



City of Richmond
Planning and Development Department


Report to Committee

To: Planning Committee
From: Cecilia Achiam
Acting Director of Development
Date: October 1, 2007
File: TU 06-348571
Re: Application by 0786842 B.C. Ltd. for a Temporary Commercial Use Permit at
8311 Cambie Road

Staff Recommendation

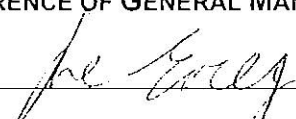
1. That the application by 0786842 B.C. Ltd. for a Temporary Commercial Use Permit for property at 8311 Cambie Road be considered at the November 19, 2007 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration.

"That the Temporary Commercial Use Permit be issued to 0786842 B.C. Ltd. for property at 8311 Cambie Road to permit a temporary parking lot."



Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

0786842 B.C. Ltd. has applied to the City of Richmond for a Temporary Use Permit (TUP) to allow a temporary parking lot at 8311 Cambie Road (**Attachment 1**). The site was designed as a Temporary Commercial Use Permit Area in October, 1994, at which time a Temporary Commercial Use Permit (TUP 94-141) for a temporary parking lot was also issued. The Permit was valid for two years and expired on October 17, 1996. The property has recently been sold and the new owner would like to continue the existing temporary open parking lot operation until a development plan for the site is developed. Since it is not legitimate to renew an expired Permit, the applicant's only alternative was to make an entirely new application, which they have done.

Findings Of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the north & east: Vacant properties zoned Single-Family Housing District, Subdivision Area F (R1/F);
To the south: West of Hazelbridge Way, Aberdeen Centre; east of Hazelbridge Way, a vacant property zoned Single-Family Housing District, Subdivision Area E (R1/E); and
To the west: Across Hazelbridge Way, open parking lot on property zoned Automobile-Oriented Commercial District (C6).

Related Policies & Studies

Official Community Plan (OCP)

When the original Temporary Commercial Use Permit (TU 94-141) was applied for, the Official Community Plan (OCP) designated the properties as Temporary Commercial Use Permit Area. As noted in the Development Application Data Sheet, the current OCP designates the site as "Mixed-Use" and the City Centre Area Plan (CCAP) designated it as "Detailed Land Use Study Area". The CCAP Update and Implementation Strategy are ongoing and it is envisioned that the area will be developed for high-density mixed uses.

The City of Richmond's OCP permits 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.

Local Government Act (LGA)

The Local Government Act (LGA) specifically identifies that Temporary Commercial Use Permits are valid for a period no greater than two years from the date of issuance of the Permit. It also identifies that Temporary Commercial Use Permits can only be renewed once with the same two-year time limit applying.

Staff Comments

Background

The subject property was owned by the developer of the hotel and shopping centre complex "President Plaza" at 8181 Cambie Road and the temporary open parking lot at 8311 Cambie Road was developed to provide additional parking stalls for the occupants in President Plaza. In recent years, this parking lot is also open to the public.

On-Site Improvements

The site is paved and improved with lighting and proper drainage. The applicant is proposing to revise the parking lot layout (**Attachment 3**) to comply with the current Off-Street Parking and Loading requirements under Zoning Bylaw #5300. The applicant is also proposing to add new landscaping along the Hazelbridge Way frontage and make good existing landscaping along the Cambie Road frontage (**Attachment 4**).

In order to ensure that the improvements and landscaping works proposed on-site are undertaken, the applicant has agreed to provide a landscape security in the amount of \$52,500.00 prior to the issuance of the Temporary Use Permit. This budget includes asphalt removal from setback areas, construction of new extruded concrete curbs and concrete walkway, material and installation cost for new soil and planting materials. 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 would survive.

As a condition to the issuance of the Temporary Commercial Use Permit, a Performance Bond in the amount of \$10,000 is required to ensure any temporary buildings, structures and signs be demolished or removed, and the site and adjacent road be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of the Permit. This will be held until the Permit expired in two years.

Off-Site Improvements

As a condition to the issuance of the Temporary Use Permit, the applicant has agreed to construct a 1.5 m wide concrete sidewalk and a grass and treed boulevard (width to be determined) along the east side of Hazelbridge Way from the intersection of Cambie Road and Hazelbridge Way to the existing concrete bus stop pad in front of the subject property, through a City's Work Order, at the applicant's sole cost. This will connect the existing sidewalk along Cambie Road to the bus stop on Hazelbridge Way.

Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to issuance of the Temporary Commercial Use Permit.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to issuance of the Temporary Commercial Use Permit.

Analysis

Permanent development of the site is premature because of the anticipated changes in the City Centre Area Plan. It is recognized by both the applicant and the City that in the future, this area will be developed for high-density mixed-uses. However, in the meantime, a temporary parking lot is a compatible interim use of the land. Permitting parking use will allow for a productive economic use of the site until permanent development becomes feasible.

Staff have had no objections to the proposal to continue the existing temporary open parking lot operation on the subject site and recommend that a Temporary Commercial Use Permit be issued on the clear understanding that this Permit will expire in two (2) years. Should the applicant wish to continue to operate a parking lot on site beyond the two-year period, an application for extension would be required.

Financial Impact

None.

Conclusion

It is recommended that the attached Temporary Commercial Use Permit be issued to 0786842 B.C. Ltd. to allow a temporary parking lot at 8311 Cambie Road.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

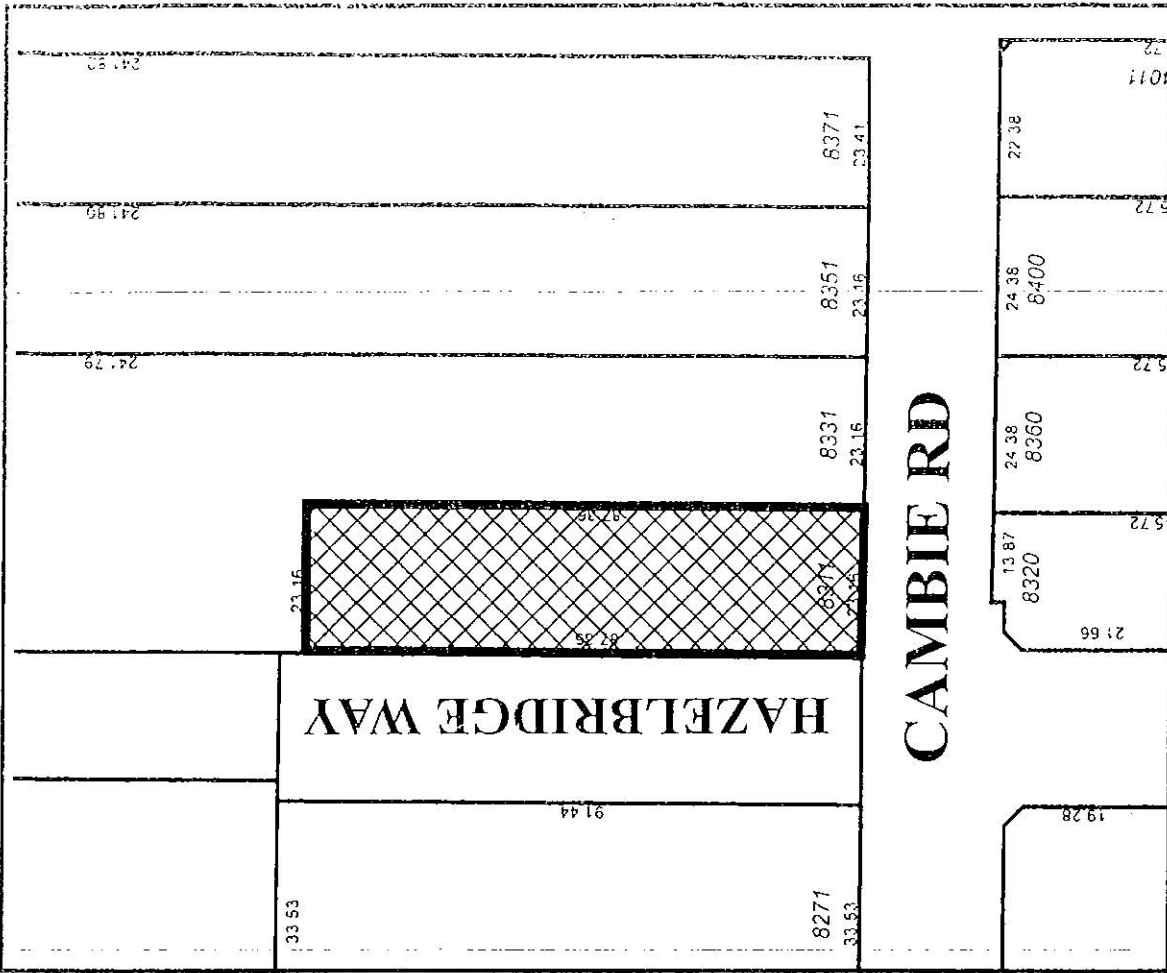
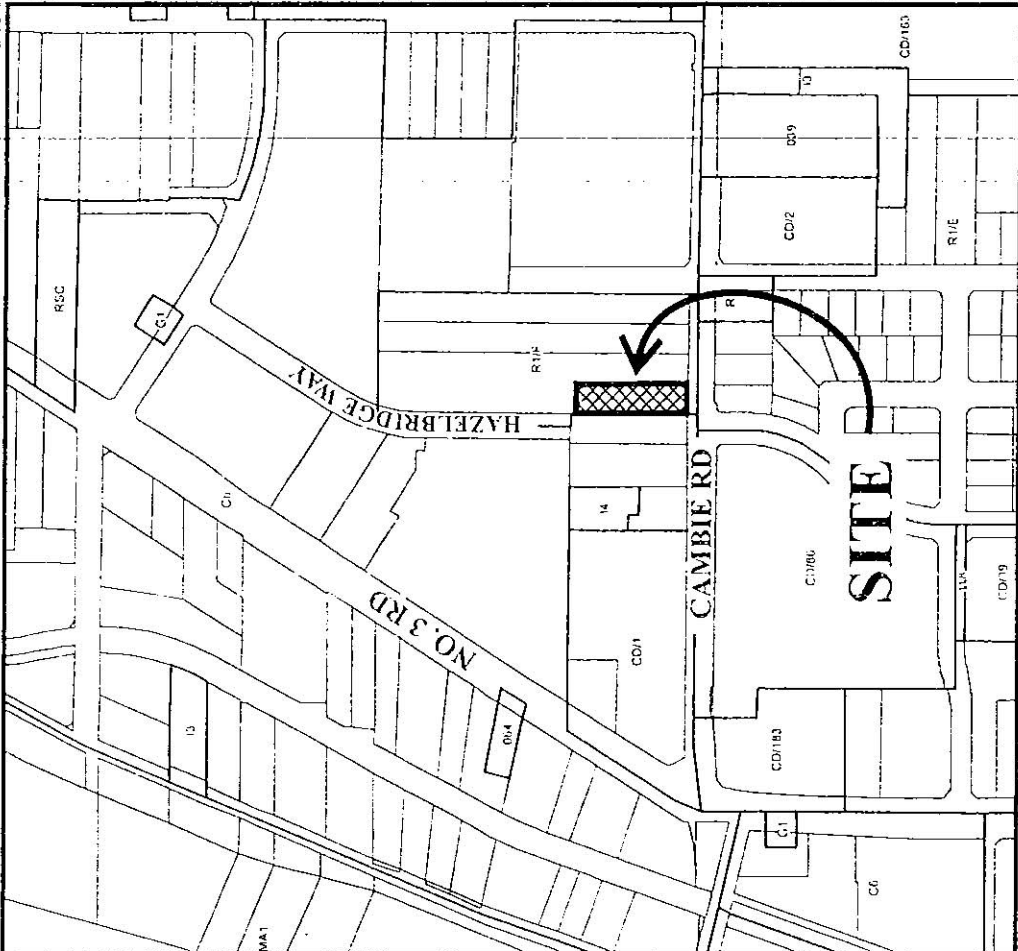
Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Preliminary Site Plan

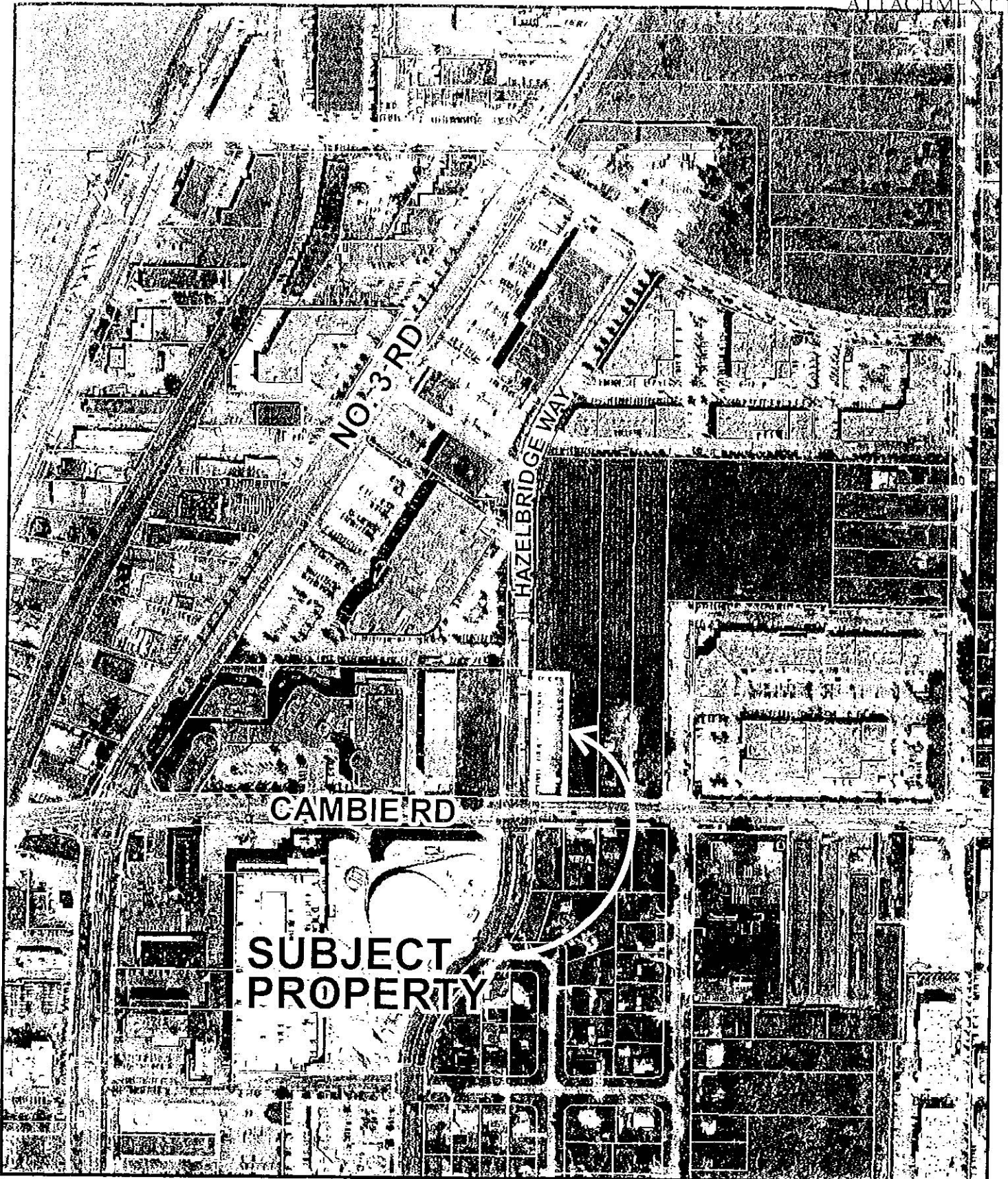
Attachment 4: Preliminary Landscape Plan

1. Prior to Council issuance of the Temporary Commercial Use Permit, the following requirements must be completed:
2. Provide a Landscape Security to the City of Richmond in the amount of \$52,500.00 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 Horvath Interior Design Inc., attached to the Report to Committee dated October 1, 2007. 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.
3. Provide a Performance Bond to the City of Richmond in the amount of \$10,000 to ensure any temporary buildings, structures and signs be demolished or removed, and the site and adjacent road be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of the Permit.
4. Construction of a 1.5 m wide concrete sidewalk and a grass and treed boulevard along the east side of Hazelbridge Way from the intersection of Cambie Road and Hazelbridge Way to the existing concrete bus stop pad in front of the subject property via a City Work Order (currently a cost of \$8,500).
5. Registration of an aircraft noise covenant on title; and
6. Registration of a flood indemnity covenant on title.



RZ 06-348571

Original Date: 10/02/07
 Revision Date:
 Note: Dimensions are in METERS



TU 06-348571

Original Date: 10/02/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

TU 06-348571

Attachment 2

Address: 8311 Cambie Road

Applicant: 0786842 B.C. Ltd.

Planning Area: City Centre Area Plan (CCAP)

	Existing	Proposed
Owner:	0786842 B.C. Ltd.	No Change
Site Size (m ²):	2,022 m ²	No Change
Land Uses:	Parking Lot	No Change
OCP Designation:	Mixed-Use	No Change
Area Plan Designation:	Detailed Land Use Study Area	To be determined
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	No Change

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	n/a	56 stalls	none
Off-street Parking Spaces – Accessible:	2 stalls	2 stalls	none

8311 CAMBIE ROAD
RICHMOND BC V6X 1J8

TEMPORARY USE PERMIT /TUP 04-141

D01 SITE PLAN
D02 LANDSCAPE PLAN

TENANT/CUENT

PRESIDENT ASIAN ENTERPRISES INC.
C/O ADELINA TSU
PRESIDENT CANADA REAL ESTATE SERVICE INC
3888 NORTH FRASER WAY, UNIT 8
BURNABY BC V5B 5H6

DESIGNER

HORVATH INTERIOR DESIGN
8738 217 A STREET
LANGLEY, B.C. V1M 3S7
PHONE: 604-888-2496
FAX: 604-888-6144
CONTACT: DOUG HORVATH

NEW SOIL TO
PLANTED AREAS
TO SET BACKS

NEW 8" EXTRUDED CONC.
CURB ON EXISTING
ASPHALT

SECTION A

PROPERTY
LINE
EXISTING (C
SIDEWALK

9'-10 1/8"

MIN NEW
SOIL DEPTH
12"

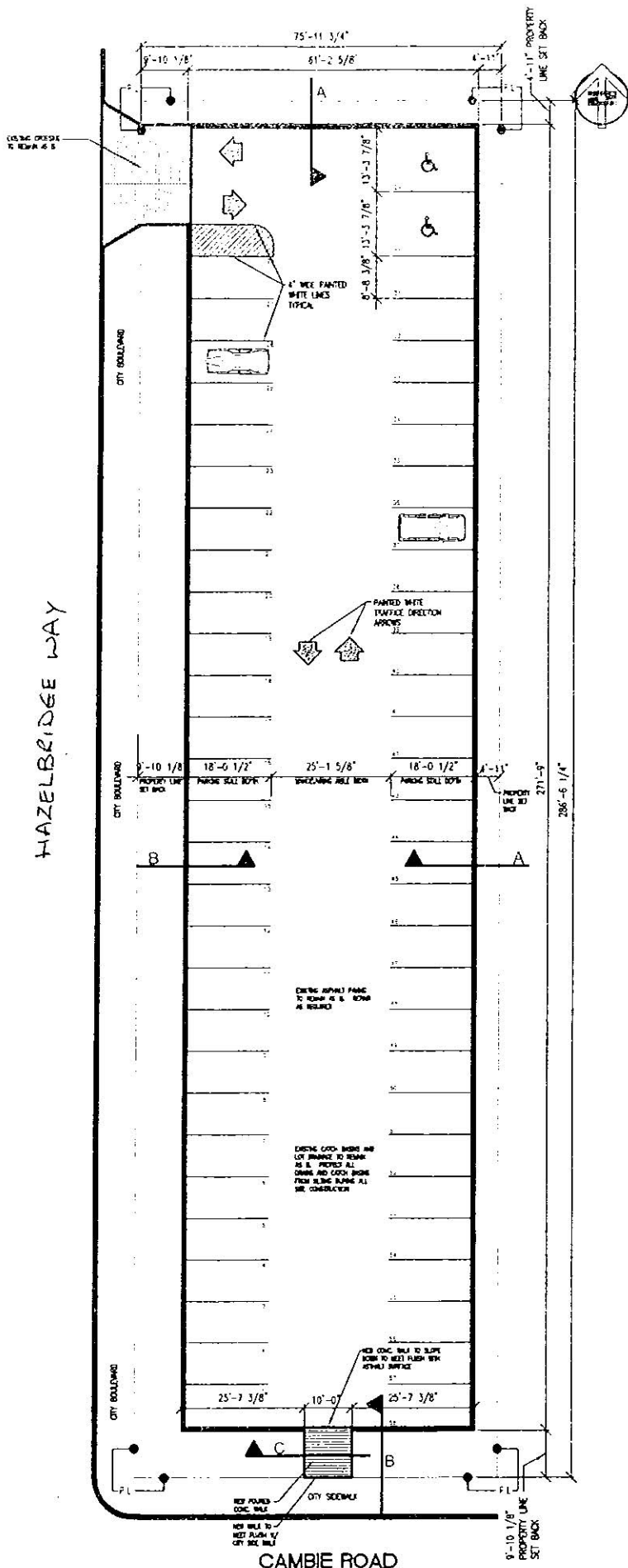
SECTION B

— COMPACTED GRANULAR FILL

NEW POURED IN PLACE CONC
SIDEWALK C/P 8"X6" 10/10 W/W
REIN. BROOM FINISH

MIN. NEW SOIL
DEPTH 12"

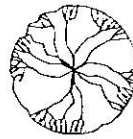
SECTION C



SITE PLAN

Scale 1/32" = 1'-0"

PLANTING LEGEND



NEW ORNAMENTAL CHERRY TREES, 6 TO 8 FEET TALL, TO MATCH TYPE AND SPECIES OF EXISTING ORNAMENTAL CHERRY TREES



NEW CONIFEROUS TREES: PICEA GLAUCA, (WHITE SPRUCE) 4' TO 6' HEIGHT, SPACED 6' TO 8' APART



NEW ORNAMENTAL SHRUBS: ERICACEAE PIERIS JAPONICA, 2' TO 4' HEIGHT, SPACED 36" APART



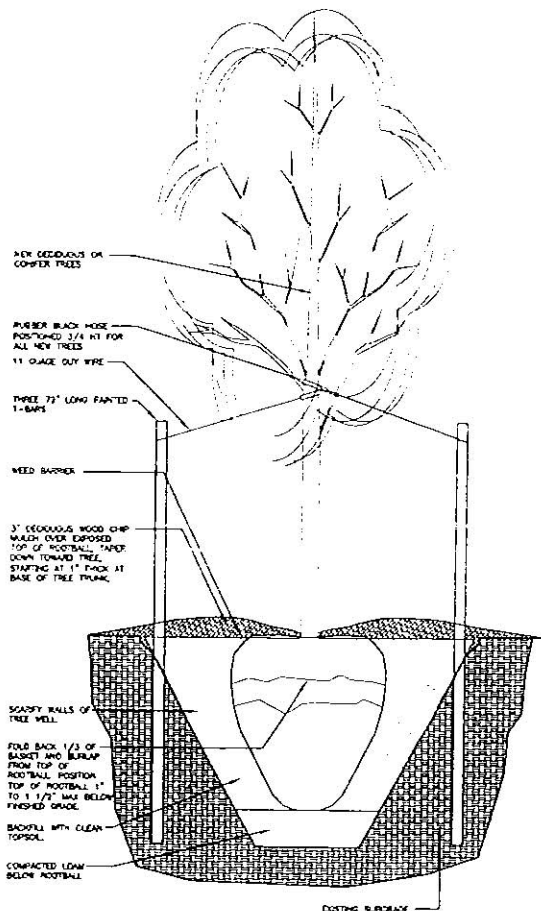
NEW ORNAMENTAL SHRUBS: CAPRIFOLIACEAE VERBURNUM X BURKWOOD, 4' TO 5' HEIGHT, SPACED 6 TO 8 FEET APART



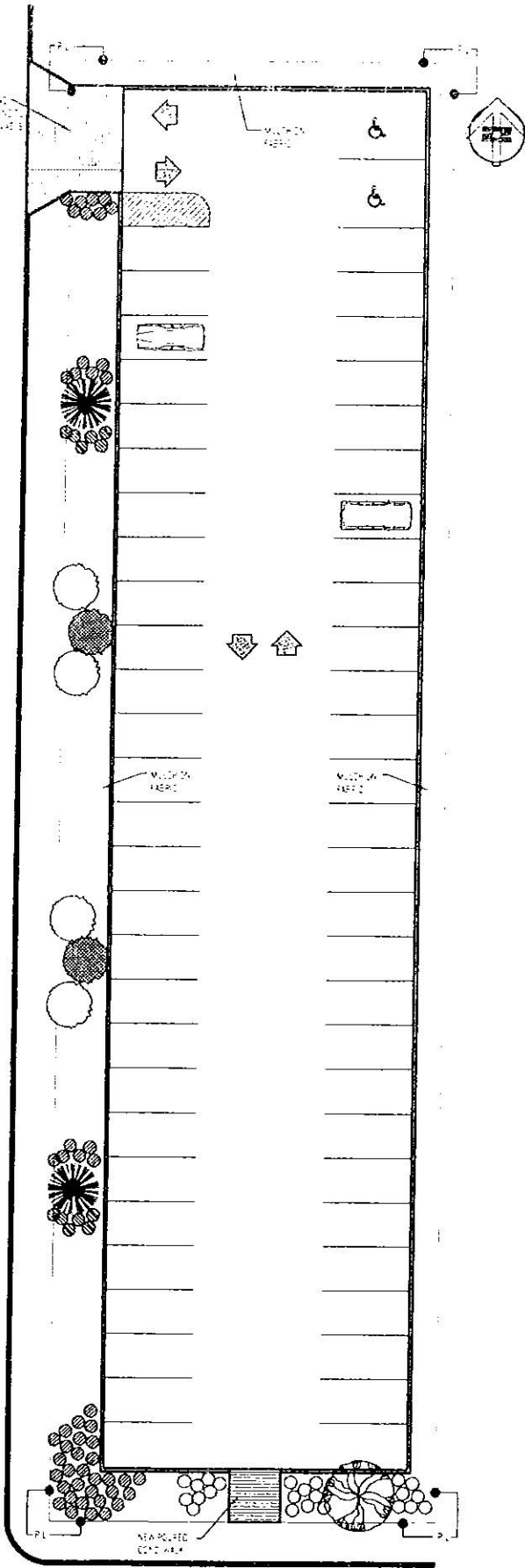
GROUND COVER: ERICA X DARLEYENSIS, (HEATHER) 12" TO 18" HEIGHT, SPACED 18" TO 24" APART



GROUND COVER: LAVENDULA DENTATE, (LAVENDER) 18" TO 24" HEIGHT, SPACED 18" TO 24" APART



HAZEL BRIDGE WAY



CAMBIE ROAD

LANDSCAPE PLAN

Scale 1/32" = 1'-0"

GENERAL NOTES

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN BRITISH COLUMBIA STOCK AND CONFORM TO THE B.C. LANDSCAPE NURSERY STANDARDS AS PUBLISHED BY BCNTA AND BCSLA
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS ON SITE. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER
- ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE OR IN A LOCATION APPROVED BY THE OWNER.
- THE CONTRACTOR TO COORDINATE WORK OF THIS CONTRACT WITH THE OTHER CONTRACTORS ENGAGE BY THE OWNER
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS SHOWN HERE TO THOSE EXISTING AT TIME OF CONSTRUCTION.

PLANT MATERIAL SPECIFICATIONS

THESE SPECIFICATIONS SHALL COVER ALL WORK REQUIRED

PLANT MATERIAL

GENERAL

- PLANT MATERIAL SHALL BE TRANSPORTED SUCH THAT NO INJURY OCCURS TO FOLIAGE DUE TO WIND OR OTHER WEATHER FACTORS. CARE SHALL BE TAKEN TO ENSURE BRANCHES AND TRUNK ARE NOT DAMAGED BY MACHINERY OR IMPROPER HANDLING.
- PLANTS WILL NOT BE ACCEPTABLE IF THE ROOT BALL HAS BEEN CRACKED OR BROKEN PRIOR TO OR DURING PLANTING PROCESS, OR WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPORTING HAVE BEEN REMOVED.
- DAMAGED MATERIAL SHALL BE REJECTED AND REPLACED AT NO COST TO THE OWNER
- TREES SHALL BE TAGGED BY THE CONTRACTOR FOR INSPECTION/APPROVAL BY THE OWNER, PRIOR TO DELIVERY TO SITE.
- OWNER TO BE NOTIFIED 72 HOURS IN ADVANCE OF TREE INSPECTION
- TREES TO HAVE ROOT BALL AS PER PLANT LIST AND CNLA STANDARDS

PLANTING

- PLANT MATERIALS SHALL BE INSPECTED AT THE SITE PRIOR TO PLANTING FOR CONFORMANCE TO SPECIFICATIONS
- CONTRACTOR SHALL MARK TREE LOCATIONS PRIOR TO PLANTING FOR APPROVAL BY OWNER
- OWNER TO BE NOTIFIED 72 HOURS IN ADVANCE OF TREE INSPECTION
- TREES SHALL BE SET PLUMB IN LOCATION INDICATED ON THE DRAWINGS AND AT THE SAME DEPTH AS PREVIOUSLY GROWN IN THE NURSERY
- CONTAINER GROWN PLANTS SHALL HAVE CONTAINER REMOVED PRIOR TO PLANTING, ENSURE SOIL BALL REMAINS INTACT.

MULCH

- MULCH TO BE SHREDDED BARK MULCH, WEED FREE, MIN. ORGANIC MATTER 20%, ORGANIC MATTER 35-45%
- MULCH TO BE INSTALLED TO DEPTHS AND GRADE AS INDICATED ON THE DRAWINGS

WEED/ROOT BARRIER AND FILTER FABRIC

- INLEY LANDSCAPE FABRIC "EARTHScape 950ES"
- INSTALLED AS INDICATED ON THE DRAWINGS AND AS PER MANUFACTURERS INSTRUCTIONS.

SUBMITTALS

- CONTRACTOR SHALL SUPPLY SAMPLES OF TOPSOIL, MULCH, FILTER FABRIC, DRAINAGE ROCK AND RIVER STONE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE MAINTENANCE

- LANDSCAPE MAINTENANCE PERIODS SHALL COMMENCE UPON COMPLETION OF THE LANDSCAPE CONSTRUCTION PORTION OF THE WORK AND THE DATE OF ACCEPTANCE OF SUCH WORK BY THE OWNER
- THE LANDSCAPE MAINTENANCE PERIOD SHALL BE SIXTY (60) WORKING DAYS.
- MAINTENANCE SHALL BE PERFORMED DURING REGULAR WORKING HOURS 07:00AM TO 18:00 MONDAY TO FRIDAY.
- OBTAIN OWNERS APPROVAL TO UNDERTAKE MAINTENANCE OUTSIDE OF HOUR DESCRIBED ABOVE UPON ACCEPTANCE OF EXTERIOR LANDSCAPE WORKS AND PRIOR TO COMMENCEMENT OF LANDSCAPE
- MAINTENANCE SCHEDULE SHALL INCLUDE DETAIL OF MAINTENANCE ACTIVITIES, AREAS IN WHICH MAINTENANCE WILL OCCUR AND APPROXIMATE TIME FOR STARTUP AND COMPLETION OF WORK. A WRITTEN LOG SHALL BE KEPT DOCUMENTING MAINTENANCE ACTIVITIES.

MAINTENANCE TASKS

- WEEDS SHALL BE HAND PICKED FROM PLANTER INCLUDING ENTIRE ROOT SYSTEM ONCE PER WEEK.
- PAPER, DEAD PLANTS AND REFUSE SHALL BE COLLECTED AND DISPOSED OF IN PROPER DISPOSAL METHODS.
- TREES SHALL BE PRUNED BY NURSERY JOURNEYMAN WHEN REQUIRED OR DIRECTED BY APWSS MANUAL.

WARRANTY AND REPLACEMENTS

- MAINTENANCE PERIOD SHALL BE CARRIED OVER TO SPRING OF FOLLOWING YEAR IF NOT COMPLETED BY NOVEMBER 15TH.
- PLANT MATERIAL FOUND TO BE DEAD OR DYING DURING THE ESTABLISHED MAINTENANCE PERIODS OR ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED WITHIN 5 WORKING DAYS OF WRITTEN NOTIFICATION FROM THE CONTRACT ADMINISTRATOR.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE COMPLETION OF THE ESTABLISHED MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR A WRITTEN REPORT OF THE CONDITION OF THE PLANT MATERIAL ON A MONTHLY BASIS DURING THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL INSTRUCT THE CONTRACT ADMINISTRATOR IN WRITING OF ANY CORRECTIVE MEASURES OR PREVENTION MEASURE NECESSARY TO ENSURE HEALTHY PLANT GROWTH. ANY DAMAGE TO PLANT MATERIALS FROM ANY SOURCE WHATSOEVER SHALL BE REPORTED IN WRITING TO THE CONTRACT ADMINISTRATOR.

EXISTING LANDSCAPING: TO REMAIN AS IS. PROTECT EXISTING TREES TO MUNICIPAL STANDARDS DURING ALL SITE WORK. ALL LAWN AREAS TO BE REFURBISHED AS OUTLINED BELOW.

EXISTING AND NEW LAWN AREAS. LOW OR SUNKEN AREAS TO BE FILLED WITH SOIL AND BROUGHT LEVEL. LAWN AREAS TO BE CORE AERATED, FERTILIZED AND TREATED FOR WEEDS WITH LAWN DRESSINGS ACCEPTABLE TO THE DISTRICT OF SAANICH. LEVELED OR THIN AREAS TO BE OVERSEEDDED. NEW LAWN AREAS TO BE SET WITH TURF. WATERING AND MAINTENANCE UNTIL NEW GRASS IS ESTABLISHED TO BE DONE IN CONJUNCTION WITH MUNICIPAL GUIDELINES AND/OR APPLICABLE PERMITS FOR NEW LAWN WATERING.



City of Richmond
Planning and Development Department

**Temporary Commercial
Use Permit**

No. TU 06-348571

To the Holder: 0786842 B.C. LTD.
Property Address: 8311 CAMBIE ROAD
Address: C/O JACK LEE
CANDA ENTERPRISE CO. LTD.
UNIT #8, 3888 NORTH FRASER WAY
BURNABY, BC V6B 5H6

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:

Temporary Parking Lot

4. 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.
5. 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 "B" 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.

6. 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.

No. TU 06-348571

To the Holder: 0786842 B.C. LTD.
Property Address: 8311 CAMBIE ROAD
Address: C/O JACK LEE
CANDA ENTERPRISE CO. LTD.
UNIT #8, 3888 NORTH FRASER WAY
BURNABY, BC V6B 5H6

7. The Permit is valid for a maximum of two (2) years from the date of issuance.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

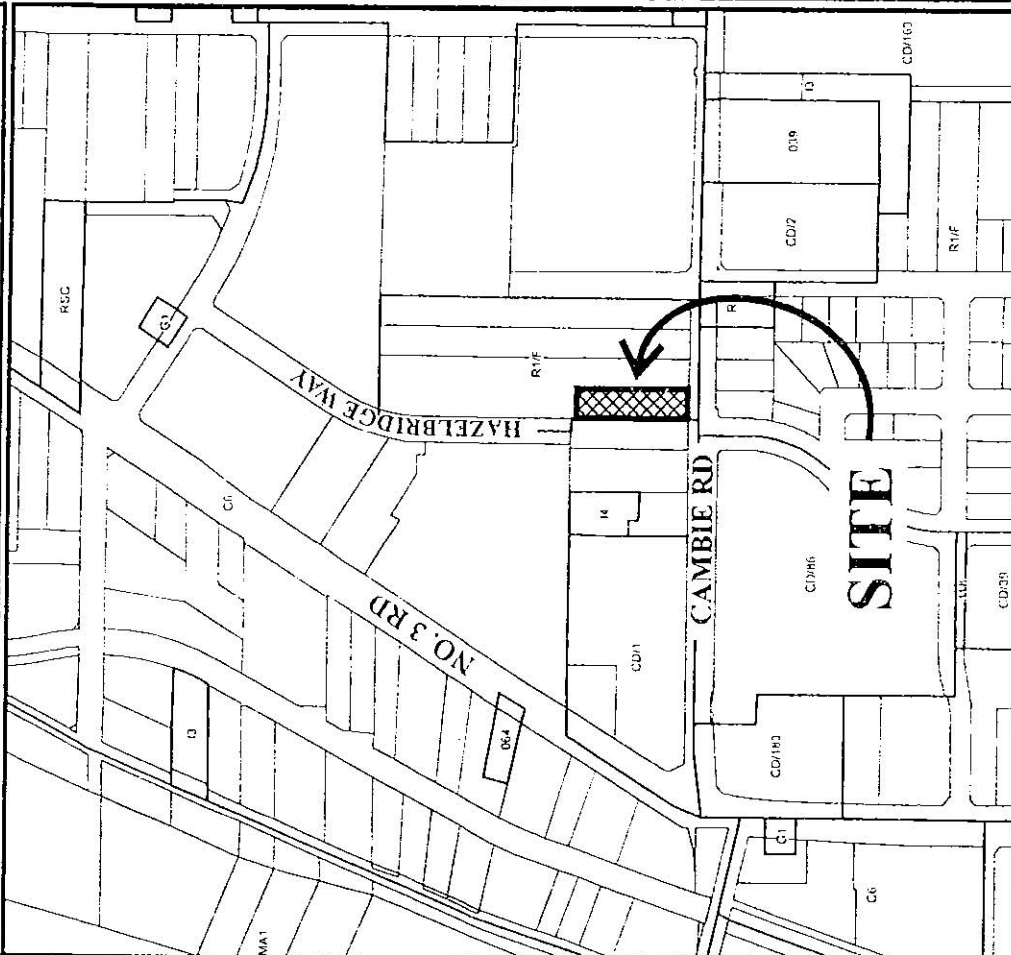
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of Richmond



CAMBIERD

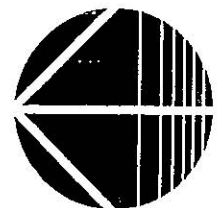
HAZELBRIDGE WAY

RZ 06-348571

Original Date: 10/02/07

Revision Date:

Note: Dimensions are in MILLI-METERS

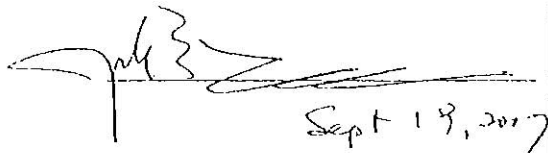


Schedule "B"

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.

0786842 B.C. Ltd.
by its authorized signatory



Sept 18, 2017