



# City of Richmond

<b>To Public Hearing</b>
Date: <u>June 21, 2010</u>
Item # <u>5</u>
Re: <u>Bylaw 8479</u>

## Memorandum Parks and Recreation

**To:** Mayor & Councillors  
**From:** Serena Lusk  
Manager, Parks - Planning & Design  
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Senior Planner, Policy Planning  
**Date:** June 1, 2010  
**File:** 08-4045-20-10-AB/2010-Vol 01

**Re:** **City Centre Area Plan (CCAP) Amendment Bylaw No. 8479 for the Relocation of a Future Park Designated for Bridgeport Village: Additional Information for Consideration at Public Hearing on June 21, 2010**

### Purpose

Official Community Plan Amendment Bylaw No. 8479 was introduced and given first reading of Council on April 14, 2009. The purpose of the Bylaw is to amend the CCAP Bridgeport Village Specific Land Use Map to provide for the relocation of a future park designated for the west side of No. 3 Road to the east side of Smith Street (near Great Canadian Way) in order to better meet local park and planning objectives by:

- Providing for one larger park (rather than two small ones) by consolidating the proposed park space with existing City-owned land designated for park along Great Canadian Way; and
- Encouraging the development of the west side of No. 3 Road with commercial uses that will enhance the area's role as a "gateway" and arts-entertainment-business precinct.

At the April 14<sup>th</sup> Council meeting, staff were directed to consult with "*affected property owners and tenants and report back to Council on or before the Public Hearing on OCP Amendment Bylaw No. 8479*". The purpose of this memo is to summarize the results of that consultation.

### Affected Properties

The proposed Plan amendment directly affects the following properties:

- No. 3 Road (proposed commercial designation): 11 properties, including 10 vacant lots owned by Translink (formerly Canada Line Rapid Transit Inc./CLCO) and one lot occupied by 6 strata-titled business units controlled by various owners; and
- Smith Street (proposed "park" designation): 7 properties controlled by various owners, including one lot which is occupied by 9 strata-titled business units.

The subject public consultation process was limited to the Smith Street properties on the basis that:

- Translink has indicated in writing that it supports the proposed Plan amendment (as per Attachment 2 to the staff report considered by Council on April 14, 2009); and
- The proposed amendment will have no impact on the continued operation of the No. 3 Road strata-titled property and, when the owners decide to redevelop, will provide for a greater range of uses and density than would have otherwise been permitted.

### Consultation Process – Smith Street Properties

In September 2009, following adoption of the City Centre Area Plan (CCAP), invitations to two meetings with City staff were mailed to Smith Street property owners affected by the proposed park. The meetings, both of which were held on October 15, 2009, were attended by a representative of nine strata-titled business units at 2900 Smith Street and the owners of two lots at 2680 and 2700 Smith Street (one vacant and the other occupied by a single-family house). No other communication was received in response to the City's invitation.

### Findings

- 2900 Smith Street: The representative of the strata-titled business property indicated no concern with the proposed Plan amendment, based on an understanding that:
  - The City does not plan to develop the park in the short-term;
  - In the interim, the amendment will not impact permitted property use; and
  - If the City was to acquire the property, its value would be based on comparable business properties.
- 2680 & 2700 Smith Street: These lots are owned by one group of three owners who raised concern that the proposed “park” designation would impact their ability to sell their lots in the short-term. Staff have considered this input and determined the following:
  - The effective use of these lots, which are currently zoned “Light Industrial (IL)”, is impacted by their small size and existing non-conforming use (i.e. single-family house);
  - The proposed Plan amendment will not affect the existing zoning of these lots or alter the owner's ability to make use of them or sell them under that zoning; and
  - Near-term acquisition of these lots by the City would be premature, as park development is not warranted until redevelopment activity and numbers of workers/visitors in the area increase.

### Conclusion

Based on the public input received by the City to date, staff believe the proposed CCAP amendment warrants favourable consideration by Council at the scheduled Public Hearing.

### Additional Public Input

The statutory Public Hearing will provide affected property owners and interested parties with additional notice of the proposed Plan amendment and an opportunity to comment. As per standard City practice, public notification will be provided in advance of the Public Hearing via local newspapers and, in the case of the lots directly affected by the amendment or within 50 m of those lots, by letters to owners and occupiers.

If you have questions or would like clarification, please do not hesitate to contact us.

*S. Lusk FOR*

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