

TO: CITY MANAGER

1998 FEBRUARY 3

FROM: DIRECTOR, PLANNING AND BUILDING

OUR FILE: 01.226.1

SUBJECT: CITY OF RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 5400. AMENDMENT BYLAW NO. 6839

PURPOSE: To provide comment on the City of Richmond's Official Community Plan Amendment Bylaw 6839, a bylaw to add a Regional Context Statement into 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.

REPORT

1.0 BACKGROUND

Appearing on the Council agenda of 1998 January 26 was a letter from the City of Richmond requesting comment on the City of Richmond Official Community Bylaw No. 5400, Amendment Bylaw No. 6839. The request for comment is being made in accordance with Section 882 of the Municipal Act which requires adjacent municipalities to review amendments to Official Community Plans.

2.0 CONTEXT

On 1998 January 12, Richmond City Council gave first reading to Amendment Bylaw No. 6839 to Richmond's existing Official Community Plan. The purpose of the bylaw is to amend Richmond's existing OCP (approved in 1989) to add a Regional Context Statement (RCS). The Amendment Bylaw is being forwarded at this time in accordance with Municipal Act requirements regarding regional growth strategies which require municipalities to submit a regional context statement for acceptance by the GVRD by 1998 February 10. A revised OCP is scheduled for presentation to Richmond City Council in June 1998.

Richmond's RCS presents policy directions and initiatives contained within the existing OCP which advance the Livable Region Strategic Plan's growth management strategies of protecting the green zone, building complete communities, achieving a compact metropolitan

region, and increasing transportation choice. It also lists other initiatives being pursued that will work toward greater consistency between their revised OCP and the Livable Region Strategic Plan.

Richmond's existing OCP projects an estimated population of 212,000 in 92,600 households by 2011. The RCS notes that the population is projected to increase to 220,000 people in 96,000 households by 2021 and states that this new population estimate will be included in the revised OCP. The RCS also notes that the majority of housing in the City will be developed with a mix of low and medium density ground-oriented housing. Housing types described as ground-oriented include single family to townhouse units and all units in low-rise apartments up to 4 storeys. In Burnaby's housing projections for its updated OCP, only ground level units in low-rise apartments have been considered as ground-oriented.

Richmond's RCS notes that the existing OCP forecasts 150,000 jobs by 2011 and estimates that this figure will increase to 178,500 jobs by 2021. It is expected that the job to labour force ratio in Richmond will continue to be tipped towards more jobs than resident workers.

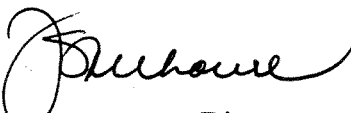
The GVRD will be commenting on Richmond's RCS as it relates to the growth management strategies of the Livable Region Strategic Plan.

4.0 CONCLUSION

A Regional Context Statement is required under the Municipal Act to be forwarded to the GVRD Board to demonstrate consistency between the OCP and the adopted Livable Region Strategic Plan. The GVRD will be specifically reviewing each RCS as to its conformance with the Regional Plan.

An opportunity for Burnaby staff to review Richmond's updated OCP will likely occur in June of this year, once the OCP is circulated to adjacent municipalities for comment.

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


D.G. Stenson, Director
PLANNING & BUILDING

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cc: Director Engineering
Director Parks, Recreation and Cultural Services