



To: Mayor and Council
From: Terry Crowe
Manager, Policy Planning
Date: October 23, 2003
File: 4050-21
Re: **West Cambie Area Planning Co-ordination**

Staff Recommendation

That the co-ordination of West Cambie area planning as identified in the report from the Manager, Policy Planning, dated October 23, 2003, be approved.

Terry Crowe
Manager, Policy Planning

TC: ttc

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Staff Report

Purpose

This report contains a consolidation of the Planning Committee's October 21, 2003 discussion regarding West Cambie Area planning co-ordination.

It is presented for review and approval to ensure clarity.

Co-ordination of West Cambie Area Planning

The following actions are proposed to co-ordinate the West Cambie area planning process and the pending FirstPro rezoning application:

1. West Cambie Area Plan Update:

- (1) that staff be directed to update the West Cambie Area Plan, as soon as possible, starting in 2003, using City funds, in order to maintain the City's independence from the pending rezoning applicant (FirstPro)
- (2) that the following area planning factors and their implications be considered:
 - a. population growth
 - b. clarify the appropriate "mix of land uses" (e.g., commercial, residential, industrial, institutional) for the planning area
 - c. clarify which areas are suitable for redevelopment and which areas are not
 - d. the residents' concerns regarding residential, commercial and industrial land costs
 - e. parks, trails and greenways
 - f. urban design standards
 - g. buffers among land uses
 - h. servicing
 - i. transportation, transit, traffic, cycling and adequate area parking
 - j. the social, economic, environmental and sustainability benefits of the revised Area Plan to the community
 - k. other, as may arise during the review
- (3) that in preparing the updated West Cambie Area Plan, staff are to review the following City policy documents for possible changes which may be precipitated by a revised West Cambie Area Plan, the:
 - a. Official Community Plan (OCP)
 - b. City Centre Area Plan, including the size of the City Centre
 - c. City Transportation Plan, but the City's commitment to the proposed RAV rapid transit is not to be jeopardized
 - d. existing West Cambie Area Plan

- e. the City's 1999 Industrial Strategy
 - f. other, as necessary
- (4) that in preparing the updated West Cambie Area Plan, staff are to consider:
- a. possible road, traffic and transit implications for No. 3 Road and other roads in the north end of the City
 - b. City's airport noise management policies and related residential development policies
 - c. other, as may arise
- (5) that in preparing the Area Plan, a large scale commercial development such as that proposed by FirstPro be considered as a possible option within section 34-5-6
- (6) that during the preparation of the West Cambie Area Plan update, area plan and rezoning amendments should be minimized
- (7) that during the Area Plan preparation, staff will consider information from a broad range of stakeholders including FirstPro,

2. City Resource Implications

- (1) That the proposed Riverport Area Plan be deferred until after the current Riverport proposal, which is currently at third reading, is 'built-out' (e.g., 2006), with the condition that no additional permanent residential development, if any, will be allowed, until the Riverport Area Plan has received fourth reading, and
- (2) that staff redirect their resources to the completion of the West Cambie Area Plan.

3. Public Consultation

That in preparing the revised West Cambie Area Plan, staff use open houses, ensure adequate public notices, and consult with a wide range of community groups, stakeholders and the public including the former Cambie Area Plan committee members, the Oaks Residents Association, the Vancouver Airport Authority (VIAA) and the West Cambie Residents Association. There will be no central citizen committee.

4. The Proposed Commercial Development

- (1) that processing of the pending rezoning application for a large scale commercial development in West Cambie and its consideration by Council may proceed in tandem, (e.g. both items may be considered at the same Planning Committee and Council meetings, and Public Hearing). It is recognized that Planning Committee may, at some point in the process, choose to 'uncouple' the proposed rezoning application from the area plan process.
- (2) that the proponent provide all normal rezoning application, subdivision and development permit information including:
 - a. the rationale for the proposed development
 - b. the proposed:

- i. specific mix of land uses
 - ii. buffers among the various existing and proposed land uses
 - iii. parks, trails, greenways,
 - iv. urban design and architecture,
 - v. on and offsite services, transportation, transit, bicycling, parking
 - vi. environmental protection measures (e.g., environmentally sensitive areas)
 - vii. aircraft noise mitigation measures
- c. impact analyses including traffic, servicing and environmental
 - d. other, as necessary.
- (3) That the developer of the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road may at their discretion, address the following issues raised during the Planning Committee's deliberations:
- a. the social, economic, retail, industrial, commercial and environmental impacts of the proposed development and how the impacts are to be addressed by the proposal
 - b. demonstrate how the proposal either, in its original form, or a modified form, can be a beneficial catalyst for the development of the West Cambie Area
 - c. demonstrate how the proposed development either, in its original form, or a modified form achieves the goal, objectives and policies of the revised West Cambie Area Plan
 - d. other, as may arise.

5. Work Program

That staff prepare and advise Council regarding the work program by which the West Cambie Area Plan will be revised.

6. City Centre Expansion

That staff review the City Centre Area Plan to determine whether or not it should be expanded.

Developer Concerns

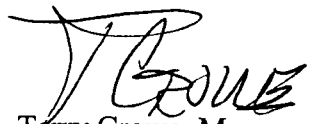
FirstPro is seeking reassurance that their proposed development will not be removed as part of the West Cambie area plan update considerations, by staff, without the decision going to Planning Committee and Council. Staff have committed to FirstPro that decisions on what is or is not included in the Area Plan considerations can only be made by Planning Committee and Council, not staff. Submissions to Planning Committee on both the area plan, and any rezoning applications under consideration, would include all available information.

Financial Impact

Funding is available in the 2003 approved budget.

Conclusion

Clarification is provided to ensure that the West Cambie Area Plan update is co-ordinated with the pending FirstPro and other rezoning proposals.

A handwritten signature in black ink, appearing to read "T. Crowe". The signature is stylized with a large initial "T" and a long horizontal stroke.

Terry Crowe, Manager,

Policy Planning (4139)

TTC:ttc