



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development
Date: August 29, 2014
File: 12-8060-20-009165/Vol01
ZT 2014-667206
Re: Application by the City of Richmond for a Zoning Text Amendment to the Office and Education (ZIS5) – City Hall West (Thompson Area) Zoning District at 6931 Granville Avenue

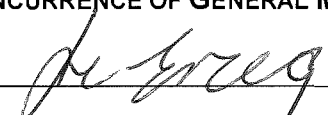
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the “Office and Education (ZIS5) – City Hall West (Thompson Area)” zoning district for the property at 6931 Granville Avenue to add “emergency service” as a permitted use under Section 24.5.2, be introduced and given first reading.


Wayne Craig
Director of Development

WC:jh

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

An application has been made by the City of Richmond's Capital Buildings Project Development Division of the Engineering & Public Works Department for a zoning text amendment to the existing "Office and Education (ZIS5) – City Hall West (Thompson Area)" zoning district to include the term "emergency service" as a permitted use under Section 24.5.2 of Richmond Zoning Bylaw 8500 for the property at 6931 Granville Avenue (Attachment 1). The purpose of the zoning text amendment is to facilitate the reconstruction of Brighthouse Fire Hall No. 1 by utilizing the subject property as a temporary fire hall until the new fire hall is completed.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached in Attachment 2.

Surrounding Development

The site is presently occupied by a single storey building and a surface parking lot at the northwest corner of Granville Avenue and Gilbert Road. The immediate context surrounding the site is as follows:

To the North: Single family residential detached dwellings, zoned "Single Detached (RS1/E)" and designated "Neighbourhood Residential (NRES)" in the 2041 Official Community Plan (OCP) Land Use Map.

To the East: Gilbert Road and the existing Brighthouse Fire Hall No. 1 zoned "School & Institutional Use (SI)" and designated "Park" in the 2041 OCP Land Use Map.

To the South: Granville Avenue and townhouses zoned "Town Housing (ZT26) – East Livingstone" and "Town Housing (ZT39) – East Livingstone", and designated "Neighbourhood Residential (NRES)" in the 2041 OCP Land Use Map.

To the West: Single family residential detached dwellings, zoned "Single Detached (RS1/E)" and designated "Neighbourhood Residential (NRES)" in the 2041 OCP Land Use Map.

Related Policies & Studies

2041 Official Community Plan

The 2041 Official Community Plan (OCP) designates the subject site as "Limited Mixed Use" which allows a mix of residential uses along with limited commercial, industrial, office, institutional or community and pedestrian-oriented uses intended to enhance the public amenity and livability of the area. The proposed text amendment would comply with the 2041 OCP land use designation. The site is not within an Area Plan or Sub-Area Plan.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the Aircraft Noise Sensitive Development (ANSD) map, which allows consideration of all new aircraft noise sensitive uses.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 metres GSC or 0.3 metres above the highest crown of the adjacent road.

Public Input

As the site is a corner lot, two public notification signs were erected on the subject property to inform residents of the proposed zoning text amendment. Staff have not received any telephone calls or written correspondence in association with the subject application.

A series of public open houses are to be held on September 19, 20, and 23 on the City's overall concept plan for the Minoru Civic Precinct. Although the subject property is not the focus of these open houses, residents adjacent to the subject property will be notified and may wish to discuss any concerns with staff about the proposed temporary fire hall during reconstruction of the new Brighthouse Fire Hall No. 1. If there are any concerns or comments identified, they will be summarized and provided to Council prior to the Public Hearing.

Analysis

Proposal

As one of the City's Major Facilities Phase 1 projects, Brighthouse Fire Hall No. 1 is proposed to be rebuilt on the same site as the existing fire hall at the northeast corner of Granville Avenue and Gilbert Road. The subject property, known as City Hall West, is currently used by Human Resources and Bylaws staff. As part of a larger program to consolidate staff at or near City Hall, staff from City Hall West will be moving to the Annex building (former RCMP building) at the end of October 2014. This presents an opportunity for fire protection staff to use the subject property during construction of the new Brighthouse Fire Hall No. 1. Attachment 3 includes the proposed site plan layout for the subject property, and Attachment 4 provides some photos of the site and building.

The intention is to begin the site and building improvements by late 2014 and move fire protection staff to the subject property in early 2015. It is anticipated that it will take 18 to 24 months to complete construction of the new fire hall. At that time, fire protection staff would be able to move their operations back to the new facility.

Most of the improvements to the existing building would be limited to the interior with some minor modifications to the exterior of the building. Exterior work to the subject property would include the reconfiguration of the parking area, including the addition of an emergency service vehicle bay facing Gilbert Road and moving 12 vehicular parking spaces for staff along Granville Avenue.

Land Use

The existing “Office and Education (ZIS5) – City Hall West (Thompson Area)” zone permits “government service” which includes taxation offices, courthouses, employment offices, social service offices and other similar uses, in addition to a municipal works yard or recycling drop off. In order to allow the proposed temporary fire hall, the City of Richmond has applied to include “emergency service” as a permitted use. The term “emergency service” is an existing use defined in Zoning Bylaw 8500, and is defined as a building or land used by fire protection, police, ambulance or other such services as a base of operations, and includes a fire hall.

The “Office and Education (ZIS5) – City Hall West (Thompson Area)” zoning district is a site specific zone, which applies only to the subject property and adding “emergency service” as a permitted use would generally be in keeping with the intent of the existing zone.

Vehicular Circulation

Site modifications would be needed to allow one emergency vehicle (fire truck) to be parked on site. The remaining fire truck vehicles currently at Brighthouse Fire Hall No. 1 would be parked at other locations near the City Centre. To allow the fire truck to park on the subject property, it would be required to back into the subject property from Gilbert Road. A temporary shelter will be installed on the east side of the existing building for this emergency vehicle. The existing driveway location will be moved slightly to the south to ensure that the existing Green Ash tree remains. Attachment 5 indicates the turning radius for the fire truck in three different scenarios.

Accommodating the emergency vehicle will displace 12 of the existing parking spaces on site, which will be relocated and face Granville Avenue in front of the existing building. This would involve a new vehicular crossing on Granville Avenue at the western limit of the site to allow access to these parking spaces. The new driveway crossing would be on an interim basis to support the temporary fire hall operations. The City’s long term objective is to have only one vehicular crossing on Granville Avenue and such a driveway configuration will be pursued after the temporary use of the site as a fire hall is complete.

The remaining parking spaces would be reconfigured in the existing parking lot. A total of 35 parking spaces would be provided which meets the minimum requirements under Section 7.0 (Parking and Loading) in Zoning Bylaw 8500 and would meet the operational requirements of the temporary fire hall. Transportation staff have reviewed and concur with the site and circulation plan.

Tree Retention, Removal and Replacement

There are 27 trees on the subject property that meet the minimum specifications in Tree Protection Bylaw 8057. Of these trees, 14 are proposed to be removed. Most of these trees are considered in poor shape due to structural defects from previous topping for hydro line clearance or are located within the reconfigured parking area. Tree protection staff have reviewed and agreed with the project arborist’s assessment that these trees are not viable for long term retention and should be removed and replaced.

Fourteen trees are proposed to be replanted which is consistent with Tree Protection Bylaw 8057. Attachment 6 includes landscaping details including the proposed locations of the replacement trees. The replacement trees include 12 Red Maple trees to be planted along the frontage of Granville Avenue and Gilbert Road and two Red Cedar trees to be planted along the north property line.

The remaining 13 trees are to be retained and protected on site. This includes a large Green Ash tree on the east side of the subject property facing Gilbert Road which will be retained.

Financial Impact

None

Conclusion

The City of Richmond's Capital Buildings Project Development Division of the Engineering and Public Works Department is requesting a zoning text amendment in order to allow the term "emergency service" as a permitted use under Section 24.5.2 of Richmond Zoning Bylaw 8500 at 6931 Granville Avenue. The site is currently zoned as "Office and Education (ZIS5) – City Hall West (Thompson Area)" which permits child care, commercial education, government service, and office uses. Adding "emergency service" as a permitted use would be in keeping with the intent of the existing zone.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9165 be introduced and given first reading.



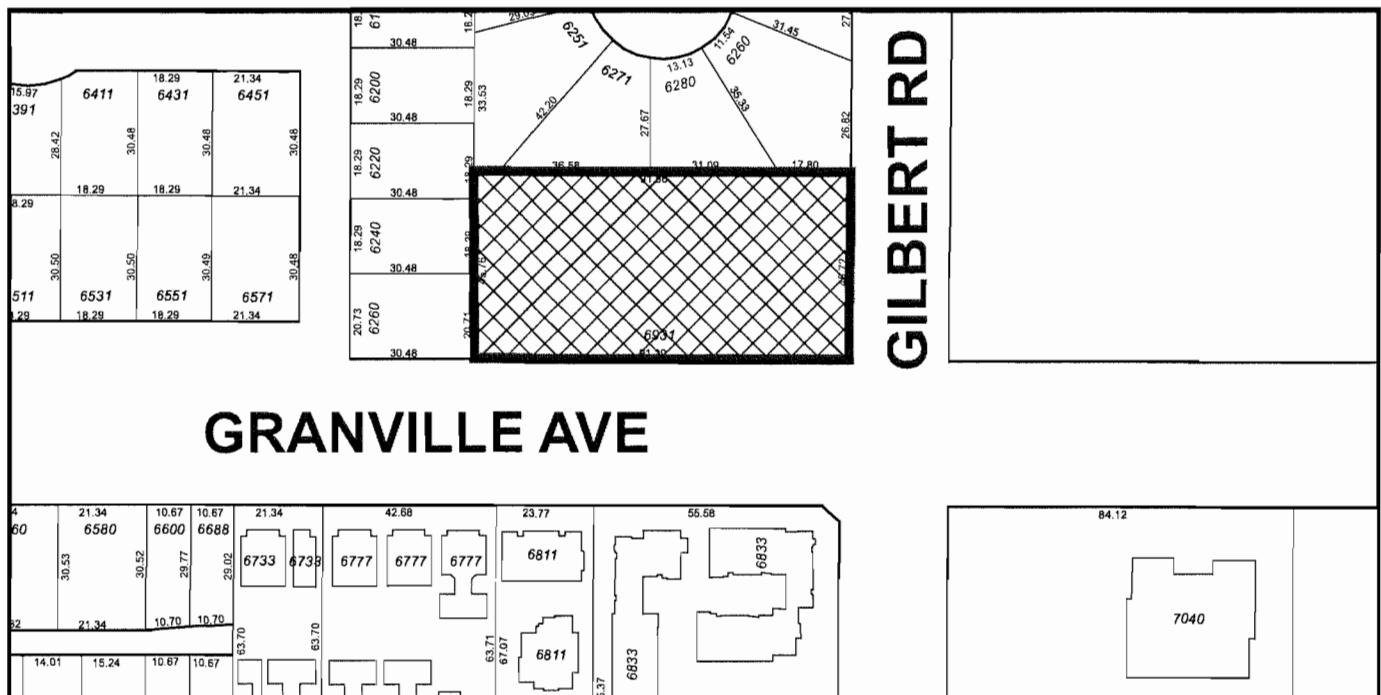
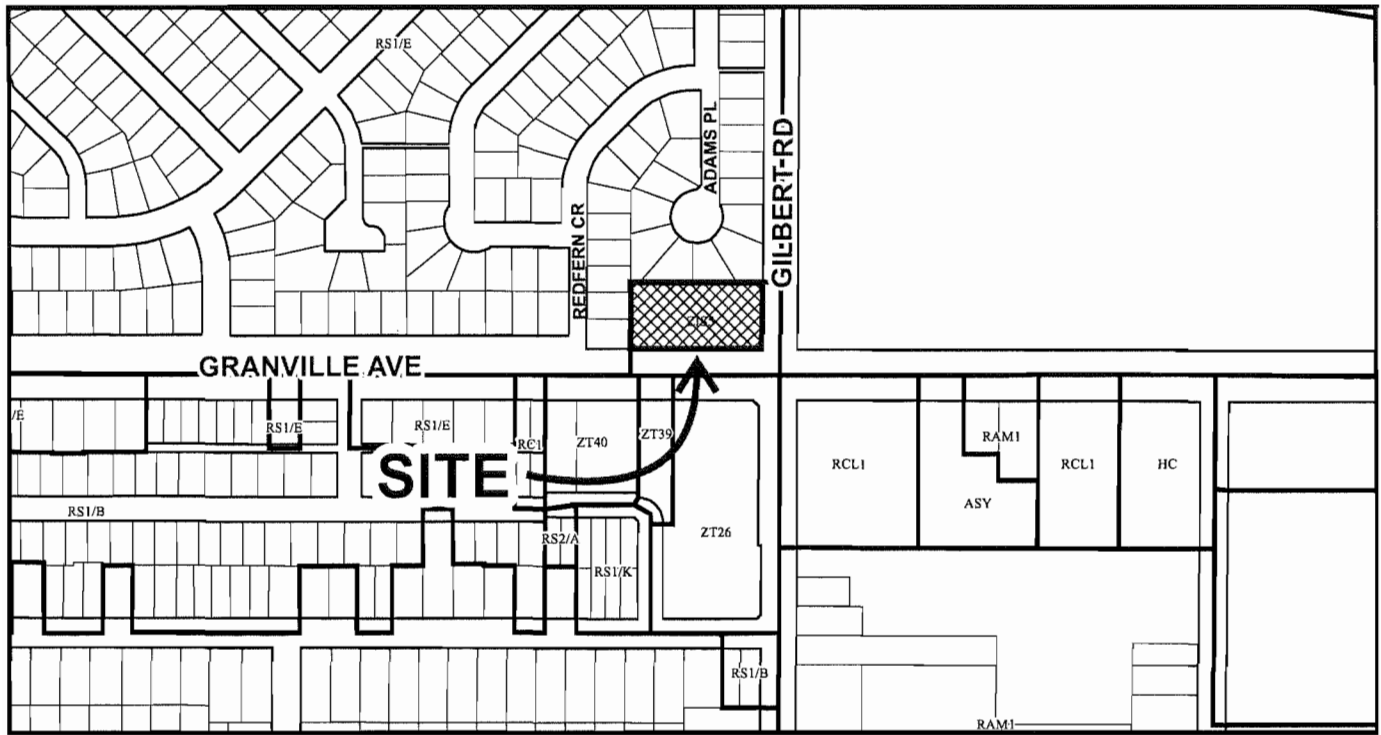
John Hopkins
Senior Planner

JH:cas

- Att. 1: Location Map
- Att. 2: Development Application Data Sheet
- Att. 3: Site Plan
- Att. 4: Photos of Site
- Att. 5: Turning Radius Templates for Fire Truck
- Att. 6: Landscaping Plan



City of
Richmond



ZT14-667206

Original Date: 07/09/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 14-667206

Original Date: 07/09/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

ATTACHMENT 2

Development Application Data Sheet
Development Applications Division

ZT 2014-667206

Attachment 2

Address: 6931 Granville Avenue

Applicant: The City of Richmond

Planning Area(s): None

	Existing	Proposed
Owner:	City of Richmond	No change
Site Size (m²):	4,177 m ² (44,961 ft ²)	No change
Land Uses:	Child care Commercial education Government service Office	Child care Commercial education Government services Office Emergency service
OCP Designation:	Limited Mixed Use	No change
Area Plan Designation:	N/A	N/A
Zoning:	Office and Education (ZIS5) – City Hall West (Thompson Area) which provides for education, office and a child care facility in the existing structure on the site.	Office and Education (ZIS5) – City Hall West (Thompson Area) which provides for education, office, fire hall and a child care facility in the existing structure on the site.

Initial: _____



Photo 1: Green Ash tree facing Gilbert Road to be saved



Photo 2: Looking at eastern elevation and parking area facing Gilbert Road



Photo 3: Looking at south elevation of existing building facing Granville Avenue



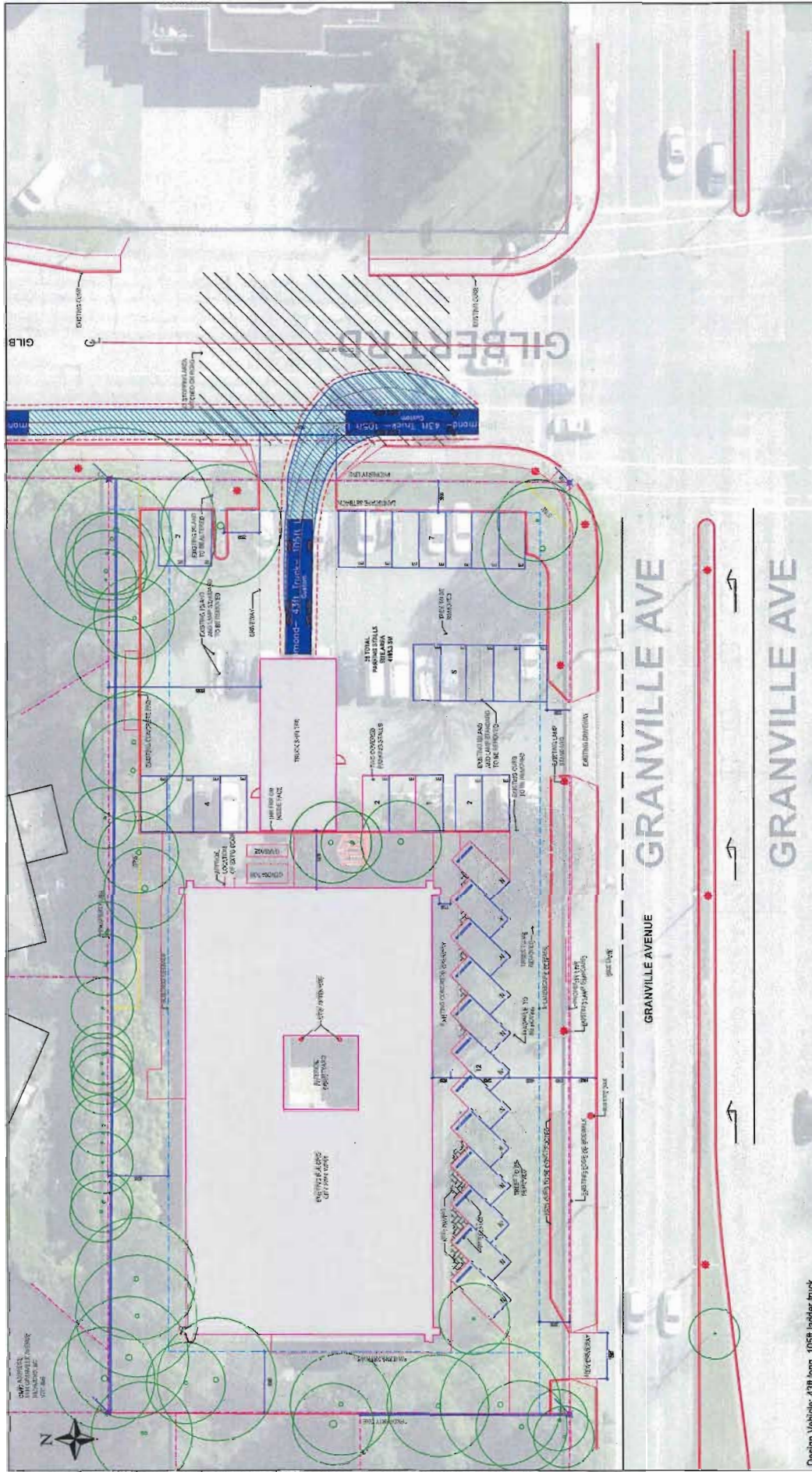


Exhibit 1
Fire Truck Entering via Gilbert Road

Minoru MMF and Firehall
4428.06 August 26, 2014 Scale NTS

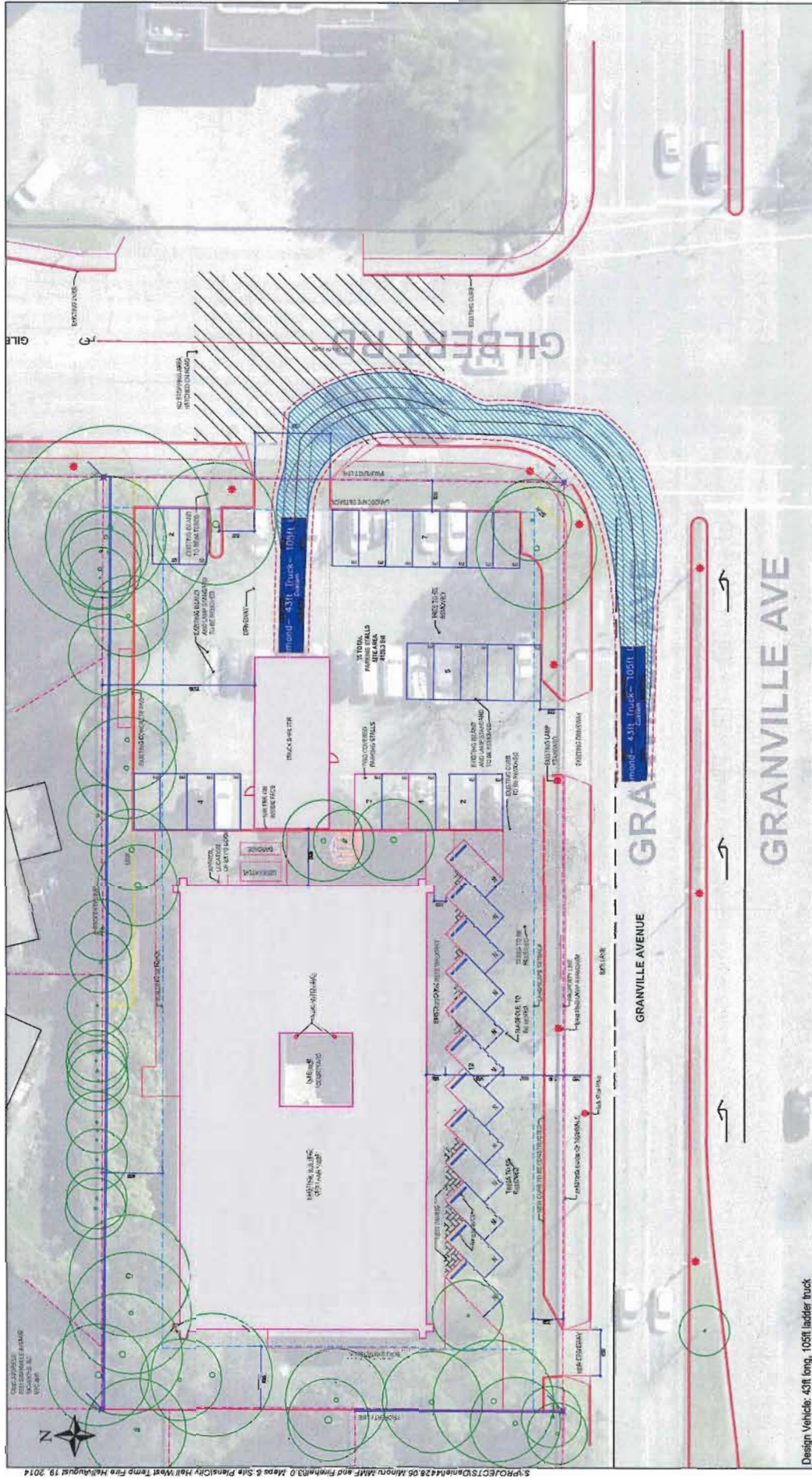
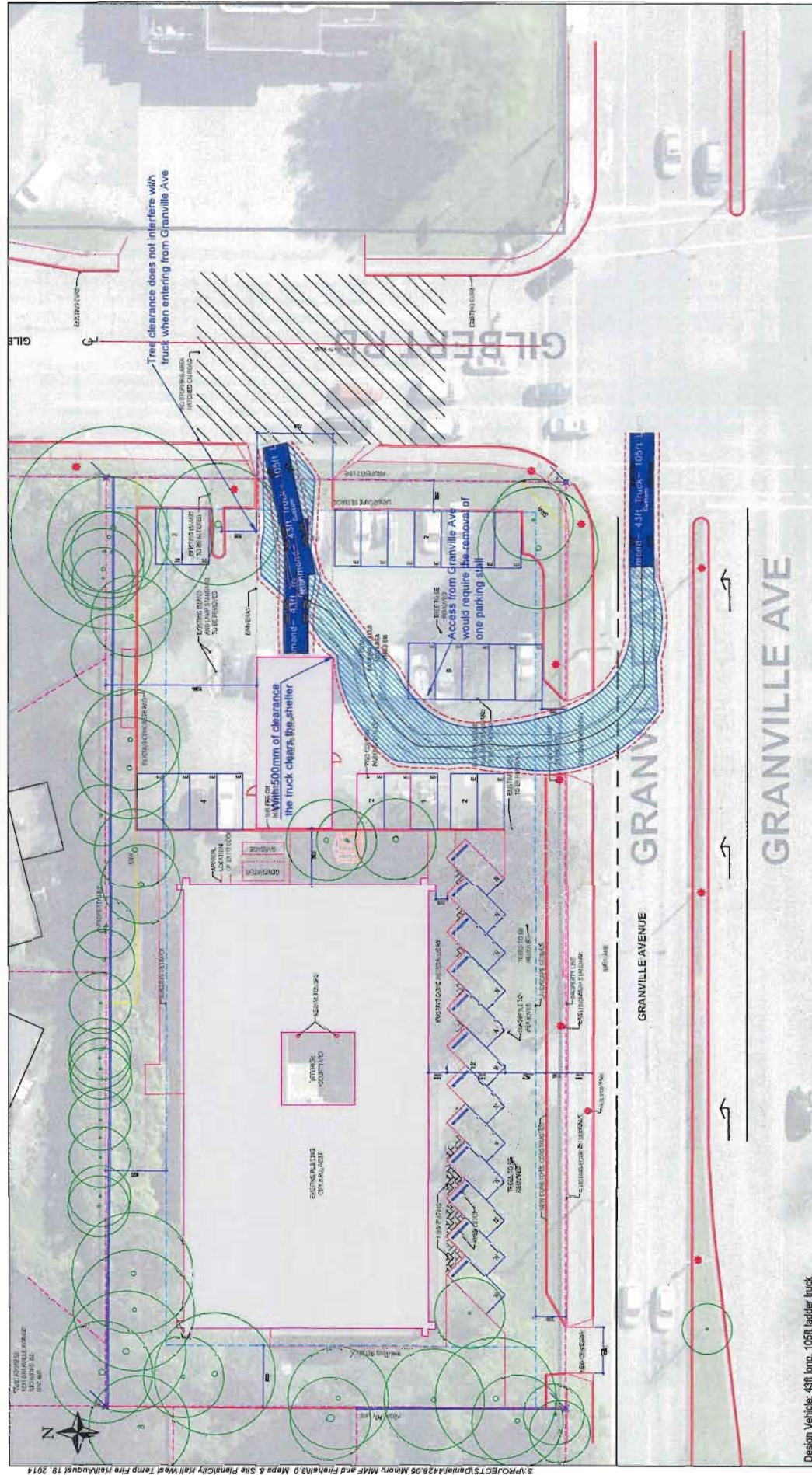
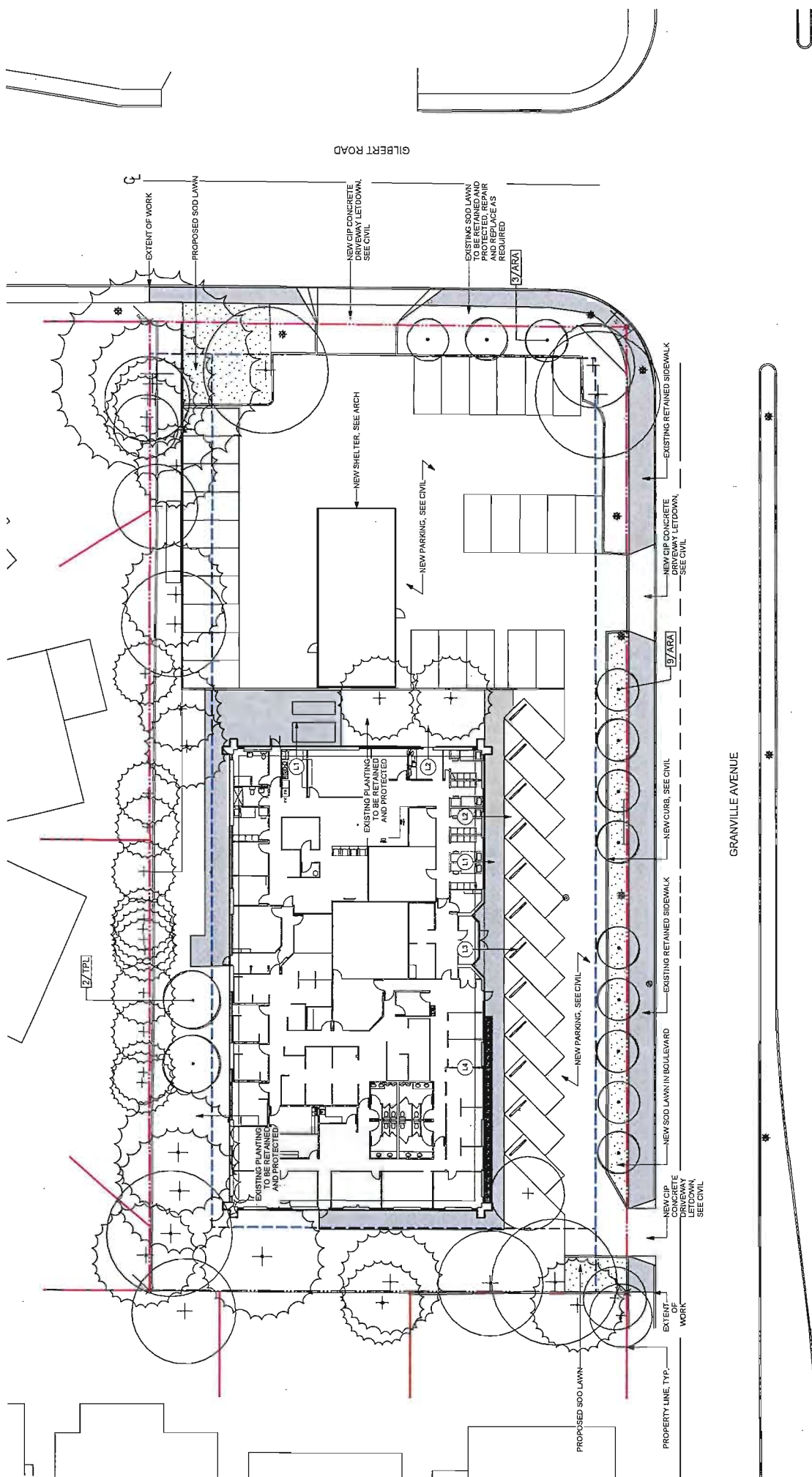


Exhibit 2
 Fire Truck Exiting via Gilbert Road

Minoru MMF and Firehall
 4/28/06 August 26, 2014 Scale NTS





LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING LAYOUT AND MATERIALS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND OUTTERS.

LEGEND

KEY	DESCRIPTION
(1)	EXISTING PAVING TO BE RETAINED AND PROTECTED SAWCUT IN A CLEAN STRAIGHT LINE AT EXTENTS OF RETENTION
(2)	ASPHALT PAVING, SEE CIVIL
(3)	WHEEL STOP, SEE CIVIL
(4)	EXISTING DRAINAGE STRIP AT BUILDING FACE TO BE RETAINED AND COVERED WITH LANDSCAPE FABRIC AND RIVER ROCK

Plant List
FIREHALL NO 1 ENABLING SITE

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ARA 12	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	5m cal. 12.5' cal. 2.4m H. 4.7m	As Shown	10.6.8 Uniform branching, densest 7.72m H. 1.5m cal.
ARA 13	2	Thuja occidentalis 'Smaragd'	Robust Thuja	5m cal. 12.5' cal. 2.4m H. 4.7m	As Shown	10.6.8 Uniform branching, densest 7.72m H. 1.5m cal.



City of Richmond

Bylaw 9165

Richmond Zoning Bylaw 8500 Amendment Bylaw 9165 (ZT 14-667206) 6931 Granville Avenue

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

1. Richmond Zoning Bylaw 8500 is amended by adding the following permitted use under Section 24.5.2 in alphabetical order:

“• **emergency service**”.
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9165**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

SEP 22 2014



MAYOR

CORPORATE OFFICER