



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Terry Crowe
Manager, Policy Planning
RE: Proposal to Amend the McLennan North Sub-Area Plan

To Council - February 26, 2001
DATE: February 13, 2001
FILE: 8060-20-7215

STAFF RECOMMENDATION

1. 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.
2. That Bylaw No. 7215, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.
3. That Bylaw No. 7215, having been examined in accordance with the City Policy on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.
4. That Bylaw No. 7215 be referred to the Agricultural Land Commission in accordance with Section 882(1)(c) of the Local Government Act.

Terry Crowe
Manager, Policy Planning

Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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

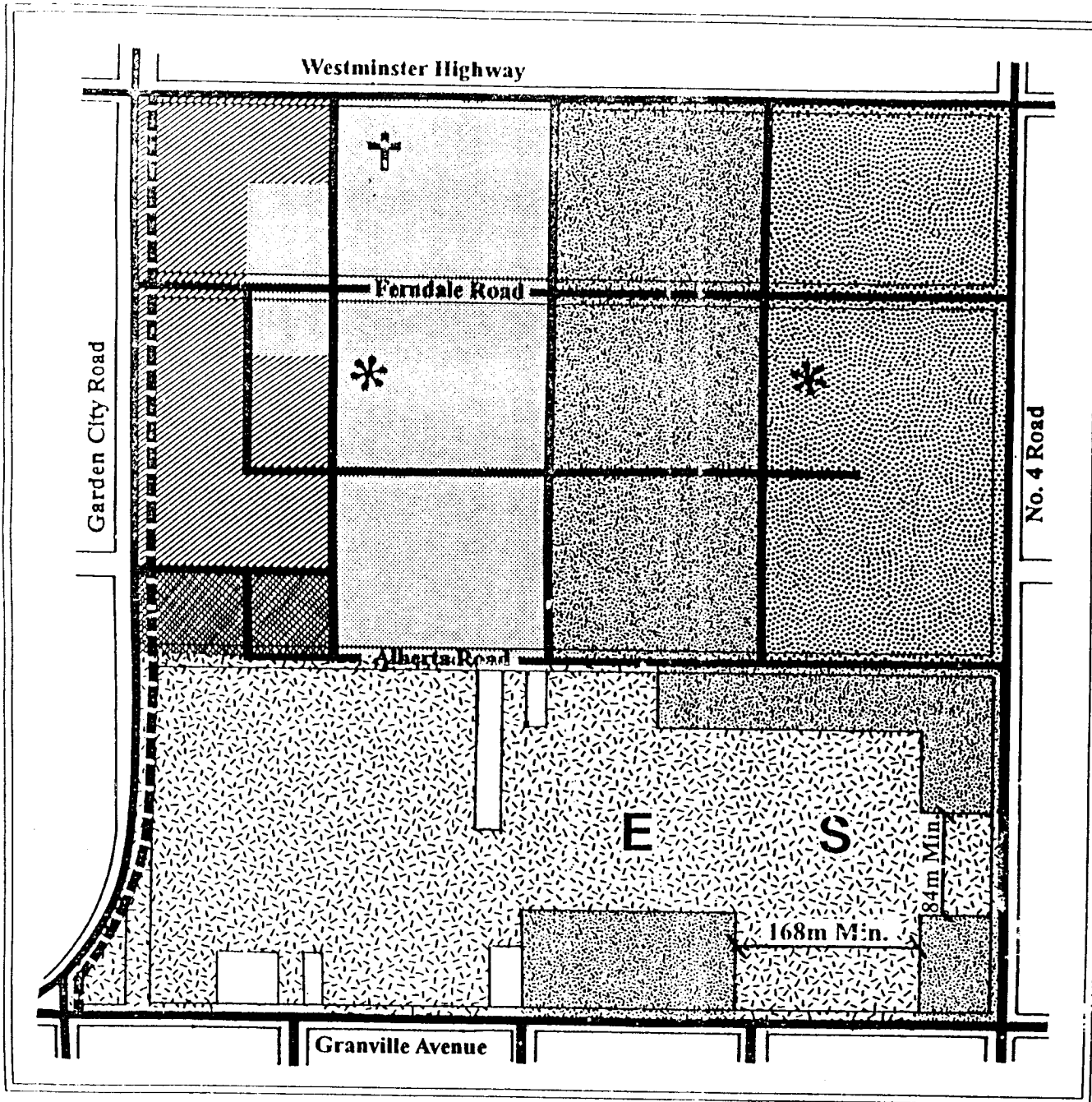
CONCLUSION

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.












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

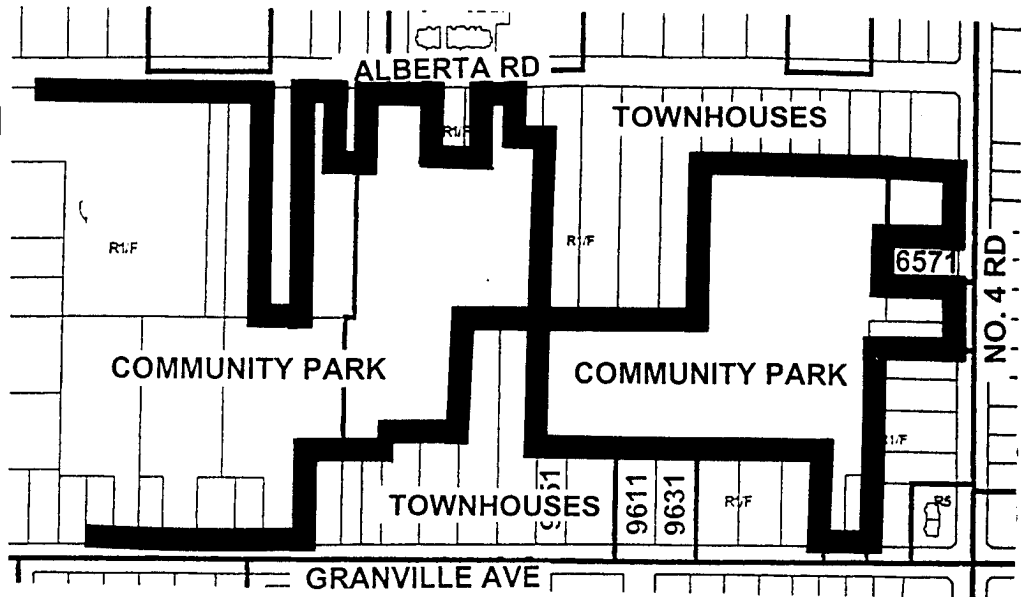
**McLennan
North
Sub-Area
Official
Community Plan**



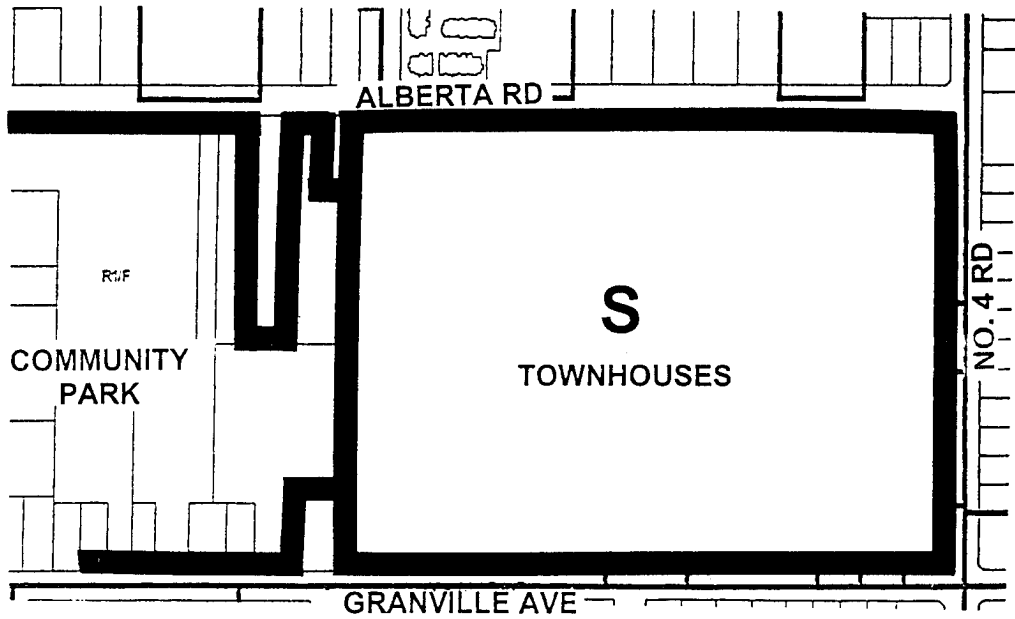
McLENNAN
NORTH

Land Use
Designation
Options

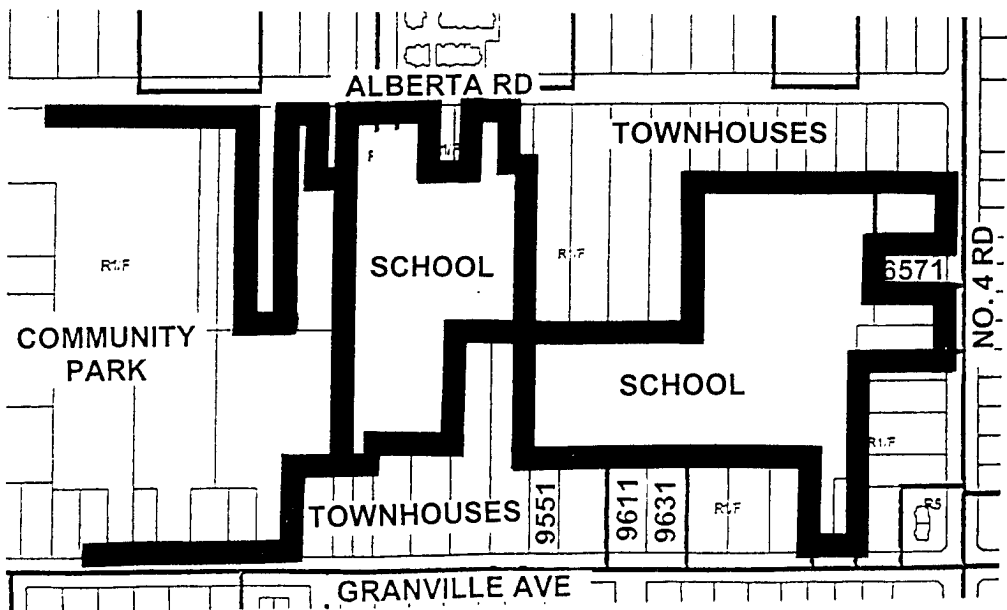
OPTION A

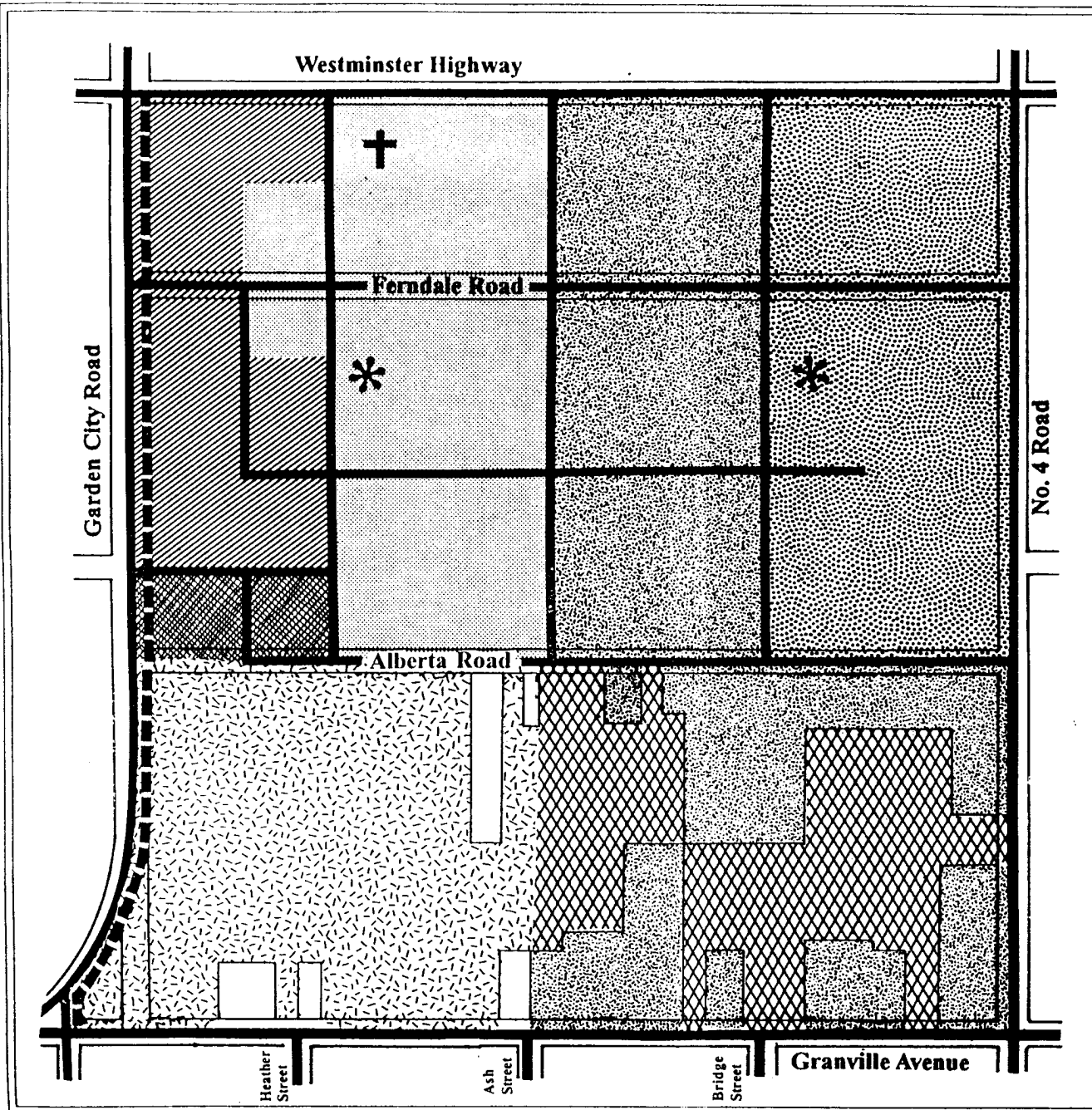


OPTION B















OPTION C






Attachment 1 Land Use Designation & Circulation System

-  **Residential Area 1**
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(4 storeys max.)
-  **Residential Area 3**
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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**
-  **School**
-  **Neighbourhood Parks**
-  **Trail**  **Church**
-  **Principal Roads**

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



CITY OF RICHMOND
BYLAW 7215
RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100
AMENDMENT BYLAW 7215 (8060-20-7215)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing Attachment 1 to Schedule 2.10C (McLennan North Sub-Area Plan) thereof and replacing it with "Schedule A attached to and forming part of Bylaw No. 7215".
2. Schedule 2.10C (McLennan North Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:
 - 2.1 Repealing the second paragraph under Section 3.2 and replacing it with:

"A highly accessible and visible combined community park/school site will be located in the southern portion of the neighbourhood. The combined site will enhance community identity and serve the active and passive recreational and educational needs of both McLennan North residents and City Centre users in general. The site will also help to address the current imbalance of parks in the City Centre area. The large park/school site will be complemented by two smaller parks intended to cater to the local neighbourhood needs of McLennan North residents."
 - 2.2 Repealing Objective 2 under Section 3.2 and replacing it with:

"To provide a parks network, incorporating a large combined community park/school site together with a variety of other public parks and open spaces, designed to serve both City Centre-level needs and the neighbourhood-level needs of McLennan North residents."
 - 2.3 Repealing Policy 2.1 of Section 3.2 and replacing it with:

"2.1 Designate the area bounded by Alberta Road, No. 4 Road, Granville Avenue, and Garden City Road as the location of a combined community park/school site and focus for:

 - In the eastern half of the area (e.g. roughly east of Ash Street), a combined elementary/secondary school site with:
 - (i) A minimum site area of 83,000 square metres (20.5 acre);
 - (ii) Minimum uninterrupted site frontages of 168 m (551 ft) along Granville Avenue, 84 m (276 ft) along No. 4 Road, and 104 m (341 ft) along Alberta Road; and
 - (iii) Both elementary and secondary school facilities, associated playgrounds, and high-quality junior and senior-level sports facilities and play fields;

- In the western half of the area (e.g. roughly west of Ash Street), family recreation, informal play, and passive recreation opportunities;
- Buildings and facilities for community recreation, community services, and major events;
- Continuous tree-lined, public, pedestrian/bicycle routes providing access to facilities within the park/school site and linking:
 - (i) Garden City Road with No. 4 Road;
 - (ii) McLennan North's residential area north of the park/school site with McLennan South (typically aligned with street ends); and
 - (iii) The park/school site with the residential dwellings immediately adjacent to it;
- Arrival plazas around the perimeter of the park/school site at street ends and other important site entrances;
- A variety of high quality landscapes, including decorative gardens; and
- Lighting, furnishings, signage, public art, and parking."

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7215"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

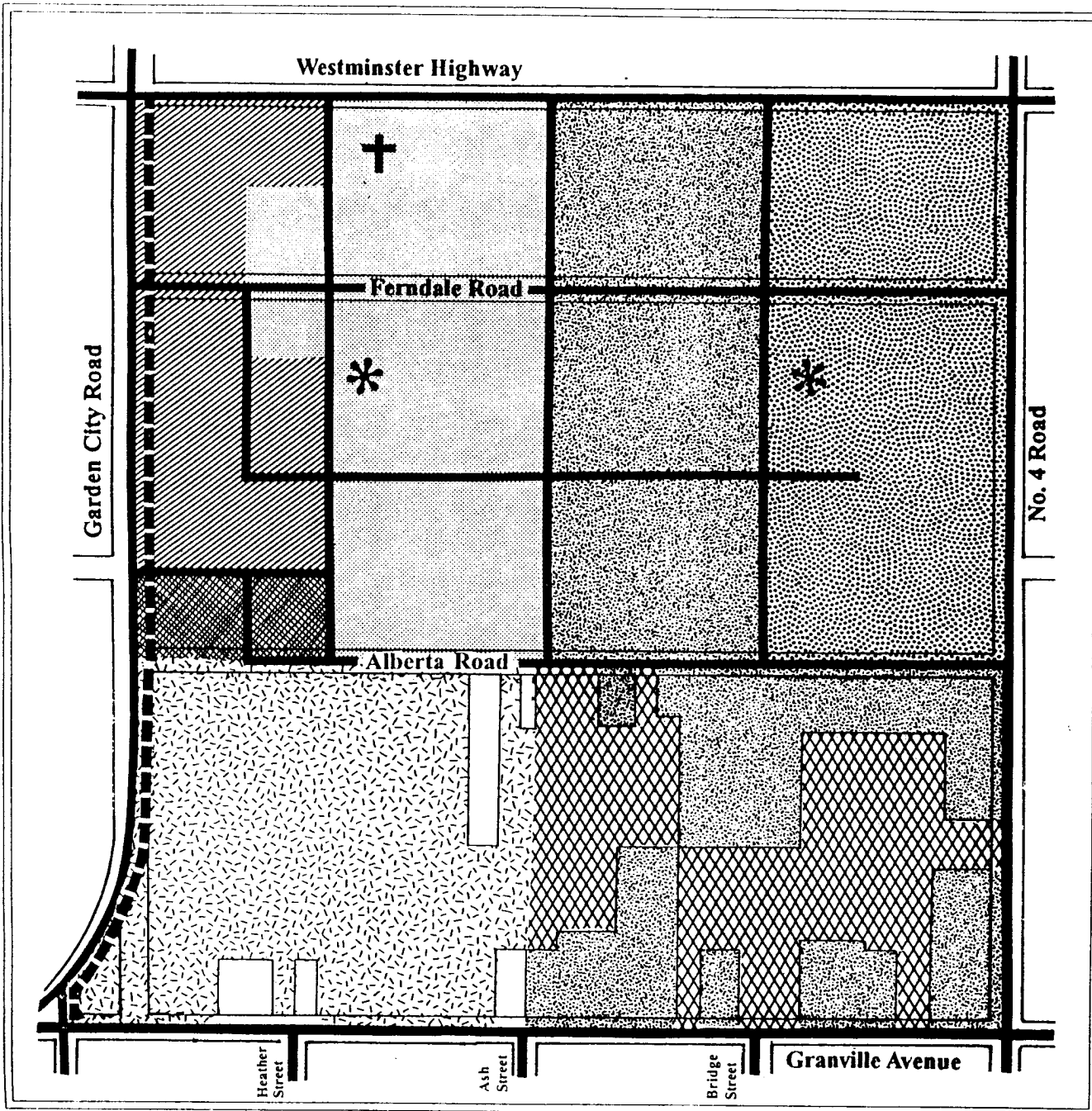
ADOPTED

FEB 26 2001



MAYOR

CITY CLERK



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"Schedule A attached to and forming part of
Bylaw No. 7215"