



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 20, 2003
File: TU 03-251192
RE: **APPLICATION BY ORIS DEVELOPMENT (LONDON LANDING) CORPORATION
FOR A TEMPORARY COMMERCIAL USE PERMIT AT 6233 LONDON ROAD**

Staff Recommendation

That the application of Oris Development (London Landing) Corporation for a Temporary Commercial Use Permit for property at 6233 London Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held January 19, 2004 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 Oris Development (London Landing) Corporation for property at 6233 London Road to create a public parking lot for the tram building.

Joe Erceg
Manager, Development Applications

JE:jl
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Oris Development (London Landing) Corporation has applied for a Temporary Commercial Use Permit for 6233 London Road in order to accommodate a public parking lot for approximately 21 cars on a portion of the site (**Attachment 1**).

Findings Of Fact

Item	Existing	Proposed
Owner	Stowaway Storage Inc.	Oris Development (London Landing) Corporation
Applicant	Oris Development (London Landing) Corporation	No change
Site Size	2,376 m ² (0.59 acres)	No change
Land Uses	Industrial	Parking Lot
OCP Designation	Mixed Use	No change
Zoning	I2	No change

Project Description

The subject site is currently occupied by an industrial building that would have to be removed to accommodate a public parking lot on a portion of the site. The purpose of the lot is to provide public off-street parking for a tram building that is proposed as part of a current rezoning application for 13160 Princess Street and 6431 Princess Lane (RZ 03-229096).

As shown in **Attachment 2**, a portion of the proposed parking lot is located on 6233 London Road and a portion is located on the City-owned former CN Rail right-of-way to the north. Access to the lot is from London Road.

Site Context

The site context is as follows:

North:	Former CN Rail right-of-way (currently zoned I2 but in the process of being rezoned to SPU for a public trail)
South:	Industrial (zoned I2)
East:	Former CN Rail right-of-way and proposed townhouse development (currently being rezoned to CD/115)
West:	Industrial (zoned I2 but currently under rezoning application for mixed use development)

Related Policies & Studies

The City's Official Community Plan (OCP) has a policy to:

“Permit Temporary Commercial Use Permits in those areas designated “Commercial”, “Neighbourhood Service Centre”, “Local Commercial”, “Business and Industry”, “Limited Mixed Use”, “Mixed Use”, and “Airport” where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.”

As the subject site is designated for "Mixed Use", the above policy would enable a Temporary Commercial Use Permit to be considered for an interim use that is deemed suitable for the area.

Staff Comments

Staff have no objections to issuing a Temporary Commercial Use Permit for parking on this site.

Analysis

Purpose of the Temporary Use Permit

As part of a rezoning application that is currently underway at 13160 Princess Street and 6431 Princess Lane (RZ 03-229096), the applicant proposes to build a tram building on the former CN Rail right-of-way to house a heritage interurban tram in the London-Princess area. In order to provide public parking for the tram building, the applicant has offered to locate a portion of the parking area on 6233 London Road, which is being purchased by the applicant.

The above rezoning application is currently at Third Reading. One of the conditions of rezoning is to obtain:

"A Temporary Use Permit or Rezoning to allow parking on 6233 London Road."

As 6233 London Road is currently zoned I2 (Light Industrial District), parking as a principal use is not permitted. The Temporary Commercial Use Permit would allow the parking lot to occupy the site as an interim use for two years. When the Permit expires after two years, it may be renewed once for a further two years.

Current Uses on the Site

There is currently a building on the subject site that is used by a manufacturer of steel storage tanks. There is also a residence located on the east end of the property where the parking lot is proposed.

The applicant advises that the residence will be vacated by January 2004 and the business will be relocating at the end of March 2004. The building could be demolished once the business has vacated the premises.

The applicant is still targeting to complete construction of the tram building in the summer of 2004. The parking area would be available for use by that time.

Future Uses of the Site

Staff are favourable towards issuing a Temporary Commercial Use Permit for the parking lot because the area is in transition from a purely industrial area to a mixed use commercial/industrial/residential neighbourhood. The subject property (6233 London Road) is included in a new rezoning application that was recently submitted by Oris Development (London Landing) Corporation. The new application (RZ 03-246394) proposes to rezone 6111, 6225 and 6233 London Road to accommodate a mixed use commercial/residential development. The public parking lot for the tram building will be incorporated into the proposed development. As this new application is still in the early stages of staff review, it is not sufficient to fulfill the conditions for Rezoning Application No. 03-229096 without issuance of a Temporary Commercial Use Permit for the parking lot.

If the new mixed use development is approved by Council in the future, the location of the public parking lot will be permitted as part of a new zone and secured with registration of public rights-of-passage over the parking lot. Ultimately, this will eliminate the need to consider and issue any further Temporary Commercial Use Permits.

Financial Impact


None.

Conclusion

The need to issue a Temporary Commercial Use Permit for 6233 London Road is an interim measure to facilitate completion of a current rezoning application at 13160 Princess Street and 6431 Princess Lane.

Once a new rezoning application that covers 6111, 6225 and 6233 London Road is completed, the parking lot will be a permitted use under a new zone and it will be secured by public rights-of-passage. At that point in time, a Temporary Commercial Use Permit will no longer be required.

It is recommended that the attached Temporary Commercial Use Permit be issued to Oris Development (London Landing) Corporation.



Janet Lee
Planner 2
(4108)

JL:cas



City of Richmond
Urban Development Division

Temporary Commercial Use Permit

No. TU 03-251192

To the Holder: Oris Development (London Landing) Corporation

Property Address: 6233 London Road

Address: 13333 Princess Street

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:

Automobile parking
4. No temporary buildings, structures or signs shall be erected on 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. 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. 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.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

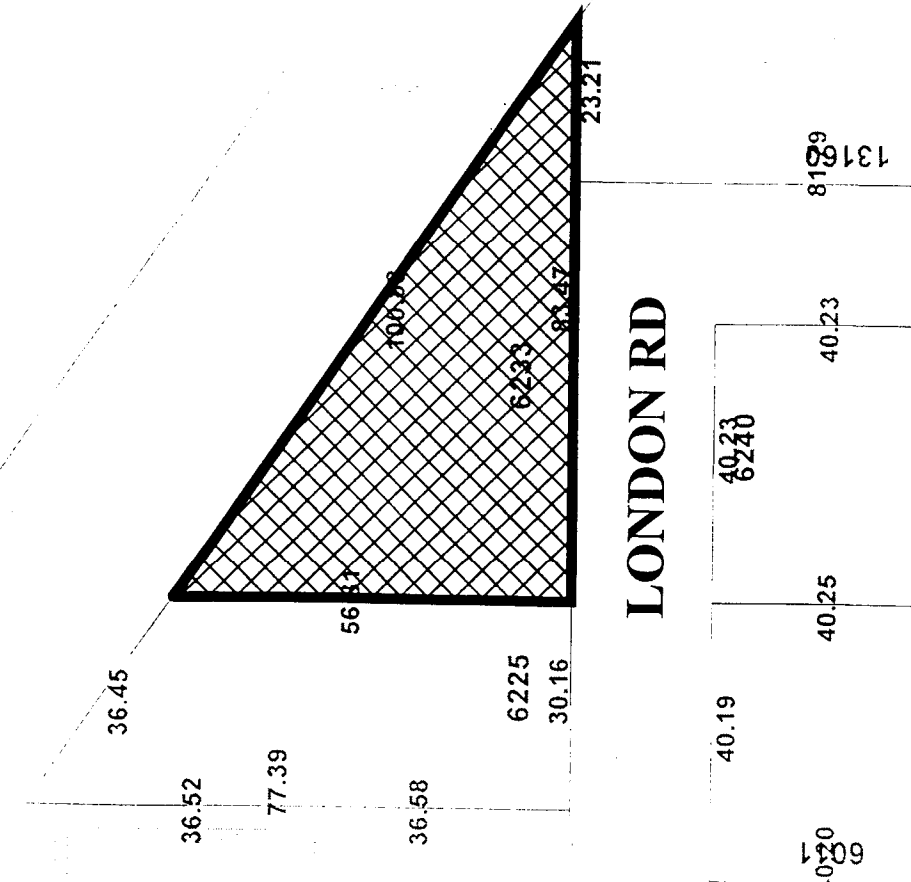
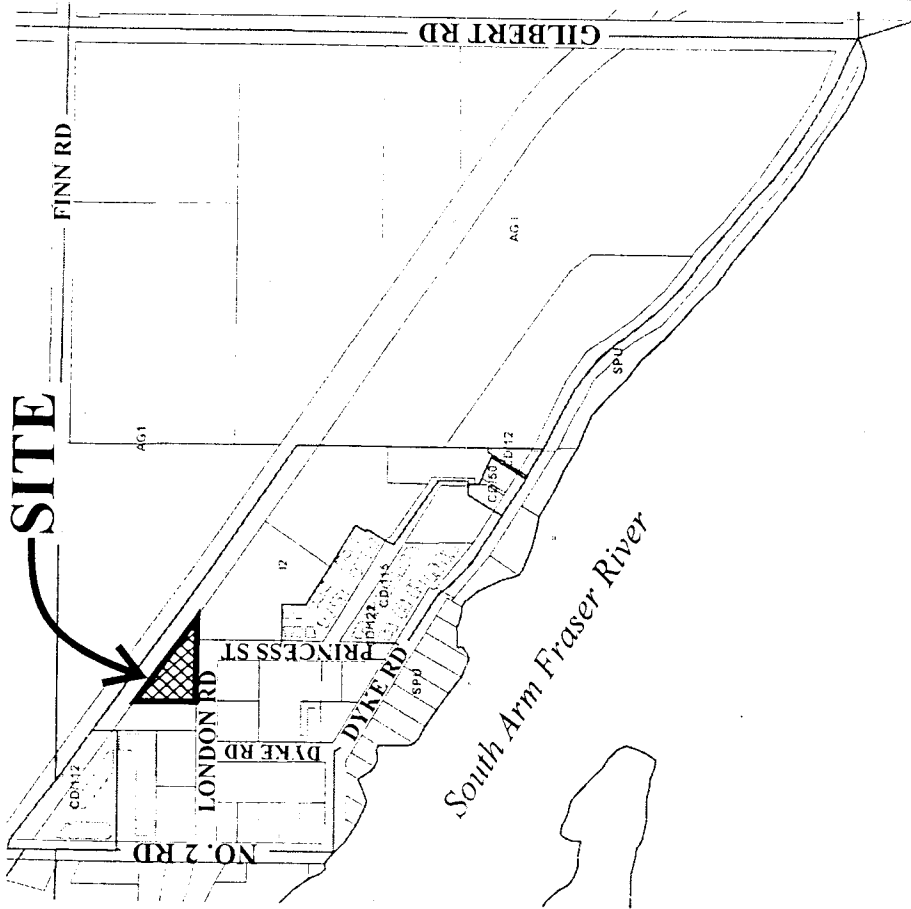
DELIVERED THIS DAY OF

MAYOR

CITY CLERK



City of Richmond

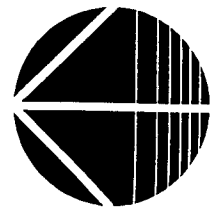


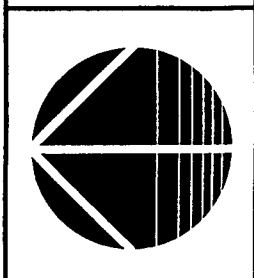
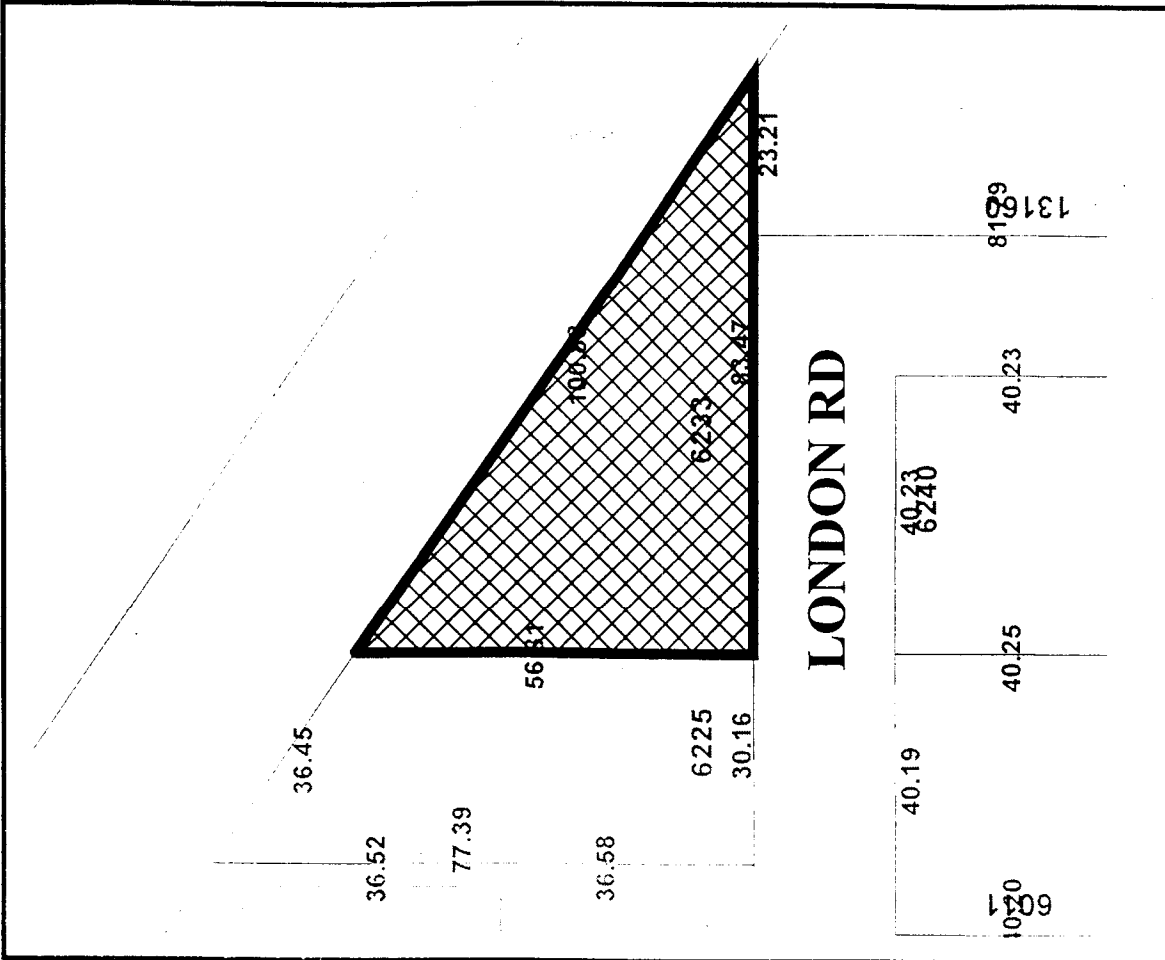
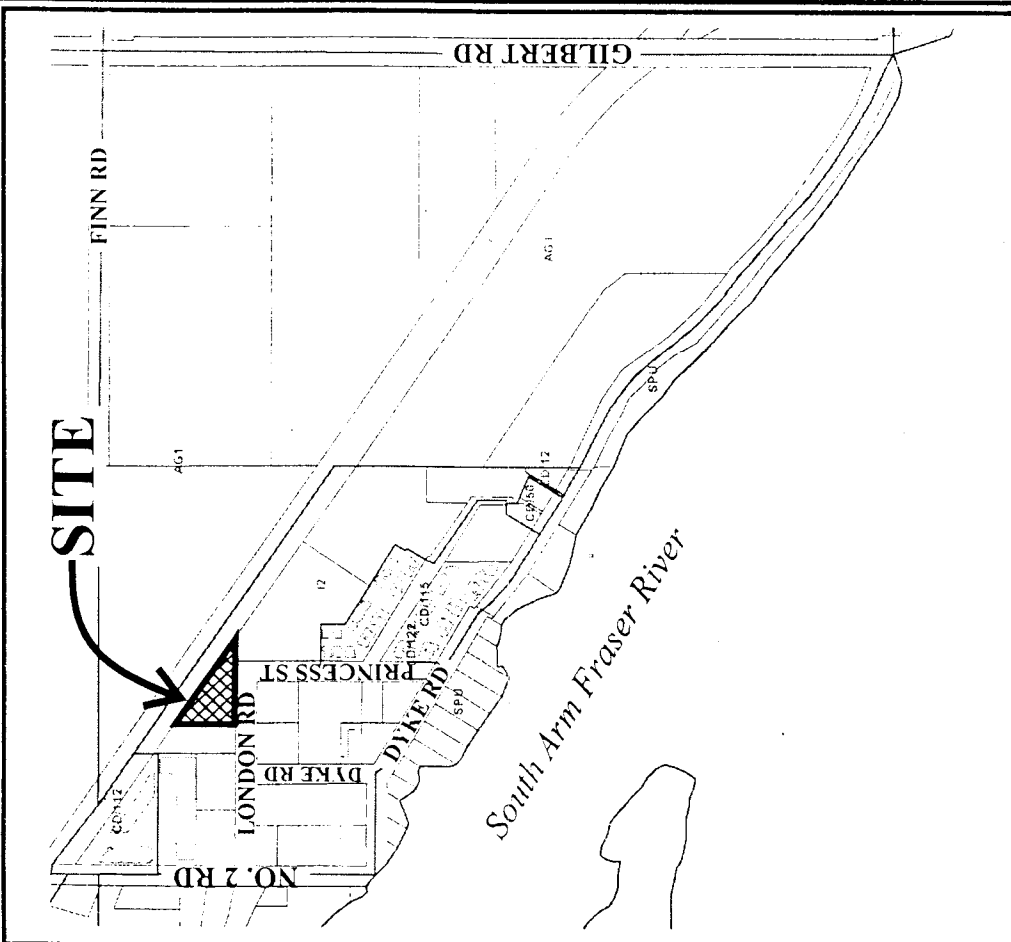
TUP 03-251192

Original Date: 11/18/03

Revision Date:

Note: Dimensions are in METRES



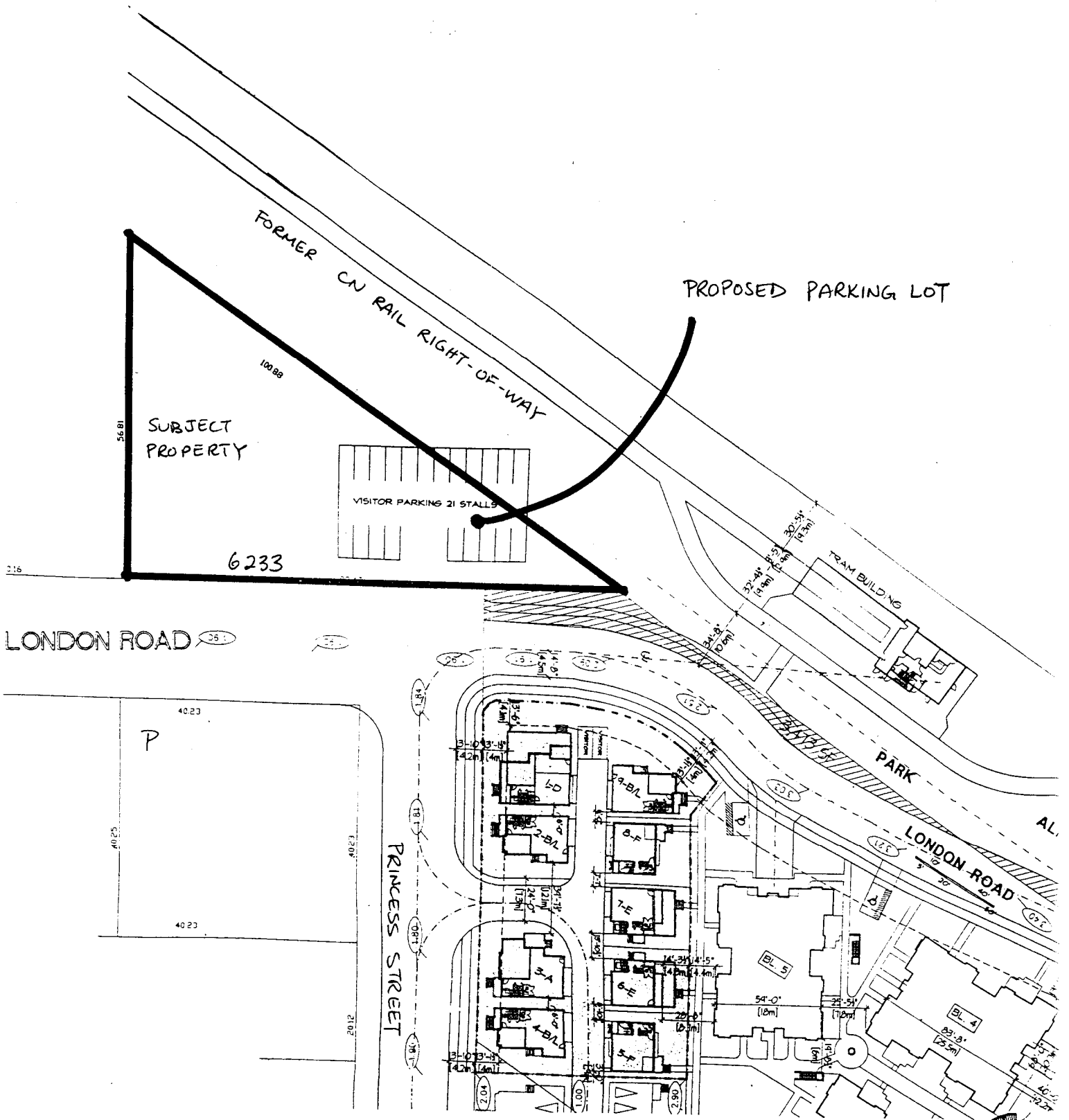


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2:16

SUBJECT
PROPERTY

6233

LONDON ROAD

P

PRINCESS STREET

PROPOSED PARKING LOT

VISITOR PARKING 21 STALLS

TEAM BUILDING

PARK

LONDON ROAD

BL. 1

BL. 2

BL. 3

BL. 4

BL. 5