



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

**Tuesday, September 5, 2017 – 7 p.m.**

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

## OPENING STATEMENT

### Page

1. **TEMPORARY COMMERCIAL USE PERMIT (TU 17-764698)**  
(File Ref. No. TU 17-764698) (REDMS No. 5462025, 4663687)

### PH-6

See Page **PH-6** for full report

- Location:** 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)
- Applicant:** Firework Productions Ltd.
- Purpose:**
- To permit a Temporary Commercial Use Permit, to be issued effective on November 1, 2017, to allow for the operation of an evening market/seasonal event and supporting off-street parking at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) generally from May to October and during the month of December for a 3 year period commencing at the end 2017 through to and expiring on October 31, 2020.
  - Hours of operation shall be opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2017, 2018 and 2019 shall be 4pm to midnight.

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For the summer event:

- Periods of validity shall be between May 11, 2018 to October 28, 2018 (inclusive), May 10, 2019 to October 27, 2019 (inclusive) and May 8, 2020 to October 31, 2020 (inclusive).
- Days of operation shall be Friday, Saturday, Sunday and Statutory Holidays (excluding July 1, 2020).

For the winter event:

- Periods of validity shall be between December 1, 2017 to January 7, 2018 (inclusive), November 23, 2018 to January 6, 2019 (inclusive) and November 29, 2019 to January 5, 2020 (inclusive).
- Days of operation shall be weekdays and weekends except for the following event closure dates:
  - 2017/2018 – Closed on December 4, 5, 11, 12, 18, 25 and January 1, 2018.
  - 2018/2019 – Closed on November 26, 27, December 3, 4, 10, 11, 17, 25 and January 1, 2019.
  - 2019/2020 – Closed on December 2, 3, 9, 10, 16, 17 and 25.
- Hours of operation shall be 7 pm to 11 pm on Sundays and Statutory Holidays, 7 pm to midnight on Sundays preceding a Statutory Holiday and 7 pm to midnight on all other days.

**First Reading:** July 24, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) **PH-48** Eric Wan, 4155 Sardis Street
  - (b) **PH-49** Cory Parker, 11980 Hammersmith Way
  - (c) **PH-50** David Brind, 3333 Corvette Way
3. Submissions from the floor.

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**Council Consideration:**

1. That a Temporary Commercial Use Permit be issued effective on November 1, 2017, to allow for the operation of an evening market/seasonal event and supporting off-street parking at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) generally from May to October and during the month of December for a 3 year period commencing at the end 2017 through to and expiring on October 31, 2020.



2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9625  
OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9626**  
(File Ref. No. 12-8060-20-009625/9626, 01-0095-20-5043/5041/5044, Xr: 08-4000-01) (REDMS No. 5235703 v. 11, 1029952, 2002280, 2726662, 5239169, 5239023)

PH-51

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

**Location:** City-Wide

**Applicant:** City of Richmond

- Purpose:**
1. Bylaw 9625 to include cash-in-lieu of private indoor amenity space contributions now in Council Policy 5041 within the City-wide Official Community Plan.
  2. Bylaw 9626 to include developer contribution rates now in Council Policy 5044 within the West Cambie Area Plan, and developer contributions collected under the Steveston Village Conservation within the Steveston Area Plan.

**First Reading:** July 24, 2017

**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 Official Community Plan Bylaw 9000, Amendment Bylaw 9625.



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2. Action on second and third readings of Official Community Plan Bylaw 7100, Amendment Bylaw 9626.

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3. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 9625.

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4. Adoption of Official Community Plan Bylaw 7100, Amendment Bylaw 9626.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740**  
(File Ref. No. 12-8060-20-009740; RZ 15-703334) (REDMS No. 5442364, 5444002)

**PH-67**

**See Page PH-67 for full report**

**Location:** 9511 and 9531 Williams Road

**Applicant:** Yamamoto Architecture Inc.

**Purpose:** To rezone the subject properties from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, to permit the construction of a seven (7) unit townhouse complex with driveway access from the adjacent property 9451 Williams Road.

**First Reading:** July 24, 2017

**Order of Business:**

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

**PH-93**

- (a) **Nga Kwai Luk**, 9451 Williams Road

**PH-94**

- (b) **Alex Kuen Fong**, 9451 Williams Road

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9741**  
(File Ref. No. 12-8060-20-009741; RZ 17-772644) (REDMS No. 5447842 v. 2, 5447167)

**PH-96**

[See Page PH-96 for full report](#)

**Location:** 6311 Graybar Road

**Applicant:** Beedie (Graybar Road) Richmond Property Ltd.

**Purpose:** To zone a portion of 6311 Graybar Road “Light Industrial (IL)” and discharge "Land Use Contract 127 (LUC127)" from this portion of the property.

**First Reading:** July 24, 2017

**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 9741.

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ADJOURNMENT

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# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** July 5, 2017  
**File:** TU 17-764698

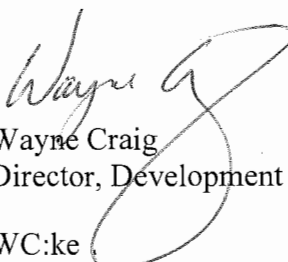
**Re:** Application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)

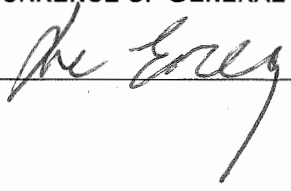
### Staff Recommendation

1. That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on September 5, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued effective on November 1, 2017 to Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting a night market event between May 11, 2018 to October 28, 2018 (inclusive), May 10, 2019 to October 27, 2019 (inclusive) and May 8, 2020 to October 31, 2020 (inclusive) and a winter festival event between December 1, 2017 to January 7, 2018 (inclusive), November 23, 2018 to January 6, 2019 (inclusive) and November 29, 2019 to January 5, 2020 (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 to be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated July 5, 2017 from the Director of Development.

  
Wayne Craig  
Director, Development  
WC:ke  
Att. 6

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

## Staff Report

### Origin

Firework Productions Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow a seasonal night market event generally from May to October and a winter festival generally occurring in December at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) (herein called the subject site) (Attachment 1). The seasonal night market event from May to October (herein called the summer event) is proposed for 2018, 2019 and 2020. The winter festival generally occurring in December is proposed for 2017, 2018 and 2019.

In 2012, Council issued a TCUP (TU 11-595782) valid for 3 years (2012, 2013 and 2014) on the subject site for the seasonal night market event from May to October. This TCUP was renewed in 2014 (TU 14-666140) for an additional 3 years (2015, 2016 and 2017) and expires on October 29, 2017. As per the *Local Government Act*, a new TCUP is required, rather than another renewal.

### Findings of Fact

A Development Application Data sheet providing details about the event proposals is provided in Attachment 2.

The subject site is also subject to a rezoning application (RZ 12-598104) proposing a comprehensive mixed use development for the site, which is being processed by staff. The applicant has obtained a lease and authorization from the property owner to apply for and operate seasonal market events on the site for the next 3 years. If, as a result of the processing of the rezoning application, any works or modifications to the subject site occur that impact the proposed seasonal events, staff will review to determine if the parameters of the TCUP need to be modified and will advise Council of any necessary revisions and approvals.

### Surrounding Development

The subject site is located along the Fraser River in the north portion of the Bridgeport Village Sub Area in the City Centre Area Plan (CCAP). Development immediately surrounding the subject site is as follows:

- To the north: Fraser River.
- To the east: Fraser River/foreshore area and River Rock Casino and Resort zoned "Casino Hotel Commercial (ZC17)".
- To the south: "Light Industrial (IL)" and "High Rise Commercial – City Centre (ZC33)" zoned properties on the south side of River Road.
- To the west: Property owned by the Port of Vancouver and the Airport Connector Bridge.



## **Related Policies & Studies**

### **Official Community Plan**

The Official Community Plan (OCP) land use designation for the subject site is “Commercial” and “Park”. Council may issue temporary use permits in areas designated Industrial, Mixed Employment, Commercial, Neighbourhood Shopping Centre, Mixed Use and Limited Mixed Use, Agricultural (outside of the ALR) where deemed appropriate by Council.

The proposed TCUP application complies with the provisions of the OCP and the proposed use of the site for a seasonal market event from May to October and a winter festival generally during December will be compatible with the surrounding land uses. The proposed temporary commercial uses and accessory entertainment activities are consistent with the “Commercial” OCP land use designation, including land use policies applicable for the City Centre Area Plan.

### **Local Government Act**

The *Local Government Act* places a maximum 3 year period for uses granted through a Temporary Use Permit under the legislation. This TCUP application applies for temporary uses to allow for:

- A seasonal winter festival event to be held generally in the month of December for 2017, 2018 and 2019; and
- A summer event to be held generally between the months of May to October for 2018, 2019 and 2020.

To comply with the 3 year period limit in the legislation, this TCUP is recommended to be issued and effective on November 1, 2017 to allow for a total of 3 annual winter and 3 annual summer events over a 3 year period expiring on October 31, 2020. The existing TCUP approved for summer event operations for 2015, 2016 and 2017 (TU 14-666140) expires on October 30, 2017.

The *Local Government Act* also includes provisions to allow for a renewal of the TCUP to occur for an additional 3 year period. TCUP renewals are made through application, which require Council approval.

### **Public Consultation**

The event organizer conducted consultation with businesses and residences in the surrounding area to request feedback on previous market event held on the subject site. This consultation also included the applicant's plans for a winter festival on the subject site. The applicant's consultation summary and comments is contained in Attachment 3. The feedback received was generally positive and supportive of the proposal. Many of the businesses and residences requested the organizer to provide no parking signs and parking passes for residents/businesses consistent with past event operations on the site.

Should Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. In accordance with the previous public hearing notification area

undertaken for the original TCUP in 2012 and subsequent renewal, staff recommend an expanded notification area bounded by Bridgeport Road to the south, Great Canadian Way to the East and Fraser River to the west and north (Attachment 4).

## **Analysis**

### **Event Description – Summer Event**

The proposal for the summer event (May to October for 2018, 2019 and 2020) is similar compared to previous operations on the subject site. The event will consist of an outdoor market composed of food and commercial retail vendors in conjunction with a variety of entertainment and other accessory activities and functions in support of the market event (Attachment 5 – summer event site plan). The following are some key highlights of the summer event proposed over the 2018 to 2020 period:

- Up to 150 commercial/retail vendor booths and 120 food vendor booths.
- Supporting services (washroom, first aid, security, garbage/recycling).
- On-site entertainment activities and displays.
- Open from mid-May to the end of October on Friday, Saturday, Sundays and Statutory holiday evenings (where applicable) from 7 pm to 11 pm/midnight (Attachment 2).
- Provisions for 1,480 dedicated off-street parking stalls on the subject site for event purposes. The applicant has also secured 200 parking stalls on other off-site properties they have leased for the next three year period for the purposes of use by vendors for parking purposes.

### **Event Description – Winter Event**

The proposal for a winter festival on the subject site is a new event proposed by the applicant. The winter festival event is proposed during the month of December in 2017, 2018 and 2019. The organization and structure of the winter festival is similar to the event during the summer as the event will have a number of commercial/retail and food vendors. Also similar to the summer event is on-site entertainment and themed displays in support of the winter festival (Attachment 6 – winter festival site plan). The following are some key highlights of the winter festival event:

- Up to 70 commercial/retail and 60 food vendors.
- Supporting services (washroom, first aid, security, garbage/recycling).
- On-site entertainment activities and displays.
- A majority of the event will be outdoors, however larger tent structures are proposed to provide shelter to the food vendors with separate tent structures for eating/seating areas. Building permits will be required for these tent structures to ensure compliance with BC Building Code.
- Seasonal winter festival lights and themed illumination displays will be located throughout the event site.
- 1,480 dedicated off-street parking stalls on the subject site for event purposes.
- Additional days of operation are included in the TCUP for the winter event in late November and the first week of January to allow the event organizer to operate during these days in the event a significant weather event reduces operational days in December.

## **Transportation – Parking and Traffic Management**

Transportation staff have reviewed the TCUP application for both the summer event and winter festival. The following is a summary of parking and traffic management provisions specific to the summer event:

- 1,480 parking stalls available on the subject site is sufficient for the proposed event (note: parking stalls must be free. In past years, the event organizer has charged an admission fee at the entrance gate for all attendees to the event).
- Event organizer has secured 200 stalls on properties leased through to 2020 on West Road close to the event site for the purposes of vendor parking. This parking arrangement for event vendors opens up more available parking on the Duck Island site dedicated to event attendees. In the event this arrangement for vendor parking is no longer in place, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff. A requirement in the TCUP terms and conditions will be for the event organizer to confirm their lease agreement annually prior to the start of each summer event season or suitable contingency plan approved by Transportation staff.
- Submission and approval of a Traffic Management Plan (TMP) by the City's Transportation staff and implementation of the TMP by a professional traffic control company. The cost of developing the TMP and all costs of implementing the plan by a professional traffic control company is at the applicant's sole cost.

The following is a summary of parking and traffic management provisions specific to the winter festival event:

- 1,480 parking stalls available on the subject site is sufficient for the proposed event (note: parking stalls must be free).
- No separate off-site vendor parking is being secured for the winter event as the number of vendors compared to the summer event will be smaller and overall scale of the winter event compared to the summer is generally reduced.

A Traffic Impact Assessment (TIA) was submitted in relation to the winter event to examine the proposed winter event start time (ranging from 4-6pm) on weekdays and weekends coinciding with the commuter and retail shopping peak traffic period (pm – late afternoon/early evening). The findings of the TIA are summarized as follows:

- Traffic conditions for the winter event are anticipated to be better compared to the summer event due to:
  - The smaller size (approximately half the number of retail and food vendors) of the winter event compared to the summer event.
  - Existing background traffic numbers in December are typically at their lowest when compared to the rest of the year.
  - Winter event traffic is anticipated to peak after 6pm at which time the volumes of commuter and retail shopping traffic is anticipated to have decreased.
  - TIA has concluded that traffic generated by the winter event could be accommodated both during the commuter peak traffic period (4-6pm) and outside the commuter peak traffic time (after 6pm and on weekends).

- TIA has recommended a similar approach to manage traffic (compared to the existing traffic management plan for the summer market event) in directing traffic to access the market event site to use mainly No. 3 Road.

Transportation staff have reviewed the TIA and support the findings.

The subject site is well serviced by transit (Canada Line – Bridgeport Station), which will provide an alternative means for event patrons to commute to and from the site for the summer and winter events and help mitigate event traffic impacts to the surrounding road network. The existing traffic management plan of directing traffic to and from the event site through No. 3 Road to facilitate traffic access is effective at maintaining vehicle access to other businesses in the surrounding area.

## **RCMP**

Dedicated RCMP officers are required at the summer and winter event to provide for a police presence and quick response in the event of an emergency, generally oversee event safety/security and event attendees and vendors, and monitor operation of the TMP and vehicle traffic to and from the event site. RCMP members dedicated to this event will be in addition to the existing RCMP deployment in Richmond.

A minimum of two RCMP officers dedicated to the event each day of operation for the summer and winter event's is required. The applicant is required to pay for all RCMP staff costs associated with the events at the applicable hourly rates. The required bond amounts required as part of this TCUP includes the estimated RCMP costs (see Financial Impact section). RCMP's involvement in these events in the TCUP is consistent with the past practice on this event site since 2012.

## **Community Bylaws**

Dedicated Community Bylaws staff are also required at the summer and winter event for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Community Bylaws staffing for the event will be arranged to provide up to six hours of patrol per event day by Community Bylaws during the event operations (summer and winter). Community Bylaws will arrange for the scheduling of staff in order to provide sufficient coverage to monitor on-street parking and related regulations in accordance with the terms of the TCUP. The applicant is required to pay for all Community Bylaw staff costs associated with the events at the applicable hourly rates. The required bond amounts required as part of this TCUP includes the estimated Community Bylaws costs (see Financial Impact section). Community Bylaws staffing associated with these events proposed in the TCUP is consistent with the past practice on this event site since 2012.

## **Richmond Fire Rescue**

The proposed site plans for the summer and winter event's is based on the existing configuration and maintains existing emergency access provisions. A fire safety plan for the summer and winter event is required to be developed by the appropriate consultant for submission to Richmond Fire Rescue staff for review and approval prior to the event opening and in

conjunction with any applicable building permits required for the event. The requirement for and approval of the fire safety plan by Richmond Fire Rescue is incorporated into the terms and conditions of this TCUP. The event organizer and each food vendor operating on the event site is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks, which is contained as an attached schedule in the proposed TCUP.

### **Building Approvals**

For the proposed summer and winter events, any buildings/structure (temporary tents) or changes to existing on-site servicing (i.e., plumbing system for the food court) will require submission of the necessary building and site servicing (plumbing) permits, including any necessary supporting consultancy reports, to ensure compliance with all applicable regulations. Issuance of all building permits prior to the event opening for the summer and winter event is required and identified in the proposed TCUP terms and conditions.

A preliminary building consultant's plan and report has been submitted to outline proposed buildings/structures and revisions to on-site servicing (i.e., plumbing system for the food court) that staff have reviewed and provided the following comments:

- An expansion to the existing food court plumbing system will require additional plumbing infrastructure to be added based on code requirements and to the satisfaction of Building Approvals staff.
- Development of an acceptable plan to the satisfaction of Building Approvals staff to properly heat trace and insulate to protect the on-site servicing (i.e., plumbing system for the food court and on-site washroom facilities) from freezing during the winter time period.
- Ensure measures are implemented to prevent any ponding of water and potential freezing during winter months.
- All buildings/structures proposed for occupancy and use as part of the summer and winter events will need to address City staff requirements, demonstrate code compliance and apply for and obtain building permits.

### **Business Licensing**

All commercial retail and food vendor booths operating at the summer and/or winter event on the subject site are required to obtain a Business License. The event organizer is also required to obtain a Business License from the City in order to operate the seasonal events. Requirements for all vendors and the event organizer to obtain Business Licenses are identified in the proposed TCUP terms and conditions.

### **Vancouver Coastal Health**

All vendors involved in the handling of food and beverage products at summer or winter event are required to obtain permits from Vancouver Coastal Health to ensure compliance with food safety, sanitation and food handling requirements that all vendors and the event organizer must adhere to.

VCH has an existing application and inspection process for food vendor permits to ensure compliance with their requirements. VCH permits must be approved and food vendors inspected to the satisfaction of VCH staff prior to vendors or the food court opening. VCH requirements for food vendor permits and inspections are identified in the TCUP terms and conditions.

## **Financial Impact**

### **Cost Recovery – City and RCMP Expenses**

A cost recovery model for City and RCMP expenses incurred as a result of providing the necessary RCMP and Community Bylaws staff support and traffic monitoring and directional signage proposed. All costs are to be paid by the event organizer for the proposed summer and winter events over the next 3 years. This approach is consistent with previous Temporary Commercial Use Permits issued for these types of seasonal market events operating in the City.

The cost recovery model applied to this TCUP for the proposed summer and winter events involves the event organizer providing an operational bond (based on an estimate of RCMP and City costs) to the City in advance of the event opening. Separate operational bonds are required for the summer and winter events on an annual basis and will cover the following:

#### *Summer and Winter Event*

- 2 RCMP officers assigned to the night market event each day of operation and during all hours of operation for the summer and winter event at the applicable overtime rate (commute time to and from the event to be included).
- Coverage for RCMP commercial crimes unit resources and staff time to address any concerns or complaints about the retailing of counterfeit/intellectual property protected items at the summer or winter event. The event organizer has a strategy in place to prevent the retailing of any counterfeit/intellectual property protected items, including expulsion of vendors from the event and monitoring of vendors by event staff. If the event organizer effectively prohibits this activity from the event, there would be no cost incurred by the event organizer associated with any work done by RCMP commercial crimes unit.
- Community Bylaws – Up to 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw officers on each event day of operation at the summer and winter event. The scheduling of officers to provide the 6 hours of event day coverage to the summer and winter event will be determined by Community Bylaws.
- Attendance by City Transportation staff to oversee and monitor implementation of the Traffic Management Plan and general event operations related to traffic.
- Production, posting and takedown of event directional signage by City staff.

#### *Contingency – Operational Bond*

- For the previous 6 years for the market event on the Duck Island site from 2012 to 2017, a contingency of 20% was applied to each year of the operational bond for potential additional traffic control measures and/or roadway works needed to mitigate traffic impacts of the event. Based on a review of costs incurred by the RCMP and City since 2012, this 20% contingency did not need to be utilized. As a result, it is recommended that a 20% contingency not be required for the summer event only.

- For the proposed winter event, the operational bond includes a 20% contingency as this is a brand new event proposed on the subject site. This contingency would cover any costs associated with additional traffic control and related works.

### **Operational Bond Requirements**

#### *Summer Event*

- 2018 – \$200,000
- 2019 – \$200,000
- 2020 – \$200,000

#### *Winter Event*

- 2017 – \$85,000 (base amount) plus \$17,000 (20% contingency) = \$102,000 total
- 2018 – \$95,000 (base amount) plus \$19,000 (20% contingency) = \$114,000 total (5 additional operational days compared to 2017 and 2019 event).
- 2019 – \$85,000 (base amount) plus \$17,000 (20% contingency) = \$102,000 total

Upon conclusion of the summer and winter market events each year, any surplus amount remaining from the submitted bond will be reimbursed to the event organizer once all City and RCMP costs have been invoiced and paid. If the submitted operational bond does not cover the City costs for the event, the event organizer is required to pay the outstanding balance for all City and RCMP costs associated with the event as outlined in this TCUP.

The Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273 requires that security bonds required for the purposes of the TCUP be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following operational security bond submission deadline dates apply for the TCUP renewal:

#### *Summer Event*

- 2018 - \$200,000 to be submitted prior to April 11, 2018.
- 2019 - \$200,000 to be submitted prior to April 10, 2019.
- 2020 - \$200,000 to be submitted prior to April 8, 2020.

#### *Winter Event*

- 2017 - \$102,000 to be submitted prior to September 1, 2017.
- 2018 - \$114,000 to be submitted prior to October 23, 2018.
- 2019 - \$102,000 to be submitted prior to October 29, 2019

### **Conclusion**

Firework Productions Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit to allow for a seasonal night market event generally from May to October in 2018, 2019 and 2020 and winter festival event occurring during the month of December in 2017, 2018 and 2019.

The proposed use of the subject site as an event site for a summer market and winter festival event has addressed all issues related to community safety, minimizing impacts to the surrounding area and businesses and mitigating traffic impacts.

Staff recommend that the attached TCUP be approved and issued effective on November 1, 2017 at 8351 River Road and Duck Island for the purposes of allowing a seasonal summer market event and winter festival for a three year period expiring on October 31, 2020.



Kevin Eng  
Planner 2

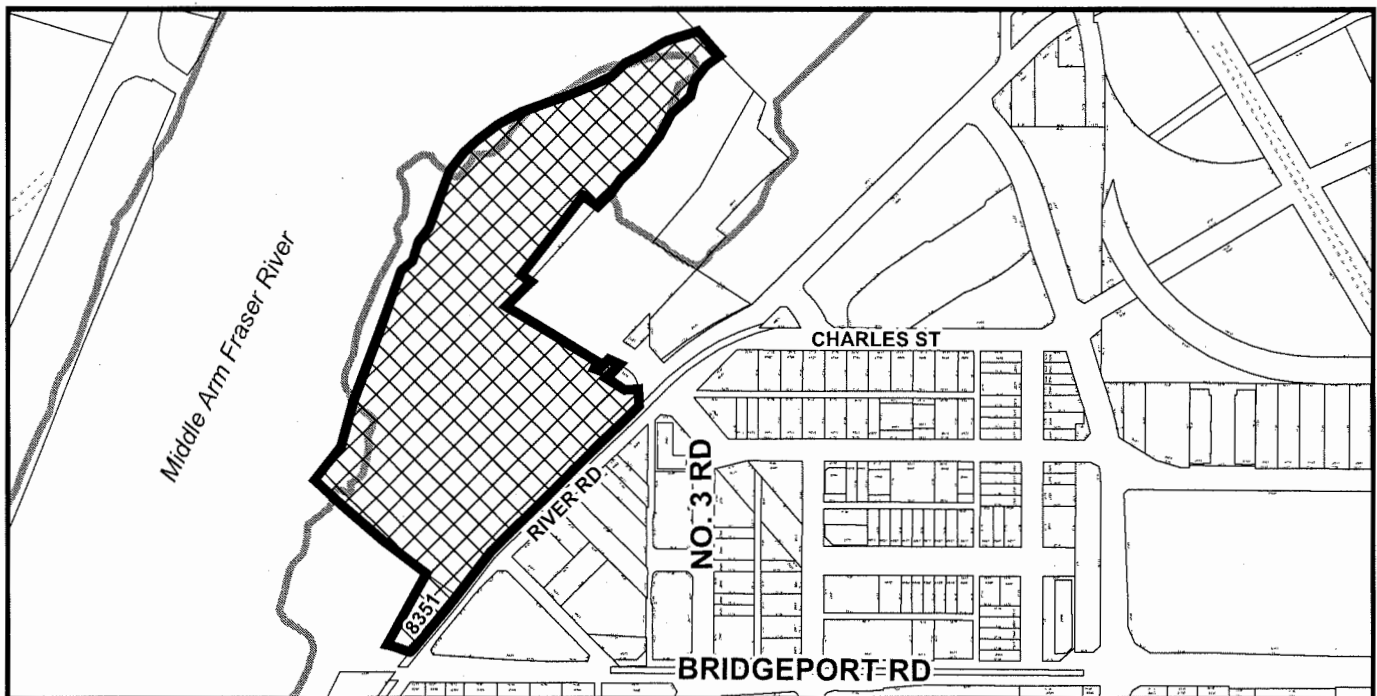
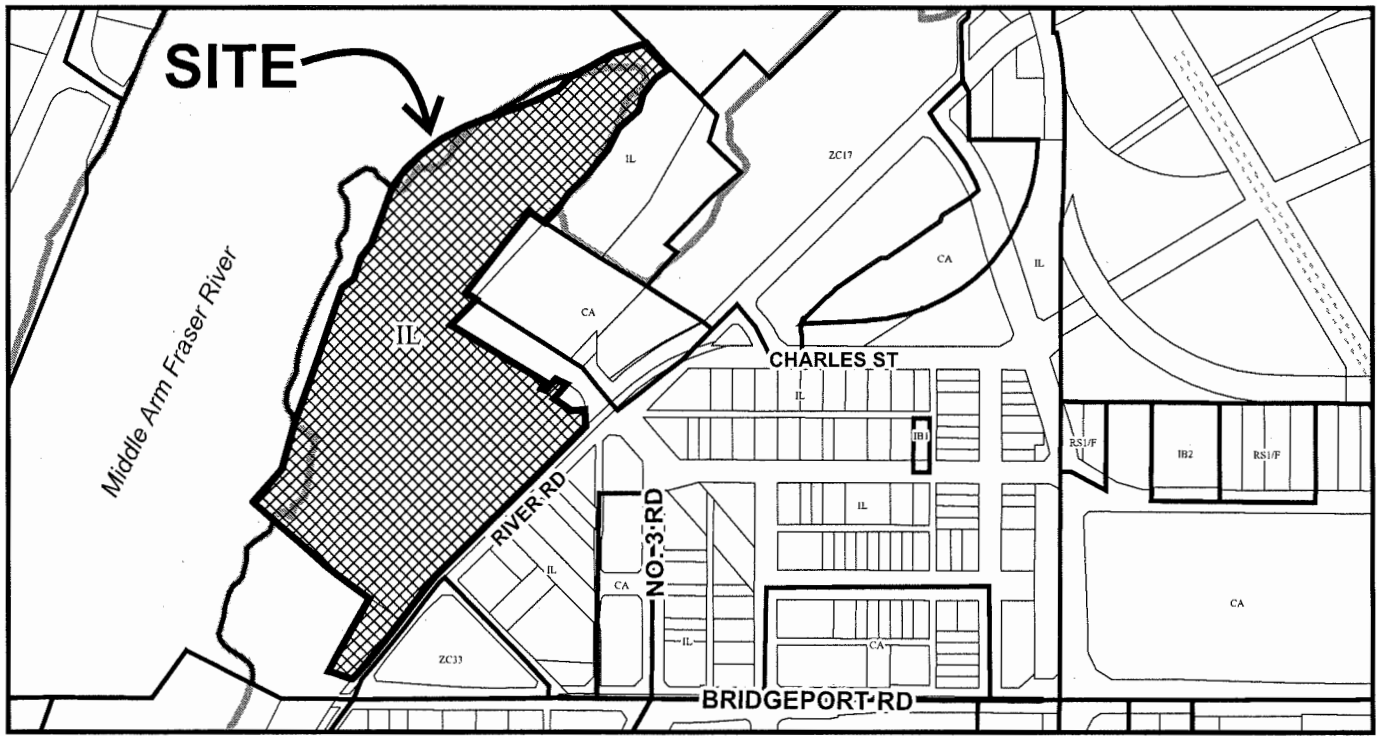
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- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Applicant Public Consultation and Comments Summary
- Attachment 4: Location Map of Recommended Public Hearing Notification Area
- Attachment 5: Summer Market Event Site Plan
- Attachment 6: Winter Festival Event Site Plan





City of  
Richmond



TU 17-764698

Original Date: 02/27/17

Revision Date: 07/06/17

Note: Dimensions are in METRES



City of  
Richmond



TU 17-764698

Original Date: 02/28/17

Revision Date: 06/07/17

Note: Dimensions are in METRES





**TU 17-764698**

**Attachment 2**

Address: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)

Applicant: Fireworks Production Ltd.

	Existing	Proposed
Owner:	Sanhurgon Investment Ltd., Inc. No. BC908774	No change
Site Size:	78,424 m <sup>2</sup>	No change
Land Uses:	<ul style="list-style-type: none"> <li>Market event area and related infrastructure and off-street parking area</li> <li>Existing Canada Line guide way.</li> </ul>	Proposed summer market event and winter festival consisting of food/retail vendors, supporting on-site entertainment, activities and displays and event parking
OCP Designation:	Commercial and Park	No change
City Centre Area Plan Designation: Bridgeport Village Sub Area	Urban Centre (T5)	No change
Zoning:	Light Industrial (IL)	No change

**Richmond Night Market – Summer Event**

Year	Opening/Closing Dates	Days of Operation	Hours of Operation
2018	May 11, 2018 to October 28, 2018	Fri, Sat, Sun and Stat. Holidays	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday
2019	May 10, 2019 to October 27, 2019	Fri, Sat, Sun and Stat. Holidays	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday
2020	May 8, 2020 to October 31, 2020	Fri, Sat, Sun and Stat. Holidays (Closed on July 1, 2020)	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday

**Winter Festival Event**

<b>Year</b>	<b>Opening/Closing Dates</b>	<b>Days of Operation</b>	<b>Hours of Operation</b>
2017/18	December 1, 2017 to January 7, 2018	Weekdays and weekends except for the following event closure dates: 2017/2018 – Closed on December 4, 5, 11, 12, 18, 25 and January 1, 2018.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2017 shall be 4pm to midnight.
2018/19	November 23, 2018 to January 6, 2019	Weekdays and weekends except for the following event closure dates: 2018/2019 – Closed on November 26, 27, December 3, 4, 10, 11, 17, 25 and January 1, 2019.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2018 shall be 4pm to midnight.
2019/20	November 29, 2019 to January 5, 2020	Weekdays and weekends except for the following event closure dates: 2019/2020 – Closed on December 2, 3, 9, 10, 16, 17 and 25.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2019 shall be 4pm to midnight.

## Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
1	Beckwith Rd	8651	Sako.	604-724-7665	perfect.		✓
2	Beckwith Rd	8711 #180	Peter	604-244-9292	NO		✓
3	Beckwith Rd	8731	Garry	778-388-3158	NO ISSUES. Very happy about the event.		✓
4	Beckwith Rd	8791	Mark Lowe	604-316-6793	NO		✓
5	Beckwith Rd	8811	Arne Kaufman	604-270-7593	NO CONCERNS. REQUESTS PARKING SIGN		✓
6	Beckwith Rd	8851 #110	Francis Tchao	604-722-6691	NO. REQUESTS PARKING SIGN x2		✓
7	Beckwith Rd	8851 #120			Under Construction		
8	Beckwith Rd	8851 #130			Not open		
9	Beckwith Rd	8851 #140			Owner is not here		
10	Beckwith Rd	8851 #150			Not open		
11	Beckwith Rd	8851 #160			Owner is not here.		
12	Beckwith Rd	8911 #110	Maritza Che	604-235-0918	Very Supportive		✓
13	Beckwith Rd	8911 #120	Jimmy	778-829-2809	NO Comments. Very happy about the event.		✓
14	Beckwith Rd	8911 #200	Patrick	604-207-2251	NO Comments		✓
15	Beckwith Rd	8911 #230	Anna	604-270-8384	NO Comments.		✓
16	Beckwith Rd	8931	Yoshi	604-278-4289	NO. REQUESTS PARKING SIGN		✓
17	Beckwith Rd	8971	Sally	604-961-6090	Owner is not here, but the staff is very happy.		✓
18	<del>Beckwith Rd</del> Smith Rd	2651			Owner is not here.		
19	Smith Rd	2611			Owner is not here.		
20	Smith St	2751	Danny	604-270-9608	NO ISSUES and Very happy		✓

# Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
21	Smith St.	2571	Jane	604-276-8662	no comments		✓
22	Smith St.	2640			Owner is not home		
23	Smith St.	2660			Owner is not home		
24	Smith St.	2680					
25	Smith St.	2720	Dominique David	604-276-8231	no comments		✓
26	Smith St.	2800	David	604-278-1936	NO.		✓
27	Smith St.	2800 #101	Angela	778-889-7669	very happy about the event. Request parking sign		✓
28	Douglas St.	9011			Owner is not here.		
29	Douglas St.	8945			not open		
30	Douglas St.	8991			no access		
31	Smith St.	2731			not open		
32	Smith St.	2711			not open		
33	Smith St.	2691			not open		
34	Beckwith Rd.	8960			not open		
35	Beckwith Rd.	8888			Owner is not here.		
36	Beckwith Rd.	8860			not open		
37	Beckwith Rd.	8840			not open.		
38	Beckwith Rd.	8740 #110			Owner is not here		
39	Beckwith Rd.	8740 #120			not open		
40	Beckwith Rd.	8740 #130	Matthew	604-618-6613	very supportive		✓

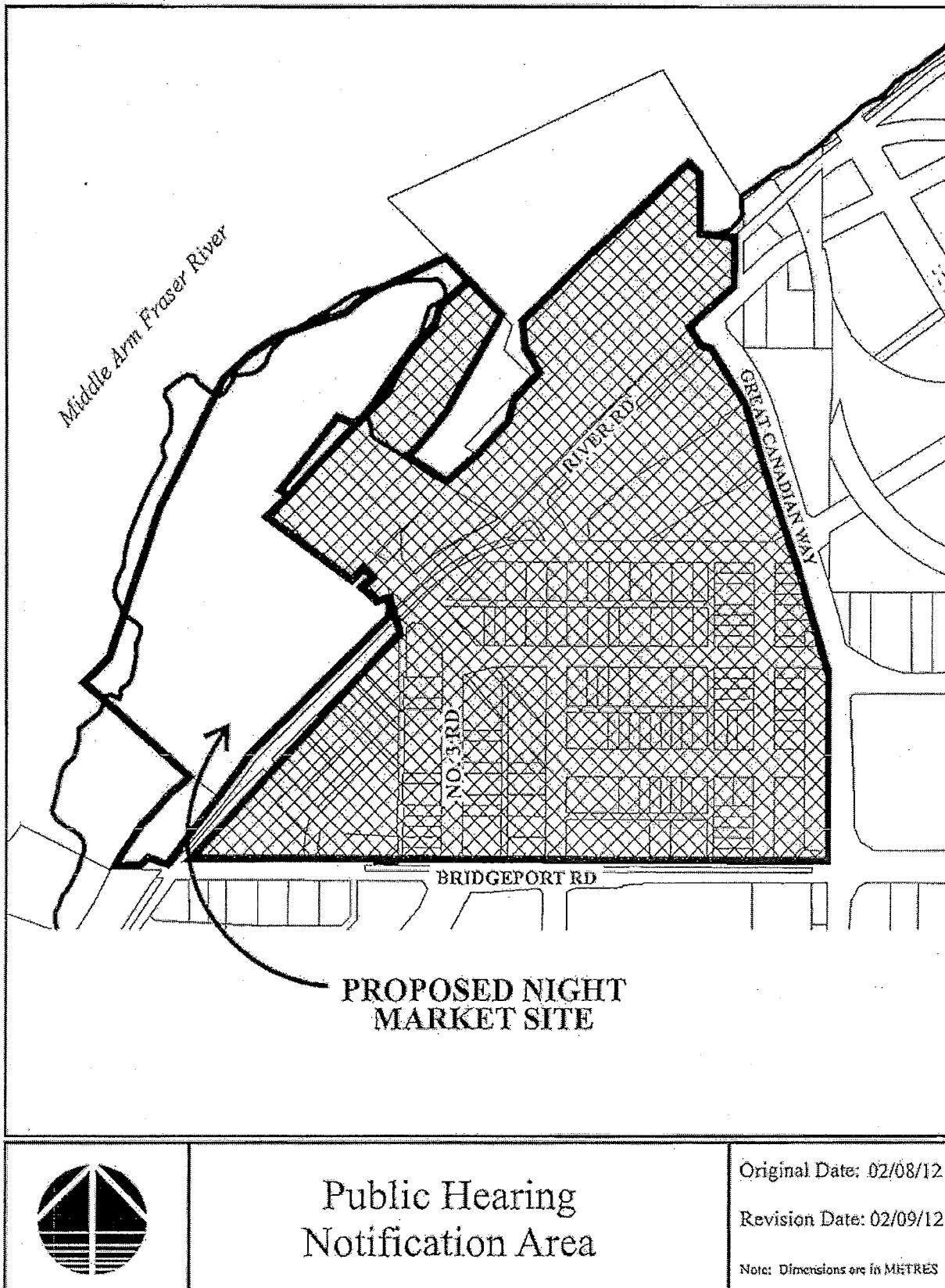
# Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
41							
42	River Rd	8580	Stephanie	604 345 9394	N/A		✓
43	No. 3	2651 A	Kevin	604 278 5232	N/A		✓
44	No. 3	2651 B	Peel Lee	604 270 7123	No concerns or issues		✓
45	No. 3	2651			closed		
46	No. 3	2780			closed		
47	No. 3	2700	Ross	604 273 2766	N/A		✓
48	No. 3	2800			closed		
49	No. 3	2800	Carmen		N/A (Houston)		✓
50	No. 3	2820	Raj	604 278 1701	N/A		✓
51	No. 3	2840	Dan	604 278 1018	Not concerned - all good		✓
52	No. 3	2980			closed		
53	Bridgeport Apt 115	115	Ben	604 340 7744			✓
54	Bridgeport	150			closed		
55	Bridgeport	125			closed		
56	Saxsmith	2840	Susie	604 207 8000	Request No Days Inn - parking signs		✓
57	Bridgeport	8811	Tammy	604 232 5505	Don't block Hampton Inn - intersection		✓
58	Bridgeport	8071	Discount	604 370 2277	No issues		✓
59	Smith	1	Steve	604 278 6256	N/A		✓
60	Smith	4	Harold	604 272 7040	Request No Parking signs		✓

# Richmond Night Market 2017 Neighbourhood Consultation

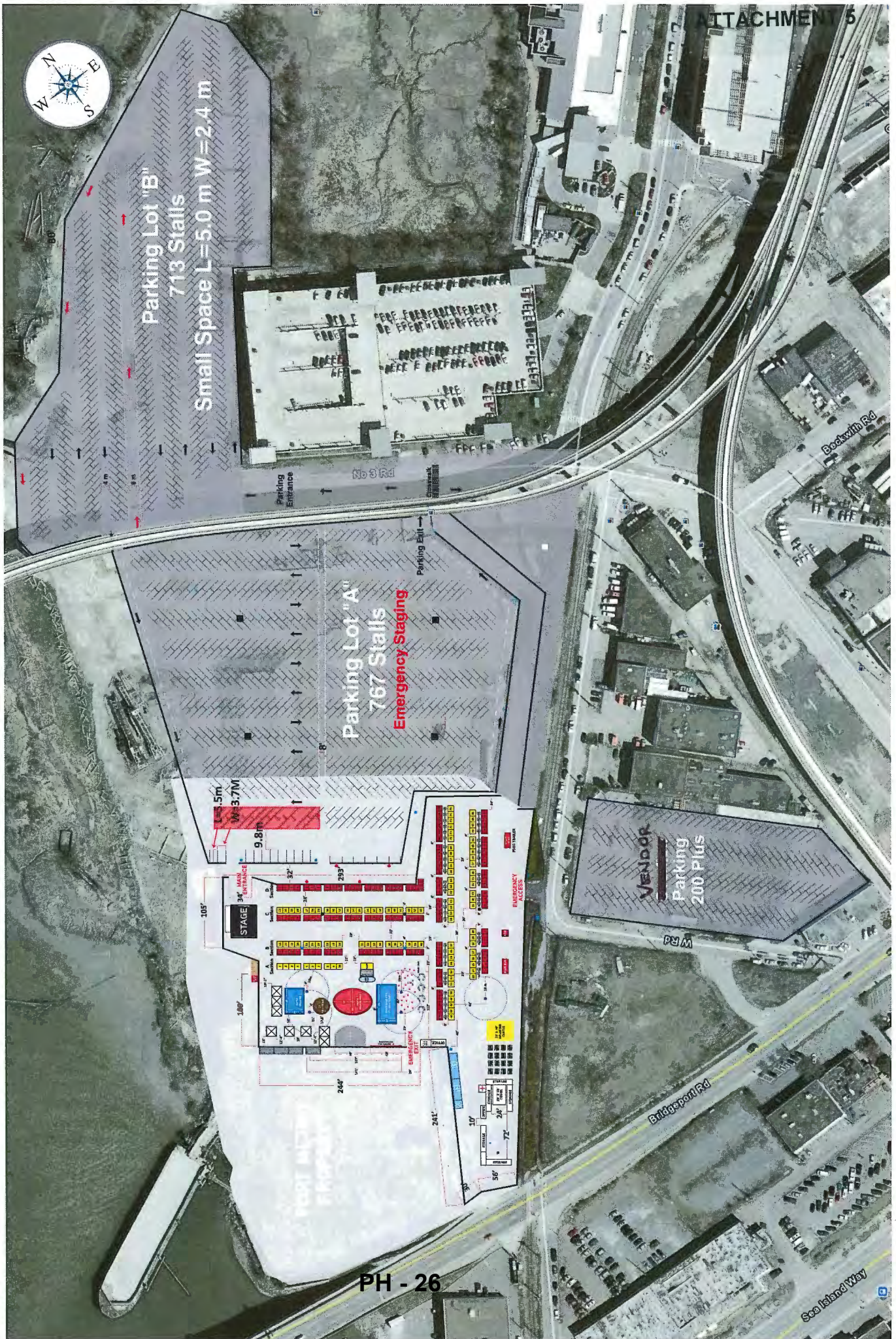
	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
61	Smith	8	<del>Clarence</del>	604 278 4142	N/A		✓
62	Smith	9	Alex	604 270 7740	N/A		✓
63	Douglas	8940			closed		
64	Douglas	150A			closed		
65	Douglas	140-8711			closed		
66	Douglas	128-130 8771			closed		
67	Douglas	120-8771			closed		
68	Douglas	110-8771	Betty	604 363 1195	N/A		
69	Beckwith	8820			closed		
70	River Road	8560	Nancy Davies	604 244 1106	Happy about the upcoming year		✓
71	River Road	8540	Thomas	604 273 7112	Supportive - no issues		✓
72	River Road	8520	Finlay	604 812 8833	N/A		✓
73	River Road	8500			closed		
74	River Road	8480			<del>closed</del> closed		
75							
76							
77							
78							
79							
80							







# 2018 RICHMOND NIGHT MARKET SITE PLAN









# City of Richmond

## Temporary Commercial Use Permit

**No. TU 17-764698**

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

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,  
District Lot 478 Group 1 and Section 21 Block 5 North Range 6  
West Plan 34592)

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

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

A summer market event on the following dates:

- May 11, 2018 to October 28, 2018 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 10, 2019 to October 27, 2019 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 8, 2020 to October 31, 2020 inclusive (as outlined in the attached Schedule "C" to this permit).

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

The summer market event shall be in general accordance with the site plan as outlined in Schedule "D" to this permit and the terms and conditions outlined in Schedule "A".

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

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,  
District Lot 478 Group 1 and Section 21 Block 5 North Range 6  
West Plan 34592)

Address: C/O Mr. Raymond Cheung  
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A winter festival event on the following dates:

- December 1, 2017 to January 7, 2018 inclusive (as outlined in the attached Schedule "E" to this permit);
- November 23, 2018 to January 6, 2019 inclusive (as outlined in the attached Schedule "E" to this permit); and
- November 29, 2019 to January 5, 2020 inclusive (as outlined in the attached Schedule "E" to this permit).

The winter festival event dates and hours of operation shall be in accordance with the attached Schedule "E" to this permit.

The winter festival event shall be in general accordance with the site plan as outlined in Schedule "F" to this permit and the terms and conditions outlined in Schedule "A".

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.

#### Winter Festival Event

- A cash security (or acceptable letter of credit) in the amount of \$102,000 must be submitted prior to September 1, 2017 for the purposes of operating a winter festival event during the specified dates set out in Schedule "E" in 2017/18.

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

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,  
District Lot 478 Group 1 and Section 21 Block 5 North Range 6  
West Plan 34592)

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

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- A cash security (or acceptable letter of credit) in the amount of \$114,000 must be submitted prior to October 23, 2018 for the purposes of operating a winter festival event during the specified dates set out in Schedule “E” in 2018/19.
- A cash security (or acceptable letter of credit) in the amount of \$102,000 must be submitted prior to October 29, 2019 for the purposes of operating a winter festival event during the specified dates set out in Schedule “E” in 2019/20.

#### Summer Event

- A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 11, 2018 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2018.
  - A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 10, 2019 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2019.
  - A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 8, 2020 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2020.
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 temporary commercial uses allowed in this permit must be paid in full by the following dates:

#### Winter Festival Event

- All monies outstanding from the 2017/18 event must be paid in full prior to October 23, 2018.
- All monies outstanding from the 2018/19 event must be paid in full prior to October 29, 2019.



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

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,  
District Lot 478 Group 1 and Section 21 Block 5 North Range 6  
West Plan 34592)

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

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Summer Event

- All monies outstanding from the 2018 event must be paid in full prior to April 10, 2019.
- All monies outstanding from the 2019 event must be paid in full prior to April 8, 2020.

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 effective on November 1, 2017 and is valid for the dates specified in Schedule "C" and Schedule "E" for 2017, 2018, 2019 and 2020 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

EFFECTIVE ON

DELIVERED THIS DAY OF

---

MAYOR

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CORPORATE OFFICER

## Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating summer and winter festival event over a 3 year period from 2017 to 2020 on the subject site, the event organizer (Firework Productions Ltd. c/o Raymond Cheung) acknowledges and agrees to the following terms and conditions:

### Traffic Management Plan (TMP)

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

### Off-Street Parking – Summer Event

Parking provisions for the summer event is as follows:

- 1,480 parking stalls location on Duck Island. All off-street parking stalls on the event site are required to be free.
- Off-site vendor parking to accommodate 200 stalls on properties located on West Road and secured via lease for the event organizer for the 2018, 2019 and 2020 event (Note: In the event that the above described off-site parking secured for vendors is no longer in place or available, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff).
  - Prior to the start of the summer event season and in conjunction with the City approval of the TMP, the event organizer is required to provide confirmation of their lease agreement to secure the stalls on West Road for vendor parking.

### Off-Street Parking – Winter Event

Parking provisions for the summer event is as follows:

- 1,480 parking stalls location on Duck Island. All off-street parking stalls on the event site are required to be free.



### Traffic Impact Assessment Recommendations

The summer and winter events are required to comply with the Traffic Impact Assessment (TIA) recommendations (from the report dated July 12, 2017 from Binnie) as follows:

- Increase maintenance of the gravel parking lot to minimize the formation of potholes and puddles.
- Ensure pedestrians paths to and from nearby transit hubs are generally free of ice and snow.
- Ensure adequate lighting is provided along the designated pedestrian pathways within the parking lot to highlight potential conflict areas between pedestrians and vehicular traffic.

### City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each day of operation for the summer and winter 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 of operation for the summer and winter event with scheduling at the discretion of Community Bylaws.
- Attendance by Transportation Department staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable overtime rates is the responsibility of the event organizers.

### Implementation of Works on City Property

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

### Required Approvals from External Agencies

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

- Approval from the Provincial Diking Authority for the existing emergency access ramp structure (including any required revisions/maintenance) located over the existing dike statutory right-of-way.

- Ministry of Transportation and Infrastructure (MOTI) review of traffic control provisions identified in the TMP for intersections under MOTI jurisdiction.
- Approval of the summer and winter event site plan by BC Hydro, including any revisions to the summer and winter event site plan over the duration of the TCUP.
- Summer and winter event site lighting, illumination and seasonal outdoor lighting displays (associated with the winter festival) is subject to review and approval (where necessary) by the appropriate agencies (Transport Canada, Nav Canada, YVR) to ensure safe flight operations at the airport (YVR) at all times.
  - Note: The event organizer has confirmed that lighting displays will not include any upward oriented or directed lighting and will not include any lighting/emissions from lasers.

#### Flood Construction Level (FCL) Requirements

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

#### Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
  - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Business Licenses for all commercial/food vendors to operate at the summer and winter 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 summer and winter event, including inspection approval by VCH staff.

#### Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the summer and winter event market area to the satisfaction of RFR. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Implementation of a dedicated approved emergency response route for RFR truck access and turnaround to facilitate access to the proposed parking lot "B" as shown in the event site plan attached as **Schedule "D"** to the TCUP. This fire access lane is required to be designed to support the expected loads imposed by firefighting equipment to permit accessibility under all climatic conditions.
- Submission and approval of a Fire Safety Plan (prepared by the appropriate professional consultant) to RFR for the summer and winter event on a yearly basis.

- The event organizer and each applicable food vendor at the summer and winter event is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks (**Schedule “G”**).

#### Summer and Winter Event Site Plan

- Implementation of the summer and winter event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** and **Schedule “F”** to the TCUP.
- Amendments to the summer or winter event site plan can be considered so long as they generally comply with the TCUP and associated terms and conditions and must be reviewed and approved by appropriate City staff and other external agencies/stakeholders (as deemed necessary). Any changes to the summer and/or winter event site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The number of vendors allowed in this TCUP is:
  - Up to 150 commercial/retail vendors and up to 120 food vendors for the summer event; and
  - Up to 70 commercial/retail vendors and up to 60 food vendors for the winter event.
  - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Related accessory entertainment activities and displays that are ancillary to the summer and winter event are permitted.
- The event organizer is responsible for addressing any accumulation of ponded water (and frozen ponded water) arising from weather events to ensure the summer and winter event and on-site parking functions effectively and does not pose a safety hazard to people on the subject site.

#### Summer and Winter Event 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 summer and winter 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 summer and winter events. The plan is also required to include placement of garbage receptacles off-site along heavily travelled pedestrian routes to be put out before event opening and collected after event closing.

### 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.

### Summer and Winter Event Cancellation Procedure

- In the event of a summer and/or winter 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 prior to the last dates permitted and identified in TCUP and attached **Schedule “C”** and **Schedule “E”** for the summer and/or winter event.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to cancel either a summer and/or winter event during the term of this TCUP.

### Operational 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 summer and winter event, which includes a contingency fund applicable to the winter event only 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 bond.

### General Provisions

- The City has an existing noise bylaw (Noise Regulation Bylaw 8856) that applies to the subject site and summer and winter events permitted in the TCUP. It is the responsibility of the event organizer to ensure compliance with this bylaw, including responding to and resolving any noise related complaints related to the summer and winter events to the satisfaction of City and Vancouver Coastal Health staff.

- The event organizer is responsible for providing to the City a copy of the “Certificate of Insurance” a minimum of 2 weeks prior to the opening day of the summer and/or winter event on an annual basis. The “Certificate of Insurance” must include the following:
  - Minimum limit of \$5,000,000 coverage against third party bodily injury and property damage losses.
  - Cross liability clause.
  - The City of Richmond being listed as additional insured for liability.
  - Applicable dates of insurance coverage to ensure coverage is consistent with summer and winter event dates of operation.
- 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 comply with all the provisions, requirements and terms and conditions identified in the Temporary Commercial Use Permit and attached Schedules.
- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule “B”**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

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

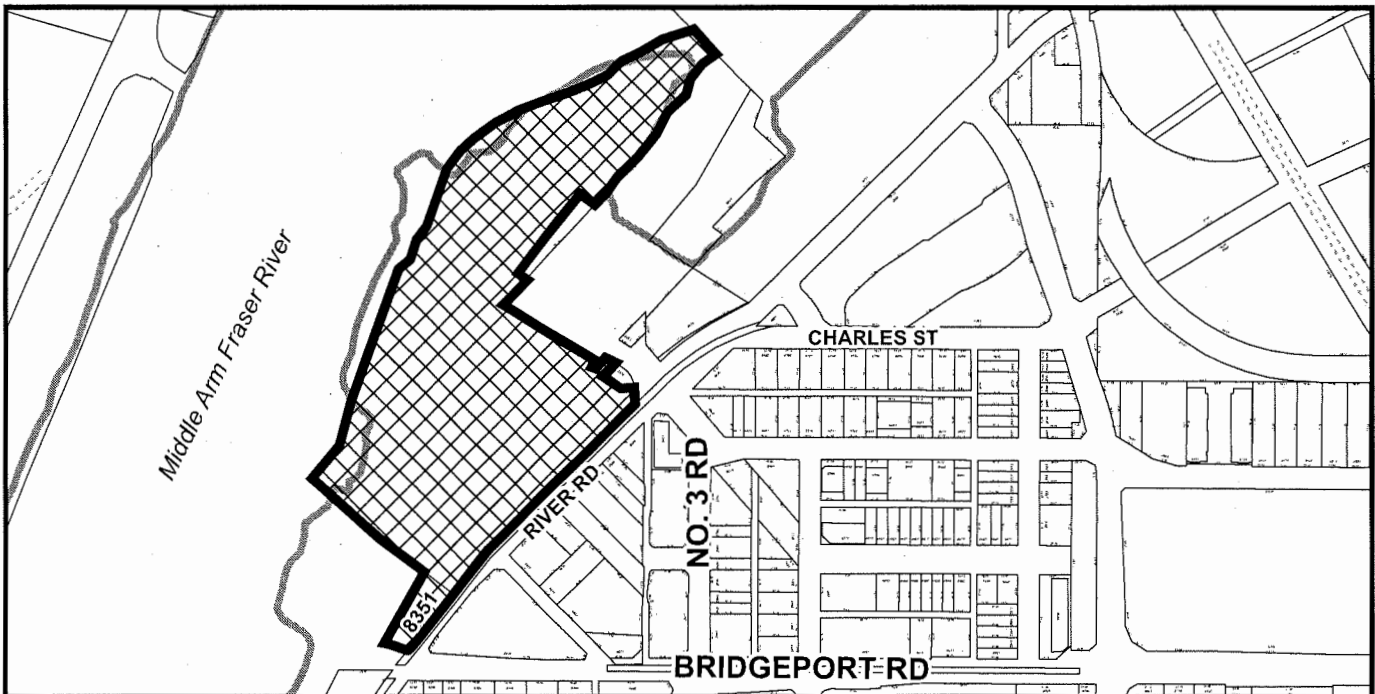
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Raymond Cheung  
Firework Productions Ltd.

# SCHEDULE "B"



City of  
Richmond



TU 17-764698

Original Date: 02/27/17

Revision Date: 07/06/17

Note: Dimensions are in METRES

## Schedule "C"

### Market Event Schedule of Dates for 2018 - Summer

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



# Market Event Schedule of Dates for 2019 - Summer

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

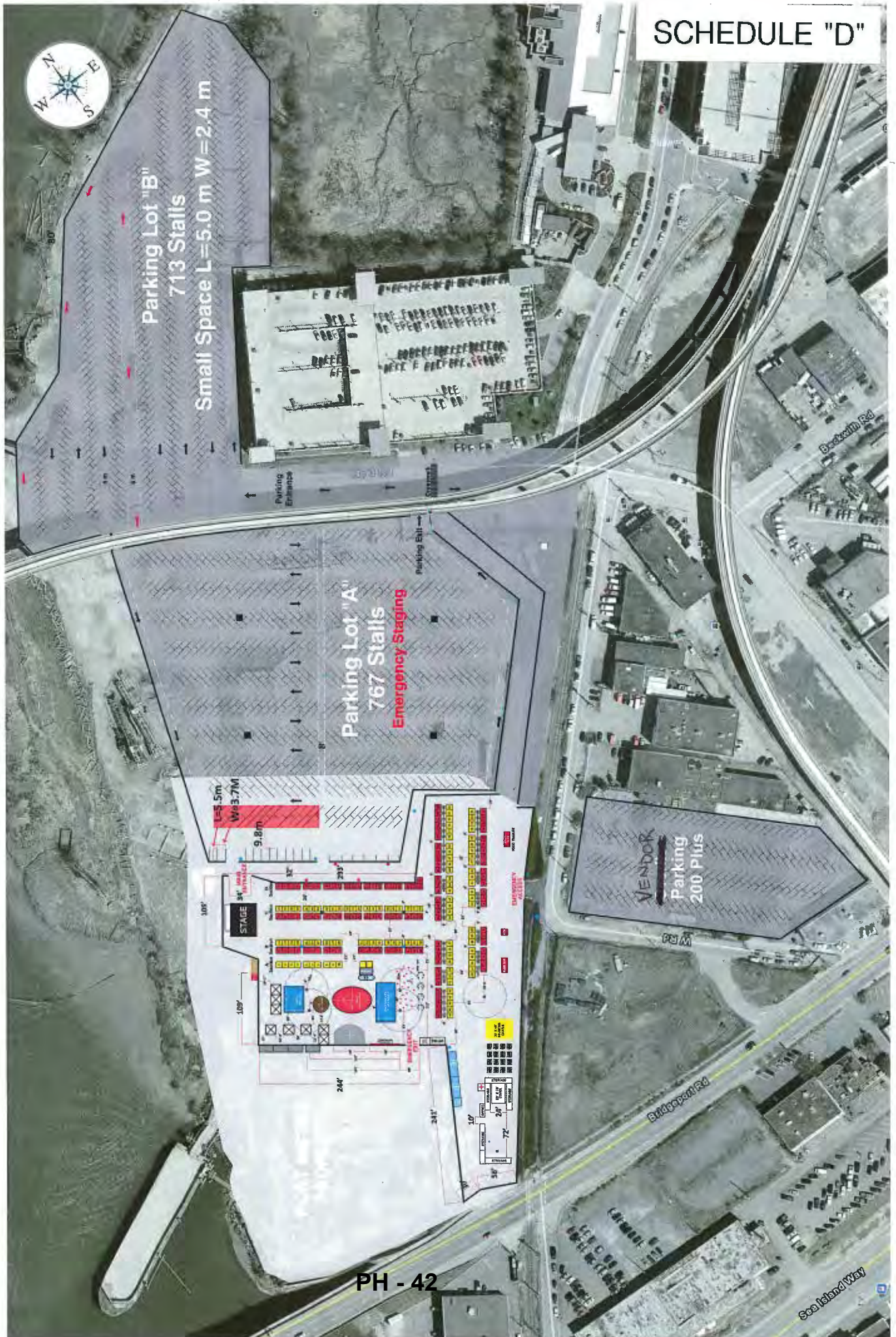


### Market Event Schedule of Dates for 2020 - Summer

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	8	7pm-12am	June (12 Days)	5	7pm-12am
	9	7pm-12am		6	7pm-12am
	10	7pm-11pm		7	7pm-11pm
	15	7pm-12am		12	7pm-12am
	16	7pm-12am		13	7pm-12am
	17	7pm-12am		14	7pm-11pm
	18	7pm-11pm		19	7pm-12am
	29	7pm-12am		20	7pm-12am
	30	7pm-12am		21	7pm-11pm
	31	7pm-11pm		26	7pm-12am
				27	7pm-12am
				28	7pm-11pm
July (13 Days)	3	7pm-12am	August (15 Days)	1	7pm-12am
	4	7pm-12am		2	7pm-12am
	5	7pm-11pm		3	7pm-11pm
	10	7pm-12am		7	7pm-12am
	11	7pm-12am		8	7pm-12am
	12	7pm-11pm		9	7pm-11pm
	17	7pm-12am		14	7pm-12am
	18	7pm-12am		15	7pm-12am
	19	7pm-11pm		16	7pm-11pm
	24	7pm-12am		21	7pm-12am
	25	7pm-12am		22	7pm-12am
	26	7pm-11pm		23	7pm-11pm
	31	7pm-12am		28	7pm-12am
		29		7pm-12am	
		30		7pm-11pm	
September (13 days)	4	7pm-12am	October (15 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-12am
	6	7pm-12am		4	7pm-11pm
	7	7pm-11pm		9	7pm-12am
	11	7pm-12am		10	7pm-12am
	12	7pm-12am		11	7pm-12am
	13	7pm-11pm		12	7pm-11pm
	18	7pm-12am		16	7pm-12am
	19	7pm-12am		17	7pm-12am
	20	7pm-11pm		18	7pm-11pm
	25	7pm-12am		23	7pm-12am
	26	7pm-12am		24	7pm-12am
	27	7pm-11pm		25	7pm-11pm
		30		7pm-12am	
		31		7pm-12am	
Total Number of Event Operation Days - 81					



# 2018 RICHMOND NIGHT MARKET SITE PLAN



## Schedule "E"

### Winter Festival - 2017

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>November 2017</b>							
<b>December 2017</b>						1 <sup>st</sup> 6pm-10pm	2 <sup>nd</sup> 4pm-10pm
<b>December 2017</b>	3 <sup>rd</sup> 4pm-9pm	4 <sup>th</sup> CLOSED	5 <sup>th</sup> CLOSED	6 <sup>th</sup> 6pm-10pm	7 <sup>th</sup> 6pm-10pm	8 <sup>th</sup> 6pm-10pm	9 <sup>th</sup> 4pm-10pm
<b>December 2017</b>	10 <sup>th</sup> 4pm-9pm	11 <sup>th</sup> CLOSED	12 <sup>th</sup> CLOSED	13 <sup>th</sup> 6pm-10pm	14 <sup>th</sup> 6pm-10pm	15 <sup>th</sup> 6pm-10pm	16 <sup>th</sup> 4pm-10pm
<b>December 2017</b>	17 <sup>th</sup> 4pm-9pm	18 <sup>th</sup> CLOSED	19 <sup>th</sup> 4pm-9pm	20 <sup>th</sup> 4pm-9pm	21 <sup>st</sup> 4pm-9pm	22 <sup>nd</sup> 4pm-10pm	23 <sup>rd</sup> 4pm-10pm
<b>December 2017</b>	24 <sup>th</sup> 4pm-9pm	25 <sup>th</sup> CLOSED	26 <sup>th</sup> 4pm-9pm	27 <sup>th</sup> 4pm-9pm	28 <sup>th</sup> 4pm-9pm	29 <sup>th</sup> 4pm-10pm	30 <sup>th</sup> 4pm-10pm
<b>January 2018</b>	31 <sup>st</sup> 4pm-12am	1 <sup>st</sup> CLOSED	2 <sup>nd</sup> 6pm-10pm	3 <sup>rd</sup> 6pm-10pm	4 <sup>th</sup> 6pm-10pm	5 <sup>th</sup> 6pm-10pm	6 <sup>th</sup> 4pm-10pm
<b>January 2018</b>	7 <sup>th</sup> 4pm-9pm						

Total: 31 days

### Winter Festival – 2018

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>November 2018</b>						23 <sup>rd</sup> 6pm-10pm	24 <sup>th</sup> 4pm-10pm
<b>Nov/Dec 2018</b>	Nov 25 <sup>th</sup> 4pm-9pm	Nov 26 <sup>th</sup> CLOSED	Nov 27 <sup>th</sup> CLOSED	Nov 28 <sup>th</sup> 6pm-10pm	Nov 29 <sup>th</sup> 6pm-10pm	Nov 30 <sup>th</sup> 6pm-10pm	Dec 1 <sup>st</sup> 4pm-10pm
<b>December 2018</b>	2 <sup>nd</sup> 4pm-9pm	3 <sup>rd</sup> CLOSED	4 <sup>th</sup> CLOSED	5 <sup>th</sup> 6pm-10pm	6 <sup>th</sup> 6pm-10pm	7 <sup>th</sup> 6pm-10pm	8 <sup>th</sup> 4pm-10pm
<b>December 2018</b>	9 <sup>th</sup> 4pm-9pm	10 <sup>th</sup> CLOSED	11 <sup>th</sup> CLOSED	12 <sup>th</sup> 6pm-10pm	13 <sup>th</sup> 6pm-10pm	14 <sup>th</sup> 6pm-10pm	15 <sup>th</sup> 4pm-10pm
<b>December 2018</b>	16 <sup>th</sup> 4pm-9pm	17 <sup>th</sup> CLOSED	18 <sup>th</sup> 4pm-9pm	19 <sup>th</sup> 4pm-9pm	20 <sup>th</sup> 4pm-9pm	21 <sup>st</sup> 4pm-10pm	22 <sup>nd</sup> 4pm-10pm
<b>December 2018</b>	23 <sup>rd</sup> 4pm-9pm	24 <sup>th</sup> 4pm-9pm	25 <sup>th</sup> CLOSED	26 <sup>th</sup> 4pm-9pm	27 <sup>th</sup> 4pm-9pm	28 <sup>th</sup> 4pm-10pm	29 <sup>th</sup> 4pm-10pm
<b>January 2019</b>	30 <sup>th</sup> 4pm-9pm	31 <sup>st</sup> 4pm-12am	1 <sup>st</sup> CLOSED	2 <sup>nd</sup> 6pm-10pm	3 <sup>rd</sup> 6pm-10pm	4 <sup>th</sup> 6pm-10pm	5 <sup>th</sup> 4pm-10pm
<b>January 2019</b>	6 <sup>th</sup> 4pm-9pm						

Total: 36 days



## Winter Festival – 2019

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>November 2019</b>						29 <sup>th</sup> 6pm-10pm	30 <sup>th</sup> 4pm-10pm
<b>December 2019</b>	1 <sup>st</sup> 4pm-9pm	2 <sup>nd</sup> CLOSED	3 <sup>rd</sup> CLOSED	4 <sup>th</sup> 6pm-10pm	5 <sup>th</sup> 6pm-10pm	6 <sup>th</sup> 6pm-10pm	7 <sup>th</sup> 4pm-10pm
<b>December 2019</b>	8 <sup>th</sup> 4pm-9pm	9 <sup>th</sup> CLOSED	10 <sup>th</sup> CLOSED	11 <sup>th</sup> 6pm-10pm	12 <sup>th</sup> 6pm-10pm	13 <sup>th</sup> 6pm-10pm	14 <sup>th</sup> 4pm-10pm
<b>December 2019</b>	15 <sup>th</sup> 4pm-9pm	16 <sup>th</sup> CLOSED	17 <sup>th</sup> CLOSED	18 <sup>th</sup> 4pm-9pm	19 <sup>th</sup> 4pm-9pm	20 <sup>th</sup> 4pm-10pm	21 <sup>st</sup> 4pm-10pm
<b>December 2019</b>	22 <sup>nd</sup> 4pm-9pm	23 <sup>rd</sup> 4pm-9pm	24 <sup>th</sup> 4pm-9pm	25 <sup>th</sup> CLOSED	26 <sup>th</sup> 4pm-9pm	27 <sup>th</sup> 4pm-10pm	28 <sup>th</sup> 4pm-10pm
<b>Dec 2019/ Jan 2020</b>	29 <sup>th</sup> 4pm-9pm	30 <sup>th</sup> 4pm-9pm	31 <sup>st</sup> 4pm-12am	1 <sup>st</sup> 6pm-10pm	2 <sup>nd</sup> 6pm-10pm	3 <sup>rd</sup> 6pm-10pm	4 <sup>th</sup> 4pm-10pm
<b>January 2020</b>	5 <sup>th</sup> 4pm-9pm						

Total: 31 Days





## Richmond Fire-Rescue

### General Fire Safety Requirements for Food Vendors Including Mobile Food Trucks

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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.
3. 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.

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Tuesday, 22 August 2017 14:39  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1153)

<b>To Public Hearing</b>
Date: <u>Sept 5, 2017</u>
Item # <u>1</u>
Re: <u>TU 17 764698</u>

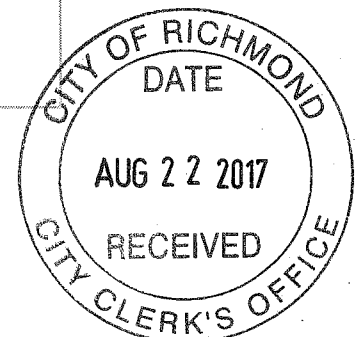
## Send a Submission Online (response #1153)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/22/2017 2:37:55 PM

### Survey Response

Your Name	Eric Wan
Your Address	238-4155 Sardis Street
Subject Property Address OR Bylaw Number	8211 Sea Island way
Comments	<p>We are writing to oppose the application of the Temporary Commercial Use Permit (TU 17-764698). Our company, Simply Self Storage at 8211 Sea Island is affected by the amount of traffic that the Night Market brought to the area. The traffic control people is the one the caused the traffic chaos and they cut out of the lanes at # 3 road east bounce at the intersection of Bridgeport . Its now taking over an hour to make a left turn and our only entrance is at Bridgeport an River Road. This has been a problem since the Night Market opened few years back. Our customers can not get to our storage freely and caused us business. Thank you</p>







# RICHMOND FIRE FIGHTERS SOCIETY

#1210 – 11980 Hammersmith Way, Richmond, B.C. V7A 0A4  
Email: [info@iaff1286.com](mailto:info@iaff1286.com)

Webpage: [www.iaff1286.com](http://www.iaff1286.com)

<b>To Public Hearing</b>
Date: <u>SEPT 5, 2017</u>
Item # <u>1</u>
Re: <u>TU 17-764698</u>
_____

July 17, 2017

Dear Mayor and Council,

This letter is in support of Mr. Raymond Cheung in his application for a permit to hold the Richmond Night Market once again this year. Mr. Cheung graciously allows our Charitable Society to raise funds at the night market. These funds enable our Society to support the following local charities and causes:

- |  |                             |
|--|-----------------------------|
| -Richmond Therapeutic Equestrian Society       | -Richmond Food Bank         |
| -Richmond Hospital Foundation                  | -Richmond Stroke Recovery   |
| -St. Albans Church Community Meals             | -Muscular Dystrophy Canada  |
| -Various Richmond High School Dry Grad Events  | -BC Firefighters Burn Fund  |
| -Provide Three Annual High School Scholarships | -Canadian Cancer Society    |
| -Dreams Take Flight                            | -Touchstone Family Services |

These fundraising efforts have been a great benefit to our Society Please and I would ask you to consider this when you decide on Mr. Cheung's application.

Sincerely,

Cory Parker

President- Richmond Firefighters Society



## Mayor and Councillors

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**From:** David Brind <davidbrind@telus.net>  
**Sent:** Monday, 28 August 2017 10:58 AM  
**To:** Mayor and Councillors  
**Cc:** 'Carol Day'  
**Subject:** RE: TU 17-764698 Temporary Commercial Use Permit

**Importance:** High

<b>To Public Hearing</b>
Date: <u>Sept 5, 2017</u>
Item #: <u>1</u>
Re: <u>TU 17-764698</u>

City of Richmond  
Attn: Mayor & Council

Regarding Temporary Commercial Use Permit Application (TU 17- 764698 – Night Market)

I reside in the Wall Center 3333 Corvette Way overlooking the night market site.

I am opposed to the renewal of the temporary commercial use application for the following reasons:

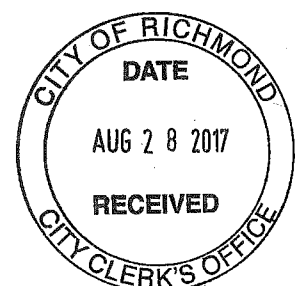
1. There is only one access road for all traffic requiring access to the 231 strata unit and the Westin Hotel. Recent new condo construction has increased the traffic flow on adjacent streets to the point where on the three weekend nights during Night Market opening we are nearing grid-lock.
2. While I am aware of the commercial significance and entertainment value of the Night Market event, the owners/tenants of all of the North-West facing units in the two towers are entitled to quiet enjoyment on their balconies or in-suite on warm evenings when their balcony doors are open for cooling purposes. This is not possible because of the loud music emanating from the market. If this event was periodic, it would be tolerable, however, since it occurs every weekend for several months it is intolerable.

I therefore respectfully request that you deny renewal of the Temporary Use permit application.

In the alternative, if you vote in favour of the renewal, I respectfully request that the renewal be granted with conditions: specifically, that any music generated on site be restricted to volumes that cannot be heard by anyone residing south of Sea Island Way.

Respectfully,

David Brind





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

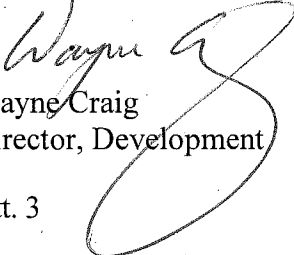
**Date:** June 26, 2017  
**File:** 08-4000-01/2017-Vol 01

**Re: Including Existing Community Amenity Contribution Rates in Council Policies  
Within the Official Community Plan and Area Plans**

**Staff Recommendation**

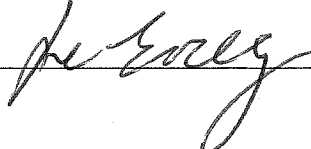


1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9625, which amends Official Community Plan Bylaw 9000 by amending Section 14.4.5D of the Development Permit Guidelines to include the cash-in-lieu of indoor amenity contribution rates now within Council Policy 5041 (Cash In Lieu of Indoor Amenity Space), be introduced and given first reading.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9626, which amends Official Community Plan Bylaw 7100, by:
  - a) Amending Section 4.0 of Schedule 2.4 - Steveston Area Plan to include the heritage contribution rates now within the Steveston Village Conservation Strategy and Implementation Program; and
  - b) Amending Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to include the affordable housing, childcare, city beautification and community planning contribution rates now within Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines);be introduced and given first reading.
3. That Bylaw 9625 and Bylaw 9626, having been considered in conjunction with:
  - a) The City's Financial Plan and Capital Program; and
  - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.
4. That Bylaw 9625 and Bylaw 9626, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.

5. That Council Policy 5041(Cash in Lieu of Indoor Amenity Space) and Council Policy 5044 (West Cambie – Alexandra Interim Amenity Guidelines), be repealed upon adoption of Bylaw 9625 and Bylaw 9626.

  
Wayne Craig  
Director, Development

Att. 3

MM/TC:blg

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Arts, Culture & Heritage Affordable Housing Community Social Development Recreation Law	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO (CAO name)</b>  

## Staff Report

### Origin

Since 2003, the City has adopted amendments to the Official Community Plan (OCP), Area Plans, and Council Policies to include a range of developer required planning, affordable housing and amenity contributions (i.e., monetary contributions in lieu of providing facilities) that are in place today. While most of the specific developer contributions are already included in the OCP and Area Plans, three (3) types of required developer contributions are in separate policies as follows:

- *Council Policy 5041: Cash in Lieu of Indoor Amenity Space*
- *Council Policy 5044: West Cambie – Alexandra Interim Amenity Guidelines*
- *Steveston Village Heritage Conservation Strategy*

This Staff Report presents minor administrative housekeeping changes to include the above required developer contributions in the City-wide OCP and Area Plans, to facilitate referencing them by having them in one place (the OCP).

A Staff Report will be provided to Committee in the future that discusses how the contribution rates may be adjusted to catch up for past inflation increases and include future inflation increases.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

### Related Policies & Studies

*City-Wide Official Community Plan Bylaw 9000: Cash in Lieu of Indoor Amenity Space*

- *Development Permit Area Guidelines:* Section 14.4.5D includes guidelines that require developers to provide indoor amenity space in multi-family developments as follows:
  - 1 to 3 units: None
  - 4 to 19 units: 50m<sup>2</sup> (538 ft<sup>2</sup>)
  - 20 to 39 units: 75m<sup>2</sup> (807 ft<sup>2</sup>)
  - 40 or more units: 100m<sup>2</sup> (1,076 ft<sup>2</sup>)
- If a developer does not provide the above-noted multi residential development indoor amenity space, they must make a monetary contribution required under *Council Policy 5041: Cash in Lieu of Indoor Amenity Space* (adopted in 2003), by providing cash in lieu in during the Development Permit application process (Attachment 1) as follows:
  - 1st to 3rd units: None
  - 4th to 19th units: \$1,000 per unit; plus
  - 20th to 39th units: \$2,000 per unit; plus
  - 40th unit & above: \$3,000 per unit for the remaining units.

*Area Plans Within Official Community Plan Bylaw 7100: West Cambie and Steveston*

- *Schedule 2.11A – West Cambie Area Plan:* Section 9.3.2, Objective 3 includes policies to provide developer-required affordable housing (\$5.10 per ft<sup>2</sup>), childcare (\$0.60 per ft<sup>2</sup>), city beautification (\$0.60 per ft<sup>2</sup>), and community engineering and planning contributions (\$0.07 per ft<sup>2</sup>), for rezoning applications by referencing *Council Policy 5044: West Cambie – Alexandra Interim Amenity Guideline* (adopted in 2006) to be collected for example, in lieu of providing the facility, in the West Cambie Area Plan Alexandra area (Attachment 2).
- *Schedule 2.4 - Steveston Area Plan:* Section 4.0 includes a policy that requires developer financial contributions (\$47.00 per ft<sup>2</sup>) during Village rezonings which involve density bonuses by referencing the *Steveston Village Heritage Conservation Strategy* (adopted in 2009), to be used for a Steveston Heritage Conservation Grant Program aimed at cost sharing the conservation of Village heritage buildings identified in the Strategy (See Bulletin in Attachment 3).

### **Analysis**

The above-noted contribution rates are proposed to be included within the OCP and Area Plans as follows:

- *OCP Amendment Bylaw 9000 (Bylaw 9625)*  
This proposed amendment bylaw will add the existing developer required cash in lieu of indoor amenity space contribution rates to the Development Permit Guidelines which is now included in *Council Policy 5041 (Cash in Lieu of Indoor Amenity Space)* which is proposed to be then repealed by Council concurrently with the adoption of proposed Bylaw 9625 by Council.
- *OCP Amendment Bylaw 7100 (Bylaw 9626)*  
This proposed amendment bylaw will:
  - Add the existing developer required heritage conservation contribution rate now in the *Steveston Village Conservation Strategy*, to the Steveston Area Plan (Bylaw 7100, Schedule 2.4).
  - Add the existing developer required city beautification, child care, affordable housing and community planning contribution rates now in *Council Policy 5044: West Cambie – Alexandra Interim Amenity Guidelines*, to the West Cambie Area Plan (Bylaw 7100, Schedule 2.11A).

### **Consultation**

The following includes a summary of the consultation required for the proposed Official Community Plan Amendment Bylaws:

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendments are consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups, Industry Groups and Neighbours	No referral necessary.
All relevant Federal and Provincial Government Agencies	No referral necessary.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9625 and Richmond OCP Bylaw 7100, Amendment Bylaw 9626, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

### School District

The proposed bylaws were not referred to School District No. 38 (Richmond) because they do not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043; which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). The proposed bylaws involve no changes in the planned and possible multiple-family housing units which may be developed within the City.

### Financial Impact or Economic Impact

None, as the proposed OCP Amendment Bylaws consolidate existing contribution rates and there are no financial impacts to the developer contributions.



## Conclusion

The proposed OCP Amendment Bylaws consolidate existing contribution rates into the OCP and Area Plans for consistency and ease of reference.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9625, and Official Community Plan Bylaw 7100, Amendment Bylaw 9626 be introduced and given first reading.



Mark McMullen  
Senior Coordinator - Major Projects



Terry Crowe  
Manager, Policy Planning

MM/TC:blg

### Attachments:

- 1) Council Policy 5041: Cash in Lieu of Indoor Amenity Space
- 2) Council Policy 5044: West Cambie – Alexandra Interim Amenity Guidelines
- 3) Bulletin – Planning-01: Steveston Village Conservation



# City of Richmond

# Policy Manual

Page 1 of 1

Adopted by Council: Dec 15, 2003

POLICY 5041

File Ref:

CASH IN LIEU OF INDOOR AMENITY SPACE

It is Council Policy that:

1. Payment of cash, in-lieu of providing indoor amenity space for multi-family developments, may be provided as an option as part of the Development Permit process.
2. The rates for cash in lieu are set as follows:

Number of Dwelling Units In a Multi-Family Project	Amount of cash-in-lieu payment
0 – 3 units	None
4 – 19 units	\$1000 per unit up to 19 units (exempt where the average unit size exceeds 148 m <sup>2</sup> )
20 – 39 units	\$1,000 per unit up to 19 units + \$2000 per unit over 19 units (exempt where the average unit size exceeds 148 m <sup>2</sup> )
40 units or more	\$1,000 per unit up to 19 units + \$2000 per unit over 19 units + \$3000 per unit over 39 units (exempt where the average unit size exceeds 148 m <sup>2</sup> )

3. Cash in lieu funds are to be deposited in a Recreation Facility Reserve account.
4. The funds are to be used for indoor public amenity space as identified by the Parks, Recreation and Cultural Services Department and as set out in their Master Plan which outlines the facility and amenity needs of the community.
5. Both local and City wide needs will be considered in the application of the funds.



Page 1 of 1	Adopted by Council: July 24, 2006	Policy 5044
File Ref: 08-4045-20-11	West Cambie – Alexandra Interim Amenity Guidelines	

## Policy 5044:

**West Cambie- Alexandra Interim Amenity Guidelines****(1.) Purpose**

- The purpose of the West Cambie- Alexandra Interim Amenity Guidelines is to establish guidelines for voluntary developer contributions (elements and rates), for certain non-DCC and other community amenities, to complement West Cambie Area Plan Bylaw No. 8029.
- The West Cambie Alexandra Interim Amenity Guidelines apply, until the City establishes more formal amenity bylaws and policies.

**(2.) Applicable area**

The West Cambie Area Plan - Alexandra neighbourhood, in Richmond.

**(3.) Details****(a.) Affordable Housing (For rezonings involving residential uses)**

Target: Collected Contributions: \$16 Million.

Formulas:

1. In the Multi Family Housing Area (townhouses, apartments)
  - If developers choose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.5 FAR.
2. In the Multi Family Housing Area (townhouses)
  - If developers choose not to build affordable housing the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 0.65 FAR.
3. In the Mixed Use (housing over small floor plate retail)
  - If developers chose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot, for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.25 FAR.

**Notes:**

- Staff will monitor the collected amount for affordable housing and advise Council of its options and ability to build affordable housing with any collected dollars.

**(b.) Community and Engineering Planning Costs**

Target: \$365,000

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.07, per buildable square foot, based on the proposed FAR in the development, to assist in paying for community planning and engineering costs to plan community land use, services and infrastructure.

**(c.) Child Care**

Target: \$1.8 Million - one child care facility (land and construction)

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for child care

**(d.) City Beautification**

Target: \$3.3 Million

Formula: For each buildable square foot the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for city beautification works [e.g. "High Street" streetscaping; public realm, walkways, plazas, feature landscaping).



**City of  
Richmond**

## Bulletin

Policy Planning Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Tel: 604-276-4000 Fax: 604-276-4052

### Steveston Village Conservation

**No.: PLANNING-01**

**Date: 2009-09-24**

#### **Purpose:**

The purpose of this bulletin is to highlight the new Steveston Village Conservation Strategy and Implementation Program.

#### **Background:**

On June 22, 2009, Council approved the following documents:

- The Steveston Village Conservation Strategy;
- A Revised Steveston Area Plan with heritage and non-heritage conservation policies, and a new Heritage Conservation Area (HCA) (see Map 1);
- An Implementation Program which establishes new financial incentives, design guidelines and permit requirements for redeveloping and altering buildings and property in the Heritage Conservation Area.

This means that there are new heritage policies, incentives and permit requirements in Steveston Village when altering:

- The Identified Heritage Resources which include the:
  - exteriors of 17 buildings in the Village;
  - small lot sizes that are a legacy of the 1892 Village Survey Plan;
  - other unique Village features, such as streetscapes and river views;
- All other Village buildings, structures and landscaping, in order to complement the heritage character of the Village.

#### **Significance:**

The significance of these documents is that, for the first time, Steveston Village's heritage buildings and resources are comprehensively identified so that they can be better conserved for future generations.

Similarly, the documents identify how the other properties in the Village can be redeveloped in a complementary manner.

This approach provides clarity and certainty for all and better conserves the Village's heritage. As well, there are financial incentives for owners of heritage buildings to assist them when undertaking heritage conservation.

### **Steveston Village Conservation Strategy:**

The Steveston Village Conservation Strategy identifies **WHAT** may be conserved for heritage purposes.

### **Steveston Area Plan:**

The revised Steveston Area Plan identifies:

- For Heritage Resources - the actual buildings and resources that are to be conserved and receive heritage conservation treatment;
- For Non Heritage Resources - how the remaining buildings and resources will be managed.

### **Implementation Program:**

The Implementation Program identifies **HOW** all properties are to be managed, regulated and given financial incentives in return for conserving heritage.

Thus, there are new requirements when altering all properties in the Steveston Village Heritage Conservation Area (see Map 1).

### **Cooperative Emphasis:**

The Strategy emphasizes that the City will work co-operatively with all property owners to balance the City's and property owners' interests with sound conservation practices and enable owners to access financial assistance in doing so.

### **Properties with Identified Heritage Value:**

For the 17 identified heritage buildings:

- The exteriors are to be conserved, and there is flexibility for interior redevelopment;
- Heritage conservation is to occur in accordance to Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada";
- Financial incentives are possible by rezoning to a new Steveston Conservation Zone which enables:
  - increases in density to achieve heritage conservation. The increases in density vary but generally involve an increase, from the existing 1.0 floor area ratio (FAR), to between 1.2 FAR (along Moncton Street) and 1.6 FAR elsewhere in the Village;
  - up to a 33% reduction in parking requirements;
- Access to the City's new Steveston Village Heritage Grant Program, which provides 50/50 cost-sharing assistance to conserve the 17 identified heritage properties, when the City has sufficient funds in the Steveston Heritage Grant Program Fund.

### **For All Other Properties:**

For all other Steveston Village properties:

- The revised Area Plan design guidelines including "Sakamoto" guidelines for exterior alterations and new buildings apply;
- Financial incentives are possible by rezoning to a new Steveston Conservation Zone which enables:
  - increases in density in return for contributing to the Steveston Village Heritage Grant Program. The increases in density vary but generally involve an Increase, from the existing 1.0 Floor Area Ratio (FAR), to between 1.2 FAR (along Moncton Street) and 1.6 FAR elsewhere in the Village;
  - up to a 33% reduction in parking requirements.

### **Heritage Alteration Permit (HAP) Requirements:**

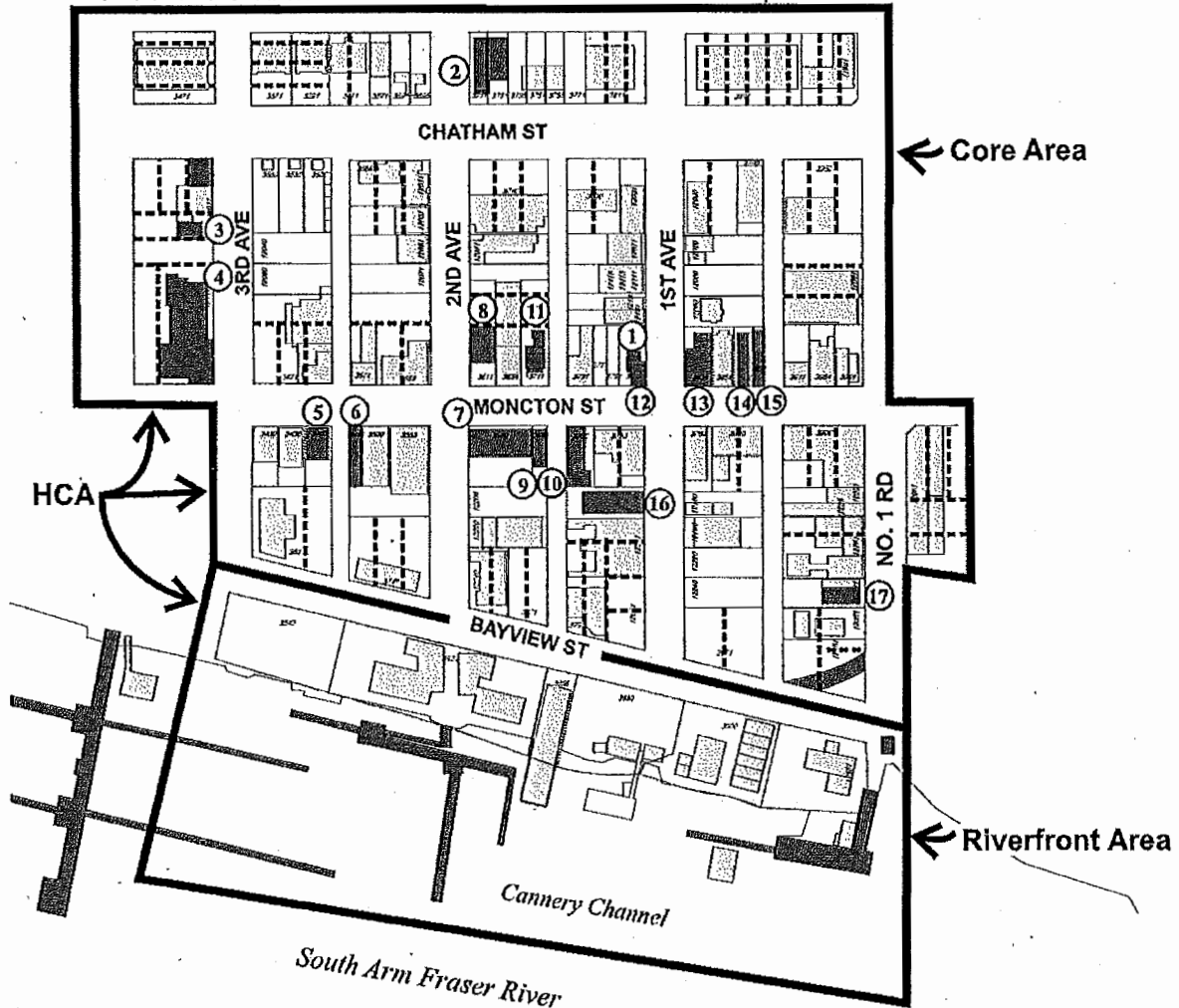
In addition to the normal requirements for rezonings, subdivision approvals and permits for development, demolition, buildings and signs, a Heritage Alteration Permit (HAP) is now required for changes to the exterior of all buildings and properties within the Steveston Village Heritage Conservation Area (HCA) (see Map 1).

The HAP approval process involves:

1. A preliminary discussion of proposed alterations between property owner and City staff.
2. A formal HAP application.
3. Staff review.
4. Approval.

For all more information, please contact Terry Brunette, Heritage Planner 2 at 604-276-4279.

Map 1 - Steveston Village Heritage Conservation Area (HCA):  
Resources and Modified 1892 Historic Lot Lines Map



### LEGEND

	Non Heritage Building		Identified Heritage Resource		Historic Lot Lines
①	3811 Moncton St.: "Japanese Doctors'/Hospital Office" relocated from 4091 Chatham St.	⑦	3580 Moncton Street "Hepworth Block"	⑬	3831 Moncton Street "Ray's Drygoods/Budget Appliance"
②	3711/3731 Chatham Street "Steveston Methodist Church"	⑧	3611 Moncton Street "Marine Garage"	⑭	3871 Moncton Street "Bare Basics"
③	12011 3 <sup>rd</sup> Avenue "Steveston Courthouse"	⑨	3680 Moncton Street "Wakita Grocery"	⑮	3891 Moncton Street "Tasaka Barbershop"
④	12111 3 <sup>rd</sup> Avenue "Sockeye/Steveston Hotel"	⑩	3700 Moncton Street "Redden Net/ Atagi Building"	⑯	12191 1 <sup>st</sup> Avenue "Japanese Buddhist Temple"
⑤	3460 Moncton Street "Dave's Fish & Chips"	⑪	3711 Moncton Street "Cannery Café"	⑰	12311 No 1 Road "Prickly Pear Garden Center"
⑥	3480 Moncton Street "Watilda Building/ Riverside Art Gallery"	⑫	3811 Moncton Street "Steveston Museum/Northern Bank"		

Sept 8, 2009





**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9625  
(Inclusion of Contribution Rates in Council Policy 5041  
(Cash-In-Lieu of Indoor Amenity Space))**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by:
  - a) Inserting a new sub-section b) at the end of Section 14.4.5D – Amenity Space as follows:
    - “• Contributions of cash-in-lieu of providing indoor amenity space for multi-family developments required under the Development Permit Guidelines, may be provided by an applicant/developer as an alternative option as set out below.

<b>Number of Dwelling Units in a Multi-Family Project</b>	<b>Amount of Cash-In-Lieu Payment</b> (exempt where the average unit size exceeds 148 m <sup>2</sup> )
1 <sup>st</sup> to 3 <sup>rd</sup> units	None
4 <sup>th</sup> to 19 <sup>th</sup> units	\$1,000 per unit; plus
20 <sup>th</sup> to 39 <sup>th</sup> units	\$2,000 per unit; plus
40 <sup>th</sup> unit & above	\$3,000 per unit for the remaining units.

- Cash-in-lieu funds are to be deposited in a Leisure Facilities Reserve Fund to be used for indoor public amenity space as identified by the Community Services Division and in alignment with Council priorities for facility and amenity needs for the local community and City-wide.”

This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9625**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 24 2017

CITY OF RICHMOND
APPROVED by <i>TC</i>
APPROVED by Manager or Solicitor <i>LA</i>

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MAYOR

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CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9626  
(Inclusion of Contribution Rates in Council Policy 5044  
(West Cambie – Alexandra Interim Amenity Guidelines), and the  
Steveston Heritage Conservation Program)**

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

1. Richmond Official Community Plan Bylaw 7100 is amended:
  - a) At Schedule 2.4 - Steveston Area Plan, Section 4.0, Objective 1, by adding Policy p) as follows:

“p) For those sites designated within the ‘Steveston Village Land Use Density and Building Height Map’ with a base density of 1.2 FAR and maximum density of 1.6 FAR, the maximum density may be permitted if:

    - A contribution of \$505.72 per m<sup>2</sup> (\$47.00 per ft<sup>2</sup>) for the net building floor area in the density bonus from the 1.2 FAR base density to the 1.6 FAR maximum density is provided;
    - That this contribution is to be allocated for funding of the Steveston Village Heritage Conservation Grant (SVHCG) Program; and
    - That such SVHCG Program contributions may be reduced by the amount of any cash-in-lieu contributions received under the City’s Affordable Housing Strategy for the same development.”
  - b) At Schedule 2.11A – West Cambie Area Plan, Section 9.3.2 Alexandra Development Framework, Objective 3, by deleting Policy f) in its entirety and replacing it with the following:

“Developer Contributions – Public Amenities

f) For rezoning applications for all other sites depicted on the ‘Alexandra Neighbourhood Land Use Map’, the City will accept developer/applicant contributions as follows:

    - Affordable Housing: With the exception of the ‘Mixed Use Employment Residential Area’ designation, where a development does not build affordable housing, contributions of \$54.88 per m<sup>2</sup> (\$5.10 per ft<sup>2</sup>) to Affordable Housing Statutory Reserve Fund will be accepted (and no density bonus for affordable will be granted).

- Child Care: The City will accept a developer's contribution of \$6.45 per m<sup>2</sup> (\$0.60 per ft<sup>2</sup>) on the proposed total net floor area (based on the proposed FAR) to assist in paying for child care facilities.
- City Beautification: The City will accept a developer's contribution of \$6.45 per m<sup>2</sup> (\$0.60 per ft<sup>2</sup>) on the proposed total net floor area (based on the proposed FAR) to assist in paying for City beautification works (e.g. "High Street" streetscaping; public realm, walkways, plazas, feature landscaping).
- Community and Engineering Planning Costs: The City will accept a developer's contribution of \$0.75 per m<sup>2</sup> (\$0.07 per ft<sup>2</sup>) on the total net floor area (based on the proposed FAR) to assist in paying for community planning and engineering costs to plan community land use, services and infrastructure."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9626"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 24 2017

CITY OF RICHMOND
APPROVED 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

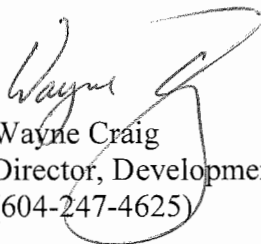
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** July 10, 2017  
**File:** RZ 15-703334

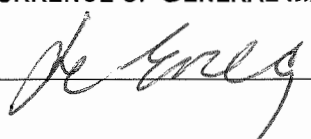
**Re:** Application by Yamamoto Architecture Inc. for Rezoning at 9511 and 9531 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, to rezone 9511 and 9531 Williams Road from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
(604-247-4625)

Att. 6

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

## **Staff Report**

### **Origin**

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9511 and 9531 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone in order to develop a seven-unit townhouse project. Vehicle access will be via the Statutory Right-of-Way for Public Passage over the internal drive aisle that is registered on the title of the adjacent property to the west at 9451 Williams Road. The subject site consists of two lots each of which currently contains one single-family dwelling that will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site includes the following:

- To the North are single family dwellings on lots zoned “Single Detached (RS1/E)” on Ash Street.
- To the South are single family dwellings on lots zoned “Single Detached (RS1/E)” along Williams Road and South Arm Community Centre.
- To the East are single family dwellings on lots zoned “Compact Single Detached (RC/1)” and “Single Detached (RS1/E)”.
- To the West is a townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.

### **Related Policies & Studies**

#### **Official Community Plan (OCP)**

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

#### **Arterial Road Policy**

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated as “Arterial Road Townhouse” in the OCP. The proposal is consistent with the Arterial Road Policy for the siting of townhouse developments.



**Floodplain Management Implementation Strategy**

The proposed development 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 adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731.

**Public Consultation**

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

**Analysis****Built Form and Architectural Character**

The Arterial Road Policy specifies a typical density of 0.60 to 0.70 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to location of a subject site within 800 m of a City Community Centre, and on corner lots with required frontage improvements on two or more streets. The proposal for seven townhouses with a density of 0.65 FAR has met the policy requirements through the provision of a functional road design (Attachment 3) that includes a 1.0 road dedication along Williams Road, a 4 m x 4 m curb cut dedication at the corner of Williams Road and Ash Street, and significant improvements along both the Williams and Ash frontages.

Conceptual development plans are contained in Attachment 4. The proposed seven (7) unit town housing complex will have two (2) buildings in total. Five (5) units front Williams Road in one (1) building and two (2) units are located in one (1) building at the rear of the subject site.

The rear building will have a setback of 4.5 m at ground level for 50 % of building face, 6.0 m for the remainder of the north facing elevation, and 6.0 m above the first storey. However, the proposed front yard setback is 4.5 m and there is a proposed projection of 0.9 m into the front setback for the columns of one-storey entry porches. The front entry porches will have no negative impact on the streetscape. At Development Permit stage, two variances – for the building face and single-storey front entry porches - from the regulations in the “Medium Density Townhouses (RTM2)” zone will be required because the minimum front yard setback is 6.0 m.

**Existing Legal Encumbrances**

A Statutory Right-of-Way for City access to underground utilities is registered on the subject site and located along the south property line. As identified in the rezoning conditions (Attachment 5) this must be removed and replaced with a new Statutory Right-of-Way for City access to the upgraded underground infrastructure.

## **Transportation and Site Access**

Access to the development site will be provided along the Statutory Right-of-Way for Public Passage that is registered on the title of the adjacent property at 9451 Williams Road, and each garage door entry for the new development will be sited along the internal east-west drive aisle.

The rezoning conditions include requirements for a 1.0 m wide road dedication along the Williams Road frontage, a 4 m x 4m dedicated curb cut, and a functional road design that shows the improvements along Williams Road and Ash Street road widening and frontage improvements. Specifically, the applicant is required to widen the intersection of Ash Street at Williams Road, and to provide new widened sidewalk and grass/tree boulevards improvements along both the Ash Street and Williams Road frontages, as shown in the functional road design.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 16 parking spaces including 14 spaces for resident parking and two spaces for visitor parking. The proposal satisfies this requirement with a total of 14 spaces for residents in side-by-side arrangement. Resident parking stalls includes 12 standard spaces and 2 small sized spaces. Two visitor spaces are proposed. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions.

The plan also includes a total of 12 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with four (4) spaces located within the outdoor amenity space, consistent with Richmond Zoning Bylaw 8500.

## **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses two (2) bylaw-sized trees on the subject property, two (2) trees on City property (Ash Street and Williams Road frontages), and two (2) trees located on adjacent properties (9971 Ash Street and 9451 Williams Road).

The City's Tree Preservation Coordinator and a City staff arborist have reviewed the Arborist's Report, and support the applicant's Arborist's findings with the following comments:

- Two (2) trees (tags #OS1, #OS2) on adjacent properties should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag#4242, #4243) on the subject site should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag #C1, #C2) within road areas should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.

### *Tree Protection*

A total of six (6) trees are to be retained and protected. The applicant has submitted a tree protection plan that shows the trees to be retained and the measures taken to protect them at

development stage (Attachment 6). To ensure that the trees identified for retention are protected in the construction phase, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, provide \$14,690 as security to ensure the protection of trees. This amount includes \$1,000 per tree for four trees on private lands, and a total of \$10,690 for two trees within City road ways.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all 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 remain in place until construction and landscaping on-site is completed.

### **Variance Requested**

The applicant is requesting two variances from the "Medium Density Townhouses (RTM2)" zone standard for minimum front yard setback:

- Reduction of minimum front yard setback from 6.0 m to 4.5 m.
- Projection of columns for single-storey front entry porches for a maximum of 0.9 m.

While the front yard setback is less than the required minimum 6.0 m in the "Medium Density Townhouses (RTM2)" Zone, this provides for a rear yard setback that is a good interface to the existing single family dwelling lot to the north, as envisioned in the OCP design guidelines for townhouse development on Arterial Roads. Both the proposed front and rear yard setbacks will be further considered and refined at Development Permit application review stage.

### **Affordable Housing Strategy**

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund. As the proposed development is grandfathered to the previous rate of \$4.00/per buildable ft<sup>2</sup>, the contribution is \$40,356.

### **Townhouse Energy Efficiency and Renewable Energy**

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, the applicant is required to meet the complete the following as rezoning conditions:

- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.
- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units.

### **Amenity Space**

Consistent with the OCP and Council Policy 5041, the applicant will provide a cash-in-lieu contribution of \$7,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9740, in-lieu of the provision of the on-site indoor amenity space.

For individual outdoor amenity space, all seven (7) units would have a private yard. Four (4) of the units would have larger than required ( $30 \text{ m}^2$  or  $333 \text{ ft}^2$ ) outdoor areas ranging from  $50 \text{ m}^2$  ( $534 \text{ ft}^2$ ) to  $126 \text{ m}^2$  ( $1,356 \text{ ft}^2$ ) and three (3) units will have slightly less than standard amenity spaces ( $27 \text{ m}^2$  or  $289 \text{ ft}^2$ ). However, all units will be located in close proximity to the large communal outdoor amenity space, and child play area.

Outdoor amenity space is proposed to be located in the northwest section of the subject site. In the preliminary plan, the proposed outdoor amenity space is  $738 \text{ m}^2$  which exceeds the OCP minimum requirement of  $6 \text{ m}^2$  per unit ( $42 \text{ m}^2$ ). Staff will continue to work with the applicant at the Development Permit application review stage to ensure the design of this outdoor amenity space will comply with all the applicable design guidelines in the OCP.

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

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades and frontage improvements as outlined in the rezoning conditions. These works include, but are not limited, to: review of street lighting levels along the Williams Road and Ash Street frontages and upgrade to City standards; widened corner cut at the Ash Street and Williams Road intersection and widening of Ash Street for two (2) south-bound departure lanes and one (1) northbound receiving lane; widening of sidewalks and new curb, gutter and grass/tree boulevard improvements along the Ash Street and Williams Road frontages; and the removal of all the existing driveways from Williams Road.

### **Development Permit Application Considerations**

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.

- A detailed landscape design with trees, shrubs, plantings and hard surface treatments.
- Architectural expression, detailing and colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

### **Financial Impact or Economic Impact**

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

### **Conclusion**

This application is to rezone 9511 and 9531 Williams Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of seven (7) townhouses.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines and will be further refined in the Development Permit application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, be introduced and given first reading.

Helen Cain

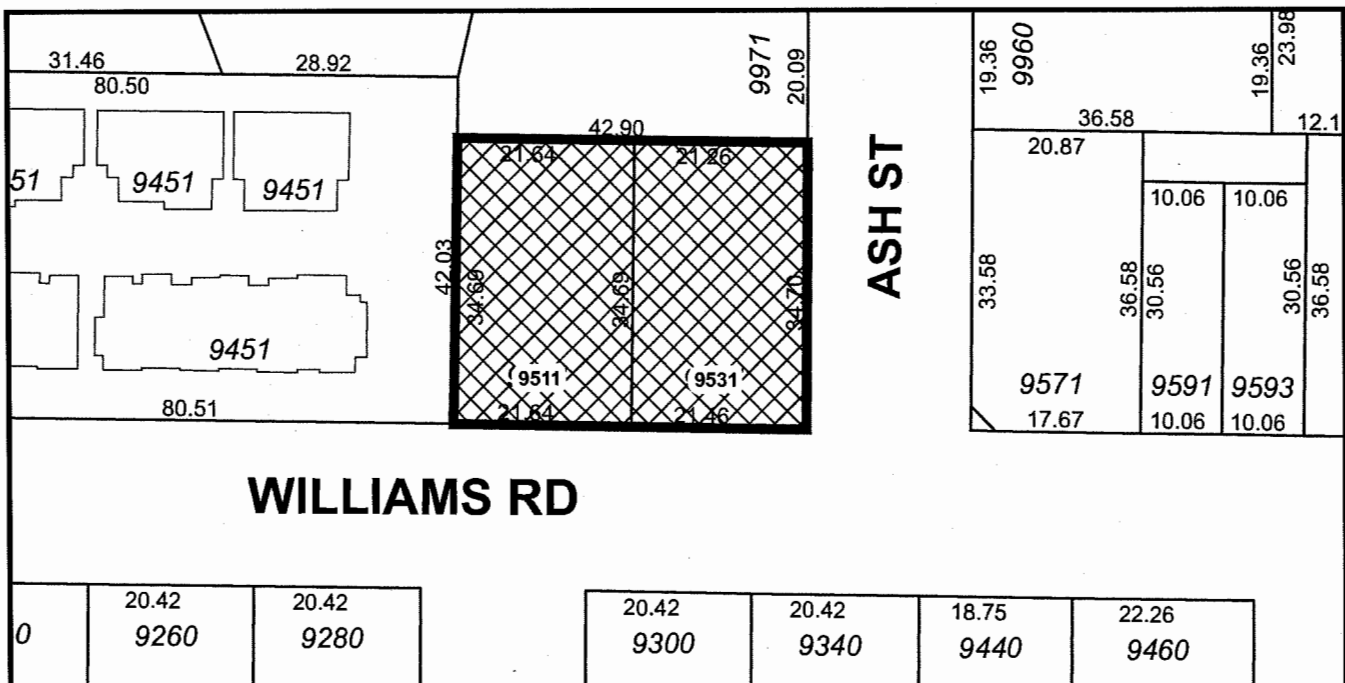
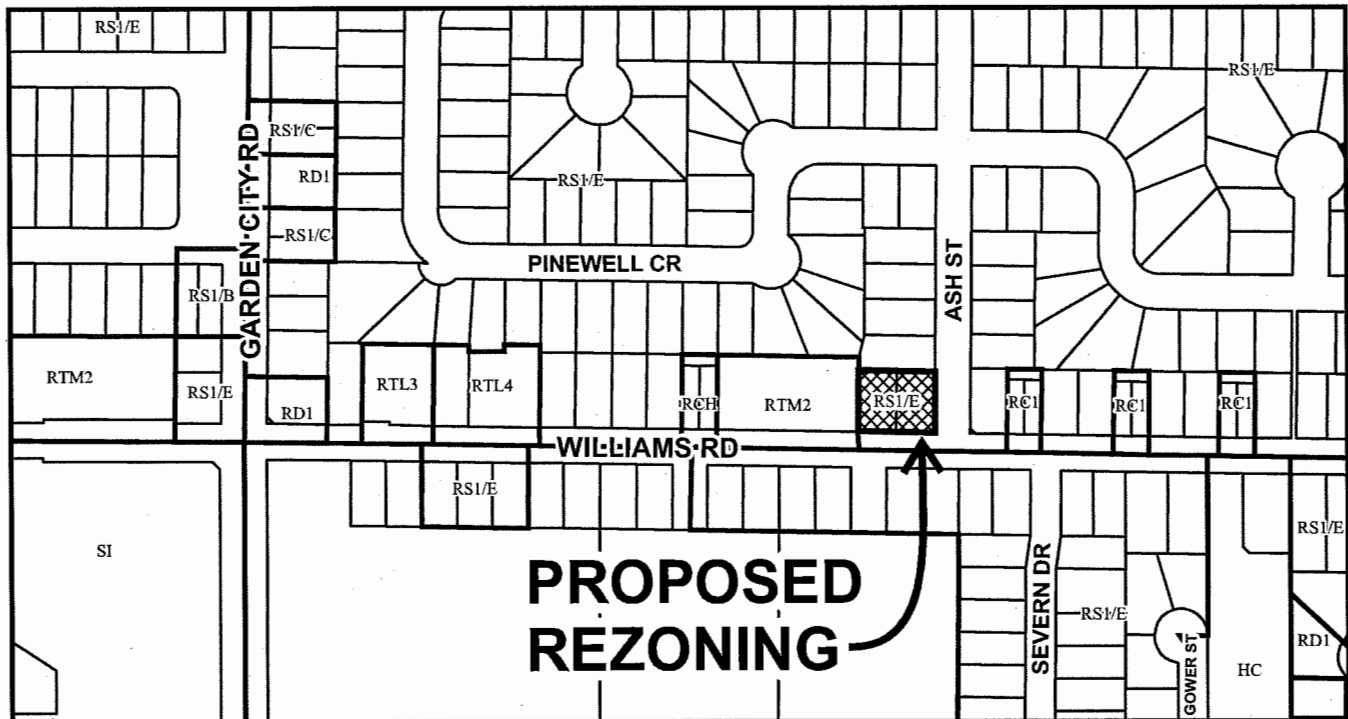
Helen Cain, MCIP RPP  
Planner 2

HC:cas

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Functional Road Design  
Attachment 4: Conceptual Development Plans  
Attachment 5: Rezoning Considerations  
Attachment 6: Tree Retention Plan



# City of Richmond



## RZ 15-703334

Original Date: 07/22/15

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 15-703334

Original Date: 07/22/15

Revision Date:

Note: Dimensions are in METRES





**RZ 15-703334**

**Attachment 2**

Address: 9511 and 9531 Williams Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Broadmoor

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Weilan Zhang and Zhi Yong Gu	No change
<b>Site Size (m<sup>2</sup>):</b>	1,493 m <sup>2</sup> (16,070 ft <sup>2</sup> )	1,441.80 m <sup>2</sup> (15,519.30 ft <sup>2</sup> ) (after 1.0 m road dedication and dedication of 4m x 4 m curb cut)
<b>Land Uses:</b>	Single-detached dwelling	7 townhouse units
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	None	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	2	7
<b>Other Designations:</b>	Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Total: Max. 65%	Building: Max. 36.6% Non-porous Surfaces: Max. 61.1% Total: Max. 62%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: 30 m Depth: 35 m	Width: >30 m Depth: >35 m	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.9 m	<b>yes</b>
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m – 50% first storey 6.0 m – 50% first storey	none
Setback – Side Yard (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12.0 m	12.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	16	16	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit (42 m <sup>2</sup> )	69 m <sup>2</sup> (743ft <sup>2</sup> )	none

Other: none

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.









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# SITE PLAN

SCALE: 3/32"=1'-0"



**LEGEND:**

	TREE TO BE REMOVED
	TREE TO BE MAINTAINED
	TRUNK PROTECTIVE EXPOSE

## STATISTICS:

CIVIC ADDRESS: 9511, 9531 WILLIAMS ROAD  
LEGAL DESCRIPTION: LOT 15 & 16 SEC 27 BLK 111 SUBURBAN BLOCK G

ZONING: RTM2

LOT AREA (GROSS): 1,463 SQ.M. (16,070 SQ.FT.)  
LOT AREA (NET): 1,441.8 SQ.M. (15,613.3 SQ.FT.) - AFTER DEDICATION  
MAX. LOT COVERAGE: BLDG: 1,441.8 SQ.M. x 40 % = 576.72 SQ.M. (6,207 SQ.FT.)

PROPOSED: BLDG. / PORCHES: 628.0 SQ.M. - 36.6%  
TOTAL IMPERVIOUS: 833.0 SQ.M. - 45.9%  
TOTAL: 881.3 SQ.M. - 61.1%

MIN. LIVE PLANT MATERIAL: 1,441.8 SQ.M. x 25 % = 360.45 SQ.M. (3,880.4 SQ.FT.)  
PROPOSED: 578.0 SQ.M. (PERMEABLE) - 40.1%

MAX. BUILDING HEIGHT: 12.0M (THREE STOREYS)  
PROPOSED: 12.0M (THREE STOREYS)

50% MAX. BUILDING FACE ALLOWED INTO REAR YARD SETBACK: 62'-8" (16.05M) BUILDING FACE

F.A.R.: MAX. ALLOWED FLOOR AREA (0.05): 1,441.8 SQ.M. x 65% = 937.17 SQ.M. (10,091 SQ.FT.)  
MAX. ALLOWED GARAGE AREA: 59 SQ.M. x 18 UNITS = 403 SQ.M. (4,305 SQ.FT.)

## PROPOSED FLOOR AREA:

UNIT A (3 BR/2.5 B)	158.8 SQ.M.	x	3 UNITS	=	470.4 SQ.M.
UNIT B (3 BR/2.5 B)	114.2 SQ.M.	x	1 UNIT	=	114.2 SQ.M.
UNIT C (3 BR/2.5 B)	114.0 SQ.M.	x	2 UNITS	=	228.0 SQ.M.
SUBTOTAL				=	812.6 SQ.M. - 64.1%
ADDITIONAL AREA:					
GARAGE / RECYCLE:				=	8.8 SQ.M.
ELEC. ROOM:				=	4.3 SQ.M.
TOTAL				=	825.7 SQ.M. (10,009 SQ.FT.) - 65.2%

## GARAGE AREA

UNIT A (3 BR/2.5 B)	37.8 SQ.M.
UNIT B (3 BR/2.5 B)	31.2 SQ.M.
UNIT C (3 BR/2.5 B)	34.0 SQ.M.
SUBTOTAL	212.8 SQ.M.

## PARKING:

REQUIRED:

2.8 SPACES x 7 UNITS  
0.2 SPACES x 1 UNITS  
TOTAL

PROVIDED:

2 CAR GARAGES x 7 UNITS  
OPEN VISITORS PARKING  
TOTAL

REQUIRED BICYCLE:

1.26 SPACES x 7 UNITS  
0.2 SPACES x 1 UNITS  
TOTAL

PROVIDED BICYCLE:

2 SPACES x 6 GARAGES  
1 SPACE x 2 GARAGES  
BICYCLE RACK  
TOTAL

## AMENITY AREA

REQUIRED

INDOOR

OUTDOOR

PROVIDED

INDOOR

OUTDOOR

COMBINED (EXISTING)

MIN. 70 SQ.M. (753.5 SQ.FT.)

42 SQ.M. (452 SQ.FT.)

PAYMENT IN LIEU

89 SQ.M. (742 SQ.FT.)

276 SQ.M. (2995 SQ.FT.)

# PLAN #1

YAMAMOTO  
ARCHITECTURE

7 UNIT TOWNHOUSE DEVELOPMENT

1.0

REVISIONS  
DATE  
BY  
REASON

1.0  
JULY 15, 2016  
JP  
C-0009

7 UNIT TOWNHOUSE DEVELOPMENT  
500 E. 30TH AVE. SUITE 100  
RICHMOND, BC V6V 1E9  
T: 604.271.1127 F: 604.271.1127

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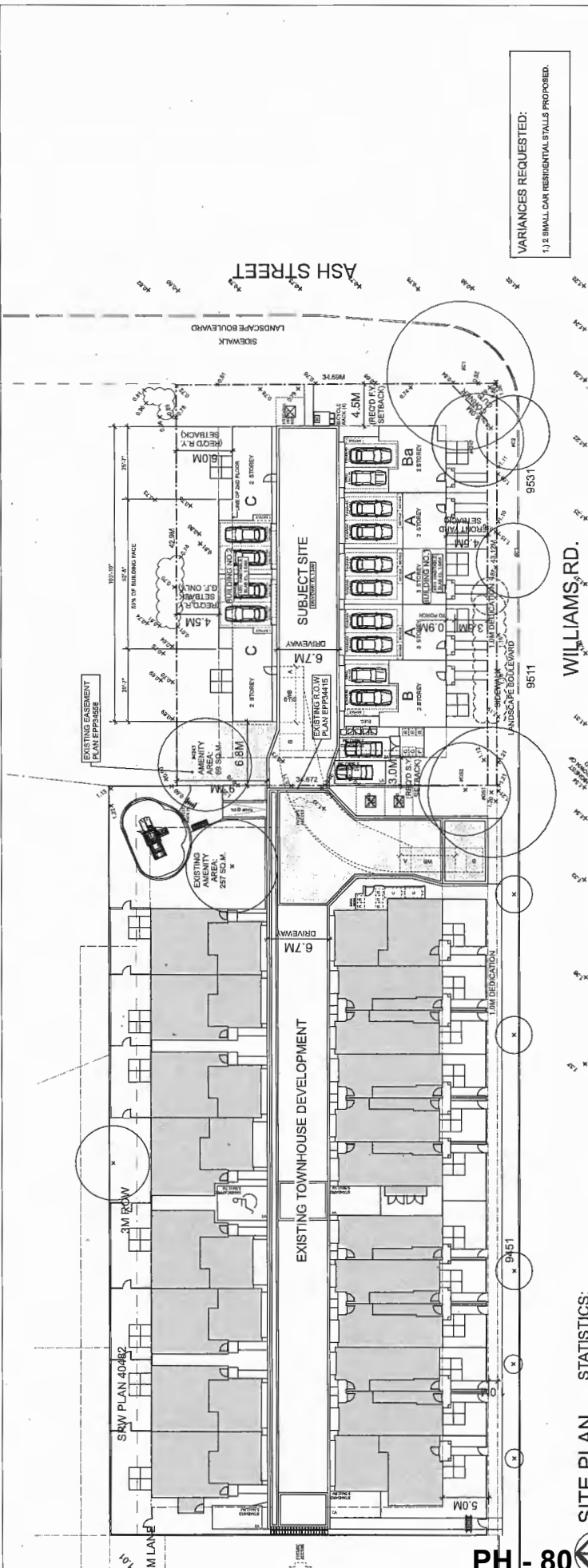


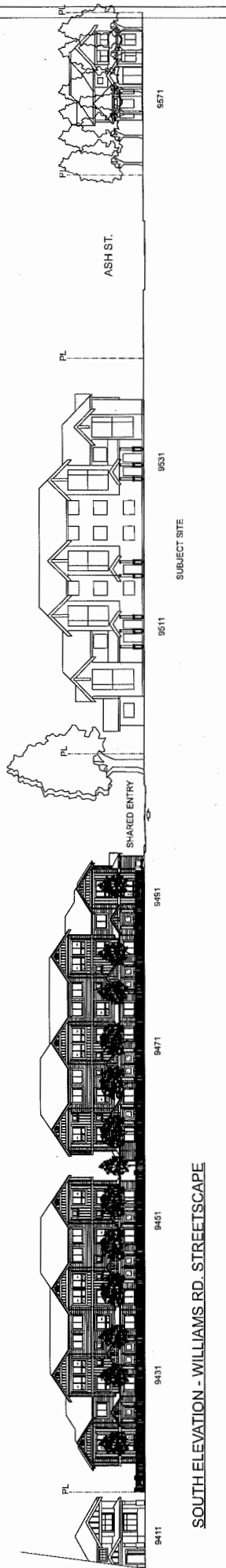
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## VARIANCES REQUESTED:

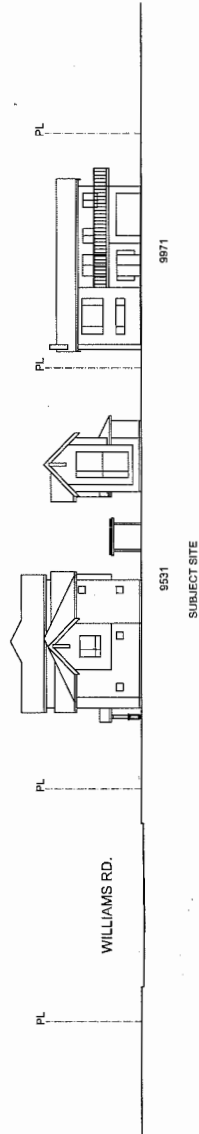
1) 2 SMALL CAR RESIDENTIAL STALLS PROPOSED.





SOUTH ELEVATION - WILLIAMS RD. STREETSCAPE

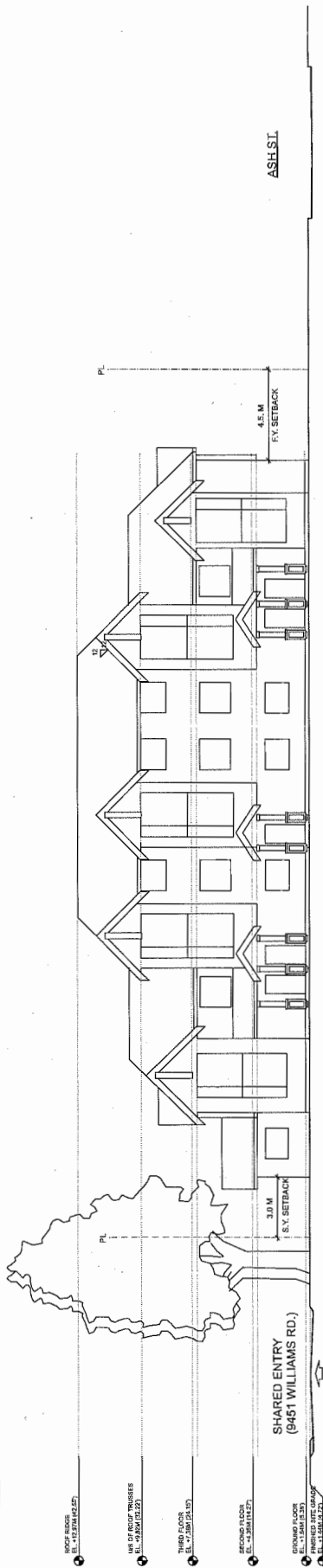
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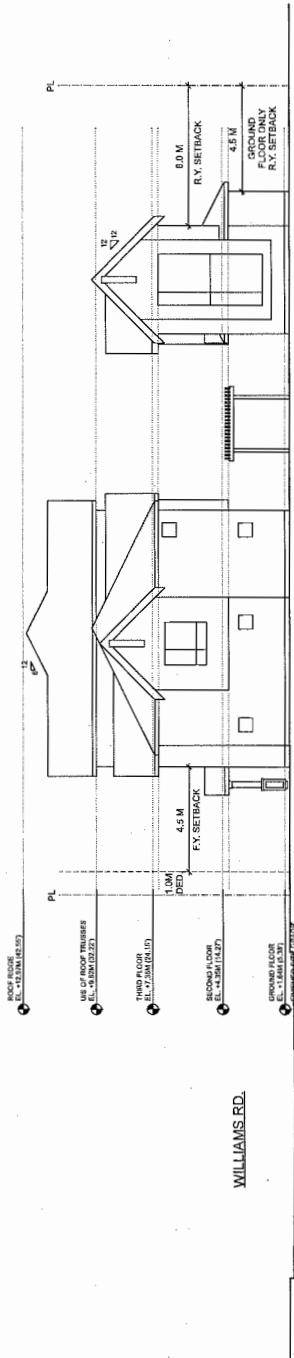
EAST ELEVATION - ASH ST. STREETSCAPE

<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT 8511 & 8513 WILLIAMS RD. RICHMOND, MD		<b>PREPARED BY -</b> YAMAMOTO ARCHITECTURE 300 N. 30th Street, Suite 100 Washington, DC 20001 T - 202.777.1127 F - 202.777.1329	
<b>DATE -</b> 04/11/17		<b>SCALE -</b> 1/8" = 1'-0"	
<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT		<b>DATE -</b> 04/11/17	
<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT		<b>DATE -</b> 04/11/17	

2	APR 11 2017	REVISION/REVISION
1	OCT 18 2016	REVISION/REVISION
NO	04/11/17	DATE



BUILDING NO. 1  
SOUTH ELEVATION (WILLIAMS RD.)



BUILDING NO. 1  
EAST ELEVATION (ASH ST.)

<b>YAMAMOTO ARCHITECTURE</b> 200 - 25 East 8th Avenue Vancouver, BC V6T 1S6 T: 604.271.1127 F: 604.271.1327		<b>7 UNIT TOWNHOUSE DEVELOPMENT</b> 9451 & 9453 WILLIAMS RD. SEASIDE, BC		<b>ELEVATIONS</b> SCALE - 1/32" = 1'-0" DATE - 2013.03.01 DRAWN - JF CHECKED -	
2 APR. 22, 2017 1st REVISIONS 1 DEC. 16, 2016 1st REVISIONS		24.1		SHEET NO. - 24.1 TOTAL SHEETS - 24.1	





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**p&g**  
LANDSCAPE  
ARCHITECTS  
10000  
Sandy, British Columbia, V5C 6G9  
P: 604-284-0011 F: 604-284-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DWG.
1	10/10/14	FINAL DESIGN SET	001
2	10/10/14	REVISED LAYOUT	002
3	10/10/14	REVISED LAYOUT	003
4	10/10/14	REVISED LAYOUT	004
5	10/10/14	REVISED LAYOUT	005
6	10/10/14	REVISED LAYOUT	006
7	10/10/14	REVISED LAYOUT	007
8	10/10/14	REVISED LAYOUT	008
9	10/10/14	REVISED LAYOUT	009
10	10/10/14	REVISED LAYOUT	010
11	10/10/14	REVISED LAYOUT	011
12	10/10/14	REVISED LAYOUT	012
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16	10/10/14	REVISED LAYOUT	016
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19	10/10/14	REVISED LAYOUT	019
20	10/10/14	REVISED LAYOUT	020

PROJECT:

TOWNHOUSE DEVELOPMENT  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

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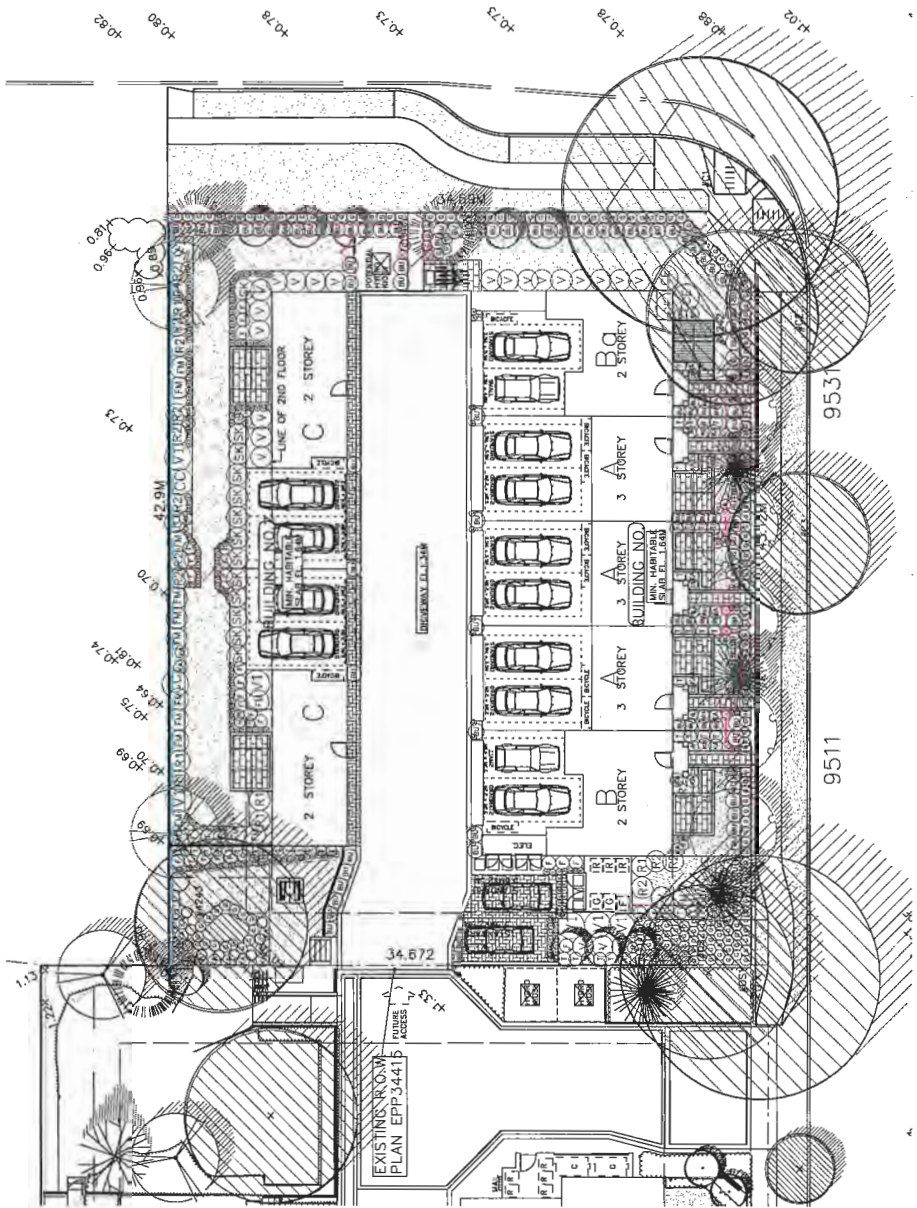
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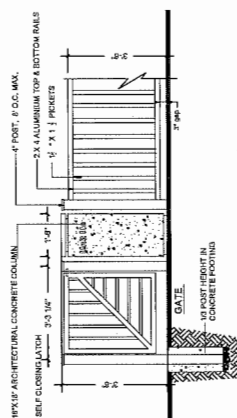
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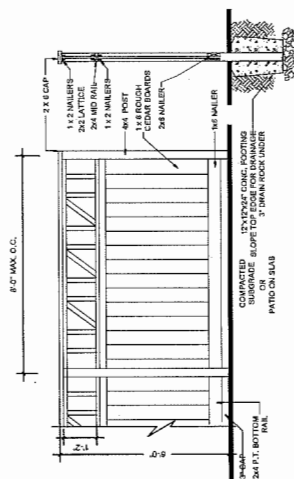
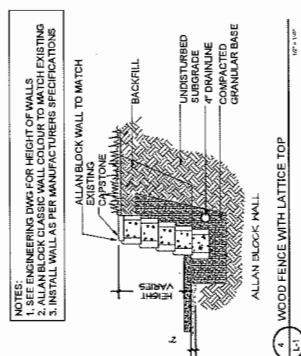
# PLANT SCHEDULE

ITEM	SYM	COMMON NAME	PLANT SIZE / COMMENTS
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3	3	AMALANCHOCA	10' x 12' x 10' (10' x 12' x 10')
4	4	ARJUNIA	10' x 12' x 10' (10' x 12' x 10')
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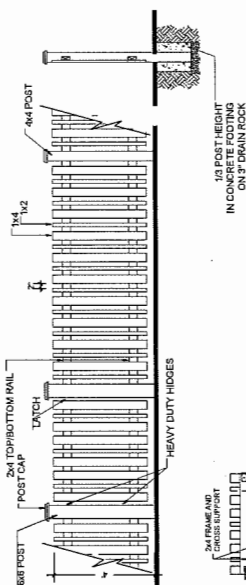




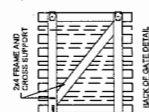
- NOTES:**
- 1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
  - 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
  - 3. GATE HARDWARE TO BE CHOSEN BY OWNER.
  - 4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
  - 5. ALUMINUM FENCE TO BE POWDER COATED SEM-GLOSS BLACK.



- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" HIG STEPS (MAX.). GAUG TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION GRADE MINIMUM).
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPL. V. COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALLOWANCES TO LEVEL CHANGES MUST BE TO BE IN 12" - 16" STEPS (MAX.).



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P: 604 294-8811 F: 604 294-0522

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:

**OUTDOOR AMENITY AREA  
CALCULATION**

DRAWING NUMBER:

**3E**

DATE: 16 MAY 2014

SCALE: 100% = 1:1

DRAWN: MM

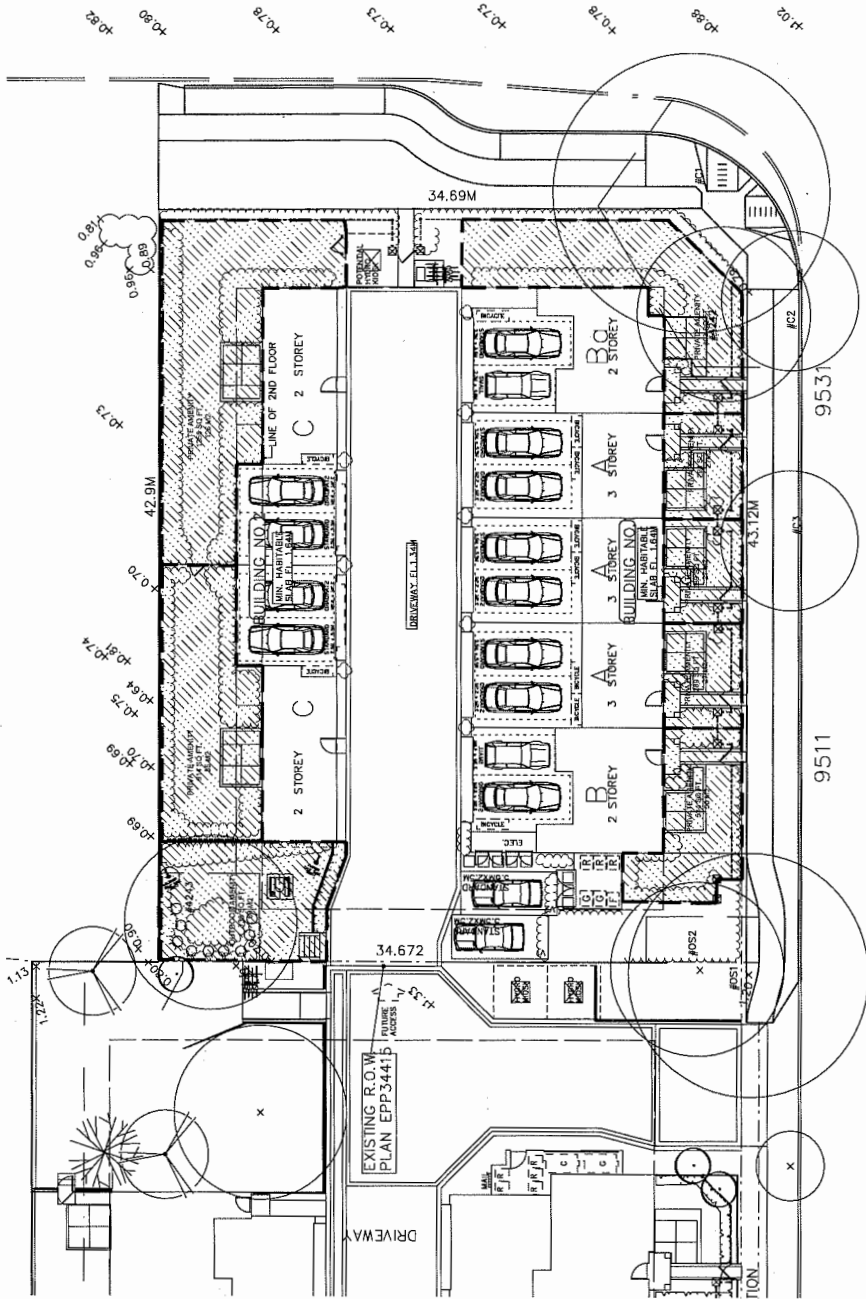
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CHECK: MM

OF 5

1E-008

15488-839







# City of Richmond

## Rezoning Considerations

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

**Address:** 9511 and 9531 Williams Road

**File No.:** RZ 15-703334

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, the developer is required to complete the following:**

1. 1.0 wide road dedication along the entire Williams Road frontage is required and a dedicated 4 m x 4 m corner cut at the northwest corner of the Williams Road at Ash Street intersection (i.e. southeast corner of the development site) is also required.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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, 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 \$14,690 (\$1,000 per tree for four trees on private lands and \$10,690 for two trees in City road ways) for the six (6) trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$40,356) to the City's affordable housing fund.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

*Water Works:*

- Using the OCP Model, there is 649.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 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 Developer's cost, the City will:
  - Cut and cap all existing water service connections along the Williams Road frontage.
  - Install one (1) new water service connection complete with meter and meter box along the Williams Road frontage.

*Storm Sewer Works:*

- The Developer is required to:
  - Upgrade the existing storm sewer fronting Ash Street to 600mm pipe diameter from the north property line to STMH2076 on the east side of Ash Street, approximately 34m in length. MH upgrades required.
- At Developer's cost, the City will:
  - Cut and cap all existing service connections and remove all existing IC's along all property frontage of the development site.

*Sanitary Sewer Works:*

- At Developers cost, the City will:
  - Cut, cap and abandon the existing sanitary service connection at the existing MH (SMH1725) and remove the existing IC along the Ash Street frontage.
  - Install a new sanitary service connection and IC along the Ash Street frontage.

*Frontage improvements:*

- Prepare a functional road design plan with cross-sections to show the Ash Street road widening and the frontage improvements along the Ash Street and Williams Road frontages.
- Williams Road
  - No direct vehicular access (driveway crossings) to the site is permitted along the Williams Road development frontage.
  - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard (connecting to the existing sidewalk west of the site).
  - The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other Williams Road frontage improvements.
  - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- Ash Street
  - No direct vehicular access (driveway crossings) to the site is permitted along the Ash Street development frontage.
  - Widen Ash Street (west side of the road) along the development frontage from the existing 5.9 m wide pavement to 8.5 m. At the Williams Road/Ash Street intersection, widen the north leg of the



- intersection to provide a 11.2 m wide pavement to accommodate two departure lanes (southbound right turn and southbound left turn) and a northbound receiving lane.
  - Construct new curb/gutter at the edge of the new pavement (west side of the road) along the development frontage (connecting to the existing curb/gutter on Williams Road).
  - Remove the existing asphalt walkway and bollards and construct a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb) behind the new curb and gutter.
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard with connection to the existing asphalt walkway to the north of the site.
  - The existing driveway to provide access to the site from Ash Street is to be closed permanently. Remove the existing driveway crossing and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other required Ash Street frontage improvements.
  - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers:
    - Underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

*General Comments:*

- Discharge the existing Statutory Right-of-Way (40482) for City access to underground utilities along the south property line of the development site. Discharge is only permitted once the existing infrastructure is removed or abandoned using flowable concrete and a signed letter of confirmation shall be submitted to the City.
  - Registration on title of a new Statutory Right-of-Way for City access to underground utilities to accommodate the proposed service connections. Details to be determined during the SA process.
  - 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

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Signed

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Date

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LANDSCAPE  
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SCALE:

NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:

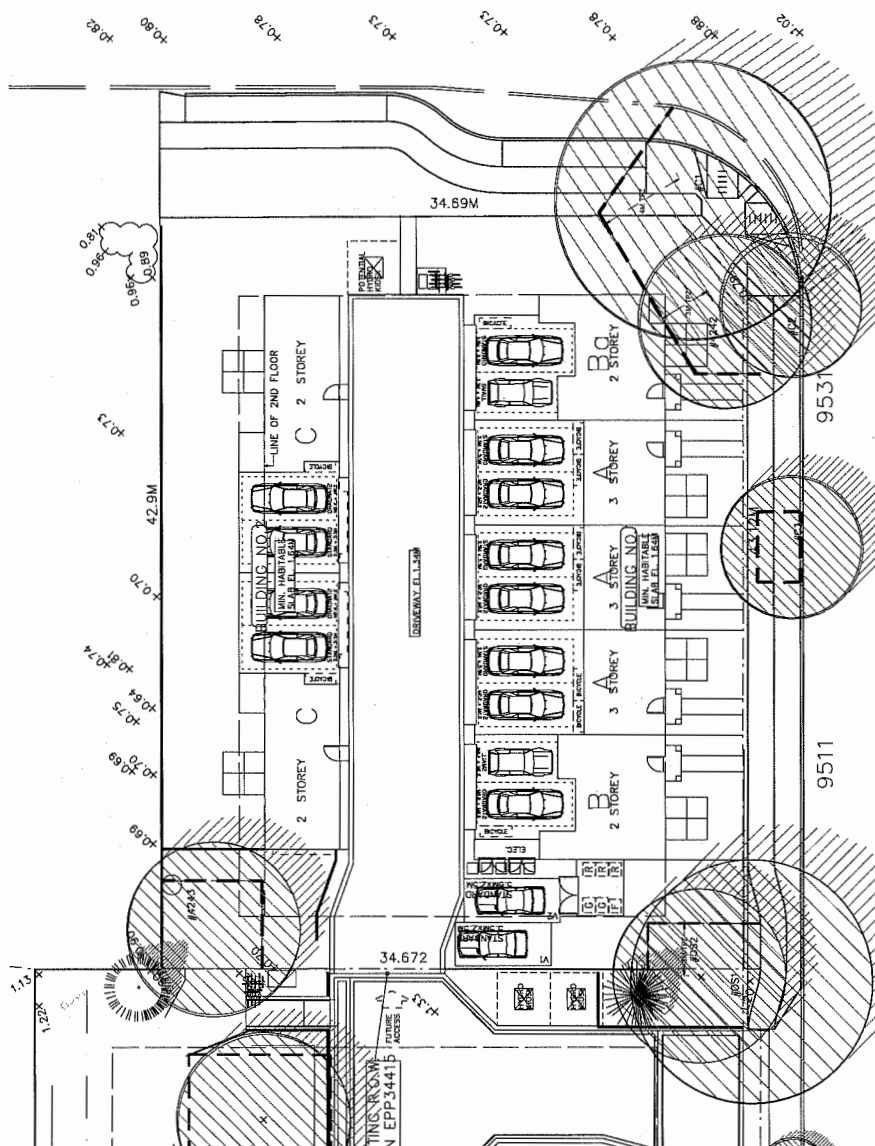
**TREE MANAGEMENT  
PLAN**

DRAWING NUMBER:  
**3B**  
DATE: 10/01/11  
SCALE: 3/32"=1'-0"  
DRAWN: MW  
CHECKED: MW  
CARET:

PROJECT NUMBER:

1006-42P

**EX TREE LEGEND**





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9740 (RZ 15-703334)  
9511 and 9531 Williams 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 "**MEDIUM DENSITY TOWNHOUSES (RTM2)**".

P.I.D. 010-341-234

Lot 15 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan  
18110

and

P.I.D. 010-341-242

Lot 16 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan  
18110

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9740**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017

CITY OF RICHMOND
APPROVED by HC
APPROVED by Director or Solicitor BK

\_\_\_\_\_  
MAYOR

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

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Friday, 4 August 2017 12:55  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1152)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

<b>To Public Hearing</b>
Date: <u>Sept. 5, 2017</u>
Item # <u>3</u>
Re: <u>Bylaw 9740</u>

## Send a Submission Online (response #1152)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/4/2017 12:54:36 PM

### Survey Response

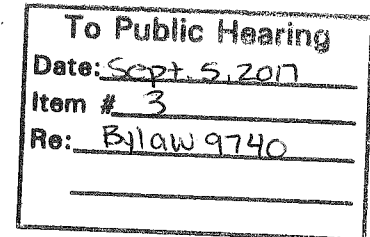
Your Name	NGA KWAI LUK
Your Address	10-9451 Williams Road
Subject Property Address OR Bylaw Number	EPS2763 wants to use our easement
Comments	<p>I am writing to object for the townhouse development 9511 and 9531 Williams Rod to share our common driveway, the reasons as follows:- 1. It is impossible for two difference Strata to manage the same driveway/easement, which will make a simple issue to be complicated, like costing sharing for common driveway (repair &amp; replace), snow removal, common light usage, landscaping, insurance etc, etc. 2. It is also impossible for our strata council to give fine to the new residence if they violate our strata by laws. 3. There has difficulty for us to share our children playground and limited visitor parking in this already tiny area. Thank you very much for your kind attention</p>



## Mayor and Councillors

**From:** Webgraphics  
**Sent:** Tuesday, 29 August 2017 10:38 PM  
**To:** Mayor and Councillors  
**Subject:** RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740 - Send a Submission Online (response #1154)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



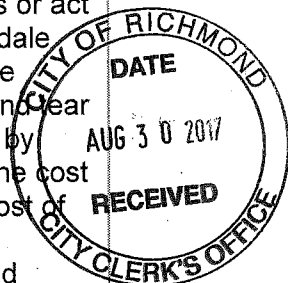
## Send a Submission Online (response #1154)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/29/2017 10:37:17 PM

### Survey Response

Your Name	Alex Kuen Fong
Your Address	Unit 20 - 9451 Williams Road Richmond
Subject Property Address OR Bylaw Number	EPS2763 - Incirole Project, sharing easement access
Comments	<p>I would like to raise the following concerns as well as objection for allowing easement access by Incirole Project. 1. Safety - How can we maintain order over the vehicles running through our complex when we don't have Strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Garden? 3. Cost Sharing Mechanism - There MUST be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for: Snow Removal Common Light usage Cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced) Landscaping Insurance 3. Garbage</p>





	<p>removal and recycling - The new complex is much smaller and tighter, how will garbage removal and recycling be handled. We can anticipate their complex will use our amenities without our authorization, including: - visitor parking spaces - the children's playground - recycling bins, garbage bins</p> <p>4. Construction debris/damages - Will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata for the use of the common driveway and damages that caused our driveway?</p> <p>5. Cosmetic and structural damages left on or around our property during and after constructions.</p> <p>6. Property tax is currently part of our unit of 20. How will the property tax be redistributed?</p>
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# City of Richmond

## Report to Committee Planning and Development Division

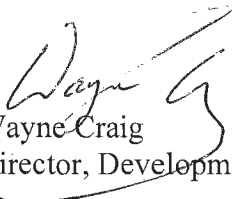
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** July 10, 2017  
**File:** RZ 17-772644

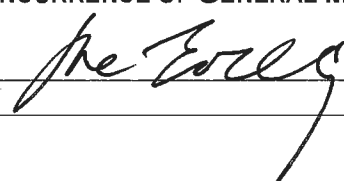
**Re:** Application by Beedie (Graybar Rd) Richmond Property Ltd. to Establish "Light Industrial (IL)" Zoning and Discharge "Land Use Contract 127" on a Portion of 6311 Graybar Road

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, to rezone a 0.71 ha. portion of 6311 Graybar from "Land Use Contract 127" to the "Light Industrial (IL)" zone, be introduced and given first reading; and
2. That "Land Use Contract 127" entered into pursuant to "Farrell Estates Ltd. Land Use Contract Bylaw No. 3613", be discharged from 6311 Graybar Road.

  
Wayne Craig  
Director, Development

WC:mm  
Att. 4

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

## Staff Report

### Origin

Beedie (Graybar Rd) Richmond Property Ltd. has made an application to discharge "Land Use Contract 127" from a 0.71 ha. (1.76 acre) portion of a split-zoned property located at 6311 Graybar Road and to zone this portion to "Light Industrial (IL)" in order to construct a new 2,665 m<sup>2</sup> (28,690 ft<sup>2</sup>) light industrial building (Attachment 1). The proposed zoning is consistent with the "Light Industrial (IL)" zoning now in place on the remainder of the subject property.

The subject Land Use Contract (LUC) 127 was registered on the front portion of the subject property adjacent to Graybar Road and other properties to the south and east of Graybar Road at the time of the subdivision of the area in 1979. The *Local Government Act* provides that all LUCs will expire on June 30, 2024 and require municipalities to establish underlying zoning for LUC properties by June 30, 2022. The owner has applied to discharge LUC 127 at this time so that the front portion of the property will have the same "Light Industrial (IL)" zoning as the large western portion of the property to the rear. This applicant proposes to construct a light industrial complex of three (3) buildings with two (2) of the proposed buildings located on the portion of the site already zoned "Light Industrial (IL)"; and a further 2,665 m<sup>2</sup> (28,690 ft<sup>2</sup>) building proposed for the front portion of the property under the current application.

### Findings of Fact

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

### Surrounding Development

The subject property is surrounded by large properties with light industrial and business park uses.

- To the North: A property, occupied by a light industrial building, zoned "Industrial Business Park (IB1)".
- To the South: A property, occupied by a light industrial building, under "Land Use Contract 127".
- To the East: Properties, occupied by light industrial buildings, zoned "Industrial Business Park (IB1)" and "Light Industrial (IL)".
- To the West: The remainder of the subject vacant light industrial property zoned "Light Industrial (IL)".

**Related Policies & Studies****Official Community Plan/East Richmond Area Plan**

The proposed zoning is consistent with the OCP “Mixed Employment (MEMP)” land use designation applicable to the property.

**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 subject zoning amendment and LUC discharge bylaw.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

**Analysis****Built Form and Architectural Character**

The applicant proposes to build three (3) large light industrial buildings as permitted under the “Light Industrial (IL)” zone with driveways leading from Graybar Road (Attachment 3). The proposed 2,665 m<sup>2</sup> (28,690 ft<sup>2</sup>), flat-roofed building on the subject front portion of the property will include six (6) units with:

- Ground level and second floor/mezzanine space in the front portion of each unit facing Graybar Road.
- Areas with higher ceilings occupying the remainder of the ground floor in the rear portion of each of unit.
- The two (2) storey front building elevation having substantial glazing, with concrete architectural frames and vertical fin/buttress elements to provide façade articulation and to separate each unit.
- Additional glazing at the southeast corner of the building near the main driveway and use of three (3) paint colours to provide visual interest.

- Large loading bays, with high garage doors, for each unit on the rear (west) elevation of the building.

The proposed landscaping plan includes 29 trees within the 3.0 m (10.0 ft.) wide landscape buffer along the Graybar Road frontage and 1.5 m (5.0 ft.) landscape strips located along the north property line and to rear of the parking lot for the subject building. There are also other well landscaped areas breaking up the parking lot. The applicant will provide a \$44,024 landscape security as a Rezoning Consideration to ensure the landscaping is completed.

### **Transportation and Site Access**

The subject site will include two (2) driveways from Graybar Road. These driveways will provide access to the front portion of the site being zoned “Light Industrial (IL)” and the larger remainder of the site currently zoned “Light Industrial (IL)”.

The proposed building on the east portion of the site will provide 73 parking spaces and six (6) medium size (SU9) loading spaces. This will exceed the 38 parking spaces and one (1) loading space required under Zoning Bylaw 8500. The building will also provide the required eight (8) Class 1 (Tennant) and eight (8) Class 2 (Visitor) bicycle parking spaces.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist’s Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses 14 bylaw-sized trees on the subject property and a hedge on the City’s road allowance.

#### *On Site Trees*

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- 14 on-site bylaw-sized trees are proposed to be removed.
- 28 replacement trees based on the 2:1 ratio as per the OCP are required.

The applicant has agreed to plant 29 trees that are included on the landscape plan with a \$44,024 security being provided to ensure the replacement trees are planted. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
26	6 cm	
3		3.5 m

*Off-Site Trees*

The arborist report identifies a hedge within Graybar Road which needs to be removed for the development and servicing works. The applicant will make a contribution to the City's Tree Compensation Fund of \$27,950 for the net loss of 43 trees within the hedge proposed to be removed.

**Site Servicing and Frontage Improvements**

The applicant will enter into a Servicing Agreement under the Rezoning Considerations (Attachment 4) which includes the following works.

*Servicing Works*

The Servicing Agreement will include substantial upgrading of the existing storm mains extending northwards along Graybar Road approximately 90 m (300 ft.) and eastwards along Gordon Way for approximately 90 m (300 ft.).

The applicant will also relocate an existing sanitary sewer located within a Statutory-Right-of-Way (SRW) located along the front of the property into the Graybar Road allowance and upgrade this main further northward. This SRW, registered under charge no. RD109525, would be discharged after construction of a replacement main within the adjacent Graybar Road fronting the site under the Servicing Agreement.

The applicant will also register Statutory Right of Ways over existing storm drainage lines along the front (east) property line adjacent to 6511 Graybar Road and the rear (west) property line.

*Frontage Works*

The applicant will construct the following frontage works along Graybar Road:

- A 1.5m (5.0 ft.) wide concrete sidewalk, and treed/grassed boulevard along the entire property frontage along Graybar Road.
- A 1.5 m (5.0 ft.) wide interim asphalt walkway behind the existing curb/gutter from the northern edge of the development to the intersection of Graybar Road and Westminster Highway.

**Contaminated Sites Regulation**

A Ministry of Environment (MOE) Certificate of Compliance or alternative approval regarding potential site contamination will need to be issued by MOE prior to the zoning amendment bylaw be considered for adoption as per the *Contaminated Sites Regulation*. This is a standard MOE requirement for such a site with previous industrial activities which requires further site investigation and possible remediation to be determined by an environmental consultant.

**Financial Impact or Economic Impact**

There is no financial impact to the City.



## **Conclusion**

The subject application will establish "Light Industrial (IL)" zoning and discharge "Land Use Contract 127" on a portion of 6311 Graybar Road, which is consistent with the "Light Industrial (IL)" zoning and the OCP "Mixed Employment (MEMP)" land use designation on the larger remainder of the site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9741 be introduced and given first reading.



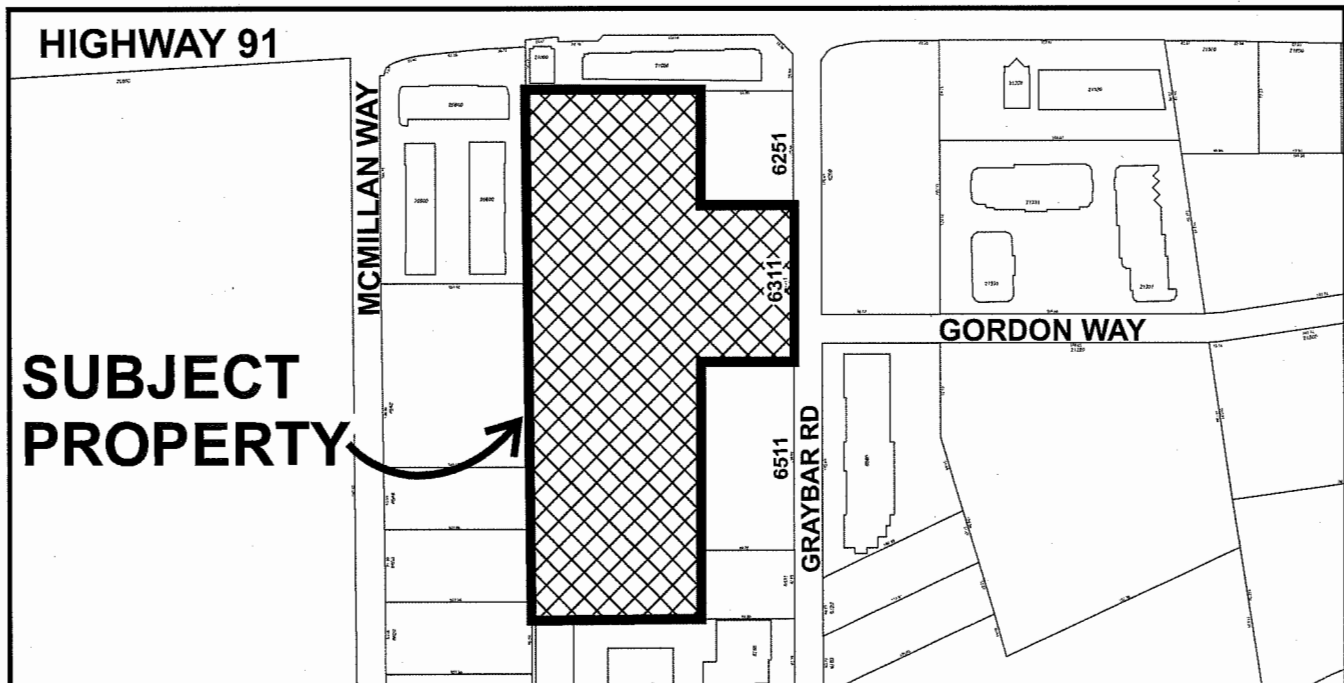
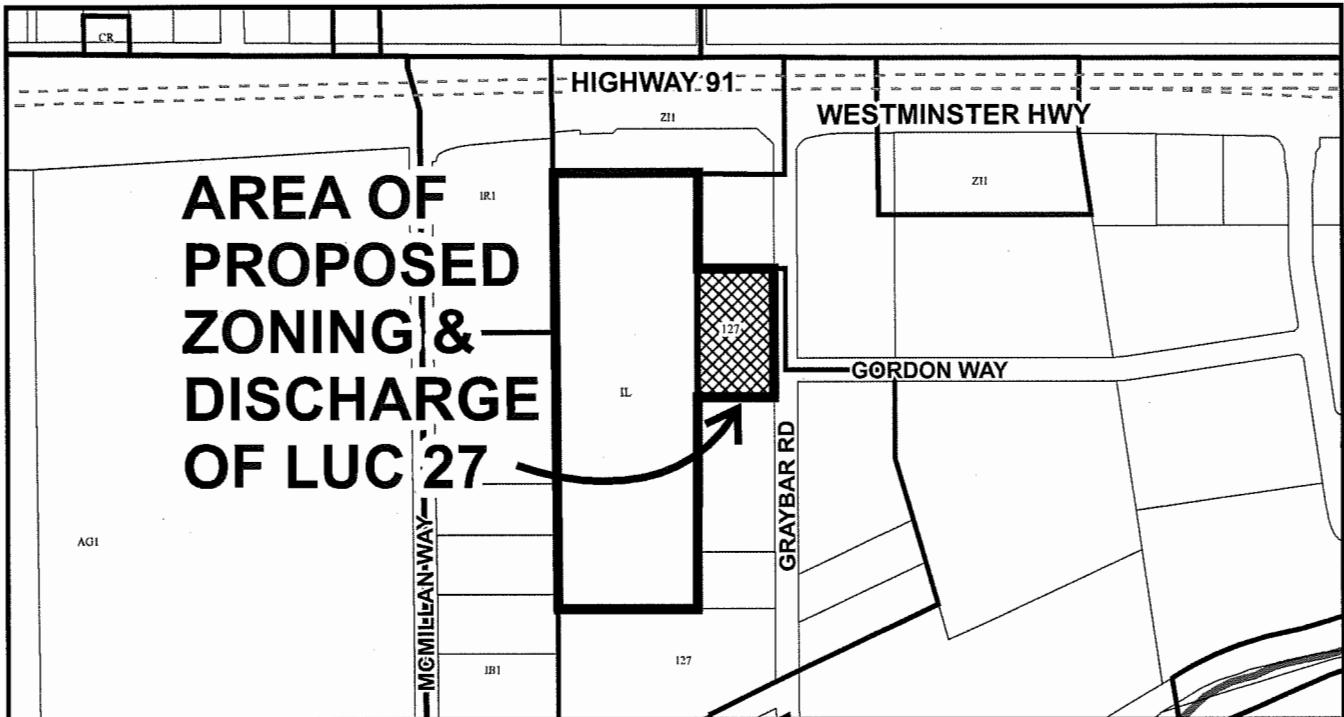
Mark McMullen  
Senior Coordinator - Major Projects

MM:rg

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



City of  
Richmond



RZ 17-772644

Original Date: 06/20/17

Revision Date: 07/12/17

Note: Dimensions are in METRES



City of  
Richmond



RZ 17-772644

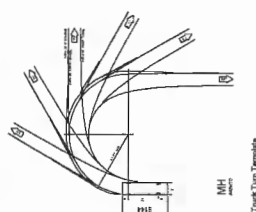
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Revision Date: 07/12/17

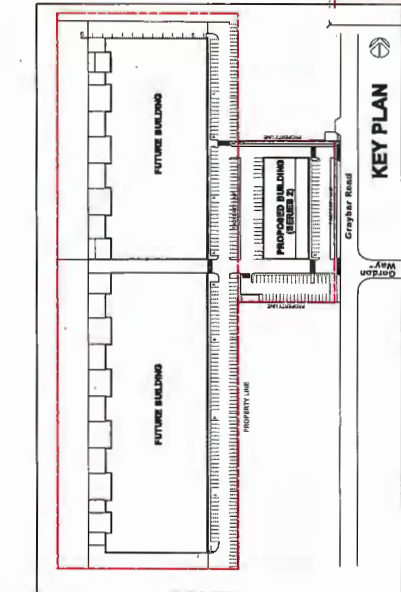
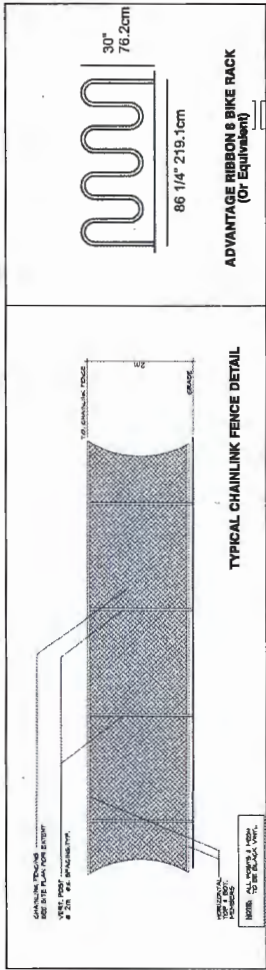
Note: Dimensions are in METRES



ADJACENT **+** COMMENT ON  
NEIGHBOURING PROPERTY

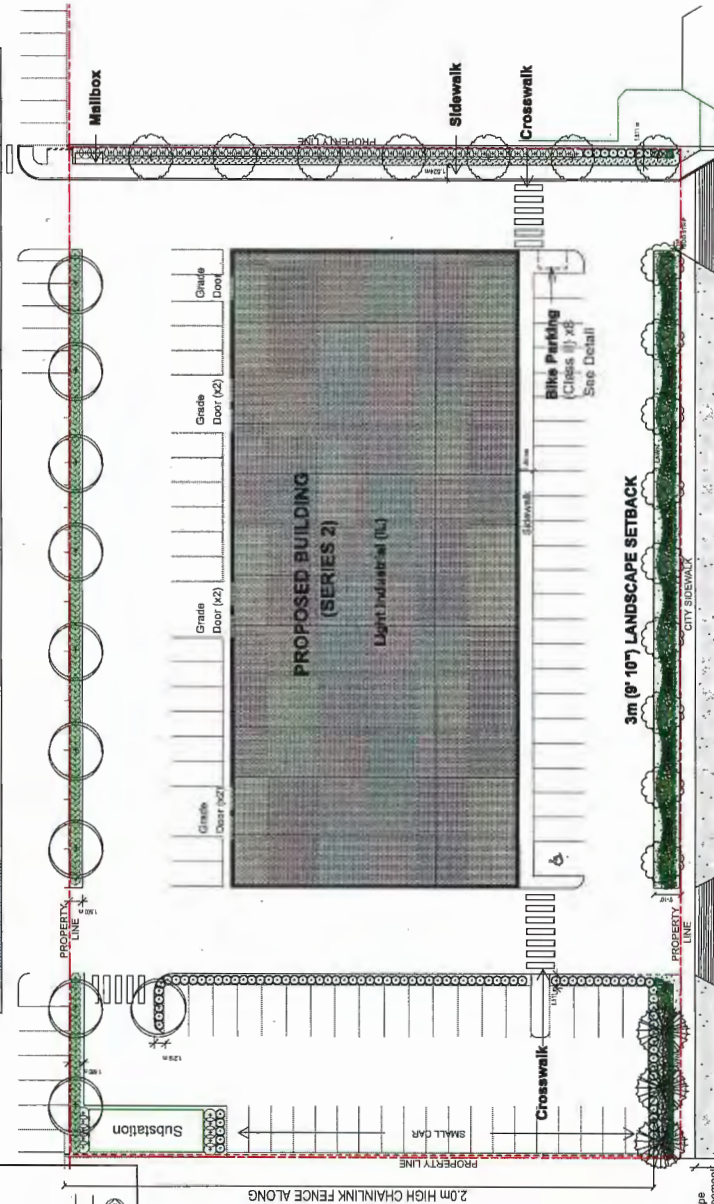






SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	7	Acer rubrum 'Nimbus'	Columbian Maple Inc.	6cm dbh / 1.8m std.
	10	Fraxinus americana 'Nutans Prager'	Ash Inc.	6cm dbh / 1.8m std.
	9	Betula pumila 'Cristallina Prager'	Mountain Ash Inc.	6cm dbh / 1.8m std.
	5	Crataegus canadensis	Redstart Cypripedium	2.5m H.
	81	Aster laevis 'Coral Bell'	Japanese Aster	40 gal.
	70	Philadelphus	Philadelphus	40 gal.
	94	Lonicera xylonum	Engelmann's Honeysuckle	40 gal.
	203	Chamaecyparis stricta 'Nana'	Japanese Cedar	40 gal.
	281	Liriodendron tulipifera 'Yellow'	Flowering Dogwood	40 gal.
	142	Prunella 'Coral Luster'	Cherry Laurel	40 gal.
	30	Rhododendron 'Vanguard'	Rhododendron Inc.	40 gal.
	28	Viburnum dentatum	Viburnum	40 gal.
	237	Aspidodaphne xanthophylla	Wintergreen	40 gal.

PH - 105



Graybar Road

Gordon Way

Beeble Development Group  
3030 OLIVER DRIVE, BURNABY, BC V5G 3B4  
TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT



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NO.	DATE	DESCRIPTION
1	MAY 1997	Issued for Planning
2	JULY 1997	Revised for Review
3		
4		
5		
6		
7		
8		

SEAL

PROJECT NUMBER

Series Business Centre - Series 2

ADDRESS: 5311 Graybar Road, Burnaby, B.C.  
DRAWN BY

LANDSCAPE PLAN



PROJECT - DRAWING NUMBER  
L-1



Area Schedule (Gross Building)		
Name	Area	
Level 1 - Unit 100	3985 SF	
Level 1 - Unit 101	4006 SF	
Level 1 - Unit 102	3506 SF	
Level 1 - Unit 103	3506 SF	
Level 1 - Unit 104	3506 SF	
Level 1 - Unit 105	4010 SF	
Level 2 - Unit 100	1078 SF	
Level 2 - Unit 101	1100 SF	
Level 2 - Unit 102	963 SF	
Level 2 - Unit 103	963 SF	
Level 2 - Unit 104	963 SF	
Level 2 - Unit 105	1103 SF	
	26091 SF	

① Building 2 - Site Plan  
1/16" = 1'-0"



# KEYNOTE LEGEND

TAG	DESCRIPTION
CTUP1	CONCRETE TILT UP - PAINTED P1
CTUP2	CONCRETE TILT UP - PAINTED P2
CTW1	CURTAIN WALL - TYPE 1
MWC	METAL WALL CLADDING - TYPE 1
MWC2	METAL WALL CLADDING - TYPE 2
OWD	OVERHEAD DOOR
SP1	SKUP FRONT GLAZING - TYPE 1



① Series 2 - East Elevation  
3/32" = 1'-0"



② Series 2 - West Elevation  
3/32" = 1'-0"



③ Series 2 - North Elevation  
3/32" = 1'-0"



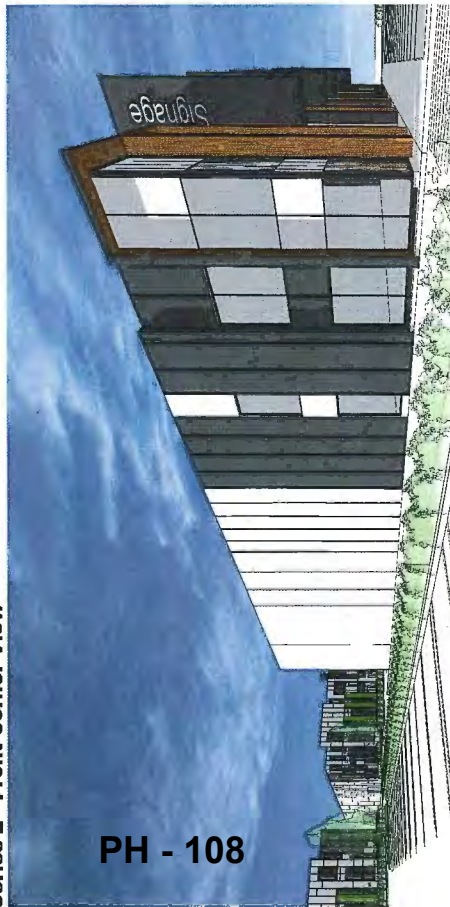
④ Series 2 - South Elevation  
3/32" = 1'-0"



Series 2 - Front Corner View



Series 2 - Front Corner 2



Series 2 - Looking North



Series 2 - Loading Bays



**RZ 17-772644**

**Attachment 3**

Address: 6311 Graybar Road

Applicant: Beedie (Graybar Rd) Richmond Property Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
<b>Owner:</b>	Beedie (Graybar Rd) Richmond Property Ltd.	Beedie (Graybar Rd) Richmond Property Ltd.
<b>Site Size (m<sup>2</sup>):</b>	51,866 m <sup>2</sup>	51,866 m <sup>2</sup>
<b>Land Uses:</b>	Former Wood Products Manufacturing (Vacant)	Light Industrial
<b>OCP Designation:</b>	Mixed Employment	Mixed Employment
<b>Area Plan Designation:</b>	N/A	N/A
<b>Zoning:</b>	"Land Use Contract 127"	"Light Industrial (IL)"
<b>Number of Units:</b>	N/A	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio(of total lot area):	Max. 1.0	0.05 (of total lot) 0.4 (under application)	none permitted
Lot Coverage (of total lot area):	Max. 60%	4.0%(of total lot) 29.0%(under application)	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: N/A Depth: N/A	Width: N/A Depth: N/A	none
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0.0 m Side (north): Min. 0.0 m Side (south): Min. 0.0 m	Front: Min. >3.0 m Rear: Min. >0.0 m Side (north): Min. >0.0 m Side (south): Min. >0.0 m	none
Height (m):	12 m	11.6 m	none
Off-street Parking Spaces – Total:	38	73	none

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



**Address:** 6311 Graybar Road

**File No.:** RZ 17-772644

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9741, the developer is required to complete the following:**

1. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.
2. Submission of a Landscape Security in the amount of \$44,024 to ensure that the landscaping and 29 replacement trees proposed in Appendix 'A' are planted within one (1) year of adoption of Bylaw 9741 with 10% of this security to be held by the City as a maintenance security for year (1) after substantial completion of the landscape.
3. Contribution to the City's Tree Compensation Fund of Compensation Fund of \$27,300 for the net loss of 42 trees within the hedge proposed to be removed.
4. Granting of a 3.0 m wide statutory right-of-way on the subject property adjacent to the entire length of the western property line for the purposes of access, maintenance and construction by the City for the existing and future storm drainage works with indemnification of the owner from liability related to the works.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
6. Enter into a Servicing Agreement\* for the design and construction of engineering and road works as described on Appendix 'B' below, and with the following conditions:
  - a) The existing City Statutory Right of Way (registered under charge no. RD109525), adjacent to the Graybar Road frontage for an existing sanitary main, is to be discharged from Title after construction of a replacement main within the adjacent Graybar Road allowance under the Servicing Agreement (It should be noted that Telus and BC Hydro are also covenant grantees and their approval will be needed to secure full discharge of the covenant).
  - b) The granting of a possible 6.0 m wide statutory right-of-way on the subject property adjacent that portion of the eastern property line adjacent to 6511 Graybar Road for the purposes of access, maintenance and construction by the City for storm drainage works with indemnification of the owner from liability related to the works; the extent (if any) of the SRW length to be registered is to be confirmed through the Servicing Agreement.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of measures satisfying the Green Roof Bylaw No. 8385 as applicable at the time of issuance of a Building Permit.
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.

**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.

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Signed

---

Date







## **Appendix 'B' – Servicing Agreement**

**A Servicing Agreement is required to design and construct the following works.**

### **A. Engineering Works**

#### **1) Water Works:**

- a) Using the OCP Model, there is 234.0 L/s of water available at a 20 psi residual at the Graybar Road frontage. Based on your provided Fire Underwriter Survey (FUS) calculations, your site requires a minimum fire flow of 216.7 L/s.
- b) The Developer is required to:
  - i) Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be based on Building Permit stage building designs and signed and sealed by a Professional Engineer.
- c) At Developer's cost, the City is to:
  - i) Install one new water service connection, complete with meter and meter box. Meter to be located onsite in a right of way provided by the Developer at no cost to the City. Right of way dimensions to be finalized during the servicing agreement stage.
  - ii) Cut and cap all existing water service connections serving the development site.

#### **2) Storm Sewer Works:**

- a) The Developer is required to:
  - i) Upgrade the existing 600 mm storm sewer to 675 mm along the Graybar Road frontage from a new manhole at the intersection of Graybar Road and Gordon Way to the new manhole at the northeast corner of the property installed by the City capital project fronting 6251 Graybar Road, approximately 90 m, complete with catch basins per City specifications. The new storm sewer shall be in the roadway in the alignment established by the City project to the north.
  - ii) Reconnect the existing storm sewer in Graybar Road south of Gordon Way to the proposed storm sewer.
  - iii) Upgrade the existing 600 mm storm sewer to 1050 mm along Gordon Way from manhole STMH6428 to manhole STMH9025, approximately 90 m, complete with catch basins per City specifications and new manholes at both tie-in points. The new storm sewer shall be located within the roadway.
  - iv) Reconnect all existing service connections and catch basins to the proposed storm sewer.
  - v) Remove the existing 600 mm storm sewers from manhole STMH6427 to manhole STMH9025.
  - vi) Cut, cap, and remove all existing storm service connections serving the development site.
  - vii) Install one new storm service connection off of the proposed manhole at the corner of Gordon Way and Graybar Road. No onsite drainage may connect to the proposed 675 mm storm sewer.
  - viii) Video inspect the existing onsite storm sewer from manhole STMH6464 to manhole STMH6462, and from manhole STMH6462 to Graybar Road, to ~~confirm~~ **PH-1118** in use by lots other than the development site. If the

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

storm sewer or portions of storm sewer are still in use, that portion shall be retained and the developer shall provide, at no cost to the City, a 6.0 m-wide SRW along the length to be retained. Any portions of the storm sewer not in use shall be removed. The video inspection report shall be included within the first servicing agreement submission.

- ix) Provide, at no cost to the City, a 3.0 m-wide Utility SRW along the entire western property line of the development site for maintenance and access purposes for the existing perimeter drain.
- x) Provide a sediment and erosion control plan within the servicing agreement design.
- b) At Developer's cost, the City is to:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### 3) Sanitary Sewer Works:

- a) The Developer is required to:
  - i) Relocate into the roadway the existing 200 mm sanitary sewer from the new manhole near the north property line to be built by the City capital project to slightly east of the existing manhole SMH6156 to the south, in the alignment to be established by the City capital project.
  - ii) Reconnect all existing connections to the proposed 200 mm sanitary sewer.
  - iii) Install one new sanitary service connection, complete with inspection chamber, for the proposed development.
- b) At Developer's cost, the City is to:
  - i) Cut and cap at main all existing sanitary service connections serving the development site, and remove inspection chambers.
  - ii) Perform all tie-ins for the proposed works to existing City infrastructure.

### 4) Frontage Improvements:

- a) The Developer is required to:
  - i) Employ a professional geotechnical engineer to review site stripping and confirm suitable subgrade for the roadway, boulevard, sidewalk, and pipe trenches, review roadway materials and placement, and review density testing of subgrade and roadway and pipe trench structure. A geotechnical engineer's assessment of the existing conditions along Graybar Road and recommendations for the construction of the roadway, boulevard, sidewalk, and pipe trenches shall be attached to the first servicing agreement submission.
  - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (2) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The

following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan
- 

iii) Review street lighting levels on Graybar Road and upgrade as required.

## 5) General Items:

a) The Developer is required to:

- i) Discharge the existing utility right of way along the development's Graybar Road frontage that will no longer be required due to the storm and sanitary sewer being relocated into the roadway.
- i) Coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way along the Graybar Road frontage prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- ii) Provide, prior to installation of pre-load or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- iii) Provide pre- and post-construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts. At their cost, the developer is responsible for rectifying any settlement, damage, or other impact as a result of the construction works.
- iv) Enter into, if required, 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, 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.

## **B. Transportation Works**

1. The developer responsible for the design and construction of the following frontage works along Graybar Road:

- Along the entire development frontage: from the property line to east, a 1.5m wide concrete sidewalk and remaining area (approx. 2.0 m wide) to the curb/gutter be treed/grassed boulevard.
- From northern edge of the development to Westminster Highway: a 1.5m wide interim asphalt walkway behind the existing curb / gutter generally as shown below.



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9741  
(RZ 17-772644)  
(To Discharge LUC 127 and Establishing Zoning on Portion 6311  
Graybar 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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9741" as "**LIGHT INDUSTRIAL**".
2. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 127", having charge number RD85962, including all amendments, modifications and extensions to charge number RD85962 from the following area:

P.I.D. 018-315-097

PARCEL "A" SECTIONS 9 AND 10 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN LMP 10878

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9741**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017



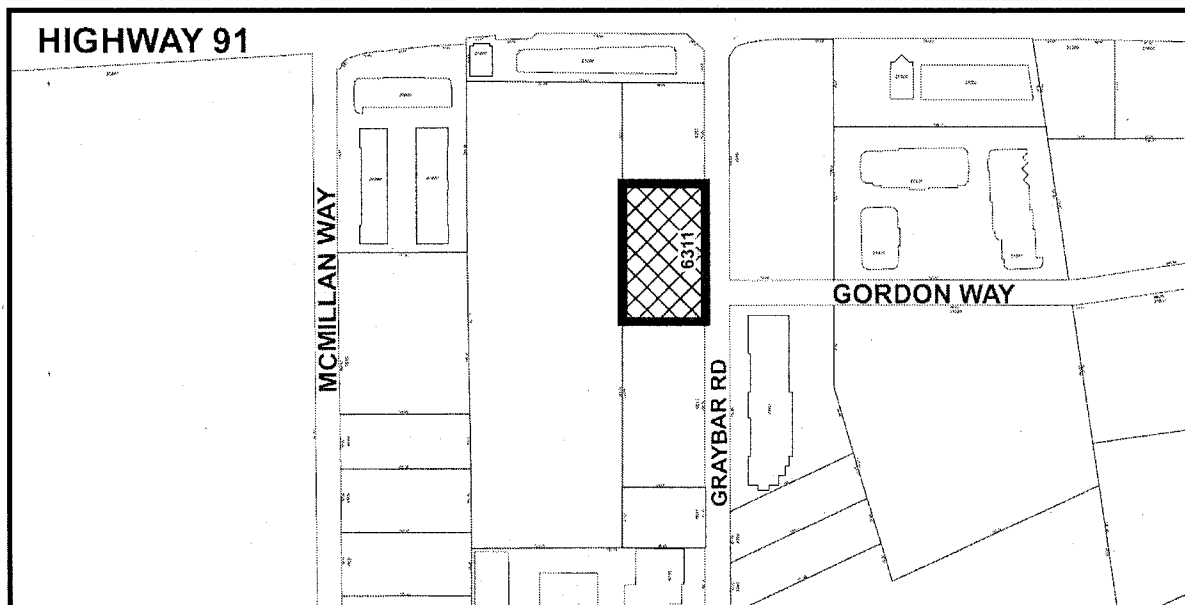
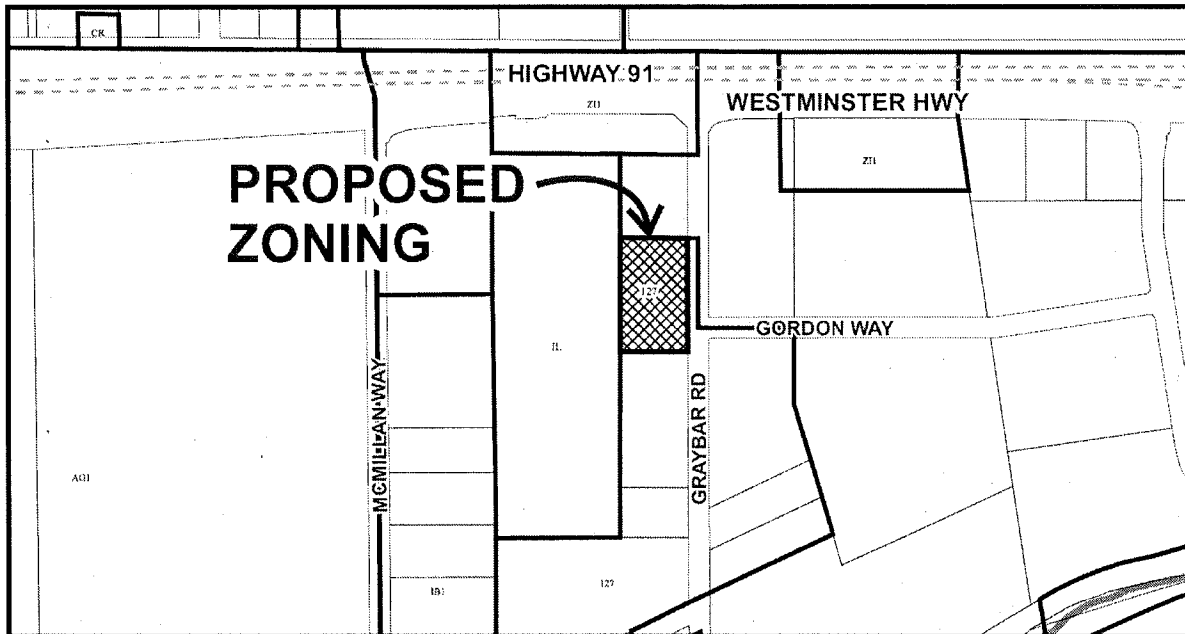
MAYOR

CORPORATE OFFICE

"Schedule A attached to and forming part of Bylaw 9741"



City of  
Richmond



RZ 17-772644

Original Date: 06/20/17

Revision Date: 07/05/17

Note: Dimensions are in METRES