

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: REVISION OF OFFICIAL COMMUNITY PLAN

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

The Housing Committee, at its meeting held on 1996 February 20, adopted the attached staff report proposing a process for revising Burnaby's Official Community Plan.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

:COPY - CITY MANAGER
- DIR. PLNG. & BLDG.

TO: HOUSING COMMITTEE 1996 JANUARY 15
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 16.100
SUBJECT: REVISION OF OFFICIAL COMMUNITY PLAN
PURPOSE: To propose a process for revising Burnaby's Official Community Plan.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 INTRODUCTION

Burnaby's Official Community Plan (OCP) was adopted by Council in 1987. The OCP has been a valuable tool in helping to guide development in the city. However, with the local population growing by about 25,000 over the past eight years and significant choices facing Burnaby for the future, the plan is due for revision.

In considering the methodology and general content associated with the updating of the OCP, it has been requested that the Housing Committee assume the initial coordinating role on behalf of Council. The purpose of this report is to present a proposed general approach for revising the OCP for information and discussion by the Housing Committee.

2.0 WHY UPDATE THE OCP?

There are two key reasons for updating Burnaby's OCP. The first is to satisfy requirements of the Growth Strategies Act, which was adopted by the Province in June 1995. The Act is intended to provide a framework for coordinated planning and action for local governments in B.C. To this end, it specifies rules for three new planning tools: Regional Growth Strategies (RGSs), Regional Context Statements (RCSs) and Implementation Agreements (IAs). The Act states that, within two years of a Regional Growth Strategy being adopted, member municipalities are required to update their OCPs, including a Regional Context Statement that is consistent with the RGS. The GVRD Board approved the region's RGS, the Livable Region Strategy, in October 1995. On 1996 February 10, the Minister of Municipal Affairs signed a Minister's Order deeming the Livable Region Plan to be an RGS. The two year "clock" for completing Regional Context Statements started ticking with the signing of the Minister's Order. Burnaby will thus need to have its OCP and Regional Context Statement adopted and submitted by 1998 February 10.

The second reason for updating the OCP is to provide the City with a comprehensive framework for guiding development over the next 10 - 15 years. The updated OCP would need to consider the numerous changes that have occurred in Burnaby since 1987, including:

- ▶ development of the GVRD Livable Region Strategy, which calls for Burnaby and other "inner" suburbs to absorb significant population growth over the next twenty-five years;
- ▶ diminishing land supply for traditional residential subdivision development;
- ▶ announcement of plans to develop a rapid transit line along the Lougheed Corridor;
- ▶ increased ethnic and social diversity amongst the population;
- ▶ introduction of citizen-based local area planning processes in Burnaby (e.g., Hastings, Edmonds, Lougheed);
- ▶ establishment of a Regional Health Board to plan and manage health service delivery in the city;
- ▶ conflict of values between those wishing to preserve Burnaby's traditional residential neighbourhoods and those willing to absorb more intense forms of development;
- ▶ significant progress, including an associated public process, on a renewed Growth Management Strategy for Burnaby;
- ▶ introduction of several area rezoning processes for Burnaby residential neighbourhoods;
- ▶ negotiations with Simon Fraser University concerning future development of Burnaby Mountain;
- ▶ increased pressures to accommodate "big box" retail and other service related uses in industrial areas;
- ▶ updating of Burnaby Transportation Plan;
- ▶ increased community concern about crime and establishment of Community Policing program;
- ▶ adoption of policies in such areas as the environment (e.g., State of the Environment Report), social planning (Child Care, Group Home, and Healthy Community Policies), and housing (e.g., 20% provision of non market housing in major development areas).

3.0 ASSUMPTIONS UNDERLYING PLAN REVISION

In considering an approach for updating the OCP, the following assumptions have been made:

- ▶ Major public consultation has already occurred on some key policy areas (e.g., Transportation Plan, State of the Environment Report, and Phases 1 and 2 of the Residential Growth Management Strategy). This work will form an integral part of the OCP.
- ▶ Notwithstanding the above, it would be desirable to obtain some additional community input during the early stages of the OCP revision. This input could come in the form of a statistically sound public attitude survey, helping the City to gauge community views on a variety of subjects. The survey would yield useful information for development of scenarios and preliminary goal statements for the OCP.
- ▶ To comply with the Growth Strategies Act, Burnaby is required to have its OCP and Regional Context Statement completed and submitted to the GVRD by 1998 February 10.
- ▶ The revised OCP will be more than a traditional land use plan. Building on the 1987 OCP, the plan will need to look at social, economic, environmental, and other policy considerations. It should continue to be strategic in focus, providing broad policy directions rather than becoming a detailed area by area community plan in need of constant revision.

4.0 PROPOSED PROCESS FOR REVISING THE OCP

Work on revising the OCP will be done "in house," coordinated by a core team of staff from the Planning Department. Representatives from various City departments and outside agencies will be consulted in the early stages of the plan development process, with broader public consultation beginning with a proposed community attitude survey. Limited consultant support will be sought for technical aspects of the work (e.g., industrial lands strategy). Staff will provide progress reports on the OCP update to the Housing Committee, seeking direction on various issues as required.

As stated previously, the OCP will need to be adopted by the 1998 February deadline. The conceptual framework for the plan's development is presented in Appendix 1, **attached**. As illustrated in the framework, the plan's development is proposed to occur in five phases:

Phase 1: Inventory, Analysis, and Scenario Development (1996 January - 1996 December) - In this phase, staff will assemble an array of baseline data for the revised OCP. Data will include population and dwelling unit profiles prepared on a planning study area basis, inventories of commercial and industrial space and lands, and information on various other social, economic, and land use concerns. Staff will analyse the data, develop scenarios for future development, identify consequences of each scenario, and identify preliminary policy and goal statements for inclusion in the plan. At present, staff from the City and GVRD are exploring the possibility of engaging a consultant to assist with development of a contemporary long term policy for the use of industrial land in the region and Burnaby. We will inform the Committee of the results of our discussions in due course. Also, to obtain information to assist with the preliminary goal and scenario development, it is proposed that a community attitude survey be conducted early in Phase 1 of the OCP development. One option may be to conduct telephone interviews with a random sample of Burnaby residents. This option would enable the OCP update to be initiated, while ensuring that the views elicited are representative of a cross section of the population. If there is support for the survey approach, staff will prepare a further report which assesses various options and provides recommendations for action.

Phase 2: Consultation (1997 January - 1997 February) - After the Phase 1 work has been completed, around the end of 1996, plans should be developed for the community consultation process. The consultation could involve such mechanisms as open houses, workshops, and a special edition of InfoBurnaby which outlines various growth options and elicits comments through a questionnaire response form.

Phase 3: Plan Preparation (1997 April - 1997 September) - In this phase, staff will review comments and submissions from the public consultation process, as well as other material generated in developing the OCP. Based on this review, staff will begin the preparation of the draft OCP document. Staff will aim to have a draft plan prepared in the late summer of 1997. We propose to that, in September, a special meeting of Council be scheduled to review the draft. Assuming no major difficulties exist with the draft, minor amendments could be made and the revised draft could be available for presentation to Council in October.

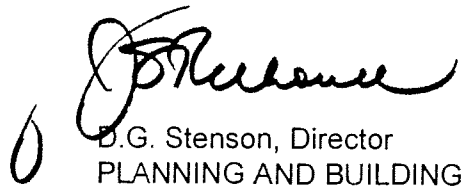
Phase 4: Public Review and Adoption (October 1997 - February 1998) - In this phase, the revised draft will be presented to Council, along with a recommended public review process. After the public review occurs, any necessary minor adjustments can be made to the plan. The OCP bylaw can then be prepared submitted to a public hearing, and adopted by February 1998. The City will thus be able to forward the OCP and Regional Context Statements to the GVRD and Province by the deadline imposed by the Growth Strategies Act.

Phase 5: Implementation, Monitoring, and Refinement (March 1998) - The next phase will involve ongoing implementation, monitoring, and refinement of the OCP.

5.0 CONCLUSION

Updating the OCP will be a challenging, but extremely important task. While presenting a challenge, the OCP update process also presents an opportunity . . . one which will enable the City to articulate a vision and constructively shape growth and development in Burnaby over the next ten - fifteen years.

The process outlined in this report is intended to provide a "road map" for updating the OCP. Adjustments will inevitably need to be made as the update proceeds; however, it is believed that the proposed process will enable the work to begin on sound footing.



D.G. Stenson, Director
PLANNING AND BUILDING

JF:JSB\db

Attachment

cc: City Manager

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Community Attitude Survey

Plans for Community Consultation Process

Special Meeting of Council to Review Draft OCP

Final Revisions

Inventory:
- Location & zoning unit files
- use environment
- sportation
- socio-economic characteristics

Analysis and Policy Development
- policy framework
- growth options and implications

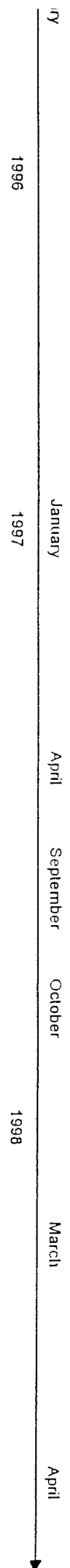
Community Consultation:
- open houses/public meetings
- workshops
- Info Burnaby
- Other

Plan Preparation:
- Review comments, submissions and other material
- Develop conclusions
- Begin drafting OCP

Public Review:
- Submit revised draft plan to Council, with recommended public review process
- Implement public review

Adoption:
- Prepare OCP Bylaw for public hearing and adoption
- forward adopted OCP to GVRD and Province

Ongoing Implementation, monitoring and refinement



Appendix 1
Conceptual Process for Revision of the OCP

