



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 16, 2005
From: Dave Semple, Director of Parks Operations **File:** 11-7200-01/2005-Vol 01
Re: **Options for the Location of a Recreational Vehicle Park in Richmond**

Staff Recommendation

- That staff seek alternative options other than MacDonald Beach Park for the potential provision of recreational vehicle park services in Richmond.

cleared per J.A.

Dave Semple
 Director of Parks Operations
 (3350)

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>cleared</i>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the December 6, 2004 General Purposes Committee meeting, Council approved the following recommendations:

- “1. ...support the concept of establishing an RV Park operation at MacDonald Beach Park, and
2. ...authorize Parks staff to take the necessary steps to study the suitability of this location, including the preparation and advertising of a Call for Expressions of Interest from potential operators.”

Analysis

The purpose of this report is to present the findings of the analysis as per Council direction, and to recommend alternative options to fulfil the potential demand and market opportunity for a RV park facility in the City.

Staff have investigated the potential to accommodate a recreational vehicle facility at MacDonald Beach Park and combine its operation with the boat launch and caretaker duties in the park.

Macdonald Beach Site Suitability Analysis Result Summary

Several factors indicate that the space available at MacDonald Beach Park is not adequate:

- Industry information indicates that 10 acres is the minimum size required for this type of operation, there is approximately only 5.9 acres available at the site.
- The current trend in recreational vehicles is toward larger sized units that require pull-through sites.
- The current RV Park occupies 7 acres in high season.
- In order to integrate a recreational vehicle operation with the character of MacDonald Beach Park and its surrounding context of the Sea Island Conservation Area (SICA), additional area would have to be dedicated to green space both for screening and habitat compensation purposes.
- Another constraint on the proposal is the cost of upgrading existing utilities especially sanitary sewer.
- Market research has shown that a successful RV park has a ‘comfortable’ distribution of spaces that would be limited at the Macdonald Beach site given the limited usable space.
- Today’s RV’s are quite large in size and require greater road widths as well as larger turnaround spots, an additional site constraint at the Macdonald Beach site.

Initially it was thought that the addition of a portion of the federally property to the west would yield sufficient additional area, this property is not available for this type of use since it is included in the Sea Island Conservation Area and federally protected as habitat area.

As a result of the site analysis detailed above, an Expression of Interest has not been prepared for the Macdonald Beach Site.

Alternative Options/Potential Next Steps

At this time, the City has no 10 acre or greater site readily available for this type of use. Given this limitation, staff are recommending that alternative options other than MacDonald Beach be explored. These alternatives include:

- permit a potential private sector proponent to fill the need on privately held lands
- the City take no further action at this time

Since December 2004, private sector interest in locating an RV park in Richmond has been expressed by potential operators, investors as well as property owners within the City. With the private sector interest in fulfilling the potential market demand for a privately operated RV park operation in the City, the private sector may fill the need.

Financial Impact

There is no financial impact at this time.

Conclusion

With the potential for the private sector to satisfy the market demand, and the limited space available at MacDonald Beach, staff do not recommend pursuing the MacDonald Beach option any further at this time. In addition, the public concern expressed about the potential proposal raises further possible limitations to any future development at the park. Staff will facilitate discussions with the private sector as opportunities arise to ensure that every possibility to locate an RV Park in Richmond has been explored.



for
Jamie Esko
Park Planner
(3341)

JE:je