

**TO:** CITY MANAGER January 21, 1998  
**FROM:** DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1  
**SUBJECT:** CITY OF NEW WESTMINSTER OFFICIAL COMMUNITY PLAN  
**PURPOSE:** To provide comment on the City of New Westminster Official Community Plan

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the City Clerk, City of New Westminster, 511 Royal Avenue, New Westminster B.C. V3L 1H9

**REPORT**

**1.0 BACKGROUND**

On 1998 January 15, the Planning Department received a letter from the Director of Planning for the City of New Westminster requesting comment on their draft Official Community Plan. This request is being made in accordance with section 882 (d) of the Municipal Act which requires that an Official Community Plan be referred to adjoining municipalities for comment. This report responds to the City of New Westminster's referral.

**2.0 CONTEXT**

The City of New Westminster has been in the process of updating its Official Community Plan since 1994. Their OCP was last updated in 1982. The new draft OCP, dated 1998 January 12, is intended to guide development in New Westminster for the next 5 to 10 years. The draft OCP received First Reading by New Westminster City Council on 1998 January 12.

The OCP raises a broad range of issues, identifies goals and provides policies and priorities to address the identified issues and goals. Included in the issues discussed are:

- ▶ Population and Growth Management;
- ▶ Community and Social Issues;

- ▶ Housing;
- ▶ Environment and the Riverfront;
- ▶ Heritage and Neighbourhood Character;
- ▶ Commercial Revitalization and the Economy;
- ▶ Urban Design;
- ▶ Institutional Facilities and Community Services;
- ▶ Transportation;
- ▶ Sewer, Water and Solid Waste Utilities; and
- ▶ Implementation.

As required by section 866 of the Municipal Act, the OCP also provides a Regional Context Statement which is included in the introduction of the OCP. The Regional Context Statement describes policies that will be pursued to support the four fundamental strategies of the Livable Region Strategic Plan (Protect the Green Zone, Build Complete Communities, Achieve a Compact Metropolitan Region and Increase Transportation Choice).

The OCP foresees an estimated population of 66,000 in 34,000 housing units by 2008 and 84,000 people in 43,000 units by the year 2021. Growth projections have been described in two phases, 1997 to 2008 and 2009 to 2021. These dates relate to the proposed construction of a Light Rapid Transit line from Skytrain in New Westminster to Lougheed Town Centre by 2008. The current population of New Westminster is 50,000 people living in 27,000 dwelling units.

Under the heading of "Achieving a Compact Metropolitan Region", the OCP also provides employment targets. It is estimated that there will be 30,000 jobs in 2006 and 40,000 jobs in 2021. The aim will be to achieve an employment ratio of one employable adult to one job, or greater. The current employment ratio in New Westminster is one employable adult to 1.21 jobs.

The GVRD will be commenting on New Westminster's Official Community Plan as it relates to the Livable Region Strategic Plan (e.g., growth management targets, green zone objectives and transportation management).

### **3.0 RELATIONSHIP TO BURNABY**

Given the common border between Burnaby and New Westminster, many of the directions outlined in the City of New Westminster's Official Community Plan will have a direct or indirect impact on the City of Burnaby. Of specific note are policies regarding parks and open space, the environment and transportation.

Policy directions noted in the draft OCP that are complementary to parks and open space and environment initiatives in Burnaby include: 1) coordination with adjacent municipalities to address cross-boundary environmental issues; 2) participation in the GVRD's Brunette River

initiative to encourage preservation of the Brunette River; 3) initiation of a greenway/trail system study which would focus on the Fraser and Brunette Rivers and would emphasize conservation, recreation, transportation and aesthetic values; and 4) continued participation in the planning activities of the Fraser River Estuary Management Program.

Transportation policies contained in the draft OCP are generally similar to and compatible with the goals and policies in the Burnaby Transportation Plan. Notable aspects of the transportation plan of interest to Burnaby include:

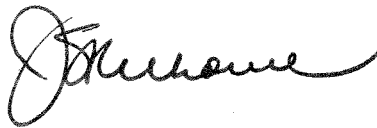
- ▶ designation of the Marine Way-Tenth Avenue Connector as a major arterial;
- ▶ inclusion of Tenth Avenue as part of the Long Range Truck Route; and
- ▶ bicycle route connections with Burnaby.

As part of ongoing transportation planning, Burnaby and New Westminster staff will collaborate on the linkages between the proposed cross boundary routes.

#### 4.0 CONCLUSION

The City of New Westminster's Official Community Plan generally conforms to the policies and plans contained in Burnaby's existing and draft 1998 OCPs.

It is recommended that a copy of this report be forwarded to the City of New Westminster.



D.G. Stenson, Director  
PLANNING AND BUILDING



MM/sk

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
Director Finance

