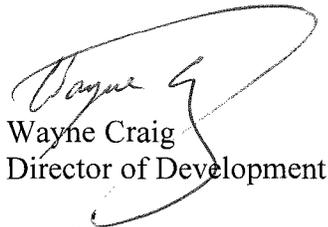




To: Planning Committee **Date:** May 13, 2014
From: Wayne Craig **File:** TU 14-653009
 Director of Development
Re: **Application by Fairchild Developments Ltd. for a Temporary Use Permit at 8320 Cambie Road & 8431 Brownwood Road**

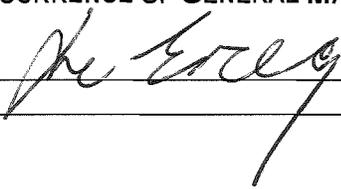
Staff Recommendation

1. That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and
2. That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.



Wayne Craig
 Director of Development

WC;jh
Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	 <hr style="border: 0; border-top: 1px solid black;"/>

Staff Report

Origin

Fairchild Development Limited has applied to the City of Richmond for a Temporary Use Permit to allow an outdoor parking lot for the properties addressed as 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot would function as overflow parking on a temporary basis for the Aberdeen Mall located to the west of the subject site.

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: Across Cambie Road, a temporary sales centre for a nearby multi-family project by Polygon Development (RZ 11-591985). Following removal of the sales centre, the site is to be part of a 1.6 ha (4 acre) City-owned park for the Capstan Village area. The site is zoned “School & Institutional” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan.
- To the East: At 8360 Cambie Road and 9451 Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Mall, zoned as “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and designated “Urban Centre T5 (35m)” in the City Centre Area Plan and “Commercial” in the 2041 Official Community Plan.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment” in the 2041 OCP. The site is also designated as “General Urban T4 (25m)” on the Aberdeen Village Specific Land Use Map, which provides for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Use Permits (TUP) 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 by the owner for an outdoor 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 commercial use is consistent with the Aircraft Noise Sensitive Development Policy as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

Flood Management

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant is to be registered on title prior to issuance of the TUP.

Local Government Act

The Local Government Act identifies that TUPs are valid for a period of up to three (3) years from the date of issuance and that an application for an extension to the permit may be made and issued for up to three (3) more years.

Analysis

Proposal

The owner is proposing an outdoor parking lot that would provide 36 paved parking spaces (Attachment 3). Of these parking spaces, 17 would be considered small parking spaces, 18 would be considered regular parking spaces, and 1 would be considered a handicapped parking space. Access to the proposed parking lot would be from Hazelbridge Way approximately 60 m (197 ft) to the south of the intersection at Hazelbridge Way and Cambie Road. Proposed access would be a right-turn in and a right-turn out of the site. A median already exists along that portion of Hazelbridge Way to prevent any left-turns in and out of the site. No buildings or structures are proposed as part of this TUP application.

The owner has indicated there is an increasing demand for trades and employee parking to facilitate tenant improvements at the recently completed Aberdeen Centre at the corner of No. 3 Road and Cambie Road, and the existing Aberdeen Mall. The existing parkade for both malls offers customer parking but does not provide sufficient parking to accommodate the employee and trades parking. The owner anticipates that tenant improvement activity for Aberdeen Centre will continue to rise for the next few years. Providing additional parking spaces for a temporary time period would assist in alleviating this parking demand.

Landscaping

The site is largely covered in sod, or grass, with 5 small trees throughout the site, and cedar hedging along the eastern property lines which are adjacent to two single family lots. A 1.8 m (6 ft) high fence also exists along this shared property line to provide additional screening between the subject property and the two single family lots.

One on-site tree will need to be removed and the applicant is proposing to plant two native trees at the south end of the site (Attachment 4). The applicant is proposing to add additional irrigated hedging, which would include 72 laurel hedges between the existing sidewalk and parking lot

along Hazelbridge Way and Cambie Road. Pedestrian access points are proposed to be created with concrete stepping stones at two locations along Hazelbridge Way. Landscaping security in the amount of \$15,000 will be collected prior to issuance of the TUP to ensure the landscaping work, including tree replanting, is complete to the satisfaction of the City.

Legal Agreements

A no-build covenant was registered on the property addressed as 8431 Brownwood Road in 1998 as a requirement by the City when the Aberdeen Mall was being redeveloped. The purpose of the covenant was to restrict construction on lots east of the newly aligned Hazelbridge Way to ensure that no structures or buildings were built until the area is redeveloped as per the City Centre Area Plan. Although no structures are proposed for this temporary use, a plumbing permit would need to be issued as the paving would require to have piped drainage from catch basins. An amendment to the no-build covenant would be required to allow surface and drainage improvements, but it would still restrict the issuance of a building permit for any structures or buildings. This amended no-build covenant would be applied to both subject properties.

As there are two legal lots in this proposal, a cross-access easement would be required to allow vehicular access between the two lots. This would be completed as a condition of Permit issuance.

Staff Comments

It is recognized by both the applicant and City staff that this area will be developed for high density light industrial uses with limited commercial uses in the future. Permitting a parking lot would allow for a productive economic use of the site until ultimate development becomes economically feasible. Future development will also require lot consolidation which will take some time.

Staff will require \$10,000 in security prior to issuance of the TUP to ensure that the site can be returned to its original state following the expiration of the TUP.

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 City Centre Area Plan.

Staff have no objections to the proposal to create a surface parking lot on the subject site and recommend that a TUP be issued on the understanding that this Permit will expire in three (3) years. The owner would be permitted a one-time extension, subject to Council approval, to increase the Permit an additional three (3) years.

Financial Impact

None.

Conclusion

It is recommended that the attached Temporary Use Permit be issued to Fairchild Developments Limited to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Avenue for a period of three (3) years. Permit issuance would be subject to the payment of a landscape security and a performance bond, in addition to the registration of a flood indemnity covenant, cross-access easement, and a revised no-build covenant.



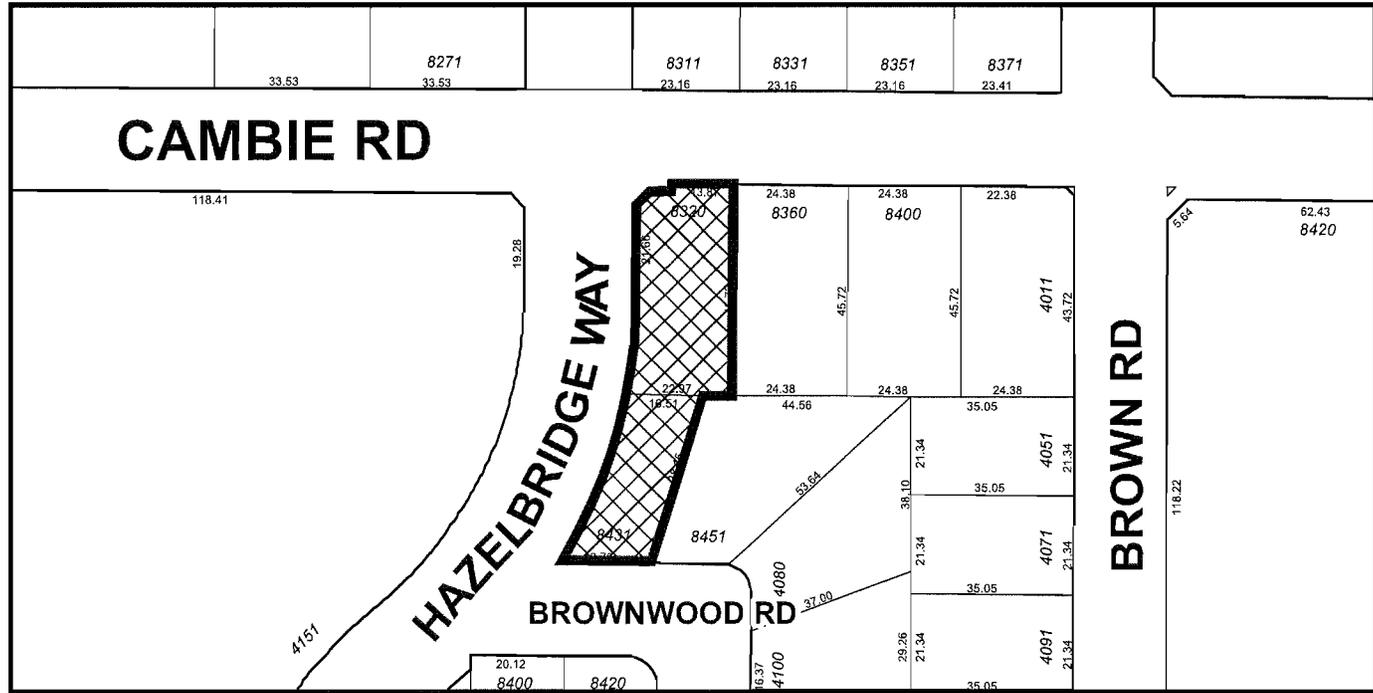
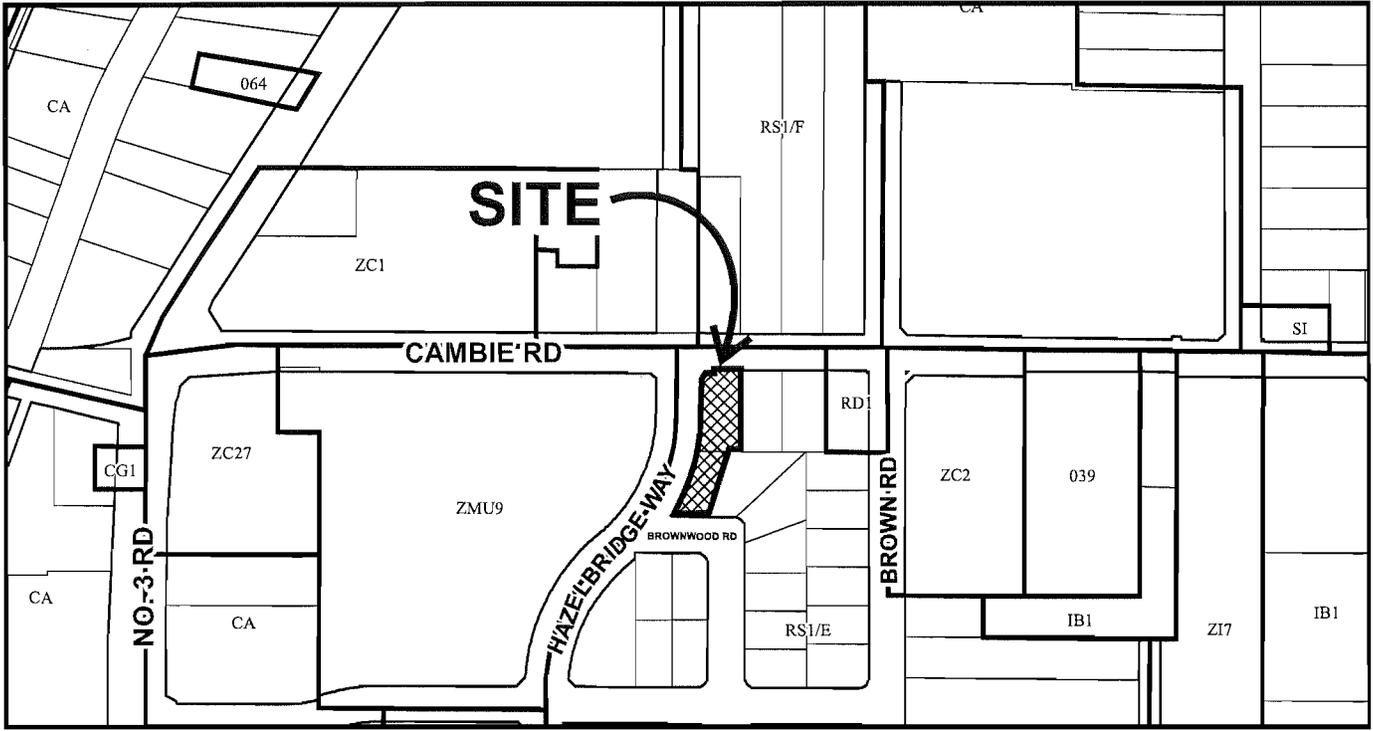
John Hopkins, MCIP, RPP
Senior Planner
(604-276-4279)

JH:cas

- Att. 1: Location Map
- 2: Development Application Data Sheet
- 3: Preliminary Site Plan
- 4: Proposed Tree Plan

Prior to Council issuance of the Temporary Use Permit, the following requirements must be completed:

1. Provide a Landscape Security to the City of Richmond in the amount of \$15,000.00 for the landscape works as per the Landscape Plan, and the improvements in the parking area as per the Site Plan/Parking Layout, both prepared by Bing Thom Architects & IBI Group, attached to the Report to Committee dated April 29, 2014. 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived;
2. Provide a Performance Bond to the City of Richmond in the amount of \$10,000 to ensure 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;
3. Registration of a flood indemnity covenant on title of both properties;
4. Registration of a cross access easement to allow vehicles to travel between 8431 Brownwood Road and 8320 Cambie Road; and
5. Amend covenant (BM302258) registered on the property addressed as 8431 Brownwood Road (PID: 024-311-448) to allow surface and drainage improvements. This amended covenant would also apply to the property addressed as 8320 Cambie Road.



	<p>TU 14-653009</p>	<p>Original Date: 04/14/14</p>
		<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



TU 14-653009

Original Date: 01/30/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Development Application Data Sheet
Development Applications Division

RZ 13-638852

Attachment 2

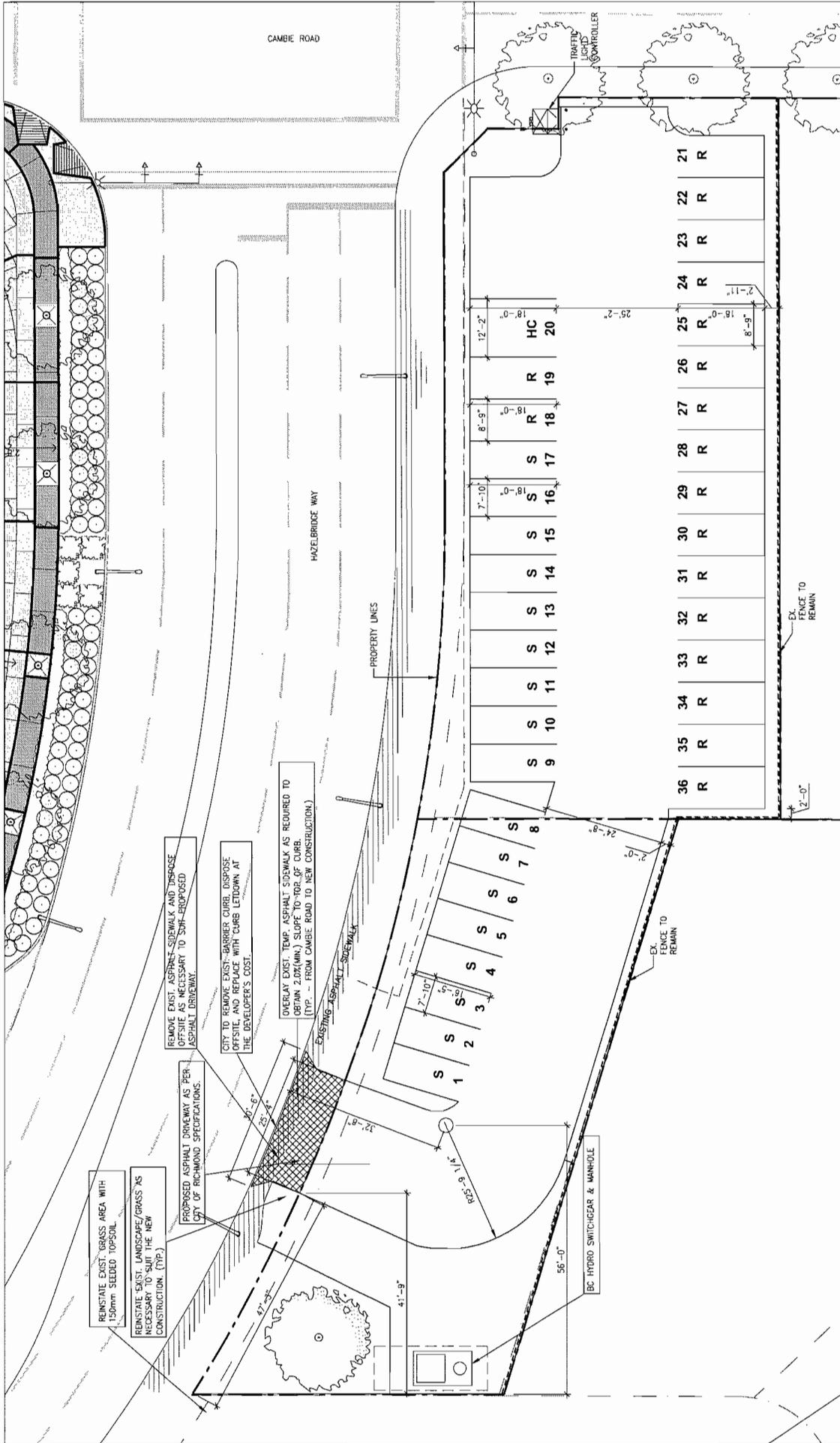
Address: 8320 Cambie Road & 8431 Brownwood Avenue

Applicant: Fairchild Developments Limited

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Limited	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none"> • 8320 Cambie Road: 960 m² • 8431 Brownwood Ave.: 614 m² 	No change
Land Uses:	Vacant	Outdoor Parking Lot
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change with the exception of allowing a parking lot as a permitted use for a period of three (3) years.

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



REV.	DESCRIPTION	DATE	CHK	RD	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					

8320 CAMBIE ROAD		SURFACE PARKING		PROJECT NUMBER	
HAZELBRIDGE WAY		HAZELBRIDGE WAY		2211	
TITLE		SCALE		CADD FILE	
		NTS		ASK-085	
		DRAWN:		DWG. NO.	
		AT		NO.	
		CHK:		SH	
		DRAWING DATE		04-01-2014	
		REF. DRAWING			

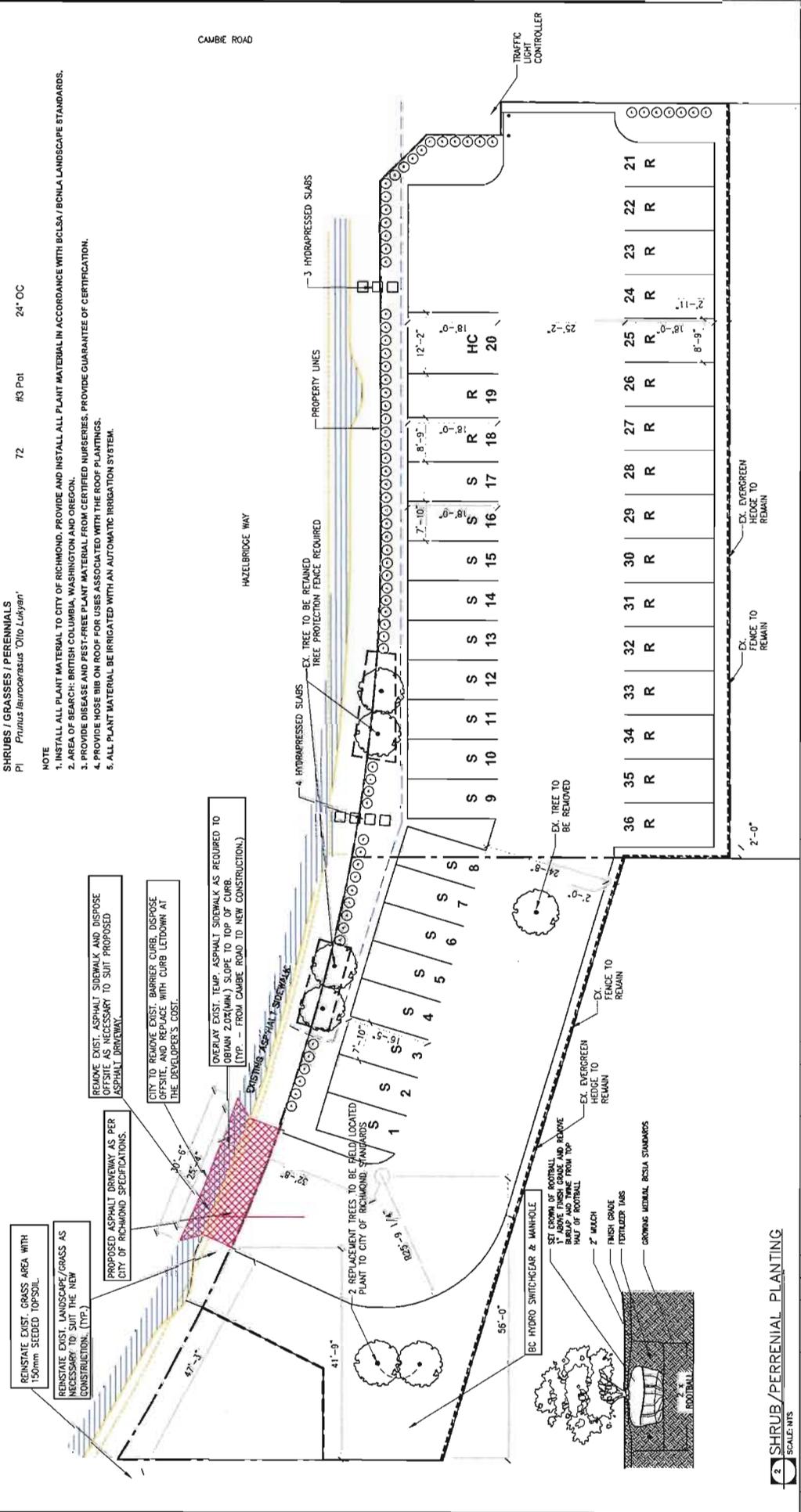
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BING THOM ARCHITECTS
 100-1010 15th Avenue
 Vancouver, B.C. Canada
 V6P 4R1
 OFFICE: 604.681.8888
 WWW.BINGTHOMARCHITECTS.COM

PLANT LIST
Shrubs

SHRUBS / GRASSES / PERENNIALS	QTY.	MIN. SIZE	SPACING	COMMENTS	SYMBOL
PI Prunus laurocerasus 'Otto Luyken'	72	#3 Pot	24" OC		

- NOTE**
1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCNLA 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 BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
 5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



REV.	DESCRIPTION	DATE	CHK	REV	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.28					

SHRUB / PERENNIAL PLANTING		SCALE: NTS	
DRAWING DATE: 2014-04-28		PROJECT NUMBER: 2211	
REF. DRAWING: NTS		CADD FILE: LSC-01	
SCALE: NTS		DWS. NO.:	
DRAWN: CO		CHK: CO	

8320 CAMBIE ROAD	SURFACE PARKING
HAZELBRIDGE WAY	

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BING THOM ARCHITECTS
 VARIOUS OFFICES
 VANCOUVER, BC CANADA
 604-681-1111
 www.bingthom.com



View from Cambie looking southwest



View from Hazelbridge looking northeast



View from Brownwood looking north



View from Hazelbridge looking southeast

REV.	DESCRIPTION	DATE	CHK.	REV.	DESCRIPTION	DATE	CHK.
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.29					

8320 CAMBIE ROAD		SURFACE PARKING		PROJECT NUMBER		2211	
8320 CAMBIE ROAD		HAZELBRIDGE WAY		CADD FILE		LSC-01	
© Copyright reserved. This drawing and design is out of all lines remains the exclusive property of BING THOM ARCHITECTS Inc and cannot be used without the Architect's written consent.		TITLE		DWS. NTS		LSC-02	
BING THOM ARCHITECTS		DRAWN: CO		CHK: CO			
www.bingthom.com							



No. TU 14-653009

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

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 in accordance with 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, the City is holding a Landscape Security in the amount of \$15,000.00 for the landscape works as per the Landscape Plan in Schedule "B". 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived.
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 \$10,000.00.

No. TU 14-653009

To the Holder: FAIRCHILD DEVELOPMENTS LTD.

Property Address: 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD

Address: C/O GRACE LAM
 FAIRCHILD DEVELOPMENTS LTD
 UNIT 130-4400 HAZELBRIDGE WAY
 RICHMOND, BC V6X 3R8

- 7. 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.
- 8. The Permit is valid for a maximum of three (3) years from the date of issuance.
- 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
 DAY OF , .

ISSUED BY THE COUNCIL THE

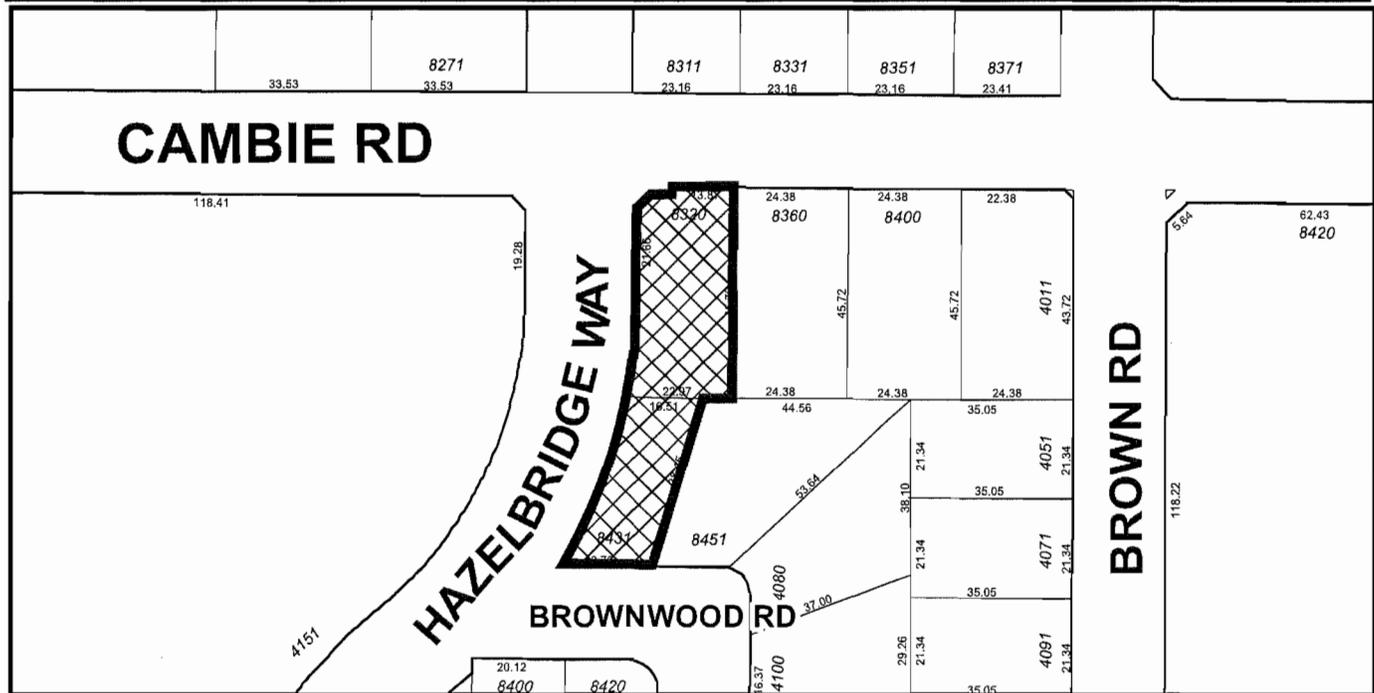
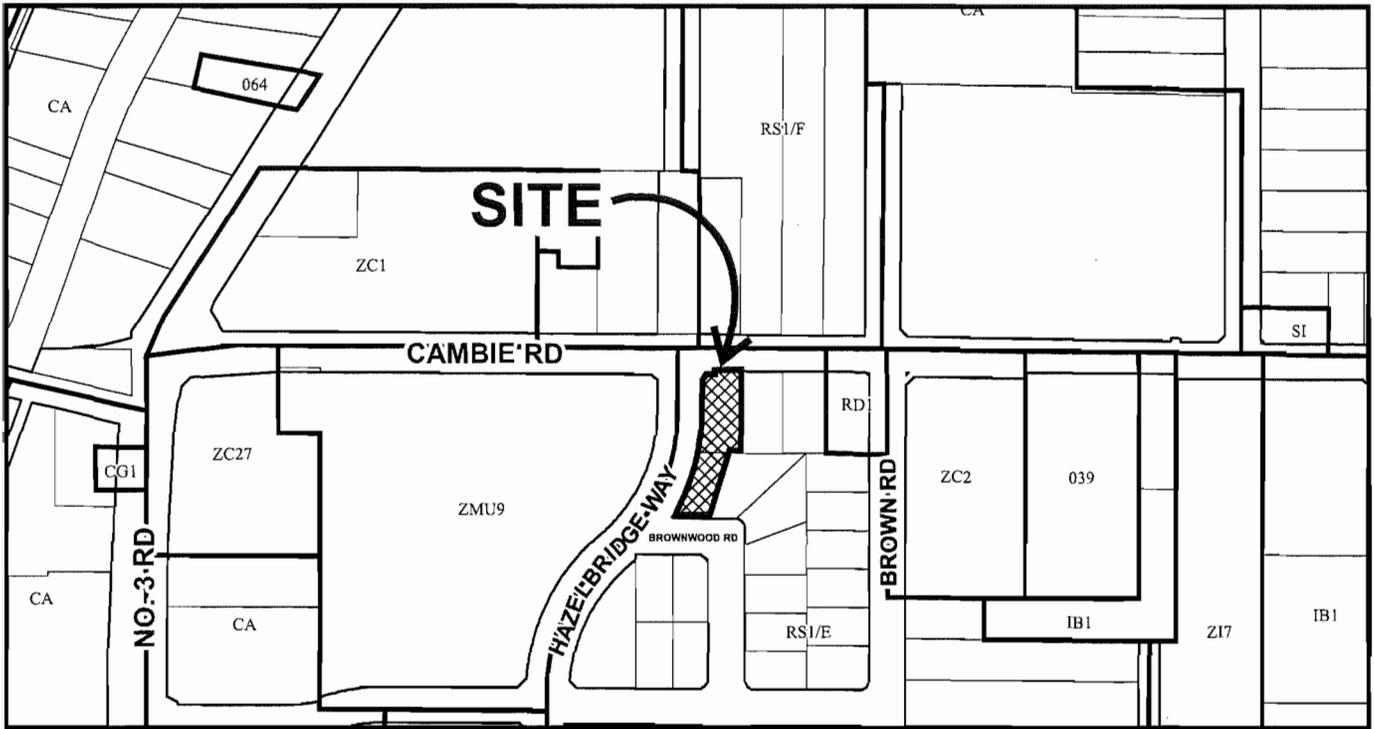
DELIVERED THIS DAY OF , .

 MAYOR

 CORPORATE OFFICER



City of
Richmond



TU 14-653009

Original Date: 04/14/14
 Revision Date:
 Note: Dimensions are in METRES

Schedule "C"

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 copy on file]
