



City of
Richmond

To Public Hearing
Date: April 20, 2020
Item # 1
Re: TU 20-890944

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: April 8, 2020
File: TU 20-890944
Re: **Temporary Commercial Use Permit for Property at 8320 Cambie Road and 8431 Brownwood Road (TU 20-890944)**

This memo responds to concerns about landscaping and parking surface technologies raised at the Council meeting on March 9, 2020, when this application was considered by Council.

Landscaping

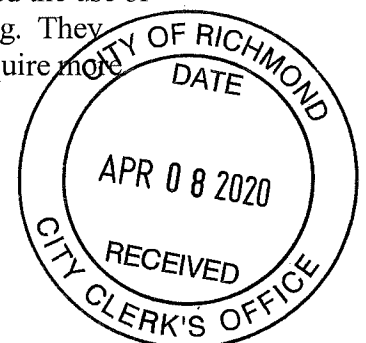
In response to the concerns of neighbours, the applicant engaged a landscaper to prune the hedges between the subject site and the neighbouring property. This work has been completed, and general landscape maintenance will continue on a monthly basis. The hedges will continue to be pruned as necessary. The applicant has also committed to weekly inspections of the site to remove litter.

Parking Surface Technologies

The existing parking lot is compacted gravel and has an existing drainage system on site. The existing gravel surface is also the source of concerns raised by neighbouring property owners with respect to dust. Compacted gravel has a varying degree of water permeability depending on the size of the gravel particles. The drainage system was installed as part of the previous Temporary Use Permit application to address water runoff, and includes perimeter drainage along the east property line and two catch basins in the centre of each property. The drainage system is connected to the municipal storm sewer and would remain in place.

In response to the direction from Council, staff has worked with the applicant to investigate alternative paving technologies such as permeable pavers and grasscrete for the proposed temporary parking lot.

A permeable paver system consists of concrete paving stones laid on a base of layered aggregates and textiles to allow groundwater infiltration. The aggregate layers may be sloped towards a drainage system, or may drain directly to the soil. Grasscrete typically consists of a concrete or plastic lattice structure with a growing medium in the voids. Both systems allow improved water infiltration among other benefits over traditional asphalt. The applicant investigated the use of permeable pavers and grasscrete with a company specializing in parking lot paving. They commented that both materials are less durable in high traffic areas and would require more maintenance than asphalt.



April 8, 2020

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Therefore, the applicant has decided to proceed with the proposal for asphalt paving in conjunction with the existing drainage system in order to address concerns with dust. The applicant has confirmed that upon closure of the temporary parking lot the asphalt would be removed and sent to an appropriate location for recycling.

A handwritten signature in black ink, appearing to read "Wayne Craig". The signature is fluid and cursive, with a large, sweeping flourish at the end.

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

JR:blg

pc: SMT
Joshua Reis, Program Coordinator, Development
Suzanne Smith, Program Coordinator, Development



City of Richmond

Report to Committee

To: Planning Committee

Date: February 19, 2020

From: Wayne Craig
Director, Development

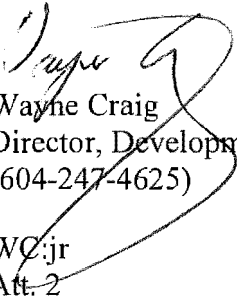
File: TU 20-890944

Re: **Application by Fairchild Developments Ltd. for a Temporary Commercial Use Permit at 8320 Cambie Road and 8431 Brownwood Road**

Staff Recommendation

That the application of Fairchild Developments Ltd. for a Temporary Commercial Use Permit for property at 8320 Cambie Road and 8431 Brownwood Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held on April 20, 2020 at 7:00 PM in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

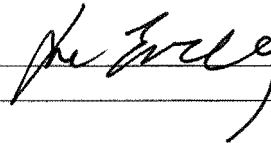
“That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow ‘Non-accessory Parking’ as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”


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

WC:jr
Att. 2

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Non-accessory Parking” as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years (Attachment 1). There is an existing TCUP issued for the properties (TU 14-653009, TU 17-763604), which Council originally issued for a three-year term on June 16, 2014, and extended for an additional three years on May 17, 2017. As such, the existing TCUP expires on May 17, 2020, and a new TCUP is requested.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Cambie Road: Aberdeen Neighbourhood Park, which is a City-owned park on a lot zoned “School & Institutional Use (SI).”
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E),” which are designated “General Urban T4 (25 m)” in the City Centre Area Plan.
- To the South, across Brownwood Road: Single-family dwellings on lots zoned “Single Detached (RS1/E),” which are designated “General Urban T4 (25 m)” in the City Centre Area Plan.
- To the West, across Hazelbridge Way: Aberdeen Centre, which is a commercial centre on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and is designated “Urban Centre T5 (35 m)” in the City Centre Area Plan.

Related Policies & Studies

Richmond Zoning Bylaw 8500

The subject site is zoned “Single Detached (RS1/E),” which permits single detached housing and associated secondary uses. The attached TCUP would allow “Non-accessory Parking” as a permitted use, which Richmond Zoning Bylaw 8500 defines as “parking that is not primarily intended for the use of residents, employees or clients of a particular building, which includes surface parking lots and enclosed parking located above or below grade.”

Official Community Plan/City Centre Area Plan – Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan (CCAP). It is designated “Mixed Employment” in the Official Community Plan (OCP), and is designated “General Urban T4 (25 m)” in the CCAP. These designations provide for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Commercial Use Permits in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use,” and “Agricultural” (outside of the Agricultural Land Reserve) where deemed appropriate by Council and subject to conditions suitable to the proposed land use and surrounding area.

It is recognized by both the applicant and staff that this area will be developed according to the City Centre Area Plan in the future. Permitting a parking lot would allow for productive use of the site until redevelopment occurs.

Local Government Act

The *Local Government Act* identifies that TCUPs are valid for a period up to three years from the date of issuance. An application for an extension to the Permit may be made and issued for up to three additional years, at the discretion of Council. Following this one time extension, a new TCUP application would be required.

Public Consultation

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

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

Analysis

The applicant is proposing to maintain the existing surface parking lot, which contains 35 parking spaces. The existing parking lot has operated since the original TCUP was issued by Council on June 16, 2014, and initially included 36 parking spaces. This was reduced by the applicant in response to the operational needs of the lot. Each space is assigned by the owner, and public parking is not permitted.

The applicant has indicated that there is ongoing demand for contractor and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The applicant has indicated that tenant improvement activity will continue for the next five to six years. Maintaining these off-site parking spaces for a temporary period would continue to assist in alleviating the parking demand at Aberdeen Square and Aberdeen Centre.

Landscaping

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes Laurel shrubs and four trees. The on-site parking is separated from adjacent properties to the east by an off-site Cedar hedge, a fence on the property line, and Laurel shrubs on-site.

This existing landscaping was secured and installed as a condition of the original TCUP, and is to remain in place for the duration of the new TCUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the CCAP.

Site Servicing

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades will be identified when the site is developed to its ultimate use in accordance with the CCAP.

Staff Comments

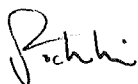
Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that the TCUP be issued on the understanding that this Permit will expire in three years. The applicant may apply for an extension to the Permit for an additional three years.

Financial Impact

None.

Conclusion

It is recommended that a Temporary Commercial Use Permit be issued to Fairchild Developments to allow "Non-accessory Parking" as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



Jordan Rockerbie
Planner 1
(604-276-4092)

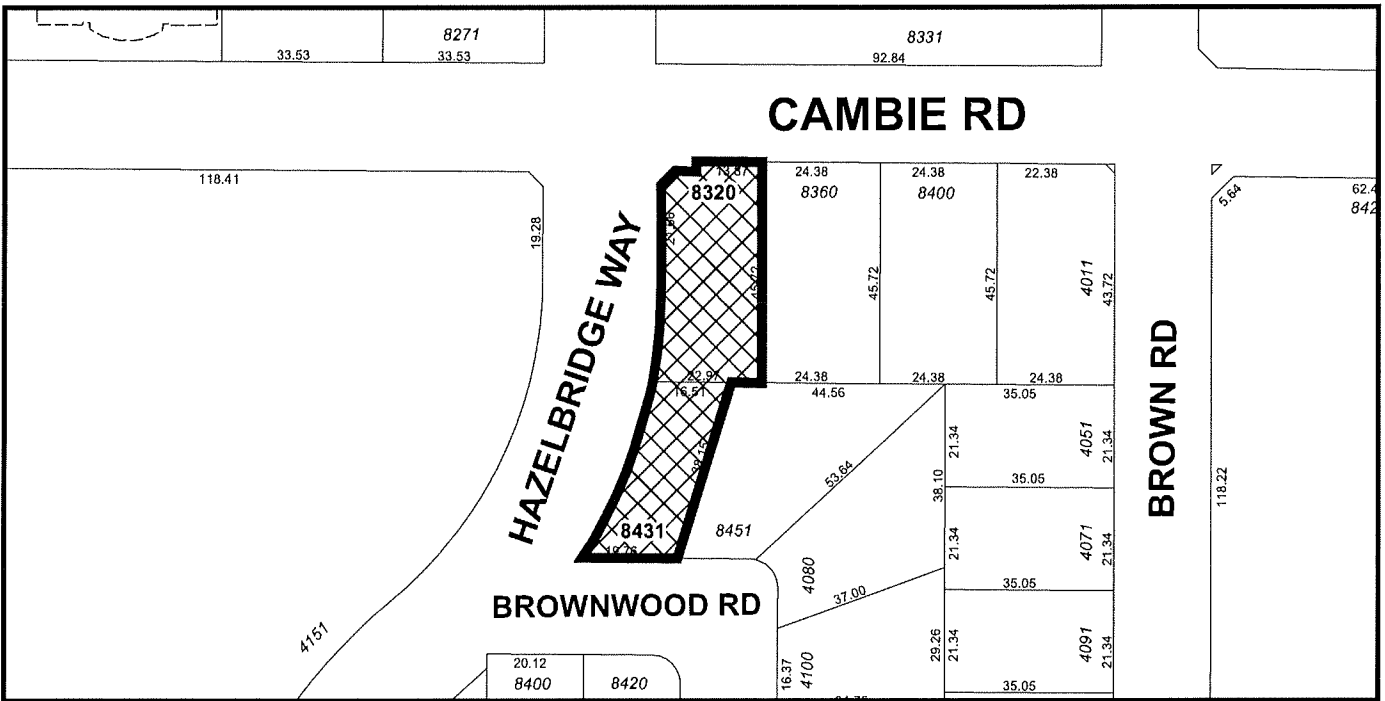
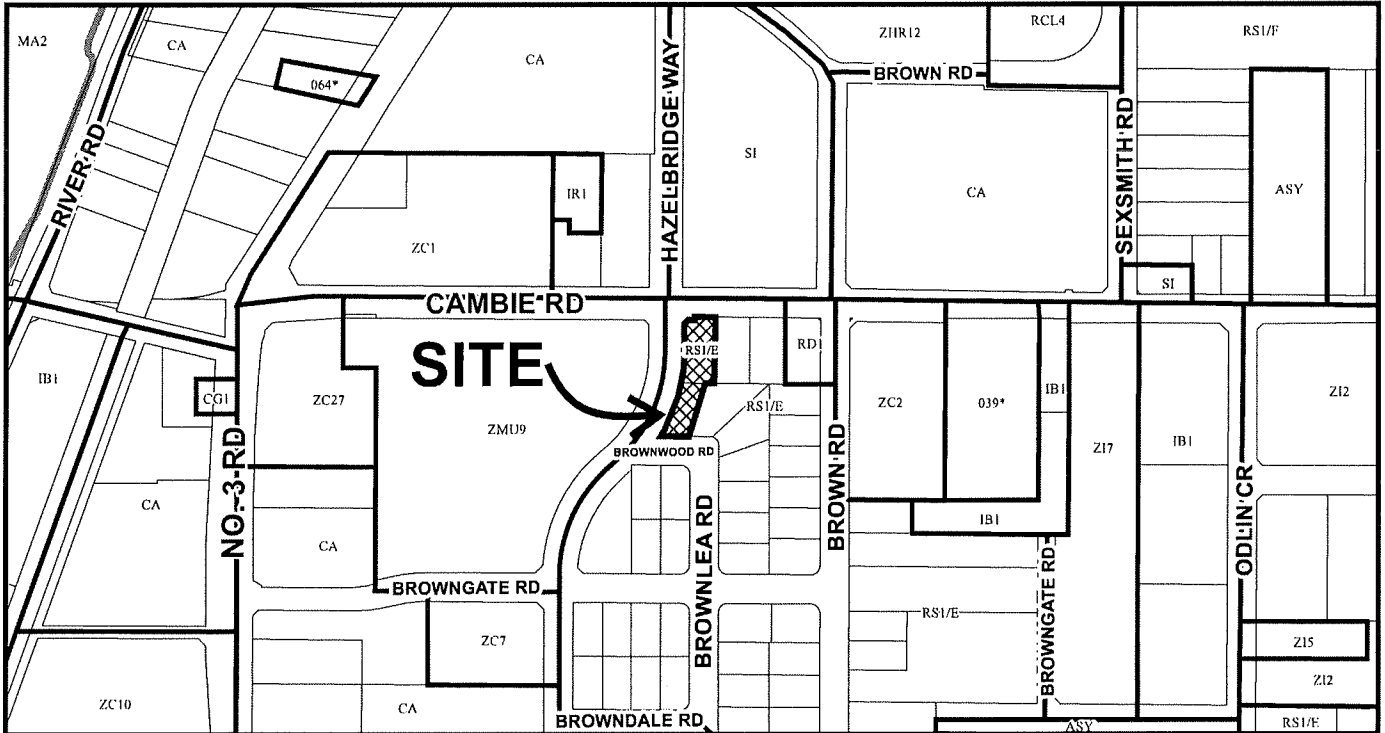
JR:blg

Attachments:

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



City of Richmond



	<h2>TU 20-890944</h2>	<p>Original Date: 01/22/20</p>
		<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of Richmond



TU 20-890944

Original Date: 01/22/20

Revision Date:

Note: Dimensions are in METRES



TU 17-763604

Attachment 2

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Ltd.	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none"> • 8320 Cambie Road: 960 m² • 8431 Brownwood Road: 614 m² 	No change
Land Uses:	Non-accessory Parking	No change
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change, with the exception of allowing "Non-accessory parking" as a permitted use for a period of three years

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	n/a	17 of 35 total spaces (49%)	None
Off-street Parking Spaces – Small	n/a	17 of 35 total spaces (49%)	None
Off-street Parking Spaces – Accessible:	n/a	1 of 35 total spaces (2%)	None



No. TU 20-890944

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD
Address: FAIRCHILD DEVELOPMENTS LTD.
UNIT 130 - 4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

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 applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial use:

"Non-accessory Parking" for up to 35 vehicles, generally as shown in Schedule "B"
4. 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.
5. 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 development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,000.00.

6. 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.

No. TU 20-890944

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
 Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD
 Address: FAIRCHILD DEVELOPMENTS LTD.
 UNIT 130 - 4400 HAZELBRIDGE WAY
 RICHMOND, BC V6X 3R8

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
 DAY OF , .

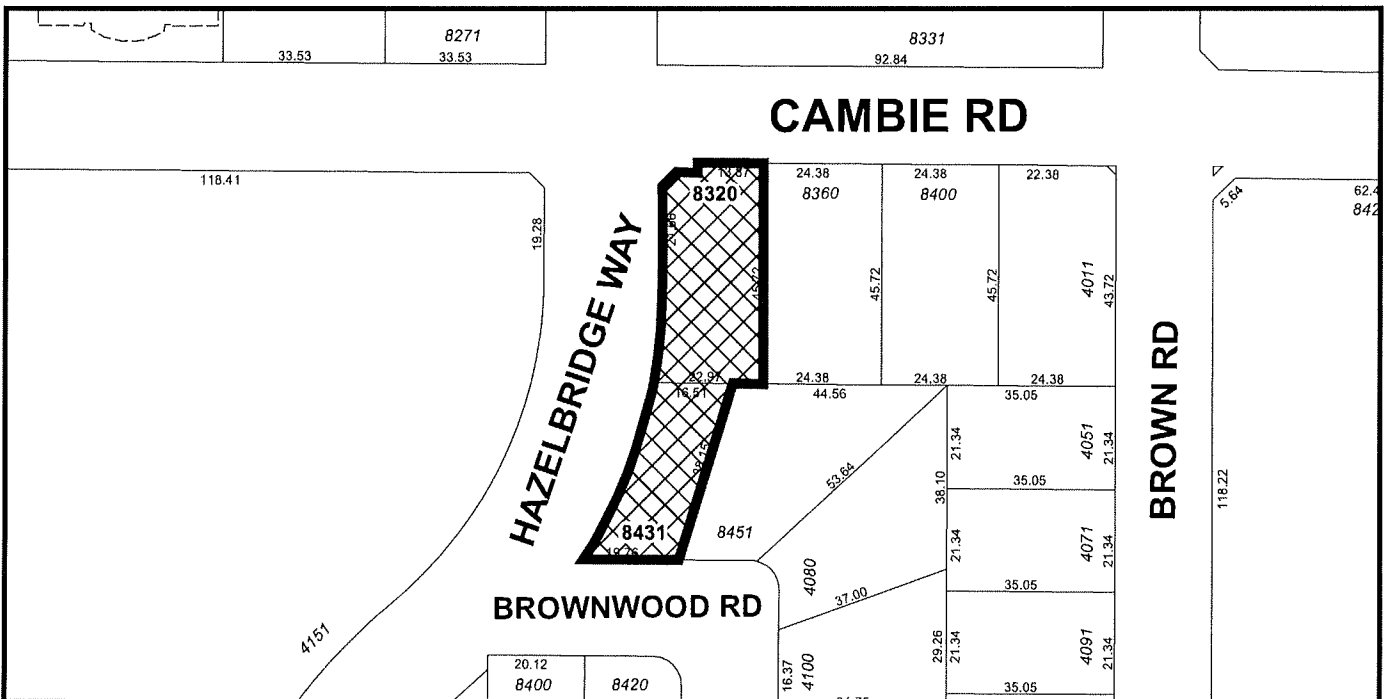
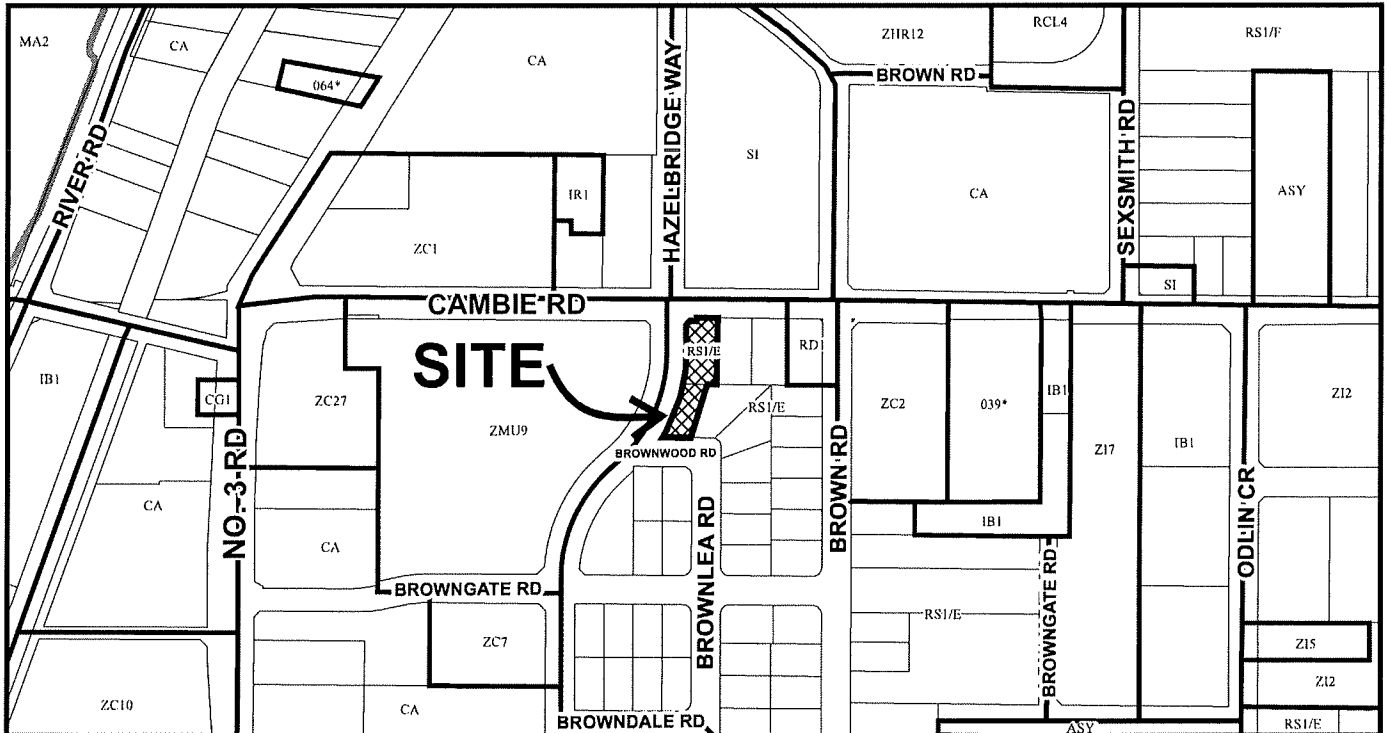
DELIVERED THIS DAY OF , .

 MAYOR

 CORPORATE OFFICER



City of
Richmond

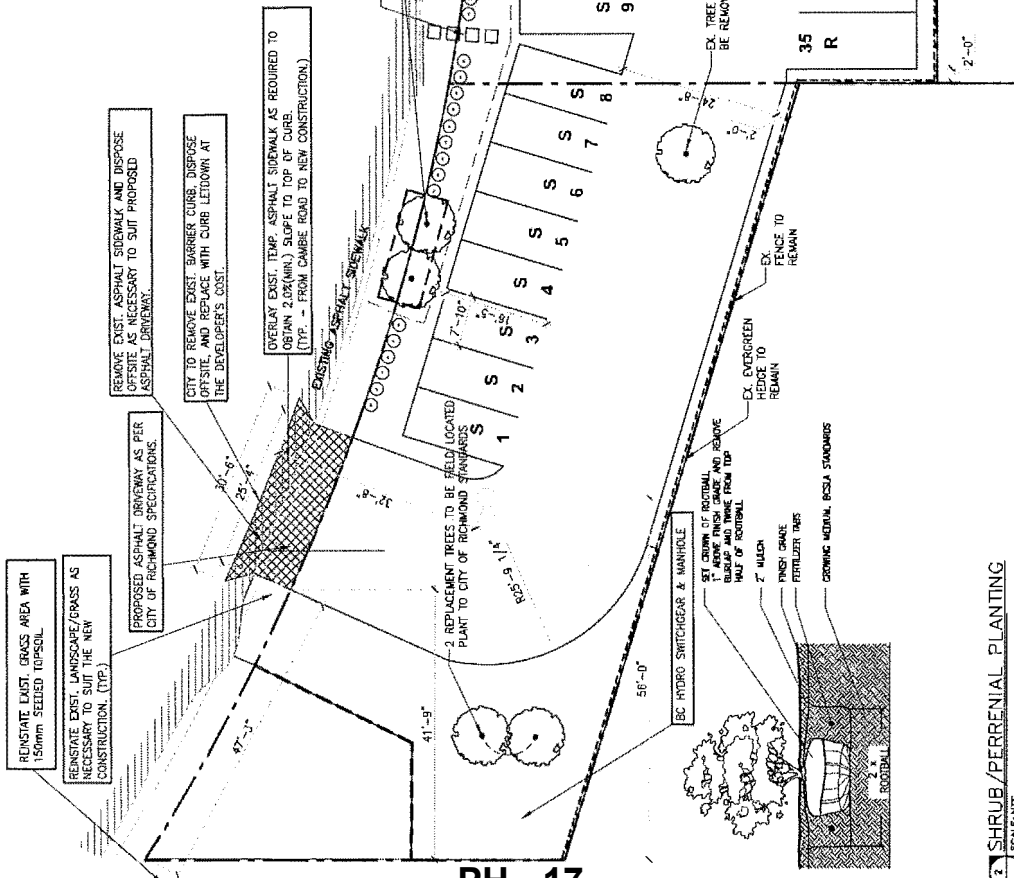


	<h1>TU 20-890944</h1>	<p>Original Date: 01/22/20</p>
		<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>

PLANT LIST
Shrubs

SYMBOL	COMMENTS	SPACING	MIN. SIZE	QTY.
SHRUBS / PERENNIALS				
P1	Prunus laurocerasus 'Obo Lujolet'	24" OC	#3 Pot	72

NOTE
 1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCLHA LANDSCAPE STANDARDS.
 2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
 3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
 4. PROVIDE NOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
 5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



PH - 17

BING THOM ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2Y6
 TEL: 604.681.1111
 WWW.BINGTHOM.COM

REV.	DESCRIPTION	DATE	CHK	REV.	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.29					

SHRUB/PERENNIAL PLANTING

SCALE	TITLE	PROJECT NUMBER	DRAWING NO.	DATE	CHK
SCALE	8320 CAMBIE ROAD	2014-04-29	21	2014.04.29	

REF. DRAWING	SCALE	DRAWN:	CHK:
NTS	1"=1'-0"	CC	CHK

CADD FILE	PROJECT NUMBER	DRAWING NO.	DATE
LSC-01	2014-04-29	21	2014.04.29

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Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; 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.

Fairchild Developments Ltd.
by its authorized signatory

Grace Lam