



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Alan Clark
Manager, Zoning
RE: Zoning and Development Bylaw 5300
Amendment Bylaw 7208

To Council - Feb. 26 /01
TO PLANNING - Feb. 20 /01
DATE: February 1, 2001
FILE:
8060-20-7208

STAFF RECOMMENDATION

That Bylaw 7208, which amends Zoning and Development Bylaw 5300 to eliminate Banquet Hall Facilities from Industrial Zoning Districts, be introduced and given first reading.

Alan Clark
Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Land Use	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

The purpose of this report is to respond to the referral motion from the January 15th, 2001 Council meeting:

“ That staff prepare an amendment to the Zoning and Development Bylaw 5300 excluding Banquet Halls as an outright permitted use in all Industrial Zoning Districts.”

FINDINGS OF FACT

Banquet Halls, Coffee Shops, Delicatessen, and Restaurants, are all currently considered Food Catering Establishments in the Zoning Bylaw.

There are currently 570 licenced Coffee Shops, Delicatessen, Restaurants and the like in Richmond, and of the 570, there are 53 in the Industrial Districts, ranging in size up to 8,000sq. ft. There are also 9 Banquet Halls, of which, only 3, The Riverside Banquet Hall, The Palace, and the GSBC Hall are located in Industrial Zoned Districts.

ANALYSIS

It is a policy in the Official Community Plan to reinforce Richmond as one of the lower Mainland's major industrial and high tech centres by protecting and augmenting the City's supply of Industrial zoned land and encouraging amenities within these areas.

Presently, Richmond's Zoning and Development Bylaw 5300 permits a variety of non-industrial uses in the City's industrial districts without for the most part placing any limits on the amount, location, or circumstances under which those uses are developed.

Based on the policies contained within the OCP and Richmond's Industrial Strategy and their emphasis on the use of zoning as the means to secure lands for industrial use it can be inferred that:

- ◆ Although Richmond's industrial districts permit non-industrial uses, the primary intent is that lands designated under these districts be put to industrial use; and
- ◆ Non-industrial uses developed on lands designated under Richmond's industrial districts are primarily intended as amenities (e.g. restaurants) that strengthen the viability of their industrial neighbours. Amenities such as restaurants are extremely important to the high tech market. This interest in employee amenities was confirmed in a recent meeting with a high tech company who indicated that some of their key criteria for choosing a location in addition to accessibility is the proximity to parks, restaurants, and the physical attractiveness of the area.

Currently, Richmond's Zoning Bylaw includes restaurants together with other uses including banquet halls in the Industrial Zoning Districts. Unlike restaurants, however, banquet halls do not satisfy the objective of enhancing the viability of their industrial neighbours. Further, conflicts with industrial neighbours occur if a particular banquet hall does not have sufficient on-site parking, as it is difficult to deny a Building Permit or Business Licence application based only on parking when the zoning already permits the land use.

Thus, the operation of banquet halls in industrial areas is now inconsistent with the objectives set out in the OCP and Richmond's Industrial Strategy. As a result, staff are recommending that the Zoning and Development Bylaw 5300 be amended by specifically defining "BANQUET HALL FACILITY", and by amending the FOOD CATERING ESTABLISHMENT, to exclude BANQUET HALL FACILITIES; in industrial zones I1, I2, I3, and I4. With this amendment, amenities such as restaurants, and gyms would not be affected in industrial zones. Law, Policy and Business Liaison, and Development staff are all supportive of this amendment, because it is believed that it will help enhance and minimize disturbances in industrial areas. The 3 existing banquet halls that are located in industrial areas would become legally non-conforming. If these amendments are supported by Council, any future banquet hall applications in industrial areas could be dealt with on an individual basis through a rezoning process. As part of that process, parking requirements could be addressed, and the neighbours could have input at the Public Hearing. Banquet halls would still remain as an outright use in commercial zones.

FINANCIAL IMPACT

None.

CONCLUSION

Banquet hall facilities do not satisfy the objective of enhancing the viability of industrial neighbours, and is inconsistent with the objectives set out in the OCP and Richmond's Industrial Strategy. As a result, staff are recommending that the Zoning and Development Bylaw 5300 be amended to exclude Banquet hall facilities as an outright use from Richmond's industrial zones.



Alan Clark
Manager, Zoning

AJC:ajc

CITY OF RICHMOND
BYLAW 7208
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7208

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by adding to Division 100: Scope and Definitions, 104 Definitions, after **ASSEMBLY**,

◆ **BANQUET HALL FACILITY**

“Banquet Hall Facility” means any premise or part of premises whose principle purpose is to be available for banquets and conventions, commercial entertainment, dances, meetings and seminars, parties, trade shows, weddings, and the like.

- 2 Richmond Zoning and Development Bylaw 5300 is amended by adding to:
 - (a) Division 200, 271 Industrial District (I1), 271.1 Permitted Uses after
FOOD CATERING ESTABLISHMENT; “ but excluding banquet hall facility”
 - (b) Division 200, 272 Light Industrial District (I2), 272.1 Permitted Uses after
FOOD CATERING ESTABLISHMENT; “ but excluding banquet hall facility”
 - (c) Division 200, 273 Business Park Industrial District (I3), 273.1 Permitted Uses after
FOOD CATERING ESTABLISHMENT; “ but excluding banquet hall facility”
 - (d) Division 200, 274 Limited Industrial Retail District (I4), 274.1 Permitted Uses after
FOOD CATERING ESTABLISHMENT; “ but excluding banquet hall facility”
- 3 This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7208”**.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
ADOPTED

FEB 26 2001

CITY OF RICHMOND
APPROVED for content by originating dept. <i>AC</i>
APPROVED for legality by auditor <i>AK</i>

MAYOR

CITY CLERK

