




To: Planning Committee **Date:** February 15, 2018
From: Wayne Craig
Director, Development **File:** TU 18-798524
Re: **Application by Openroad Auto Group Ltd. for a Temporary Commercial Use Permit at 5400 Minoru Boulevard**

Staff Recommendation

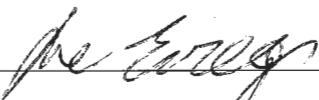
1. That the application by Openroad Auto Group Ltd. for a Temporary Commercial Use Permit for property at 5400 Minoru Boulevard be considered at the Public Hearing to be held March 19, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration.

“That a Temporary Commercial Use Permit be issued to Openroad Auto Group Ltd. for the property at 5400 Minoru Boulevard to allow Vehicle Sale/Rental as a permitted use for a period of three years.”



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

WC:jr
Att. 4

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Openroad Auto Group Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow Vehicle Sale/Rental as a permitted use at 5400 Minoru Boulevard on a site zoned “Industrial Retail (IR1)” (Attachment 1). The applicant proposes to relocate the showroom and service facility for Hyundai Richmond to the subject property for approximately 18 months, during which time a new facility will be built at the Richmond Auto Mall.

If approved, the TCUP would be valid for a period of up to three years from the date of issuance, at which time an application for an extension to the Permit may be made and issued for up to three additional years. The three year period would allow for the proposed 18 month tenancy, as well as any extension to the tenancy required until the new facility is built. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

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

Surrounding Development

The subject site is located in Lansdowne Village within the City Centre Area Plan. Development immediately surrounding the subject site is as follows:

- To the north, south and west: Commercial and industrial buildings on properties zoned “Industrial Retail (IR1)”.
- To the east: Several vacant properties currently zoned “Auto-Oriented Commercial (CA)”, which are included in an in process rezoning application to allow a mixed-use development (RZ 15-692485).

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Use”.

The OCP allows TCUPs in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Service 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 Vehicle Sale/Rental use is consistent with the “Mixed Use” land use designation contained in the OCP.

Richmond Zoning Bylaw 8500

The subject site is zoned “Industrial Retail (IR1)”, which allows for a range of general industrial uses, offices, and a limited range of retail uses. The applicant proposes to locate a vehicle showroom and service centre on the property. Vehicle Repair is a permitted use in the “Industrial Retail (IR1)” zone, but Vehicle Sale/Rental is not. The requested TCUP would permit Vehicle Sale/Rental at the property, which would be generally compatible with the other permitted uses in the Industrial Retail (IR1)” zone.

Local Government Act

The *Local Government Act* identifies that TCUPs are valid for a period of up to three years from the date of issue and that an application for one extension to the Permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Should the Planning Committee endorse this application and Council resolve the move the staff recommendation, the application will be forwarded to a Public Hearing on March 19, 2018, 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

The subject site contains an existing building of approximately 4,406 m² (47,422 ft²), containing four commercial units. The building is currently occupied by a vehicle repair shop, a second hand store, and two vacant units. The applicant proposes to occupy the two vacant units, with a combined area of 3,156 m² (33,973 ft²), for the purposes of a Hyundai showroom and service centre. Plans showing the subject site and general site layout are included in Attachment 3.

Minor exterior renovations are proposed, including landscaping, new paint, awnings, and repairs to drive aisles and parking surfaces. A Development Permit is not required for exterior alterations that cost less than \$75,000.

Parking

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking is required at a rate of three spaces per 100 m² of gross leasable floor area of the building used for the Office and/or Vehicle Sale/Rental uses, plus three parking spaces for each vehicle service bay, reduced by 15% based on the City Centre parking rates established in Section 7.9 of the Zoning Bylaw. Based on the size of the commercial units, the business would require 81 vehicle parking spaces. Staff have determined that on-site parking is sufficient for the proposed new use.

Class 1 and Class 2 bicycle parking is required at a rate of 0.27 spaces per 100 m² of gross leasable floor area greater than 100 m², for a total of eight Class 1 and eight Class 2 bicycle parking spaces. The applicant is required to verify that the on-site parking and loading meets Bylaw requirements as part of the business licensing processes.

Landscaping

The site is largely paved, with small landscaped areas between the on-site parking and the lane. There is an area for landscaping at the front of the site between the parking area and Minoru Boulevard, which is currently not planted. The applicant proposes to landscape this area consistent with the requirement for a 3.0 m wide landscaped setback contained in Richmond Zoning Bylaw 8500.

The applicant has provided a Landscape Plan showing the proposed improvements to the landscaping at the front of the site (Attachment 4). Prior to issuance of the TCUP, the applicant is required to provide a Landscape Security based on the cost estimate of the Landscape Plan plus a 10% contingency, to ensure that the agreed upon landscaping and on-site works are completed.

Financial Impact

None.

Conclusion

Openroad Auto Group Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit to allow Vehicle Sale/Rental as a permitted use at 5400 Minoru Boulevard, zoned "Industrial Retail (IR1)."

The proposed Vehicle Sale/Rental use at the subject property is acceptable to staff on the basis that it is consistent with the land use designations in the OCP, and is temporary in nature.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow Vehicle Sale/Rental at 5400 Minoru Boulevard for a period of three years.



For Jordan Rockerbie
Planning Technician
(604-276-4092)

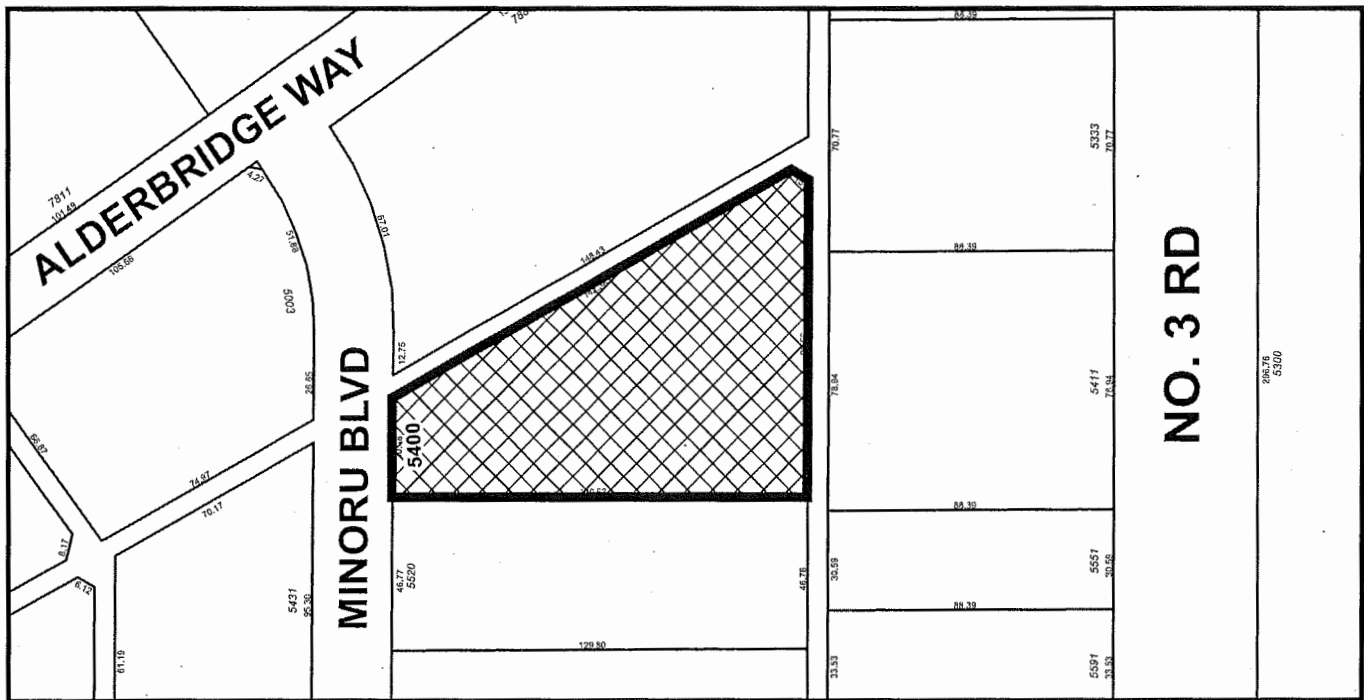
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- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Landscape Plan



City of Richmond

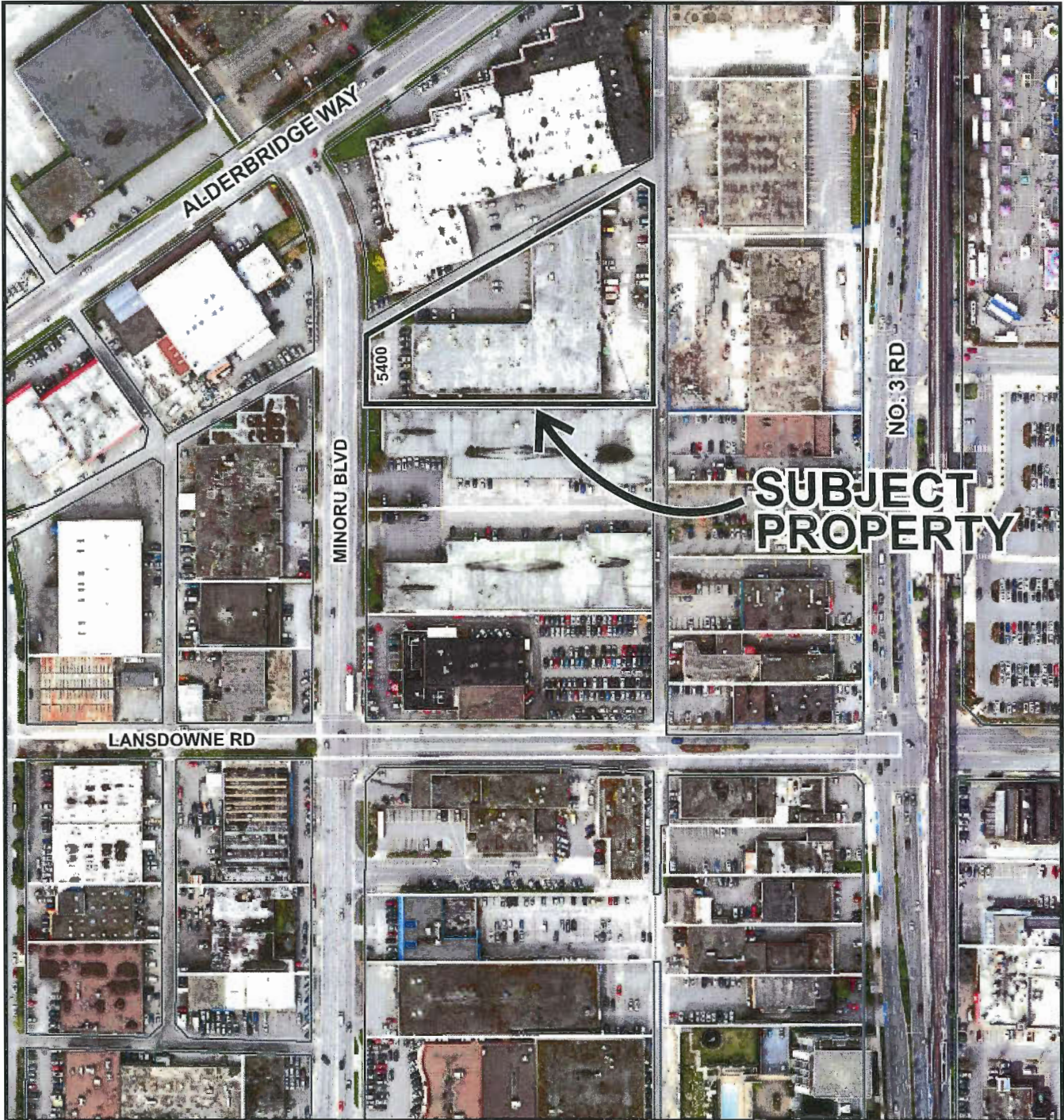
ATTACHMENT 1



	<h2>TU 18-798524</h2>	<p>Original Date: 01/29/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



TU 18-798524

Original Date: 01/29/18

Revision Date:

Note: Dimensions are in METRES



TU 17-763604

Attachment 2

Address: 5400 Minoru Boulevard

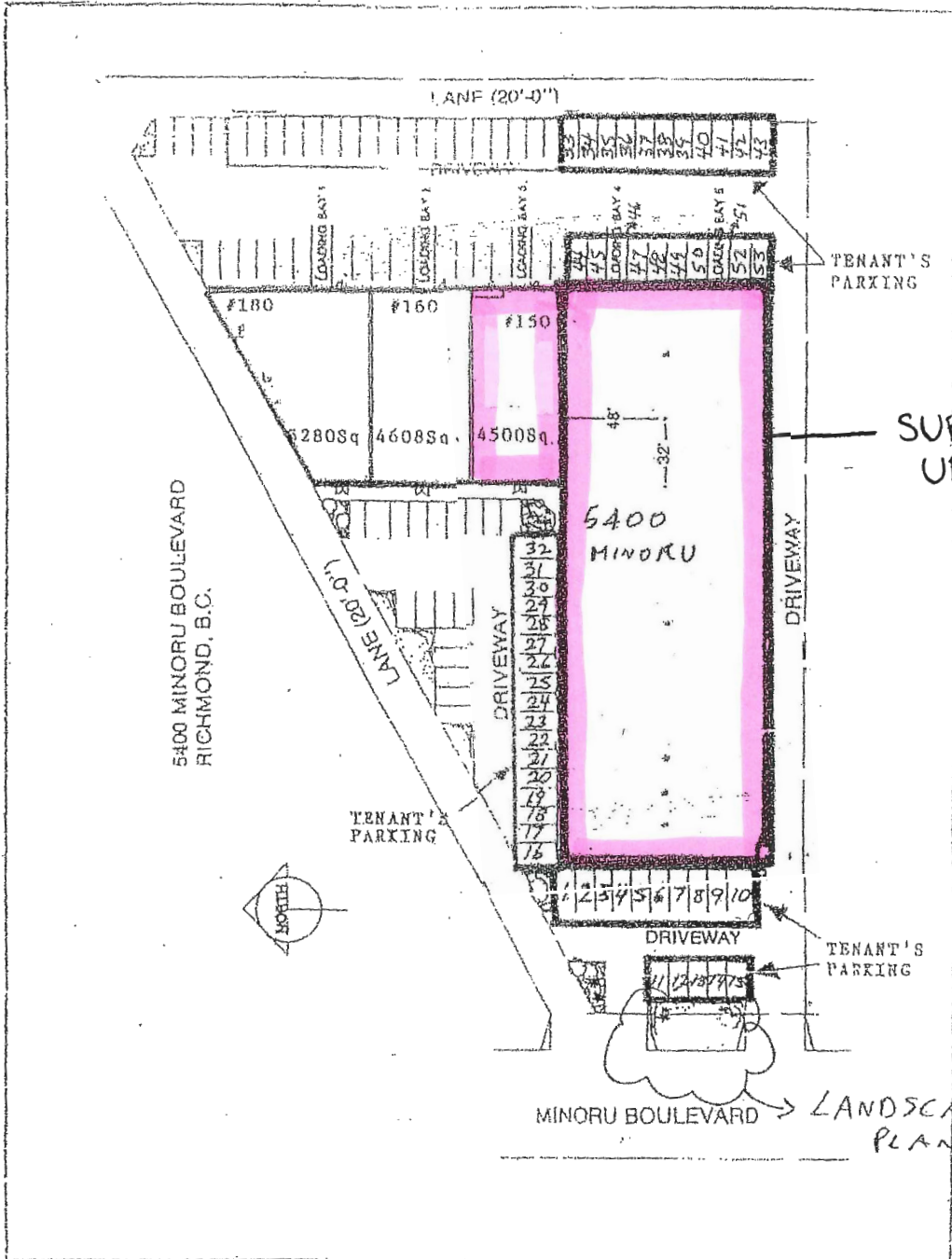
Applicant: Openroad Auto Group Ltd.

Planning Area: City Centre Area Plan – Lansdowne Village

	Existing	Proposed
Owner:	Jiatai Realty Inc.	No change
Site Size (m²):	Property: 8,594 m ² Commercial Unit: 3,156 m ²	No change
Land Uses:	Vehicle Repair; Retail, Second Hand	Vehicle Repair; Retail, Second Hand; Vehicle Sale/Rental
OCP Designation:	Mixed Use	No change
City Centre Area Plan Designation:	Urban Centre T5	No change
Zoning:	Industrial Retail (IR1)	No change, with the exception of allowing Vehicle Sale/Rental as a permitted use for a period of three years.

	Bylaw Requirement	Proposed	Variance
On-site Parking:	3 parking spaces per 100 m ² of gross leasable floor area of the building used for the Office or Vehicle Sale/Rental use; plus 3 parking spaces per service bay; minus 15% for blended City Centre parking requirements	81 spaces	None
Bicycle Parking:	0.27 Class 1 and Class 2 spaces per 100 m ² of gross leasable floor area greater than 100 m ²	Eight Class 1 spaces Eight Class 2 spaces	None

SITE PLAN

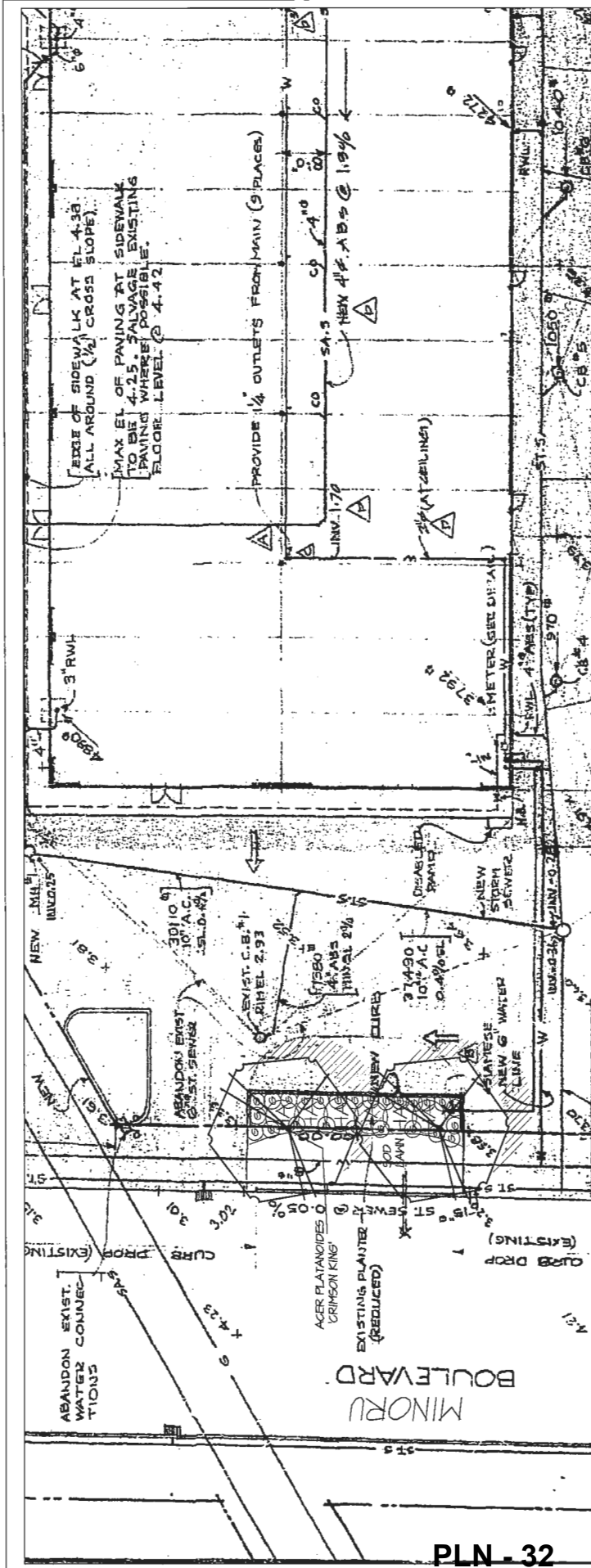


SUBJECT
UNITS

Initials *788* *DEK*



LANDSCAPE PLAN
 ADDRESS: 5400 MINORU BOULEVARD, RICHMOND
 SHEET: 11 OF 1
 SCALE: NOT TO SCALE
 BY: MEREDITH MITCHELL



PLN - 32



PLANT SCHEDULE		M2 JOB NUMBER: 18-014	
KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NURRAY MAPLE	60" CAL. 24 STD. 818
6	HYDRANGEA MACGRATHII 'NISO BLUE'	BLUE LEAF HYDRANGEA BRIGHT BLUE	18 POT, 60CM
25	CAREX HORRORUM 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	18 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER LANDSCAPE STANDARD. ** PLANT MATERIAL SHALL BE PROVIDED BY THE CLIENT. *** PLANT MATERIAL SHALL BE PROVIDED BY THE CLIENT. LANDSCAPE ARCHITECT AT: 5400 MINORU BOULEVARD, RICHMOND, BC. AREA OF SEARCH TO INCLUDE LOWER MAIN AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM CLIENT. ** SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM CLIENT. *** SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM CLIENT. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



No. TU 18-798524

To the Holder: OPENROAD AUTO GROUP LTD.
Property Address: 5400 MINORU BOULEVARD
Address: C/O MOE SABOUNE
 OPENROAD AUTO GROUP LTD.
 2395 BOUNDARY ROAD
 VANCOUVER, BC V5M 4W5

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 to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:

Vehicle Sale/Rental
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 "C" 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.

No. TU 18-798524

To the Holder: OPENROAD AUTO GROUP LTD.
 Property Address: 5400 MINORU BOULEVARD
 Address: C/O MOE SABOUNE
 OPENROAD AUTO GROUP LTD.
 2395 BOUNDARY ROAD
 VANCOUVER, BC V5M 4W5

6. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$2,074.26 for the landscape works as per the Landscape Plan in Schedule "D". 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.
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. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

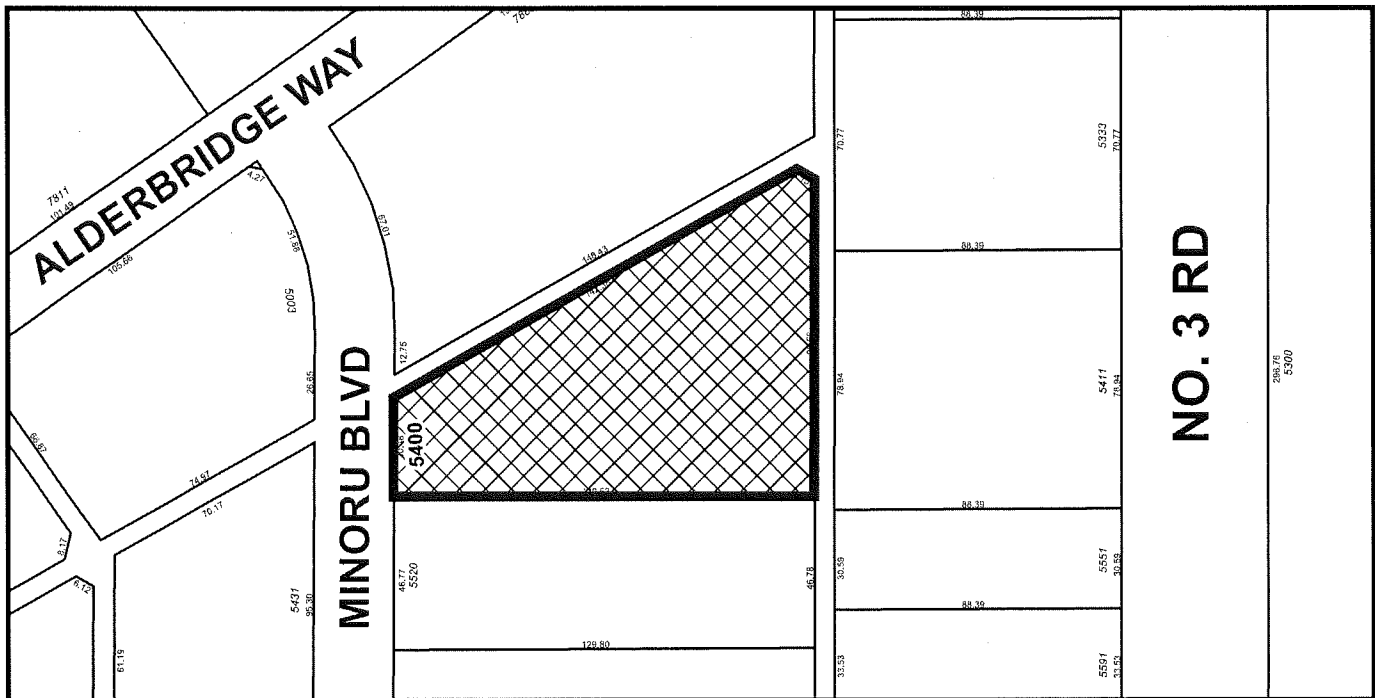
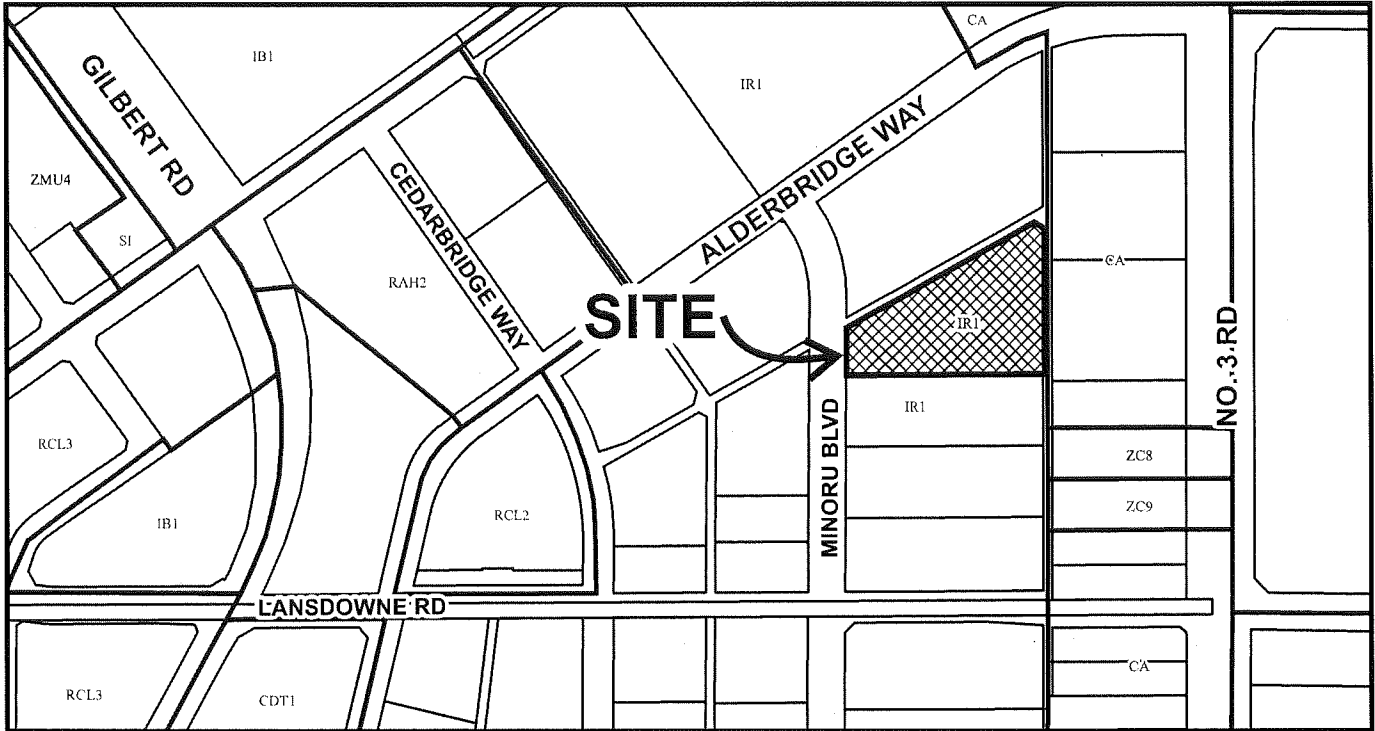
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

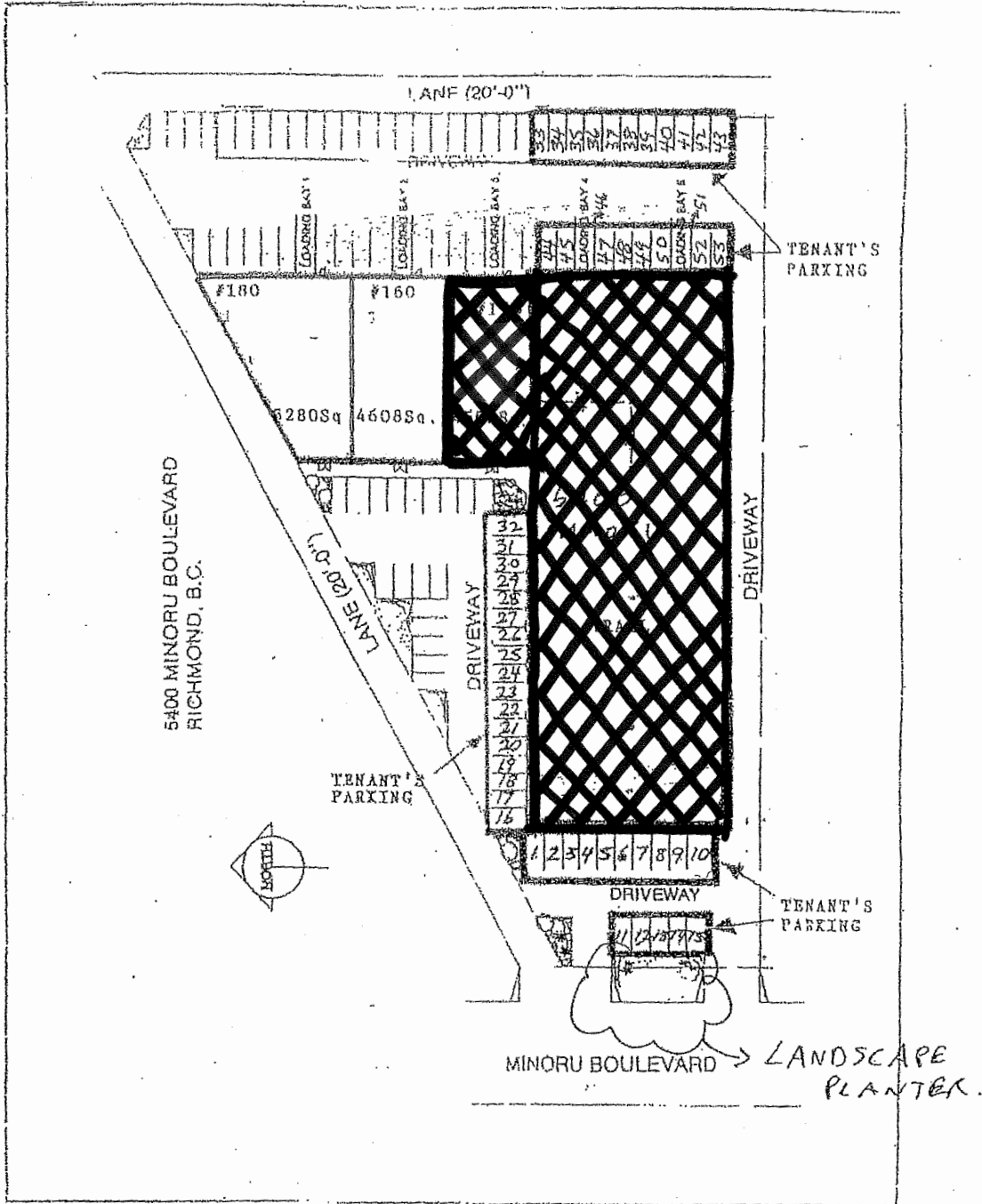


City of
Richmond



	<p style="text-align: center; font-size: 24px; font-weight: bold;">TU 18-798524</p>	<p>Original Date: 01/29/18 Revision Date: Note: Dimensions are in METRES</p>
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SITE PLAN



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.

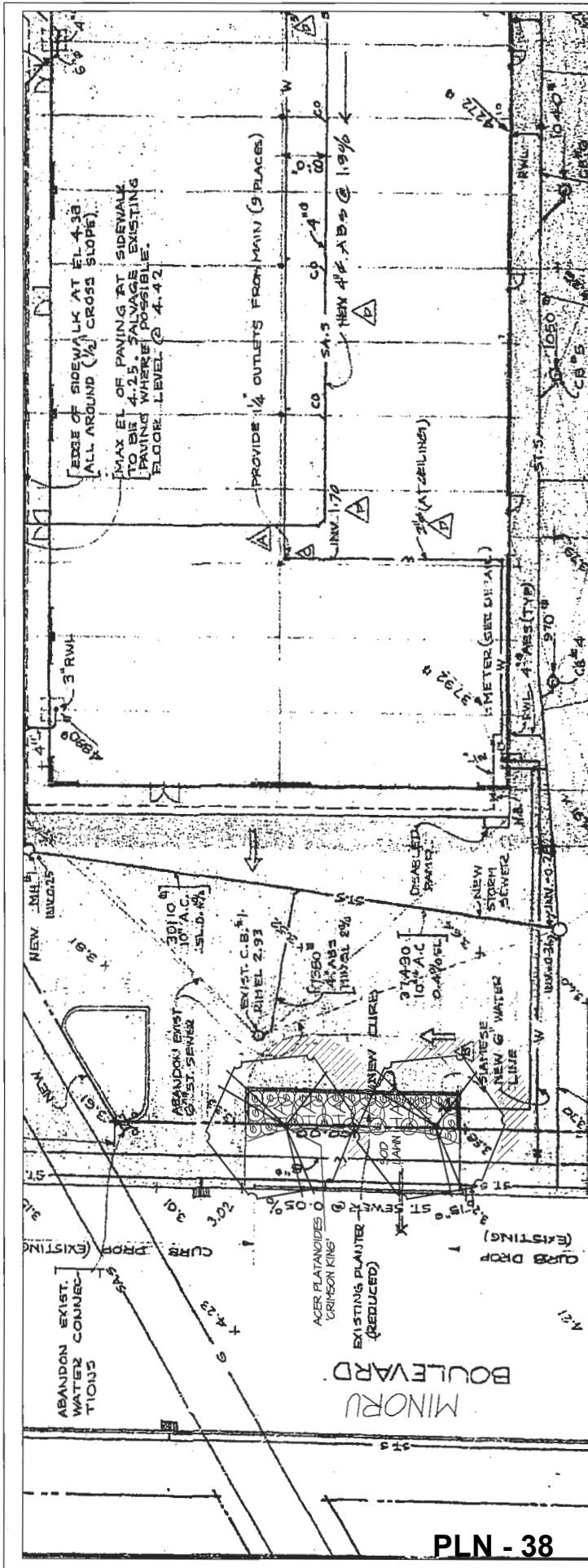
Openroad Auto Group Ltd.
by its authorized signatory

[signed concurrence on file]

Moe Saboune



LANDSCAPE PLAN
 ADDRESS: 5400 MINORU BOULEVARD, RICHMOND
 SHEET: LI OF 1
 SCALE: NOT TO SCALE
 BY: MEREDITH MITCHELL



PLN - 38



PLANT SCHEDULE		MS JOB NUMBER: 18-014	
USE	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
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2	INDRANEA MACROPHYLLOA 'NEO BLUE'	BIGLEAF INDRANEA BRIGHT BLUE	19 POT; 500H
3	CAREX MOYSSONII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	4 POT

NOTE: ALL PLANT USES IN THIS PLAN ARE ASSUMED ACCORDING TO THE EC LANDSCAPE MANUAL. LATEST BOTANICAL CONTAINER USES REQUESTED AS PER OVA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. WATER TO SPECIFICATIONS FOR CERTIFIED CONTAINER PLANTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY MEMBERS AND OTHERS. THIS PLAN IS THE PROPERTY OF M2 LANDSCAPE ARCHITECTURE. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTION TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO EC LANDSCAPE STANDARDS - DEFERRING TO CONDITIONS OF AVAILABILITY.

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