



To Planning - April 19, 2006

To: Planning Committee
From: Terry Crowe
Manager, Policy Planning

Date: March 17, 2006
File: 12-8060-20-8050

Re: Environmentally Sensitive Area Designation Amendment (Mitchell Island)

Staff Recommendation

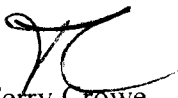
1. That Official Community Plan Amendment Bylaw 8050, which amends Attachment 3 (Environmentally Sensitive Areas) to Schedule 1 of Official Community Plan Bylaw 7100, by reducing the upland extent of the Environmentally Sensitive Area designation to 30 metres from the shoreline for 11380 Eburne Way and 11488 Eburne Way, be introduced and given first reading.

2. That Bylaw 8050, having been considered in conjunction with:

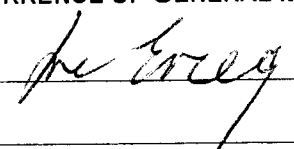

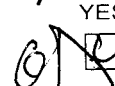
- the City's Financial Plan and Capital Program;
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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 8050, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.



Terry Crowe
Manager, Policy Planning
TC:dcB

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

Staff Report

Origin

City staff are proposing a housekeeping amendment to the Environmentally Sensitive Area (ESA) designations on two properties on Mitchell Island to reduce the extent of the ESA to 30 metres in width as measured from the shoreline.

Findings of Fact

The ESA designation currently extends across these two properties and is reflective of the anticipated location of a third park previously planned as part of the remediation / compensation for the redevelopment of the former Western Canada Steel site in the western half of Mitchell Island. The previous owners of these two lots, Mitchell Island Holdings Inc., have since been granted approval to move the location of the proposed park elsewhere on Mitchell Island through a general compliance application (report from the Manager, Development Applications dated June 24, 2003). As part of the general compliance approval, a significant bond has been put up by Mitchell Island Holdings Inc. to guarantee the installation of the park on Mitchell Island.

Development Applications and Parks staff are currently in discussions with representatives from Mitchell Island Holdings Inc. regarding the review process for the western tip of Mitchell Island and the park's final location. The current expectation is that these issues will be dealt with through either a new ESA Development Permit or a General Compliance application.

The current owners of the property, 0724297 B.C. Ltd. and 0724303 B.C. Ltd., are in the process of selling, or have sold these lots. The concern, and the reason for this amendment, is that the upland ESA designation across these properties is no longer appropriate since Council has endorsed the relocation of the park.

Consultation

No consultation process has been held, nor is required, regarding the amendments to the ESA proposed in this report.

Analysis

The proposed amendment will not result in the loss of any environmental features which have not already been accommodated for. The basic ESA buffer of 30 metres to the Fraser River will be retained for both lots. Removal of the upland portion of the ESA designation will allay any confusion as to why the designation is shown across these two lots.

It is intended that, once the park's new location has been established and the appropriate compensation planting applied, a new ESA designation will be applied.

Staff have reviewed this amendment with consideration to the pending Provincial Riparian Area Regulation (RAR) which will come into effect as of March 31, 2006. As the area of ESA designation to be removed is outside the "riparian assessment area" (i.e. more than 30 m away

from the high water mark) and does not involve a development application, it is staff's opinion that the RAR does not apply and has no affect upon the proposed ESA amendment.

Financial Impact

None.

Conclusion

Staff are proposing a housekeeping amendment to reduce the upland extent of the Environmentally Sensitive Area Designations on two properties on Mitchell Island.



David Brownlee
Planner 2:

DCB:cas



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8050
11380 and 11488 Eburne Way**

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

1. Richmond Official Community Plan Bylaw 7100 Environmentally Sensitive Areas Attachment 3 to Schedule 1 is amended by deleting the cross-hatched area shown on Schedule A of Bylaw No. 8050.

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8050”**.

FIRST READING

PUBLIC HEARING

SECOND READING

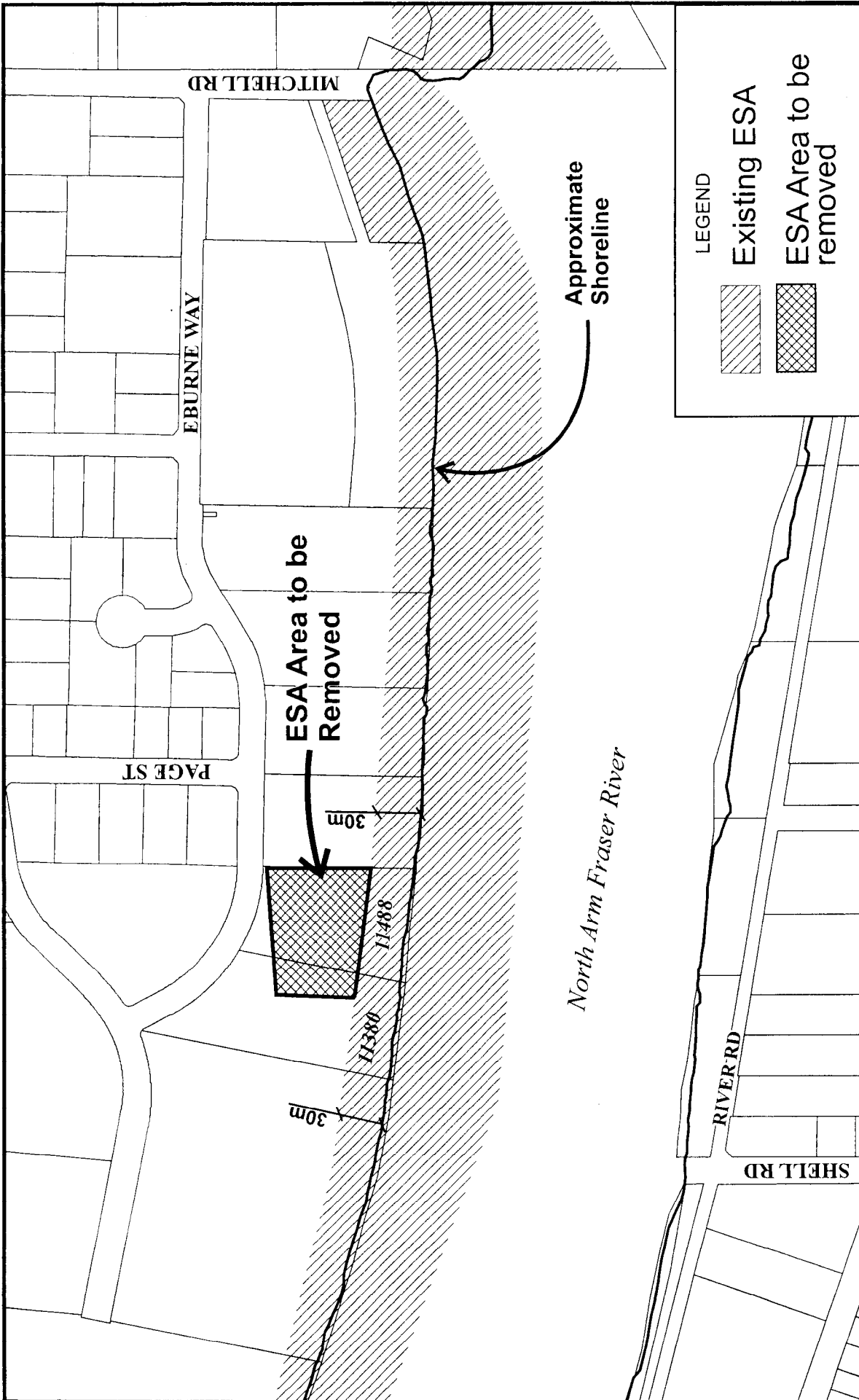
THIRD READING

ADOPTED



CITY OF RICHMOND
APPROVED by
<i>AS</i>
APPROVED by Manager or Solicitor
<i>DL</i>

MAYOR

CORPORATE OFFICER



LEGEND

-  Existing ESA
-  ESA Area to be removed

Original Date: 03/08/06
 Revision Date:
 Note: Dimensions are in METRES

Proposed ESA Amendment

