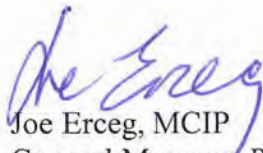




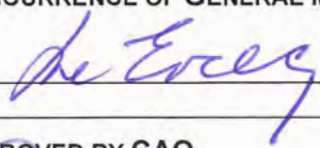
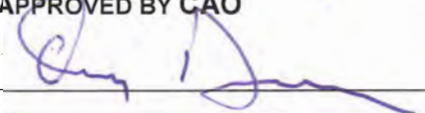
**To:** Planning Committee **Date:** May 8, 2017  
**From:** Joe Erceg, MCIP **File:** 08-4040-01/2017-Vol 1  
 General Manager, Planning and Development  
**Re:** **Richmond Response: Port of Vancouver Proposed Industrial Designation of 1700 No.6 Road**

**Staff Recommendation**

1. That the staff recommendation in the report “Richmond Response: Port of Vancouver Proposed Industrial Designation of 1700 No. 6 Road”, dated May 8, 2017 from the General Manager, Planning and Development, to advise the Port of Vancouver board that the City of Richmond supports the Port’s proposed Industrial designation of 1700 No. 6 Road in the Port’s Master Plan be endorsed; and
2. That the staff recommendation to request the Port of Vancouver Board to work with the City of Richmond to establish the future OCP proposed Knox Way extension , OCP Major Greenway and OCP Major Cycling Route be endorsed.

  
 Joe Erceg, MCIP  
 General Manager, Planning and Development  
 (604-276-4083)

Att. 2

| REPORT CONCURRENCE   |   |   |
|--|---|---|
| <b>ROUTED TO:</b><br>Transportation                              | <b>CONCURRENCE</b><br><input checked="" type="checkbox"/> | <b>CONCURRENCE OF GENERAL MANAGER</b><br> |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b> | <b>INITIALS:</b><br>CS                                    | <b>APPROVED BY CAO</b><br>                |

## Staff Report

### Origin

On April 3, 2017, the Port of Vancouver Board invited Richmond to comment, by June 2, 2017, on a proposal to redesignate its recently purchased 1700 No 6 Road site, in its Master Plan, from the City's Zoning Bylaw Light Industrial designation, to the Port's Master Plan Industrial designation.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

*Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.*

*5.1. Advancement of City priorities through strong intergovernmental relationships.*

### Findings of Fact

#### 1700 No. 6 Road Details

A company owned by the Port called "Port of Vancouver Holdings Ltd" recently purchased 1700 No 6 Road (3.43 ha / 8.48 ac).

The Port company's purchase is welcomed, as it helps the Port avoid developing Port uses on farmland.

Currently, the Metro Vancouver Regional Growth Strategy (RGS) designates the site Industrial, and the City's 2041 Official Community Plan (OCP) designates it Industrial and the Zoning Bylaw designates it Light Industrial.

The current use at 1700 No 6 Road is an industrial warehouse facility and the Port's consultation document indicates that the proposed use is the same.

#### Transportation Comments

Transportation staff advise that, the 2041 OCP proposes a "Proposed Minor Arterial Road" through the 1700 No. 6 Road property (Attachment 2). The OCP proposes that the vehicle access to/from the property should be provided via the future Knox Way and not No. 6 Road or River Road. The proposed extension of Knox Way is important, as it would provide access to all abutting industrial parcels between No. 6 Road and No. 7 Road, and would allow the City to reduce the amount of traffic, particularly industrial truck traffic, along River Road.

It is also noted that sections of River Road and No. 6 Road that abut the 1700 No. 6 Road site are identified as a planned OCP Major Greenway and an OCP Major Cycling Route. Staff advise that the Port should be asked to recognize the above OCP policies and assist the City in achieving them (e.g., as forward planning, or as part of any land use development on the 1700 No. 6 Road site).

Summary

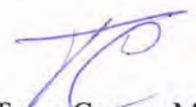
Staff advise that, to protect the City's interests, the Port be asked to continue industrial uses on the 1700 No. 6 Road site and work with the City, to achieve the 2041 OCP Proposed Minor Arterial Road, OCP Major Greenway and OCP Major Cycling Route, to enhance vehicle, truck, cycling and pedestrian safety in the area.

**Financial Impact**

None.

**Conclusion**

The Port of Vancouver has invited the City of Richmond to comment by June 2, 2017, on a proposed Port Master plan amendment to designate 1700 No. 6 road from the City's Light Industrial Zone, to the Port's Master Plan Industrial designation. Staff advise that this proposal is acceptable as, it allows Port industrial uses to occur on urban industrial land and not on farmland. Staff also suggest that the Port work with the City to establish the future OCP proposed Knox Way extension, OCP Major Greenway and OCP Major Cycling Route, to enhance vehicle, truck, cycling and pedestrian safety in the area.



Terry Crowe, Manager,  
Policy Planning  
(604- 276-4139)

Att. 1: Port of Vancouver email inviting comments April 3, 2017

Att. 2: City Map: 2041 OCP Knox Way Road Extension, Major Greenway and Major Cycling Route

TTC:cas

Thanks  
Terry Crowe, RPP, MCIP,  
Manager, Policy Planning Department (PPD)  
City of Richmond,  
Richmond, BC V6Y 2C1  
Office Tel: (604) 276-4139  
Office Fax: (604) 276-4052  
Office Cell: (788) 228-2433

**From:** Vancouver Fraser Port Authority [<mailto:landuseplan@portvancouver.com>]

**Sent:** Monday, 3 April 2017 17:02

**To:** Russell, Peter

**Subject:** Notice of Land Use Plan Amendments 2017

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## Notice of Land Use Plan Amendments

Over the past year, the Vancouver Fraser Port Authority has purchased several industrial properties to protect trade-enabling industrial lands, ensuring the availability of these lands for future port uses. These purchases include four properties across the Lower Mainland, including Delta, District of North Vancouver, Richmond and Surrey. **Public consultation will take place from April 3 to June 2, 2017 regarding these proposed amendments.**

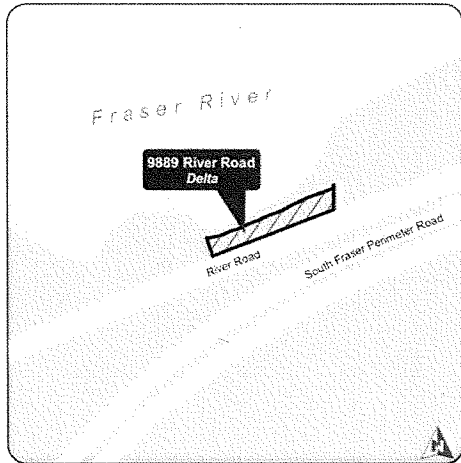
We now intend to include them in our Land Use Plan and redesignate the properties from their former municipal land use designations with a port authority land use designation. These include the following properties:

- 9889 River Road, Delta
- One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver
- 1700 No. 6 Road, Richmond
- 11715 Timberland Road, Surrey

## Proposed Amendments

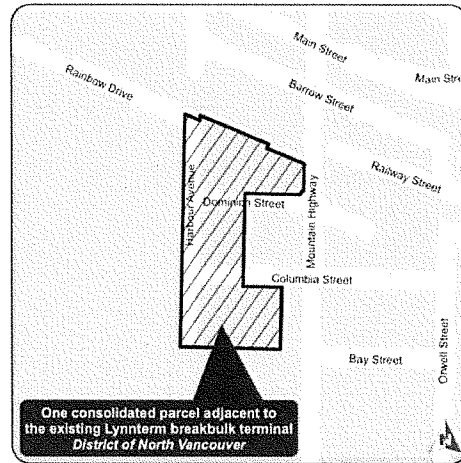
**Delta**

Proposed redesignation from "Industrial" to "Industrial"



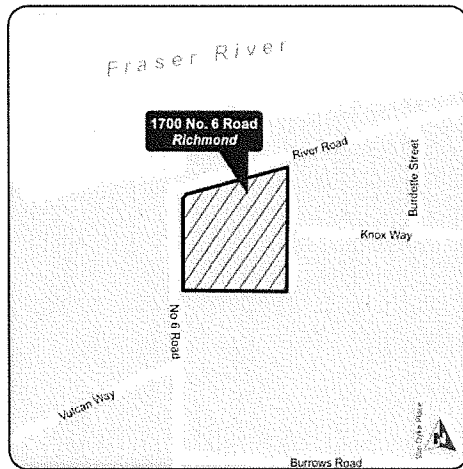
**North Vancouver**

Proposed redesignation from "Industrial" to "Port Terminal"



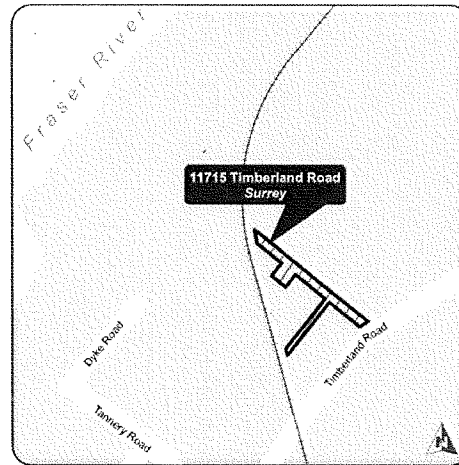
**Richmond**

Proposed redesignation from "Light Industrial" to "Industrial"



**Surrey**

Proposed redesignation from "Unzoned Road" to "Industrial"



**Public Open Houses**

We invite you to attend an open house and provide your feedback on the proposed amendments by Friday, June 2, 2017. All amendments will be shown at both open houses.

**Delta | Thursday, April 20**

4:00 p.m. – 7:00 p.m.

Port of Vancouver Delta Community Office

5525A Ladner Trunk Road

**North Vancouver | Saturday, April 22**

1:30 p.m. – 4:30 p.m.

John Braithwaite Community Centre, Anchor Room  
145 West 1st Street

To learn more and fill out a feedback form, visit [porttalk.ca/landuseplan](http://porttalk.ca/landuseplan). For more information,  
email [landuseplan@portvancouver.com](mailto:landuseplan@portvancouver.com) or call 604.665.9092



## About Our Land Use Plan

The Vancouver Fraser Port Authority is responsible for the stewardship of federal port lands in and around Vancouver, British Columbia. Our mandate is to facilitate Canada's trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

All Canadian port authorities are required to have a Land Use Plan, which is a high level policy document and framework to guide the development of a port authority's land and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority's jurisdiction.

The Vancouver Fraser Port Authority's most recent Land Use Plan was adopted in 2014 and was developed in consultation with more than 1,000 people, representing municipalities, Aboriginal groups, government agencies, environmental organizations, businesses, industries and members of the public.

Read more about our approach to [land use planning](#).

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VANCOUVER FRASER  
PORT AUTHORITY  
100 The Pointe  
999 Canada Place  
Vancouver, B.C. V6C 3T4  
Telephone: 604.665.9000

**What is being amended?**


| <b>Property Overview</b>                                  | <b>Delta</b>   | <b>North Vancouver</b>  | <b>Richmond</b>                | <b>Surrey</b>                  |
|---|--|---|--------------------------------|--------------------------------|
| <b>Properties</b>   | <b>9889 River Road</b>   | <b>One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver</b>  | <b>1700 No. 6 Road</b>         | <b>11715 Timberland Road</b>   |
| <b>Site area</b>  | 0.1 acres/ 0.04 ha   | 7.89 acres/3.19 ha  | 8.48 acres/3.43 ha             | 0.5 acres/ 0.2 ha              |
| <b>Current use</b>  | None, currently unoccupied.  | Majority of the site is unoccupied.<br><br>One industrial unit at 1440 Columbia Street is still operating.  | Industrial warehouse facility. | Lumber distribution facility . |
| <b>Future use</b>   | The property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the "Industrial" uses in the Land Use Plan. | The majority of the property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the "Port Terminal" designated use in the Land Use Plan. | Existing use, no change.       | Existing use, no change.       |
| <b>Former municipal land use designation</b>              | Industrial   | Employment Zone: Industrial   | Light Industrial               | Unzoned Road                   |
| <b>*Proposed port authority Land Use Plan designation</b> | Industrial   | Port Terminal   | Industrial                     | Industrial                     |

**What are the properties currently being used for?**

The properties in Delta, Richmond and Surrey are currently being used for existing industrial or commercial purposes. The properties in the District of North Vancouver are currently unoccupied, as the previous industrial businesses on those properties have vacated.

# Preliminary Extension for Knox Way Extension

- Legend**
- Knox Way Extension
  - Planned Major Street Bike Route
  - Planned Major Greenway



CNCL - 299

May 8, 2017  
Prepared by Onkar Buttar

Note:  
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. The legal description must be confirmed at the Land Title office in New Westminster.  
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1:5,851  
City of Richmond

