



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Bill McNulty, Chair
Planning Committee
DATE: October 24, 2002
FILE: 4045-20
RE: RIVERPORT AREA PLAN – PRELIMINARY WORK PROGRAM

The Planning Committee, at its meeting held on Tuesday, October 22, 2002, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION –

None.

Councillor Bill McNulty, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That the preparation of the Riverport Area Plan in 2003 with a consultant-aided approach at a cost of \$80,000, be authorized.

Staff Report

Origin

On October 15, 2002, Council passed the following motion:

“That the report (dated October 8, 2002, from Councillor Evelina Halsey-Brandt), regarding an Area Plan for the Riverport Area, be referred to the Planning Committee for discussion.”

The October 8, 2002 report is included as **Attachment 1**.

Current Status

To date, no work has been undertaken to prepare the Riverport Area Plan. Policy Planning staff currently have a high volume of work; for example:

- Richmond Agricultural Viability Strategy;
- Fraser River Port Authority land use planning policies;
- Ports competitiveness;
- Improved neighbourhood planning and rezoning (e.g. Trites Road, London-Princess, Hamilton, East Richmond)

Goal

The goal of the Riverport Area Plan is to establish the following for the area:

1. An overall vision;
2. A comprehensive set of land use, development, servicing, and environmental policies.

Objectives

Key objectives of the planning study:

1. No land shall be removed from the Agricultural Land Reserve (ALR);
2. Development options on a range of land uses shall be presented to Council for consideration;
3. All land uses shall be adequately buffered from each other and shall provide buffering to the ALR;
4. Waterfront improvements shall be determined (e.g. recreation, trails, dyking, etc.).

Study Area

The proposed boundaries of the planning study area illustrated in **Attachment 2**.

Work Program

The preliminary work program to prepare the Riverport Area Plan would consist of the following:

1. Start-Up and Background Research
 - Establish a staff team (e.g. Planning, Transportation, Parks, Engineering, etc.).
 - Prepare and issue Terms of Reference for a Consultant (*if applicable*).
 - Hire Consultant (*if applicable*).
 - Refine work program.
 - Gather relevant background information (e.g. land use, servicing, environment, ownership, etc.).
2. Issue Identification
 - Identify current issues affecting the area.
 - Identify City interests, land use and revenue-generating alternatives (e.g. 30 acres City-owned land).
 - Prepare summary information for the public.
 - Host public information meetings to identify public opinions on opportunities, constraints, issues and concerns.
 - Meet with stakeholder groups (e.g. Fraser Wharves, Fraser River Port Authority, Land Reserve Commission, Richmond Farmers Institute, CN Rail, etc.).
 - Summarize public and stakeholder feedback.
3. Options and Analysis
 - Identify options for the plan: vision, goals, objectives, policies and their implications.
 - Evaluate the plan options.
 - Recommend a desired plan option.
 - Hold public information meetings to obtain feedback on recommended plan option.
 - Finalize the preferred plan option.
4. Plan Completion
 - Introduce draft Area Plan to Council for review.
 - Send Area Plan to GVRD for acceptance (likely to be required).

Please note that public consultation is proposed to take place through meetings with the general public and with stakeholder groups. No public advisory committees or task groups are proposed for this exercise as they can be inefficient and do not always reach consensus.

Options

Option 1: **Staff-Driven, Consultant-Aided Approach (Recommended Option)**

Cost: \$80,000

Timeframe: approximately 10 months
(starting June 2003; finishing April 2004)

Analysis: Pros

- Area Plan would be completed sooner.
- Staff would be able to continue making progress on other policy work and rezonings (e.g. Agricultural Strategy implementation, neighbourhood planning in Trites Road, London-Princess and East Richmond, etc.).

Cons

- Consultant would not be able to start until after budget is approved (May 2003).
- Cost of \$80,000, which includes consultant fees and staff overtime (to attend evening meetings, etc.).

Option 2: **Staff-Driven, In-House Approach**

Cost: No additional costs beyond established annual budget for regular staff time and staff overtime.

Timeframe: approximately 15 months
(starting March 2003; finishing July 2004)

Analysis: Pros

- Cost savings.
- Staff could start on the project sooner (i.e. early 2003, instead of mid-2003).

Cons

- Process would take longer to complete due to competing demands of other regular staff workload.
- Completion of other policy projects and processing of rezoning applications would very much slow down in order to free up adequate staff time to undertake and manage the area planning process.

Conclusion

Two approaches to the preparation of the Riverport Area Plan are presented for Council's consideration.

Staff recommend Option 1 in which a Consultant is engaged to undertake the planning process, with assistance and guidance by a Staff Team. This approach would enable Staff to continue with other assigned policy work and application processing.



Janet Lee
Planner 2

JL:jl

REPORT TO COUNCIL

To: Richmond City Council
FROM: Councillor Evelina Halsey-Brandt
Date: October 8, 2002
Re: **AREA PLAN FOR THE RIVERPORT AREA**

At the Public Hearing on June 17th 2002 Council by a 5/4 vote gave 2nd and 3rd reading to the following Bylaws:

Bylaw No. 7371 to amend Official Community Plan Bylaw 7100 to redesignate 14791 Steveston Highway Hwy from Commercial to Mixed Use/Limited Mixed Use and to amend the Regional Context Statement to identify the Riverport Area as a mixed-use centre, including limited residential uses.

Bylaw No. 7370 for the rezoning of 14791 Steveston Highway from “Athletics and Entertainment District (AE) to “Comprehensive Development District (CD/134).”

Since the proposed uses were inconsistent with Richmond’s Official Community Plan and The Liveable Region Strategic Plan’s objectives of protecting the Green Zone, building complete communities, achieving a compact metropolitan region, and increasing transportation choices the Amendment to the Regional Context Statement had to be submitted to the GVRD Board for acceptance.

The Amendment to the **Richmond Regional Context Statement** was turned down by the GVRD Board on Friday October 4, 2002.

At that same Public Hearing of Council on June 17th 2002 Council also adopted the following motion.

“That the City initiate an Area Plan for the Riverport area as soon as possible and report back to Council to indicate whether completion by Fall 2002 would be feasible.”

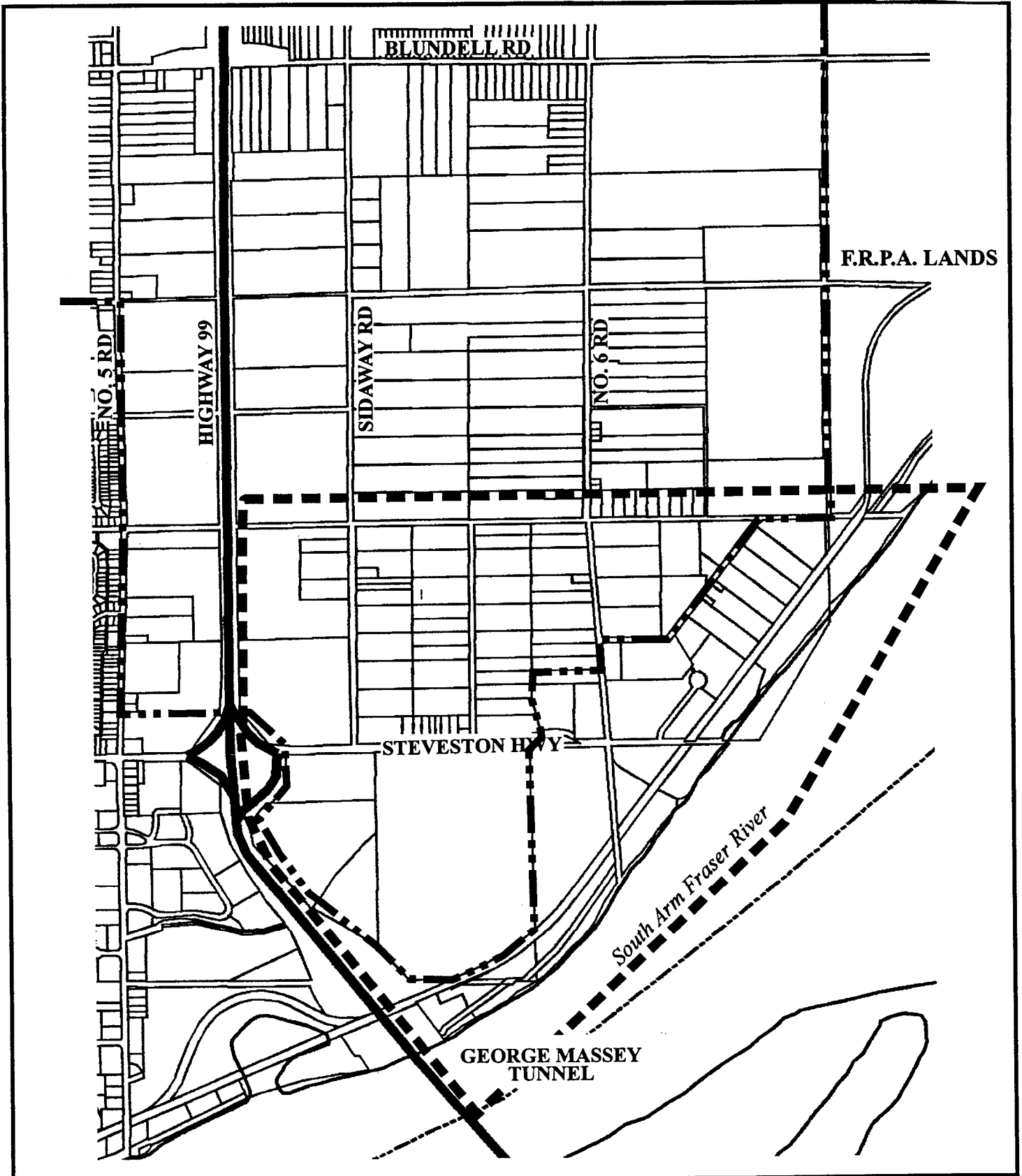
If we as a City still want to pursue residential uses in the Riverport area than we should do so properly, with an Area Plan that has a coordinated vision and decision-making framework. It is already early fall and to my knowledge there is not a Riverport Area Plan in progress. I am therefore recommending the following motion be adopted.

Recommendation:

That Staff report to Council at their next regular meeting on October 25, 2002 on the status of the Riverport Area Plan. That the report include the framework of the Riverport Area Plan process, the timeline to complete the Area Plan and the cost of producing the Area Plan.

A handwritten signature in cursive script that reads "Evelina Halsey-Brandt". The signature is written in black ink and is positioned above the printed name.

Councillor Evelina Halsey-Brandt



----- Proposed Planning Area
124
- . - . - . Agricultural Land Reserve Boundary

Original Date: 02/07/02

Revision Date: 10/17/02

Note: Dimensions are in METRES

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

To: Planning Committee
Oct 22, 2002
Item 5
July, 17th, 2002

✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Memo to Mayor Brodie and Richmond City Councillors

Re: Development at 14791 Steveston Highway (Riverport Area)

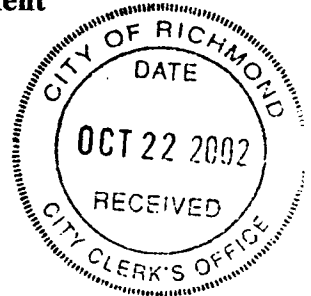
8060-26-7370

From: Advisory Committee on the Environment

X-REF:

8060-20-7374
+ 4045-01

The members of ACE support council's motion made on June 17th for an area plan to be made for the Riverport area. The public hearing on that evening showed that there are many concerns about this area many of which involve environmental issues such as protection of farmland and habitat, noise impacts, growth management and traffic congestion and associated infrastructure. Upstream there is an area of land owned by the city which is designated an environmentally sensitive area. This area has large trees and even small marsh areas. There is a dearth of such sites on the Richmond side of the South Arm. Any development that occurs in the Riverport area should protect and enhance the integrity of such sites. The development in the Riverport area is one of many that have been proposed for this area. It is very important that incremental development does not proceed without an overall vision for this area. It would also be important to continue area planning for the whole area up to the Lafarge Cement Plant. Proactive planning would enable the future developments along the river front to enable restoration of the foreshore for recreation and habitat.



cc. Planning Committee

cc. David McLellan

October 21ST

Dear Mayor Brodie and Council,

At the last ACE meeting we decided we would send another copy of our July memo. We understand Planning Committee is deliberating about an area plan for the area. We would hope that the motion made by council on July 17TH be followed.

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Yours faithfully
Evelyn Feller