



Patio Program Design Guidelines

Last Revised: 2025/04/14
Date Created: 2022/03/17

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Richmond Patio Program Design Guidelines

For applicants to obtain approval to operate a patio under this program, patios must be designed according to the design guidelines set out in this document. These guidelines ensure patios are safe, accessible and do not cause undue obstruction or nuisance to the general public. All patios must meet the **general design guidelines for all patios (Section 1)**, and depending on the location and type of patio additional guidelines may apply, as identified further in this document.

1. General design guidelines for all patios

The general design guidelines apply to all patios regulated under the *Public Space Patio Regulation Bylaw No. 103560*, including patios located on private property, public property and in the Steveston Village Heritage Conservation Area (SVHCA). These design guidelines are not intended for permanent patios, which are applied for through the Building Permit process and are subject to their own requirements, timelines and fees.

1.1. Location

- A. A patio is located adjacent to the restaurant (food primary licence) or limited service food establishment (liquor primary licence) and may be positioned on the front, side or rear of the establishment.
- B. Patios must maintain a setback of 6.0 m from residential zones.
- C. Patios may be located on private property. Private property patios must comply with the **general design guidelines for all patios** identified in **section 1** and the additional guidelines identified in **section 2** of this policy.
- D. Patios may be located on a public sidewalk and are subject to the **general design guidelines for all patios** identified in **section 1** and the additional guidelines identified in **section 3** of this policy.
- E. Large public space patios (ie patios occupying on-street parking spaces) will be considered based on location, business licence, and other special conditions. Large public space patios are subject to the **general design guidelines for all patios** identified in **section 1** and the additional guidelines identified in **section 4** of this policy.
- F. The City may consider public and private patio proposals located on the sidewalk close to the curb for Food Primary establishments (excluding Liquor Primary establishments). This patio type is subject to the **general design guidelines for all patios** identified in **section 1** and applicable elements, as determined by staff, from the additional guidelines identified in **section 3** and **section 4** of this policy.
- G. Areas not identified in this policy may be considered for approval at the discretion of City staff, subject to the procedures identified in **section 9** of this policy.



1.2. Accessibility & Passage

- A. The material and surface treatments of the patio should be designed to be safe and accessible for all users.
- B. Patios must keep clear of and not block entrances and exits from the building and adjacent businesses.
- C. Any entry/exit point should be wide enough (0.91 m) for a comfortable experience and can accommodate mobility devices (e.g. wheelchairs or scooters) and strollers.
- D. Access to the washrooms from the patio should be straight and clear of obstructions.
- E. Patios must accommodate mobility device access. The design and placement of furniture should allow a person in a mobility device to sit alongside fixed seating or, where tables are provided, to allow a person in a mobility device to pull up to a minimum of two tables. For larger patios, additional accessible tables may be required.
- F. Safe vehicle, pedestrian, wheelchair, mobility scooter and bicycle circulation outside of the patio zone must be provided.
 - 1.5 m (outside City Centre) or 2.0 m (inside City Centre) of unobstructed pedestrian thoroughfare area must be achieved and maintained. Please refer to **Appendix 1** for a boundary map.
 - The pedestrian space must be straight and clear of obstructions caused by tree wells, posts, hydrants, or any other infrastructure or street furniture.
 - Some sidewalks have insufficient right-of-way-area or width to accommodate a patio.
 - Where there is high pedestrian volume such as near intersections of busy commercial streets or near Canada Line stations, the minimum clearance may be higher, at the discretion of City staff.
- G. Outdoor patio operators are required to adjust the outdoor seating area's layout, dimensions, or distance from the property line to ensure that visibility and a clear path is maintained at all times, in order to meet the minimum distance and clearance requirements outlined in 1.2 F
- H. Patios are not permitted to use accessible parking spaces and must be located at least 1.5 m away from accessible parking spaces.

1.3. Patio design and appearance

- A. The patio shall be designed in such a way that it can be removed within a 24 hour period.
- B. Business names, logos, banners, signs and advertisements are prohibited on all patios under this program, with the exception of signage required for safety.

1.4. Noise

- A. The use of speakers, amplified sound systems or live music in patios is prohibited.



1.5. Perimeter fencing and furniture

- A. Patios are not required to have perimeter fencing unless they:
 - serve alcohol; or
 - are adjacent to a public road, private road, drive aisle or a parking space.
- B. Perimeter fences must be secured without any damage to or drilling into the public right of way such as, but not limited to, sidewalk, roadway or curb.
- C. The design and material of the perimeter fence should reinforce and respect the character of the surrounding streetscape, buildings and neighbourhood, and complement the look of the business holding the Patio Permit.
- D. Protective perimeter fences shall be constructed with appropriate, easy to remove material such as concrete barriers, guardrail, gravity barriers or water-filled barriers.
- E. Bollard and chain fencing are not permitted as they pose a hazard to pedestrians with visual disabilities.
- F. The height of the perimeter fence shall be between 0.75 m to 1.0 m.
- G. Patio perimeter fencing or similar demarcation must include one or more unobstructed means of egress with a minimum of 1.0 m opening.
- H. Fences and furniture within the patio must be no more than 1.0 m in height, with exception to umbrellas and for the purpose of facilitating required reflective posts and object marker signs, which may be 1.2 m in height. Standards for weather protection, lighting and heating elements are included in **sections 1.6, 1.7 and 1.9.2**.
- I. Outdoor patio furniture shall not be secured to City infrastructure such as, but not limited to, sidewalks, lampposts, streetlights, trees or other public street furniture.
- J. Tables and chairs shall be made of safe, sturdy, and durable materials. All furniture shall be of a commercial grade, or of a similar quality and durability, and able to accommodate outdoor commercial use.

1.6. Weather protection

- A. Patios must not have structural adaptations such as attachments, canopies, roof coverings or extensions that connect to existing buildings.
 - Patios developed as dining spaces under existing building canopies and awnings are acceptable.
- B. Patio umbrellas, fences, planter boxes and similar items must not overhang or extend beyond the designated patio area or onto nearby tenant space.
- C. Any partial enclosures or weather protection must have adequate ventilation and have at least 50% of the total area of the patio's perimeter walls open to the outdoors in a manner that will provide cross-ventilation; fully enclosed patios are not permitted.



- D. For patios where approved propane heating devices are used, coverings or walls must be made of registered NFPA 701 flame retardant materials, with the label visible.
- E. Table umbrellas must be securely attached to tables and must not encroach into the pedestrian passageway in any way.
- F. The design of the interior and immediate surroundings of an outdoor patio's overhead structures (e.g. umbrellas) shall ensure a clear, unobstructed height of 2.13 m from sidewalk grade level.

1.7. Lighting

Lighting is important to the function and appearance of a patio as well as the safety and security of the public environment and may be used to illuminate and add character to the patio space.

- A. Exterior lighting must not spill into abutting private property or interfere with the public thoroughfare.
- B. Lighting should be demountable with no exposed cables.
- C. Lighting design should coordinate with patio furnishings and building design.

1.8. Plant Material

Plant material may contribute to the general comfort and enjoyment of the patio experience and planting flowers and container-grown vegetation is encouraged.

- A. Planters must be easily removed from the site and integrated with fence and barrier structures to maintain a compatible design relationship.
- B. All planters must have plants contained within them and the material within the planters must be healthy and aesthetically maintained.
 - Empty planters or planters with only bare dirt, mulch, straw, woodchips, or similar material are not permitted.
 - Dead plants must be replaced or the planter must be removed from the patio.
 - Artificial plants are permitted and must be removed or replaced if ripped, excessively dirty or faded.
- C. Planters (excluding the plant material) may not exceed a height of 0.91 m above the level of the sidewalk.
- D. Plants (including the planter) may not exceed a height of 2.4 m above the level of the sidewalk.
- E. Planters and the content within the planter must not obstruct the public right-of-way in any way.



1.9. Richmond Fire-Rescue Requirements

1.9.1. Cooking

- A. Food preparation, food processing and food cooking (including, but not limited to: Hot Pot, BBQ, table top grill, butane burner, induction burner, hot plate, warming candles, mineral oil wicks, or any other form of table top cooking/warming/open flame) is not permitted on a patio.
- B. There must be a working fire extinguisher inside the building that is easily accessible from the patio.

1.9.2. Heating

- A. Open-air fires (bonfires) and ground heaters (fire pits) are prohibited.
- B. Standing radiant heaters are permitted. The heater must be approved for use in Canada (ULC, CSA, Intertek, QAI, or other approved mark), in accordance with the Standards Council of Canada.
- C. Standing radiant heaters must be placed in a clear, open space with a minimum 1.0 m from any combustible material, including NFPA 701 rated tent structures.
 - All patios and heating equipment are subject to inspection by Richmond Fire-Rescue personnel.

1.9.3. Clearance and Access Requirements

- A. The patio must not block access to City-owned infrastructure, B.C. gas valves or other underground kiosks.
- B. Fire department access to the site must remain clear and unobstructed by the patio.
- C. Patio areas are not permitted within 1.0 m of all fire department connection accesses.
- D. Perimeter of the patio must maintain a minimum 5.0 m clearance from fire hydrants.
- E. Patio must maintain a minimum 2.0 m clearance from utilities such as, but not limited to, maintenance holes, valve boxes, junction boxes and storm drains.
- F. A minimum 1.0 m gap is required between two neighbouring patios.
- G. The patio entrances and exits must be unobstructed at all times.
- H. The entrances and exits of adjacent buildings must be unobstructed at all times.
- I. Access to any existing structures on the sidewalk in front of the business (i.e. bike racks, garbage cans, etc.) must not be impeded by the patio.

2. Additional guidelines for patios on private property

Applications for patios located on private property may be considered subject to the issuance of a Patio Permit, valid for two years. Patios located on private property may operate from April



1 to October 31 each year and must be located adjacent to the business on the sidewalk or in off-street parking spaces.

Private property patios must comply with the **general design guidelines for all patios** identified in **section 1** and the additional guidelines identified in **section 2** of this policy.

2.1. Patios on private property

- A. Patios are allowed on private property so long as the use corresponds with the applicant's business license.
- B. Patios are not required to have perimeter fencing, except if they:
 - serve liquor;
 - are adjacent to a public or private roadway, parking space or drive aisle.

2.2. Patios in private off-street parking areas

- A. Patios located in a private parking lot may only do so if:
 - The parking lot has a minimum of 20 parking spaces; and/or
 - The patio does not reduce the number of available parking spaces by more than 10%.
 - To consider use of parking stalls exceeding 10%, a parking study by a Professional Traffic Consultant is required.
 - Any proposal to share or use parking spaces of other tenants, businesses or properties must be confirmed in writing.
- B. Patios are not permitted in accessible parking spots or loading bays.
- C. Patios must have a minimum of 1.5 m distance from accessible parking spaces.

3. Additional guidelines for patios on the sidewalk

City owned property cannot be used for a commercial purpose (e.g. an outdoor patio for restaurants), as set out in the *Community Charter*, unless where the business has been issued a Patio Permit by the City.

Patios located on a public sidewalk may operate year round and must be located adjacent to the business. In addition to the application fee, an annual fee is charged for the use of a public space. A Certificate of Insurance is also an annual condition of approval, naming the City of Richmond as an additional insured with a 30 day cancellation notification clause.

Patios located on a public sidewalk must comply with the **general design guidelines for all patios** identified in **section 1** and the additional requirements identified in **section 3** of this policy.



3.1. Patios on a sidewalk

- A. Patios are allowed on a public sidewalk so long as the use corresponds with the applicant's business licence.
- B. A clear path of pedestrian travel of a minimum of 2.0 m must be maintained on the public sidewalk. A clear path of 2.3 m is recommended.
 - Measurements are to be taken from the proposed outside edge of the delineating element to the nearest obstruction or to the utility strip or a hardscaped or landscaped boulevard, if there is no other intermediate obstruction.
 - The clearances for the remaining pedestrian walkway must be straight and clear; pedestrians are not to be routed around the patio or obstructions.
 - Where there is high pedestrian volume such as near intersections of busy commercial streets or near Canada Line stations, the minimum clearance may be higher, at the discretion of City staff.

4. Additional guidelines for large public space patios in on-street parking spaces

City owned property cannot be used for a commercial purpose (e.g. an outdoor patio for restaurants), as set out in the *Community Charter*, unless where the business has been issued a Patio Permit by the City.

Patios located in on-street parking spaces may operate year round and must be located adjacent to the business. In addition to the application fee, an annual fee is charged for the use of a public space. A Certificate of Insurance is also an annual condition of approval, naming the City of Richmond as an additional insured with a 30 day cancellation notification clause.

Patios located in on-street parking spaces must comply with the **general design guidelines for all patios** identified in **section 1** and the additional requirements identified in **section 4** of this policy.

4.1. Location

- A. Large public space patios must be fully detached from buildings and may occupy on-street parking spaces that are dedicated for parking at all times without any parking restrictions.
 - Patios cannot be located in any parking restricted areas such as, but not limited to, bus stops, loading zones, accessible parking stalls, taxi stands or construction zones.
- B. Large public space patios are only permitted on non-arterial classified streets:
 - preferably on streets with posted speed limits of 30 km/hr.
 - maximum posted speed limit may be up to 50 km/hr.
- C. Streets serving as bus routes and with posted speed limits greater than 30 km/hr will require additional design considerations, at the discretion of City staff.



4.2. Clearance

- A. The outside edges of the patio zone must be at least 1.0 m from the vehicle travel lane, drive aisle or adjacent parking space.
- B. Large public space patios located near a street corner must maintain a minimum 6.0 m clearance from the edge of the sidewalk or stop sign/traffic control.
- C. Maximum width of a large public space patio area is 1.8 m (width is measured from the sidewalk into the roadway to the end of the structure):
 - If this width does not satisfy the 1.0 m clearance to the adjacent travel lane, the patio width will need to be reduced.

4.3. Design

- A. Patios located in on-street parking spaces are required to have perimeter fencing.
- B. Reflective posts, at least 1.2 m high, must be provided at the corners of the patio area adjacent to moving traffic or parking stalls.
- C. Hazard object marker signage must have reflective elements and be installed on traffic posts on the perimeter enclosure.
- D. For streets with posted speed limits greater than 30 km/hr, an extended concrete barrier taper may be required at the start of the patio in the direction of traffic.
 - any extension of the patio and associated design materials extending past the subject restaurant's frontage may require written acceptance by impacted neighbouring businesses and/or residents; or
 - the area of the patio in front of the subject business may have to be adjusted to allow for space for the concrete barriers to angle sufficiently.

5. Guidelines for all patios in Steveston Village Heritage Conservation Area (SVHCA)

Steveston Village is a designated heritage conservation area and properties located within Steveston are subject to heritage conservation requirements (whether or not it's a protected heritage property) and applicable heritage policies and design guidelines. See Appendix 2 for a boundary map of the Steveston Village Heritage Conservation Area (SVHCA).

Applications for patios located in SVHCA may be considered subject to the issuance of a Patio Permit, valid for two years, in addition to meeting the requirements for a Heritage Alteration Permit (HAP).

Patios located in SVHCA must comply with:

- the general design guidelines for all patios identified in **section 1**;
- the additional guidelines for the chosen patio type identified in **section 2, 3 or 4**;
- the guidelines for all patios in Steveston Village Heritage Conservation Area in **section 5**; and
- the additional guidelines for the chosen patio type identified in **section 6 or 7**.



Should there be conflict between the general design guidelines and guidelines for SVHCA, the guidelines for SVHCA will be used.

5.1. Guidelines for all patios in Steveston Village Heritage Conservation Area

- A. The scale, material and character of a patio in SVHCA should respect the adjacent buildings and streets, and should not visually dominate the heritage buildings or streetscape.
- B. Materials for barriers (e.g. railings, fences) to mark off the patio area should be high quality, natural and durable materials and should be simple to complement the overall character of Steveston:
 - The material should integrate with the architectural finish and materials of the adjacent buildings.
 - The preferred material is wood or metal.
 - Plastic barriers or chain fencing are not permitted.
- C. The colours of the patio should be compatible with Steveston's traditional character.
 - The patio should remain unpainted; or
 - The patio should use strong, but muted, colours produced as a "heritage series" by a commercial paint manufacturer.
- D. Landscaping must be compatible with the existing heritage landscape of SVHCA.
 - Moncton Street between No.1 Road and 3rd Avenue (see **Appendix 2** for a boundary map): landscaping should be kept minimal and simple; smaller planters, which do not block the view of the buildings, may be permitted within the patio area.
 - Other areas of Steveston Village Core and Steveston Village Riverfront areas (see **Appendix 2** for a boundary map): planters, window boxes or other types of container gardens that provide an abundance of year-round seasonal colour are permitted.
- E. Planters should not be used to provide a continuous solid barrier to mark off the patio area.
- F. Light fixtures should not be directly attached to the patio structure, and must be appropriate to the historic character of SVHCA.
 - Light fixtures must be easily removed from the patio and may be free standing or located on tables for ambiance.
 - Fully shielded metal cast fixtures are encouraged.
 - Warmer and softer glow for ambiance and aesthetic similar to traditional light sources should be provided.
 - Excessive lighting levels, glare or overspill to neighbours should be avoided.

6. Additional guidelines for patios on private property in SVHCA

Applications for patios located on a private property in Steveston Village Heritage Conservation Area (SVHCA) may be considered subject to the issuance of a Patio Permit, valid for two years, and a Heritage Alteration Permit (HAP). Patios located on private property may operate from April 1 to October 31 each year and must be located adjacent to the business on the sidewalk of private property or in off-street parking spaces.



Private property patios located in SVHCA must comply with:

- General design guidelines for all patios identified in **section 1**;
- Additional guidelines for private property identified in **section 2**;
- Additional guidelines for all patios located in SVHCA in **section 5**; and
- Additional guidelines for patios on private property in SVHCA in **section 6**.

Should there be a conflict between the general design guidelines and guidelines for SVHCA, the guidelines for SVHCA will be used.

6.1. Patios on private property in Steveston Village Heritage Conservation Area

- A. A trellis or similar overhead structure supported on posts may be permitted at the discretion of City staff.
- B. Barriers and fencing should be no higher than 0.9 m.

7. Additional guidelines for patios on public property in SVHCA

City owned property cannot be used for a commercial purpose (e.g. an outdoor patio for restaurants), as set out in the *Community Charter*, unless where the business has first been issued a Patio Permit by the City.

Applications for patios located on a public property may be considered subject to the issuance of a Patio Permit, valid for two years, and a Heritage Alteration Permit (HAP). Patios located on a public property may operate year round and must be located adjacent to the business. In addition to the application fee, an annual fee is charged for the use of a public space. A Certificate of Insurance is also an annual condition of approval, naming the City of Richmond as an additional insured with a 30 day cancellation notification clause.

All public property patios located in SVHCA must comply with:

- General design guidelines for all patios identified in **section 1**;
- Additional requirements identified for a patio located on a sidewalk in **section 3** or large public space patios in **section 4**;
- Additional guidelines for all patios located in SVHCA in **section 5**; and
- Additional requirements for patios on public property in SVHCA in **section 7**.

Should there be conflict between the general design guidelines and guidelines for SVHCA, the guidelines for SVHCA will be used.



7.1. Patios on public property in Steveston Village Heritage Conservation Area

- A. The material of the barrier (e.g. fence) to demarcate the patio area must not form a solid, continuous barrier, and must maintain an “open” appearance.
- B. The visual obstruction must be less than 50% of the total area of the barrier (length x height).
- C. No elements of the patio structure may exceed 0.9 m for patios located on a sidewalk, with the exception of required safety measures.
- D. For large public space patios (i.e. occupying on-street parking spaces) directly adjacent to vehicle travel lanes, the height of the barrier must be appropriate to provide safety, but no elements of the patio structure should exceed 1.1 m.

8. Additional guidelines for patios on park property

City owned property cannot be used for a commercial purpose (e.g. an outdoor patio for restaurants), as set out in the *Community Charter*, unless where the business has first been issued a Patio Permit by the City.

During the development stage of a private development, various design parameters are set out including building setbacks and park dedication. A dedicated park space from a development is intended for public use as a park. If there is any intention for an outdoor patio space, areas within the building setback should be considered first.

Applications for patios located on land designated as a park may be considered subject to the issuance of a Patio Permit valid for two years. In addition to the application fee, an annual fee is charged for the use of a public space. A Certificate of Insurance is also an annual condition of approval, naming the City of Richmond as an additional insured with a 30 day cancellation notification clause.

Patios located on a park property must comply with the general design guidelines for all patios identified in **section 1** and the additional requirements identified in **section 8** of this policy.

8.1. Landscaping and Screening

- A. Fences, screens and barriers must be easily removed at any time.
- B. Fences, screens, and barriers must be properly secured when the corresponding business is closed or not in use.
- C. Design materials and colours used for the barriers shall be of a high quality finish and compatible with the architectural elements of the building within which the business operates.
- D. All finishes should be clean and free of any exposed screws or other fasteners.

8.2. Specifications for Landscape Construction

- A. All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in manner consistent with good horticultural practice.



- B. All landscape areas and installations shall meet or exceed latest edition of the British Columbia Nursery Trades Association Standards and be regularly maintained.
 - Except for natural area plantings, which should meet the latest edition of the Society of Landscape Architects Landscape Standards and where regular maintenance is not required.
- C. All plant materials shall be hardy to the location on the site where they are planted.
- D. Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20.0 cm, unless an arborist report indicates otherwise and is approved by the City.

9. Procedures for patios in locations not identified in the design guidelines

This section applies when a patio application does not clearly fall under one of the location scenarios identified in this document. In that case the policies in this section apply.

- A. The City may consider patios in locations not clearly identified in the Patio Program Design Guidelines, at the discretion of City staff.
- B. Patios, in all cases, shall conform to the general design guidelines for all patios (**section 1**).
- C. Staff may only choose additional guidelines from the ones identified in **section 2** and **section 3**.
- D. City staff reserve the right to reject patio applications with patio locations that pose undue harm or risk to the general public, public property or private property.

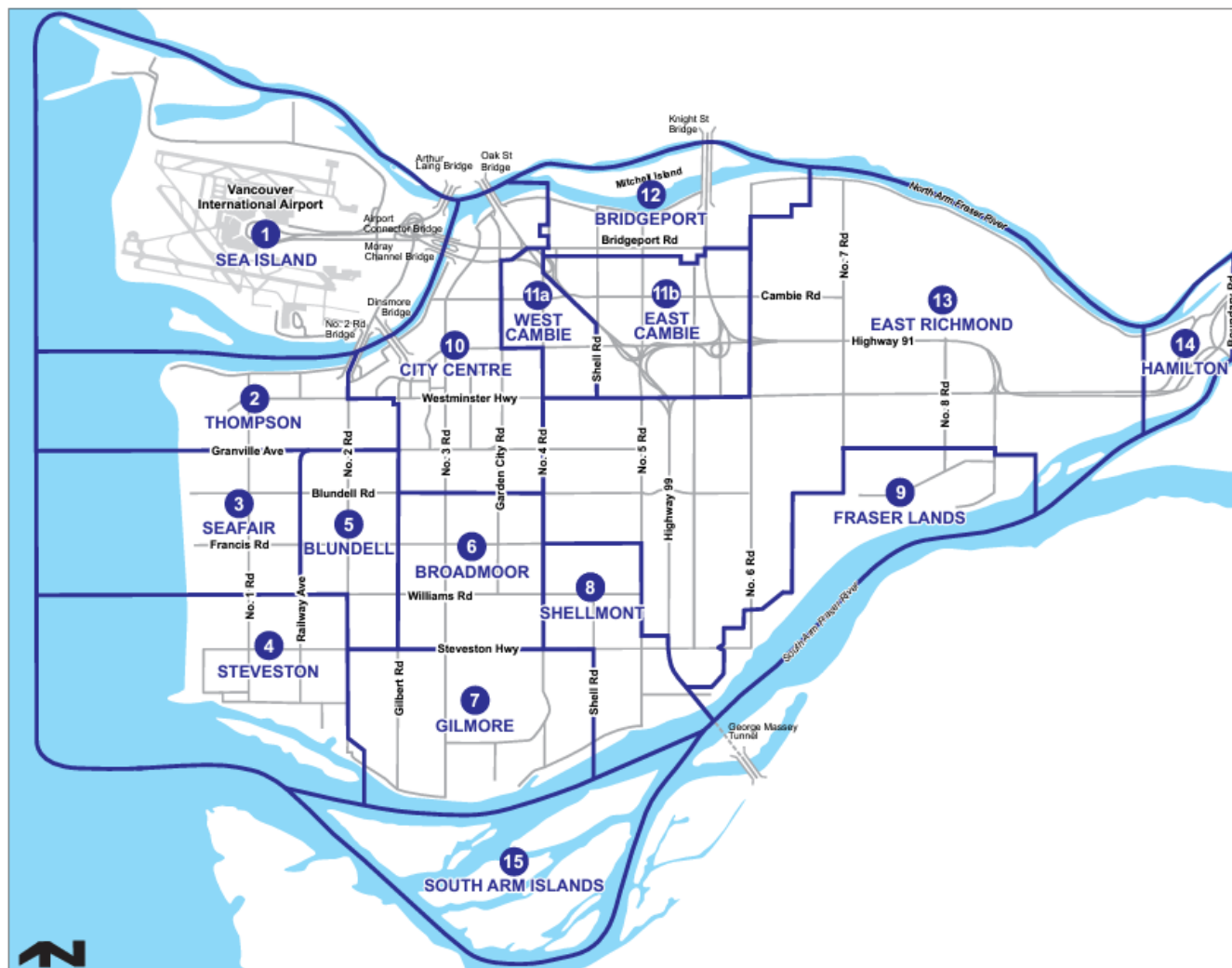


Appendix 1 – City Centre Area

The City Centre Area is located in section 10 in the Planning Area Boundaries Map below.

The Steveston Area is located in section 4 in the Planning Area Boundaries Map below.

Planning Area Boundaries Map





Appendix 2 – Steveston Village Heritage Conservation Area

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 rd Avenue "Steveston Courthouse"	9 3680 Moncton Street "Wakita Grocery"	15 3891 Moncton Street "Tasaka Barbershop"
4 12111 3 rd Avenue "Sockeye/Steveston Hotel"	10 3700 Moncton Street "Redden Net/ Atagi Building"	16 12191 1 st Avenue "Japanese Buddhist Temple"
5 3460 Moncton Street "Dave's Fish & Chips"	11 3711 Moncton Street "Cannery Cafe"	17 12311 No 1 Road "Prickly Pear Garden Center"
6 3480 Moncton Street "Watsida Building/ Riverside Art Gallery"	12 3811 Moncton Street "Steveston Museum/Northern Bank"	

November 27, 2018