



# City of Richmond

## Report to Committee Planning and Development Division

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

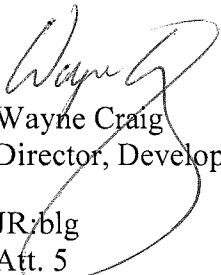
**Date:** March 28, 2017  
**File:** TU 17-762905

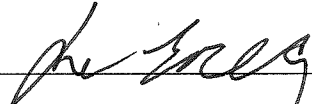
**Re:** **Application by OMB Architects for a Temporary Commercial Use Permit at  
13340 Smallwood Place**

### Staff Recommendation

That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 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 to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.”

  
Wayne Craig  
Director, Development  
  
JR:blg  
Att. 5

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

## Staff Report

### Origin

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow Veterinary Service as a permitted use at 13340 Smallwood Place (Attachment 1). This application has been made on behalf of the Richmond Animal Protection Society (RAPS).

If approved, the TCUP would be valid for a period of up to three years from the date of issue; at which time, an application for an extension to the permit may be made and issued for up to three additional years. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

### Findings of Fact

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

### Surrounding Development

The subject site is located in the southeast corner of the Richmond Auto Mall. Development immediately surrounding the subject site is as follows:

- To the Northwest and Southwest: Car dealerships on lots zoned "Vehicle Sales (CV)".
- To the Northeast: A commercial office building on a lot zoned "Vehicle Sales (CV)".
- To the Southeast: Surface parking on a lot zoned "Vehicle Sales (CV)".

### Related Policies & Studies

#### Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial".

The OCP allows TCUPs in areas designated "Industrial", "Mixed Employment", "Commercial", "Neighbourhood Service 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 use and surrounding area.

The proposed Veterinary Service use is consistent with the "Commercial" land use designation contained in the OCP.

The proposed Veterinary Service use is not consistent with the automobile focus of the Richmond Auto Mall, however, staff note that the subject site contains an existing office building that was previously occupied by a financial institution. The proposal to locate a temporary veterinary office in the building does not preclude future vehicle-related uses from occupying the unit. In addition, the Richmond Auto Mall Association supports the proposed veterinary office, as it will be temporary in nature.

**Richmond Zoning Bylaw 8500**

The subject site is zoned “Vehicle Sales (CV)”, which allows for vehicle sales and repairs, along with a limited number of related uses. The zone permits Office use, but not the Veterinary Service use.

Veterinary Service is a defined use in Richmond Zoning Bylaw 8500, and describes a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets; including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include Animal Breeding and Boarding, Animal Shelters or Animal Day Care. Veterinary Service is a permitted use in most, but not all, commercial zones.

**Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 4; which allows for all Aircraft Noise Sensitive Land Uses to be considered. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy. A covenant addressing aircraft noise mitigation (as required) and public awareness is to be registered on Title if the Permit is issued.

**Floodplain Management Implementation Strategy**

In accordance with the City’s Flood Management Implementation Strategy, a flood indemnity covenant is to be registered on Title if the Permit is issued.

**Local Government Act**

The *Local Government Act* identifies that TCUPs are valid for a period of up to three years from the date of issue and that an application for one extension to the permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

**Public Consultation**

Should the Planning Committee endorse this application and Council grant first reading, the application 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**

The subject site contains an approximately 2,028 m<sup>2</sup> (21,830 ft<sup>2</sup>) two-storey commercial building with nine units. The applicant proposes to allow a veterinary office to occupy one unit on the second storey, which is approximately 446 m<sup>2</sup> (4,800 ft<sup>2</sup>). Plans showing the subject site and the proposed veterinary office are provided in Attachments 3 and 4.

If issued, this TCUP would allow the Richmond Animal Protection Society (RAPS) to operate a veterinary office at the subject site until construction of a new permanent facility is completed.

As there are no exterior renovations proposed, a Development Permit is not required for this proposal.

### **Business Operations**

According to documents provided by the applicant, RAPS is a registered charity that operates the City of Richmond Animal Shelter. They provide food, shelter, and veterinary care to animals in Richmond and surrounding communities, engage in public awareness campaigns on animals' health and care, and assist with public access to low-cost veterinary care. A temporary veterinary office is being pursued by RAPS so they are able to provide veterinary services. The operation of this independent veterinary clinic is, however, outside of the scope of the City's contract with RAPS to provide animal shelter services.

### **Parking**

There are 37 parking stalls located on the subject site. Additional parking is available behind the subject site on an adjacent property owned by Richmond Auto Mall Holdings Ltd. This parking area can be accessed directly from the building, or via a pedestrian sidewalk.

Veterinary Service uses require the greater of 1.6 spaces per 100.0 m<sup>2</sup> of gross leasable floor area of the building, or 1.4 spaces per employee. The applicant has confirmed that they have access to a total of 21 parking spaces; 12 spaces are on the subject site in the front yard, and 9 spaces are on an adjacent property behind the building.

### **Landscaping**

The subject site and surrounding sites in the Richmond Auto Mall consist mainly of car dealerships and associated offices. Not all sites in the area are landscaped to the current required standard.

Richmond Zoning Bylaw 8500 requires a minimum 3.0 m wide landscaped setback between any area used for onsite parking and a lot line abutting a public road. The subject site contains parking at the front lot line, which is separated from the sidewalk by a 1.5 m wide grass boulevard within the City-owned road right of way, which contains one tree. Five landscaped peninsulas provide some separation between parking areas and driveways, and there are two landscaped areas immediately in front of the building. There is one tree on the subject site.

The proposed use is temporary in nature, and no exterior building modifications or additions are proposed. The existing condition provides limited opportunity for planting onsite without reconfiguring the parking arrangement or moving existing lighting standards.

To improve the landscaping conditions, the applicant has proposed to plant three trees in the City owned boulevard in front of the subject site (Attachment 5). Parks Department staff have reviewed the proposal and will accept a \$1,950 cash-in-lieu contribution (\$650/tree) for the City to plant the trees.

### **Financial Impact**

None.

**Conclusion**

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit to allow Veterinary Service as a permitted use at 13340 Smallwood Place, zoned "Vehicle Sales (CV)".

The proposed Veterinary Service use at the subject property is acceptable to staff on the basis that it is consistent with the land use designations in the OCP, and is temporary in nature.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) to allow Veterinary Service as a permitted use at 13340 Smallwood Place.



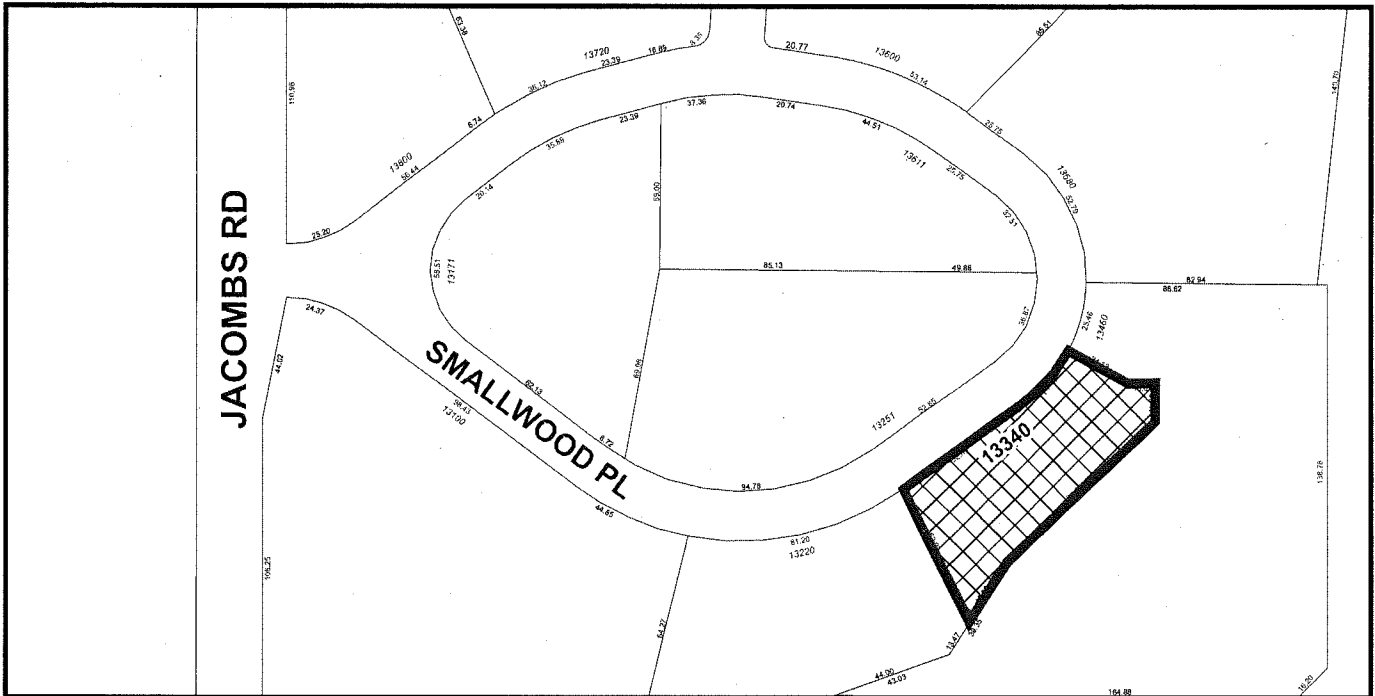
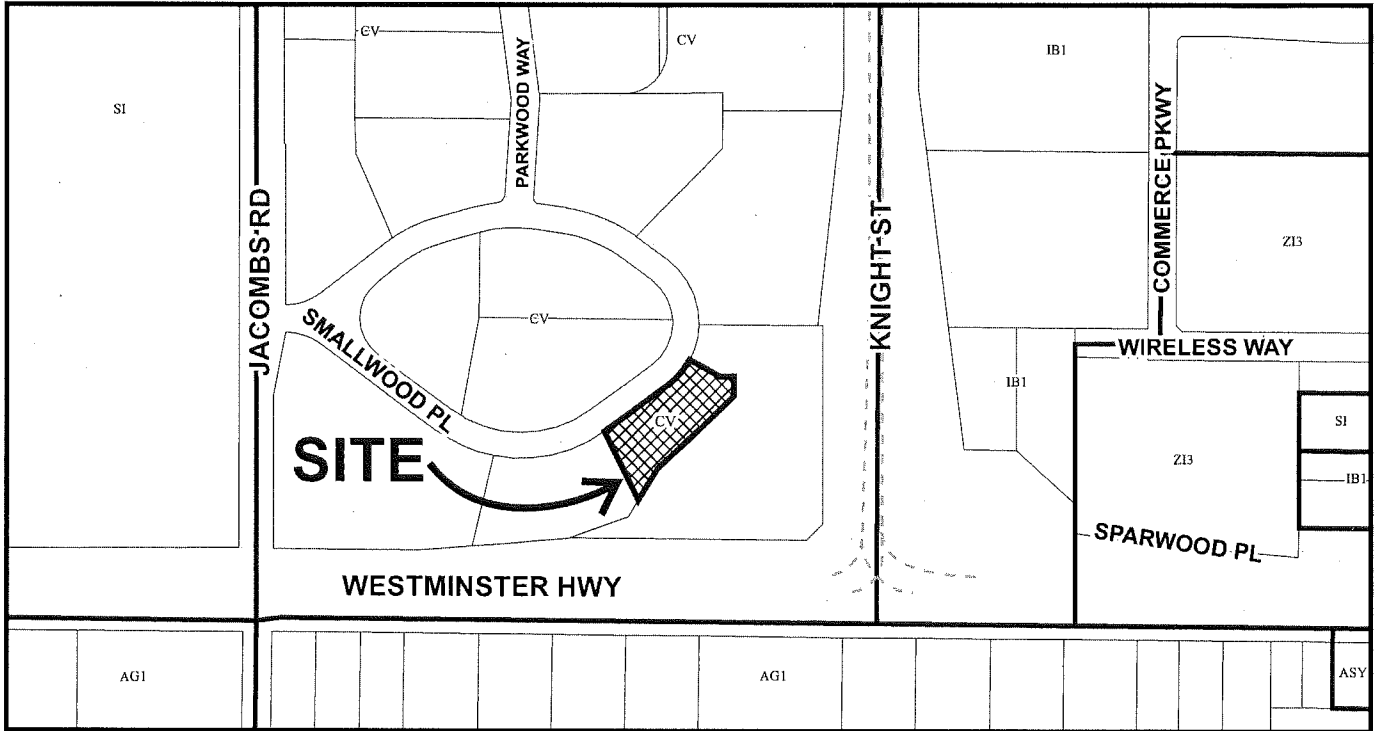
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Proposed Interior Plans
- Attachment 5: Landscape Plan



# City of Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



**TU 17-762905**

**Attachment 2**

Address: 13340 Smallwood Place

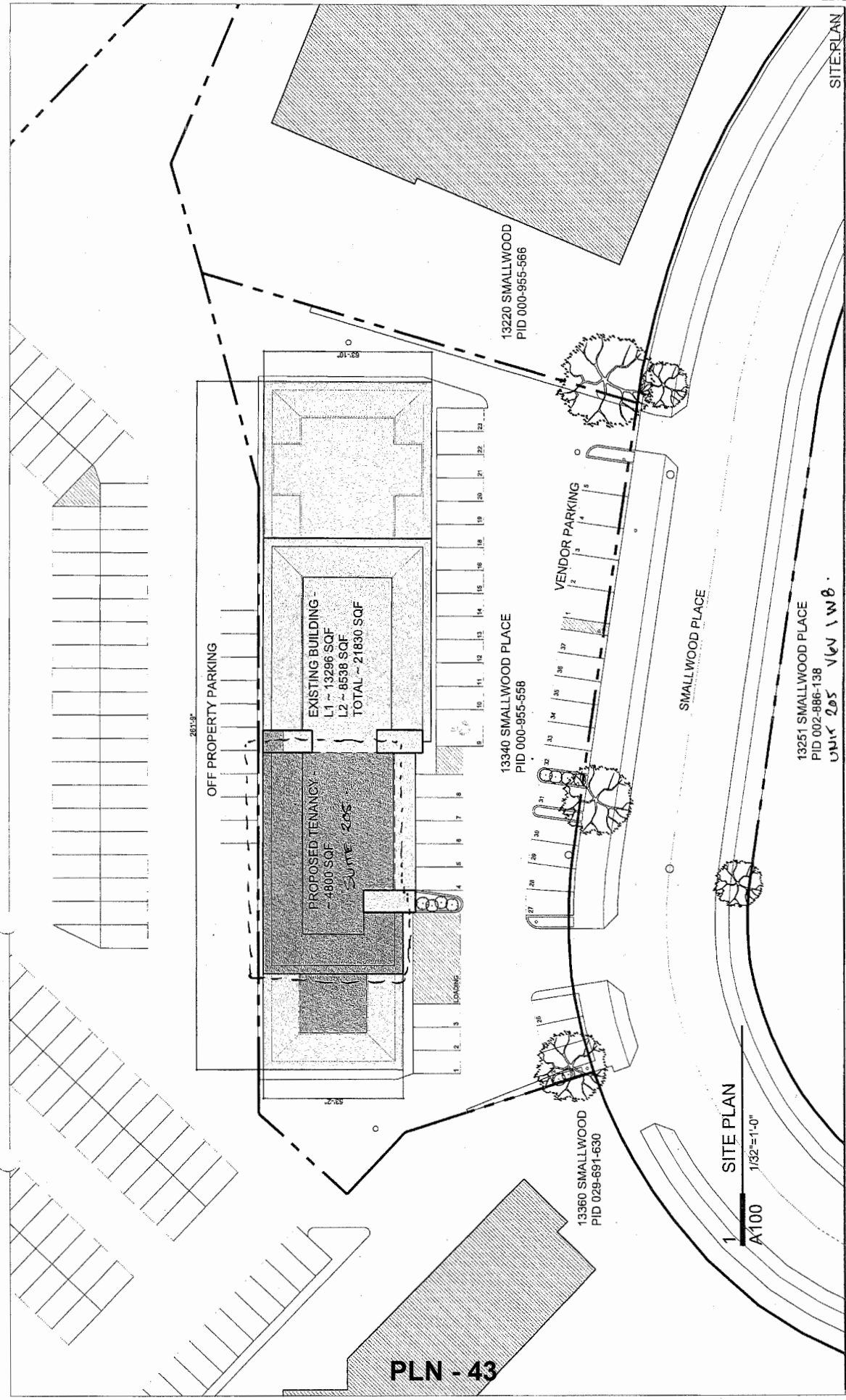
Applicant: OMB Architects

Planning Area(s): East Cambie

	<b>Existing</b>	<b>Proposed</b>
Owner:	TNC Automotive Inc.	No change
Site Size:	3,696 m <sup>2</sup>	No change
Land Uses:	Commercial Office	No change
OCP Designation:	Commercial	No change
Area Plan Designation:	Commercial	No change
Zoning:	Vehicle Sales (CV)	No change, except for allowing Veterinary Service as a permitted use for three years

	<b>Bylaw Requirement</b>	<b>Existing</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.58	0.54	None permitted
Lot Coverage:	Max. 50%	33%	None
Lot Size:	None	3,696 m <sup>2</sup>	None
On-site Parking:	For Veterinary Service use: Min. 1.6 spaces per 100 m <sup>2</sup> of gross leasable floor area; or 1.4 spaces per employee.  For Office use: Min. 3 spaces per 100 m <sup>2</sup> of gross leasable floor area.	36 regular spaces 1 handicapped space	None





SITE PLAN  
1/32"=1'-0"  
19001417



OFF PROPERTY PARKING

EXISTING BUILDING  
L1 ~ 13296 SQF  
L2 ~ 8538 SQF  
TOTAL ~ 21830 SQF

PROPOSED TENANCY  
~ 4800 SQF  
SUITE 205

13340 SMALLWOOD PLACE  
PID 000-955-558

VENDOR PARKING

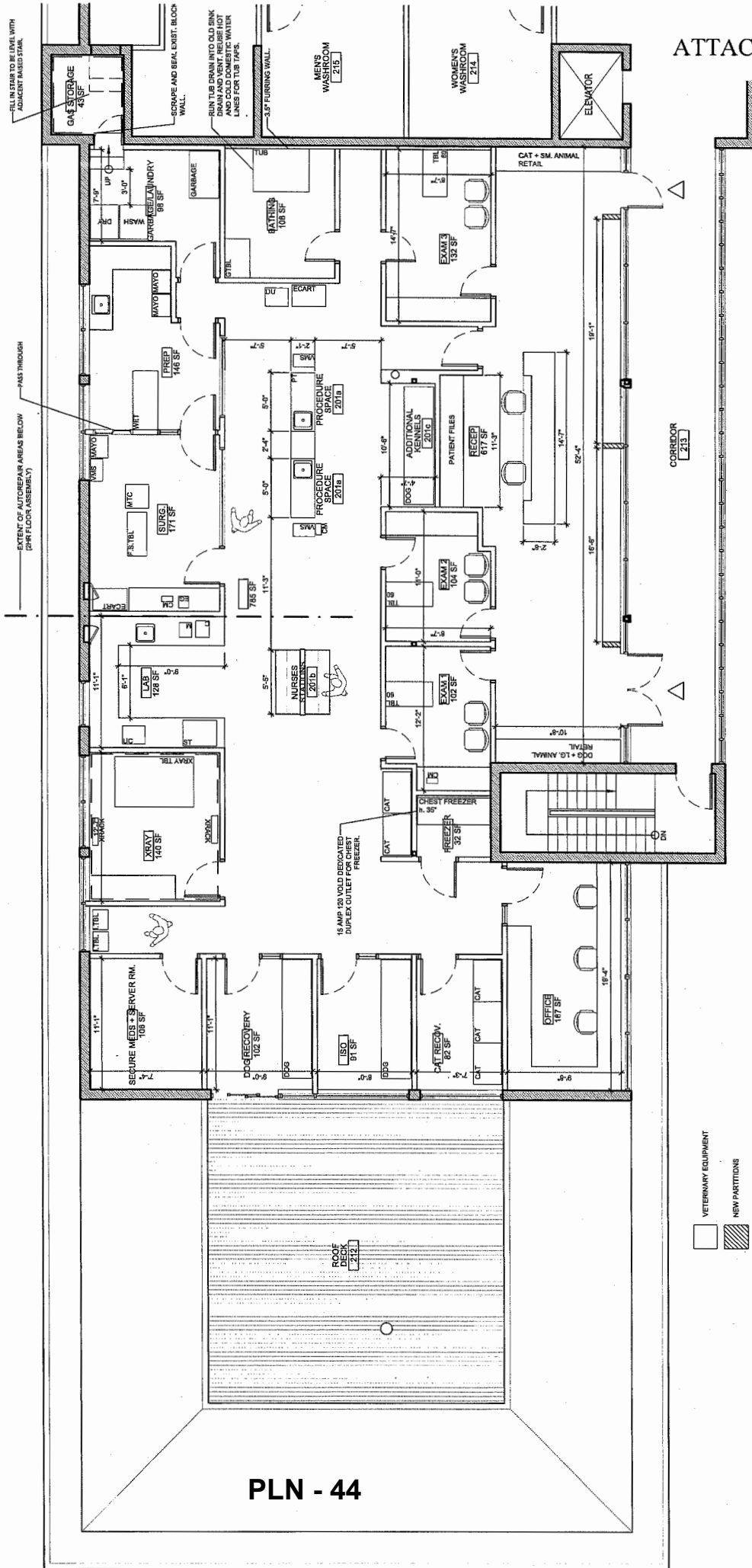
SMALLWOOD PLACE

13251 SMALLWOOD PLACE  
PID 002-886-138  
UNIT 205 VIEW 1WB

13360 SMALLWOOD  
PID 029-691-630

1 SITE PLAN  
1/32"=1'-0"  
A100

PLN - 43



PLN - 44

1 RAPS FINAL PLAN LAYOUT  
 A200 1/8"=1'-0"

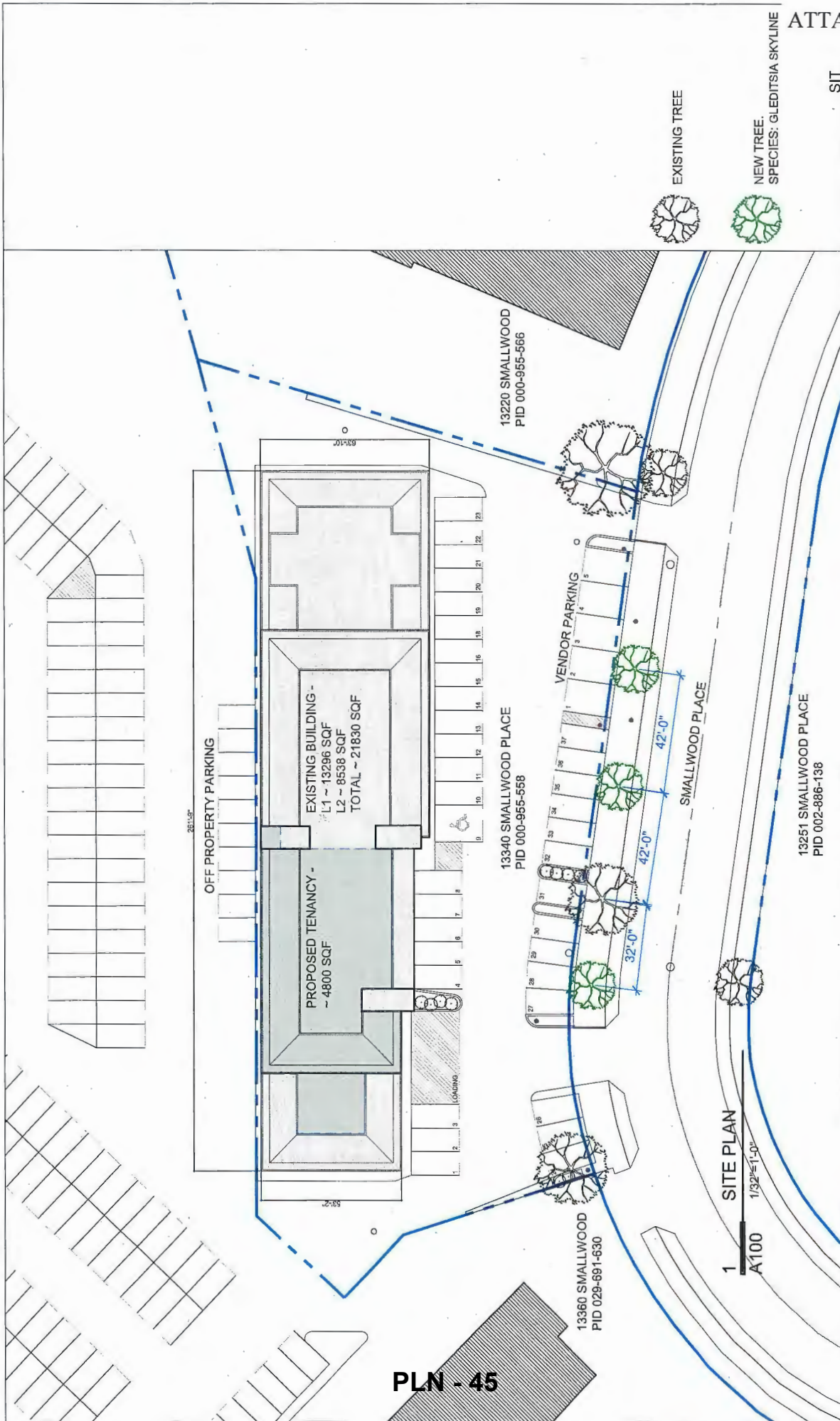
SIT



EXISTING TREE



NEW TREE.  
SPECIES: GLEDITSIA SKYLINE



PLN - 45



No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)  
Property Address: 13340 SMALLWOOD PLACE  
RICHMOND, BC  
Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

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 uses:  

Veterinary Service
4. As a condition of the issuance of this Permit, the Holder has agreed to contribute \$1,950 (\$650/tree) to the City for the planting of three trees, generally as shown in Schedule "B".
5. 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.
6. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
7. 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, as agreed to by the Holder in Schedule "C".
8. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
9. This Permit is not a Building Permit.

**No. TU 17-762905**

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE  
RICHMOND BC

Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

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AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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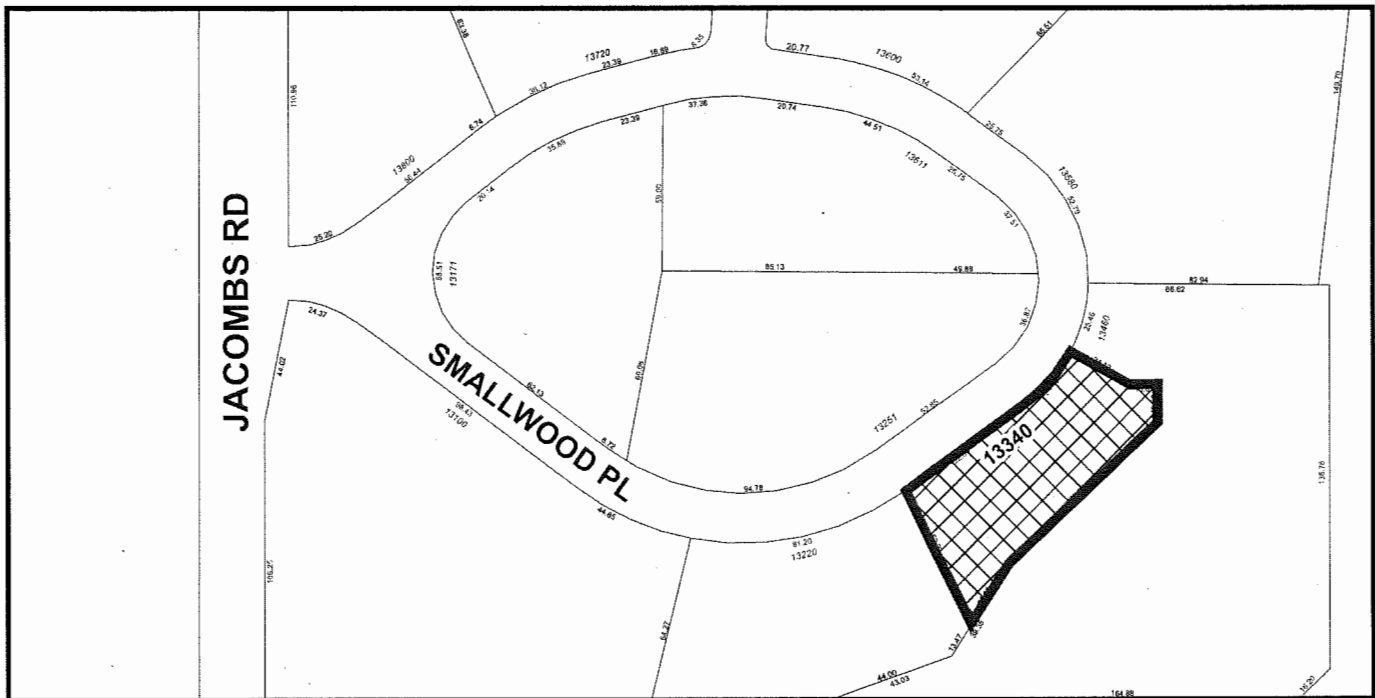
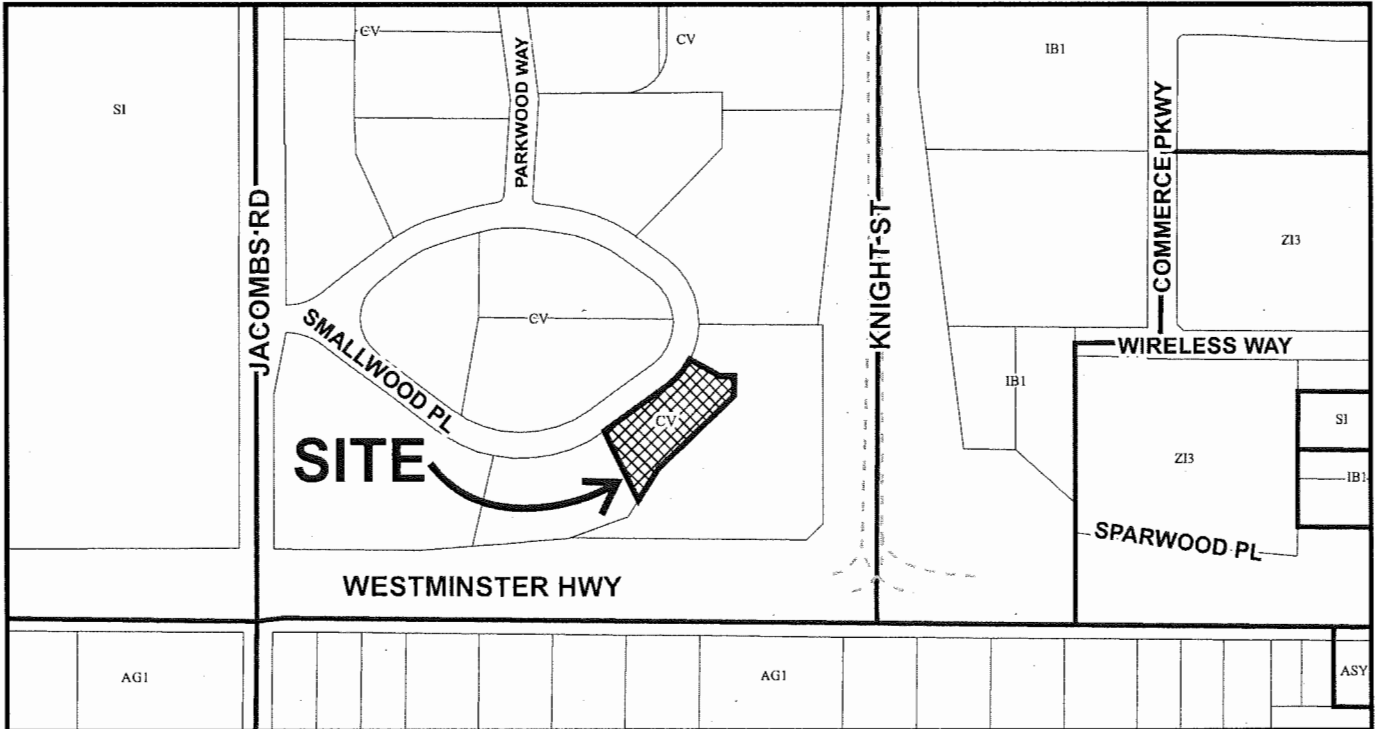
MAYOR

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CORPORATE OFFICER



# City of Richmond

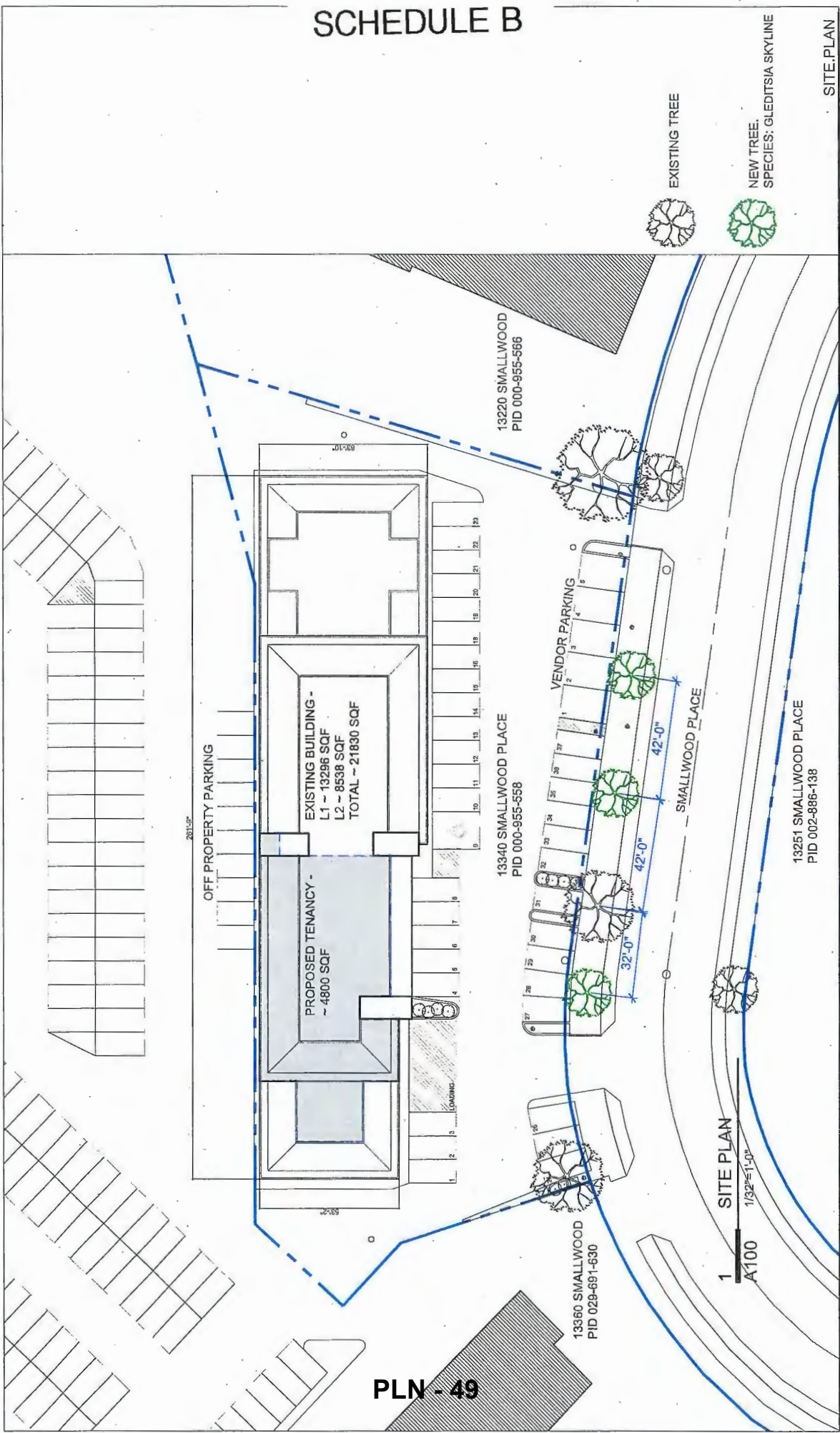


	<h2>TU 17-762905</h2>	Original Date: 02/14/17 Revision Date: Note: Dimensions are in METRES
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# SCHEDULE B

SITE PLAN

1/32" = 1'-0"  
2017.03.23



EXISTING TREE

NEW TREE.  
SPECIES: GLEDITSIA SKYLINE

1 SITE PLAN  
1/32" = 1'-0"  
A100

PLN - 49

office of mcfarlane biggar.  
ARCHITECTS-DESIGNERS



**Undertaking**

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and 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.

Richmond Animal Protection Society (RAPS)  
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO