



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 12, 2014
File: ZT 14-660990

Re: Application by Traschet Holdings Ltd. for a Text Amendment to the "Industrial Business Park (IB2)" Zone

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the "Industrial Business Park (IB2)" zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.

Wayne Craig
Director of Development

MM:blg

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Traschet Holdings Ltd. has applied to the City of Richmond for a text amendment to the “Industrial Business Park (IB2)” to remove the current restriction requiring that animal grooming and indoor recreation be located above the ground floor. While the applicant’s subject property located at 9111 Beckwith Road (Attachment 1) is currently the only property zoned IB2, the proposed text amendment would apply to any other properties rezoned to IB2 in the future.

Findings of Fact

The subject site includes two (2) equal-sized buildings totalling 43,150 ft² (4,009 m²) that were subject rezoning (RZ11-591939) and Development Permit (DP-13630025) applications, both approved by Council on July 22, 2013.

A Development Application Data Sheet providing details of the approved development proposal is attached (Attachment 2).

Staff Comments

Rationale for Text Amendment to the IB2 Zone

The applicant has advised staff that there are a number of potential tenants wishing to lease space in the development’s 14 units for indoor recreation and other service commercial uses that are permitted to be located only above the ground floor. While the owners have stated that the site is well located for these allowed uses, the owner has found that a problem arises when these uses are restricted to the upper floor of the building which requires mounting staircases and provides less visible business exposure than businesses located on the first floor.

Parking Requirements

The approved development includes 42 parking spaces. Land uses requiring 46 parking spaces may be permitted if a 10% TDM reduction permitted under Zoning Bylaw 8500 with the necessary TDM measures being provided. These measures include four (4) electric vehicle spaces and a \$10,000 cash contribution for the City to upgrade two existing bus stops in the area to provide accessible landing pads.

With the 10% TDM reduction, there is sufficient parking for four (4) of the units to have indoor recreation uses and ten (10) of the units to have light industrial uses.

Surrounding Development

To the North: Industrial building on a lot zoned “Light Industrial (IL)” and the former CPR rail right-of-way (ROW).

To the East: An older single-family home on a large lot zoned “Single Detached (RS1/F)”.

To the South: Beckwith Road and the large retail wholesale building and surface parking lot on a site zoned “Auto-Oriented Commercial (CA)”.

To the West: A rental car outlet zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Business and Industry” in the Official Community Plan (OCP).

City Centre Area Plan (CCAP)

The Bridgeport Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the subject site as “General Urban T4 (25m): Area B”, which permits light industry and accessory uses only (Attachment 3). The site is also located within “Sub-Area A.2: Industrial Reserve – Limited Commercial”, which is intended for urban business parks, including light industrial and accessory uses contained within buildings.

Analysis

OCP and CCAP Compliance

The proposed zoning text amendment makes a minor change to allow the ground floor location of two (2) uses already permitted within the IB2 zone previously applied to the site to implement the City Centre Area Plan’s (CCAP’s) “General Urban T4 (25m): Area B” designation within the Bridgeport Specific Land Use Map.

Text Amendment to Industrial Business Park (IB2) Zone

The present IB2 zone allows for a wide range of light industrial, service commercial and office uses. Of these uses, the following are currently prohibited as ground floor uses:

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcast studio
- child care
- education, commercial
- government service
- library and exhibit
- office
- recreation, indoor
- restaurant

The intent of this restriction is to ensure that the industrial-type uses occupy the ground floor of buildings following the intent of the “Industrial Reserve – Limited Commercial” designation in the CCAP.

The applicant has found that a number of the potential tenants for the building do not fall within the general classification as light industrial uses. Therefore, the subject rezoning application has been submitted to permit a wider range of uses to be located on the ground floor of buildings as needed by the potential tenants.

Given the above-noted needs of tenants, the applicant has made the subject text amendment application to remove the ground floor location prohibition on animal grooming and indoor recreation uses within the IB2 zone.

Staff support the proposed text amendment to the IB2 zone for the following reasons:

- The 2011 Employment Lands Strategy’s recommends that for the City Centre’s Industrial Reserve Area that higher-density employment land uses versus more traditional, low density industrial uses be permitted given the relatively smaller and more expensive existing residential lots and smaller development sites possible in the area.
- The indoor recreation and animal grooming uses are complementary to nearby major retail uses and service uses such as Costco, the River Rock Casino, and a growing number of hotels in the Bridgeport area.
- The indoor recreation and animal grooming uses are allowed on the ground floor in other similar industrial zones such as the Light Industrial (IL) zone which can be accommodated in this area.
- Indoor recreation uses typically require a higher floor to ceiling clearance which makes these facilities suitable for the ground floor.

Financial Impact

There are no financial implications.

Conclusion

This proposed additional uses provide an appropriate fit within the development and complement the newer light industrial and service commercial developments within this area and other similar areas in which properties may be rezoned to the IB2 zone in the future.

In summary, the proposed zoning text amendment to the IB2 zone enables several already-permitted uses under the zone to be allowed on the ground floor. The allowance for the ground floor location for the indoor recreation and animal grooming uses makes the project more viable and is supported by the Employment Lands Strategy.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Mark McMullen', with a long horizontal line extending to the right.

Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Attachment 1: Location Map

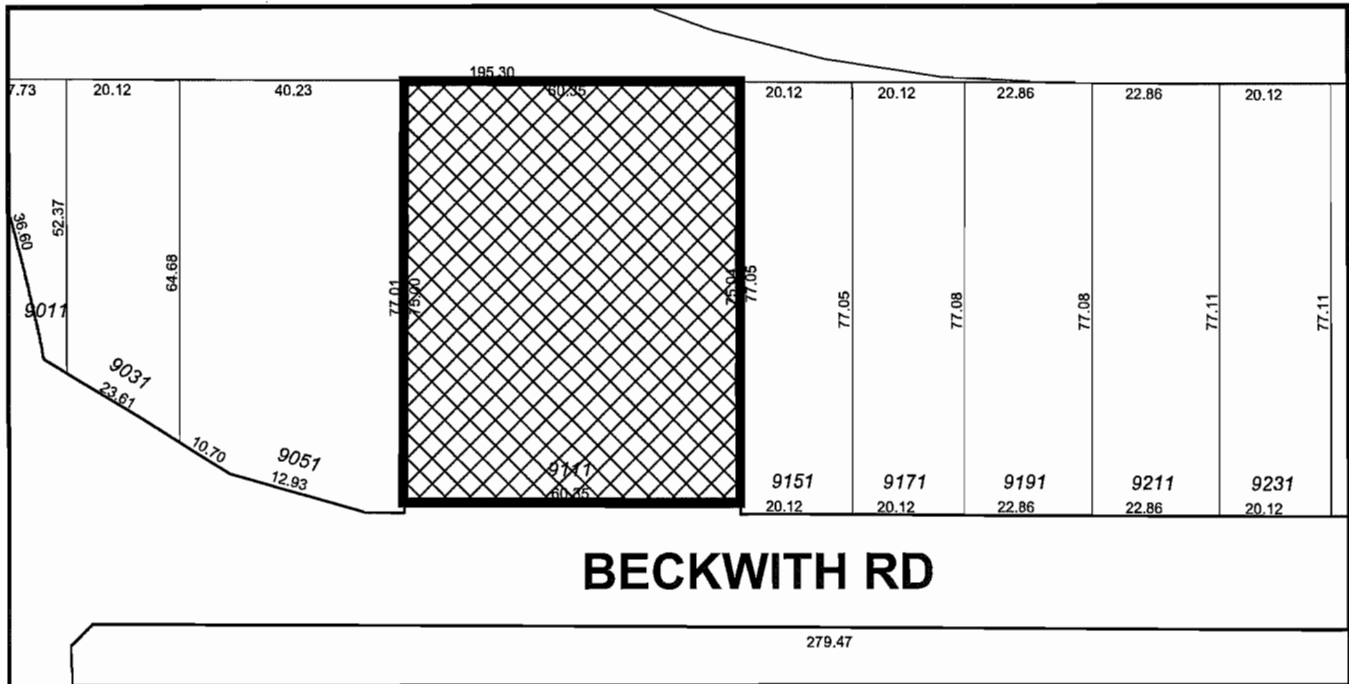
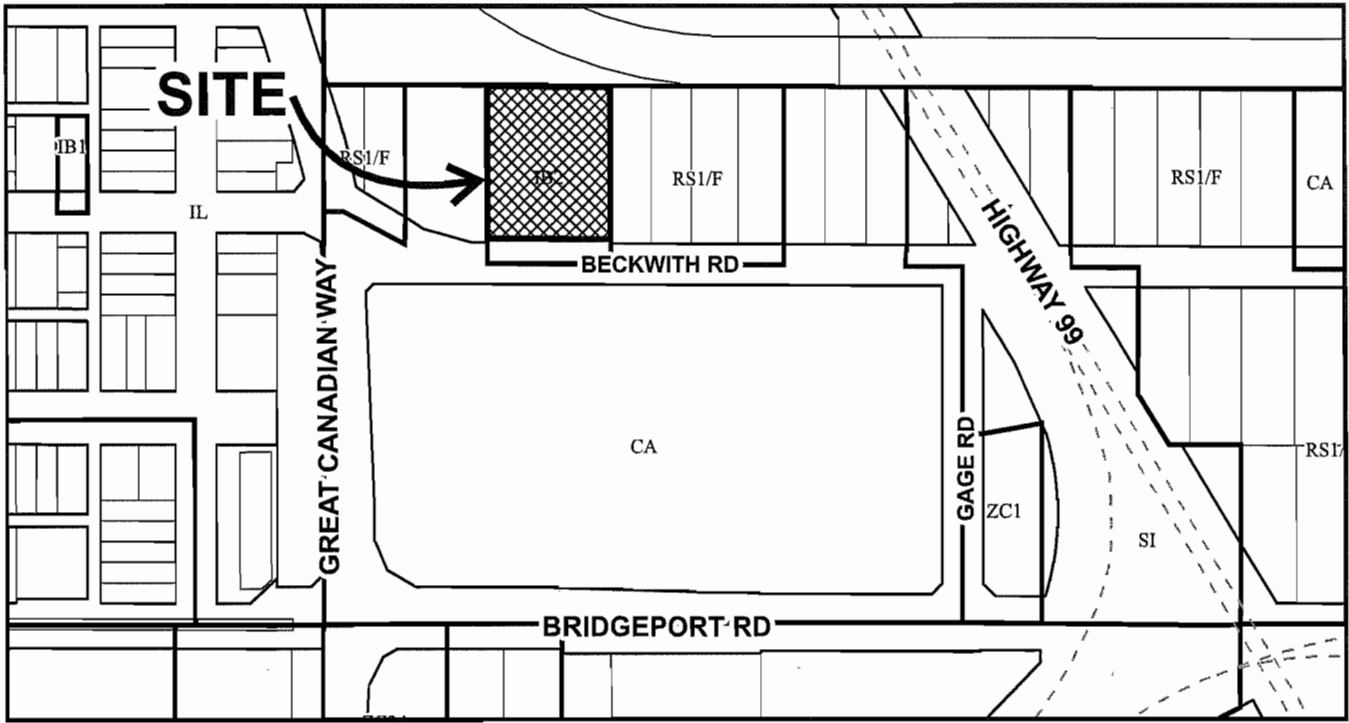
Attachment 2: Development Application Data Sheet

Attachment 3: CCAP Bridgeport Village Specific Land Use Map

Attachment 4: Site Plan from Development Plan Permit DP-630025



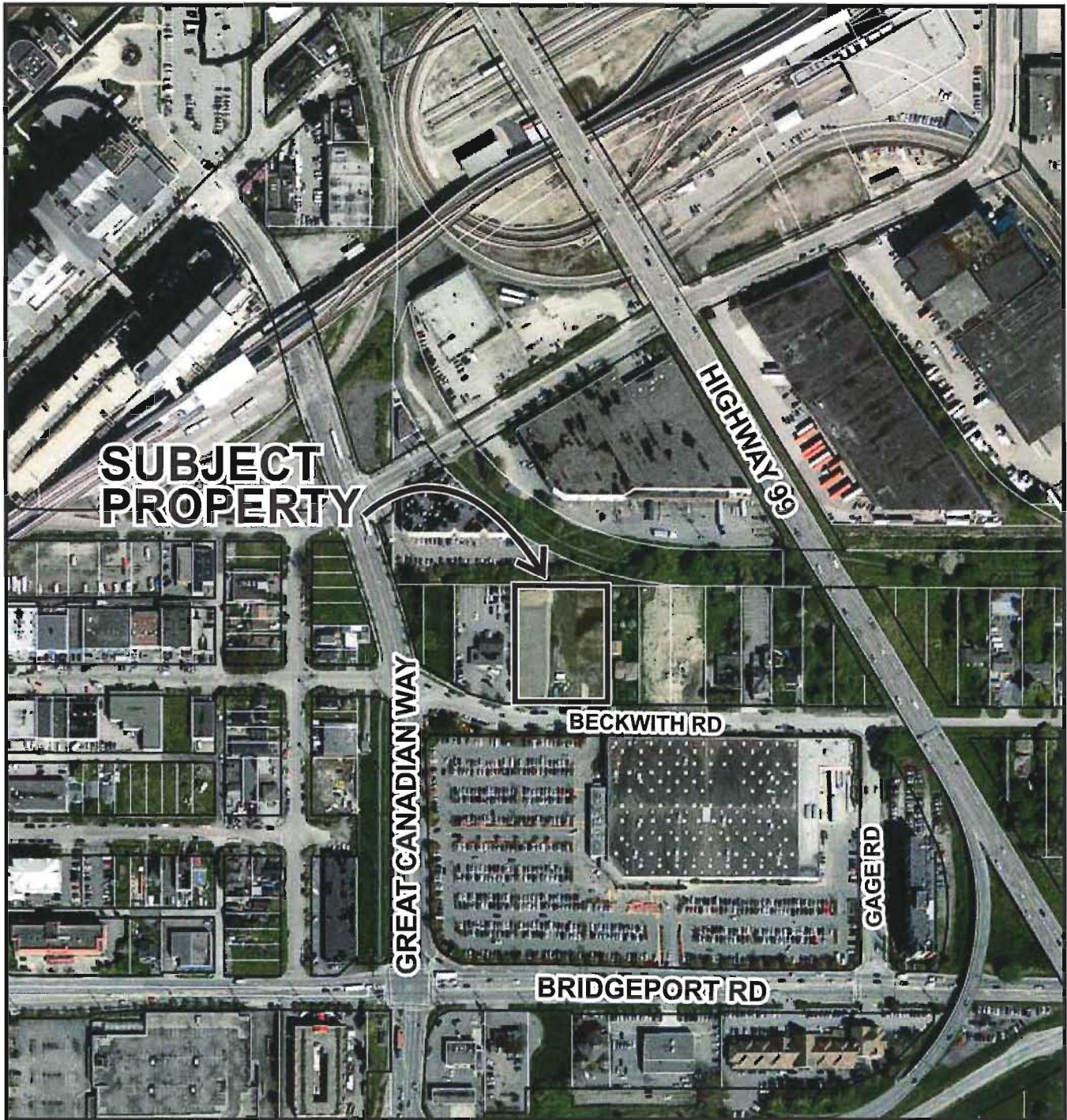
City of
Richmond



	ZT 14-660990	Original Date: 04/22/14 Revision Date: Note: Dimensions are in METRES
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City of
Richmond



ZT 14-660990

Original Date: 04/23/14

Revision Date:

Note: Dimensions are in METRES

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City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
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 604-276-4000

Development Application Data Sheet

ZT 14-660990

Attachment 2

Address: 9111 Beckwith Road

Applicant: Traschet Holdings Ltd.

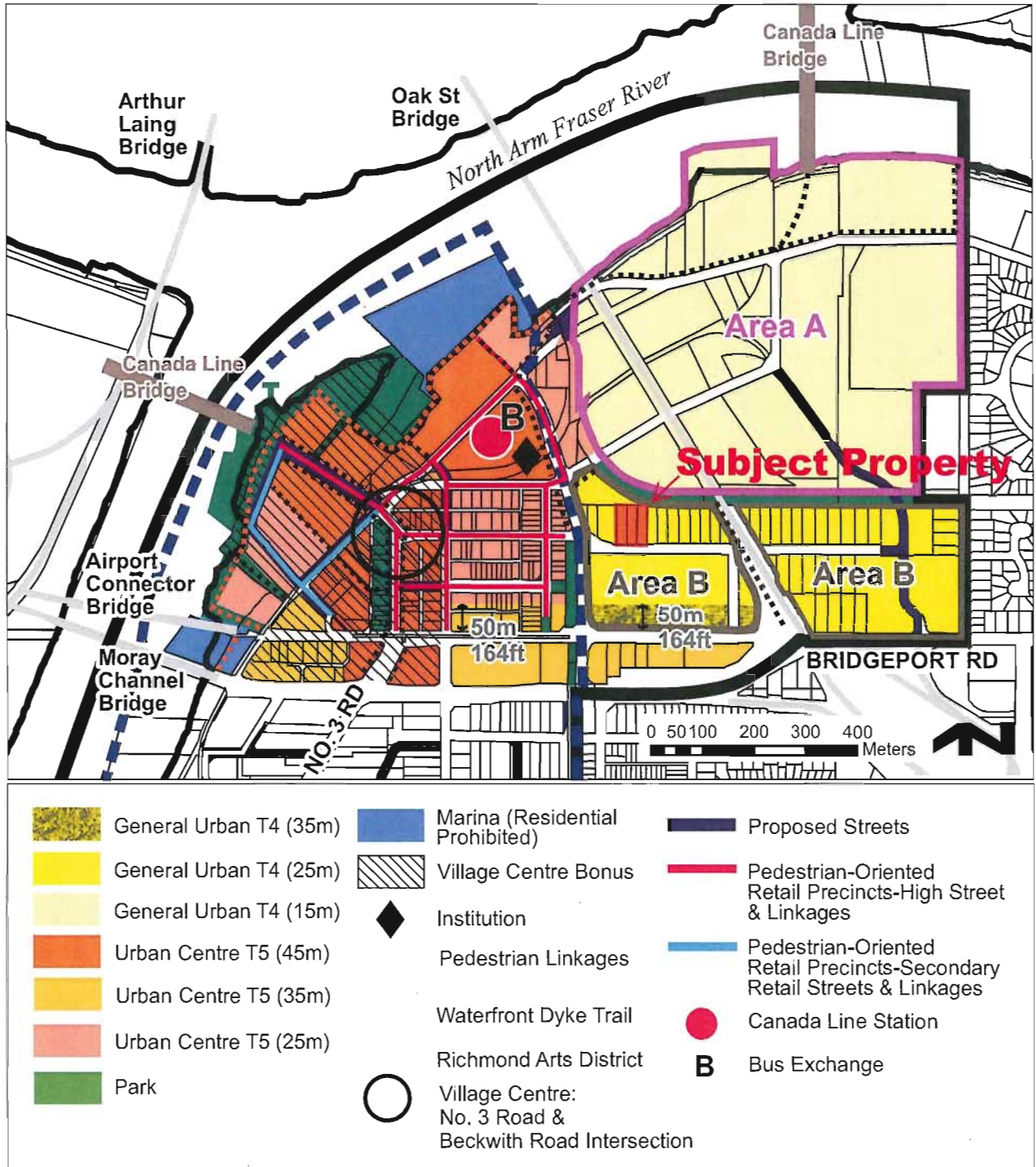
Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Traschet Holdings Ltd.	No Change
Site Size (m²):	4,148 m ²	No Change
Land Uses:	Industrial Business Park	Industrial Business Park
OCP Designation:	Industry & Business	No Change
Area Plan Designation:	General Urban T4 (25m) - Area B	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Industrial Business Park (IB2)	Industrial Business Park (IB2) with site-specific text amendment
Number of Units:	14 Business Industrial Units	14 Business Industrial Units
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Floor Area Ratio:	Max. 1.20	0.96	none permitted
Lot Coverage – Building:	Max. 90%	62.2%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	N/A	N/A	none
Lot Coverage – Landscaping:	N/A	N/A	none
Setback – Front Yard (m):	Min. 3.0 m	1.5 m min.	1.5m
Setback – East Side Yard (m):	Min. 3.0 m	0.0 m	3.0 m
Setback – West Side Yard (m):	Min. 0.0 m	0.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Setback –Rear Yard (m):	Min. 0.0 m	6.0 m to P/L & 0.0m to SRW	none
Height (m):	25.0 m	8.0 m	none
Lot Size (min. dimensions):	N/A	60.2 m wide x 67.4 m deep	none
Lot Size (area):	4000 m ²	4,128m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	N/A	N/A	none
Off-street Parking Spaces – Total:	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	none
Tandem Parking Spaces:	N/A	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

Specific Land Use Map: Bridgeport Village (2031)





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9145 (ZT14-660990)
9111 Beckwith Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - (a) repealing Section 12.3.11.4 a) in its entirety; and
 - (b) replacing Section 12.3.11.4 a) with the following:
 - a) excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);

This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9145**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER