



To: General Purposes Committee

Date: June 27, 2016

From: Wayne Craig
Director of Development

File: ZT 16-735335

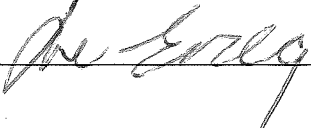
Re: **Application by City of Richmond for Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street to add "Child Care" as a permitted use to the Steveston Maritime Mixed Use (ZMU12) Zone and/or the Steveston Maritime (ZC21) Zones**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9589, to amend the land use definition of "Maritime Mixed Use" by adding limited Child Care use in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9589, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw 9589, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9590, to amend the "Steveston Maritime (ZC21)" zone by adding "Child Care" as an additional use on a limited basis, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

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

Staff Report

Origin

The City of Richmond is proposing to amend the "Steveston Maritime (ZC21)" zone by adding Child Care as an additional use. This would result in one (1) Child Care being permitted on the second floor of the existing building addressed as 4080 Bayview Street, on the site that includes the six (6) existing buildings at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments 1, 2 & 3).

The application also includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4 Steveston Area Plan to change the land use definition of "Maritime Mixed Use" (MMU) to allow limited child care use.

Background

The following referral motion was carried at the June 20, 2016 General Purposes meeting:

"That staff examine the possibility of a spot rezoning for the specific unit at the Imperial Landing site that is the subject of the application by Generations and report back."

This staff report addresses the General Purposes Committee referral by providing options for Council's consideration, and bylaws to amend the OCP Steveston Area Plan and Zoning Bylaw, for introduction and first reading.

Findings of Fact

The subject Imperial Landing site is in the Maritime Mixed Use (MMU) area of the former BC Packers site. The existing development includes:

- One (1) two-storey MMU building west of Easthope Avenue located in the building addressed 4080 Bayview Street in the central portion of the site that is zoned "Steveston Maritime (ZC21)". Apartment housing is not permitted in this building.
- One (1) one-storey MMU building east of Easthope Avenue in the building addressed 4100 Bayview Street in the central portion of the site that is zoned "Steveston Maritime (ZC21)". Apartment housing is not permitted in this building.
- Four (4) three-storey mixed use buildings with two (2) levels of apartment housing over ground level MMU space located in buildings addressed 4020, 4180, 4280 and 4300 Bayview Street in the portion of the site that is zoned "Steveston Maritime Mixed Use (ZMU12)". There are a total of 52 residential apartment units on the subject site.
- A total of 5,526 m² (59,481 ft²) non-residential MMU space is provided in the six (6) buildings on the subject site.
- Two (2) underground parking structures located east and west of Easthope Avenue.

A development applications data sheet providing details about the subject site is included as Attachment 4.

Related Policies & Studies

Public Consultation

Should the General Purposes Committee endorse this application and Council grant first reading to the Official Community Plan and Zoning Text Amendment Bylaws, public notification will be provided and the bylaws will be forwarded to a Public Hearing; 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.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Vancouver Coastal Health Authority	No referral necessary, but the proposed amendment to add child care as a permitted use in the Mixed Maritime Area was discussed with child care licensing staff. No concerns were expressed.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

School District

This application was not referred to School District No. 38 (Richmond) because it does not involve residential uses that have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application does not involve the addition of any new multiple-family housing units.

Analysis

In their referral to staff, the General Purposes Committee asked staff to examine the possibility of a spot rezoning for a school age child care program on the second floor of the building at 4080 Bayview Street on the Imperial Landing site.

OCP Amendment to Accommodate Child Care Use

The 2041 Official Community Plan (OCP) Bylaw 9000 designates the subject site as "Mixed Use". Child care use is allowed in this designation and therefore no amendment is necessary.

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). "Maritime Mixed Use" is currently defined in the Steveston Area Plan as "an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops
Enclosed Storage Facilities
Fish Auction and Off-loading
Laundry and Drycleaning
Light Industrial
Maritime Educational Facilities
Moorage
Offices
Other Services Related to Maritime Uses
Parking
Service and Repair of Boats and Marine Equipment
- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area; between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses."

To serve the needs of Steveston families, a change is required to the Steveston Area Plan definition of Maritime Mixed Use to allow child care use in the Maritime Mixed Use Area.

OCP and Zoning Text Amendment Bylaws to Accommodate Child Care Use

Staff have prepared two options for Council's consideration to address the General Purposes referral:

- Option 1: Allow child care on the subject site, limited to one child care on the second floor area of the existing building at 4080 Bayview Street and limited in gross floor area; (recommended option); and
- Option 2: Allow child care across the subject site.

Option 1: Allow child care on the subject site, limited to one child care on the second floor area of the existing building at 4080 Bayview Street and limited in gross floor area Bylaws 9589 and 9590 (Recommended)

This option proposes:

- OCP Bylaw 7100, Amendment Bylaw 9589 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow child care use, limited to a maximum area of 540 m².
- Zoning Bylaw 8500, Amendment Bylaw 9590 to amend the "Steveston Maritime (ZC21)" zone to allow child care use as an additional use, limited to one child care, a maximum area of 540 m² and only on an upper floor.
- This recommended option would allow child care on the second floor of the two-storey building addressed as 4080 Bayview Street only.

Option 2: Allow Child Care use as a permitted use in all 6 buildings on the subject site alternative Bylaws 9587 and 9588 (Not Recommended)

Child care is included as an outright permitted use in many residential, commercial, mixed use and industrial zones in the City. To provide flexibility in size and location for child care programs, the alternative OCP and Zoning Text Amendment Bylaws would allow "Child Care" as an outright permitted use in any of the existing six buildings on the subject site.

This option proposes:

- OCP Bylaw 7100, Amendment Bylaw 9587 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow child care use.
- Zoning Bylaw 8500, Amendment Bylaw 9588 to amend the "Steveston Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to allow child care use as a permitted use in both zones.
- This alternate option would allow child care in any of the existing buildings on the subject site, specifically the six (6) buildings addressed as 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

Should Council prefer Option 2, alternative Bylaws 9587 and 9588 are attached in Attachment 5.

Relocation Requirements

The development was reviewed on a preliminary basis with Vancouver Coastal Health staff and no concerns were expressed about the possibility of child care programming in the existing MMU spaces on the subject site.

Building Approvals staff has completed a preliminary review of the code report submitted through the Building Permit process for the existing buildings, which states that the non-residential space in all six (6) buildings was designed to accommodate a variety of uses, including assembly educational use. The owner is required to secure the final Building Permit approval for the base building.

Before a child care program could relocate to the subject site, the operator would be required to obtain Building Permit approval for tenant improvements demonstrating compliance with the BC Building Code, Vancouver Coastal Health child care school age program licensing requirements and Business License requirements.

The existing parking on-site could accommodate a school age child care program on the second floor of 4080 Bayview Street. The subject site was designed to accommodate mixed uses.

Financial Impact or Economic Impact

None.

Conclusion

Staff are recommending that Child Care be included as a limited additional use for the subject site to serve the child care needs of families in Steveston. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to accommodate child care as an additional limited use the Maritime Mixed Use area.

It is recommended that:

- Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9590;

be introduced and given first reading.



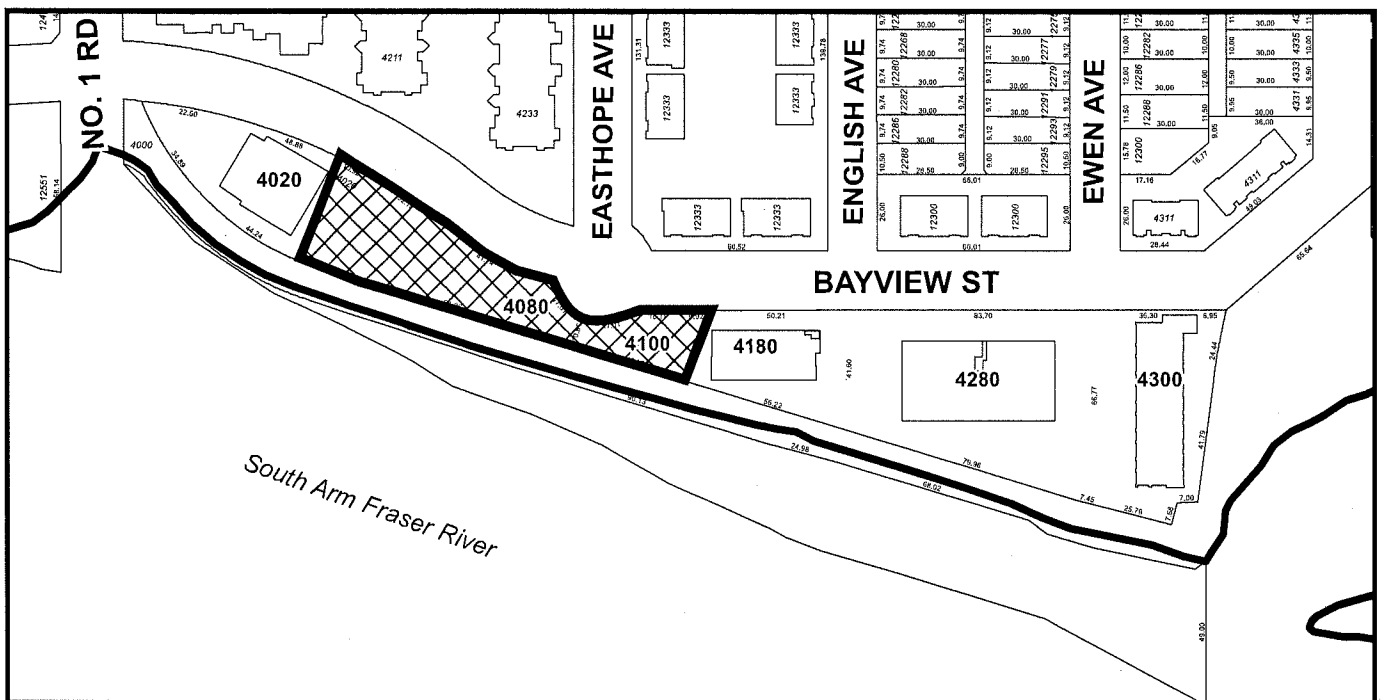
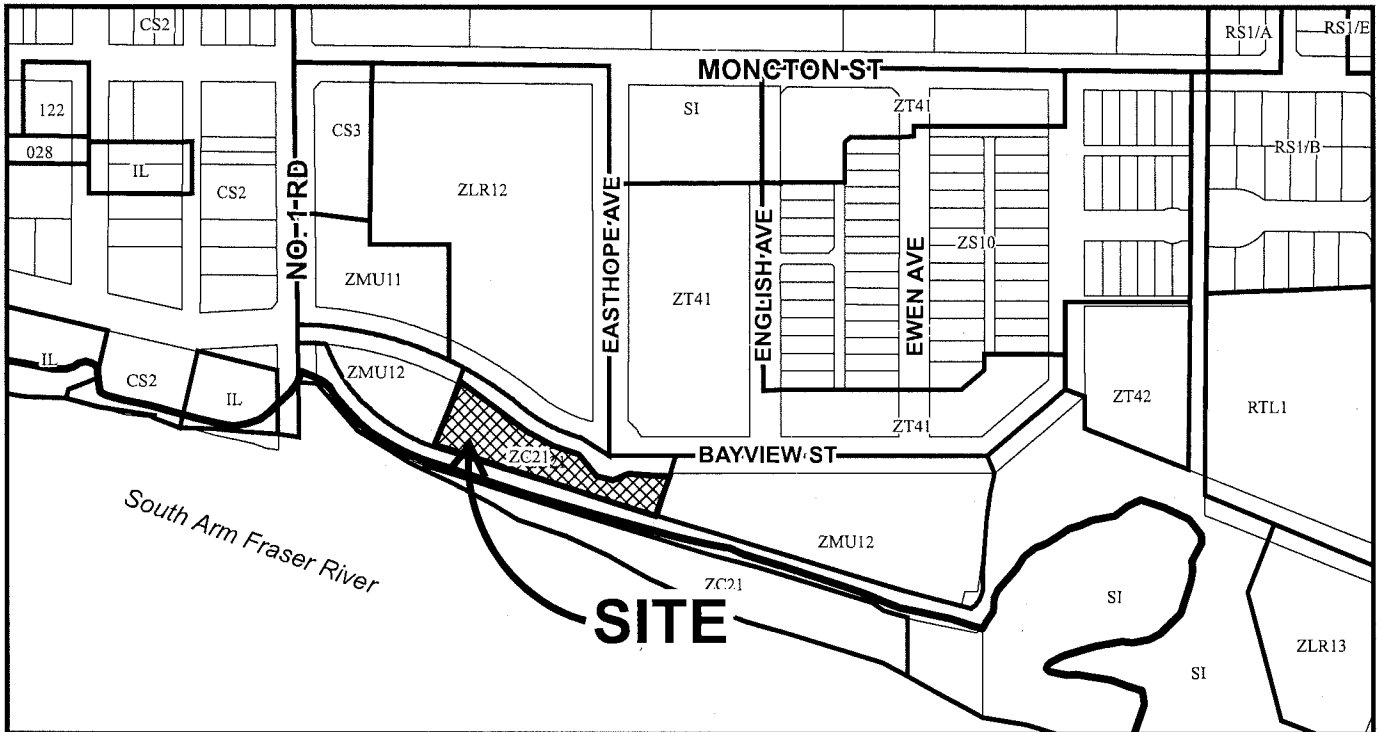
Sara Badyal, M. Arch
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Site and Building Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Alternative Bylaws 9587 and 9588



City of
Richmond



	<h1>ZT 16-735335</h1>	<p>Original Date: 06/28/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



**SUBJECT
PROPERTY**

South Arm Fraser River

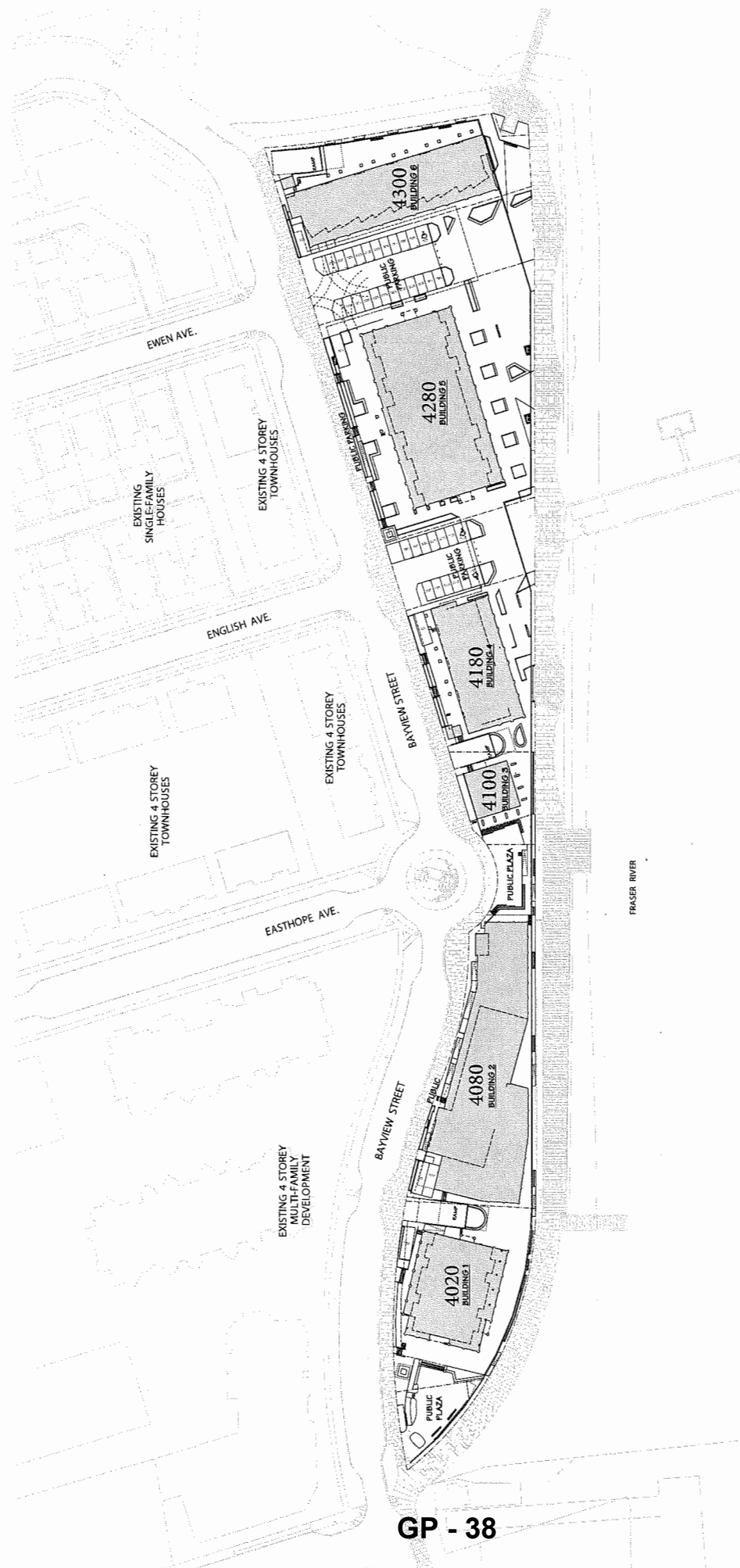


ZT 16-735335

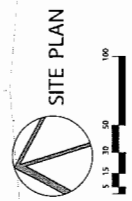
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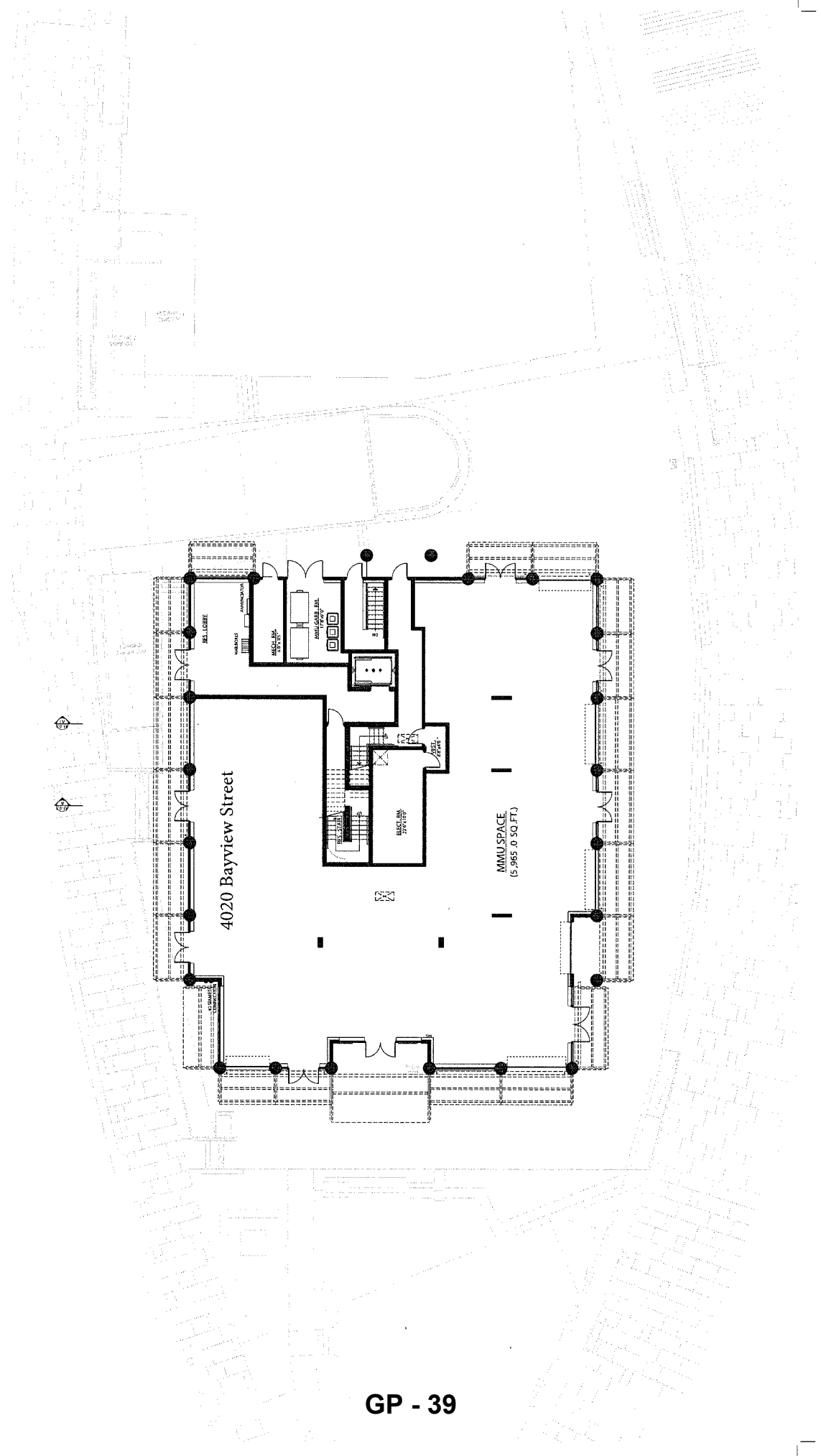
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Note: Dimensions are in METRES



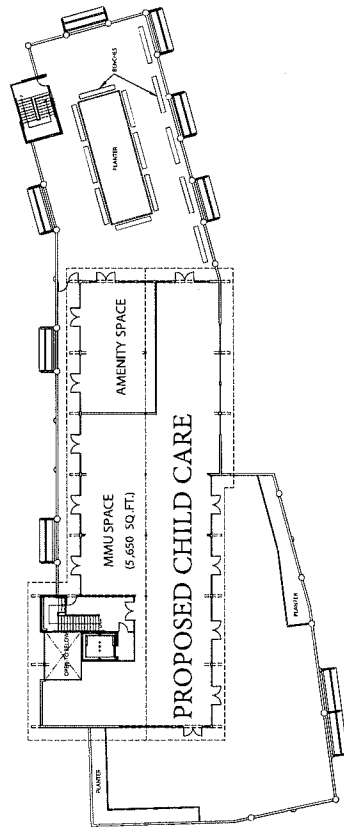
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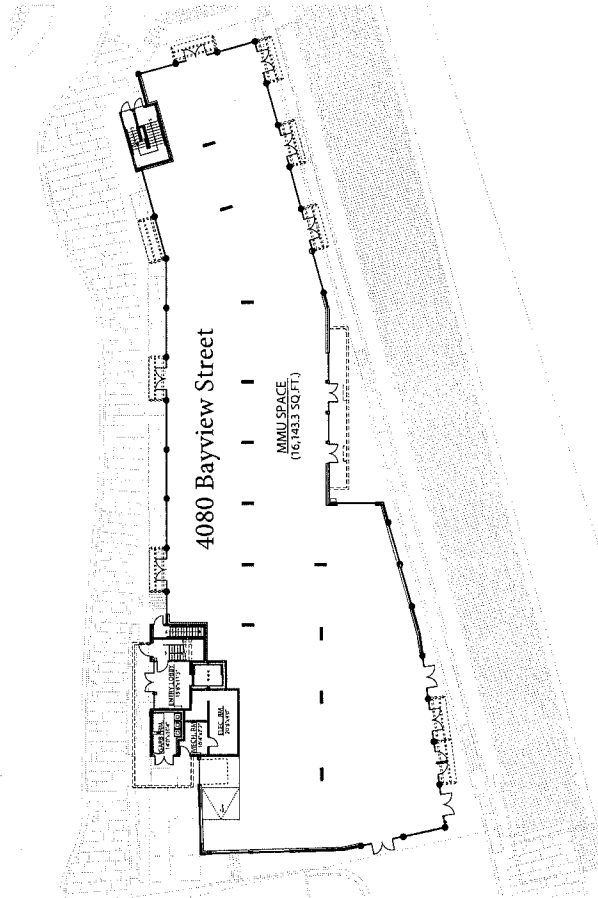
4020 Bayview Street

MMU SPACE
(5,985.0 SQ. FT.)



SECOND FLOOR PLAN (WITH ROOF PLAN)

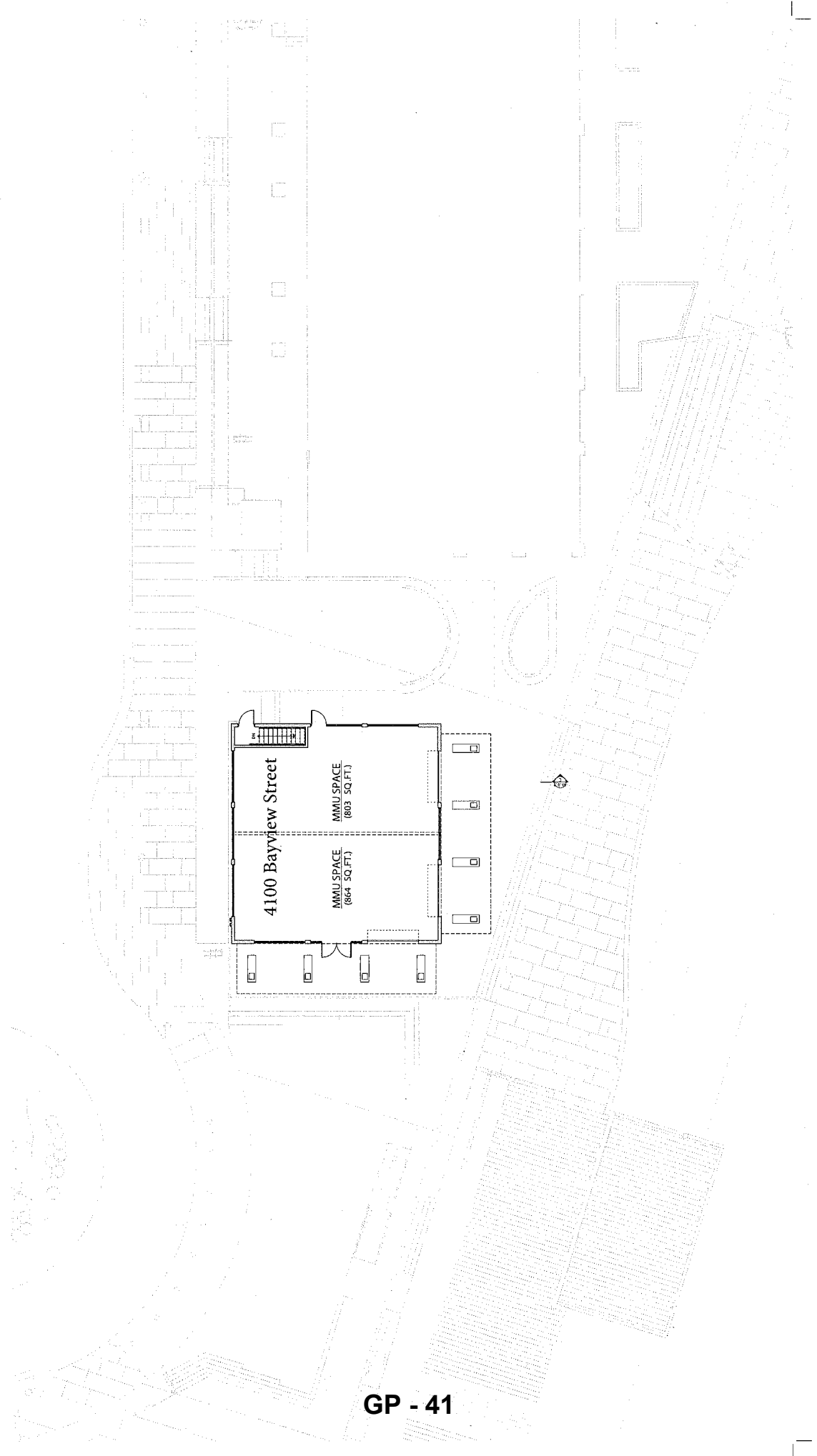
CEL. HT: 12'-0"
 FLOOR AREA: 5,799.9 SQ. FT. (INCL. 1,077.3 SQ. FT. AMENITY) (EXCLUDING STAIRS, ELEVATOR)
 STAIRS, ELEVATOR ROOM: 469.9 SQ. FT.

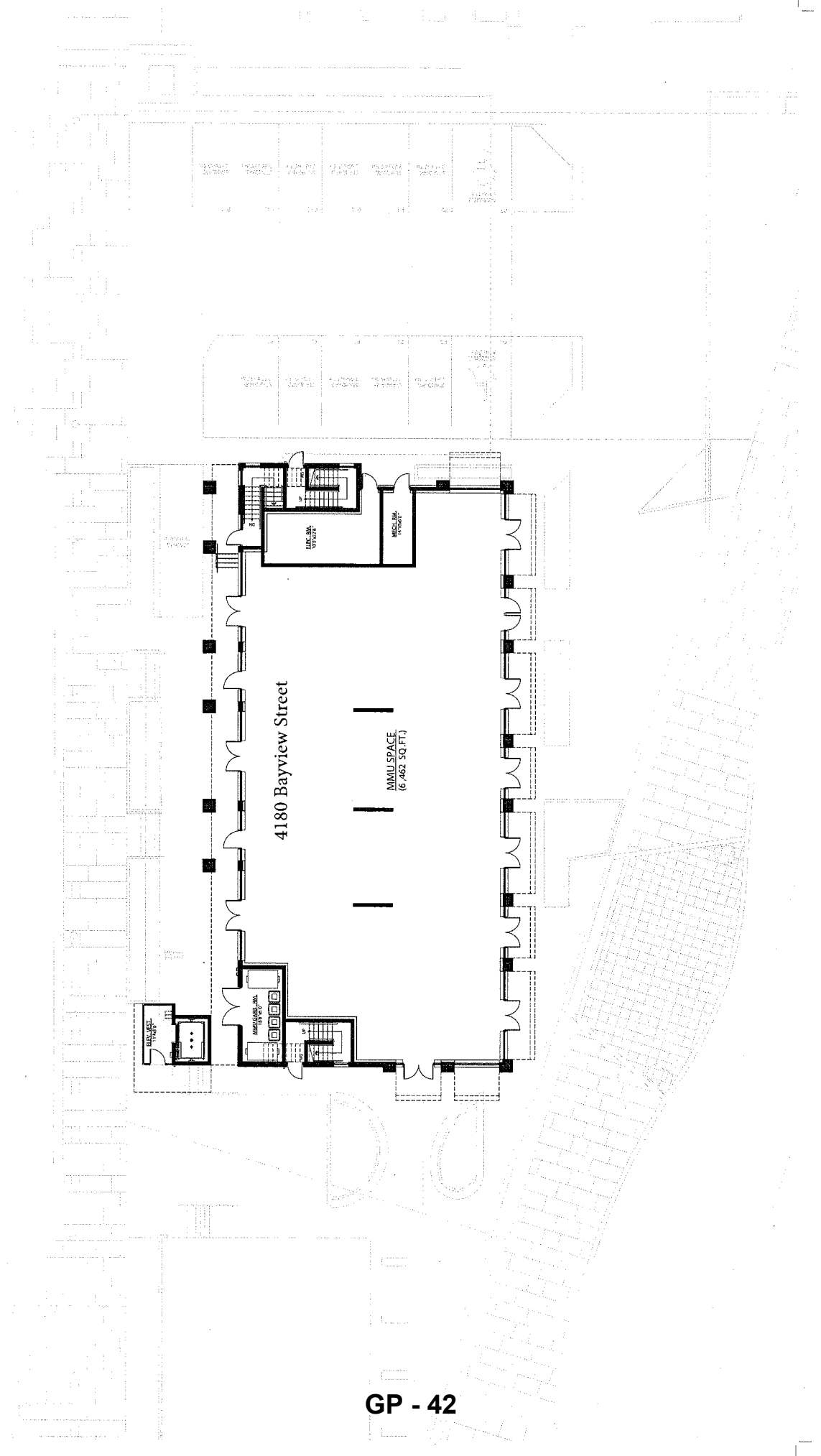


GROUND FLOOR PLAN

CEL. HT: 14'-0"
 FLOOR AREA: 16,143.3 SQ. FT. (EXCLUDING MECH./ELEC. ROOMS)
 MECH./ELEC. ROOM AREA: 341.5 SQ. FT.

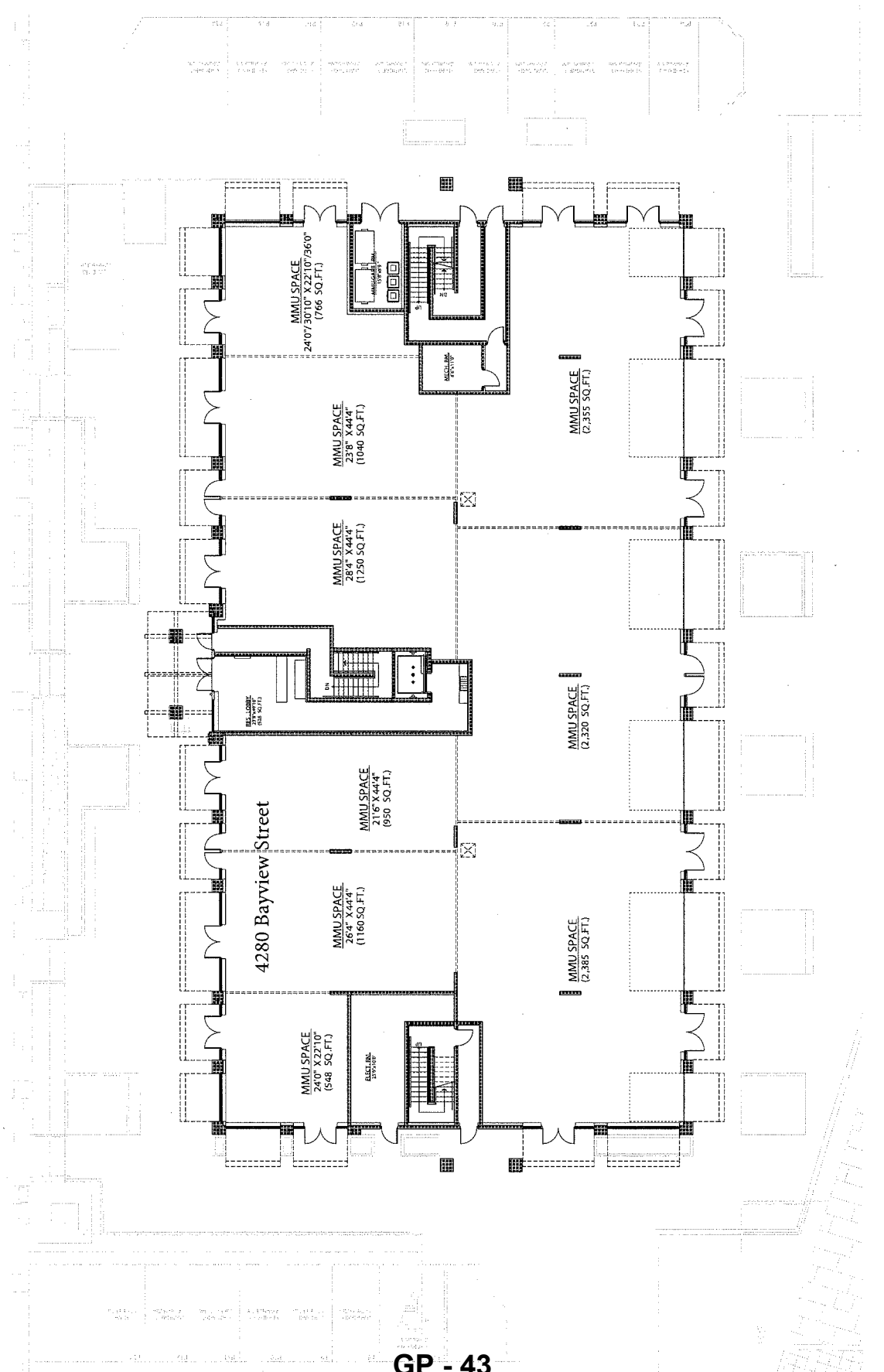


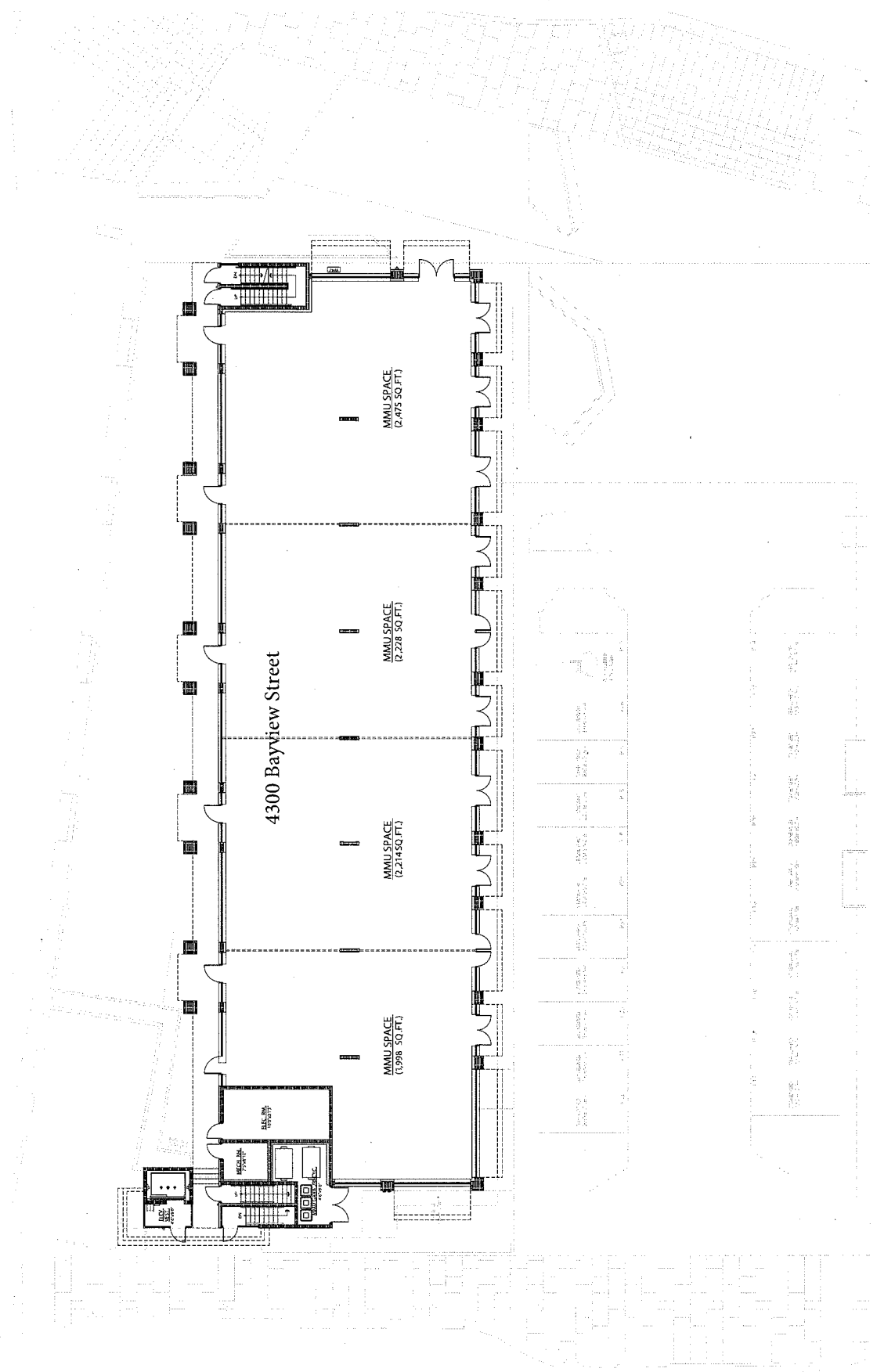




4180 Bayview Street

MMU SPACE
(6,462 SQ. FT.)







ZT 16-735335

Attachment 4

Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

Applicant: City of Richmond

Planning Area(s): BC Packers Waterfront Neighbourhood (Steveston)

	Existing	Proposed																								
Owner:	Onni Development (Imperial Landing) Corp.	No change																								
Site Size (m²):	14,042.7 m ²	No change																								
Land Uses:	Mixed Use	Mixed Use																								
OCP Land Use Designation	Maritime Mixed Use (MMU) Parking associated with MMU & Limited Public Parking	No change																								
Zoning:	Steveston Maritime Mixed Use (ZMU12) & Steveston Maritime (ZC21)	Amended Steveston Maritime Mixed Use (ZMU12) & Amended Steveston Maritime (ZC21)																								
Number of Units	<table border="1"> <thead> <tr> <th>Building</th> <th>Dwellings</th> <th>MMU</th> </tr> </thead> <tbody> <tr> <td>4020 Bayview St.</td> <td>12</td> <td>638 m²</td> </tr> <tr> <td>4080 Bayview St.</td> <td>0</td> <td>2,015 m²</td> </tr> <tr> <td>4100 Bayview St.</td> <td>0</td> <td>173 m²</td> </tr> <tr> <td>4180 Bayview St.</td> <td>7</td> <td>553 m²</td> </tr> <tr> <td>4280 Bayview St.</td> <td>22</td> <td>1,280 m²</td> </tr> <tr> <td>4300 Bayview St.</td> <td>11</td> <td>868 m²</td> </tr> <tr> <td>Total</td> <td>52</td> <td>5,526 m²</td> </tr> </tbody> </table>	Building	Dwellings	MMU	4020 Bayview St.	12	638 m ²	4080 Bayview St.	0	2,015 m ²	4100 Bayview St.	0	173 m ²	4180 Bayview St.	7	553 m ²	4280 Bayview St.	22	1,280 m ²	4300 Bayview St.	11	868 m ²	Total	52	5,526 m²	No change
Building	Dwellings	MMU																								
4020 Bayview St.	12	638 m ²																								
4080 Bayview St.	0	2,015 m ²																								
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4300 Bayview St.	11	868 m ²																								
Total	52	5,526 m²																								

	Bylaw Requirement	Existing	New Variance
Floor Area Ratio	Max. 0.8	0.8	None permitted
Height	Max. 12 m & three-storey	12 m Max & one-, two- and three-storey	None
Off-street Parking Spaces:			
MMU	171	172	None
Resident	78	81	
Visitor	11	17	
(Accessible)	(6)	(7)	
Total	261	270	
Public Parking Spaces	Limited	35 by approved DP	None
Amenity Space – Indoor	Min. 100 m ²	Located on second floor of 4080 Bayview St. Building	None
Amenity Space – Outdoor	Min. 312 m ²	Min. 312 m ²	None



City of Richmond

Bylaw 9587

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9587 (ZT 16-735335) 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

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 by:
 - (a) inserting into the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof the following:
 - "iv) Child Care use is accommodated as a permitted use in the Maritime Mixed Use Area."
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9587**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9588 (ZT 16-735335)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

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) by inserting the following into subsection 20.12.2 (Permitted Uses):
"• Child Care"
(b) by inserting the following into subsection 22.21.2 (Permitted Uses):
"• Child Care"
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9588".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for recording readings and adoption.

CITY OF RICHMOND
APPROVED by BJC
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9589 (ZT 16-735335)
4080 and 4100 Bayview Street

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 by:
(a) inserting into the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof the following:
(iv) Child Care use is accommodated as an additional use to a maximum area of 540 m2 in the Maritime Mixed Use Area."
2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Manager or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9590 (ZT 16-735335)
4080 and 4100 Bayview Street

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) by deleting section 22.21.3 and substituting the following:
"22.21.3 A. Secondary Uses
• n/a
22.21.3 B. Additional Uses
• Child Care"
(b) by inserting the following into section 22.21.11 (Other Regulations):
"3. Child Care is limited to only one Child Care and shall have a gross floor area not exceeding 540.0 m².
4. Child Care shall not be located on the first storey of any building."
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9590".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER