



City of Richmond

Report to Committee

To: General Purposes Committee

Date: October 4, 2012

From: Mike Redpath
Senior Manager, Parks

File: 06-2345-20-GCIT1/Vol
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Re: **Garden City Lands - Planning Process 2013-2014**

Staff Recommendation

That the Garden City Lands planning process as described in the report entitled “Garden City Lands – Planning Process 2013-2014 ” dated October 1, 2012 from the Senior Manager, Parks be endorsed.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att: 1

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Finance Division	<input type="checkbox"/>		
Sustainability	<input type="checkbox"/>		
Policy Planning	<input type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

At the September 25, 2012 Parks, Recreation and Cultural Services Committee, staff received the following referral from Committee:

“That the staff report titled Garden City Lands – Phase 1 Planning dated September 13, 2012 from the Senior Manager, Parks be referred back to staff to bring forward a revised process that would include the implementation of various stages of the proposed multi-phased work program concurrently, including cost implications of such an approach.”

In addition, this report directly relates to the achievement of the following Council 2011-2014 term goal:

“7.4. Commence planning for the eventual use of the Garden City Lands.”

The purpose of this report is in response to the above referral and presents a proposed planning and consultation framework to commence planning for the eventual use of the Garden City Lands.

Finding of Fact

The City owned Garden City Lands (the Lands) are approximately 136.5 acres (55.2 hectares) located on the eastern edge of Richmond City Centre, between Westminster Highway, Garden City Way, Alderbridge Way and No. 4 Road (Map-Attachment 1). The Lands are located within the Agricultural Land Reserve (ALR) and are currently vacant. The City maintains the Lands by mowing it three times a year.

Presently, in the approved OCP the Garden City Lands are identified as Public and Open Space Use with a zoning of Agriculture. In the City Centre Area Plan, the Lands has been designated as Parks-Further Study Required. The Metro Vancouver 2040 Regional Growth Strategy has the Lands designated ‘Conservation and Recreation’.

Analysis

One of Council’s 2011-2014 term goals is to commence planning for the eventual use of the Garden City Lands. Staff was directed at the July 24th, 2012 Parks Recreation and Cultural Services Committee to report back on a public consultation process for the Lands. In response to that referral a report entitled “Garden City Lands – Phase 1 Planning” was presented at the September 25, 2012 Parks Recreation Committee that outlined both a planning process and a range of public engagement opportunities (Attachment 1).

The planning process suggested for the Lands was based on the successful process used for the development of a Vision and Concept Plan for Terra Nova Rural Park which took approximately three (3) years to complete. At the September 25th Parks Recreation and Cultural Services Committee, the referral was for staff to bring forward a revised work program and a compressed timeline as well as cost implications.

Proposed Planning Process 2013-2014

The following Table outlines a summary of a revised timeline. A more detailed description of the tasks under each step is provided in Attachment 1.

Timeline	Key Planning Steps
Nov. 2012 - June 2013	<ul style="list-style-type: none"> • Inventory and Analysis
Jan. 2013 - April 2013	<ul style="list-style-type: none"> • Opportunities/Constraints Identification
March 2013 - July 2013	<ul style="list-style-type: none"> • Vision and Guiding Principles Development
July 2013 - Dec. 2013	<ul style="list-style-type: none"> • Concept/Scenario Options Development
Jan. 2014 - May 2014	<ul style="list-style-type: none"> • Preferred Concept/Scenario Development
May 2014 - June 2014	<ul style="list-style-type: none"> • Final Vision and Concept Plan

The revised timeline is designed to enable a Concept Plan and any necessary Official Community Plan, City Centre Area Plan and zoning bylaw amendments to be completed by June 2014. The accelerated 18 month planning process as detailed above will require dedicated staff resources to facilitate. This will ensure continuity in planning and a strategic approach. Funding for this dedicated resource will be achieved through the reallocation and prioritization of 2013 and 2014 Parks capital initiatives.

Financial Impact

The first two steps Inventory and Analysis and Opportunities/Constraints are estimated to be \$150,000 and the funding is available within the appropriated surplus account. Further work is required to develop a Preferred Plan which is estimated to be an additional \$150,000 and this will be funded from Parks Advance Design 2013. The total expenditure of \$300,000 for the Garden City Lands Planning Process will be considered during the 2013 budget process.

Conclusion

The Garden City Lands present a unique opportunity to provide a broad range of public amenities integrated with significant urban agricultural and environmental features. Very few cities in the world have the opportunity to plan and implement such a large civic space within a city centre context.

Mike Redpath
Senior Manager, Parks

Yvonne Stich
Park Planner