



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 6, 2023
File: TU 23-009170

Re: Application by DA Architects & Planners for Temporary Commercial Use Permit at 8991 Charles Street

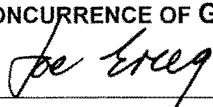
Staff Recommendation

That the application by DA Architects & Planners for an extension to Temporary Commercial Use Permit (TCUP) for the property at 8991 Charles Street be considered at a Public Hearing to be held March 20, 2023 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 an extension to Temporary Commercial Use Permit (TU 20-891050) to permit a ‘Vehicle Rental, Convenience’ use, limited to the storage of rental vehicles only with no associated buildings and no public access as a site specific additional use, be considered for three years from the date of issuance.”

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

WC:ak
Att. 4

REPORT CONCURRENCE
<p style="text-align: center;">CONCURRENCE OF GENERAL MANAGER</p> 

Staff Report

Origin

DA Architects & Planners have applied to the City of Richmond for an extension to an existing Temporary Commercial Use Permit (TCUP), allowing “Vehicle Rental, Convenience”, limited to the storage of rental vehicles only with no associated buildings and no public access, as a site-specific additional use at 8991 Charles Street (Attachment 1). The subject site is zoned “Light Industrial (IL)” and the TCUP will allow for the outdoor storage of rental vehicles associated with the primary site of the Routes Car Rental business at 9231 Beckwith Road. A survey of the subject property and existing condition is provided in Attachment 2.

Council issued the original TCUP (TU 20-891050) on March 16, 2020 for a three-year term expiring on March 16, 2023. The proposed TCUP extension would permit Routes Car Rental to continue storing rental vehicles on the subject site with no public access for a period of up to three years from the date of issuance. This is the only extension permitted under this application, after which a new application is required.

There are no proposed changes to the layout or access permitted by the existing TCUP.

Findings of Fact

There are no existing buildings or structures on the subject property. A Development Application Data Sheet providing details about the proposal is provided in Attachment 3.

Surround Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

To the North: The Bridgeport Canada Line Station and a bus loop on property zoned “Auto Oriented Commercial (CA)”.

To the South: Across Charles Street, office and warehouse buildings with parking and unoccupied lots on property zoned “Light Industrial (IL)”. At 2520 Smith Street, there is a three-storey temporary modular housing development with vehicle access from Smith Street on property zoned “Light Industrial (IL)”. A Temporary Use Permit was approved by the City to allow the modular housing development (TU 20-918062).

To the East: Across Great Canadian Way, unoccupied property zoned “Light Industrial (IL)”.

To the West: The Bridgeport Canada Line Station and bus loop on property zoned “Auto Oriented Commercial (CA)”.

Existing Legal Encumbrances

Two Statutory Right-of-Ways (SRWs) are registered on Title. The following SRWs are found on the subject property but do not impact the proposed use:

- A 3.0 m wide by approximately 65.0 m in length City Utility Works SRW along the majority of the south property line of the site (SRW Plan 53564).
- A 3.0 m wide by approximately 45.0 m in length City Utility Works SRW oriented along the majority of the east property line of the site (SRW Plan BCP13282).

Related Policies & Studies

Official Community Plan/City Centre Area Plan/Bridgeport Village Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial” and the Bridgeport Sub-Area Plan designation for the subject site is “Urban Centre T5 (45 m)” and permits a range of uses including commercial, retail and service uses (Attachment 4). The Temporary Commercial Use Permit proposal is consistent with these designations. It is anticipated that the proposed use will not have a long term impact on future mixed-use redevelopment of the property given the restrictive nature of the Permit.

Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which allows for a range of general industrial and commercial uses. Richmond Zoning Bylaw 8500 defines “Vehicle Rental, Convenience” as:

“The rental or new or used automobiles and light trucks and utility vehicles with a gross vehicle rating of 1,815.0 kg or less, and includes those establishments that are not strictly office in nature, but form integral parts of the main operation, such as facility for minor vehicle servicing, storing facility, fueling facility or a car wash.”

This TCUP would limit the proposed use to the storage of rental vehicles and for access to be restricted to operators only.

Local Government Act

The *Local Government Act* states that Temporary Commercial Use Permits are valid for a period of three years from the date of issuance. An application for 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

Notification signage has been installed on the subject property. Staff have not received any comments from the public about the TCUP application in response to the notification signage on the property.

Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing on March 20, 2023, 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 *Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273*.

Analysis

Existing Site Context

Council issued the original TCUP (TU 20-891050) on March 16, 2020 for a period of three years. The TCUP allows “Vehicle Rental, Convenience” use, limited to the storage of rental vehicles only, with no associated buildings and no public access as a site-specific additional use at 8991 Charles Street.

The current tenant, “Routes Car Rental”, has been using 8991 Charles Street as a secondary site, with the permission of the land owner, as a fully fenced and secured location for storing rental cars to compliment the office location at 9231 Beckwith Road, where interactions with the public take place. The original TCUP application was to address any non-conformity with the Zoning Bylaw and to ensure compliance for the business use. The TCUP extension would enable a continuation of this temporary use and permit Routes Car Rental to continue storing rental vehicles on site, with no public access, for an additional three years.

Landscaping

The landscaping works have been completed as per the original TCUP conditions. Landscaping works included new fencing and landscaping improvements along the site’s road frontages and the north property line. Staff have visited the site and can confirm that the landscaping is in good condition.

Transportation and Site Access

Access to the site is restricted to employees only, as provided in the Permit itself. Site access has been moved westward as per the original TCUP to improve safety, vehicle movement in and out of the site and to create minimal impact on congestion at the intersection of Charles Street and Great Canadian Way. The new driveway crossing over the existing ditch between two existing power poles has been completed as per the original TCUP. No changes to site access is proposed.

Frontage Improvements

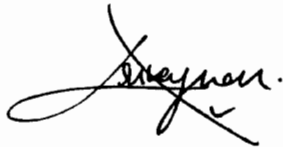
The applicant has entered into an agreement for frontage works via a City Work Order at the developer’s sole cost. Improvements to the Charles Street frontage as per the original TCUP will include a new curb and a 2.0 m pathway extension from the Northwest sidewalk intersection of Charles Street and Great Canadian Way to the edge of the proposed driveway. The City has received payment for the Work Order and the frontage improvements are in process of being designed and scheduled for installation by City crews.

Financial Impact or Economic Impact

None.

Conclusion

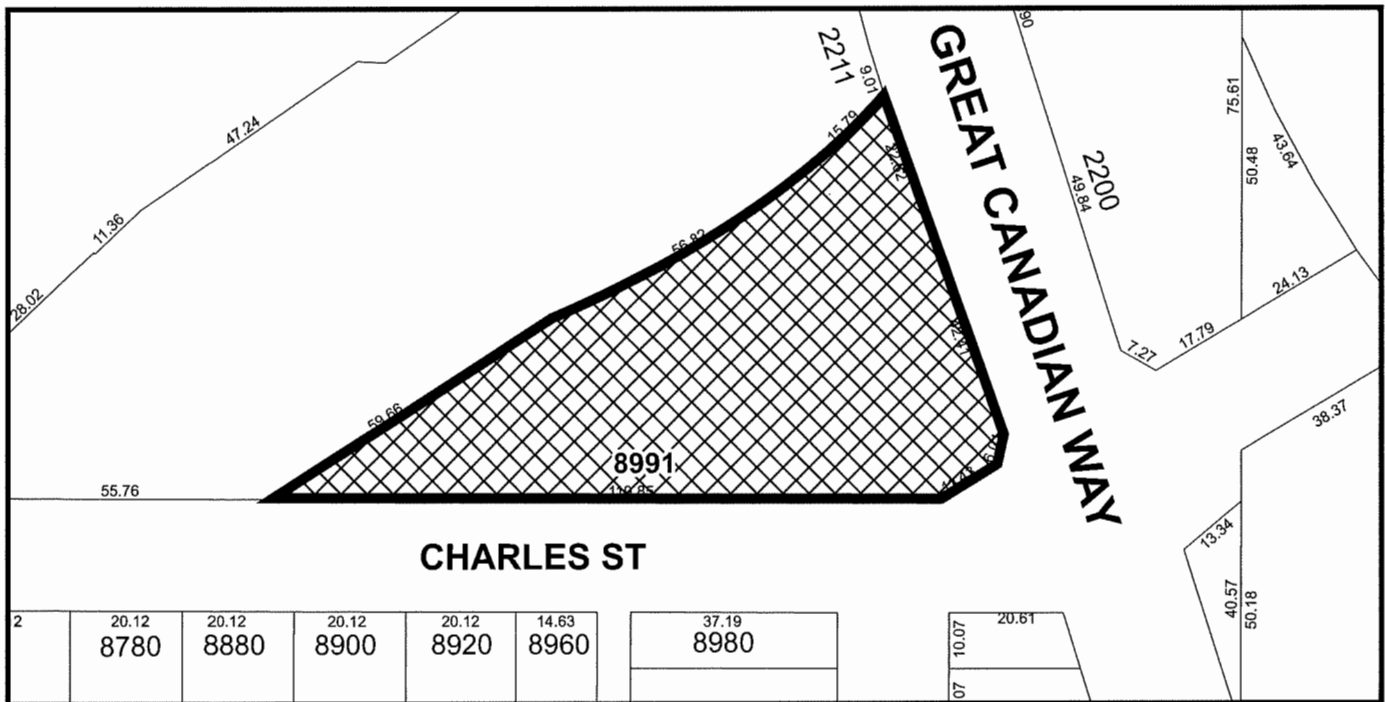
It is recommended that the attached Temporary Commercial Use Permit be re-issued to DA Architects & Planners as an extension to TU 20-891050 to allow "Vehicle Rental, Convenience", limited to the storage of rental vehicles only with no associated buildings and no public access, at 8991 Charles Street on a temporary basis for a period of three years.



Ashley Kwan
Planner 1
(604) 276-4173

AK:ck

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Site Plan and Landscape Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Bridgeport Village Sub-Area Plan



	TU 23-009170	Original Date: 01/18/23
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



TU 23-009170


Original Date: 01/18/23

Revision Date:

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LANDSCAPE NOTES

1. All landscape specifications to be in the metric system. The Canadian Landscape Standard is an annual, accessible standard for a range of plants. A detailed chart for plant material is available on the City of Richmond website.
2. Grass on the planting plan shall be considered minimum seed.
3. Refer to the list of permitted trees.
4. All trees to be planted in accordance with the City of Richmond Tree Management Policy and the Canadian Landscape Standard. All trees to be planted in accordance with the City of Richmond Tree Management Policy and the Canadian Landscape Standard. All trees to be planted in accordance with the City of Richmond Tree Management Policy and the Canadian Landscape Standard.
5. The proposed driveway shall be approved by the City of Richmond. The driveway shall be approved by the City of Richmond. The driveway shall be approved by the City of Richmond.
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7. Protection of existing trees to remain: local trees and shrubs to be retained. All trees to be retained in accordance with the City of Richmond Tree Management Policy and the Canadian Landscape Standard.
8. All landscaping to be high efficiency irrigation systems to be installed.

Date	2011-16	Issue for Temporary Use Permit
Date	19-12-16	Issue with Municipal Comments
Date	19-11-17	Issued for RZ
Issue Notes		

Prospect & Refuge
 LANDSCAPE ARCHITECTS
 1000-1000 ...
 604-253-1111

Routes Planning Lot
 6911 Charles St

Project No: 2012-29
 Date: 12/01
 Scale: AS
 Revision: L2
 Nov. 14, 2019

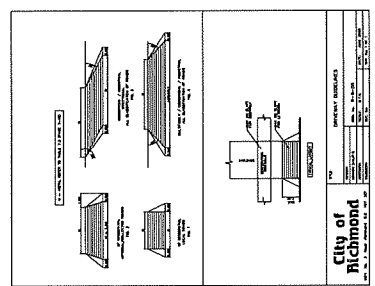


Table 2.1: Minimum Crossing, Types and Widths

Access Type	Minimum Type	Minimum Width (m)	Minimum Width (m) (Notes)
Residential (SF)	two-way	4.0	5.0
Residential (SF) - shared (with cross-access)	two-way	6.0	6.0 min & 7.5 max (applicable to collection/commercial)
Residential (TH, MF)	two-way	6.0 min	6.0 min, 7.5 max (m)
Single Commercial	two-way	7.5 min	7.5 min (m)
Multiple Commercial	two-way	13.0	0.0 to 13.0
Industrial	two-way	13.0	13.0

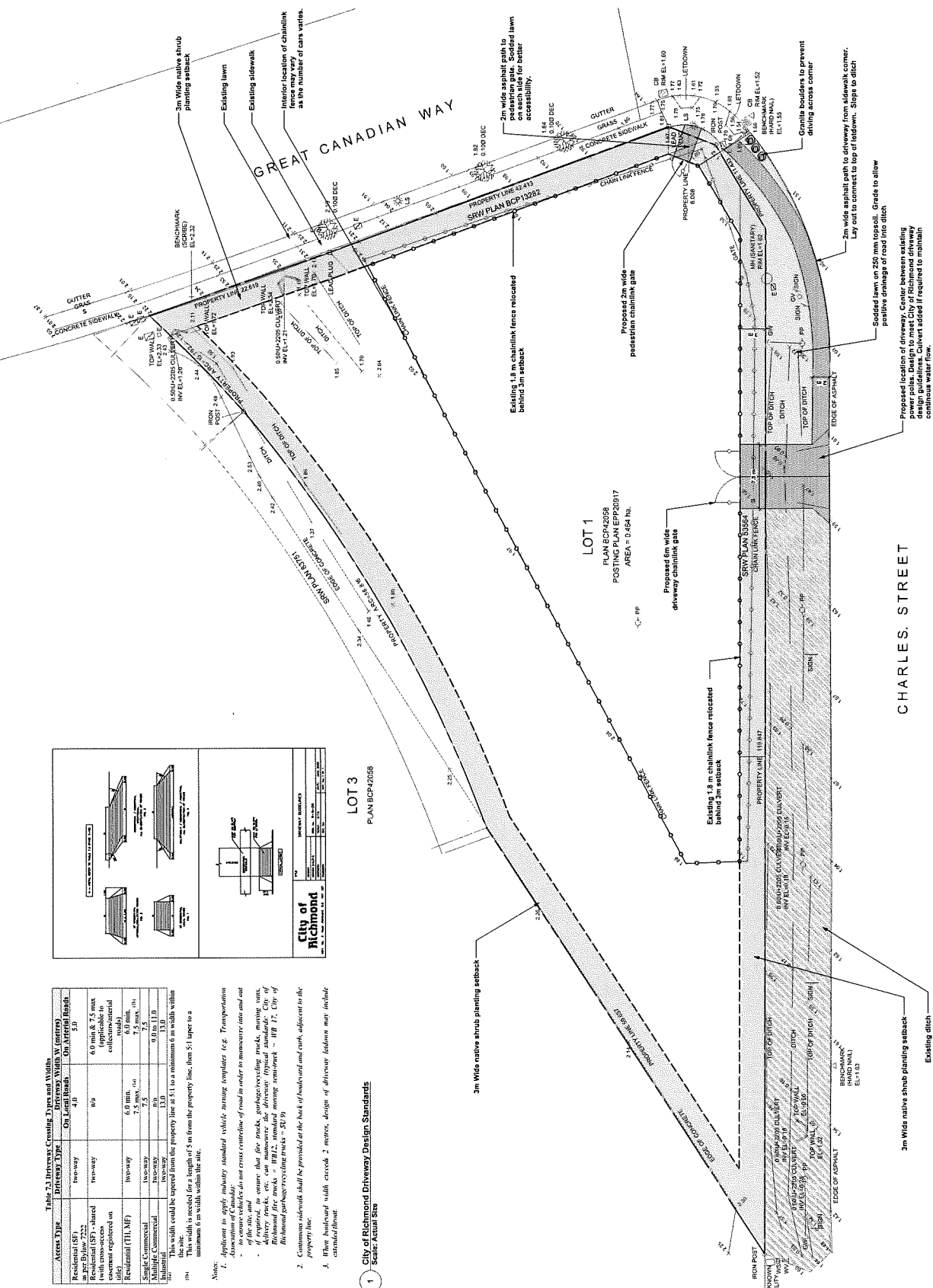
This width could be tapered from the property line at 5.1 to a minimum of 6 m width within minimum 6 m width within the site.

Notes:

1. Applicant to apply industry standard vehicle turning templates (e.g. Transportation Association of Canada) to ensure correct connection of road in order to maximize data and out of the site, and to ensure that fire trucks, garbage recycling trucks, moving vans, etc. are able to access the site.
2. Richmond fire trucks = RR12, standard moving semi-truck = RB 17, City of Richmond garbage recycling trucks = 2U 9.
3. Continuous sidewalk shall be provided at the back of boulevard and curb, adjacent to the property line.
4. If the boulevard width exceeds 2 metres, design of driveway features may include extended throat.

City of Richmond Driveway Design Standards

Section Detail 1





TU 23-009170

Attachment 3

Address: 8991 Charles Street

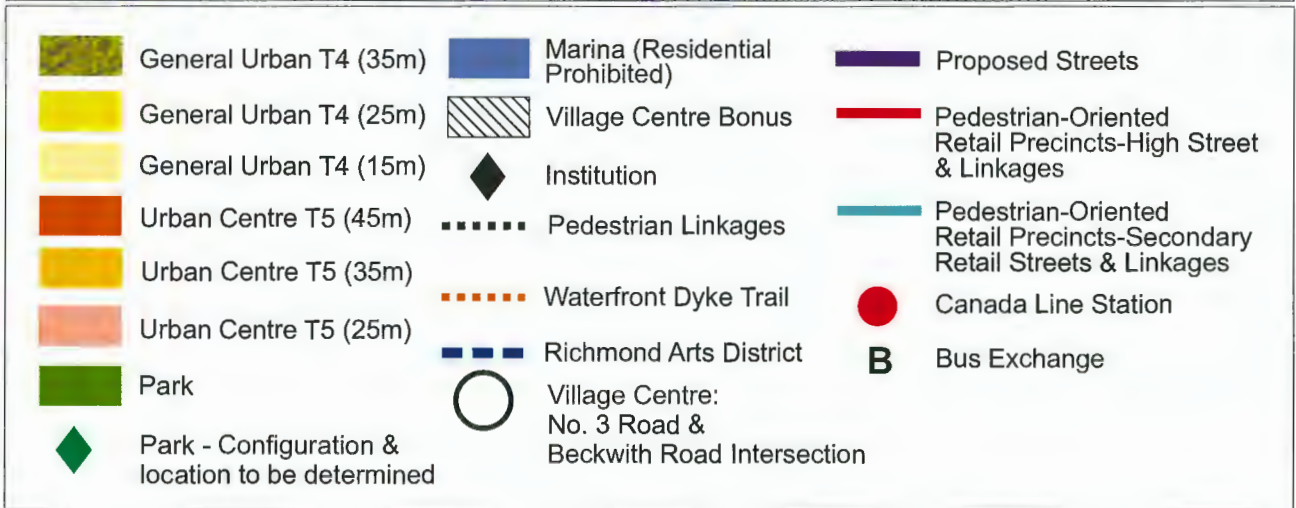
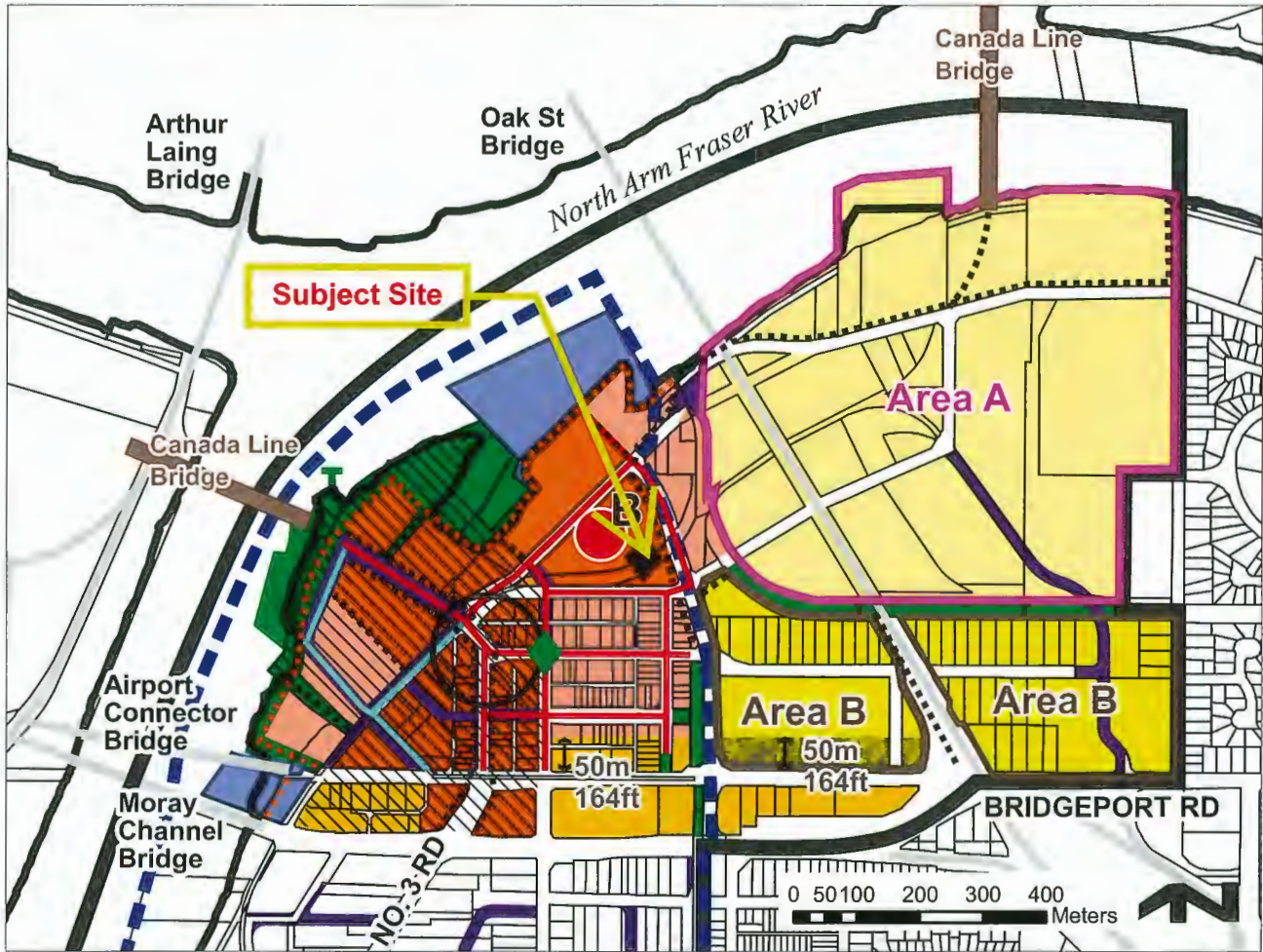
Applicant: DA Architects & Planners

Planning Area(s): City Centre Area Plan/Bridgeport Village Sub-Area Plan

	Existing	Proposed
Owner:	Great Canadian Gaming Corp	No change
Site Size (m²):	4,640 m ²	4,640 m ²
Land Uses:	Light Industrial (IL)	Light Industrial (IL) & "Vehicle Zoning: Rental, Convenience" specific to 8991 Charles Street
OCP Designation:	Commercial	No change
Area Plan Designation:	City Centre Area Plan – Urban Centre T5 (45m)	No change
Zoning:	Light Industrial (IL)	Light Industrial (IL) & "Vehicle Zoning: Rental, Convenience" specific to 8991 Charles Street

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Coverage (% of lot area):	Building: Max. 60% Non-porous Surfaces: n/a	Building: Max. 60% Non-porous Surfaces: n/a	none
Lot Size:	4,640 m ²	4,640 m ²	none
Setbacks (m):	Front (South): Min. 3.0 m Rear (North): Min. 0.0 m Side (West): Min. 0.0 m Exterior Side (East): Min. 3.0 m	Front (South): Min. 3.0 m Rear (North): Min. 0.0 m Side (West): Min. 0.0 m Exterior Side (East): Min. 3.0 m	none

Specific Land Use Map: Bridgeport Village (2031) Bylaw 10190
2022/07/18



Bylaw 10020
2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



No. TU 23-009170

To the Holder: DA ARCHITECTS & PLANNERS
Property Address: 8991 CHARLES STREET
Address: C/O RANDY KNILL
DA ARCHITECTS & PLANNERS
200 -1014 HOMER STREET
VANCOUVER, BC V6B 2W9

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:

Vehicle Rental, Convenience; limited to the storage of rental vehicles only with no associated buildings and no public access.
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 retaining the security associated with TU 20-891050 for this three year extension 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 \$2,000.00.

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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
OF _____ , _____ .

ISSUED BY THE COUNCIL THE _____ DAY

DELIVERED THIS _____ DAY OF _____ , _____ .

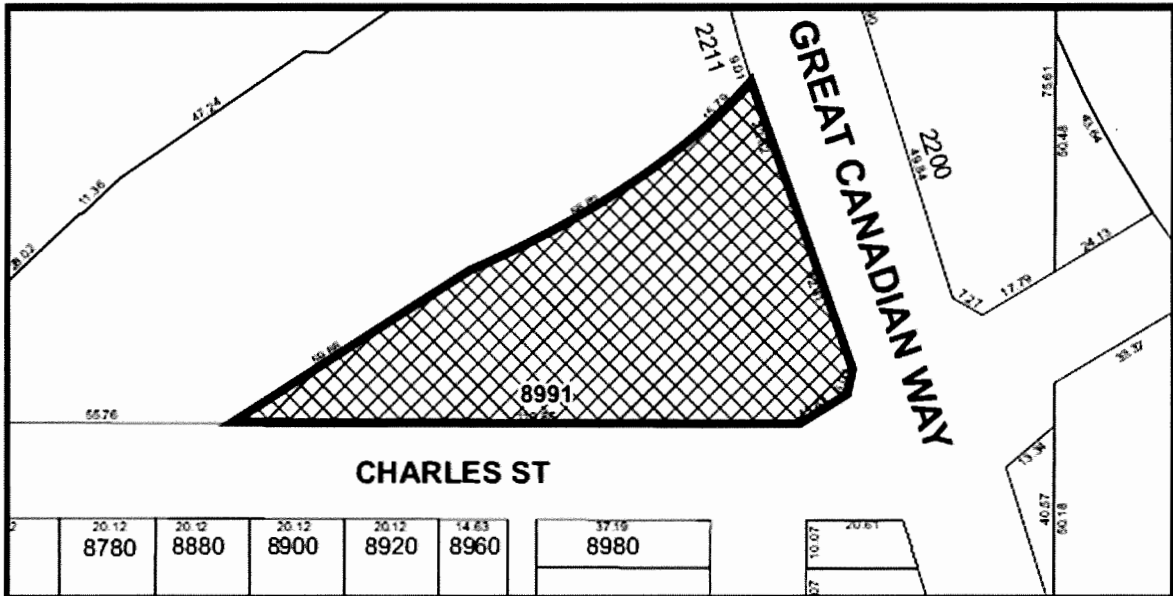
MAYOR

CORPORATE OFFICER

Schedule "A"



City of
Richmond



	TU 23-009170	Original Date: 01/18/23
		Revision Date:
		Note: Dimensions are in METRES

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.

DA Architects & Planners
by its authorized signatory

Randy Knill



**Regular Council
Monday, February 27, 2023**

**8. APPLICATION BY DA ARCHITECTS & PLANNERS FOR
TEMPORARY COMMERCIAL USE PERMIT AT 8991 CHARLES
STREET**

(File Ref. No. TU 23-009170) (REDMS No. 7114445, 7115704, 7114717)

That the application by DA Architects & Planners for an extension to Temporary Commercial Use Permit (TCUP) for the property at 8991 Charles Street be considered at a Public Hearing to be held March 20, 2023 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 an extension to Temporary Commercial Use Permit (TU 20-891050) to permit a 'Vehicle Rental, Convenience' use, limited to the storage of rental vehicles only with no associated buildings and no public access as a site specific additional use, be considered for three years from the date of issuance.”

ADOPTED ON CONSENT