



**City of Richmond**

**Report to Committee**

*To Planning - Feb 3, 2009*

**To:** Planning Committee

**Date:** January 20, 2008

**From:** Joe Erceg, MCIP  
General Manager, Planning and Development

**File:** 01-0155-20-NWESI/2009-  
Vol 01

**Re:** **Proposed Official Community Plan Amendment for 410 Jardine Street,  
New Westminster**

**Staff Recommendation**

1. That the Council of the City of New Westminster be advised that Richmond has no objections to the proposed OCP amendment for 410 Jardine Street, New Westminster.
2. That the Council of the City of New Westminster be requested to consult with the City of Richmond when transportation and/or engineering studies are being done for the proposed development at 410 Jardine Street, New Westminster.

Joe Erceg, MCIP  
General Manager,  
Planning and Development

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>		
Engineering .....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Transportation .....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
<b>REVIEWED BY TAG</b>	YES	NO	<b>REVIEWED BY CAO</b>	YES	NO
	<input checked="" type="checkbox"/> <i>AK</i>	<input type="checkbox"/>	<i>Atting</i>	<input checked="" type="checkbox"/> <i>AE</i>	<input type="checkbox"/>

**Staff Report**

**Origin**

The purpose of this report is to provide a response to the Corporation of the City of New Westminister’s request for comments for a proposed OCP amendment as per their letter dated December 4, 2008 (Attachment 1). The City of New Westminister has received an application to develop a property located at 401 Jardine Street in New Westminister located near to the City of Richmond boundary, near Hamilton.

**Findings of Fact**

Section 879 of the Local Government Act, outlines conditions that must be met prior to amending the Official Community Plan. The Act requires local government to provide one or more opportunities it considers appropriate for the consultation with persons, organizations and authorities that it considers will be affected by the plan, and this includes any municipality that is adjacent to the area covered by the Plan. As the subject site is located near the boundary of the City of Richmond, on November 24, 2008, City of New Westminister City Council directed staff to include the City of Richmond in the consultation process for the proposed Official Community Plan amendment.

The City of New Westminister has advised that they wish to receive comments in writing no later than 4:30 pm, Monday January 19, 2009. Because of the short notice, City staff first provided an information memo to Richmond City Council (Attachment 2) and advised the City of New Westminister by letter (Attachment 3) that it had no objections to the proposed OCP amendment and that Richmond City Council will forward their comments after this report is presented to the February 9, 2009 Regular Council meeting.

Project Description

The subject site is the vacant Western Forest Products site at 401 Jardine Street in New Westminister, zoned Heavy Industrial District (M-2). The applicant proposes to subdivide the property into three parcels. The largest (24 acre) northern parcel abutting the Fraser River will accommodate a large industrial warehouse. The second parcel, located on the southeast corner of the existing site, will accommodate a Lowes home improvement big box retailer. The third and smallest parcel will accommodate a multi-tenant light industrial building.

The Site Context

Within New Westminister:

- To the north: The Fraser River
- To the west: 8-acre Smurfit – MBI site that is zoned Heavy Industrial Districts (M-2) and the 20-acre Casino site that has a Comprehensive Development zoning
- To the east: Walmart store.

Within Richmond:

To the south:

Tree Island Industries, a manufacturer of wire products and several industrial businesses mainly occupy the properties within the City of Richmond that are adjacent to boundary of New Westminister. These properties are designated in the Richmond OCP as "Business and Industry" and zoned Industrial District (IL) and Light Industrial District (I2).

### Proposed OCP Amendment

The entire site is designated in the New Westminister Official Community Plan as **(WDI) – Water Dependent Industry**. This designation is for industrial uses that are dependent on waterfront access such as marine terminals and shipping/distribution and related uses. This designation will need to be changed since the subdivision of the property will create lots that do not have waterfront access and therefore cannot support water dependant industry.

New Westminister staff is proposing two OCP designations for the site:

- A. For the portion of the site that will house the Lowes building supply store use, staff are proposing a new OCP designation entitled **(CHY) Commercial Highway**. The new OCP designation will permit highway oriented commercial uses that attract a regional market and require more parking than local commercial uses. Permitted uses include auto-related retail and service, building and gardening supplies and supermarkets and large format commercial.
- B. The balance of the site will be redesignated from **(WDI) Waterfront Dependent Industry** to **(I) Industrial**. The industrial designation is a pre-existing designation within their OCP. This designation is more flexible as it allows for water dependent industry, but does not exclude other industrial zones.

Further OCP amendments will be required to designate the entire site as a Development Permit Area and establish Development Permit objectives and guidelines.

### **Analysis**

#### Land Use

City staff do not anticipate that the proposed OCP amendment will pose land use issues to the City of Richmond.

New Westminister staff are recommending a new OCP **(CHY) Commercial Highway** designation for the portion of the site that will house the building supply store as they believe this approach protects the industrial integrity of the balance of the site and other sites which are designated Industrial uses in the OCP. They do not wish to allow the large format highway commercial use in the Industrial designation because doing so "would potentially erode the supply of industrial land throughout the City", which is contrary to the directions contained with their Industrial Land Strategy. Without the new land use designation, New Westminister staff believe that commercial uses could choose to locate on less expensive industrial lands rather than

designated commercial areas such as the downtown or uptown. We concur with this approach. There are no land use implications for Richmond.

### Transportation

Richmond Transportation Planning staff recommend the following:

- The traffic impact study for the proposal prepared by the applicant at the rezoning stage should assess the impact of the increased traffic volumes generated by the proposed development on the Hamilton neighbourhood and recommend any mitigating measures/road improvements. These improvements should be included as a condition of rezoning. The traffic increase from a proposed Lowes retailer could trigger the need for traffic signals along Westminster Highway at the intersections with Gilley Road and McLean Avenue. The increase in traffic may also trigger the need for sidewalks, cycle lanes, streetlights, etc. along Westminster Highway beyond the frontage improvements.
- Similar to the existing bus service provided to the Queensborough Landing retail area, TransLink should be contacted to discuss the feasibility of providing bus service into the site on the internal roadways. This bus service may help encourage less reliance on cars particularly for employees and less traffic in the Hamilton area.

### Engineering

At this time, City staff do not anticipate any negative engineering impact on Richmond. The developer should prepare engineering studies and when doing so contact Richmond's Engineering Division.

In summary, when the developments reach the rezoning stage, or if any transportation and engineering studies are done, further consultation with the City of Richmond should be undertaken.

### Next Steps

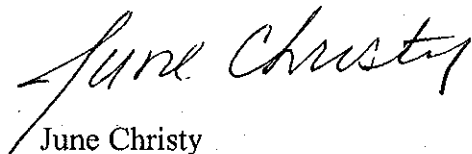
1. City staff recommend that this report be sent to the Manager of Planning, Development Services Department (Planning), City of New Westminster as requested advising them that Richmond has no objections to the OCP amendment.
2. When the developments reach the rezoning stage, or if any transportation or engineering studies are done, further consultation with the City of Richmond is requested. Richmond requests that the City and/or developer contact the following City of Richmond staff at that time:
  - For Transportation, contact Victor Wei, Director, Transportation at (604) 276-4131; [Victor.Wei@richmond.ca](mailto:Victor.Wei@richmond.ca).
  - For Engineering services, contact Sui Tse, Manager, Engineering Planning at (604) 276-4075; [Sie.Tse@richmond.ca](mailto:Sie.Tse@richmond.ca)

### **Financial Impact**

There is no financial impact associated with the proposed OCP amendment

### **Conclusion**

City staff do not anticipate that the proposed OCP amendment will pose land use issues to the City of Richmond. When the developments reach the rezoning stage, if any transportation and engineering studies are done, further consultation with the City of Richmond is requested.



June Christy  
Senior Planner  
(4188)



Terry Crowe  
Manager, Policy Planning  
(4139)

JC:cas

- Attachment 1: City of New Westminster letter
- Attachment 2: Memo to Richmond City Council
- Attachment 3: City staff letter to New Westminster
- Attachment 4: Location Map



CORPORATION OF THE CITY OF NEW WESTMINSTER  
 511 Royal Avenue, New Westminster BC V3L 1H9  
 Development Services Department (604) 527-4532

www.newwestminster.ca  
 Fax No. (604) 527-4511

December 4, 2008

File: 7042

Mr. Terry Crowe  
 Planning Department, City of Richmond  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1

Dear Mr. Crowe:

Re: Proposed Official Community Plan Amendment for 401 Jardine Street,  
 New Westminster

An application has been received to redevelop 401 Jardine Street, the former Western Forest Products site. The redevelopment of the site will require an amendment of the Official Community Plan (OCP) in order to change the land use designation of the site and to create a new Development Permit Area. Information regarding the proposed amendment is included in the attached Proposed OCP Amendment information sheet.

It is the policy of Council, in keeping with the *Local Government Act*, to notify relevant parties when an Official Community Plan amendment is proposed. Your opinion on this matter would be appreciated. You may submit your views in writing any time prior to 4:30pm on Monday, **January 19, 2009**. Written submissions should be sent to Development Services Department (Planning), 511 Royal Ave, New Westminster, BC V3L 1H9. (Fax 604-527-4511).

Further information on this proposal may be obtained by contacting Lynn Roxburgh, Development Services Department, by phone at 604-515-3767 or by email at [lroxburgh@newwestcity.ca](mailto:lroxburgh@newwestcity.ca).

Yours truly,

Beverly Grieve,  
 Manager of Planning

att. (2)

**INFORMATION SHEET  
PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
(401 Jardine Street)**

**Background**

The applicant proposes to subdivide the property into three parcels. The largest parcel, which will be the northern (waterfront) portion of the site, will have a large industrial warehouse. This site is currently zoned Heavy Industrial Districts (M-2). This portion of the site will not need to be rezoned. The second parcel, located at the south east corner of the existing site, will be a retail building supply establishment building. The last and smallest parcel will be a multi-tenant light industrial building. This site, and the site with the building supply establishment, will have to be rezoned from (M-2) to Light Industrial Districts (M-1). The development of each of the three sites will require a development permit prior to the issuance of a building permit.

The applicant has submitted design guidelines which will apply to the entire site. These guidelines have been reviewed and supported by Planning Staff and the New Westminster Design Panel.

The applicant has also submitted a subdivision application to the Engineering Department. The applicant and the Engineering Department are currently working through the issues related to the subdivision of this site.

**Existing Policy/Practice**

The entire site is designated in the Official Community Plan as **(WDI) Water Dependent Industry**. The Plan describes this designation as:

**(WDI) Water Dependent Industry:** This area includes industry that is dependent on waterfront access such as marine terminals and related uses including boat moorage, ship chandlery, warehouses, shipping distribution services, storage centers, lumber mills, fish processing plants, shipbuilding/repairs, marinas and seaplane terminals.

This site is also designated as part of Industrial Development Permit Area #4 Queensborough Industrial. This Development Permit area:

...is designated to provide an opportunity for continued intensive industrial development with a waterfront focus. This Development Permit Area establishes objectives and guidelines for the form and character of industrial development.

Section 879 of the *Local Government Act* outlines conditions which must be met prior to amending the OCP. The Act requires local government to provide one or more opportunities it considers appropriate for the consultation with persons, organizations and authorities it considers will be affected. A report was presented to Council on November 24, 2008, at which time the following resolutions were passed:

*THAT Council, in consideration of Local Government Act Section 879, direct staff to seek public input on the proposed Official Community Plan amendment relating to 401 Jardine Street in the following manner:*

- 9) *Direct staff to advise and consult with :*
  - a. *the Council of the City of Richmond;*
  - b. *TransLink;*
  - c. *the Greater Vancouver Sewerage and Drainage District Board;*
  - d. *the Ministry of Transportation and Infrastructure;*
  - e. *Port Metro Vancouver;*
  - f. *Ministry of Environment, Inspector of Dikes;*
  - g. *Fraser River Estuary Management Program (FREMP);*
  - h. *Federal Department of Fisheries and Oceans; and*
  - i. *the Queensborough Residents' Association.*
  
- 10) *Direct staff to seek input from interested parties in the following manner:*
  - a. *place an advertisement in the newspaper to notify the public of this application; and*
  - b. *send a notification letter to the owners and occupants within 650 feet of the subject property.*
  
- 11) *Direct the applicant to review and seek input on the proposal with the broader community by conducting a Public Information Meeting or Meetings which introduces the application and proposal to the community. The applicant should also be directed to submit a report to Council on the results of such consultation.*
  
- 12) *Not require consultation with:*
  - a. *the Board of the Greater Vancouver Regional District;*
  - b. *the Boards of any Regional District adjacent to the area covered by the application, as none are considered to be affected by the application;*
  - c. *the Board of School District 40;*
  - d. *any First Nations;*
  - e. *any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*



f. any provincial or federal agency other than as noted herein, as none are considered to be affected by this application; and

*THAT* staff process the M-2 rezoning to M-1 zoning for Site 2 after the completion of the OCP amendment process.

Consultation under this section of the *Local Government Act* is in addition to the public hearing requirement.

### **Analysis**

#### *Proposed Amendment to the Official Community Plan: Land Use Designation*

The land use being proposed will require an amendment to the OCP. The land use designation on the site is currently **(WDI) Water Dependant Industry**. This designation is not conducive to development of the site since the proposed subdivision will create lots that do not have waterfront access and therefore cannot support water dependant industry. For this reason, staff are proposing to change the designation of the site to **(I) Industrial**. The Industrial designation is a pre-existing designation within the OCP. The Plan describes this designation as:

**(I) Industrial:** this area will include industrial uses including those industrial uses which are dependent on waterfront access.

This designation will is more flexible as it allows for water dependant industry, but does not exclude other industrial zones. Making this change will help reinforce the objectives of the City's Industrial Land Strategy by allowing intensification of existing industrial land.

The development of this site will still have to comply with other overarching City objectives including those in the Official Community Plan, the Queensborough Official Community Plan and the Parks and Recreation Master Trails and Greenways Plan. For example, the Queensborough Perimeter Trail will have to be incorporated into the development of this site.

#### *Proposed Amendment to the Official Community Plan: Development Permit Area Guidelines*

Due to the scale of the proposed development and its context within Queensborough, staff recommend that a set of design guidelines be established for this development. These guidelines, prepared by the applicant, have been reviewed and supported by staff and the New Westminster Design Panel. The applicant's guidelines express a strong commitment to sustainable site development, building and landscape practices

with a special consideration to include a responsible approach to water use, stormwater management, energy and waste management.

The best option for ensuring that the design guidelines are applied to this site is to incorporate them into the Development Permit Area. To do so will require an OCP amendment. Rather than incorporating these guidelines into the existing Development Permit area, staff feel that it is more appropriate to create a new Development Permit area. This Development Permit area will be “Industrial/Business Park - #8 Queensborough Industrial Park.” The purpose of this development permit area will be to establish the objectives for the form and character for the proposed industrial development.

The Development Permit objectives will be similar to the following:

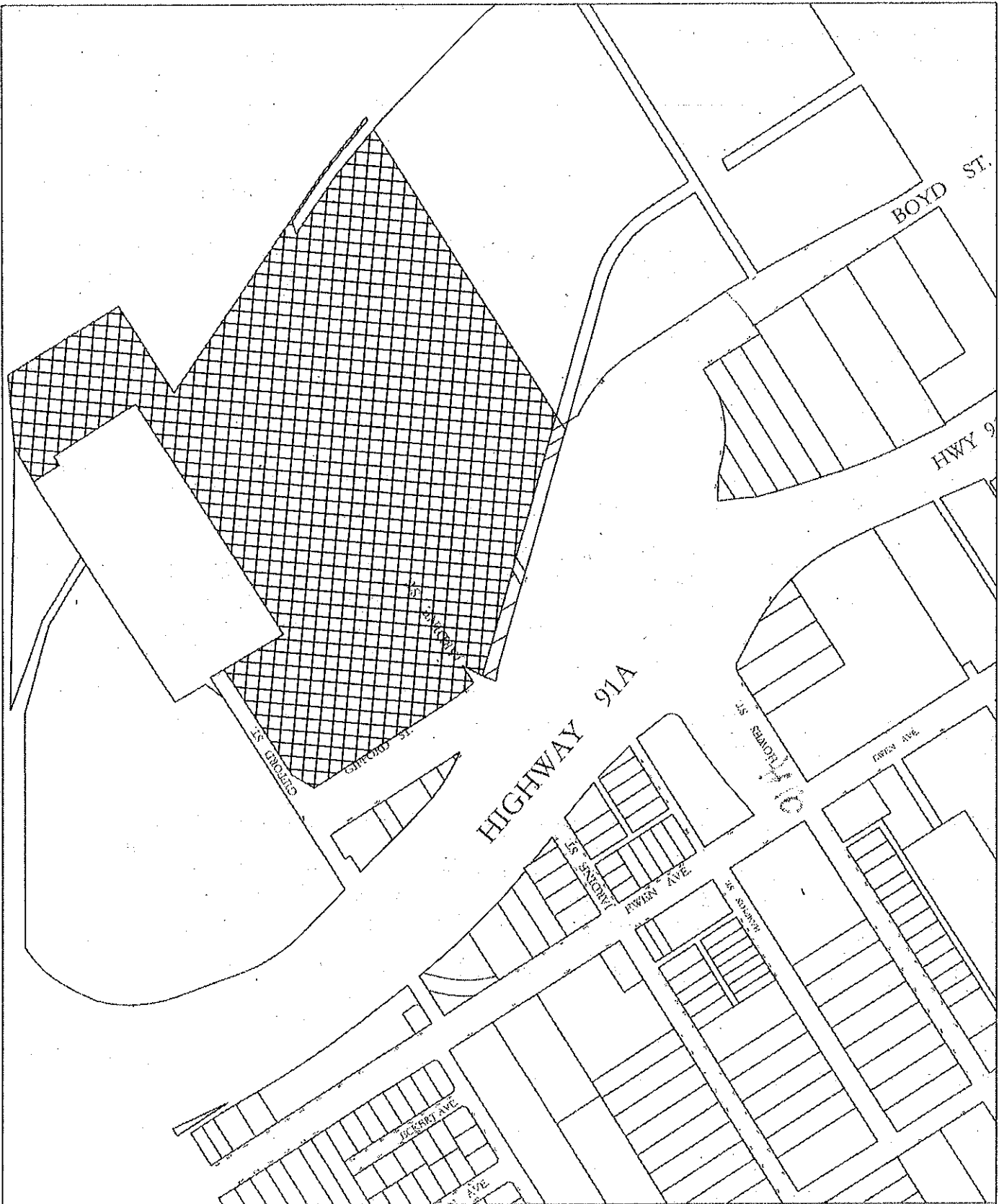
- Promote the viability of industrial use
- Promote a variety of employment opportunities
- Mitigate the impacts of the transportation corridor on adjacent uses
- Mitigate the impacts of industrial uses on non-industrial neighbourhoods
- Promote environmentally responsible design that contributes to an overall attractive environment and enhances environmental sustainability
- Promote sustainable building and landscape practices that include a responsible approach to water use, stormwater management, energy and waste management.

The Development Permit Guidelines for the site will state that development permits must be in accordance with the design guidelines which have been submitted by the applicant and will be adopted by Council later in the process.

### **Conclusion**

The redevelopment of the 401 Jardine Street will require an amendment of the Official Community Plan (OCP) in order to change the land use designation of the site to **(I) Industrial** and to create a new Development Permit Area (#8 Queensborough Industrial Park).

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The Corporation of  
 The City of New Westminster  
 Development Services - GIS

401 Jardine Street

Scale: 1:5000

Date: November 27, 2008



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PLOT DATE: November 27, 2008



**City of Richmond**  
Planning and Development Department

**Memorandum**

**To:** Mayor and Councillors  
**From:** Terry Crowe  
Manager, Policy Planning  
**Date:** Jan. 12, 2009  
**File:** 01-0155-20-  
NWES1/2008-Vol 01  
**Re:** Update: New Westminster Request For City Comments Regarding A Proposed Official Community Plan Amendment for 401 Jardine Street, New Westminster

**Purpose**

The purpose of this memorandum is to provide an update regarding New Westminster's request for City comments concerning a proposed Official Community Plan Amendment for 401 Jardine Street in New Westminster (see **Attachments 1 and 2**).

**Origin**

In December 2008, the City received a letter from the City of New Westminster regarding a proposal to redevelop 401 Jardine Street, New Westminster, the former Western Forest Products site.

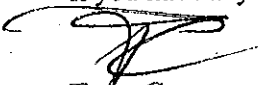
The site has been occupied by old industrial buildings and a large parking lot. The proposal involves changing from allowing only water based industrial uses, to allowing water based industrial, industrial and highway commercial uses (e.g., a large industrial warehouse, a multi-tenant industrial building, a retail supply store). The existing OCP designation is "Water Dependent Industry". The proposed OCP designations are "Industry" and "Highway Commercial". New Development Permit guidelines are proposed.

A preliminary review indicates that the proposed OCP amendment does not have a significant impact on Richmond. A full City review is underway.

**Next Steps**

The City of New Westminster has requested that Richmond's comments on the proposal be submitted, prior to 4:30 pm on Monday, January 19, 2009. Because of the short notice, City staff will first provide comments by letter to New Westminster before the January 19, 2009 deadline and then bring a report to Planning Committee on February 3, 2009 and Council on February 9, 2009. This two step approach is used when the City receives short notices for OCP amendment comments from other municipalities.

If you have any questions about the proposed OCP amendment, please call me, at 604-276-4139.

  
Terry Crowe  
Manager, Policy Planning

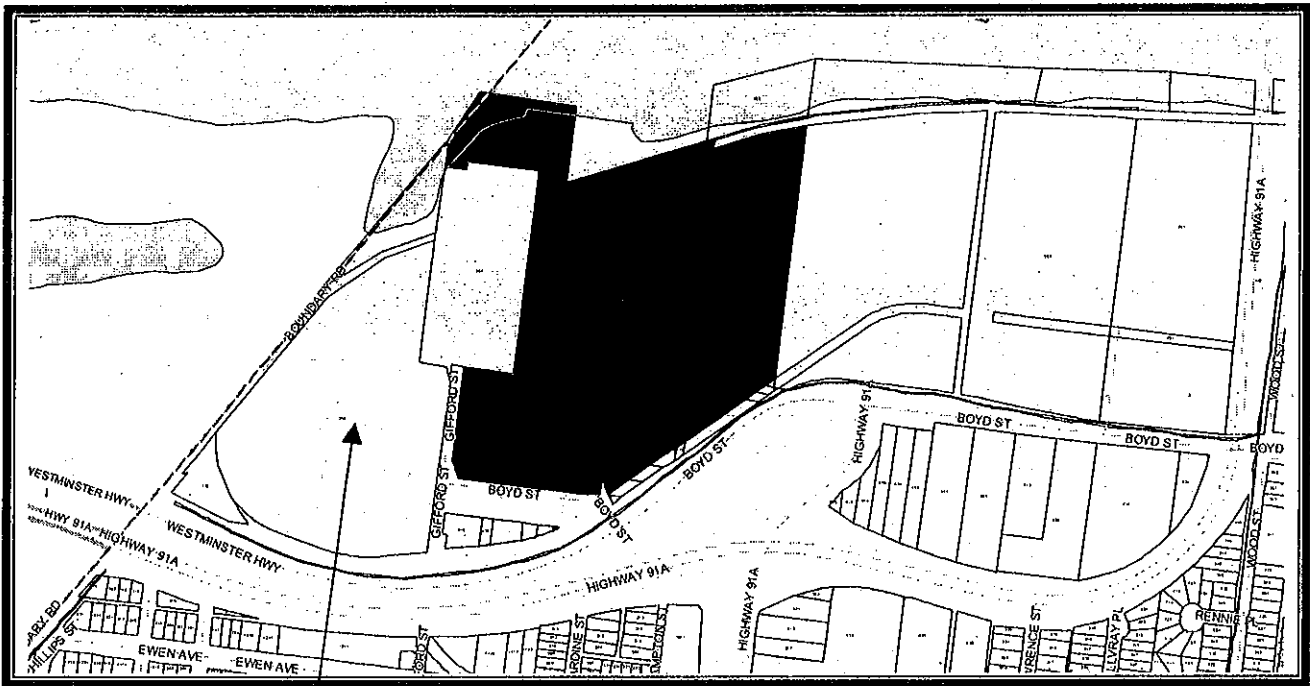
TTC:jc

**Cc:** Joe Erceg, General Manager, Planning and Development  
Victor Wei, Director of Transportation  
Siu Tse, Manager, Engineering Planning  
June Christy, Senior Planner, Policy Planning

Attachment 1

Site Location: 401 Jardine Street, New Westminster – Proposed NW OCP Referral

Legend: - The dark area is 401 Jardine Street, New Westminster.



The Starlight Casino - 350 Gifford Street, New Westminster



CORPORATION OF THE CITY OF NEW WESTMINSTER  
 511 Royal Avenue, New Westminster BC V3L 1H9  
 Development Services Department (604) 527-4532

ATTACHMENT 2  
 COUNCILLOR  
 FROM: CITY CLERK'S OFFICE  
 www.newwestminster.ca  
 Fax No. (604) 527-4511

PC: Zoe Erega  
 Terry Crowe  
 for appropriate  
 action by requested date.

December 4, 2008

Members of Council  
 City of Richmond  
 City Clerks Office  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1

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 [Signature]

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	DW	
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File	7042	
	WB	

Dear Mayor and Members of Council:

01-0155-20-NWES

Re: Proposed Official Community Plan Amendment for 401 Jardine Street, New Westminster

An application has been received to redevelop 401 Jardine Street, the former Western Forest Products site. The redevelopment of the site will require an amendment of the Official Community Plan (OCP) in order to change the land use designation of the site and to create a new Development Permit Area. Information regarding the proposed amendment is included in the attached Proposed OCP Amendment information sheet.

It is the policy of Council, in keeping with the *Local Government Act*, to notify relevant parties when an Official Community Plan amendment is proposed. Your opinion on this matter would be appreciated. You may submit your views in writing any time prior to 4:30pm on Monday, **January 19, 2009**. Written submissions should be sent to Development Services Department (Planning), 511 Royal Ave, New Westminster, BC V3L 1H9. (Fax 604-527-4511).

Further information on this proposal may be obtained by contacting Lynn Roxburgh, Development Services Department, by phone at 604-515-3767 or by email at [lroxburgh@newwestcity.ca](mailto:lroxburgh@newwestcity.ca).

Yours truly,

[Signature]

Beverly Grieve,  
 Manager of Planning

att. (2)



**INFORMATION SHEET  
PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
(401 Jardine Street)**

**Background**

The applicant proposes to subdivide the property into three parcels. The largest parcel, which will be the northern (waterfront) portion of the site, will have a large industrial warehouse. This site is currently zoned Heavy Industrial Districts (M-2). This portion of the site will not need to be rezoned. The second parcel, located at the south east corner of the existing site, will be a retail building supply establishment building. The last and smallest parcel will be a multi-tenant light industrial building. This site, and the site with the building supply establishment, will have to be rezoned from (M-2) to Light Industrial Districts (M-1). The development of each of the three sites will require a development permit prior to the issuance of a building permit.

The applicant has submitted design guidelines which will apply to the entire site. These guidelines have been reviewed and supported by Planning Staff and the New Westminster Design Panel.

The applicant has also submitted a subdivision application to the Engineering Department. The applicant and the Engineering Department are currently working through the issues related to the subdivision of this site.

**Existing Policy/Practice**

The entire site is designated in the Official Community Plan as **(WDI) Water Dependent Industry**. The Plan describes this designation as:

**(WDI) Water Dependent Industry:** This area includes industry that is dependent on waterfront access such as marine terminals and related uses including boat moorage, ship chandlery, warehouses, shipping distribution services, storage centers, lumber mills, fish processing plants, shipbuilding/repairs, marinas and seaplane terminals.

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...is designated to provide an opportunity for continued intensive industrial development with a waterfront focus. This Development Permit Area establishes objectives and guidelines for the form and character of industrial development.

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*THAT Council, in consideration of Local Government Act Section 879, direct staff to seek public input on the proposed Official Community Plan amendment relating to 401 Jardine Street in the following manner:*

- 5) *Direct staff to advise and consult with :*
  - a. *the Council of the City of Richmond;*
  - b. *TransLink;*
  - c. *the Greater Vancouver Sewerage and Drainage District Board;*
  - d. *the Ministry of Transportation and Infrastructure;*
  - e. *Port Metro Vancouver;*
  - f. *Ministry of Environment, Inspector of Dikes;*
  - g. *Fraser River Estuary Management Program (FREMP);*
  - h. *Federal Department of Fisheries and Oceans; and*
  - i. *the Queensborough Residents' Association.*
  
- 6) *Direct staff to seek input from interested parties in the following manner:*
  - a. *place an advertisement in the newspaper to notify the public of this application; and*
  - b. *send a notification letter to the owners and occupants within 650 feet of the subject property.*
  
- 7) *Direct the applicant to review and seek input on the proposal with the broader community by conducting a Public Information Meeting or Meetings which introduces the application and proposal to the community. The applicant should also be directed to submit a report to Council on the results of such consultation.*
  
- 8) *Not require consultation with:*
  - a. *the Board of the Greater Vancouver Regional District;*
  - b. *the Boards of any Regional District adjacent to the area covered by the application, as none are considered to be affected by the application;*
  - c. *the Board of School District 40;*
  - d. *any First Nations;*
  - e. *any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*



f. any provincial or federal agency other than as noted herein, as none are considered to be affected by this application; and

*THAT* staff process the M-2 rezoning to M-1 zoning for Site 2 after the completion of the OCP amendment process.

Consultation under this section of the *Local Government Act* is in addition to the public hearing requirement.

### **Analysis**

#### *Proposed Amendment to the Official Community Plan: Land Use Designation*

The land use being proposed will require an amendment to the OCP. The land use designation on the site is currently **(WDI) Water Dependant Industry**. This designation is not conducive to development of the site since the proposed subdivision will create lots that do not have waterfront access and therefore cannot support water dependant industry. For this reason, staff are proposing to change the designation of the site to **(I) Industrial**. The Industrial designation is a pre-existing designation within the OCP. The Plan describes this designation as:

**(I) Industrial:** this area will include industrial uses including those industrial uses which are dependent on waterfront access.

This designation will is more flexible as it allows for water dependant industry, but does not exclude other industrial zones. Making this change will help reinforce the objectives of the City's Industrial Land Strategy by allowing intensification of existing industrial land.

The development of this site will still have to comply with other overarching City objectives including those in the Official Community Plan, the Queensborough Official Community Plan and the Parks and Recreation Master Trails and Greenways Plan. For example, the Queensborough Perimeter Trail will have to be incorporated into the development of this site.

#### *Proposed Amendment to the Official Community Plan: Development Permit Area Guidelines*

Due to the scale of the proposed development and its context within Queensborough, staff recommend that a set of design guidelines be established for this development. These guidelines, prepared by the applicant, have been reviewed and supported by staff and the New Westminster Design Panel. The applicant's guidelines express a strong commitment to sustainable site development, building and landscape practices

with a special consideration to include a responsible approach to water use, stormwater management, energy and waste management.

The best option for ensuring that the design guidelines are applied to this site is to incorporate them into the Development Permit Area. To do so will require an OCP amendment. Rather than incorporating these guidelines into the existing Development Permit area, staff feel that it is more appropriate to create a new Development Permit area. This Development Permit area will be "Industrial/Business Park - #8 Queensborough Industrial Park." The purpose of this development permit area will be to establish the objectives for the form and character for the proposed industrial development.

The Development Permit objectives will be similar to the following:

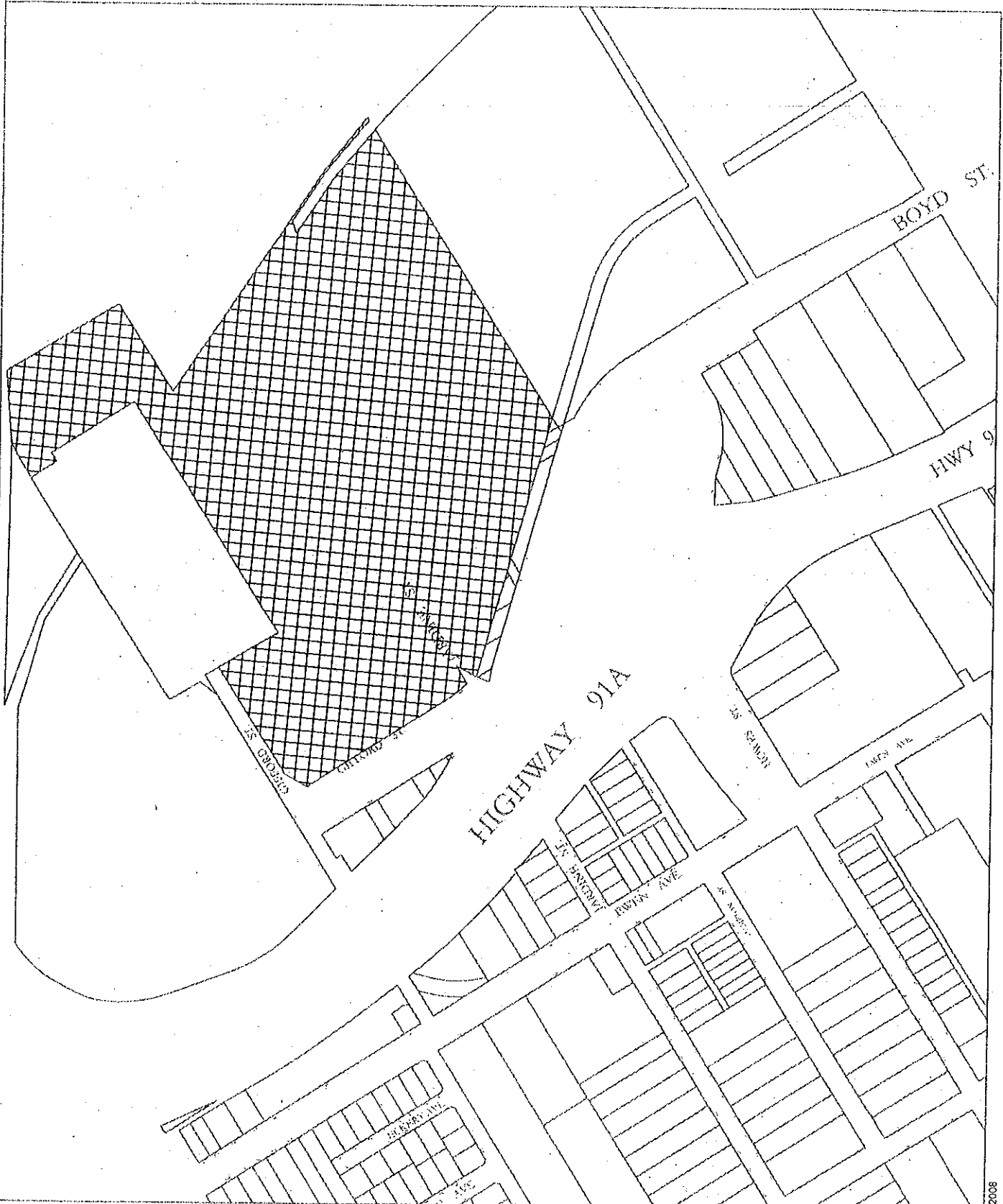
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- Promote environmentally responsible design that contributes to an overall attractive environment and enhances environmental sustainability
- Promote sustainable building and landscape practices that include a responsible approach to water use, stormwater management, energy and waste management.

The Development Permit Guidelines for the site will state that development permits must be in accordance with the design guidelines which have been submitted by the applicant and will be adopted by Council later in the process.

### **Conclusion**

The redevelopment of the 401 Jardine Street will require an amendment of the Official Community Plan (OCP) in order to change the land use designation of the site to **(I) Industrial** and to create a new Development Permit Area (#8 Queensborough Industrial Park).

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The Corporation of  
The City of New Westminster  
Development Services - GIS

401 Jardine Street

Scale: 1:5000

Date: November 27, 2008

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PLOT DATE: November 27, 2008



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone 604-276-4000  
www.richmond.ca

Planning and Development Department  
Fax: 604-276-4052

January 15, 2009  
File: 01-0155-20-NWES1/2009-Vol 01

Ms. Beverly Grieve  
Manager of Planning  
Corporation of the City of New Westminster  
511 Royal Avenue  
New Westminster BC V3L 1H9

Dear Ms Grieve:

**Re: Proposed Official Community Plan Amendment for 401 Jardine Street, New Westminster**

The following is in response to the December 4, 2008 letter from the City of New Westminster requesting comments from the City of Richmond on a proposed Official Community Plan Amendment for 401 Jardine Street. Please note that our comments are from City of Richmond staff, and that Richmond City Council will be forwarding their comments shortly (after their Regular Council meeting on February 9, 2009).

We do not anticipate that the proposed OCP amendment will pose significant land use issues to the City of Richmond.

We recommend that when the developments reach the rezoning stage, or if any transportation and engineering studies are done, further consultation with the City of Richmond be undertaken. We request that the City and/or developer should contact the following City of Richmond staff:

For Transportation, contact Victor Wei, Director, Transportation at (604) 276-4131; [Victor.Wei@richmond.ca](mailto:Victor.Wei@richmond.ca). For Engineering services, contact Sui Tse, Manager, Engineering Planning at (604) 276-4075; [Siu.Tse@richmond.ca](mailto:Siu.Tse@richmond.ca). If you have any questions regarding our comments above, please contact me directly at 604 276-4139.

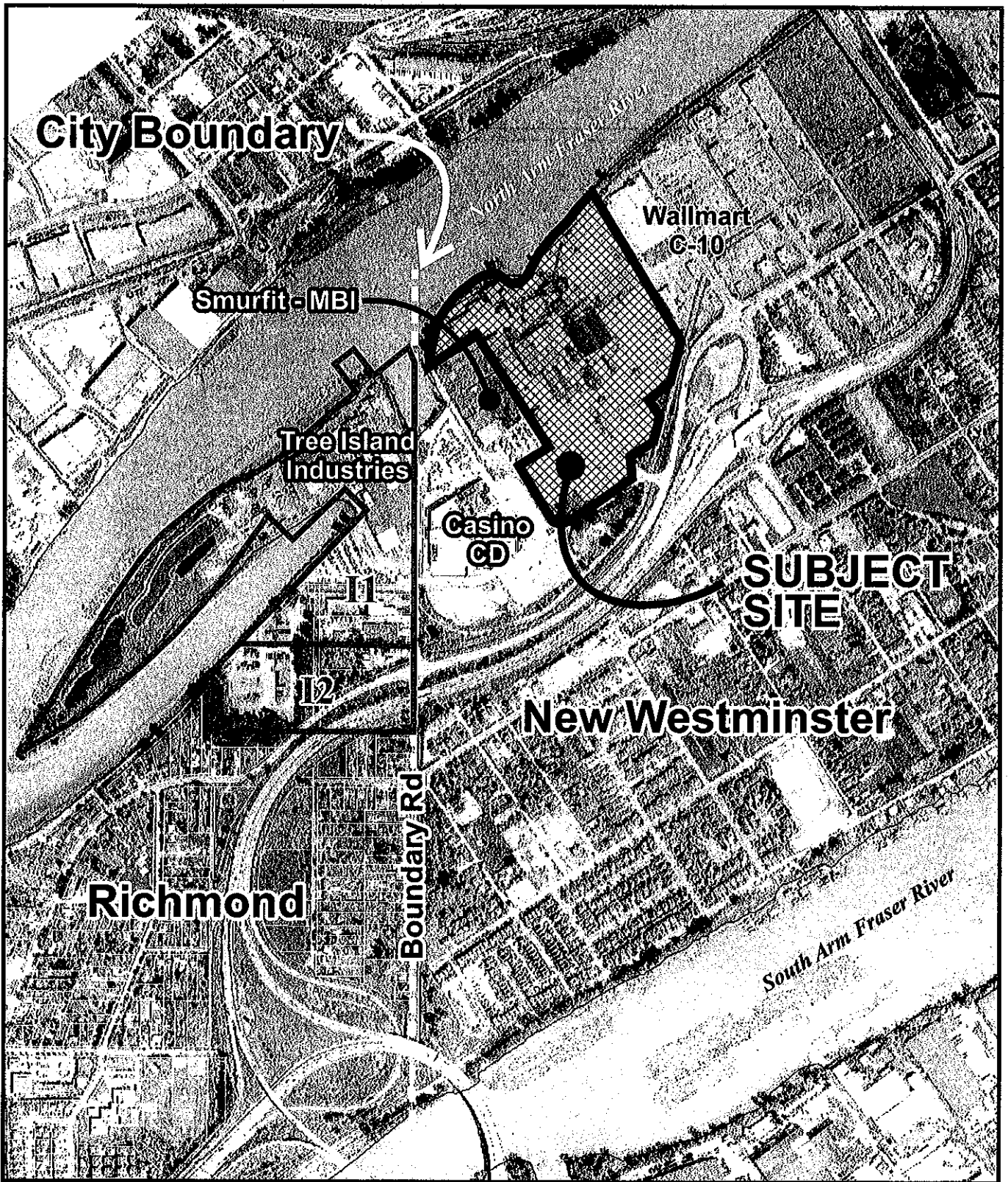
Yours truly,

Terry Crowe  
Manager, Policy Planning

TTC:je

- Mayor and Councillors	- Sui Tse, Manager, Engineering Planning
- Joe Erceg, GM, Planning & Development	- June Christy, Senior Planner, Policy Planning
- Victor Wei, Director, Transportation	





OCP Amendment  
West Forest Products Site  
New Westminister

Original Date: 12/16/08

Amended Date:

Note: Dimensions are in METRES