



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


**Date:** June 21, 2018  
**File:** TU 18-803320

**Re:** Application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit at 4211 No. 3 Road

**Staff Recommendation**

That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 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 YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow ‘Auction, Minor’ as a permitted use for a period of three years.”

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

WC:jr  
Att. 4

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

YKLM Artspace Co. Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Auction, Minor” as a permitted use at 4211 No. 3 Road on a site zoned “Auto-Oriented Commercial (CA),” to permit the sale of artwork on site. (Attachment 1). The applicant proposes to hold monthly art auctions to support existing art-related programming on-site, which includes art performances, art exhibitions, and artist studios.

If approved, the TCUP would be valid for a period of up to three years from the date of issuance, at which time, an application for an extension of the Permit may be made and issued for up to three additional years. Only one extension is permitted, after which a new application is required. 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 proposal is provided in Attachment 2.

### Surrounding Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

To the North: A quick service restaurant with a drive-thru, on a property zoned “Auto-Oriented Commercial (CA)”.

To the South: A low rise commercial and industrial building on a property zoned “Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village”.

To the East: Across No. 3 Road, low rise commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, and the Aberdeen Canada Line station.

To the West: Across the River Park Way road right-of-way (ROW), low rise office and industrial buildings on lots zone “Industrial Business Park (IB1)”.

### Related Policies & Studies

#### Official Community 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, only), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed Minor Auction use is consistent with the “Commercial” land use designation in the Official Community Plan (OCP).

### **Richmond Zoning Bylaw 8500**

The subject site is zoned “Auto-Oriented Commercial (CA),” which allows for a range of commercial uses. The applicant proposes to hold monthly auctions of artwork in the gallery space. Richmond Zoning Bylaw 8500 defines “Auction, Minor” as the sale of household goods and smaller equipment to the highest bidder. The attached Temporary Commercial Use Permit would limit the auction to the sale of artwork and household goods only, with no sale of motor vehicles, construction equipment, or industrial equipment permitted. The proposed auction use is consistent with the intent of the “Auto-Oriented Commercial (CA)” zone.

### **Local Government Act**

The *Local Government Act* states 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 resolve to move the staff recommendation, the application will be forwarded to a Public Hearing on July 16, 2018, 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 is a former car dealership, which has been renovated to provide office and gallery space. The renovated building is approximately 2,008 m<sup>2</sup> (21,616 ft<sup>2</sup>).

The proposed auctions would take place in a 350 m<sup>2</sup> (3,767 ft<sup>2</sup>) gallery space. The applicant proposes to hold one auction per month, with bids made in person, online, and over the phone. The applicant intends to cap attendance at 100 guests, and anticipates that online and telephone bidding will reduce the number of guests in attendance. The attached Temporary Commercial Use Permit would limit the proposed auction use to this gallery space only.

No exterior renovations are proposed, except for improvements to the on-site landscaping. A Development Permit is not required for exterior alterations that cost less than \$75,000.

### **Landscaping**

The subject site is largely paved, with a landscaped area between the building and the sidewalk. Concrete pavers flanking the landscaped area provide pedestrian access to the building. The landscaped area is currently planted with grass only. The applicant proposes to landscape a portion of this area with a variety of shrubs, flowers, and sculptures. The applicant’s Landscape Architect has indicated that the basin containing this landscaped area is not deep enough to accommodate trees. Additional landscaping located in planting beds flanking each driveway are proposed to be retained.

The applicant has provided a Landscape Plan showing the proposed improvements to the landscaped area (Attachment 4). Prior to issuance of the TCUP at the Public Hearing, the applicant is required to provide a Landscape Security based on the cost estimate of the Landscape Plan, plus a 10% contingency, to ensure that the agreed upon landscaping is installed.

### **Site Access and Parking**

The applicant has provided a Traffic Impact Analysis (TIA) report to assess the capacity of surrounding streets to support the proposed new use. Transportation staff have reviewed the TIA report and are satisfied with its findings, with no upgrades to City infrastructure required.

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking is required at a rate of 1 parking space per 3.5 seating spaces or 3.1 parking spaces per 10 m<sup>2</sup> of gross leasable floor area, whichever is greater, reduced by 15% based on the City Centre blended parking rates. The maximum occupant load of the gallery space is 190 persons, which would require 46 parking spaces. Based on the area of this gallery space, 92 parking spaces are required.

There are 168 parking spaces on-site. The TIA report indicates that 80 of the spaces are for the exclusive use of customers and staff of the businesses, including the applicant. The remaining 88 spaces are managed as a park and ride facility. The applicant has confirmed that customers will have access to a minimum of 12 park and ride spaces, in order to meet the minimum parking requirements of 92 spaces. These 12 spaces will be reserved on days that the proposed auctions take place.

Class 1 and Class 2 bicycle parking is required at a rate of 0.27 spaces per 100 m<sup>2</sup> of gross leasable floor area greater than 100 m<sup>2</sup>, for a total of one Class 1 and one Class 2 bicycle parking space. The site plan provided by the applicant shows six Class 1 and eight Class 2 bicycle parking spaces.

### **Financial Impact**

None.

### **Conclusion**

YKLM Art Space Co. Ltd. had applied to the City of Richmond for a Temporary Commercial Use Permit to allow "Auction, Minor" as a permitted use at 4211 No. 3 Road, zoned "Auto-Oriented Commercial (CA)," to permit the sale of artwork on site.

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

If endorsed by Council, the applicant is required to submit the two securities described in the attached Temporary Commercial Use Permit prior to consideration at the Public Hearing on July 16, 2018.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Auction, Minor" at 4211 No. 3 Road for a period of three years.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

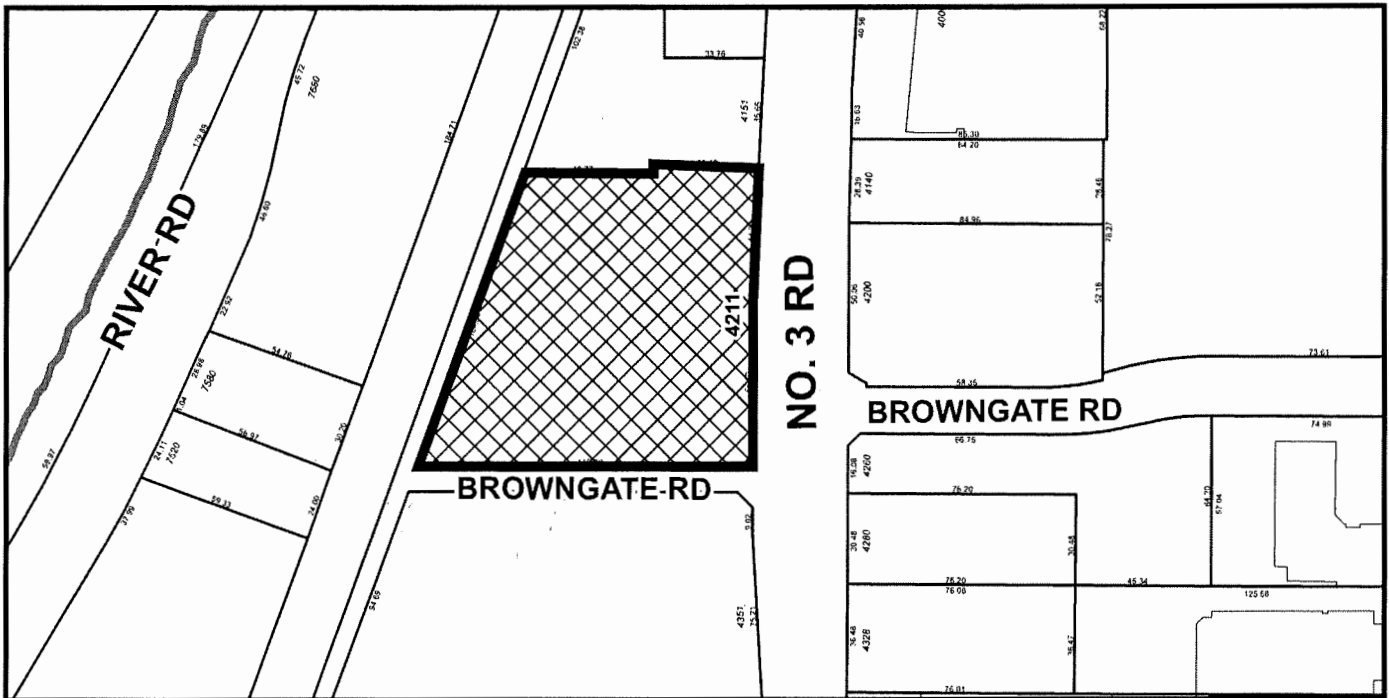
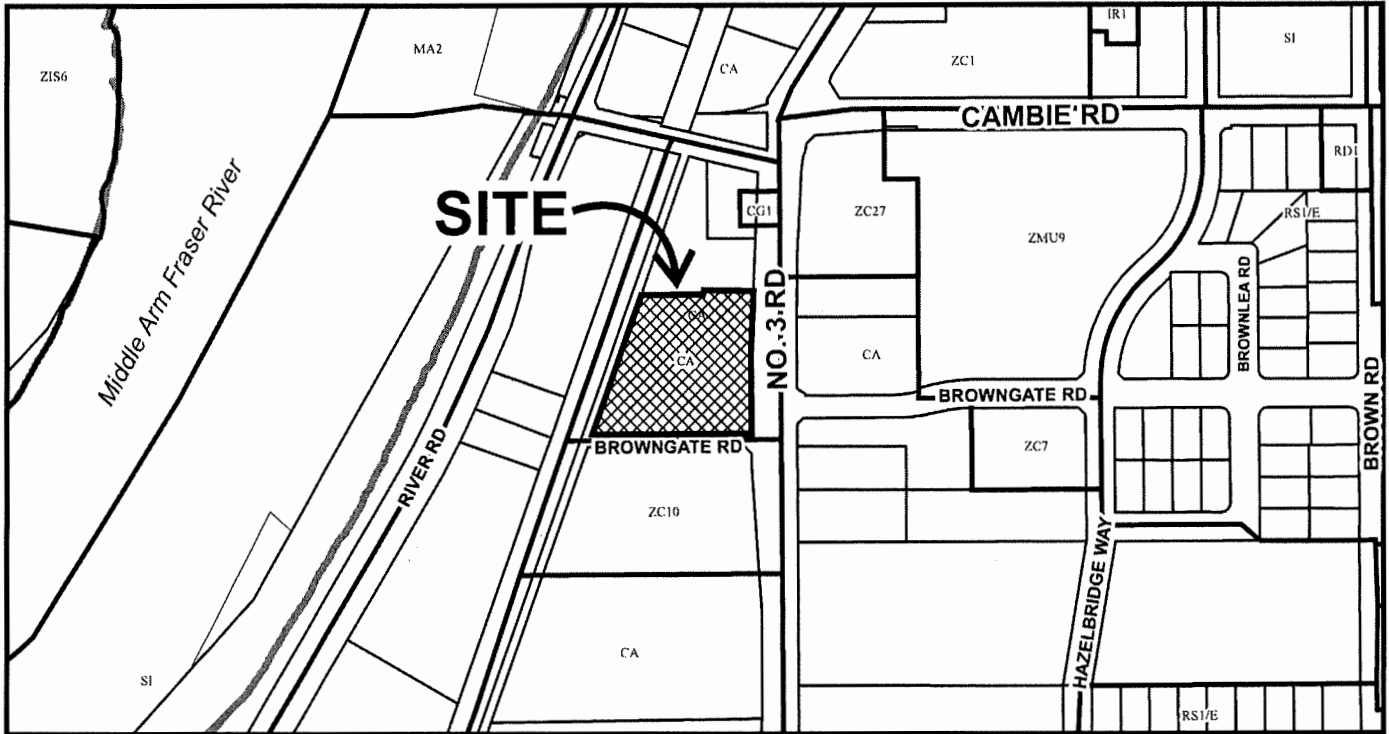
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Landscape Plan



# City of Richmond

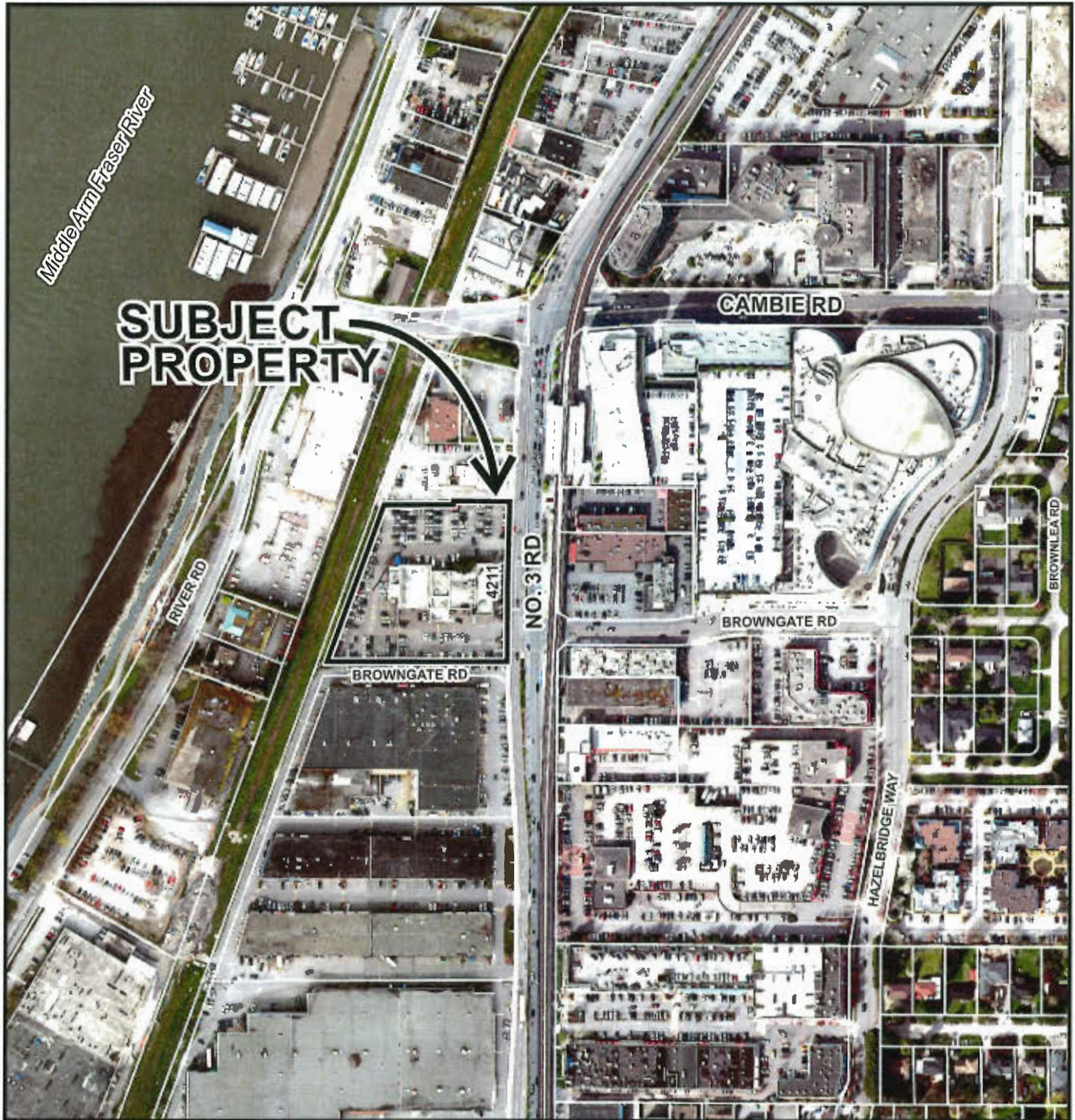


	<h2>TU 18-803320</h2>	Original Date: 02/26/18 Revision Date: Note: Dimensions are in METRES
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City of  
Richmond



TU 18-803320

Original Date: 02/27/18

Revision Date:

Note: Dimensions are in METRES



**TU 18-803320**

**Attachment 2**

Address: 4211 No. 3 Road

Applicant: YKLM Artspace Co. Ltd.

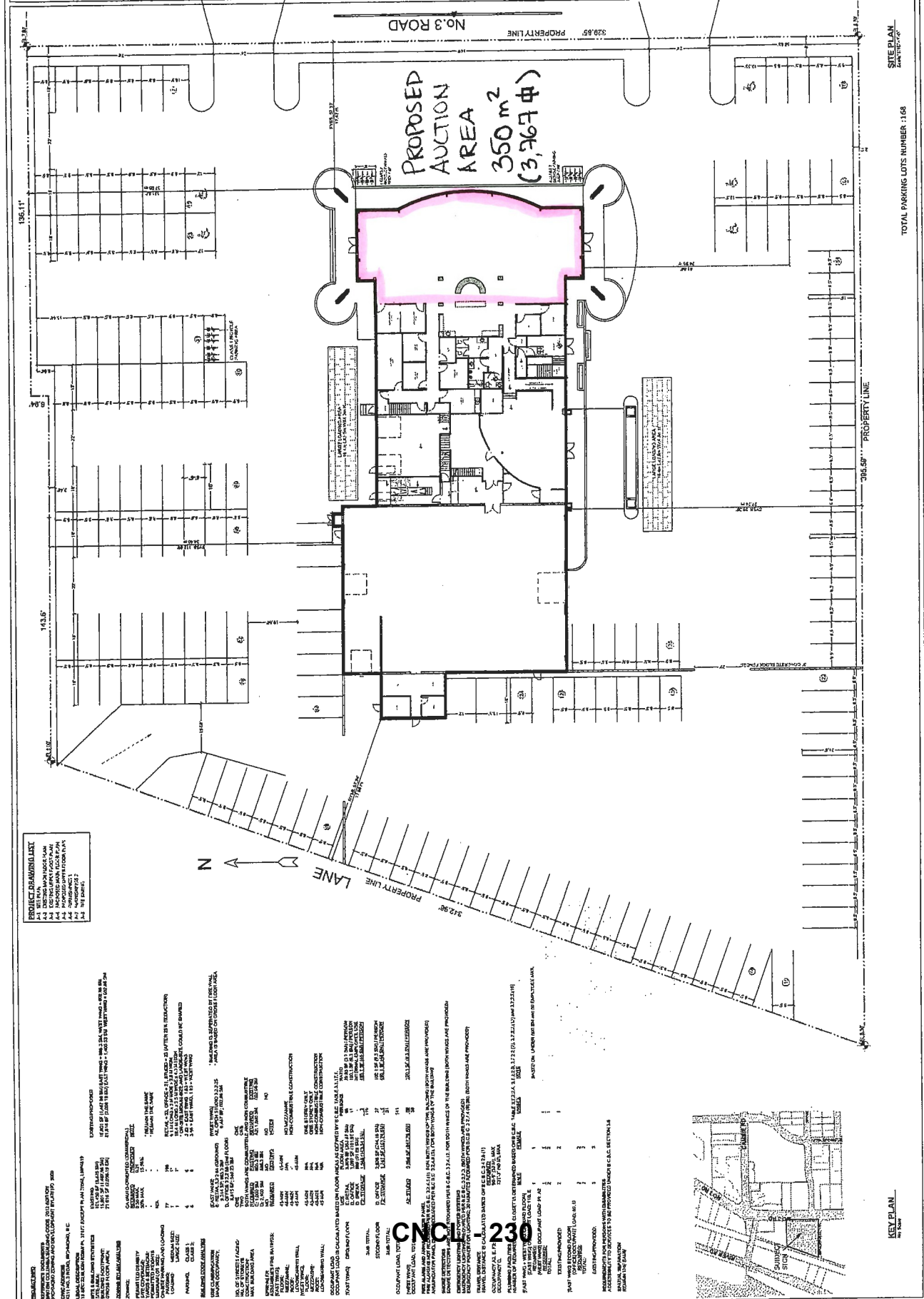
Planning Area(s): City Centre

	Existing	Proposed
Owner:	0977973 BC Ltd.	No change
Site Size (m <sup>2</sup> ):	9,425 m <sup>2</sup>	No change
Land Uses:	Office	Office, Minor Auction
OCP Designation:	Commercial	No change
CCAP Designation:	Urban Centre T5	No change
Zoning:	Auto-Oriented Commercial (CA)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	92	168	None
On-site Bicycle Parking:	Min. 1 Class 1 Min. 1 Class 2	6 Class 1 8 Class 2	None

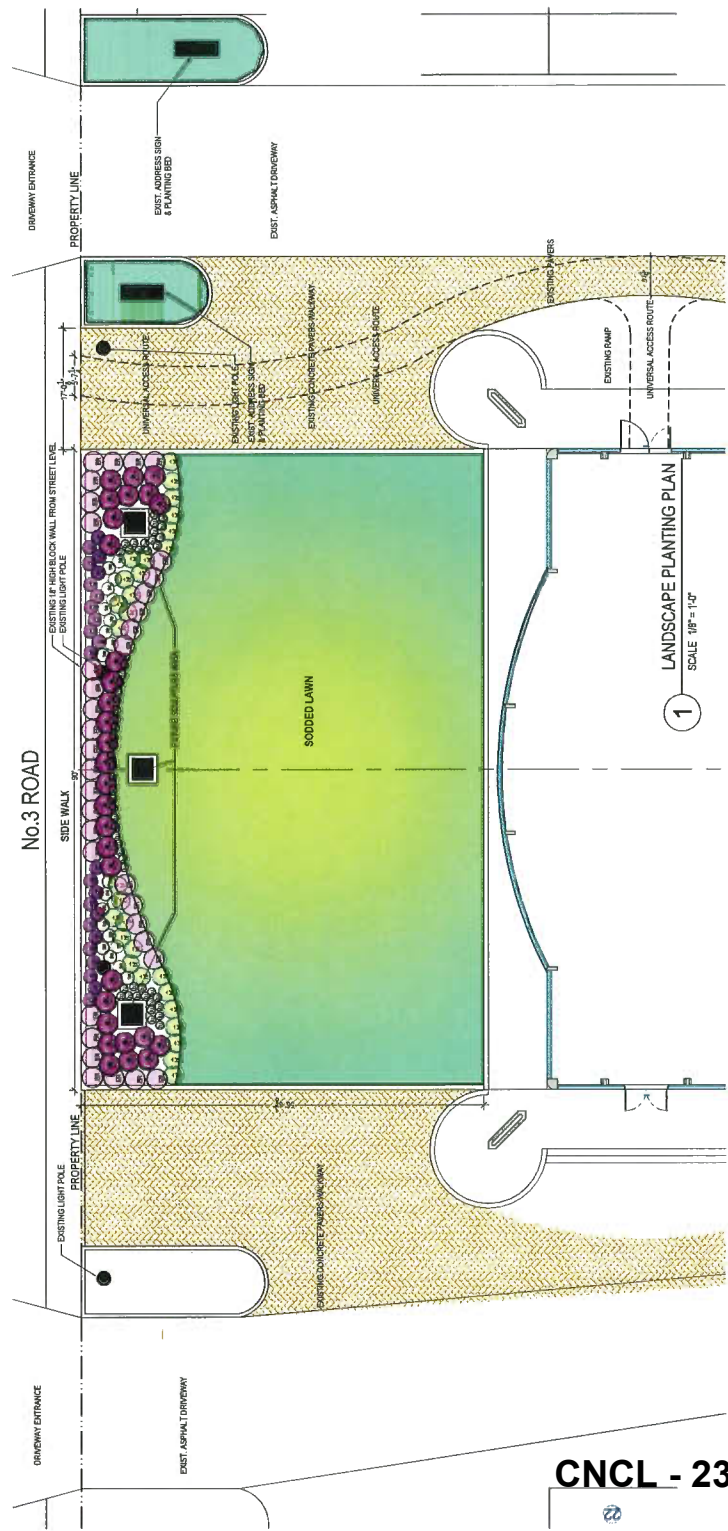


<b>Building Design Studio</b> ymsstudio@live.com 778-899-8998 1276 West Hastings St. Vancouver BC		Civic Address: 4211 No.3 Road Richmond BC	Legal Description: LOT 18 SECTION 32 BLOCK 5 N.R.8 WEST PLAN 3177	DRAWN: MERRY GAO	Drawing Title: LIPONT PLACE	Scale: AS SHOWN	Date: 9/28/2017
PROJECT NO.: 2016014R		SHEET NO.: A		COMMENTS: It is the responsibility of the user to check all dimensions and details on this drawing and to report any omissions or errors to the designer immediately. This drawing and its contents are the property of the designer and shall remain confidential.		TOTAL PARKING LOTS NUMBER: 168	



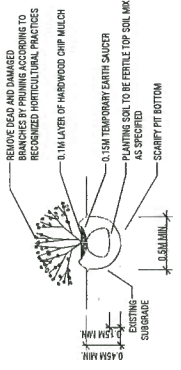
KEY PLAN  
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1 LANDSCAPE PLANTING PLAN  
 SCALE 1/8" = 1'-0"

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AZZ	30	SHRUBS & GROUNDCOVERS	AZALEA (PURPLE) 映山红	#2	CONTAINER
la	24	GIRARD'S PURPLE AZALEA	ENGLISH LAVENDER	#1	CONTAINER
ER	35	LAVANDULA ANGUSTIFOLIA	WINTER HEATHER (PURPLE)	#2 POT @ 1'O.C.	40CM O.C.
hf	29	ERICA X DARLEYKENSIS	ST. JOHNS WORT	#1	30CM O.C.
		PERENNIALS			
96	21	SEDUM AUTUMN JOY/FIRE	STONECROP	#1	40CM O.C.
tu	54	TULIPA SPP.	TULIP 郁金香	BULB	10CM O.C. IN GROUP



2 PLANTING DETAILS  
 SCALE 1/8" = 1'-0"

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
  2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REDUCED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
  4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
    - A. GRASSED AREAS: 150MM (6")
    - B. GROUNDCOVERS: 300MM (12")
    - C. SHRUBS: 450MM (18")
    - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
  5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
  6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUNDCOVERS 350MM (14") O.C.
  7. 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

CNCL - 231

 AZ 映山红 BLOOM 4.6 PURPLE AZALEA JAPONICA CAMPO PINK Height: 1.5-2.0m Flower: 4-6cm Bloom: Apr-May Full Sun to Full Shade Hardiness zone 5-9	 la 薰衣草 BLOOM 5.3 YELLOW LAVANDULA ANGUSTIFOLIA Height: 1.5-2.0m Flower: 1-2cm Bloom: Jul-Aug Full Sun Hardiness zone 5-9	 ER 都金香 BLOOM 4.5 VARIOUS ERICA X DARLEYKENSIS Height: 1.5-2.0m Flower: 1-2cm Bloom: Jul-Aug Full Sun Hardiness zone 5-9	 96 宝景天 BLOOM 8.1 RED SEDUM AUTUMN JOY/FIRE Height: 1.5-2.0m Flower: 1-2cm Bloom: Aug-Sept Full Sun to Full Shade Hardiness zone 5-11
 tu 郁金香 BLOOM 7.5 YELLOW TULIPA SPP. Height: 1.5-2.0m Flower: 1-2cm Bloom: Apr-May Full Sun to Full Shade Hardiness zone 4-8	 hf 冬青草 BLOOM 7.5 PURPLE ST. JOHNS WORT Height: 1.5-2.0m Flower: 1-2cm Bloom: Apr-May Full Sun to Full Shade Hardiness zone 4-8	 96 宝景天 BLOOM 8.1 RED SEDUM AUTUMN JOY/FIRE Height: 1.5-2.0m Flower: 1-2cm Bloom: Aug-Sept Full Sun to Full Shade Hardiness zone 5-11	 tu 郁金香 BLOOM 7.5 YELLOW TULIPA SPP. Height: 1.5-2.0m Flower: 1-2cm Bloom: Apr-May Full Sun to Full Shade Hardiness zone 4-8



No. TU 18-803320

To the Holder: YKLM ARTSPACE CO. LTD.  
Property Address: 4211 NO. 3 ROAD  
Address: C/O SONNY LI  
YKLM ARTSPACE CO. LTD.  
4211 NO. 3 ROAD  
RICHMOND, BC V6X 2C3

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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 to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:  
Auction, Minor
4. The permitted use shall be limited to the sale of artwork and household goods only, and shall not include the sale of motor vehicles, commercial equipment, or industrial equipment.
5. 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.
6. 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 \$2,000.00.

To the Holder: YKLM ARTSPACE CO. LTD.  
Property Address: 4211 NO. 3 ROAD  
Address: C/O SONNY LI  
YKLM ARTSPACE CO. LTD.  
4211 NO. 3 ROAD  
RICHMOND, BC V6X 2C3

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7. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$2,723.05 for the landscape works described in Schedule "D". The City will release 90% of the security upon inspection, and 10% of the security will be released one year after the inspection to ensure that the agreed upon planting has survived.
8. 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.
9. 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. \_\_\_\_\_  
DAY OF \_\_\_\_\_,

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

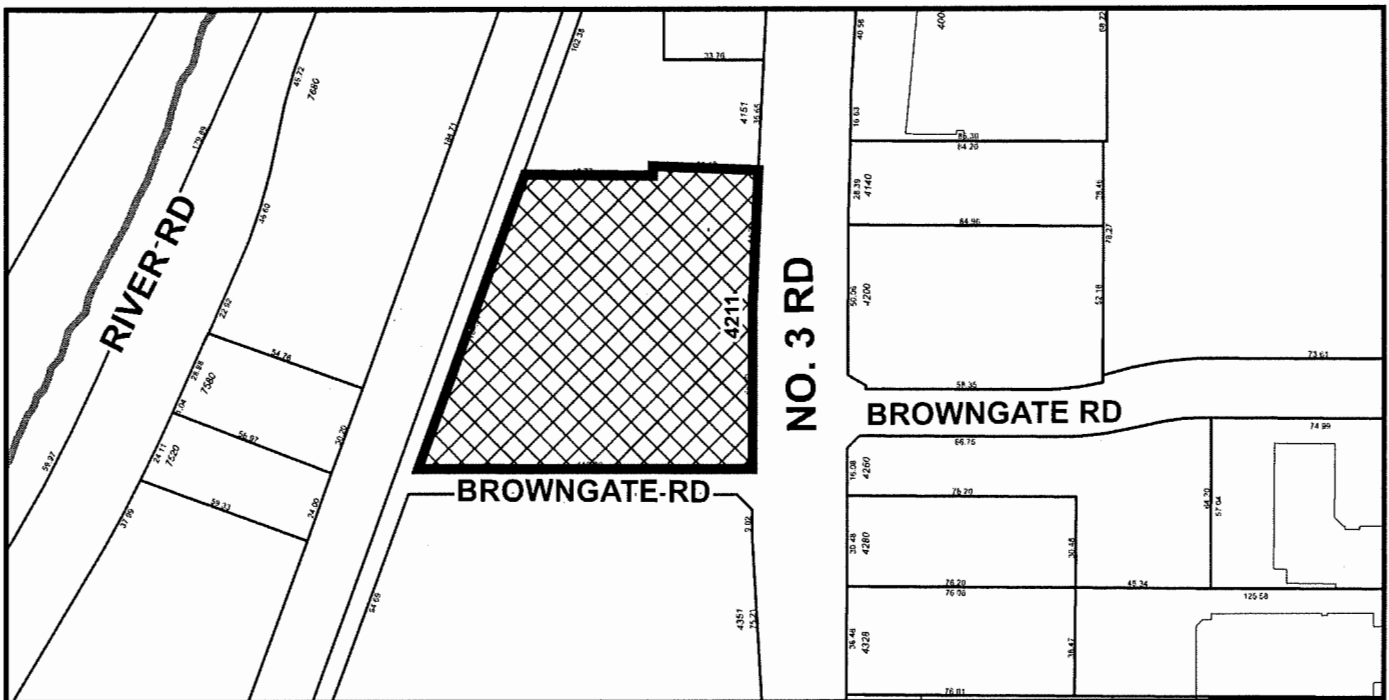
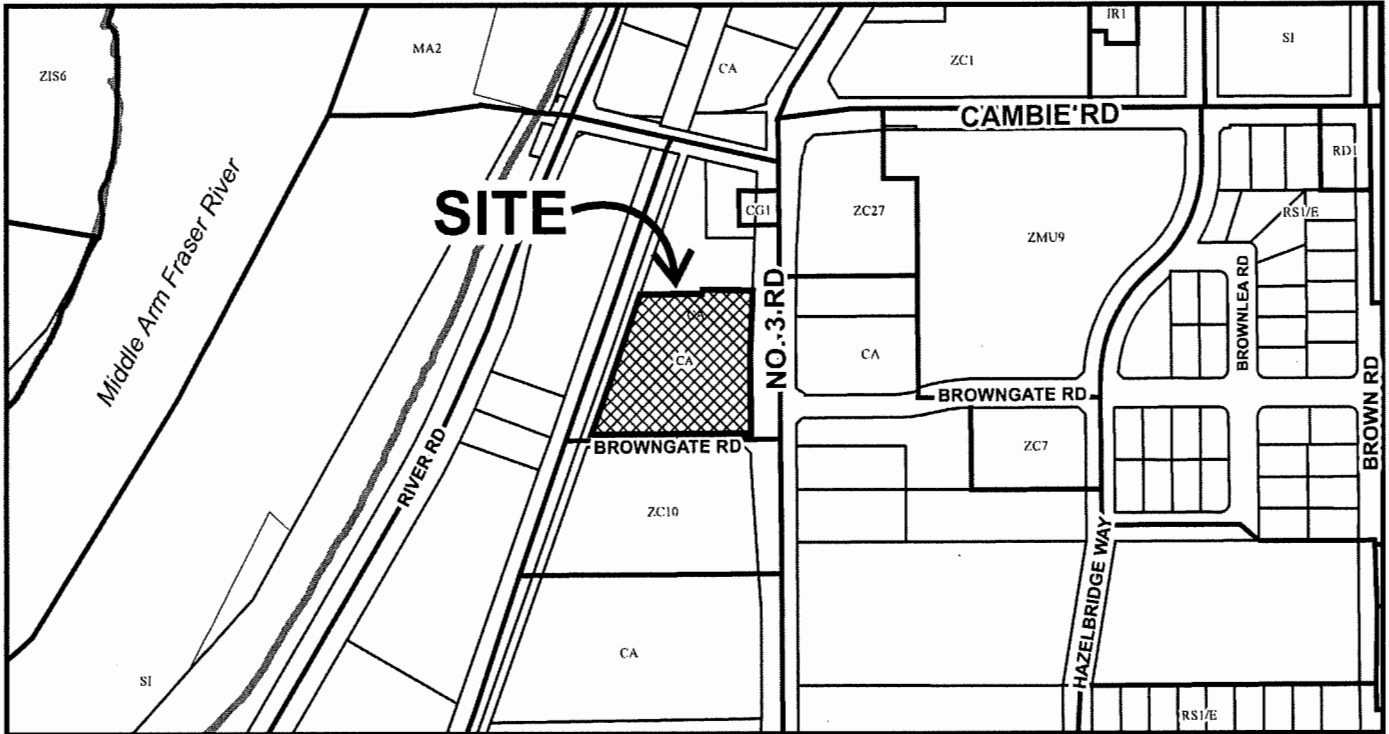
\_\_\_\_\_  
MAYOR

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



# City of Richmond

Schedule "A"



## TU 18-803320

Original Date: 02/26/18

Revision Date:

Note: Dimensions are in METRES

# Schedule "B"

DATE: AS SHOWN 9/28/2017

PROJECT NO.: 2016014R

DRAWING TITLE: SITE PLAN

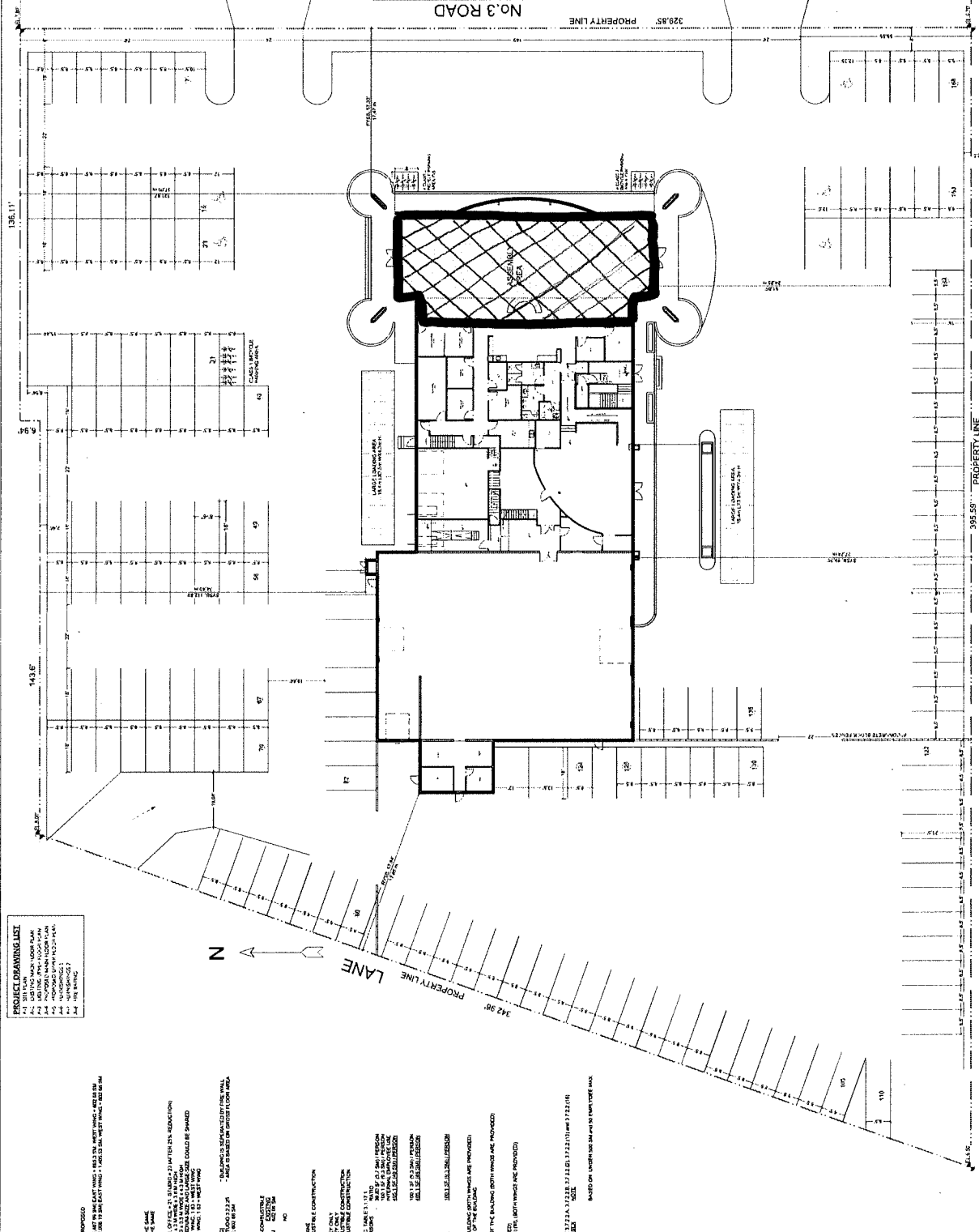
DRAWN BY: MERRY GAO  
youstudio@tli.com  
778-899-8958  
778-588-558

CLIENT ADDRESS: 4211 No.3 Road  
Richmond, BC  
Legal Description: LOT 18 SECTION 32 BLOCK 5  
N.P.S. WEST PLAN 37477

**UPL** Building Design Studio  
youstudio@tli.com  
778-899-8958  
1777 West 6th Street  
Vancouver BC

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



**PROJECT DRAWING LIST**  
 1. SITE PLAN  
 2. FLOOR PLAN  
 3. SECTION  
 4. EXTERIOR ELEVATION  
 5. INTERIOR ELEVATION  
 6. MECHANICAL PLAN  
 7. ELECTRICAL PLAN  
 8. PAVING PLAN  
 9. LANDSCAPE PLAN  
 10. SIGNAGE PLAN

**PROPERTIES**

NO.	AREA	AREA (SQ. METERS)
1	BUILDING FOOTPRINT	12,500.00
2	PARKING	8,500.00
3	LANDSCAPE	5,000.00
4	PAVING	3,000.00
5	ROADS	2,000.00
6	OTHER	1,000.00
7	TOTAL	32,000.00

**PERMITS**

Site plan submitted on 9/28/2017  
 Approved on 10/25/2017

**PROPERTIES**

NO.	AREA	AREA (SQ. METERS)
1	BUILDING FOOTPRINT	12,500.00
2	PARKING	8,500.00
3	LANDSCAPE	5,000.00
4	PAVING	3,000.00
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6	OTHER	1,000.00
7	TOTAL	32,000.00

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3	LANDSCAPE	5,000.00
4	PAVING	3,000.00
5	ROADS	2,000.00
6	OTHER	1,000.00
7	TOTAL	32,000.00

KEY PLAN

TOTAL PARKING LOTS NUMBER: 168



**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.

YKLM Art Space Co. Ltd.  
by its authorized signatory

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