

TO: CITY MANAGER 1995 MAY 30

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 01.226.1

SUBJECT: CITY OF RICHMOND - BYLAW NO. 6393 -
CITY CENTRE AREA OFFICIAL COMMUNITY PLAN

PURPOSE: To provide comment on the City of Richmond City Centre Area Official Community Plan Bylaw No. 6393.

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to the Deputy City Clerk, City of Richmond, 6911 No. 3 Road, Richmond, B.C. V6Y 2C1.

REPORT

1.0 BACKGROUND

Appearing on the Council agenda is a letter from the City of Richmond requesting comment on Bylaw No. 6393 - City Centre Area Official Community Plan. This request is being made in accordance with section 947(2)(b) of the Municipal Act which requires that an OCP be referred to adjoining municipalities for comment. This report responds to Richmond's request.

2.0 DISCUSSION

2.1 Context

In 1991, the City of Richmond initiated a public consultation process to update the Official Community Plan (OCP) for its City Centre Area. The proposed City Centre Area Official Community Plan - Bylaw No. 6393 represents the results of the public review process.

Over a twenty year period, the updated OCP sets out policy directions for the development of the City Centre Area as Richmond's urban core. The goal of the OCP is to accommodate a major portion of the City's population and employment growth in the City Centre Area while supporting its social well-being, economic strength, and environmental livability.

The OCP provides for an increase in population in the City Centre Area of 30,000 to an estimated total of 60,000 people by 2011. Over the same period, the plan anticipates an increase in employment from 32,000 to 48,000 jobs. To achieve these goals, the OCP sets out objectives and policies for jobs and business, housing, transportation, parks and open space, community facilities and services, and urban development and conservation.

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2.2 Relationship to Burnaby

The City Centre plan makes provision for the integration of light rail transit into the development of the area and it is indicated that a Vancouver to Richmond LRT line is a very desirable component. However, the plan does state that it is not the foundation of the plan and **"does not require LRT to either stimulate growth or become established"**.

The Richmond City Centre Plan provides the basis for a well guided and comprehensive approach to establishing a highly desirable city centre for the city and a significant centre in the region. The principles embodied in the plan are supportable and in themselves do not conflict with the policies and plans contained within the OCP for the City of Burnaby. The greatest potential consequences to the City of Burnaby would be if a Vancouver/Richmond LRT extension were to be given a higher priority than the Broadway/Lougheed Corridor notwithstanding the location of the Richmond Town Centre outside of the boundaries of the GVRD's Growth Concentration Area, as has been recommended by the GVRD's Strategic Planning Committee.

The adoption of the City Centre Area Plan - Bylaw No. 6393 would not conflict with any of the policies and plans contained within the OCP of the City of Burnaby. The most significant component of the plan to the City of Burnaby is the fact that the plan does not consider the growth and development of the Richmond Town Centre to be LRT dependent. While the City of Burnaby supports the extension of light rail transit to Richmond as a component of the Livable Region Strategic Plan and as a desirable attribute of the City Centre Plan, It cannot support such an extension as having a higher priority than a Broadway/Lougheed line. It is recommended that a copy of this report be forwarded to the City of Richmond and the GVRD.


D.G. Stenson, Director
PLANNING & BUILDING