Coquitlam

For Council

April 10, 2012
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To: City Manager
From: General Manager Planning and Development

Subject: **Preliminary Zoning Text Amendment Bylaw No. 4302, 2012 to Permit an Accessory Specialty Food Retail Use in the M-8 Retail and Light Industrial Zone**

For: **Council**

Recommendation:

That Council:

1. Give first reading to *City of Coquitlam Zoning Text Amendment Bylaw No. 4302, 2012*; and
2. Refer Bylaw No. 4302, 2012 to Public Hearing.

Report Purpose:

To accommodate a unique convenience need within a large format retail/light industrial business (Home Depot) that is currently not being provided for in the M-8 Retail and Light Industrial zone.

Strategic Goal:

This report upholds the corporate objectives of innovating to meet changing needs, continually improve processes, polices and services, enhancing customer and citizen relations and enhancing economic opportunity.

Background:

This staff-initiated Zoning Bylaw Text Amendment application to amend the M-8 Retail and Light Industrial zone to permit accessory speciality food retail use is being brought forward to address a need in Coquitlam that is currently not being accommodated. The M-8 zone provides for large format household goods and business goods uses, in addition to industrial uses, and has been primarily applied in the City along the north side of United Boulevard, generally between Schooner and King Edward Streets. Large format retail stores are increasingly adding small cafes and/or fast-food dining services (a speciality food retail use) to further enhance the customer experience. Grocery stores (Safeway), large hardware stores (Home Depot) and large mixed-use stores (Costco, Ikea) commonly have dining or coffee options available to customers within the store, and almost always are located near the front entrance. The City's M-8 zone does not accommodate this particular specialty use.

Staff have been in contact with representatives of the Home Depot, located at 1900 United Boulevard, who seek to provide a convenient food retail service that many other Home Depot locations provide for and which customers have come to expect at their stores. As a result, staff have initiated the subject text amendment.

PWS

Discussion/Analysis:

Zoning Bylaw

The M-8 Retail and Light Industrial zone permits the retail sale of household goods and business goods in large units (500m² or greater), however because this is primarily an industrial zone, it does not accommodate for some accessory commercial uses that may be associated with the primary commercial uses permitted in the zone.

Most large format retail in the City is located in areas zoned CS-1 Service Commercial (Barnet Highway/Lougheed Highway) or C-2 General Commercial (City Centre) and these zones provide for a variety of commercial uses, including cafes and fast food restaurants. However, due to the proximity to Highway One and synergies with some industrial uses, some retail has been accommodated in a primarily industrial designated area along United Boulevard.

Text Amendment

The proposed M-8 Retail and Light Industrial zone amendment would amend the zone to permit speciality food retail use limited to the following condition of use provisions:

- only one accessory speciality food retail use is permitted per lot; and
- is limited to a maximum floor area of 80 m².

Financial Implications:

There are no direct financial impacts associated with this report.

Conclusion:

Staff support the proposed Zoning Bylaw Text Amendment to the M-8 Retail and Light Industrial zone for the following reasons:

- the additional accessory use will diversify the range of services to customers already shopping in a store, and will not be destination businesses;
- provides for a supportive service need that is currently not being met;
- increases business and employment opportunity; and
- the land use impact of the proposed accessory speciality food retail use is minimal.

Staff are recommending Council give first reading to Zoning Text Amendment Bylaw No. 4302, 2012 and refer this bylaw to Public Hearing.

J.L. McIntyre, MCIP
MD/lmc

Attachment:

1. Bylaw No. 4302, 2012 (Doc. #1229201.v1)

This report was prepared by Michael Dhaliwal, Development Planner and reviewed by Erica Tiffany, Supervisor Development Planning and Raul Allueva, Manager Development Services.

ATTACHMENT 1

Coquitlam

City of Coquitlam
BYLAW

BYLAW NO. 4302, 2012

A Bylaw to amend the "City of Coquitlam
Zoning Bylaw No. 3000, 1996", and amending Bylaws

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996 and amending Bylaws, in accordance with the *Local Government Act*, R.S.B.C., 1996, c. 323;

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

1. **Name of Bylaw**
   This Bylaw may be cited for all purposes as the as the "Zoning Amendment Bylaw No. 4302, 2012.

2. **Zoning Bylaw No. 3000, 1996, as amended, is further amended as follows:**

   a. PART 19 INDUSTRIAL ZONES, Section 1908 M-8 Retail and Light Industrial, Subsection (2) under Accessory Use, limited to is amended by adding the following:

      (h) Accessory *speciality food retail*, as limited under Sub-section (3)(e)

   b. PART 19 INDUSTRIAL ZONES, Section 1908 M-8 Retail and Light Industrial, Subsection (3)(b) is amended by replacing the text with the following the following:

      (b) *Commercial* and *Industrial* uses must be enclosed within a *building*, except permitted accessory unenclosed storage;

   c. PART 19 INDUSTRIAL ZONES, Section 1908 M-8 Retail and Light Industrial, Subsection (3) is amended by adding the following:

      (e) An accessory *speciality food retail* use is only permitted where it complies with all of the following:
         (i) is located within a building used for the retail sale or rental of *household goods* and *business* goods;
         (ii) only one *speciality food retail* use is permitted per *lot*; and
         (iii) is limited to a maximum floor area of 80 m².

READ A FIRST TIME this	day of	, 2012.
CONSIDERED AT PUBLIC HEARING this	day of	, 2012.
READ A SECOND TIME this	day of	, 2012.
READ A THIRD TIME this	day of	, 2012.
READ A FOURTH AND FINAL TIME and the Seal of the Corporation affixed this	day of	, 2012.

_____ MAYOR

_____ CLERK