



City of Richmond

Report to Committee

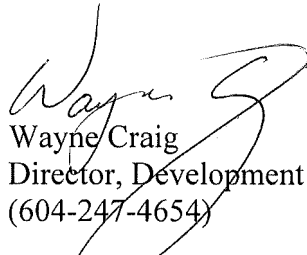
To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 10, 2019
File: TU 18-841880


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 a Temporary Commercial Use Permit for the properties at 8620 and 8660 Beckwith Road to allow non-accessory parking as a permitted use be considered for a period of three years; and
2. That this application be forwarded to the May 21, 2019 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director, Development
(604-247-4654)

WC:jr
Att. 5

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 a Temporary Commercial Use Permit (TCUP) to allow non-accessory parking as a permitted use at 8620 and 8660 Beckwith Road on properties zoned "Light Industrial (IL)." The proposed TCUP would permit the City to operate a pay parking lot on the subject site for a period of three years. A location map and aerial photo are provided in Attachment 1.

On January 14, 2019, Council adopted Traffic Bylaw No. 5870, Amendment Bylaw No. 9957 and Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958, to permit the City to operate paid parking in the Bridgeport Village area of the City Centre, subject to the approval of a Temporary Commercial Use Permit for the site. The TCUP is required as "Parking, non-accessory" is not a permitted use in the "Light Industrial (IL)" zone.

Findings of Fact

A Development Application Data Sheet providing detailed 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 parking associated with the automotive business at 2700 No. 3 Road, and the property at 8660 Beckwith Road is currently vacant. 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.

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 May 21, 2019; 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

Proposal

A paid parking lot containing 44 vehicle parking spaces is proposed, which would contain 30 standard spaces, 13 small spaces, and one van accessible space (Attachment 3). The parking lot would be managed by Community Bylaws as a paid parking lot for public use. Staff propose a monthly permit-based system, which would be subject to the conditions established in Richmond Parking (Off-Street) Regulation Bylaw No. 7403. The cost of monthly parking permits is currently \$41/month, as per Richmond Consolidated Fees Bylaw No. 8636.

A portion of 8620 Beckwith Road is paved. The remainder of the subject site is gravel, and is proposed to remain a gravel lot for the duration of the TCUP. Parking spaces will be identified by concrete wheel barriers at the front of each stall. Painted lines are not proposed.

Sexsmith Road and Beckwith Road have unimproved road frontages, consisting of a gravel shoulder with no curb. There is an existing fence on the property line abutting Beckwith Road. There is existing on-street parking on the gravel shoulder, and no changes are proposed through this application. Parking will continue to be provided on Sexsmith Road and Beckwith Road subject to the regulations contained in Richmond Traffic Bylaw No. 5870.

Landscaping

The site is currently covered with gravel and asphalt and contains no on-site trees. There is an existing chain link fence between the properties and Beckwith Road, which will be retained. Additional fencing on Sexsmith Road is not proposed.

A conceptual landscape plan is shown in Attachment 4. Four City-owned trees in the Beckwith Road frontage will be removed. Parks staff have determined that the trees are in poor condition and in conflict with the overhead utility lines, and therefore pose a hazard. Removal of these trees will improve visibility to the subject site, providing greater potential for casual surveillance from the street. Nine new trees will be planted along the property line abutting Sexsmith Road, which is consistent with the typical 2:1 replacement ratio.

In addition to the new trees, new lawn is proposed in the frontages and the drainage ditch south of the subject site. The ditch is located on a City-owned property that provides vehicle access to the rear lane. Although the ditch is not identified as a Riparian Management Area or Environmentally Sensitive Area, the proposed planting mix for the open ditch is a native grass blend suitable for use within an ESA.

The proposed new landscaping will clearly define the boundaries of the site, providing a buffer between vehicles parked on site and those parked on the road shoulder.

Access

Two vehicle access points are proposed. Parking on 8620 Beckwith Road would be accessed via the existing rear lane, and parking on 8660 Beckwith Road would be accessed via a driveway to Sexsmith Road. There is an existing fence between the two properties which would prevent access through the site.

There is a multi-use pathway to the north of the subject site currently under construction through a capital works project (Attachment 5). The project will provide paved cycling and pedestrian pathways from Sexsmith Road to Charles Street, and includes pathway lighting, a new streetlight on Beckwith Road near Sexsmith Road, and two new crosswalks from the multi-use pathway across Beckwith Road and Charles Street. These new facilities are shown on the preliminary site plan for context. Upon completion, the multi-use pathway will provide a safe and accessible route from the subject site to the Bridgeport Canada Line station.

2700 No. 3 Road

The proposed parking lot would be adjacent to a City owned property at 2700 No. 3 Road. The property is currently leased, and the tenant has been informed of the City's plans to operate a parking lot on 8620 and 8660 Beckwith Road. The tenant currently benefits from vehicle access to 8620 Beckwith Road, including parking, maneuvering area, and dumpster storage, which would be impacted by the proposed parking lot.

To address this, the parking lot is proposed to be introduced in two phases. The first phase would include 32 spaces on 8660 Beckwith Road, which could be operational immediately following any on-site works. This first phase would not impact the current operations at 2700 No. 3 Road. The second phase would include the remaining 12 parking spaces on 8620 Beckwith Road, which would become operational only after operational considerations of the tenant at 2700 No. 3 Road have been considered. This will allow additional time for staff to discuss issues related to site access and servicing with the tenant.

Site Servicing

It is recognized that the area will be redeveloped for higher density commercial uses in the future, consistent with the City Centre Area Plan. 8620 Beckwith Road was previously a road parcel, and 8660 Beckwith Road was purchased by the City as a strategic land acquisition. The proposed parking lot on the subject site would allow for a productive economic use of the site in the interim.

No service upgrades or road improvements are required at this time, as the proposed use would be temporary. Servicing upgrades and road improvements would be identified through any future applications for redevelopment.

Staff have no objections to the proposal to create a parking lot on the subject site and recommend that the TCUP be issued on the understanding that this Permit would expire in three years. A one-time extension could be considered for an additional three years, after which time a new application would be required.

Financial Impact

Upfront costs estimated at \$37,000 will be covered from Real Estate Services' existing operating budget. Revenue generated from parking permits will be coded to Real Estate Services until such time that the upfront costs are recovered. Thereafter, the revenue will be split 50/50 between Community Bylaws and Real Estate Services. The annual gross revenue for Phase 1 is estimated at approximately \$15,700 per annum, which would increase to approximately \$21,600 per annum upon completion of Phase 2.

The annual Operating Budget Impact (OBI) cost for maintenance 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 issued to the City of Richmond to allow non-accessory parking at 8620 and 8660 Beckwith Road on a temporary basis for a period of three years.



Jordan Rockerbie
Planning Technician
(604) 276-4092

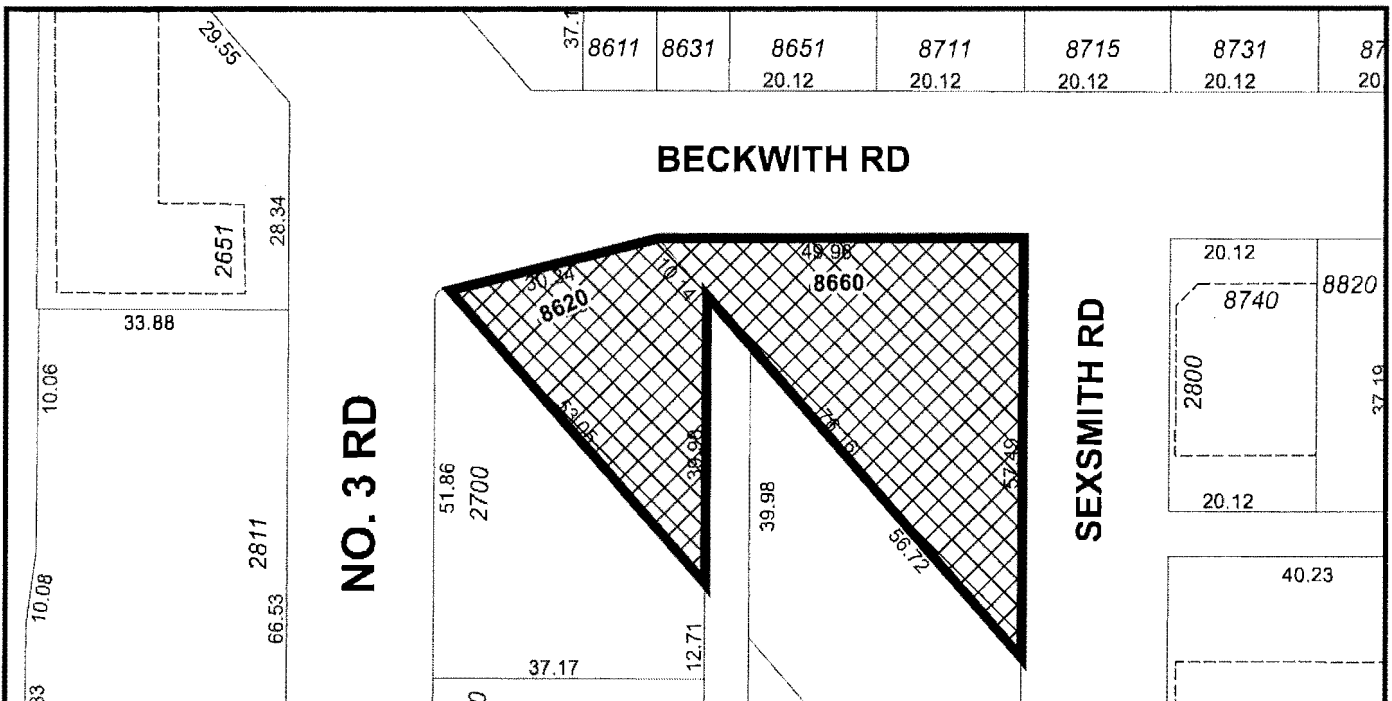
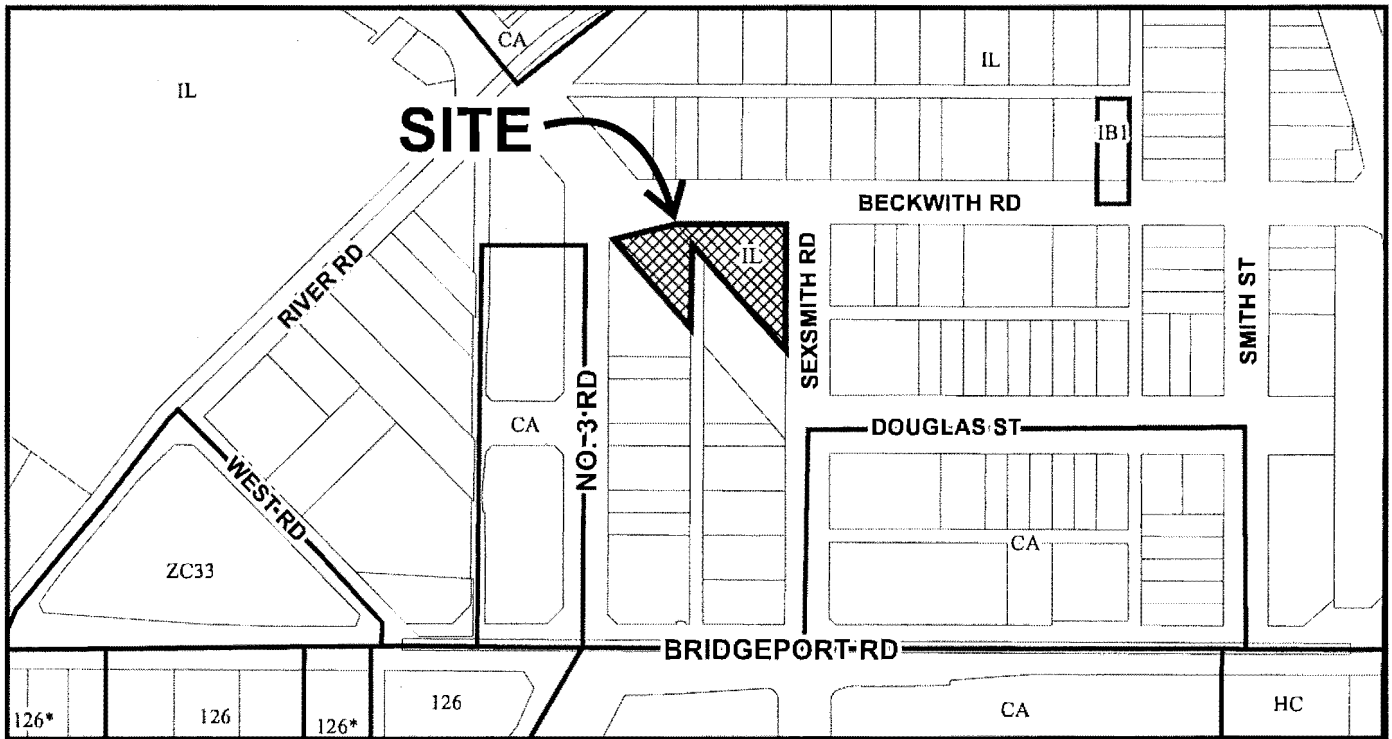
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Site Plan
- Attachment 4: Conceptual Landscape Plan
- Attachment 5: Multi-Use Pathway Context Map



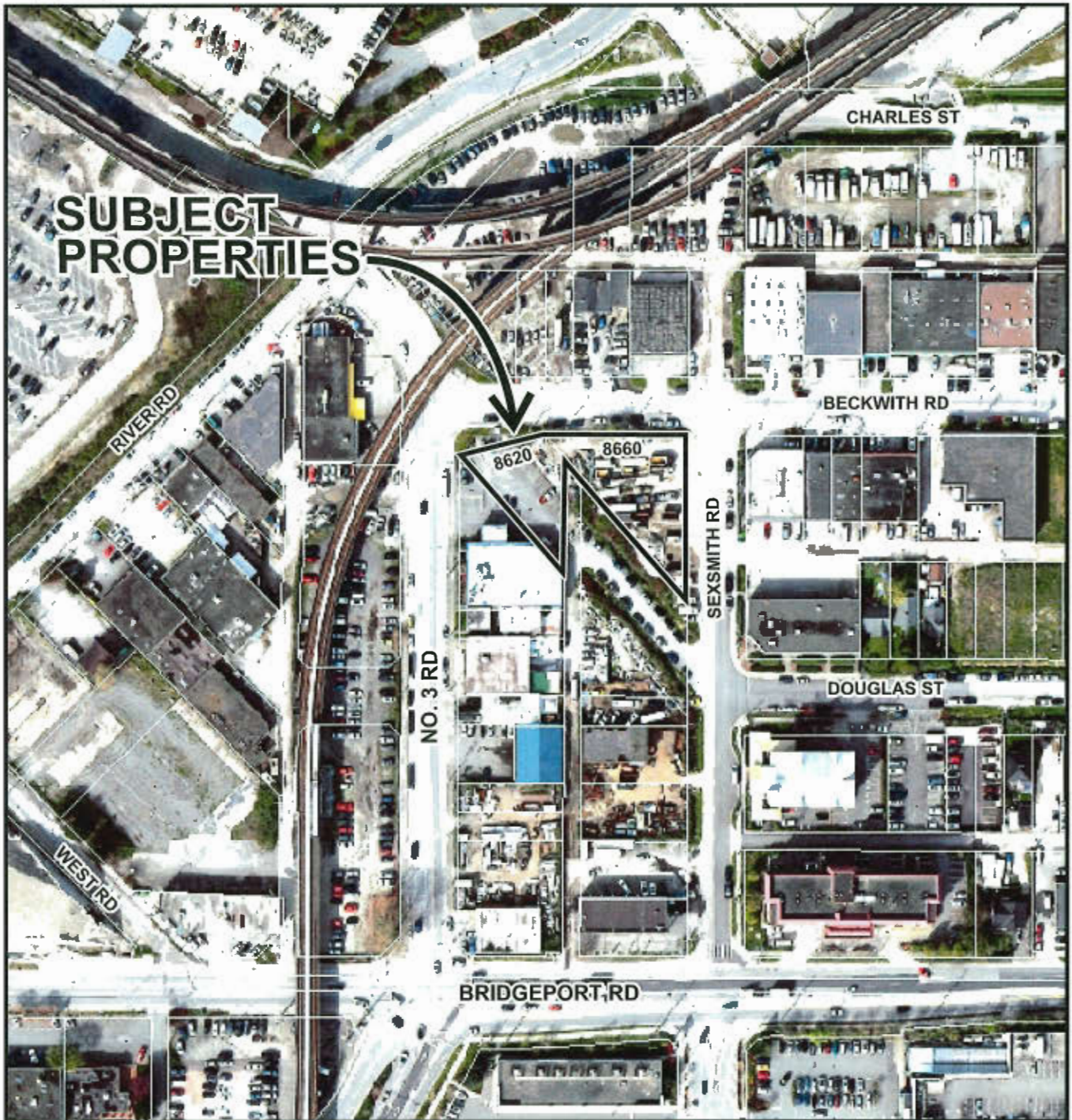
City of
Richmond



	<h1>TU 18-841880</h1>	<p>Original Date: 12/05/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



TU 18-841880

Original Date: 12/06/18

Revision Date:

Note: Dimensions are in METRES

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TU 18-841880

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:	Vacant	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

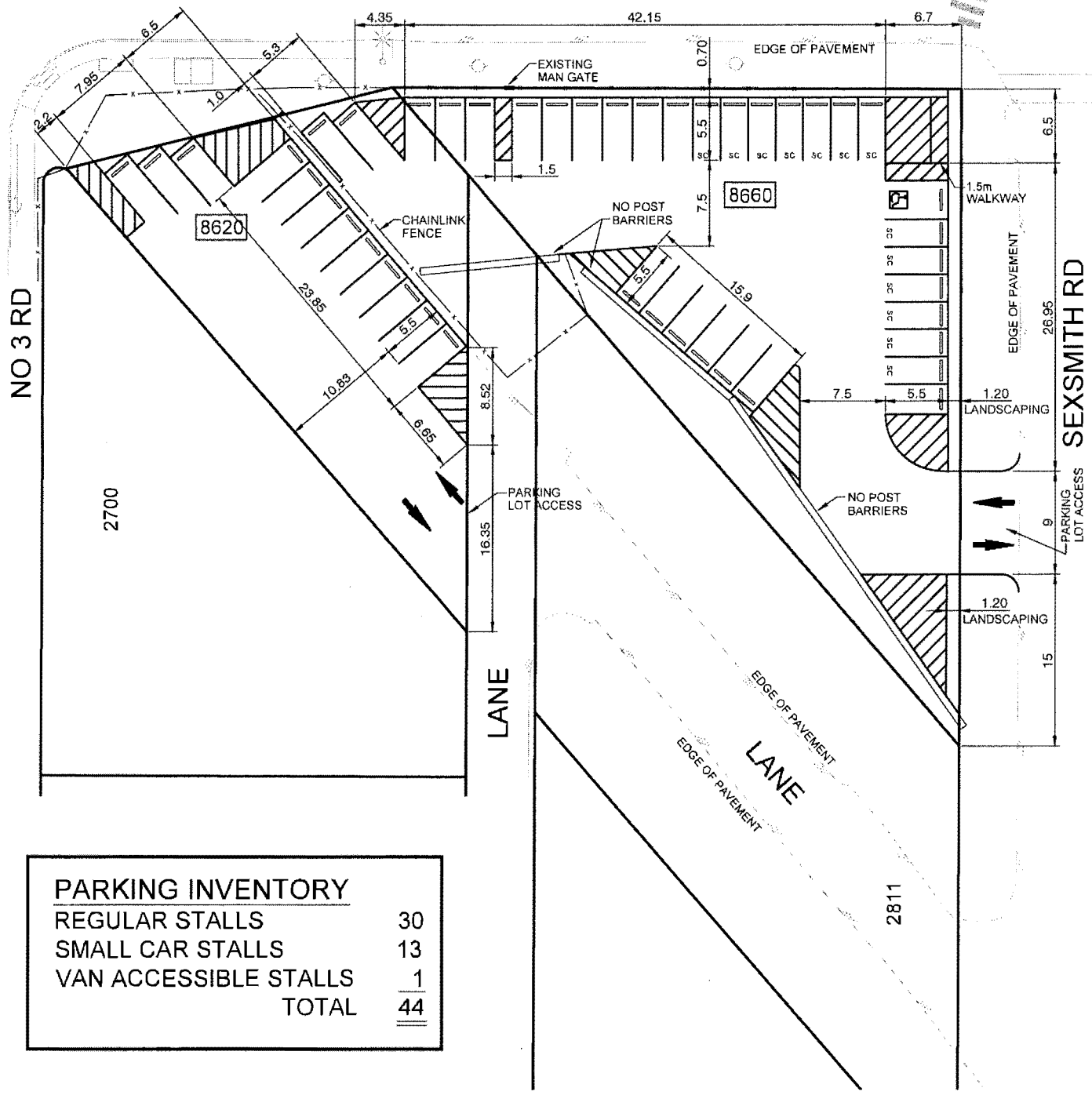
8611 8631 8651 8711



BECKWITH RD

TO BE CONSTRUCTED UNDER SEPARATE CAPITAL WORKS PROJECT

NEW MULTI-USE PATH

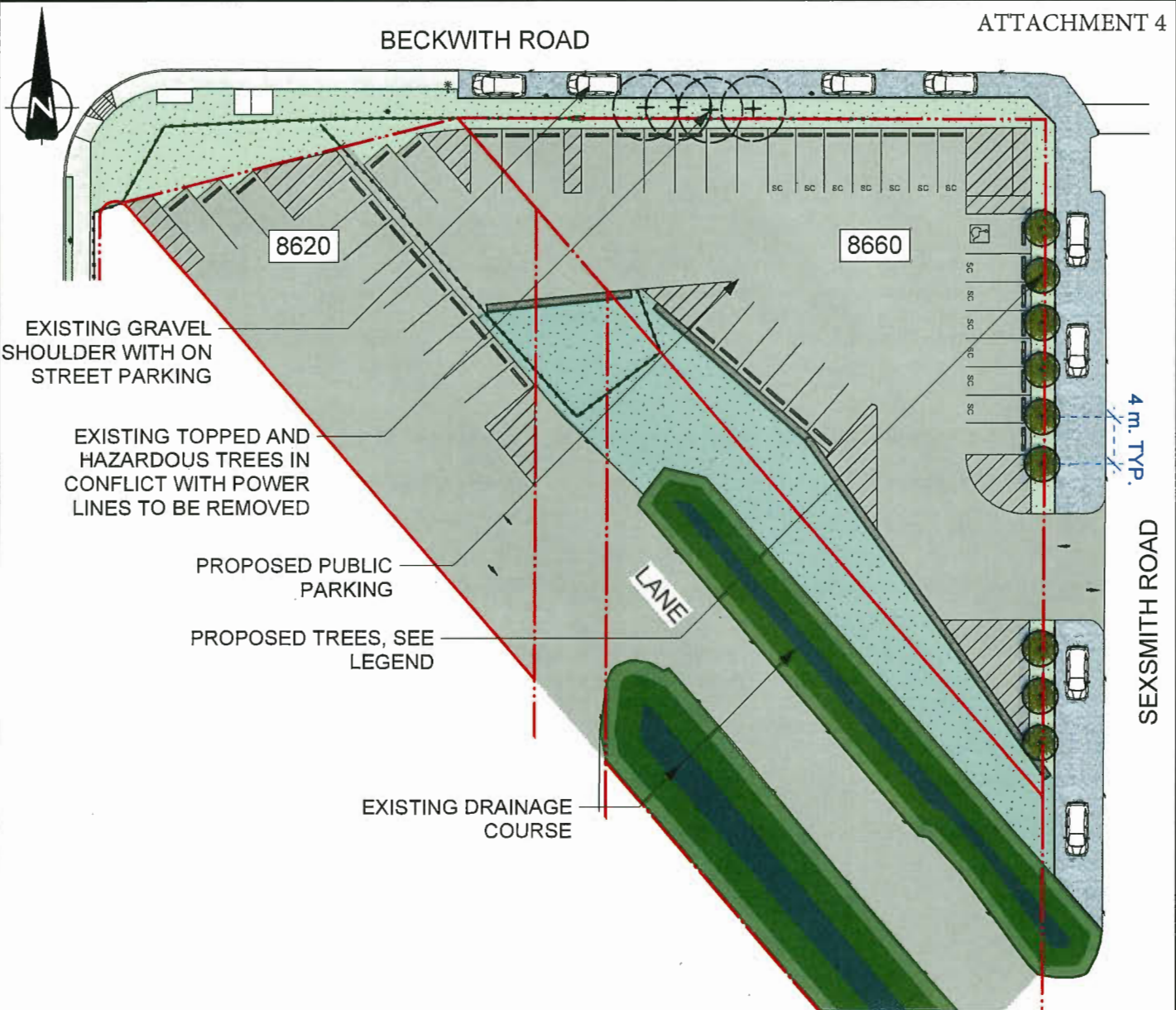





PARKING INVENTORY	
REGULAR STALLS	30
SMALL CAR STALLS	13
VAN ACCESSIBLE STALLS	1
TOTAL	44



TITLE: PROPOSED PUBLIC PARKING LOTS AT 8620/8660 BECKWITH ROAD			
DESIGN: T.S.	DWG. No:		
DRAWN: T.S.	SCALE: N.T.S.	DATE: MAR. 2019	
CHECKED: S.H.	SEC. No:	SHT. No: 1 OF 1	
ENGINEER: S.H.	CNCL - 149		

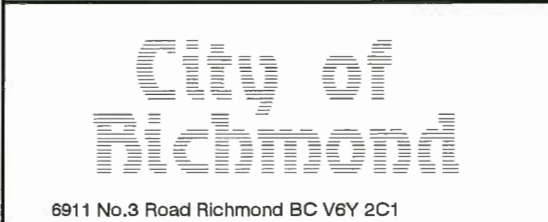
BECKWITH ROAD



LANDSCAPE LEGEND	
8620 + 8660 BECKWITH ROAD	
	PROPOSED TREE (X 9): <i>Populus tremuloides</i> (Trembling Aspen) COMPLETE WITH WATER BAGS
	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

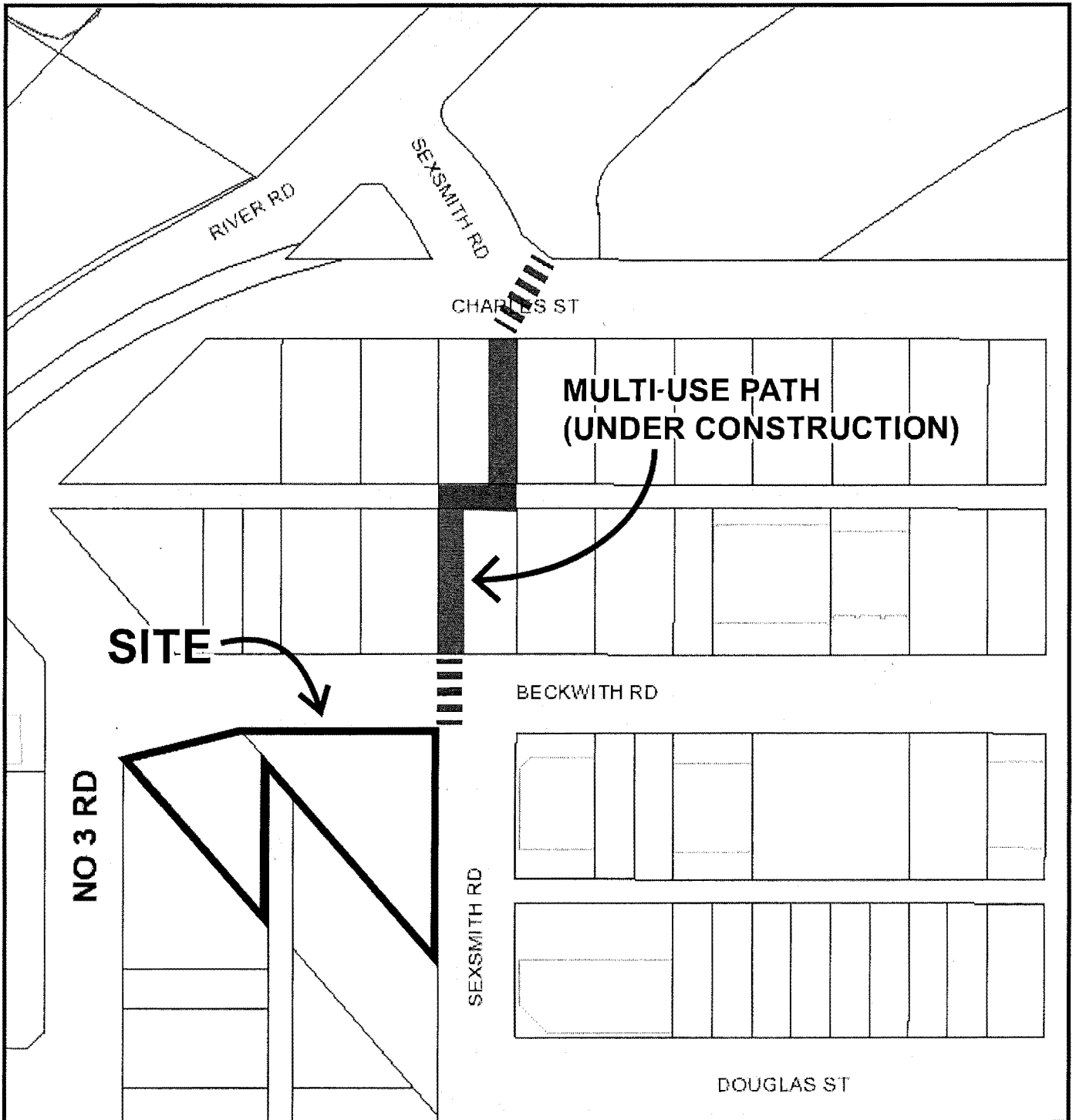
NOTE: ALL LANDSCAPE WORKS TO CONFORM TO CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED



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DESIGN: MP	DWG. No: LANDSCAPE PLAN
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CHECKED: MP	DATE: MAR. 2019
LANDSCAPE ARCHITECT: GNCL 150	SEC. No: SHT. No: 1 OF 1



City of
Richmond



Sexsmith Road Multi-Use Path (MUP)

Original Date: 04/08/2019

Revision Date:

Note: Dimensions are in METRES



No. TU 18-841880

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

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 use:

"Parking, non-accessory;" for a maximum of 44 spaces in accordance with Schedule "B"
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.

No. TU 18-841880

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

- 6. The Permit is valid for a maximum of three years from the date of issuance.
- 7. This Permit is not a Building Permit.

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

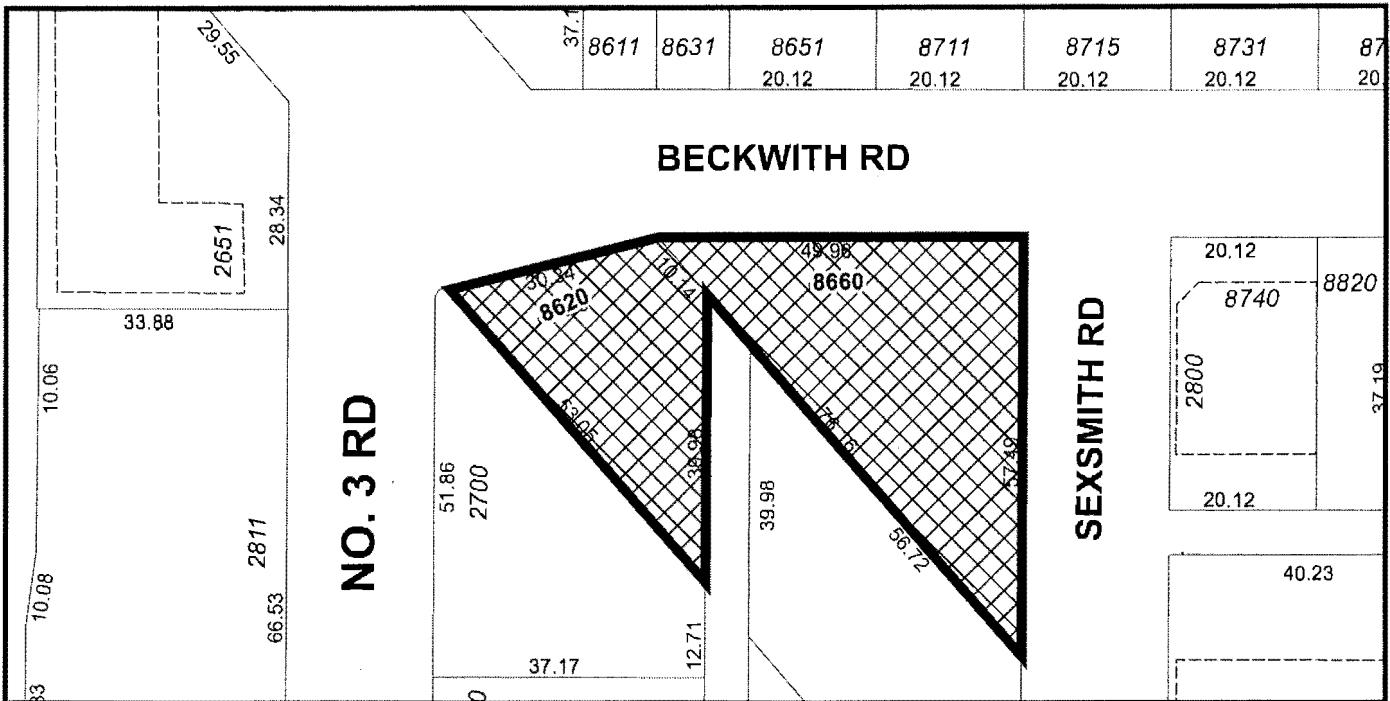
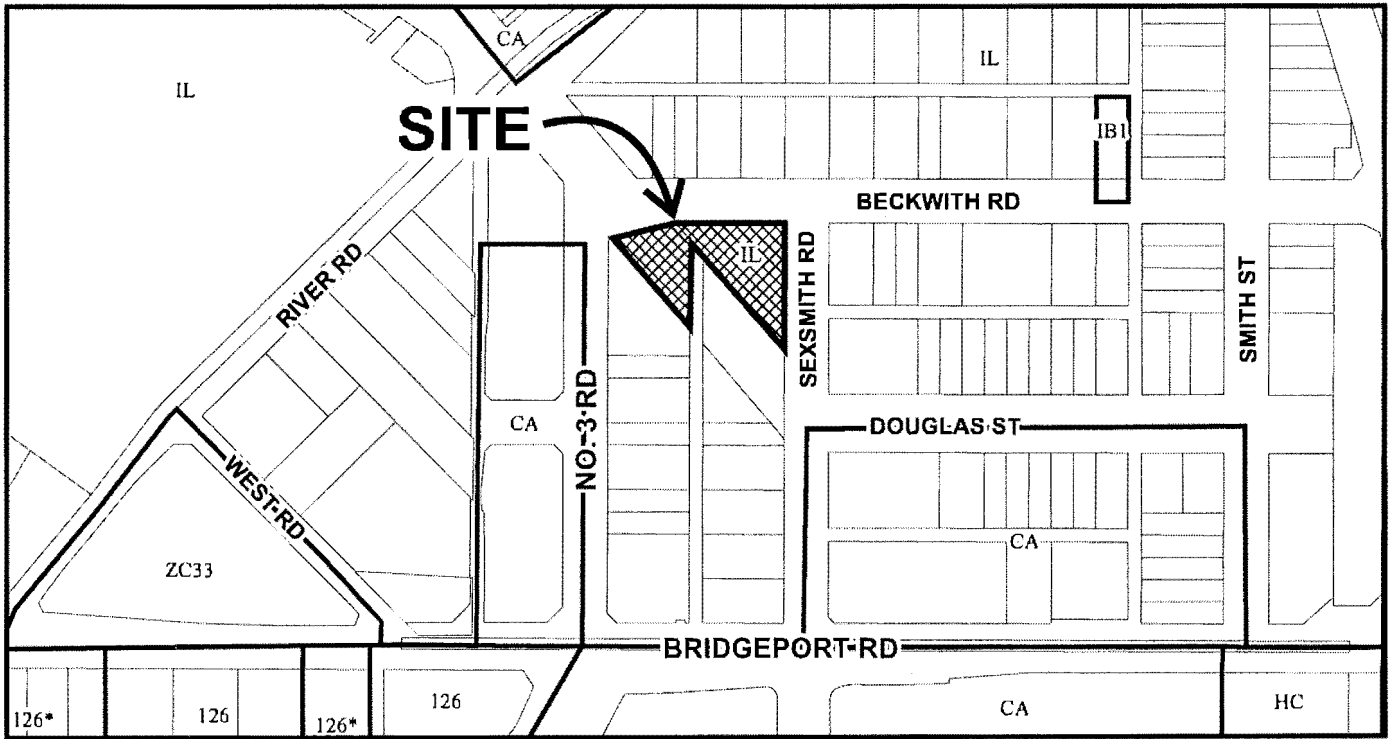
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of Richmond



TU 18-841880

Original Date: 12/05/18

Revision Date:

Note: Dimensions are in METRES

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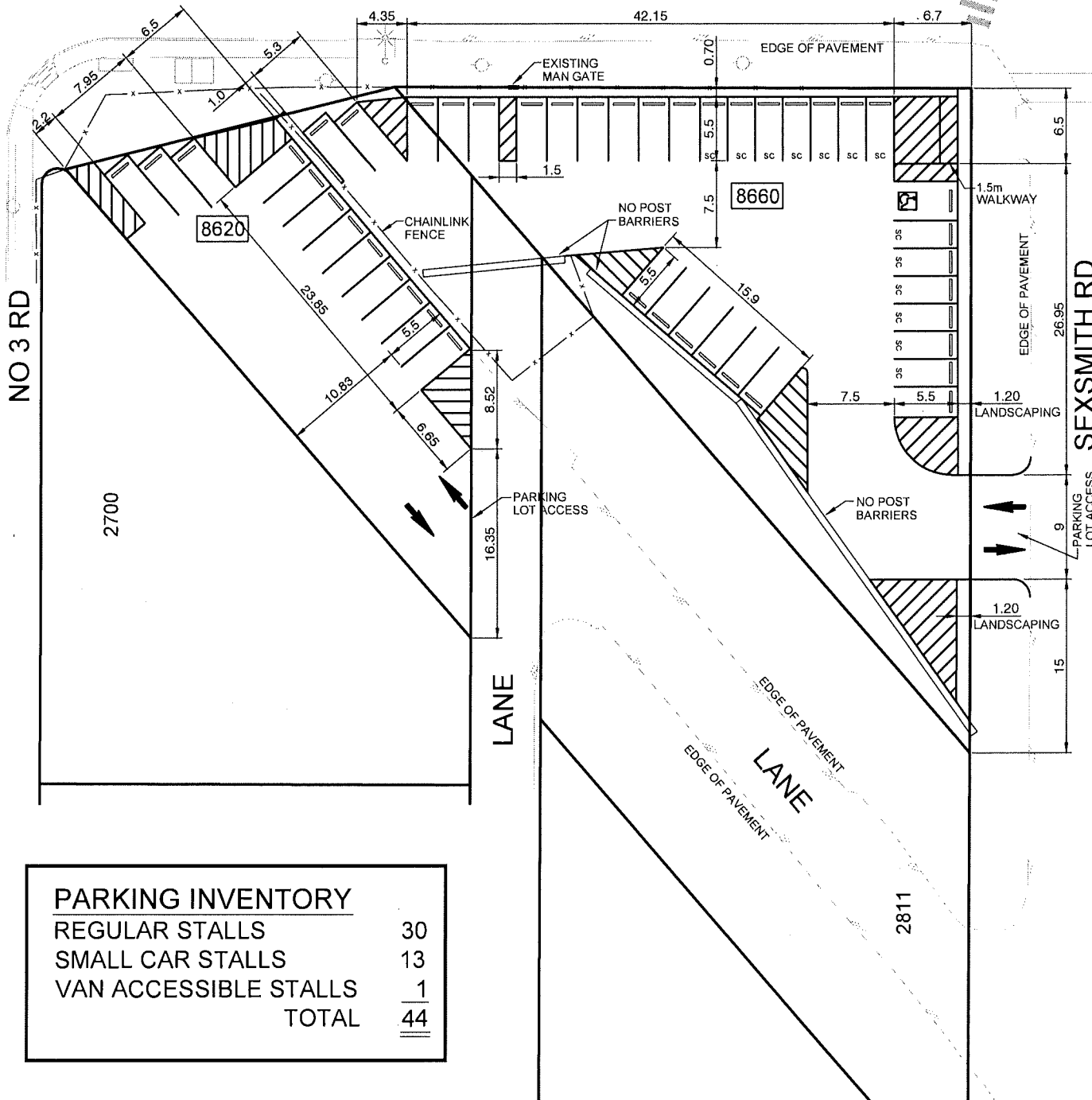
SCHEDULE B



BECKWITH RD

TO BE CONSTRUCTED UNDER SEPARATE CAPITAL WORKS PROJECT

NEW MULTI-USE PATH



PARKING INVENTORY	
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SMALL CAR STALLS	13
VAN ACCESSIBLE STALLS	1
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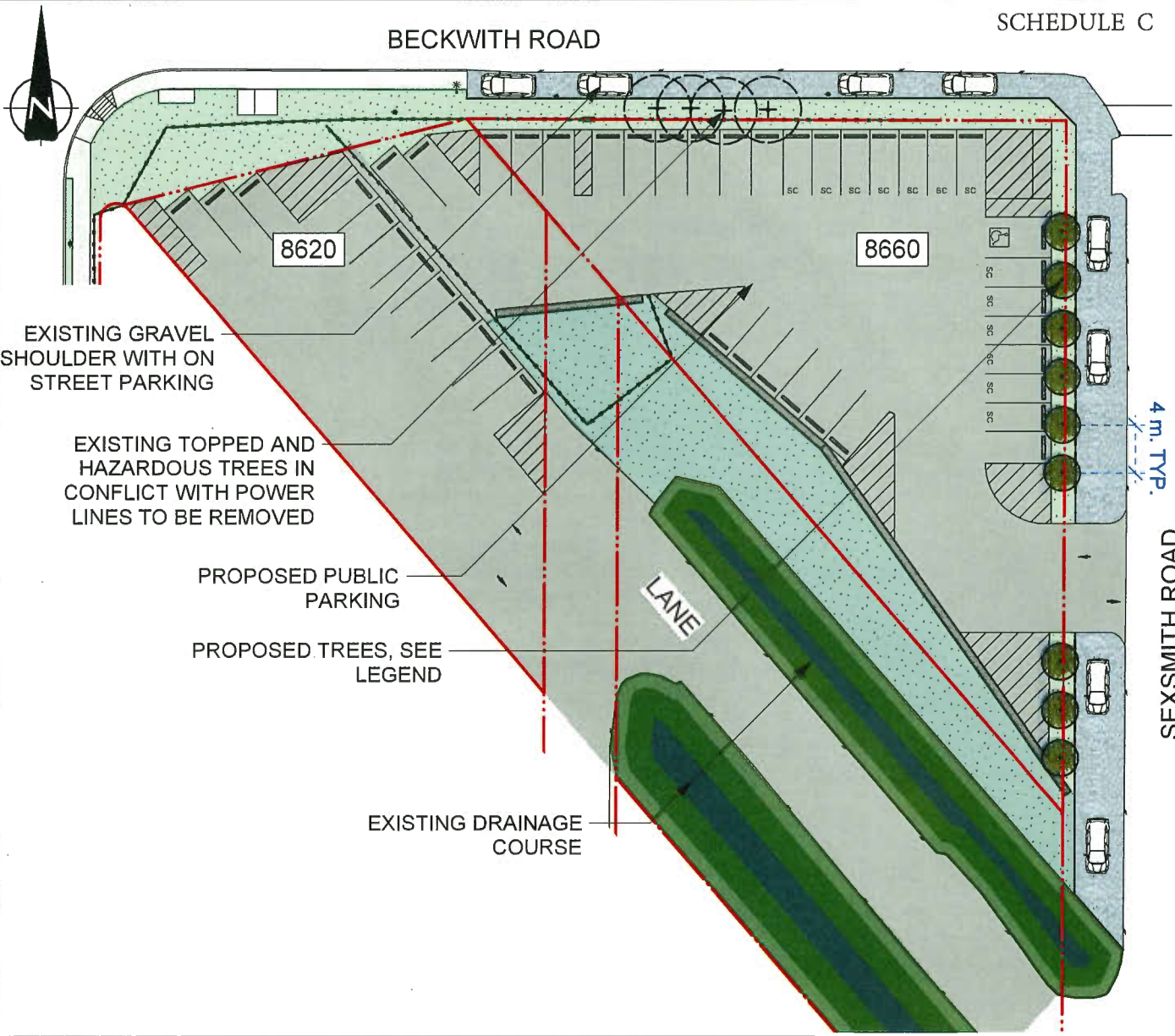





6911 No. 3 Road Richmond BC V6Y 2C1

TITLÉ: PROPOSED PUBLIC PARKING LOTS AT 8620/8660 BECKWITH ROAD			
DESIGN: T.S.	DWG. No:		
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ENGINEER: S.H.			

CNCL - 155


BECKWITH ROAD



LANDSCAPE LEGEND	
8620 + 8660 BECKWITH ROAD	
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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

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