



To: Planning Committee

Date: December 18, 2023

From: Wayne Craig
Director, Development

File: TU 23-018648

Re: **Application by Fairchild Development Ltd. for a Temporary Commercial Use Permit at 8320 Cambie Road and 8431 Brownwood Road**

Staff Recommendation

1. That the application by Fairchild Development Ltd. for a Temporary Commercial Use Permit (TU 23-018648) to allow 'Non-accessory Parking' at 8320 Cambie Road and 8431 Brownwood Road be considered for a period of three years; and
2. That the application be forwarded to the February 20, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:jh
Att. 3

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Grace Lam, authorized agent for Fairchild Developments Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Non-accessory Parking” as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years (Attachment 1). A TCUP was originally issued for a three-year term on June 16, 2014 (TU 14-653009), and extended for an additional three years on May 17, 2017 (TU 17-763604). A new TCUP (TU 20-890944) was issued on April 20, 2020 and has since expired. The current application is for a new three year time period.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Cambie Road, Aberdeen Neighbourhood Park on a lot zoned “School & Institutional Use (SI).”

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” which are designated “General Urban T4 (25m)” in the City Centre Area Plan.

To the South: Across Brownwood Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” which are designated “General Urban T4 (25m)” in the City Centre Area Plan.

To the West: Across Hazelbridge Way, Aberdeen Centre, which is a commercial centre on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and has portions of the site designated as “Urban Centre T5 (35m)” and “Urban Centre T5 (25m)” in the City Centre Area Plan.

Related Policies & Studies

Official Community Plan/ City Centre Area Plan- Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan (CCAP). It is designated “Mixed Employment” in the Official Community Plan (OCP), and is designated “General Urban T4 (25 m)” in the CCAP. These designations provide for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Commercial Use Permits 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 land use and surrounding area.

It is recognized by both the applicant and staff that this area will be developed according to the City Centre Area Plan in the future. Permitting a parking lot would allow for productive use of the site until redevelopment occurs.

Local Government Act

The Local Government Act identifies that TCUPs are valid for a period up to three years from the date of issuance. An application for an extension to the Permit may be made and issued for up to three additional years, at the discretion of Council.

Richmond Zoning Bylaw 8500

The subject site is zoned “Single Detached (RS1/E),” which permits single-detached housing and associated secondary uses. The TCUP would allow “Non-accessory Parking” as a permitted use, which Richmond Zoning Bylaw 8500 defines as “parking that is not primarily intended for the use of residents, employees or clients of a particular building, which includes surface parking lots and enclosed parking located above or below grade”

Public Consultation

A notification sign has been installed on the subject property.

Staff have received correspondence in the form of a letter outlining concerns about the application from the residents at 8451, 8400 and 8420 Brownwood Road. The letter outlines issues related to dust generation, landscape upkeep and management of garbage (Attachment 3).

As part of the 2020 TU Permit requirements, the applicant was required to install a layer of limestone to help with dust suppression, this was done in May of 2021. Despite the layer of limestone, dust continues to be an issue for some of the surrounding residents. The applicant is proposing paving the site with asphalt to alleviate issues related to dust.

In response to concerns regarding landscape upkeep and garbage management, the applicant indicated that they have a landscaper under contract for general upkeep. The landscaper conducts site visits for maintenance approximately once per month, and is on an on-call basis for any additional requirements. In response to the letter from the neighbours regarding landscaping and garbage issues on site, the applicant has attended the site to confirm the landscaping is currently in good condition. Staff inspection of the landscaping confirms this. The applicant has also contracted their landscaper to conduct an additional site visit in early January in addition to the regular monthly maintenance.

The applicant has reached out directly to the neighbours, delivering a letter to each resident indicating their response to the neighbour’s issues, as well as identifying a direct contact from the applicant team (email and phone number) who can be contacted to report landscaping and maintenance concerns (Attachment 4). The applicant will also conduct regular site visits to determine when additional maintenance is needed for any garbage that begins to collect on site.

No other correspondence from the public has been received. Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing where these residents and any other residents or interested parties will have an opportunity for comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The applicant is proposing to maintain the existing surface parking lot, which contains 34 parking spaces. The existing parking lot has operated since the original TCUP was issued by Council on June 16, 2014. Each space is assigned by the owner and public parking is not permitted. The applicant has provided an updated parking plan as part of the permit (see attached permit plan) to confirm the on-site parking count to be 34, in compliance with parking requirements outlined in Zoning Bylaw No 8500.

The applicant has indicated that there is ongoing demand for contractor and employee parking at Aberdeen Square and Aberdeen Centre. The applicant has indicated that employee parking is in high demand and anticipates that parking demand will continue until an alternative parking solution can be determined. Maintaining these off-site parking spaces for a temporary period would continue to assist in alleviating the parking demand at Aberdeen Square and Aberdeen Centre.

Landscaping

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes Laurel shrubs and four trees. The on-site parking is separated from adjacent properties to the east by an off-site Cedar hedge, a fence on the property line and Laurel shrubs on-site. Two trees and a concrete pad with BC Hydro boxes separate the parking lot from Brownwood Road to the south.

The applicant proposes to continue contracting a landscaper to conduct monthly site visits to address ongoing maintenance needs while providing on-call services as deemed necessary. Additionally, the applicant has indicated a willingness to work with the surrounding neighbours to ensure any landscaping issues are addressed within the scheduled monthly maintenance. The applicant has provided a direct contact to report any issues related to garbage and landscaping, so that these items can be included in the monthly landscaping.

This existing landscaping was secured and installed as a condition of the original TCUP, and is to remain in place for the duration of the new TCUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the CCAP.

Surface Treatment

From 2014 until 2020 the issued TCUP specified the use of gravel as the surface treatment. During the consideration of the 2020 TCUP, the neighbours expressed ongoing concerns about dust.

The applicant proposed asphalt to address this concern. At the Council Meeting on March 9, 2020, Council reviewed the application, expressed concern over loss of porosity associated with asphalt paving, and at the Public Hearing Council amended the TCUP to require the use of crushed limestone as surface treatment. In May of 2020, the applicant applied crushed limestone on the site for surface treatment.

In response to the ongoing concern from area residents regarding dust, the applicant looked at alternative options for surface treatment including grasscrete and paver stones, however these options were deemed to be cost prohibitive according to the applicant. The applicant is therefore proposing asphalt treatment to address the issues of dust generation.

Site Servicing

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades will be identified with the site is developed to its ultimate use in accordance with the CCAP.

Staff Comments

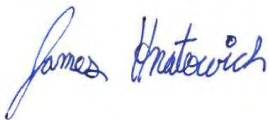
Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that the TCUP be issued on the understanding that this Permit will expire in three years. The applicant may apply for a new permit in three years.

Financial Impact

None.

Conclusion

It is recommended that a Temporary Use Permit be issued to Fairchild Developments Ltd to allow "Non-accessory Parking" as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



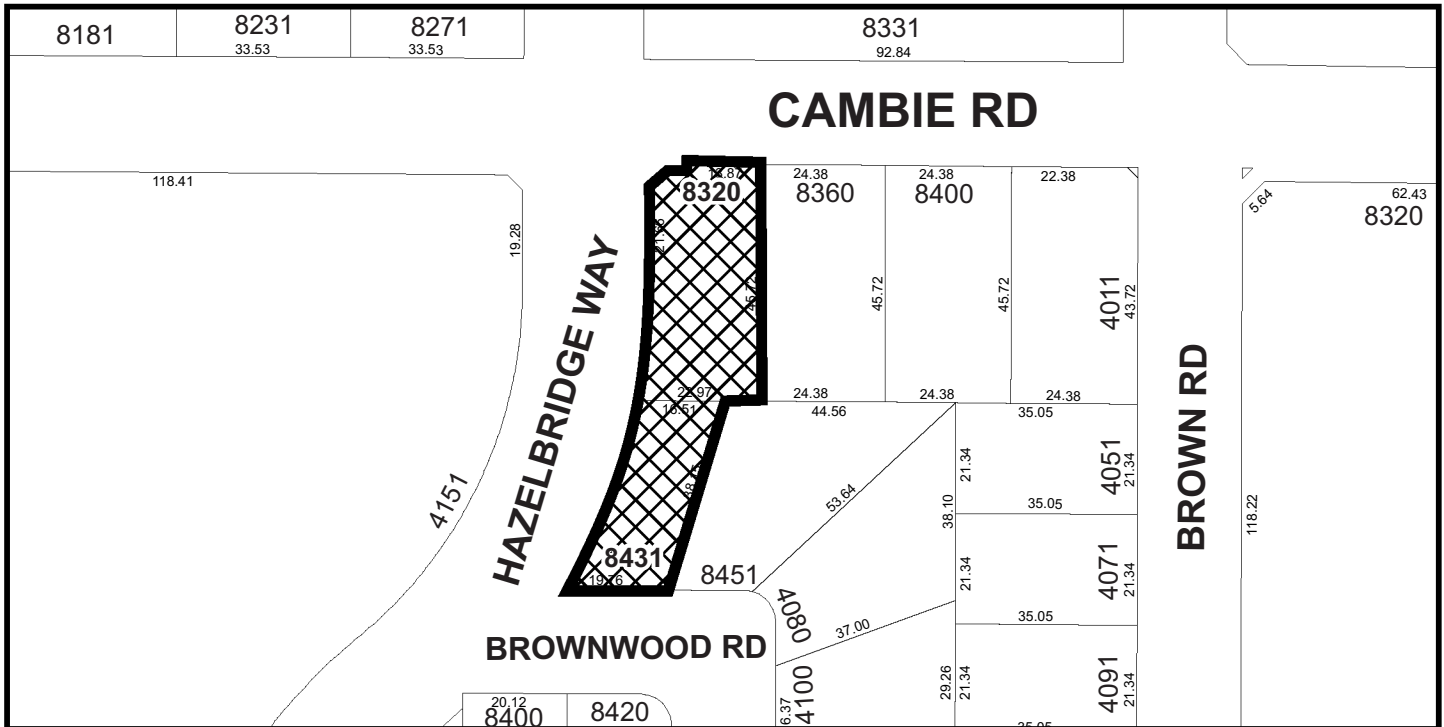
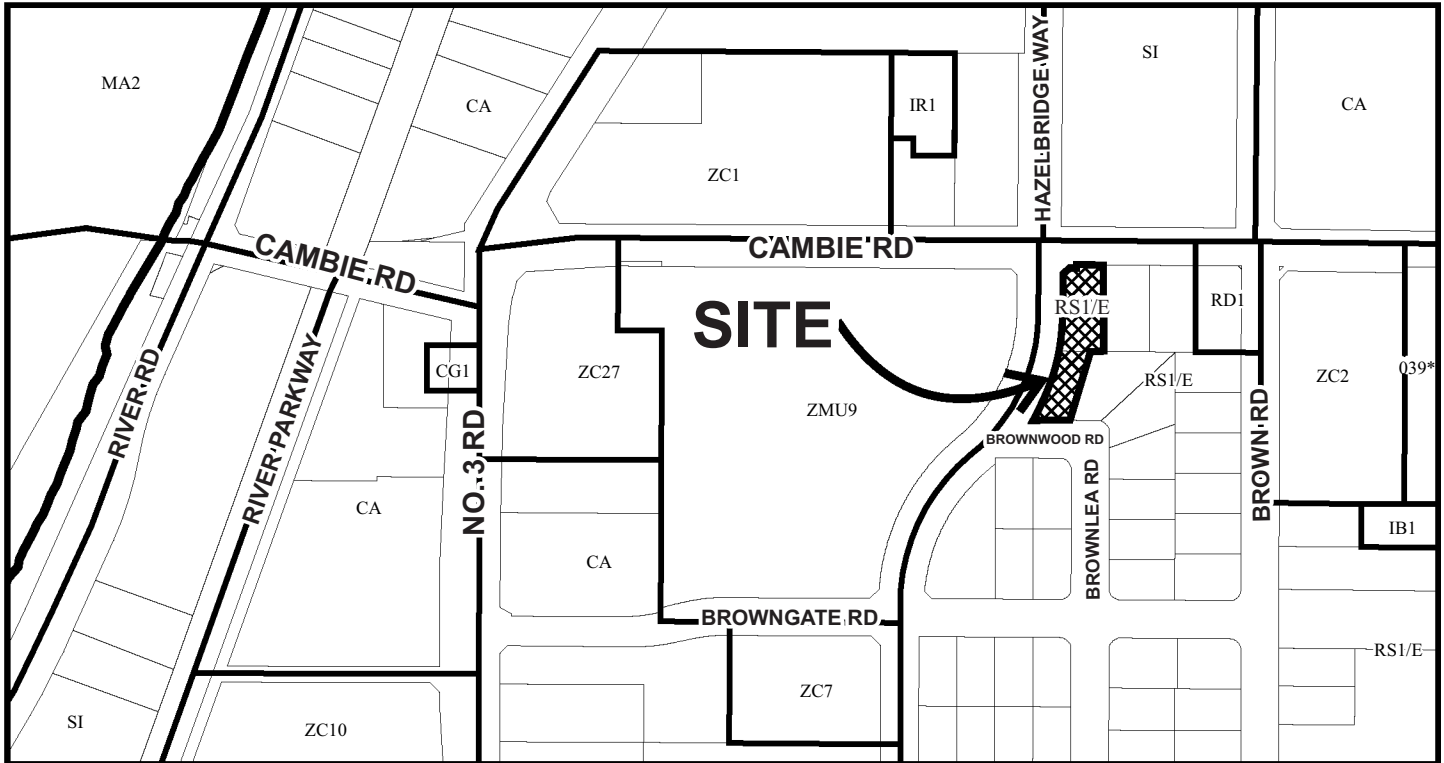
James Hnatowich
Planning Technician
(604-247-4911)

JH:js

- Att. 1: Location Map and Aerial Photo
2: Development Application Data Sheet
3: Letter from Residents dated August 31, 2022
4: Letter of Responses from Applicant dated December 15, 2023



City of
Richmond



TU 23-018648

PLN - 22

Original Date: 06/29/23

Revision Date: 06/30/23

Note: Dimensions are in METRES



City of Richmond



TU 23-018648

PLN - 23

Original Date: 06/29/23

Revision Date:

Note: Dimensions are in METRES



TU 23-018648

Attachment 2

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Ltd.	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none"> • 8320 Cambie Road: 960 m² • 8431 Brownwood Road: 614 m² 	No change
Land Uses:	Non-accessory Parking	No change
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 “Non-accessory parking” as a permitted use for a period of three years

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	50% of total spaces	17 of 34 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	16 of 34 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	2% of total spaces	1 of 34 total spaces (3%)	None

8451 Brownwood Road
 Richmond, BC V6X 1H2
 August 31, 2023

City Clerk's Office
 City of Richmond
 6911 No. 3 Road
 Richmond BC V6Y 2C1

Dear Aurs

Re: Application No. TU23-018648
8320 Cambie Road and 8431 Brownwood Road

Further to my telephone conversation with your Planning and Development Department regarding the above application for a further extension of a temporary permit, I was referred to contact your office.

I would refer you to our previous correspondence of February 27, 2020. I am, once again, representing the three neighbours directly impacted by this parking lot. We thought the dust issue would be resolved by a further layer put down by Fairchild Developments after our last complaint. In fact, the dust issue is even worse than before. There is a layer of gritty dust covering everything both inside our residences as well as outside. This summer, it has been particularly bad as it has been so dry due to a lack of rainfall. Everytime a car enters or exits the parking lot, a huge swirl of dust, higher than the hedge, is generated. Perhaps, it is time to reconsider the permit as there has been no improvement made to address the dust problem.

Another issue previously brought up was the state of the landscaping. At most, upkeep is just a little bit of lawn mowing done periodically. Nothing was done about the bushes overlapping the already narrow and crumbling sidewalk which creates a safety hazard. The trees also need to be trimmed as they are hanging low. The general proliferation of weeds and tall grasses also add to the hazardous situation for anyone using the sidewalk. Nothing has also been done to address the garbage issue, as well.

It would be appreciated if you would take our concerns into consideration as, obviously, nothing is being done to maintain the property. We also think that, as previously suggested, that to enhance the look of this well-maintained neighbourhood, perhaps it should be reconverted to a green landscape.

Thanking you for your consideration,

I remain respectfully yours,

C. J. Zimmerman

C. J. Zimmerman

MR. & MRS. Frankie Lim
8400 Brownwood Road

MR. & MRS. Ming Fong Chan
8420 Brownwood Road



 FAIRCHILD DEVELOPMENTS LTD.

December 15, 2023

Mr. C.J. Zimmerman
 8451 Brownwood Road
 Richmond, BC V6X 1H2

By Hand Delivery

Dear Mr. Zimmerman,

**Re: 8320 Cambie Rd & 8431 Brownwood Rd
 Application No. TU 23-018648**

We are writing this letter to you to seek your understanding and support in connection with the extension of the Temporary Use Permit for the parking lot adjacent to your property.

As you are aware, when our company applied for the temporary parking permit in 2014, as a first step to limit the impact to our friendly neighbours, only those vehicles with an issued permit were allowed to enter the parking lot. We also erected 'No Back in Parking' signs along the fence line to ensure that no cars are allowed to back into parking stalls to reduce exhaust fumes in your backyard. These parking rules remain unchanged to date.

With regard to dust, an extra layer of crushed limestone was added in 2020. We note your concern outlined in your recent letter to the City and are pleased to advise that our application to the City proposes asphalt paving as a long term solution. Should the permit be reissued this work is scheduled for Spring, weather permitting.

With regard to landscaping, we have an ongoing contract with a landscaping company to perform monthly landscaping services in the parking lot and on the sidewalk. For your information, our onsite staff has put in his calendar:

Spring	Summer	Fall	Winter
Trim hedges	Trim hedges	Trim hedges	Snow removal for asphalt road
Weed control	Weed control	Weed control	
Fertilization		Rake leaves	
Remove dead branches		Check storm water drainage	

Page 2

We are having our landscaper come to complete winter maintenance in early January, which will include trimming of any bushes, weeds, or tall grasses that may encroach on the sidewalk. Please let us know (contact information below) if there are any other specific items you would like us to have our landscaper address at that time.

Moving forward, when we conduct our spring hedge trimming on the site, please let us know if you like your hedges to be trimmed at the same time. We will ask the landscaper to provide a complimentary service.

With regard to garbage pickup, the cleaner goes out to the parking lot every week. There have been cases of shopping cart and household items left on the site. These items were often hidden behind the hedges and left unnoticed until they were reported. For larger items such as an appliance or furniture, each time we had to order a junk removal company to go on site to collect as extra maintenance cost. We will remind the cleaner to check any extraordinary items to determine when special service to collect these items is required. If you see garbage and other items collecting on the site, or would like to suggest landscaping requirements, please contact us at the number below and we will follow up to address it.

Previously Luther Lau was the contact to report any landscaping and maintenance issues. Moving forward, we would like Vivian Chan from the management office to be the contact for all concerns related to the site. Vivian can be reached via email at vivian@aberdeencentre.com or by phone at 604-273-1234 ext. 106. Our office hours are Mondays to Fridays 9:00 a.m. to 6:00 p.m. except statutory holidays.

If you see any suspicious activities including illegal garbage dumping, please let us know immediately.

In closing, we want to emphasize the importance of maintaining a close relationship with our neighbours. Thank you for your patience and understanding.

Wishing you happy holidays and all the best for 2024!

Sincerely yours,

Grace Lam
VP- Administration – Property Division

cc: Mr Wayne Craig – Director of Development, City of Richmond



FAIRCHILD DEVELOPMENTS LTD.

December 15, 2023

Mr. & Mrs. Frankie Lin
8400 Brownwood Road
Richmond, BC V6X 1H2

By Hand Delivery

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December 15, 2023

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Grace Lam
VP- Administration – Property Division

cc: Mr Wayne Craig – Director of Development, City of Richmond