



## City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Terry Crowe  
Manager, Policy Planning  
**Re:** **PUBLIC CONSULTATION PROCESS - IMPERIAL LANDING**

**Date:** May 7, 2003

**File:**

### Staff Recommendation

That, as per the Manager, Policy Planning report dated May 7, 2003 staff be directed to implement the Imperial Landing public consultation process and report back to Planning Committee.

Terry Crowe  
Manager, Policy Planning

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks Design, Construction & Programs ..	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Cultural Heritage Services .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## **Staff Report**

### **Origin**

On January 13, 2003 Council directed staff as follows:

*That staff:*

- (1) *continue negotiating with the Steveston Harbour Authority to finalize a waterfront property management service agreement, and*
- (2) *proceed with an integrated Imperial Landing Development Management Strategy.*

This report responds to the second directive, to proceed with an integrated Imperial Landing Development Management Strategy.

Specifically staff are requesting Council to approve a public consultation process and survey for the Imperial Landing waterfront.

### **Findings Of Fact**

#### **Study Area**

Southern Portion of the Onni Site

For this public consultation, the Study Area will be primarily the Onni property - Maritime Mixed Use (MMU) area (along the water's edge), the City's Net Loft and the waterlot, from No. 1 Road to Railway Avenue (see **Attachment 1**).

The reason that the public survey is to focus primarily on the southern portion of the Onni site and the waterlots is because this area has been the subject of various development ideas beyond the scope of the existing Area Plan. The development of the northern portion of the site is proceeding satisfactorily.

#### **Purpose of The Public Consultation**

The purpose of the public consultation is to determine the public's preferences regarding the general manner in which the Study Area is to be managed, namely by either:

- continuing with the existing Area Plan (approved on September 18, 1998) and Zoning Bylaw (approved by Council on May 21, 2001) or,
- establishing a modified Land Use Development Strategy and area plan.

#### **Reason For Public Consultation**

The reasons for considering this matter were discussed by Council at its January 13, 2002 meeting. In summary, it is timely to revisit how best to manage development in this area because since the Area Plan and rezoning were approved, the community, Council and various groups have been considering numerous alternate development ideas which are not allowed by the existing Area Plan and Zoning Bylaw.

Given that area plans work best when they reflect the current public interest, it is appropriate to now consult with the public to determine their preferences.

### Public Consultation Program

The proposed Public Consultation Program is outlined below:

Public Consultation Program		
A. Waterfront Development	Date	Status
<b>1. Clarify</b>		
- Hold preliminary discussions with Onni to determine their views and degree of co-operation in changing the Area Plan vision and policies on the waterfront (because Onni) has a direct interest in which vision is selected	March 2003	Done
- City to prepare public survey	April 2003	Done
<b>2. Public Survey Conducted</b>		
- City to consult with the public regarding development options by: <ul style="list-style-type: none"> <li>• holding an open house, and</li> <li>• administrating the public survey</li> </ul>	Mid June 2003	

### City - Onni Discussions

As authorized by Council in January 2003, City staff met with Onni representatives on March 17, 2003 to inform them that the City was going to undertake a public survey in the spring of 2003. This was a courtesy meeting because Onni is the developer in the affected study area.

The meeting outlined the general intent of the survey, the study area and timing (all matters which were already presented publicly to Council in January 2003). Onni was not given a copy of the survey and would see it at the same time as the public.

Onni appreciated the meeting and will await the public survey.

### Proposed Public Survey

The Proposed Public Survey is presented in **Attachment 1**. Copies of the report to Council (from the Manager – Policy Planning dated December 2, 2002) will be made available to the public with the survey as background context.

### Use of The Public Survey Findings

The results of the public survey will be taken into account by Council, when it considers if and how to establish a revised Land Use Development Strategy and area planning concept.

The survey results will not be binding on Council. They will be used as input into Council's decisions.

**After The Public Survey**

The findings of the public survey will be implemented according to the following general work program:

**Approval of An Updated Area Plan Concept**

- Staff report to Planning Committee:
  - summarizing public preferences and comments
  - recommending a preferred Land Use Development Strategy (e.g., vision, principles) for the Study Area.
  - proposing amendments to the Area Plan if necessary.
- Planning Committee recommends approval
- Council authorizes a Public Hearing
- Council holds Public Hearing.
- Council approves any Area Plan amendments (e.g., vision, principles, policies and guidelines).

**Implementation**

After any Area Plan amendments are approved, the following is anticipated:

- (1.) General
  - Public and developers to be notified of the revised Imperial Landing Land Use Development Strategy.
- (2.) Co-ordination
  - Waterlot and land development proposals are co-ordinated.
- (3.) For Waterlot Development
  - A proposal call for development proposals on the waterlots initiated.
  - Proposals are approved based upon the Area Plan
  - Arrangements are made (e.g., sub-leases signed) and waterlot development proceeds, as appropriate.
  - These will be addressed over time.
- (4.) For the Land Portion
  - The City will work with Onni and others to implement the updated Area Plan by:
    - considering appropriate development proposals, and
    - prepare necessary Zoning bylaws as required.

**(5.) Implementation Overview**

<b>General Implementation Work Program</b>	
<b>1. Council Approves An Updated (i.e., the same, or new) Area Plan</b>	<b>August 2003</b>
<b>2. Call for Waterlot Development Proposals</b> <ul style="list-style-type: none"> <li>• Proposals will be addressed over time</li> </ul>	<b>Fall 2003 onward</b>
<b>3. Land Development Proposals</b> <ul style="list-style-type: none"> <li>• Based on specific proposals, Zoning Bylaw amendments will be initiated</li> </ul>	<b>Fall 2003 onward</b>
<b>4. Implementation</b> <ul style="list-style-type: none"> <li>• Any City and community initiatives proceed as finances and resources allow.</li> </ul>	<b>Fall 2003 onward</b>

### Financial Impact

- The costs of the public consultation will be accommodated in the 2003 budget.

### Conclusion

- It is appropriate to consult with the public regarding an updated area plan for Imperial Landing of the Onni site, in Steveston.
- A public survey is proposed.



Terry Crowe  
Manager, Policy Planning  
(4139)

DCB:cas



David Brownlee  
Special Projects & Community Planner  
(4200)



**City of  
Richmond**  
Policy Planning  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Imperial Landing Public Survey Questionnaire

### 1. Authorization

On January 13, 2003 Council authorized the undertaking of a public survey regarding development at Imperial Landing, Steveston Richmond, British Columbia (See the Location Maps on the Reverse).

### 2. Purpose of The Public Consultation

The purpose of the public consultation is to determine the public's views regarding what kind of place Imperial Landing is to be and which general land uses are to occur there.

### 3. Reason For Public Consultation

It is timely to revisit how best to manage development in this area because, since the Area Plan and rezoning were approved, the community, Council and various groups have been considering numerous alternate development ideas which are not allowed by the existing Area Plan and Zoning Bylaw. In addition, the changes that have occurred over the past five years now provide a clearer indication of the long term direction of the commercial fishing industry.

Given that area plans work best when they reflect the current public interest, it is appropriate to now consult with the public to determine their preferences.

### 4. Public Open House

- Richmond City staff will hold a Public Open House on **June xx, 2003 (date TBD)**.
- The purpose of the public open house is to explain the information and survey
- **Location:** Steveston Community Centre
- **Time:** 6:30 pm – 9:00 pm
- **Agenda:**
  - 6:30 - 7:15 pm – Public Reviews Displays
  - 7:15 - 7:30 pm – Staff Presentation
  - 7:30 – 9:00 pm - Question & Answer

### 5. Use of The Public Survey Findings

- The results of the public survey will be taken into account by Council, when it considers if and how to establish a revised area planning concept.
- The survey results will not be binding on Council. They will be use as input into Council's decisions.

### 6. Please Return your survey by xxxx (Date TBD), June xx, 2003 via:

- a) Dropping off the survey in the response box at the Steveston Community Centre;
- b) Faxing to David Brownlee at 604-276-4052, or;
- c) Mailing it to:

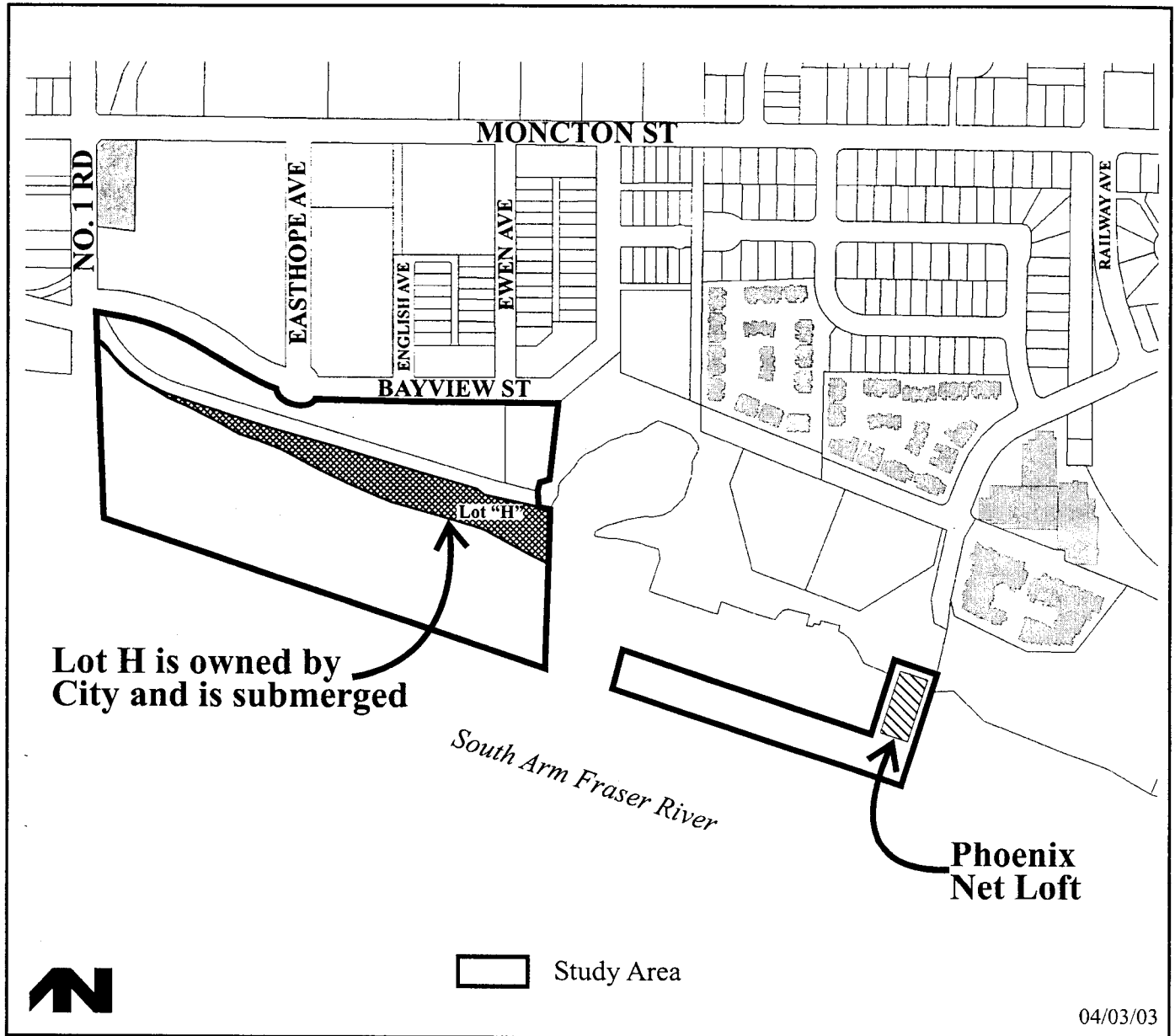
David Brownlee,  
Policy Planning Department  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

7. **For clarification** please contact David Brownlee, Community Planner, Policy Planning Department, City of Richmond 604-276-4200.

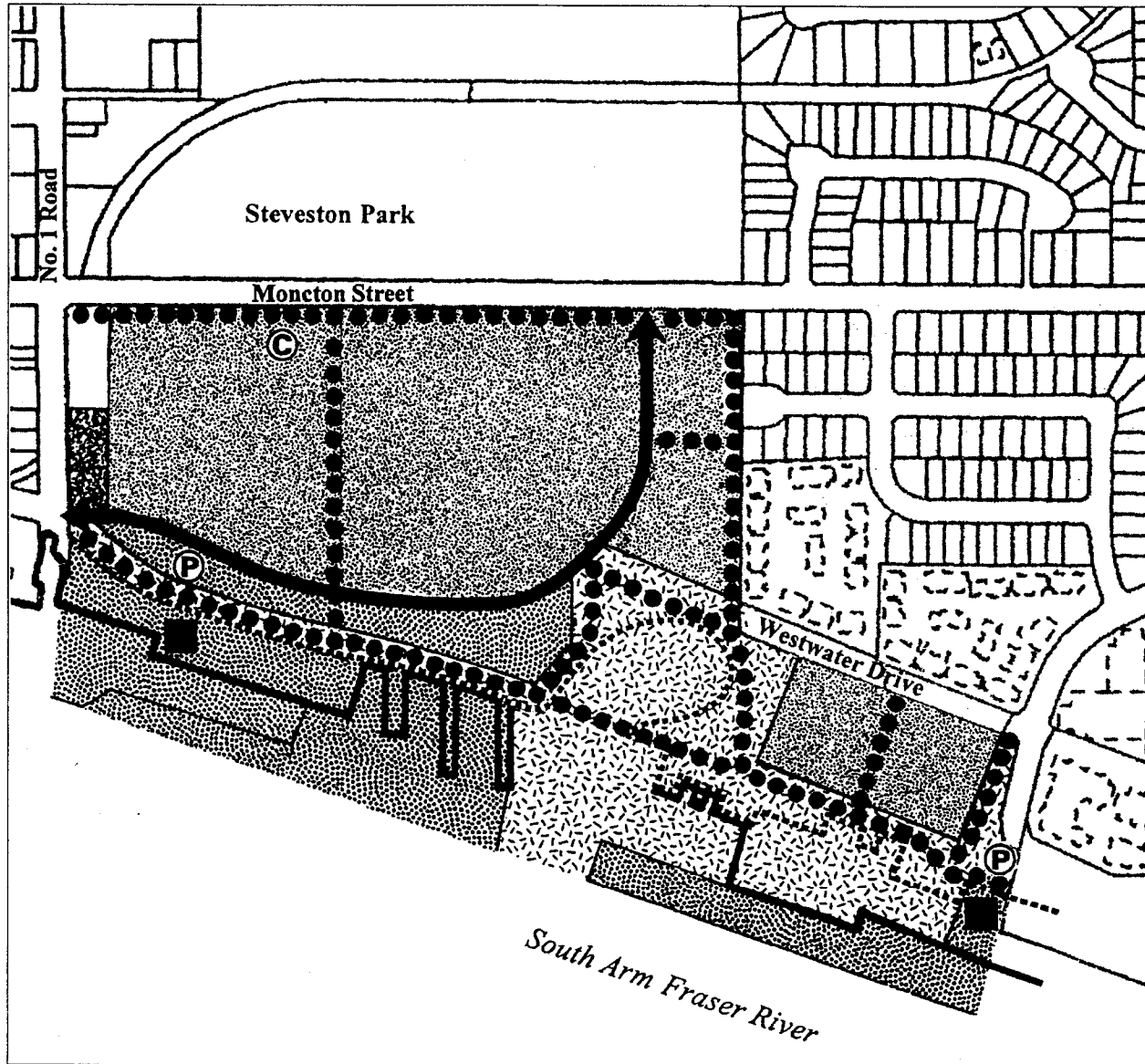
## 8. Study Area

The area under study is shown in the map below.

### STUDY AREA MAP



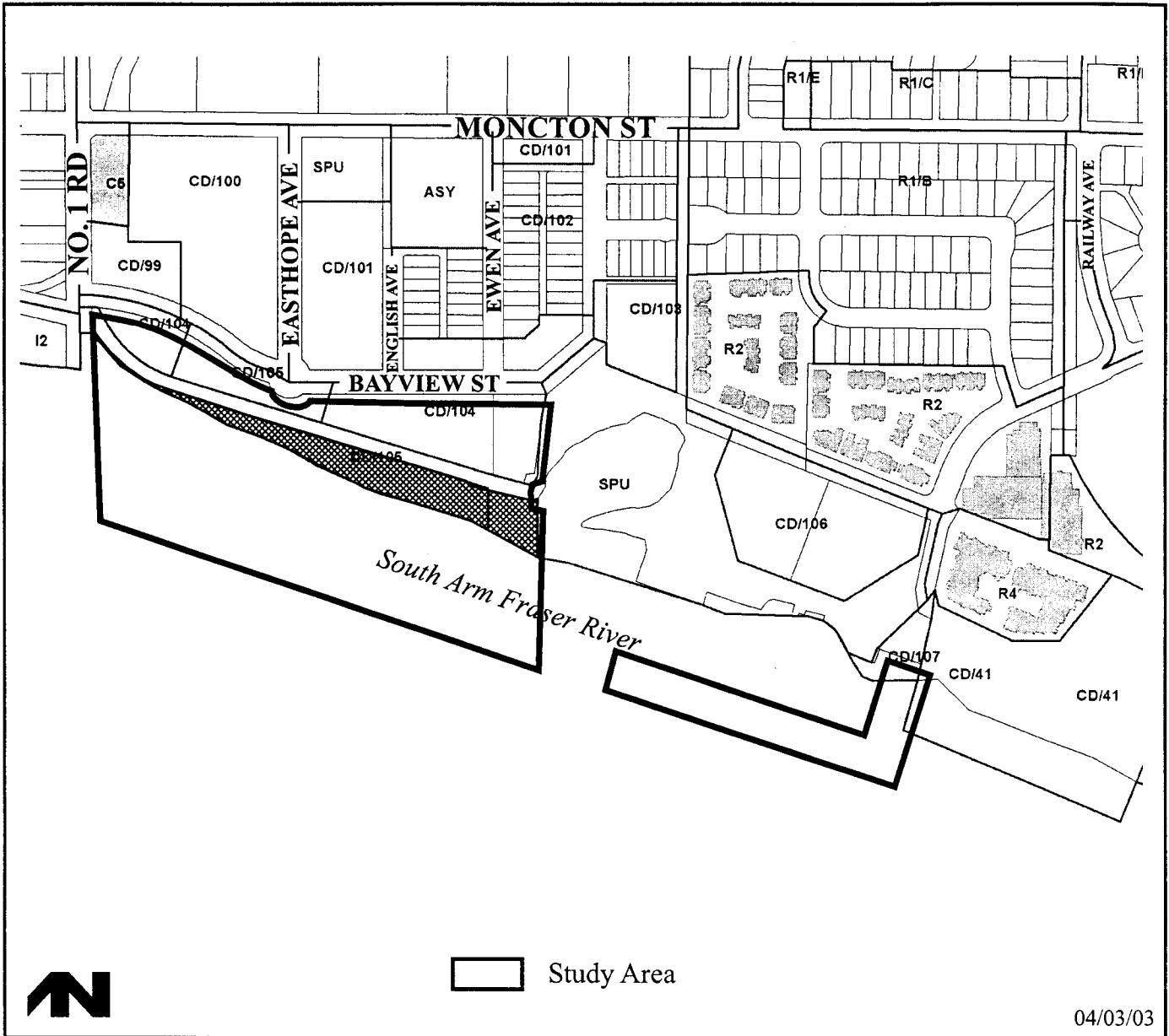
## Steveston Area Plan Map



- |  |  |   |
|--|--|---|
| Residential  | Public Open Space                      | Approximate Shoreline                           |
| Maritime Mixed Use   | Unrestricted Continuous Public Access* | Approximate Line of Buildings and/or Structures |
| Commercial   | Public Road                            | Heritage Potential                              |
| Parking associated with Maritime Mixed Uses & Limited Public Parking | Community Mixed Use                    |   |



## ZONING MAP





**City of  
Richmond**  
Policy Planning  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

ATTACHMENT 1  
**Imperial Landing Public  
Survey Questionnaire**  
May 2, 2003

**1. Purpose**

The purpose of this public survey is to determine the public's views regarding the general land use concepts by which the Imperial Landing Study Area should be developed.

Please take a few moments to complete both sides of this survey.

Name: \_\_\_\_\_ Telephone No: (     ) \_\_\_\_\_

Address: \_\_\_\_\_ ☐ Richmond ☐ Other City: \_\_\_\_\_

**2. Which Option**

Which option for the Maritime Mixed Use (MMU) area do you prefer? See **Attachment A** for descriptions of each option. (Please check (✓) one Option):

(1) **Option 1 – Maritime Related (Retain the Uses Permitted Now)** ☐

-OR-

(2) **Option 2 – Maritime Plus More Uses (Please select additional uses from the list below)** ☐

☐ Public Market

☐ Fish Retail Sales

☐ Hotel

☐ Artist Studios

☐ Other Non-Maritime Related Retail  
and Commercial Uses

☐ Other (*please specify*) \_\_\_\_\_

☐ Convention Centre

☐ Restaurant

☐ Additional Residential

☐ Art and Cultural Uses

-OR-

(3) **Option 3 – Same Uses As Permitted in the Steveston Business District.** ☐

**Please explain why you chose this option:**

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*Turn Over →*

### 3. Commercial Space

If additional non-maritime related commercial-retail space is permitted within the MMU, how much **more** floor space should be allowed ? (By way of example – the **Steveston Hotel and its retail stores** combined total approx. 5538 sq. ft.; the **Super Grocer and Western Wholesale office** at 12051 No. 1 Rd total approx. 9200 sq. ft.) (Please check (✓) one):

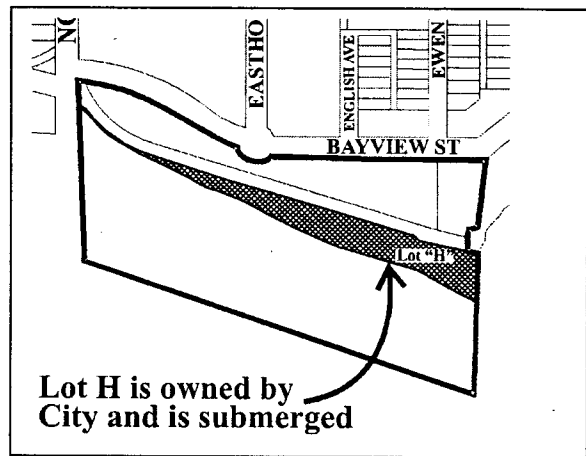
- ☐ 1 to 4,999 sq. ft.  
☐ 5000 to 9,999 sq. ft.  
☐ 10,000 to 19,999 sq. ft.

- ☐ 20,000 to 49,999 sq. ft.  
☐ 50,000 to 100,000 sq. ft.  
☐ As much as the current zoning permits  
 (more than 200,000 sq.ft.)

### 4. Filling in of Lot "H"

Do you wish to see the City's Lot "H" filled by someone? (Please check (✓) one):

- ☐ No ☐ Yes



### 5. Use of Lot "H"

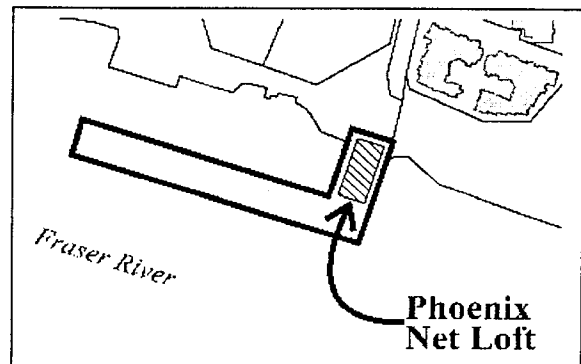
Lot "H" is best used for (please specify) \_\_\_\_\_

### 6. The heritage tram should run (Please check (✓) ONLY one):

- ☐ along Bayview St. / Westwater Drive (present intent).  
☐ south of Bayview St. through the MMU area.  
☐ follow the pedestrian walkway along the waterfront.

### 7. If financially feasible, what kinds of uses should be considered in the Phoenix Net Loft?

- ☐ Industrial – fishing related storage.  
☐ Commercial - Retail.  
☐ Other (please specify) \_\_\_\_\_



**8. Any other thoughts/suggestions about the use of the Maritime Mixed Use Area?**

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**Please Return your survey by Friday, June 13, 2003 via:**

- a) Dropping off the survey in the response box at the Steveston Community Centre;
- b) Faxing to David Brownlee at 604-276-4052, or;
- c) Mailing it to:

David Brownlee,  
Policy Planning Department  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

*Thank You*

## IMPERIAL LANDING PUBLIC SURVEY QUESTIONNAIRE

### Options For The Maritime Mixed Use (MMU) Area

#### Option 1 – Maritime Related (Retain the Uses Permitted Now)

The Maritime Mixed Use (MMU) area is intended to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet.

Uses currently permitted in the MMU include:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Custom Workshops</li> <li>• Fish Auction and Off-loading</li> <li>• Light Industrial</li> <li>• Moorage</li> <li>• Offices</li> <li>• Parking</li> <li>• Additional retail uses are permitted as accessory uses to maritime related activities between Phoenix Pond and No. 1 Road.</li> <li>• Regular retail commercial uses are not permitted.</li> <li>• A limited number (approx 30 units) of residential is also permitted above grade over portions of the MMU.</li> <li>• Commercial and industrial uses that support or complement the maritime economy are encouraged within the 3.5 ac of MMU west of Phoenix Pond.</li> <li>• Provision is made for a half acre of parking within the 3.5 acre area.</li> </ul> | <ul style="list-style-type: none"> <li>• Enclosed Storage Facilities</li> <li>• Laundry and Drycleaning;</li> <li>• Maritime Educational Facilities</li> <li>• Service and Repair of Boats and Marine Equipment</li> <li>• Other Services Related to Maritime Uses;</li> </ul> |
|---|--|

#### Option 2: Maritime Related Plus

This option could include all of the uses identified under Option 1 plus any additional uses as identified through the survey responses. Additional uses could include:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Public Market</li> <li>• Fish Retail Sales</li> <li>• Hotel</li> <li>• Artist Studios</li> <li>• Other Non-Maritime Related Retail &amp; Commercial Uses</li> </ul> | <ul style="list-style-type: none"> <li>• Convention Centre</li> <li>• Restaurant</li> <li>• Additional Residential</li> <li>• Art and Cultural Uses</li> <li>• Other</li> </ul> |
|--|---|

#### Option 3: Extend The Steveston Business District to the MMU

This option would effectively extend all those uses currently permitted within the Steveston Business District into the MMU area. These uses include:

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• Retail Trade &amp; Services, but excluding gas station, and the sales and servicing of automobiles, trailers or motorcycles;</li> <li>• Commercial Entertainment</li> <li>• Food Catering Establishment</li> <li>• Mixed Commercial/Residential Use</li> <li>• Animal Hospital or Clinic, including caretaker residential accommodation</li> </ul> | <ul style="list-style-type: none"> <li>• Studio for artist, display, dance, radio, television or recording.</li> <li>• Office</li> <li>• Recreation Facility</li> <li>• Hotel</li> <li>• Educational Institution</li> </ul> | <ul style="list-style-type: none"> <li>• Community Use</li> <li>• Light Industry</li> <li>• Transportation</li> <li>• Automobile Parking</li> <li>• Accessory Uses, Buildings &amp; Structures</li> </ul> |
|---|---|---|