



**CITY OF RICHMOND**

REPORT TO COMMITTEE

**TO:** Planning Committee  
**FROM:** Terry Crowe  
Manager, Policy Planning

**DATE:** February 13, 2001  
**FILE:** 8060-20-7215

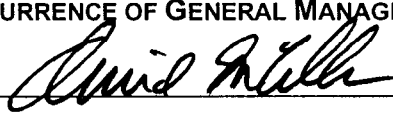
**RE: Proposal to Amend the McLennan North Sub-Area Plan**

STAFF RECOMMENDATION

That Official Community Plan Amendment Bylaw No. 7215, to amend Schedule 2.10C (McLennan North Sub-Area Plan) by repealing and replacing Attachment 1 ("Land Use Designation & Circulation System" map) and by introducing text amendments affecting the area designated for Community Park/School use, be introduced and given first reading.

  
Terry Crowe  
Manager, Policy Planning

Att.

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks Design, Construction & Programs ....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## STAFF REPORT

### ORIGIN

The City of Richmond has received a court challenge regarding its designation of property in the McLennan North Sub-Area of the City Centre (Section 10-4-6). This report proposes amendments to the McLennan North plan in order that the City may avoid the cost of a law suit and to ensure that the original intent of the plan is not lost.

### FINDINGS OF FACT

In 1995, the City Centre Plan was adopted. As part of the area planning process, it was determined that Section 10-4-6 (e.g. McLennan North) should be added to the City Centre and that a large community park should be established in the block bounded by Alberta Road, No. 4 Road, Granville Avenue and Garden City Road.

In 1996, the McLennan North Sub-Area Plan was adopted. Under this more detailed planning document it was determined that the community park identified in the City Centre Area Plan should provide for both public recreation and a combined elementary/secondary school site. It was further determined that the park uses would be situated in the western half of the block (e.g. west of Ash Street), and that the school uses would be situated to the east of them.

In 2000, the McLennan North Sub-Area Plan was amended to delete roads from the park/school site and to provide for changes to the intended boundary of the school site. Under this amendment, the area identified for school use was 83,000 sq. m. (20.5 ac) in size, with 104 m (341 ft) of frontage along Alberta road, 84 m (276 ft) of frontage along No. 4 Road, and 168 m (551 ft) of frontage along Granville Avenue. This information is conveyed on Attachment 1 to the sub-area plan (e.g. "Land Use and Circulation System" map) (**Attachment 1**). The map designates both the intended park site and school site as "community park", and makes the intended locations of the elementary and secondary schools clear with letter designations (e.g. "E" and "S").

### ANALYSIS

At the time the McLennan North Sub-Area Plan and its later amendment were adopted, the "Land Use and Circulation System" map was consistent with current legislation. On January 1, 2001, however, the Local Government Act was amended such that Richmond's ability to designate specific lands for the future use of and acquisition by the Richmond School District is no longer permitted (except with regard to a statement of broad objectives) on the basis that the District's acquisition of such lands is not within the City's jurisdiction (Section 878 (2)). On this basis, staff have reviewed the McLennan North Sub-Area Plan to bring it in line with the new legislation. In addition, in determining land use designations, staff have also taken into account the need to clarify land acquisition responsibilities to ensure that school site needs are kept distinct from the City's Development Cost Charges (DCC) program for parkland.

Potential options for amending the McLennan North Plan include, in the area between Ash Street and No. 4 Road (**Attachment 2**):

**Option 1**

Limit the "community park" designation to School District-owned properties and identify the intended use and expansion of this area for school purposes through policies in the plan.

- *This approach meets the intent of the Local Government Act, but does not address concerns regarding the City's responsibility for school lands designated "community park" and the possible implications this may have for Richmond's DCC program.*

**Option 2**

Replace the "community park" use with "townhouse" and designate the school site with a symbol and identify the intended extent of the school site through policies in the plan.

- *This approach meets the intent of the Local Government Act, but may be confusing to the public as the land use map provides only limited information regarding the school site.*

**Option 3**

Replace the "community park" designation with "school" and apply it only to School District-owned properties and identify the intended expansion of this area for school purposes through policies in the plan.

- *This approach meets the intent of the Local Government Act, clearly differentiates between park and school lands (thus, clarifying acquisition responsibilities), and provides greater clarity regarding the scale of the school site on the land use map (than was the case in Option 2 above).*

Staff recommend Option 3 for the reasons stated above. In addition, staff recommend that:

- The two City-owned lots at 9611 and 9631 Granville Avenue be designated for school use (as was the intent under the current McLennan North Plan);
- The School District-owned lot at 9551 Granville Avenue, proposed by the School District for use as a temporary driveway serving MacNeill Secondary School, be designated as "school" until such time that the School District has acquired sufficient land to allow the driveway to be relocated; and
- The School District-owned parcel north of 6571 No. 4 Road (which does not form part of the MacNeill School site) be designated for "townhouse" use, consistent with privately-owned properties to its north and south.

The proposed amended "Land Use and Circulation System" map for McLennan North can be seen in **Attachment 3**.

FINANCIAL IMPACT

None

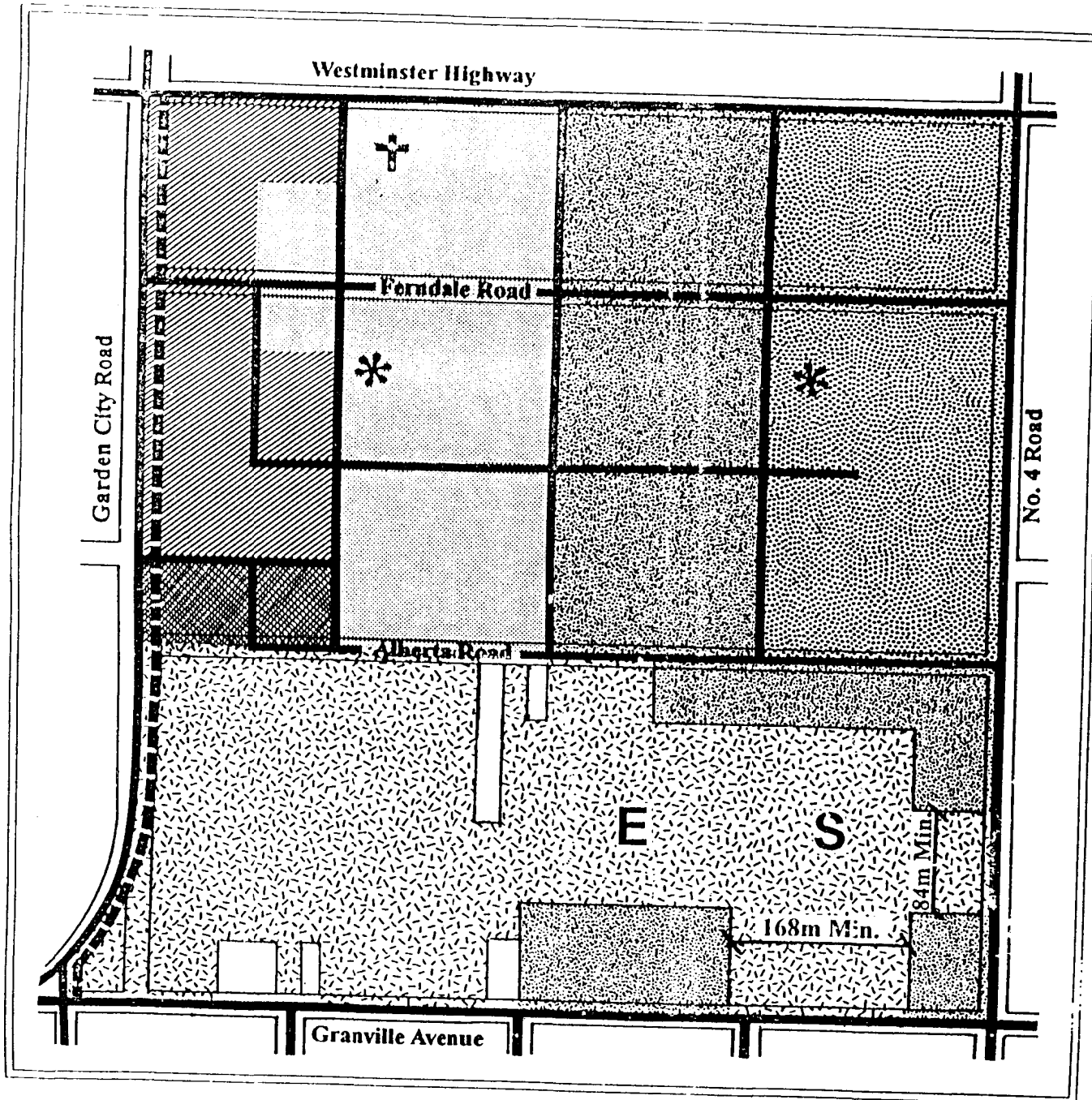
CONCLUSION

A court challenge has been received by the City of Richmond in regard to its designation of property in the McLennan North Sub-Area of the City Centre for community park/school use. In addition, changes to the Local Government Act make it desirable for the City to amend the sub-area plan to reflect new restrictions on Richmond's abilities to identify properties for future acquisition by the School District. On this basis, amendments are proposed to the McLennan North land use plan and related policies.










A handwritten signature in black ink that reads "Suzanne Carter-Huffman". The signature is written in a cursive, flowing style.

Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:cas



### Attachment 1 Land Use Designation & Circulation System

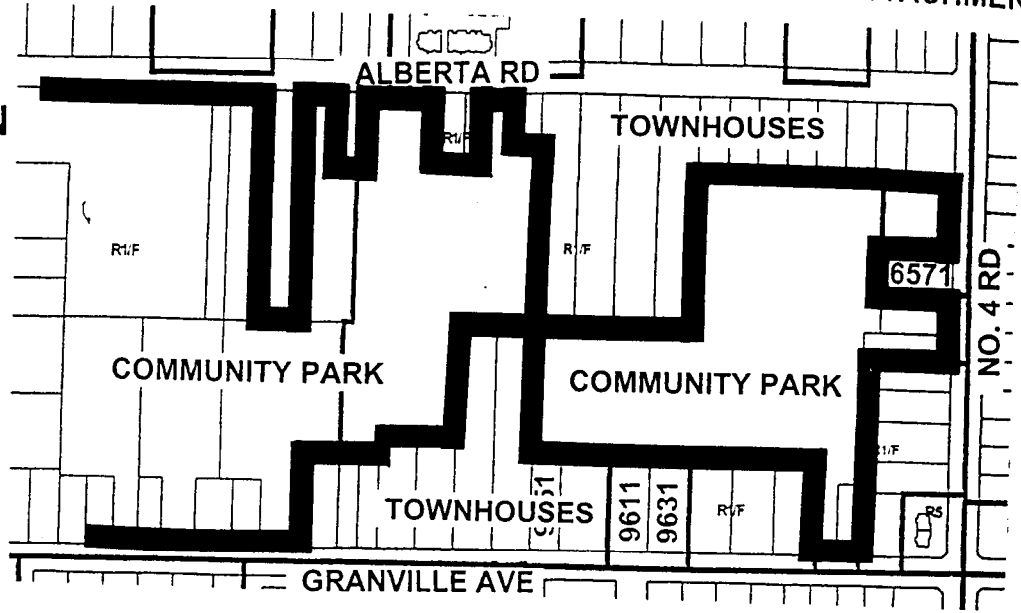
-  **Residential Area 1**  
1.6 base F.A.R. 4 storey Th,  
Low-rise Apts. (4 storeys max )  
/ Mid-rise Apts (up to 8 Storeys)  
/ High-rise Apts. (up to 45metres)
-  **Residential Area 2**  
0.95 base F.A.R. 2, 3 & 4 storey  
Townhouses, Low-rise Apts  
(4 storeys max )
-  **Residential Area 3**  
0.65 base F.A.R. Two-Family  
Dwelling /2&3 storey Townhouses
-  **Residential Area 4**  
0.55 base F.A.R. One & Two-  
Family Dwelling & Three-Dwelling  
Townhouses (2 1/2 storeys max.)
-  **Residential Area 5**  
0.55 base F.A.R. One-Family  
Dwelling
-  **Mixed Residential/  
Retail/Community Uses**
-  **Community Park**
- S** High School
- E** Elementary School
- \*** Neighbourhood Parks
- +** Church
-  Trail
-  Principal Roads



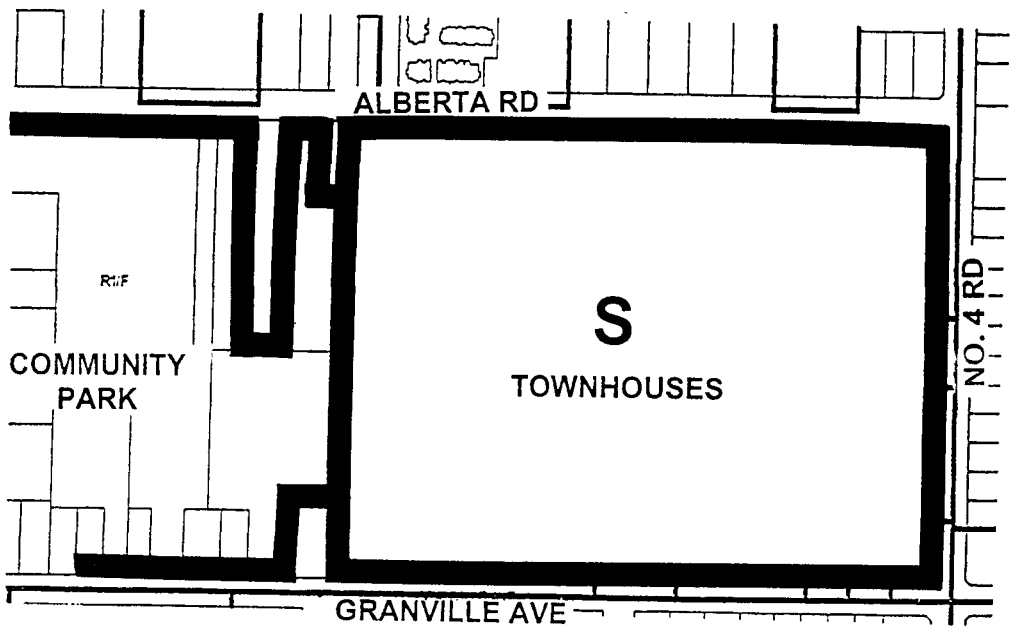
McLENNAN  
NORTH

Land Use  
Designation  
Options

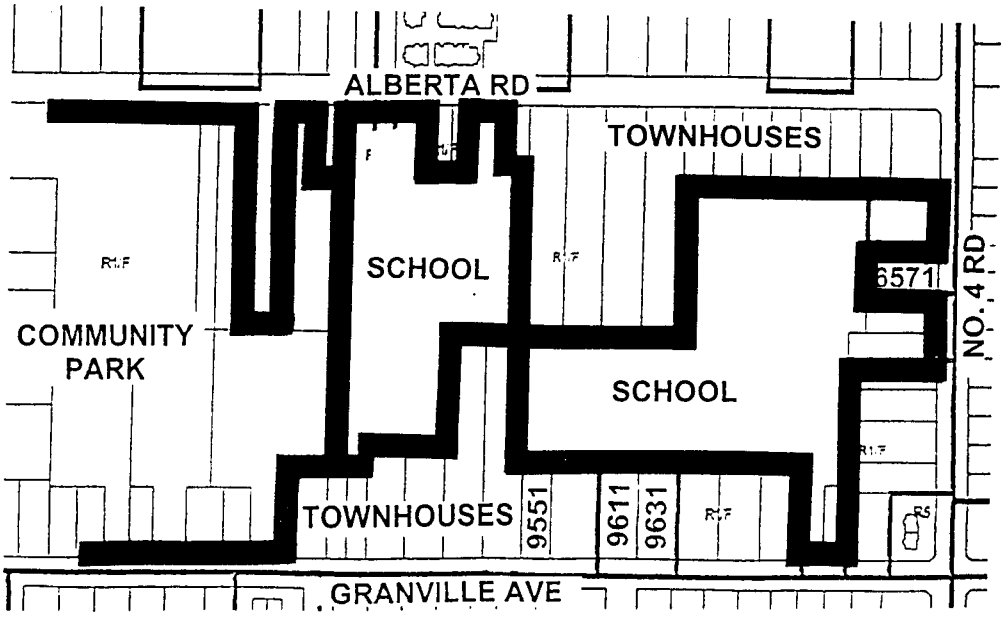
OPTION A

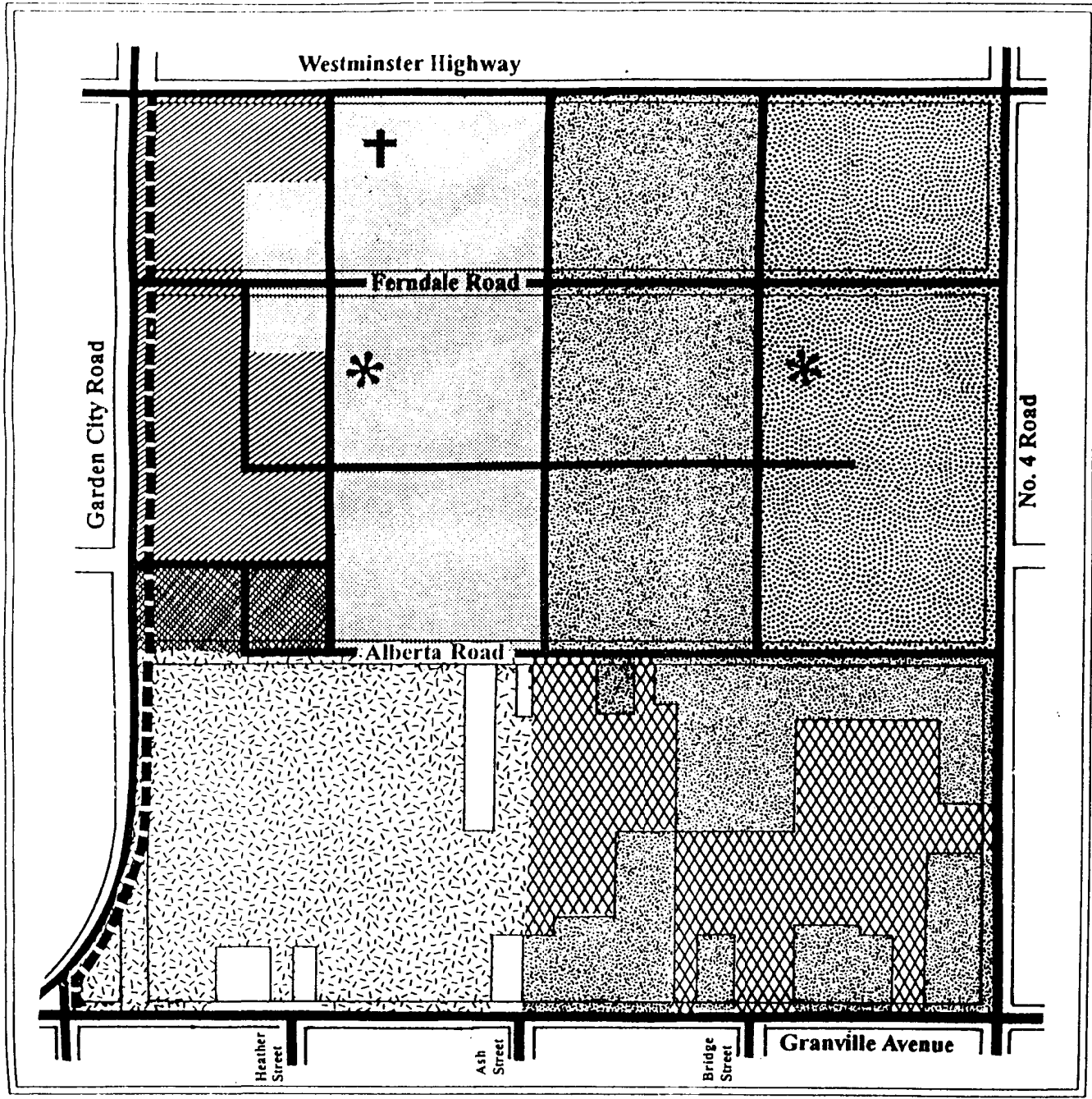


OPTION B














OPTION C





### Attachment 1 Land Use Designation & Circulation System

-  **Residential Area 1**  
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Low-rise Apts (4 storeys max.)  
/ Mid-rise Apts (up to 8 Storeys)  
/ High-rise Apts (up to 45metres)
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0.55 base F.A.R. One-Family  
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-  **Mixed Residential/  
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-  **School**
-  **Neighbourhood Parks**
-  **Church**
-  **Principal Roads**

**McLennan  
North  
Sub-Area**  
*Official  
Community Plan*

