



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

**REPORT TO COMMITTEE**

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**DATE:** March 9, 2000  
**FILE:** RZ 96-001  
DP 96-015  
**RE:** **3900 to 3980 Bayview Street – Steveston Harbour Authority Property  
Request by Mr. Bob Beily to Change Proposed Use (Former Riversong Inn  
Development Proposal)**

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**STAFF RECOMMENDATION**

That the Steveston Harbour Authority be advised that the request by Mr. Bob Beily to change the proposed use of 3900 to 3980 Bayview Street from the Riversong Inn to a commercial development will require a new Development Permit application in accordance with the Richmond Official Community Plan (OCP), Steveston Area Plan and Steveston Commercial (Two-Storey) District (C4) zone.

Joe Erceg  
Manager, Development Applications

HB:blg  
Att.6

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

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## STAFF REPORT

### **ORIGIN**

On February 3, 2000, the Steveston Harbour Authority wrote to the Mayor and Council advising them that Mr. Bob Beily has requested to change the proposed use of 3900 to 3980 Bayview Street from the Riversong Inn to a commercial development (see Attachment 1).

In addition to keeping the City informed of this request, the Authority indicated that it would like the guidance of the Mayor and Council to this requested change.

This matter was referred to the Urban Development Division by the City Clerk for a response on February 10, 2000 (see Attachment 2).

The purpose of this report is to present the Planning Committee and Council with the background of this development proposal and staff's position on the proposed change in land use.

### **FINDINGS OF FACT**

The four subject properties, totalling approximately 2,046 m<sup>2</sup> (22,025 ft<sup>2</sup>), are located on the water side of Bayview Street between No. 1 Road and 1<sup>st</sup> Avenue (see Attachment 3). These properties are currently vacant, although they are used for off-street parking.

Council approved the rezoning of 3900 to 3980 Bayview Street from Light Industrial District (I2) to Steveston Commercial (Two-Storey) District (C4) on July 15, 1996 (Rezoning Application 96-001; Bylaw No. 6636).

To the north, are another two properties (3971 Bayview Street and 12280 1<sup>st</sup> Avenue), totalling approximately 1,203 m<sup>2</sup> (12,953 ft<sup>2</sup>), owned by the Steveston Harbour Authority that are also zoned Steveston Commercial (Two-Storey) District (C4). These two lots are currently leased by the City as a public parking area.

The intent of the Steveston Harbour Authority is to enter a 49-year lease with Mr. Bob Beily on both 3900 to 3980 Bayview Street and 3971 Bayview Street/12280 1<sup>st</sup> Avenue.

Council approved Development Permit 96-015 on November 25, 1996. This Development Permit was for a 26 room, two-storey hotel on 3900 to 3980 Bayview Street and a 551.3 m<sup>2</sup> (5,934 ft<sup>2</sup>) two-storey building with commercial space on the ground floor and office space with a dwelling unit on the second floor on 3971 Bayview Street and 12280 1<sup>st</sup> Avenue.

### **RELATED POLICIES AND STUDIES**

Consistent with the rest of the Steveston commercial area, the Richmond Official Community Plan (OCP) designates the subject properties as Neighbourhood Service Centre on the Generalized Land Use Map.

This designation is defined as "Those areas of the City which are intended to accommodate the shopping, personal service, business, entertainment, recreational, and community facility and service needs of area residents, and may include residential uses".

The Steveston Area Plan designates the subject area as Commercial, which is defined as "Those areas of the City where the principal uses are directed toward providing the retail, business and personal service, recreational, entertainment, and short-term accommodation needs of the community and travelling public. Commercial areas may also include residential uses in marinas".

Both the Richmond Official Community Plan and Steveston Area Plan have various Development Permit Guidelines for a commercial development on the subject properties.

### **STAFF COMMENTS**

On November 9, 1999, Mr. Bob Beily wrote to the Urban Development Division advising the City that he had requested the Steveston Harbour Authority to change the proposed use of 3900 to 3980 Bayview Street from an inn to a commercial development (see Attachment 4).

This matter was discussed with the Planning Committee on December 8, 1999, with Mr. Beily in attendance (see Attachment 5).

The Urban Development General Manager responded to Mr. Beily's letter on December 13, 1999 (see Attachment 6).

Basically, staff's position is that the change in the proposed use of 3900 to 3980 Bayview Street from the Riversong Inn to a commercial development is consistent with the Richmond Official Community Plan (OCP), Steveston Area Plan and Steveston Commercial (Two-Storey) District (C4) zoning. However, since the development proposal has changed, a new Development Permit will be required.

### **ANALYSIS**

It would appear that there may be a concern regarding the possible oversupply of retail space in the Steveston area.

Although the Steveston Harbour Authority may limit the amount of commercial development on the subject properties, it must be recognized that the City has rezoned 3900 to 3980 Bayview Street to the Steveston Commercial (Two-Storey) District (C4) and designated the properties Commercial in the Steveston Area Plan.

Therefore, although the City can control the form and character of the proposed commercial development, it can not deny the proposed land use from a zoning perspective.

Council and the public will have its input into the proposed commercial development as part of the regular Development Permit process.

### **FINANCIAL IMPACT**

None to the City.

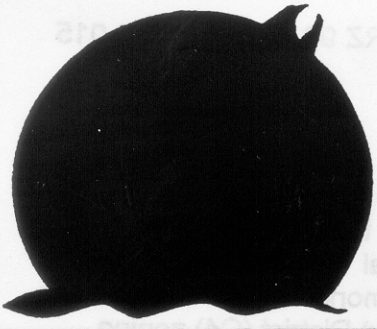
## **CONCLUSION**

The Steveston Harbour Authority has asked the City for its position on the request by Mr. Bob Beily to change the proposed use of 3900 to 3980 Bayview Street from the Riversong Inn to a commercial development. Staff have no objection to this proposal provided that a new Development Permit application is made in accordance with the Richmond Official Community Plan (OCP), Steveston Area Plan and Steveston Commercial (Two-Storey) District (C4) zoning.

Holger Burke, MCIP  
Development Coordinator

HB:blg





TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK

(R) 2/10/00

ATTACHMENT 1

cc: Gen Manager of Urban Dev.

# STEVESTON HARBOUR AUTHORITY

12740 Trites Road, Richmond, B.C. V7E 3R8 (604) 272-5539 Fax 271-6142

February 5, 2000

Mayor Greg Halsey-Brandt & Council  
City of Richmond  
7577 Elmbridge Way  
Richmond, BC V6X 2Z8

Dear Mayor & Council:

**RE: Riversong Inn Development**

The Steveston Harbour Authority Board of Directors wishes to make you aware of the proposed change in the development of Riversong Inn.

Riversong Inn has requested that Steveston Harbour Authority consider changing the use of the area from an inn to a commercial development. We understand that the requested change is acceptable under the current zoning for the site; however, the Steveston Harbour Authority Board of Directors would like to ensure that you are kept informed of this request and would like the guidance of yourself and council in this requested change. In the mean time Steveston Harbour Authority is asking Riversong Inn to revisit the viability of the original development.

Your response to this matter would be greatly appreciated. Please feel free to contact Arnold J. Walter, General Manager or Blake Ellingham, Finance and Administration Manager at 272-5539 if you have any questions on this matter.

Yours truly,

**STEVESTON HARBOUR AUTHORITY**

Stan Watterson, Chairman,  
Board of Directors

SEE RESPONSE  
DATED Feb. 10 2000

CC: SHA Board of Directors  
Susan Steele, Regional Director, SCHB  
Arnold J. Walter, General Manager

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0146-20-544



# City of RICHMOND

7577 ELMBRIDGE WAY, RICHMOND, B.C. V6X 2Z8  
(604) 276-4000

CITY CLERK'S OFFICE 276-4007  
FAX 278-5139

February 10, 2000  
File: 0140-20-SHAR1

Stan Watterson, Chairman  
Board of Directors  
Steveston Harbour Authority  
12740 Trites Road  
Richmond, BC V7E 3R8

Dear Mr. Watterson:

**Re: Riversong Inn Development**

This is to acknowledge and thank you for your letter of February 3<sup>rd</sup>, 2000, to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your letter has been referred to David McLellan, General Manager, Urban Development for response. If you have any questions or further concerns at this time, please call Mr. McLellan at 276-4083.

Thank you again for taking the time to make the City aware of the proposed change in this development project.

Yours truly,

J. Richard McKenna  
City Clerk

JRM:acs

pc: Mayor and each Councillor (with letter)  
David McLellan, General Manager, Urban Development





RIVERSONG INN LTD.

#202 - 10631 No. 3 Road, Richmond, British Columbia. V7A 4L8  
 Tel: 604-274-3393 Fax: 604-274-8665

November 9, 1999

David McLellan  
 General Manager of Urban Development  
 Richmond City Hall  
 7577 Elmbridge Way  
 Richmond, B.C.  
 V6X 2Z8

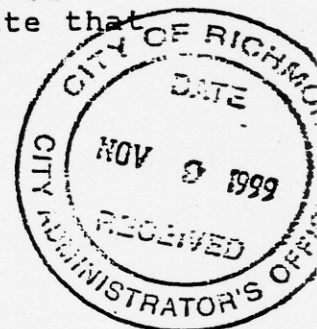
Dear Mr. McLellan,

Re: Riversong Inn Ltd. Development Site - Steveston

On November 25, 1996 Council approved the issuance of a Development Permit application (No. 96-015) by our company which was submitted on January 23, 1996. The application was for development of a 14,700 square foot building on lots 5,6,7, and 21 on the south side of Bayview Street and 5,900 square feet on lots 16 and 17 on the north side of Bayview Street. The 14,700 square foot building on the south side of Bayview was for a two storey bed and breakfast Inn while the two storey building on the north side was for ground floor commercial with the second storey containing the Innkeeper's suite and some office space.

As you are aware, the properties we are proposing to develop will be leased from the Federal Government. Thus, our lease requires approval of Treasury Board. Due to uncertainties and complications arising from the decision of the Supreme Court of Canada in the Delgamuukw Case, Treasury Board approval for our lease was delayed until June of 1999, almost three years after our Development permit had been approved by Council. By that time, not only had our Development permit expired, but also the economic feasibility of building hotel rooms in Richmond had been adversely impacted.

Therefore, in August of 1999, we asked the Steveston Harbour Authority for approval to change the use clause in the lease from "... construction, development, maintenance, operation of a hotel..." to "... construction, maintenance, operation of commercial buildings..." on the south site. We anticipate that the new buildings would amount to a total development of approximately 10,000 square feet on both sites.





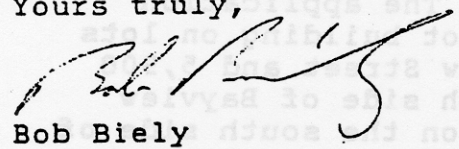
4202 - 10631 No 3 Road Richmond British Columbia V7A 4L5  
Tel 604-274-3283 Fax 604-274-5885

We have now received a letter dated November 3, 1999 from the Steveston Harbour Authority asking us "...to discuss your proposal with the City of Richmond to ensure it meets with the Official Community Plan."

We understand that our proposal will have to be reviewed and approved by all relevant City staff and ultimately by Council prior to the issuance of a new Development Permit. At this time however, we would appreciate your assistance so that we can properly respond to the November 3rd letter from the Steveston Harbour Authority. In particular, we would appreciate your written confirmation that, in concept, our revised proposed use is consistent with the existing C4 zoning and with the approved Official Community Plan.

Thank you for your attention.

Yours truly,



Bob Biely  
Director



It was MOVED and SECONDED

*That Bylaw 7069, which adds automobile parking to the list of permitted uses in the "Athletics and Entertainment District (AE)", be introduced and given first reading.*

CARRIED

## 11. MANAGER'S REPORT

1. The General Manager, Urban Development, advised that the proposal for a small inn on the waterfront in Steveston had been terminated due to financial difficulties. He stated that they are presently considering alternatives such as a retail facility at Steveston Landing. They do, however, require consent from the Harbour Authority to change anything in their lease. It was noted that current zoning allows for these types of uses. Discussion ensued regarding the possible oversupply of retail space in the area.

It was noted that Mr. Bealy was aware of the issues and that his facilities were in demand and that he keeps his premises filled. The General Manager advised that he will be corresponding to the Harbour Authority and Mr. Bealy on this issue.

It was clarified that Mr. Bealy still requires to return to Council through the Development Permit process.

Bob Bealy was in attendance to answer question from Committee members. He recounted the background of the project from June 1997 to present and the difficulties involved. He stated that he needed the approval of the Steveston Harbour Authority who had requested confirmation from the City that this meets the requirements of the OCP. He advised that he planned a low density commercial project, half the size of the proposed inn and requested the support of Committee.

Councillor Barnes left the meeting at 5:30 p.m.

2. The General Manager advised that he had met with representatives from the YVR, those in charge of the land Airport Master Plan. He referred to a document on the mission statement which will be distributed to Council in the near future. He stated that there appears to be nothing in contraindication of the Airport Master Plan.
3. Kari Huhtala, Urban Planning was in attendance to report on the new artist-designed tree grates. He advised that staff had been working with foundry persons acquiring technical advice and that a public competition had resulted in artist, Colleen Dickson working with staff. He presented an artistic rendering of the winning grate for the perusal of Committee members. Reference was made to the earth, sky, plant, fish, water motifs seen on the scheme. He stated that in the new year, the foundry people will develop a cast and that once formed, these will be placed in the city centre. The grates will have break out rings to allow for tree growth and will be in two pieces when installed. The new city hall has been identified as a possible location.





# City of RICHMOND

7577 ELMBRIDGE WAY, RICHMOND, B.C. V6X 2Z8  
(604) 276-4000

URBAN DEVELOPMENT DIVISION  
FAX 276-4177 or 276-4157

December 13, 1999

File: DP 96-015

Riversong Inn Ltd.  
202 - 10631 No. 3 Road  
Richmond, B.C.  
V7A 4L8

Attention: Bob Biely, Director

Dear Mr. Biely:

Re: Riversong Inn Development Site

In response to your letter dated November 9, 1999, the above noted site is designated in the Official Community Plan as "Commercial" and specific design guidelines which will affect development on the site. Two of the most important guidelines require: (a) the provision of a waterfront walk and (b) a heritage architectural character and any development on the site will be required to comply with these guidelines. In addition, the site is zoned "Steveston Commercial (Two Storey) District (C4)" and the development would be required to meet the regulations of such a zone. This zone allows retail trade and services as well as hotel uses.

It appears that the conversion of your lease with the Steveston Harbour Authority to "commercial" rather than "hotel" is consistent with City regulations for the site. I trust this is the information you require.

Yours truly,

David McLellan  
General Manager, Urban Development

DJM:djm

pc: Steveston Harbour Authority