



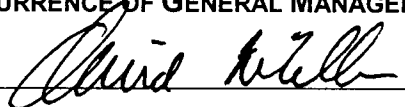
To: Planning Committee **Date:** June 19, 2002
From: Joe Erceg **File:** RZ 02-207822
 Manager, Development Applications
Re: **APPLICATION BY THE CITY OF RICHMOND FOR REZONING OF 15040 WILLIAMS ROAD FROM "INDUSTRIAL DISTRICT (I1)" AND 14940 AND 14960 TRIANGLE ROAD FROM "LIGHT INDUSTRIAL DISTRICT (I2)" TO "INDUSTRIAL STORAGE DISTRICT (I5)"**

Staff Recommendation

That Bylaw No. 7395, for the rezoning of 15040 Williams Road from "Industrial District (I1)" and 14940 and 14960 Triangle Road from "Light Industrial District (I2)" to "Industrial Storage District (I5)", be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:jl
Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

The purpose of this report is to initiate the rezoning of 15040 Williams Road, 14940 and 14960 Triangle Road from “Industrial District (I1)” and “Light Industrial District (I2)” to “Industrial Storage District (I5)” (see **Attachment 1**). The properties are currently designated for Industrial Use in the Official Community Plan (OCP).

The rezoning of the properties is a proactive, interim measure that will prevent the establishment of uses that are incompatible with the current uses permitted in the “Athletics and Entertainment (AE)” zone that have been developed on lands located further to the south (e.g. entertainment, recreational and commercial uses).

Findings of Fact

Item	Existing	Proposed
Owners:		
• 15040 Williams Road	Bernard Lotzkar	No change
• 14940 Triangle Road	John and Marie Samida	
• 14960 Triangle Road	354564 BC Ltd.	
Applicant		
	City of Richmond	No change
Site Size		
• 15040 Williams Road	3.79 ha (9.37 acres)	No change
• 14940 Triangle Road	2.03 ha (5.01 acres)	
• 14960 Triangle Road	2.66 ha (6.57 acres)	
Land Uses		
• 15040 Williams Road	Scrap metal business	No change
• 14940 Triangle Road	Sand sales	
• 14960 Triangle Road	Sand sales	
OCP Designation		
	Business and Industry	No change
Zoning		
• 15040 Williams Road	I1 (Industrial District)	I5 (Industrial Storage District)
• 14940 and 14960 Triangle Road	I2 (Light Industrial District)	

Background

Riverport Development

The Riverport Area was, at one time, zoned for industrial purposes. In recent years, the Riverport Area has been developing with a range of entertainment and commercial uses. In the near future, limited residential uses may also be introduced into the area. Key zoning changes in the area are outlined below:

June 16, 1997 – Lands in the Steveston Highway/No. 6 Road vicinity were rezoned to “Athletics and Entertainment (AE)” to accommodate the Riverport Entertainment Complex.

July 16, 2001 – Approximately 20 acres of City-owned land along Triangle Road north of the Riverport Entertainment Complex were rezoned to AE. Previous development proposals on these properties include an amphitheatre and sports fields.

May 27, 2002 – Council gave First and Second Reading to a bylaw to rezone 2.0 ha (5 acres) of waterfront land at 14791 Steveston Highway from AE to “Comprehensive Development District (CD/134)” to accommodate dormitories, rental housing, condominiums, and a commercial building. Council also approved a recommendation to prepare an Area Plan for the Riverport Area.

June 17, 2002 – After Public Hearing, Council gave Third Reading to the bylaw to rezone 14791 Steveston Highway to CD/134.

Area Industrial Inquiries

The lands at the north end of Triangle Road (north of the City-owned AE lands) are still zoned for industrial use. Current uses of the land include a sand sales business at 14940 and 14960 Triangle Road and a scrap metal business at 15040 Williams Road.

The property at 15040 Williams Road has been the subject of redevelopment inquiries. In 2001, a fish meal processing plant was considering to locate on the site. This inquiry never progressed beyond preliminary discussions with City staff.

Recently, City staff met with representatives of a different company that is also considering 15040 Williams Road as a location to manufacture fish meal for the aquaculture industry (i.e. food for fish farms). The business operation would involve:

- Importation of 2,500 tonnes of material every 45 days or so to be used in the manufacture of the fish meal.
- An estimated three (3) trucks per day to transport the product off the site.
- Construction of a concrete block wall structure, open-ended on one side with a fabric roof, to store the fish meal.

The manufacture of fish meal at the site would likely generate odours that could not be contained within the building or the site.

Staff Comments

Staff are concerned that the industrial zoning that remains in the area could accommodate uses that are incompatible with the current commercial, entertainment and recreational uses in the Riverport Area. Odours and noise from industrial uses are negative impacts that could generate conflict with the public's use and enjoyment of facilities in Riverport.

Analysis

In order to prevent incompatible manufacturing uses from establishing immediately adjacent to the Riverport Area, Staff suggest a proactive approach to rezone remaining industrial lands in the area to a zone that does not accommodate uses that would conflict with AE uses. Immediate rezoning is expected to help divert potentially incompatible businesses, such as fish meal plants, from locating near the Riverport Area.

Legal and Procedural Issues

The City's legal department advises that the City has the power to rezone private properties with good reason and purpose. The *Local Government Act* enables a municipality to undertake a unilateral rezoning of private properties without having to purchase the properties. No advance notice to the property owners is required. In accordance with standard rezoning procedures, a Public Hearing is required. Compensation to property owners is not required as long as the municipality acts in good faith and the rezoning serves a proper municipal purpose. In this case, there is significant public benefit to be derived from the rezoning.

Staff contacted affected property owners prior to Planning Committee to ensure that they are aware of the proposed rezoning and can address Planning Committee.

Scope of the New Zone

The zone proposed to be applied to the subject properties is "Industrial Storage District (I5)". The principal permitted uses of this zone include:

- A storage facility, but excluding landfills, sand stockpiling and storage of salvage, scrap, junk or derelict motor vehicles and parts;
- Transportation and trucking terminals; and
- Community Use.

If rezoned, the I5 zone is more restrictive than the existing I1 and I2 zones. The subject properties would be limited to different forms of storage (e.g. vehicles, containers, lumber, etc.). It would not permit auto wrecking, scrap yards or landfills. Industrial manufacturing and processing are also not permitted uses. The new zone would therefore not permit a fish meal plant or any other type of manufacturing or processing plant.

The current uses on the properties, a scrap metal business and sand sales, could continue to operate as non-conforming uses. If either business ceased, the new zone would prevent a new business owner from continuing the same type of use.

Property Values

The proposed rezoning initiative is not intended to devalue the affected industrial properties. Staff compared the assessed values of the subject properties with several vacant AE-zoned properties in the Riverport Area and several I5-zoned properties (all of which are located in the Bridgeport Area). The range of resulting values is outlined below:

Subject I1 and I2 zoned properties (Riverport Area)	Undeveloped AE zoned properties (Riverport)	Developed I5 zoned properties (Bridgeport Area)
\$47 – 71 / m ²	\$76 – 78 / m ²	\$130 - \$200 / m ²

The subject I1 and I2 properties have the lowest values of the properties used in the comparison. The undeveloped AE-zoned properties have slightly higher values than the subject industrial properties.

The comparison also indicates that rezoning to I5 is unlikely to have an adverse impact on property values. The I5 properties that were surveyed are located in Bridgeport and are licensed as a trucking terminal and as a warehouse terminal for recyclable paper materials. Their property values are approximately twice as much as the subject properties.

Site Profile Requirements

Every applicant for rezoning is required to submit a Site Profile with their application. The Site Profile provides information about possible soil contamination based on past uses.

As this rezoning is a City initiative, it is not technically a rezoning application. Therefore, submission of a Site Profile is not required.

Area Plan Preparation

When City Council endorsed the waterfront residential development at the south end of Steveston Highway, which required both a rezoning and amendment of the OCP, it also passed a resolution to prepare an Area Plan for Riverport.

An Area Plan would create a vision for Riverport and a strategy for achieving the vision. Issues such as compatibility of uses with existing AE uses and neighbouring agricultural areas would be dealt with in an open and public forum, involving relevant stakeholders.

Rezoning the subject properties to I5 is an interim measure to manage the land use until an Area Plan is completed. At that time, the zoning and/or OCP land use designations of the properties may be changed to allow for different types of uses (e.g. AE zoned uses) that are compatible with the surrounding area context.

Financial Impact

None.

Conclusion

The Riverport Area is currently a node of recreation and entertainment uses. A significant amount of land that is currently zoned AE may be developed for further public recreational, commercial, cultural or entertainment uses.

The Riverport Area has the potential to evolve into a major community and tourist destination through current and future development initiatives. In order to protect the investment that has been made in the area and preserve a suitable environment, the City should rezone remaining industrial sites in the area to prevent the establishment of new industries in the vicinity that could generate negative impacts on the new uses.

In light of the fact that the City has committed to undertake an area planning process in the future, Staff are not proposing to amend the OCP at this time. Instead, the subject properties are proposed to be rezoned to I5 (Industrial Storage District) to prohibit any type of manufacturing or processing to take place. The new zone conforms to the current "Industrial" land use designation in the OCP for these properties and can be reviewed once the Area Plan process has been completed.

Staff view this as a proactive, interim measure to narrow the scope of activities that can occur on the properties until an Area Plan is completed. The rezoning is intended to protect the existing environment and investment in the Riverport Area and ensure that it develops into a high-quality and desirable destination.

Given the public benefit, it is recommended that the properties be rezoned at this time.

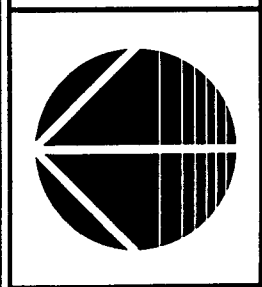
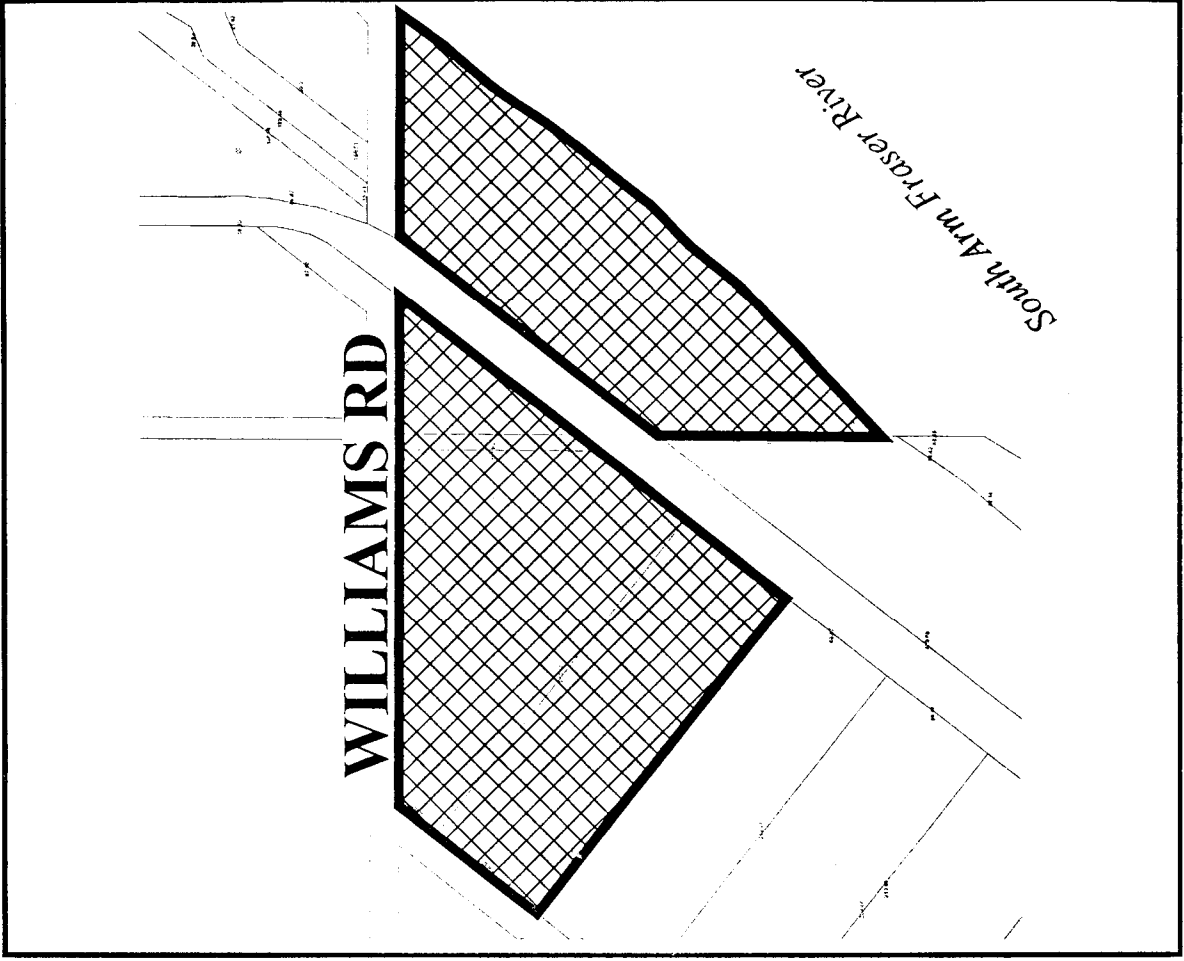
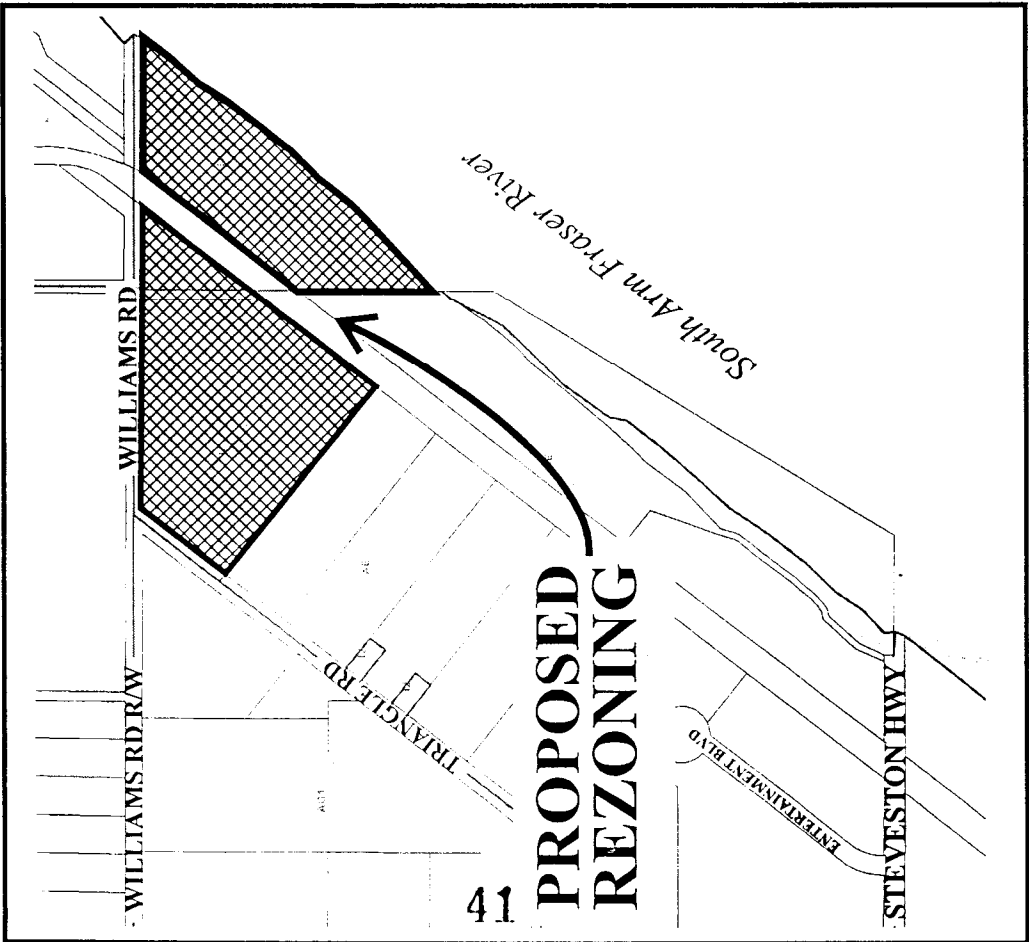


Janet Lee
Planner 2

JL:jl



City of Richmond



RZ 02-207822

Original Date: 06/10/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7395 (RZ 02-207822)
15040 WILLIAMS ROAD, 14940 AND 14960 TRIANGLE ROAD**

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 **“INDUSTRIAL STORAGE DISTRICT (I5)”**.

P.I.D. 006-408-265

Section 34 Block 4 North Range 5 West Except: Firstly Part (1.41 acres) Shown Coloured Pink on Plan 4933; Secondly: Parcel “A” (Plan with Bylaw Filed A32824); Thirdly: Parcel “B” (Plan with Bylaw Filed A32824) New Westminster District

P.I.D. 005-200-351

Lot 9 Fractional Section 33 Block 4 North Range 5 West New Westminster District Plan 3447

P.I.D. 005-200-342

Lot 10 Fractional Section 33 Block 4 North Range 5 West New Westminster District Plan 3447

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7395”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK