



To: Planning Committee **Date:** October 24, 2022
From: John Hopkins **File:** 08-4060-05-01/2022-
Director, Policy Planning Vol 01
Re: **Referral Response on Land Uses Along the Steveston Waterfront and
Proposed Amendments to the Steveston Area Plan and Zoning Bylaw**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:
 - a. “Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;
 - b. “Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and
 - c. “Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)”, “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;
4. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;

- 6. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in conjunction with:
 - a. the City’s Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans, is hereby found to be consistent with said programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and

- 7. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.



John Hopkins
 Director, Policy Planning

(604-276-4279)

Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
		

Staff Report

Origin

The following referral was made at the February 8, 2022 Planning Committee meeting:

To bring forward amendments to the Steveston Area Plan on the south side of Bayview Street between 3rd Avenue and No. 1 Road by:

- (1) Removing the allowance of mixed commercial/residential uses from all plans on the waterfront.*
- (2) Holding active rezoning applications in abeyance until such time as the referral is addressed.*
- (3) Providing a map of the building at 3866 Bayview Street and the walkway around the end of it to examine a way to connect the two sites together.*

The following referral was made at the April 20, 2022 Planning Committee meeting:

That staff be directed to (i) further define the term “mixed commercial” in order to clarify what will be permitted along the Steveston waterfront area, and (ii) provide further follow-up on the in-camera referral regarding the waterfront.

At the April 20, 2022 Planning Committee meeting, staff were also advised to review the 20 m building height allowance along the Steveston waterfront and provide options for consideration.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.1 Ensure an effective OCP and ensure development aligns with it.

The referrals and responses provided in this report are applicable to the area on the south side of Bayview Street between 3rd Avenue and No. 1 Road. A location map with a summary of existing zoning of this area is contained in Attachment 1. Information on the current provisions of the Steveston Area Plan and existing zoning applicable to the area is contained in the ‘Related Policies and Studies’ section of the report.

This report contains 4 sections which respond to the February 8, 2022 and April 20, 2022 referrals from Planning Committee and a request for staff to review the 20 m building height allowance along the Steveston waterfront. Each section is summarized below:

- Section 1 provides information requested by the Planning Committee on 3866 Bayview Street.
 - Summary – No Steveston Area Plan or Zoning Bylaw amendments proposed.
Section 1 is for information purposes only.
- Section 2 responds to the Planning Committee direction to remove the allowance for residential use and development to occur on the south side of Bayview Street between 3rd Avenue and No. 1 Road.

- Summary – Proposed Steveston Area Plan and Zoning Bylaw amendments (Bylaw 10371 and 10372) to prohibit all types of residential use and development in accordance with the Planning Committee direction on this matter.
- Section 3 clarifies permitted commercial and/or industrial land uses along the Steveston waterfront and proposes amendments to zoning to ensure compatibility to surrounding areas and continued support of the commercial fishing harbor.
 - Summary – Proposed minor amendments (Bylaw 10394) to the Steveston Commercial (CS2), Light Industrial (IL) and Steveston Commercial and Pub (ZMU10) zoning districts to not permit specific uses for the subject area.
- Section 4 reviews building height options along the Steveston waterfront area.
 - Summary – Proposed Steveston Area Plan and Zoning Bylaw amendments (Bylaws 10392 & 10393) to reduce the maximum building height to 9 m.

Related Policies and Studies

Steveston Area Plan

The Steveston Area Plan designates properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road for Heritage Mixed Use that allows for commercial and/or industrial uses with residential and/or office uses above (Attachment 2 – Steveston Waterfront Neighborhood Land Use Map). This current land use designation allows for the potential development of mixed commercial and residential buildings along the Steveston Village Riverfront area.

The Steveston Area Plan allows a maximum density of 1.2 Floor Area Ratio (FAR), a maximum building height of 20 m and a 2-storey building maximum for the Steveston Village Riverfront area.

Existing Zoning

Existing zoning for lots on the south side of Bayview Street between 3rd Avenue and No. 1 Road is summarized in Attachment 1.

Current zoning for the subject area permits more intensive residential uses or a dwelling unit (servicing as a residential caretaker unit). Proposed residential development in the subject area that complies with existing zoning would require approval of a Development Permit and Heritage Alteration Permit by Council if work involves modification to the exterior of the existing building or if new building area is proposed. It is possible under current zoning that a residential use can be added to a site through a building permit process only, with no Council approval required, if the work involves no exterior alterations or new building area.

Section 1 – 3866 Bayview Street Information

Jurisdiction Information

The site at 3866 Bayview Street consists of an upland lot, accessed from Bayview Street, and an adjoining water lot, located to the south (Attachment 3). Steveston Commercial (CS2) zoning applies to the upland lot and water lot. A 3-storey commercial building which was built in the late 1980s is located across both the upland lot and water lot. The water lot is Provincial Crown land and under the jurisdiction of the Province of BC (administered by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development – FLNRORD). Provincial staff have confirmed that the owner of the upland lot at 3866 Bayview Street has a Provincial license of occupation over the water lot to use this area for commercial purposes.

Public Walkway

No public access provisions, through legal agreements or statutory right-of-ways, exists over 3866 Bayview Street (upland and water lot portion). Any kind of public access around the building on the water lot would require an agreement to establish a new Provincial license as administered by FLNRORD. Further, staff at the Department of Fisheries and Oceans – Small Craft Harbours (DFO-SCH) and Steveston Harbour Authority (SHA) have indicated that any projects that enhance public access to and along the waterfront, including opportunities to provide for a continuous walkway, would be beneficial to the commercial fishing harbour so long as harbour operations are not impacted and involve no encroachment onto areas needed to maintain boat access to SHA facilities and safe boat navigation within the harbour is maintained. Discussions will continue with both FLNRORD and SHA staff to find opportunities for a continuous waterfront walkway.

In response to the Planning Committee request about the existing development on the subject site and ability for public walkway connections to be provided to neighbouring sites, staff note the following:

- There is no connection to areas east of the subject site and the current building footprint does not allow for space to accommodate any walkway works along the east portion of the site as shown in the map contained in Attachment 3.
- Through staff research, the original building and commercial retail unit configuration on the ground floor had two separate units located on the water lot portion of the site. With this past unit configuration and to ensure a means of access was available to the southern most unit, access would have been provided through a walkway along the west portion of the site. These two ground floor units were later consolidated into one unit to accommodate a single tenant. As a result, the walkway providing access to the end unit would no longer have been required.
- There is no opportunity to establish a waterfront walkway based on the current development configuration on the subject site. Bayview Street provides an east-west public walkway that enables public access to and along the waterfront, as an interim measure, until a continuous waterfront walkway is established.
- For 3866 Bayview Street (upland and water lot), the opportunity to secure and develop public access to and along the waterfront and connections to neighbouring sites will be

through a comprehensive redevelopment proposal involving a rezoning. Any redevelopment would need to comply with recently amended Steveston Area Plan waterfront walkway policies approved by Council on March 21, 2022 to achieve a continuous waterfront walkway in this area.

Section 2 – Prohibiting Residential Use and Development along the Steveston Waterfront

Proposed Amendments to the Steveston Area Plan

In accordance with the February 8, 2022 referral and direction from the Planning Committee to remove the allowance for mixed commercial/residential development, proposed amendments to the Steveston Area Plan will:

- Replace the existing land use designation for properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road with a new ‘Waterfront Commercial-Industrial’ designation. This new designation would only permit a combination of commercial and/or industrial uses on a site within a building(s), including office use at or above grade. No residential development would be permitted. The proposed Steveston Waterfront Neighbourhood Land Use Map is contained in Attachment 4 for reference purposes.
- Revise various land use policies and Development Permit Guidelines throughout the Steveston Area Plan to be consistent with the new ‘Waterfront Commercial-Industrial’ land use designation and identify that residential land uses are not permitted along the waterfront.

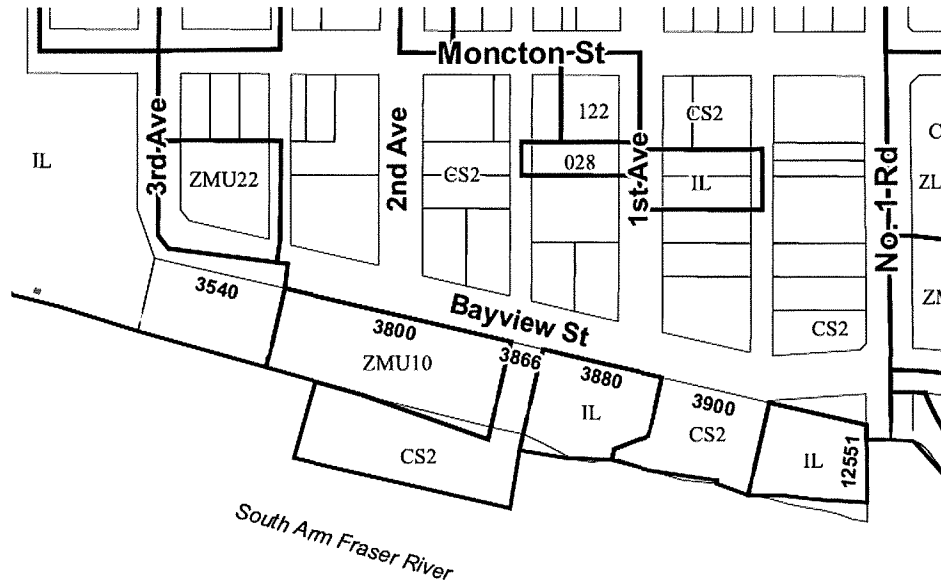
Presently, no residential development exists on the lots south of Bayview Street between 3rd Avenue and No. 1 Road. The introduction of residential development in this area may result in additional pressures on waterfront land based on residential land use priorities (i.e., protection of residential views, noise/activity conflicts) that would undermine the City’s objectives of maximizing public use and access to and along the waterfront.

These proposed amendments would not impact the ability for commercial and/or industrial development to occur along the waterfront between 3rd Avenue and No. 1 Road. The Steveston Area Plan contains supporting land use policies for the development of waterfront lots for commercial and/or industrial use to ensure that this area remains a vibrant commercial centre and supports the commercial fishing harbour. Under these changes, development could consist of commercial only, industrial only or a combination of commercial and industrial development together.

Proposed Zoning Bylaw Amendments

A number of amendments to existing zoning of the six properties located in this area are proposed in response to the February 8, 2022 referral and direction provided to staff. It is staff’s understanding that the referral is intended to remove the allowance of residential uses and ensure no form of residential development establishes in this area. To ensure zoning regulations applicable to these six properties are clear and transparent, amending the zoning for the six properties in this area to remove residential uses is recommended as each zone permits some form of residential development as shown in Diagram 1.

Diagram 1



Site	Current Zoning	Summary of Permitted Residential and Related Uses
3540 Bayview St.	Light Industrial (IL)	Residential security/operator unit.
3800 Bayview St.	Steveston Commercial and Pub (ZMU10)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
3866 Bayview St.	Steveston Commercial (CS2)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
3880 Bayview St.	Light Industrial (IL)	Residential security/operator unit.
3900 Bayview St.	Steveston Commercial (CS2)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
12551 No. 1 Rd.	Light Industrial (IL)	Residential security/operator unit.

The zoning revisions are aligned with the proposed changes to the Steveston Area Plan to remove all residential use provisions for the area. Proceeding with amendments to the Steveston Area Plan only would not address the potential for residential uses to locate or establish in the area as current zoning allows some form of residential development on each site. A summary of the recommended zoning revisions to the six properties between 3rd Avenue and No. 1 Road is provided below.

- Light Industrial (IL): Remove the allowance for a “residential security/operator unit” on a site-specific basis for the properties located at 3540 and 3880 Bayview Street and 12551 No. 1 Road.
- Steveston Commercial and Pub (ZMU10): Remove the allowance for “housing apartment” and all related residential uses (i.e., boarding and lodging; community care facility; home business) in this zone for the site at 3800 Bayview Street.
- Steveston Commercial (CS2): Remove the allowance for “housing apartment” and all related residential uses (i.e., boarding and lodging; community care facility; home business) on a site-specific basis for the properties located at 3866 and 3900 Bayview Street.

Section 3 – Clarification of Permitted Commercial and Industrial Uses

This section responds to the April 20, 2022 Planning Committee referral requesting clarification of the term “mixed commercial” and permitted uses along the Steveston waterfront area.

Proposed ‘Waterfront Commercial-Industrial’ Designation

The proposed ‘Waterfront Commercial-Industrial’ designation is intended to allow commercial, industrial or a mix of commercial and industrial uses along the waterfront. As a result, development on a site could consist of commercial only, industrial only or a combination of commercial and industrial development together.

Assessment of Permitted Commercial and Industrial Uses (Existing Zoning)

In support of the ‘Waterfront Commercial-Industrial’ designation proposed along the Steveston waterfront, staff assessed all of the permitted uses allowed under existing zoning for the area to ensure that uses are compatible with the surrounding area and support the commercial fishing harbor. A summary of the each site’s zoning and the permitted commercial and industrial uses is provided in the first table contained in Attachment 5.

The current zoning allows for a wide range of commercial and/or industrial uses and activities to occur along the waterfront that would service the community, business/industry, visitors and those that work in the area. Minor amendments to the permitted uses in zoning are proposed and summarized in the following section of this report.

Proposed Minor Amendments to Permitted Uses in Zoning along the Waterfront

The second table in Attachment 5 lists the uses that would no longer be permitted for sites along the waterfront as proposed in this report.

For the Light Industrial (IL) zoning, the following uses are proposed to no longer be permitted on the sites at 3540 and 3880 Bayview Street and 12551 No. 1 Road:

- animal shelter;
- auction, minor;
- car or truck wash;
- fleet service; and
- recycling depot.

For Steveston Commercial (CS2) and Steveston Commercial and Pub (ZMU10) zoning, the following uses are proposed to no longer be permitted on the sites at 3800, 3866, and 3900 Bayview Street:

- recycling depot.

These proposed changes are minor in nature and zoning for these sites would continue to support the commercial fishing harbor and business/activities in the surrounding area.

Section 4 – Review of the 20 m Building Height Allowance (Waterfront Area)

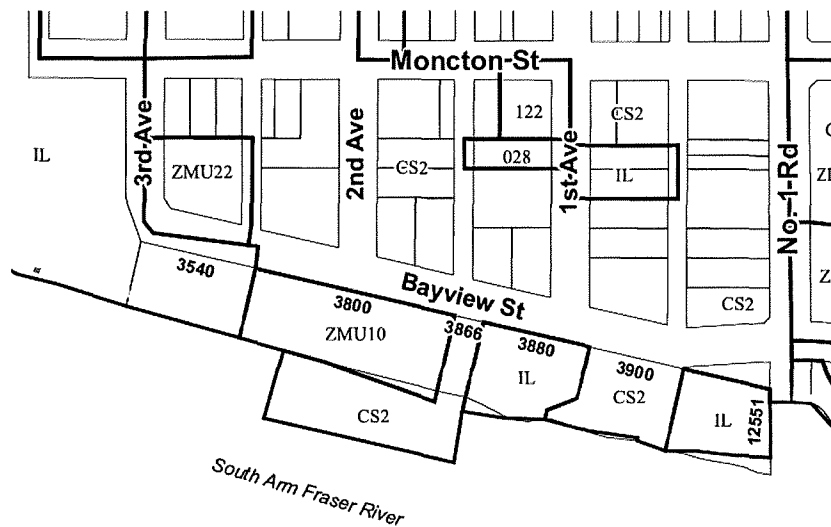
This section responds to the April 20, 2022 Planning Committee request to review the 20 m building height allowance for the Steveston waterfront area and present options for Council’s consideration. This review is limited to maximum building height only as provisions in the Steveston Area Plan related to maximum density (1.2 FAR) and number of storeys permitted (2-storey building maximum) are proposed to remain unchanged.

Assessment of Existing Building Height Land Use Policies and Regulations

The Steveston Area Plan current building height maximum is 20 m. This height maximum references the geodetic survey datum of Canada (GSC) as a baseline to measure building height. The maximum building height of 20 m provides for the allowance of cannery type buildings with higher peaked roof ridges, which is characteristic of historical development fronting the water.

Current zoning allows a maximum building height of 9 m for properties zoned Steveston Commercial (CS2) and Steveston Commercial and Pub (ZMU10). For properties zoned Light Industrial (IL), current zoning allows a maximum building height of 16 m (refer to Diagram 2).

Diagram 2



Site	Current Zoning	Maximum Permitted Building Height
3540 Bayview St.	Light Industrial (IL)	16 m
3800 Bayview St.	Steveston Commercial and Pub (ZMU10)	9 m
3866 Bayview St.	Steveston Commercial (CS2)	9 m
3880 Bayview St.	Light Industrial (IL)	16 m
3900 Bayview St.	Steveston Commercial (CS2)	9 m
12551 No. 1 Rd.	Light Industrial (IL)	16 m

Existing development along the waterfront consist of 1 to 3-storey buildings. The following provides a summary of approximate building heights for existing development along the waterfront (note: measurements based on where the building intersects the ground to the top of the roof):

- 3800 Bayview Street (Steveston Landing) – 1 and 2-storey building massing; approximate building height range – 5 m to 9 m.
- 3866 Bayview Street – 3-storey building; approximate building height – 14.5 m.
- 3900 Bayview Street – 1-storey (plus mezzanine) building massing; approximate building height range – 6 m to 9 m.
- 12551 No. 1 Road – 1-storey building massing; approximate building height – 5 m.

Building Height Options

Option 1 – No proposed changes to maximum building height (NOT RECOMMENDED)

Option 1 continues to allow a maximum building height of 20 m along the waterfront for properties on the south side of Bayview Street. No changes to the Steveston Area Plan or existing zoning would be required under Option 1. The intent of having higher building heights was to allow the potential for new development to emulate the historical character of cannery type buildings along the water.

A building with a maximum height of 20 m may result in a significantly large building form that would be taller and out of scale with other existing developments along the waterfront. This may result in challenges to achieving other high priority objectives along the waterfront, which include:

- Maximizing public access to the waterfront from Bayview Street as larger building forms may act to separate the waterfront area from the rest of Steveston Village.
- Ensuring pedestrian friendly and animated streetscapes along waterfront walkway, public sidewalks and access from Bayview Street to the water is coordinated with complementing building forms and massing.
- The challenge of effectively managing adjacency conditions where significant differences in building height occur between sites.

Based on the above, Option 1 is not recommended.

Option 2 – Reduce Maximum Building Height from 20 m to 9 m (RECOMMENDED)

Option 2 proposes to reduce maximum building height from 20 m to 9 m for lots along the south side of Bayview Street between 3rd Avenue and No. 1 Road along the waterfront.

Reducing maximum building height to 9 m along the waterfront area achieves the following:

- Establishes a building height that is similar to existing development that has occurred in the area.
- A building form that provides maximum opportunity for achieving public access to and along the waterfront.

- Effective management of the interface between new and existing developments.
- A pedestrian friendly scale of development in an area.
- Allows Council to consider, on a case-by-case basis, variances to the 9 m maximum building height.

Based on the above, Option 2 is recommended and would involve the following proposed amendments to the Steveston Area Plan and Zoning Bylaw (Bylaws 10392 and 10393):

- Steveston Area Plan – Amend the ‘Steveston Village Land Use Density and Building Height Map’ to reduce the maximum building height to 9 m and revise land use policies and Development Permit Guidelines throughout the Steveston Area Plan to be consistent with the 9 m maximum building height along the waterfront.
- Zoning Bylaw – Amend the Light Industrial (IL) zone, to reduce the maximum building height from 16 m to 9 m for the properties at 3540 and 3880 Bayview Street and 1255 1 No. 1 Road.

Analysis

Implications to Development Proposals

As outlined in this report, various Steveston Area Plan and Zoning Bylaw amendments are proposed to prohibit residential use/development, clarify commercial/industrial uses and reduce the maximum permitted building height to 9 m along the Steveston waterfront area.

If endorsed by Council, these proposed Steveston Area Plan and Zoning Bylaw amendments will have immediate effect for the properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road.

Within this area, two development applications have been submitted at 3880 Bayview Street (RZ 17-770978) and 3900 Bayview Street (ZT 20-903989). A brief summary description of each project is provided below:

- 3880 Bayview Street (RZ 17-770978)
 - A new 3-storey building (above grade) with a parkade structure below grade.
 - Mixed used development with commercial uses at grade and residential uses above (22 proposed residential dwelling units).
 - Proposed density of 1.51 FAR (approximate).
 - Approximate building height is 19 m.
- 3900 Bayview Street (ZT 20-903989).
 - Proposal to develop a second storey to the existing commercial building and incorporate one residential dwelling unit. New residential floor area from this proposal is (481 m² or 5,175 ft²).
 - Proposed density of 0.72 FAR (approximate)
 - Approximate building height is 9 m.

If Council approves the Steveston Area Plan and Zoning Bylaw amendments outlined in this report, there would be no policy basis to support these applications as they would not be

consistent with the provisions of the Steveston Area Plan. As a result, staff would communicate to both of these applicants that their applications should be withdrawn. If the applicants do not withdraw the applications, staff will bring them forward to Planning Committee in due course with a recommendation that the rezoning applications be denied.

Consultation

Written correspondence has been received by the City for two properties in the area under review (3880 and 3900 Bayview Street) and is contained in Attachment 6. In summary, the correspondence received are opposed to removing residential uses on the south side of Bayview Street. City staff also have been in communication with the applicants for the development applications on Bayview Street, which included a meeting (via web conference) with the proponents of the proposal at 3900 Bayview Street on March 7, 2022. In these discussions, concerns were noted about the referrals, impacts to their existing proposals and future intended use of the property.

City staff also consulted with DFO-SCH and SHA to provide information and updates on the referrals to the waterfront area. Staff also provided information to DFO-SCH and SHA staff on the proposed changes to zoning and permitted commercial/industrial uses in the area that are considered minor and do not impact the viability or operations of the commercial fishing harbour and waterfront area. SHA has reviewed the minor changes to permitted commercial/industrial uses in this area and confirmed they have no objection to these changes. City staff will update DFO-SCH and SHA staff to inform them when this matter will be considered by Council, including opportunities to provide any additional comments and feedback to Council.

The Steveston Area Plan and Zoning Bylaw amendments proposed in this report will be forwarded to a Public Hearing. Prior to the Public Hearing, all impacted properties located on the south side of Bayview Street will be notified and the public will have the opportunity to comment at the Public Hearing. In conjunction with the City's Official Community Plan Consultation Policy No. 5043, no additional consultation is recommended.

Conclusion

This report responds to the:

- February 8, 2022 Planning Committee referral and direction to remove the allowance for residential uses and development along the waterfront area;
- April 20, 2022 Planning Committee referral to clarify commercial/industrial uses and direction to review and provide options on building height along the waterfront.

This report also presents information about the site at 3866 Bayview Street, as requested by Council.

As a result of the land use referrals for the Steveston waterfront area (south side of Bayview Street between 3rd Avenue and No. 1 Road), staff recommend the following:

- To remove the allowance for residential uses and development, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371 and Richmond Zoning Bylaw, Amendment Bylaw 10372, be introduced and granted first reading;
- To undertake minor amendments to not permit specific uses, Richmond Zoning Bylaw, Amendment Bylaw 10394, be introduced and granted first reading; and
- To reduce maximum building height to 9 m, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392 and Richmond Zoning Bylaw, Amendment Bylaw 10393, be introduced and granted first reading.

Based on the recommendations of this report and implications to existing development applications in the area, City staff will be advising these applicants to withdraw their applications.



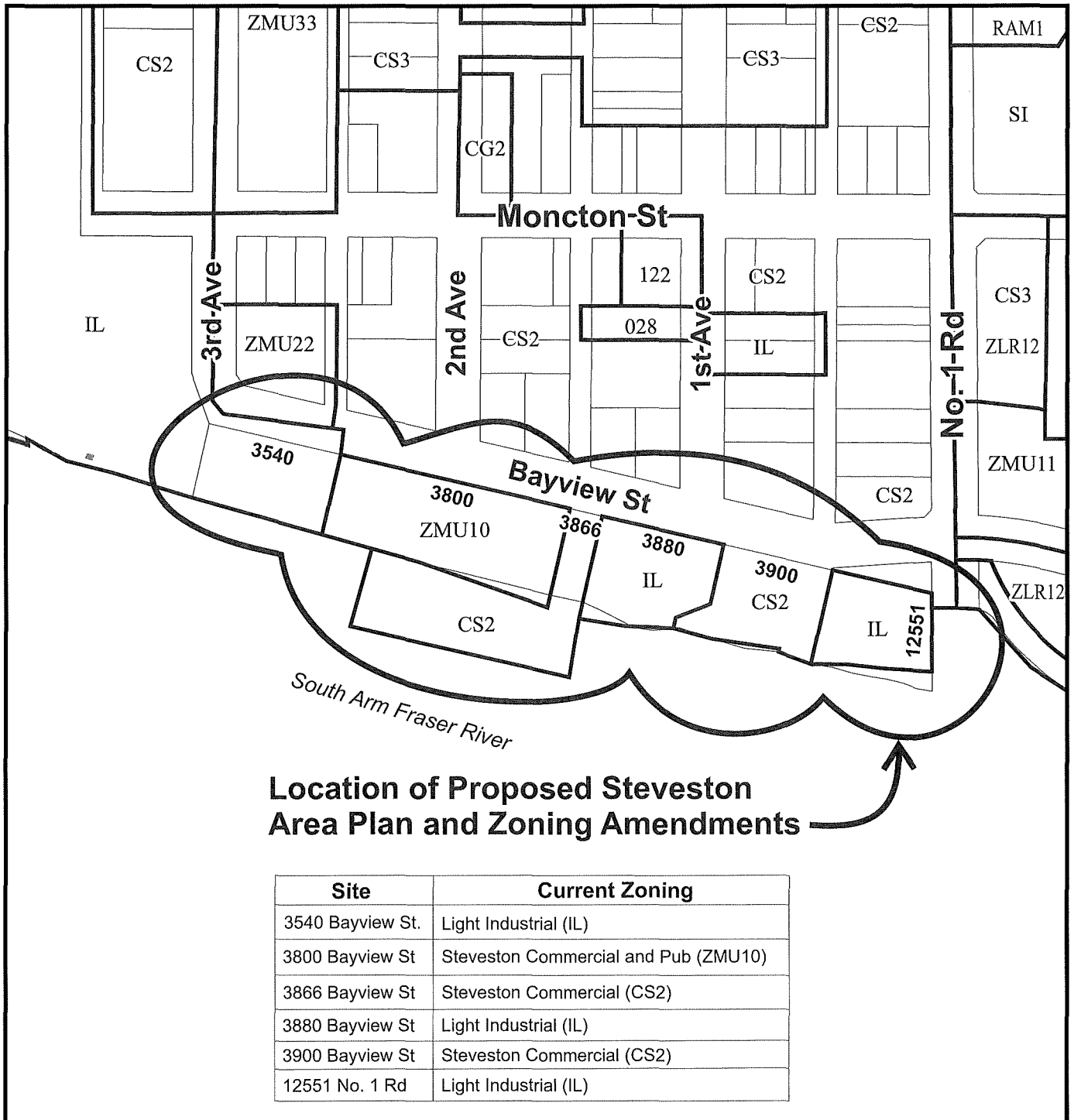
Kevin Eng
Planner 3
(604-247-4626)

KE:cas

- Att. 1: Location Map
- 2: Steveston Waterfront Neighbourhood Land Use Map (Existing)
 - 3: Map of 3866 Bayview Street
 - 4: Steveston Waterfront Neighbourhood Land Use Map (Proposed)
 - 5: Summary Table of Permitted Uses for Zoning along the Steveston Waterfront
 - 6: Public Correspondence



City of
Richmond



Steveston Village
Waterfront Area

Original Date: 11/22/21

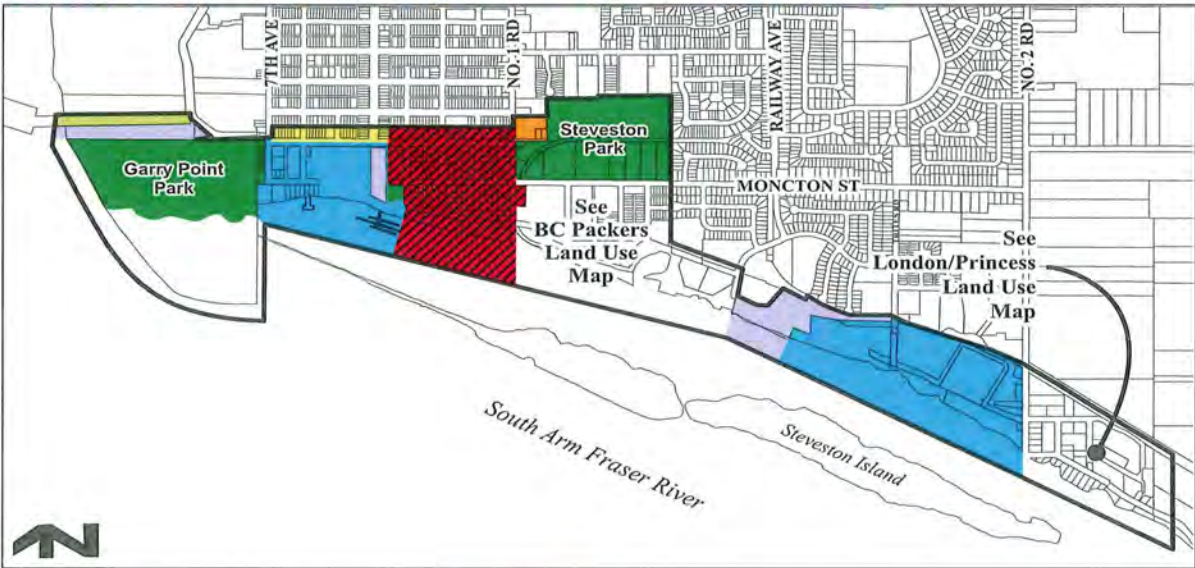
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



Note: Dimensions are in METRES

City of Richmond

Steveston Waterfront Neighbourhood Land Use Map

Bylaw 8432
2010/05/25



	Residential		Multiple-Family (Including Congregate Care Housing with complementary Community/Commercial uses)
	Maritime Heritage		Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)
	Industrial		Public Open Space
	Commercial		Conservation Area



City of Richmond



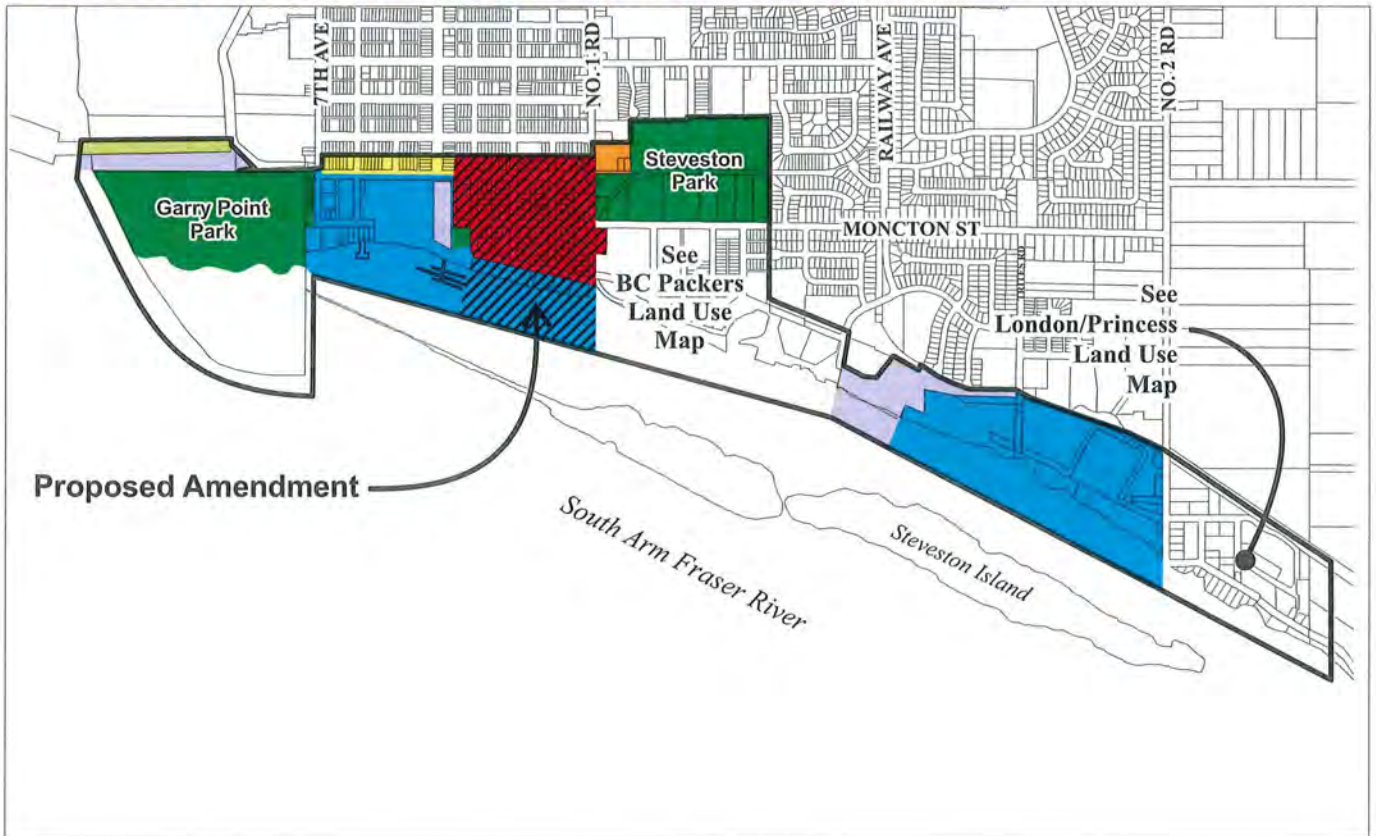
3866 Bayview Street

Original Date: 06/17/22

Revision Date:

Note: Dimensions are in METRES

Steveston Waterfront Neighbourhood Land Use Map



Summary Table of Permitted Uses for Zoning along the Steveston Waterfront

Note – Residential and residential-related uses are not included

Zoning/Sites	Commercial Uses	Industrial Uses	Other/Service Uses
Light Industrial (IL) 3540 and 3880 Bayview St. 12251 No. 1 Rd.	-auction, minor -restaurant	-commercial storage -commercial vehicle parking and storage -contractor service -fleet service -industrial, general -industrial, manufacturing -industrial, warehouse -manufacturing, custom indoor -vehicle repair -vehicle body repair or paint shop	-animal daycare -animal grooming -animal shelter -car/truck wash -child care -recreation indoor -recycling depot -recycling drop-off -utility, minor
Steveston Commercial (CS2) 3866 and 3900 Bayview St.	-hotel -liquor primary establishment -office -restaurant -retail, convenience -retail, general -retail, second hand -service, business support -service, financial -service, household repair -service, personal studio -veterinary service	-industrial, general -manufacturing, custom indoor -microbrewery, winery and distillery	-animal grooming -broadcasting studio -child care -education -education, commercial -entertainment, spectator -government service -greenhouse & plant nursery -health service, minor -parking, non-accessory -recreation indoor -recycling depot
Steveston Commercial and Pub (ZMU10) 3800 Bayview St.	-hotel -liquor primary establishment -neighbourhood public house -office -restaurant -retail, convenience -retail, general -retail, second hand -service, business support -service, financial -service, household repair -service, personal -studio -veterinary service	-industrial, general -manufacturing, custom indoor	-animal grooming -broadcasting studio -child care -education -education, commercial -entertainment, spectator -government service -greenhouse & plant nursery -health service, minor -parking, non-accessory -recreation indoor -recycling depot

Summary of Uses Proposed to be Removed from Existing Zoning along the Steveston Waterfront

Zoning	Sites	Uses Proposed to be removed
Light Industrial (IL)	3540 and 3880 Bayview St. 12251 No. 1 Rd.	auction, minor; animal shelter; car/truck wash; fleet service; recycling depot
Steveston Commercial (CS2)	3866 and 3900 Bayview St.	recycling depot
Steveston Commercial and Pub (ZMU10)	3800 Bayview St.	recycling depot

Dear Mayor and Council members

I am Brian Veljacic. A commercial fisherman . I live in the Waves building across the street from the former Esso site on Bayview Street.

I recently watched the Feb 8/22 council meeting. Focus was on the Steveston boardwalk discussion. I want to thank the council's proposal for the continuous boardwalk and proposed access links to the waterfront. This is an excellent Steveston community proposal and long overdue. We want to promote foot traffic, not block it.

I was shocked and jaw droppingly disappointed in the council's comments on the non-residential use south of Bayview Street. This topic was not on the agenda. Also recommended by council, was to stop any in-stream zoning applications.

I presently have a zoning text amendment application for 3900 Bayview Street, known as Riversong. My application was submitted around April 2020. Myself, Architects and city planners (Cynthia and Minhee) have been back and forth working on this for probably 2 years prior to submission. We have been reduced to building only a single unit apartment dwelling. On the second level of the existing building structures. Hence the text amendment to the current CS2 zoning. I am not asking to rezone but to merely make a text amendment to the existing zoning. To allow a single residential unit rather than 2 or more units. As is presently permitted under the current zoning.

I want to thank Mr. Steves. My wife and I met Mr. Steves, 15 years ago, regarding our building application in Steveston Village. 12231 First Ave, known as the Waves building. After Mr. Steves endorsed our plans , we have continued to get public praise as to how beautiful our building turned out. I have lived in the Waves building since it was built. A mixed use building. Thank you.

Our family immigrated from a small fishing village in Croatia. All my brothers, uncles, father and grandparents fished out of the Steveston BC Packers imperial plant. I have fished out of Steveston for 45 years. My dream is to build on the second level at 3900 Bayview street. Live out the rest of my days looking out over the Fraser River where I worked.

3900 Bayview is currently zoned CS2, mixed use residential. I originally purchased the lease property with the intention to build my dream home. We do not plan to exceed the existing footprint or height restrictions. We do not plan to restrict or change any of the existing access corridors. Even after the addition we will still be under the 1.0 FAR. There is already a second mezzanine level in the building. We plan to use this floor level and expand on it.

During the years of back and forth with city planners. They have requested us to contract surveyors, traffic consultants, parking consultants, geotects and architects. We have invested considerable time and funds to move towards our dream. Our proposed addition, like the Waves

building. Will be a welcome addition to Steveston Village. I am confident we will again get continued compliments from the public.

I hope you understand how personal this project is for our family. I am doing this to build a retirement residence not to sell or flip for profit.

Council suggested that mixed use residential on the south side of Bayview Street will restrict public access to the waterfront. I disagree. Once I move into the new unit . This will free up my unit in the Waves building for a family to enjoy our village. Again, our second level unit will not restrict the existing access corridors to the waterfront. We currently have 2 access links to the waterfront on our property now. We will maintain the status quo. Also mixed use residential brings a vibrant living/working atmosphere to our community. Please do not take this away.

Community in Steveston is important to me. I worked hard over the last 15 years maintaining a vibrant Steveston community and will continue to work for the community. I keep a high standard of maintenance on our properties. I am proud to be part of the Steveston Village community.

I wonder if you may be confusing my simple text amendment application with the 3880 Bayview application. The former Esso site. I would be happy to explain our proposal to the council if they are not familiar.

I would like a meeting with all council members to explain my application. To get an explanation from the council , why they believe my single unit will restrict public access to the waterfront. Please explain how the council can stop a 2 year in stream application when we are already zoned CS2 residential mixed use.

I would like you to reconsider your motion and allow our text amendment application to proceed.

Please let me know when we can meet,

Thank you Brian Veljacic

Eng, Kevin

From: Ken Chow (IFA) <ken@interfacearchitecture.com>
Sent: February 9, 2022 1:15 PM
To: Badyal, Sara
Cc: Jason Zhang; Jun Zi; Eng, Kevin; Craig, Wayne
Subject: RE: Planning Committee referral regarding residential development on the south side of Bayview Street

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Sara:

I was aware that yesterday's Planning Committee was considering waterfront access amendments to the Steveston Area Plan and was resigned to its endorsement. However, this new referral motion to eliminate residential uses south of Bayview is a big surprise, and a project killer. Even without a vested stake in this project, I am shocked by this motion while our proposal is in-stream, as will be the owners.

Since 2017, the goal posts have constantly moved as previous detailed and outlined here:

1. Permitted to develop to a max 1.6 FAR, 3-storeys, mixed-use
2. Dike requirements required designing to Bayview potentially raised 1.5m, 3.25m front yard setback
3. Area Plan revised to reduce to 1.2 FAR, 2-storeys, mixed-use
4. Push to move boardwalk entirely on subject site (no water lot encroachment)
5. Area Plan revises again to relocate Required Connection #5 from east side to west side of subject site.
6. Now, Area Plan proposes removing residential as a permitted use!!!

The owners bought the property in 2016 in good faith with an expected development potential. They will now feel their property ownership rights have been disregarded.

Understand that the various government agencies have been impossible to coordinate support for previous concepts; I now know they are very opaque to deal with and remain silo'ed in their roles. We have pushed hard to make progress, but the moving goal posts have caused delays as each new design concept requires additional outreach efforts.

Thanks for listening. I would guess the City deals with these difficult situations from time to time. If there is any course of action that may help our client, please advise.

--
Ken

From: Badyal, Sara
Sent: February 9, 2022 11:23 AM
To: 'Ken Chow (IFA)'
Subject: Planning Committee referral regarding residential development on the south side of Bayview Street

Hi Ken,

I am writing to let you know that yesterday, at the February 8, 2022 Planning Committee meeting:

- Planning Committee endorsed the Steveston waterfront walkway report, titled “Referral Response on Public Access Along the Steveston Waterfront and Proposed Amendments to the Steveston Area Plan” by Kevin Eng.
- Planning Committee passed a referral motion directing staff to remove the ability to construct residential units on the south side of Bayview Street. The referral motion includes language directing staff to hold rezoning applications for residential development in abeyance until the referral is addressed.

As a result of Planning Committee direction, we will not be able to continue to review your application until the referral motion is addressed.

Please note that the report and referral will be placed on the agenda for consideration at the February 14, 2022 Council meeting on Monday night.

Planning Committee Meetings - link to 2022 meeting agendas, minutes and audiovisual recordings:

<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=24&Year=2022>

Council Meetings - link to 2022 meeting agendas, minutes and audiovisual recordings:

<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=6&Year=2022>

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 3

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

People | Excellence | Leadership | Team | Innovation



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10371 (Revisions to the Steveston Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan):
 - a. at Section 3.2 (Waterfront Neighbourhoods Overall Policies), by adding the following clause h) under the heading “Policies: Land Uses”:

“h) Residential uses and development are not permitted in the Steveston Village Riverfront Area along the south side of Bayview Street between 3rd Avenue and No. 1 Road.”;
 - b. at Subsection 3.2.3 (Steveston Village Node), by inserting the following as a new clause e) under the heading “Policies” and renumbering the remaining clauses to f), g), h), i) and j) accordingly:

“e) Residential uses and development are not permitted in the Steveston Village Riverfront Area along the south side of Bayview Street between 3rd Avenue and No. 1 Road.”;
 - c. at Subsection 9.2.2 (Massing and Height), by deleting the paragraph entitled “Cohesive Character Areas” and replacing it with the following:

“Cohesive Character Areas

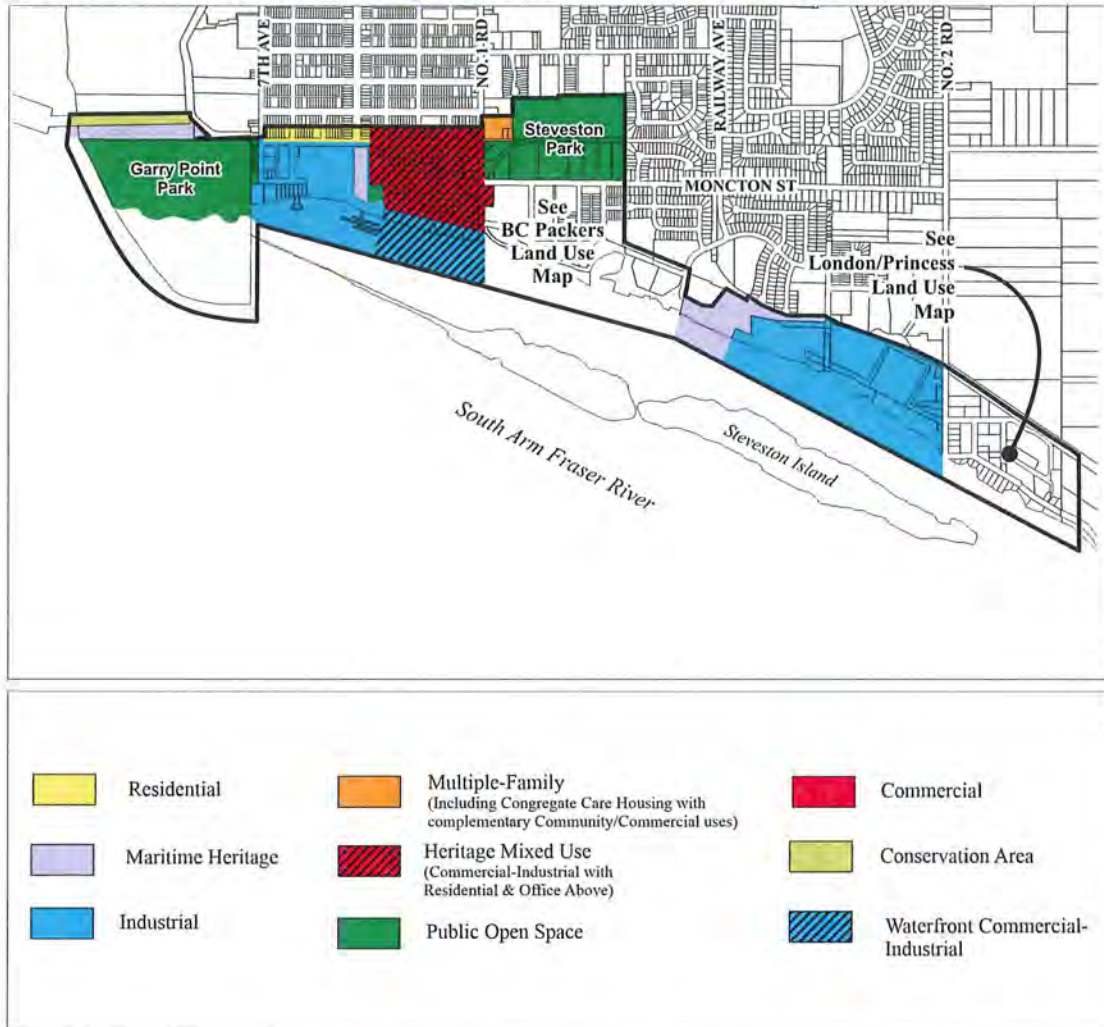
The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings, while commercial and/or industrial uses introduced along the riverfront would be better to adopt a scale and form reflective of the area’s historic cannery buildings.”;
 - d. at Subsection 9.3.2.2.b (Steveston Village Riverfront), by:
 - i. deleting the last sentence of the first paragraph and replacing it with the following:

“New development should seek to reanimate the “Riverfront” by integrating new and revitalized maritime-oriented industries and commercial activities within an unconventional, pedestrian friendly environment.”;

- ii. deleting clause i) under the title “Settlement Patterns” and replacing it with the following:
 - “i) Where possible, avoid segregating different uses on a site, in favour of an approach which sees different uses share a common character and features.”;
- iii. deleting the clause e) under the title “Architectural Elements” and replacing it with the following:
 - “e) Employment of architectural elements which enhance enjoyment of the river, the sun, and the view and provide opportunities for open space. Roof decks are not permitted;”;
- iv. deleting clause f) under the title “Architectural Elements” and renumbering the remaining clauses to f), g), h), i), j), k) and l) accordingly; and
- v. deleting subclause a(iii) under the title “Parking and Services” and renumbering the remaining subclause to a(iii) accordingly;

- e. deleting the Steveston Waterfront Neighbourhood Land Use Map and replacing it with the following:

Steveston Waterfront Neighbourhood Land Use Map



- f. at Appendix 1 – Definitions, by inserting the following definitions in alphabetical order:

“Heritage Mixed Use (Commercial-Industrial with Residential & Office Above) A combination of commercial and industrial uses permitted within the same building, including residential and/or office uses above grade.

Waterfront Commercial-Industrial A combination of commercial and/or industrial uses contained within a building or buildings, including office use at or above grade.”

- 2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371”**.

FIRST READING

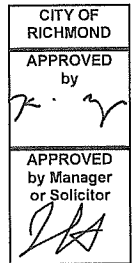
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 28 2022



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10372 (Revisions to the Steveston Commercial
(CS2) Light Industrial (IL) and Steveston Commercial and Pub
(ZMU10) Zoning Districts)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 9.2 (Steveston Commercial (CS2) zoning district), by inserting the following as a new Section 9.2.12.3 and renumbering the remaining sections accordingly:
 - “3. Notwithstanding Section 9.2.3, **boarding and lodging, community care facility, minor, home business, and housing apartment** are not permitted on the following **sites**:

3866 Bayview Street
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminister District Plan 249

3900 Bayview Street
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminister District Plan LMP51060”
 - b. at Section 12.2 (Light Industrial (IL) zoning district) , by adding the following as a new Section 12.2.11.6:
 - “6. Notwithstanding Section 12.2.3.A, **residential security/operator unit** is not permitted on the following **sites**:

3540 Bayview Street
PID 003-408-833
Parcel “E” Section 10 Block 3 North Range 7 West New Westminister District Reference Plan 63730

3880 Bayview Street
PID 030-468-132

Lot A Section 10 Block 3 North Range 7 West New Westminster District
Plan EPP81519

12551 No. 1 Road
PID 028-745-701

Lot 1 Section 10 Block 3 North Range 7 West New Westminster District
Plan BCP49814”

- c. at Section 20.10 (Steveston Commercial and Pub (ZMU10) zoning district), by deleting **boarding and lodging, community care facility, minor, home business and housing apartment** from Section 20.10.3 (Secondary Uses).
- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10372”**.

FIRST READING

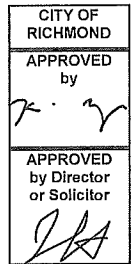
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 28 2022



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10394 (Revisions to the Steveston Commercial
(CS2) Light Industrial (IL) and Steveston Commercial and Pub
(ZMU10) Zoning Districts**

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

1. Richmond Zoning Bylaw 8500, as amended is further amended:
 - a. at Section 9.2 (Steveston Commercial (CS2) zoning district), by inserting the following as a new Section 9.2.12.3 and renumbering the remaining sections accordingly:
 - “3. Notwithstanding Section 9.2.3, **recycling depot** is not permitted on the following **sites**:

3866 Bayview Street
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3900 Bayview Street
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminster District Plan LMP51060”
 - b. at Section 12.2 (Light Industrial (IL) zoning district), by inserting the following as a new Section 12.2.11.6:
 - “6. Notwithstanding Section 12.2.2, **animal shelter, auction, minor, car or truck wash, fleet service and recycling depot** are not permitted on the following **sites**:

3540 Bayview Street
PID 003-408-833
Parcel “E” Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730

3880 Bayview Street
PID 030-468-132

Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan
EPP81519

12551 No.1 Road
PID 028-745-701

Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan
BCP49814”

- c. at Section 20.10 (Steveston Commercial and Pub (ZMU10) zoning district), by deleting **recycling depot** from Section 20.10.2 (Permitted Uses)
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10394”**.

NOV 28 2022

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10392 (Revisions to the Steveston Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan):
 - a. at Subsection 9.3.2.2.b (Steveston Village Riverfront), by deleting clause c) i) under the title “Massing and Height” and replacing it with the following:

“Typically vary from one to two storeys and up to a maximum building height of 9 m.”
 - b. by amending the accompanying table associated with the Steveston Village Land Use Density and Building Height Map to delete the text in the Maximum Building Height cell along the Riverfront Area row and replace with the following:

“9 m ***”
 - c. by deleting the text under the asterisks (***) at the bottom of the Steveston Village Land Use Density and Building Height Map and replacing it with the following:

“*** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392**”.

FIRST READING

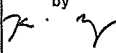

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 28 2022

CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10393 (Revisions to the Light Industrial (IL) Zoning District)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 12.2 (Light Industrial (IL) zoning district), by inserting the following as a new Section 12.2.7.2 and renumbering the remaining sections accordingly:
 - "2. Notwithstanding Section 12.2.7.1, the maximum height for buildings is 9.0 m for the following sites:

3540 Bayview Street
PID 003-408-833
Parcel "E" Section 10 Block 3 North Range 7 West New Westminster District
Reference Plan 63730

3880 Bayview Street
PID 030-468-132
Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan
EPP81519

12551 No.1 Road
PID 028-745-701
Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan
BCP49814"
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10393".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 28 2022

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



**Regular Council
Monday, November 28, 2022**

15. REFERRAL RESPONSE ON LAND USES ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN AND ZONING BYLAW

(File Ref. No. 08-4060-05-01; 12-8060-20-010371/10372/10394/10392/10393) (REDMS No. 6920288 v. 5, 6922793, 6860973, 6860974, 6923673, 6923675, 6923674)

R22/20-6

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)”, “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (4) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans, is hereby found to be consistent with said programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and*



**Regular Council
Monday, November 28, 2022**

- (5) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

The question on the motion was not called as discussion ensued in respect to the proposed 9 metre height restrictions and the option to go with a conservative regulatory framework for height restrictions and then look at exceptions of unique proposals on a case by case basis.

The question on the motion was then called and **CARRIED** with Cllr. Loo opposed.

R22/20-7

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:*
- (a) *“Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;*
 - (b) *“Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and*
 - (c) *“Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading.*



Regular Council
Monday, November 28, 2022

The question on the motion was not called as discussion ensued in respect to (i) continued public access to the waterfront, (ii) maintaining the character of the Steveston waterfront, (iii) the need for a linear walkway along the waterfront, (iv) rationale for not permitting residential uses, and (v) the effectiveness of mixed-use designation to increase population in Steveston Village.

The question on the motion was then called and **CARRIED** with Cllrs. Au, Hobbs and Loo opposed.