcover (Refer to Attachment 7 for a preliminary landscape plan).

As a result of the recommendation of the transportation consultant to implement an angled access along the site's River Road frontage to control commercial vehicle movements to and from the subject property, the landscape buffer plan will need to be revised and amended in accordance with the ultimate angled access design and location approved for the site. Submission of a final landscape plan is a rezoning consideration to be addressed prior to final adoption.

Engineering Servicing Capacity Analysis

Engineering has confirmed that capacity analyses are not required for City storm and water systems servicing the subject site. No sanitary sewer system services this area; therefore no capacity analysis is required. The subject site will be serviced by an on-site septic sewage disposal system that will be required to be designed and approved by an appropriate professional through the building permit process.

Statutory Right of Way for Dyke and Utility Purposes

A 10 m statutory right of way (SRW) for dike and utility purposes is also required along the subject site's north property line adjacent to River Road. Currently, the existing dike is generally situated in conjunction with River Road at this location. The 10m SRW is being secured now in the event that the City requires dike or utility related works along this portion of River Road within the SRW area.

Green Roof Bylaw

The City's Green Roof Bylaw (8385) applies to industrial and office building(s) that have a gross leaseable floor area greater than 2,000 sq.m (21,529 sq.ft). Based on the building area proposed (approximately 1,860 sq.m or 20,000 sq.ft), the Green Roof Bylaw does not apply.

At future building permit, if it is determined that additions or modifications to the industrial building are required that result in a building area greater than 2,000 sq.m, the Green Roof Bylaw will apply and the development will be required to comply with the options identified in the Bylaw. Future industrial development above the density proposed in this rezoning will be required to comply with the provisions of the Green Roof Bylaw as well.

Flood Plain Covenant

Registration of a Flood Plain Covenant on title identifying a minimum flood construction level of 3.1m is required prior to final adoption of the zoning bylaw.

Riparian Management Area (RMA -- 15m)

A 15m RMA exists along the subject sites north property line in conjunction with the watercourse running along the south side of River Road. A site survey has been submitted identifying the 15m setback measured from the top of bank of the riparian watercourse.

No new development works in conjunction with building or landscaping are proposed in the 15m RMA area. Existing modifications already located within the 15m RMA area consist of a single-family dwelling, front yard area (mostly landscaping) and driveway/gravel access.

Installation or modification of the driveway/culvert over the watercourse on the south side of River Road in order to implement the 'angled access' to the subject property will be located within the 15 m RMA area. Pending the final design and location and subject to approval by City staff, the angled access will replace the existing culvert crossing access that currently services the subject property on the east side of the site.

A new or modified culvert crossing requires a permit to be reviewed and approved by Engineering (Ditch Crossing Permit). Through this permitting process, the installation of the structure in conjunction with associated works will be reviewed by the City to determine impacts within the RMA area and identify if mitigation/enhancement measures are necessary. Any works within the 15 m RMA and associated watercourse also requires review and approval from the Department of Fisheries and Oceans, which is required prior to issuance of the ditch/culvert crossing permit.

Conclusion

The subject proposal at 16540 River Road involves the development of a limited density light industrial manufacturing building in conjunction with commercial vehicle parking and storage. The development has addressed all issues identified in the Interim and Long Term Action Plan for the 16,000 block of River Road along with technical comments arising from the processing.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Preliminary Development Plans

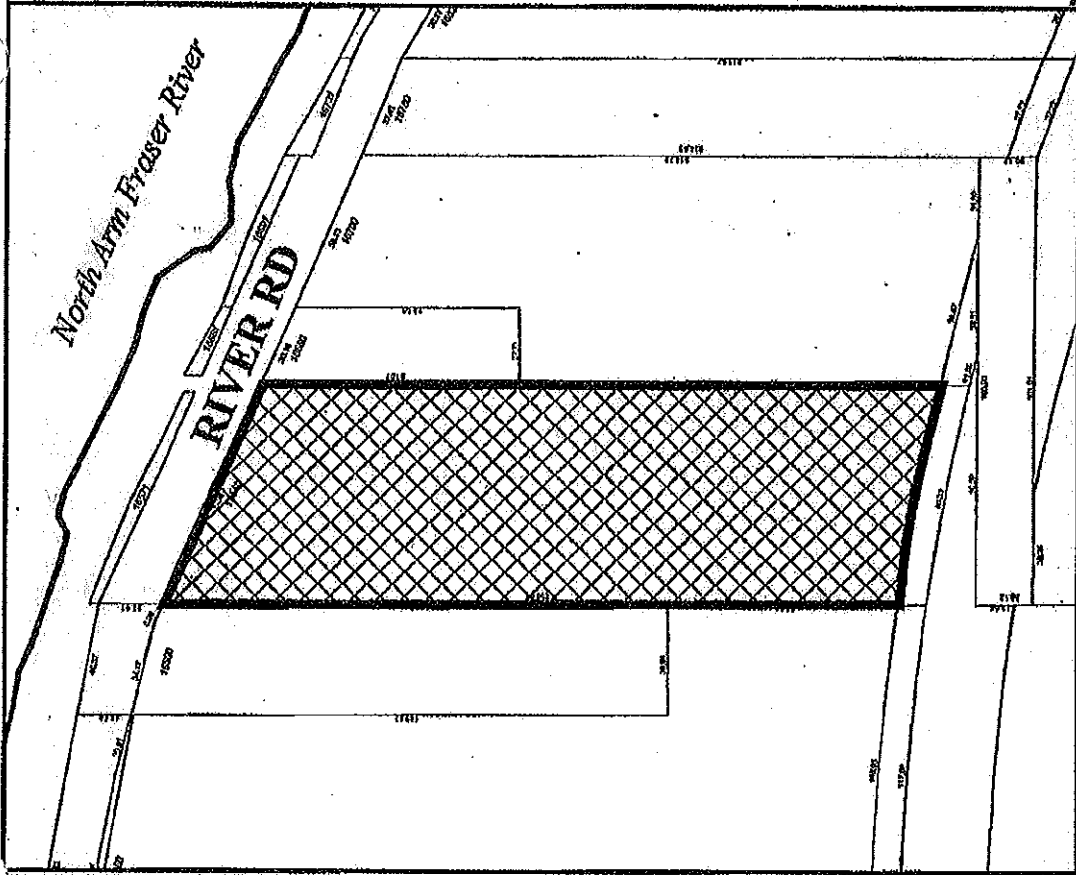
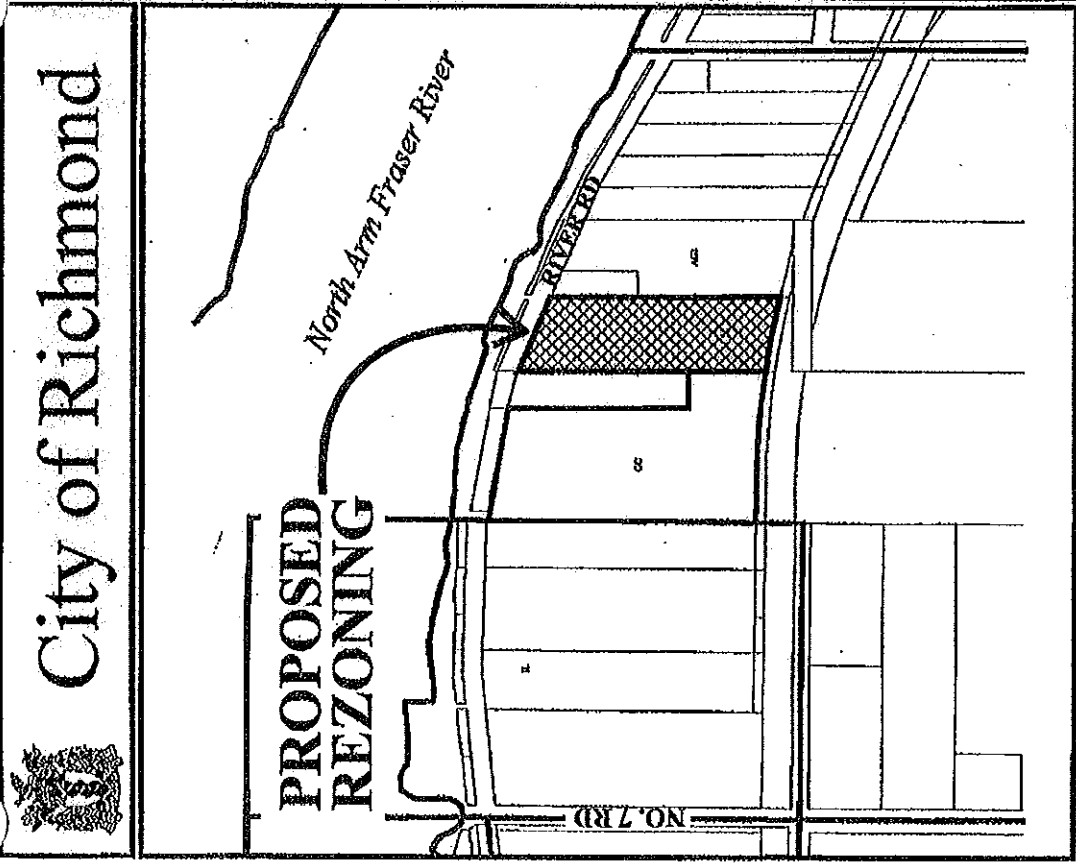
Attachment 3: Current Rezoning Applications in 16,000 Block of River Road

Attachment 4: Development Application Data Sheet

Attachment 5: Interim and Long-Term Action Plan -- 16,000 Block of River Road

Attachment 6: Rezoning Considerations Concurrence

Attachment 7: Preliminary Landscape Buffer Plan



Original Date: 04/21/10
Revision Date:
Note: Dimensions are in METRES

RZ 10-524476



North Arm Fraser River

**SUBJECT
PROPERTY**

RIVER RD

NO. 7 RD



RZ 10-524476

Original Date: 04/21/10

Amended Date:

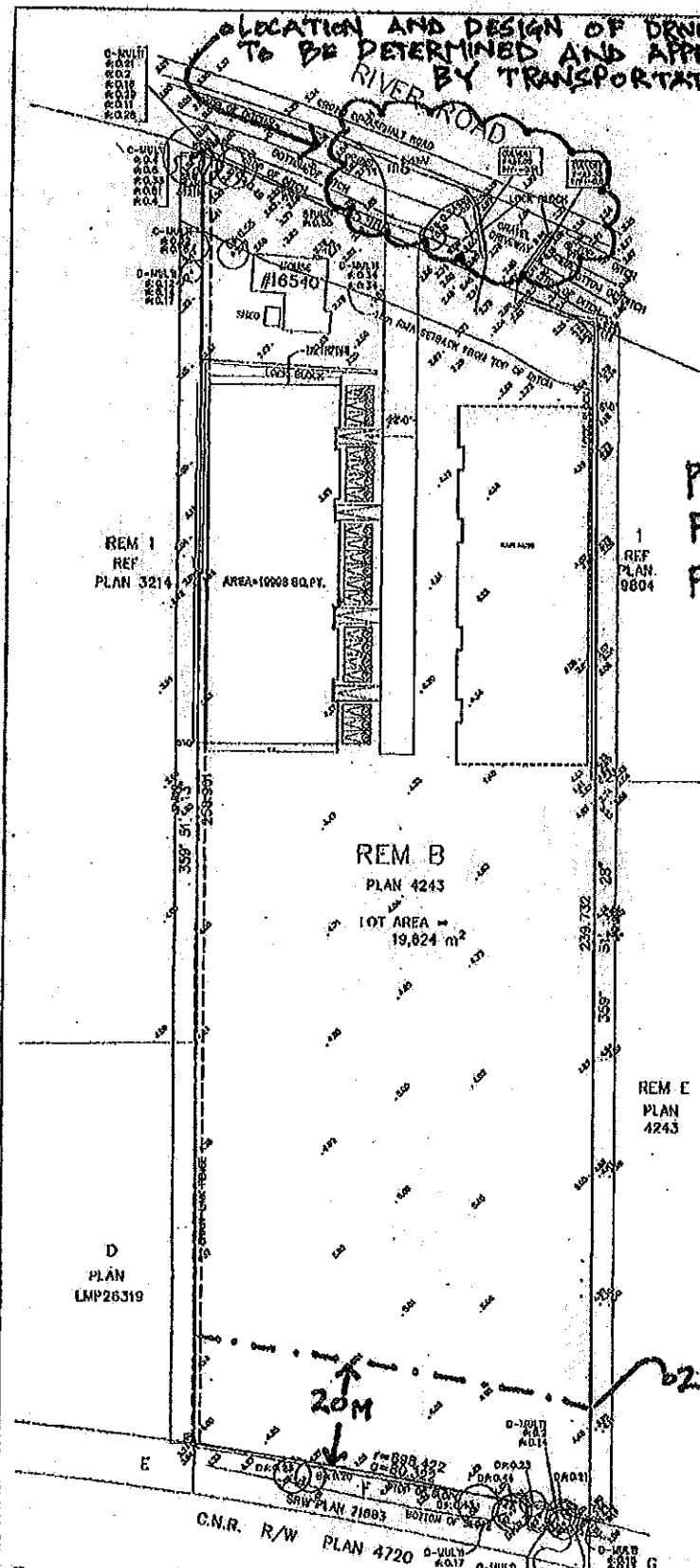
Note: Dimensions are in METRES

ATTACHMENT 2

LOCATION AND DESIGN OF DRAINAGE
TO BE DETERMINED AND APPROVED
BY TRANSPORTATION

SITE DATA:
CIVIL ADDRESS: 18540 RIVER RD.
RICHMOND, B.C.
LEGAL DESCRIPTION: S 610 BLK 100 W PL
4213 Section 14, 23, Except Plan 4720,
SRW 71693
SITE AREA: 10621 SQ. M (11507.03 ACFT)
ZONING DISTRICT: EXISTING - AG-1, PROPOSED - I
P.S.R.:
PROPOSED FLOOR AREA:
MAIN FLOOR: 16,990 SQ. FT.
TOTAL: 16990 SQ. FT.
PARKING SPACES: EXISTING 10990 (1079.50-18.55-19) PROPOSED (STANDARD)
PROPOSED LOADING SPACES: 1 (MEDIUM)
PROPOSED SITE COVERAGE: 10000 (1037.49-0476)

PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY



SITE PLAN
SCALE: 1/32"=1'

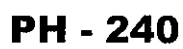


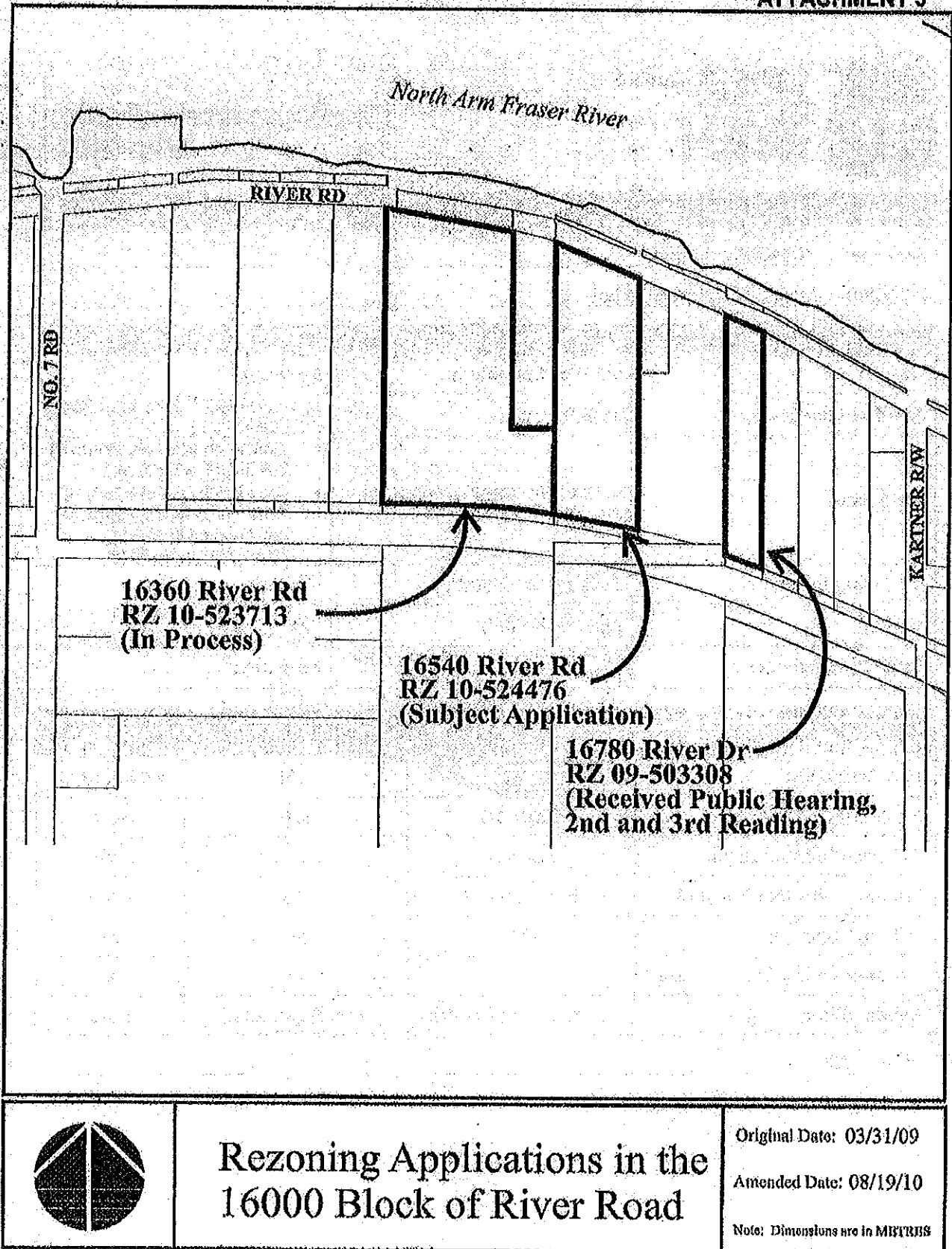
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P.Y. & Associates
Engineering Ltd.
Structural Design &
Project Management
100-100 Pacific Blvd
Vancouver, B.C. V6P 1V9
Tel: 604-263-5555
Fax: 604-263-5511

Project:
18540 RIVER RD.
RICHMOND, B.C.
Drawing No.:
SITE PLAN

Rev. 1
Rev. 2
Rev. 3
Rev. 4
Rev. 5
Rev. 6
Rev. 7
Rev. 8
Rev. 9
Rev. 10
Rev. 11
Rev. 12
Rev. 13
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Rev. 98
Rev. 99
Rev. 100





Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 08/19/10

Note: Dimensions are in METRES

**City of Richmond**

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 10-524476**Attachment 4**Address: 16540 River RoadApplicant: Virdi Pacific Holdings Ltd.

	Existing	Proposed
Owner:	Virdi Pacific Holdings	No change
Site Size (sq.m):	19,621 sq.m	Approximately 17,916 sq.m (after road dedication)
Land Uses:	Single-family dwelling on vacant property	<ul style="list-style-type: none"> Limited density light industrial building (1,860 sq.m). Commercial vehicle parking. Residential security/operator unit (located in existing single-family dwelling).
OCP Designation:	Business and Industry	No change - complies
Zoning:	Agriculture (AG1)	Light Industrial (IL) - Limited density applied to subject site.
Other Designations:	16 m Riparian Management Area (River Road)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed - Preliminary	Variance
Floor Area Ratio:	Max. 0.12 applicable to subject site only	0.11	none permitted
Lot Coverage - Building:	Max. 80%	11%	none
Setback - Public Road (m):	Min. 3 m	34 m	none
Setback - West Side Yard (m):	None required	1.5 m	none
Building Height (m):	12 m	9 m	none
Off-street Parking Spaces - Total:	19	20	none
Loading Spaces - Total:	1 loading space (medium)	4 loading spaces	none

Other: N/A

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

Land Use

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

Proposed Approach to Rezoning Applications

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

Technical Objectives and Issues*Engineering*

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

Transportation

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

Existing Soil/Fill Conditions

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

Rezoning Considerations (To be completed by the rezoning applicants)

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

Forthcoming Process

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

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

(Revised based on Public Consultation Feedback)

Land Use Examination

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

Technical Objectives and Issues

Traffic and Transportation

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

City Servicing

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

Forthcoming Process

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

Rezoning Considerations

16640 River Road

RZ 10-524476

Prior to final adoption of Zoning Amendment Bylaw 8648, the developer is required to complete the following:

1. 20 m wide dedication of land along the entire southern edge of the subject property for the purposes of a future new road.
2. Registration of a Restrictive Covenant on title identifying that the existing vehicle access and culvert crossing providing access to the subject site from River Road must be removed at the sole cost of the property owner once the new road servicing the subject site is constructed and operational.
3. Registration of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 3.1 m.
4. Registration of a 10 m wide Statutory Right of Way (SRW) along the subject site's River Road frontage for dike and utility purposes.
5. Final approval from the Director of Development of a landscape buffer plan along the River Road frontage of the subject site, including submission of a letter of credit (based on a cost estimate provided by the consulting landscape architect) for the installation of the landscape buffer plan to be approved by the City.
6. Submission and approval (from the Director of Transportation) of a finalized design for an angled driveway vehicle access to the subject site from River Road that prohibits right-out (northbound to eastbound) and left-in (westbound to southbound) commercial vehicle turning movements to and from the subject site as recommended by the applicant's Traffic Impact Assessment.
7. Submission and approval of an appropriate ditch/culvert crossing permit based on the approved angled access design for installation of associated structures and works.
8. Voluntary contribution of \$1,000 for the generation and posting of the necessary traffic control signs as recommended in the applicant's Traffic Impact Assessment.
9. Voluntary contribution of \$15,000 for the purposes of undertaking future City examination of River Road.

[Signed original on file]

Signed

Date



City of Richmond

Memorandum

Planning and Development Department
Development Applications / Transportation

To: Mayor and Councillors
From: Wayne Craig
Acting Director, Development Applications
Victor Wei, P.Eng.
Director, Transportation
Date: February 8, 2011
File: 10-6450-09-01/2011-Vol
01
Re: Staff Response to Council Referral - River Road East of No. 7 Road

At the October 18, 2010 Regular Council Meeting for Public Hearings on the rezoning of 16540 River Road from "Agriculture (AG1)" to "Light Industrial (IL)" to permit development of a limited area manufacturing building and allow for commercial vehicle parking and storage, the following referral was made:

That the following concerns be referred to staff for review:

- (1) *the need for further traffic restrictions on River Road, including potential speed humps;*
- (2) *public notification requirements for Public Hearings where large parcels of land are the subject of the notification;*
- (3) *road conditions on River Road and No. 7 Road; and*
- (4) *enforcement of traffic and debris dumping bylaws in the River Road area.*

This memorandum responds to the referral and provides Council with the findings of staff's investigation on the above noted matters.

1. Further Traffic Restrictions on River Road

The objective of any further traffic restrictions on River Road is to mitigate the following concerns:

- vehicles speeding on River Road east of No. 7 Road; and
- trucks generated by the subject rezoning application accessing the site to/from the east (instead of the west) along River Road, thereby potentially impacting on the area residents.

Vehicle Speeding

With regard to vehicles speeding along River Road, staff have previously received similar concerns and, as a result, three speed humps were installed along the 18,000 blocks of River Road in July 2010. Traffic studies conducted both before and after the installation of the speed humps indicate that the measures have been effective in reducing the travel speed of vehicles on River Road, as the majority of drivers have slowed down, i.e., the 85th percentile travel speed has been reduced from 67 km/hr (before the installation) to 54 km/hr (after the installation).

While the three speed humps along River Road have been effective, the majority of drivers are still travelling above the posted speed limit of 30 km/hr. Accordingly, two additional speed humps are proposed to be installed between the three existing speed humps. Consultation with the affected residents is currently underway and anticipated to be completed by end of March 2011. If supported by two-thirds of the affected residents, the two additional speed humps would be installed before Summer of this year as part of the 2011 Capital Program. Staff anticipate that resulting travel speeds along River Road would be further reduced and more fully comply with the posted speed limit. Staff would also continue to monitor the traffic conditions and implement additional traffic calming measures as deemed necessary.

Trucks Accessing the Development Site

To ensure trucks generated by the subject rezoning application access the site to/from the west along River Road, a number of traffic control measures will be implemented as part of the subject rezoning application including, but not limited to, an angled access, a road-side channelized island, traffic signage, pavement markings, delineators, and raised pavement markers. Similar traffic control measures were recently completed as part of the rezoning application for 16780 River Road (RZ 09-503308) and have been effective in restricting trucks accessing to/from the east while adequately accommodating trucks to/from the west along River Road. At this time, no further traffic restrictions are required.

2. Notification Requirements for Public Hearing

The standard mailed notification undertaken for Public Hearing is based on a 50 m radius measured from the development parcel. Given the large parcel sizes in the 16,000 block of River Road, an expanded notification area is recommended for all rezoning applications in this area. The expanded notification area will include all properties along River Road from No. 7 Road to the west and halfway between Nelson Road and No. 9 Road to the east (Attachment 1). This is the same public notification area that was undertaken during staff consultation and development of the Interim and Long-Term Action Plan for the 16,000 block of River Road. When rezoning applications in this area are considered by Council, a recommendation will be included to the expand the mailed notification as described.

3. Road Conditions on River Road and No. 7 Road

Based on the results of the traffic impact assessment prepared as part of the subject rezoning application, it has been confirmed that the current road conditions of both River Road and No. 7 Road are adequate to accommodate the traffic, including commercial vehicle trucks, associated with the subject development. However, new truck restrictions are planned for No. 7 Road as large trucks will be banned on Westminster Highway when the new Nelson Road interchange opens later this year.

In the long term, the future use and function of River Road will be impacted by the following key factors:

- establishment of a new industrial standard road that will run parallel to and south of River Road to be used as the primary vehicle access to industrial development along with the removal of individual accesses to River Road; and
- future works related to upgrading the existing dike and drainage infrastructure based on City strategies as well as long-term broader City objectives relating to the use of River Road by a wider range of users, including cyclists and pedestrians.

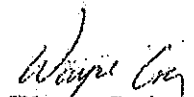
Given these two factors, a comprehensive traffic and engineering study of River Road and nearby roads will be undertaken by the City with voluntary contributions from area developers. The timing of such a study will be determined by the future rezoning applications in this area and the resulting phasing pattern of the new parallel road.

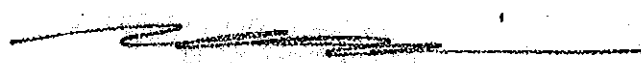
4. Enforcement of Traffic and Debris Dumping Bylaws in the River Road Area

Traffic-related bylaws are enforced by Richmond RCMP and/or the City's Community Bylaws Division. Debris/fill dumping occurring on agricultural land is administered and enforced by Agricultural Land Commission staff. Community Bylaws staff act in a supporting capacity once a decision (denial, approval or enforcement) on a fill activity is made, as per the provisions of the City's *Soil Removal & Fill Deposit Regulation - Bylaw 8094*.

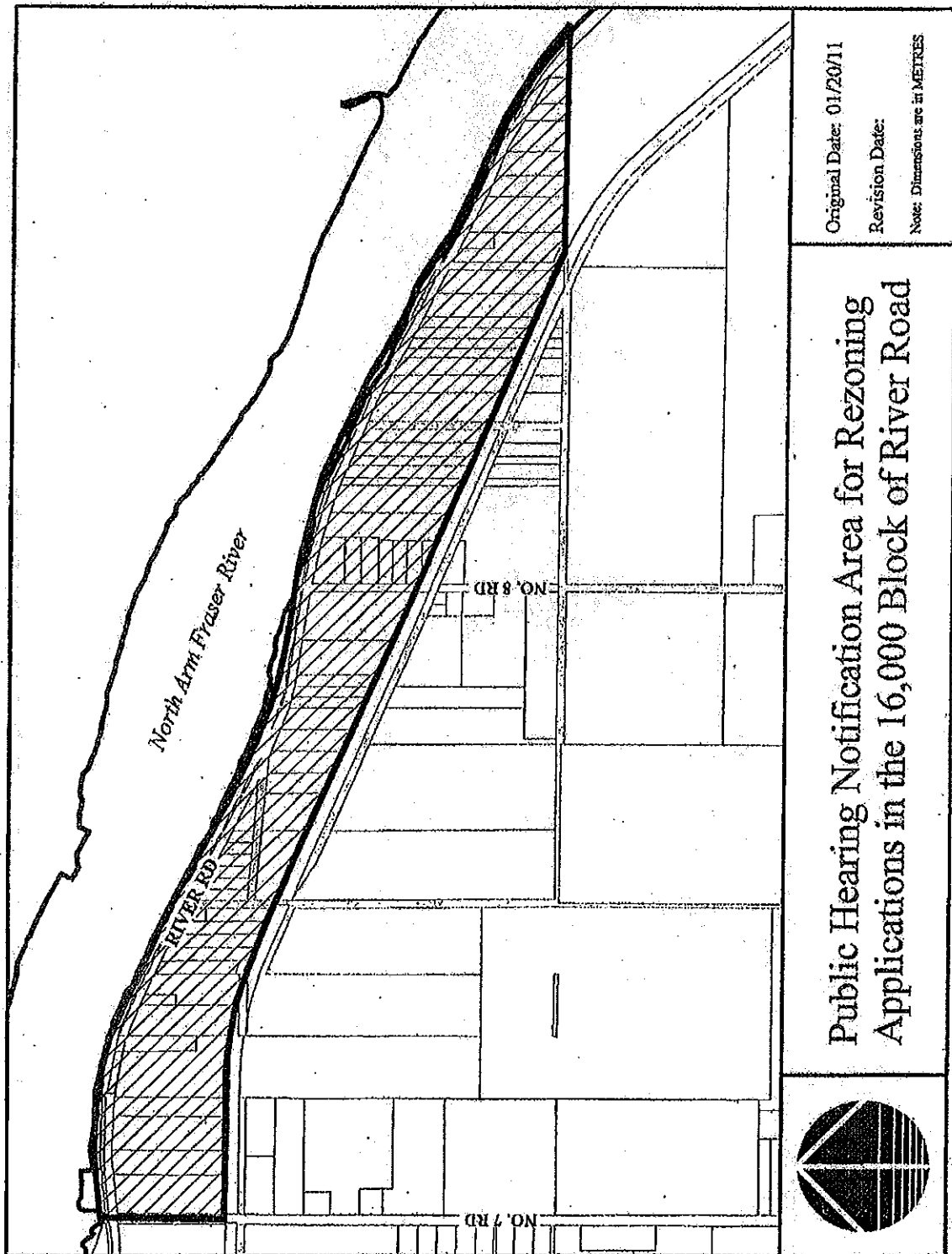
In response to the request for additional enforcement in the River Road area, Richmond RCMP, Agricultural Land Commission and Community Bylaws staff have been notified accordingly. Staff will continue to work with all stakeholders to ensure that the bylaws are enforced.

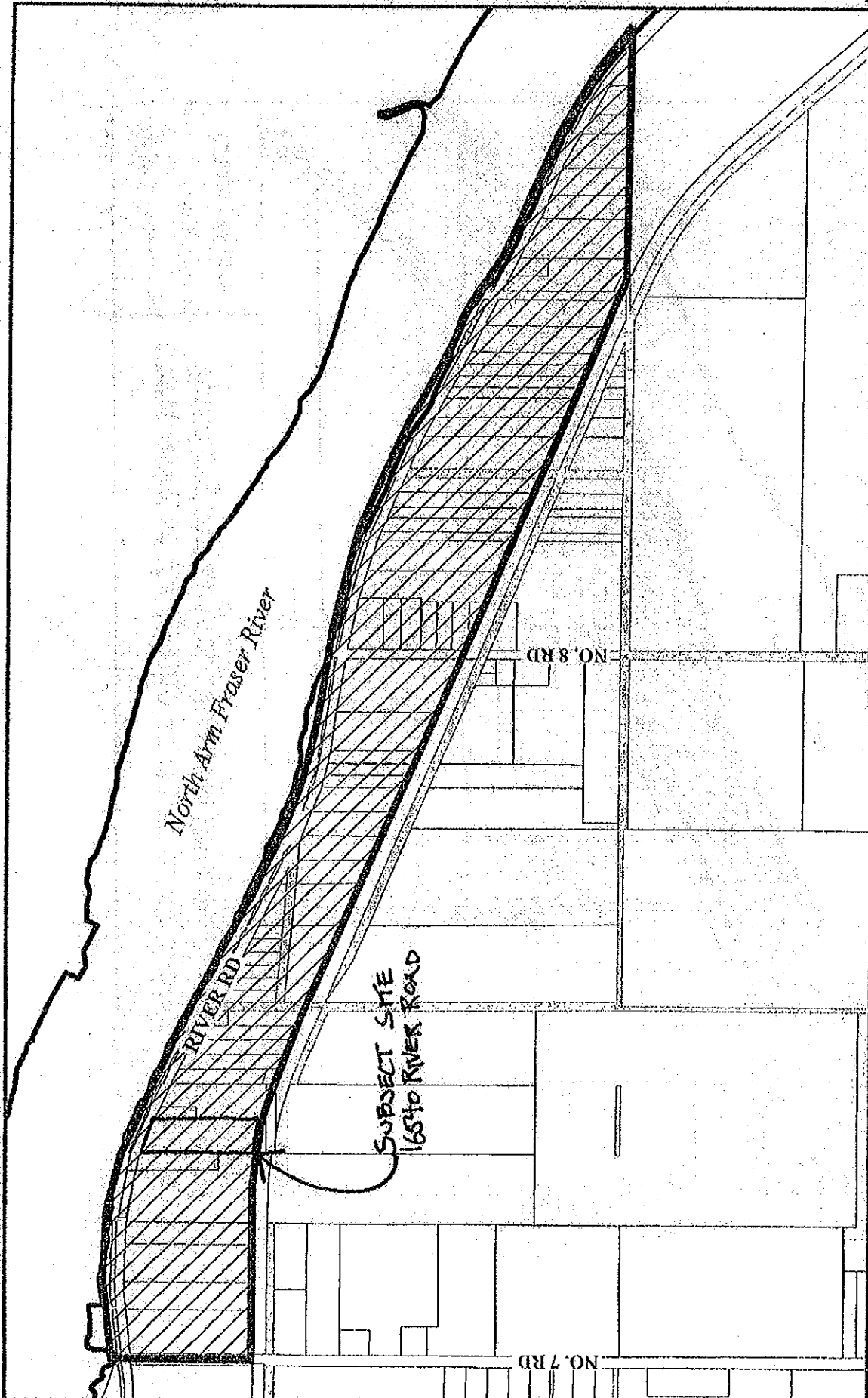
Please contact the undersigned if you have any questions or wish to discuss the matters further.


Wayne Craig
Acting Director, Development Applications
604-247-4625


Victor Wei, P.Eng.
Director, Transportation
604-276-4131

pc: TAG





Original Date: 01/20/11

Revision Date:

Note: Dimensions are in METRES

Public Hearing Notification Area for Rezoning Applications in the 16,000 Block of River Road



Virdi Pacific Holdings Ltd.**Application by Virdi Pacific Holdings Ltd. for Rezoning at 16540 River Road from
Agriculture (AG1) to Light Industrial (IL)****Open House February 15th 2011
Report and Comment Form Summary****1. Public Engagement & Consultation leading up to Open House**

Following Council's decision on October 18th, 2010 to restrict the parking of commercial vehicles on the proposed site to only those related to the manufacturing business, Virdi Pacific Holdings initiated the following processes:

I.) Research neighbourhood concerns: a telephone canvas was conducted of a selection of names appearing on the petition presented to Council at the October 18th public hearing to further clarify and understand the concerns related to the commercial truck parking in the application.

Findings: the majority of concerns related to truck traffic along No. 7 and River Road – speed of vehicles, poor state of existing infrastructure, safety of pedestrians & wildlife. However, some did not recall signing the petition nor did they appear to have any knowledge or understanding of the application at 16540 River Road.

II.) Series of private briefings: several private meetings were held with neighbouring farmers and the local trucking industry to explain truck routing for those arriving to and departing from the site, as well as to discuss the implications of the future Nelson Road Interchange on this routing.

2. Notified Properties

An Open House Invitation was mailed on February 2nd to 86 local Richmond residents and farms. As directed by the City, the radius of invitations included:

- No. 6 Road east to No. 9 Road
- River Road south to Cambie Road

3. Summary of Open House

Location: Riverside Banquet Hall
 Hours: 4:30pm – 7:30pm
 Attendance: Estimated 75 (not including City Staff or Applicant team)
 Registered: 72 (not including City Staff or applicant team)
 * registration list attached.

Comment Forms Submitted: 65 total

Oppose: 3 Support: 61 No Answer: 1

Virdi Pacific Holdings Ltd.

The information meeting was held in an Open House format. There were 5 project boards on display highlighting the main aspects of the application with a focus on truck routing and parking. The applicant had four team members present to walk participants through the boards and to answer questions. There was no presentation or formal Q&A. Two City Staff members attended; however strictly as observers. As reflected in the comment cards, the majority of the attendees were generally supportive of the application, many of which specifically supported the creation of truck parking. Those opposed to the application believe the additional trucks will negatively affect the neighbourhood due to speed, noise, and the safety of the streets.

Comment Card Detailed Tabulation of Responses

1. From what you have seen and heard about this revised application, do you support or oppose the proposed rezoning?

a) Addresses along River Road:

Address	Support	Oppose	No Opinion
16780 River Road	X		
16300 River Road	X		
21340 River Road	X		
16500 River Road			X (no answer)
18360 River Road		X	
167990 River Road	X		
19000 River Road		X	
#160 – 15500 River Road	X		
#130 – 15500 River Road	X		
19440 River Road	X		
21700 River Road	X		

b) Addresses along No. 7 Road:

Address	Support	Oppose	No Opinion
3800 No. 7 Road		X	
5800 No. 7 Road	X		

c) Addresses along No. 6 Road:

Address	Support	Oppose	No Opinion
7471 No. 6 Road	X		
3640 No. 6 Road	X		
#604 – 5960 No. 6 Road	X		
4080 No. 6 Road	X		
9471 No. 6 Road	X		
6171 No. 6 Road	X		
8331 No. 6 Road	X		

Viridi Pacific Holdings Ltd.

d) Other addresses:

Address	Support	Oppose	No Opinion
7960 Bowen Gate Road	X		
7960 Bowen Gate Road	X		
9951 No. 4 Road	X		
7251 Ash Street	X		
11800 King Road	X		
8011 Rosewell Avenue	X		
12320 McNeely Drive	X		
#170-12850 Clark Place	X		
#706-8871 Landsdowne Road	X		
12320 McNeely Drive	X		
10451 No. 5 Road	X		
10471 No. 5 Road	X		
13720 Westminster Hwy	X		
21700 River Road	X		
10515 No.2 Road	X		
11851 Montego Street	X		
7531 Riverdale Drive	X		
7531 Riverdale Drive	X		
10311 Williams Road	X		
5388 Francis Road	X		
11060 Barnfield Gate	X		
#206-6411 Buswell Street	X		
8431 Bowcock Road	X		
10377 Finlayson Drive	X		
6391 Mara Crescent	X		
8651 Seafair Drive	X		
13540 Blundell Road	X		
13540 Blundell Road	X		
4651 Tilton Road	X		
470 East 62nd Avenue	X		
3611 Jericho Road	X		
6250 Kerr Street	X		
7825 Inverness Street	X		
27867 Quilton Avenue	X		
3611 Jericho Road	X		
12380 Barnes Drive	X		
426 East 59 th Avenue	X		
No address	X		
No address	X		
No address	X		
No address	X		

Virdi Pacific Holdings Ltd.

No address	X		
No address	X		
No address	X		
No address	X		

2. Are you a Richmond Resident?

Yes	No	No Answer
54	8	3

* note it appears by the comment cards that those who did not answer this question are in fact Richmond residents. Also, those who answered "no" appear to own a farm or business in Richmond.

Opposed Comments Verbatim:

- I don't think you can control traffic on 7 road as proposed
- Trucks on River Road (a dike) is detrimental to the dike. Many discrepancies in the presentation (ie. # of trucks parking spaces) shows Virdi is not upfront with the neighbours. Virdi has rezoning in place in 2000 however has NOT done anything to move his present cabinet woodworking operating and only illegally parked trucks on this property which has caused increased truck traffic on River Road. His lack of courtesy to the Neighbours in the Community is also shown by his problems at his current woodworking place with noise and dust. No truck parking should be allowed at all until the Virdi Co first builds a woodworking business then the 20 parking places that are associated with the "New" cabinet business can then be parked.
- This application is to the detriment of Richmond and the peace and safety of our neighbourhood. You should ask the residents what they want to see done. Resolve all of this by rezoning River Road from No. 7 Road to No. 8 Road as residential / or condominiums. This will solve all problems.

No Opinion (no answer):

- I am the only resident immediately west of 16540. I am concerned about the noise and traffic of trucks coming and going, day and night.

In Support Comments Verbatim:

- I used to park here at this property
- I own trucking company we have no parking in City. I would like to change the zone on River Road. I pay property taxes.
- I use to park at this till last Nov. 2005 I had no parking in Richmond
- I have no parking in Richmond when I park at street City gives ticket
- Due to the limited parking for trucking more parking is needed
- I would like overnight parking for my truck
- I live in Richmond and need more parking for truck route. I support this
- Need more truck parking
- More truck parking needed
- I need parking

Viridi Pacific Holdings Ltd.

- I am a trucker there is no parking in Richmond. So please allow us to have a permanent truck yard and it's long overdue and much needed. It will be appreciated
- We used to park my truck here now hard to find park
- We used to park on this address. Since they removed we have hard time to find parking place
- Seeing that Richmond has allowed parking on properties on River Road and this should be the right of anyone or businesses to do likewise. Or does Richmond have different rules for different people. We should all be treated equally
- It's good for the trucking industry
- Richmond residents that drive trucks needs a place to park
- I have 300 acres strawberry and blueberry in Richmond. I need truck parking so this is very close from farm
- I would like to see the rezoning application approved and see further development of warehouse buildings and tractor / trailer parking along River Road
- I am in favour of having this area utilized by our local businesses to expand and keep the jobs and tax dollars in Richmond
- Good Richmond company. Must stay in Richmond- support them!
- Dominion has been a customer of ours for 25 years. If the proposal plant re-location were to take place they would re-invest in capital equipment which would grow their business and be a financial boost for our company – Akhurst Machinery Ltd.
- I support the further expansion of warehouse buildings and heavy truck parking on River Road
- We do not have any opposition in response to their proposal.
- I agree this above
- I support this application in view of the proposal listed above
- I fully support this project
- It is a very well deserving case for the rezoning as required
- I am president of Khalsa Diwan Society, 8000 Ross Street Vancouver. Our society owns property on No.6 Road and Cambie Street. Our society strongly supports their project
- We master-engineered our own property in Richmond and support this rezoning application

4. Additional Consultation Materials

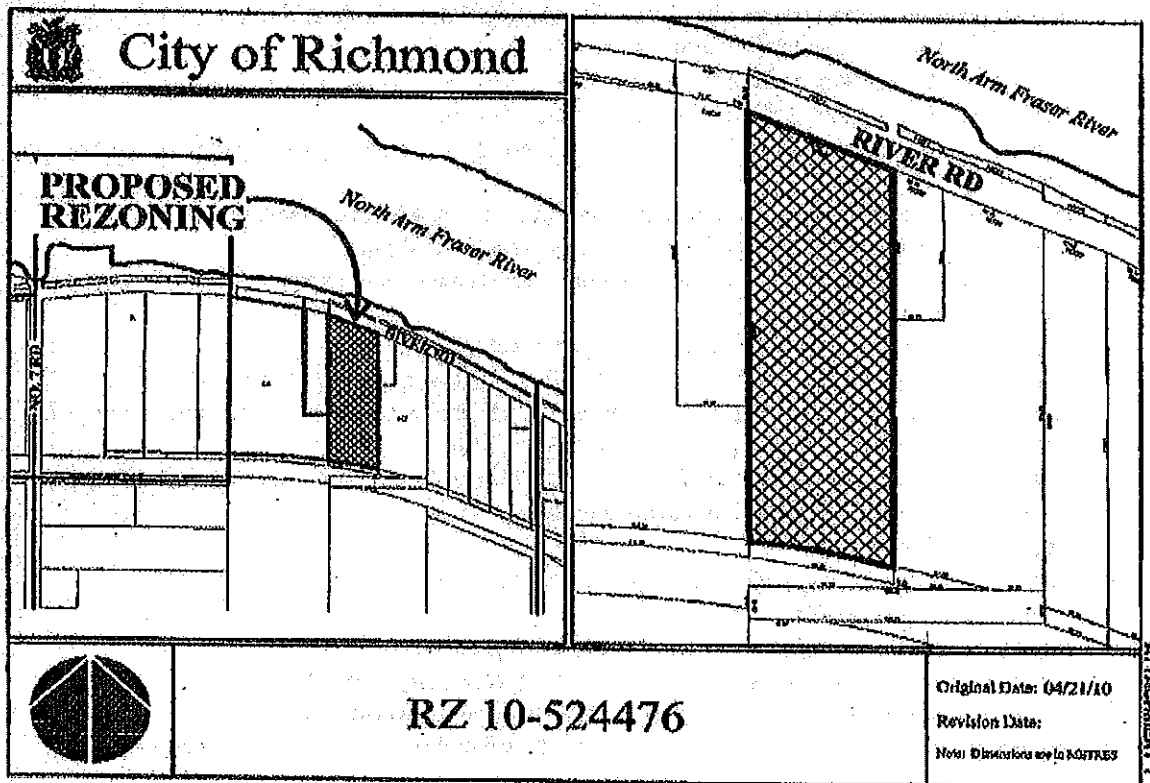
Attachment 1: Open House Invitation

Attachment 2: Notification Map

Attachment 3: Comment Card

Attachment 4: Presentation Boards for Open House

16540 River Road – Rezoning Proposal



Virdi Pacific Holdings Ltd. has applied to the City of Richmond for permission to rezone the subject site at 16540 River Road from Agricultural (AG1) to Light Industrial (IL) in order to permit the development of an 1860 sq. m (20,000 sq. ft.) cabinet manufacturing building and use the southernmost 2.5-acre portion of their property for commercial vehicle parking. A well-established Richmond employer, Virdi Pacific Holdings wishes to expand and consolidate its successful cabinet manufacturing business onto one property. In addition the owner wishes to provide truck parking which is needed and in short supply in Richmond.

The property is not within the Provincial Agricultural Land Reserve.

According to *City of Richmond Staff Report RZ 10-524476 August 24, 2010*, "The subject site is designated for 'Business And Industry' in the official community plan(OCP). Development of limited area light industrial manufacturing building and use of a portion of the property for commercial vehicle parking complies with the 'Business and Industry' land use designation."

What We Heard

On October 18th 2010 the City of Richmond agreed to approve Viridi Pacific Holdings rezoning application, however, a restriction was placed on the proposal that only permitted the parking of commercial vehicles related to the cabinet manufacturing business.

The following concerns were referred to staff for review

- (1) the need for further traffic restrictions on River Road, including potential speed bumps;
- (2) public notification requirements for Public Hearings where large parcels of land are the subject of the notification;
- (3) road conditions on River Road and No. 7 Road; and
- (4) Enforcement of traffic and debris dumping bylaws in the River Road area.

Response to Neighbour Concerns

Revised Application

In response to concerns expressed by the public during the original rezoning application last year about increased truck traffic and noise from reefer trucks, Viridi Pacific Holdings is proposing the following measures:

- Physical turning restrictions at the entrance to the property that will prevent trucks from entering from the east or leaving to the East
- With a maximum limit of 52 commercial vehicle parking units for the local trucking industry, this site will allow 35 - 45 parking units with the provision to accommodate local blueberry and cranberry farmers
- Empty reefer trucks will only be permitted to park overnight eliminating the need to operate the cooling compressors during the evening
- Upon completion and operation of the Nelson Road Interchange large trucks will be restricted on Westminster Hwy between No.6 Rd and Nelson Rd. Traffic restrictions related to the completion of the Nelson Road Interchange are currently being further developed by the City

City of Richmond Planning Staff

Recommendations

City of Richmond Staff Report RZ 10-52476 August 24, 2010

Site is Suitable for Truck Storage

During the review of potential future land uses in the 16,000 block of River Road, it was determined that commercial vehicle parking and unenclosed outdoor storage were appropriate interim uses of these properties prior to more intensive development into light industrial businesses.

Truck Traffic Can be Managed

- A Traffic Impact Assessment report...submitted and reviewed by the City's Transportation Division...indicated that the existing configuration of River Road can accommodate commercial truck vehicle movements to and from the subject site.

Conditions of Approving Truck Storage

- Submission and approval (from the Director of Transportation) of a finalized design for an angled driveway vehicle access to the subject site from River Road that prohibits right-out (northbound to eastbound) and left-in (westbound to southbound) commercial vehicle turning movements to and from the subject as recommended by the applicant's Traffic Impact Assessment.
- Voluntary contribution of \$1,000 for the generation and posting of the necessary traffic control signs as recommended in the applicant's Traffic Impact Assessment.
- Voluntary contribution of \$15,000 for the purposes of undertaking future City examination of River Road.

To ensure implementation of the appropriate angled access driveway, the proponent will be required to submit a design (to be approved by the transportation Division) and obtain a permit...prior to final adoption of the rezoning.

Traffic Report – Conclusions

Additional truck traffic will not create significant congestion or delays

*The existing layout at the River Road and No 7 Road Intersection is expected to adequately accommodate the future traffic with the proposed development in place to the horizon year 2018 from a capacity standpoint.**

Heavy Truck Movements – River Road and No 7 road – 2008 and 2018 (projected)

Peak Period	Northbound				Eastbound				Westbound			
	LT		RT		TH		RT		LT		TH	
	2008	2018	2008	2018	2008	2018	2008	2018	2008	2018	2008	2018
Morning	4	5	0	0	30	32	2	2	0	0	70	72
Afternoon	2	2	0	0	143	144	0	0	1	1	46	37

Trucks will not arrive or depart eastwards of the site

A Traffic Impact Assessment (TIA) report (prepared by a transportation consultant) was submitted and reviewed by the City's Transportation Division as required in the strategy for land use applications along the 16,000 block of River Road. The TIA report indicated that the existing configuration of River Road can accommodate commercial truck vehicle movements to and from the subject site. The TIA also made the following recommendations to mitigate the impact of commercial vehicle traffic on River Road:

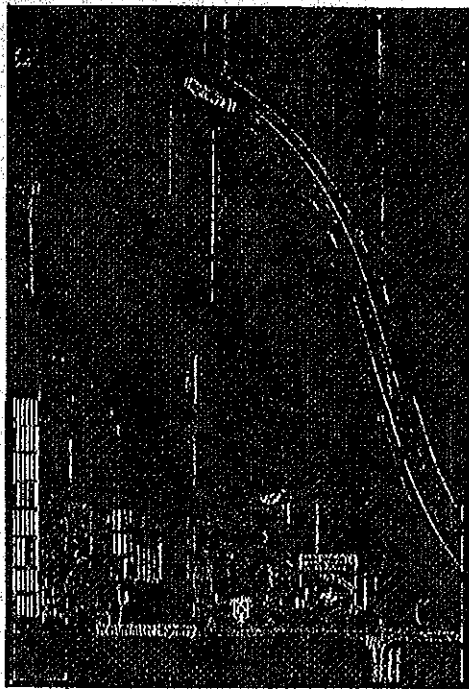
→ Implementation of an 'angled access' from the subject site to River Road. This new angled access layout would physically prevent commercial trucks from entering the site from the east (No left turn movement from River Road) and exiting via a north to eastbound turning movement (no right turn movement onto River Road.)

→ Implementation of signage on the public roads to identify prohibited turning movements (i.e., appropriate turn restrictions at the subject site) and appropriate truck routing.

→ The Transportation Division supports the above recommendations of the TIA as it addresses the concern about commercial vehicles travelling on River Road east of the subject site. Under this approach, commercial vehicles would be routed to the subject site to and from the west, therefore limiting travel on River Road east of the development site.

* City of Richmond Staff Report – August 24, 2010

New Truck Route to Bypass No. 7 Road

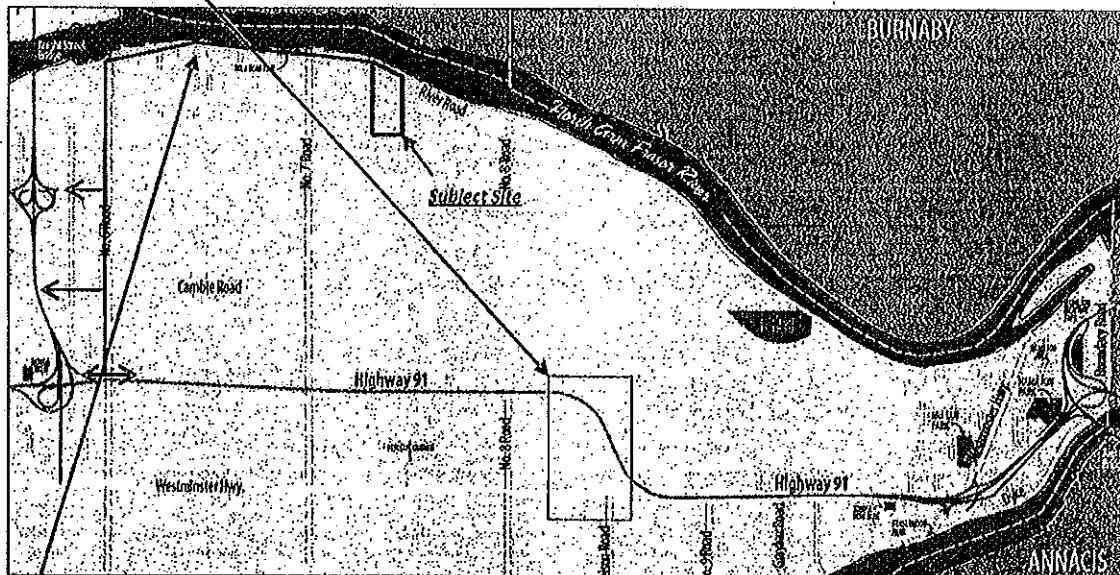


The Nelson Rd Interchange (illustrated at left) is scheduled to be completed by end of this April. Trucks will then use the new East-West Truck Route (illustrated in red below).

As a result, large trucks will be restricted* on Westminster Hwy between No.6 Rd and Nelson Rd. Traffic restrictions related to the completion of the Nelson Road Interchange are currently being further developed by the City.

The interchange will also improve local road conditions for farm vehicles, and opportunities for employment and business growth.

* Trucks travelling to the subject site (16540 River Road) will not be permitted on No.7 Road, with the exception of those trucks needing to make specific stops at addresses along No.7 Road.



Trucks will connect to subject site only via River Road and only from the west.

You are Invited to an OPEN HOUSE

Regarding: Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from Agriculture (AG1) to Light Industrial (IL)

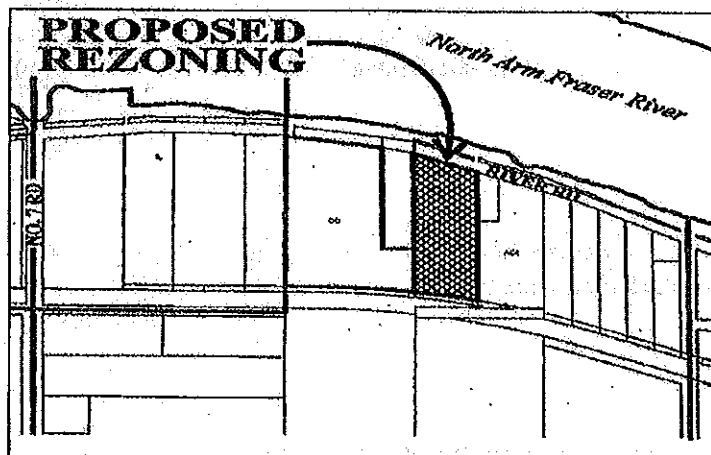
Sponsored by: Viridi Pacific Holdings Ltd.
Dominion Woodworking Corp.

When: February 15 2011

Where: Riverside Banquet Hall
14500 River Road
Richmond

Time: 4:30 pm - 7:30 pm

Refreshments will be provided and staff from Viridi Pacific Holdings and Dominion Woodworking will be in attendance to discuss the project and answer your questions.



Please RSVP to Virginia Bird at 604 619 0837 or bird_virginia@yahoo.ca

16540 River Road Rezoning from Agriculture (AG1) to Light Industrial (IL)
Public Comments - February 2011

Virdi Pacific Holdings Ltd. has re-applied to the City of Richmond for approval to re-locate its Richmond-based Dominion Woodworking business to the Northern section of its property at 16540 River Road and to use the Southern back 2.5 acre portion of the same property for parking commercial trucks.

In response to concerns expressed by the public during the original rezoning application last year about increased truck traffic and noise from reefer trucks, Virdi Pacific Holdings is proposing the following measures:

- Physical turning restrictions at the entrance to the property that will prevent trucks from entering from the east or leaving to the East
- With a maximum limit of 52 commercial vehicle parking units for the local trucking industry, this site will allow 35 - 45 parking units with the provision to accommodate local blueberry and cranberry
- Empty reefer trucks will only be permitted to park overnight eliminating the need to operate the cooling compressors during the evening
- Upon completion and operation of the Nelson Road Interchange large trucks will be restricted on Westminster Hwy between No.6 Road and Nelson Road and therefore there will be signs on No.7 Road to advise trucks accordingly

1. From what you have seen and heard about this revised application, do you support or oppose the proposed rezoning?

Support ☐ Oppose ☐ No Opinion ☐

Further comments:

(If you would like to submit further comments or questions, please use the reverse of this form)

2. Are you a Richmond resident?

Yes ☐ No ☐

3. If you would like to be placed on our mailing list for future updates and meetings respecting this application please supply the following contact information:

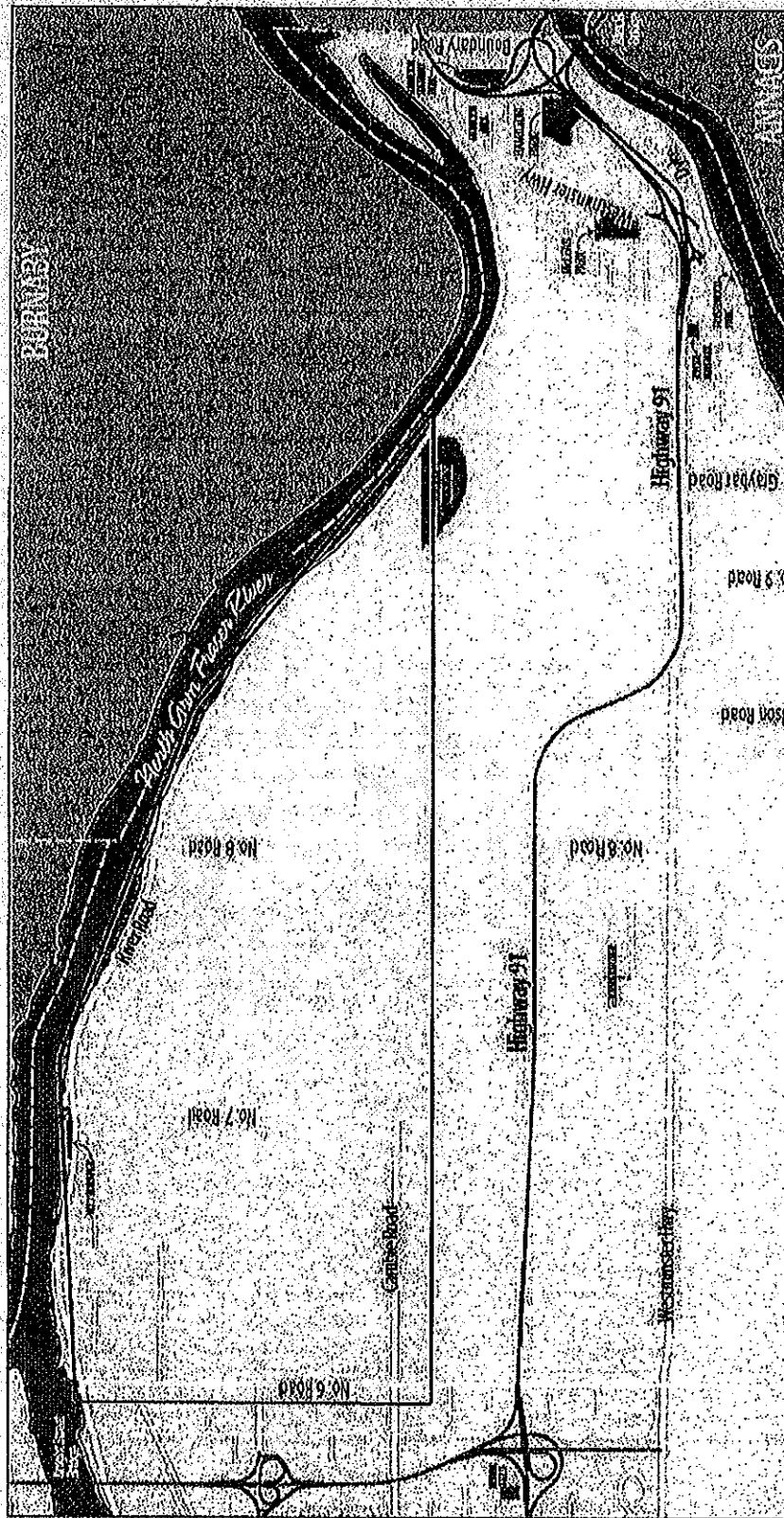
Name: _____

Address: _____

Postal Code: _____ Telephone: _____

E-mail: _____

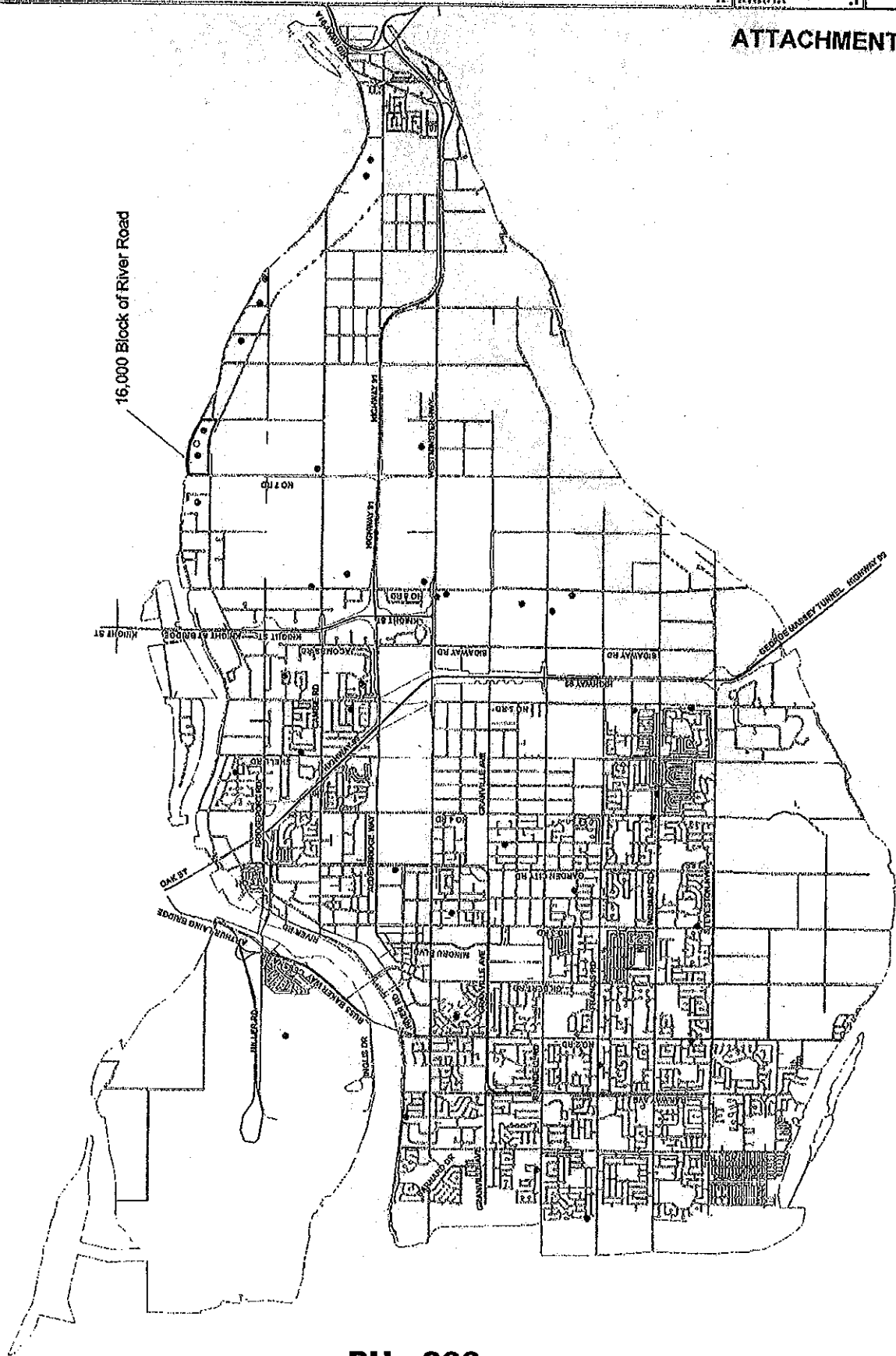
Notification Area Map – 86 Households



Legend

- Supportive
- Oppose
- No Opinion

ATTACHMENT 10



LETTERS OF SUPPORT

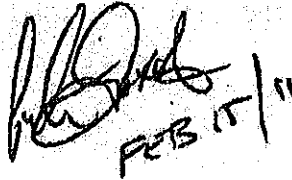
Virdi Pacific Holding Rezoning Application 16540 River Road

Dear Mayor and Council:

My name is Peter Gosal and I own Automotive Machine Technology Ltd. and my business relies on commercial vehicles and inspections. For over 15 years I have been a certified commercial transport mechanic and inspector and my customers consist of school busses, highway coaches, and heavy equipment vehicles. All of these businesses rely on me to repair their vehicles as they commute to areas such as the airport and local construction sites. I support Virdi Pacific Holdings' application as I understand it is imperative for his business, and vital for mine. I would like to maintain my business and stay in Richmond rather than go to other areas in the Lower Mainland; however I may be forced to relocate due to lack of parking. Please take my comments into consideration as I would like to continue operating in Richmond.

Thank you kindly,

Peter Gosal
1550 River Road
Richmond BC
V6V 1L5



Telephone: 604.270.1549

Bloom Nursery and Garden Center Ltd.
16060 Westminster Hwy,
Richmond, BC
V6V 1A8


February 14, 2011

Dear Mayor and Council,

I currently own a 10 acre nursery on the corner of No. 7 Road and Westminster Hwy, I understand an application has come forward for the re-zoning of 16540 River Road. After reviewing the invitation I would like to support this application, however I am unable to attend the open house because I am traveling in Europe. I use trucks to transport my goods to Home Depot and other retailers in the area. It would be nice for trucks to travel down Number 6 Road rather than Number 7 Road. My nursery is located at 16060 Westminster Hwy and I reside at 16200 Westminster Hwy, I have been here for four years and I rely on the trucking industry to help move my goods.

Thank you for your consideration,

Sincerely,



Doug Kavanagh
604-341-4007

elegant

DEVELOPMENT INC.

VIA FAX No. 604-276-4052

February 15, 2011

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

Attention: Kevin Eng

Dear Sir:

RE: Viridi Pacific Holdings Ltd. Rezoning at 16540 River Road, Richmond

Viridi Pacific Holdings Ltd would like to rezone the above mentioned property from Agriculture to Light Industrial. They have been in business for more than 20 years. Their business has expanded and they need more space.

Elegant Development Inc. has been dealing with Dominion Woodworking for 15 years. Dominion Woodworking is a great company and does excellent work. As a business man and developer I am in favour of this rezoning and highly recommend council to accept this rezoning application.

If you have any questions, please do not hesitate to call me. Thank you.

Sincerely,



Jatinder Singh Minhas
President

#200 - 12235 No. 1 Road, Richmond, B.C. V7E 1T6 Canada
Telephone: 604-277-3338 Fax: 604-277-3033
info@elegantdevelopment.com

Letter of Support

To the City of Richmond,

I own RMS Trucking Ltd. and have over 10 drivers working for me on a daily basis. Because my truck drivers live in Richmond I would like to find truck parking close by to make things easier for my drivers. There is a desperate need for truck parking in Richmond as I have to rely on parking at Mitchell Island which is inconvenient for my company and drivers. I support Viridi Pacific Holdings application because I need to lease space on this property.

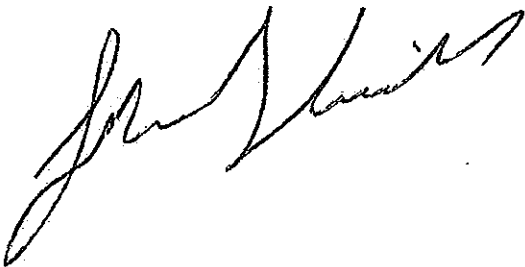
Thank you,

Sincerely,

Sukhi Gill
RMS Trucking Ltd.
~~19300 River Road~~

4640 LAKESIDE AVE
RICHMOND, BC

604-551-2321



To Mayor and Council

February 14 2011
Charanjit Bhanwar
11320 Cambie Road
Richmond BC V6X 1L3

I am unable to attend Viridi Pacific Holdings' Open House; however I would like to support their application. I support the truck parking at 16540 River Road because I am a long haul truck driver and I have received numerous tickets from the City for parking on the street as I have nowhere to park. Thank you for taking my support into consideration.

From,

Charanjit Bhanwar
Charanjit Bhanwar

Eng, Kevin

From: horii@telus.net
Sent: Tuesday, 15 February 2011 6:12 PM
To: Eng, Kevin
Subject: Reference Letter for Dominion Woodworks Rezoning Application

L. Horii Construction Ltd.
706-8871 Lansdowne Road
Richmond, BC
V6X 3X8

February 15, 2011

Attn: Mr. Kevin Eng
City of Richmond
Policy Planning Division

Re: Rezoning Application @ 16450 River Road, Richmond, BC

I have had the opportunity to do business with Dominion Woodworks for the past 17 years and I must say that their custom cabinets are the finest quality in the Lower Mainland. Throughout the past several years I have observed their growth beyond their present production capacity at 2720 Smith Street, Richmond.

I would like to give my full support to the Viridi family with their rezoning application and hope the City of Richmond will allow them this expansion opportunity. I believe that if this application is approved, the City of Richmond will benefit tremendously for years to come.

If you would to speak further on this matter you can reach me on my cellular number at 604-644-2052.

Yours truly,
Louis Horii
L. Horii Construction Ltd.

Harinder K Birak
3620 No. 6 Road

February 8th 2011

To whom it may concern,

I am a local Richmond farmer and there is not enough truck parking in Richmond - especially during harvest season. I support the rezoning of 16540 River Road from Agricultural to Light Industrial because of the additional parking for farmers. Viridi Pacific Holdings has explained their plans for 16540 River Road and I believe that they will offer the local community and businesses a helpful service with secure truck parking. The proposed interchange and road barriers will also benefit local farmers and residents in the area as the trucks will have a specific route.

Thank you,

Harinder Birak

Minder Sidhu
604 273 9864
3011 Nelson Road

Dear Mayor and Council:

Re: Viridi Pacific Holdings Rezoning Application

I am the owner of Jagbar Farms in Richmond and I have no problem with vehicles parking at 16540 as long as the trucks abide by all truck regulations and due care and attention. As the property is already out of the ALR I see no problem with this rezoning application. It is to my understanding that there is a shortage of truck parking in Richmond and I want to support the growth of business and industry in the area. Thank you for taking my support into consideration.

From,


Mr. Sidhu

604 273 9864

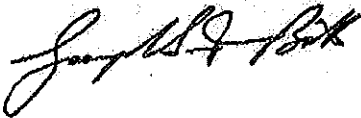
February 9 2011

Gurpal Singh Birak
3600 No. 6 Road

To whom it may concern,

I am the president of Birak Berry Farms and I lease 80 acres on 3011 Nelson Road and 2000 River Road. I support Viridi Pacific Holdings application because there is a shortage of truck parking especially during harvest time. The need to park my blueberry trucks is an important part of business and I plan on attending the Open House. I also own homes at 3600, 3620, 3680 No. 6 Road and am aware that traffic will be diverted this way. I would still like to support this application even though the truck route will travel down my road because truck parking is imperative to my business. I have read the invitation and fully understand the proponent's application.

Thank you,



Gurpal Singh Birak
President
Birak Berry Farms

PH - 275

MAHAL FARMS LTD.



16551 Westminster Hwy.
Richmond
B.C. V6V 1A8
Phone (604) 270-3323
Fax (604) 273-2755
Cell (604) 715-3276

Gentlemen:

Thank you for the opportunity to meet with you to discuss our potential requirements to park our cranberry hauling trailers for short term storage at 16540 River Road in Richmond.

We understand that you are currently going through the rezoning process and if successful, we will have the ability to park up to 5 trailers on your property. This will increase our efficiency to deliver harvested cranberries to the transfer depot.

We look forward to working with your firm to make our cranberry operation run more smoothly.

Yours truly;

Kal Mahal, President

16551 Westminster Hwy.,
Richmond, B.C. V6V 2N6

Attn Kevin Eng

Letter of Support

Freight Link Express
3611 Jericho Road
Richmond, BC V7B 1M3

February 8th, 2011

To Mayor and Council,

As a local Richmond businessman, I support truck parking at 16540 River Road. For over 11 years I have operated at the airport and I use my trucks to transport cargo to major airlines as well as deliver produce. I have 15 drivers and 7 office employees who manage transportation. I would like to lease space from Viridi Pacific Holdings because their property is close to my business and I am seeking nearby parking. I currently store my vehicles tractor trailers in Queensborough and the commute is twice as long. I am mindful of my carbon footprint during transit and I would like to park closer to my office. Not only will parking in Richmond help reduce my carbon footprint but it will also keep the costs down for myself, and my clients. Lastly, I support this rezoning because it will make life easier for all of my drivers who reside in Richmond. Please feel free to contact me for further information.



Sincerely,

Inderjit Virk

Pd 10-524476

RECEIVED Feb 8/11

(12)

LETTER OF OBJECTION

Harold Loughheed
19000 River Road
Richmond, BC V6V 1M3
Telephone: 604-270-1477
February 7, 2011

To: Mr. Kevin Eng
Planner – Policy Planning Division
City of Richmond

Re: Rezoning Application #2010 524476 000 00 RZ
Civic Address 16540 River Road, Richmond

Dear Sir,

I found today's telephone conversation with yourself disconcerting for two principle reasons.

Firstly, we had no prior knowledge that the proponent is currently in the process of trying to get the requirement for a Restrictive Covenant vis-a-vis Commercial Truck Parking rescinded—and that this is proceeding along a "tight" timeline towards a targeted presentation date of February 22, 2011 before the Planning Committee. Our only inkling that this was happening was a notice sent to some residents about an "Open House" to be hosted by the proponent and their PR Consultants. Myself, and a number of other affected residents deserve more time than this because we too have presentations to prepare and schedules to alter.

Secondly, during a previous "Public Meeting" staff assured the councillors that this Rezoning request was compliant with the "Official Community Plan" – which you confirmed today. However, my recollection of events surrounding the exclusion of the properties in the 16000 Block of River Road, including this one, were roughly:

1. In the year 2000, Berane Construction Ltd of 16360 River Road applied for rezoning so that this parcel, which was in the ALR, could be filled and used as a Golf Driving Range.
2. Council decided to ask the Agricultural Land Commission (ALC) for exclusion of the properties from the subject property eastwards to 17360 River Road. The City wanted to have these properties rezoned to Industrial.
3. The ALC declined to do so but agreed to the exclusion after the City committed to retain AG1 Zoning. This was so that the City could restrict future uses to those that supported farming in Richmond.

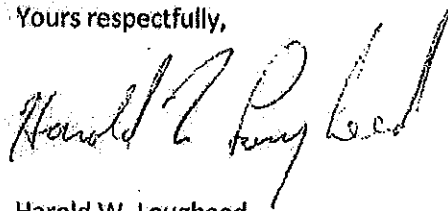
) Specific examples of possible uses cited at the time were cranberry washing or cleaning and freezing of blueberries.

By way of this letter, I am requesting:

A) That the process of referring this rezoning application back to the Planning Committee and Council be slowed down so that we the Residents have more time to properly research the problems that this causes, and to let our neighbours know what is transpiring.

B) That you research the events surrounding the exclusion prior to any further meetings or Council actions. I feel that if my recollections are substantively correct, the Planning Committee and Council deserve to know. Commitments given to not just the Residents of the Area but most particularly to the Provincial ALC ought to be reflected in any "Official Community Plan". Failure to do so threatens the credibility of the City of Richmond.

Yours respectfully,



Harold W. Loughheed

)
cc Mr. Bill McNulty, Chair – Planning Committee
Mr. Greg Halsey-Brandt, Vice-Chair Planning Committee
Councillor Linda Barnes, Planning Committee
Councillor Sue Halsey-Brandt, Planning Committee
Councillor Harold Steves, Planning Committee



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8737 (RZ 10-524476)
16540 RIVER ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following text into the Permitted Density (Section 12.2.4)
"12.2.4.2
The following **site** is limited to a maximum **floor area ratio** of 0.12:
16540 River Road
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683;
Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243"
 - ii. Inserting the following text into the Other Regulations (Section 12.2.11)
"12.2.11.2
The following **site**-specific restrictions apply to:
16540 River Road
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683;
Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243
 - a) **Commercial vehicle parking and storage** shall be limited to a maximum of 40 **commercial vehicles** and comprised only of those **commercial vehicles** and trailers transporting agricultural produce from a **farm operation** within the City.
 - b) **Commercial vehicle** dump trucks are prohibited from being parked and/or stored.
 - c) **Commercial vehicle** truck tractor trailers with integrated refrigeration and/or heating units are prohibited from operating while parked and/or stored."
2. 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. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8737".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 23 2011

GITY OF RICHMOND
APPROVED by VE
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER

