



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva, Director of Development
Terry Crowe, Manager – Policy Planning
Re: **Application by City of Richmond for Rezoning at 6451, 6951 and 7011 River Road from School and Public Use District (SPU), and 6080 River Road from Recreational Vehicle Park District (RVP) and Business Park Industrial District (I3), to Comprehensive Development District (CD/157)**

To Planning - Nov 2, 2004
Date: October 26, 2004
RZ 04-279499
File: 8060-20-7846/7845

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7845, to:
 - a) In Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 6451, 6951 and 7011 River Road from "Public and Open Space Use" and 6080 River Road from "Business and Industry" to "Olympic Riverfront" in Attachment 1 (Generalized Land Use Map), and define this land use designation as "An area that provides for sport and recreation amenities and public open space in some combination with complementary commercial, business, industry, institutional, residential, tourist, entertainment, exhibition, education, health and wellness, culture, arts, and/or community uses", and
 - b) In Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), redesignate 6080 River Road from "Detailed Land Use Study Required" and 6451, 6951 and 7011 River Road from "Park", together with Moray Channel between the No. 2 Road and Dinsmore Bridges from "Programmed Recreational Water Area", to "Olympic Riverfront",


be introduced and given first reading.

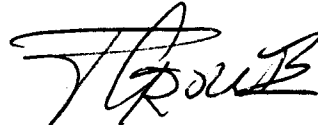
2. That Bylaw No. 7845, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

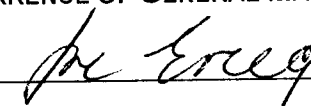

3. That Bylaw No. 7845, in accordance with the City Policy on Consultation During OCP Development, be referred to the Vancouver International Airport Authority (VIAA) for comment by December 20, 2004.

4. That Bylaw No. 7846, for the rezoning of 6451, 6951 and 7011 River Road from "School and Public Use District (SPU)" and 6080 River Road from "Recreational Vehicle Park District (RVP)" and "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/157)", be introduced and given first reading.


Raul Allueva
Director of Development


Terry Crowe
Manager, Policy Planning

TC:spc
Att. 4

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> 	NO <input type="checkbox"/>

Origin

In August 2004, Richmond was selected to be the site of the 2010 Winter Olympic Long Track Speed Skating Oval. To facilitate the development of the proposed facility and associated high-quality, high-amenity urban uses (**Attachment 2**), the City of Richmond has applied to rezone 6080, 6451, 6951 and 7011 River Road (**Attachment 1**) and to amend the Official Community Plan (OCP) and City Centre Area Plan (**Attachment 3 & 4**).

Finding of Facts

Item	Existing	Proposed
Location	6080 River Road (e.g. south of the road) and 6451, 6951 and 7011 River Road (e.g. dyke)	
Owner	City of Richmond	
Applicant	City of Richmond	
Site Size* <i>*No change proposed</i>	6080 River Road - 117,485 m ² (29.03 acres) 6451, 6951 & 7011 River Road (e.g. dyke) - 27,408 m ² (6.77 acres)	
Land Uses	6080 River Road - Recreational vehicle park (to be vacated by December 31, 2004), a community garden, vacant land, and part of the No. 2 Road Bridge 6451, 6951 & 7011 River Road – Dyke, recreational trail, and part of the No. 2 Road Bridge	2010 Winter Olympic Long Track Speed Skating Oval and associated recreational and non-recreational uses
Official Community Plan (OCP) Designations	6080 River Road – “Business and Industry” 6451, 6951 & 7011 River Road – “Public and Open Space Use”	“Olympic Riverfront” to be defined as: “An area that provides for sport and recreation amenities and public open space in some combination with complementary commercial, business, industry, institutional, residential, tourist, entertainment, exhibition, education, health and wellness, culture, arts, and/or community uses.
Area Plan Designations – City Centre	6451, 6951 & 7011 River Road – “Park” 6080 River Road – “Detailed Land Use Study Required” Park - A 6.1 hectare (15 acre) city-level, riverfront park is to be provided between No. 2 Road and Gilbert Road. Road – River Road is to be realigned.	“Olympic Riverfront” (Definition as per OCP)

Zoning	<p>6451, 6951 & 7011 River Road – "School and Public Use (SPU)"</p> <p>6080 River Road –</p> <ul style="list-style-type: none"> • Eastern Portion: "Recreational Vehicle Park District (RVP)" • Western Portion: "Business Park Industrial District (I3)" 	<p>"Comprehensive Development District (CD/157)", providing for:</p> <ul style="list-style-type: none"> • A variety of recreational uses, including those found under School and Public Use (SPU); and • A broad range of complementary urban uses, including those found under Downtown Commercial District (C7).
Surrounding Development	<p>West - No. 2 Road, the No. 2 Road Bridge, and the Dover Crossing multiple-family residential neighbourhood</p> <p>North - Moray Channel and YVR</p> <p>West - Hollybridge Way and business park uses</p> <p>South - CP Rail tracks, business park, and Workers Compensation Board</p>	

Consultation

Vancouver International Airport Authority (VIAA) - Over the course of 2004, the City of Richmond has consulted at length with the Vancouver International Airport Authority (VIAA) regarding airport noise, including its implications for the proposed development of the subject site and associated uses such as residential. The results of this consultation are addressed under a separate cover, tentatively scheduled to be considered by Council in November 2004. The VIAA is aware that the City will limit airport noise-sensitive land uses (e.g. residential) on the subject site and in the surrounding area.

Fraser River Estuary Management Program (FREMP) - Consultation not required until later in the project's design process.

Analysis

The development of the proposed Olympic facility and associated high-quality, high-amenity, urban uses is consistent with City objectives for the establishment of Moray Channel as a "premier waterfront" and a focus for city-wide recreation and celebration. The subject site's existing zoning, OCP, and Area Plan designations are, however, currently inconsistent with this objective. To address this inconsistency and, importantly, to satisfy the need to have the facility operational far in advance of the 2010 games, Richmond must:

- Remove Official Community Plan (OCP) and zoning constraints to the project;
- Ensure OCP and zoning flexibility to accommodate the unconventional and innovative nature of the Oval facility and its operations; and
- Make clear the possible range of uses that may be accommodated on the subject site as a result of this project.

OCP & Area Plan

The proposed OCP and Area Plan land use designations accurately capture Richmond's intent for its City Centre waterfront and complement the existing designations of the downtown core (e.g. high-density, mixed-use) and the Dover Crossing multiple-family residential neighbourhood. Furthermore, while the proposed project and land use designations signal a new direction for the subject site and the significance of this proposal will inevitably have implications for the future of the lands to its south and east, it does not require nor imply that those lands must redevelop anytime soon. (Note that any redevelopment of this area will likely not occur until after a public community planning process sometime in late 2004 or 2005.)

Zoning

The proposed Comprehensive Development District zone, CD/157, only defines uses (with the exception of specifying a ratio of residential to non-residential uses as per the proposed Airport Noise Policy, to be addressed under a separate cover). This is unusual, but is necessary as more detailed information (eg.. building setbacks, etc.) would require the project's design to be more advanced, which would require more time and could result in delays to the project schedule. As Richmond is obliged to fulfill its commitment to the 2010 Olympics and completion of the Oval facility is highly time-sensitive, any delays must be avoided. In light of this and the fact that the Oval facility and any other uses on the site will be the subject of future public consultation including, among other things, various Development Permit (DP) and subdivision review processes, the proposed zoning appears to be an effective and timely solution to a difficult challenge.

Financial Impact

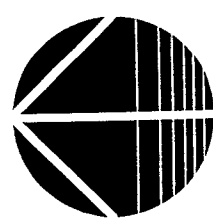
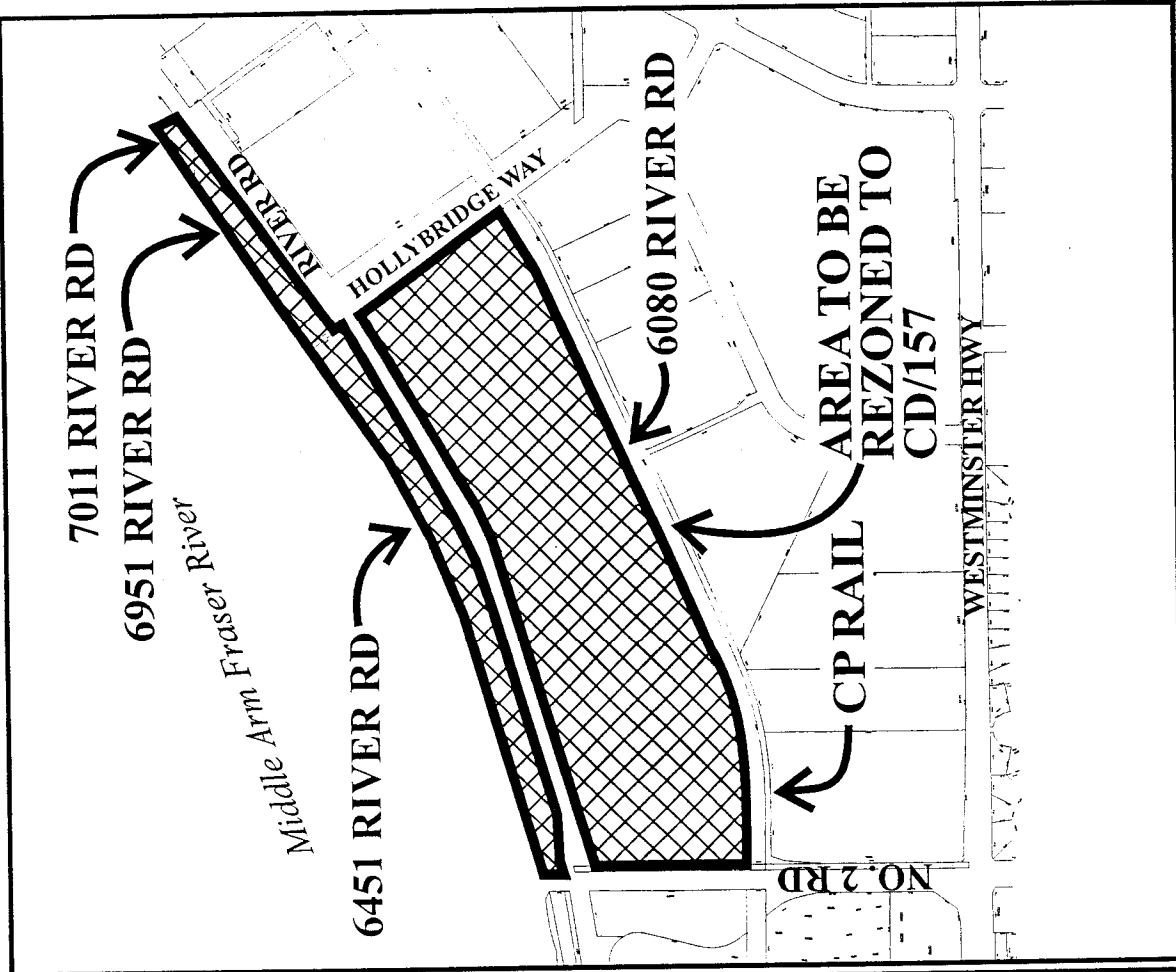
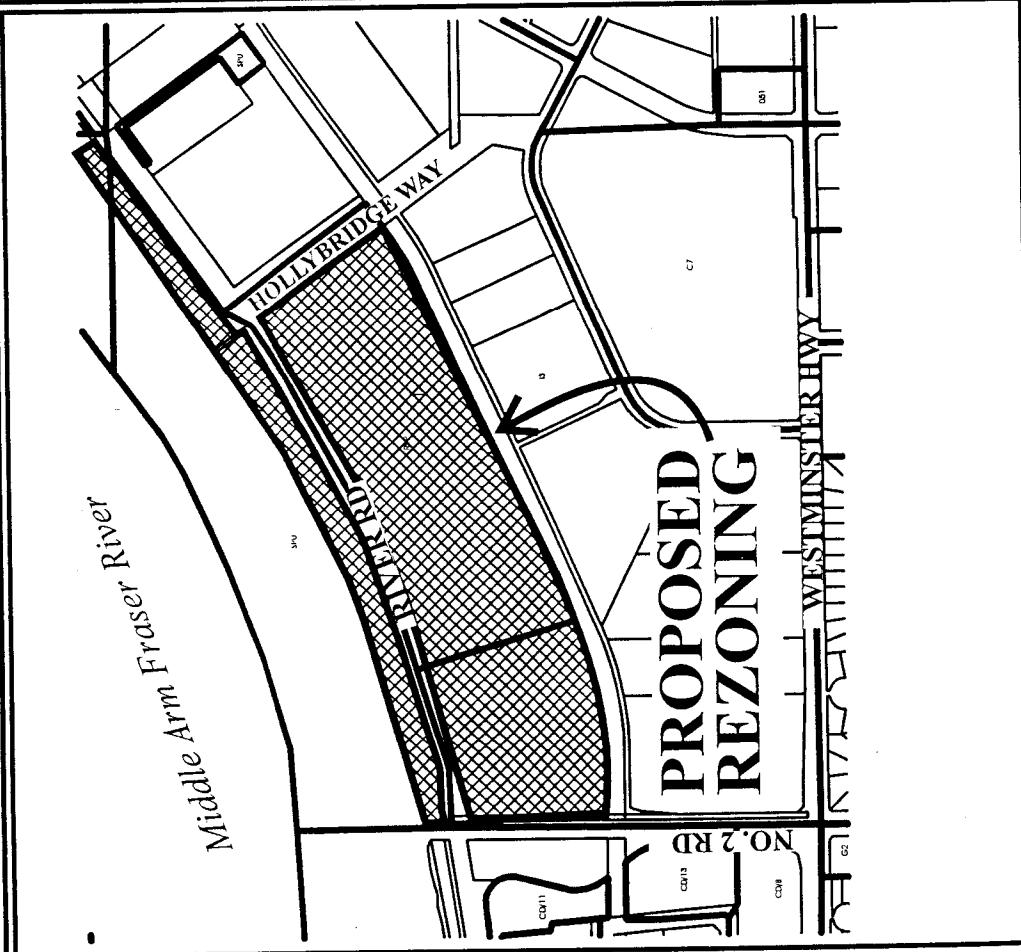
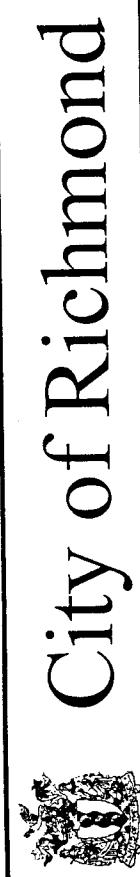
None.

Conclusion

Richmond proposes to amend the OCP and City Centre Area Plan to make them consistent with City objectives for a "premier downtown waterfront", and to rezone the subject site to avoid delays in the development of the 2010 Winter Olympic Long Track Speed Skating Oval and associated urban riverfront uses.

Suzanne Carter-Huffman
Senior Planner/Urban Design
(4228)

SPC:spc



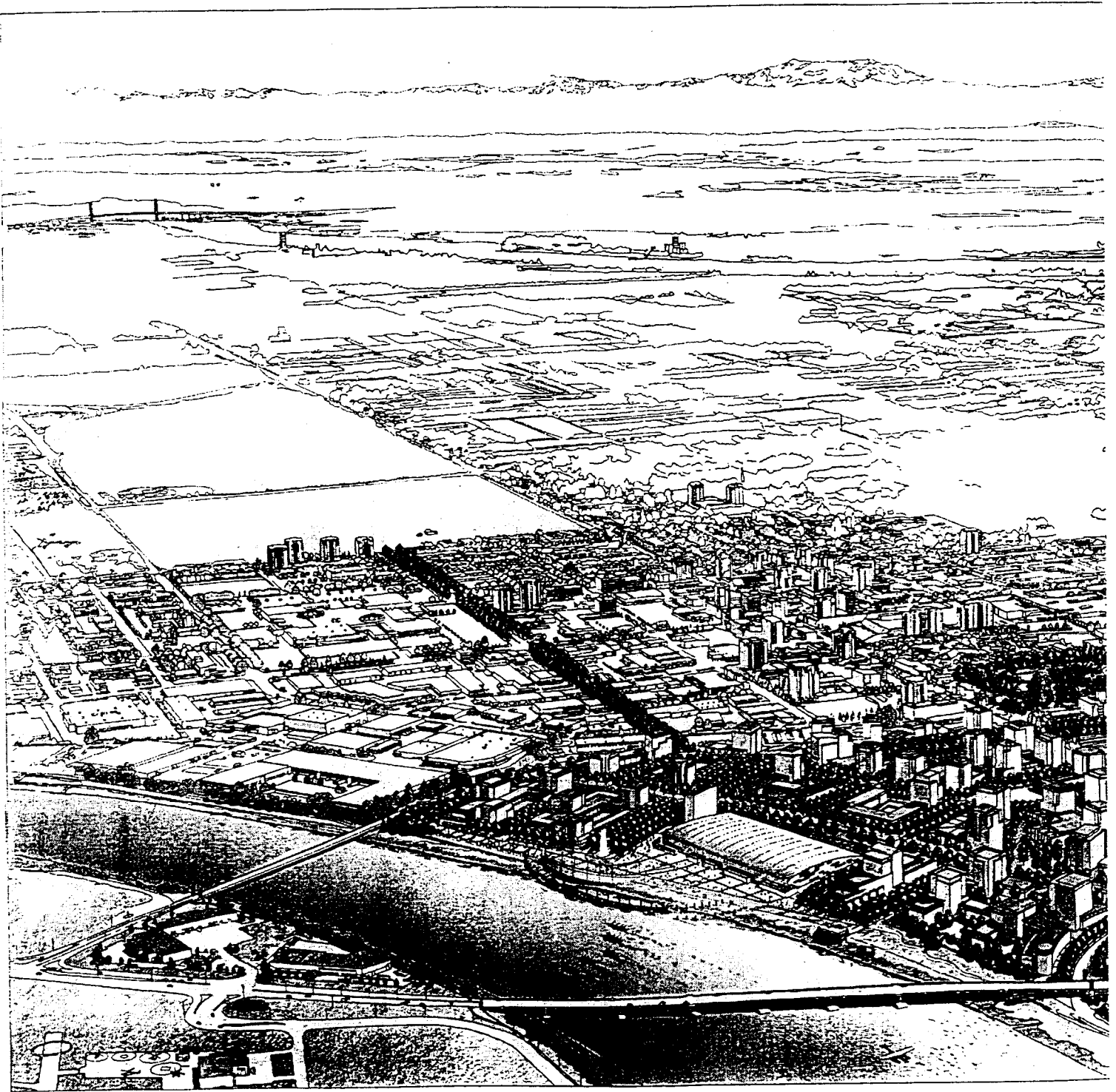
RZ 04-279499

Original Date: 10/19/04

Revision Date: 10/26/04

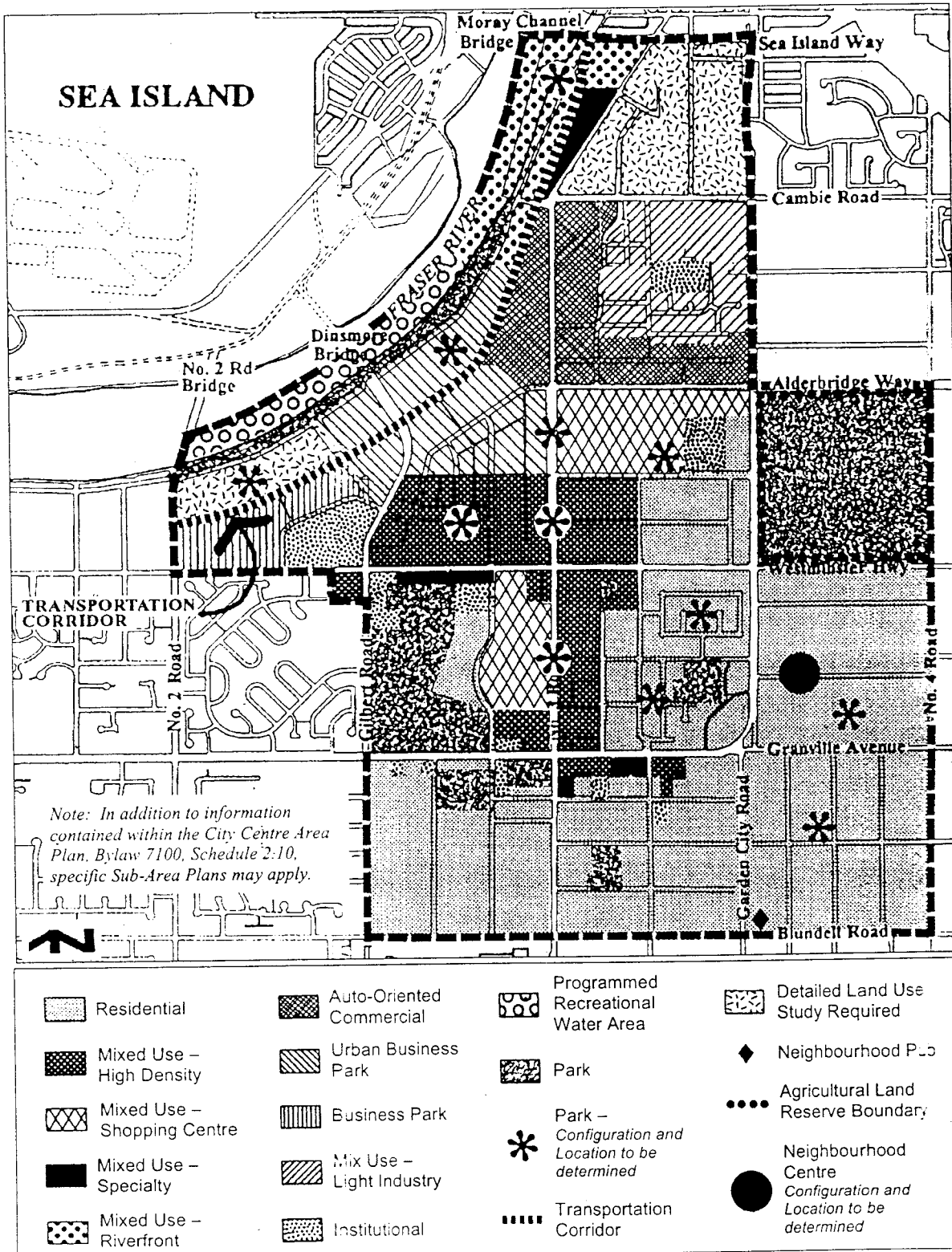
Note: Dimensions are in METRES

An artist's vision of a conceptual design for the 2010 Winter Olympic Long Track Speed Skating Oval, associated uses on the subject site, and possible future development on adjacent lands.

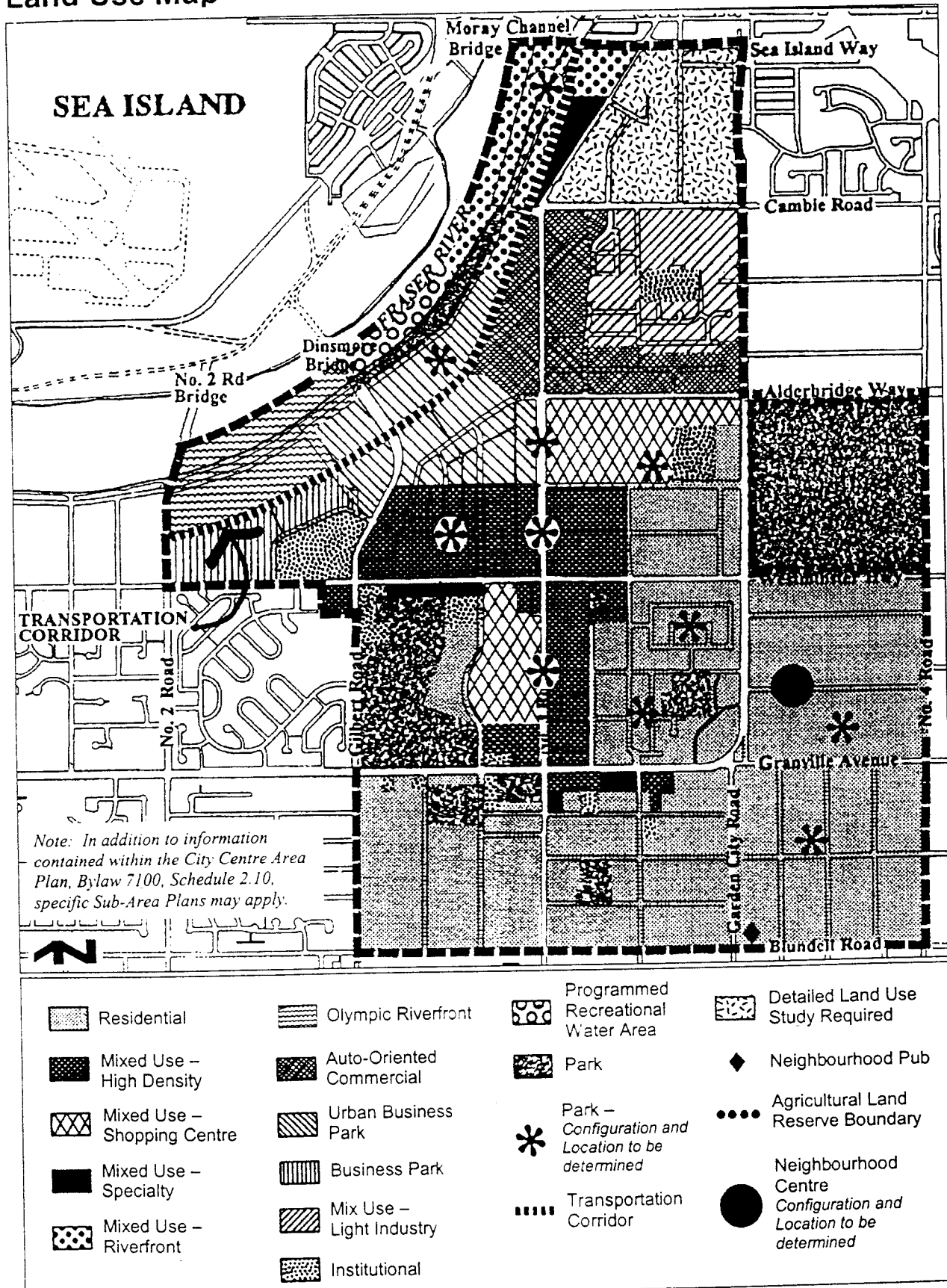


City of Richmond

Land Use Map



Land Use Map





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7845 (RZ 04-279499)
6080, 6451, 6951 and 7011 River 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:
 - 1.1 In Schedule 1:
 - a) Repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof of the following area and by designating it "Olympic Riverfront".

P.I.D. 005-702-518
Lot 6 Except: Firstly: Parcel "A" (Plan with Bylaw Filed 59617), Secondly:
Part Subdivided by Plan 79376; Section 6 Block 4 North Range 6 West New
Westminster District Plan 24195

P.I.D. 012-196-771
Lot 2 Section 6 Block 4 North Range 6 West New Westminster District Plan
79376

P.I.D. 007-249-161
Lot P Section 6 Block 4 North Range 6 West New Westminster District Plan
23828

P.I.D. 013-072-510
Section 31 Block 5 North Range 6 West Except:
Firstly: Parcel "D" (Explanatory Plan 2717)
Secondly: Part on Reference Plan 4636
Thirdly: Parcel "C" (Reference Plan 4652)
Fourthly: Part Subdivided by Plan 35001
New Westminster District

- b) Inserting in "Land Use Map Definitions" the following:

"Olympic Riverfront

An area that provides for sport and recreation amenities and public open space in some combination with complementary commercial, business, industry, institutional, residential, tourist, entertainment, exhibition, education, health and wellness, culture, arts, and/or community uses."

- 1.2 In Schedule 2.10 (City Centre Area), repealing the existing "Land Use Map" and by replacing it with "Schedule A attached to and forming part of Bylaw No. 7845".
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7845"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

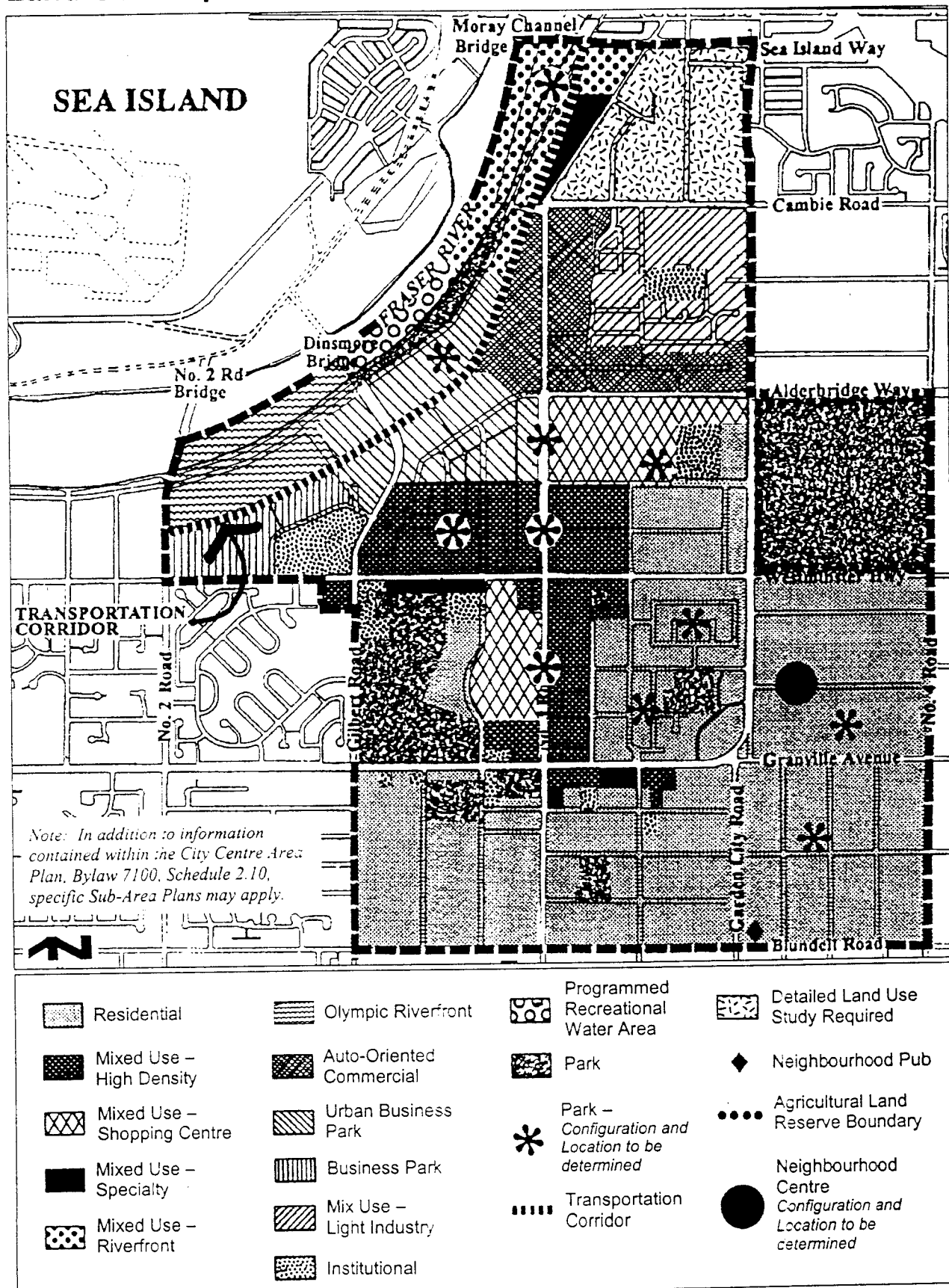
MAYOR

CITY CLERK



City of Richmond

Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7846 (RZ 04-279499)
6080, 6451, 6951 AND 7011 RIVER ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.157 thereof the following:

"291.157 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/157)

The intent of this zoning district is to provide for sport and recreation amenities in some combination with complementary urban uses.

291.157.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers, or motorcycles;
OFFICE;
FOOD CATERING ESTABLISHMENT;
ANIMAL HOSPITAL or CLINIC, including **caretaker residential accommodation** in conjunction therewith;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
HOTEL;
STUDIO for artist, display, dance, radio, television or recording;
MIXED COMMERCIAL/RESIDENTIAL USE;
MULTIPLE-FAMILY DWELLING;
LIGHT INDUSTRY;
AUTOMOBILE PARKING;
TRANSPORTATION;
NEIGHBOURHOOD PUBLIC HOUSE;
HOSPITAL;
COMMUNITY USE;
PUBLIC ADMINISTRATION;
EDUCATIONAL INSTITUTION;
ASSEMBLY & PUBLIC USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;
PLACES OF WORSHIP;
LICENSEE RETAIL STORES;
PUBLIC UTILITIES;
MUNICIPAL WORKS;
HEALTH & SAFETY MEASURES;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.157.2 PERMITTED DENSITY

- .01 **Residential** floor area shall not exceed two-thirds of the total buildable floor area,

PROVIDED THAT for the purposes of this bylaw, total buildable floor area shall mean the total area of the floors of the **buildings** that can be accommodated within the area zoned Comprehensive Development District (CD/157), measured to the outer limits of the **buildings**, exclusive of parts of the **buildings** which are **used** for off-street parking purposes.

2. 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/157)**.

That area indicated by the heavy black outline on "Schedule A attached to and forming part of Bylaw No. 7846"

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7846**".

FIRST READING

PUBLIC HEARING

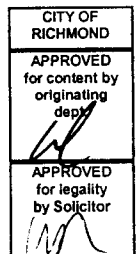
SECOND READING

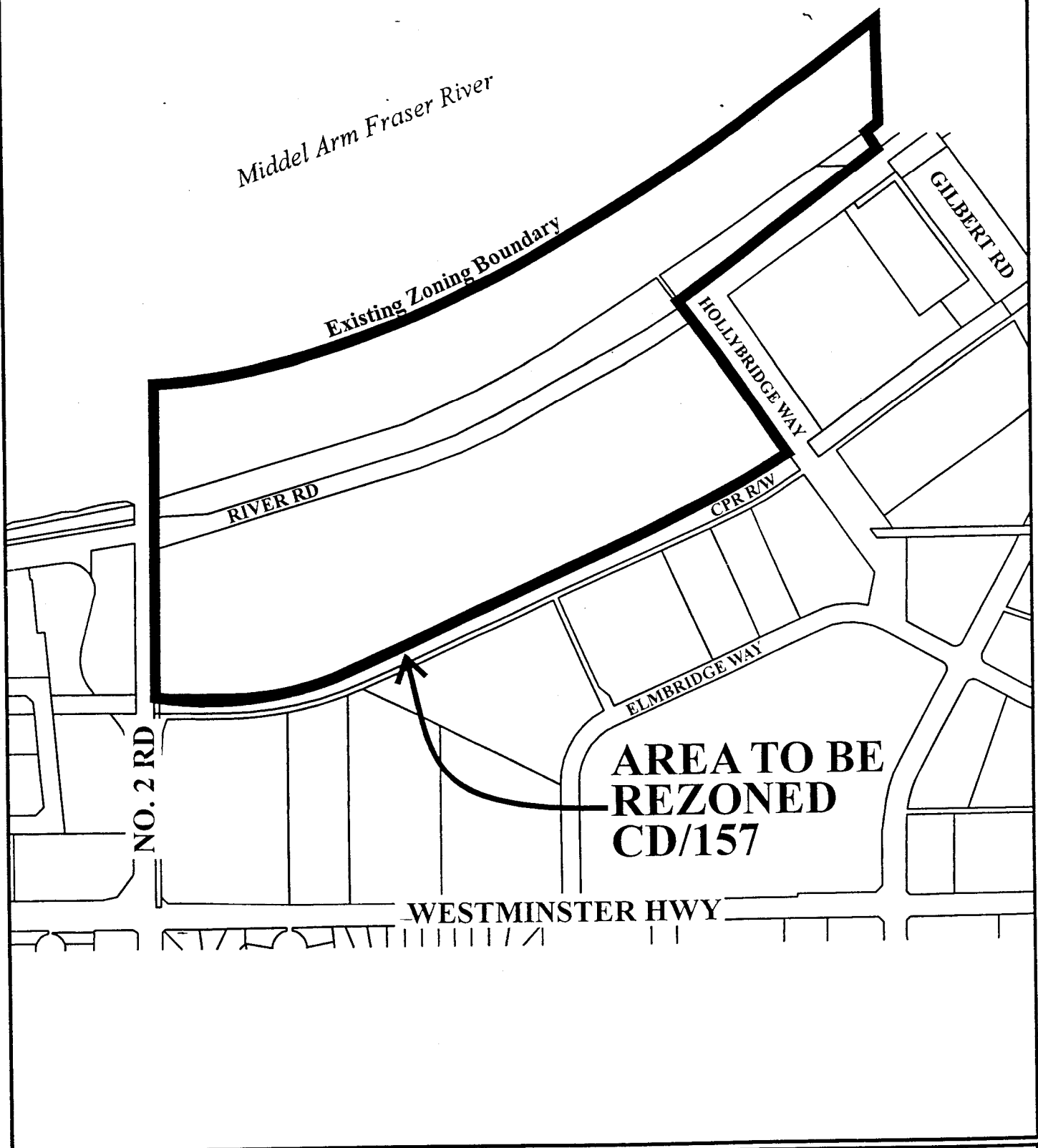
THIRD READING

ADOPTED

MAYOR

CITY CLERK





RZ 04-279499

Adopted Date: 10/25/04

Amended Date: 10/26/04

Note: Dimensions are in METRES