



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, October 20, 2014 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **TEMPORARY USE PERMIT (TU 14-666140)**
(File Ref. No. TU 14-666140) (REDMS No. 4342837, 4144199)

PH-5

[See Page PH-5 for full report](#)

Location: 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road

Applicant: Firework Productions Ltd.

Purpose: To permit a Temporary Commercial Use Permit renewal to allow for the operation of a night market event and supporting off-street parking at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road in 2015, 2016 and 2017.

Periods of validity shall be between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive).

Days of operation shall be Friday, Saturday, Sunday, Statutory Holidays and June 30, 2016. No night market event will be held on July 1, 2015.

Night market hours of operation shall be 6 pm to 11 pm on Sundays and Statutory Holidays, 6 pm to midnight on Sundays preceding a Statutory Holiday and 7 pm to midnight on all other days.

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First Reading: September 22, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-40

- (a) **Nancy Davies, 8560 River Road**
3. Submissions from the floor.

Council Consideration:

1. That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for the purposes of permitting an evening night market event between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9165 (ZT 14-667206)**

(File Ref. No. 12-8060-20-009165, ZT 14-667206) (REDMS No. 4303879 v.2, 4331603, 4330689)

PH-42

See Page PH-42 for full report

Location: 6931 Granville Avenue

Applicant: City of Richmond

Purpose: To amend the “Office and Education (ZIS5) – City Hall West (Thompson Area)” zoning district to add “emergency service” as a permitted use under Section 24.5.2 of Richmond Zoning Bylaw 8500.

First Reading: September 22, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-58

- (a) **Yuanxi Zhou, 8511 Livingstone Place, Online Submission #801**

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PH-59 (b) Yuanxi Zhou, 8511 Livingstone Place, Online Submission #802

PH-60 (c) Yuanxi Zhou, 8511 Livingstone Place, Online Submission #803

PH-61 (d) Aaron Burns, 7100 Gilbert Road

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9165.

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2. Adoption of Richmond Zoning Bylaw, Amendment Bylaw 9165.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9167 (RZ 14-662753)**

(File Ref. No. 12-8060-20-009167, RZ 14-662753) (REDMS No. 4308739, 4309438)

PH-62

See Page PH-62 for full report

Location: 4800 Princeton Avenue

Applicant: Ajit Thaliwal

Purpose: To rezone the subject property from “Land Use Contract 009” to “Single Detached (RS1/B)”, to permit development of a new single detached dwelling.

First Reading: September 8, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw, Amendment Bylaw 9167.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9174 (RZ 13-642848)**

(File Ref. No. 12-8060-20-009174, RZ 13-642848) (REDMS No. 4332972 v.2, 4259904)

PH-74

See Page **PH-74** for full report

Location: 3011 No. 5 Road

Applicant: Urban Design Group Architects Ltd.

Purpose: To create a site specific zone, “Car Wash & Service Station (ZC35) - Bridgeport” and to rezone the subject property from “Gas Station Commercial (ZC12) - Bridgeport Road and Ironwood Area” to “Car Wash & Service Station (ZC35) - Bridgeport”, to permit development of a drive-through car wash and oil change service centre.

First Reading: September 22, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9174.

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ADJOURNMENT

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To: Planning Committee

Date: September 9, 2014

From: Wayne Craig
Director of Development

File: TU 14-666140

Re: **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit Renewal at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for 2015, 2016 and 2017**

Staff Recommendation


1. That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit renewal for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road be considered at Public Hearing to be held on October 20, 2014 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for the purposes of permitting an evening night market event between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”
2. That the Public Hearing notification area include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the staff report dated September 9, 2014 from the Director of Development.


Wayne Craig
Director of Development

WC:ke

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Firework Productions Ltd. (Raymond Cheung) has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) renewal at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road (the “subject site”) for the purposes of operating a seasonal night market event during specified periods for 2015, 2016 and 2017 (refer to Attachment 1 for a location map). On March 19, 2012, Council issued the original TCUP (TU 11-595782) for a 3 year term expiring at the end of the 2014 season.

The subject site is also subject to a rezoning application (RZ 12-598104) proposing a comprehensive mixed use development for the site, which is being processed by staff. The event organizer (Raymond Cheung c/o Firework Productions Ltd.) has obtained authorization from the property owner to apply for a TCUP renewal to operate this event from 2015 to 2017 as an interim use as this proposal goes through the necessary development application processes.

Proposed Temporary Commercial Use Permit

The proposed TCUP renewal for the night market is generally similar to past events on the subject site. The main changes being made in this renewal application are:

- The inclusion of 8411, 8431 and 8451 West Road in the TCUP proposal for additional off-street parking use (dedicated vendor parking only).
- Minor amendments to the hours of operation for the event.
- Extending the event to the end of October for each year under the renewed permit.

Event Description

The event consists of the market area located on the south west portion of Duck Island that contains the food and commercial vendor booths, entertainment activities and other supporting event functions (i.e., administrative and storage space, first aid area, outdoor displays). The remaining portion of the Duck Island site consists of parking dedicated to the event. The three properties at 8411, 8431 and 8451 West Road are proposed to be included in this renewal application for the purposes of providing dedicated parking to the event vendors.

A site plan of the subject site is contained in Attachment 2. The event proposal includes:

- A maximum total of 220 commercial and 100 food vendors.
- 1,480 parking stalls on the Duck Island site plus an additional 200 parking stalls for use by event vendors located at 8411, 8431 and 8451 West Road.
- Supporting services and on-site entertainment activities.

Event Dates Hours of Operation

	Opening/ Closing Dates	Days of Operation	Hours of Operation
2015	May 15 to November 1	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. No event proposed for Canada Day or the evening prior to July 1 79 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. 6pm-12am: Day preceding a Statutory Holiday.
2016	May 13 to October 30	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. Event proposed to be open on June 30 (Thursday) – Prior to Canada Day 80 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. 6pm-12am: Day preceding a Statutory Holiday.
2017	May 12 to October 29	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. July 3 (Monday after July 1 Canada Day). 80 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. 6pm-12am: Day preceding a Statutory Holiday.

The proposed days of operation of the night market will be on Friday, Saturday, Sunday and Statutory holiday Monday evenings with the exception of the event opening on one Thursday evening (June 30) in 2016, which is the evening prior to the Canada Day Statutory holiday.

Findings of Fact

Item	Existing	Proposed
Owner	<ul style="list-style-type: none"> Sanhurgon Investment Ltd (Inc. No. BC908774) 0916544 BC Ltd (Inc. No. 0916544) 	No change
Applicant	Firework Productions Ltd. (Raymond Cheung)	No change
Site Size	Combined total area - 84,886 sq. m (21 acres)	No change
Land Uses	<ul style="list-style-type: none"> Currently vacant gravel/sand lots that has been levelled and graded. Existing Canada Line guide way. Existing event infrastructure (gravelled parking lots/drive-aisles; vendor booth, services) 	Proposed temporary evening market consisting of food/retail vendors, on-site entertainment, supporting services and off-street parking stalls (no change from previous TCUP approval).
2041 OCP Designation – General Land Use Map	Commercial and Park	No change
2041 OCP – Temporary Use Permits	2041 OCP permits Temporary Use Permits in areas with a Commercial Land Use Designation	TCUP renewal application complies with 2041 OCP policies on consideration of Temporary Use Permits.
City Centre – Bridgeport Village Sub Area Plan Designation	Urban Centre (T5)	No change
Zoning	Light Industrial (IL)	No change

Surrounding Development

To the north: Fraser River and foreshore.

To the east: Fraser River and foreshore; River Rock Casino zoned “Casino Hotel Commercial (ZC17)” that contains casino, hotel and parking facilities.

To the south: River Road and a closed rail line on property owned by the City. On the opposite side of River Road, “Light Industrial (IL)” zoned properties.

To the west: Bridgeport Road and bridge to Sea Island.

Comprehensive Rezoning Proposal for Duck Island – Potential Impacts to TCUP

Through the processing of the comprehensive rezoning application for Duck Island, a number of City requirements involving land transactions and dedications for various road, dike and park works and upgrades will likely be secured if approved by Council. Depending on the timing of rezoning application approval, completion of these land transactions and related servicing and other site preparation activities may have an impact on the proposed night market event. Staff will review these rezoning requirements in conjunction with the night market event in the future to determine impacts to any approved TCUP to determine any applicable impacts. No impacts to the processing of the rezoning application are anticipated from the proposed TCUP renewal application or operation of a temporary night market event on site.

Night Market Event at 12631 Vulcan Way (Lions Communication Inc.)

A TCUP renewal application for 12631 Vulcan Way by Lions Communication Inc. has also been recently submitted to the City (application received August 25, 2014) and proposes a market event on the site similar to previous years. The TCUP issued to Lions Communication for the night market at 12631 Vulcan Way expires at the end of the 2014 season and the renewal application is seeking a similar 3 year extension. Staff review of the application is underway.

Local Government Act – Temporary Land Uses

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time periods that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years. The proposed TCUP renewal proposal for a night market on Duck Island from 2015 to 2017 complies with the provisions of the LGA.

2012 to 2014 – Issues and Responses

This section summarizes specific issues that arose from the night market operating on the subject site from 2012 to 2014 and provides a response summary (in *italics*) to outline how the issue was resolved.

- Ensuring access to/from River Rock Casino
 - *Traffic Management Plan designed to direct night market traffic to No. 3 Road for access/egress purposes, while also facilitating access for casino traffic.*
 - *Digital sign boards and signage in the surrounding area directs traffic to No. 3 Road for access to the night market.*

- *Event organizer markets and promotes visitors to utilize the Canada Line.*
- *Traffic controls along No. 3 Road are designed to allow two lanes northbound travel, which enables casino traffic to be diverted to the River Rock parkade and not queued along No. 3 Road.*
- *By encouraging night market traffic to utilize No. 3 Road, Great Canadian Way and River Road are generally available to provide full access to the River Rock Casino and other businesses in the surrounding area.*
- *City Traffic Operations staff have observed traffic patterns in the area and have confirmed that the above access arrangements work well to manage night market and River Rock Casino traffic to ensure efficient access to both venues.*
- **Improve access arrangements for River Rock Casino and night market visitors**
 - *Early in the 2012 season, the City arranged implementation of additional travel lanes along No. 3 Road, north of Bridgeport Road to improve with access/egress for the night market and River Rock Casino.*
 - *Additional lanes of travel were differentiated along River Road in proximity to the River Rock Casino's parkade structure and No. 3 Road/River Road intersection to improve vehicle movements to and from the area.*
 - *Traffic Management Plan (TMP) was adjusted based on the above referenced road lane changes.*
 - *Additional signage added to the area to assist with traffic direction and parking.*
- **Ensuring sufficient off-street parking for the event**
 - *As required in the original TCUP approved by Council in 2012, the organizer is required to maintain a minimum of 1,150 free parking stalls for night market visitors and 300 stalls dedicated to event vendors.*
 - *In the middle of the 2013 season, the organizer secured an additional 3 properties to the immediate south of the event site that could accommodate an additional 200 parking stalls. These parking stalls are dedicated for use by event vendors, which therefore opens up an additional 200 stalls on the Duck Island event site for public use. These properties are being added to the TCUP renewal application for 2015 to 2017 for use as a dedicated vendor parking area.*
- **Promotion of Canada Line service**
 - *During night market events, the Canada Line is well utilized by visitors to the event.*
 - *The organizer continues to promote and market the use of the Canada line to night market visitors through advertisements.*
 - *Adjust the TMP to account for pedestrian traffic between the Canada Line station and night market event site.*

Public Consultation and Notification

The proponent consulted with businesses and residents in the surrounding area. The organizer discussed the proposed event directly with people who were available to provide feedback from property owners/tenants/residents about the event. A summary of the consultation feedback and comments is shown in Attachment 3. A majority of the comments received were related to ensuring availability of parking passes to facilitate vehicle access to the area for residents and businesses. Concerns about garbage and littering are being addressed through a garbage management plan to be implemented by the event organizer, which will also be incorporated into the terms and provisions of the proposed TCUP renewal.

City staff also have plans to meet with River Rock representatives to discuss the proposed night market TCUP renewal application. Any specific comments or concerns communicated by River Rock staff will be forwarded to Council in advance of the Public Hearing.

Public Hearing and Notification by the City of Richmond

The Temporary Commercial Use Permit renewal requires that the application be forwarded to a Public Hearing. A public hearing notification area generally bounded by Bridgeport Road to the south, Great Canadian Way to the East and Fraser River to the west and north is recommended by staff (refer to Attachment 4 for a proposed notification area map).

Staff Comments

Transportation

Transportation staff have reviewed the application to renew the TCUP for an additional 3 years with the additional lots for parking. Based on observations of the event and traffic management provisions (TMP) by staff, it is noted that the traffic flow to and from the event operates effectively to ensure access to the night market site and River Rock Casino. A summary of the Transportation requirements to be incorporated into the proposed TCUP renewal is as follows:

- Parking requirements:
 - Duck Island site – 1,480 parking stalls
 - 8411, 8431 and 8451 West Road – 200 parking stalls (vendor parking only)
 - All event parking stalls to be provided free of charge.
- Submission and approval of a Traffic Management Plan (TMP) (prepared by a professional consultant) for review and approval by the City, based on previous years operations that includes any revisions required by City staff.
- Implementation of the TMP to be undertaken by a professional Traffic Control Company with appropriate trained and certified staff. Changes to the TMP can be made at the sole discretion of Transportation staff.
- The TMP and operation by a Traffic Control Company is at the event organizers sole cost.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the event organizers sole cost.
- Continued initiatives by the event organizer to market and promote the use of public transit (Canada Line and bus) for attendees to the night market.
- Additional off-site parking stalls secured by the event organizer at their own initiative would be considered extra and beyond what the City requires for this event and is not a required component of the TMP or TCUP renewal.

Community Bylaws

Attendance by dedicated Community Bylaws officers/staff based on the previous years arrangement is required for any proposed renewal of the TCUP for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Dedicated Community Bylaw officers to patrol the surrounding night market event area are recommended to be a minimum of six hours of bylaw officer patrol during all event hours of operation, which would provide sufficient coverage. The proponent is responsible for the costs of the 6 hours of Community Bylaw officer(s) patrol each night the event is in operation, with scheduling of hours at the discretion of Community Bylaws staff. The estimated

cost of Community Bylaw staffing for the event has been incorporated into the required bond amounts to be secured for this event (see Financial Impact section).

RCMP

Attendance by dedicated RCMP officers (minimum of 2 members) based on the previous year's arrangement is required for any proposed renewal of the TCUP for the purposes providing a police presence, oversee event attendees and vendor operations, monitor operation of the TMP and intervene if necessary. Having RCMP on-site during event hours also facilitates a quick response in the event of an emergency. RCMP member attendance at the night market event will be in addition to the existing RCMP deployment in Richmond, with the proponent responsible for all costs of RCMP members dedicated to the night market event.

The estimated cost of RCMP officer staffing has been incorporated into the required bond amounts (2015 to 2017), with provisions built into the bond to enable the RCMP Commercial Crimes Unit to undertake necessary investigative and enforcement work to address product counterfeiting/intellectual property issues if any arise. Also included in the bond amount is RCMP staff time allocated to administering and managing the scheduling of officers for the event (see Financial Impact section).

Richmond Fire Rescue

The proposed night market location and required emergency access provisions are remaining generally unchanged from previous years. An updated Fire Safety Plan is required to be completed by the appropriate consultant for submission and approval by Richmond Fire Rescue prior to the opening of the event that includes fire safety provisions associated with the general event operations, fire safety measures for retail and food vendors and compliance with applicable Building Code and Fire Code for all buildings, structures and appliances (hot water tanks, cooking equipment, electrical appliances and machinery etc.). Approval of the Fire Safety Plan by Richmond Fire Rescue prior to the opening of the event is incorporated into the terms of the TCUP renewal. The event organizer and each applicable food vendor is required to comply with Richmond Fire Rescue's Food Vendor Checklist and is included in the terms and conditions of the TCUP renewal for the proposed event.

Building Approvals

Any buildings, structures, services or changes to existing on-site servicing infrastructure (including service connections) will require consultation with Building Approvals and will require the submission of all appropriate applications for building permit and site service permit work.

Business Licensing

All commercial retail and food vendor booths operating at the night market event are required to apply for and obtain Business Licenses to operate. The event proponent (Raymond Cheung C/O Firework Productions Ltd.) is also required to obtain an appropriate Business License for the purposes of operating the night market event. Each vendor at the night market is required to obtain a Business License for each year of operation.

Engineering

All servicing and related technical issues were resolved through the review of the initial TCUP application on this site in 2012. No engineering or servicing issues arise from the proposed TCUP renewal proposal.

Vancouver Coastal Health

All vendors involved in the selling or handling of food and beverage product at the event are required to obtain appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements. VCH will determine requirements associated with provisions for food vendors having access to water (hot and cold), access to appropriate refrigeration and food safety measures that the event organizer and each food vendor booth is responsible for compliance.

VCH has an application and inspection process to ensure compliance with their regulations, which they implement prior to food vendors opening at the event. Any deficiencies or infractions are required to be resolved by the food vendors or event proponent prior to opening of the food court or individual food vendors.

Analysis

All technical issues and changes to the night market event included in the TCUP renewal application have been incorporated into the proposed permit that would enable the night market to operate on the subject site in 2015, 2016 and 2017 generally from mid-May to the end of October during the dates and times specified in this report.

A majority of the applicable terms and conditions identified in the original 2012 TCUP approval for this site will also be incorporated into the TCUP renewal being considered in this report. The main changes being forwarded in the TCUP renewal that is different from the original permit granted in 2012 is summarized as follows:

- Inclusion of 8411, 8431 and 8451 West Road in the TCUP renewal application to provide dedicated parking for market vendors. Staff support this revision as it allows for an additional 200 parking stalls to be secured for this event for use by event vendors, thereby making available an additional 200 free parking stalls on the Duck Island site north of River Road for the general public.
- Extension of the event into the end of October for each year. In previous years, the night market closing date would coincide with the Thanksgiving long weekend in October. The event organizer has requested an extension to the end of October. The event organizer is responsible for informing the City if they intend on closing the night market early in the season and ensuring that all event vendors are also informed of the earlier closure.

Financial Impact

Cost Recovery – City and RCMP Expenses

The proposed night market is a privately operated event that is open to the general public. Due to the significant popularity of past events hosted on other sites in Richmond and increasing draw of attendees from across the region and visiting tourists, presence from RCMP members, Community Bylaw Officers and various staff from other divisions is required with costs to be

paid by the event organizer. This enables existing service levels for policing and bylaws across the City to be maintained. In summary, a cost recovery model is applied for the proposed night market TCUP renewal.

Operational Security Bond Requirements

The estimated costs will be submitted prior to Council consideration of the TCUP at Public Hearing (tentatively October 20, 2014) for the first year of operation in 2015 and one month in advance of the event opening date for subsequent years (2016 and 2017). The following is a summary of what the bond submission will cover:

- 2 RCMP members assigned to the night market event each day of operation and during all hours of operation at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each day of operation for the night market event (scheduling of hours is at the discretion of Community Bylaws).
- A 20% contingency fund in addition to the base operational security bond for each year of event operation.
- Attendance by City staff to oversee and monitor implementation of the TMP and general event operations.
- Production, posting and takedown of night market directional signage by City staff.

Security bond requirements are as follows:

- 2015 – \$181,000 (base amount) + \$36,000 (20% contingency) = **\$217,000** (Adjusted for additional days of operation and anticipated wage increases).
- 2016 – \$194,000 (base amount) + \$39,000 (20% contingency) = **\$233,000** (Adjusted for additional days of operation and anticipated wage increases).
- 2017 – \$197,000 (base amount) + \$39,000 (20% contingency) = **\$236,000** (Adjusted for additional days of operation and anticipated wage increases).

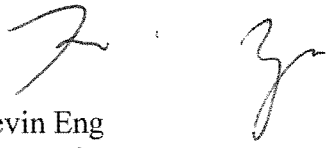
Upon conclusion of the night market event for each year, any surplus leftover from the bond will be returned to the event proponent. Provisions are also included in the TCUP to require payment of any outstanding invoices (in excess of the estimated security bond amount) to be paid in full for the event to operate.

The Procedure Bylaw for Council consideration of Temporary Commercial Use Permits (Bylaw 7273), requires that security bonds be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security bond submission deadline dates apply for the TCUP renewal:

- For 2015 – \$217,000 to be submitted prior to October 20, 2014 as the initial security bond amount.
- For 2016 – \$233,000 to be submitted prior to April 13, 2016.
- For 2017 – \$234,000 to be submitted prior to April 12, 2017.

Conclusion

The proposed night market TCUP renewal on the subject site has addressed all technical components and met all City requirements related to operating a seasonal event on this site from 2015 to 2017. The subject property is well serviced by public transit and the event organizer has also provided the required amount of off-street parking and traffic management measures based on previous year's operation, which proved successful in managing vehicle traffic to the site and minimizing impacts to existing businesses in the surrounding area. On this basis, staff recommend approval of the Temporary Commercial Use Permit for the subject site and that this recommendation be forwarded to Council for consideration at a Public Hearing, tentatively scheduled for October 20, 2014. Staff also recommend expanding the Public Hearing notification area include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to this staff report.



Kevin Eng
Planner 2

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Attachment 1 – Location Map

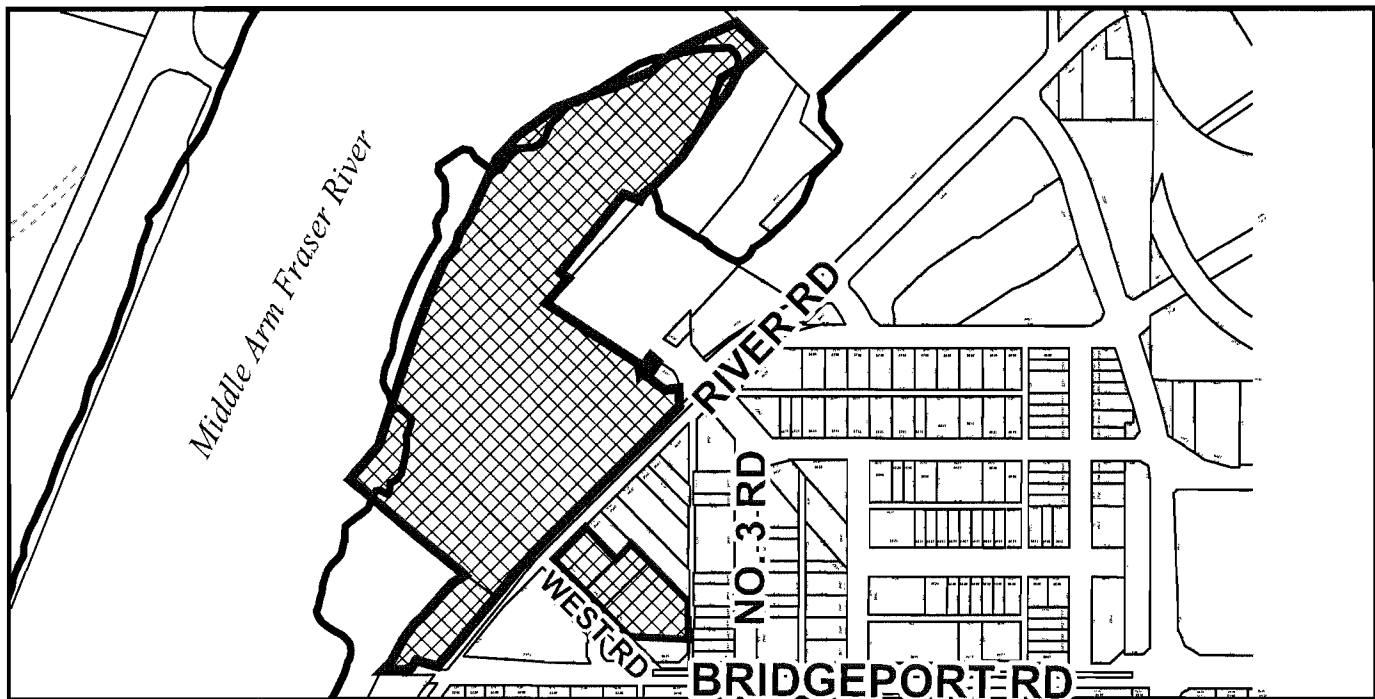
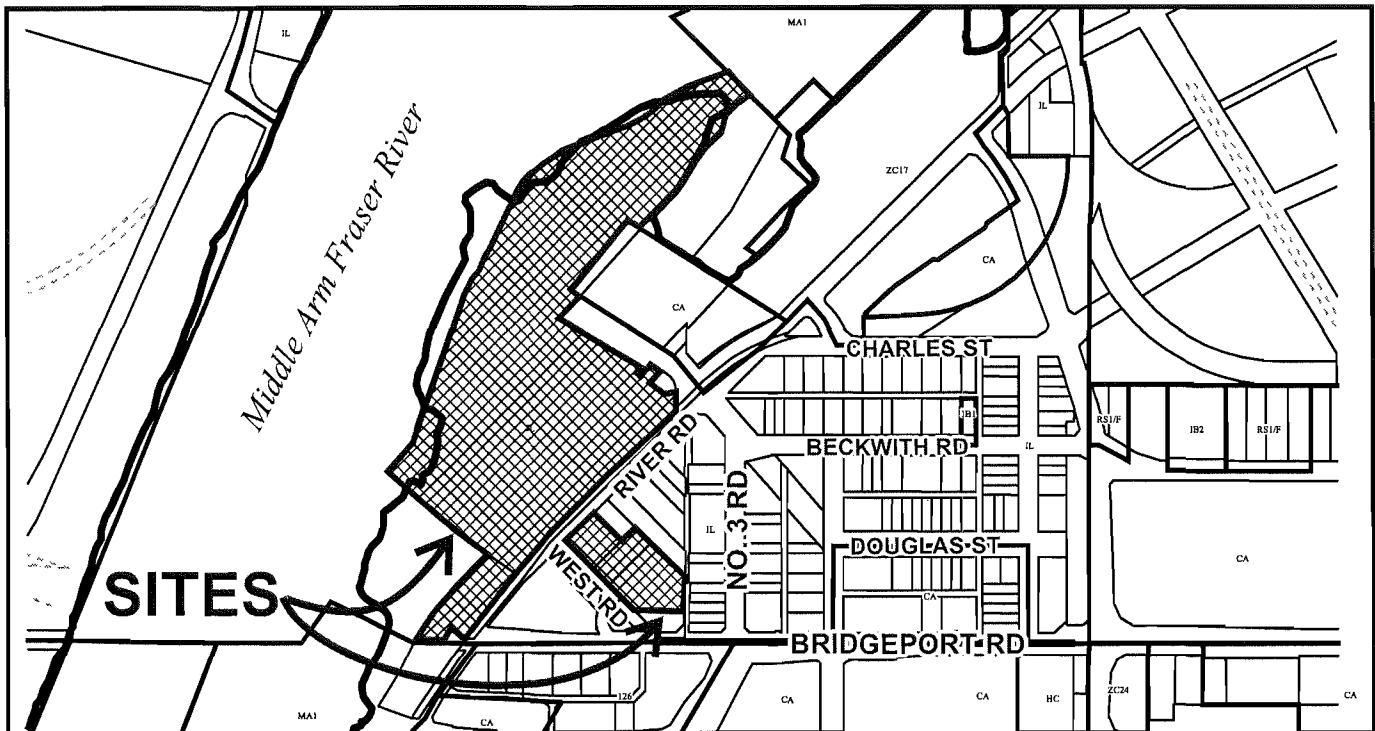
Attachment 2 – Night Market Site Plan

Attachment 3 – Public Consultation Summary

Attachment 4 – Recommended Public Hearing Notification Area



City of
Richmond



TU 14-666140

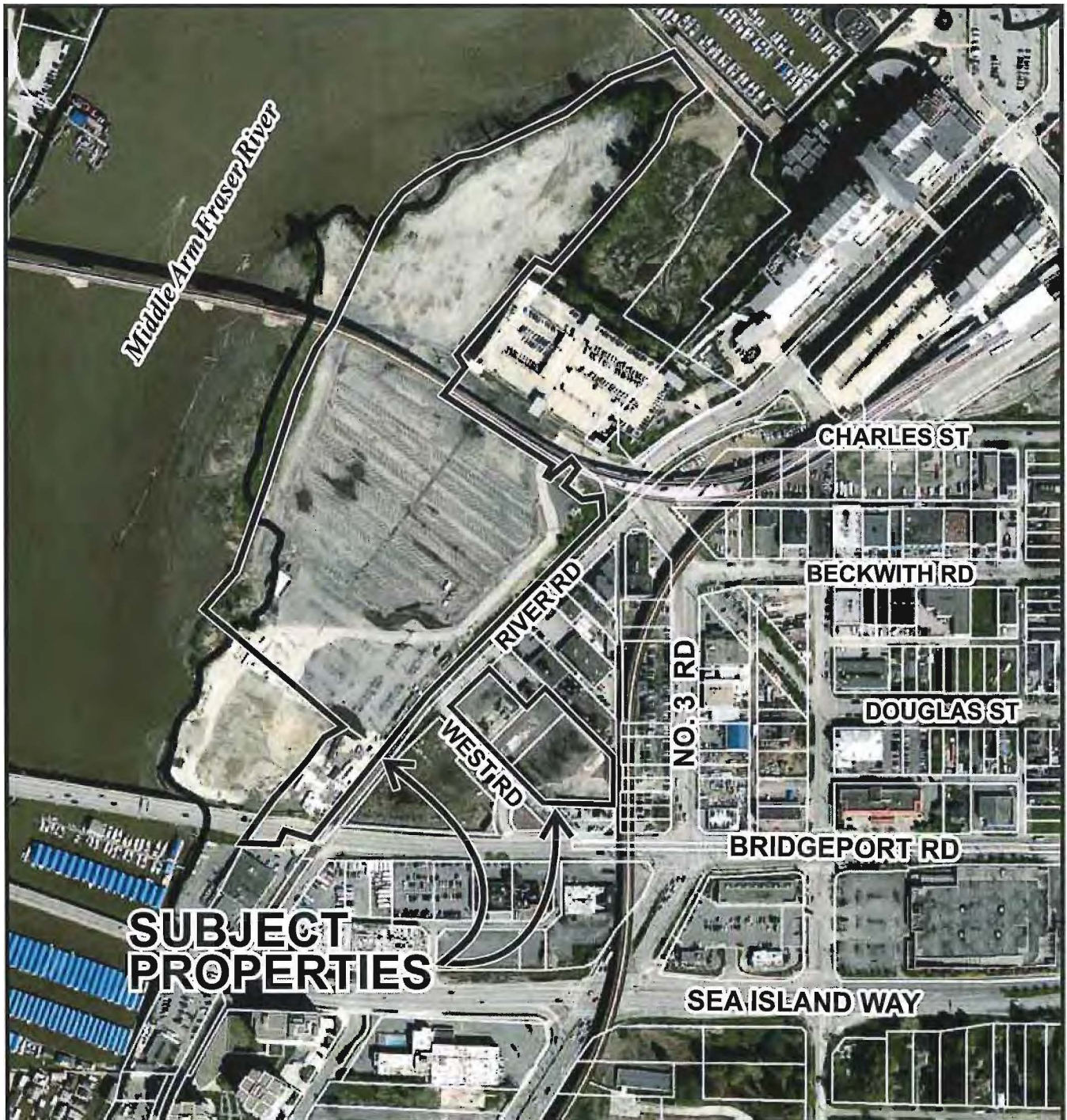
Original Date: 07/03/14

Revision Date: 09/08/14

Note: Dimensions are in METRES



City of
Richmond

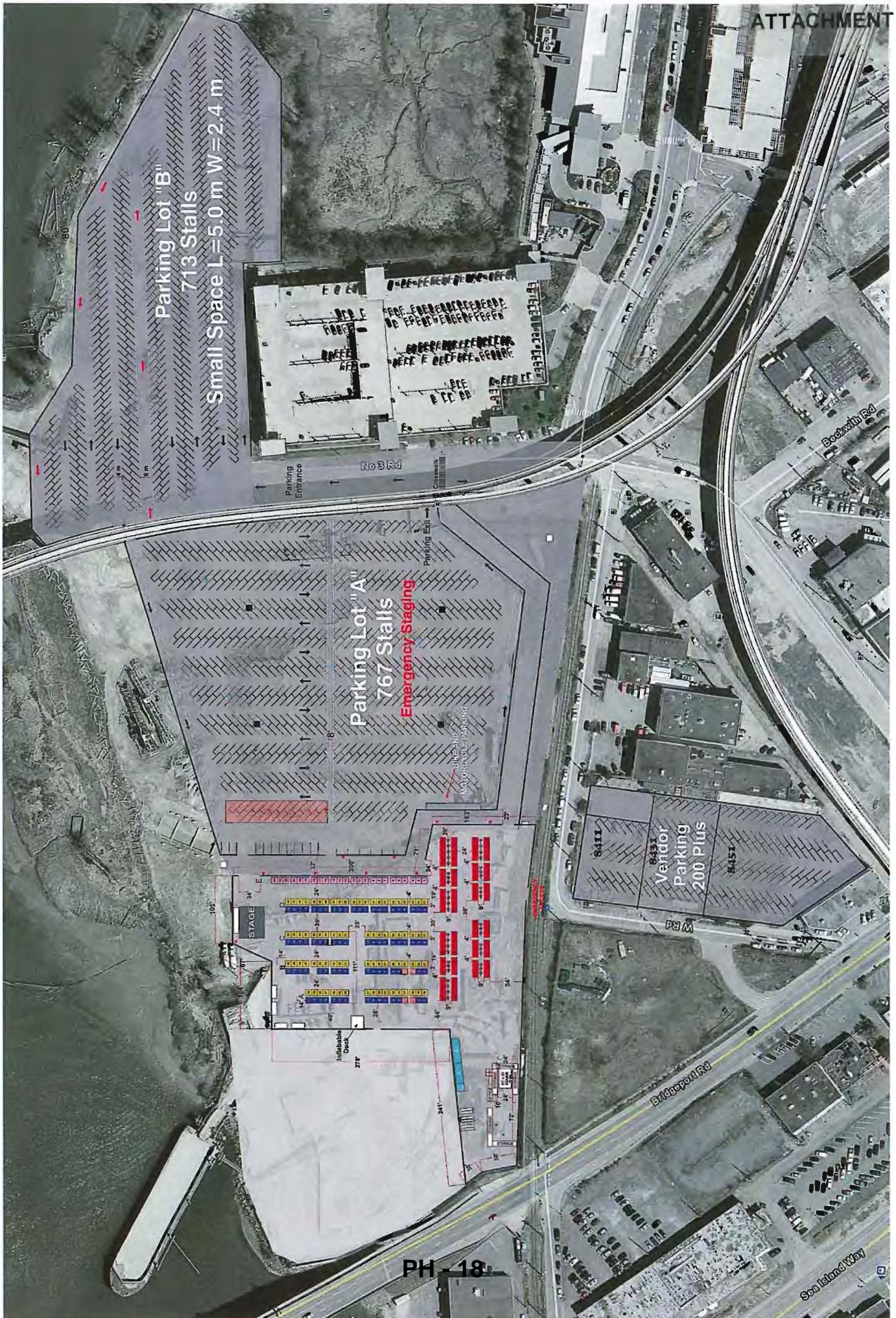


TU 14-666140

Original Date: 07/07/14

Revision Date: 09/09/14

Note: Dimensions are in METRES



Schedule 3:

Neighbour Consultations below were completed on April 10, 2014. Neighbours who did not have parking passes/no parking signs or who requested additional signs were provided with them free of charge as of May 3, 2014. This addressed the issues and concerns for these neighbours who were worried about Night Market visitors parking on their property.

Richmond Night Market Neighbour Consultation 2014

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
1	River Road	8480			closed		✓
2	River Road	8500			closed		
3	River Road	8520			no answer		
4	River Road	8540	Thomas Fairbrother Don Drakey Supplies	604 273 7112			✓
5	River Road	8560	Nancy Davies The Barn	604 244 1106			✓
6	River Road	8580	Juan's Auto service	604 241 2848	concerns about parking and garbage		✓
7	No. 3 Road	2651 A		604 278 5252	no answer		
8	No. 3 Road	2651 B	Paul Chan Auto Body One	604 270 7123			✓
9	No. 3 Road	2651	Supriya Oberoi Top Tech	604 304 1111			✓
10	No. 3 Road	2700	Shirley Bridgeport Collision	604 273 2766			✓
11	No. 3 Road	2780 A			closed		
12	No. 3 Road	2780			closed		

Richmond Night Market Neighbour Consultation 2014

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
13	No. 3 Road	2800	Carmen Deveau Housestone Enterprises	778-995-1122			✓
14	No. 3 Road	2820	burdeep Vancouver Fleet Services	604-278-1701			✓
15	No. 3 Road	2840	Dan Coquino Express Lube & Tune	604-278-1018			✓
16	No. 3 Road	2980	Al Norman ABC Traders Ltd.	604-278-2456			✓
17	Bridgeport Road	175/150	Ben Wang Richmond Auto Wash	604-986-9274	traffic concerns new business		✓
18	Bridgeport Road	125	Shibuyatei		no comment		✓
19	Bridgeport Road	8811	Georgeta Danici Hampton Inn	604-232-5505			✓
20	Bridgeport Road	8911	Grace	778-701-5552			✓
21	Bridgeport Road	8971	Raymond Discount Car & Truck Rentals	604-370-2277			✓
22	Smith St.	#1-2900	Arden Lau Island Carpet Sales	604-278-6256			✓
23	Smith St.	#3-2900			closed		
24	Smith St.	#4-2900			closed		

Richmond Night Market Neighbour Consultation 2014

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
25	Smith St.	#6-2900			Closed		
26	Smith St	#8-2900	BPG Auto Sound	604-278-4142			✓
27	Smith St	#9-2900	ALEX Viva Java	604-270-7740			✓
28	Smith St	2751	Danny Knight Boss Automotive Ltd.	604-270-9608			✓
29	Smith St	2731			no answer		
30	Smith St	2711		604 657 2250	no answer		
31	Smith St	2691			no answer / closed		
32	Smith St	2680			no answer		
33	Smith St	2660			no answer		
34	Smith St	2640			no answer		
35	Smith St	2571	Lena Vo Bisco	604-276-2662	Parking, need a no parking sign		✓
36	Smith St	2611			no answer		

Richmond Night Market Neighbour Consultation 2014

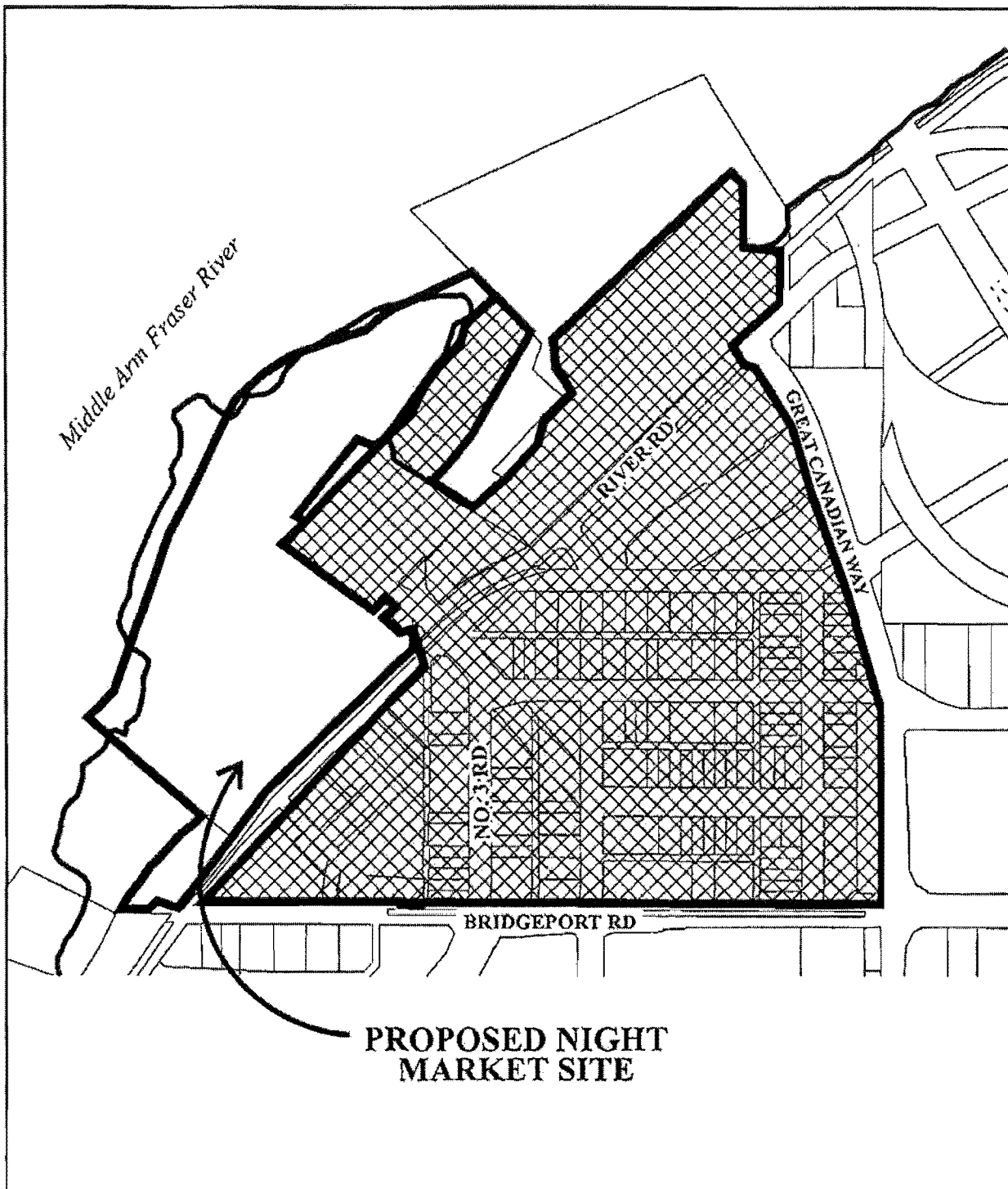
	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
37	Smith St.	2651	Todd King	604-232-0724	garbage + parking		✓
38	Smith St.		Tony	604-802-5587	Parking + Passes		✓
39	Beckwith Rd.	8971	Triton		Closed		
40	Beckwith Rd.	120 - 8960	Angela Richmond Quilting Ltd.	604-278-0060			✓
41	Beckwith Rd.	220 - 8960			closed		
42	Beckwith Rd.	110 - 8960	Chen Hsueh Cheng Excel Custom Cabinets		Parking concerns closed		✓
43	Beckwith Rd.	210 8960			closed		
44	Beckwith Rd.	8931	Yoshi Yamaguchi 44 Japanese Fragrance	604-278-4289	Parking pass required		✓
45	Beckwith Rd.	#230 8911	Alex Ning Notary Corporation	604-270-4751			✓
46	Beckwith Rd.	#120 8911	Jimmy	778-829-2809	garbage concerns		✓
47	Beckwith Rd.	#720 8911	Adrian Loh S.M. Loh (C.A.)	604-207-2251	garbage concerns		✓
48	Beckwith Rd.	#210 8911	Danny OG Young + Only Studios	778-227-4415	would like a no parking sign		✓

Richmond Night Market Neighbour Consultation 2014

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
49	Beckwith Rd	200 - 8888	Glenn McPherson Boushord Projects	604-614-1054	closed		✓
50	Beckwith Rd	8888	Warren Koehn Briehouse	604-273-4904			✓
51	Beckwith Rd	120 - 8860			closed		
52	Beckwith Rd	220 - 8860			closed		
53	Beckwith Rd	210 - 8860			closed		
54	Beckwith Rd	110 - 8860	Garry VanBoden Richmond Wine Boutique	604-273-5969	Parking - need no parking signs		✓
55	Beckwith Rd	8811	trnc International Textiles	604-270-7537	would like parking passes		✓
56	Beckwith Rd	8820	Kim J & R Excavations	604-247-0337	no parking signs (2)		✓
57	Beckwith Rd	130 - 8740			closed		
58	Beckwith Rd	120 - 8740			no issue		✓
59	Beckwith Rd	110 - 8740	Grace Knox Canadian Rockie Material	604-771-5580			✓
60	Beckwith Rd	8731	Gary Ching Zippro Stone Ltd.	778-388-3138			✓

Richmond Night Market Neighbour Consultation 2014

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
61	Sexsmith Rd.	2840	Mandeep Dys Inn (VA)	604-207-8500	would like new parking signs (S)		✓
62	Douglas St.	8711			closed		
63	Douglas St.	8811	Avron	778-899-3577	parking issues / blocking resident only signs		✓
64	Douglas St.	8831			no answer		
65	Douglas St.	8851			no answer		
66	Douglas St.	8900			no answer		
67	Douglas St.	8940			closed		
68	Douglas St.	8995	Dharm Kohlon Lo-lost Auto Repairs Ltd.	604-278-1936			✓
69	Douglas St.	9011			no answer		
70							
71							
72							



Public Hearing
Notification Area

Original Date: 02/08/12

Revision Date: 02/09/12

Note: Dimensions are in METRES



No. TU 14-666140

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774
0916544 B.C. Ltd., Inc. No. 0916544

Property Address: 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North
Range 6 West Plan 34592 and 8411/8431/8451 West Road

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:

A night market event on the following dates:

- May 15, 2015 to November 1, 2015 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 13, 2016 to October 30, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 12, 2017 to October 29, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774
0916544 B.C. Ltd., Inc. No. 0916544

Property Address: 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North
Range 6 West Plan 34592 and 8411/8431/8451 West Road

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
 - A cash security (or acceptable letter of credit) in the amount of \$217,000 must be submitted prior to October 20, 2014 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2015.
 - A cash security (or acceptable letter of credit) in the amount of \$233,000 must be submitted prior to April 13, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
 - A cash security (or acceptable letter of credit) in the amount of \$236,000 must be submitted prior to April 12, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774
0916544 B.C. Ltd., Inc. No. 0916544

Property Address: 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North
Range 6 West Plan 34592 and 8411/8431/8451 West Road

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:

- All monies outstanding from the 2015 event must be paid in full prior to April 13, 2016.
- All monies outstanding from the 2016 event must be paid in full prior to April 12, 2017.

Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule “C” for 2015, 2016 and 2017 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

Schedule “A”

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2015, 2016 and 2017 on the subject site, the event organizer (Firework Productions Ltd. c/o Raymond Cheung) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City’s Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City’s Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.
- The Event organizer is required to implement a marketing and promotion strategy (approved by Transportation Division staff) that encourages night market patrons to take public transit to the event

Off-Street Parking

- Parking stalls required for the night market event under the following provisions:
 - 1,480 parking stall located on Duck Island.
 - 200 parking stalls located on 8411/8431/8451 West Road.
 - Of the total number of parking stalls secured (1,680), a minimum of 300 stalls shall be allocated to event vendors.
 - All off-street parking stalls provided on the event site is required to be free.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

Implementation of Works on City Property

- Any works on City property is required as a result of the night market event must comply with the following requirements:
 - Works include, but are not limited to construction of asphalt walkways, temporary pedestrian crosswalks and a secondary emergency access to the market event area. Works also include any required upgrades and maintenance to existing works
 - Design for works to be undertaken by the appropriate professional and approved by the City.
 - Construction of works to be undertaken through a City Work Order or other appropriate process prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
 - All costs associated with the design, construction, maintenance and removal (if required) of works is the responsibility of the event organizer.
 - Enter into the appropriate agreements where necessary for the above referenced works prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.

Required Approvals from External Agencies

Review and approval (if necessary) from the following external agencies is required prior to operating a night market event on the subject site:

- Approval from the Provincial Diking Authority for the existing emergency access ramp structure located over the existing dike statutory right-of-way.
- Ministry of Transportation and Infrastructure (MOTI) review of traffic control provisions identified in the TMP for intersections under MOTI jurisdiction.

Flood Construction Level (FCL) Requirements

- All buildings and structures on the subject site must be temporary and cannot be utilized year round.
- If these criteria are met, temporary buildings and structures are not required to comply with the minimum FCL of 4.35 m.
- Buildings and structures that do not meet these criteria are required to be constructed at a minimum FCL of 4.35 m.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the event market area. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Implementation of a dedicated approved emergency response route for RFR truck access and turnaround to facilitate access to the proposed parking lot “B” as shown in the night market site plan attached as **Schedule “D”** to the TCUP. This fire access lane is required to be designed to support the expected loads imposed by firefighting equipment to permit accessibility under all climatic conditions.
- Submission and approval of an updated Fire Safety Plan on a yearly basis by Richmond Fire Rescue for the night market event.
- The event organizer and each applicable food vendor at the night market event is required to complete and sign the Richmond Fire Rescue Food Vendor Checklist (**Schedule “E”**) and be able to produce the completed and signed documents upon request by Richmond Fire Rescue personnel.

Night Market Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders. Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The maximum number of vendors allowed in this TCUP is:
 - 220 commercial vendors; and
 - 100 food vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.

Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early for the season prior to the last date permitted in this TCUP renewal application for 2015, 2016 and 2017.

Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in **Schedule “B”** shall be restored to its original condition.
 - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

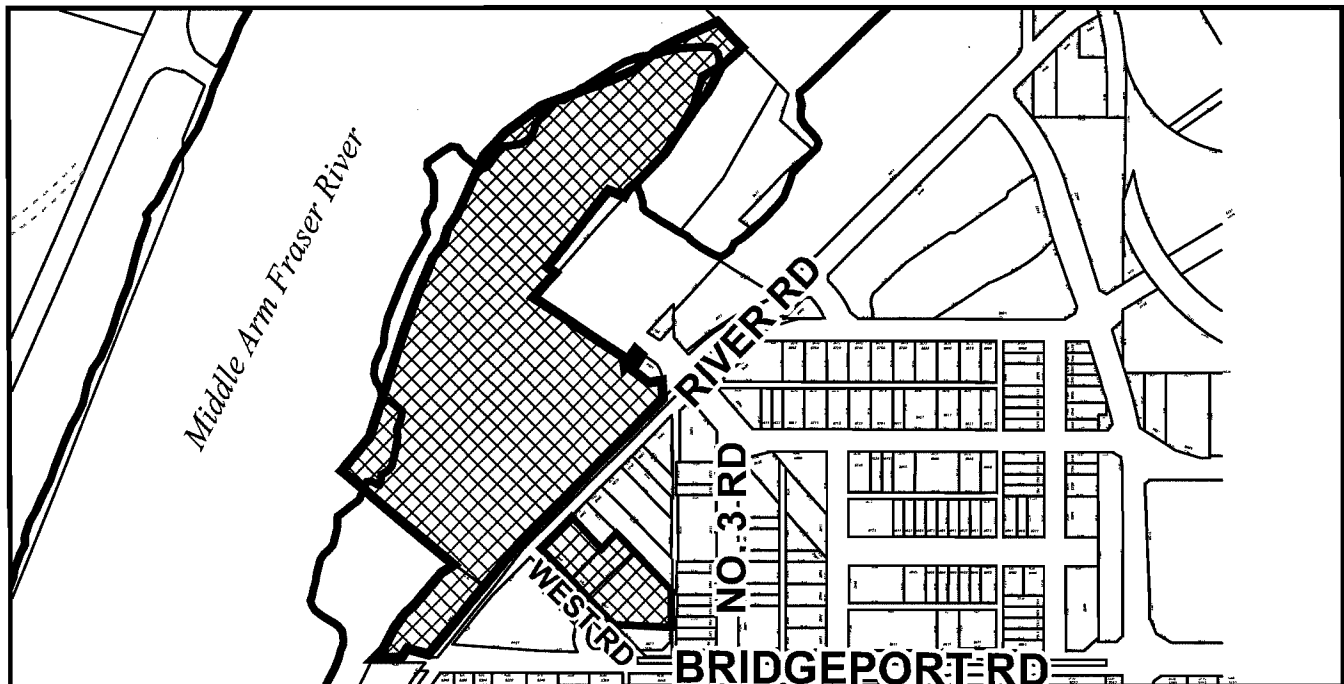
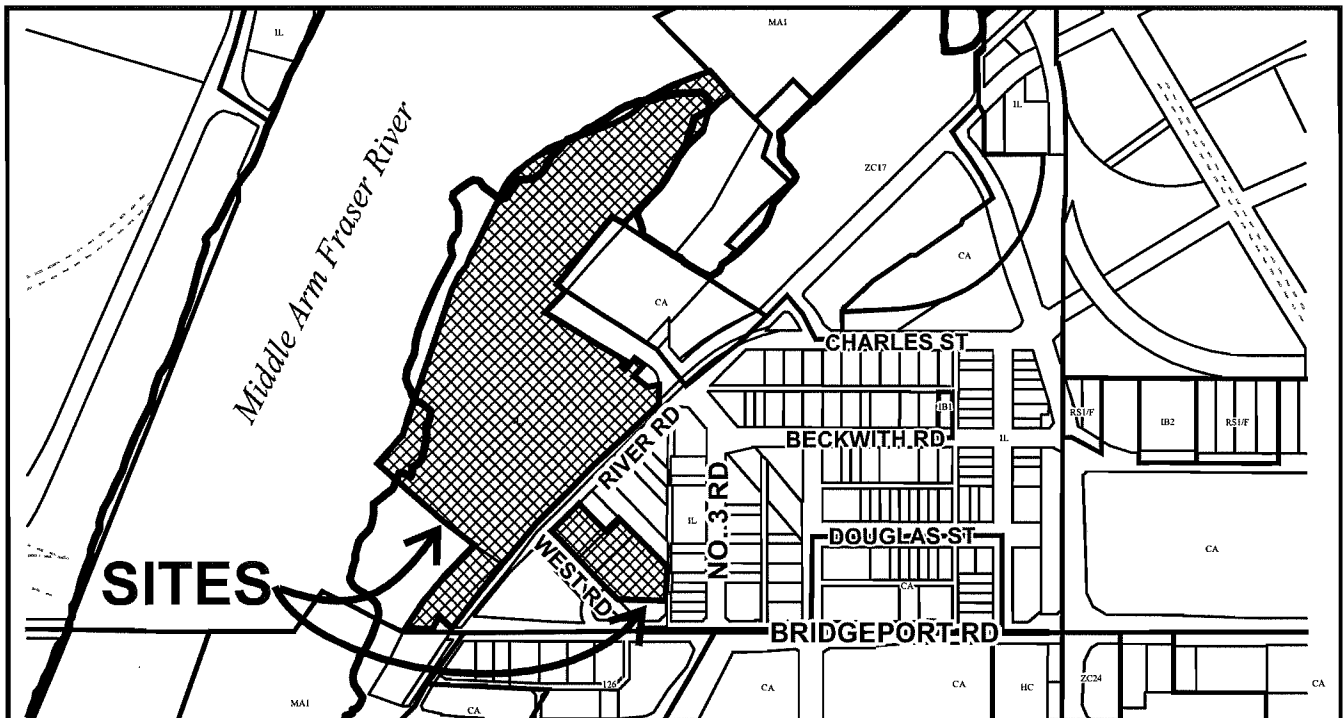
- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Firework Productions Ltd.
by its authorized signatory
(Signed copy on file)

Raymond Cheung
Firework Productions Ltd.



City of
Richmond



TU 14-666140

Original Date: 07/03/14

Revision Date: 09/08/14

Note: Dimensions are in METRES

Schedule "C"

Evening Market Event Schedule of Dates for 2015

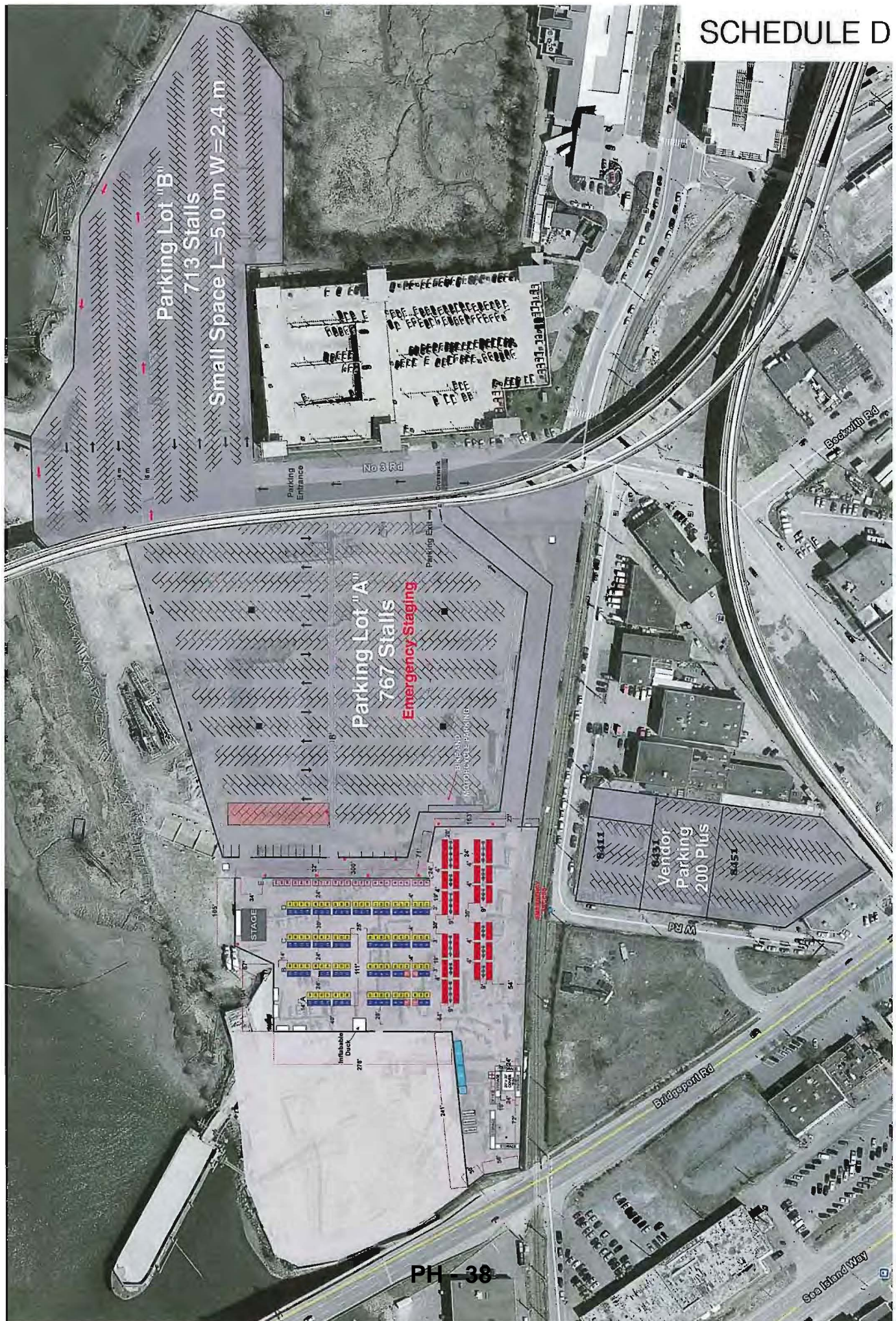
Month	Day	Event Hours	Month	Day	Event Hours
May (10 Days)	15	7pm-12am	June (12 Days)	5	7pm-12am
	16	7pm-12am		6	7pm-12am
	17	6pm-12am		7	6pm-11pm
	18	6pm-11pm		12	7pm-12am
	22	7pm-12am		13	7pm-12am
	23	7pm-12am		14	6pm-11pm
	24	6pm-11pm		19	7pm-12am
	29	7pm-12am		20	7pm-12am
	30	7pm-12am		21	6pm-11pm
	31	6pm-11pm		26	7pm-12am
		27		7pm-12am	
		28		6pm-11pm	
July (13 Days)	3	7pm-12am	August (15 Days)	1	7pm-12am
	4	7pm-12am		2	6pm-12am
	5	6pm-11pm		3	6pm-11pm
	10	7pm-12am		7	7pm-12am
	11	7pm-12am		8	7pm-12am
	12	6pm-11pm		9	6pm-11pm
	17	7pm-12am		14	7pm-12am
	18	7pm-12am		15	7pm-12am
	19	6pm-11pm		16	6pm-11pm
	24	7pm-12am		21	7pm-12am
	25	7pm-12am		22	7pm-12am
	26	6pm-11pm		23	6pm-11pm
	31	7pm-12am		28	7pm-12am
				29	7pm-12am
		30		6pm-11pm	
September (13 days)	4	7pm-12am	October (16 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-12am
	6	6pm-12am		4	6pm-11pm
	7	6pm-11pm		9	7pm-12am
	11	7pm-12am		10	7pm-12am
	12	7pm-12am		11	6pm-12am
	13	6pm-11pm		12	6pm-11pm
	18	7pm-12am		16	7pm-12am
	19	7pm-12am		17	7pm-12am
	20	6pm-11pm		18	6pm-11pm
	25	7pm-12am		23	7pm-12am
	26	7pm-12am		24	7pm-12am
	27	6pm-11pm		25	6pm-11pm
				30	7pm-12am
		31		7pm-12am	
		November 1		6pm-11pm	
Total Number of Event Operation Days - 79					

Evening Market Event Schedule of Dates for 2016

Month	Day	Event Hours	Month	Day	Event Hours	
May (10 Days)	13	7pm-12am	June (13 Days)	3	7pm-12am	
	14	7pm-12am		4	7pm-12am	
	15	6pm-11pm		5	6pm-11pm	
	20	7pm-12am		10	7pm-12am	
	21	7pm-12am		11	7pm-12am	
	22	6pm-12am		12	6pm-11pm	
	23	6pm-11pm		17	7pm-12am	
	27	7pm-12am		18	7pm-12am	
	28	7pm-12am		19	6pm-11pm	
	29	6pm-11pm		24	7pm-12am	
		25		7pm-12am		
		26		6pm-11pm		
		30		7pm-12am		
July (15 Days)	1	7pm-12am	August (13 Days)	1	6pm-11pm	
	2	7pm-12am		5	7pm-12am	
	3	6pm-11pm		6	7pm-12am	
	8	7pm-12am		7	6pm-11pm	
	9	7pm-12am		12	7pm-12am	
	10	6pm-11pm		13	7pm-12am	
	15	7pm-12am		14	6pm-11pm	
	16	7pm-12am		19	7pm-12am	
	17	6pm-11pm		20	7pm-12am	
	22	7pm-12am		21	6pm-11pm	
	23	7pm-12am		26	7pm-12am	
	24	6pm-11pm		27	7pm-12am	
	29	7pm-12am		28	6pm-11pm	
	30	7pm-12am				
	31	6pm-12am				
September (14 days)	2	7pm-12am	October (15 Days)	1	7pm-12am	
	3	7pm-12am		2	6pm-11pm	
	4	6pm-12am		7	7pm-12am	
	5	6pm-11pm		8	7pm-12am	
	9	7pm-12am		9	6pm-12am	
	10	7pm-12am		10	6pm-11pm	
	11	6pm-11pm		14	7pm-12am	
	16	7pm-12am		15	7pm-12am	
	17	7pm-12am		16	6pm-11pm	
	18	6pm-11pm		21	7pm-12am	
	23	7pm-12am		22	7pm-12am	
	24	7pm-12am		23	6pm-11pm	
	25	6pm-11pm		28	7pm-12am	
	30	7pm-12am		29	7pm-12am	
				30	6pm-11pm	
Total Number of Event Operation Days - 80						

Evening Market Event Schedule of Dates for 2017

Month	Day	Event Hours	Month	Day	Event Hours
May (10 Days)	12	7pm-12am	June (13 Days)	2	7pm-12am
	13	7pm-12am		3	7pm-12am
	14	6pm-11pm		4	6pm-11pm
	19	7pm-12am		9	7pm-12am
	20	7pm-12am		10	7pm-12am
	21	6pm-12am		11	6pm-11pm
	22	6pm-11pm		16	7pm-12am
	26	7pm-12am		17	7pm-12am
	27	7pm-12am		18	6pm-11pm
	28	6pm-11pm		23	7pm-12am
July (15 Days)				24	7pm-12am
				25	6pm-11pm
				30	7pm-12am
			August (13 Days)		
	1	7pm-12am		4	7pm-12am
	2	6pm-12am		5	7pm-12am
	3	6pm-11pm		6	6pm-12am
	7	7pm-12am		7	6pm-11pm
	8	7pm-12am		11	7pm-12am
	9	6pm-11pm		12	7pm-12am
	14	7pm-12am		13	6pm-11pm
	15	7pm-12am		18	7pm-12am
	16	6pm-11pm		19	7pm-12am
	21	7pm-12am		20	6pm-11pm
	22	7pm-12am		25	7pm-12am
	23	6pm-11pm		26	7pm-12am
	28	7pm-12am		27	6pm-11pm
	29	7pm-12am	October (14 Days)		
	30	6pm-11pm		1	6pm-11pm
September (15 days)				6	7pm-12am
	1	7pm-12am		7	7pm-12am
	2	7pm-12am		8	6pm-12am
	3	6pm-12am		9	6pm-11pm
	4	6pm-11pm		13	7pm-12am
	8	7pm-12am		14	7pm-12am
	9	7pm-12am		15	6pm-11pm
	10	6pm-11pm		20	7pm-12am
	15	7pm-12am		21	7pm-12am
	16	7pm-12am		22	6pm-11pm
	17	6pm-11pm		27	7pm-12am
	22	7pm-12am		28	7pm-12am
	23	7pm-12am		29	6pm-11pm
	24	6pm-11pm			
	29	7pm-12am			
	30	7pm-12am			
Total Number of Event Operation Days - 80					





Richmond Fire-Rescue

General Fire Safety for Food Vendors Including Mobile Food Trucks

General Fire Safety Requirements

Vendors shall meet requirements defined in NFPA 96. This checklist outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

- ☐ All commercial cooking units (deep fryers, grills, etc) in trailers or trucks shall have an automatic suppression system (meeting ULC300) and at least one portable Class K wet chemical extinguisher.
- ☐ All commercial deep fryers are required to have a portable Class K wet chemical extinguisher.
- ☐ Vendors using heating or cooking units shall provide for their own use at least one portable multi-purpose extinguisher (minimum 10 pound 4A-60B:C rated). Fire Extinguishers must be **visible**, **accessible**, and may not sit on the ground.
- ☐ All commercial cooking units, other than approved self-contained units, require non-combustible hoods, filters, or trays for containing grease laden vapours—must have been cleaned and tagged by a certified Applied Science Technologist Technician (ASTT) or company within the past 6 months.
- ☐ All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
- ☐ All tents and awnings with any heat sources and/or cooking units underneath must be fire treated and labelled to meet NFPA 705 (regardless of clearances - **no** exceptions).
- ☐ All commercial cooking exhaust hoods must have required filters and trays installed at all times (mesh filters are not permitted). Tagged by a certified ASST within the past 6 months.
- ☐ All extinguishers and automatic suppression systems to have current service completed by an ASTT, complete with stamped service tag.
- ☐ Stand alone stove or burners and self-contained cooking appliances shall be supported on an approved base or non-combustible surface and kept away from combustibles (do not place directly on the ground). No folding tables with oil cooking on top.
- ☐ Propane cylinders and tanks shall be secured to a permanent surface to prevent tipping and located away from cooking and heat devices as per all applicable Gas Codes and Standards.
- ☐ No unattached (spare) propane tanks in cooking area.
- ☐ Temporary electrical power, generators, and any connections to vendors must be proper gauge, properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged cords. No household extension cords.
- ☐ Generators may require a noise cover or acceptable non-combustible housing depending on location. Combustible items may not be placed on generators in contact with hot surfaces e.g. tarps.

For further information or questions, please contact Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 am to 5:00 pm.

Information contained here is subject to change without notice.

Richmond Fire-Rescue's Mission is to *protect and enhance the City's livability through service excellence in prevention, education and emergency response.*

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 14 October 2014 1:40 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #804)

Categories: 08-4105-20-2014666140 - 8351 River Road - Duck Is. - 8411/8431/8451 West Road

To Public Hearing
Date: OCT 20 2014
Item #: 1
Re: TWP 14-666140

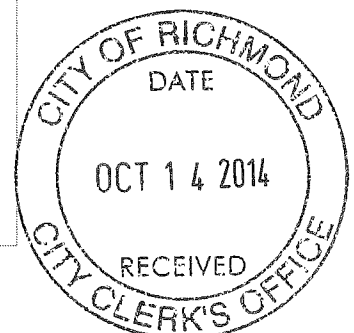
Send a Submission Online (response #804)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 1:40:06 PM

Survey Response

Your Name	Nancy Davies
Your Address	8560 River Road, Richmond, B.C.
Subject Property Address OR Bylaw Number	8351 River Road, Duck Island
Comments	<p>I have two concerns I would like addressed prior to Richmond Council giving approval for a three year extension for the Richmond Night Market at the Duck Island site. We are located at 8560 River Road, directly across the street from the Richmond Night Market. • Parking – Even though we have No Parking signs in front of our property, these signs are often ignored by the patrons of the Market. For the past three years the Night Market has used additional parking from Dava Developments on No. 3 road between Bridgeport and River Road. This or any additional parking is not shown on their application but is definitely needed. An example of not having this additional parking occurred when that lot turned into a Park And Fly parking lot September 15th, one month before the Richmond Night Market closed– and the elimination of this parking lot created a nightmare of traffic up and down River Road and large numbers of vehicles parking on privately posted properties. This was in</p>



the slower last month of the Market so I can only imagine the problems other months if they did not have this additional lot. The parking shown on their application will not meet their needs especially with the development underway in this area. I do not know when Dava Developments will proceed but they do have an application with the City to develop this property. Prior to approval of a three year extension for the Richmond Night Market, please ensure that they can lease additional parking. Parking in this area is limited and now with the construction underway of Phase One of the International Trade Centre at Bridgeport and West Road, parking will become even more difficult. Also, we have been informed by the developers that West Road will be closing permanently once Phase Two of their development begins. Has Council thought ahead of the impact on this area for the properties and the Richmond Night Market as this new development is completed and occupied over the next three years? • Litter - I would like to suggest that the Richmond Night Market be more diligent in picking up litter outside of their areas. Patrons discard packaging and food throughout the area. Perhaps the Market could consider putting garbage cans on some of the surrounding streets. Nancy Davies Jayker Holdings Ltd.




City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development
Date: August 29, 2014
File: 12-8060-20-009165/Vol01
ZT 2014-667206
Re: Application by the City of Richmond for a Zoning Text Amendment to the Office and Education (ZIS5) – City Hall West (Thompson Area) Zoning District at 6931 Granville Avenue

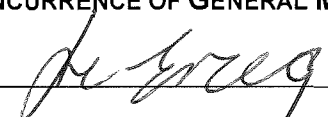
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the “Office and Education (ZIS5) – City Hall West (Thompson Area)” zoning district for the property at 6931 Granville Avenue to add “emergency service” as a permitted use under Section 24.5.2, be introduced and given first reading.


Wayne Craig
Director of Development

WC:jh

Att.

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

Staff Report

Origin

An application has been made by the City of Richmond's Capital Buildings Project Development Division of the Engineering & Public Works Department for a zoning text amendment to the existing "Office and Education (ZIS5) – City Hall West (Thompson Area)" zoning district to include the term "emergency service" as a permitted use under Section 24.5.2 of Richmond Zoning Bylaw 8500 for the property at 6931 Granville Avenue (Attachment 1). The purpose of the zoning text amendment is to facilitate the reconstruction of Brighthouse Fire Hall No. 1 by utilizing the subject property as a temporary fire hall until the new fire hall is completed.

Findings of Fact

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

Surrounding Development

The site is presently occupied by a single storey building and a surface parking lot at the northwest corner of Granville Avenue and Gilbert Road. The immediate context surrounding the site is as follows:

To the North: Single family residential detached dwellings, zoned "Single Detached (RS1/E)" and designated "Neighbourhood Residential (NRES)" in the 2041 Official Community Plan (OCP) Land Use Map.

To the East: Gilbert Road and the existing Brighthouse Fire Hall No. 1 zoned "School & Institutional Use (SI)" and designated "Park" in the 2041 OCP Land Use Map.

To the South: Granville Avenue and townhouses zoned "Town Housing (ZT26) – East Livingstone" and "Town Housing (ZT39) – East Livingstone", and designated "Neighbourhood Residential (NRES)" in the 2041 OCP Land Use Map.

To the West: Single family residential detached dwellings, zoned "Single Detached (RS1/E)" and designated "Neighbourhood Residential (NRES)" in the 2041 OCP Land Use Map.

Related Policies & Studies

2041 Official Community Plan

The 2041 Official Community Plan (OCP) designates the subject site as "Limited Mixed Use" which allows a mix of residential uses along with limited commercial, industrial, office, institutional or community and pedestrian-oriented uses intended to enhance the public amenity and livability of the area. The proposed text amendment would comply with the 2041 OCP land use designation. The site is not within an Area Plan or Sub-Area Plan.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the Aircraft Noise Sensitive Development (ANSD) map, which allows consideration of all new aircraft noise sensitive uses.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 metres GSC or 0.3 metres above the highest crown of the adjacent road.

Public Input

As the site is a corner lot, two public notification signs were erected on the subject property to inform residents of the proposed zoning text amendment. Staff have not received any telephone calls or written correspondence in association with the subject application.

A series of public open houses are to be held on September 19, 20, and 23 on the City's overall concept plan for the Minoru Civic Precinct. Although the subject property is not the focus of these open houses, residents adjacent to the subject property will be notified and may wish to discuss any concerns with staff about the proposed temporary fire hall during reconstruction of the new Brighthouse Fire Hall No. 1. If there are any concerns or comments identified, they will be summarized and provided to Council prior to the Public Hearing.

Analysis

Proposal

As one of the City's Major Facilities Phase 1 projects, Brighthouse Fire Hall No. 1 is proposed to be rebuilt on the same site as the existing fire hall at the northeast corner of Granville Avenue and Gilbert Road. The subject property, known as City Hall West, is currently used by Human Resources and Bylaws staff. As part of a larger program to consolidate staff at or near City Hall, staff from City Hall West will be moving to the Annex building (former RCMP building) at the end of October 2014. This presents an opportunity for fire protection staff to use the subject property during construction of the new Brighthouse Fire Hall No. 1. Attachment 3 includes the proposed site plan layout for the subject property, and Attachment 4 provides some photos of the site and building.

The intention is to begin the site and building improvements by late 2014 and move fire protection staff to the subject property in early 2015. It is anticipated that it will take 18 to 24 months to complete construction of the new fire hall. At that time, fire protection staff would be able to move their operations back to the new facility.

Most of the improvements to the existing building would be limited to the interior with some minor modifications to the exterior of the building. Exterior work to the subject property would include the reconfiguration of the parking area, including the addition of an emergency service vehicle bay facing Gilbert Road and moving 12 vehicular parking spaces for staff along Granville Avenue.

Land Use

The existing “Office and Education (ZIS5) – City Hall West (Thompson Area)” zone permits “government service” which includes taxation offices, courthouses, employment offices, social service offices and other similar uses, in addition to a municipal works yard or recycling drop off. In order to allow the proposed temporary fire hall, the City of Richmond has applied to include “emergency service” as a permitted use. The term “emergency service” is an existing use defined in Zoning Bylaw 8500, and is defined as a building or land used by fire protection, police, ambulance or other such services as a base of operations, and includes a fire hall.

The “Office and Education (ZIS5) – City Hall West (Thompson Area)” zoning district is a site specific zone, which applies only to the subject property and adding “emergency service” as a permitted use would generally be in keeping with the intent of the existing zone.

Vehicular Circulation

Site modifications would be needed to allow one emergency vehicle (fire truck) to be parked on site. The remaining fire truck vehicles currently at Brighthouse Fire Hall No. 1 would be parked at other locations near the City Centre. To allow the fire truck to park on the subject property, it would be required to back into the subject property from Gilbert Road. A temporary shelter will be installed on the east side of the existing building for this emergency vehicle. The existing driveway location will be moved slightly to the south to ensure that the existing Green Ash tree remains. Attachment 5 indicates the turning radius for the fire truck in three different scenarios.

Accommodating the emergency vehicle will displace 12 of the existing parking spaces on site, which will be relocated and face Granville Avenue in front of the existing building. This would involve a new vehicular crossing on Granville Avenue at the western limit of the site to allow access to these parking spaces. The new driveway crossing would be on an interim basis to support the temporary fire hall operations. The City’s long term objective is to have only one vehicular crossing on Granville Avenue and such a driveway configuration will be pursued after the temporary use of the site as a fire hall is complete.

The remaining parking spaces would be reconfigured in the existing parking lot. A total of 35 parking spaces would be provided which meets the minimum requirements under Section 7.0 (Parking and Loading) in Zoning Bylaw 8500 and would meet the operational requirements of the temporary fire hall. Transportation staff have reviewed and concur with the site and circulation plan.

Tree Retention, Removal and Replacement

There are 27 trees on the subject property that meet the minimum specifications in Tree Protection Bylaw 8057. Of these trees, 14 are proposed to be removed. Most of these trees are considered in poor shape due to structural defects from previous topping for hydro line clearance or are located within the reconfigured parking area. Tree protection staff have reviewed and agreed with the project arborist’s assessment that these trees are not viable for long term retention and should be removed and replaced.

Fourteen trees are proposed to be replanted which is consistent with Tree Protection Bylaw 8057. Attachment 6 includes landscaping details including the proposed locations of the replacement trees. The replacement trees include 12 Red Maple trees to be planted along the frontage of Granville Avenue and Gilbert Road and two Red Cedar trees to be planted along the north property line.

The remaining 13 trees are to be retained and protected on site. This includes a large Green Ash tree on the east side of the subject property facing Gilbert Road which will be retained.

Financial Impact

None

Conclusion

The City of Richmond's Capital Buildings Project Development Division of the Engineering and Public Works Department is requesting a zoning text amendment in order to allow the term "emergency service" as a permitted use under Section 24.5.2 of Richmond Zoning Bylaw 8500 at 6931 Granville Avenue. The site is currently zoned as "Office and Education (ZIS5) – City Hall West (Thompson Area)" which permits child care, commercial education, government service, and office uses. Adding "emergency service" as a permitted use would be in keeping with the intent of the existing zone.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9165 be introduced and given first reading.



John Hopkins
Senior Planner

JH:cas

- Att. 1: Location Map
- Att. 2: Development Application Data Sheet
- Att. 3: Site Plan
- Att. 4: Photos of Site
- Att. 5: Turning Radius Templates for Fire Truck
- Att. 6: Landscaping Plan

Original Date: 07/09/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 14-667206

Original Date: 07/09/14

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Division

ZT 2014-667206

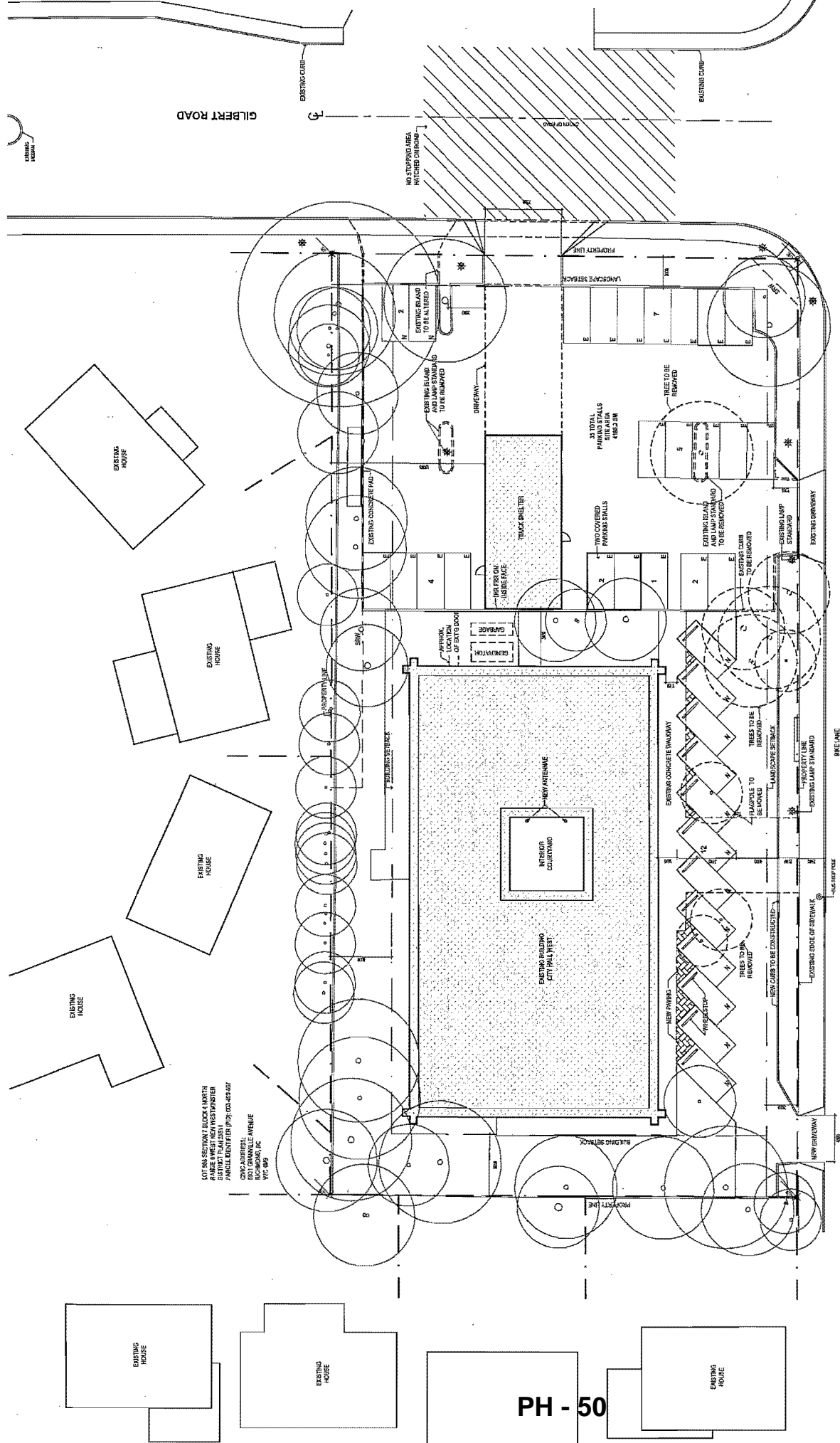
Attachment 2

Address: 6931 Granville Avenue

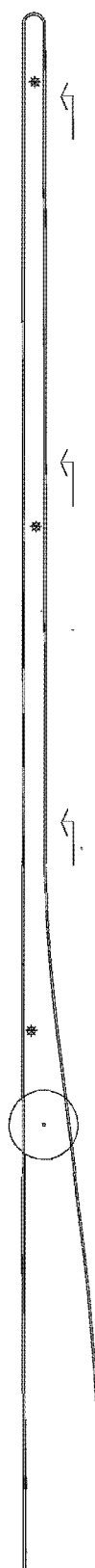
Applicant: The City of Richmond

Planning Area(s): None

	Existing	Proposed
Owner:	City of Richmond	No change
Site Size (m ²):	4,177 m ² (44,961 ft ²)	No change
Land Uses:	Child care Commercial education Government service Office	Child care Commercial education Government services Office Emergency service
OCP Designation:	Limited Mixed Use	No change
Area Plan Designation:	N/A	N/A
Zoning:	Office and Education (ZIS5) – City Hall West (Thompson Area) which provides for education, office and a child care facility in the existing structure on the site.	Office and Education (ZIS5) – City Hall West (Thompson Area) which provides for education, office, fire hall and a child care facility in the existing structure on the site.



GRANVILLE AVENUE



PH - 50

Photo 1: Green Ash tree facing Gilbert Road to be saved



Photo 2: Looking at eastern elevation and parking area facing Gilbert Road



Photo 3: Looking at south elevation of existing building facing Granville Avenue



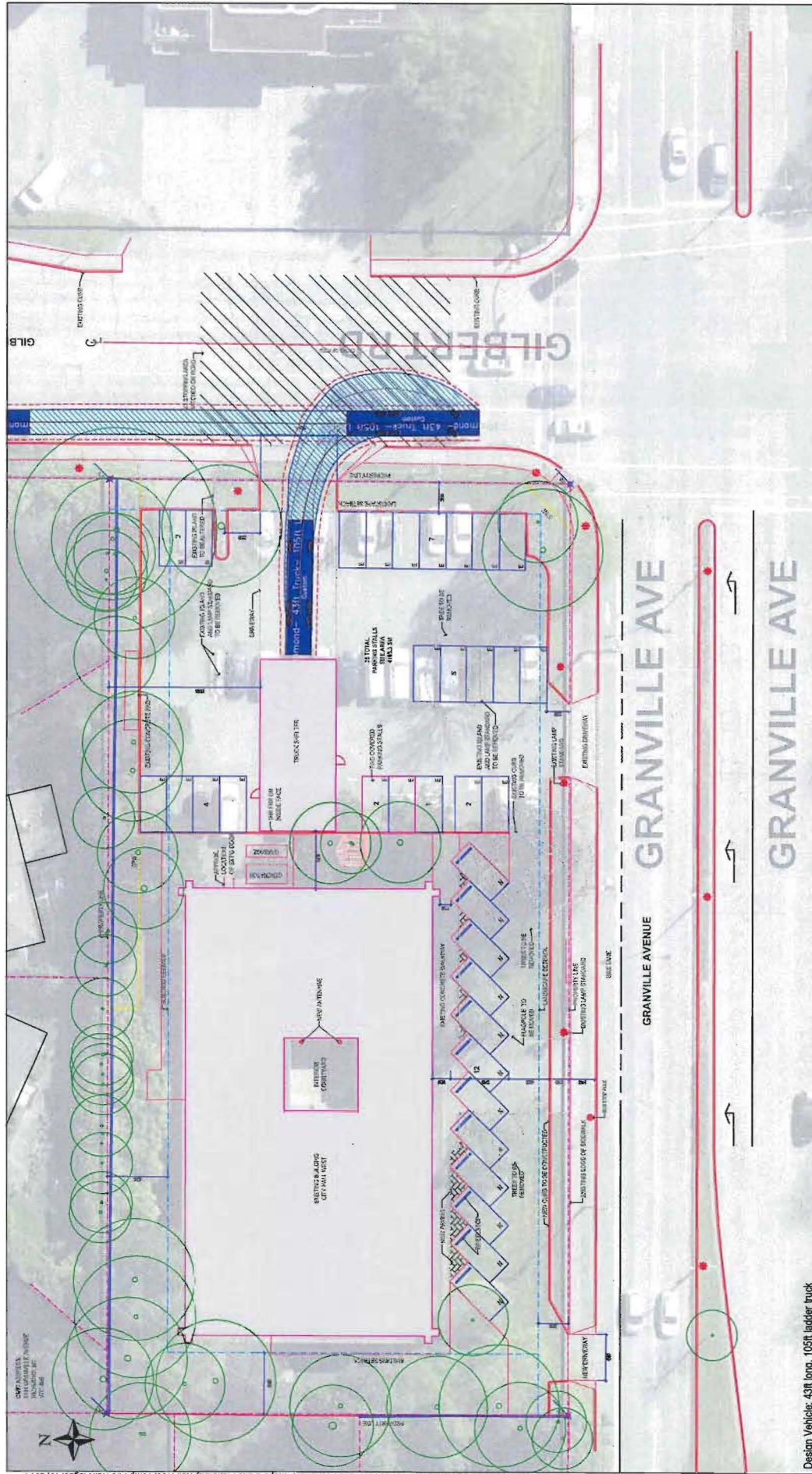
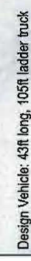


Exhibit 1
Fire Truck Entering via Gilbert Road

Minoru MMF and Firehall
4428.06 August 26, 2014 Scale: NTS



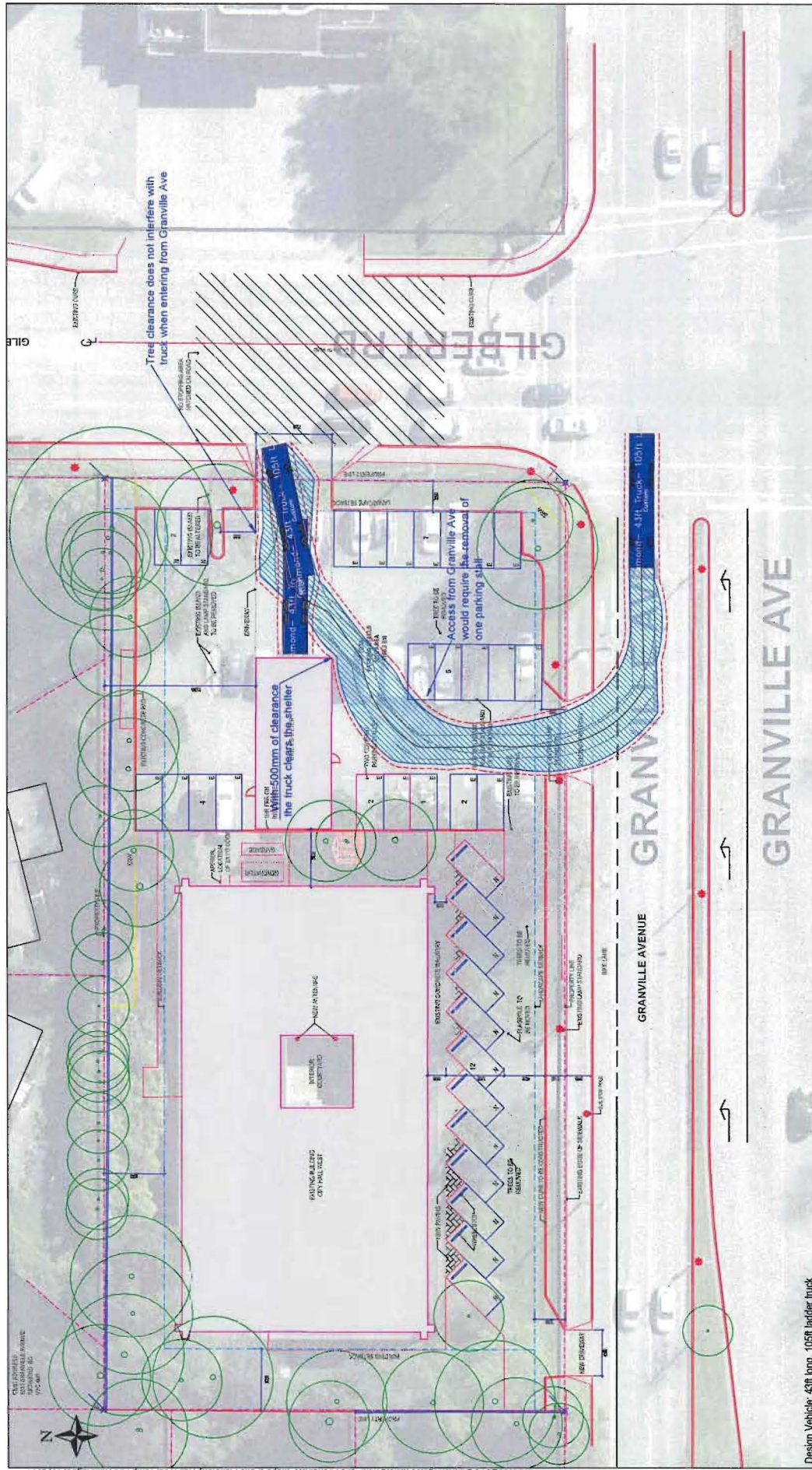
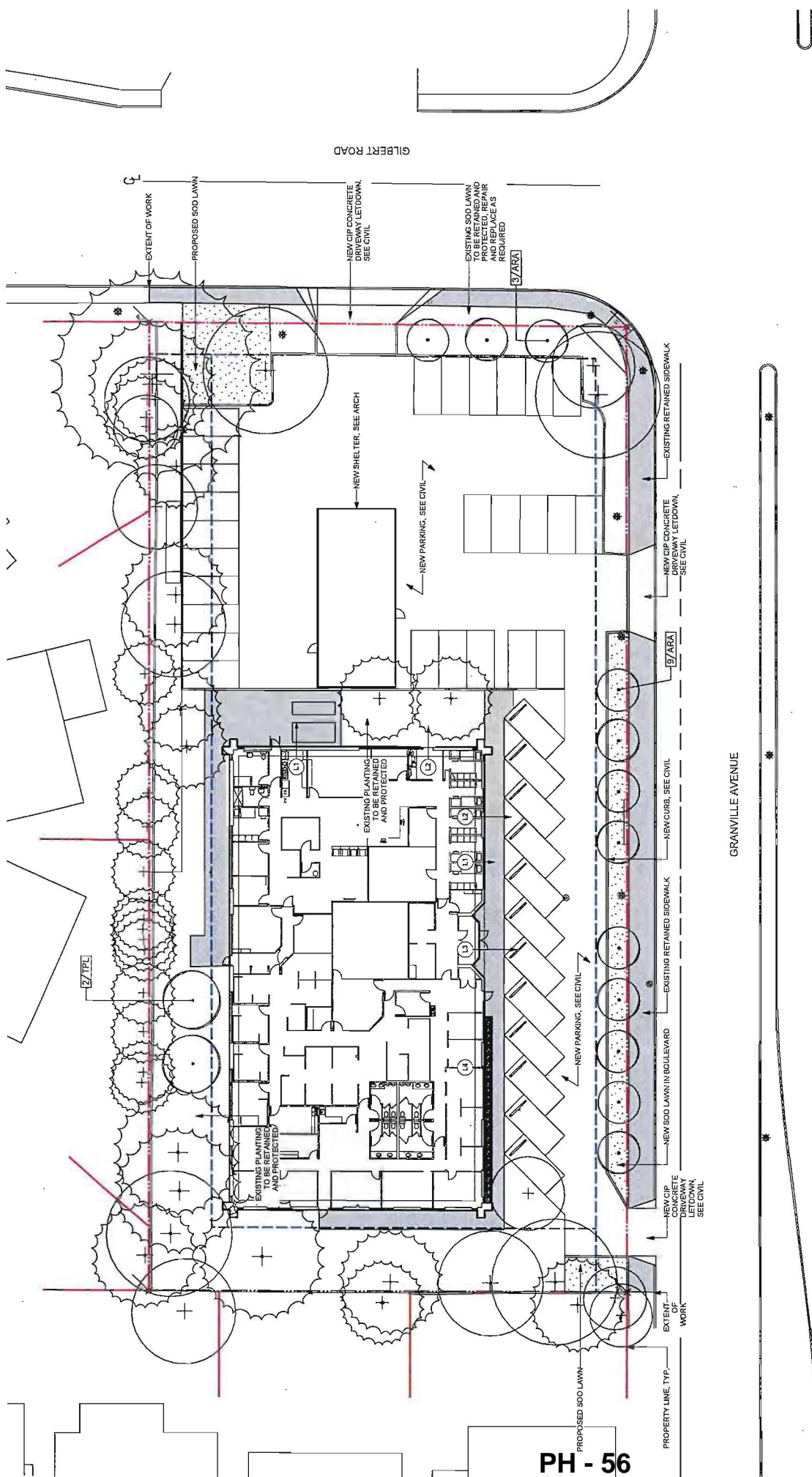


Exhibit 3
Fire Truck Entering via Granville Ave

Minotti MMF and Firehall
4428.06 August 26, 2014 Scale NTS



PH - 56

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERING DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURVES AND OUTLETS.

LEGEND

KEY	DESCRIPTION
(1)	EXISTING PAVING TO BE RETAINED AND PROTECTED SAWCUT IN A CLEAN STRAIGHT LINE AT EXTENTS OF RETENTION
(2)	ASPHALT PAVING, SEE CIVIL
(3)	WHEEL STOP, SEE CIVIL
(4)	EXISTING DRAINAGE STRIP AT BUILDING FACE TO BE RETAINED AND COVERED WITH LANDSCAPE FABRIC AND RIVER ROCK

Plant List
FIREHALL NO 1 ENABLING SITE

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ARB 12	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	5cm cal 12.5' tall	AS SHOWN	8458 Uniform branching dense 7'12' m. std.
TREES						
ARB 1	2	Thuja occidentalis	Western Red Cedar	4.4 m. (14' 6")	AS SHOWN	8458 Uniform branching dense 7'12' m. std.



City of Richmond

Bylaw 9165

Richmond Zoning Bylaw 8500 Amendment Bylaw 9165 (ZT 14-667206) 6931 Granville Avenue

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

1. Richmond Zoning Bylaw 8500 is amended by adding the following permitted use under Section 24.5.2 in alphabetical order:

“• **emergency service**”.
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9165**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

SEP 22 2014



MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 14 October 2014 11:58 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #801)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

To Public Hearing
Date: <u>OCT. 20 2014</u>
Item # <u>2</u>
Re: <u>BYLAW 9165</u> <u>21-14-K67206</u>

Send a Submission Online (response #801)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 11:56:45 AM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5 8511 LivingStone Richmond
Subject Property Address OR Bylaw Number	8500/9165
Comments	<p>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) - City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading. I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby .</p> <p>Yuanxi Zhou Unit 5 6811 Livingstone</p>



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 October 2014 12:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #802)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

To Public Hearing
Date: OCT 20 2014
Item # 2
Re:
BYLAW 9165
2T 14-107206

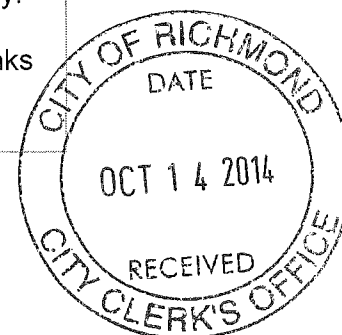
Send a Submission Online (response #802)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 12:02:49 PM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5-6811 Livingstone Richmond V7C 5V8
Subject Property Address OR Bylaw Number	City Hall West (Thompson Area) Zoning District at 6931 Granville Avenue
Comments	<p>Zoning Bylaw 8500, Amendment Bylaw 9165 That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) - City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading. I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby. I'd you to resend clarified information to the residences which this project would affect Thanks Yuanxi Zhou Unit 5 6811 Livingstone</p>



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 October 2014 12:11 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #803)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

To Public Hearing
Date: <u>OCT 20 2014</u>
Item # <u>2</u>
Re: <u>BYLAW 9165</u>
<u>21 14-1672016</u>

Send a Submission Online (response #803)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 12:10:06 PM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5-6811 Livingstone Richmond V7C 5V8
Subject Property Address OR Bylaw Number	9165
Comments	I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby. I'd you to resend clarified information to the residences which this project would affect Thanks Yuanxi Zhou Unit 5 6811 Livingstone



Mayor and Councillors

From: Webgraphics
Sent: Monday, 13 October 2014 8:20 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #800)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

To Public Hearing
Date: <u>OCT 20 2014</u>
Item # <u>2</u>
Re: <u>BYLAW 9165</u>
<u>2T 14-667206</u>

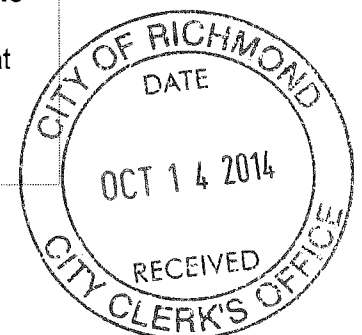
Send a Submission Online (response #800)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2014 8:19:14 PM

Survey Response

Your Name	Aaron Burns
Your Address	7100 Gilbert Rd
Subject Property Address OR Bylaw Number	Zoning Bylaw 8500, Amendment Bylaw 9165
Comments	Hello, Question: Why waste money by rezoning and renovating a building that is currently not set up to handle fire truck traffic?? Save the taxpayers money and abandon all ideas of renovating. Instead, divide the firetrucks available amongst the fire stations currently operating in Richmond and respond to the emergencies as called upon. Once Minoru Park has been completed then the fire station can move back if necessary. It would actually be better to relocate this fire station to a more commercial zone with less impact to traffic and easier maneuvering through less congestion. Renovating the Gilbert Rd locations is a complete waste of money. And is this rezoning process temporary? or will it be a permanent change that affects us forever. If so, my answer is NO to rezoning. Aaron Burns





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 15, 2014

File: RZ 14-662753

Re: Application by Ajit Thaliwal for Rezoning at 4800 Princeton Avenue from Land Use Contract 009 to Single Detached (RS1/B)

Staff Recommendation:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:

- for the rezoning of 4800 Princeton Avenue from “Land Use Contract 009” to the “Single Detached (RS1/B)” zone; and
- to authorize the termination, release and discharge of “Land Use Contract 009” entered into pursuant to “Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973”, as it affects 4800 Princeton Avenue;

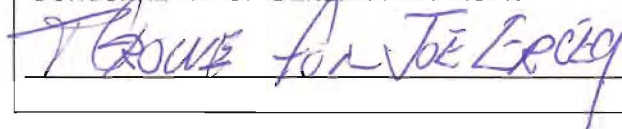
be introduced and given first reading.


Wayne Craig
Director of Development

WC:mp
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone the property at 4800 Princeton Avenue from “Land Use Contract (LUC009)” to “Single Detached (RS1/B)” to allow the construction of a new single detached dwelling. The provisions of LUC009 allow single detached dwellings on this block of Princeton Avenue to be developed with a zero side yard setback on one side only and require all other aspects of the development to comply with the Zoning Bylaw 1430 which was applicable at the time of the development in the mid 1970s. The applicant wishes to discharge the LUC and construct a new house that would comply with the current RS1/B zone regulations.

Discharging Land Use Contract 009

Staff recommend that Council approve the discharge of “Land Use Contract 009” registered on title of 4800 Princeton Avenue to allow the property to be rezoned to RS1/B for the proposal.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

The subject site is located in an established residential neighbourhood consisting of a mix of single detached dwellings, townhouses and apartments which are all regulated under the same Land Use Contract (LUC009). Immediately to the north, east and west are zero lot line dwellings, and immediately to the south are single family dwellings that front onto Pembroke Place. The surrounding area has not undergone significant change since its development in the mid 1970s.

Related Policies & Studies

2041 Official Community Plan (OCP)

The OCP land use designation for this property is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the designation.

Affordable Housing Strategy

The Richmond Affordable Housing Strategy does not apply to this application since no new lot is being created.

Public Input

The rezoning sign was installed on the property on June 23, 2014. There have been no comments received from the public about the development proposal in response to the placement of the rezoning sign.

Staff Comments

Background

The subject site is located on the south side of Princeton Avenue between Geal Road and Palmer Road. The surrounding area is regulated under LUC009 which was adopted in 1973 and registered on title in 1974. Most of the existing single detached houses developed under the LUC are single-storey buildings with a floor area of less than 167 m² (1,800 ft²). If the site is rezoned to “Single Detached (RS1/B)”, it would allow the construction of a house with 1.2 m (3.9 ft) side yard setbacks, a maximum floor area of approximately 245 m² (2,640 ft²), a height of up to two and a half (2 ½) storeys and a secondary suite.

Trees & Landscaping

A tree survey and a Certified Arborist’s Report have been submitted as part of the rezoning application. The survey and report identify two (2) bylaw-sized trees on the subject property and one (1) bylaw-sized tree in the boulevard on Princeton Avenue. The Arborist’s Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention Plan is shown in Attachment 3.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted an on-site visual assessment, and concurs with the Arborist’s recommendations. The recommendations are:

- Remove the Walnut tree (Tag #409) from the rear yard due to its poor condition;
- Relocate the on-site Palm tree (Tag #408) to the west side of the subject property due to conflict with the building envelope; and
- Relocate the Japanese Maple (Tag #407) located on City-owned property to the west to enable the replacement of the existing driveway.

One on-site tree (Tag #409) has been identified for removal. Based on the 2:1 tree replacement ratio goal stated in the OCP, two replacement trees are required. Suitable tree species for replacement trees, as recommended by the Project Arborist, include: Paperbark Maple (*Acer Griseum*) and Japanese Snowbell (*Styrax Japonicus*). Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, the proposed replacement trees must have a minimum calliper of 6 cm. The applicant is required to submit a Landscaping Security to the city in the amount of \$1,000 (\$500/tree) prior to final adoption of the rezoning bylaw to ensure that the replacement trees are planted and maintained.

Parks Operations staff have assessed the condition and location of the Japanese Maple (Tag #407) in the boulevard and have agreed to the proposed relocation of the tree, with special measures taken at future development stage.

The Project Arborist has provided a letter of undertaking to direct the relocation of the Japanese Maple (Tag #407) and the on-site Palm tree (Tag #408); the digging, handling, planning, guying, establishment maintenance and protection of the trees will be undertaken under the direction of the Project Arborist. Prior to adoption of the rezoning bylaw, the applicant is required to submit a contract between the applicant and a Certified Arborist for supervision of relocation of the City-owned Japanese Maple (Tag #407) and the Palm tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. The Contract should

include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

To ensure successful relocation of the two trees to be relocated, the applicant is required to provide Tree Survival Securities in the amount of \$1,200 for the Palm tree (Tag #408) and \$1,300 for the Japanese Maple (Tag #407).

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of the road adjacent to the subject site (approximately 1.37m GSC).

Site Servicing & Vehicle Access

There are no servicing upgrades required with rezoning. The driveway crossing will remain in the same location.

Building Permit Stage

At Building Permit stage, the applicant must complete the following service connection works:

- Storm Sewer Works: the applicant is to reuse the existing inspection chamber and connection near the northeast corner of the property. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
- Water Works: Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow. City Operations staff are to disconnect the existing 20 mm diameter connection and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.
- Sanitary Sewer Works: The applicant is to reuse the existing inspection chamber and connection near the southeast corner of the property.

Analysis

The rezoning of the site to RS1/B will allow future construction to occur within the parameters of the current standard single detached zoning regulations. The proposed redevelopment of the lot is not expected to significantly alter the existing single family character of the neighbourhood.

Staff recommend that Council approve the termination and discharge of "Land Use Contract 009" registered on title to 4800 Princeton Avenue (Registration Number K31033) along with the rezoning of the site to "Single Detached (RS1/B)".

Rezoning the subject property to RS1/B will ensure that the new house is consistent with typical single family homes in Richmond in terms of height, siting and density that are subject to the City's standard zoning requirements.

The list of rezoning considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application is consistent with the land use designation contained in the OCP and the discharge of the LUC and proposal to rezone the site to RS1/B will make the site subject to the typical single family zoning provisions.

Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, be introduced and given first reading.

A handwritten signature in blue ink, appearing to read 'Minhee Park', is written over a light blue horizontal line.

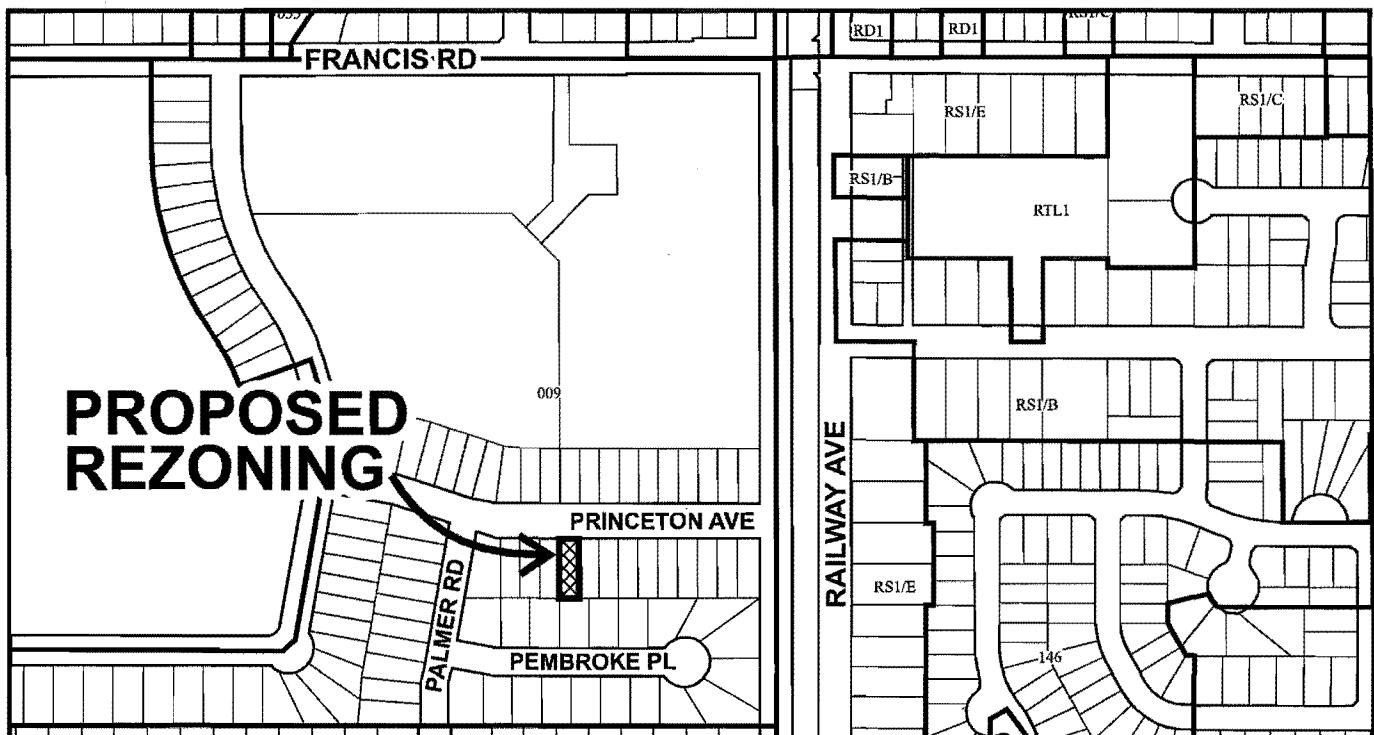
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Tree Retention Plan
- Attachment 4: Rezoning Considerations



City of
Richmond



4731 15.03	4751 15.57	4771 12.19	4791 12.19	4811 12.19	4831 12.19	4851 12.19	4871 12.19	4891 12.19	4911 12.19	4931 12.19	4951 12.19
PRINCETON AVE											
9440	12.19 4740	12.19 4760	12.19 4780	12.19 4800	12.19 4820	12.19 4840	12.19 4860	12.19 4880	12.19 4900	12.19 4920	12.19 4940
36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58
2.22	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	18.29	18.29	18.29	18.29	18.29	18.29	18.29	30.48			



RZ 14-662753

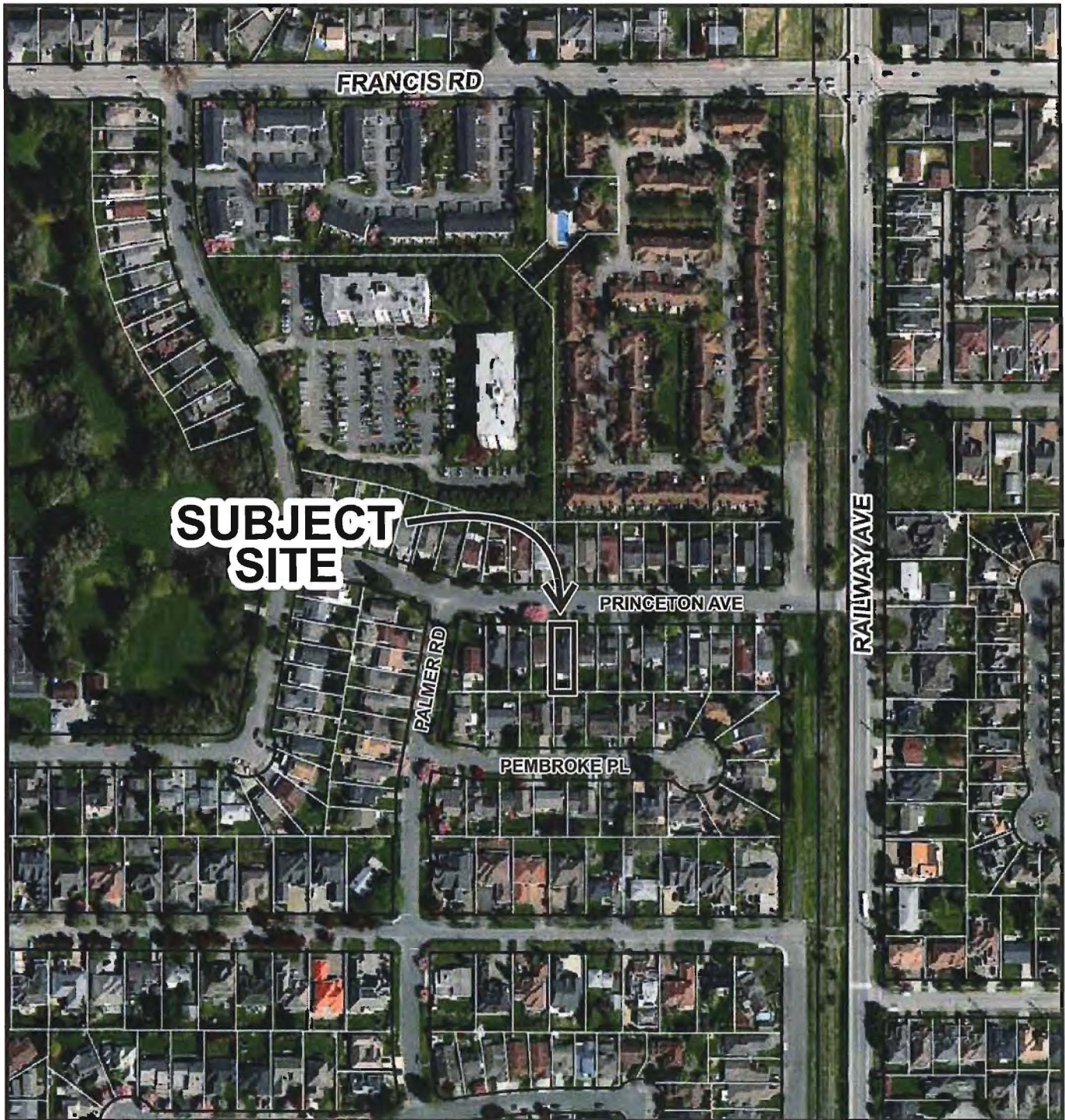
Original Date: 05/21/14

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 14-662753

Original Date: 05/22/14

Revision Date:

Note: Dimensions are in METRES



**City of
Richmond**

Development Application Data Sheet
Development Applications Division

RZ 14-662753

Attachment 2

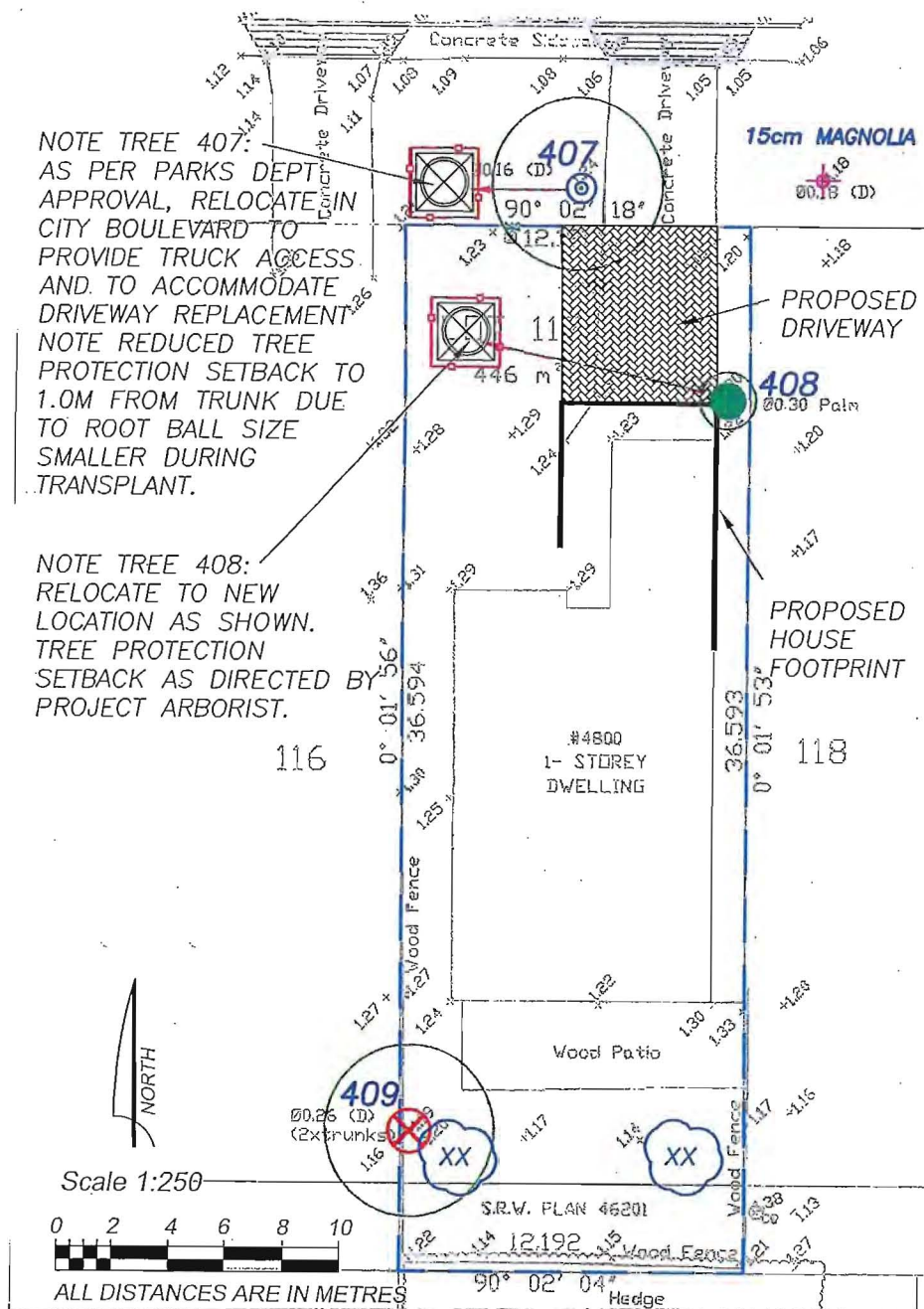
Address: 4800 Princeton Avenue

Applicant: Ajit Thaliwal

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Leonidas Sdrakas & Vasiliki Sdrakas	TBD
Site Size (m²):	446 m ² (4,800.7 ft ²)	No Change
Land Uses:	Single detached dwelling	No Change
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Land Use Contract 009	Single Detached (RS1/B)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	446 m ²	none
Lot Width (min. dimension):	12 m	12.2 m	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	none
Height (m):	Max. 2 ½ storey	Max. 2 ½ storey	none



TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes Unsuitable, M denotes Marginal, S denotes Suitable. See report for details.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
407	4	3	8+7+8	Japonesse maple	S	Multiple stems attach at base with bark inclusion.	Relocate
408	4	1	26	Windmill palm	S	Characteristic form	Relocate
409	4	3	14+13	Walnut	U	Historically topped at 4m. Large historic pruning wounds. Replacement leaders carry entire crown.	Remove

REPLACEMENT TREES: SUGGESTED PLANT LIST

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.

PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.

PLANTING LOCATIONS MUST MEET ARBOROCULTURAL BEST MANAGEMENT PRACTICES AND BCSLA/BCUNA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
SMALL MATURE SIZE:				
1	AG	6cm CAL	ACER GRISEUM	PAPERBARK MAPLE
1	SJ	6cm CAL	SYRAX JAPONICUS	JAPANESE SNOWBELL



City of Richmond

Rezoning Considerations

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

Address: 4800 Princeton Avenue

File No.: RZ 14-662753

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the Japanese Maple (Tag #407) located on City boulevard to ensure successful transplanting.
3. Submission of a Tree Survival Security to the City in the amount of \$1,200 for the on-site Palm tree (Tag #408) to ensure successful transplanting.
4. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of relocation of the Japanese Maple (Tag #407) and the Palm-tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) to ensure planting and maintenance of two (2) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	6 cm		3.5 m

6. Installation of appropriate tree protection fencing around all trees to be relocated as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
2. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9167 (RZ 14-662753)
4800 Princeton Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the land use contract designation of the following area and by designating it **"SINGLE DETACHED (RS1/B)"**.

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That:

- a) "Land Use Contract 009", entered into pursuant to "Imperial Venture Ltd. Land Use Contract By-law No.2981, 1973", be terminated, released and discharged in relation to the following area:

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- b) the Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 009" from the above area.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9167"**.

FIRST READING

SEP 08 2014

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 21, 2014
File: RZ 13-642848

Re: Application by Urban Design Group Architects Ltd. for Rezoning at
3011 No. 5 Road from "Gas Station Commercial (ZC12) - Bridgeport Road and
Ironwood Area" to "Car Wash & Service Station (ZC35) - Bridgeport"

Staff Recommendation

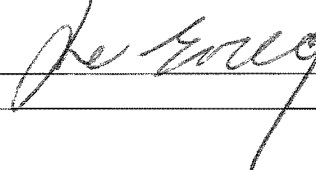
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9174, to create "Car Wash & Service Station (ZC35) - Bridgeport" and for the rezoning of 3011 No. 5 Road from "Gas Station Commercial (ZC12) - Bridgeport Road and Ironwood Area" to "Car Wash & Service Station (ZC35) - Bridgeport", be introduced and given first reading.


Wayne Craig
Director of Development

DN:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Urban Design Group Architects Ltd., on behalf of 0976440 B.C. Ltd., has applied to the City of Richmond for permission to rezone 3011 No. 5 Road (Attachment 1) from “Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area” to a new site-specific zone, “Car Wash & Service Station (ZC35) – Bridgeport” in order to permit development of the site as a drive-through car wash and drive-through oil change service centre (Attachment 2).

Project Overview

The subject site is located at the southwest corner of Bridgeport Road and No. 5 Road, is located within the Bridgeport Area generally, and is located within the Bridgeport Road Corridor specifically. The area is characterized by existing automobile-oriented commercial development. Redevelopment of the currently vacant site as a drive-through oil change and car wash service centre is compatible with nearby uses and in accordance with the Bridgeport Area Plan’s objective to retain the corridor as an automobile-oriented commercial area.

Findings of Fact

The subject site is approximately 1,286 m² (0.32 acres) in size and no dedications are required. The subject property has frontages on both No. 5 Road and Bridgeport Road. The site is currently vacant and was previously used as a gas station.

The site is currently zoned “Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area”, which supports gas station use, as well as car wash and retail convenience as secondary uses. The proposed drive-through car wash and drive-through oil change service centre would be generally consistent with the existing uses and character of the area.

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

A Servicing Agreement is required as a condition of rezoning and will address off-site works, which are discussed in a subsequent section of this report.

Surrounding Development

To the North: A range of commercial uses are located on the north side of Bridgeport Road including a Scotia Bank, restaurant and a Chevron gas station. The sites are zoned “Neighbourhood Commercial (CN)” and “Gas Station Commercial (ZC 25) – Bridgeport Area” respectively and are designated “Industrial” in the Bridgeport Area Plan.

To the East: Retail and commercial uses are located on the east side of No. 5 Road. The site is zoned “Industrial Retail (IR1)” and designated “Commercial/Industrial” in the Bridgeport Area Plan.

To the South and West: Bridgeport Centre, which contains a furniture store and a tile and flooring centre that wraps around the south and west edges of the subject site with frontages on both No. 5 Road and Bridgeport Road. The site is zoned “Industrial Retail (IR1)” and designated “Commercial/Industrial” in the Bridgeport Area Plan.

Related Policies & Studies

Ministry of Environment

A Certificate of Compliance, issued by the Ministry of Environment, was submitted to the City at the time the applicant initiated a development application with the City. A Certificate of Compliance was required because the site was previously used and occupied by Petro Canada and operated as a full service gas station. The certificate issued on April 12, 2012 certifies that the subject lands were satisfactorily remediated to meet Contaminated Sites Regulation Standards and qualifies approval with a list of conditions that are described in Schedule “B”, which is attached to the issued Certificate of Compliance.

Official Community Plan (OCP)

The subject site is designated “Mixed Employment” in the Official Community Plan (OCP), which supports the automobile oriented commercial use that is proposed on-site.

Bridgeport Area Plan

The site is located within the Bridgeport Area Plan generally, and within the Bridgeport Road Corridor specifically. The associated land use map supports Commercial/Industrial use on the site. The proposed redevelopment of the site to accommodate a drive-through car wash and an oil change facility is generally consistent with the site’s land use designations in both the OCP and the Bridgeport Area Plan.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject site is located within an area where new aircraft noise sensitive land uses are prohibited. Although noise sensitive land use is not proposed, an aircraft noise indemnity covenant is required as a condition of rezoning (Attachment 5).

Public Art

The City’s Public Art Program applies to non-residential development that is greater than 2,000 m² (21,530 ft²). Based on the size of the proposed development, the applicant is not required to contribute to the City’s Public Art Program.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity restrictive covenant, specifying the minimum flood construction level (2.9 m GSC) is required prior to rezoning bylaw adoption.

The drive-through oil service operation has been designed so that users drive into the service bay and the car is serviced from a below ground service pit beneath the vehicle. The applicant is seeking a site-specific exemption from the Director of Building Approvals to permit the proposed service pit area, which would have a floor level lower than the minimum flood elevation required. The applicant has submitted construction and water-proofing details and the proposal has been conditionally supported by relevant City departments including Building Approvals. The applicant has been advised of the following terms:

- Prior to Building Permit issuance the applicant must:
 - Demonstrate to the satisfaction of Building Approvals that the pit area will be tanked to ensure it is not water permeable.
 - Provide details, to the satisfaction of Building Approvals, for the access hatch to the mechanical room proposed within the pit. The details must demonstrate that the hatch and associated area is water tight and that the hatch cannot be closed and/or locked when someone is in the area. If the floor elevation of the hatch is higher than (or at) the flood plain elevation, then the hatch will need to demonstrate the safety features that allow someone from inside the mechanical room to egress at any time. If the room is accessed from within the pit, the door will be required to be watertight.
- The applicant must comply with the BC Plumbing Code, which requires installation of a sand trap, which collects sediment, and an oil interceptor.
- The applicant has confirmed that an oil interceptor, which includes a separator, will be installed as part of their required storm drainage works to mitigate the potential of a spill or oil/gasoline from entering the storm system.
- The applicant has been advised that all wash water must be either recycled on site or sent to the sanitary system, which requires compliance with Metro Vancouver Liquid Waste Management bylaws and a Waste Water Discharge Permit from Metro Vancouver. The applicant has been advised to work directly with Metro Vancouver to secure approval and permits and will be required to demonstrate compliance as a condition of Building Permit issuance.

Consultation

The rezoning process includes the erection of a development sign, notification of neighbours and local advertising of the Public Hearing. The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any phone calls or written correspondence regarding the proposed development.

Staff Comments & Analysis

The following provides a synopsis of the issues identified through the technical review process and the associated actions. The Rezoning Considerations (Attachment 5) outline the various aspects to be addressed prior to the application being finalized.

Site Plan

The proposed site plan was reviewed with consideration of:

- The Bridgeport Area Plan's support for retention of the corridor as an important automobile oriented commercial area;
- The site's location at the busy intersection of Bridgeport Road and No. 5 Road;
- On-site parking, queuing, truck turning, and circulation requirements; and
- The Bridgeport Area Plan's objective to improve the visual appearance of Bridgeport Road and enhance the area's overall "image".

To accommodate the circulation, queuing and parking requirements, which are outlined in the following section, the proposed building footprint is located less than a metre from the Bridgeport Road property line, which is significantly closer than the standard 6 m -12 m (20 ft. – 40 ft.) front yard building setback for service station and car wash developments in the city. However, the setback area will be treated with landscaping and an upgraded City sidewalk and boulevard will be introduced through the Servicing Agreement (SA) to enhance the frontage of both Bridgeport Road and No. 5 Road.

Noise

Although the proposed development is more than 130 m (425 ft.) from a residential area, as a condition of rezoning bylaw adoption, the applicant is required to demonstrate that operation of the proposed car wash will comply with the City's Noise Regulation Bylaw No. 8856.

Transportation

The applicant has demonstrated, to the satisfaction of Transportation staff, that on-site circulation, vehicle queuing and all required vehicle parking can be accommodated on-site. No road dedications or additional rights-of-way to accommodate traffic circulation or frontage improvements have been identified through Transportation Division's review of the proposal.

Vehicle Access & Circulation

The subject site is located at the intersection of Bridgeport Road and No. 5 Road. Reduction and/or consolidation of individual access points along main arterial roads is a priority with any redevelopment in this area. As a result, redevelopment of the subject site includes traffic management provisions that control access to and from the site.

The Servicing Agreement (SA) will limit Bridgeport Road access to right-in, right-out movements through the inclusion of a raised island "pork chop". It will also secure signage to prevent vehicle traffic from exiting the site via the No. 5 Road access, which is designed to facilitate right-in only vehicle access to the site. An existing covenant registered on the property's title (document BM 226125) limits access via No. 5 Road to a single entrance and egress; the proposed site plan further limits access along this frontage.

The internal drive aisle width is limited to 4.8 m (15 ft.); therefore, only one-way traffic is accommodated on-site and all vehicle traffic will be required to exit the site via the Bridgeport

Road access. Using a turning template for a SU9 truck (9.1 m long), the applicant has demonstrated, to the satisfaction of Transportation staff, that the site plan accommodates truck movements in and out of the site.

Queuing & Parking

Transportation Division has applied the required parking rates for “Service Station” to determine the minimum number of required on-site parking spaces. Transportation Division has accepted the applicant’s proposal to provide:

- Two (2) parking stalls are located on the south side of the building and three (3) stalls are located on either side of the car vacuum station. The stall located on the north side of the vacuum station (stall #8) will be secured for employee use while the remaining stalls are available for use by both employees and visitors. The provision of five (5) stalls is based on the proposed usable commercial floor area (215.2 m² (2,315 ft²)).
- Two (2) queuing stalls for the car wash bay.
- Three (3) queuing stalls for each oil change bay; for a total of six (6) queuing stalls.

Boulevard Upgrades

A minimum 1.5 m (5 ft.) wide sidewalk and a treed boulevard along both Bridgeport Road and No. 5 Road will be secured through the Servicing Agreement (SA). The width of the boulevard ranges from the standard 1.5 m (5 ft.) requirement along Bridgeport Road to an enhanced 2.4 m (8 ft.) wide boulevard at the north east corner of the site, and 3.4 m (11 ft.) wide boulevard along No. 5 Road.

Engineering

All Engineering servicing issues will be addressed through the required Servicing Agreement (SA) for this application and are discussed in detail in Attachment 5. Works include but are not limited to the following:

- Confirmation of adequate available water flow at the Building Permit stage;
- Upgrading the storm sewer on the Bridgeport Road frontage along approximately 18 m (59 ft.) of the frontage;
- Addressing sanitary service connection requirements for both the interim and ultimate scenarios, which includes securing a 6 m (20 ft.) wide utility right of way along the south property line of the subject site in recognition that when the adjacent lot, which wraps along the west and south edges of the subject site (11938 Bridgeport Road) develops, the existing sanitary system connection may be relocated.
- Discharge of Statutory Right of Way located at the south west corner of the site (3 m x 3m) (Plan 70538, Reference No. Y170166).
- Any conflict between sidewalk and boulevard improvements and existing BC Hydro poles must be resolved at the developer’s cost to the satisfaction of the Director of Engineering.

Trees

There are no trees on the subject site. Parks supports the removal of two (2) existing City trees that are located along No. 5 Road, which will be affected by the required sidewalk and boulevard

upgrades. The applicant will compensate for the removal of the trees at the standard 1:1 compensation rate as detailed in Attachment 5.

Proposed Bylaw

The proposed site-specific zone, “Car Wash & Service Station (ZC35) – Bridgeport” is a tailored version of the site’s existing zoning (“Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood”), and the “Gas & Service Stations (CG1 & CG2)” zone, which is the zone typically used outside of the City Centre to accommodate car wash use. A site-specific zone, rather than the “Gas & Service Stations (CG1 & CG2)” zone, is proposed based on consideration of site-specific constraints, which include access and parking capacity. The following is a synopsis of the proposed site-specific zone:

Uses: The site’s existing ZC12 zoning permits gas station, car wash and retail, convenience use. The proposed site-specific zone omits gas station use and retail, convenience use, and introduces car wash and service station to support the drive-through oil change and car wash uses that are proposed.

Gas station and retail, convenience uses are not supported based on consideration of the size and location of the subject site, and the site’s inability to accommodate the additional on-site parking that would be required by the uses. Omitting retail, convenience use will not affect the owner’s ability to sell oil products associated with the oil change service. The trend in gas station development is to include a sizable convenience store area and/or restaurant services, which both require on-site parking that cannot be provided on the site. Transportation staff support development of the site provided uses are limited to drive-through services.

Density & Lot Coverage: The 0.28 Floor Area Ratio (FAR) and 17% lot coverage proposed by the development is less than the 0.35 FAR and 35% lot coverage supported by the ZC12 and CG1/2 zones. Accordingly, the proposed site-specific zone supports 0.30 FAR and 20% lot coverage.

Yards & Setbacks: A 0.9 m (3 ft.) building setback is proposed from Bridgeport Road and a 10 m (32 ft.) building setback is proposed from No. 5 Road. Staff support the reduced setbacks based on site-specific constraints including on-site manoeuvring requirements and the improvements to the public boulevard and sidewalk that will be undertaken through the development process.

Landscaping & Screening: The Richmond Zoning Bylaw requires commercial development to provide a minimum 3.0 m (9 ft.) wide landscaping treatment along a property line abutting a road. The proposed site-specific zone supports a reduced landscaped area that is 0.9 m (3 ft.) wide along a portion of Bridgeport Road and 2.0 m (6 ft.) along No. 5 Road based on consideration of on-site manoeuvring requirements and the overall improvement to the public realm that will be achieved through the process of developing the site.

Other Regulations: To minimize noise impact on adjacencies, the car wash must be wholly contained within the building and must comply with the City's Noise Regulation Bylaw No. 8856.

All other sections of the bylaw, including height, minimum lot size, on-site parking and loading, are consistent with the CG1/CG2 zone, which is customarily used to facilitate service station and car wash use outside the City Centre.

Sustainability

The applicant has provided a summary of sustainability features that will be included within the development (Attachment 4). The features include:

- Low maintenance building materials to increase the life cycle of the building;
- Radiant heating and compliance with ASHRAE 2010 for energy efficiency;
- LED light fixtures;
- Low flow plumbing fixtures and water wise landscaping;
- Installation of a rain water collection system on the roof that collects water from the roof and roof drains, which will be used by the car wash water system;
- Collection of used oil by a third party, which will be recycled off-site;
- Antifreeze will be collected for recycling.

Proposed Development Permit (DP 13-641791)

The proposed design will be further reviewed as part of the Development Permit review process. The applicant has been advised that the following will be considered:

- Design development of building facades including consideration of materials, signage, and illumination fixture details;
- If applicable, material and design development for screening of roof top mechanical equipment;
- Opportunities to introduce additional on-site landscaping; and
- Demonstration that the principles of Crime Prevention Through Environmental Design (CPTED) have been integrated both into the site plan and the building design.

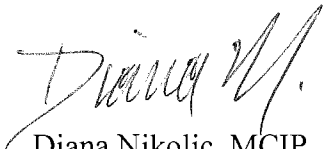
Financial Impact or Economic Impact

No financial or economic impact is anticipated as a result of the proposed development.

Conclusion

Overall, the proposed development of a drive-through car wash and oil change service centre is consistent with the land use objectives of the OCP and Bridgeport Area Plan. Further, the applicant has addressed site-specific constraints to the satisfaction of City staff. As a result, a site-specific zone, “Car Wash & Service Station (ZC35) – Bridgeport” has been drafted and proposes a tailored list of permitted uses and provisions for reduced building setbacks. Based on the suitability of the proposed land use and the applicant’s design response, staff recommend that the proposed development be approved to proceed.

It is recommended that Bylaw No. 9174 to rezone the subject property from “Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area” to “Car Wash & Service Station (ZC 35) – Bridgeport” be introduced and given first reading.



Diana Nikolic, MCIP
Planner 2-Urban Design
(604-276-4040)

DN:blg

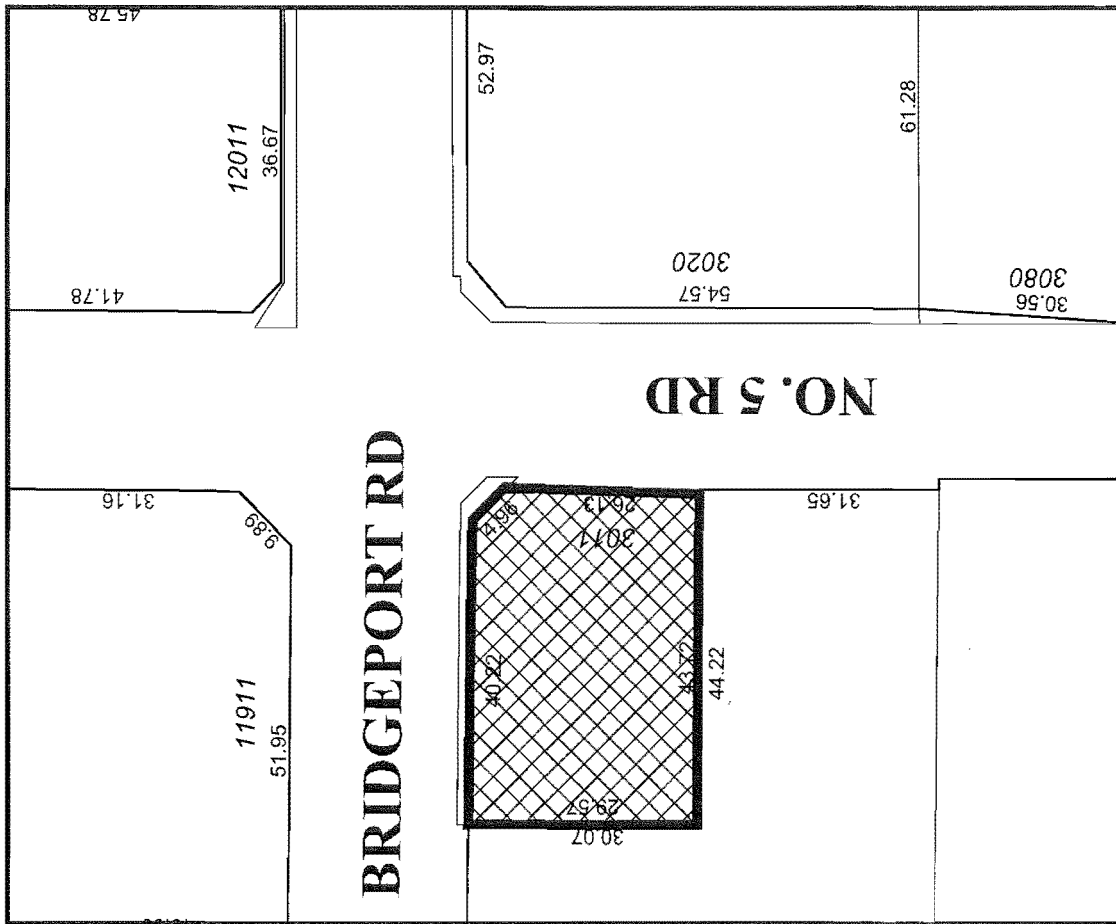
Attachemnt1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Sustainability Response Provided by Applicant

Attachment 4: Rezoning Considerations

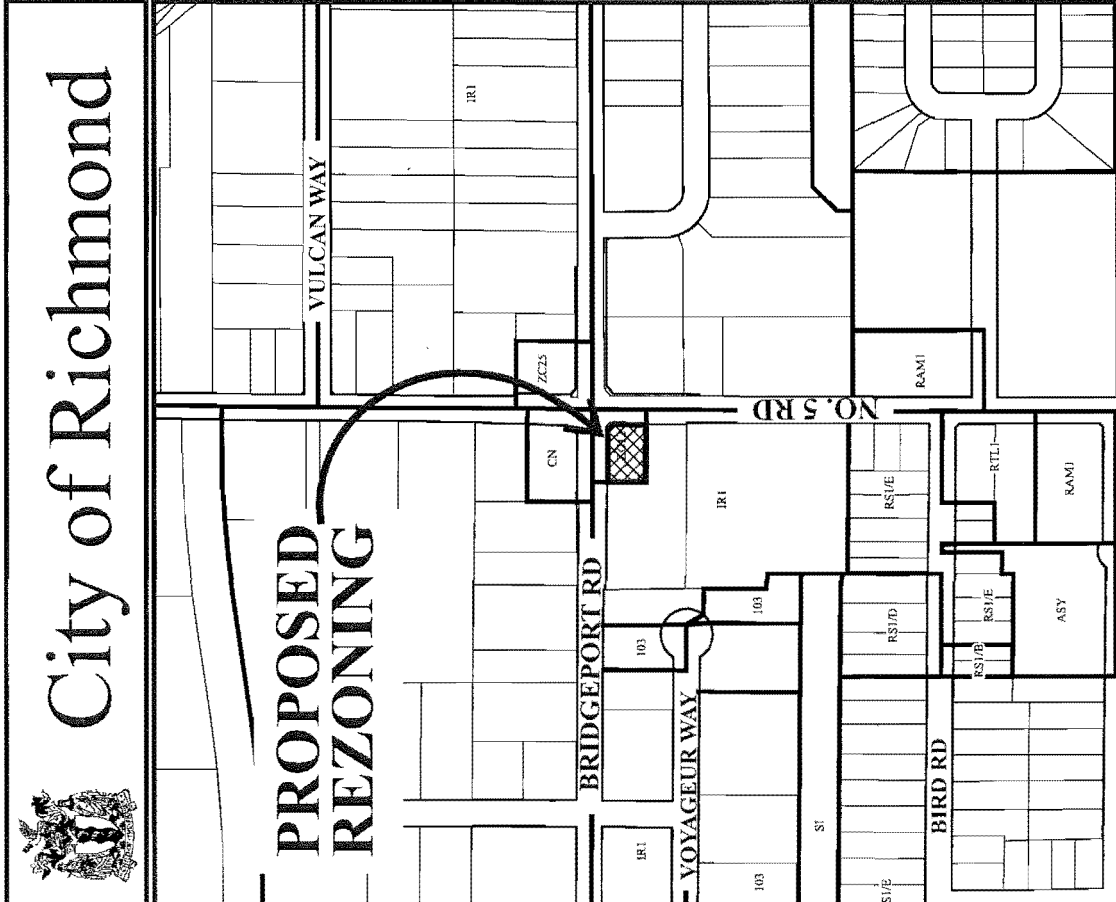
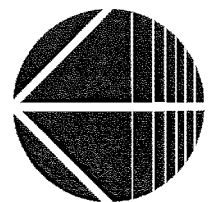


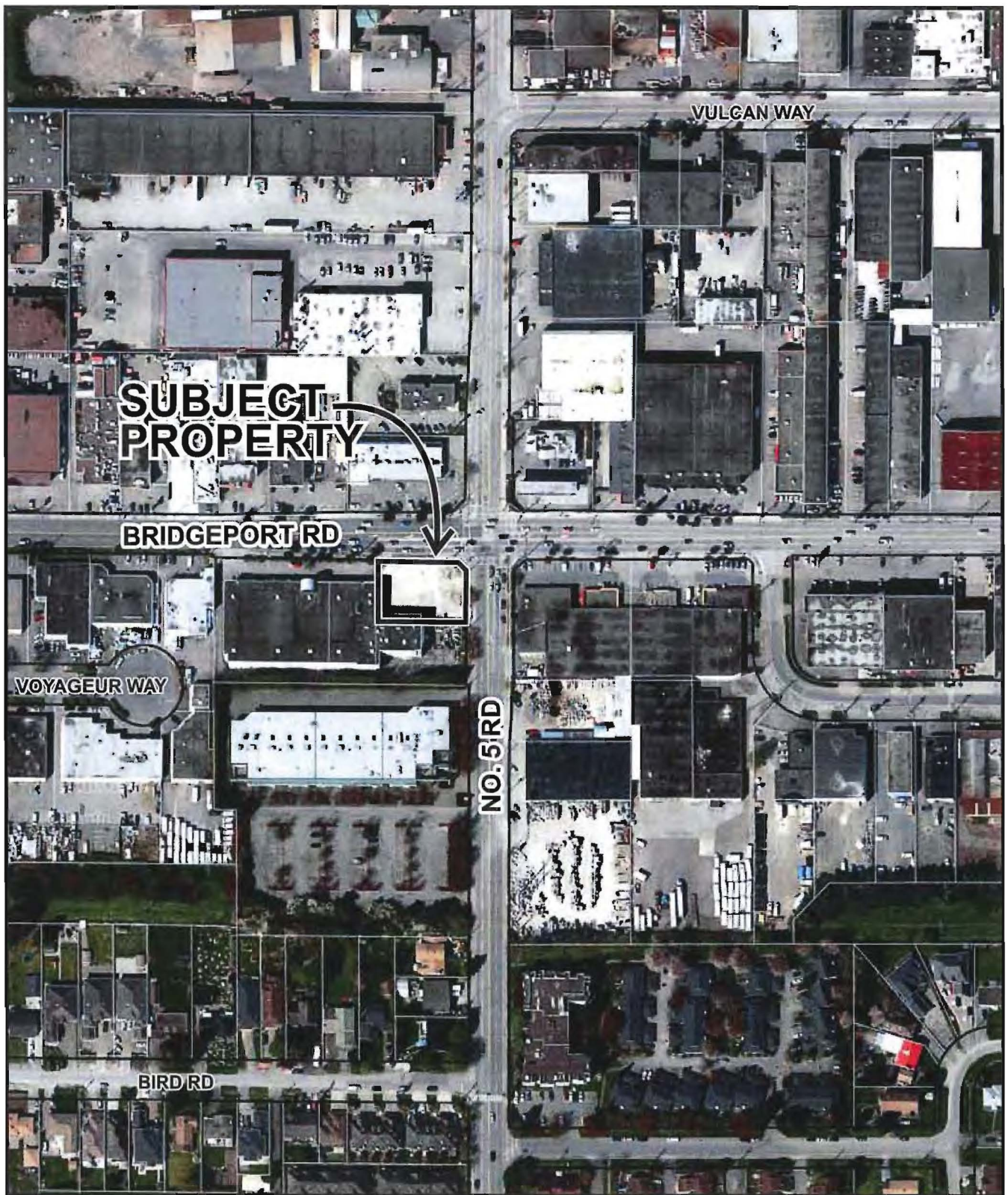
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Revision Date:

Note: Dimensions are in METRES

RZ 13-642848





RZ 13-642848

Original Date: 08/13/13

Amended Date:

Note: Dimensions are in METRES

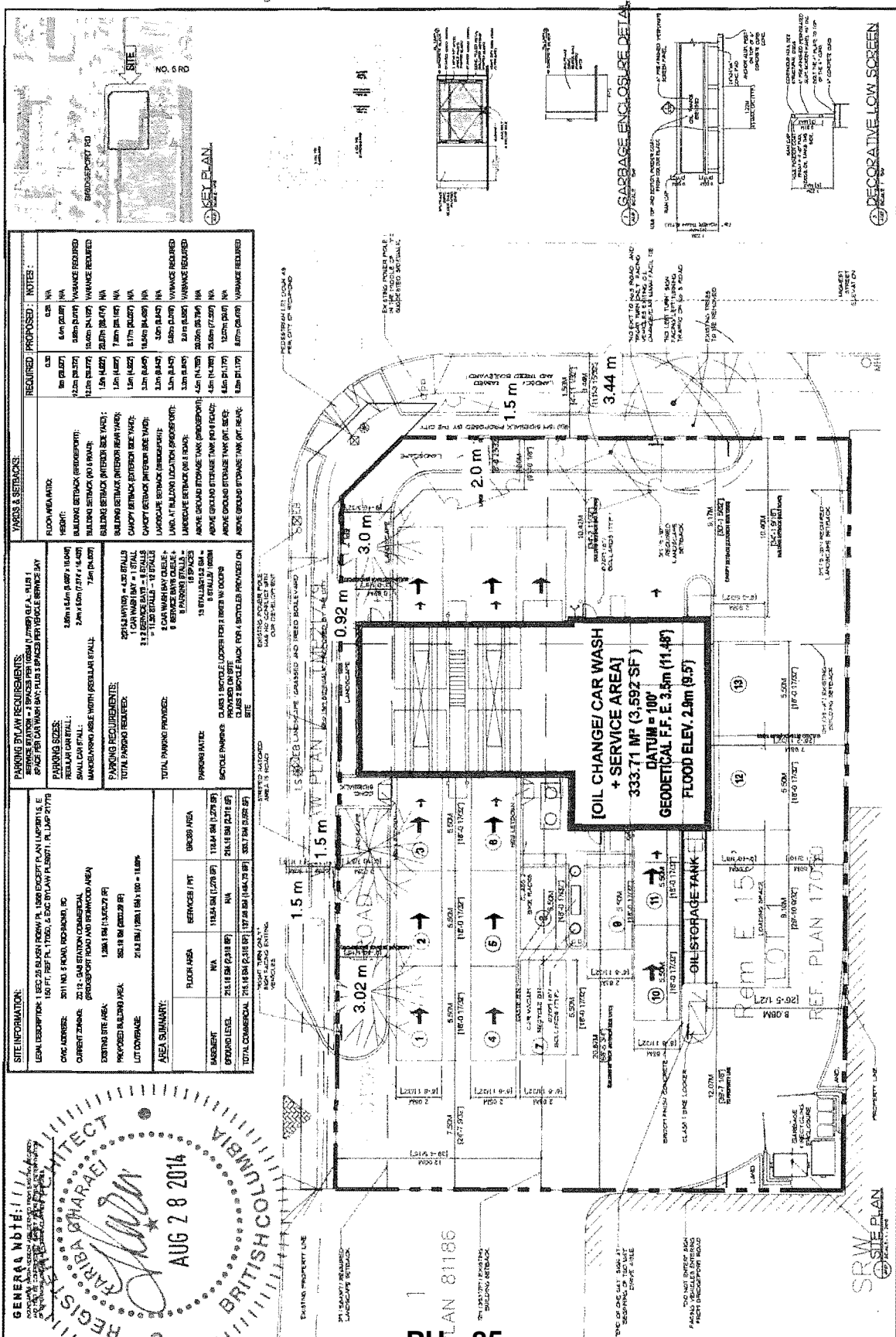
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MOBILE 1 - OIL CHANGE AND CAR WASH
3011 NO. 5 ROAD, RICHMOND, BC
FOR BILL'S DEVELOPMENT LTD

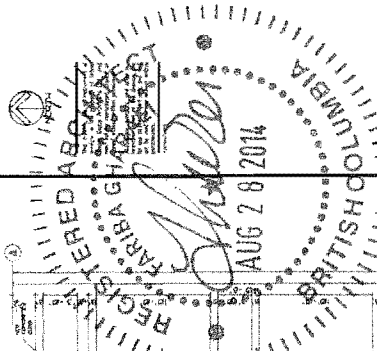
architects ltd
3011 NO. 5 ROAD, RICHMOND, BC
V6X 3A5
TEL: 604-273-3674
FAX: 604-273-3675
WWW.ARLD.COM

3674
SITE PLAN

DATE: 28 AUG 2014
DRAWN BY: J. CHEN
CHECKED BY: J. CHEN
SCALE: 1/8" = 1'-0"

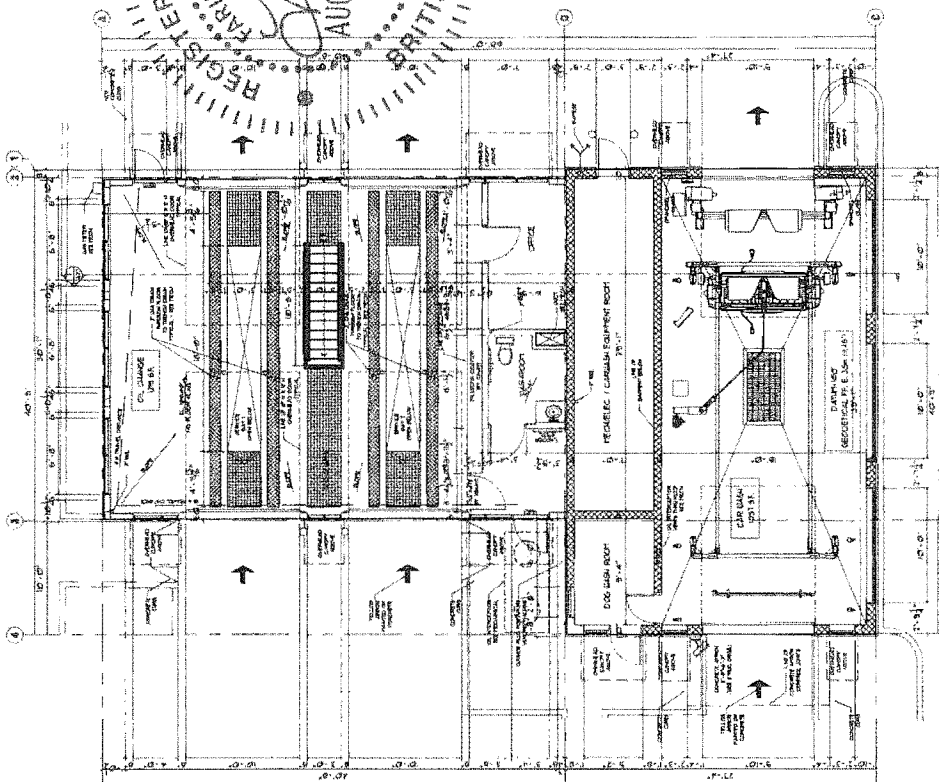


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DATE	2014
BY	W. J. W.
CHECKED BY	W. J. W.
APPROVED BY	W. J. W.
SCALE	AS SHOWN

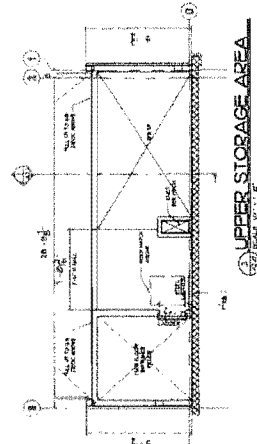


MOBILE 1 - OIL CHANGE AND CAR WASH
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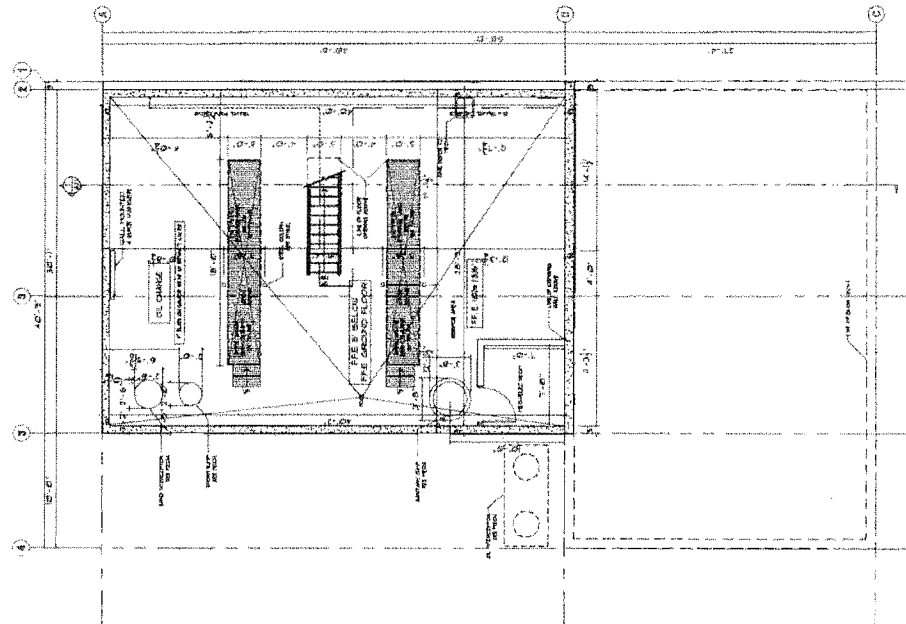
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1000 WESTERN AVENUE
VANCOUVER, BC V6C 2M5
TEL: 604-271-1111
FLOOR PLAN
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FLOOR PLAN



UPPER STORAGE AREA

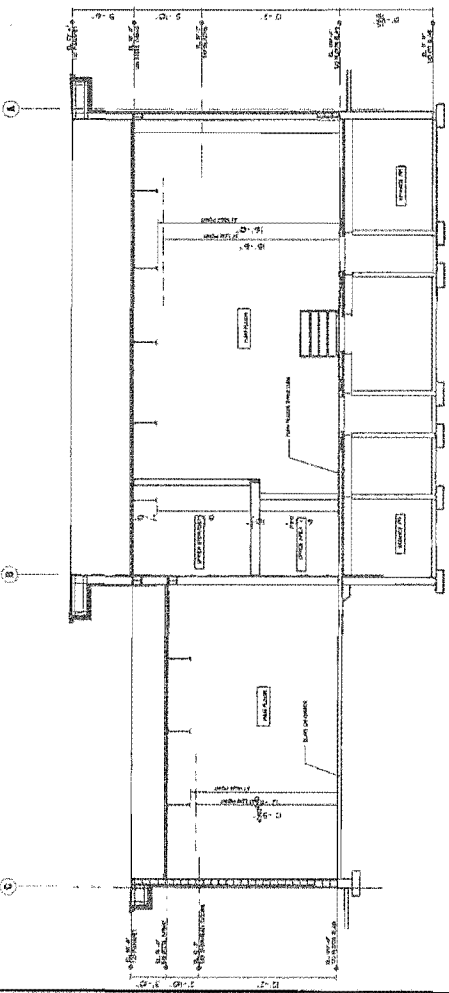
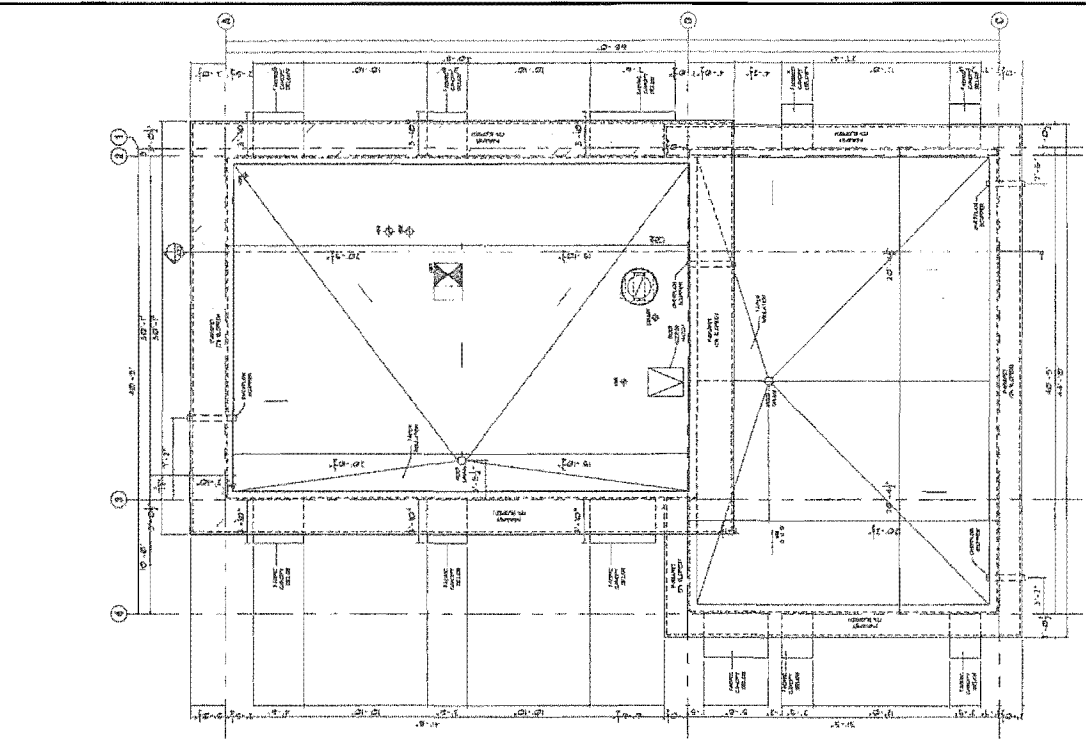


SERVICE PIT PLAN

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. ALL UTILITIES SHALL BE LOCATED AND DEEPLY MARKED PRIOR TO ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL EXCAVATION WORK SHALL BE PROTECTED BY SHIELDING AND SAFETY BARRIERS.
8. ALL EXCAVATION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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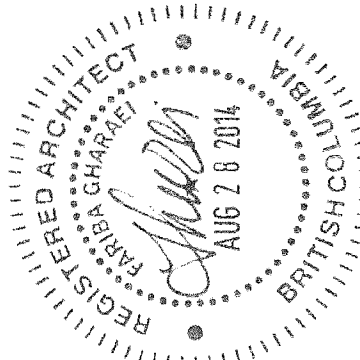
ROOF PLANS
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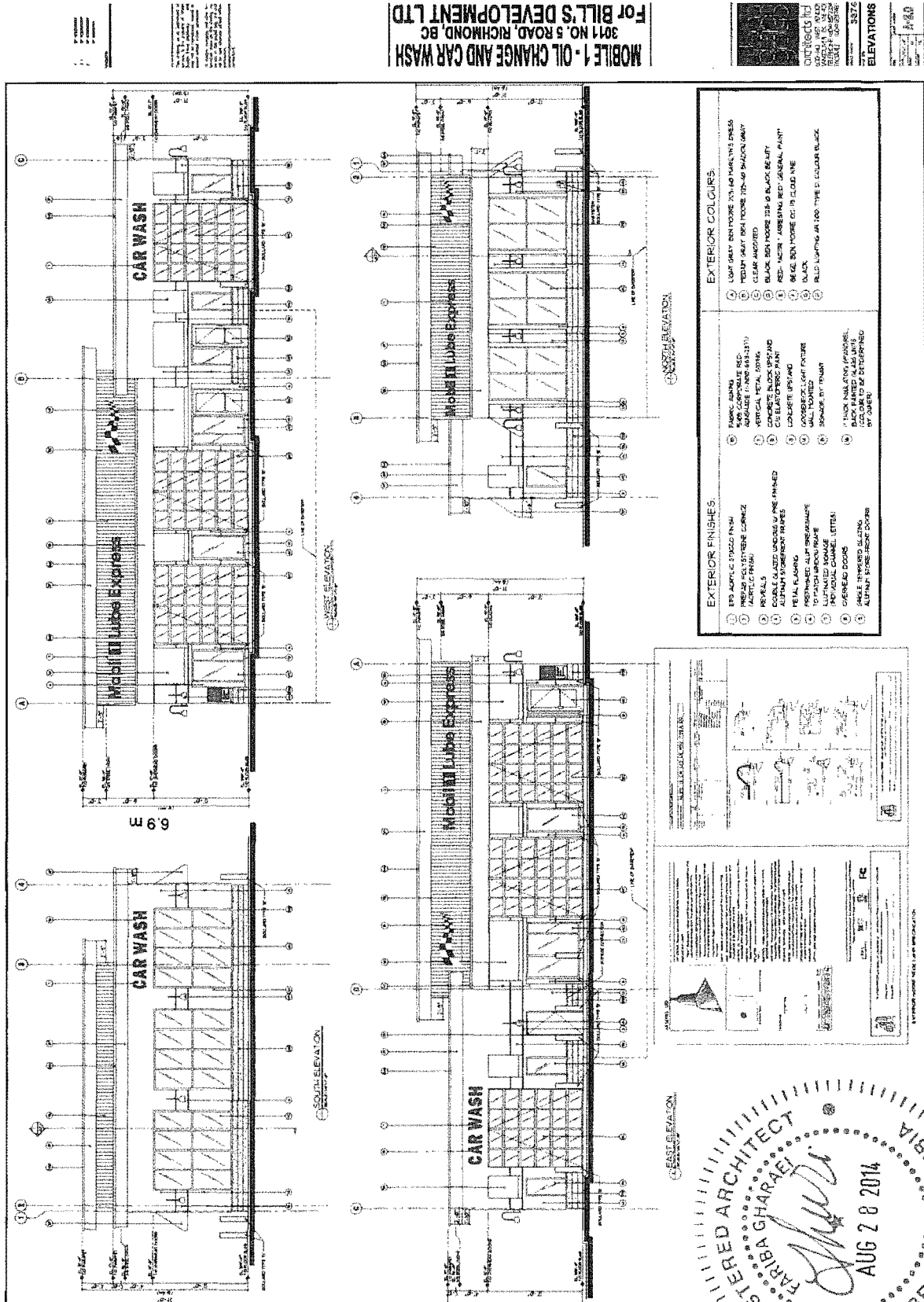


BUILDING SECTION
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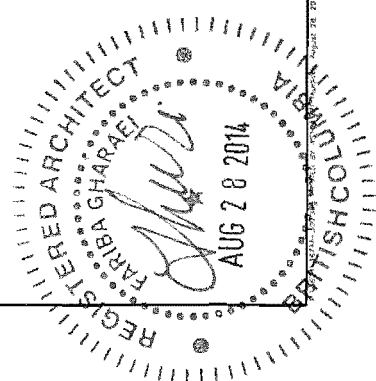
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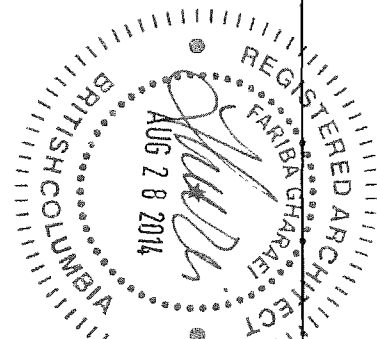
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MOBILE - OIL CHANGE AND CAR WASH
3011 NO. 5 ROAD, RICHMOND, BC
FOR BILL'S DEVELOPMENT LTD







RZ 13-642848

Attachment 3

Address: 3011 No. 5 Road

Applicant: Urban Design Group Architects Ltd.

Planning Area(s): Bridgeport Area Plan

	Existing	Proposed
Owner:	0976440 B.C. Ltd.	0976440 B.C. Ltd.
Site Size (m²):	1,289 m ² (13,870 ft ²) (0.32 acre)	1,289 m ² (13,870 ft ²) (0.32 acre)
Land Uses:	Vacant	Drive-through oil change and car wash (sale of oil related to oil change service)
OCP Designation:	Mixed Employment	Mixed Employment
Bridgeport Area Plan Designation:	Commercial Industrial	Commercial Industrial
Zoning:	Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area	Car Wash & Service Station (ZC35) - Bridgeport
Number of Units:	Vacant	1 building

	Proposed Bylaw No. 9174 “(Car Wash & Service Station (ZC35))”	Proposed	Variance
Floor Area Ratio:	Max. 0.30 FAR	0.26	none permitted
Lot Coverage – Building:	Max. 20%	16.7%	none
Lot Size (min. dimensions):	No minimum	1,286.7 m ² (13,850 ft ²) (0.32 acre)	none
Setback – Bridgeport (Front Yard) (m):	Min. 0.9 m	Min 0.9 m	none
Setback – No. 5 Road (Exterior Yard) (m):	Min. 10.0 m	Min. 10.4 m	none
Setback – interior side yard and rear yard (m):	Min. 7.9 m	Min. 7.9 m (south) Min. 20.8 m (west)	none
Height (m):	Building: 9.0 m	6.4 m	none
Off-street Parking Spaces	Service Station: 2/100 m ² of gross leasable floor area; plus: - 1 space for each car wash bay; plus - 3 spaces for each vehicle service bay	Customer/employee parking: 5 stalls Car wash: 2 queuing stalls Vehicle Service Bay: 3 queuing stalls for each oil change bay (total 6)	none

	Proposed Bylaw No. 9174 “(Car Wash & Service Station (ZC35))”	Proposed	Variance
Off-street Parking Spaces – Total:	12 (including queuing stalls) Customer/employee parking: 5 Queuing stalls: Car wash: 1 Vehicle Service Bay: 6	13 (including queuing stalls) Customer/employee parking: 5 Queuing stalls: Car wash: 2 Vehicle Service Bay: 6	none
Bike Parking	Class 1: 1 Class 2: 1	Class 1: 1 Class 2: 1	none
Amenity Space – Indoor:	n/a	n/a	none
Amenity Space – Outdoor:	n/a	n/a	none

Other: Tree replacement compensation required for loss of significant trees.

URBAN DESIGN GROUP ARCHITECTS LTD, 600 - 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Principal
Aaron Vornbrock, Senior Vice President
Eric Ching, CSBA, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

June 23, 2014

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

Attention: Diana Nikolic, MCIP
Planner

Re: Sustainability

Mobile 1 – Oil Change & Car Wash, 3011 No. 5 Road, Richmond

Our Project No. 3674

Dear Mayor and Councillors,

This new development is for a Mobile 1 – Oil Change and Car Wash facility which incorporates the following:

- High quality building materials with low maintenance are proposed to increase the life-cycle of the building and minimize the need for repair/additional construction work.
- Radiant heating systems are to be used to heat the occupant rather than the space. This building is categorized as a semi-heated building and we will comply with the requirements of ASHRAE 2010 for energy efficiency.
- LED light-fixtures will be used to minimize both energy consumption and frequent replacement of the lighting.
- Low-flow plumbing fixtures and water wise landscaping is proposed in order to lower water consumption for this development.
- High efficiency plumbing fixtures to be provided.
- Rain water collection and re-use of the water system to be provided to minimize discharge of the water to the City sanitary line and reduce the water usage for the car wash.

- Recycled measures to be considered during the construction time.
- The used oil will be recycled and reused. Garbage recycling is provided to minimize the waste material.
- Antifreeze and used motor oil will be picked up for recycling.

Yours Truly,



Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
URBAN DESIGN GROUP ARCHITECTS LTD.

FG/mp



Rezoning Considerations

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

Address: 3011 No. 5 Road

File No.: RZ 13-642848

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9174, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on Title that includes reference to the proposed site-specific exemption that is required to facilitate the proposed service pit and is subject to approval from the Director of Building Approvals.
2. Registration of an aircraft noise indemnity covenant on Title.
3. Demonstrate that operation of the proposed car wash will comply with the City's Noise Regulation Bylaw No. 8856 (e.g. submission of an acoustic report prepared by a professional Engineer).
4. Discharge of Statutory Right of Way located at the south west corner of the site (3 m x 3m) (Plan 70538, Reference No. Y170166).
5. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Enter into a Servicing Agreement* for the design and construction of a new 1.5 m wide sidewalk at the property line along both Bridgeport Road and No. 5 Road. A minimum 1.5 m wide grass and treed boulevard to the curb is required along Bridgeport Road. A grass and treed boulevard is required along No. 5 Road and the width will vary between 2.4 m and 3.4 m. The Servicing Agreement is to include, but is not limited to the following:

Water works servicing:

- a) Using the OCP Model, there is 564 L/s available at 20 psi residual at the hydrant located at the northwest corner of Bridgeport Road and No. 5 Road and 358 L/s available at 20 psi residual at 3080 No. 5 Road. The proposed development requires a minimum fire flow of 220 L/s. Water analysis is not required. However, when the building design is confirmed at the Building Permit stage, fire flow calculations that are signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO is required to be submitted to confirm that there is adequate available flow.
- b) Based on the proposed rezoning, the proposed site will require a fire hydrant, spaced as per City standard, along No. 5 Road frontage.
- c) Water service connection will be from No. 5 Road frontage.

Drainage works servicing:

- a) In lieu of upgrading the existing 450 mm diameter storm sewer on Bridgeport Road frontage, a 600 mm diameter storm sewer, with an approximate length of 18 m, is to be provided at Bridgeport Road to connect existing manhole STMH-3156 (located at the proposed site's northeast corner) and existing manhole STMH-3168 (located at the proposed site's northeast corner).
- b) Drainage service connection will be from No. 5 Road frontage.

Sanitary works servicing:

- a) The proposed development may get sanitary service from the existing City sanitary system located within a north-south utility right of way near the No. 5 Road frontage of 11938 Bridgeport Road.

- b) The sanitary service connection shall be designed to match both interim and ultimate scenarios as follows:
 - i. Provide a type 3 inspection chamber complete with a sanitary lead directed south and tie-in to an existing sanitary manhole (SMH 6372) located south of the south property line of 3011 No. 5 Road.
 - ii. The required inspection chamber (per item number i) shall have another lead directed east and it shall terminate at the east property line of 3011 No. 5 Road. The east opening of the required inspection chamber shall be temporarily plugged.
 - iii. A 6m wide utility right of way along the south property line of 3011 No. 5 Road shall be required to contain the required inspection chamber and sanitary leads per item number i and ii above.

In the interim, the proposed development shall be serviced through the lead directed south to the existing sanitary manhole.

When 11938 Bridgeport Road develops in the future, the existing sanitary system located within the north-south utility right of way near the No 5 Road frontage of 11938 Bridgeport Road may be abandoned and the existing utility right of way discharged. Before abandonment, 11938 Bridgeport Road will be required to provide service to 3011 No 5 Road through the required lead that is capped at the east property line of 3011 No 5 Road (per item number ii above).

Private utility works:

- a) Developer to provide Private utility companies rights-of-ways to accommodate their above ground equipment (i.e., Pad mounted transformers, LPT kiosks, Shaw kiosk, Telus Sac pad, etc.) and any future under-grounding of overhead lines.
- b) Existing BC Hydro Poles at No 5 Road frontage will conflict with the required frontage improvements. Alterations and relocation of any private utilities will be at the developer's cost.
- c) It is recommended that the developer contact the private utility companies (i.e., BC Hydro, Shaw, Telus, etc.) to learn of their requirements.

Transportation:

On-site circulation is two way from Bridgeport to the service bays and one-way westbound from the exits of the service bays and the No. 5 Road access.

- a) For the Bridgeport Road access, a raised island "pork chop" is required to limit turning movements to right-in, right-out at the intersection of the driveway.
- b) For the No. 5 Road access, a "Do Not Enter" sign is required facing the left turn traffic on No. 5 Road. In addition, a raised internal island at the driveway is required to restrict movement. On-site circulation is restricted
- c) All new driveway letdowns designed as per the City's Engineering Design Specifications.

General:

An assessment is required from a Professional Engineer with experience in Geotechnical Engineering on the impact of the proposed on-site works to the existing offsite infrastructures along Bridgeport Road and No 5 Road frontages (i.e., AC sanitary forcemains, AC watermain, etc.)

Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

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

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Demonstrate the following to the satisfaction of the Building Department:
 - a) Demonstration that the pit area is not water permeable;
 - b) Provide details associated with the access hatch to the mechanical room at pit elevation. The details must demonstrate that the hatch and associated area is water tight and that the hatch cannot be closed and/or locked when someone is in the area. If the floor elevation of the hatch is higher than (or at) the flood plain elevation, then the hatch will need to demonstrate the safety aspects that allow someone from inside the mechanical room to egress at any time. If the room is accessed from within the pit, the door will be required to be watertight.
 - c) Compliance with the BC Plumbing Code, which requires installation of a sand trap and oil interceptor.
 - d) Any waste water sent to the sanitary system requires compliance with Metro Vancouver Liquid Waste Management bylaws and a Waste Water Discharge Permit from Metro Vancouver. The applicant must demonstrate compliance as a condition of Building Permit issuance.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9174 (13-642848)
3011 No. 5 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 22.35 thereof the following:

"22.35 Car Wash & Service Station (ZC35) - Bridgeport

22.35.1 Purpose

The **zone** provides for **car wash** and **service station use**.

22.35.2 Permitted Uses

- **car wash**
- **service station**

22.35.3 Permitted Density

1. The maximum **floor area ratio** is 0.30.

22.35.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 20% for **buildings**.

22.35.5 Yards & Setbacks

1. The minimum **front yard** (abutting Bridgeport Road) is 0.9 m for **buildings**.
2. The minimum **exterior side yard** (abutting No. 5 Road) is 10 m for **buildings**.
3. The minimum **interior side yard** and **rear yard** is 7.9 m for **buildings**.

22.35.6 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. **Accessory structures** are not permitted.

22.35.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.35.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0 except, that the minimum required landscaping is reduced from 3.0 m to:

- a) 0.9 m on the portion of the **lot** which **abuts** Bridgeport Road; and
- b) 2.0 m on the portion of the **lot** which **abuts** No. 5 Road.

22.35.9 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.35.10 Other Regulations

- 1. An automated or semi-automated **car wash** must be wholly contained in a **building** and must comply with the **City's Noise Regulation Bylaw No. 8856**.
- 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 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 **CAR WASH & SERVICE STATION (ZC35) – BRIDGEPORT**.

P.I.D. 007-376-723

East 150 Feet (Reference Plan 17050) Lot 1

Except: Firstly; Part On Bylaw Plan 59971,

Secondly: Part In Plan LMP21779

Thirdly: Part On Plan LMP39115

Section 25 Block 5 North Range 6 West New Westminster District Plan 1366

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9174**".

FIRST READING

SEP 22 2014

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER