



# CITY OF RICHMOND

## REPORT TO COUNCIL

TO: Planning Committee  
FROM: Joe Erceg  
Manager, Development Applications

*To Planning - Oct. 17/00*  
DATE: September 21, 2000  
FILE: ~~4045-20~~  
8060-20-7050

RE: Public Vehicle Access to the MacNeill Secondary School Site

### STAFF RECOMMENDATION

That Council resolve that jurisdiction with regard to public vehicular access to the AR MacNeill Secondary School site lie with School District No. 38 (Richmond).

*Joe Erceg*  
Joe Erceg

Manager, Development Applications

Att. 3

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
R.C.M.P. ....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David White</i>

## STAFF REPORT

### ORIGIN

On February 19, 1996, prompted by negotiations with the City surrounding the planning of the North McLennan area, the Board of School Trustees, School District No. 38 (Richmond) resolved at a public meeting that it would provide for 24-hour public vehicular access along the perimeter of its proposed North McLennan school sites via a "park drive". In consideration of this, the City of Richmond permitted the School District to install a pedestrian walkway across the City-owned property at 9371 Granville Avenue to serve Anderson Elementary School.

On June 19, 2000, the North McLennan Sub-Area Plan was amended to bring it in line with current City, School District, and community objectives for the rezoning (RZ 98-147632) and development of the AR MacNeill Secondary School site. A key revision to the plan was the deletion of the previously mentioned "park drive". In light of this and related changes to the plan, the School District has requested confirmation that it is no longer the City's intent that 24-hour public vehicular access be required at the MacNeill site. (Attachment 1)

### ANALYSIS

When originally proposed, 24-hour public vehicular access across the MacNeill site was consistent with the objective set out in the McLennan North Sub-Area Plan for the establishment of a "park drive". Given the School District's land holdings and potential acquisition opportunities at that time, the proposed "park drive" was believed to be the only means by which to ensure the high school site would have the "openness" critical to providing adequate surveillance, strong community/neighbourhood linkages, a high level of site usage, and convenient public access. (Attachment 2)

The amended plan for the North McLennan area, adopted in June 2000, and the School District's proposal for development of MacNeill (RZ 98-147632) involves the abandonment of the "park drive" concept in favour of expanding the school site to include substantial frontages along both No. 4 Road (84 m/276 ft) and Granville Avenue (168 m/551 ft). (Attachment 3) When acquisition of the expanded site is complete, the "openness" that was to have been provided by proximity to the "park drive" will instead be provided by No. 4 Road and Granville Avenue. Staff's support of the sub-area plan amendment earlier this year was largely based on the belief that this increased "openness" to No. 4 Road and Granville Avenue would be an effective, or even superior, substitute for the "openness" that was to be provided along the "park drive".

On this basis, staff do not see the need to require the School District to maintain 24-hour public vehicular access as originally proposed. This conclusion is supported by the RCMP. The RCMP's experience at locations such as Garry Point Park indicates that mischief, late night noise, partying, and vandalism would be limited through the imposition of a nightly curfew on public vehicular access to MacNeill. Furthermore, the RCMP recommend that the School District control public access to MacNeill both in the interim (e.g. prior to the School District's completed plan of acquisition along No. 4 Road and Granville Avenue) and over the long term. (Note, however, that this limitation on public access must not compromise quick and convenient access for the RCMP or emergency vehicles.) This recommendation is consistent with public concerns and comments received over the course of the MacNeill rezoning process.

FINANCIAL IMPACT

None.

CONCLUSION

In 1996, School District No. 38 (Richmond) committed to the provision of 24-hour public vehicular access to its proposed AR MacNeill Secondary School site. In light of recent amendments to the North McLennan Sub-Area Plan, however, staff recommend that the School District no longer be required to provide this access (with the exception of RCMP and emergency access), and that jurisdiction over this matter be turned over to the School District.



Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:cas



School District No. 38 (Richmond)  
7811 Granville Avenue, Richmond, BC V6Y 3E3

Cte. as per Ctr. Greenhill's  
request

ACTING CITY CLERK 608-6000

		INIT
✓	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	SF	
✓	FA	

B/L 7050

BOARD OF  
SCHOOL TRUSTEES

September 16, 2000

G. Halsey-Brandt  
Mayor  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Sandra Bourque  
Chairperson

Susan Halsey-Brandt  
Vice Chairperson

Dear Mayor Halsey-Brandt and Richmond City Council:

**Re: Public Access to the MacNeill Secondary School Site**

Chak Kwong Au  
Trustee

Four years ago, the City of Richmond permitted the School District to construct a walkway into the Anderson Elementary School site from Granville Avenue and, in exchange, the Board agreed to the City of Richmond's request to allow public access 24 hours a day to the MacNeill Secondary School site. At the time, the Board accepted that, while unusual, 24 hour access would be necessary since much of the MacNeill site was to be surrounded by residential or townhouse development. In the intervening years, as you know, the site configuration has been substantially altered such that most of the site will now front directly onto Granville Avenue and #4 Road.

Christine Evans  
Trustee

Annie McKittrick  
Trustee

Gerry Retallick  
Trustee

We are aware that many local residents oppose the continuation of 24 hour access to the site and that a draft report by city staff advises that such access is no longer necessary. In addition, a recent letter from the Mayor (July 6, 2000, attached) to a resident adjacent to the MacNeill Secondary School site indicates that the issue of access is now a matter for the Board to decide.

Chris Kelly  
Superintendent of Schools

Tel: 668-6081  
Fax: 668-6006

Because 24 hour access was a matter of formal agreement between the City and the Board, the Board of School Trustees would appreciate confirmation from City Council that the agreement may be dissolved and the matter of access returned to the Board's jurisdiction\*.

K.L. Morris  
Secretary-Treasurer

Tel: 668-6012  
Fax: 668-6161

The road to building a new school is rarely without hurdles and we have appreciated having been able to jointly overcome, with you, those we have encountered so far. Hopefully there will only be minor bumps along the rest of the road to completion of the facility.

Sincerely,

ON BEHALF OF THE BOARD OF SCHOOL TRUSTEES

*Sandra Bourque*

S. Bourque  
Chairperson

/af

/encs.

c: Trustees  
C. Kelly, Superintendent of Schools  
K.L. Morris, Secretary Treasurer

"OUR FOCUS IS ON THE LEARNER"



*Public Access to the MacNeill Secondary School Site  
A Resolution of The Board of School Trustees (Richmond)*

486/2000      *WHEREAS the City of Richmond has previously required that the Board of School Trustees (Richmond) allow the public 24 hour access to the MacNeill Secondary School site in exchange for the establishment of a pedestrian pathway across City property and into the Anderson Elementary School site (see Board Resolution 57/96 below);*

*February 19, 1996*

57/96      *THAT the Board approve in principle access and parking for the secondary school in the McLennan North Neighbourhood described as Option No. 4 by the City of Richmond, Urban Development Division in its memorandum of February 14, 1996, subject to the City of Richmond agreeing, in writing, to the installation of a pedestrian walk-way from the City-owned property at 9371 Granville Avenue.*      **CARRIED**

*AND WHEREAS the Board of School Trustees (Richmond) and Richmond City Council have agreed recently to a reconfiguration of the MacNeill Secondary School/Anderson Elementary school/park site that will significantly improve the view corridors to MacNeill Secondary Schools from Granville Avenue and Number Four Road;*

*AND WHEREAS Mr. Greg Halsey-Brandt, Mayor of Richmond has recently written area residents and advised them that public access to the MacNeill Secondary School site is determined by the Board of School Trustees (Richmond);*

*AND WHEREAS City staff, in a memorandum dated June 16, 2000 to Mayor and Councillors have commented that "staff do not see the need to encourage the School District to maintain 24 hour public access as originally proposed.";*

*BE IT RESOLVED THAT the Board of School Trustees (Richmond) write to Richmond City Council stating that the Board of School Trustees (Richmond) supports agrees with the position expressed by taken by the Mayor of Richmond and City staff on this matter and request that Richmond City Council confirm that 24 hour public access to the MacNeill Secondary School is no longer needed.*

**CARRIED**



## City of RICHMOND

6911 No. 3 Road  
Richmond, B.C. V6Y 2C1  
Telephone: (604) 276-1123  
Fax No: (604) 276-4332

GREG HALSEY-BRANDT  
MAYOR

July 6, 2000

RECEIVED  
JUL 11 2000

School District No. 38 (Richmond)  
OFFICE OF THE SECRETARY-TREASURER

Lori Robb-Szabo  
9760 Alberta Road  
Richmond BC V6Y 1T6

Dear Lori Robb-Szabo:

Further to your letter of June 1, 2000 regarding 24 hour access to MacNeill Secondary School, I requested our staff to review the concept of 24 hour access and the attached memo from City staff member Suzanne Carter-Huffman, deals with that issue.

In summary, because the "park drive" is no longer required and the properties along Granville Avenue are going to be acquired for openness and playing fields, access to the school driveway and parking lot would presumably be no different from that with other schools in Richmond. In other words, access would be open during school hours and also after hours if sporting events are being held on the playing fields.

Jurisdiction over this issue lies with the School Board.

I trust this addresses your concerns.

Yours truly,

Greg Halsey-Brandt  
Mayor

Att.

pc: Members of Council  
Suzanne Carter-Huffman, Senior Planner/Urban Design  
Ken Morris, Secretary-Treasurer, Richmond School District No. 38



**CITY OF RICHMOND**  
**URBAN DEVELOPMENT DIVISION**

**MEMORANDUM**

**TO:** Mayor and Councillors  
**FROM:** Suzanne Carter-Huffman  
Senior Planner/Urban Design

**DATE:** June 16, 2000  
**FILE:** RZ 98-147632

**RE:** MacNeill Secondary School: 24 Hour Public Vehicular Access

I am writing with regard to the correspondence you received from Lori Robb-Szabo outlining her concerns with the requirement that 24 hour public vehicular access be provided across the MacNeill Secondary School site. (See attached)

When originally proposed, 24 hour public vehicular access across the MacNeill site was consistent with the objective set out in the McLennan North Sub-Area Plan for the establishment of a "park drive". This "park drive" was intended to provide a number of benefits springing from the "openness" it would provide to the school site (i.e. improved surveillance, better community/neighbourhood linkages, increased site use/access, etc.).

As you are aware, the current proposal for development of MacNeill involves the abandonment of the "park drive" concept in favour of increased "openness" along No. 4 Road and Granville Avenue. This increased "openness" will be achieved through the addition of a number of properties to the School District's original MacNeill site. Staff's support of this proposal is largely based on the fact that the increased "openness" to No. 4 Road and Granville Avenue is thought to be an effective substitute for the "openness" that was to be provided along the "park drive". On this basis, staff do not see the need to encourage the School District to maintain 24 hour public access as originally proposed. In fact, staff believe that mischief and nuisance on the school site may be better addressed if the School District limited public vehicular access, as required, during non-school hours.

Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:spc  
Att. 1

Lori Robb-Szabo  
9760 Alberta Road, Richmond, B.C. V6Y 1T6

City of Richmond  
Mayor Halsey-Brant & 8 councilors

01 June 2000

Mayor Halsey-Brant,

Re: McNeill Secondary 24 hour access

I am requesting to you the mayor, and all council members to please reject the idea of the new McNeill school, located at #4 & Granville of having 24 hour access.

We built our home 15 years ago and will now have a 2 row parking lot directly behind our back fence. This we have to accept. Logically, I can not imagine any constructive activities that need to take place on school premises between the hours of 11:00pm and 5:00am, which are the sleeping hours for families with work and school commitments in the morning. After hearing Mr. Ken Morris relay problems on existing school sites, which I'm sure the RCMP can verify, I am asking each of you not to allow 24 hour access.

Living in a neighborhood during transition can sometimes be a challenge. In the past noise bylaw violations by rental neighbors were constantly attended by the police, some with arrests. Obviously, police priorities overrule noise bylaw complaints. Our most successful tactic was phoning the owner/landlord of the premises during the hours of 1:00-4:00am, whenever their tenants kept our neighborhood up they would be woken up as well. I consider the council members, who determine the 24 hour access status, to be held accountable for the problems that arise from this situation.

The 19 May 2000 Richmond Review has comments made by Council member Bill McNulty. I have listed two concerning comments along with my opinion.

1. "Round the clock access to school is necessary in the event of a fire involving the homes that surround the school property."

My response: Our home has been there 15 years, and others longer. This comment has no merit.

2. "Once the school district has purchased all of the houses, the city will reconsider the 24 hour access."
- My response: Prime Minister Chretien assured tax payers if elected he would remove the GST! That was @ 4 years ago - both are still here! Our Provincial Government put up toll bridges to pay for the Coquihalla, it's paid for and the tolls are going to remain. The comment about "reconsidering" is insulting.

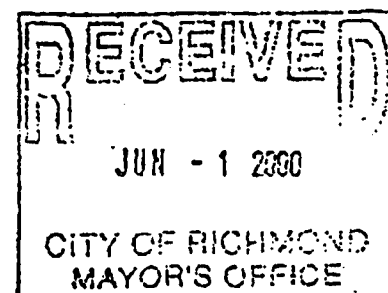
At a neighborhood meeting at Anderson school, by the school board, Sandra Bourque was sympathetic and supportive of requesting NOT to have 24 hour access. We were advised it was the city who was requesting this.

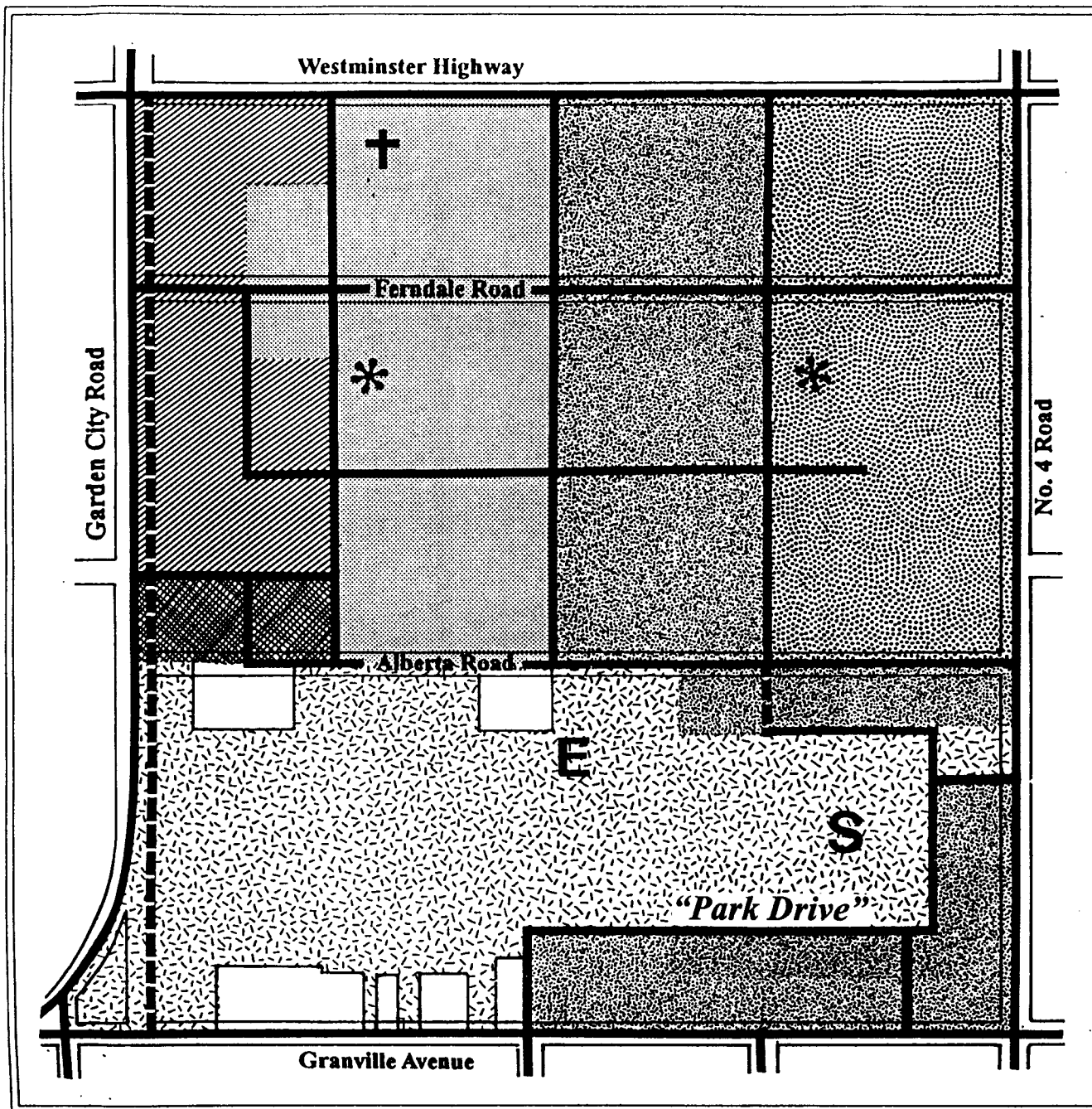
Please do NOT have this school zoned as 24 hour access, thank you for your consideration.

Respectfully

Lori Robb-Szabo


.cc: Council members: Linda Barnes, Malcolm Brodie, Derek Dang, Lyn Greenhill,  
Ken Johnston, Kiichi Kumagai, Bill McNulty, Harold Steves








## Attachment 1


### LAND USE DESIGNATION & CIRCULATION PLAN


 **Residential Area 1**  
1.6 base F.A.R. 4 storey Th.,  
Low-rise Apts. (4 storeys max.)  
/ Mid-rise Apts. (up to 8 Storeys)  
/ High-rise Apts. (up to 45metres)

 **Residential Area 2**  
0.95 base F.A.R. 2, 3 & 4 storey  
Townhouses, Low-rise Apts.  
(4 storeys max.)

 **Residential Area 3**  
0.65 base F.A.R. Two-Family  
Dwelling / 2&3 storey Townhouses

 **Residential Area 4**  
0.55 base F.A.R. One & Two-  
Family Dwelling & Three-Dwelling  
Townhouses (2 1/2 storeys max.)

 **Residential Area 5**  
0.55 base F.A.R. One-Family  
Dwelling

 **Mixed Residential/  
Retail/Community Uses**

 **Community Park**


**S** High School

**E** Elementary School


**\*** Neighbourhood Parks

**+** Church

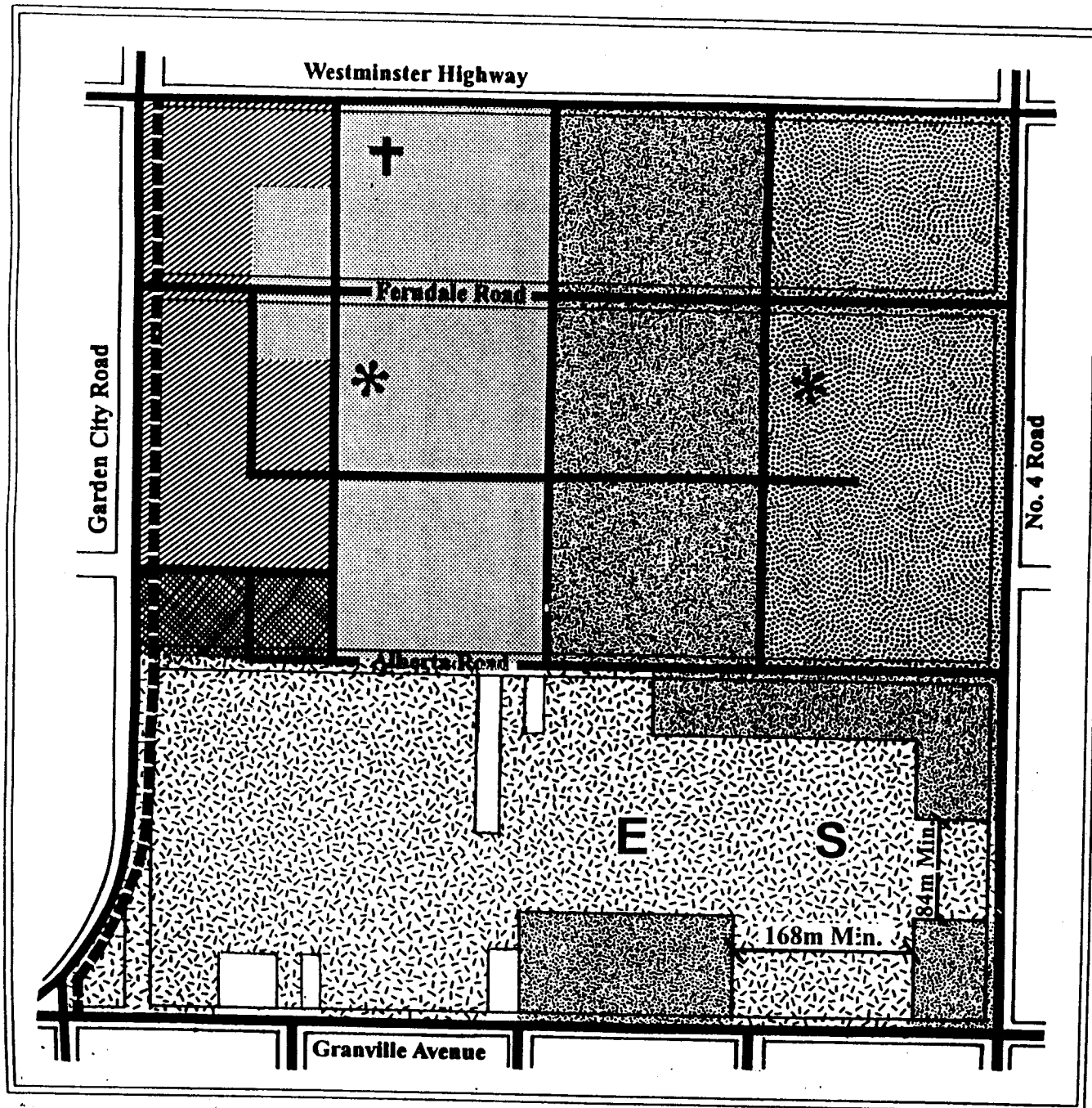
 Trail

 Principal Roads

**McLennan  
North  
Sub-Area**



"Original" North McLennan Sub-Area Plan (Adopted July 15, 1996)



## Attachment 1 Land Use Designation & Circulation System

**Residential Area 1**  
1.6 base F.A.R. 4 storey Th.,  
Low-rise Apts. (4 storeys max.)  
/ Mid-rise Apts. (up to 8 Storeys)  
/ High-rise Apts. (up to 45metres)

**Residential Area 2**  
0.95 base F.A.R. 2, 3 & 4 storey  
Townhouses, Low-rise Apts.  
(4 storeys max.)

**Residential Area 3**  
0.65 base F.A.R. Two-Family  
Dwelling / 2&3 storey Townhouses

**Residential Area 4**  
0.55 base F.A.R. One & Two-  
Family Dwelling & Three-Dwelling  
Townhouses (2 1/2 storeys max.)

**Residential Area 5**  
0.55 base F.A.R. One-Family  
Dwelling

**Mixed Residential/  
Retail/Community Uses**

**Community Park**

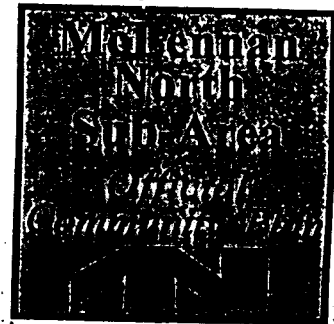
**S High School**

**E Elementary School**

**\* Neighbourhood Parks**

**+ Trail + Church**

**Principal Roads**



"Amended" North McLennan Sub-Area Plan (Adopted June 19, 2000)