



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 20, 2008
From: Joe Erceg, MCIP **File:** 01-0155-20-NWESI/2009-
 General Manager, Planning and Development 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
 Joe Erceg, MCIP
 General Manager,
 Planning and Development

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

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 Westminster. 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 Westminster 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 Westminster 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 Westminster 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 Westminster staff believe that commercial uses could choose to locate on less expensive industrial lands rather than

January 20, 2008

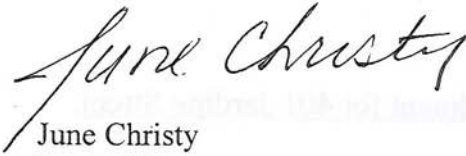
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Financial Impact

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

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.

- 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:

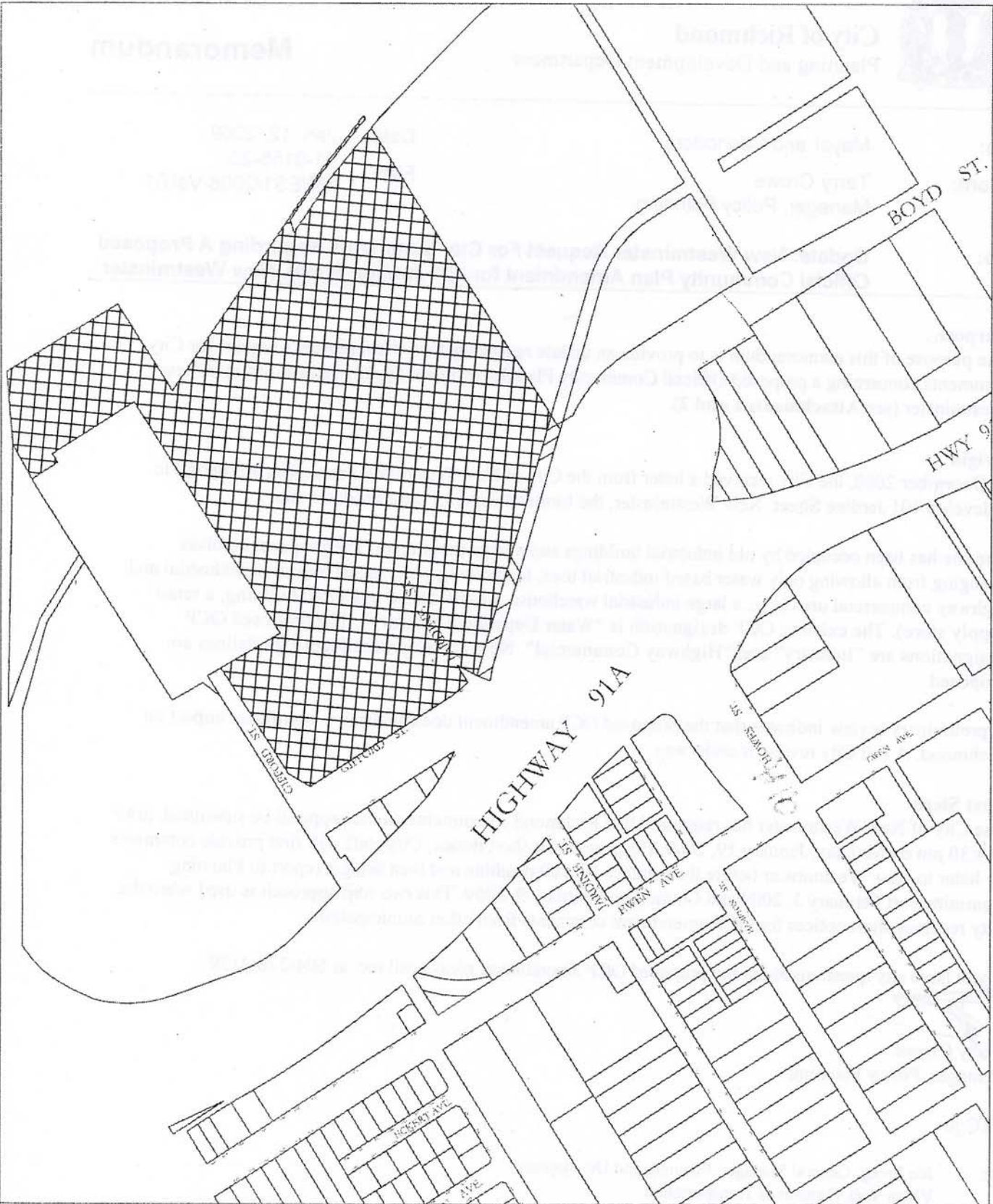
(I) Industrial: this area will include industrial uses including those industrial uses which are dependent on waterfront access.

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



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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



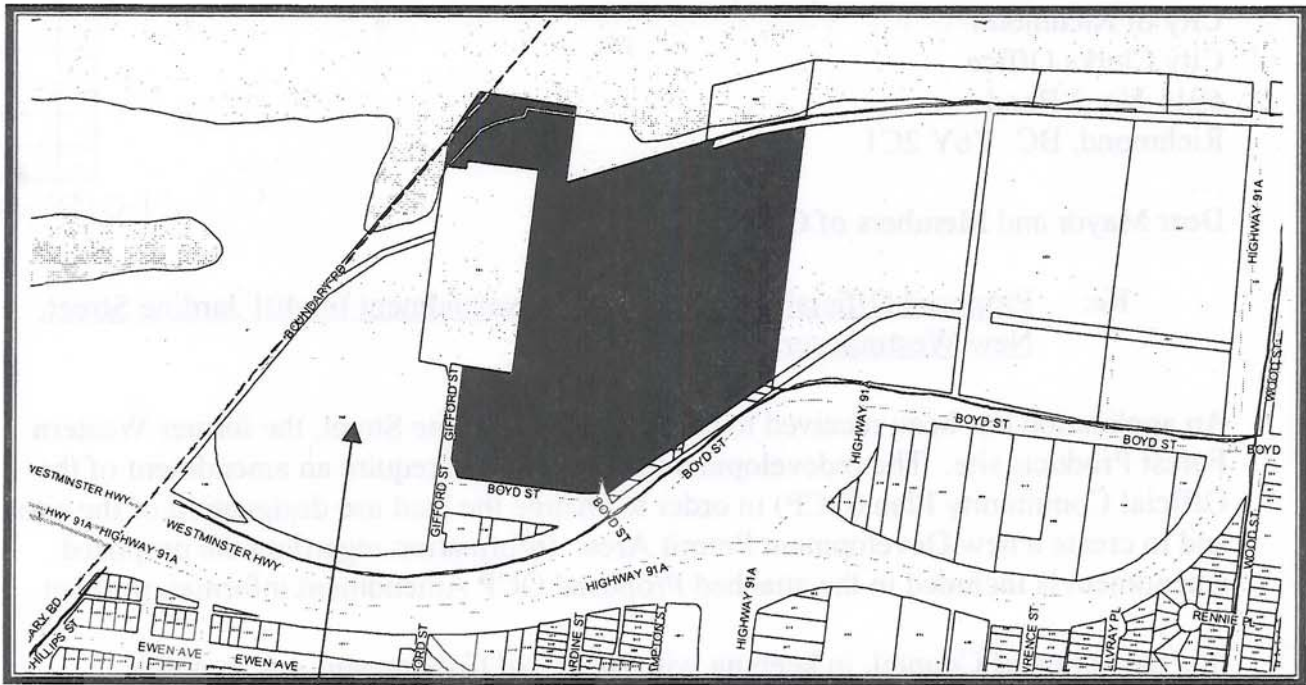
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PLOT DATE: November 27, 2008

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

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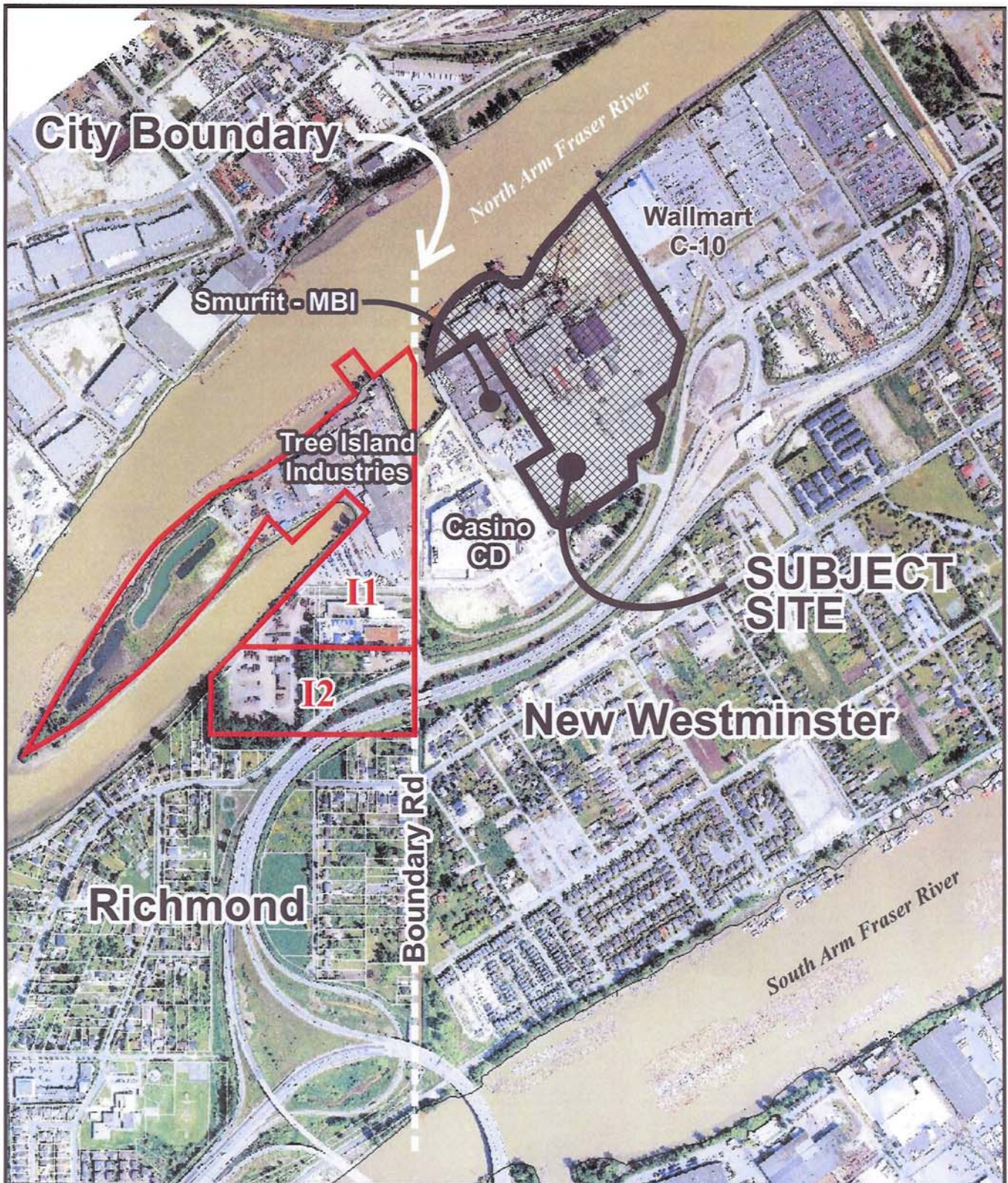
401 Jardine Street

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PLOT DATE: November 27, 2008



OCP Amendment
West Forest Products Site
New Westminister

Original Date: 12/16/08

Amended Date:

Note: Dimensions are in METRES