



City of Richmond

Report to Council

To: Richmond City Council

Date: March 10, 2005

From: Raul Allueva, Director of Development
Terry Crowe, Manager, Policy Planning

File: 08-4045-20-10-OR/2005-Vol 01

RE: OLYMPIC OVAL SITE & SURROUNDING AREA - OPEN HOUSE FINDINGS

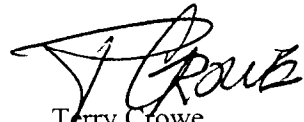
Staff Recommendation

That as per the report from the Director of Development and the Manager of Policy Planning, dated March 10, 2005:

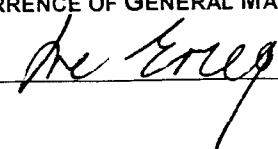
1. The following four (4) Oval Master Guiding Principles and the complementary ten (10) Development Principles (**Attachment 3**):
 1. Build a Legacy;
 2. Build a Complete Community;
 3. Build Green; and
 4. Financial Viability,
 be approved; and

2. That Staff be directed to:
 - (a) Incorporate the Oval Master Guiding Principles and Development Principles into Oval building, site and surrounding area planning;
 - (b) Pursue the realignment of River Road;
 - (c) Explore parking options including underground parking;
 - (d) Publicly release the:
 - Oval Master Guiding Principles and Development Principles; and
 - findings of the February 2005 Oval Open Houses (**Attachment 3**);
 - (e) Hold preliminary and final design charettes;
 - (f) Hold public open houses; and
 - (g) Complete and bring forward to Council for consideration a final Oval site Master Plan.


 Raul Allueva
 Director of Development


 Terry Crowe
 Manager, Policy Planning

Att. 3

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Engineering	Y	<input checked="" type="checkbox"/>	N		
Parks Design, Construction & Programs	Y	<input checked="" type="checkbox"/>	N		
Lands & Properties	Y	<input checked="" type="checkbox"/>	N		
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

The purpose of this report is to present the findings of the recent Open Houses regarding the Oval building, site and surrounding area.

Findings Of Fact

The Initial Three (3) Oval Master Guiding Principles

The following three "Oval Master Guiding Principles" were established to guide the planning of the Oval building, site and surrounding area:

1. ***BUILD A LEGACY***

Identify ways to give form, identity and focus to this important, emerging neighbourhood in the City Centre in a manner that will make Richmond a World-class city and have lasting value for future generations.

2. ***BUILD A COMPLETE COMMUNITY***

Identify ways to establish the City Centre riverfront as a highly desirable, livable and friendly waterfront community with a unique Richmond-style that is a source of pride for the entire city.

3. ***BUILD GREEN***

Identify strategies that:

- respect the natural West Coast river setting and ecology,
- promote state-of-the-art sustainable design, development and operational practices of the City's Oval site, its buildings, its infrastructure and the surrounding area.

The Open House questions were based on these three "Master Guiding Principles".

Olympic Oval Master Plan and Surrounding Area Open Houses

- The Open Houses were held at Richmond City Hall on February 3 and 5, 2005.
- Purpose Of Open Houses:
 - To present:
 - the initial three (3) Oval Master Guiding Principles;
 - preliminary information regarding the Oval site and surrounding area;
 - a questionnaire (**Attachment 1**), to gather public responses;
 - To obtain public input regarding their aspirations for the Oval site and surrounding area.
- Questionnaire
 - Attendees were asked to complete the questionnaire.
 - The Open House presentation was also available for viewing on the City web page.
- Attendance and Questionnaire Response
 - A total of 264 people signed in at the two open houses.
 - A total of 190 (72%) completed questionnaires were received.

Open House Findings

The results of the public Open Houses are summarized in **Attachment 2**.

Analysis

1. Open House Findings

The Open House findings indicate:

- a very positive acceptance the Master Guiding Principles, and
- that the public want the Oval to be World class, innovative, a mixed-use area and sustainable (socially, economically, environmentally).

2. “Oval Master Guiding Principles”

□ General

Upon reviewing the findings, Council added a fourth “Oval Master Guiding Principle” - Financial Viability – to ensure that the Oval building, site and surrounding area are financially viable.

□ Ten Oval Development Principles

After adding the fourth Oval Master Guiding Principle, ten Oval Development Principles were identified to guide Oval building, site and surrounding area planning.

□ The Integrated Four Oval Master Guiding Principles and Ten Development Principles

The integrated set of Oval Master Guiding and Development Principles is presented in **Attachment 3**.

□ Recommendation

Staff recommend that the Oval Master Guiding Principles and Ten Development Principles be approved as they reflect public opinion, encourage innovation and allow flexibility.

3. River Road Alignment

□ Staff considered several alignment options for River Road including:

- Leave as is; and
- Realign to the south of the Oval site.

□ Realignment of River Road is recommended for a number of reasons, including:

- Is consistent with the City Centre Transportation Plan to direct through-traffic to a new road along the CP Rail corridor;
- Allows downgrading of River Road for local uses and reclamation of the waterfront for the creation of long-term, public recreational opportunities and amenities;
- Creates better waterfront redevelopment opportunities for other lands along River Road; and
- Enables the development potential of the Oval site to be maximized, and

□ Council also directed that the public is made aware that:

- River Road will not be “blocked off” and that east–west access will be maintained via a new road following the CP Rail corridor.

4. Next Steps

After reviewing the findings and related information Council directed staff to:

- (a) Pursue the realignment of River Road;
- (b) Explore parking options including underground parking;
- (c) Ensure that the public is made aware that:
 - River Road will not be “blocked off” and that east–west access will be maintained via a new road following the CP Rail corridor;
- (d) Publicly release the findings of the February 2005 Oval Open Houses (**Attachment 2**);

- (e) Prepare preliminary and final design charettes;
- (f) Hold open houses;
- (g) Finalize an Oval site Plan; and
- (h) Present Council with a final Oval site master plan, for consideration, as soon as possible.

Conclusion

- The Oval Open House findings indicate significant public support for the Oval Master Guiding Principles and Development Principles.
- Staff recommend that Council approve the four (4) Oval Master Guiding Principles and ten (10) complementary Development Principles.
- Council has given directions for follow up including that the February 2005 Open House findings be made available to the public, that staff proceed with preliminary and final design charettes and public open houses, and that the Oval Site Master Plan be finalized and brought forward to Council for consideration.



Janet Lee, Planner 2 (4108)

JL:cas

OVAL OPEN HOUSE QUESTIONNAIRE FINDINGS

Purpose

To present the findings of the February 2005 Oval Open Houses which sought public feedback regarding primarily the Oval site and surrounding area.

1. BUILD A LEGACY

- ***Principle #1: Support for a high-quality Olympic Riverfront Neighbourhood that is different from other areas of the City and unique to Richmond.***

- There is strong support from the public that it is important for the Olympic Riverfront Neighbourhood to be different and unique to Richmond (71% of responses).
- Respondents recognize that the Oval could become a landmark for Richmond and contribute a lasting legacy to the community for generations to come.

- ***Principle #2: Support to develop a premier riverfront that integrates the Oval site with a range of public amenities.***

- Respondents indicate a preference for:
 - a waterfront character that:
 - enhances the natural setting, and
 - includes opportunities for public use.
 - ensured pedestrian access through the site,
 - ensured bike access through the site,
 - the riverfront to become a destination for the community.

2. BUILD A COMMUNITY

- ***Principle #3: Support for developing the Olympic Riverfront Neighbourhood with a range and mix of housing types.***

- Respondents are generally in favour of providing a range of housing types in this new neighbourhood (70% of responses).
- There is no clear preference for whether residential development should be high-rise, or low-rise development.
- People favour a balanced mix of people and uses to maintain diversity and vibrancy in the neighbourhood.

- ***Principle #4: Support for developing a mixed-use community focus to serve residents and workers in the vicinity of the Oval.***

- Respondents are generally supportive of developing a mixed-use community around the Oval that would include shops and services for residents and workers.

- Respondents favour:
 - a character that reflects the marine nature of Richmond, and
 - development that is pedestrian and cyclist-friendly.
- Restaurants, and small neighbourhood shops and services are the most widely cited uses that should be included in the new neighbourhood to complement the Oval.
- ***Principle #5: Support for designing the Oval and adjacent dyke to provide a new major public space for the City.***
 - There is strong support for the concept that a public space along the existing dyke and new Olympic plaza be created in the City for public gathering and celebrations (81% of responses).
 - People favour including trees, grassed areas, benches and water features in the site and surrounding area.
- ***Principle #6: Support for the re-alignment of River Road.***
 - Some people still think that River Road will be blocked-off and that its current through access will be eliminated.
 - Some people do not want any changes to or re-alignment of River Road.
 - Opponents of the plan to re-align River Road are primarily concerned about the interruption of traffic flow in the area.
 - Many people indicated that the River Road alignment:
 - is an important part of the Oval project, and
 - that if it is to be re-aligned, it should be done first, or as soon as possible.
 - There is support for the extension of a new road (along the CP Rail Corridor) beyond Hollybridge Way (50% of responses).
 - People also feel that the extension of Lansdowne Road to the Oval would be beneficial.
- Principle #7: Support for alternative modes of transportation.***
 - There is strong support for:
 - greenways,
 - improved pedestrian access,
 - improved bike access,
 - improved bus service to the area.

- People support, but to a lesser degree than other modes of transportation, the:
 - paving of the dyke trail between Terra Nova and the Oval site,
 - introduction of small-craft passenger ferry service.

3. **BUILD GREEN**

- ***Principle #8: Support for the retention of existing natural features and habitat in the development of the Olympic Riverfront Neighbourhood.***

- Respondents indicate very strong support to retain the existing natural features and habitat wherever possible (88% of responses).
- Many people indicate that the natural setting of the waterfront should be enhanced and featured in any re-development.
- Some selected the following as most important to retain and enhance:
 - views (to the river and the mountains),
 - trees,
 - public access to the dyke trail system.

- ***Principle #9: Support for sustainable, “green” building practices.***

- There is very strong support that the development of the Oval and surrounding neighbourhood should incorporate sustainable, “green” building practices (87% of responses).
- People supported the following “green practices”:
 - energy efficiency,
 - stormwater management,
 - water conservation,
 - transportation alternatives.
- People gave the highest levels of support to:
 - energy efficiency,
 - transportation alternatives.

**FOUR MASTER GUIDING PRINCIPLES AND
10 DEVELOPMENT PRINCIPLES
FOR THE
OVAL BUILDING, SITE AND SURROUNDING AREA**

Purpose

The purpose of the four (4) Master Guiding Principles and ten (10) Development Principles is to guide the Oval building, site and surrounding area planning.

1. BUILD A LEGACY

- *Principle #1: Support for a high-quality Olympic Riverfront Neighbourhood that is different from other areas of the City and unique to Richmond.*
- *Principle #2: Support to develop a premier riverfront that integrates the Oval site with a range of public amenities.*

2. BUILD A COMMUNITY

- *Principle #3: Support for developing the Olympic Riverfront Neighbourhood with a range and mix of housing types.*
- *Principle #4: Support for developing a mixed-use community focus to serve residents and workers in the vicinity of the Oval.*
- *Principle #5: Support for designing the Oval and adjacent dyke to provide a new major public space for the City.*
- *Principle #6: Support for the re-alignment of River Road.*
- *Principle #7: Support for alternative modes of transportation.*

3. BUILD GREEN

- *Principle #8: Support for the retention of existing natural features and habitat in the development of the Olympic Riverfront Neighbourhood.*
- *Principle #9: Support for sustainable, “green” building practices.*

4. FINANCIAL VIABILITY

- *Principle #10: Ensure that the financing of the Oval building, site and surrounding area development:*
 - *minimizes the financial burden on the community,*
 - *is financially sound,*
 - *considers a variety of financing approaches including (e.g., profit making, sponsorships, development).*

Prepared by:
City of Richmond