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**To:** Planning Committee **Date:** April 1, 2003  
**From:** Joe Erceg **File:** RZ-03-226936  
Manager, Development Applications  
**Re:** **APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE AND PLANNING INC. TO REDESIGNATE 3911 RUSS BAKER WAY AND SURROUNDING CITY-OWNED LOTS FROM "AIRPORT" TO "PUBLIC AND OPEN SPACE USE" AND TO REZONE 3911 RUSS BAKER WAY AND SURROUNDING CITY-OWNED LOTS FROM AIRPORT DISTRICT (AIR) TO SCHOOL AND PUBLIC USE DISTRICT (SPU)**

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**Staff Recommendation**

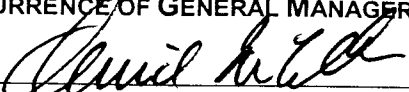
1. That Official Community Plan Amendment Bylaw No. 7505 to redesignate 3911 Russ Baker Way and surrounding City-owned lands from "Airport" to "Public and Open Space Use" in Attachment 1 (Generalized Land Use Map) and Attachment 2 (Specific Land Use Map) to Schedule 1 of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7505, having been considered in conjunction with:
  - i. the City's Financial Plan and Capital Program;
  - ii. the Greater Vancouver Regional District (GVRD) Solid Waste and Liquid Waste Management Plans,

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. 7505, having been considered in accordance with City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation other than to be referred after first reading to the Vancouver International Airport Authority (YVRAA) for review and comment at the Public Hearing.
4. That Bylaw No. 7506 for the rezoning of 3911 Russ Baker Way and surrounding City-owned lands from "Airport District (AIR)" to "School and Public Use District (SPU)", be introduced and given first reading.

  
Joe Erceg  
Manager, Development Applications

Att. 3

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| <b>FOR ORIGINATING DIVISION USE ONLY</b>   |
| CONCURRENCE OF GENERAL MANAGER   |
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**Staff Report**

**Origin**

Johnston Davidson Architecture and Planning Inc. has applied, on behalf of the City of Richmond, for permission to rezone 3911 Russ Baker Way and the surrounding City-owned lots from Airport District (AIR) to School and Public Use (SPU) in order to develop the new Sea Island Fire Hall on a portion of the site (**See Attachment 1**). The new fire hall will replace the existing Sea Island Fire Hall on Lancaster Crescent.

**Findings Of Fact**

| Item            | Existing   | Proposed  |
|-----------------|--|---|
| Owner           | City of Richmond   | City of Richmond  |
| Applicant       | Johnston Davidson Architecture and Planning Inc. on behalf of the City of Richmond | NA  |
| Site Size       | 25,819 m <sup>2</sup> (277,922 ft <sup>2</sup> )                                   | 25,819 m <sup>2</sup> (277,922 ft <sup>2</sup> )  |
| Land Uses       | Open Space including a designated Environmentally Sensitive Area                   | Fire Hall and accessory parking and training areas;<br><br>Open Space including a designated Environmentally Sensitive Area |
| OCP Designation | Airport  | Public and Open Space Use   |
| Zoning          | Airport District (AIR)   | School and Public Use District (SPU)  |

**Project Description**

Key elements of the project include:

- a new two storey, 761 m<sup>2</sup> (8191.6 ft<sup>2</sup>) fire hall with a 20 m (65.6 ft) high training and hose drying tower;
- a 14 m<sup>2</sup> (150 ft<sup>2</sup>) community safety office for the RCMP;
- approximately 42.06 m<sup>2</sup> (451 ft<sup>2</sup>) of multi purpose space which will be available for community use;
- incorporation of sustainable design elements into the building and site development including minimizing the amount of land used by the building, roadways and hard surface training areas. A ground source (geothermal) heat and cooling system, natural ventilation and the use of contaminate-free products are also being considered;

- a future trail connection from the fire hall through to Lancaster Crescent in Burkeville.

A site plan and building elevations are included as **Attachment 2**.

### **Surrounding Development and Related Studies**

Surrounding land uses include:

- to the east-Russ Baker Way;
- to the south-vacant land;
- to the north and west-single family homes, existing No. 4 Sea Island Fire Hall

In 2001, the City completed an Analysis for Master Planning of Community Safety Buildings, including fire halls 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 over a five to ten year period. A cross-divisional team was formed to oversee the program. The Sea Island Fire Hall was identified as a high priority for replacement. Construction of the new hall is planned to begin in 2004.

### **Staff Comments**

#### *Policy Planning*

The proposed site for the replacement fire hall was approved by Council in 2002. The City wide Official Community Plan (OCP) designates the subject site for "Airport" uses. An OCP amendment to re-designate the site and the adjacent City owned lands to "Public and Open Space Use" will be required to permit the proposed fire hall use. Staff support this re-designation which will reflect long term use of these lands for the fire hall and the adjacent public open space.

The majority of the subject area is designated an Environmentally Sensitive Area (ESA) and consequently a Development Permit may be required for this project. At this time, it is proposed to locate the new fire hall and parking area away from the ESA area that is treed and that has a watercourse. However, the planned trail connection to Burkeville will directly impact the ESA. Guidelines for the issuance of a Development Permit and exemptions to the Development Permit requirements are contained within Sections 9.1, 9.2 and 9.6, Schedule 1 of Bylaw 7100 (City Wide Official Community Plan) as amended. Further review of the ESA habitat, fire hall project and proposed trail to Burkeville will occur as this proposal proceeds through the design and building process.

This application will be referred to the Vancouver International Airport Authority (YVRAA) for review and comment after first reading of the required bylaws. Preliminary consultation on the application with YVRAA staff did not raise any concerns. Land immediately to the southeast of the subject property is under lease from the federal government to YVRAA. The Airport Authority's Master Plan designates these lands for recreational uses.

### *Transportation*

Transportation Department staff have commented on the application and note that signal modifications will be needed at the intersection of the driveway with Russ Baker Way and Cessna Drive.

### *Utilities and Services*

Staff have no objection from a utilities and servicing perspective to the land use. The site can be serviced with all relevant utilities. There are no requirements prior to final adoption of the rezoning bylaw.

### **Analysis**

The replacement of the Sea Island Fire Hall is an important capital priority for the City. In addition to improving community safety levels on Sea Island, the project will also provide other community benefits including:

- community safety space which will be made available to the RCMP for interviews and preparing reports;
- community use of the proposed multi- purpose room. While the proposed multi purpose room is intended for use by Fire and Rescue staff for day time training, it will be able to be used by community groups or the RCMP as meeting or training space, and;
- a future trail link from the fire hall site through to Burkeville providing an opportunity to maintain an important physical link with the adjacent neighbourhood.

As noted, an OCP amendment to re-designate the subject site from “Airport” to “Public and Open Space” is required. This amendment, in conjunction with the rezoning of these lands to “School and Public Use District”, is seen as providing better long term land use compatibility with the existing environmentally sensitive area and the adjacent single family residential area in Burkeville than the current “Airport District” zoning which permits hotels and airport related service and industrial uses. Burkeville and Sea Island will continue to be well served by the new fire hall location. From a land use perspective, the re-located site/facility on Russ Baker Way has the added benefit of reducing traffic impacts associated with emergency vehicles and staff parking for residents on Lancaster Crescent.

### *Environmentally Sensitive Design*

Efforts have been made in the planning and design stages to sensitively respond to the site and in particular, keeping site development associated with the building and parking areas away from the adjacent environmentally sensitive area.

In addition, the City will also be incorporating a number of sustainable design or green building elements into the building and site development including minimizing the amount of land used by building, roadways and hard surface training areas. Other green building concepts which are necessary to achieve a LEED (Leadership in Energy and Environmental Design) rating,

including ground source (geothermal) heat and cooling system, natural ventilation and the use of contaminate free products throughout the building are under consideration. LEED is a voluntary international construction standard for developing high-performance, sustainable buildings.

#### *Public Art*

The fire hall project is also an important opportunity to support the City's public art program goals. The inclusion of public art into the project design will add to its individuality, distinctiveness and identity within the Sea Island and Burkeville community. Staff will be seeking Council's endorsement for the allocation of funds to support a public art project in the fire hall project under a separate report.

#### *Community Consultation*

The City has hosted two public meetings to provide an opportunity for Sea Island residents to review and discuss plans for the new fire hall. The first meeting was held in Burkeville on October 10, 2002. Community response at this session was favourable. A second public meeting with Burkeville residents was held on March 19, 2002 to review site plans and design drawings. Community safety staff have indicated that this meeting did not generate any issues related to the proposed land use, siting or design of the project .

#### *Proposed Road Exchange*

An unopened road allowance currently exists on the subject site (**See Attachment 3**). In order to provide more flexibility in the siting of the new Fire Hall and accessory parking and training areas, a portion of this road allowance will be closed through a road exchange as part of the subdivision approval process for the project. Subdivision application SD-03-230995 is currently being processed which will address the road closure and consolidation of the subject lots. Closure of the remaining portion of the unopened road allowance through to Lancaster Crescent will occur when the existing fire hall is closed and will be handled through a future subdivision application for the existing site.

#### *Future Use of the Existing Fire Hall Site*

Re-location of the Sea Island Fire Hall to the Russ Baker Way site will result in the existing fire hall site on Lancaster Crescent becoming surplus to City needs. This land, along with a new lot which will be created through the future closure of the unopened road allowance, will be offered for sale for single family residential uses once the fire hall is relocated. An opportunity also exists to establish a walkway between these two lots which will provide a pedestrian connection from Lancaster Crescent through to the public open space and new fire hall site on Russ Baker Way.

#### **Financial Impact**

The City's draft 2004 Capital Plan proposes the expenditure of \$3,000,000.00 for the Sea Island Fire Hall project.

*Costs for Future Trail*

Through the community consultation process for the fire hall project, Burkeville residents have indicated a desire for a pedestrian trail connection from the neighbourhood through to the new fire hall site. Site planning for the fire hall project has incorporated this future trail connection.

Staff estimate the design and construction costs associated with the trail and bridge are approximately \$25,000.00. The Manager of Facilities Planning & Construction will be proposing that the project scope of work and budget estimate for the Sea Island Fire Hall be increased by this amount as part of the 2004 Capital Budget process.

**Conclusion**

Staff support re-designating and re-zoning of the subject site in order to permit the construction of the new Sea Island Fire Hall. The proposed Official Community Plan amendment re-designating 3911 Russ Baker Way and surrounding City-owned lands from "Airport" to "Public and Open Space Use" and the proposed Zoning Bylaw amendment to rezone 3911 Russ Baker Way and surrounding City-owned lands from Airport District (AIR) to School and Public Use District (SPU) merit favourable consideration by Council.



for  
Rob Innes  
Planner (4193)

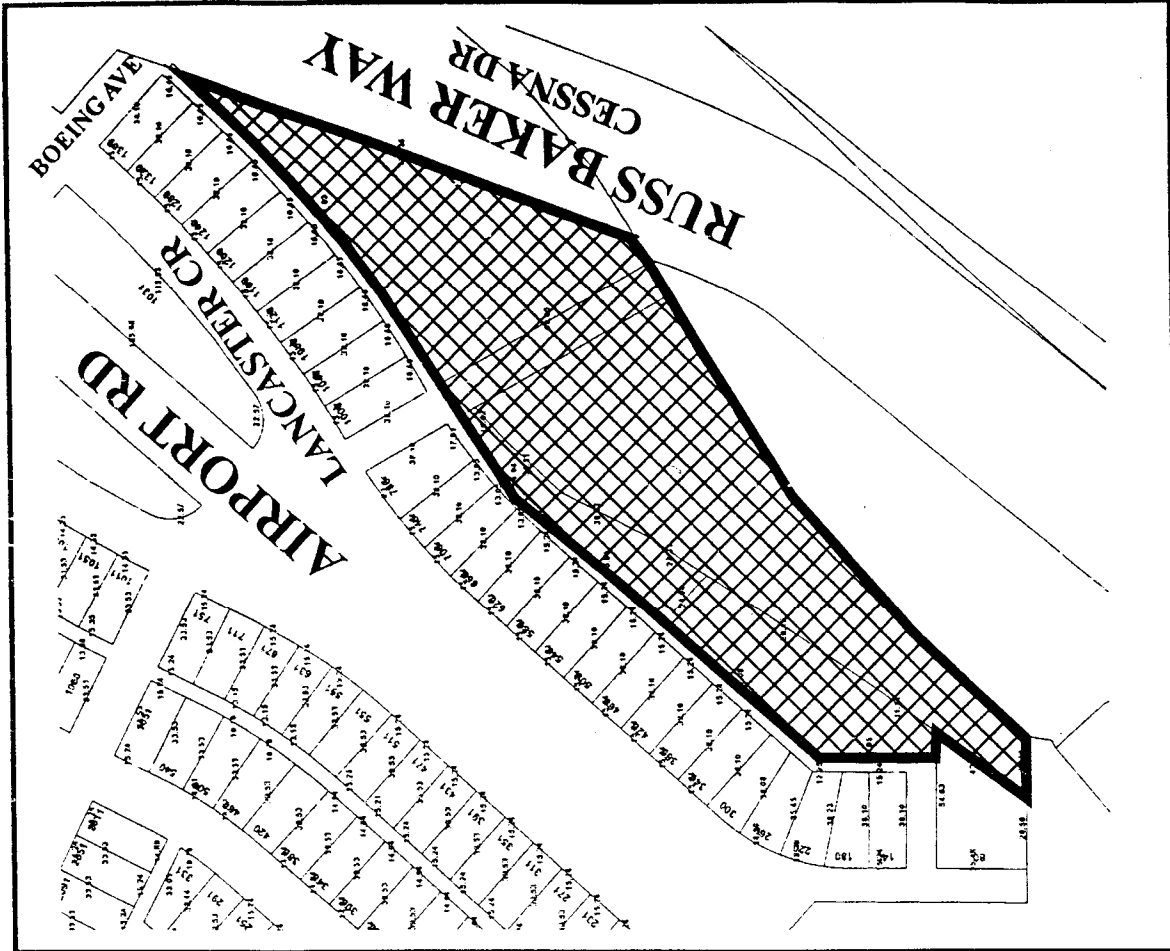
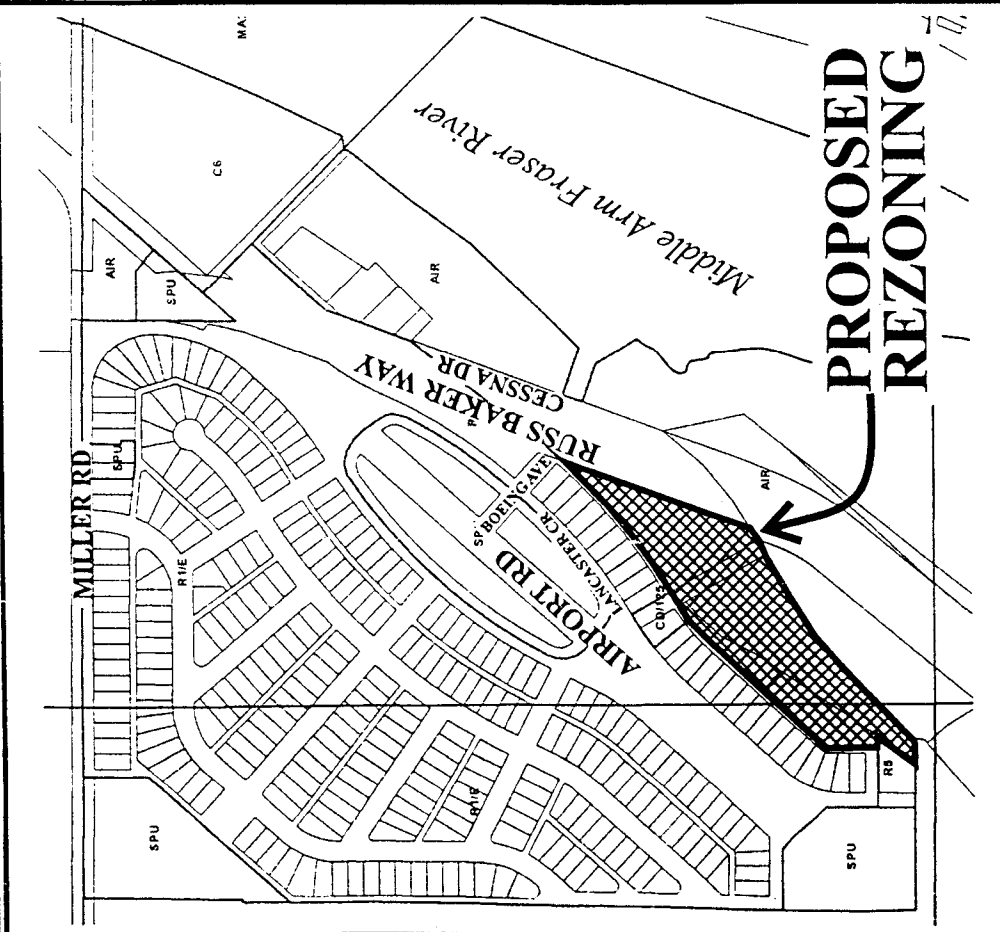
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Original Date: 03/04/03  
Revision Date: 03/10/03  
Note: Dimensions are in METRES

RZ 03-226936



City of Richmond



**ARCHITECTURE + PLANNING Inc.**

1997 - 1998 National Award  
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 Telephone: (604) 684-2328  
 Facsimile: (604) 684-2088  
 E-mail: [info@archplanning.ca](mailto:info@archplanning.ca)

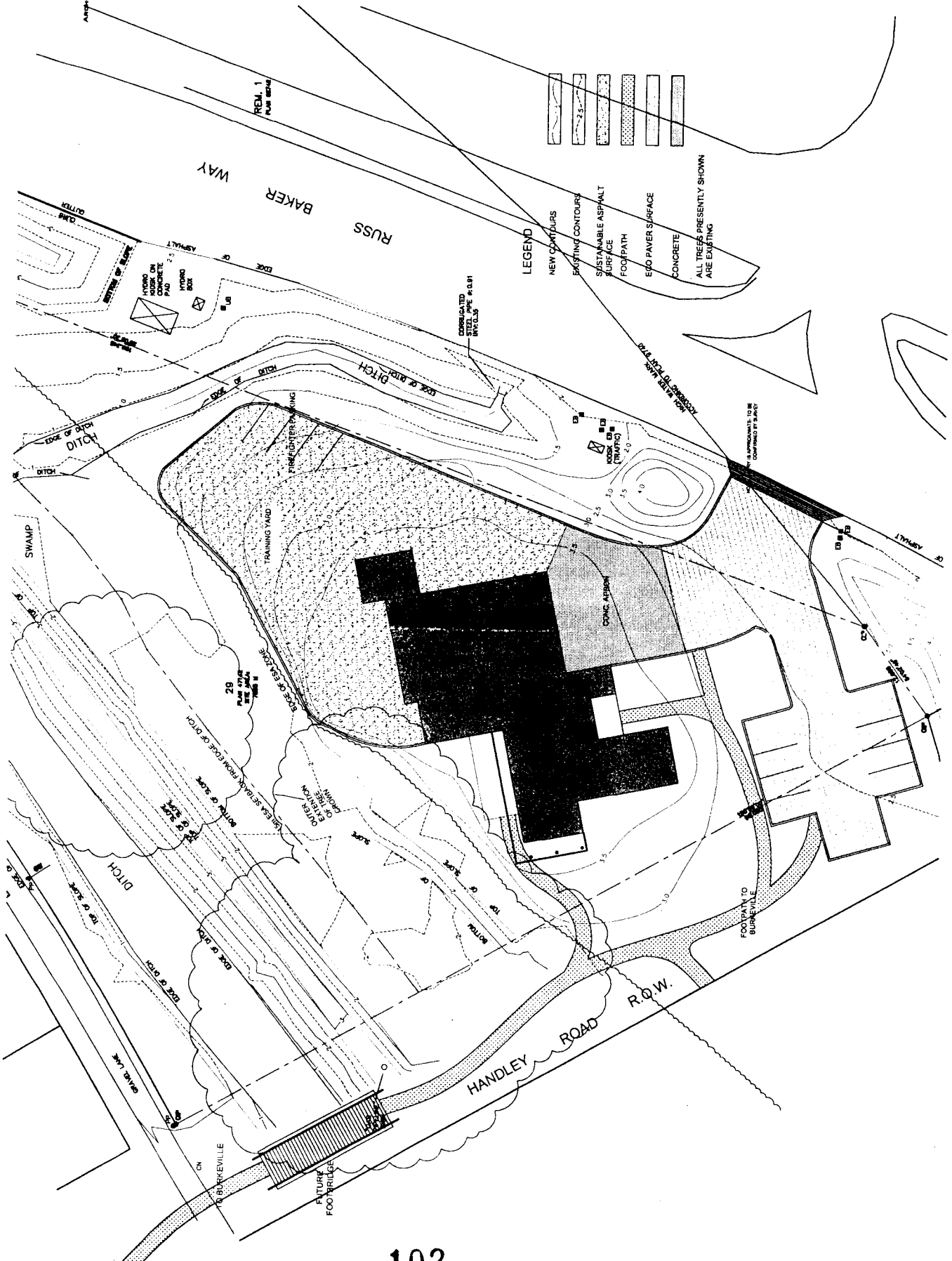
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| Richmond, B.C.   |  |

The City of Richmond  
 Richmond, B.C.  
 Job No. **Sea Island No. 4**  
 Sheet 7/10

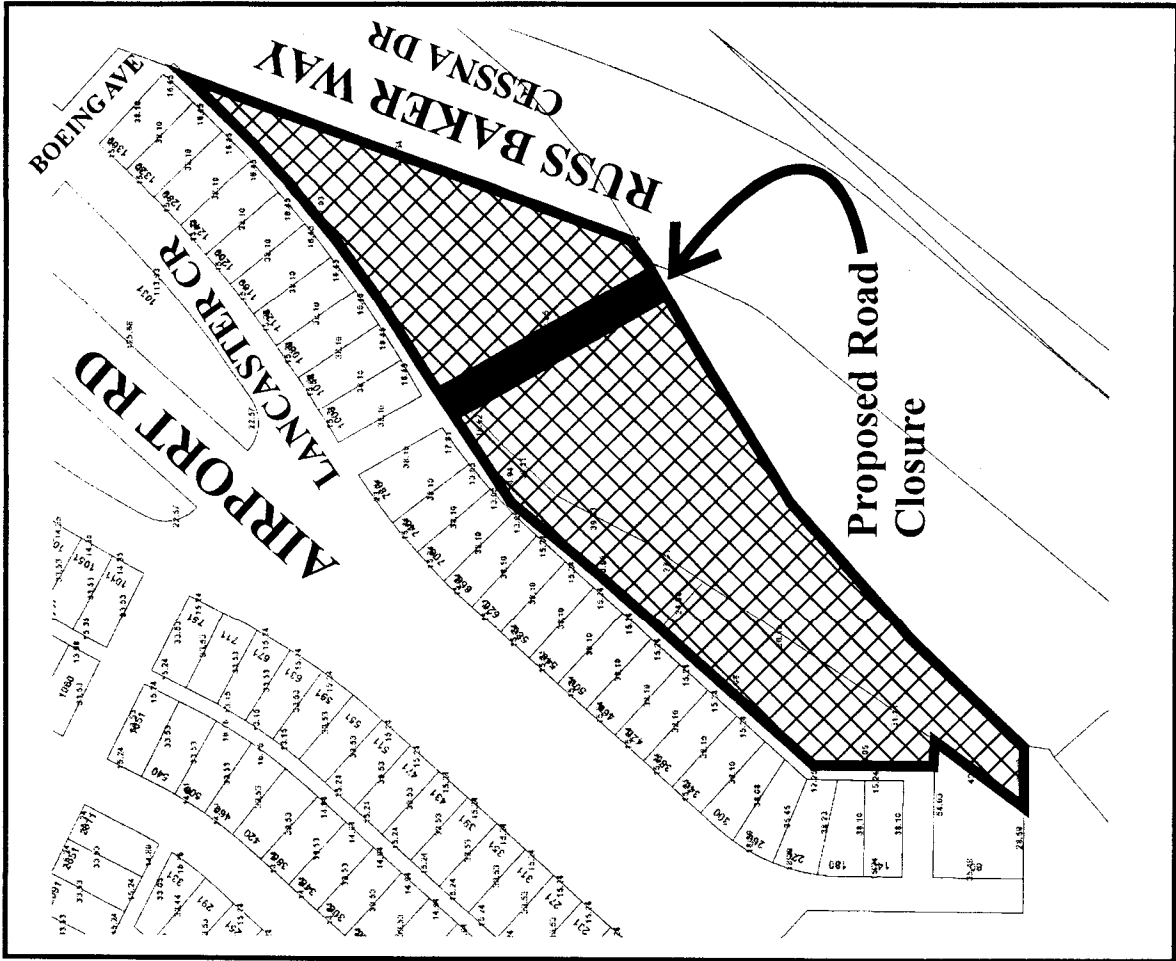
**SITE PLAN**

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|---------|----------------------|-------|------------|
| Drawn   | J.J.                 | Scale | 1:400      |
| Checked | J.J.                 | Date  | 20/07/2014 |
| Project | 20/07/2014           |       |            |
| Client  | The City of Richmond |       |            |

**A2.1**





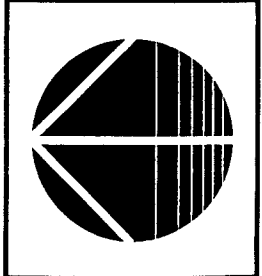


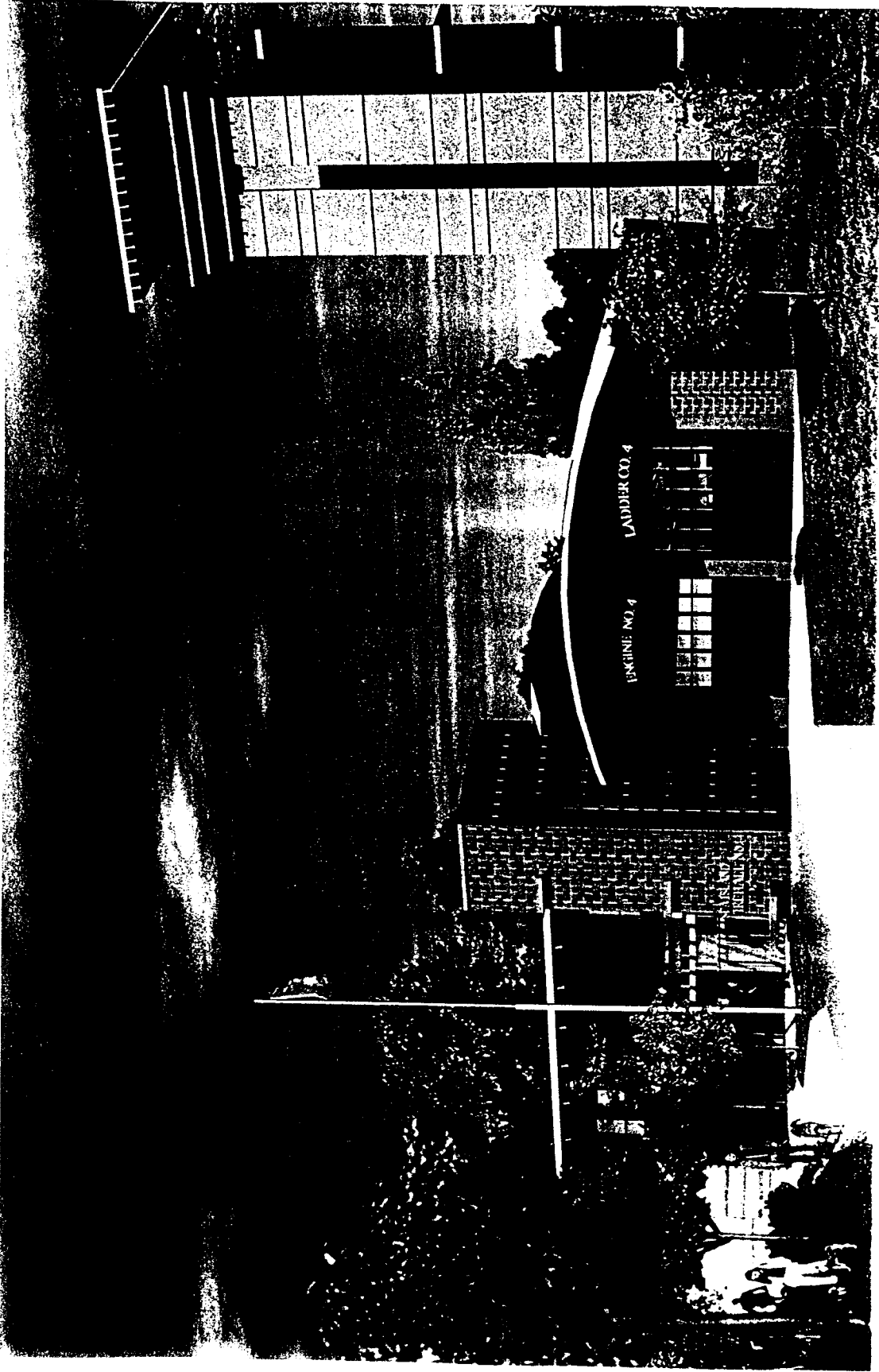
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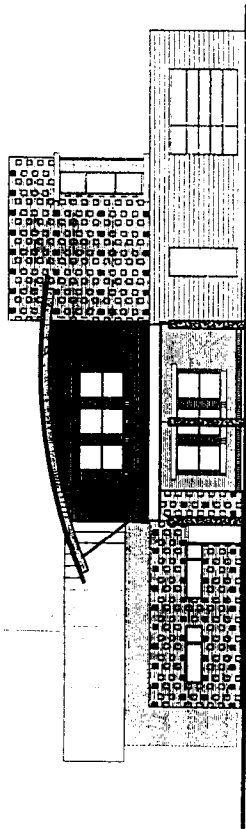
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RZ 03-226936

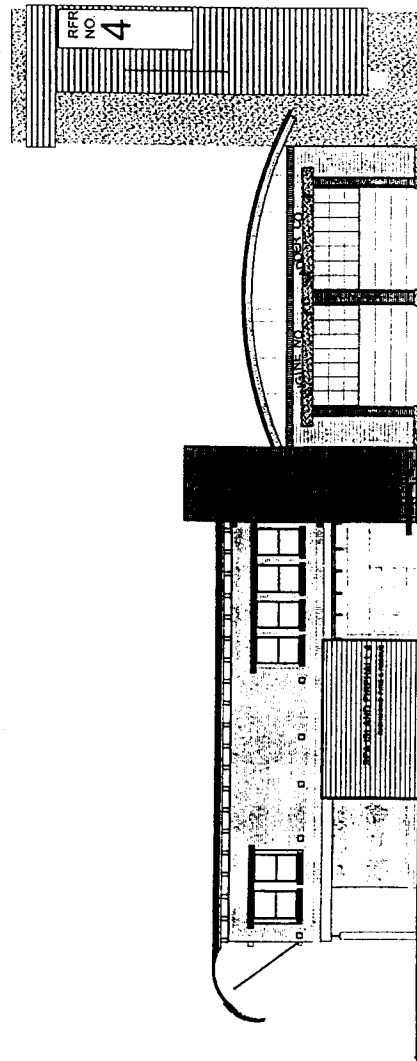




City of Richmond  
Firehall No. 4 - Sea Island  
VIEW FROM SOUTH EAST  
03/27/03



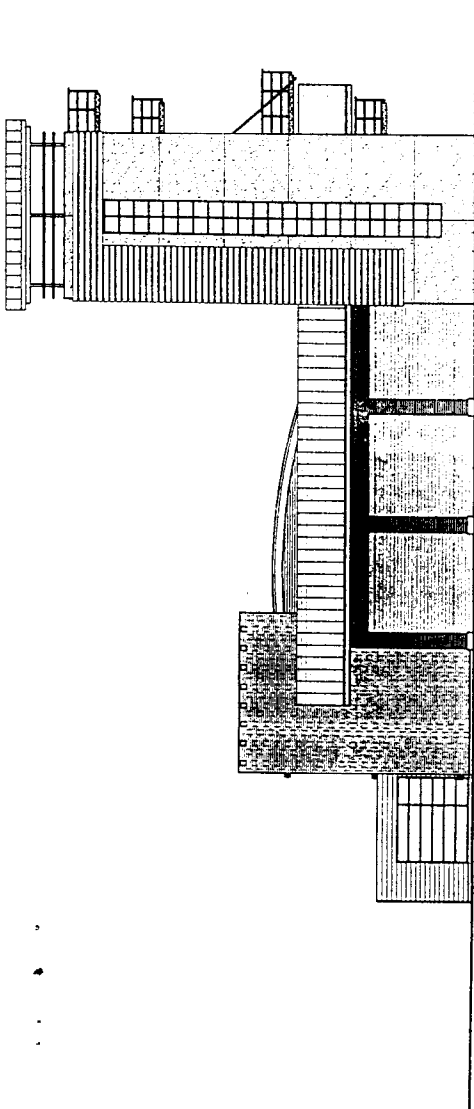
West Elevation



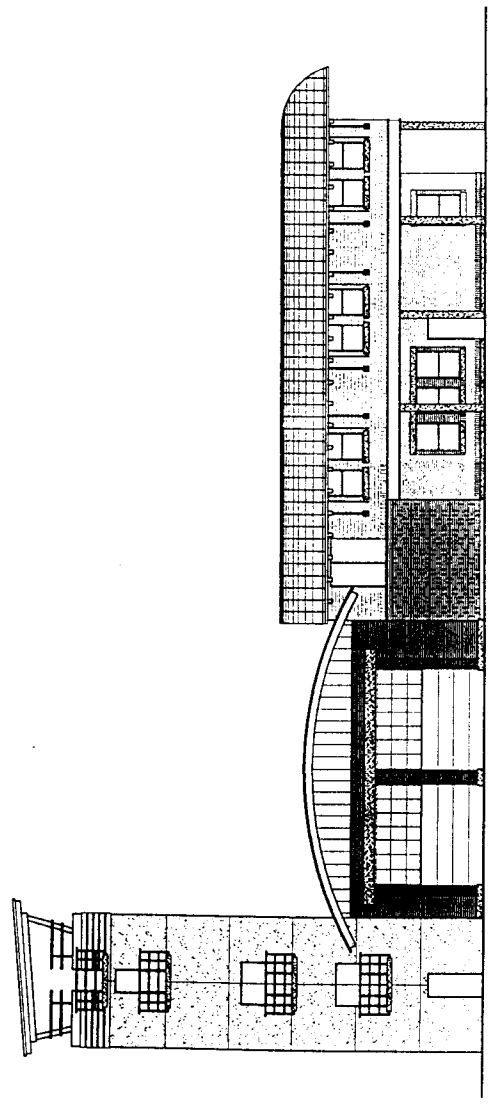
South Elevation

City of Richmond  
 Firehall No 4 - Sea Island

Elevations  
 03/04 /07



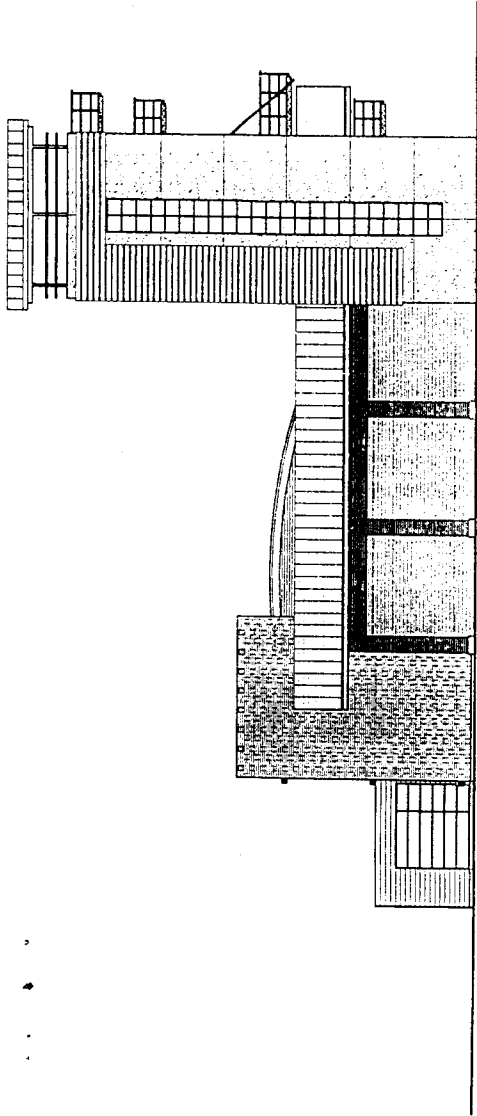
East Elevation



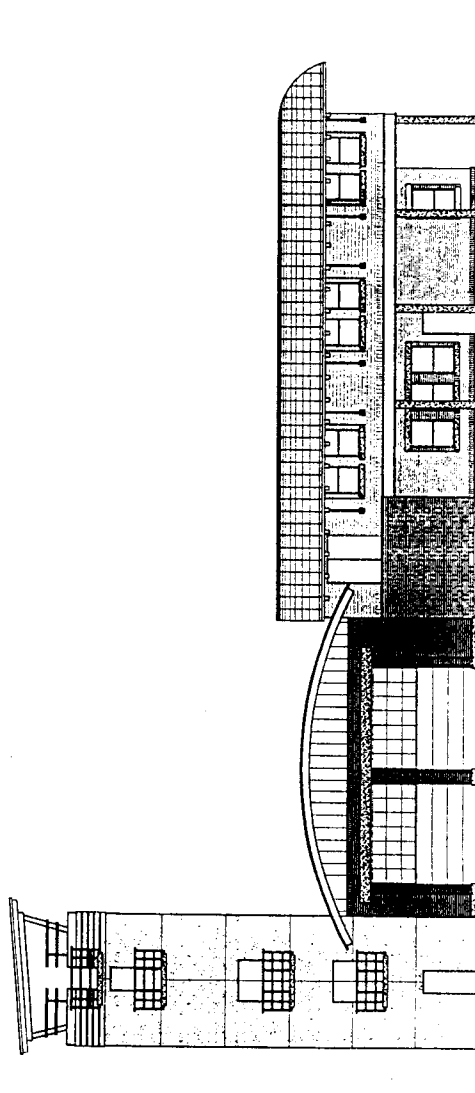
North Elevation

City of Richmond  
 Firehall No 4 - Sea Island

**Elevations**  
 03/04 /07



East Elevation



North Elevation

City of Richmond  
 Firehall No 4 - Sea Island

**Elevations**  
 03/04 /07



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7505  
3911 Russ Baker Way and Surrounding City-Owned Lands  
(RZ 03-226936)**

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 the existing land use designation in Attachment 1 (Generalized Land Use Map) and Attachment 2 (Specific Land Use Map) to Schedule 1 thereof and by designating that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7505" as "Public and Open Space Use".
  
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7505**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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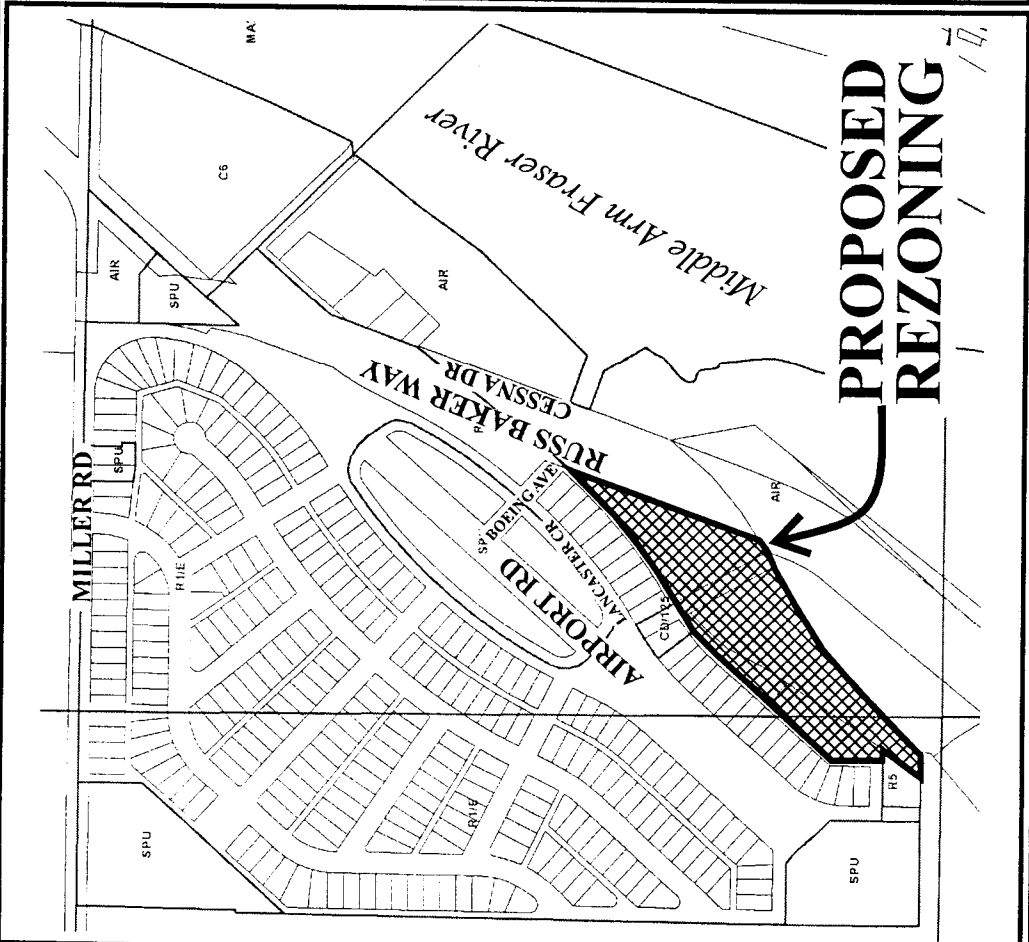
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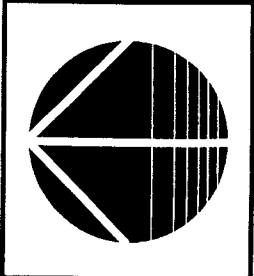
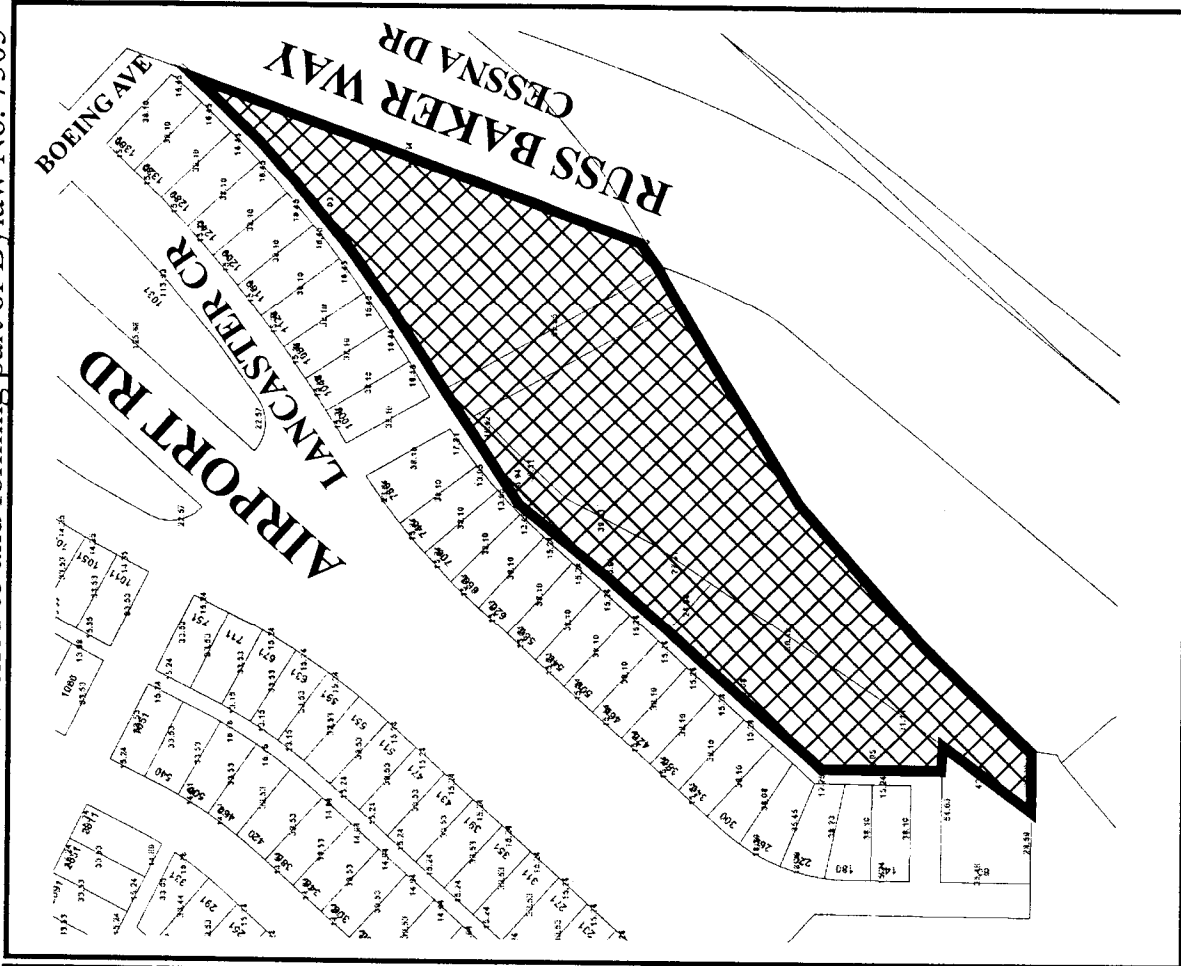
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\_\_\_\_\_  
MAYOR

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



**PROPOSED  
REZONING**



RZ 03-226936

Original Date: 03/04/03

Revision Date: 03/20/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7506  
3911 RUSS BAKER WAY AND SURROUNDING CITY-OWNED  
LANDS (RZ-03-226936)**

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 AND PUBLIC USE DISTRICT (SPU)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7506"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7506"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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MAYOR

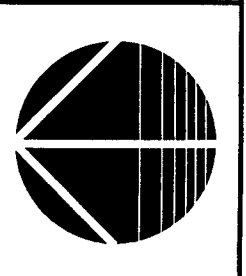
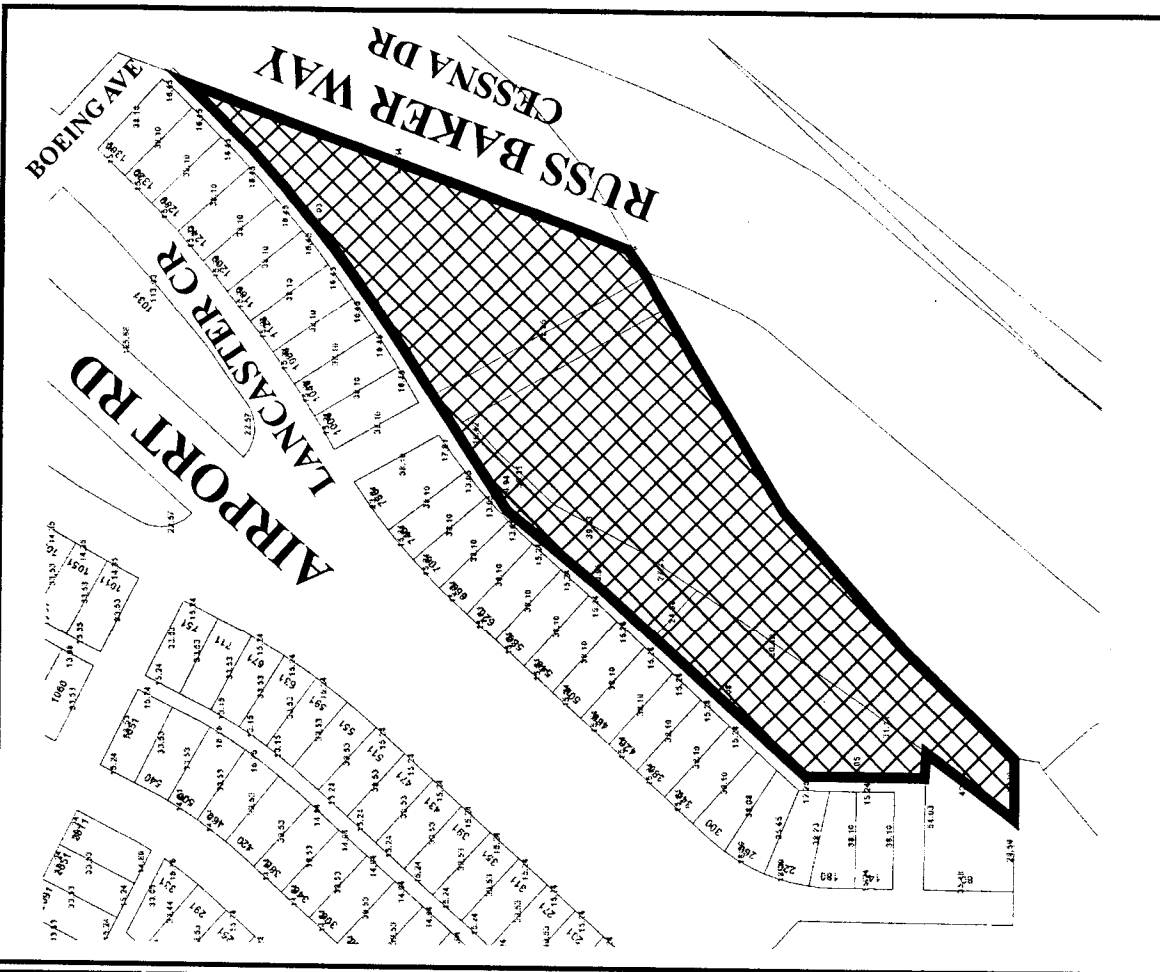
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CITY CLERK





# City of Richmond

"Schedule A attached to and forming part of Bylaw No. 7506"



## RZ 03-226936

Original Date: 03/04/03

Revision Date: 03/20/03

Note: Dimensions are in METRES