



**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development


**Date:** March 25, 2015

**File:** ZT 15-694251

**Re:** Application by Penta Builder's Group for a Zoning Text Amendment to the  
"Commercial Mixed Use (ZMU22) - Steveston Commercial" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9235, to amend the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone by adding "animal grooming" as a permitted use, be introduced and given first reading.

  
Wayne Craig  
Director of Development

AY:blg  
Att.

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Penta Builder's Group has applied to the City of Richmond for a Zoning Text Amendment to add "animal grooming" as a permitted use within the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone. The zone applies to the subject property at 3531 Bayview Street. A map showing the location of the subject property is provided in Attachment 1.

### Findings of Fact

On July 8, 2013, Council approved the rezoning (RZ 12-615239), Development Permit (DP 12-623994) and Heritage Alteration Permit (HA 12-624406) for the development of a two-storey mixed-use commercial/residential building on the subject site. The site specific "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone was created and applied to the subject site as part of the rezoning process. The building will consist of six (6) ground-oriented commercial units and six (6) residential units over a partially in-ground parking structure. A Building Permit (BP 13-636238) was issued for the proposed development on August 16, 2013, and the building is nearing completion and occupancy.

A Development Application Data Sheet providing details about the development proposal is included in Attachment 2.

### Surrounding Development

The subject property is located in Steveston Village at the corner of Bayview Street and 3<sup>rd</sup> Avenue. Existing development immediately surrounding the site is as follows:

- To the north and east, are commercial buildings zoned "Steveston Commercial (CS2)".
- To the south, across Bayview Street, is a vacant remediated lot zoned "Light Industrial (IL)".
- To the west, across 3<sup>rd</sup> Avenue, is the Gulf of Georgia Cannery National Historic Site, situated on a lot zoned "Light Industrial (IL)".

### Background

"Animal grooming" is not currently listed in the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone as a permitted use. The applicant has advised staff of a potential tenant wishing to lease a commercial unit in the proposed development (specifically Unit# 105) to operate an animal grooming business (see Attachment 3).

### Related Policies & Studies

#### 2041 Official Community Plan (OCP) and Steveston Area Plan

The Official Community Plan (OCP) designates the subject site as "Neighbourhood Service Centre" which permits a range of retail and service uses to address the needs of area residents.

The Steveston Area Plan designates the subject site as “Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)” which permits commercial uses at grade with residential uses above grade in the same building. The proposed Zoning Text Amendment to permit one (1) additional commercial use on the subject site complies with the OCP and Steveston Area Plan land use designations.

#### Steveston Village Conservation Strategy

The Steveston Village Conservation Strategy was adopted by Council in 2009, and consists of a range of policies and guidelines for heritage conservation in Steveston Village. In compliance with the Strategy, a Heritage Alteration Permit for the proposed development was obtained at Development Permit stage to ensure that the building design meets the applicable guidelines for new development in the Village. The proposed Zoning Text Amendment is not expected to impact the exterior building design as approved by Council through the Development Permit and Heritage Alteration Permit processes.

#### **Public Consultation**

Information signage describing the proposed Zoning Text Amendment has been installed on the subject site. Staff have not been notified of any concerns expressed by the public regarding the proposal.

#### **Analysis**

##### Off-Street Parking Requirements

The development proposal, as approved at Building Permit stage, provides a total of 30 on-site parking spaces; 11 spaces for residential use, 17 spaces for commercial use and two (2) shared residential visitor/commercial spaces. The proposed off-street parking exceeds the minimum parking requirements outlined within Richmond Zoning Bylaw 8500 and would not be impacted by the proposed Zoning Text Amendment.

##### Text Amendment to the “Commercial Mixed Use (ZMU22) - Steveston Commercial” Zone.

The present “Commercial Mixed Use (ZMU22) – Steveston Commercial” zone lists the following range of permitted uses:

- Child care
- Education
- Education, Commercial
- Government Service
- Health Service, Minor
- Industrial, General
- Manufacturing, Custom Indoor
- Office
- Parking, Non-accessory
- Recreation, Indoor

- Restaurant
- Retail, Convenience
- Retail, General
- Service, Business Support
- Service, Financial
- Service, Household Repair
- Service, Personal
- Studio
- Veterinary Service

Staff support the proposed text amendment to the ZMU22 zone on the following basis:

- The purpose of the ZMU22 zone is to provide for “commercial, residential and industrial uses in the Steveston Village”. The addition of “animal grooming” as a permitted use to the ZMU22 zone would be consistent with the purpose of the zone and other commercial uses currently permitted in the zone.
- An animal grooming business at the subject site would be complimentary to surrounding commercial retail and service uses in Steveston Village.
- “Animal grooming” is a permitted use on properties immediately surrounding the subject site zoned “Steveston Commercial (CS2)” and “Light Industrial (IL)”.
- The proposed text amendment would have no impact on the exterior form, character or design of the proposed building as approved by Council through the Development Permit and Heritage Alteration Permit processes.
- The proposed text amendment would have no impact on the approved on-site parking conditions.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The proposed Zoning Text Amendment to add “animal grooming” as a permitted use in the “Commercial Mixed Use (ZMU22) - Steveston Commercial” zone is consistent with the purpose of the zone, and complies with the land use designations outlined within the Official Community Plan (OCP) and the Steveston Area Plan.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9235 be introduced and given first reading.



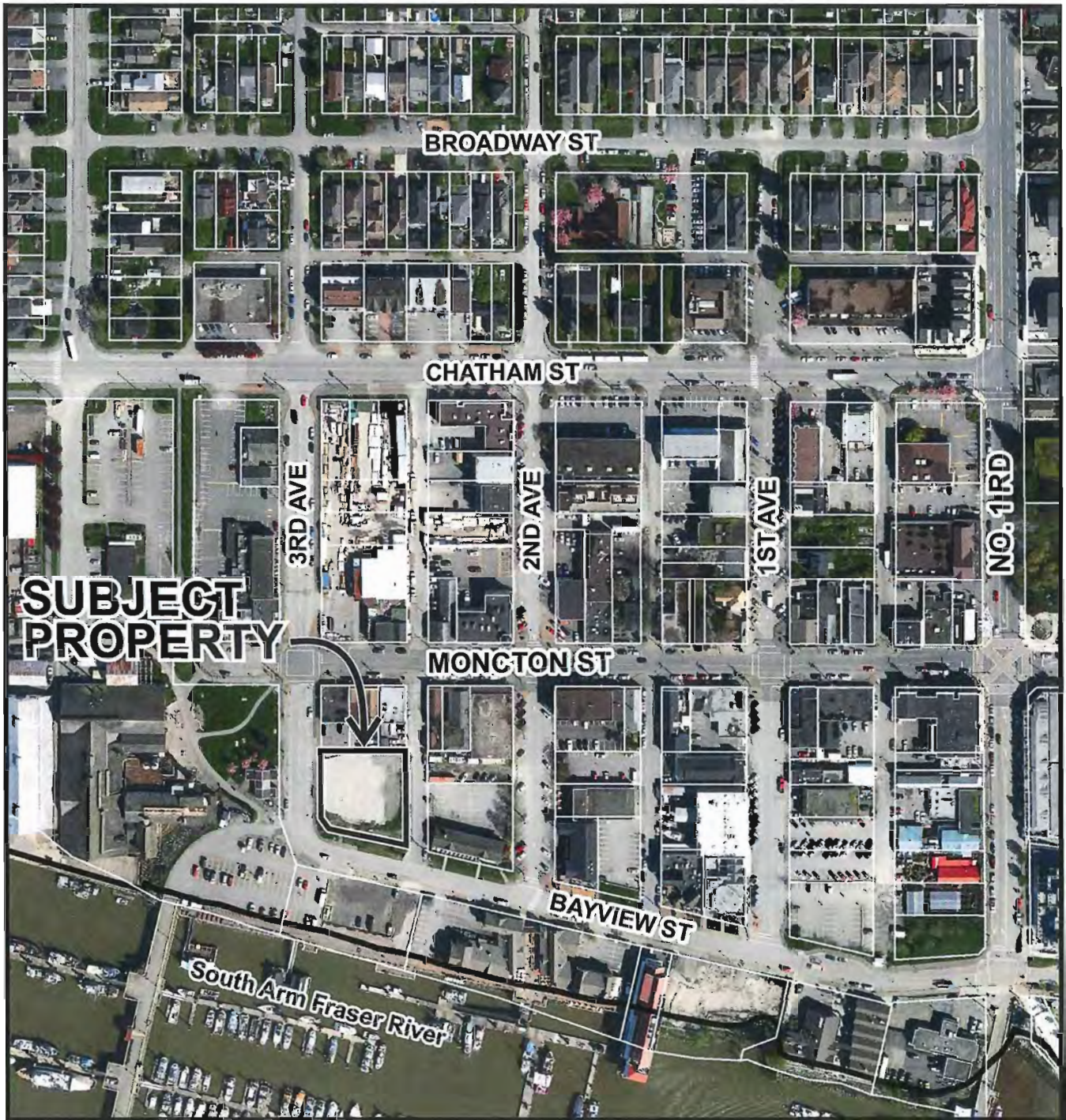
Andrew Yu  
Planning Technician (Temp)  
(604-204-8518)

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Building Level 1 Floor Plan (approved for BP 13-636238)





City of  
Richmond



ZT 15-694251

Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



**ZT 15-694251**

**Attachment 2**

Address: 3531 Bayview Street

Applicant: Penta Builder's Group

Planning Area(s): Steveston

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Penta Bayview Holdings Ltd.	TBD
<b>Site Size (m<sup>2</sup>):</b>	1,611.1 m <sup>2</sup>	No change
<b>Land Uses:</b>	Mixed use (commercial at grade, residential above)	No change
<b>OCP Designation:</b>	Neighbourhood Service Centre	Complies
<b>Steveston Area Plan Designation:</b>	Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)	Complies
<b>Zoning:</b>	Commercial Mixed Use (ZMU22) - Steveston Commercial	Add "animal grooming" as a permitted use
<b>Other Designations:</b>	Steveston Village Conservation Strategy	No Impact

	<b>Bylaw Requirement</b>	<b>Previously Approved (under BP 13-636238)</b>	<b>Proposed</b>
Floor Area Ratio:	Max. 1.2	1.18	No change
Lot Coverage – Building:	Max. 70%	67%	No change
Setback – North (m):	Min. 1.5 m	1.6 m	No change
Setback – South (m):	Min. 5.6 m	5.6 m	No change
Height (m):	Max. 15.0 m GSC	15.0 m GSC	No change
Off-street Parking Spaces – Residential (R):	9 spaces (R) 2 spaces (V) – shared with commercial (C)	11 spaces (R) 2 spaces (V) – shared with commercial (C)	No change
Residential Visitor (V) / Commercial (C):	18 spaces (C)	17 spaces (C)	
Off-street Parking Spaces – Total:	29	30	No change
Amenity Space – Indoor:	cash-in-lieu	cash-in-lieu	No change



- NOTES:
- 1. SHALL NOT BE USED FOR ANY OTHER PURPOSES
  - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
  - 3. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWING
  - 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES
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  - 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	11/15/10	ISSUED FOR PERMIT
3	12/15/10	ISSUED FOR PERMIT
4	01/15/11	ISSUED FOR PERMIT
5	02/15/11	ISSUED FOR PERMIT
6	03/15/11	ISSUED FOR PERMIT
7	04/15/11	ISSUED FOR PERMIT
8	05/15/11	ISSUED FOR PERMIT
9	06/15/11	ISSUED FOR PERMIT
10	07/15/11	ISSUED FOR PERMIT
11	08/15/11	ISSUED FOR PERMIT
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97	10/15/18	ISSUED FOR PERMIT
98	11/15/18	ISSUED FOR PERMIT
99	12/15/18	ISSUED FOR PERMIT
100	01/15/19	ISSUED FOR PERMIT

**cotter**  
ARCHITECTS

BAYVIEW  
RESIDENTIAL COMMERCIAL  
MIXED USE DEVELOPMENT  
301 Bayview Street, Richmond, BC  
13-63623-110  
Penin Bayview Holdings Ltd.

DATE	10/15/10
BY	JL
CHECKED	JL
SCALE	AS SHOWN
TITLE	LEVEL 1 FLOOR PLAN

DATE: 10/15/10  
BY: JL  
CHECKED: JL  
SCALE: AS SHOWN  
TITLE: LEVEL 1 FLOOR PLAN



1 LEVEL 1  
110-2110



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9235 (ZT 15-694251)  
3531 Bayview Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - a) Inserting in Section 20.22.2 Permitted Uses:
    - **“animal grooming”**
  
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9235”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 27 2015

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

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MAYOR

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CORPORATE OFFICER