



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: January 5, 2000
FILE: TU 97-122660
RE: **Application by Hass Holdings Ltd. for an Extension to the Temporary Industrial Use Permit at 6111 and 6225 London Road**

STAFF RECOMMENDATION

That the application from Hass Holdings Ltd. for an extension to the Temporary Industrial Use Permit for properties at 6111 and 6225 London Road be considered at the regular Council meeting of February 28, 2000, and that the following recommendation be forwarded to that meeting for consideration:

“That Temporary Industrial Use Permit 97-122660 issued to Hass Holdings Ltd. for property at 6111 and 6225 London Road be extended for a maximum two year period to expire no later than March 23, 2002 subject to the condition that the City may give the applicant one month’s notice to cancel the Permit during this period”.

Joe Erceg
Manager, Development Applications

HB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

In 1994, Hass Holdings Ltd. (Mr. and Mrs. Hans Henneken) applied for a Temporary Industrial Use Permit to allow the location of a number of shipping containers and the open storage of motor vehicles, motor homes, trucks, campers and boats at 6111 and 6225 London Road.

Council approved this Permit (TU 94-264) in July, 1995. However, it was only valid for two years and expired on July 17, 1997 because the applicant neglected to apply for an extension.

Consequently, a new Temporary Industrial Use Permit was applied for in December, 1997. Council approved the subject Permit (TU 97-122660) on March 23, 1998. Thus, it is due to expire on March 23, 2000.

Hass Holdings Ltd. have now requested an extension to TU 97-122660, which is the subject of this report. Such an extension was mentioned as a possibility in the previous staff report on this application and is permitted in this instance according to the City's Law Department.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Hass Holdings. Ltd.	No Change
Applicant	Hass Holdings Ltd. (Mr. and Mrs. Henneken)	No Change
Site Size	Two parcels approximately 0.2 ha (0.5 ac.) each. Total area 0.4 ha (1 ac.)	No Change
Land Uses	Older dwelling occupied by a caretaker with a number of shipping containers and the open storage of motor vehicles, motor homes, trucks, campers and boats	No Change
OCP Designation	Mixed-Use	No Change
Area Plan Designation	Mixed-Use (Commercial- Industrial with Residential & Office Above)	No Change
Zoning	Light Industrial District (I2)	No Change

RELATED POLICIES & STUDIES

The Light Industrial District (I2) permits "light industry, which means industry which is wholly enclosed with a building or buildings except for the outside storage of commercial vehicles, recreational vehicles and boats, and which is not offensive by reason of smoke, noise, vibration, dirt, glare, odour or electrical interference". This zone also permits "auto towing and storage".

When the original Temporary Industrial Use Permit (TU 94-264) was applied for, the Official Community Plan (OCP) designated the properties as Non-Residential and the Steveston Area Plan designated them Industrial. As noted above, the new OCP and Area Plan designate 6111 and 6225 London Road as Mixed-Use (i.e. Commercial-Industrial with Residential & Office Above).

Richmond Temporary Commercial Use Permit Procedure Bylaw No. 5934 establishes the procedure with respect to applying for, processing, issuing and renewing a Temporary Commercial Use Permit. It is assumed that this same procedure also applies to Temporary Industrial Use Permits. According to Bylaw No. 5934, "a request for renewal of a Temporary Commercial Use Permit shall be processed in the same manner as an Application for a new Permit provided, however, that a Permit may renewed only once".

The Municipal Act contains further provisions with respect to Temporary Commercial and Industrial Use Permits (i.e. notification procedures; undertakings as a condition of a Permit; possible Council delegation to staff to issue a Permit; etc.). It clearly specifies that a Temporary Commercial and Industrial Use Permit can only be extended once (for a maximum issuance of four years) but does not require an extension or renewal to go through the same notification procedure as a new Permit.

STAFF COMMENTS

Staff wrote the applicant on December 1, 1999 reminding them that their Temporary Industrial Use Permit (TU 97-122660) was due to expire on March 23, 2000. In this letter, staff stated that "It should be noted that the new Steveston Area Plan designates your property for Mixed-Use (Commercial-Industrial with Residential & Office Above) and that the City has received a number of development enquiries in the London Princess Node. Therefore, you are encouraged to find another permanent and suitably zoned site for the open storage of motor vehicles, motor homes, trucks, campers and boats (particularly since you have been using 6111 and 6225 London Road for this "temporary" use since 1995)".

ANALYSIS

Hass Holdings Ltd. have applied for an extension to TU 97-122660. In a letter dated December 19, 1999, Mrs. Henneken requested that the extension be on the understanding that the Permit could be cancelled on one month's notice (since all of the storage tenants are on a month-to-month rental, which can be cancelled with one month's notice).

It would appear the City has three options with respect to this request:

1. DENIAL

Planning Committee and Council could deny the extension of TU 97-122660.

The advantages of this option are that it would halt a "temporary" use that has already been at this location for over four years and it would help prepare the area for the redevelopment that is proposed in the future.

The disadvantages are that although Mr. and Mrs. Henneken are prepared to sell the property, no developer has approached them yet to purchase it and consequently, the site could sit vacant while there is a reported demand for storage space in the Steveston area.

2. APPROVAL

TU 97-122660 could be extended for two years until March 23, 2002 with no conditions attached (other than the original approval).

The advantages of this option are that it would involve the least amount of City administration and would provide some certainty to the existing landowner and tenants.

The disadvantages are that the area could be redeveloped for commercial-industrial uses, with residential and offices above, and this outside storage area will still be located on the subject property.

3. CONDITIONAL APPROVAL

Staff is recommending that conditional approval be granted to the request to extend TU 97-122660.

The advantages of this recommended option are that it provides the applicant with some time and income while the area gradually redevelops and gives the City the power to cancel the Permit with one month's notice.

The disadvantages are that it prolongs what was meant to be a "temporary" use and could lead to administrative problems when notice is finally given that the Permit is going to be cancelled.

FINANCIAL IMPACT

The cost of advertising this matter for the February 28, 2000 regular Council meeting should be borne by the applicants so that there is no financial impact to the City. Hass Holdings Ltd. has agreed to pay this estimated \$400 cost.

CONCLUSION

Staff is recommending conditional approval to the extension of Temporary Industrial Use Permit 97-122660. Specifically, as proposed by Hass Holdings Ltd., the Permit would be extended for a maximum two year period to expire no later than March 23, 2002 subject to the condition that the City may give the applicant one month's notice to cancel the Permit during this period.

Holger Burke, MCIP
Development Coordinator

HB:blg