



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

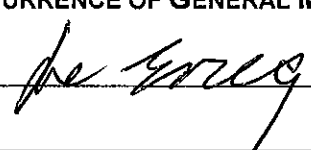
Staff Recommendation

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



Brian J. Jackson
 Director of Development

BJ:ke
 Att.

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

Staff Report

Origin

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

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

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

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

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

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

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

Background of Development Applications – 16540 River Road

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

Findings of Fact

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

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

Surrounding Development

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

To the East: AG1 zoned properties.

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

To the West: An AG1 zoned property.

Related Policies & Studies

Official Community Plan

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

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

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

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

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

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

Public Input

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

Analysis of Issues

Zoning Approach

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

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

Transportation Issues and Requirements

Traffic Impact Assessment

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

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

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

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

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

Driveway Access – River Road

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

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

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

Further Assessment of River Road

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

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

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

Road Dedication and Future Road Construction Costs

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

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

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

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

Environmental Consultant Report

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

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

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

Preliminary Landscape Buffer Plan

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

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

Engineering Servicing Capacity Analysis

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

Statutory Right of Way for Dyke and Utility Purposes

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

Green Roof Bylaw

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

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

Flood Plain Covenant

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

Riparian Management Area (RMA – 15m)

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

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

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

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

Conclusion

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



Kevin Eng
Planner 1

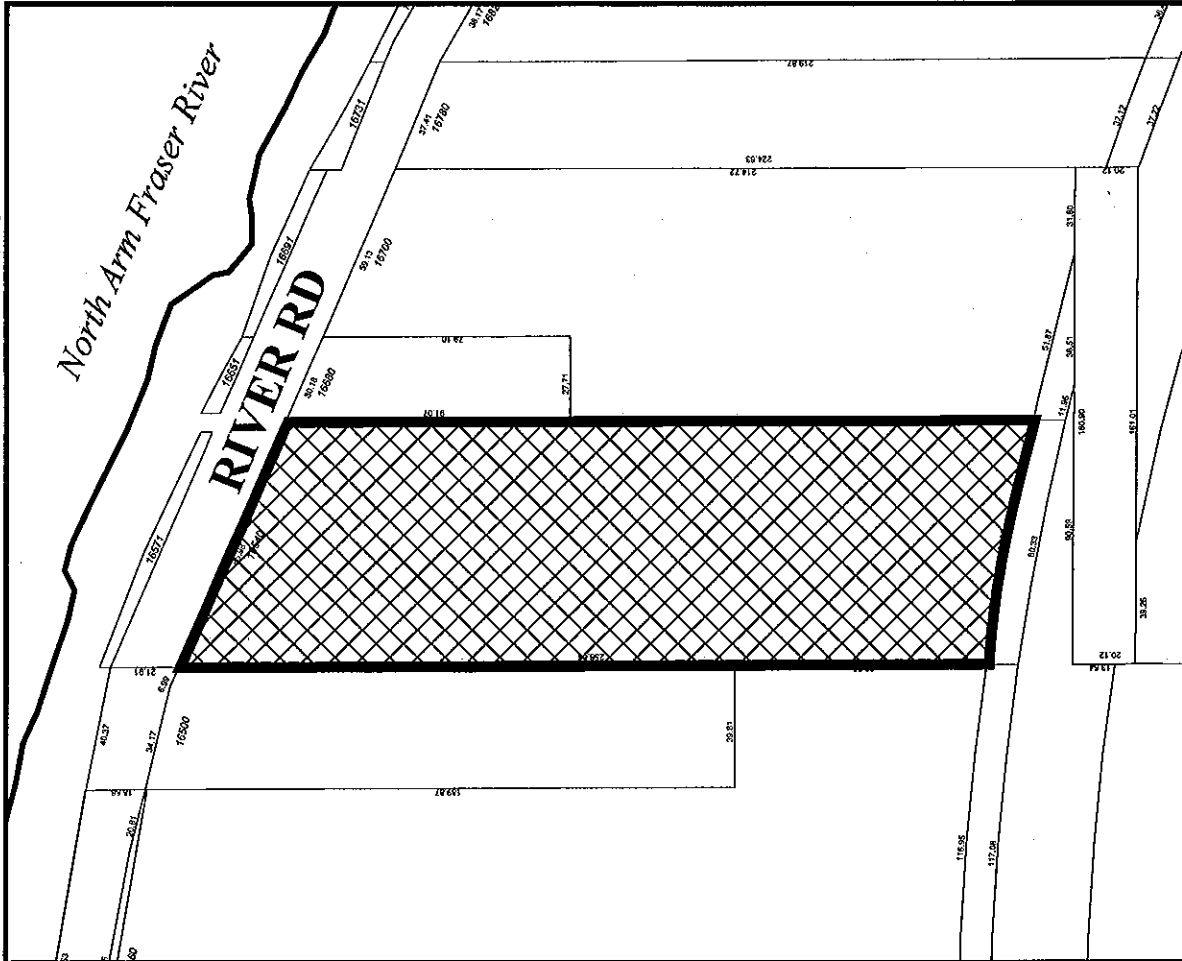
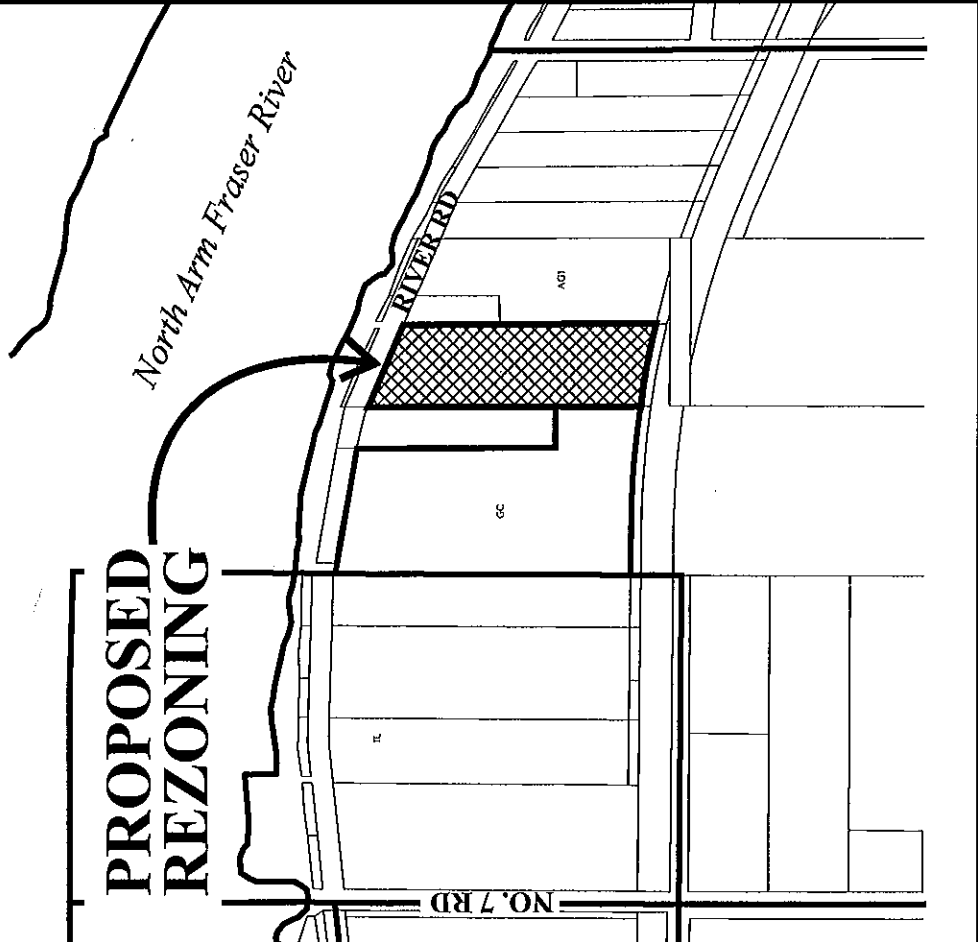
KE:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Development Plans
- Attachment 3: Current Rezoning Applications in 16,000 Block of River Road
- Attachment 4: Development Application Data Sheet
- Attachment 5: Interim and Long-Term Action Plan -- 16,000 Block of River Road
- Attachment 6: Rezoning Considerations Concurrence
- Attachment 7: Preliminary Landscape Buffer Plan

City of Richmond



PROPOSED REZONING

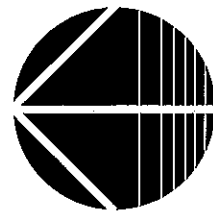


Original Date: 04/21/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-524476



North Arm Fraser River

**SUBJECT
PROPERTY**

RIVER RD

NO. 7 RD



RZ 10-524476

Original Date: 04/21/10

Amended Date:

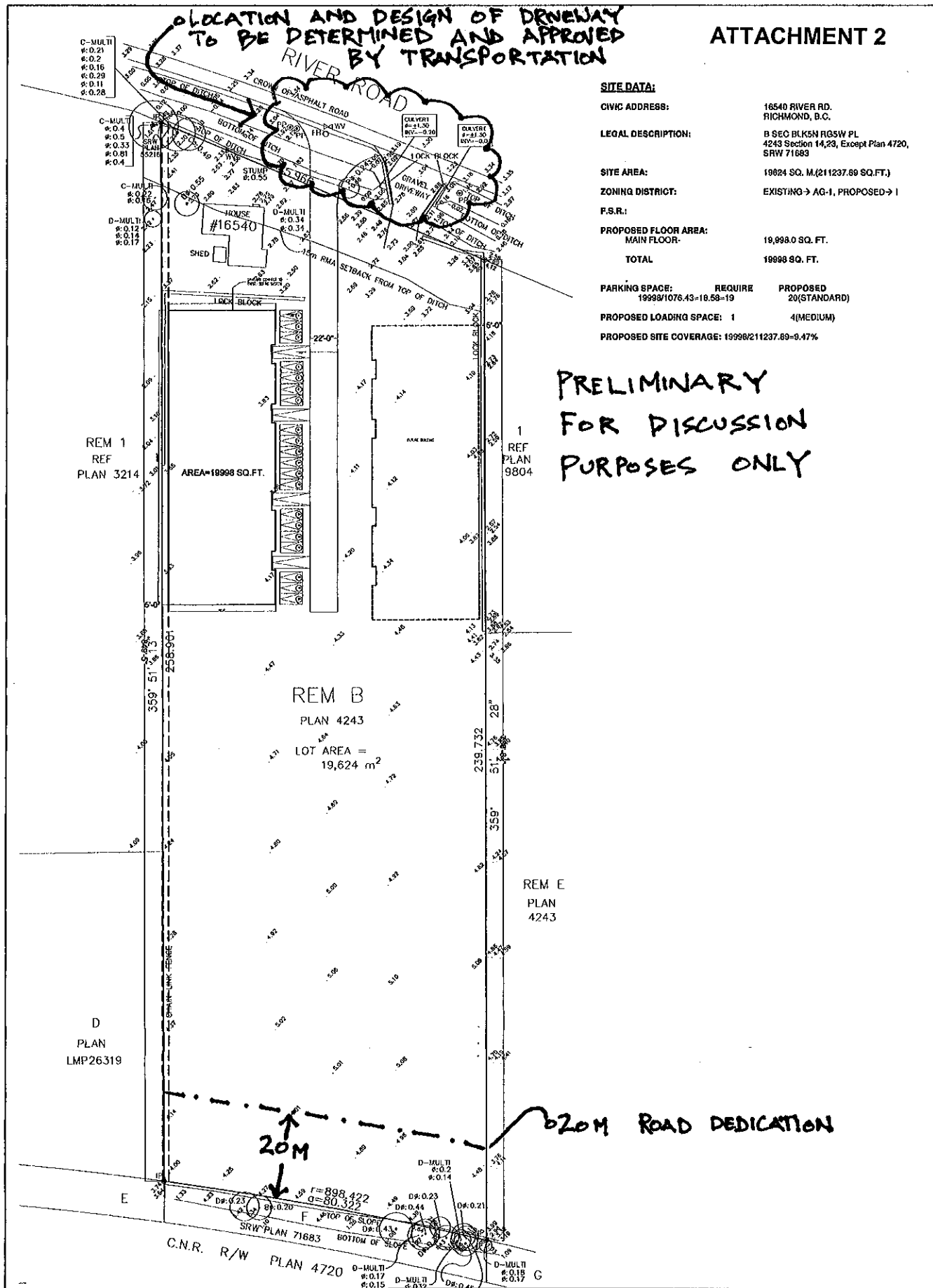
Note: Dimensions are in METRES

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

SITE DATA:

CIVIC ADDRESS:	16540 RIVER RD. RICHMOND, B.C.
LEGAL DESCRIPTION:	B SEC BLK5N RGSW PL 4243 Section 14, 23, Except Plan 4720, SRW 71683
SITE AREA:	19824 SQ. M. (211237.89 SQ. FT.)
ZONING DISTRICT:	EXISTING → AG-1, PROPOSED → I
F.S.R.:	
PROPOSED FLOOR AREA:	19,998.0 SQ. FT.
MAIN FLOOR:	19,998 SQ. FT.
TOTAL:	19,998 SQ. FT.
PARKING SPACE:	REQUIRE 20 (STANDARD)
19999/1076.43=19.58=19	
PROPOSED LOADING SPACE:	1 (MEDIUM)
PROPOSED SITE COVERAGE:	19998/211237.89=9.47%

PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY



SITE PLAN
SCALE: 1/32"=1'



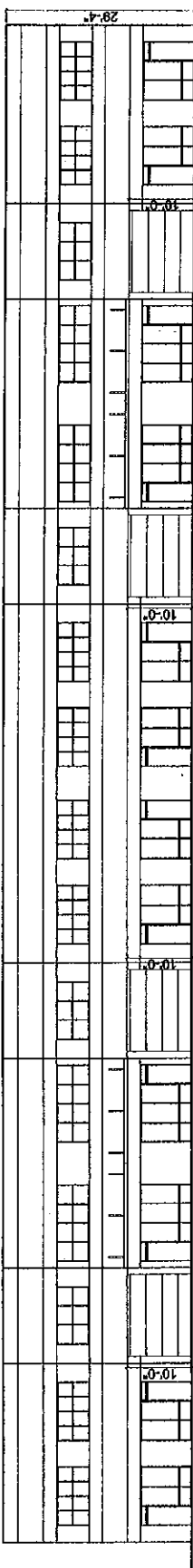
19967-37			
SP	MAN. 20.10'		
NO:	Issue For:	Date	

P.Y. & Associates
Engineering Ltd.
Structural Design &
Project Management
#223-460 Nanalope Street
Vancouver, B.C. V5L 4Y3
Tel: 604-265-5368
Fax: 604-265-2818

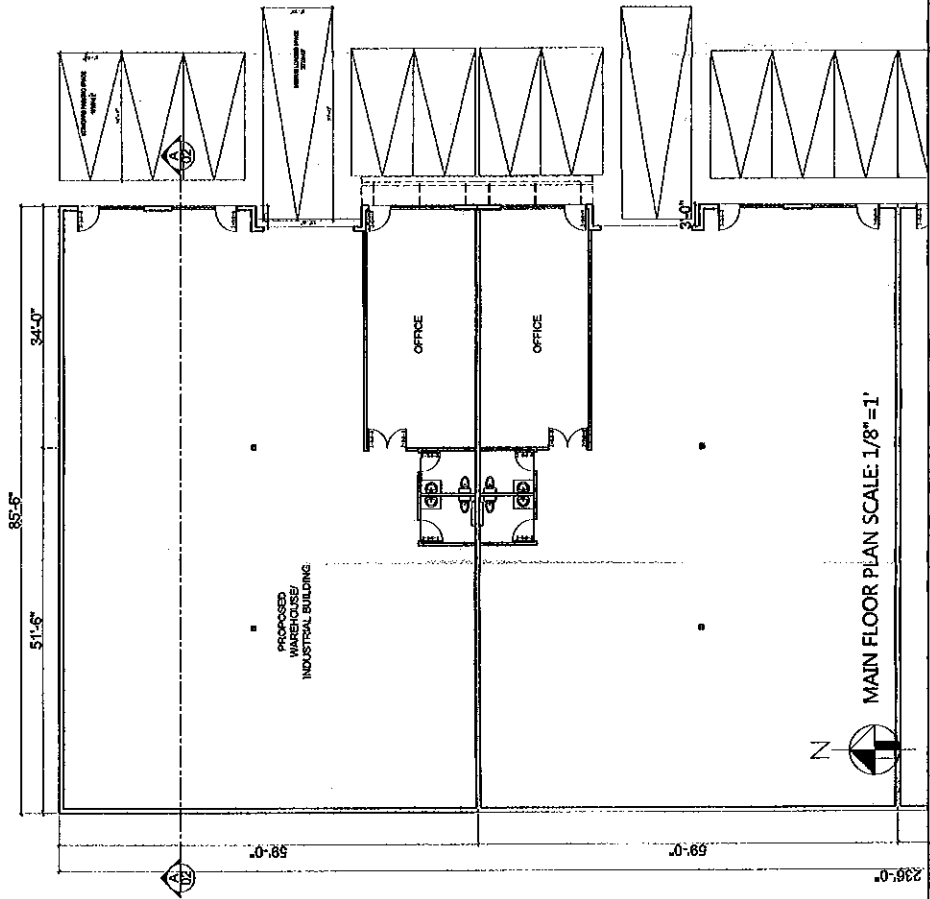
Project:
**16540 RIVER RD.
RICHMOND, BC**

Drawing Title:
SITE PLAN

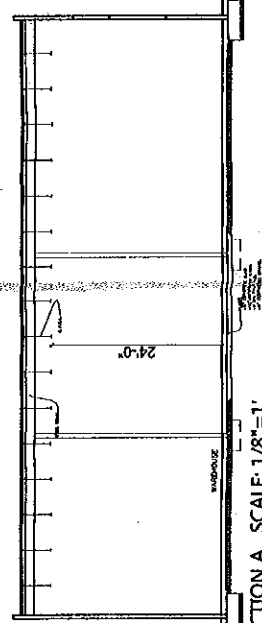
Scale	AS SHOWN
Drawn	P.Y.
Checked	P.Y.
Date	MAR. 2010
Job No.	
Sheet	01 OF 02



ELEVATION SCALE: 1/8"=1'

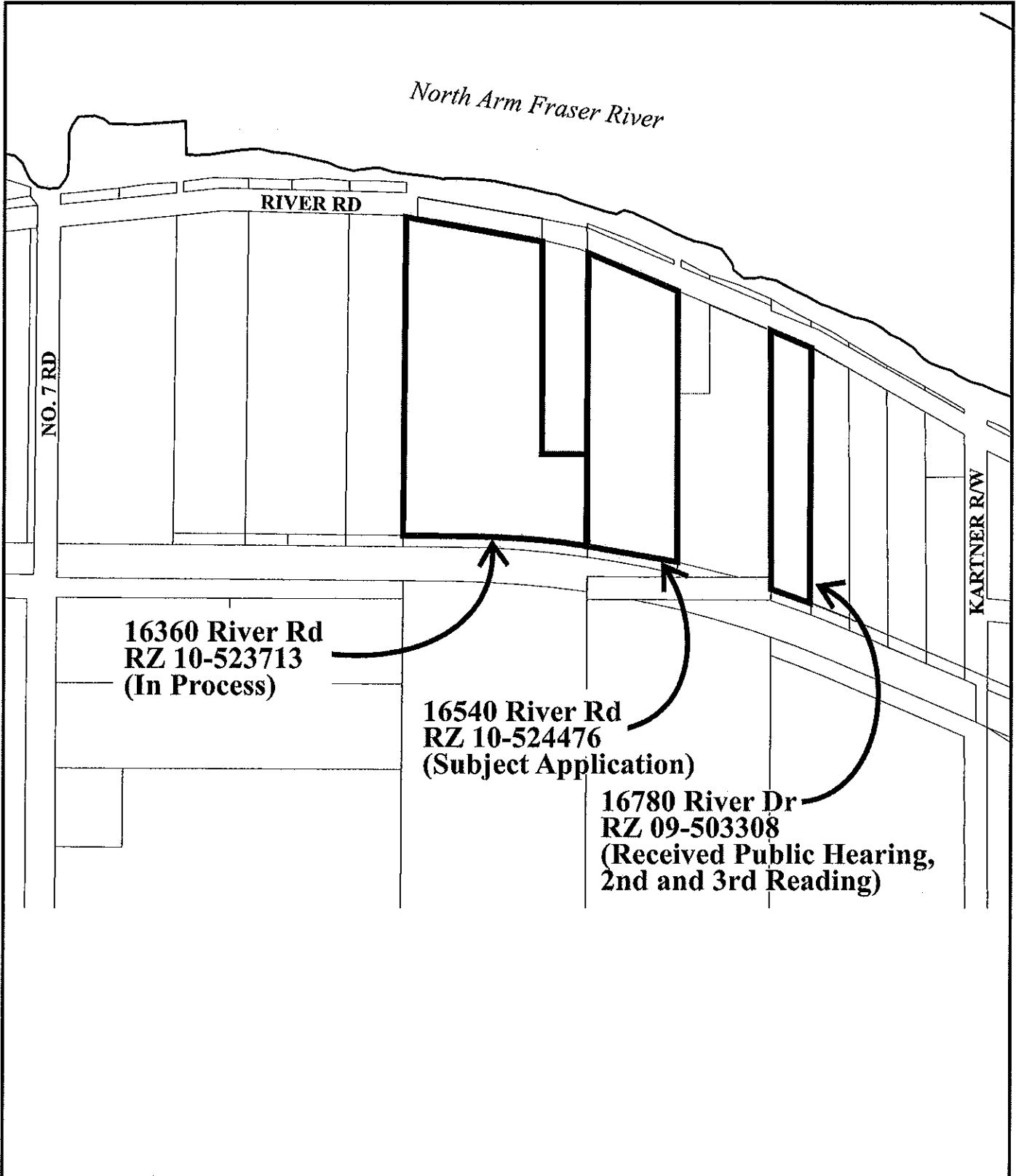


MAIN FLOOR PLAN SCALE: 1/8"=1'



SECTION A SCALE: 1/8"=1'

Issue:	NO	Issue For:	Date:
▲		RP	MAR.28.10
▲			
▲			
▲			
Project:	16540 RIVER RD. RICHMOND, BC		
Drawn:	P.Y. & Associates		
Checked:	Structural, Design & Project Management		
Scale:	1/8"=1'		
Sheet:	16540 RIVER RD. SECTION AND ELEVATION		
Drawn By:	16540 RIVER RD. SECTION AND ELEVATION		
Scale:	1/8"=1'		
Sheet:	16540 RIVER RD. SECTION AND ELEVATION		
Drawn:	16540 RIVER RD. SECTION AND ELEVATION		
Checked:	16540 RIVER RD. SECTION AND ELEVATION		
Scale:	1/8"=1'		
Sheet:	16540 RIVER RD. SECTION AND ELEVATION		



Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 08/19/10

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 10-524476

Attachment 4

Address: 16540 River Road

Applicant: Virdi Pacific Holdings Ltd.

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

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

Other: N/A

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

Land Use

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

Proposed Approach to Rezoning Applications

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

Technical Objectives and Issues*Engineering*

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

Transportation

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

Existing Soil/Fill Conditions

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

Rezoning Considerations (To be completed by the rezoning applicants)

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

Forthcoming Process

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

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

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

(Revised based on Public Consultation Feedback)

Land Use Examination

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

Technical Objectives and Issues

Traffic and Transportation

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

City Servicing

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

Forthcoming Process

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

Rezoning Considerations
16540 River Road
RZ 10-524476

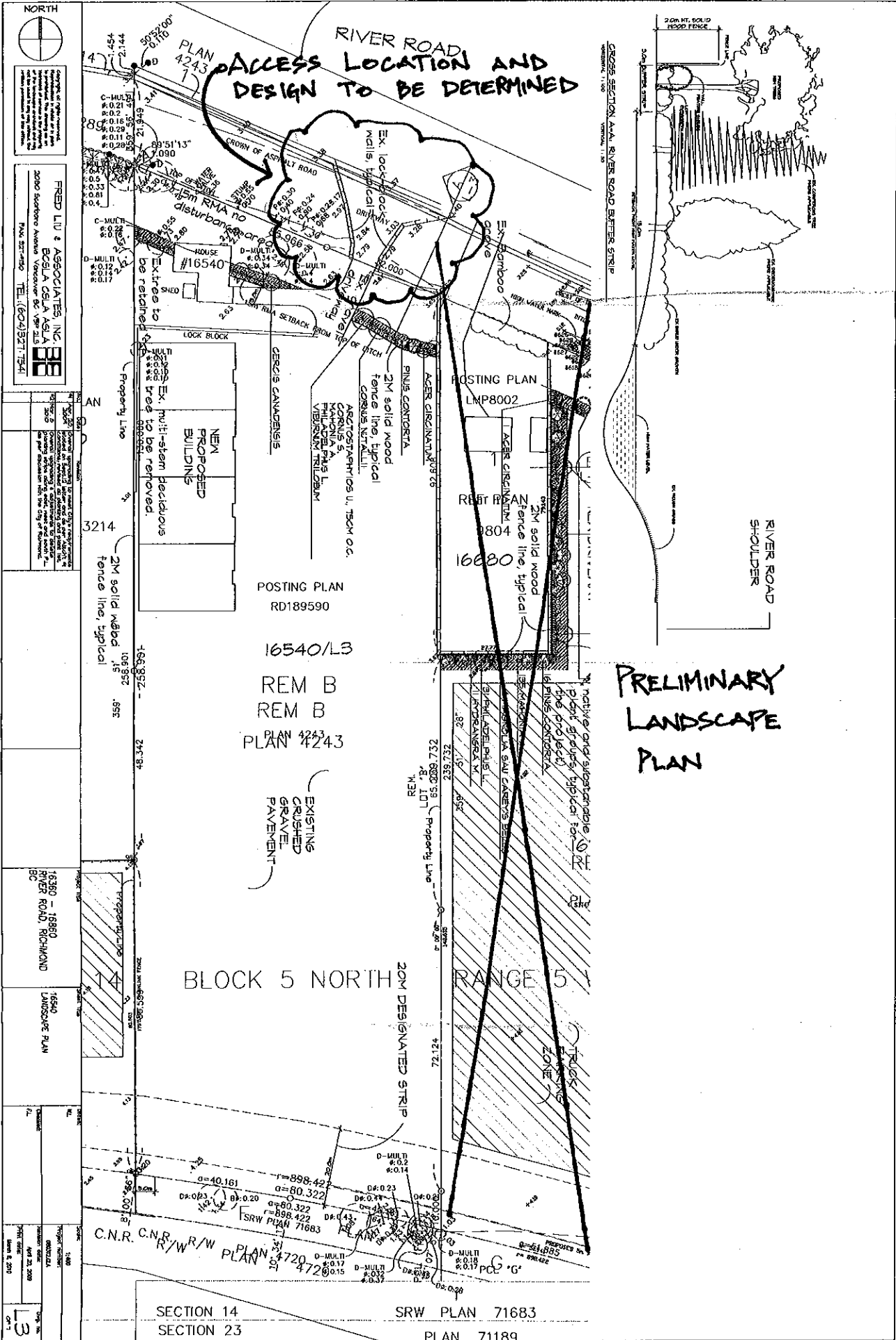
Prior to final adoption of Zoning Amendment Bylaw 8648, the developer is required to complete the following:

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

[Signed original on file]

Signed

Date



FRED LUI & ASSOCIATES, INC.
 BOBILA CBLA ASLA
 2000 Sutherland Avenue Vancouver BC V6E 2L5
 TEL: (604) 271-7541

3214
 2M solid wood fence line, typical

16350 - 16880
 RIVER ROAD, RICHMOND BC

16540
 LANDSCAPE PLAN

SECTION 14
 SECTION 23



Richmond Zoning Bylaw 8500
Amendment Bylaw 8648 (RZ 10-524476)
16540 RIVER ROAD

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
i. Inserting the following text into the Permitted Density (Section 12.2.4)
"12.2.4.2
The following site is limited to a maximum floor area ratio of 0.12:
16540 River Road
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683;
Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan
4243"
2. The Zoning Map of the City of Richmond, which accompanies and forms part of
Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation
of the following area and by designating it LIGHT INDUSTRIAL (IL).
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections
14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw
8648".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signature or stamp.



MAYOR

CORPORATE OFFICER