



City of Richmond

Report to Committee

To: Planning Committee

Date: February 22, 2022

From: Wayne Craig
Director, Development

File: TU 22-005410

Re: Application by the City of Richmond for a Temporary Commercial Use Permit at 8620 and 8660 Beckwith Road

Staff Recommendation

- (1) That the application by the City of Richmond for an extension to Temporary Commercial Use Permit TU 18-841880 for the properties at 8620 and 8660 Beckwith Road to permit a “Parking, non-accessory” use be considered for three years from the date of issuance; and
- (2) That this application be forwarded to the April 19, 2022 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

Wayne Craig
Director, Development
(604-276-4654)

WC/JR:blg
Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The City of Richmond has applied for an extension to an existing Temporary Commercial Use Permit (TCUP) allowing non-accessory parking as a permitted use at 8620 and 8660 Beckwith Road on properties zoned “Light Industrial (IL)”. A location map and aerial photo are provided in Attachment 1.

Council issued the original TCUP (TU 18-841880) on May 21, 2019 for a three-year term expiring on May 21, 2022. The proposed TCUP extension would permit the City to continue operating a pay parking lot on the subject site for a period of three years from the date of issuance.

There is no proposed change to the layout or number of parking stalls permitted by the existing TCUP.

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 a transitioning area within the Bridgeport Village area of the City Centre. The property at 8620 Beckwith Road contains both parking associated with the automotive business at 2700 No. 3 Road and a portion of the City-operated pay parking lot, and the property at 8660 Beckwith Road was vacant before being used as a pay parking lot. These three properties are all owned by the City. Development immediately surrounding the subject site is as follows:

- To the north, across Beckwith Road: Industrial buildings on two properties zoned “Light Industrial (IL)”, and several vacant properties zoned “Light Industrial (IL)”.
- To the east, across Sexsmith Road: Industrial and commercial buildings on two properties zoned “Light Industrial (IL)”. One of the properties is included in an active rezoning application (RZ 16-740020). 8771, 8831, 8851 and 8811 Douglas Street are proposed to be rezoned for a hotel and office building. The application is currently under review, and a staff report will be submitted to the Planning Committee following completion of the staff review process.
- To the south: An industrial building at 2700 No. 3 Road on a property zoned “Light Industrial (IL)”, and a vacant property zoned “Light Industrial (IL)”. The vacant property is a former road parcel owned by the City of Richmond, which is currently used to access the rear lane. There are open drainage ditches on both sides of the lane through this property.

- To the west, across No. 3 Road: An industrial building on a property zoned “Light Industrial (IL)”, and a commercial building on a property zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan – Bridgeport Village

The subject site is located in the Bridgeport Village area of the City Centre Area Plan (CCAP) and is designated as “Commercial” in the Official Community Plan (OCP). The site is also designated as “Urban Centre T5 (45 m)” on the Bridgeport Village Specific Land Use Map contained in the CCAP, which provides for a variety of commercial and institutional uses.

The OCP allows Temporary Commercial Use Permits to be considered 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.

The proposed temporary use of the site for non-accessory parking is consistent with the land use designations and applicable policies in the OCP.

Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which permits a range of general industrial uses. The site was previously used for “commercial vehicle parking and storage”, which is a land use permitted in the zone. The proposed “parking, non-accessory” land use is not permitted in the zone, but is generally compatible with the surrounding land uses and the previous use of the property on an interim basis. “Non-accessory parking” describes parking that is not associated with a permitted use of the property.

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. Non-accessory parking is not an aircraft noise sensitive land use, and may be considered within this area.

Local Government Act

The *Local Government Act* states that Temporary Commercial Use Permits 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 by Council for up to three additional years. Following this one time extension, a new TCUP application would be required.

Public Consultation

Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing on April 19, 2022, 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

Operations

Council issued the original TCUP on May 21, 2019 for a period of three years. The construction and opening of the parking lot were paused due to COVID-19, as the demand for commuter long-term parking declined. The parking lot opened in August, 2021 and is managed by Community Bylaws as a paid parking lot for public use. A kiosk was installed on the site to accept payment for both long-term parking on the subject site and short-term parking on Beckwith Road and Sexsmith Road. Parking is regulated by Richmond Traffic Bylaw No. 5870 and Richmond Parking (Off-Street) Regulation Bylaw No. 7403.

The City has not received any complaints related to the operation of the parking lot.

Currently, the parking lot occupies 8660 Beckwith Road and the northeast corner of 8620 Beckwith Road. The remainder of 8620 Beckwith Road is used by the tenant at 2700 No. 3 Road, another City-owned property. The City may choose to expand the pay parking lot to a greater portion of 8620 Beckwith Road should demand for long-term parking increase.

Landscaping

The site preparation works for the parking lot included modest landscape improvements and removal of invasive species from the ditch. Nine new trees were planted in the Sexsmith Road frontage and wooden bollards surround the site. Concrete wheel stops indicate the location of parking stalls. No new landscaping is proposed through this application. Staff have visited the site and can confirm that the landscaping is in good condition.

Financial Impact

The annual Operating Budget Impact (OBI) cost for maintenance as included in the existing operating budget is estimated at \$5,500 per annum, and will be covered on an ongoing basis from the gross revenue generated by the parking lot cost shared between Community Bylaws and Real Estate Services.

Conclusion

It is recommended that the attached Temporary Commercial Use Permit be re-issued to the City of Richmond as an extension to TU 18-841880 to allow non-accessory parking at 8620 and 8660 Beckwith Road on a temporary basis for a period of three years.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet



City of Richmond



TU 22-005410

Original Date: 02/03/22

Revision Date:

Note: Dimensions are in METRES



TU 22-005410

Attachment 2

Address: 8620 and 8660 Beckwith Road

Applicant: The City of Richmond

Planning Area(s): City Centre – Bridgeport Village

	Existing	Proposed
Owner:	City of Richmond	No change
Site Size (m²):	2,268 m ² (24,412 ft ²)	No change
Land Uses:	Parking, non-accessory (permitted until May 21, 2022)	Parking, non-accessory
OCP Designation:	Commercial	No change
Area Plan Designation:	Urban Centre T5 (45 m)	No change
Zoning:	Light Industrial (IL)	No change

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	N/A	44	none
Off-street Parking Spaces – Standard:	Min. 50% (i.e. 22 spaces)	30	none
Off-street Parking Spaces – Small:	N/A	13	none
Off-street Parking Spaces – Accessible:	Min. 2% (i.e. 1 space)	1	none



No. TU 22-005410

To the Holder: CITY OF RICHMOND
Property Address: 8620 AND 8660 BECKWITH ROAD
Address: C/O 6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

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.

1. 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.
2. The subject property may be used for the following temporary Commercial uses:
 “Parking, non-accessory;” for a maximum of 44 spaces in accordance with Schedule “B”
3. 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.
4. 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 as Schedules “B” and “C” to this Permit which shall form a part hereof.
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. This Permit is valid for a maximum of three years from the date of issuance.
7. This Permit is not a Building Permit.

To the Holder: CITY OF RICHMOND
Property Address: 8620 AND 8660 BECKWITH ROAD
Address: C/O 6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

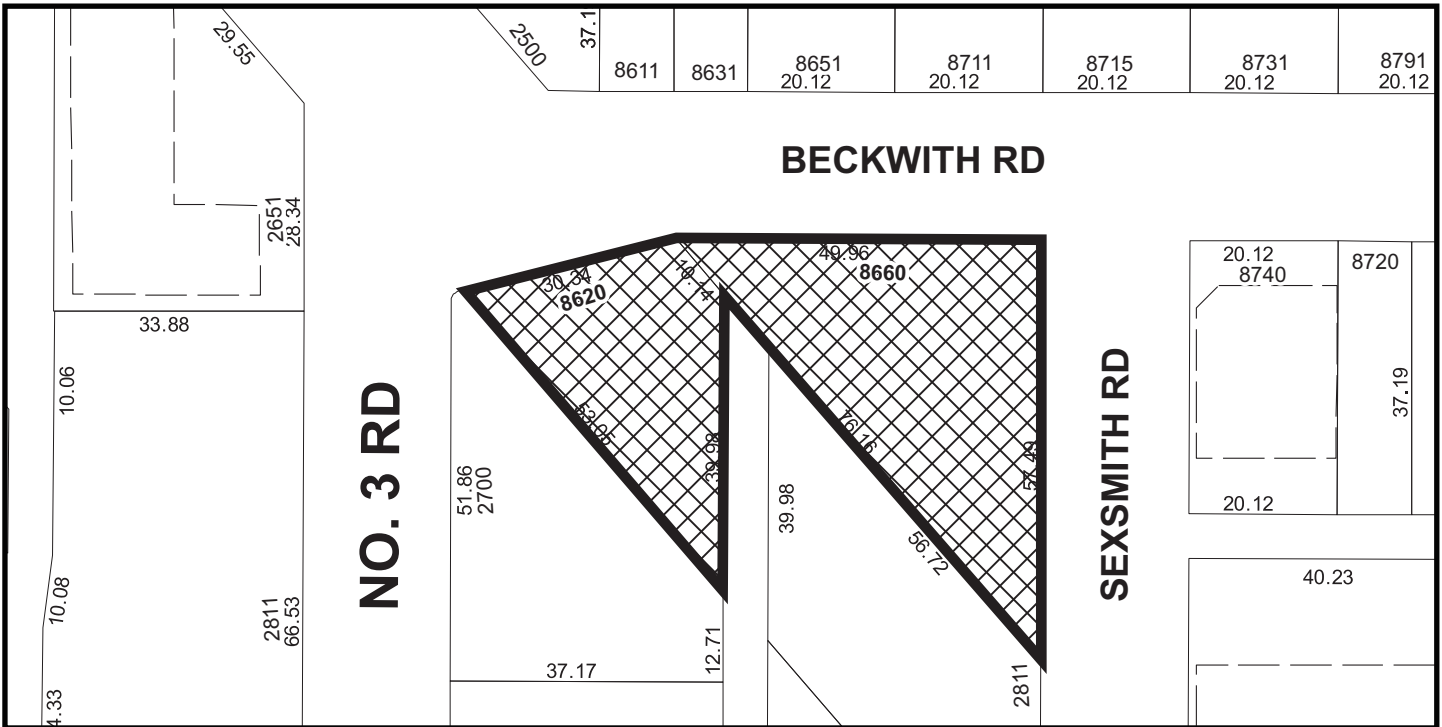
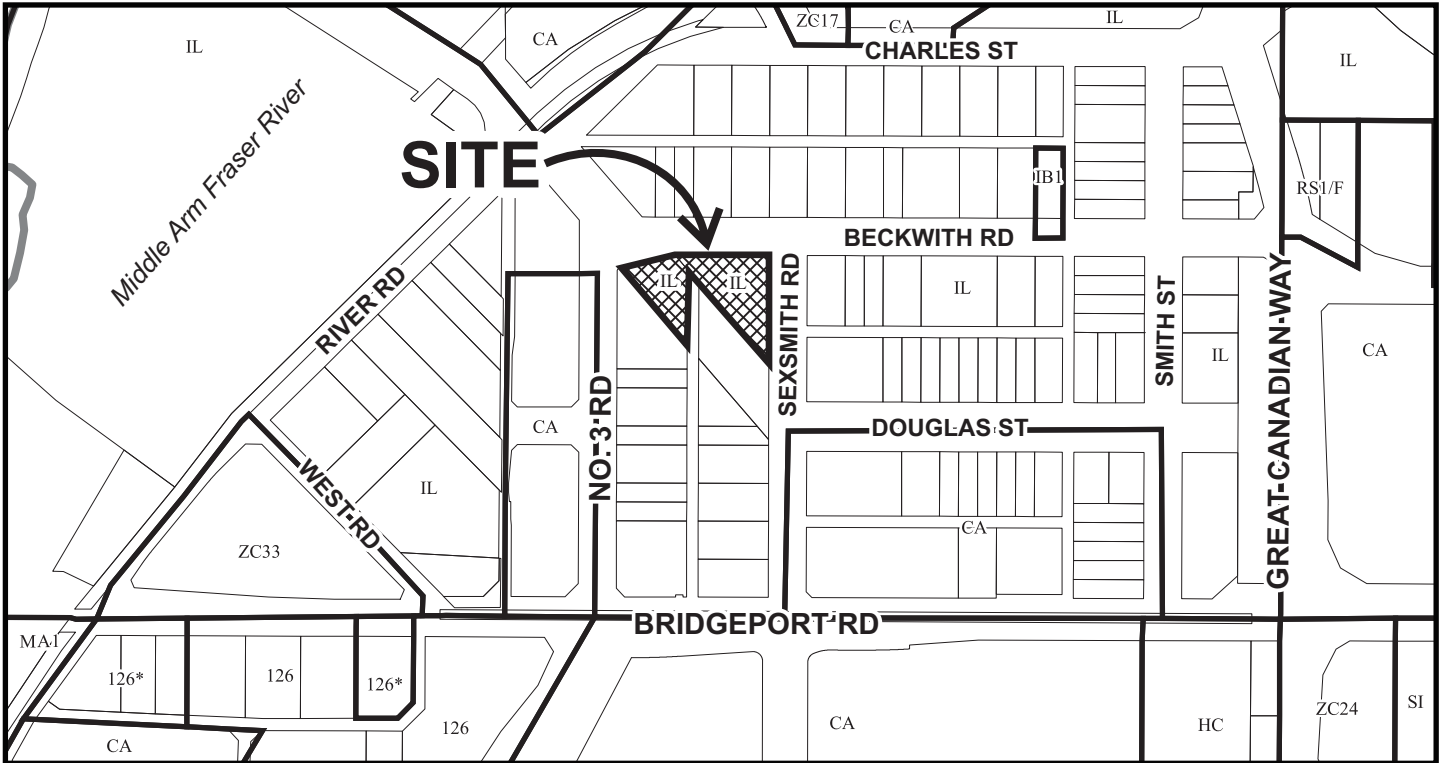
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of
Richmond



TU 22-005410

Original Date: 02/03/22

Revision Date:

Note: Dimensions are in METRES

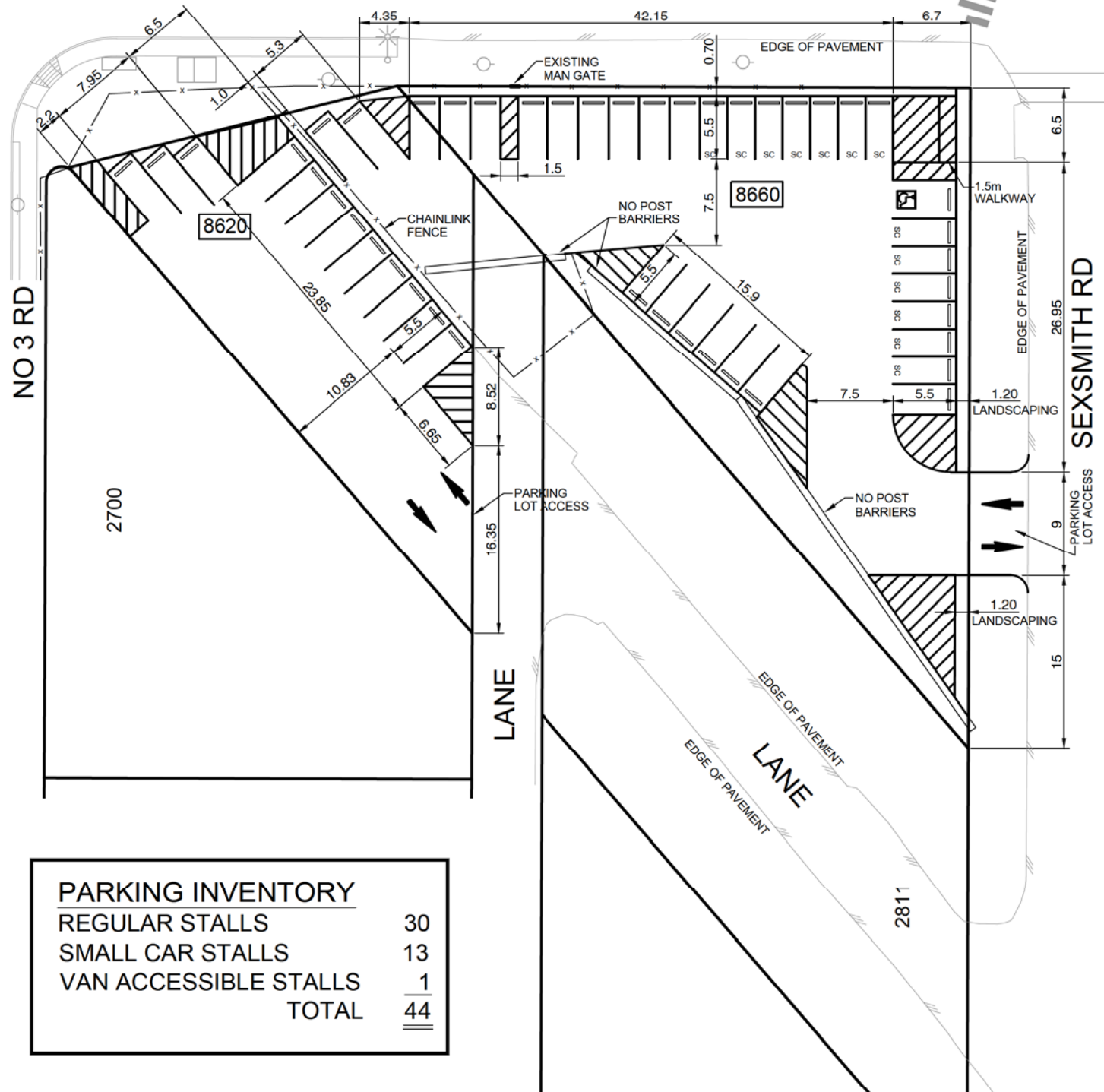
8611 8631 8651 8711



BECKWITH RD

TO BE CONSTRUCTED
UNDER SEPARATE
CAPITAL WORKS PROJECT

NEW MULTI-
USE PATH



NO 3 RD

2700

8620

8660

SEXSMITH RD

LANE

LANE

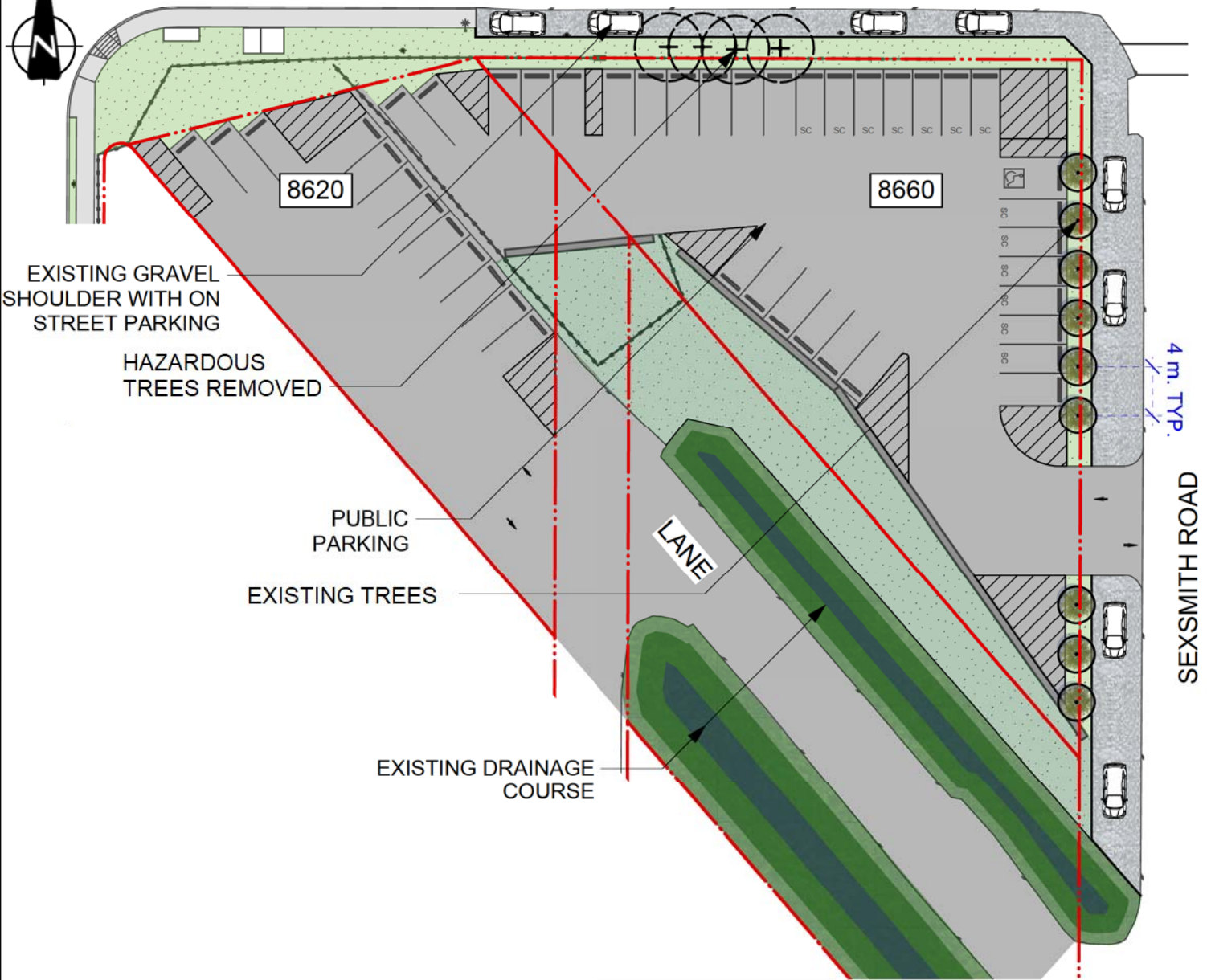
2811

PARKING INVENTORY	
REGULAR STALLS	30
SMALL CAR STALLS	13
VAN ACCESSIBLE STALLS	1
TOTAL	44

TITLE:		PROPOSED PUBLIC PARKING LOTS AT 8620/8660 BECKWITH ROAD	
DESIGN:	T.S.	DWG. No:	DATE: MAR. 2019
DRAWN:	T.S.		
CHECKED:	S.H.	SCALE: N.T.S.	SHT. No: 1 OF 1
ENGINEER:	S.H.	SEC. No:	

**City of
Richmond**

BECKWITH ROAD



LANDSCAPE LEGEND

8620 + 8660 BECKWITH ROAD

	DECIDUOUS TREE <i>Populus tremuloides</i> (Trembling Aspen)
	GRASS SEED: 85% tall fescue, 15% creeping red fescue
	ESA NATIVE GRASS BLEND: 21% Spike Bent Grass, 15% Alaska Brome, 22% Tufted Hair Grass, 32% Native Red Fescue, 10% Meadow Barley

MINIMUM SOIL DEPTHS

TREES: 900mm
GRASS: 800mm

NOTE: ALL LANDSCAPE WORKS TO CONFORM TO CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED

6911 No.3 Road Richmond BC V6Y 2C1

TITLE: PROPOSED PUBLIC PARKING LOTS AT 8620/8660 BECKWITH ROAD			
DESIGN: MP	DWG. No: LANDSCAPE PLAN		
DRAWN: MP	SCALE: 1:500	DATE: MAR. 2019	
CHECKED: MP	SEC. No:	SHT. No: 1 OF 1	
GNCL 255			