



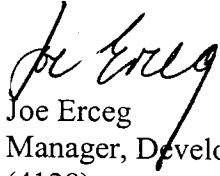
**To:** Planning Committee **Date:** April 2, 2003  
**From:** Joe Erceg **File:** RZ 03-226918  
Manager, Development Applications  
**RE: APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC.  
TO REDESIGNATE 22451 WESTMINSTER HIGHWAY FROM  
"NEIGHBOURHOOD RESIDENTIAL" USE TO "PUBLIC AND OPEN SPACE  
USE" AND TO REZONE 22451 WESTMINSTER HIGHWAY FROM SINGLE-  
FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SCHOOL AND  
PUBLIC USE DISTRICT (SPU)**

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**Staff Recommendation**

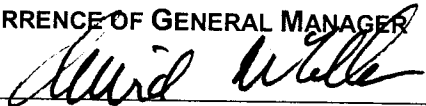
1. That Official Community Plan Amendment Bylaw No. 7501, to:
  - i. Redesignate 22451 Westminster Highway from "Neighbourhood Residential" to "Public and Open Space Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map), and
  - ii. Replace Attachment 1 and the Lower Westminster Sub-Area map in Schedule 2.14 of Official Community Plan Bylaw No. 7100 (Hamilton Area Plan),be introduced and given first reading.
2. That Bylaw No. 7501, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7501, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

4. That Bylaw No. 7502, for the rezoning of 22451 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School and Public Use District (SPU)", be introduced and given first reading.



Joe Erceg  
Manager, Development Applications  
(4138)

JE:jl  
Att. 2

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Johnston Davidson Architecture & Planning Inc. has applied on behalf of the City of Richmond to rezone 22451 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School and Public Use District (SPU)" (see **Attachment 1**). The purpose of the rezoning is to accommodate the development of the new Hamilton Firehall No. 5. An amendment to the Official Community Plan (OCP) is also required to amend the site's land use designation from "Neighbourhood Residential" to "Public and Open Space Use".

### Findings of Fact

Item	Existing	Proposed
Owner	City of Richmond	No change
Applicant	Johnston Davidson Architecture & Planning Inc.	No change
Site Size	0.41 ha (1.01 acres)	No change
Land Uses	Vacant	Firehall
OCP Designation	Neighbourhood Residential	Public and Open Space Use
Sub-Area Plan Designation (Lower Westminster Sub-Area)	Small and Large Lot Single Family Residential; Two Family Residential; Townhouse Residential; & Institutional	Community Facilities Use
Zoning	R1/F	SPU

### Site Context

The site context is as follows:

- North: McLean Park (zoned SPU)
- East: Townhouses (zoned R2) and the Highway 91 Interchange
- West: Single-Family Residential uses (zoned R1/B) and Agricultural uses (zoned AG1)
- South: Single-Family Residential uses and a vacant lot (zoned R1/F)

### Related Policies & Studies

In 2001, the City completed an Analysis for Master Planning of Community Safety Buildings, including firehalls and police stations. The assessment concluded that a number of community safety buildings were not adequate to accommodate current levels of service and staffing and most buildings did not meet current seismic standards. A number of community safety buildings were identified to be upgraded or replaced in the short (within 5 years) and long (within 10 years) term. A cross-divisional team was formed to oversee the program.

The existing Hamilton Firehall No. 5 is located at 23031 Westminster Highway (at Fraserside Gate). This firehall is on a program with several other City firehalls to be replaced. The existing site is considered to be too small to accommodate a new facility built to current firefighting and seismic standards for the neighbourhood.

### **Consultation**

#### **Public Information Meeting (June 2002)**

A Public Information Meeting was held on June 18, 2002 to explore five potential sites for the new Hamilton firehall. At that meeting, there was general support for the plan to construct a new firehall in Hamilton. The one-acre site at 22451 Westminster Highway was favoured because:

- It could integrate with McLean Park without significant impacts on the park;
- It is well-situated for community visibility and involvement; and
- It provides public security, improved visibility and safe access onto Westminster Highway through an existing intersection.

Neighbourhood residents also expressed a desire for more community facilities in the area due to Hamilton's remoteness from the rest of Richmond. Such desired facilities include a community police station, community meeting room space and public washrooms for the park.

#### **Land Acquisition and Preliminary Planning**

On June 28, 2002, Council authorized Staff to purchase the site at 22451 Westminster Highway. Since then, the City has undertaken conceptual design and programming of the new firehall in consultation with a team of firefighters and the cross-divisional team that is overseeing the Community Safety Buildings Program.

#### **Public Information Meeting (March 2003)**

On March 20, 2003, a second Public Information Meeting was held to present preliminary plans to the public and obtain feedback on the conceptual design and siting of the proposed firehall. No significant issues about the firehall were raised by the public at this meeting.

The Public Information Meetings satisfy the requirements of the City's Consultation Policy for proposed OCP amendments. A statutory Public Hearing will still be required for both OCP and Zoning Amendment Bylaws to obtain further public comment on the proposed changes before Council makes a final decision.

#### **Project Description**

The proposal is to develop a new three-storey firehall on the site that is immediately south of McLean Park. The site is low and has existing wetlands in the southeast corner. The site is proposed to be consolidated with McLean Park in order to better integrate the firehall with the park. The building will be sited just north of the existing north property line (which is to be removed) to bring it closer to an existing playground that is located on a raised berm.

The total floor area of the proposed building is 877 m<sup>2</sup> (9,440.3 ft<sup>2</sup>). The building will consist of apparatus bays, a hose tower, offices, dormitory, training area, kitchen, lounge and exercise room for firefighters. An office for the RCMP and a multi-purpose training room will also be provided on the ground floor of the building to provide a police presence to the neighbourhood and provide some community space. The proposed height of the firehall building is 12 m (39.4 ft.). The tower is proposed to be 20 m (65.6 ft.). A site plan, site sections and elevations are included as **Attachment 2**.

The firehall will be sited on the east side of the property, oriented towards Westminster Highway, to facilitate access by fire trucks and other apparatus. A training yard will be located behind the firehall on the west side of the site.

The west and south sides of the site are proposed to be used as a buffer to surrounding existing and future residential uses. These areas will be enhanced with naturalized planting and trees, a gravel path and a boardwalk over the wetland.

Several structures and components of the firehall development are proposed to be located within the south end of McLean Park. These components include a portion of the firehall building, an accessory building that contains a back-up generator and public washrooms, a portion of the rear training yard, and a parking lot for 8 cars.

### **Staff Comments**

Staff did not express any concerns with the proposal to re-locate the new Hamilton Firehall No. 5 to the subject site. The building conforms to the provisions of the School and Public Use District (SPU) zone; therefore, no variances are required. There are adequate services and utilities available to the site.

The City's general Official Community Plan (OCP) currently designates the subject property as "Neighbourhood Residential". To achieve consistency with the land use designations of other firehall sites in the City, the OCP should be amended to designate the site for "Public and Open Space Use".

The Hamilton Area Plan, which outlines more detail, currently designates the property for "Small and Large Lot Single Family Residential; Two Family Residential; Townhouse Residential; & Institutional". The "Institutional" designation does not apply in this case as the designation pertains to religious, educational and cultural institutions. The current Hamilton firehall site is designated in the Hamilton Area Plan as "Community Facilities" use. It is recommended that the new firehall site be given the "Community Facilities" designation.

The Parks Department supports the integration of the subject site with the south edge of McLean Park. Parks Staff have additional questions about the proposed natural drainage system and details about the new landscaping and pedestrian walkways. However, these issues can be addressed at the Building Permit stage.

A Development Permit will not be required as this is a community use building. The Development Permit Area guidelines in Hamilton only apply to multi-family, commercial and industrial uses.

## **Analysis**

### **Community Building**

The Hamilton neighbourhood is located in the east end of Richmond, at the boundary with New Westminster. It is a closely-knit, family-oriented neighbourhood that is isolated from the rest of Richmond's urban areas, community facilities and services. In pre-design discussion with firefighters, a desire was expressed to create a more "traditional" firehall that promoted contact with the community.

The site of the new firehall was purchased by the City in 2002 for the replacement firehall. It is in a high profile, "gateway" location where it is visible to traffic entering the Hamilton neighbourhood from the Highway 91 interchange.

The firehall is proposed to be located close to the existing playground in McLean Park in order to provide a security presence to the park and create opportunities for interaction between firehall staff and neighbourhood residents.

The proposed firehall is also designed to function as a community building rather than solely as a firehall. The plans include space for the RCMP to use as a community police office. A multi-purpose training room would be available for the public to book and use for community activities (e.g. classes, workshops, etc.) when not in use by firefighting staff for their own training needs.

### **Integration with McLean Park**

Once rezoned, the subject property is proposed to be consolidated with McLean Park to the north. The proposed firehall and a portion of the training yard are to be located approximately 4 m to 7 m (13.1 ft. to 23 ft.) into McLean Park to bring it closer to the existing playground and preserve an existing wetland at the south end of 22451 Westminster Highway. The training area will be fenced to prevent public access. The firehall will still be over 25 m (82 ft.) away from the playground.

In addition to portions of the firehall and training yard, the 8-car parking lot and generator/public washrooms building will be located entirely in McLean Park.

Although some of the buildings and associated components of the new firehall are proposed to be situated within McLean Park, this is off-set with the creation of new park areas and public pathways to the west and south of the firehall. These new areas expand the publicly-accessible portions of McLean Park, adding wetlands and a new naturalized landscape area to the park experience. These new park areas also help to buffer the firehall from future low to medium density residential re-development that could occur to the west and south of the site.

If the budget permits, there is also potential to incorporate a public viewing platform on top of the generator/public washrooms building. This would enable people to observe activities in the training yard and help to promote interaction between the firefighters and the community.

### **Impact on Surrounding Areas**

The firehall is proposed to be situated in a park setting to minimize potential impacts on neighbouring properties. The north side of the firehall is approximately 25 m (82 ft.) from the existing playground areas, separated by a sloped berm and a bio-filtration swale. The three-storey portion of the firehall will face into McLean Park, providing security and natural surveillance into the park.

The properties to the south and the west have potential in the future to redevelop into residential uses (single-family or townhouses). There is approximately 30 m to 40 m (98.4 ft. to 131.2 ft.) between the firehall building and its south and west property lines. New public pathways with naturalized landscaping and trees is proposed within this setback area. This should provide a good level of buffering and visual screening of future development from the height and massing of the firehall building and tower. As the firehall will likely be constructed before these properties are redeveloped, new residents will be aware of the presence of a firehall in their vicinity.

Some private properties to the northwest, bordering McLean Park and currently occupied by single-family dwelling units, also have the potential to redevelop to townhouse uses. One of the properties (22571 Westminster Highway), was recently approved for 9 townhouse units. These properties are 45 m to 70 m (147.6 ft. to 229.6 ft.) away from the north side of the firehall building; therefore, they have distance separation from the firehall. The dwelling units that could be developed on these properties would also be oriented into McLean Park, so they would not have direct views onto the firehall.

A single-family residence at the south end of McRae Street, immediately adjacent to McLean Park and located northwest of the proposed firehall building, may have direct views from the side of the house onto the firehall building. There is approximately 55 m (180.4 ft.) of distance separation between the house and the west wall of the firehall building. The new trees and landscaping at the west property line of the firehall site should help to reduce some of the visual impacts. Under the zoning provisions of the SPU zone, there is no specified height limit for buildings that are located more than 10 m (32.8 ft.) from a residential use.

### **Environmentally Innovative Building Design**

The new Hamilton Firehall No. 5 proposes to showcase environmentally friendly and sustainable building design. Innovative and unique features include:

- Green roofs to absorb rainwater and minimize run-off;
- Cisterns to harvest excess water run-off from the roofs;
- Biofiltration ponds and wetlands to filter groundwater run-off;
- Permeable surfaces for pedestrian pathways and parking areas;
- Water collection from the outdoor training area for re-use;
- Use of a three-storey building design to minimize the building footprint in order to enhance natural ventilation and air circulation throughout the building.

Drainage around the building is intended to channel surface run-off and groundwater to biofiltration ponds and the wetlands.

The measures are intended to enhance on-site water retention and reduce the demand on the municipal storm system. The building is being designed to qualify for Leadership in Energy and Environmental Design (LEED) certification.

### **Access and Parking**

The driveway to the firehall is oriented to provide fast and easy access out onto Westminster Highway from the site. A new fire pre-emption signal will be constructed at the Westminster Highway intersection to allow emergency vehicles to have the right-of-way.

A parking area for 8 cars is proposed to be sited northeast of the firehall building, in McLean Park. This parking area is intended for public use by visitors to the building. Parking for the staff firefighters is in the training yard, at the west end of the site. This area will be large enough to accommodate the maximum eight vehicles that would be on-site during shift changes.

### **Site Conditions**

As the site is low-lying, pre-loading of the site is required before the firehall can be built. It is estimated that the site needs to be pre-loaded for approximately one year before actual construction can begin (expected to be 2004).

Once the rezoning is approved and the siting and configuration of the firehall building is determined, pre-loading will occur on the portions of the site and park where the building is to be sited. The entire site will not be pre-loaded in order to protect the existing wetlands at the south end of the site.

The firehall building is also proposed to be floodproofed to the minimum geodetic floodproofing elevation of 3.5 m. To achieve this elevation, the building footprint area and training yard will be filled and raised approximately 1 to 1.5 m above current natural elevation.

### **Public Art**

As this is an innovative civic project in a high profile location, it is proposed that public art be incorporated to provide the firehall with an image and identity within the community. The call for public art proposals and selection of an artist is expected to be completed this year so that the public art may be incorporated into either the building or the surrounding landscape. A collaborative process involving Staff, the architects, and the artist will be used to ensure appropriate integration of art and architecture.

### **Financial Impact**

Funding for the replacement of Hamilton Firehall No. 5 was approved by Council in the 2003 Capital Projects with a budget of \$3,203,929 (including land acquisition).



## Conclusion

This application proposes to amend the Official Community Plan and rezone the site at 22451 Westminster Highway to accommodate a new, updated Hamilton Firehall No. 5. The City purchased the site in 2002 to replace the existing firehall site at 23031 Westminster Highway.

The proposed firehall benefits the community and McLean Park. It provides added security and public presence to the park without compromising the activities currently in the park. The new naturalized landscape and wetland areas will increase the amount of publicly-accessible portions of McLean Park and provide a new experience in the park. Due to the Hamilton neighbourhood's remoteness from the rest of Richmond, the new firehall will also provide additional needed community space in the form of a multi-purpose room and an office for the RCMP.

The firehall was designed with extensive consultation with firefighting staff, City staff, and the community to ensure that all relevant needs and issues are addressed. As the proposed firehall will provide improved service and benefit to the Hamilton neighbourhood, it is recommended that this application be approved to proceed.

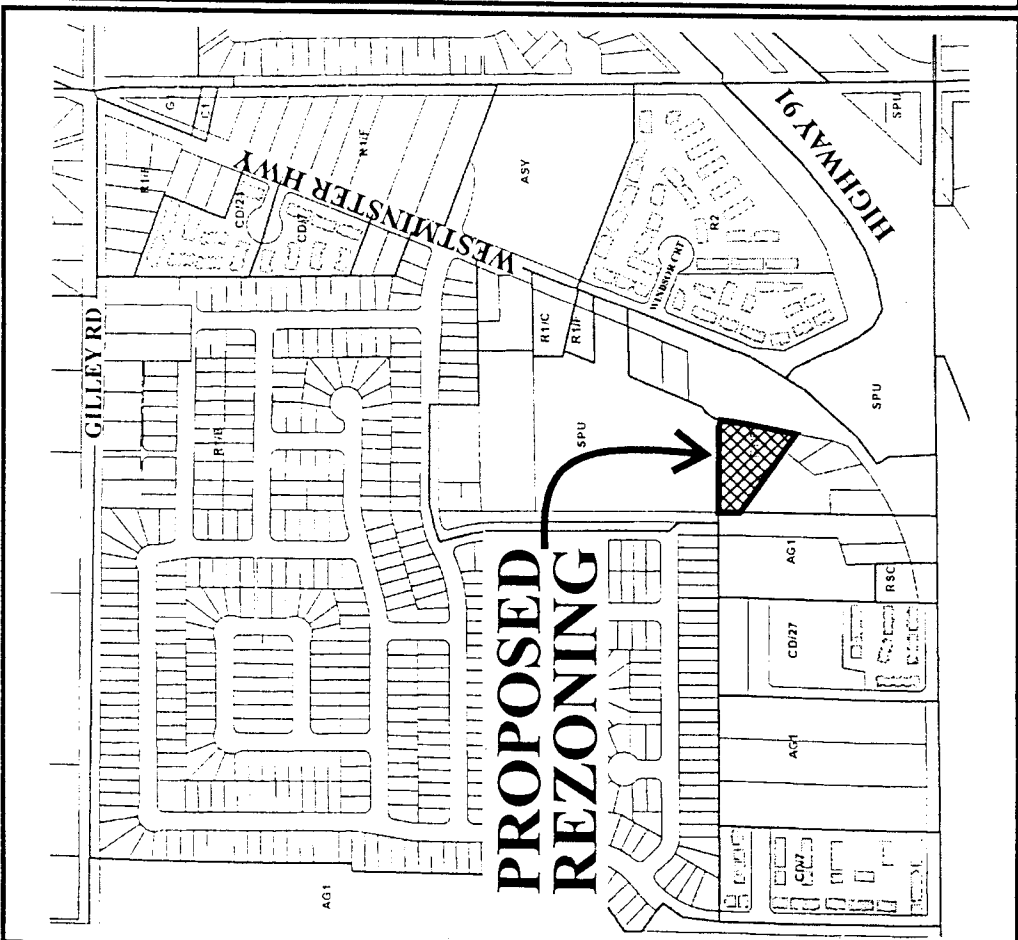
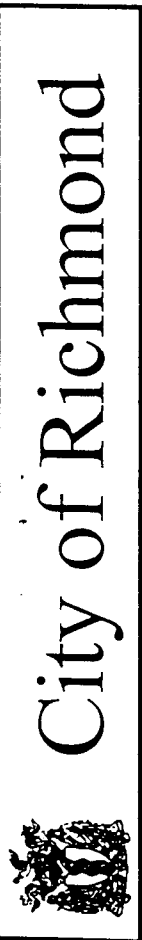


Janet Lee  
Planner 2  
(4108)

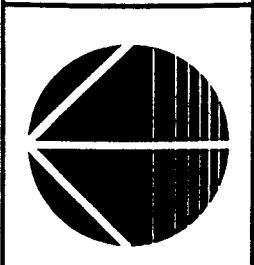
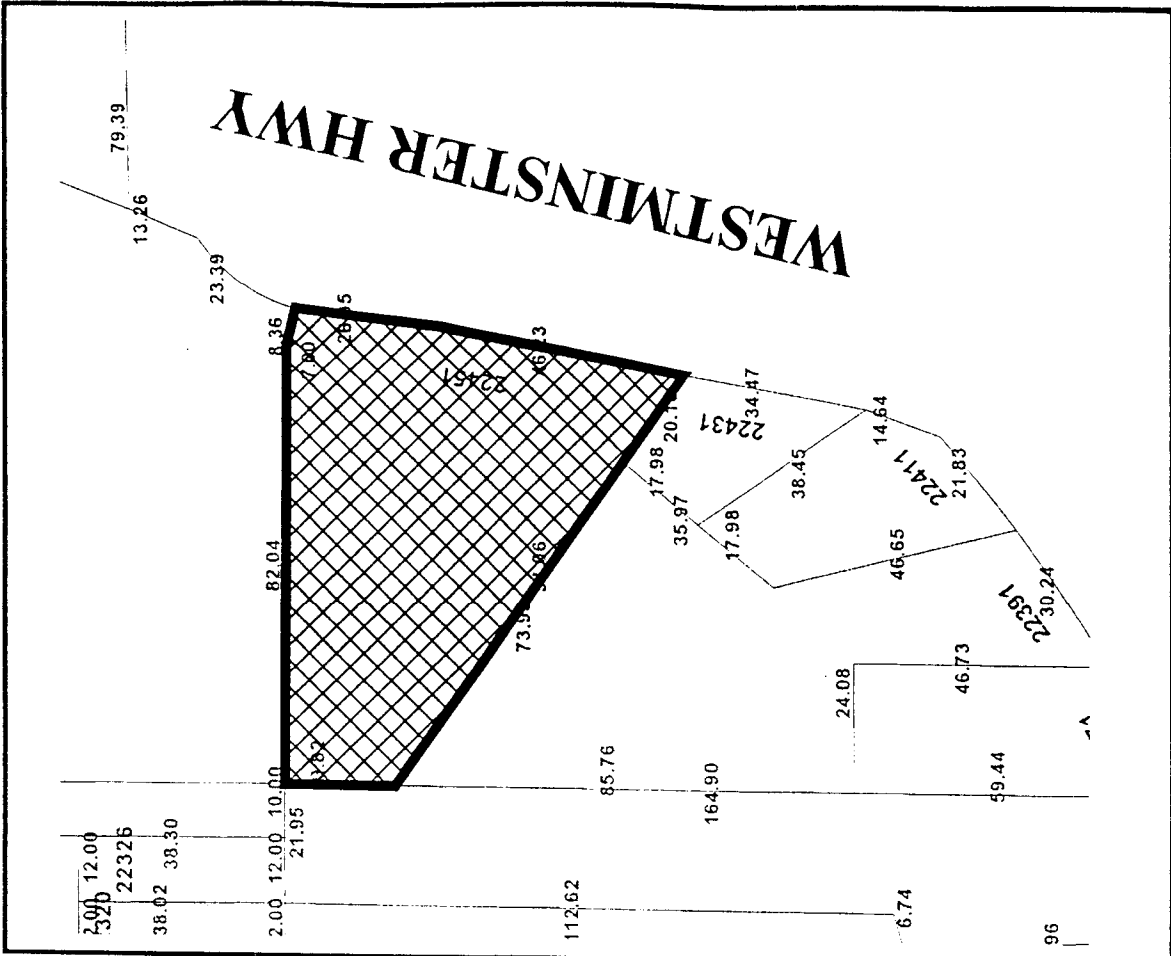
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There are requirements to be dealt with prior to final adoption:

- Ministry of Transportation approval is required.



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RZ 03-226918

Original Date: 03/04/03

Revision Date:

Note: Dimensions are in METRES

1. The City of Richmond, BC, is the owner of the site. The site is located at the intersection of Westminister Highway and McLean Park. The site is currently vacant and is being developed for a firehall. The site is bounded by Westminister Highway to the north, McLean Park to the west, and an existing wetland to the east. The site is approximately 1.5 hectares in size. The site is being developed for a firehall and associated parking and landscaping. The site is being developed in accordance with the City of Richmond's Official Community Plan and the Fire Services Act. The site is being developed in accordance with the City of Richmond's Official Community Plan and the Fire Services Act. The site is being developed in accordance with the City of Richmond's Official Community Plan and the Fire Services Act.



NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY DESIGN
2	11/15/10	CONCEPTUAL DESIGN
3	12/15/10	FINAL DESIGN
4	01/15/11	CONSTRUCTION
5	02/15/11	COMPLETION
6	03/15/11	OPERATION
7	04/15/11	MAINTENANCE
8	05/15/11	REPAIRS
9	06/15/11	RENOVATIONS
10	07/15/11	DEMOLITION
11	08/15/11	RECONSTRUCTION
12	09/15/11	FINAL ASSESSMENT

**HAMILTON FIREHALL No. 5**  
Richmond, BC

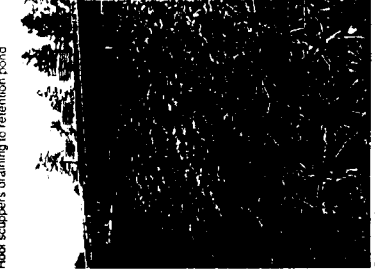
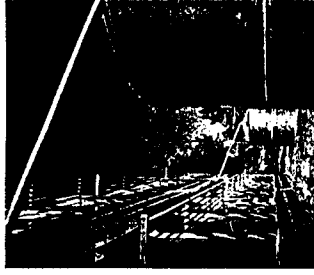
for  
City of Richmond



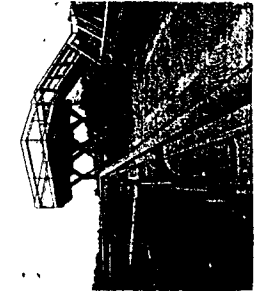
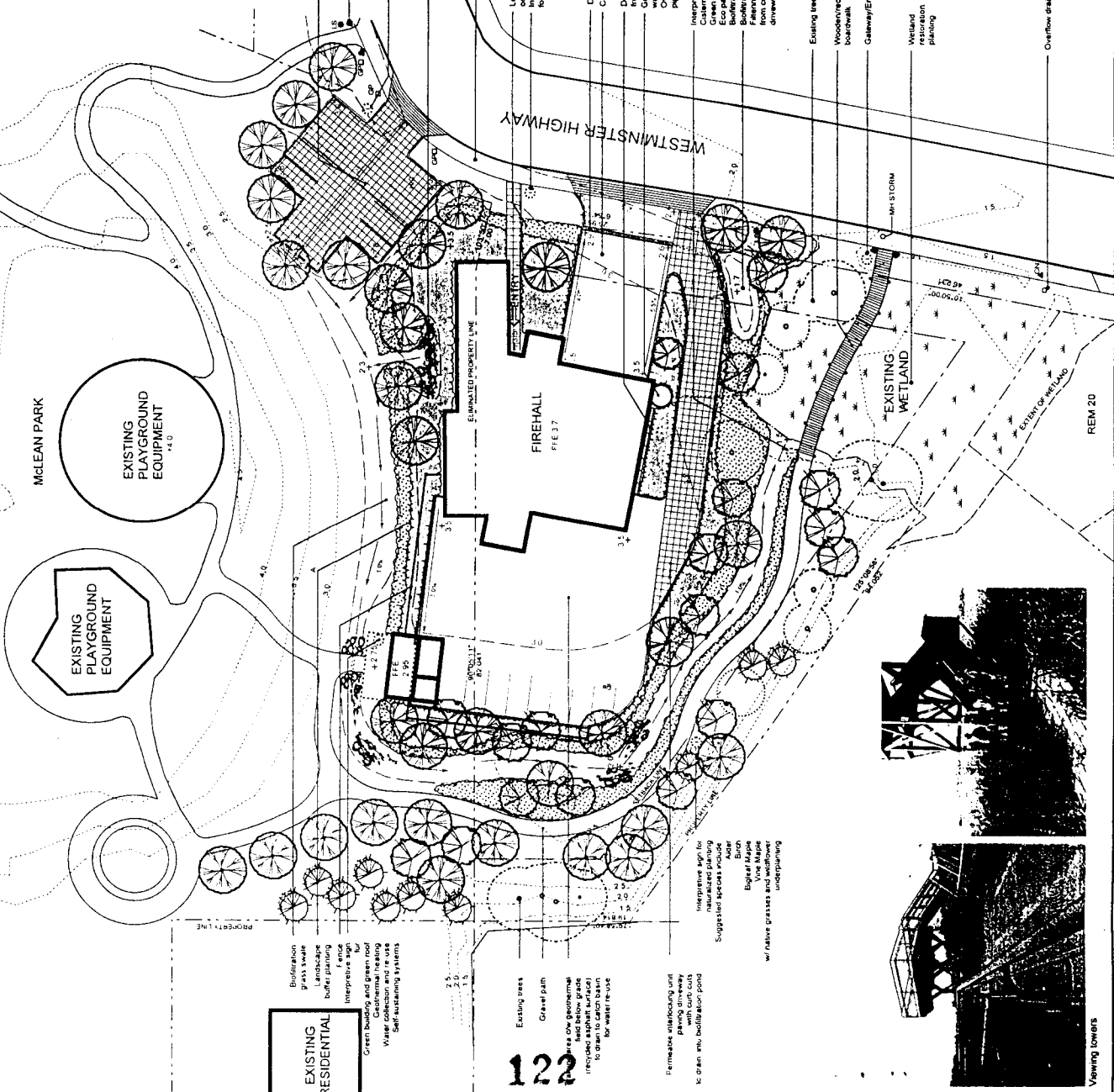
Conceptual Landscape

L-1

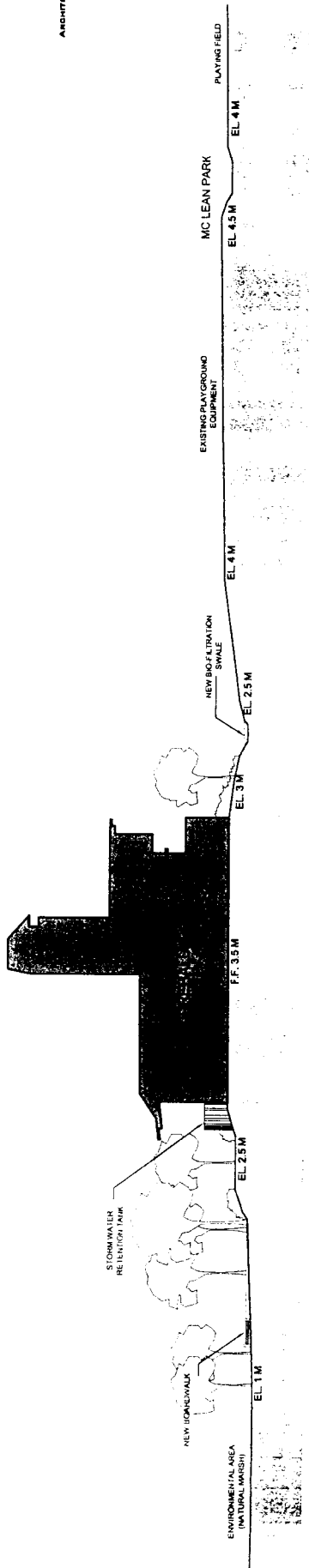
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PROJECT NO.	LOCATION
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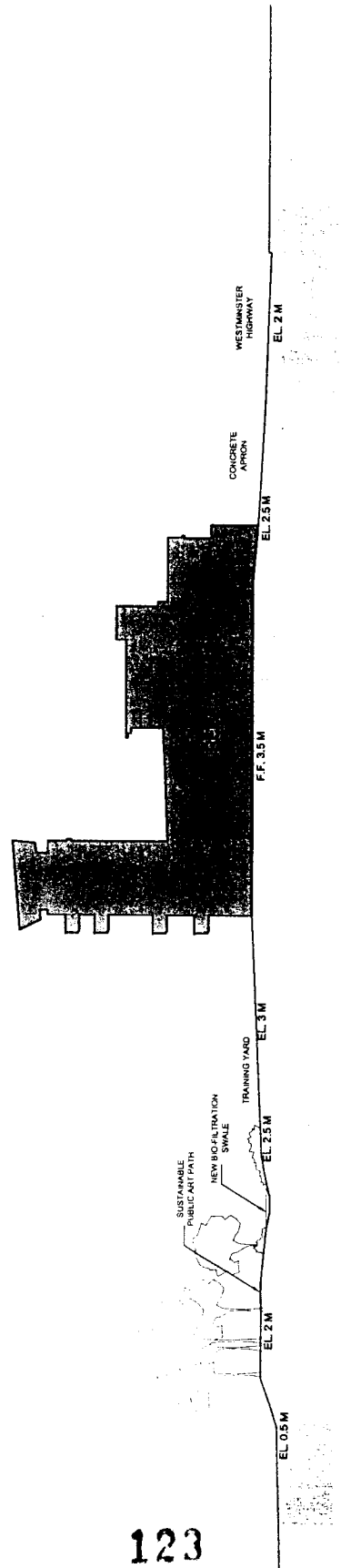
**LEGEND**  
Potential location for interpretive sign/public art  
Proposed contours  
Existing contours  
Existing contours



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west - north section through firehall



west - east section through firehall

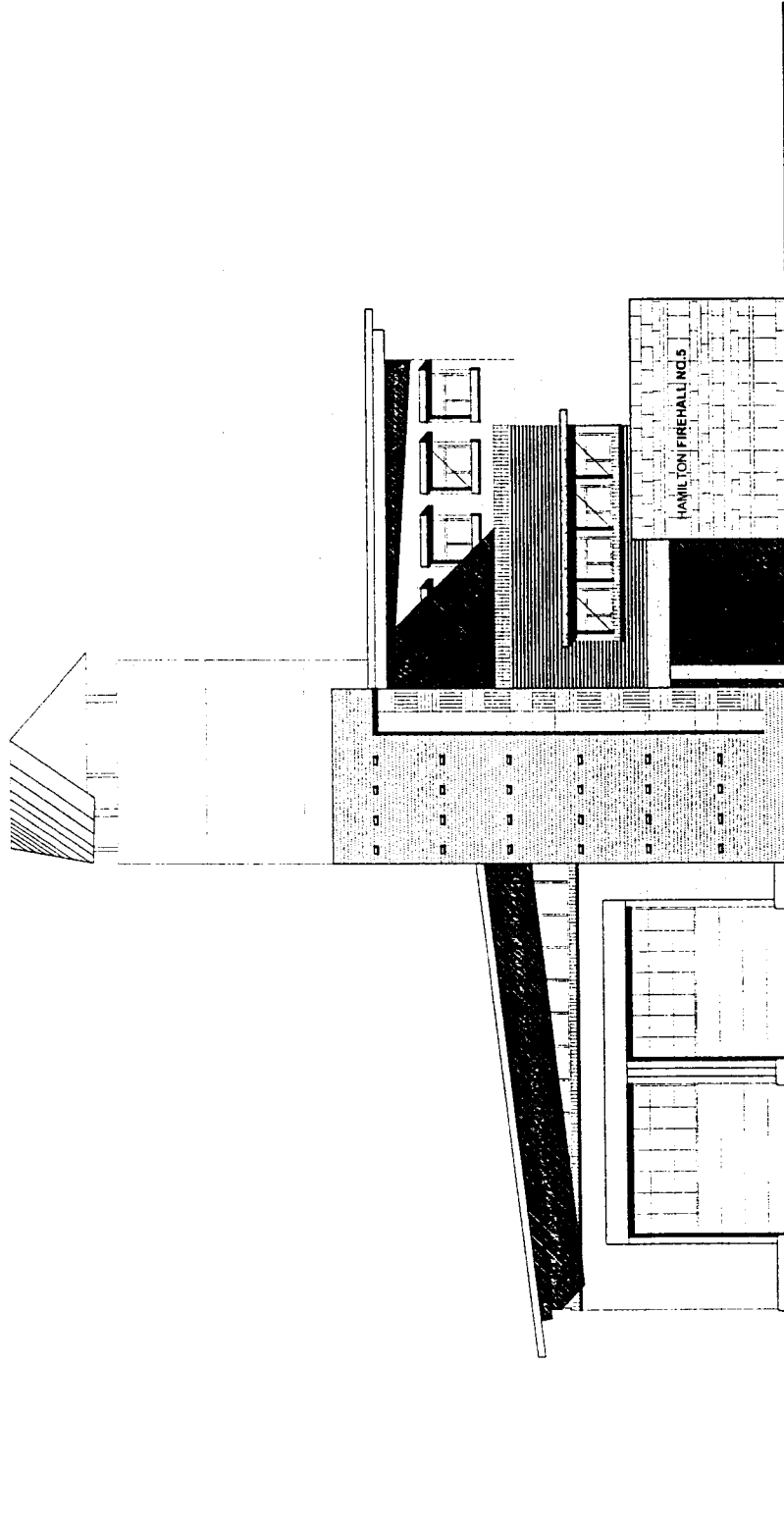
**LEGEND**

- NEW BUILDING
- EXISTING TREES
- NEW TREES
- BUFFER PLANTING

**SITE PLAN**

Job No. 14-00  
 Drawing No. 5  
 Date: 03/05/2014  
 Job No. 14-00  
 Drawing No. 5  
 Date: 03/05/2014

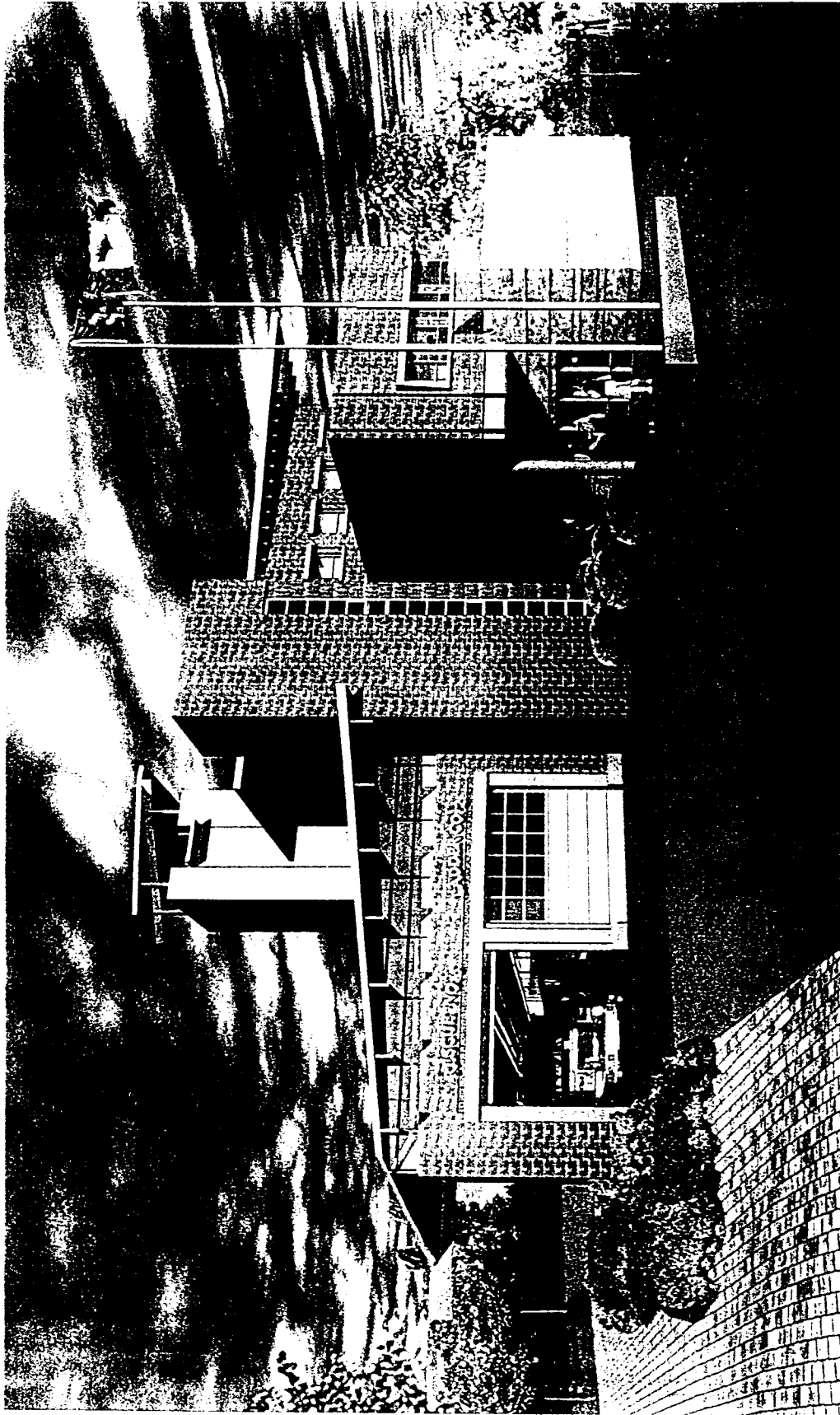
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East Elevation

City of Richmond  
 Firehall No 5 - Hamilton

Elevations  
 03 / 02 / 05




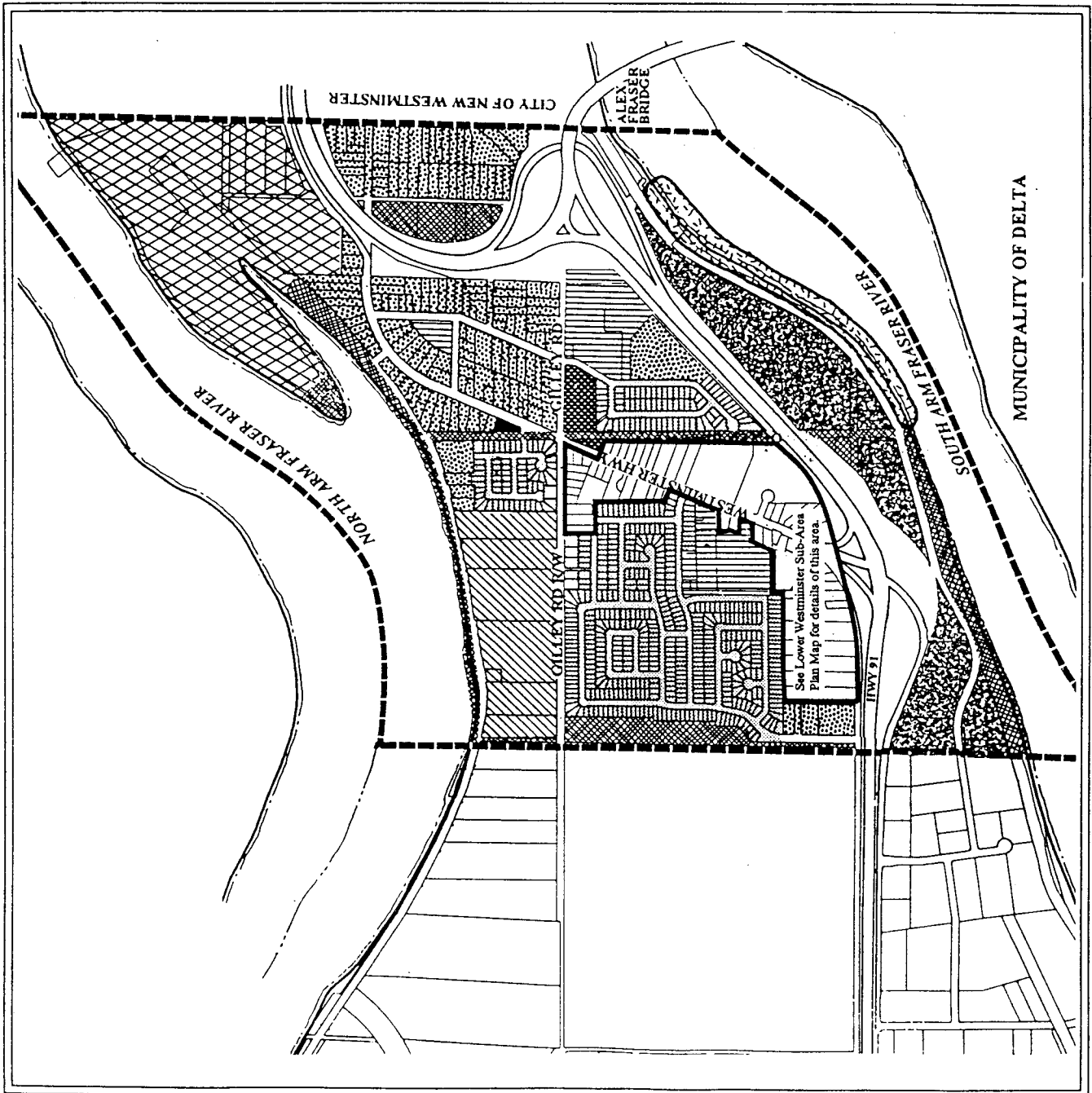
City of Richmond  
Firehall No. 5- Hamilton  
VIEW FROM WESTMINSTER HIGHWAY  
01/27/03



### Attachment 1 Land Use

	Agriculture
	Assembly
	Business Park
	Commercial
	Community Facilities
	Industrial
	Mixed Use Water Oriented Industrial/Residential
	Natural Areas/Open Space(Public & Private)
	Residential (Single Family only)
	Residential (Mixed Multiple and Single Family)
	School/Park
	Public Open Space and Roads








Original Adoption: March 15, 1999



**Permitted Uses:**

-  Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; & Institutional.
-  Single-Family Residential and/or Duplex Residential only.
-  Community Facilities Use.

**Permitted Density:**

A range of 11 to 25 units per acre to a maximum of 700 dwelling units in the sub-area.

**Development Permit Guidelines:**

1. Developers seeking Development Permits will need to consult and Adhere to the Development Permit Guidelines Contained in Section 4.0 of the Hamilton Official Community Plan.
2. Any exterior stairway must be limited to no more than four steps.
3. Where possible open space provided on a property should be visually connected to open spaces on adjacent properties.





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7502 (RZ 03-226918)  
22451 WESTMINSTER HIGHWAY**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SCHOOL & PUBLIC USE (SPU)**.

P.I.D. 003-548-139

Lot C Except: Firstly: Part Subdivided by Plan LMP2677

Secondly: Part in Plan LMP21084

Section 2 Block 4 North Range 4 West New Westminster District Plan 8980

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7502”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

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CITY OF RICHMOND
APPROVED for content by originating dept.
HS
APPROVED for legality by Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK