



# City of Richmond

## Report to Committee Planning and Development Department

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

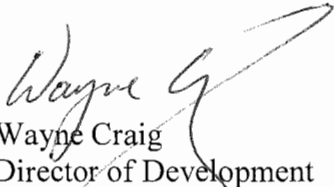
**Date:** March 25, 2015

**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

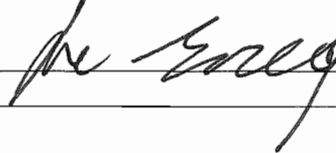
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9235, to amend the "Commercial Mixed Use (ZMU22) - Steveston Commercial" zone by adding "animal grooming" as a permitted use, be introduced and given first reading.

  
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.

A handwritten signature in black ink, appearing to read 'Andrew Yu', with a stylized, flowing script.

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

Attachment 1: Location Map

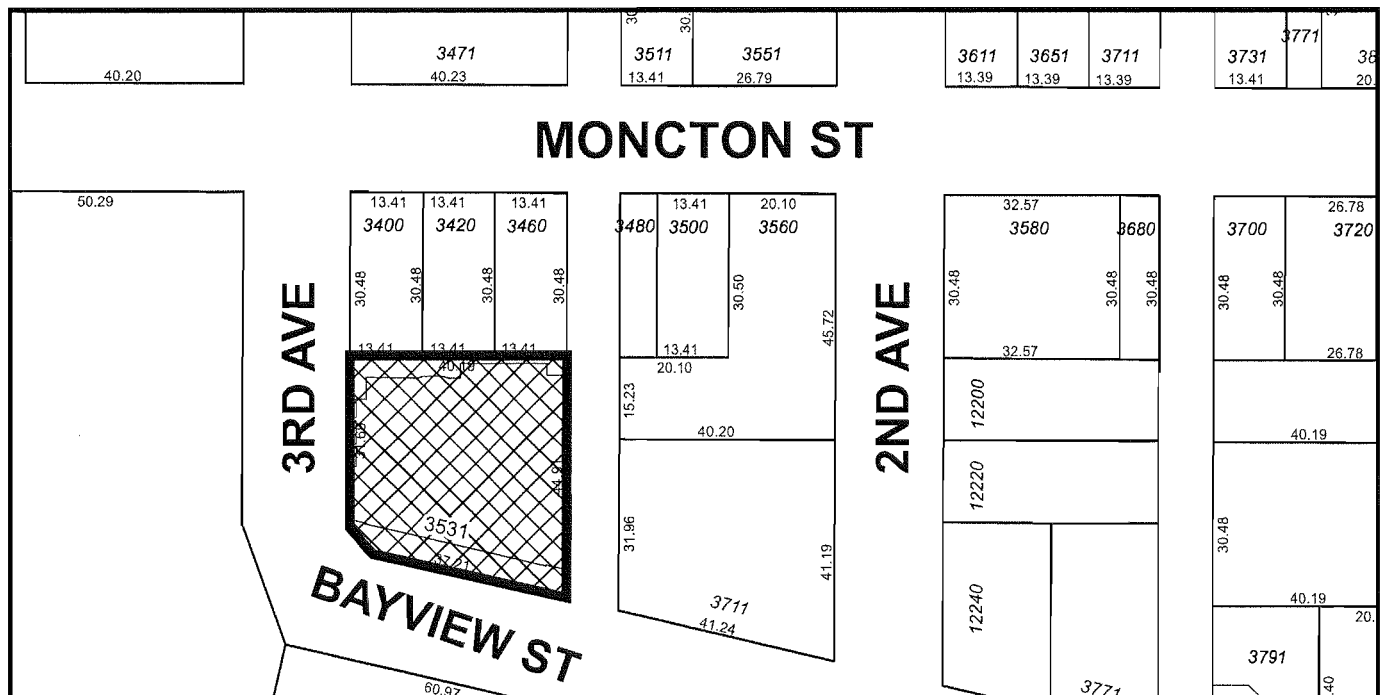
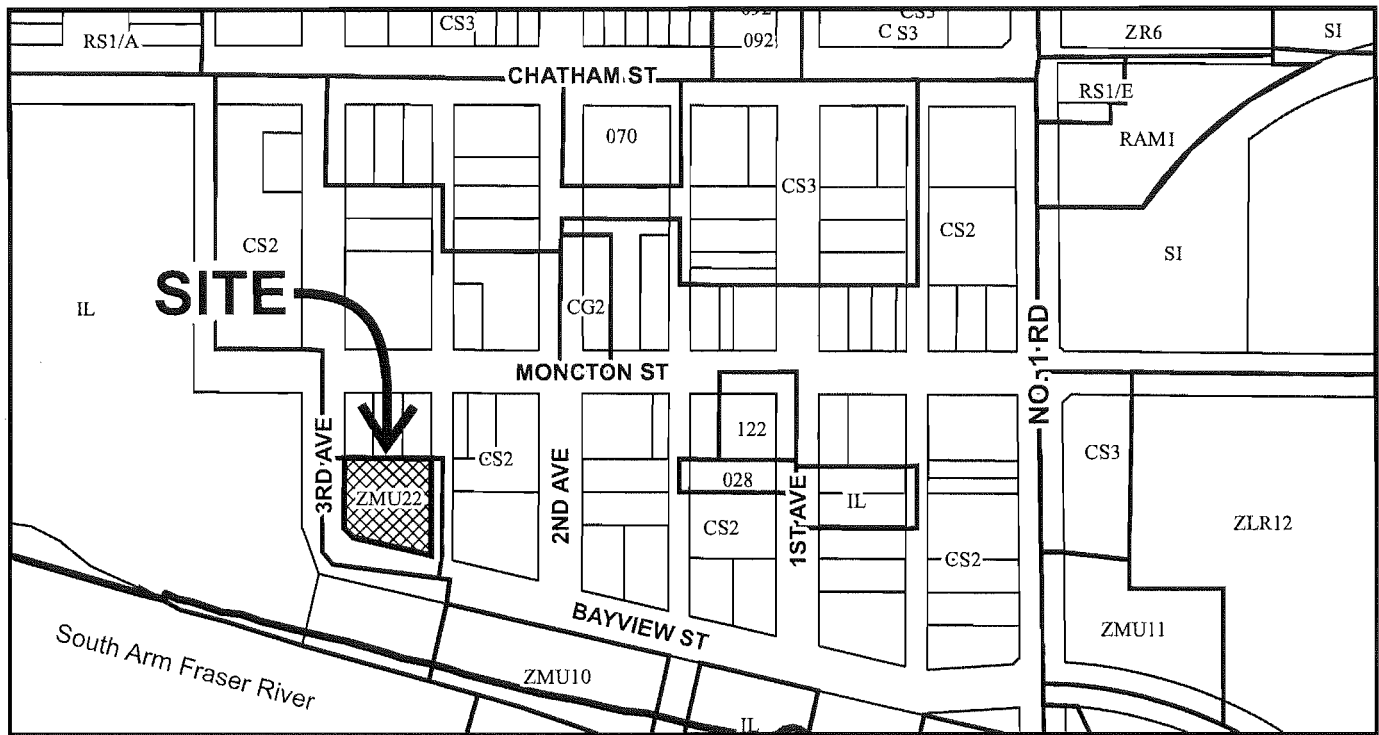
Attachment 2: Development Application Data Sheet

Attachment 3: Proposed Building Level 1 Floor Plan (approved for BP 13-636238)



# City of Richmond

ATTACHMENT 1



ZT 15-694251

Original Date: 03/19/15

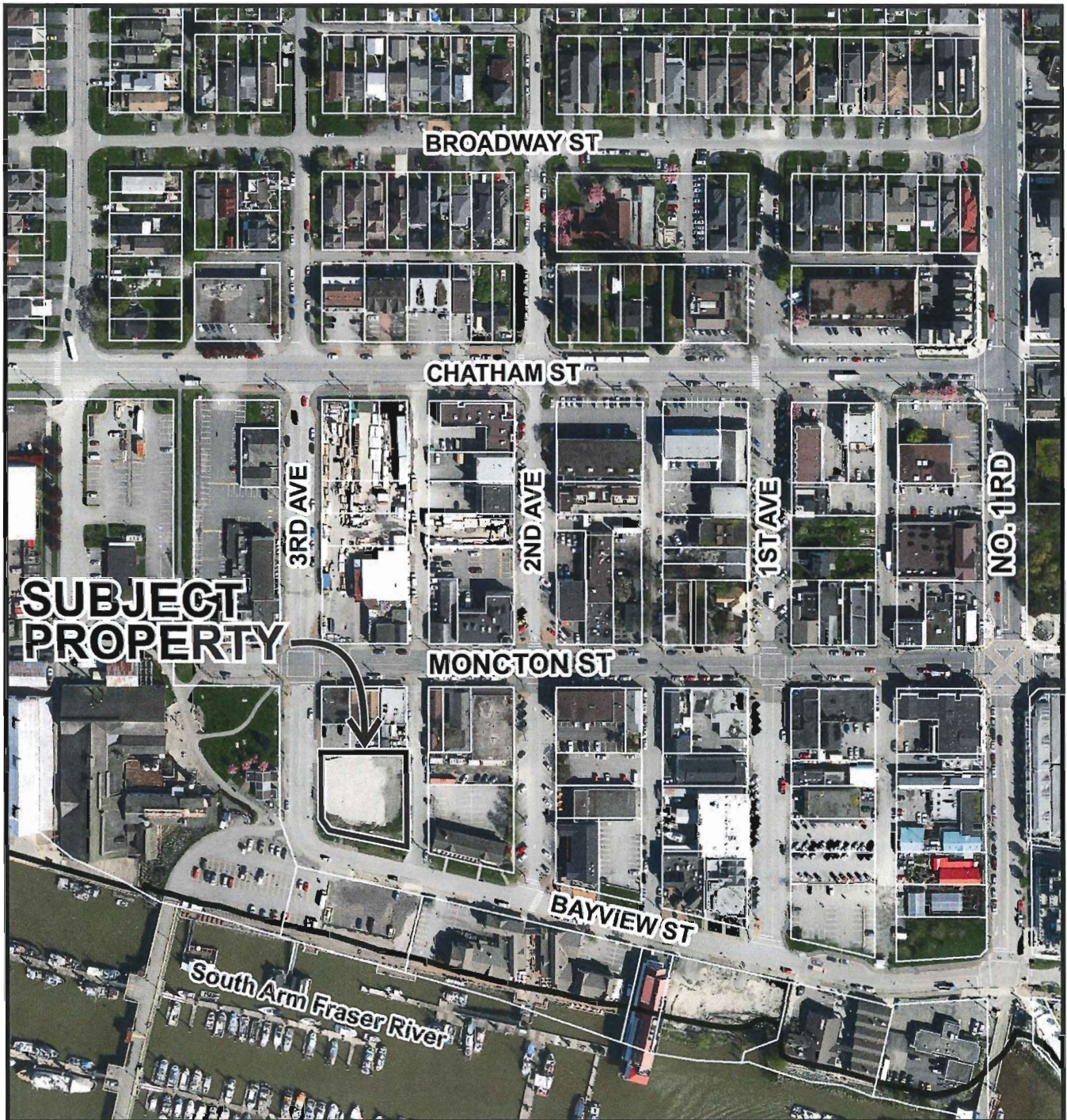
Revision Date:

Note: Dimensions are in METRES





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

	Existing	Proposed
<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

	Bylaw Requirement	Previously Approved (under BP 13-636238)	Proposed
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:  
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 ARCHITECTS

1001 E. CHRYSLER AVENUE, SUITE 200, CHRYSLER CITY, OHIO 45202  
 TEL: 513.263.2300 FAX: 513.263.2301  
 WWW.COTTERARCHITECTS.COM

**BAYVIEW**  
 RESIDENTIAL COMMERCIAL  
 MIXED USE DEVELOPMENT  
 3501 Bayview Street, Cincinnati, OH 45202

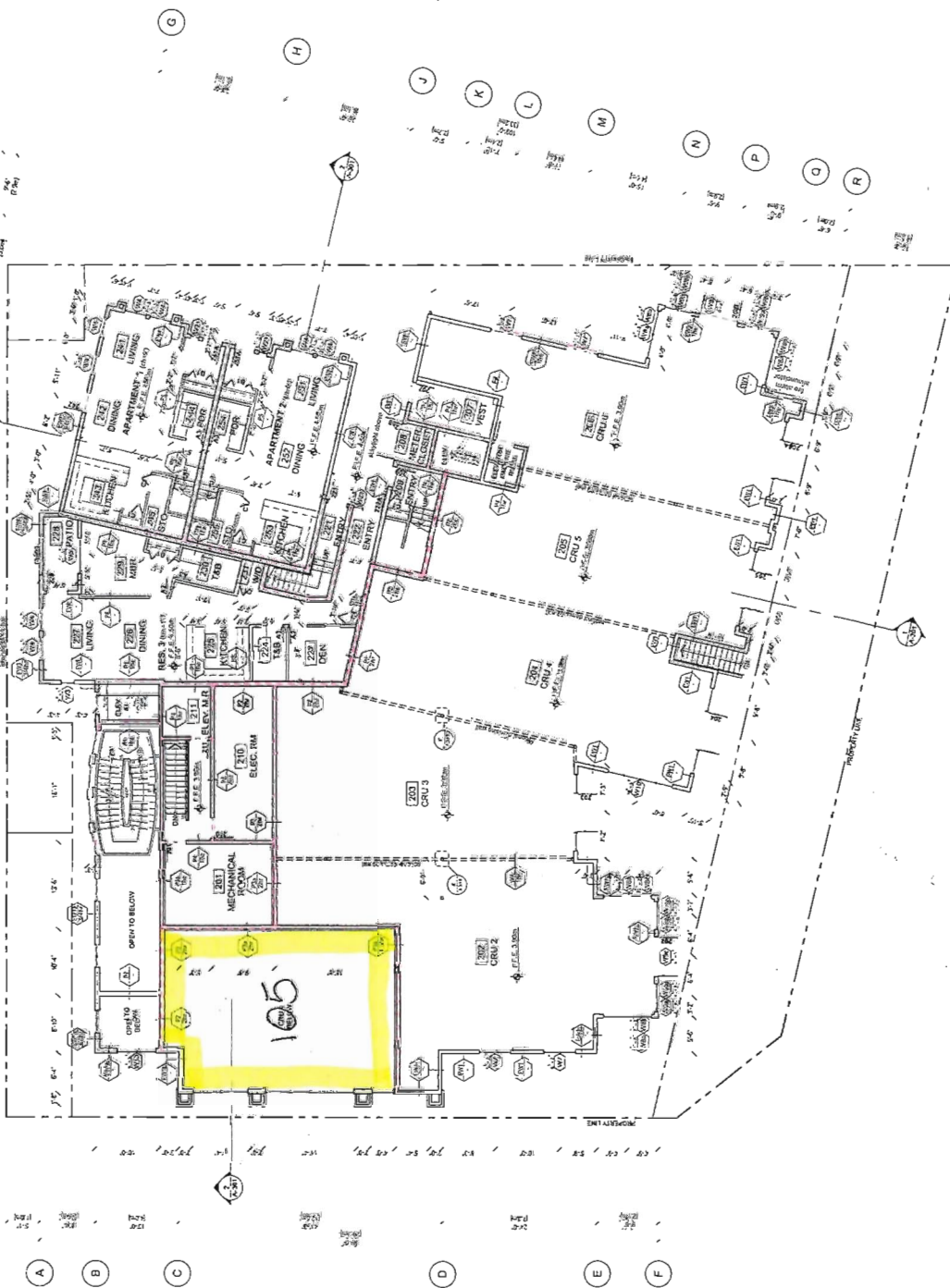
13-636235-00  
 Permit Bayview Holdings Ltd.

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BY:	10/1/10
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DESIGNED BY:	10/1/10
PROJECT NO.:	10/1/10
CLIENT:	10/1/10
LOCATION:	10/1/10
SCALE:	10/1/10
SHEET NO.:	10/1/10
TOTAL SHEETS:	10/1/10

LEVEL 1 FLOOR PLAN

A-112



1 LEVEL 1  
 10/1/10



**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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER