

TO: CITY MANAGER

1998 JULY 22

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 01.226.1

SUBJECT: CITY OF RICHMOND OFFICIAL COMMUNITY PLAN

PURPOSE: To provide comment on the City of Richmond's Official Community Plan

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the City Clerk, City of Richmond, 7577 Elmbridge Way, Richmond, B.C. V6X 2Z8.

R E P O R T

1.0 BACKGROUND

Appearing as correspondence on the Council agenda, is a letter from the City of Richmond requesting comment on the City of Richmond's Official Community Plan Bylaw No. 7100. The request for comment is being made in accordance with Section 882 of the Municipal Act which requires that an Official Community Plan (OCP) be referred to adjacent municipalities for comment. This report responds to the City of Richmond's referral.

2.0 CONTEXT

On 1998 June 22, Richmond City Council received a draft of the new Richmond Official Community Plan and endorsed its circulation for comments from stakeholders, partners and agencies who are affected by the Plan and development in Richmond.

The OCP establishes a new vision for Richmond to the year 2021 and sets directions for the social, economic and physical well-being of the City. Based on community discussions and surveys over the last year, the OCP confirms Richmond's commitment to protecting its extensive agricultural lands, concentrating growth in the City Centre and retaining the single family character of neighbourhoods.

The OCP provides for an increase in households from 51,520 (or 150,000 people) in 1996 to 92,530 households (or 212,000 people) in 2021, a residential capacity that is higher than estimates previously prepared by the GVRD in consideration of concerns about building on

the flood plain. In addressing these concerns, the OCP states that the City of Richmond is working toward an implementation plan for flood protection acceptable to the Province that will reduce the risk of flooding for residents and their property. To this end, the City will budget, as part of its capital expenditure program, a portion of the funds necessary for the construction of a mid-island dyke, and develop and implement regulations for improved flood protection. The OCP also anticipates employment of 150,000 in 2021.

To meet these goals, the OCP aims to achieve specific quality improvements including: improved transit; productive agricultural land; attractive housing choices to meet changing population needs; visually appealing green streets and open spaces; quality arts, culture and community facilities and services; improved public safety; and economically and environmentally sustainable infrastructure.

3.0 RELATIONSHIP TO BURNABY

Richmond's OCP provides a comprehensive and well-guided approach to development over the next 20 years. It contains policies supportive of regional objectives such as partnerships with senior governments to maintain and enhance water quality and aquatic habitat in the Fraser River, the strengthening of a regional trail network and the operation of its public works infrastructure consistent with the GVRD's growth strategies. The goals and policies contained within the Richmond's OCP are supportable and would not conflict with policies and goals contained within Burnaby's OCP. The GVRD will be specifically reviewing the draft OCP and Regional Context Statement as to its conformance to the Livable Region Strategic Plan.

4.0 CONCLUSION

To meet the requirements of the Municipal Act, the City of Richmond is required to solicit comments on its new draft OCP from adjacent municipalities. A review of the draft reveals no conflicts with the policies and goals contained in Burnaby's OCP.

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



D.G. Stenson, Director
PLANNING AND BUILDING



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