



To: Public Works & Transportation Committee
From: Lani Schultz
 Manager, Corporate and Strategic Planning
Re: **Waterfront Strategy - Steveston Area**

Date: April 10, 2002
File: -

Staff Recommendation

1. That Council approve \$100,000 from the 2002 Capital Budget – Waterfront Improvement Reserve Fund, as a contribution from the City towards Steveston Harbour Authority boardwalk.
2. That Council approve \$400,000 from the 2002 Capital Budget – Waterfront Improvement Reserve Fund for upgrades for No. 3 Road Pier.

Lani Schultz
 Manager, Corporate and Strategic Planning

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Staff Report

Origin

In February 2002, Council received for information, a draft report aimed at establishing a vision for the City's waterfront with respect to the character and nature of development, and to the provision of public access and amenities. The report outlined 10 "Waterfront Amenity Zones", each with a unique character description that reflected a sensitivity to surrounding land uses, opportunities and constraints. Subsequent to the February report, staff were directed to concentrate on completing the vision for the "Steveston Zone", (encompassing the waterfront from Garry Point Park, to the south foot of No. 3 Road) and to determine public waterfront amenity projects that would be candidates for the newly established Waterfront Amenity Reserve Fund. This report is intended to inform Council of the recommendations from the Waterfront Amenity Strategy Team regarding waterfront projects for consideration for the 2002 Capital Budget - Waterfront Amenity Reserve Fund.

Analysis

The Waterfront Amenity Strategy identifies the vision for the Steveston Waterfront character zone as follows:

"The Steveston Waterfront area, with its working fishing harbour, historic village centre, active street life, festivals, and beautiful riverfront setting, will be an unique and popular place to live, work, and play and a key visitor destination for the region."

Successful achievement of this vision is described as follows:

"This area, which has long been a riverfront landmark and a homeport for the fishing industry, will be reinforced as a key part of the Richmond waterfront experience and one of the city's three major riverfront destinations (including City Centre/Moray Channel and Riverport). Situated in the heart of the Lower Mainland's urban area, Steveston's historic village atmosphere, busy harbour, casual riverfront setting, and south-facing shoreline make it unique. Historic cannery buildings, fishing boats, and the windswept foreshore, long the signature images of the area, will be interspersed with new character developments and expanded marine-oriented uses providing for extensive public waterfront access, an animated river's edge, and a bustling village centre. And with opportunities to shop for fish off the boats, watch the working harbour, enjoy entertainers and festivals, tour the riverfront by tram or boat, dine at one of the area's many cafés, or just take a long walk on the dyke, the area will have something to offer residents, workers, and visitors all year round."

To achieve the above, staff did a review of the current strengths, opportunities and issues surrounding the Steveston Waterfront in terms of bringing the vision to reality. As a result of staff's review, four "quick win" areas have emerged as the recommended focus for attention for 2002 waterfront projects (see attachment 1). (It should be noted that these do not represent the comprehensive strategy for the Steveston Waterfront, which is still being refined and which will form part of a discussion with Council on the overall Waterfront Strategy at a later date.) The areas include:

1. Extension of the Steveston Landing Boardwalk (#1 on attachment 1)

The Steveston Harbour Authority has approached the City with a concept to build a public boardwalk that would extend from the existing Steveston Landing to Pier 4 by Pajo's restaurant. (A concept drawing is attached in Attachment 2). The Harbour Authority have worked on the development of this boardwalk with City staff to ensure it meets our design standards, and that it fits into the overall "plan" for the area. The boardwalk will provide an excellent and significant extension to the existing Steveston Landing boardwalk for public use. The total cost for the Boardwalk project is \$474,000, including the actual boardwalk, along with complementary landscaping features. The Steveston Harbour Authority has applied for an Infrastructure Grant in the amount of \$320,000, leaving a shortfall of \$150,000 to complete the project. The Harbour Authority has asked the City to contribute to this project (attachment 3) in the amount of \$100,000 - \$125,000, suggesting that the remaining \$30,000 - \$50,000 would be applied for through their own financial means. Staff believe this is a very worthwhile project for the City to contribute to, given the significant impact it would have on the waterfront. Staff are recommending that \$100,000 be contributed to this project, to be funded through the 2002 Capital Budget – Waterfront Improvement Reserve Fund.

2. Imperial Landing Development: (# 2 on attachment 1)

The Steveston Waterfront will be enhanced in the near future through a number of ongoing activities, from both public and private sources. As one of these projects, construction at the Imperial Landing Site, is well underway and staff from the development company have confirmed their desire to have the public trail along the water completed by late summer or early fall. This will add a significant feature to the Steveston waterfront in terms of a public amenity, and while no City capital funding is required, staff will need to work closely with the developer to ensure the successful completion of this project, in keeping with City standards and the servicing agreement.

3. BC Packers Waterlots (#2 on attachment 1)

The waterlots in front of the BC Packers site provide a key opportunity along the waterfront for enhanced public amenities and access. In particular, trail and boat moorage facilities have been considered for this area. Based on Council direction, staff are currently working on a business case for this area regarding various moorage options and are doing various geotechnical and environmental studies to determine dredging costs. This information will be brought back to Council for consideration in the near future.

4. No. 3 Road Pier Area (#3 on Attachment 1)

The South foot of No. 3 Road is seen as an excellent and underutilized opportunity for enhancing public amenities along this waterfront. Given its existing pier and trail facilities, and the City's 50-acre adjacent site that contains natural features, the City's nursery and proposed community gardens, this area forms a focal point for achieving the vision. It helps to anchor the Steveston Zone, with Garry Point Park to the west, and the No. 3 Road pier area to the east. (It should be noted that in addition to contributing to the Waterfront Amenity Strategy, improvements to this area would be consistent with, and would significantly contribute to the Steveston Greenways

Plan, adopted by Council some years ago). This area lends itself to more significant development with respect to waterfront pier amenities and the upland development including the 50 acres of City property adjacent. While work is required to develop a complete master plan for the No. 3 Road area (which staff recommend include public participation), pier upgrades that are proposed for the site in 2002 will provide a start to a phased approach to the development of the area in keeping with the Steveston Waterfront vision. Costs for pier upgrades in this location are estimated at \$400,000 and include camel, pilings, ramps, and other improvements. These upgrades make the moorage opportunities at this site more flexible, with an ability to accommodate more or larger vessels. This in turn will lead to a more interesting area for users of the upland (trail users, scenic drivers, picnickers, etc.), and will begin to establish the area as an interesting destination point for visitors and for community events.

Financial Impact

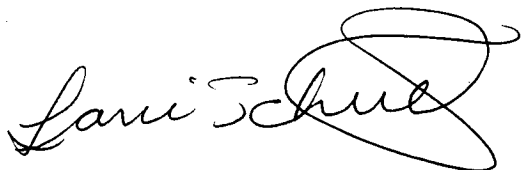
Staff are recommending that development of waterfront amenities along the Steveston Waterfront focus on 5 main areas for 2002. Financial implications are as follows:

Project	Cost
Contribution to Steveston Harbour Authority Boardwalk	\$100,000
Imperial Landing Boardwalk/public walkway	No Capital Costs to City
BC Packers Water lots: Environmental and Geotechnical Studies; Moorage Business Case; dredging	Dredging Costs being determined at this time. A report will be brought back to Council with these costs in the near future.
South Foot of No. 3 Road- Phase One: Pier upgrades at No. 3 Road, including camel, pilings and ramps to accommodate larger boats/greater capacity	\$400,000
Total required at this time	\$500,000

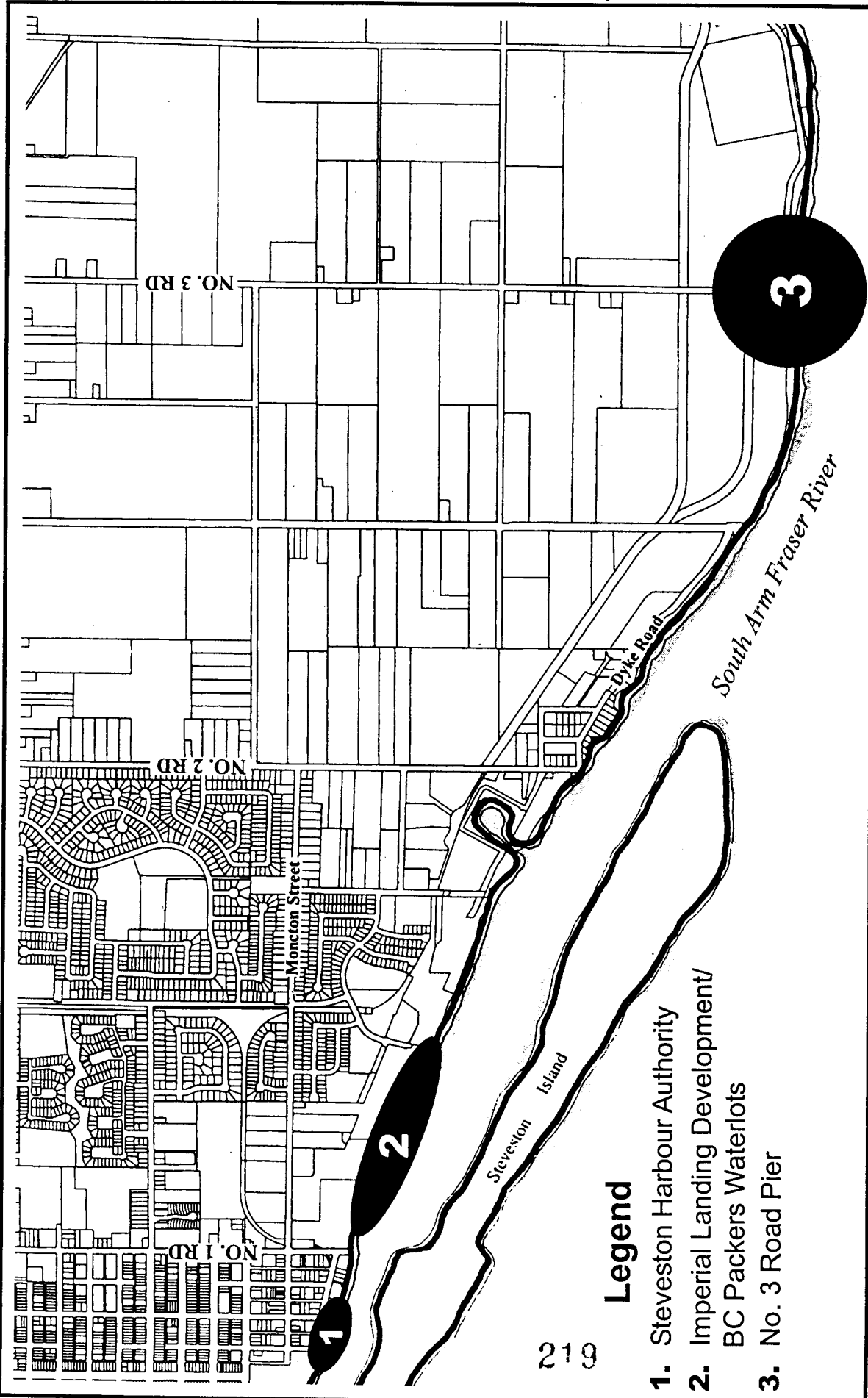
It is recommended that these expenditures, totalling \$500,000 be taken from the 2002 Capital Budget – Waterfront Improvement Reserve Fund. As with all capital expenditures, these projects will adhere to the normal city financial and purchasing policies and procedures.

Conclusion

As part of the Waterfront Amenity Strategy, staff have reviewed the Steveston Waterfront Zone, (extending from Garry Point Park east to No. 3 Road), for enhancement opportunities for public use and enjoyment, according to the character for this area described in the waterfront strategy document. Staff are recommending focussing on the improvement of four key areas in this zone during 2002, including, the Imperial Landing site (boardwalk completion), the south foot of No. 3 Road (pier upgrades), contribution towards completion of a boardwalk that extends the current Steveston Landing boardwalk west along the front of the Steveston Harbour Authority' property, and the further study of options for improvements to the newly acquired BC Packers Waterlots. To undertake this work, staff are recommending funding for No. 3 Road Pier Upgrades, and a \$100,000 contribution towards the Steveston Harbour Authority boardwalk be approved from the 2002 Capital Budget – Waterfront Improvement fund.

A handwritten signature in black ink, reading "Lani Schultz". The signature is written in a cursive style with a large, looping flourish at the end.

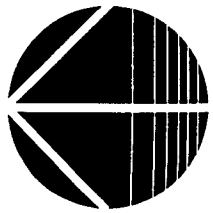
Lani Schultz
Manager, Corporate and Strategic Planning



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Legend

- 1. Steveston Harbour Authority
- 2. Imperial Landing Development/
BC Packers Waterlots
- 3. No. 3 Road Pier

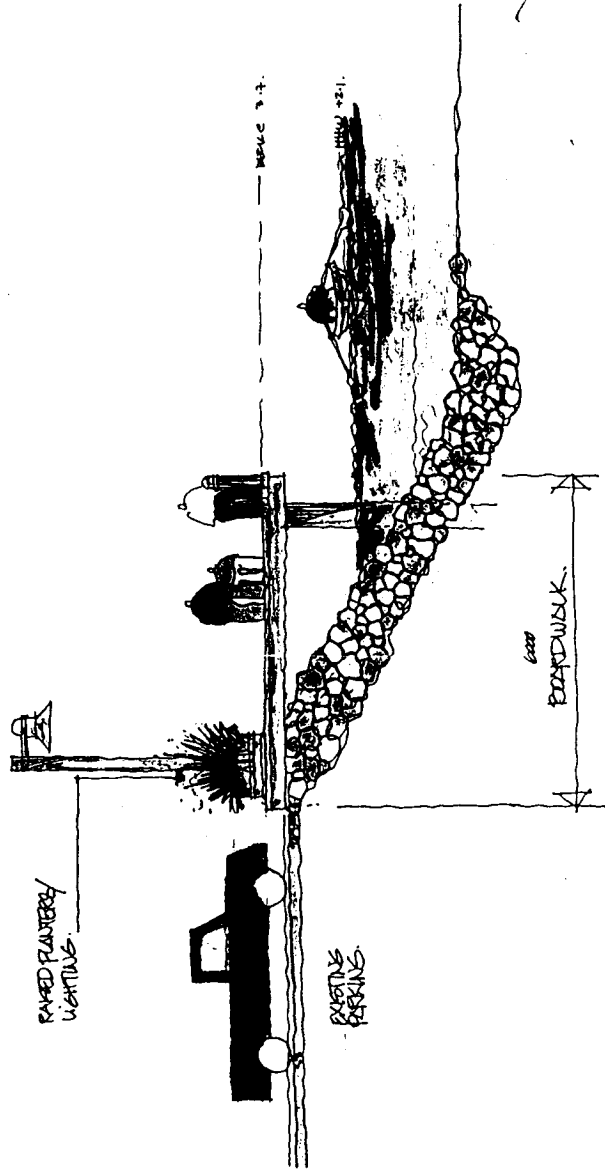


Waterfront Amenities 2002 Projects

Original Date: 04/11/02

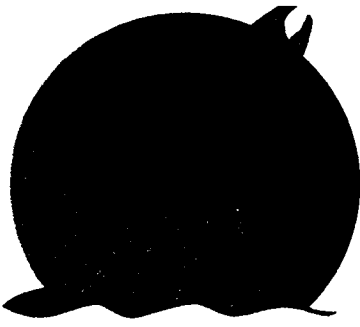
Revision Date:

Note: Dimensions are in METRES



STEVENSON
WATERFRONT
SECTION A

PWL - 19/05/99.



Attachment 3

April 10, 2002

STEVESTON HARBOUR AUTHORITY

12740 Trites Road, Richmond, B.C. V7E 3R8 (604) 272-5539 Fax 271-6142

Lani Schultz
Corporate & Strategic Planning
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Ms. Schultz,

RE: 3rd AVENUE BOARDWALK

This in reference to our application to the Canada- British Columbia Infrastructure Program for funding for the development of the 3rd Avenue Boardwalk, wherein a copy of this application has been provided to you.

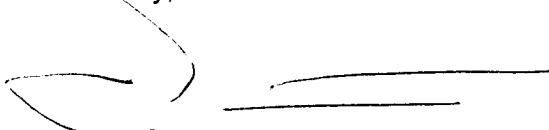
To date we have not received funding, and inquiries indicate that the application is still in the process and may take some time. With the pending Tall Ships Event in August 2002, we feel it is important that the Boardwalk component be completed prior to August 8, 2002. As such, Steveston Harbour Authority feels that it may be timely to partner with the City of Richmond to have the Boardwalk component completed.

The anticipated cost for the development of the Boardwalk will be in the vicinity of \$200,000. Steveston Harbour Authority would appreciate if the City of Richmond consider contributing between \$100,000 to \$125,000 towards this project. If the City of Richmond is in a position to contribute this amount, the Steveston Harbour Authority Board of Directors will be approached by the Steveston Harbour Authority Finance Committee to approve the balance of the Boardwalk project.

Your consideration in this matter is greatly appreciated.

If you have any questions, please contact me at 604-272-5539.

Yours truly,



Arnold J. Walter, General Manager
Steveston Harbour Authority