

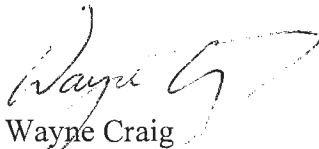


**To:** Planning Committee **Date:** March 28, 2017  
**From:** Wayne Craig **File:** TU 17-763604  
 Director, Development  
**Re:** **Application by Fairchild Developments Ltd. for an extension to a Temporary Use Permit at 8320 Cambie Road and 8431 Brownwood Road**

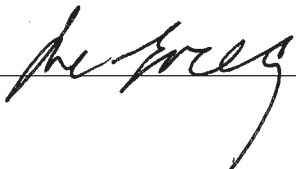
**Staff Recommendation**

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road 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 Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”

  
 Wayne Craig  
 Director, Development

JR:blg  
Att. 3

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

## Staff Report

### Origin

Fairchild Developments Ltd. has applied to the City of Richmond for an extension to an existing Temporary Use Permit (TUP) to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot functions as overflow parking on a temporary basis for the commercial centre located to the west of the subject site. On June 16, 2014, Council issued the original TUP (TU 14-653009) for a three-year term; expiring June 16, 2017.

There is no proposed change to the number of parking stalls permitted by the TUP.

### Findings of Fact

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

### Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: A new neighbourhood park, on a lot zoned “School & Institutional Use (SI)” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan. Construction of the park is under way by the City.
- To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Centre, on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre),” designated “Urban Centre T5 (35 m)” in the City Centre Area Plan, and “Commercial” in the Official Community Plan.

### Related Policies & Studies

#### 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 and is designated “Mixed Employment”. The site is also designated as “General Urban T4 (25 m)” on the Aberdeen Village Specific Land Use Map; which provides for light industry, office, retail and services, restaurants, and educational uses.

The Official Community Plan (OCP) allows Temporary Use Permits (TUPs) 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 use and surrounding area.

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

The proposed temporary use for a surface parking lot is consistent with the land use designations and applicable policies in the OCP.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy; where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary overflow parking is consistent with the Aircraft Noise Sensitive Development Policy, as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

### **Floodplain Management Implementation Strategy**

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant was registered on Title of the properties as a condition of the original TUP.

### **Local Government Act**

The *Local Government Act* identifies that TUPs are valid for a period of 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. Following this one time extension, a new TUP application would be required.

### **Public Consultation**

Should the Planning Committee and Council endorse this application, 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 owner is proposing a TUP extension in order to maintain the existing surface parking lot containing 36 parking spaces (Attachment 3). Of these parking spaces, 17 are considered small parking spaces, 18 are considered regular parking spaces, and one is considered a handicapped parking space. Vehicle access is from Hazelbridge Way, approximately 60 m (197 ft.) to the south of the intersection at Hazelbridge Way and Cambie Road, via a driveway letdown that permits only a right-turn in and a right-turn out of the site. A median exists along Hazelbridge Way to prevent any left-turns in and out of the site. No changes to the existing parking arrangement, circulation, or site access are proposed.

The owner has indicated there is ongoing demand for trades and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The owner anticipates that tenant improvement activity will continue for the next few years. Maintaining additional parking spaces for a temporary time period would assist in alleviating this parking demand on the commercial centre properties.

### **Landscaping**

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes 72 Laurel shrubs and four trees, as required by the previous TUP. The subject site is separated from adjacent single family dwellings to the east by an off-site Cedar hedge and on-site Laurel shrubs. Two additional trees were planted at the south end of the subject site as a condition of the original TUP.

The existing landscaping is to remain in place for the duration of the TUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

### **Staff Comments**

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

Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that an extension to the TUP be granted on the understanding that this Permit will expire in three years. No further extensions of this TUP are permitted.

### **Financial Impact**

None.

### **Conclusion**

It is recommended that a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



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







City of  
Richmond



TU 17-763604

Original Date: 02/28/17

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

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	18 of 36 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	17 of 36 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	1 of 36 total spaces (3%)	None

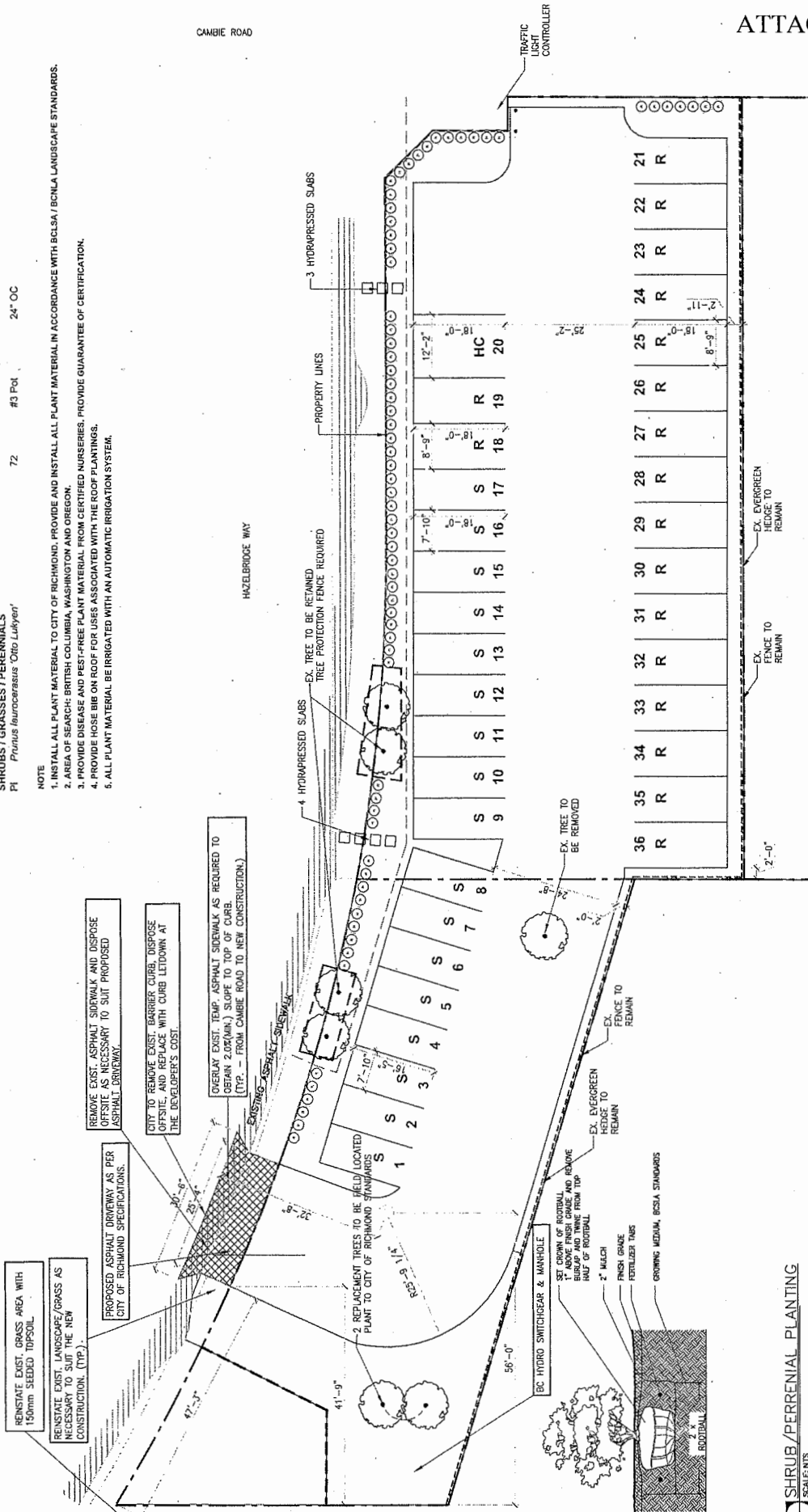
**PLANT LIST**  
**Shrubs**

SYMBOL	COMMENTS	SPACING	MIN. SIZE	QTY.
		24" OC	#3 Pot	72

SHRUBS / GRASSES / PERENNIALS  
PI *Prunus laurocerasus* 'Otto Luyken'

**NOTE**

1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCLNA 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 HOSE BIG ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



**PLN - 58**

**SHRUB / PERENNIAL PLANTING**

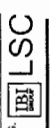
REV.	DESCRIPTION	DATE	CHK.	REL.	DESCRIPTION	DATE	CHK.
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.01.28					

**BING THOM ARCHITECTS**  
 1000 W. 10TH AVENUE  
 SUITE 200  
 VANCOUVER, B.C. CANADA  
 V6H 2R3  
 WWW.BINGTHOMARCHITECTS.COM

8320 CAMBIE ROAD

SURFACE PARKING  
HAZELBRIDGE WAY

DRAWING DATE	2014-04-28	PROJECT NUMBER	
REF. DRAWING		CADD FILE	
SCALE	NTS	DWG. NO.	
DRAWN:	CO	CHK:	CO



cons: 437890\_Absdirect03A.5\_Drawings\New\Hazelbridge Parking Lot\2014-04-28\_LSC\_Hazelbridge Parking.dwg May-12-2014





**No. TU 17-763604**

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

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1. This Temporary 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 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 use:  

Surface parking lot for a maximum of 36 spaces, as shown in Schedule "B"
4. The site, including signs, asphalt, and related improvements, 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:

A security deposit 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 17-763604

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

- 
- 7. The Permit is valid for a maximum of three years from the date of issuance.
  - 8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

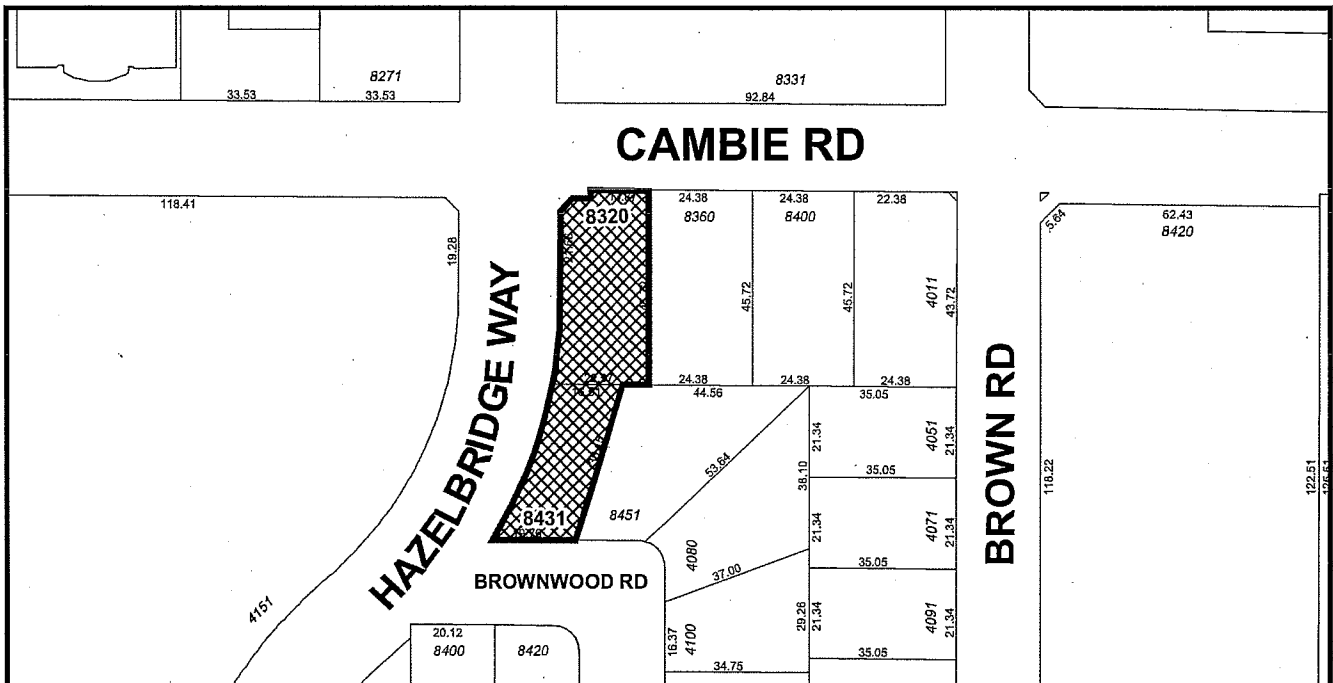
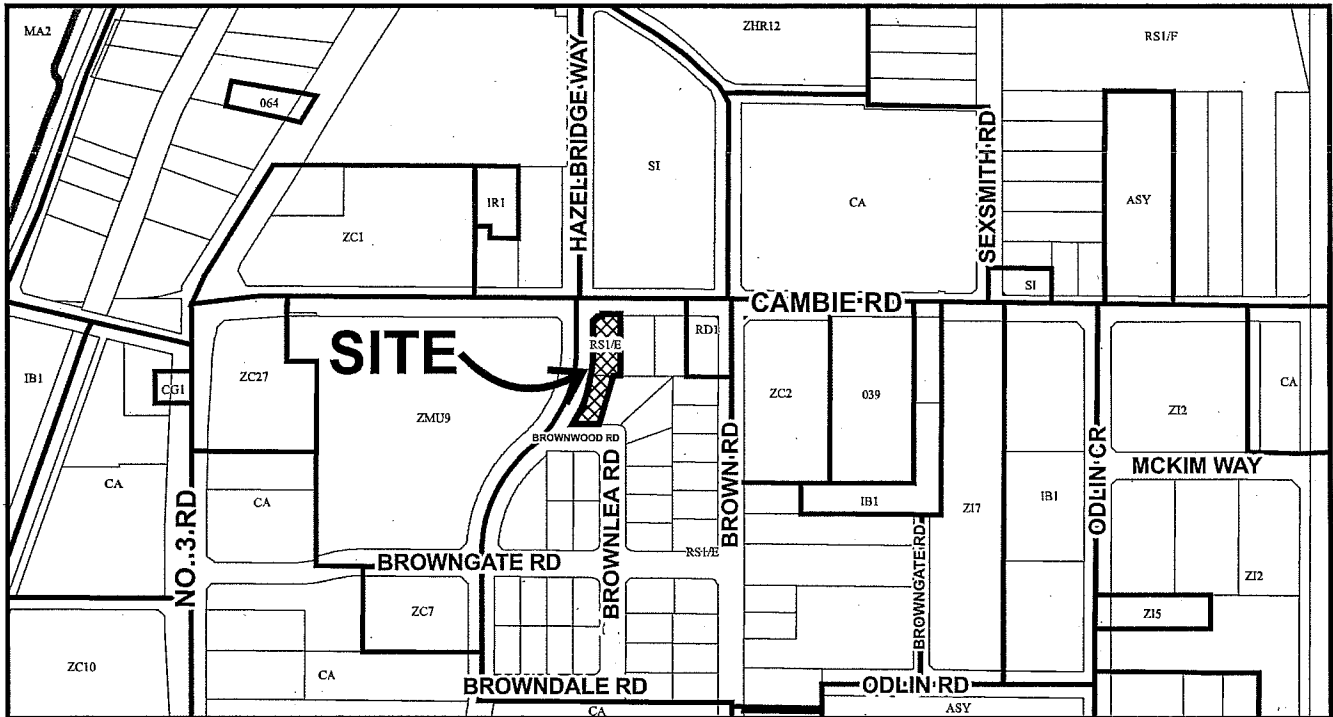
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

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



City of  
Richmond



**TU 17-763604**

Original Date: 02/28/17  
 Revision Date:  
 Note: Dimensions are in METRES



## Undertaking

In consideration of the City of Richmond issuing the Temporary 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

[signed concurrence on file]