

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

Monday, April 18, 2016 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9518** (File Ref. No. 12-8060-20-009518; RZ 14-670731) (REDMS No. 4881746 v. 3; 2547932; 4881733)

PH-7

See Page **PH-7** for full report

Location: 6	5740 and 6780 Francis R	oad
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Applicant:Yeung Chui Lin

Purpose: To rezone the subject property from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots.

First Reading: March 14, 2016

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 9518.

2. **RICHMOND LAND USE CONTRACT 015 DISCHARGE BYLAW 9526** (File Ref. No. 12-8060-20-009526; LU 16-723450) (REDMS No. 4906705; 4913898)

PH-24

See Page PH-24 for full report

Location:	11071 Trimaran Gate
Applicant:	Rohit Chand and Ashwani Chand
Purpose:	To discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

First Reading: March 14, 2016

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 Land Use Contract 015 Discharge Bylaw 9526.
- 3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9528** (File Ref. No. 12-8060-20-009528; ZT 15-709967; 12-8060-20-009529) (REDMS No. 4737405 v. 3; 4845885; 4845899)

See Page PH-31 for full report

Location:	3779 Sexsmith Road, Unit 2187
Applicant:	Alex Jane (AWJ Investments Inc.)
Purpose:	To amend the "Auto-Oriented Commercial (CA)" zone to permit a retail pawnshop at 3779 Sexsmith Road.
First Reading:	March 29, 2016
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 9528.
- 2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9528.
- 4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9532** (File Ref. No. 12-8060-20-009532; ZT 13-639146) (REDMS No. 4925144; 4927220)

PH-51

See Page **PH-51** for full report

Location:	18399 Blundell Road	

Applicant: Bontebok Holdings Ltd.

Purpose: To amend the "Industrial (I)" zoning district to allow "Restaurant, drive-through" as a site-specific use at 18399 Blundell Road.

First Reading: March 14, 2016

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 9532.
- 5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9533** (File Ref. No. 12-8060-20-009533; RZ 15-691873) (REDMS No. 4929995; 4929998)

PH-62

See Page PH-62 for full report

Location:	8431 No. 1 Road
Applicant:	Malkit Johal
Purpose:	To rezone the subject property from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the rear lane.
First Reading:	March 14, 2016

Order of Business:

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - Frankie Neilson, 12240 2nd Avenue (a)
- 3. Submissions from the floor.

Council Consideration:

- 1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9533.
- 6. **RICHMOND LAND USE CONTRACT 063 DISCHARGE BYLAW 9534** (File Ref. No. 12-8060-20-009534; LU 16-721350) (REDMS No. 4930012; 4950038)

See Page PH-79 for full report

Location:	9711 Gilbert Crescent
Applicant:	Huen Au Yeung and Kim Kwok Ching Au Yeung
Purpose:	To discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, to permit construction of an addition to an existing single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.
First Reading:	March 29, 2016

Order of Business:

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

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PH-79

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Land Use Contract 063 Discharge Bylaw 9534.

7. TEMPORARY COMMERCIAL USE PERMIT APPLICATION (TU 15-7171388)

(File Ref. No. TU 15-717388) (REDMS No. 4944393; 4663687)

PH-87 See Page PH-87 for full report

Location: 12631 Vulcan Way

Applicant: Lions Communication Inc.

Purpose: To permit a revised Temporary Commercial Use Permit to be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

The event shall be comprised of 258 commercial food and retail vendors and supporting off-street parking.

Days of operation shall be Friday, Saturday and Sunday.

Night market hours of operation shall be 7 pm to 12 am on Friday, Saturday and Sunday before a Statutory Holiday and 7 pm to 11 pm on Sunday.

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. That a revised Temporary Commercial Use Permit to be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

ADJOURNMENT



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director, Development Date: February 10, 2016 File: RZ 14-670731

Re: Application by Yeung Chui Lin for Rezoning at 6740 and 6780 Francis Road from Single Detached (RS1/E) to Single Detached (RS2/J)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, for the rezoning of 6740 and 6780 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/J)", be introduced and given first reading.

Wavne Craig

Director, Development

SB:blg Att.

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing	W	peterio_	

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Staff Report

Origin

Yeung Chui Lin has applied to the City of Richmond for permission to rezone the two single family properties at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots, with vehicle access to/from Francis Road (Attachment 1). The properties are occupied by a single family dwelling on each property, which will be demolished. A site survey showing the proposed subdivision is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North, across Francis Road is a 48-unit townhouse development on property under Land Use Contract (047).

To the South, are two (2) dwellings on lots zoned "Single Detached (RS1/B)" fronting Maple Place.

To the East and West, are dwellings on lots zoned "Single Detached (RS1/E)". Further to the west are two (2) dwellings on lots zoned "Single Detached (RS1/K)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". The proposed redevelopment is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy identifies the portion of Francis Road fronting onto the subject site, between No. 2 Road and Gilbert Road, as a minor arterial road.

Lot Size Policy 5428

The subject site is located within the area governed by Lot Size Policy 5428, adopted by Council on December 18, 1989, and amended on December 15, 2008 (Attachment 4). The subject site is identified for redevelopment under the "Single Detached (RS2/C)" zone (i.e., 13.5 m wide lots, 360 m^2 in area) or "Single Detached (RS2/J)" zone (i.e., 13.4 m wide lots, 360 m^2 in area).

This rezoning application would enable the creation of three (3) lots; with a minimum lot width of 13.4 m and exceeding the minimum lot area of 360 m^2 required under the proposed RS2/J zone, and is in compliance with the Lot Size Policy.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of $1.00/\text{ft}^2$ of total buildable area towards the City's Affordable housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in all three (3) of the lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Analysis

Proposed Site Access

Vehicular access to the proposed lots will be from Francis Road. The proposed frontage will include three (3) driveways in two (2) driveway crossings, consolidating crossings and minimizing sidewalk interruptions.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

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Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The arborist report assesses a total of 21 bylaw-sized trees; 14 on-site and 7 off-site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the Arborist's recommendations to:

- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed west Lot A (15/15 cm dbh Japanese Maple #885).
- Protect and retain two (2) trees that are overgrown shrubs in good condition located in the rear yard of proposed middle Lot B (20/10/10 & 22/22 cm dbh English Laurel #886 & 887).
- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed east Lot C (50 cm dbh Cherry #888).
- Protect and retain two (2) street trees (21 cm dbh Beech #905 & 906) planted by the City in the Francis Road sidewalk.
- Protect and retain five (5) trees located on the neighbouring properties to the south (42 cm dbh Douglas Fir #900 and 22-38 cm dbh Cedar #901, 902, 903 & 904).
- Remove one (1) tree (38 cm dbh Western Red Cedar #883) which is in good condition, but cannot be retained due to its proximity to the building envelope on the proposed west lot.
- Remove six (6) trees which are located clearly within the building envelope and cannot be retained (40 cm dbh Cherry #880, 30 cm dbh Lilac #881, 30/20/18 cm dbh Purple Plum #882, 22 cm dbh Plum #890, 41 cm dbh Cherry #891 & 48 cm dbh Lawson Cypress #892).
- Remove three (3) trees that are not good candidates for retention due to being an overgrown shrub, poor structure, sparse foliage and historically topping (12/12/12 cm dbh English Laurel #879, 35/20 cm dbh Western Red Cedar #884 & 52 cm dbh Apple #889). Note that the Cedar is in close proximity to a retention tree and needs to be removed by hand (chainsaw only) under the supervision of the Certified Arborist.

Tree Protection

A total of four (4) trees on-site and all seven (7) trees off-site are to be retained and protected. A total of ten (10) trees will be removed from the site. The proposed Tree Protection Plan is shown in Attachment 5.

To ensure protection of the trees (#885, 886, 887, 888, 900, 901, 902, 903, 904, 905 & 906), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

• Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any

special measures required for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

• Submit a survival security in the amount of \$4,000 for the four (4) trees retained on-site (\$1,000 for each of #885, 886, 887 & 888). The security for each tree will not be released until an acceptable impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwellings on the subject site, the applicant is required to install tree protection fencing around the trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 10 bylaw-sized trees on-site are proposed to be removed (i.e., #880, 881, 882, 883, 884, 879, 889, 890, 891 & 892). As the proposed lots cannot reasonably accommodate a total of twenty (20) new replacement trees on-site in addition to the 4 retention trees to achieve the OCP tree replacement ration of 2:1, the applicant has agreed to provide a combination of planting replacement trees on-site and providing a cash-in-lieu contribution to the City's Tree Compensation Fund for off-site tree planting.

Nine (9) replacement trees are proposed to be planted and maintained (minimum 6 cm caliper deciduous or 3.5 m high conifer), with two (2) trees in the front yard and one (1) tree in the back yard of each of the three (3) proposed lots. To ensure that the required replacement trees are planted and maintained and that the front yards of the proposed lots are enhanced, the applicant is required to submit Landscape Plans prepared by a Registered Landscape Architect, along with Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect. The Landscape Plans must respond to the guidelines of the Arterial Road Policy. The Landscape Plans, Cost Estimates, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

The applicant proposes to provide a cash-in-lieu contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting. This amount represents \$500/tree for each of the eleven (11) replacement trees not accommodated on-site.

Site Servicing and Frontage Improvements

To accommodate the future widening of Francis Road, City utilities and sidewalk, the applicant is required to provide 3.1 m wide road dedication along the north edge of the site.

There are no servicing concerns with rezoning.

Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings) is a requirement of rezoning.

At future subdivision stage, the applicant must: pay the costs associated with completion of the required servicing and enter into a Servicing Agreement for off-site frontage improvements as described in Attachment 6.

At future Building Permit stage, the applicant must: pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the properties at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots.

This rezoning complies with the land use designations and applicable policies contained within the OCP and Lot Size Policy 5428 regarding the subject site.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9518 be introduced and given first reading.

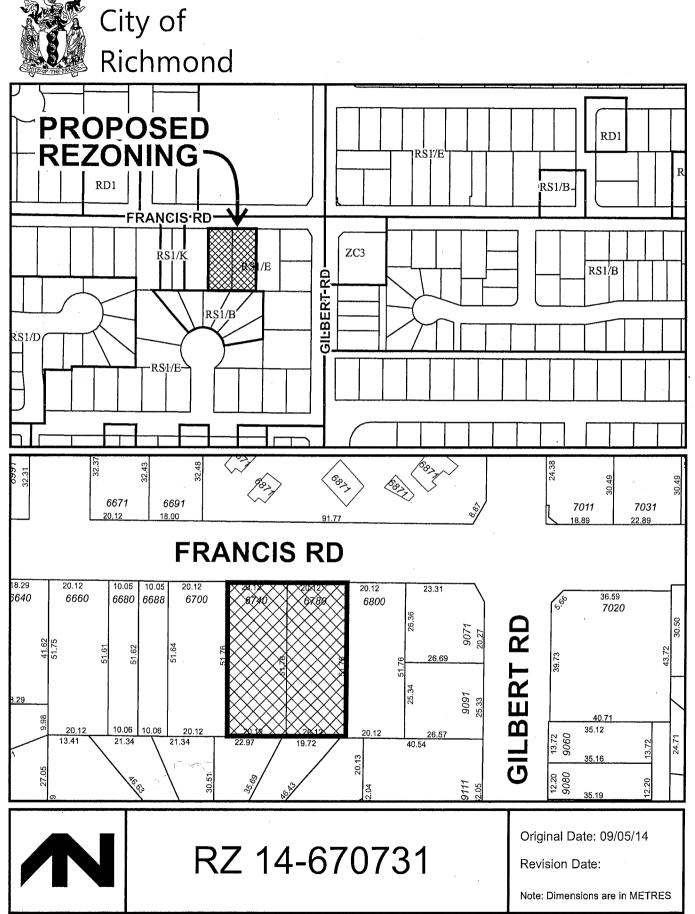
Sava Badyal.

Sara Badyal, M. Arch, MCIP, RPP Planner 2 (604-276-4282)

SB:blg

Attachment 1: Location Map & Aerial Photo Attachment 2: Proposed Subdivision Plan Attachment 3: Development Application Data Sheet Attachment 4: Lot Size Policy 5428 Attachment 5: Proposed Tree Protection Plan Attachment 6: Rezoning Considerations

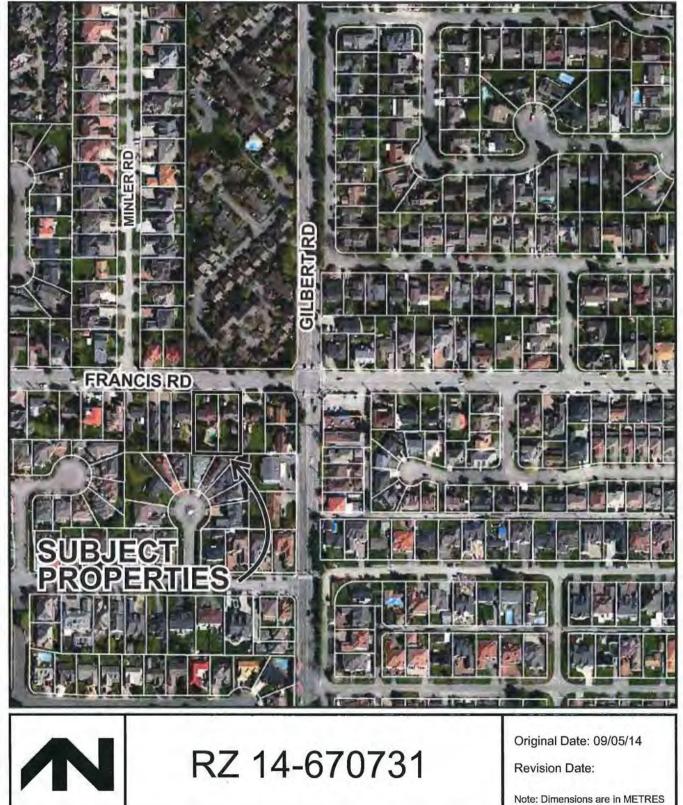
ATTACHMENT 1



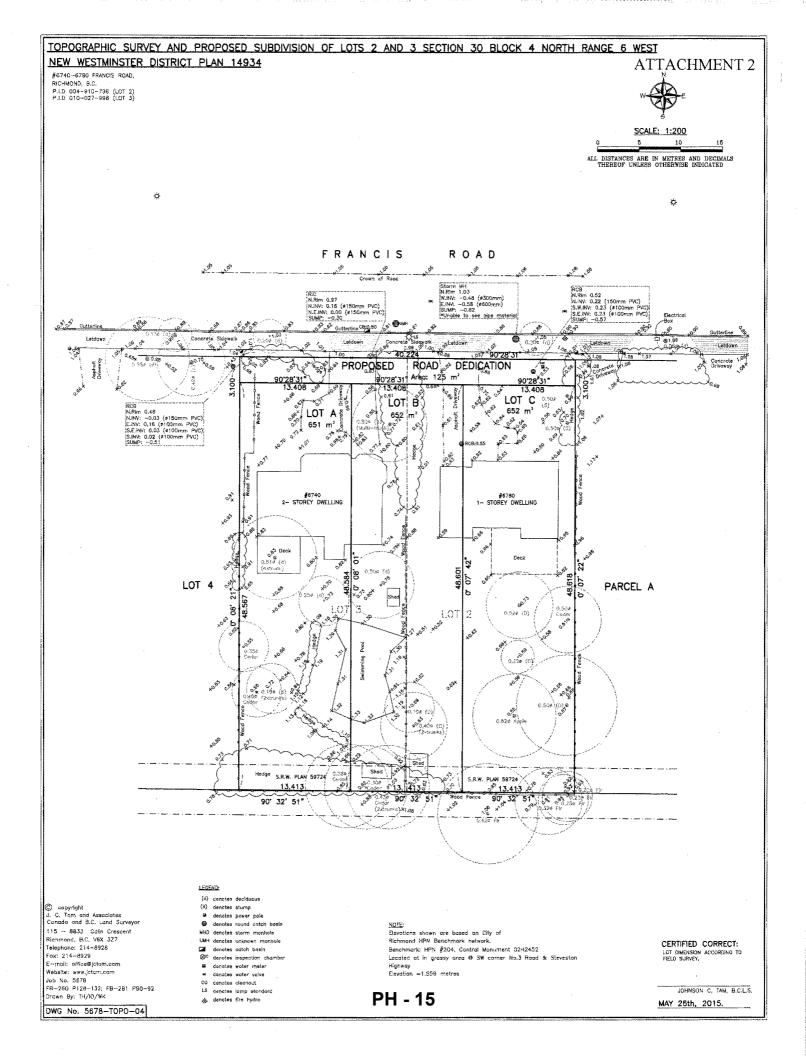
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City of Richmond



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Development Application Data Sheet

Development Applications Department

Attachment 3

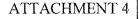
RZ 14-670731

Address: 6740 and 6780 Francis Road

Applicant: Yeung Chui Lin

Planning Area(s): Blundell

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Owner	Ding City Development Inc. #BC1007335		Unknown	
Site Size	6780 Francis Rd 1,	imately 040 m ² 040 m ² 080 m ²	Lot A Lot B Lot C Road Dedication Total	Approximately 651 m ² 652 m ² 652 m ² 125 m ² 2,080 m ²
OCP Designation	Neighbourhood Resident	al	Compli	es
702 Policy Designation	Single Detached (RS2/C or F	(S2/J)	Compli	es
Zoning	Single Detached (RS1/E	.)	Single Detache	ed (RS2/J)
Flood Construction Level	Min. 0.3 m above road cro	crown Complie		es
Number of Units	2 houses	3 house		es
On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Floor Area Ratio	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder		None permitted
Lot Coverage: Building Non-Porous Landscaping	Max. 45% Max. 70% Max. 25%	Max. 45% Max. 70% Max. 25%		None
Lot Size: Lot A Lot B Lot C	Min. 13.4 m wide & Min. 360 m²	13.4 m wide & 651 m² 13.4 m wide & 652 m² 13.4 m wide & 652 m²		None
Setbacks: Front Yard Interior Side Yard Rear Yard	Min. 9.0 m Min. 1.2 m Min. 6.0 m	Min. 9.0 m Min. 1.2 m Min. 6.0 m		None
Building Height	2 ½ Storey & within Residential Vertical Lot Envelopes	2 ½ Storey & within Residential Vertical Lot Envelopes		None
Off-street Parking: Principal Dwelling Secondary Suite	2 1		2 1	None





City of Richmond

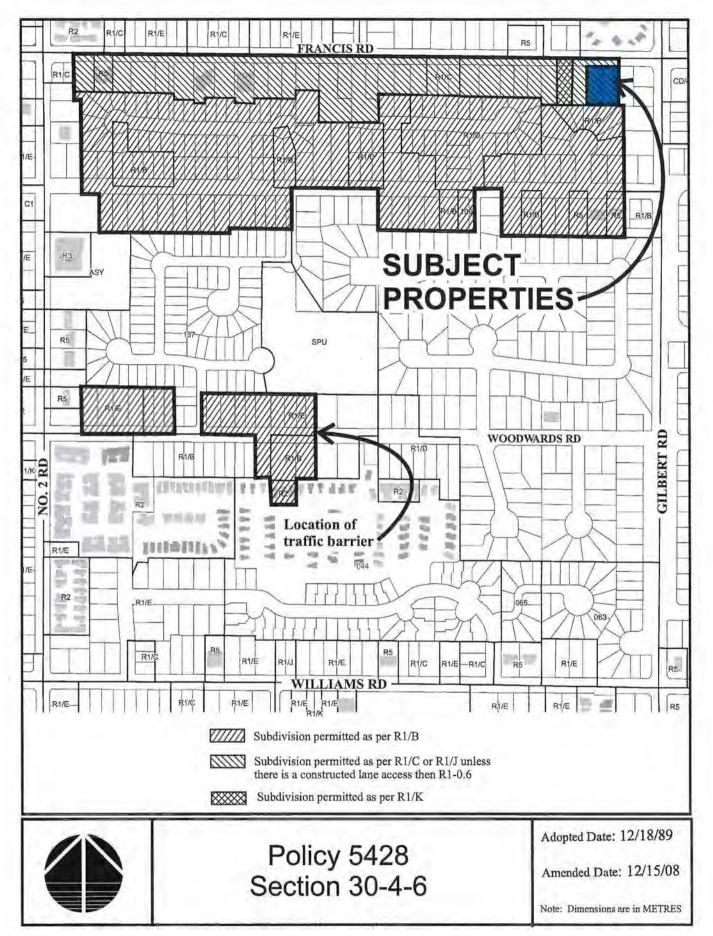
Policy Manual

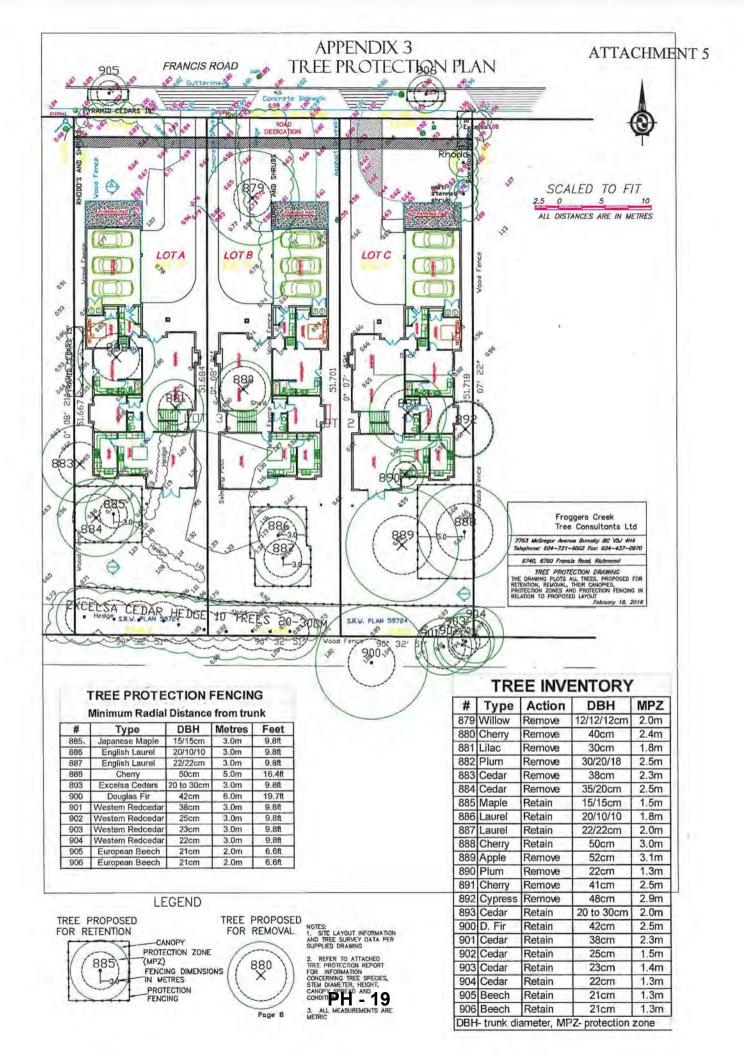
Page 1 of 2	Adopted by Council: December 18, 1989	POLICY 5428
1 ago 1 01 2	Amended by Council: December 15, 2008	I OLICI 3428
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN OUARTER-SECTIC	N 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

- 1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
- 2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
- 3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.







Attachment 6

Rezoning Considerations

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

Address: 6740 and 6780 Francis Road

File No.: RZ 14-670731

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, the developer is required to complete the following:

- 1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 2. Road dedication of 3.1 m wide along the entire Francis Road frontage for future road widening, City utilities and sidewalk. Frontage improvement works to be constructed by the developer via the required Servicing Agreement.
- 3. Registration of a flood indemnity covenant on title (Min. 2.9 m GSC Area A).
- 4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in all 3 single family dwellings on the 3 future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 5. Installation of appropriate tree protection fencing around all trees to be retained on-site and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
- 7. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the 4 trees to be retained. The security will not be released until an impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff to the satisfaction of the City's Tree Preservation Coordinator.
- 8. The City's acceptance of the developer's voluntary contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting (e.g., \$500/tree for 11 required replacement trees not accommodated on-site).
- 9. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include at least 2 trees in each front yard and 1 tree in each back yard (9 total), including a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
20	6 cm		3.5

At Subdivision* stage, the developer must complete the following requirements:

- 1. Enter into a Servicing Agreement* for the design and construction of frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Behind existing curb, Min. 1.5 m wide (exclusive of 0.15 m curb) boulevard with grass and street trees and 1.5 m wide concrete sidewalk.
 - b) Lot C to have driveway as close to west property line as possible in accordance with Bylaw 7222 and driveways for Lot A and Lot B to have adequate separation and placed as close together as possible to minimize parking loss on Francis Road.
 - c) Coordinate with BC Hydro, Telus and other private communication service providers.
 - d) To underground Hydro and other communication service provider service lines (requirement for 3-Lot subdivisions).
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Initial:

- e) Relocate/modify any of the existing power poles and/or guy wires within the property frontages, as needed.
- f) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- 2. The following works are to be done at the developer's sole cost via a Servicing Agreement and City Work Order:
 - a) Water Works, including: Disconnect the existing 20 mm water connections on Francis Road and install three new 25 mm diameter water connections complete with meters and meter boxes within a new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's)
 - b) Storm Sewer Works, including:
 - i. Cut and cap the existing service connection and remove the existing storm IC at the adjoining property line between lots 6740 & 6780.
 - ii. Cut and cap the existing storm service connection and remove the existing storm IC at the north east corner of the development site.
 - iii. Install a new storm service complete with IC and dual service connections at the adjoining property line of the newly subdivided center and west lots along Francis Road frontage.
 - iv. Install a new storm service complete with IC and service connection to the newly created most easterly subdivided lot.
 - v. Storm IC's to be located in the new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's).
 - c) Sanitary Sewer Works, including:
 - i. Cut and cap the existing sanitary service to 6740 Francis Road located at the south west corner of the development site.
 - ii. Install a new sanitary service complete with IC and dual service connections at the adjoining PL of the newly subdivided center and west lots along the existing SRW (south).
 - iii. Upgrade the existing sanitary service and IC located at the south east corner of the development site to service the newly subdivided east lot.

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

- 1. Driveway locations to align with driveway crossing locations approved through required Servicing Agreement.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

PH - 21

Initial:

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

Bylaw 9518



Richmond Zoning Bylaw 8500 Amendment Bylaw 9518 (RZ 14-670731) 6740 and 6780 Francis Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/J)".**

P.I.D. 010-027-998 Lot 3 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

P.I.D. 004-910-796 Lot 2 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9518".

	MAR 4 L GAL	-
FIRST READING	MAR 1 4 2015	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		approved by BK
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor U
OTHER CONDITIONS SATISFIED		
ADOPTED		

MAYOR

CORPORATE OFFICER



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director, Development **Date:** February 16, 2016 **File:** LU 16-723450

Re: Application by Rohit and Ashwani Chand to Discharge Land Use Contract 015 at 11071 Trimaran Gate

Staff Recommendation

That Richmond Land Use Contract 015 Discharge Bylaw No. 9526, to discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, be introduced and given first reading.

Wayne Craig Director, Development

CL:blg Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
the trace	

Staff Report

Origin

On November 24, 2016, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Rohit and Ashwani Chand have applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached, which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North, is an existing dwelling on a lot in the "Single Detached (RS1/B)" zone, fronting Trimaran Gate.

To the South, immediately across Trimaran Drive, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Cutter Place.

To the East, immediately across Trimaran Gate, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Trimaran Drive.

To the West, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Trimaran Drive.

Public Consultation

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

4906705

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

Analysis

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying RS1/B zone, without having to wait until the Land Use Contract termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/B zone city-wide.

Existing Legal Encumbrances

There are existing statutory right-of-ways for the storm and sanitary sewers along the north and south property lines, as well as foreign utilities (i.e. hydro, telephone). Construction within the right-of-ways is not permitted.

Financial Impact

None.

Conclusion

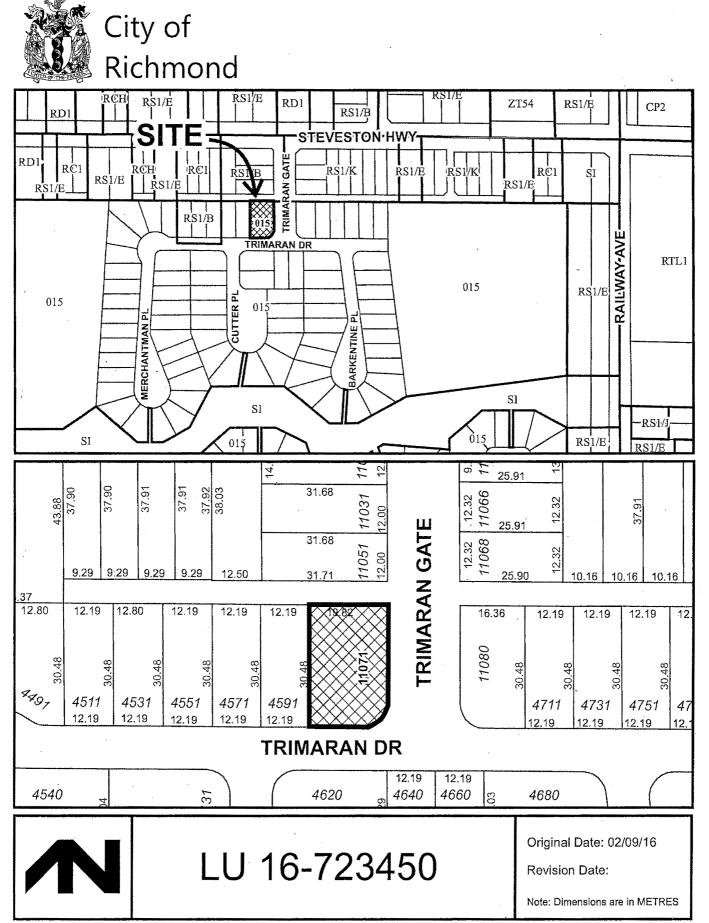
The applicants are requesting permission to voluntarily discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9526 be introduced and given first reading.

Cynthia Lussier Planner 1 (604-276-4108)

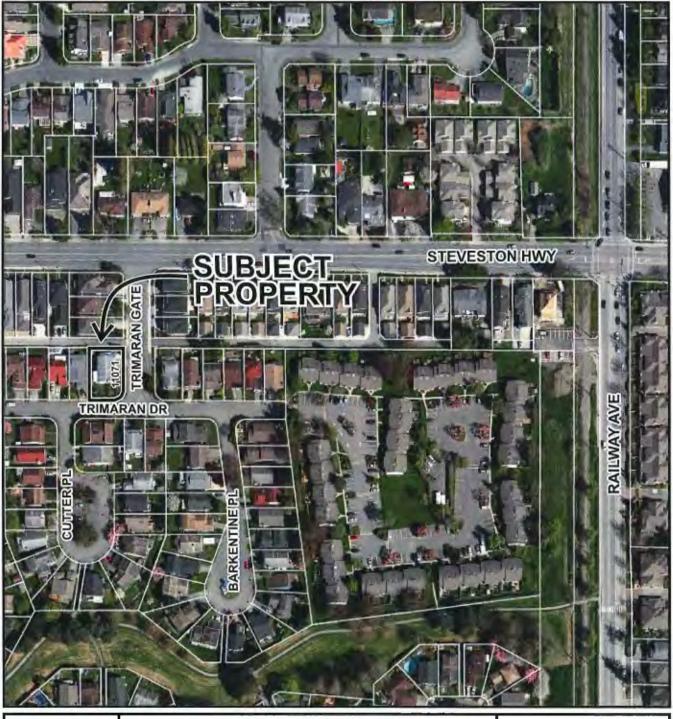
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Attachment 1: Location Map/Aerial Photo Attachment 2: Development Application Data Sheet





City of Richmond





LU 16-723450

Original Date: 02/09/16 Revision Date: 02/10/16

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

LU 16-723450

Address: 11071 Trimaran Gate

Applicant: _Rohit & Ashwani Chand

Planning Area(s): Steveston

	Existing	Proposed	
Owner:	Rohit Chand Ashwani Chand	No change	
Site Size (m ²):	595 m² (6,404 ft ²)	No change	
Land Uses:	Single detached dwelling	New single detached dwelling	
OCP Designation:	Neighbourhood Residential No change		
Area Plan Designation:	Single-Family	No change	
Zoning:	Land Use Contract 015 & Single Detached (RS1/B)	Single Detached (RS1/B)	

Provision	LUC	RS1/B	Variance
Floor Area Ratio:	None	0.55	none permitted
Lot Coverage – Building:	Max. 33%	45%	none
Setback – Front & Rear Yard (m):	Min. 6.0 m	Min.6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.65 m	Min. 3.0 m	none
Building Height (m):	3 storeys	2 ½ storeys not exceeding 9 m (29.5 ft.)	none

Attachment 2

Bylaw 9526



Richmond Land Use Contract 015 Discharge Bylaw No. 9526 (LU 16-723450) 11071 Trimaran Gate

Whereas "Land Use Contract 015", having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, charges the following land:

P.I.D. 000-626-759 Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

Whereas "Land Use Contract 015" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to "Land Use Contract 015" have requested and agreed with the City that the "Land Use Contract 015" be discharged as against its property title;

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

1. That "Land Use Contract 015" having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, be discharged as against:

P.I.D. 000-626-759 Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 015" from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract 015 Discharge Bylaw No. 9526".

FIRST READING	MAR 1 4 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED
THIRD READING		by Director or Solicitor
ADOPTED	;	m

MAYOR

CORPORATE OFFICER



To:Planning CommitteeDate:March 7, 2016From:Wayne Craig
Director, DevelopmentFile:ZT 15-709967Re:Application by Alex Jane (AWJ Investments Inc.) for a Zoning Text Amendment
to the Auto Oriented Commercial (CA) zone to permit a Potail Powerbon et

to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528, for a Zoning Text Amendment to the "Auto-Oriented Commercial (CA)" zone to amend the regulations regarding the locational criteria for Retail Pawnshop uses be introduced and given first reading.

Wayne Craig Director, Development

WC:db

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Staff Report

Origin

ALEX JANE (AWJ INVESTMENTS INC.) has applied to amend the "Auto-Oriented Commercial (CA)" zone of Zoning Bylaw 8500 to permit a retail pawnshop use at 3779 Sexsmith Road, Unit 2187. The application is to amend the regulations regarding the City's locational criteria to allow a pawnshop at the subject site.

Findings of Fact

The applicant had operated Richmond Pawnbrokers at 6892 No. 3 Road for approximately 11 years as a legally non-conforming use. The building where the firm was located was slated for demolition by June, 2015, forcing them to relocate. This site is currently being prepared for construction.

The business owner/operator was unable to find a suitable site that would also meet the locational criteria of the CA zone, after more than nine months of searching.

Recognizing the difficulties involved in finding a location for this use, the City's Chief Business Licence inspector, in consultation with the Director of Development, agreed that AWJ Investments could relocate to 3779 Sexsmith Road, Unit 2187 in the "Continental Shopping Centre". The operator was advised that a Zoning Text amendment application to allow the pawnshop use was required and that the decision on permitting the retail pawnshop use would rest with Council as this location does not meet the locational criteria of the CA zone. The business is currently operating under a "second hand retailer licence" (pending) which is a permitted use under the site's current zoning.

Retail pawnshop uses are only permitted within the CA zone but the location of these uses is restricted in terms of proximity to certain uses. Specifically, under the existing CA zone a retail pawnshop cannot be located closer than 100 m from a residential or institutional zone and no closer than 1,500 m from a site specific zone that permits a casino.

On-going redevelopment in the City Centre has reduced the number of potential sites where pawnshop uses would be permitted to locate because of the locational criteria.

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 1).

Surrounding Development

The "Continental Shopping Centre" is located in Capstan Village sub area of the City Centre Planning Area. The parent property is zoned "Auto-Oriented Commercial (CA)".

The Continental Shopping Centre's lot is approximately 2.52 ha (6.23 ac) in area and has two (2), two-storey buildings containing a variety of auto-oriented commercial retail services. The strata unit proposed for the pawnshop use is located on the ground floor in the southern-most building (building "A" shown in Attachment 2) facing the interior parking area of the site.

- To the North: Five single family lots zoned "Single Detached (RS1/F)" and a 1.37 ha (3.39 acre) under construction with three residential high rise towers on a site zoned "High Rise Apartment (ZHR12) – Capstan Village (City Centre)".
- To the South: Along the south side of Cambie Road are four large lots containing a funeral home zoned "Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)", a self storage operation on a site zoned "Industrial Business Park (IB1)" and "LUC 039)" and a limited retail business park "Industrial Business Park Limited Retail (Z17) – Aberdeen Village (City Centre)".
- To the East: Eight single family lots zoned "Single Detached RS1/F" and a 760 m² (0.19 acre) corner lot zoned "School & Institutional Use (SI)" currently owned by the Pui Ying Christian Services Society. Just to the east of the residential lots is a 0.81 ha (2.0 acres) lot zoned "Assembly (ASY)" owned by the Congregation of the Richmond United Church of Canada.
- To the West: A 1.36 ha (3.37 ac) site being developed as a park under a "School and Institutional Use (SI)" zone. The land and park design were established through Polygon's "Avanti" residential development (RZ11-591985/DP12-612510). The City's Parks Department will be undertaking the park construction.

The "Continental Shopping Centre", has approximately 89 strata units. The range of businesses includes personal services (e.g., hair salon, bodycare laser clinic, optical store, etc.) specialty food stores, cafés and restaurants, health food stores, banking, general retail, a number of professional offices and a number of private education centres (e.g., ESL, tutoring, adult education).

Related Policies & Studies

Official Community Plan

The Continental Shopping Centre's lot is designated as "Mixed Use" in the Official Community Plan. This designation provides for residential, commercial, industrial, office and institutional uses. As a commercial use, the proposed retail pawnshop use conforms to the OCP's Mixed Use designation.

City Centre Area Plan (Capstan Village)

Under the City Centre Area Plan Capstan Village Specific Land Use Map the Continental Shopping Centre's lot is designated as "General Urban T4 (25m)". This designation includes "retail trade & services" as one of the permitted uses. The proposed retail pawnshop use conforms to the CCAP's General Urban Land Use designation.

Public Consultation

As a Zoning Text amendment, this application will be subject to a public hearing process. No additional consultation processes are required under current City Consultation Policy No. 5043.

Continental Shopping Centre Owners

The City has received a letter of support for the proposed retail pawnshop use from the Continental Shopping Centre's Strata Corporation owners. A copy of the letter is provided in Attachment 4.

Analysis

Location Criteria For Retail Pawnshops

The CA zone is the only zone where a retail pawnshop is permitted. The analysis shows that there are very few sites that are CA zoned and meet all the locational criteria to allow a retail pawnshop. Attachment 5 shows the extent of the CA zoned properties and the location of the subject property. The CA zoned areas occur in five Planning Areas: City Centre, Bridgeport, West Cambie, East Cambie and Sea Island.

Locational criteria for retail pawnshops were last considered and approved by Council in 2004, which established a 1,500 m setback to a site specific zone that permits a casino that had recently opened. Give the amount of time that has passed and significant land use changes in the City Centre since 2004, revisions to the locational criteria are warranted.

Setbacks from Institutional Zones

Under the current "Auto-Oriented Commercial (CA)" retail pawnshops are not permitted to locate closer than 100 m to a property zoned for institutional uses. Typical examples of institutional uses are:

- Child Care
- Education (schools and universities)
- Government service
- Health Service (major and minor)
- Religious Assembly (e.g., churches)
- Interment facility
- Congregate Housing
- Community Care facilities (major and minor)
- Recreation (outdoor e.g., parks)
- Emergency Service

Zones including these uses would trigger the 100 m setback requirement since the location proximity criteria is measured from the zone rather than a business with a specific use.

Proximity to Residential Zones

Over time, properties adjacent to the CA zoned areas have undergone numerous redevelopments. Staff confirm that, the majority of properties adjacent to CA zones fall under thirteen zones that each permit residential uses. This results in considerable limitations where potential retail pawnshop business can locate without violating the locational criteria of the zone.

Proximity to the Casino

The CA zone also specifies a minimum 1,500 m setback from a site specific zone that permits a casino. The applicant's current location, 3779 Sexsmith Road in the Continental Shopping Centre, does not meet the casino setback criteria because of its proximity to the River Rock Casino at 8811 River Road.

Combined Setbacks

To illustrate the implications of the overlapping locational requirements of the CA zone for retail pawnshop use, Attachment 6 shows the same coverage of CA zoned areas but overlays the 100 m setbacks from surrounding institutional zones and residential zones and the 1,500 m setback from the casino. The two circled red highlighted properties are the only sites that could comply with the CA zone locational criteria and potentially permit a retail pawnshop use.

Note that for the purposes of illustration the institutional overlay includes only three primary uses (School and Institutional Use (SI), Assembly (ASY), and Health Care (HC)).

Options Analysis

Staff prepared three options for Council's consideration to address the application:

- Option 1: Modify the locational proximity criteria in the CA Zone (*recommended option*);
- Option 2: Allow the site-specific retail pawnshop use at 3779 Sexsmith Road through a text amendment to the CA zone;
- Option 3: Deny the application.

Option 1: Modify the locational proximity criteria in the CA Zone (Recommended)

This option proposes amendments to the "Auto-Oriented Commercial (CA)" zone to:

- 1. Reduce the adjacency requirement to the casino zone from 1,500 m to 750 m;
- 2. Eliminate the adjacency requirements for residential and institutional uses;
- 3. Confine retail pawnshops to only CA zoned sites within the City Centre Planning Area;
- 4. Permit only one pawnshop business per property;
- 5. Restrict the gross floor area to $200m^2$ or less; and
- 6. Reinforce the requirements of the Business Regulation Bylaw No. 7538 for submission of transaction records to the RCMP.

Pros:

- Clarifies the location criteria.
- The 750 m setback from the Casino remains a sufficient deterrent in terms of a walking distance or an immediate proximity to the casino operations.
- Directs the use to the area in and around the No. 3 Road corridor.
- The limitation of one pawnshop business per lot provides flexibility of location within a common strata building (e.g., allows relocation within a shopping centre).
- Limits the size of any retail pawnshops to 200 m².
- Encourages pawn brokers to operate legitimately by improving the availability of acceptable locations for their businesses.
- Allows an established Richmond business to continue operating within Richmond.

Cons:

- Potential for more concerns about compatibility between pawn operations and nearby businesses and residents.
- Potential increase in the number of pawnshops in the City.
- Potential to increase RCMP monitoring needs over time.
- Potential Business Licence enforcement issues to increase.

Option 2: Allow a retail pawnshop use at 3779 Sexsmith Road on a site-specific basis alternative Bylaw No. 9529 (Not Recommended)

This option proposes amendments to the "Auto-Oriented Commercial (CA)" zone to permit the retail pawnshop at 3779 Sexsmith Road as a site specific use. The location does not meet the location criteria in the CA zone. Should Council wish to consider this alternative, Bylaw 9529 in Attachment 8 could be considered. This Bylaw would:

- 1. Allow the site specific use;
- 2. Limit the use to one pawnshop business per lot
- 3. Limit the gross floor area to 200 m^2 or less.
- 4. Reinforce the requirements of the Business Regulation Bylaw No. 7538 for submission of transaction records to the RCMP.

Pros:

- Allows Council to decide on a case by case basis whether to allow each new application.
- Allows an established Richmond business to continue operating in Richmond.
- The limitation of one pawnshop business per lot provides flexibility of location within a common building.
- The maximum size of any retail pawnshop business will be limited to 200 m².
- Business licencing will continue to regulate the use while the RCMP will continue to monitor transactions.
- Allows an established Richmond business to continue operating within Richmond.

Cons:

- Does not address fundamental location issues for pawnshops (i.e. no clear rules on spatial separation).
- The scope of institutional land uses to determine locational criteria remains somewhat vague.
- If legitimate locations cannot be found pawnshop dealers may look to alternative approaches to conduct business.

Should Council prefer the site specific approach presented by Option 2 an alternative Bylaw 9529 is attached in Attachment 8.

Option 3: Deny the application (Not Recommended)

This option rejects the request to amend the locational adjacency requirements in the "Auto-Oriented Commercial (CA)" zone, based on existing locational criteria.

Staff Recommendation

Staff recommend support for **Option 1**: **Modify the locational proximity criteria in the CA Zone.** Business Licence staff do not believe that the proposed amendment to the CA zone will result in an abundance of these businesses in the Community and note that they will have the ability to monitor changes over time as per existing Bylaw practices. As any other type of business in Richmond, the market will determine whether these operations will be successful. Council can direct staff to revisit the use within the CA Zone should any concerns arise in the future.

Based on discussions with the current operator and Business Licence staff there is a market for retail pawnshops in the City. Staff believe it is preferable to have a legally permitted Retail Pawnshop use over illegally operating brokers with no monitoring of transactions by the RCMP.

RCMP Consultation

Staff consulted with the RCMP on the proposed pawnshop business location within the Continental Shopping Centre and on the proposed amendments to the CA zone – i.e. relaxing the adjacency requirements from other defined uses (i.e. residential, institutional, casino).

The RCMP indicated that they have no specific concerns with the proposed retail pawnshop business being located within the Continental Shopping Centre. They report that the applicant has been continuing to provide the RCMP with pawn transaction records as required under Richmond's Business Regulation (Bylaw 7538) and which are routinely monitored by the RCMP.

On the broader question of relaxing adjacency requirements, the RCMP recognize that the growth and change of uses over time have resulted in difficulties in locating retail pawnshop uses within the City. From an enforcement perspective, the RCMP indicated a preference to confining future pawnshop businesses to the Automobile Commercial (CA) zone and within the City Centre Planning Area (effectively the area in and around the No. 3 Road corridor). The RCMP did not have specific concerns with staff's proposal to eliminate setbacks from residential and institutional uses and reducing the setback from the Casino from 1,500 m to 750 m.

Through discussion with both the RCMP and Richmond's Business Licence staff, the proposed bylaw amendments incorporate language to reinforce the reporting of all pawn transactions to the RCMP as required under Richmond's Business Regulation Bylaw No. 7538.

Financial Impact or Economic Impact

None.

Conclusion

Alex Jane (AWJ Investments Inc.) has applied for permission to amend zoning district "Auto-Oriented Commercial (CA)" of the Zoning and Development Bylaw 8500 to permit a retail pawnshop use to be located at 3779 Sexsmith Road, Unit 2187. Based on discussions with the RCMP and a detailed staff review of the issue, staff recommend that the locational criteria in the CA zone for retail pawnshop be amended to reduce the adjacency requirements to the casino zone from 1,500 m to 750 m and eliminate the adjacency requirements for residential and institutional uses, limit retail pawnshop use to CA zones within the City Centre Planning area, to limit the number of retail pawnshops to one such business per lot and to restrict the size of retail pawnshops to no more than 200 m² as indicated in this report and shown in Bylaw 9528.

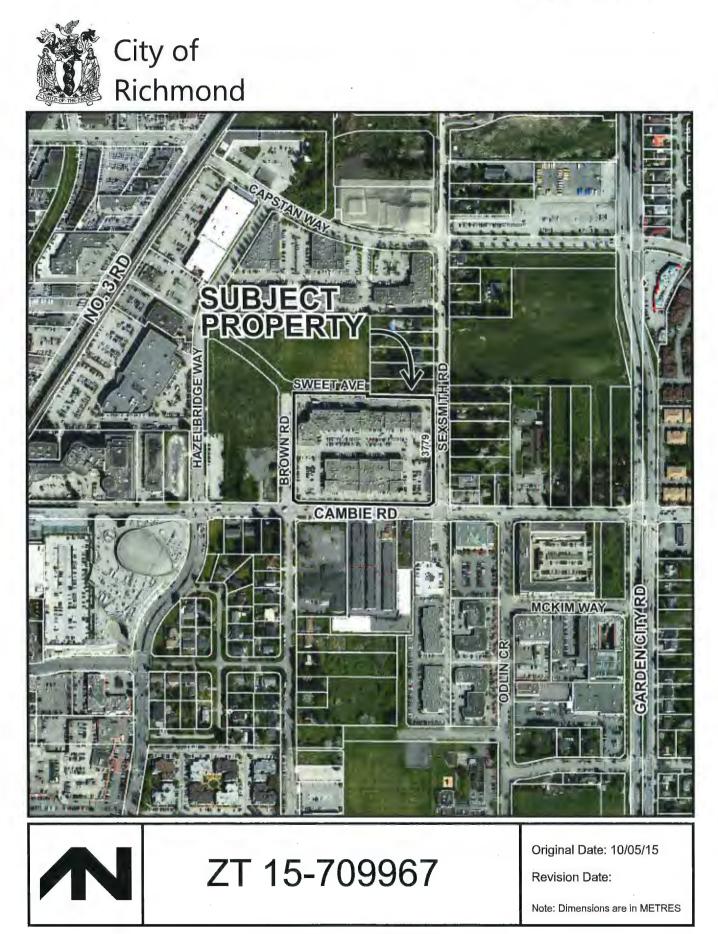
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9528 be introduced and given first reading.

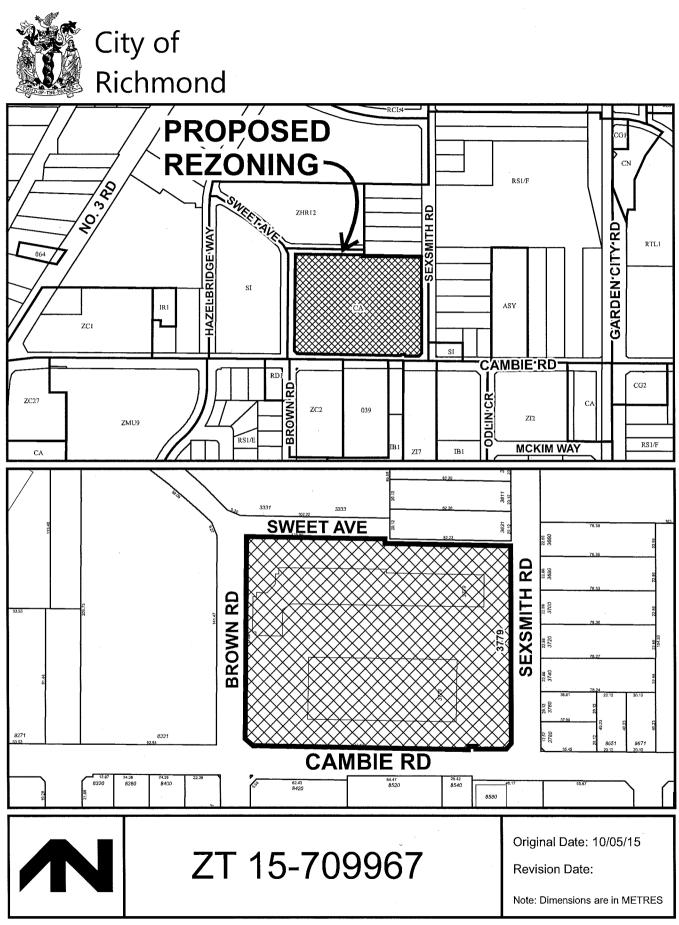
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David Brownlee Planner 2

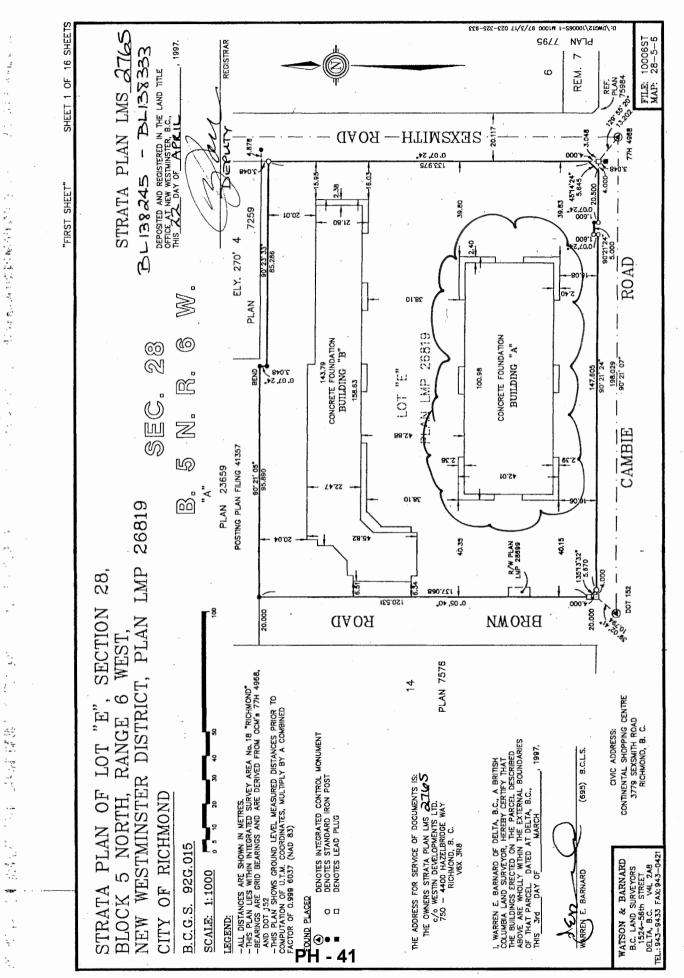
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Attachment 1:	Location Map
Attachment 2:	Site Plan
Attachment 3:	Development Application Data Sheet
Attachment 4:	Letter from Philip Ng, on behalf of the Strata Corporation owners
Attachment 5:	Current Auto-Oriented Commercial (CA) Zones
Attachment 6:	Existing 1500 m Casino Buffer with 100m Residential Buffer & 100 m
	Institutional Buffer
Attachment 7:	Proposed 750 m Casino Buffer
Attachment 8:	Alternative Bylaw 9529

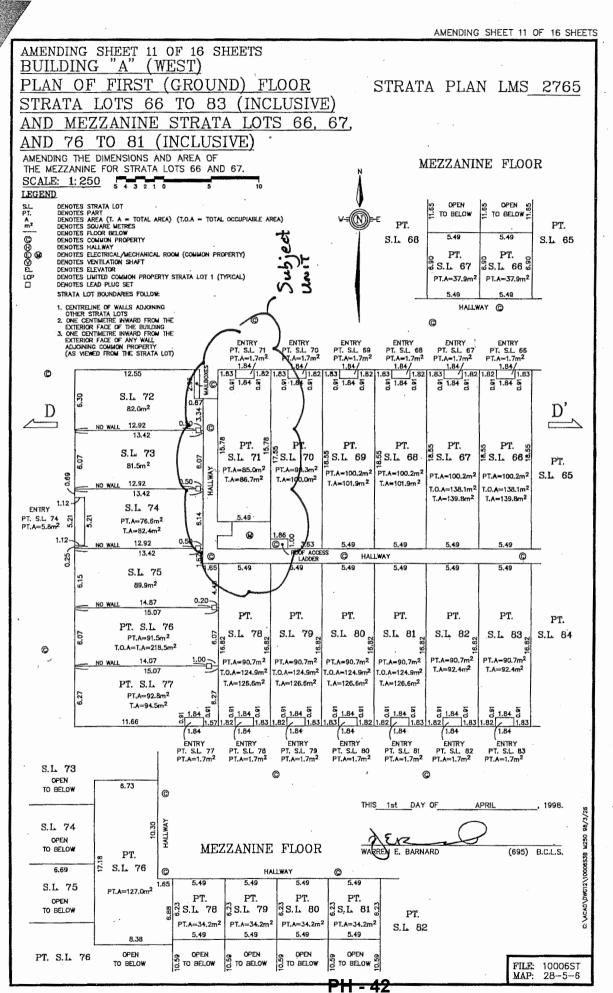




ATTACHMENT 2



LTB/CD/14/06/02



\ACAD\DM612\1000653B Thu Apr 2 23:37:07 1998 copyright WATSON & BARNARD - LAND SURVEYORS

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LTB/CD/14/06/02

Attachment 3



Development Application Data Sheet

Development Applications Department

ZT 15-709967

Address: 3779 Sexsmith Road, Unit 2187

Applicant: Alex Jane (AWJ Investments Inc.)

Planning Area(s): City Centre

	Existing	Proposed
Owner:	Marianne Yin Fong Tse, Ellis Yin Kai Tse, Annissa Yin Ha Tse	No Change
Unit Size (m ²):	86.7 m2	No Change
Land Uses:	Commercial Retail	No Change
OCP Designation:	Mixed Use	No Change
Area Plan Designation:	General Urban T4 (25m) with a Village Centre Bonus	No Change
Zoning:	Auto-Oriented Commercial (CA)	Same but amended to permit a retail pawnshop at the subject site
Other Designations:	NEF Area 1A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	No Change	none permitted
Lot Coverage – Building:	Max. 50%	No Change	none
Setback – Front Yard (m):	Min. 3.0 m	No Change	none
Setback – Side & Rear Yards (m):	Min. 3.0 m	No Change	none
Height (m):	12.0 m	No Change	none

ATTACHMENT 4

Warrington PCI Management #1700-1030 West Georgia Street Vancouver, BC, Canada V6E 2Y3 T: 604.602.1887 F: 604.698.2328

www.warringtonpci.com

August 28, 2015

Joanne Hikida Supervisor, Business Licence 6911 No. 3 Road Richmond, B.C. V6Y 2C1 Phone - 604-276-4155 Fax - 604-276-4157

Dear Joanne,

RE: LMS2765 Unit 2187 (Richmond Pawnbrokers) Text Amendment Process

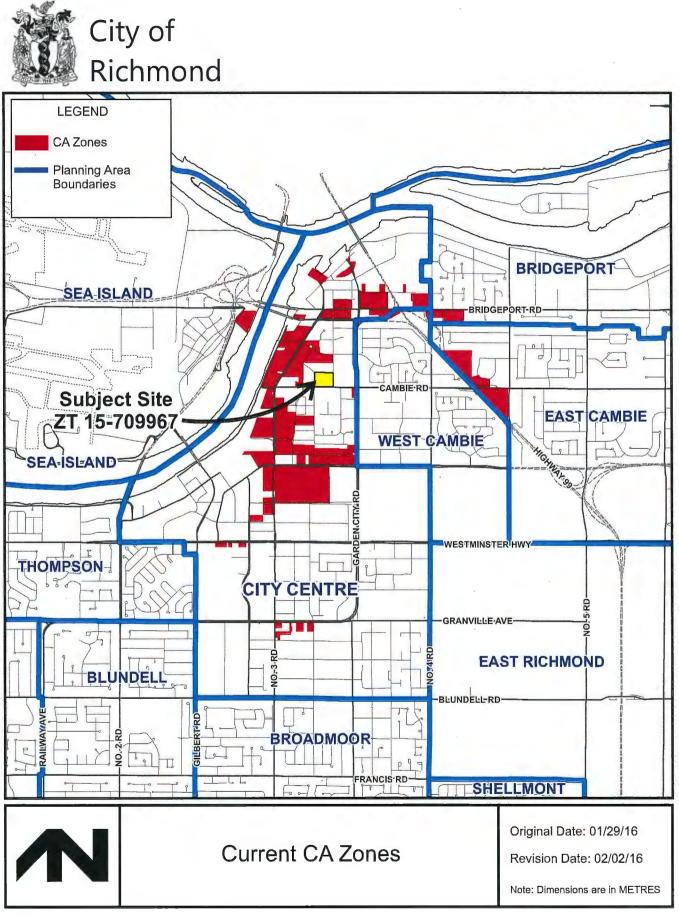
We are writing on behalf of The Owners, Strata Plan LMS2765 (The "Strata Corporation").

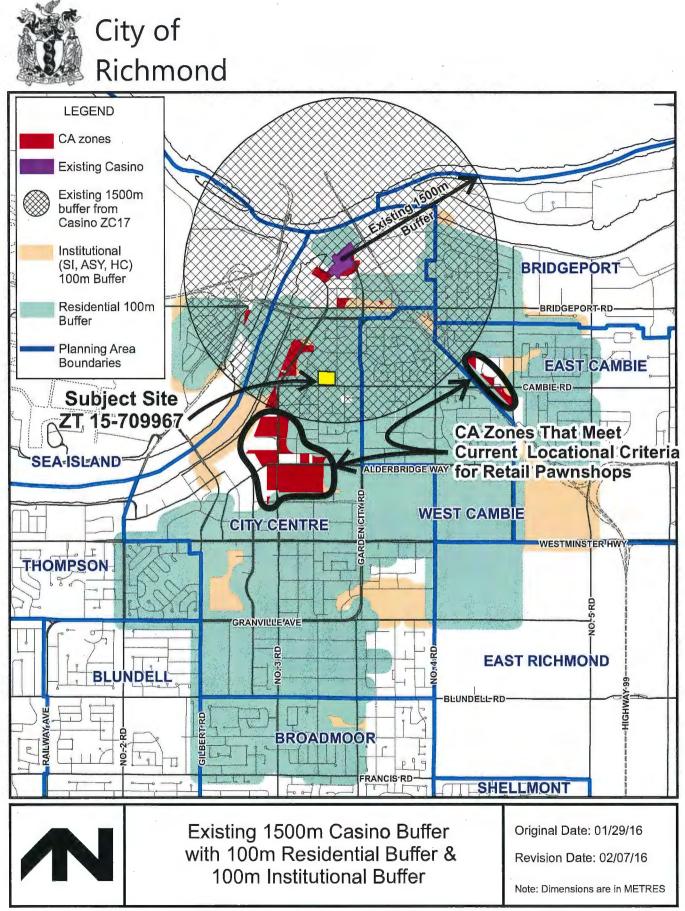
The strata corporation did not find any restrictions for the operation of pawnbroker business in the current bylaws of the Continental Shopping Centre; and would not raise objection for the applicant, Alex Jane to operate such business in the Continental Shopping Centre.

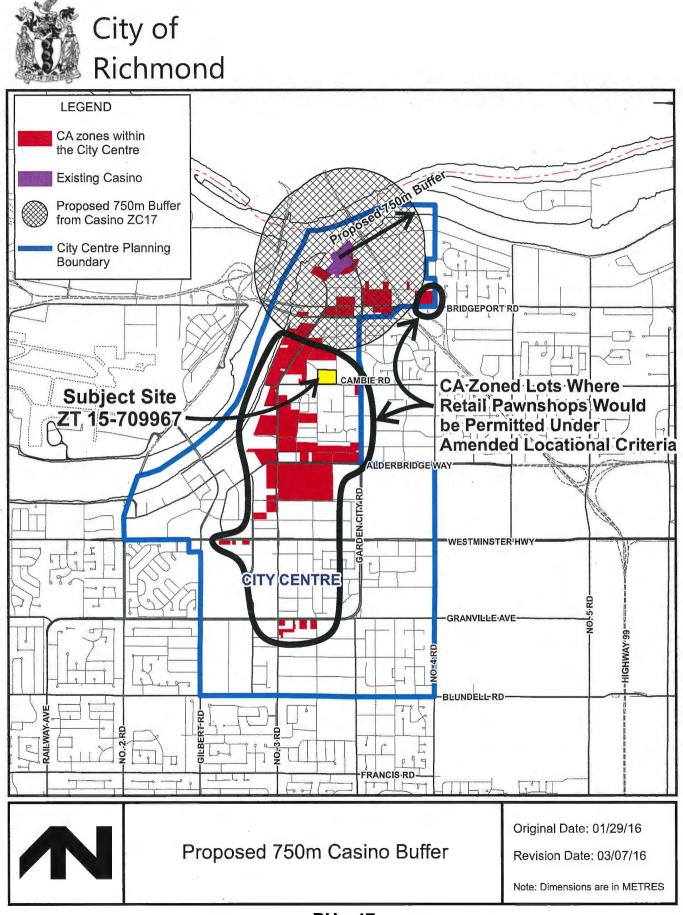
MANAGEMENT

Yours truly, WARRINGTON PCI MANAGEMENT Philip Ng Strata Manager Agent for The Owners, Strata Plan LMS2765

cc: Council









Richmond Zoning Bylaw 8500 Amendment Bylaw 9529 (ZT 15-709967) 3779 Sexsmith Road, Unit 2187

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

- 1. Richmond Zoning Bylaw 8500 is amended by inserting the following Sections into the "Auto-Oriented Commercial (CA)" zone and renumbering subsequent Sections as necessary;
 - "10.3.11.6 Not withstanding Section 10.3.6.5, **retail pawnshop** shall be permitted at the following site(s):
 - a) 3779 Sexsmith Road
 Strata Lot 71 Section 28 Block 5 Range 6 West New Westminster
 District Strata Plan LMS 2765 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
 - 10.3.11.7 In the case of Section 10.3.11.6.a, the **retail pawnshop** at 3779 Sexsmith Road shall be limited to one (1) pawnshop business on the **lot** and that business shall have a **gross floor area** not exceeding 200 m²."
 - 10.3.11.8 **Retail pawnshop** brokers shall comply with the Business Regulation Bylaw No. 7538 and shall transfer the required pawn transaction information to the Police by means mutually agreed by both the Richmond RCMP and the Pawnbroker Operator."

CITY OF RICHMOND

APPROVED

APPROVED by Director or Solicitor

VIN

2

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9529".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF



Richmond Zoning Bylaw 8500 Amendment Bylaw 9528 (ZT 15-709967) 3779 Sexsmith Road, Unit 2187

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a) Repealing Section 10.3.6.5 of the "Auto-Oriented Commercial (CA)" zone and replacing it with the following:
 - "10.3.6.5 **Retail pawnshop** shall not be located closer than 750.0 m to the site specific zone that permits a casino."
 - b) Inserting the following Sections into the "Auto-Oriented Commercial (CA)" zone and renumbering subsequent Sections as necessary:
 - "10.3.11.6 **Retail pawnshop** shall only be permitted within the **City Centre** and shall be limited to one (1) pawnshop **business** per **lot** and that **business** shall have a gross **floor area** not exceeding 200 m²."
 - "10.3.11.6 **Retail pawnshop** brokers shall comply with the Business Regulation Bylaw No. 7538 and shall transfer the required pawn transaction information to the Police by means mutually agreed by both the Richmond RCMP and the Pawnbroker Operator."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9528".** FIRST READING MAR 2 9 2018

PUBLIC HEARING		
SECOND READING		APPROVED by Director or Solicitor
THIRD READING		VW
MINISTRY OF TRANSPORTATION		
ADOPTED		
MAYOR	CORPORATE OFFICER	



Planning and Development Division

To:Planning CommitteeFrom:Wayne Craig
Director, Development

Date: February 17, 2016 **File:** ZT 13-639146

Re: Application by Bontebok Holdings Ltd. for a Zoning Text Amendment to the Industrial (I) Zone to Permit a Drive-Through Restaurant at 18399 Blundell Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drive-through" at 18399 Blundell Road, be introduced and given first reading.

Wayne Craig Director, Development

WC:ke Att.

	REPORT CONCURRENCE	
CONCURR	RENCE OF GENERAL MANAGER	
	by Energ	

Staff Report

Origin

Bontebok Holdings Ltd has applied to the City of Richmond for permission to amend the "Industrial (I)" zoning district of Zoning Bylaw 8500 to add "Restaurant, drive-through" as a site-specific permitted use on the property at 18399 Blundell Road (Attachment 1).

Findings of Fact

The site is located in the Fraser Lands industrial area along the South Arm of the Fraser River. A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site is occupied by an existing small building at the south east corner of the site that houses existing City infrastructure. This existing building will remain and the proposed redevelopment has taken this into account.

To the North:	Light industrial buildings, parking and loading areas on property zoned "Industrial (I)".
To the South:	Across Blundell Road, an existing rail line and a light industrial development with parking and loading areas zoned "Industrial (I)".
To the East:	Across Nelson Road, a light industrial development with parking and loading areas zoned "Industrial (I)".
To the West:	A light industrial development with parking and loading areas zoned "Industrial (I)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) designates the subject site for Industrial. The proposed drive-through restaurant proposal is consistent with the OCP as it would allow for food establishments to service the employees in the surrounding industrial area.

Zoning Amendment

The subject site is zoned "Industrial (I)", which permits a restaurant as a permitted use, but not a restaurant with a drive through.

The proposed zoning amendment application is to amend the "Industrial (I)" zoning district to allow for "Restaurant, drive-through" as a specific use permitted on the subject site only. The applicant wishes to construct two multi-unit buildings that will include two drive-through establishments on the subject site. The proposed development will only allow for the development of food establishments on-site. No additional commercial services/retail activities

are permitted beyond what is already allowed for in the "Industrial (I)" zoning district and proposed to be added as part of this Zoning Text Amendment application.

Floodplain Management Implementation Strategy

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

Public Consultation

The applicant has posted a sign with information on the proposal. No additional public consultation is required for the proposed Zoning Text Amendment application. Public notification for the Public Hearing will be provided as per the Local Government Act. At the time of writing of this report, no comments have been received.

Analysis

Built Form and Architectural Character

The proposed development involves the development of two buildings (757 sq. m or 8,148 sq. ft.) to accommodate potentially 5 restaurants on the subject site, two of which contain a drivethrough component at either end (Attachment 3 – Conceptual Development Plans). The buildings are generally centred on the subject site to accommodate the required off-street parking, drive-aisle circulation and allow for vehicle access and queuing for the drive-through components. Taking this into account, the site plan has been developed to allow for a landscape strip along both street frontages and perimeter of the site. Efforts have also been made to limit parking along street frontages to single-loaded aisles only, in an effort to reduce the amount of paving and maximize opportunities for landscaping. Landscaping will be coordinated with the courtyards areas around the buildings.

A Development Permit application will also be required for this project, which will address urban design, landscaping, architectural treatment of buildings and materials.

Transportation and Site Access

Access from Nelson Road (north side of site) will be via right-in-/out. The driveway from Blundell Road (west side of site) will be right in/out and will also accommodate left turn movements from Blundell through the establishment of a left turn-bay in the existing median. On-site vehicle circulation, the number of off-street parking stalls, loading areas and required queue spaces for the drive-through restaurants comply with City zoning regulations. The proposed site access configuration, on-site vehicle circulation and off-site frontage and transportation related works has been reviewed and is supported by Transportation staff.

Site Servicing and Frontage Improvements

Engineering Planning staff have not identified any servicing works or infrastructure upgrades for this development.

The following Transportation frontage works and related road dedications are required for this development (based on the road functional plan approved by Transportation staff):

- 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage to facilitate the installation of a 2.5 m wide concrete sidewalk.
- To accommodate for existing City and utility infrastructure along the site's Blundell Road frontage close to Nelson Road, the design and location of the City sidewalk will be required to be located on the subject site. The design and securing of the necessary public rights of passage statutory right of ways will be addressed through the Servicing Agreement application.
- Establish a 3 m x 9 m concrete accessible bus landing pad on the development site (including securing the necessary public rights of passage statutory right of way).
- Installation of a left hand turn bay in the existing median along Blundell Road to facilitate eastbound to northbound (left turn movements) into the subject site.
- The above works and improvements will be completed through a Servicing Agreement application to be completed as a rezoning consideration for this development (Attachment 4 Rezoning Considerations).

Financial Impact or Economic Impact

The Zoning Text Amendment application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the "Industrial (I)" zoning district of Zoning Bylaw 8500 to add "Restaurant, drive-through" as a site-specific permitted use at 18399 Blundell Road. The proposed amendment will allow the development of a restaurant complex with drive-through components on the subject site, which will provide food services to employees in close proximity to the surrounding industrial area.

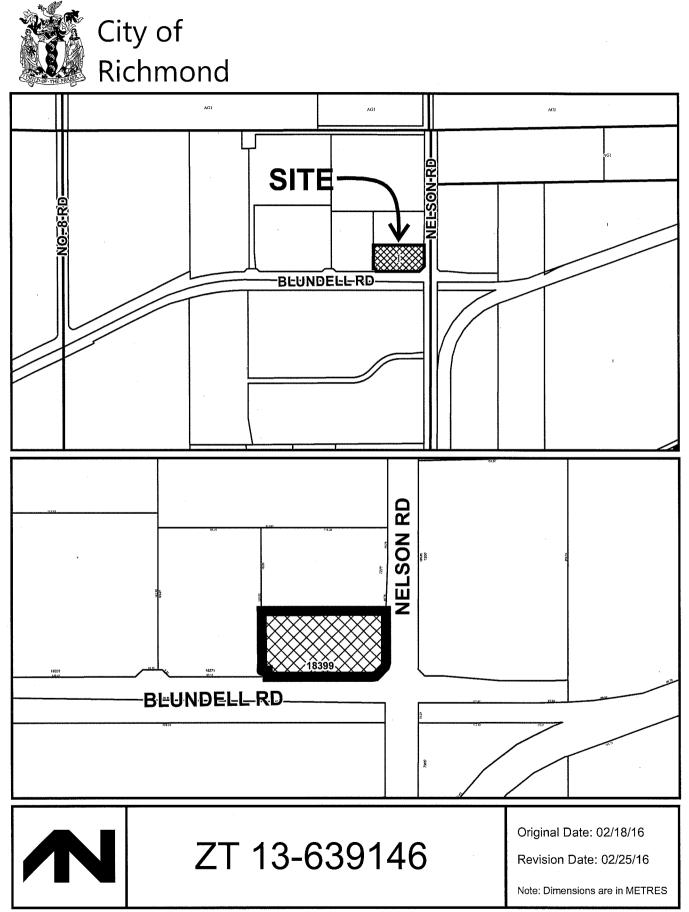
Staff support this Zoning Text Amendment application as it facilitates frontage upgrades along the subject site to improve pedestrian and bus stop infrastructure. Furthermore, this proposed development enables food establishments to be located in an area where there are few such services for a large concentration of industrial uses.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9532 be introduced and given first reading.

Kévin Eng Planner 2

KE:cas Attachment 1: Location Map Attachment 2: Development Application Data Sheet Attachment 3: Conceptual Development Plans Attachment 4: Rezoning Considerations

4925144







Development Application Data Sheet

Development Applications Department

RZ 13-639146

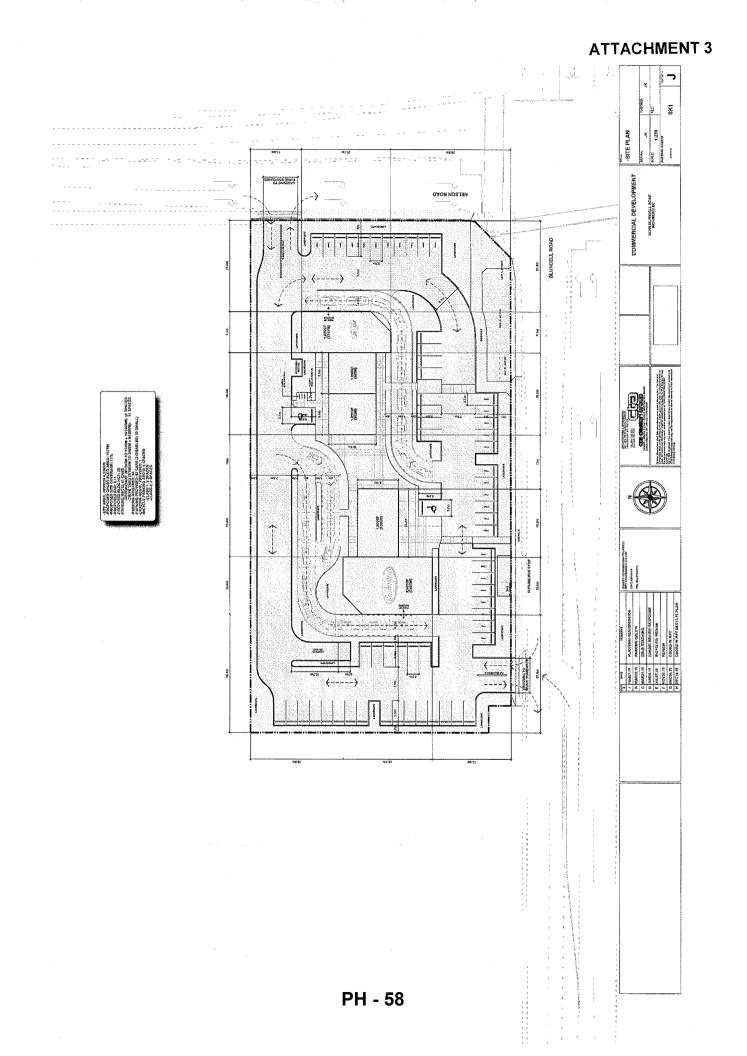
Attachment 2

Address: 18399 Blundell Road

Applicant: Bontebok Holdings Ltd.

	Existing	Proposed
Owner:	Bontebok Holdings Ltd.	No change
Site Size (m ²):	6,751	6,636 (approx.)
Land Uses:	Vacant	Restaurant/food establishments with drive-through components
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	Industrial (I) with an amendment to allow "Restaurant, drive- through" as a site-specific permitted use.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.11 FAR	none permitted
Lot Coverage – Building:	Max. 60%	11%	none
Setback – Blundell Road (m):	Min. 3.0 m	17.6 m	none
Setback – Nelson Road (m):	Min. 3.0 m	20.4 m	none
Setback – North side (m):	N/A	11.6 m	none
Setback – West side (m):	N/A	20.9	none
Height (m):	12 m	6 m	none
Off-street Parking Spaces – Total:	58	62	none



ATTACHMENT 4



Rezoning Considerations

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

Address: 18399 Blundell Road

File No.: ZT 13-639146

Prior to final adoption of Richmond Zoning Bylaw 8500, Zoning Text Amendment Bylaw 9532, the developer is required to complete the following:

- 1. 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage.
- 2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 4. Enter into a Servicing Agreement* for the design and construction of frontage upgrades and modification of the existing Blundell Road median to facilitate the installation of a left hand turn bay to the subject site. Works include, but may not be limited to:
 - a) 2.5 m wide concrete sidewalk at the new property line along Blundell Road while maintaining the existing grass and treed boulevard between the new sidewalk and existing curb.
 - b) 2.5 m wide concrete sidewalk along Nelson Road.
 - c) 2.5 m wide onsite public pathway (including transitions) to connect the new concrete sidewalk works along Blundell Road and Nelson Road to avoid existing City infrastructure and utilities generally located near the south east corner portion of the subject site (Note: design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the on-site public pathway, details which will be finalized and secured through the Servicing Agreement application.
 - d) 3 m x 9 m concrete accessible bus landing pad located on-site along the Blundell Road frontage (Note: location and design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the bus landing pad on the subject site, details which will be finalized and secured through the Servicing Agreement application.
 - e) Modify the existing Blundell Road median to facilitate the installation of a left hand turn bay (east bound to north bound vehicle movements) to the subject site from Blundell Road
 - f) The proposed service connections/tie-ins to the subject site are to be shown on the Servicing Agreement drawings.
 - g) Prior to approving Servicing Agreement drawings, statutory right-of-ways for public rights of passage must be registered at Land Titles Office. Proposed statutory right of ways that overlay an existing third party statutory right of way cannot be registered until consent is granted from the existing statutory right of way holder.
 - h) All works are to be done at the sole cost of the developer.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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 Department at 604-276-4285.

PH - 59

Initial: _____

Note:

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

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

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

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

- Signed Copy on File -

Signed

Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9532 (ZT 13-639146) 18399 Blundell Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following permitted use in Section 12.1.3.B Additional Uses in the Industrial (I) zone:

"Restaurant, drive-through"

- b. Inserting the following clauses and renumbering Section 12.1.11 Other Regulations in the Industrial (I) zone accordingly:
 - "7. **Restaurant, drive-through** is only permitted on the following **site**(s):

18399 Blundell Road P.I.D. 028-009-941 Lot 7 Section 18 Block 4 North Range 4 West New Westminster District Plan BCP42067"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9532".

FIRST READING	MAR 1 4 2016	CITY OF RICHMOND
PUBLIC HEARING	· · · · · · · · · · · · · · · · · · ·	BZ
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED		
ADOPTED		

MAYOR

CORPORATE OFFICER

4927220



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director, Development Date: February 29, 2016 File: RZ 15-691873

Re: Application by Malkit Johal for Rezoning at 8431 No. 1 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

ù Wayne Craig

Director, Development

CL:blg Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		pr Energ

Staff Report

Origin

Malkit Johal has applied to the City of Richmond for permission to rezone the property at 8431 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane to the west of the site (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north and south, are single-family dwellings on lots zoned "Compact Single Detached (RC1)".
- To the east, immediately across No. 1 Road, is a strata-titled duplex on a lot zoned "Two-Unit Dwellings (RD1)".
- To the west, across the rear lane, is a dwelling on a lot zoned "Single-Detached (RS1/E)", fronting Alanmore Place.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment potential to compact lots or coach houses, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one (1) online submission from a member of the public about the rezoning application (Attachment 4).

The nature of the concern raised was whether the existing large tree in the front yard of the subject site will be retained with the proposed development. Staff provided a response to the resident, confirming that the tree is required to be retained and protected through the proposed development.

Further details about tree retention and removal associated with this proposal are provided below.

Analysis

Site Access

Vehicular access to No. 1 Road (a major arterial road) is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Vehicular access to the proposed lots will be from the existing rear lane to the west of the subject site, which runs parallel to No. 1 Road.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree, and one (1) bylaw-sized topiary pruned shrub on-site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Protect and retain the Douglas Fir tree (Tree # 262), which is in good condition and is located outside of the building envelope.
- Remove the bylaw-sized topiary pruned shrub (Tree # 263), which has no landscape value and is in conflict with the building envelope.

The proposed Tree Retention Plan is shown in Attachment 5. The Plan provides cross-section details showing that the lot grade within the protection zone of Tree # 262 must be maintained at its current elevation and that only small portions of the lot to the north and south of the tree protection zone are proposed to be filled to accommodate pedestrian walkways to the front entries of each dwelling.

To ensure protection of Tree # 262, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, the required special measures for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,000. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained (Tree # 262). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

The proposed removal of the bylaw-sized topiary shrub (Tree # 263) requires a tree replacement ratio of 2:1, as per the OCP. The applicant has agreed to plant and maintain a total of two (2) small replacement trees on-site in the rear yards of the proposed lots.

The landscaping guidelines in the Arterial Road Policy indicate that two (2) trees should be planted and maintained within the front yards of the proposed lots. However, given the effort undertaken by the applicant to retain the large tree in the front yard (Tree # 262), as well as the City's requirements for service connections in the front yard, staff do not recommend that any additional trees be planted in the front yard.

To ensure that the required two (2) replacement trees are planted and maintained in the rear yards, the applicant is required to submit a Landscaping Security in the amount of \$1,000 (\$500/tree) prior to rezoning.

To ensure that the front yards of the proposed lots are enhanced consistent with the landscape guidelines of the Arterial Road Policy, and that the lot grading is maintained within the protection zone of Tree # 262 as shown in the Tree Retention Plan, the applicant is required to submit a Landscape Plan for the front yards, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate provided by the Landscape Architect for the proposed works. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of $1.00/\text{ft}^2$ of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on title to ensure that the principal dwelling and any secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

Rear lane drainage upgrades were completed through a capital works project within the last few years and no further works are required.

At future subdivision and Building Permit stage, the applicant is required to pay: Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and work orders for the costs associated with completion of the required service connection works as described in Attachment 6.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 8431 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

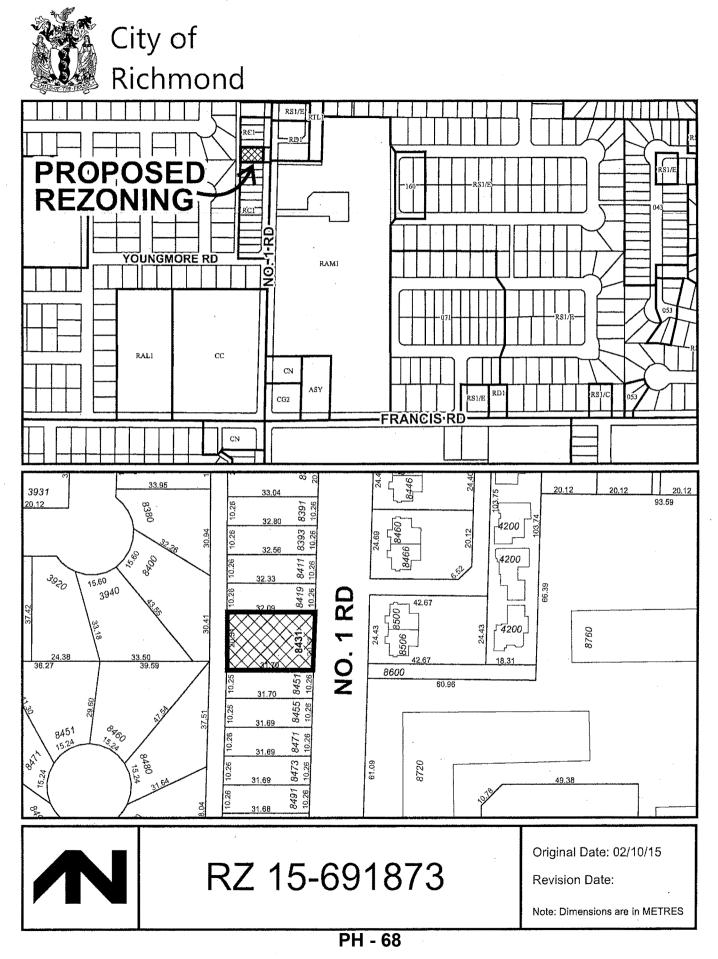
The list of Rezoning Considerations is included in Attachment 6, which has been agreed to be the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9533 be introduced and given first reading.

Cynthia Lussier Planner 1 (604-276-4108)

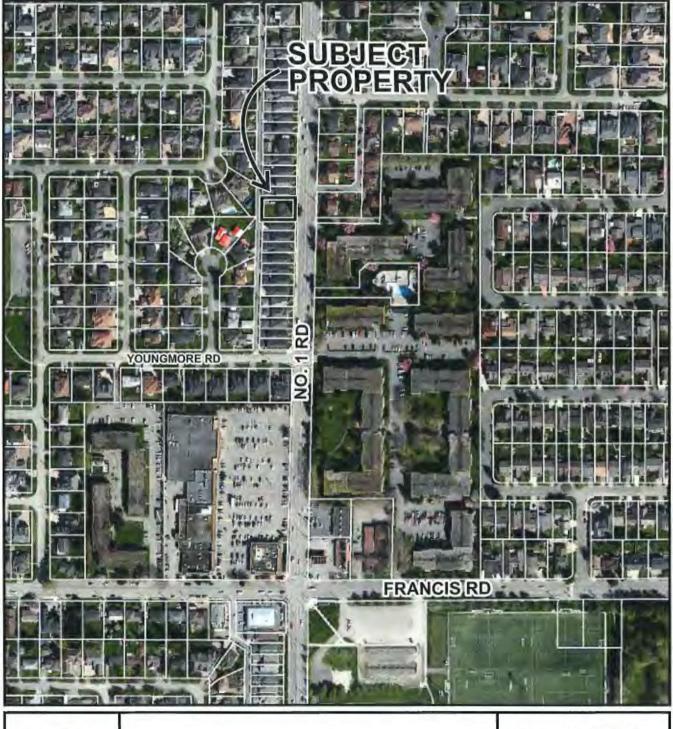
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Attachment 1: Location Map/Aerial Photo Attachment 2: Site Survey Attachment 3: Development Application Data Sheet Attachment 4: Correspondence from the public Attachment 5: Proposed Tree Retention Plan Attachment 6: Rezoning Considerations





City of Richmond

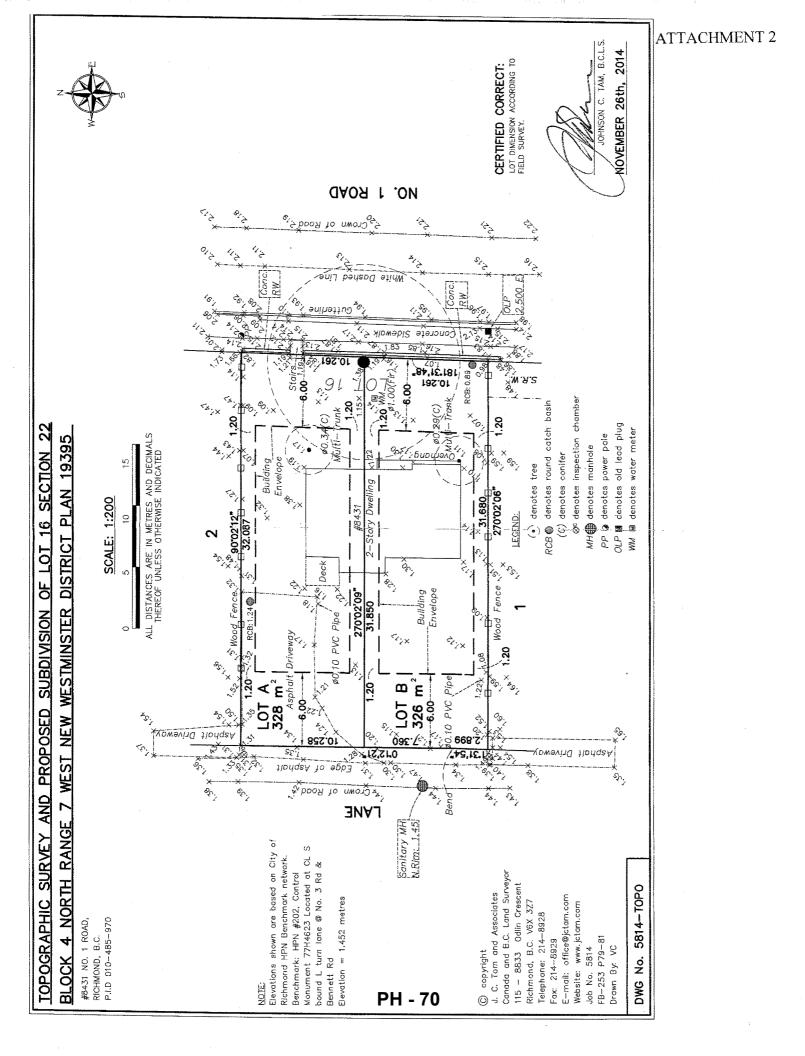


RZ 15-691873

Original Date: 02/10/15

Revision Date

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 15-691873

Attachment 3

Address: 8431 No. 1 Road

Applicant: Malkit Johal

Planning Area(s): Seafair

	Existing	Proposed	
Owner:	Malkit Johal	To be determined	
Site Size (m ²):	654 m ²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²	
Land Uses:	Single-family dwelling	Two (2) residential lots	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)	
Other Designations:	The Arterial Road Policy designates the subject property for redevelopment to compact lots or coach houses (if applicable).	This proposal is consistent with the Arterial Road Policy designation.	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Size (min. dimensions):	270 m²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none
Off-street Parking Spaces:	Principal dwelling – 2 Secondary suite – 1	Principal dwelling – 2 Secondary suite – 1	none
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

Lussier,Cynthia

From:	Webgraphics
Sent:	Monday, 22 February 2016 10:29 AM
То:	MayorandCouncillors
Subject:	Send a Submission Online (response #915)

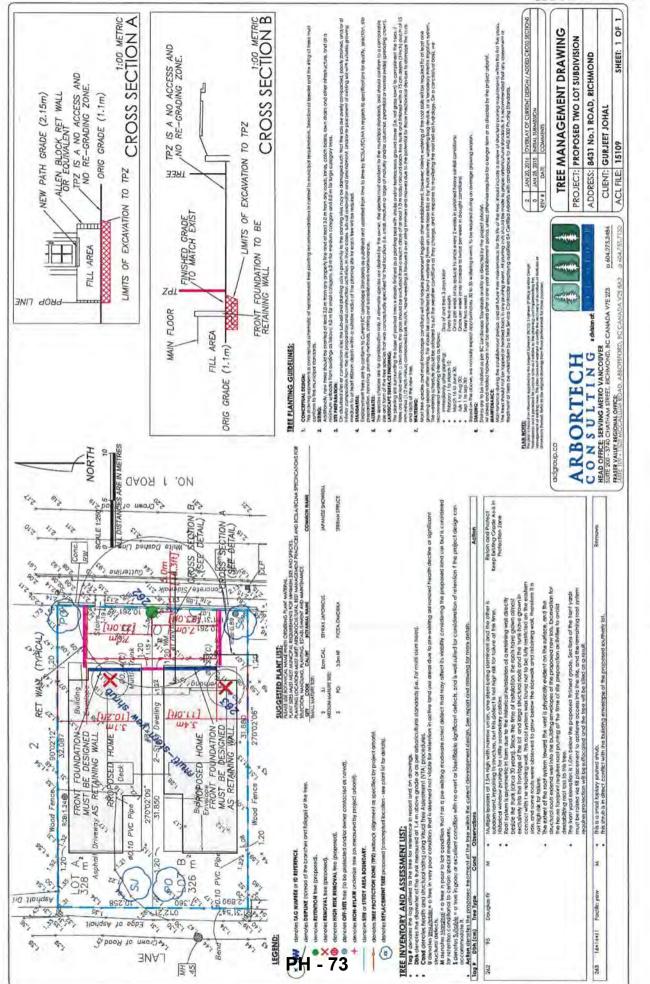
Send a Submission Online (response #915)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/22/2016 10:28:07 AM

Survey Response

Your Name	Karin Holland Biggs
Your Address	12262 Ewen Avenue
Subject Property Address OR Bylaw Number	8431 #1 Road
Comments	This single family property has an application to be rezoned to a 2 family property. I am concerned that the magnificent, unique, 100-150' tree in the front yard near the sidewalk will be cut down, when the property is loaded with sand before building. I believe it is a fir. This would be a criminal loss of an irreplaceably tall and well formed tree which stands visible for kilometres, like a church spire between Francis and Blundell Roads. This "elder" tree, given its maturity and stature, cannot be replaced by some new planting. There is no signage or red protective taping to show the developer intends to protect this tree. I request the city ensure that this tree, which started its life before any of us were born, be protected to continue to grow after we are gone. Dr. Karin Holland Biggs, Ph.D.



ATTACHMENT 5



Rezoning Considerations

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

Address: 8431 No. 1 Road

File No.: RZ 15-691873

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, the developer is required to complete the following:

- Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, retaining walls, hard surfaces, installation costs, and a 10% contingency). The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
- 2. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for a total of two (2) replacement trees in the rear yards of the proposed lots.
- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, the required special measures for tree retention, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the tree to be retained in the front yard (Tree # 262). The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff
- 5. Registration of a flood indemnity covenant on Title.
- 6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 7. Registration of a legal agreement on Title ensuring that the principal dwelling and any secondary suite cannot be stratified.

At Demolition* Permit stage, the following must be completed:

• Installation of tree protection fencing around the tree to be retained (Tree # 262). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Payment of the costs associated with completion of the required service connection works, as follows:

Water Works

- Using the OCP Model, there is 364.8 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.

- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the developer's cost, the City is to:
 - Cut and cap all existing water service connection at the watermain, along the No. 1 Road frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the No. 1 Road frontage.
 - All proposed waterworks are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Storm Sewer Works

- At the developer's cost, the City is to:
 - Cut and cap the existing service connection at the south east corner of the subdivision site.
 - Install a new 1050 mm diameter manhole complete with a service connection for the south subdivided lot. A 3.0 m by 3.0 m utility right-of-way for the proposed manhole at the southeast corner of the lot is required.
 - Install a new service connection off of the box culvert along No.1 Road, complete with inspection chamber, for the northern lot. Sufficient clearance must be provided from existing hydro pole.
 - All proposed storm works are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Sanitary Sewer Works

- The developer is required to reuse the existing service connection at the northwest corner of the northern lot.
- At the developer's cost, the City is to:
 - Plug the opening for the existing service connection at the southeast face of manhole SMH724.
 - Install a new service connection complete with an inspection chamber with tie-in to the east face of the existing manhole SMH724 to service the southern lot.

Frontage Improvements

- The developer is required to:
 - coordinate with BC Hydro, Telus and other private communication service providers for their servicing requirements.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

General Items

- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.

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Initial:

• Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed

Date

Bylaw 9533

CITY OF

RICHMOND

APPROVED by Director or Solicitor



Richmond Zoning Bylaw 8500 Amendment Bylaw 9533 (RZ 15-691873) 8431 No. 1 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 010-485-970 Lot 16 Section 22 Block 4 North Range 7 West New Westminster District Plan 19395

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9533".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING '

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

MAR 1 4 2016

MayorandCouncillors

From:	Webgraphics
Sent:	Thursday, 7 April 2016 10:05 AM
То:	MayorandCouncillors
Subject:	Send a Submission Online (response #916)
Follow Up Flag:	Follow up
Flag Status:	Flagged

To Public Hearing
Date: APRIL 18,2016
Hem #_5
RE: RICHMOND ZONING
BYLAW 850D, AMENDHEN
BYLAW 9533

Send a Submission Online (response #916)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/7/2016 10:04:10 AM

Survey Response

Your Name	Frankie Neilson
Your Address	312 - 12240 2nd avenue, richmond, BC V7C 4L5
Subject Property Address OR Bylaw Number	8431 No. 1 Road Bylaw 9533
Comments	I hope that the big tree in the front of the property will be allow to stay and not cut down



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Report to Committee

Planning and Development Division

To:Planning CommitteeFrom:Wayne Craig
Director, Development

Date: March 10, 2016 File: LU 16-721350

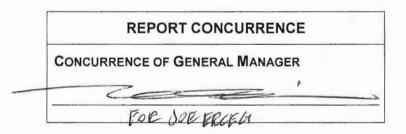
Re: Application by Huen Au Yeung and Kim Kwok Ching Au Yeung to Discharge Land Use Contract 063 at 9711 Gilbert Crescent

Staff Recommendation

That Richmond Land Use Contract 063 Discharge Bylaw No. 9534, to discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, be introduced and given first reading.

Wayne Craig Director, Development

WC:cl Att.



Staff Report

Origin

On November 24, 2016, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one-year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Huen Au Yeung and Kim Kwok Ching Au Yeung have applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, to permit construction of an addition to an existing single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached, which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the north and south, are existing dwellings on lots under "Land Use Contract 063", both of which front Gilbert Crescent.

To the East, immediately across the large road cross-section consisting of two (2) frontage roads, treed City boulevards, and the major arterial Gilbert Road, is a single-family dwelling at 7211 Gilburst Crescent on a lot zoned "Single Detached (RS1/E)".

To the West, is an existing dwelling on a lot under "Land Use Contract 063", which fronts Shawnigan Place.

Public Consultation

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

Analysis

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build an addition to their existing single-family dwelling with a site coverage of 36%, consistent with the underlying RS1/B zone (which allows a maximum of 45% site coverage with buildings), without having to wait until the Land Use Contract termination date of November 24, 2016.

The owners are proposing: a two-storey 29 m² (306 ft²) addition onto the back of their existing dwelling (west elevation); a 12 m² (128 ft²) balcony off the master bedroom (also the west elevation); and a 2nd storey addition over their existing garage and entry at the front, facing Gilbert Crescent (east elevation). The proposed addition to the existing dwelling is shown in Attachment 3

Existing Legal Encumbrances

There are existing statutory right-of-ways registered on title for the sanitary sewer along the west property line, as well as for foreign utilities (i.e. hydro, gas, telephone). Construction within the right-of-ways is not permitted.

Financial Impact

None.

Conclusion

The applicants are requesting permission to voluntarily discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, to permit construction of an addition to an existing single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

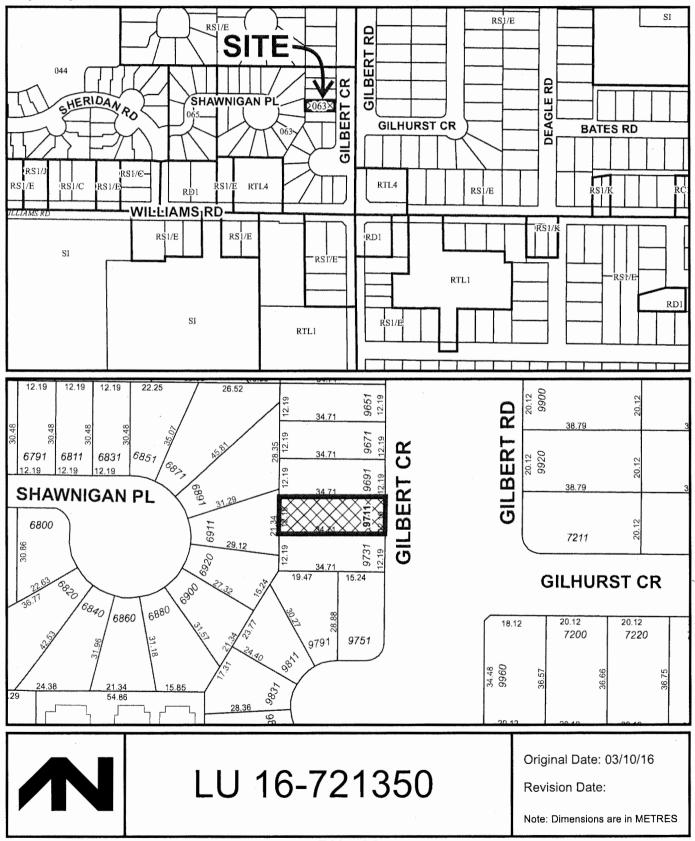
It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9534 be introduced and given first reading.

Cynthia Lussier Planner 1 (604-276-4108)

CL:rg

Attachment 1: Location Map/Aerial Photo Attachment 2: Development Application Data Sheet Attachment 3: Proposed addition to the existing dwelling

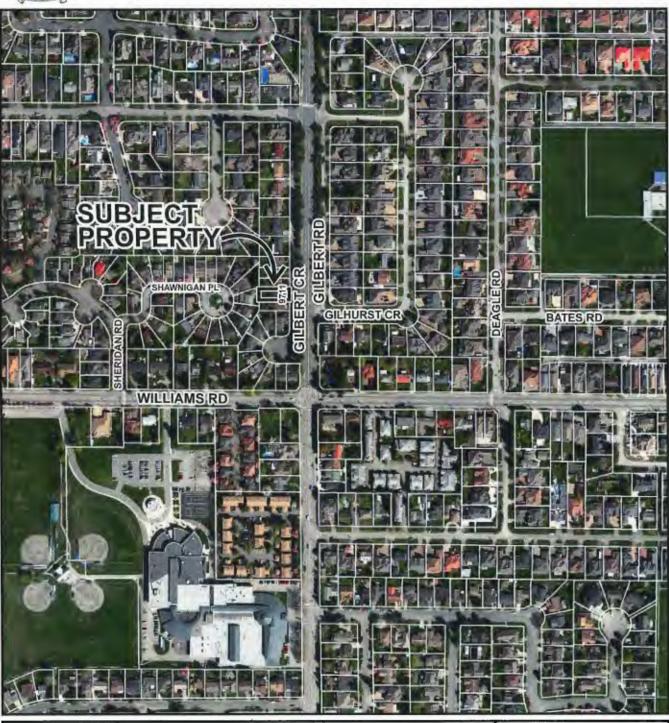




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City of Richmond



LU 16-721350

Original Date: 03/10/16

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

LU 16-721350

Attachment 2

Address: 9711 Gilbert Crescent

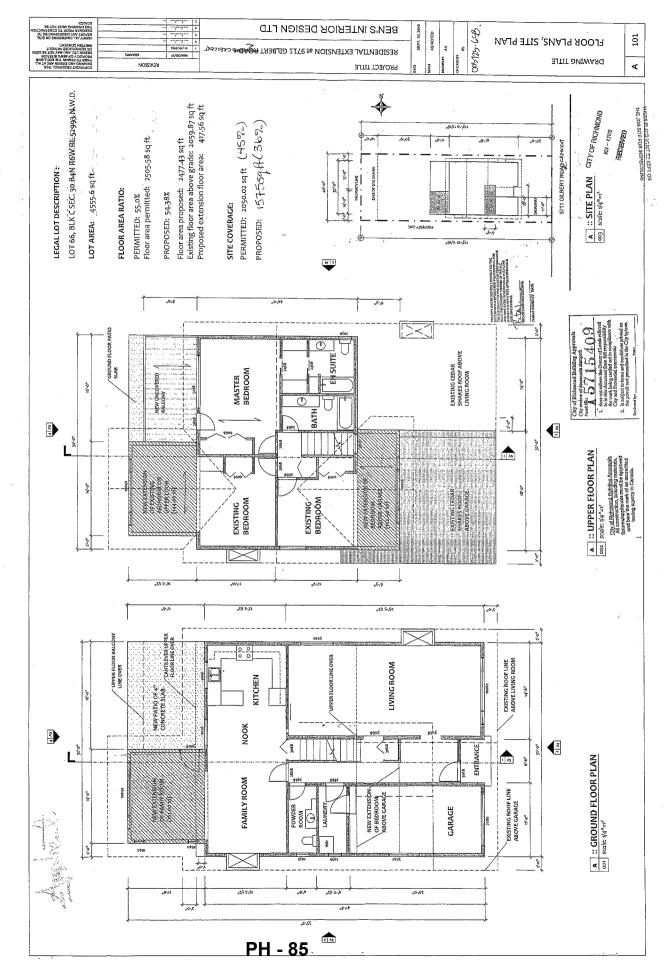
Applicant: Huen Au Yeung and Kim Kwok Ching Au Yeung

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Huen Au Yeung Kim Kwok Ching Au Yeung	No change
Site Size (m ²):	Approximately 423 m ² (4,555.6 ft ²)	No change
Land Uses:	Single detached dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract 063 & Single Detached (RS1/B)	Single Detached (RS1/B)

Provision	LUC	RS1/B	Proposed	Variance
Floor Area Ratio:	None	0.55 232.65 m² (2,505.58 ft ²)	0.54 230.16 m² (2,477.43 ft ²)	none permitted
Lot Coverage – Building:	Max. 33% 139.66 m² (1,504 ft ²)	Max. 45% 190.45 m² (2,050.02 ft ²)	36% 146.32 m² (1,575 ft ²)	none
Setback – Front & Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	6.0 m & 12.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	1.2 m	none
Building Height (m):	3 storeys	2 ½ storeys	2 storeys	none

ATTACHMENT 3



Bylaw 9534



Richmond Land Use Contract 063 Discharge Bylaw No. 9534 (LU 16-721350) 9711 Gilbert Crescent

Whereas "Land Use Contract 063", having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, charges the following land:

P.I.D. 003-723-658 Lot 664 Section 30 Block 4 North Range 6 West New Westminster District Plan 52993;

Whereas "Land Use Contract 063" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to "Land Use Contract 063" have requested and agreed with the City that the "Land Use Contract 063" be discharged as against its property title;

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

1. That "Land Use Contract 063" having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, be discharged as against:

P.I.D. 003-723-658 Lot 664 Section 30 Block 4 North Range 6 West New Westminster District Plan 52993.

- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 063" from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract 063 Discharge Bylaw No. 9534".

FIRST READING	MAR 2 9 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED
THIRD READING		by Director or Solicitor
ADOPTED		DC

MAYOR

CORPORATE OFFICER



Planning and Development Division

То:	Planning Committee		Date:	March 7, 2016
From:	Wayne Craig Director, Development		File:	TU 15-717388
_		 		

Re: Application by Lions Communication Inc. for a Revised Temporary Commercial Use Permit at 12631 Vulcan Way for 2016 and 2017

Staff Recommendation

 That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 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 revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 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 be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.

Wayne Craig

Director, Development

WC:ke Att. 4

	REPORT CONCURRE	INCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences Economic Development Community Bylaws Fire Rescue RCMP Transportation	দ্র হ হ হ হ হ হ হ হ হ হ হ হ হ হ হ হ হ হ হ	KOF SOE ERUELA

Staff Report

Origin

Lions Communication Inc. has applied to the City of Richmond for revisions to the already approved Temporary Commercial Use Permit (TCUP) at 12631 Vulcan Way for the purposes of operating a seasonal night market event in 2016 and 2017 (refer to Attachment 1 for a location map). On April 20, 2015, Council approved a TCUP (TU 14-670690) on the subject site from 2015 to 2017 to allow the night market event.

The applicant has requested amended dates and hours of operation and increase number of vendors in 2016 and 2017 for the event that require Council approval of a revised TCUP. All other terms and conditions associated with the night market event on this site will remain generally consistent with previous Council approvals for this event at this site, with the exception of the minor revisions requested in this report.

Findings of Fact

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

	Original Council Approved TCUP (2015 to 2017)	Proposed Revisions to TCUP (2016 and 2017)
Total Number of Commercial Vendors	152 commercial vendors	258 commercial vendors
Opening/Closing Dates	May 8, 2015 to September 27, 2015 May 6, 2016 to September 25, 2016 May 5, 2017 to September 24, 2017	April 29, 2016 to September 11, 2016 April 28, 2017 to September 10, 2017
Days and Hours of Operation	Generally Friday, Saturday, Sunday and Stat Holiday (Monday)	Friday, Saturday and Sunday
Hours of Operation	Fri/Sat – 6 to 11pm Sun/Stat Holiday – 6 to 10 pm Sun before Stat – 6 to 11pm	Fri/Sat – 7 pm to 12am Sun – 7 to 11pm Sun before Stat – 7 pm to 12am

A summary of the existing approval by Council for the event in 2015 compared to the requested revisions for 2016 and 2017 is provided in the following table:

Surrounding Development

The site currently is zoned "Light Industrial (IL)" an is presently occupied by a warehouse building surrounded by paved parking/loading areas.

To the North: River Road and the north arm of the Fraser River.

To the South: Vulcan Way and light industrial/commercial buildings zoned "Light Industrial (IL)" and "Industrial Retail (IR4)".

To the East: A complex of industrial buildings zoned "Light Industrial (IL)".

To the West: Industrial buildings zoned "Light Industrial (IL)".

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Related Policies & Studies

Official Community Plan

The Official Community Plan enables Council to consider Temporary Commercial Use Permits in areas designated "Industry". The proposed TCUP revision is consistent with the OCP.

Public Consultation

In accordance with the provisions of the Local Government Act, Council consideration of the proposed TCUP revisions at a Public Hearing will be required. Consistent with past TCUP applications on this site, an expanded Public Hearing notification area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the North and the Knight Street highway corridor to the east is recommended by staff (Attachment 3).

The applicant had advised staff that they are currently consulting with businesses in the surrounding area on the proposed revisions for the event in 2016 and 2017.

Analysis

Event Description

The event consists of the market area located on the north west portion of the subject site that will contain the food court vendor booths (60), two mobile food vendor food trucks and commercial retail booths (196) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). A total of 258 vendors are proposed for the event in 2016 and 2017. Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

Transportation, Off-Street Parking and Traffic Management Plan

Transportation requirements to be incorporated into the revised TCUP for 2016 and 2017 is as follows:

- The event organizer has secured a total of 1,104 parking stalls dedicated to provide service to the night market event, located as follows:
 - Event site 476 stalls
 - 2700 Sweden Way (Home Depot) 200 stalls.
 - 2633 Sweden Way (Sears) 248 stalls.
 - 12591 Vulcan Way (Stolberg Engineering) 60 stalls.
 - 11820 River Road (Ardic Developments Ltd.) 120 stalls (to be dedicated for vendor parking only).
 - The above parking numbers provides for 120 additional off-street parking stalls compared to the previous TCUP approval (984 stalls provided).
 - From the total 1,104 parking stalls secured, 258 stalls (based on the number of vendors) is required to be dedicated to event vendors.
 - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed revisions to the TCUP for 2016 and 2017.

- Submission and approval of an updated Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of the City's Transportation Department staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.

Details of Proposed Event Revisions for 2016 and 2017

Increase the total number of vendors from 152 to 258

- The proposal for 258 vendors is consistent with previous night market events (2012 2014) held on this site that allowed for 255 vendors.
- The increased number of vendors only impacts retail booths as the number of food vendors will remain at 60.
- The increase in vendors will enable the ability for the event to accommodate increased demand and growth as needed.
- All off-street parking requirements based on this change have been addressed in the application, as described above.

Revisions to the event opening and closing dates for 2016 and 2017

- The applicant wishes to advance the opening and closing dates of the event by 2 weeks for 2016 and 2017 to open in late April and close by mid-September.
- City staff reviewed this change and have no concerns. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.

Revisions to the event days and hours of operation

- The total hours of operation each night remain unchanged (5 hours on Friday, Saturday and Sunday before a Statutory Holiday and 4 hours on Sunday). The applicant wishes to open and close one hour later. The event hours will be 7 pm to 12 am on Friday, Saturdays and Sundays before a Statutory Holiday and 7 pm to 11 pm on Sunday.
- The applicant wishes to operate the event on Friday, Saturday and Sunday. There are no plans to operate the event on Monday where there is a Statutory Holiday.
- Staff have no concerns about the minor changes to the days and hours of operation for the event. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.
- The revised opening/closing dates and operational days of the event results in a decrease of 6 days for each remaining year for a total of 60 event days compared to the previous TCUP approved in 2015, which allowed 66 event operation days for 2016 and 2017.

Financial Impact

A cost-recovery model will continue to be applied to the revised TCUP to cover all City and RCMP related costs associated with this event. As a result, the event organizer will be required to submit an operational security/bond prior to the start of each event season to cover City and policing costs. Based on the proposed revisions to the TCUP, the bond amount recommended is:

- 2016 \$147,000 (to be submitted before April 15, 2016).
- 2017 \$153,000 (to be submitted before March 31, 2017).

Any surplus funds remaining from the bond amounts will be refunded and returned to the event organizer upon reconciliation of all invoices at the conclusion of each season.

Conclusion

The applicant (Lions Communication Inc.) has applied to the City of Richmond to revise an existing TCUP to permit the following changes for the 2016 and 2017 season for a night market event at 12631 Vulcan Way:

- Increase the number of vendor booths from 152 to 258.
- Revise the opening and closing dates of the event to April 29, 2016 to September 11, 2016 and April 28, 2017 to September 10, 2017 respectively.
- Adjust the days and hours of operation to 7 pm to midnight on Friday, Saturday and Sundays before a Statutory Holiday and 7-11 pm on Sunday.

All technical issues associated with the proposed revisions for the 2016 and 2017 event have been addressed and incorporated into the proposed terms and conditions for the revised TCUP. The revisions will enable to event organizer to accommodate operational changes requested from their tenants and customers and allow for market and event growth.

On this basis, staff recommend:

- 1. Approval of a revised TCUP to operate a seasonal night market event on the subject site in 2016 and 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 18, 2016); and
- 2. The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.

Kevin Eng Planner 2

KE:cas

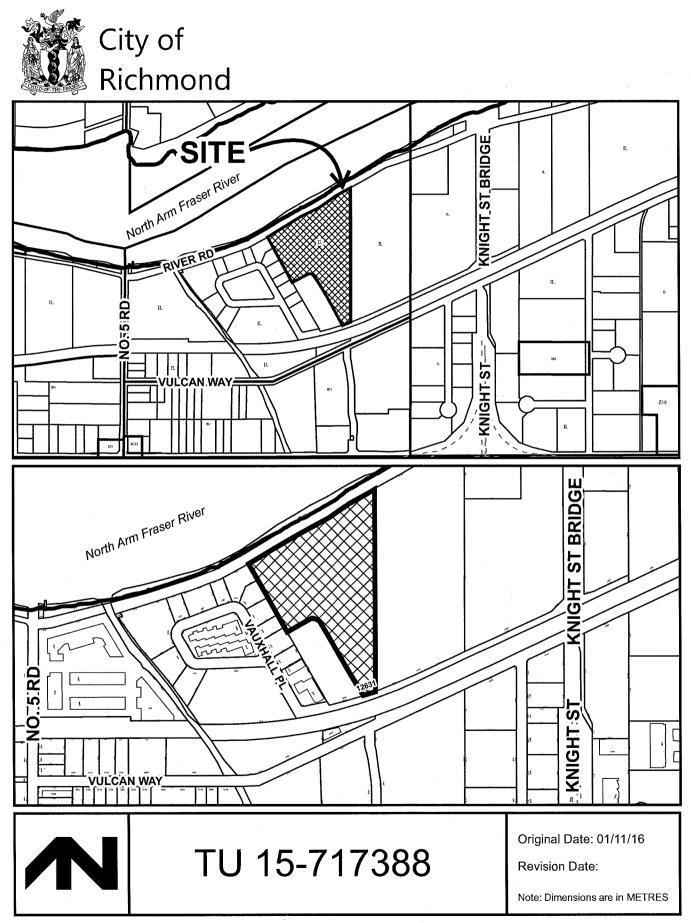
Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

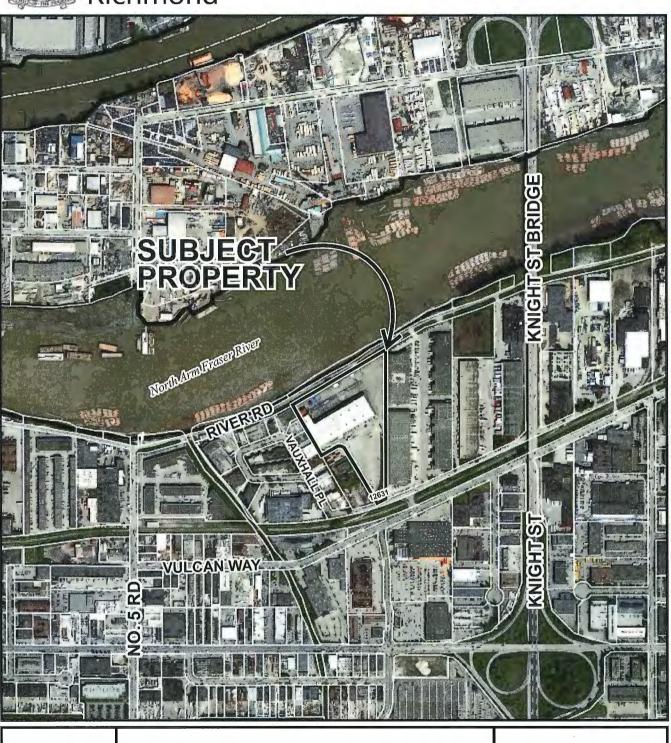
Attachment 3: Recommended Public Hearing Notification Area

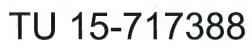
Attachment 4: Night Market Site Plan Map

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Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet Development Applications Department

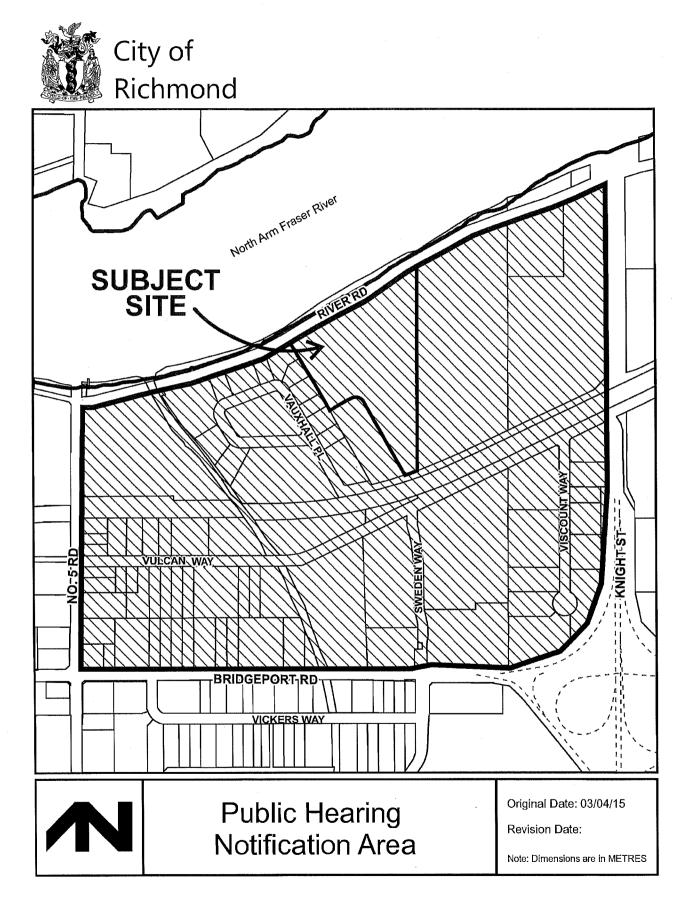
TU 15-717388

Attachment 2

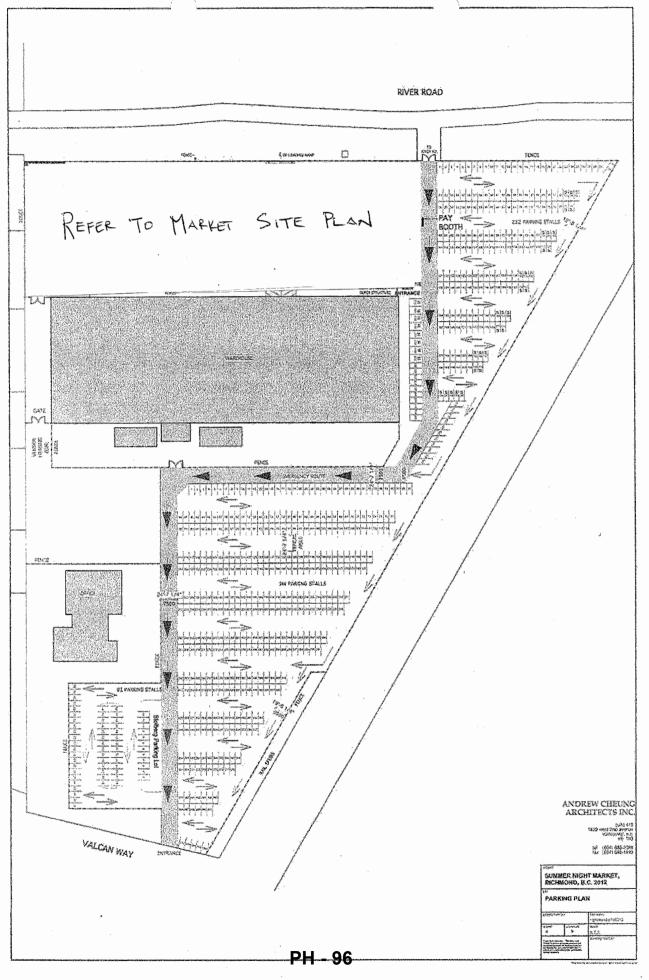
Address: 12631 Vulcan Way

Applicant: Lions Communication Inc.

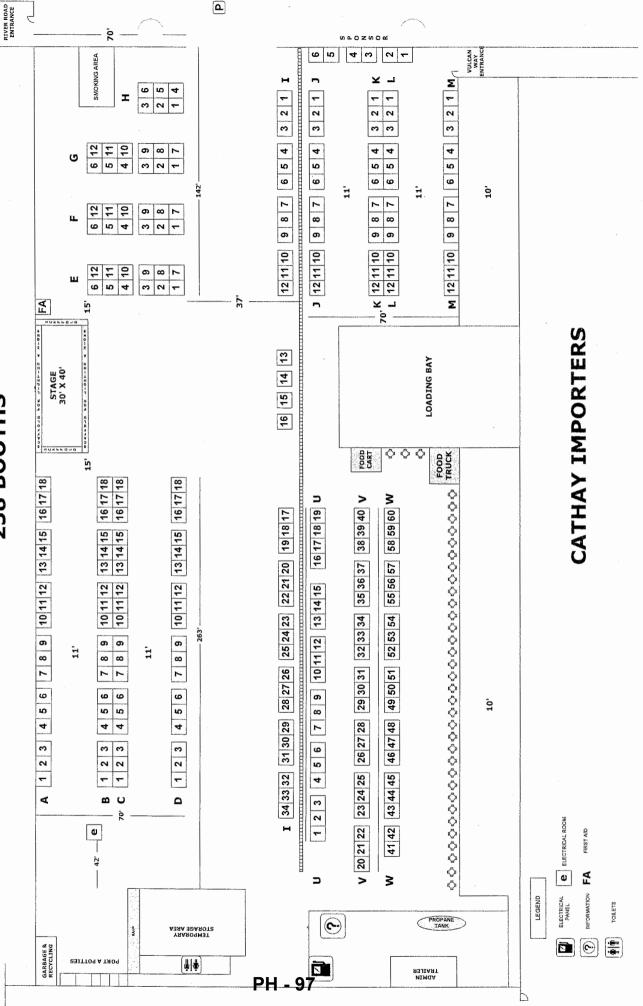
	Existing	Proposed
Owner:	3547 Holdings Ltd.	No change – Authorization from the property owner has been secured by the event organizer
Site Size:	5.2 ha (12.8 ac)	No change
Land Uses:	Industrial warehouse and paved area for off-street parking and loading area.	Proposed evening market event consisting of food and retail vendor booths, on-site entertainment, event parking and accessory supporting uses to the event.
2041 OCP Land Use Designation	Industry	No change
2041 OCP – Temporary Commercial Use Permits	2041 OCP permits Temporary Commercial Use Permits in areas with an industrial land use designation	Complies
Zoning:	Light Industrial (IL)	No change



ATTACHMENT 4



INTERNATIONAL SUMMER NIGHT MARKET **PROPOSED MAP 258 BOOTHS**



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Temporary Commercial Use Permit

No. TU 15-717388

To the Holder:	Lions Communication Inc. (c/o Liza Cheung) Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426
Property Address:	12631 Vulcan Way
Address:	12631 Vulcan Way Richmond, BC V6V 1J7

- 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:

- April 29, 2016 to September 11, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- April 28, 2017 to September 10, 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.

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.

To the Holder:	Lions Communication Inc. (c/o Liza Cheung) Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426
Property Address:	12631 Vulcan Way
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- 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 \$147,000 must be submitted prior to April 15, 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 \$153,000 must be submitted prior to March 31, 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.
- 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 2016 event must be paid in full prior to March 31, 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 2016 and 2017 only.

To the Holder:Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426Property Address:12631 Vulcan WayAddress:12631 Vulcan Way
Richmond, BC V6V 1J7

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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 2016 and 2017 on the subject site, the event organizer (Liza Cheung C/O Lions Communication Inc.) 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.

Off-Street Parking

- 1,104 off-street parking stalls dedicated for use by the night market event.
- A minimum of 258 stalls (of the 1,104 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.
 - The 120 stalls secured at 11820 River Road (Ardic Developments) is required to be used for vendor parking only.

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.
- Facilitation/single point of contact with the operator and other business stakeholders Katie Ferland.

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.
- Submission and approval of an updated Fire Safety Plan on a yearly basis to 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"), as amended from time to time, 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:
 - 60 food vendors;
 - 196 commercial retail vendors; and
 - 2 mobile food truck vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.
- The existing light industrial warehouse building(s) located on the subject site are not permitted to be used for the night market event and appropriate fencing and/or physical barriers are required to be implemented around the perimeter of the existing building.

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 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.

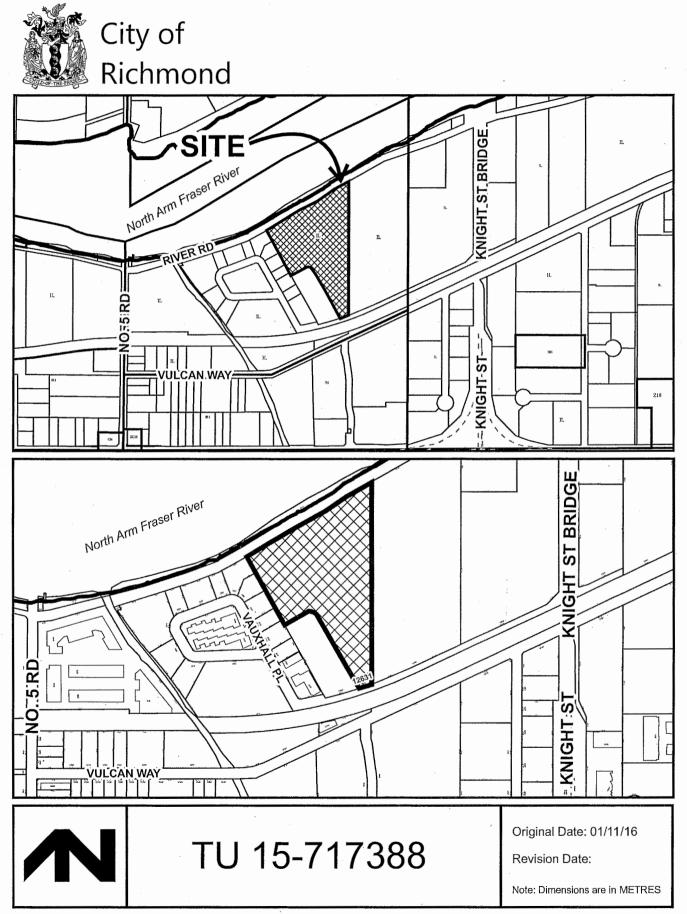
> Liza Cheung (Lions Communications Inc.) by its authorized signatory

> > - Signed copy on file -

Liza Cheung Lions Communication Inc.

PH - 104

SCHEDULE B



PH - 105

Schedule "C"

Night Market Event Schedule of Dates for 2016

Month	Day	Event Hours
April	29	7pm-12am
2 Days)	30	7pm-12am
	3	7pm-12am
12 Days)	4	7pm-12am
	5	7pm-11pm
	10	7pm-12am
	11	7pm-12am
	12	7pm-11pm
	17	7pm-12am
	18	7pm-12am
	19	7pm-11pm
	24	7pm-12am
	25	7pm-12am
	26	7pm-11pm
lugust	5	7pm-12am
12 Days)	6	7pm-12am
	7	7pm-11pm
a na shinin sa ƙafa ta ƙa	12	7pm-12am
	13	7pm-12am
	14	7pm-11pm
	19	7pm-12am
	20	7pm-12am
	20	7pm-11pm
	26	7pm-12am
	20	7pm-12am
	177	
	28	7pm-11pm
		peration Days - 6

Month	Day	Event Hours
Мау	1	7pm-11pm
(13 Days)	6	7pm-12am
	7	7pm-12am
	8	7pm-11pm
	13	7pm-12am
	14	7pm-12am
	15	7pm-11pm
	20	7pm-12am
	21	7pm-12am
	22	7pm-12am
	27	7pm-12am
	28	7pm-12am
	29	7pm-11pm
		7011-11011
July	1	7pm-12am
(15 Days)	2	7pm-12am
	3	7pm-11pm
	8	7pm-12am
	9	7pm-12am
	10	7pm-11pm
	15	7pm-12am
	16	7pm-12am
	17	7pm-11pm
	22	7pm-12am
	23	7pm-12am
	24	7pm-11pm
	29	7pm-12am
	30	7pm-12am
	31	7pm-12am
September	2	7pm-12am
(6 days)	2	7pm-12am
(o duyo)	4	7pm-12am
	9	7pm-12am
	10	7 pm 12 am
	10	7pm-12am 7pm-11pm
		/pm-ripm
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Event Hours 7pm-12am 7pm-12am

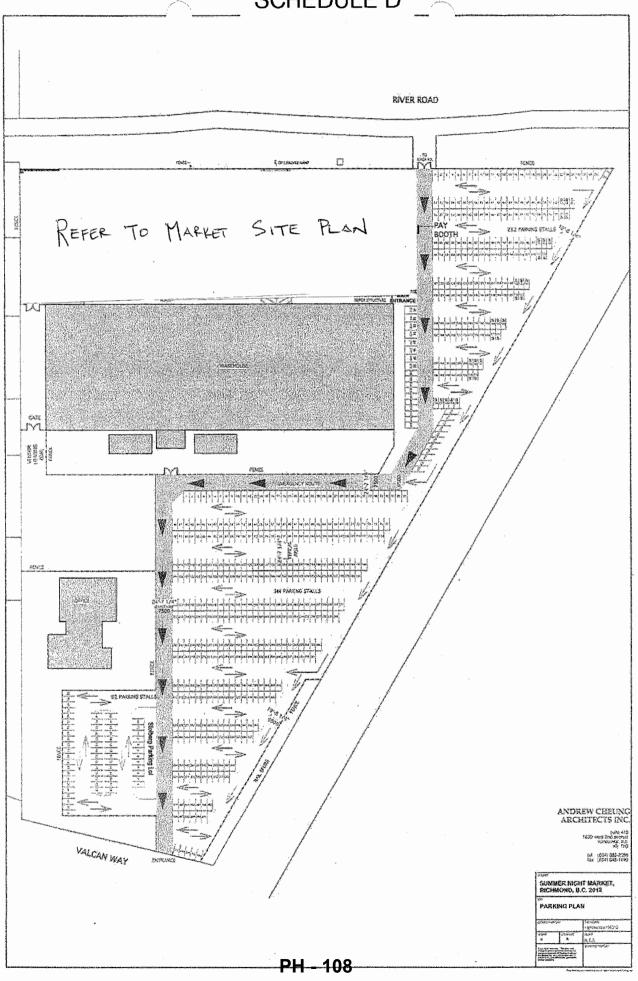
7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am

7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-12am 7pm-11pm

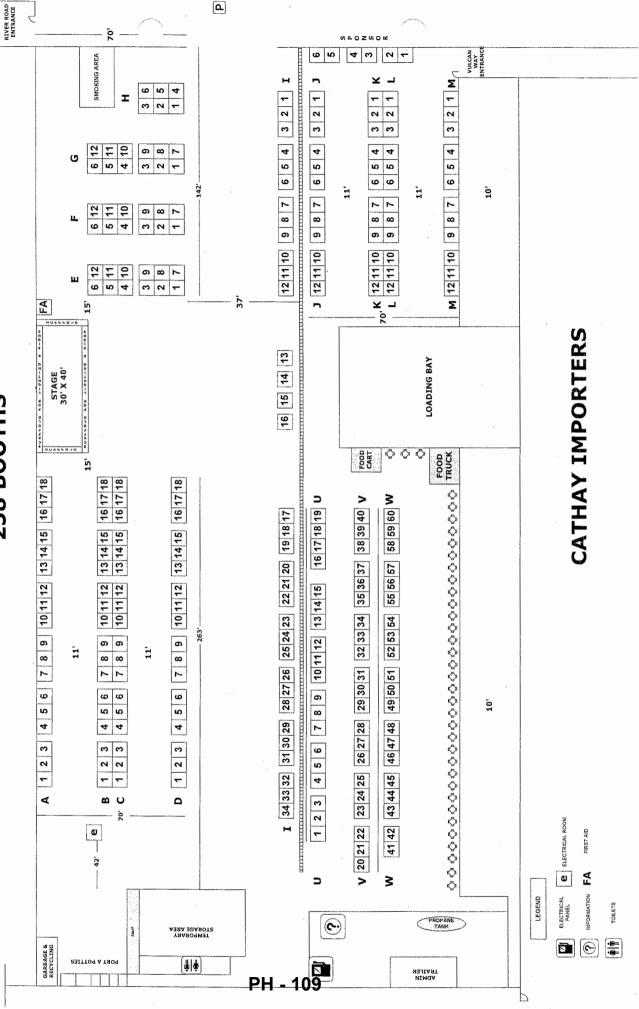
Night	Market	Event	Schedule	of Dates	for 2017
Mar	and the second second	D			-

Month	Day	Event Hours	Month	Day
April	28	7pm-12am	Мау	5
(3 Days)	29	7pm-12am	(12 Days)	6
	30	7pm-11pm		7
				12
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				14
				19
	·			20
				21
			· · · · · · · · · · · · · · · · · · ·	26
			그는 말을 가 있을까?	20
			· · · · · · · · · · · · · · · · · · ·	28
				20
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		7		
June	2	7pm-12am	July	1
(13 Days)	3	7pm-12am	(14 Days)	2
	4	7pm-11pm		7
	9	7pm-12am	요즘 물 물 것 같아요. 말	8
	10	7pm-12am		9
	11	7pm-11pm		14
	16	7pm-12am		15
	17	7pm-12am		16
	18	7pm-11pm		21
	23	7pm-12am		22
	24	7pm-12am		23
	25	7pm-11pm		28
	30	7pm-12am		29
		······································		30
August	4	7pm-12am	September	1
(12 Days)	5	7pm-12am	(6 days)	2
	6	7pm-12am		3
	11	7pm-12am		8
	12	7pm-12am		9
	13	7pm-11pm		10
	18	7pm-12am		
	19	7pm-12am		
	20	7pm-11pm		
	25	7pm-12am		
	26	7pm-12am		
	27	7pm-12am 7pm-11pm		
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SCHEDULE D



INTERNATIONAL SUMMER NIGHT MARKET PROPOSED MAP 258 BOOTHS



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SCHEDULE E

Richmond



Richmond Fire-Rescue General Fire Safety Requirements for Food Vendors Including Mobile Food Trucks

All vendors must meet requirements defined in NFPA 96* standards.

The following list outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

- 1. 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 fire extinguisher.
- 2. All commercial deep fryers (no matter where they are located) 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.
- 4. 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.
- 5. All Vendors and Mobile Food Trucks must have BC Safety Authority Gas decal
- 6. All Vendors and Mobile Food Trucks must have BC Safety Authority Electrical decal
- 7. All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
- 8. 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).
- 9. 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.
- 10. All extinguishers and automatic suppression systems must have current service completed by an ASTT, complete with stamped service tag.
- 11. Standalone 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.
- 12. 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.
- 13. No unattached (spare) propane tanks are to be in the cooking area.
- 14. Temporary electrical power, generators, and any connections to vendors must be proper thickness, size and capacity (gauge) and properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged power cords. No household extension cords.
- 15. 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).
- * **National Fire Protection Association 96:** provides preventive and operative fire safety requirements intended to reduce the potential fire hazard of both public and private commercial cooking operations.

For further information or questions, please call Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 a.m. to 5 p.m.

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.