



To: Planning Committee **Date:** October 8, 2002
From: Terry Crowe **File:** 4045-20-11
 Manager, Policy Planning
Re: REDESIGNATION AT THE SOUTH-EAST CORNER OF NO. 5 AND
CAMBIE ROADS

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7447, which amends:
 - Official Community Plan Bylaw No. 7100, by re-designating four of the five parcels on the Generalized Land Use Map on the south-eastern corner of No. 5 Road and Cambie Road to Neighbourhood Service Centre; and
 - Schedule 2.11B (East Cambie) of the Official Community Plan Bylaw No. 7100 by:
 - re-designating the five parcels on the Land Use Map on the south eastern corner of No. 5 Road and Cambie Road to Mixed Use; and
 - adding on the Land Use Map the following definition “Mixed Use – Residential or Institutional uses with up to 25% of the area permitted for Commercial uses”;
 be introduced and given first reading.

2. That Bylaw No. 7447, 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 No. 7447, 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

TTC:jmb
Att.

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

Staff Report

Origin

There are five parcels of land, totalling 1.33 acres, at the south-eastern corner of No. 5 and Cambie Roads (**Attachment 1**), surrounded by King George Park, that are currently designated for park use in the East Cambie Plan (**Attachment 2**) and in the OCP. As it is not the intent of the City to purchase these lands for park use, the land use designation needs to be amended in both documents to reflect the appropriate land use for these parcels.

Findings of Fact

All of the sites in question are currently designated School/Park, Institutional in the East Cambie Area Plan and four of the parcels are designated Public and Open Space use on the Generalized Land Use Map in the OCP. The fourth corner parcel is designated Neighbourhood Service Centre in the OCP. The following table provides further information about the parcels.

Address	Zoning/Use	Site Size	Ownership	Site Information
4020 No. 5 Road	C2 / corner store	929 m ² (10,000 ft ²)	Wing and Lila Toy	- Rezoned from C1 to C2 in 1992
4040 No. 5 Road	R1/F / legal, non-conforming duplex	1231 m ² (13,250 ft ²)	Rajbir and Jatinder Chohan	- Rezoning application to C2 denied in 1997 because of the lack of co-ordination among the five properties
4080 No. 5 Road	C1 / corner store	784 m ² (8,439 ft ²)	Hoc Chau and Chon De Mac	-
12040 Cambie	R1/F / legal, non-conforming duplex	1119 m ² (12,045 ft ²)	Surjit Gill	-
12060/12062 Cambie	R5 / duplex	1334 m ² (14,360 ft ²)	Baldev and Harjinder Sidhu	-

Surrounding Development

King George Park surrounds these properties on the south and eastern edges. Across the street to the north is the historic Mitchell School, likely to be demolished. To the west is the Cambie Plaza, the main service centre for the residents in this neighbourhood.

Related Policies & Studies

East Cambie Area Plan

When the East Cambie Plan was drafted in 1987 much of the new housing in the area had yet to be built and Cambie Plaza and King George Park were smaller. Therefore the focus of the plan was to encourage new housing and the supporting commercial, utility and park services for the new residents. In terms of the re-designation of this corner the Area Plan currently provides little guidance.

Consultation

The property owners that would be affected by the proposed change were sent letters regarding the proposal change. No other specific consultation was undertaken. As per Council's Policy "Consultation During OCP Development", adjacent municipalities, First Nations, Translink, the Port Authorities, the Land Reserve Commission or YVR would not be directly affected by the proposed Land Use Designation change. Additionally, there would not be a significant enough increase in population to affect the school. The School Board has also indicated that there is room at McNeely elementary school and will be at Cambie high school once AR MacNeil is open.

Staff Comments

Policy Planning

This intersection and the land uses located there, are the "heart" of the East Cambie neighbourhood. In general, it is important to reinforce these neighbourhood centres as it increases neighbourhood identity and vitality. It is especially important for this neighbourhood as the local residents have to contend with a large amount of traffic associated with the surrounding regional uses (Bridgeport Road retail services, Industrial Parks, and highways). Therefore, the staff would support land uses which have a local focus.

It will also be important for all five sites to develop together in order to increase the neighbourhood focus on this corner, in order to buffer the effects from the large amounts of traffic and noise, and because only one access will be permitted to the area.

Engineering

When development occurs in this area, a dedication of 2m is required along both No. 5 Road and Cambie Roads, a 4m by 4m corner cut is required at the intersection and a sanitary sewer line will need to be extended from the south edge of King George Park at No. 5 Road near St. Monica's parish.

Transportation

A co-ordinated development is important for these lots as access management is an issue on both of these arterial roads. In order to minimize the impact on the Cambie/No.5 Road intersection, a right-in, right-out access, located on No. 5 Road at the southernmost property line is preferred.

Analysis

The following land uses could be considered for the site:

Institutional

The subject site could serve as private school, church or cultural facility. Sites for private schools and churches are in demand in Richmond and may be able to be considered for all or part of the site. The one limiting factor would be the traffic that these kind of uses would generate. However, given that the current assessed value of the sites is over 1.7 million, it is unlikely that a private institution will have the funds to pursue this site.

Residential

If all five parcels were to redevelop for housing it would be possible to locate between 25 –35 townhouse or low rise apartment units on this site. Previous staff reports dealing with this area have mentioned the use of housing for this site.

Some of the difficulties with locating housing on the site are that, like any housing in this neighbourhood, there are aircraft noise issues. Additionally, there are the traffic noise issues at this very busy intersection.

On the other hand, housing is appropriate on this site because of its close proximity to commercial services and King George Park. A benefit to the park would be additional “eyes” over the park which help in terms of surveillance.

Commercial

In order to determine if the subject properties would be appropriate for a commercial land use designation it is important to know if the existing commercial services are adequately serving the neighbourhood and what potential there is for further commercial development under the existing land use designations in the East Cambie Plan.

On the north-west corner of the intersection, the Coast Capital Savings Credit Union is owner occupied. It is not anticipated that there will be any change in land use or any additional lands redeveloped for commercial uses on this corner.

The north-east corner of the intersection is currently occupied by the historic Mitchell School. It is likely that the school will be demolished. The School Board has not approached the City in terms of its plans for the site.

The south-east corner is the main commercial service centre for East Cambie. It is comprised of a number of owners and uses:

- the former Gas Station site at the corner directly west of the subject sites, has had third reading for a commercial rezoning, however the site remains vacant;
- the main commercial space, the Cambie Plaza Shopping Centre (70,000 ft²) on the south west corner of the intersection is generally well leased except for the retail/office building in behind which is only 50% leased;
- The retail centre attached to this site but fronting No. 5 Road, sometimes known as the DeltaFair Shopping Mall, which has five retail units, is fully leased;
- There are five single-family properties at the back of the plaza, fronting Thorpe Road, that are also designated for Commercial use, however their poor visibility would not work well for commercial uses. It may be reasonable to consider these properties for residential use instead.

In summary, the existing built commercial space in the area which has good visibility is fully leased. The gas station site will likely redevelop for a small amount of additional space, however as the lands fronting on Thorpe Road do not have good visibility, they would likely not redevelop for additional commercial. Residential land uses could be an option for these lands.

Therefore, there is likely the capacity for a small amount of additional commercial space, approximately 10,000 ft², at this high visibility location. With only this limited amount of commercial space the impact on Cambie Plaza would be minimal.

Proposal

At this point it is important that the land be re-designated as the current land use designation on these properties is not accurate. However, given that there is no applicant, and no specific proposal, any recommendation should address the most likely scenario. Therefore it is recommended that the land be re-designated to include all or some of the following uses:

- institutional;
- residential use; and
- a small amount of commercial space.

A drawback from permitting residential land uses on this site is that this is an area affected by aeronautical noise. However, this area is just at the edge of the 30 NEF noise contour area (2015), which is similar to the noise level at the northern end of Terra Nova or Dover Crossing. Therefore, while housing is permitted, an acoustical engineer is required to ensure that the home is adequately insulated against noise.

A mix of institutional, residential and/or commercial land uses could work well together on this site. The commercial or institutional uses would buffer the noise from No. 5 and Cambie Roads. The residential uses have the benefit of the park but also provide additional surveillance over the park.

The East Cambie Plan would need an additional land use designation to accommodate this combined use. It is proposed that a Mixed Use land use designation be added to the plan. The definition would read as follows: "Mixed Use – Residential or Institutional uses with up to 25% of the area permitted for commercial uses."

Additionally, the land use designation on the Generalized Land Use Map in the OCP would need to be amended. Currently the corner site has the Neighbourhood Service Centre designation. It is recommended that this designation be expanded to cover the other four sites as it accommodates a range of uses including commercial, community and residential.

Financial Impact

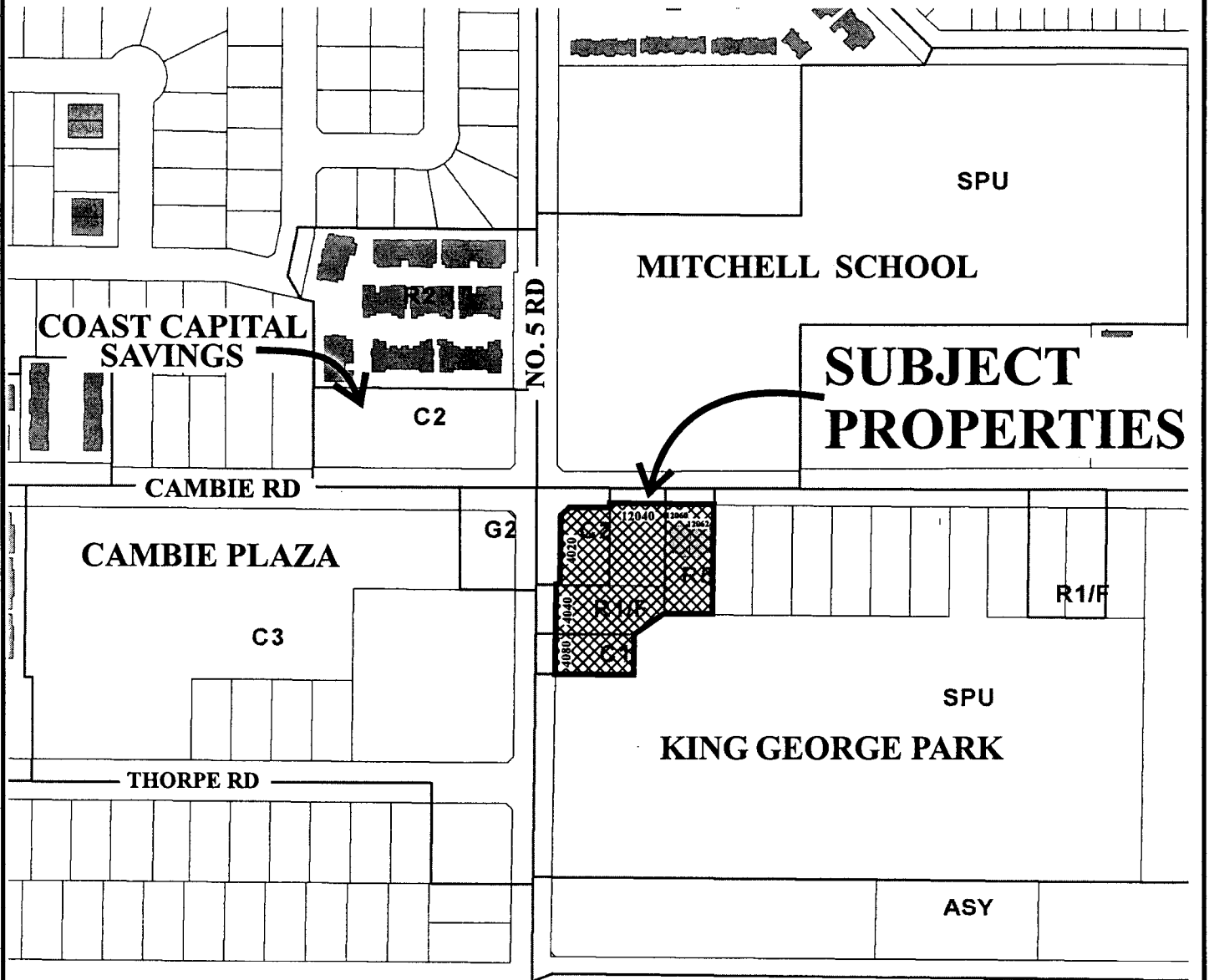
None.

Conclusion

The preferred vision for this corner is a mixed use development, comprised of multiple-family housing (either townhouse or low rise apartment) and small scale commercial uses. Therefore, the Land Use Designation should be amended in both the OCP and the East Cambie Plan.

Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



Context Map








Original Date: 10/16/02

Revision Date: 10/24/02

Note: Dimensions are in METRES

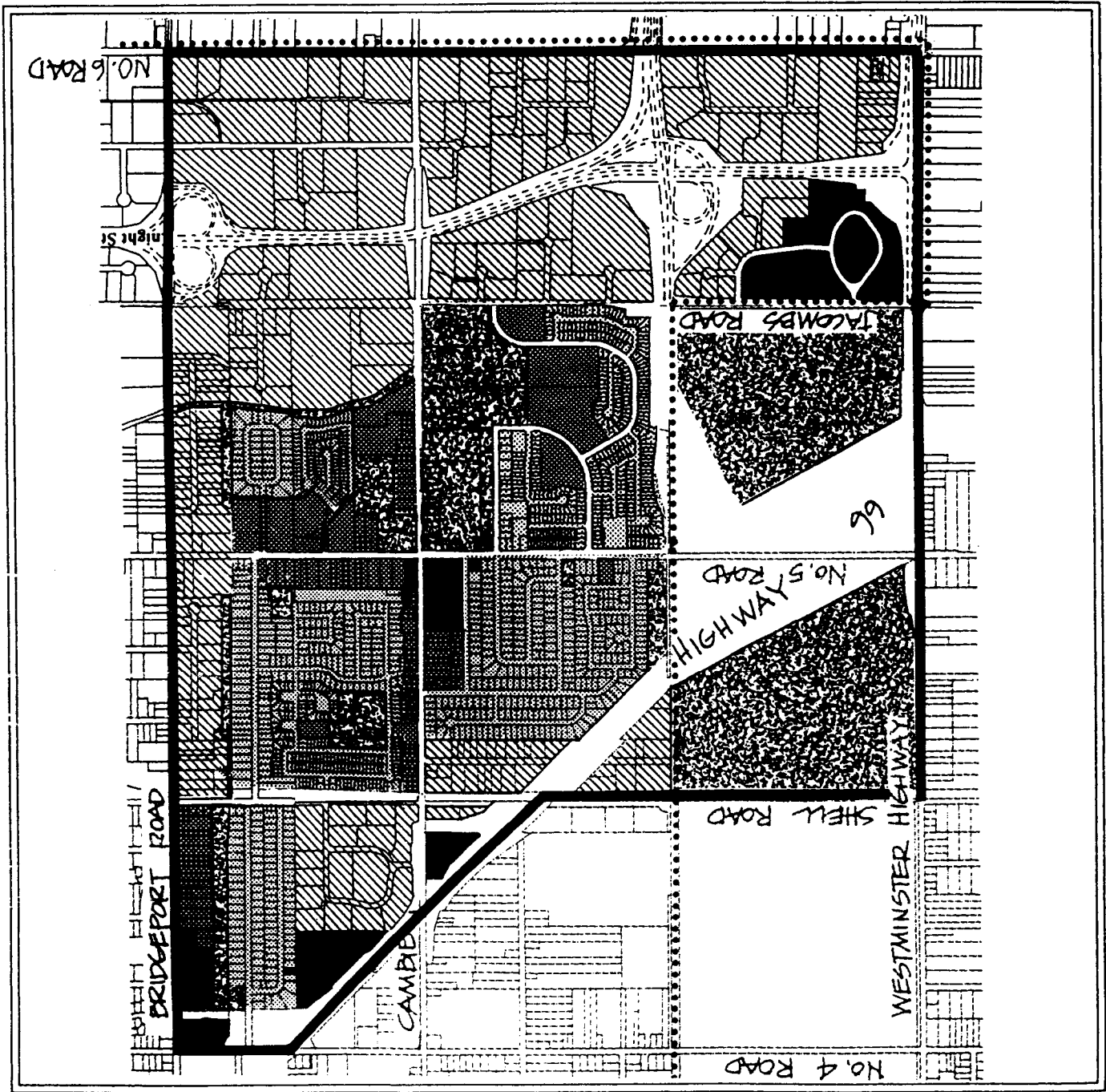
Attachment 1

Land Use

-  Residential
-  Residential (Single Family Only)
-  Commercial
-  Industrial
-  School/Park, Institutional
-  Agricultural Land Reserve Boundary
-  Area Boundary



Original Adoption: March 15, 1999





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7447
4020, 4040, and 4080 No. 5 Road
12040, 12060/12062 Cambie Road**

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the Generalized Land Use Map and by designating the following parcels Neighbourhood Service Centre:

P.I.D. 004-513-398

Lot 54 Section 31 Block 5 North Range 5 West New Westminster District Plan 35950

P.I.D. 003-624-684

South 66 Feet Lot 1 Section 31 Block 5 North Range 5 West New Westminster District Plan 2800

P.I.D. 003-596-648

Lot 52 Section 31 Block 5 North Range 5 West New Westminster District Plan 35950

P.I.D. 001-086-014

Strata Lot 1 Section 31 Block 5 North Range 5 West New Westminster District Plan NW72 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as should on Form 1

- 2. Schedule 2.11B (East Cambie) of the Official Community Plan Bylaw No. 7100 is amended by:

- Adding the following definition on the Land use Map:

“Mixed Use – Residential or Institutional uses with up to 25% of the area permitted for Commercial uses.”

- Repealing the existing land use designation on the Land Use Map and by designating the following parcels Mixed Use:

P.I.D. 004-347-897

Lot 51 Except: Firstly; Part 5.60 Square Metres (Bylaw Plan 57105), Secondly; Part Dedicated Road on Plan LMP4198, Section 31 Block 5 North Range 5 West New Westminster District Plan 35950

P.I.D. 004-513-398

Lot 54 Section 31 Block 5 North Range 5 West New Westminster District Plan 35950

P.I.D. 003-624-684

South 66 Feet Lot 1 Section 31 Block 5 North Range 5 West New Westminster District Plan 2800

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Lot 52 Section 31 Block 5 North Range 5 West New Westminster District Plan 35950

P.I.D. 001-086-014

Strata Lot 1 Section 31 Block 5 North Range 5 West New Westminster District Plan NW72 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as should on Form 1

- 2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7447”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK