

TO: CITY MANAGER 1999 JANUARY 15
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.

REPORT

1.0 BACKGROUND

Appearing as correspondence on the Council agenda for the regular meeting of 1999 January 11, was 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(3) 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.

In 1998 July, Richmond City Council sent a copy of the draft official Community Plan for comments from stakeholders, partners, agencies and adjacent municipalities, including Burnaby. In response, Burnaby Council considered a report from the Director Planning and Building that concluded that the policies and goals of Richmond's draft OCP did not conflict with those contained in Burnaby's OCP.

A review of the previous draft Richmond Official Community Plan and the proposed Richmond Official Community Plan (the subject of this referral) reveals no substantive change in policy directions that would affect Burnaby. Therefore the content and conclusion of this report generally reflects the comments regarding Richmond's draft Official Community Plan contained in the previous report that Council considered at their regular meeting of 1998 July 27.

2.0 CONTEXT

On 1998 December 15, Richmond City Council gave first reading to the bylaw that would adopt Richmond's new Official Community Plan and endorsed its circulation for comments from adjacent municipalities.

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.

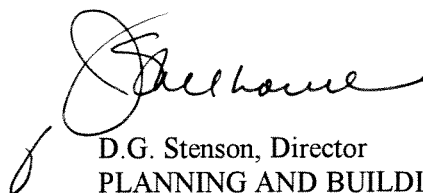
3.0 RELATIONSHIP TO BURNABY

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 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 proposed OCP from adjacent municipalities. A review of the proposed OCP 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

MM:BG:sa

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