



City of Richmond

Report to Committee

To: General Purposes Committee

Date: October 5, 2020

From: Todd Gross
Director, Parks Services

File: 06-2345-01/2020-Vol
01

Re: Park Land Use Designation Changes in the Spires Road Neighbourhood

Staff Recommendation

That staff proceed with public consultation regarding the proposed amendments to the conceptual Park Land Use Designation in the Spires Road Neighbourhood as outlined in the staff report titled "Park Land Use Designation Changes in the Spires Road Neighbourhood," dated October 5, 2020, from the Director, Parks Services and report back to Council with the results of the process.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to discuss the rationale for and the impacts of proposed changes in Land Use Designation on residents' access to parks and open space in the Spires Road Area and to seek Council approval to engage in public consultation for the proposed changes.

The City Centre Area Plan (CCAP) Brighthouse Village Specific Land Use Map conceptually designates four parcels in the area as "Park". In response to a Council referral to staff dated September 3, 2019, neighbourhood design guidelines for the Spires Road Area will be provided in a separate report entitled "City Centre Area Plan Amendment – Development Permit Guidelines for the Spires Road Area," dated October 5, 2020, from the Director, Policy Planning. The report from the Planning and Development Division proposes these four parcels be re-designated to "General Urban T4" Land Use Designation.

This staff report is provided in conjunction with the aforementioned staff report from the Director, Policy Planning, to be presented concurrently.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.3 Encourage wellness and connection to nature through a network of open spaces.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

Background

The four parcels in the Spires Road Area currently designated as "Park" are located at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road in the Brighthouse Village area (see Attachment 1 – Specific Land Use Map: Brighthouse Village (2031)). These parcels total 0.31 hectares (0.77 acres) in area. As specific neighbourhoods densify, City staff look to refine the land use designation as it relates to green spaces and park established when the area plans were

originally envisioned to reflect current community needs and development trends. These four parcels are proposed to be re-designated as “General Urban T4” (see Attachment 2 – Spires Road Area Location Map).

Analysis

City Centre Park Standards

In 2009, Council adopted the CCAP to provide direction for how the City Center Area should develop. The City’s Parks and Open Space Strategy specifies the green space standard for urban areas. The purpose of the standard is to ensure residents have adequate access to green space as part of a balanced, healthy urban lifestyle. The City Centre green space standard is 1.3 hectares (3.25 acres) of park and open space for every 1,000 residents within a 400 metre radius (or five minute) walking distance of a residence.

The Specific Land Use Map: Brighthouse Village (2031) – Attachment 1, identifies a number of locations with the “Park” land use designation. Those areas identified include existing parks such as Minoru Park, Brighthouse Park and Lang Park, as well as areas for future park-use such as the lots along Eckersley Road which have since become part of Cook School Neighbourhood Park. Those areas designated “Park” which are not currently developed as a functional park or open space were identified in the CCAP as ‘placeholders’ to guide future development activity and planning and provide the City with an opportunity to assess park needs and secure additional park space as required. Taken altogether, these existing and proposed sites conceptually identified as “Park” in the Specific Land Use Map: Brighthouse Village (2031) – Attachment 1, are proposed to be re-designated as “General Urban T4” in the Spires Road Area (see Attachment 2 – Spires Road Area Location Map).

New City Centre Park Space Since 2009

Subsequent to Council’s adoption of the CCAP in 2009, the Garden City Lands (Lands) was purchased by the City in 2010. Though zoned Conservation and included in the Agricultural Land Reserve (ALR), the 55 hectare (136.5 acres) Lands is currently being developed as a City-wide park as per the Garden City Legacy Landscape Plan endorsed by Council in 2014. When the Brighthouse Village Specific Land Use Map was developed, the Lands (which is within 400 metres of the Spires Road Area) was not calculated as parks and open space in the City Centre. With the inclusion of the Lands, the area of park and open space available to Spires Road Area residents is greatly increased.

The total area of park within a 400 metre radius of Spires Road is 68.8 hectares (170.1 acres), substantially exceeding the minimum City Centre resident park quantity standard under the Parks and Open Space Strategy. The parks located within 400 metres of the Spires Road Area include the Lands, Garden City Park and Cook Neighbourhood School Park. A summary of the total green space within the Spires Road Area and a location map of identified parks, is provided in Attachment 3 – Spires Neighbourhood Green Space Summary Table and Attachment 4 – Spires Area Green Space Map.

Spires Road Area Designated Parks

In the Spires Road Area, the four parcels at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road currently designated “Park” in the CCAP total an area of 0.31 hectares (0.8 acres). The current form of development on these parcels is Single-Family Dwelling (SFD) unit.

As previously stated, the City Centre resident park quantity standard for this area is exceeded. Spires Road Area residents have access to a wide range of existing parks and open spaces in the neighbourhood. The associated report from Planning and Development proposes these four parcels be re-designated to “General Urban T4” designation. Re-designating the four parcels would not adversely affect present and future residents’ access to parks and open space and would support the reconfiguration of the road network to support proposed greenways and neighbourhood pedestrian links.

Spires Road Area Greenways

The area of Spires Gate Road right of way (ROW) that is proposed to remain designated “Park” is 0.15 hectares (0.4 acres). The area of ROW to remain designated “Park” on Cook Crescent is 0.27 hectares (0.7 acres) for a combined total of 0.42 hectares (1.0 acres). These two lots would function essentially as a linear park and greenway. They are located on the east-west section of Cook Crescent (see Attachment 2 – Spires Road Area Location Map). The proposed greenways will be 20 metre wide along Spires Gate and 16 metre wide along Cook Crescent. Proposed amenities for these lots include:

- A central, six metre wide multi-use path (MUP);
- Lawn, shrub and ground cover areas with an overhead canopy of shade trees;
- Site furniture including benches, trash and recycling receptacles, bike racks; and
- Infrastructure such as pedestrian level lighting and drinking fountains.

The green space will focus on providing safe and comfortable areas for residents to gather, supporting small-scale recreational activities and connections to nature. The landscape design will be consistent with, and supportive of, the overall form of development as set out in the draft Special Precinct 2.0 – Spires Road (Brighthouse Village) guidelines attached to the associated report from Planning and Development.

The six metre wide MUP would also function as emergency access for fire protection purposes for future developments adjacent to the proposed greenway. Removable bollards will restrict vehicular access to emergency and City service vehicles only. The greenway would function as a passive linear park while still permitting cyclists and pedestrians to pass through and connect to the City’s network of greenways and bike routes. Staff envision the greenway will become the future Spires Road Area neighbourhood’s central, shared green space.

Greenway Phasing

The area of Spires Gate Road ROW would not become a functional greenway until redevelopment commences and two significant changes occur. First, the new Saba Road extension north of 6280 Cooney Road and 8031 Spires Road needs to be completed and opened as a functional roadway. Second, the lots at 6300 Cooney Road, 8991 Spires Gate and 8011

Spires Gate, which currently have driveway access off of Spires Gate, would also need to be developed and alternative vehicular access provided to the lots. Until these two changes occur, Spires Gate Road will remain a functional roadway to provide access to the area. Further information is provided in the associated report from Planning and Development.

The only driveway access to the existing development at 8088 Spires Gate is off of the south side of Spires Gate. Consequently, the south-west portion of the Spires Gate Road ROW will be maintained as a functioning roadway to provide residents vehicular access to 8088 Spires Gate reflecting what is shown in the CCAP and the Brighthouse Specific Land Use Map.

Additional Green Space: Pedestrian Links

Design guidelines for future adjacent townhouse developments will secure pedestrian access onto the greenway. Additionally, a network of six to 10 metre wide “Pedestrian Links” will connect to the greenway, as well as provide linkages north-south through the neighbourhood to the surrounding community and road network, including Cook Gate, Garden City Road, Westminster Highway and Cooney Road. This network of paths would provide off-street, pedestrian access to the parks and open space amenities within 400 metres of the Spires Road Area. Although not specifically designated as “Park” space, the pedestrian links will provide residents additional green space in the neighbourhood, augmenting the greenspace formally provided in the “Park” designated Spires Road Area greenway. Further information is provided in attachment 7 of the associated report from Planning and Development.

Public Consultation

With Council’s approval, staff propose consultation with area residents before drafting an OCP amendment bylaw to remove the “Park” designation for Council’s consideration. The consultation process will be coordinated with the overall Spires Road Area CCAP amendment public consultation process, as outlined in the associated report from the Policy Planning Department. Staff will provide a memorandum to Council outlining the process prior to commencing public consultation.

Staff will continue to monitor the recommended public health protocols related to the COVID-19 pandemic following the relevant guidelines under BC’s Restart Plan. The public consultation strategy will be modified to follow all recommended guidelines as it relates to this consultation process. Let's Talk Richmond and other social media portals will be used to engage the public.

Staff will report back to Council with the results of the public consultation process.

Financial Impact

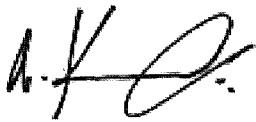
None.

Conclusion

The total parks and open space area within 400 metres of the Spires Road Area exceeds the City Centre park quantity standard under the Parks and Open Space Strategy. Changing the land-use of the four parcels located at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road from the current “Park” designation will not negatively impacting future Spires Road Area resident’s access to green space.

The draft Special Precinct 2.0 – Spires Road (Brighthouse Village) guidelines provided in the associated Report from the Policy Planning Department provide for pedestrian connections within the neighbourhood. The connections would include significant landscape amenities and would connect to the greenway elements at Spires Gate and Cook Crescent. These proposed improvements would provide access to the various parks and open spaces in the general area for the use and enjoyment by future residents.

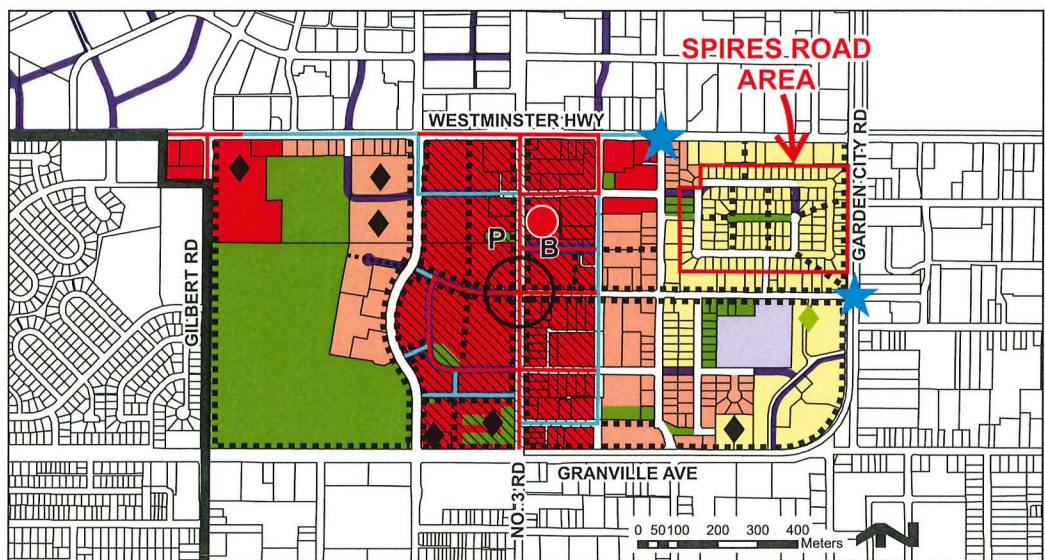
It is recommended that staff bring the proposed land-use changes to the public for consultation and feedback. Staff will report back with the results of the process prior to Council considering the proposed land use designation changes in the Spires Road neighbourhood.



Alexander Kurnicki
Research Planner 2
(604-276-4099)

- Att. 1: Specific Land Use Map: Brighthouse Village (2031)
- 2: Spires Road Area Location Map
- 3: Spires Neighbourhood Green Space Summary Table
- 4: Spires Area Green Space Map

Specific Land Use Map: Brighthouse Village (2031)



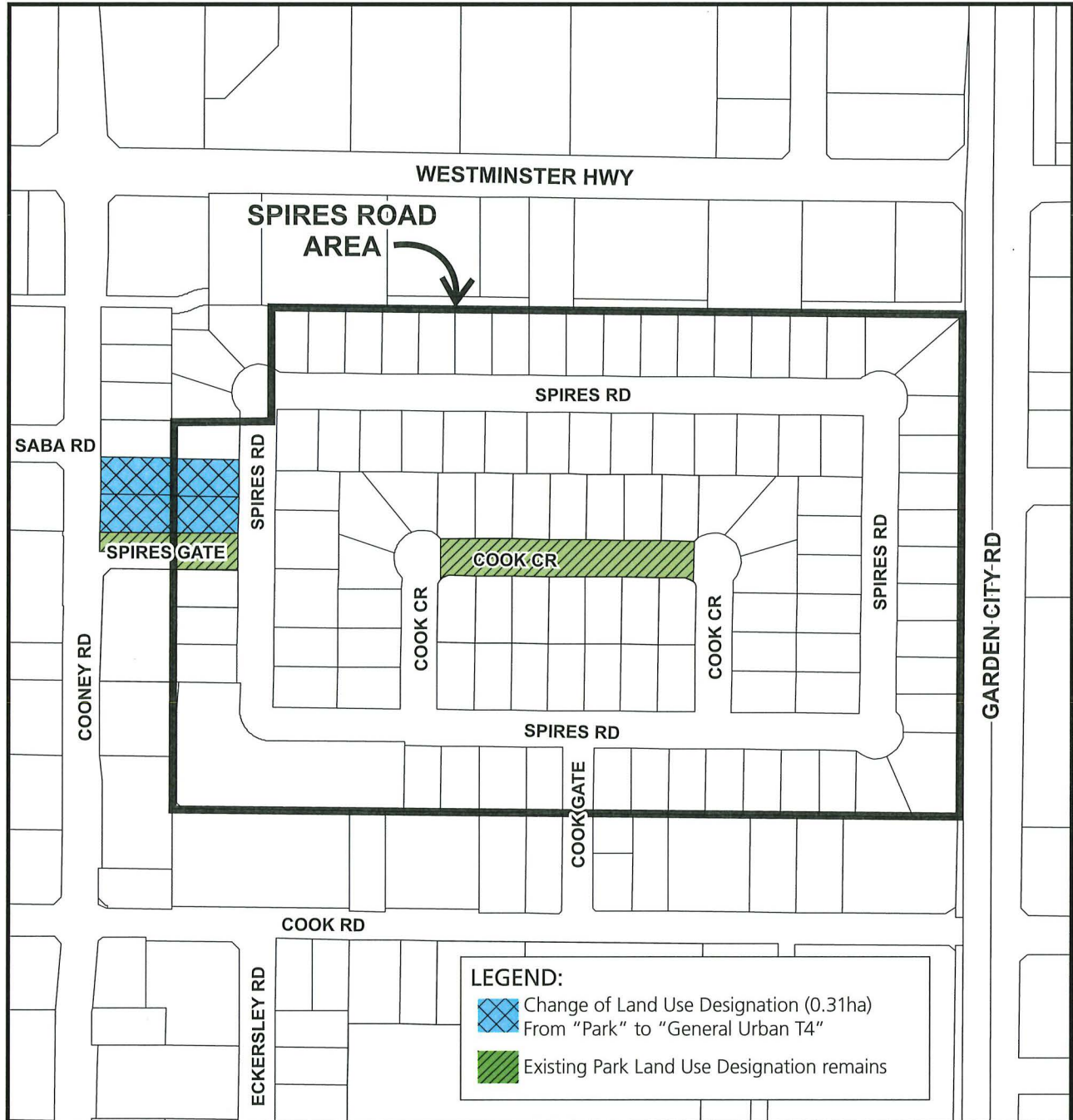
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|---|--|--|
| General Urban T4 (15m) | School | Proposed Streets |
| Urban Centre T5 (25m) | Village Centre Bonus | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| Urban Core T6 (45m) | Institution | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| Park | Pedestrian Linkages | Canada Line Station |
| Park-Configuration & location to be determined | Enhanced Pedestrian & Cyclist Crossing | Transit Plaza |
| Village Centre: No. 3 Road & Cook Road Intersection | Bus Exchange | |

REDMS 6475467

Spires Road Area Location Plan



City of Richmond

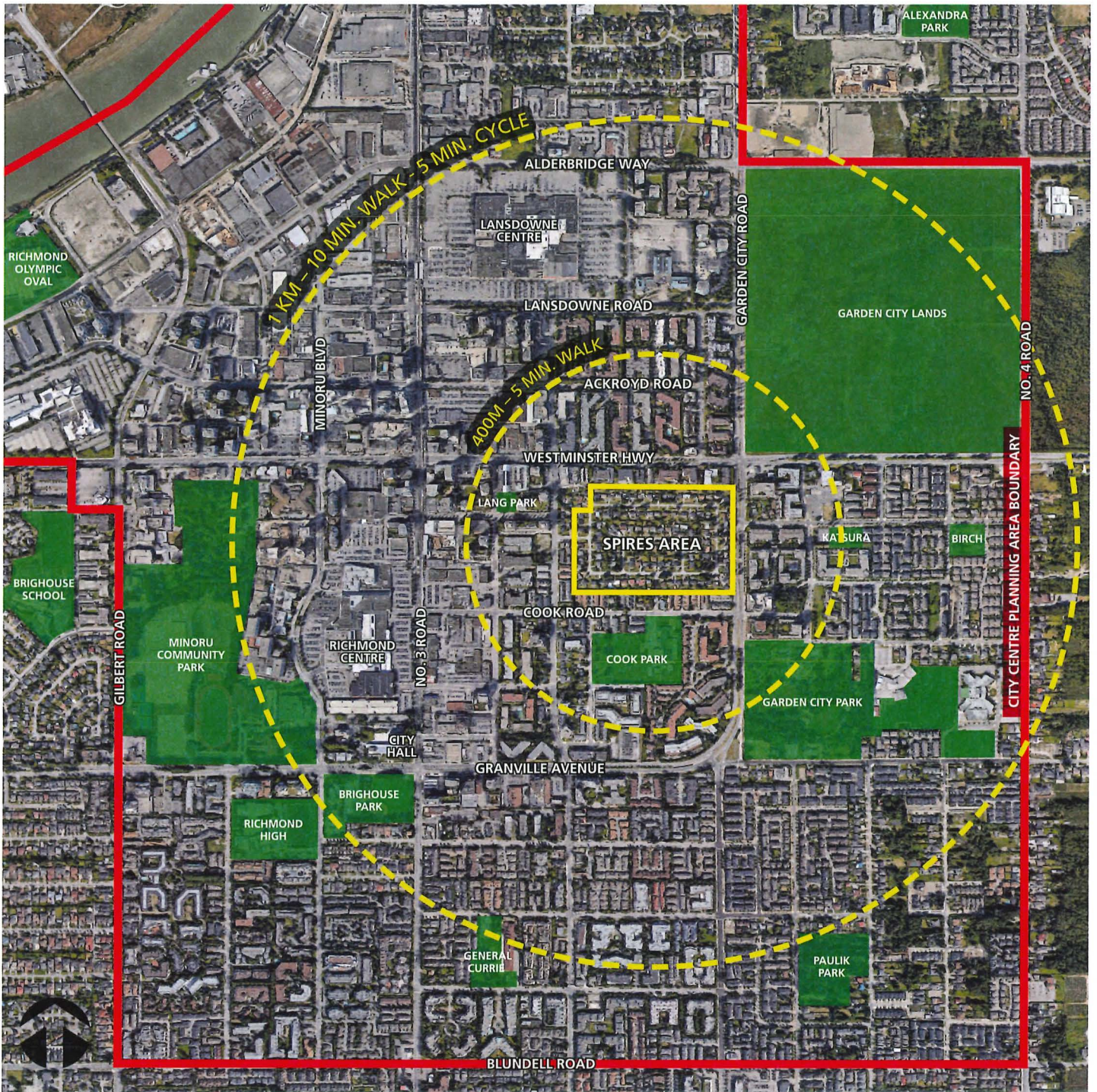


	<h3>Spires Road Area</h3>	Original Date: 05/20/20 Revision Date: Note: Dimensions are in METRES
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Spires Neighbourhood Green Space Summary Table

City Centre Area Parks in the Vicinity of the Spires Neighbourhood					
Name of Park	Park Type	Park Area hectares (acres)	Predominant Park Uses	Overview of Park Amenities	
Parks within 400m/5min walking distance of the Spires Road Area:					
1	Cook Neighbourhood School Park	Neighbourhood	3 ha (7.4 ac)	Passive open space	Open lawn, community gardens and a ball diamond
2	Katsura Neighbourhood Park	Neighbourhood	1 (2.5)	Urban, active and passive	Tennis courts, playground, children's playground, seating, shade trees, open lawn areas
3	Garden City Lands	City Wide	55 (136)	Passive open space	Perimeter recreational trail, agriculture, ecological preservation
4	Garden City Community Park	Community	9.6 (23.7)	Active and passive	Playground, bike park, natural areas, paths, pond, shade trees and open lawn
5	Lang Park	Neighbourhood	0.2 (.5)	Urban plaza	Splash park, seating, shade trees and plaza
Sub-total Area of Park within 400m/5min walking distance of the Spires Road Area:			68.8 (170.1)	Minimum City Center Standard: 1.3 hectares (3.25 acres) of park and open space for every 1,000 residents within a 400 meter radius	
Parks within 1,000m/10min walking distance of the Spires Road Area:					
6	Birch Neighbourhood Park	Neighbourhood	0.8 (2)	Active and passive	Open lawn, shade trees, a basketball court, paved trails and a playground
7	Paulik Neighbourhood Park	Neighbourhood	2.4 (5.9)	Passive open space	Display gardens, community gardens, shade trees and walking paths
8	Brighthouse Athletic Park	City Wide	3.2 (7.9)	Active sports use	Sports fields, ball diamond, lacrosse box, spectator bleachers and shade trees
9	Minoru Park	City Wide	26.3 (65)	Urban, active and passive	A community park with a wide range of active and passive amenities, natural areas, shade trees and open space
Sub-total Area of Park within 1,000m/10min walking distance of the Spires Road Area:			32.7 (80.8)		
Total Park Area in Spires Road Area: 101.5 ha (250.9 ac)					

Spires Area Green Space Map



Parks and Greenspaces near the Spires Neighbourhood