

13.0 Implementation Strategy



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13.1 Effective Implementation

13.1.1 Provincial Requirements

OVERVIEW:

The Province of British Columbia requires all municipalities to adopt an Official Community Plan (OCP) under the Local Government Act. The legislation specifies the purpose and effect of an OCP, the required content and policy statements, consultation during OCP development, and adoption procedures and authority.

For example, all bylaws enacted or works undertaken by Council must be consistent with the adopted OCP. However, this does not mean that the City's existing Zoning Bylaw is replaced or superceded by the OCP (i.e., the existing zoning continues to apply to all properties in Richmond).

The Province continues to amend or update its requirements for OCPs. Consequently, it will be necessary for Richmond to update its OCP in order to reflect and respond to new Provincial directions (e.g., requirement that the OCP include greenhouse gas reduction targets and supporting policies and actions).



OBJECTIVE 1:

Ensure that the City of Richmond's Official Community Plan (OCP) remains consistent with Provincial legislation.

POLICIES:

- a) advise Council as necessary when the Province amends legislation affecting the OCP.

13.1.2 Community Values and Consultation

OVERVIEW:

The OCP co-ordinates and manages the City's public interest regarding a wide range of topics (e.g., sustainability, demographics, growth, land use, transportation, infrastructure, community services, parks).

OBJECTIVE 1:

Consider community values and input in implementing the OCP.

POLICIES:

- a) provide meaningful community input opportunities through a flexible range of tools such as online methods, surveys and open houses;
- b) explore ways to reach those who do not usually attend traditional City open houses and public meetings (e.g., social media);
- c) provide adequate information, which is tailored to the need, the issue, decision making timing and situation.

13.1.3 Strategic Vision

OVERVIEW:

The City of Richmond has as its strategic vision *"to be the most appealing, livable and well-managed community in Canada"*.

To achieve this vision, the City has adopted a number of strategies and approaches in the past and will continue to do so in the future. The OCP is one of the key tools to accomplish the City's strategic vision.

OBJECTIVE 1:

Be the most appealing, livable and well-managed community in Canada.

POLICIES:

- a) continue to implement the OCP to assist in achieving the City's Strategic Vision.



13.1.4 OCP Monitoring, Review and Amendments

OVERVIEW:

The 2041 OCP will be monitored and reviewed on an on-going basis (by Policy Planning). Periodically, reports will be prepared for key indicators—such as population, employment, housing, transportation, parks, climate change, the Ecological Network, ESAs, and community services (e.g., when Census Canada data is released every five years) (by Policy Planning and other departments).

The Local Government Act requires the Regional Context Statement in the OCP be reviewed and submitted to the Metro Vancouver Board for acceptance at least every five years.

Generally speaking, it has been the practice of the City of Richmond to review its OCP as a whole in approximate 10 year intervals.

Although the OCP is intended to provide clear policy direction for the future, it also has to be flexible to accommodate changes that were not anticipated when it was written. OCP amendments may involve the land use map designations and/or the text of the plan, and will occur as needed, as determined by Council.

OBJECTIVE 1:

Ensure that the Official Community Plan (OCP) remains relevant.

POLICIES:

- a) use the release of the Census Canada data and other data, and studies to assist in monitoring and reviewing the OCP;
- b) amendments to the OCP should:
 - be minimized, if at all possible;
 - benefit the community in Council's opinion;
 - be justified based on the need and effect of the proposed change.
- c) notification signs are required when an application is made to amend the OCP:
 - an applicant for an amendment to the OCP must post a notification sign(s) on the site;
 - sign must be maintained and continue to be erected a minimum of 14 days prior to and up to the date of the Public Hearing on the application;
 - sign must remain in place until City Council's final decision or the OCP amendment application is abandoned;
 - all signs must be removed within 21 days of the completion of Council's final decision or if the OCP amendment application is abandoned;
 - sign must indicate the project address, the City's project file number, a general description of the purpose of the OCP amendment, the applicant's name and contact number, the City's website address, the City's logo, a location map, information on public input opportunities, and a City contact for further information;

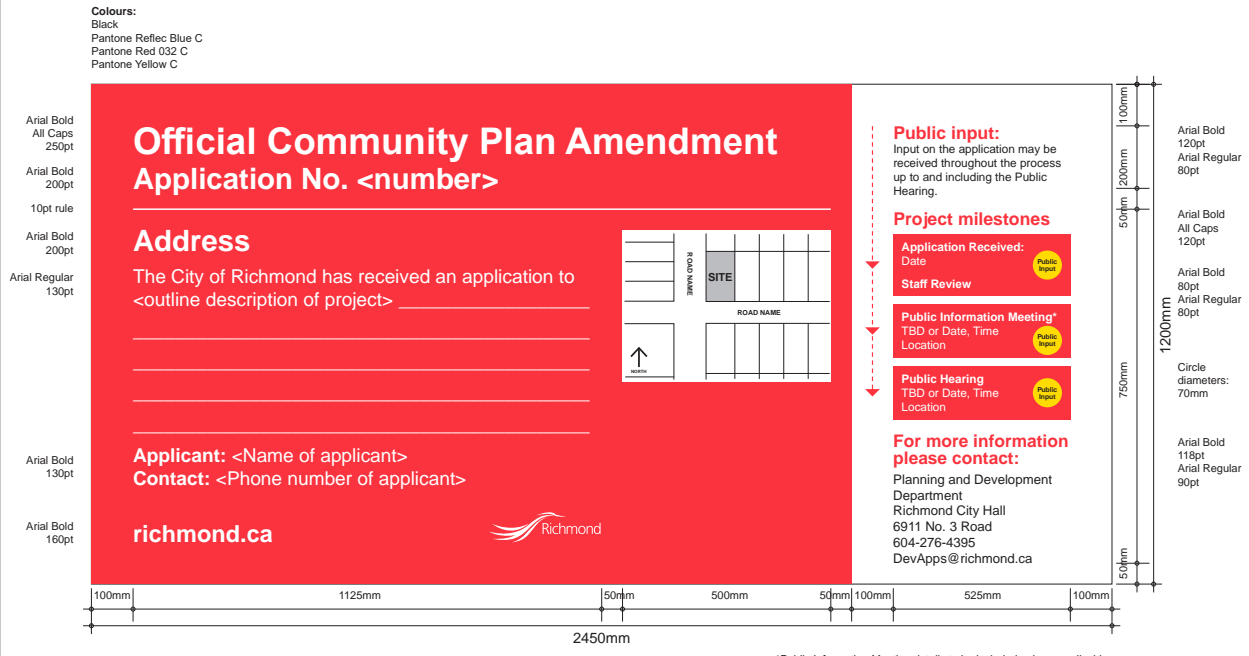
Bylaw 10004
2020/03/16



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- all required notification signs for rezoning applications must comply with the specifications shown in the figure below:

OCP Amendment Notification Sign Specifications



- Specification:
1. Red background (Red 032) with white Helvetica. Medium lettering.
 2. Site map will have white background with red lines.
 3. The map will show the project location, adjoining roads and properties, address and north arrow.

- if the City advises the applicant that the sign is deficient, including new information on meeting dates that involve public input, all corrections and modifications must be completed as soon as possible and approved by the Director of Development not less than 14 days prior to the public hearing in respect of the OCP amendment application;
- sign must be located on the site near the front lot line, and be placed so as to be clearly visible from the fronting road, but not be located so as to interfere with pedestrian or vehicular traffic or obstruct visibility from roads, lanes or driveways;
- where the site also abuts a separate unconnected improved public road, a second sign must be located adjacent to the second road as determined by the Director of Development or the Director's designate;
- sign must be capable of withstanding weather, and be installed and maintained in a sound professional manner; and
- notwithstanding the above, a notification sign is not required for City-initiated OCP amendments.



13.2 Phasing and Priorities

OVERVIEW:

The City has a variety of Area Plans and Sub-Area Plans for specific neighbourhoods in Richmond. The City Centre is one of the key areas where new growth is envisioned in the Area Plan and its Sub-Area Plans. Other major areas that have their own planning documents where new development will occur are Steveston, West Cambie (Alexandra Neighbourhood) and Hamilton. The only other phasing or priorities the 2041 OCP has identified, which are dealt with elsewhere in this document, involve the densification of the neighbourhood shopping centres, development along the arterial roads, and granny flats or coach houses in certain neighbourhoods. No other new Area Plans or Sub-Area Plans and additional OCP studies are contemplated at this time.

OBJECTIVE 1:

Ensure all Area Plans, Sub-Area Plans and other planning documents, studies and initiatives of the City are consistent with the City of Richmond's Official Community Plan (OCP).

POLICIES:

- a) update any Area Plans and Sub-Area Plans that require revision within one year of the adoption of the OCP (led by Policy Planning).

13.3 Sustainable Financing

OVERVIEW:

Municipalities are required to keep their expenditures within their adopted annual budgets. Therefore, the demand for new capital improvements or expanded operations must be kept within current fiscal limitations. The City cannot count on tomorrow's population increases to pay for today's needs, nor can it expect increased financial assistance from the Provincial or Federal governments. Restraints on the City's budgets will mean that there will be increasing competition for limited financial resources.

The implementation of the OCP must be achieved in a sustainable, fiscally efficient and effective manner. The City will continue to optimize and streamline its service delivery, coordinate its capital planning and works, and seek innovative approaches to implement the OCP. At this time, with the adoption of the 2041 OCP, the City does not need to increase the DCC funding for:

Parks Acquisition and Development

While an additional 133 ha (330 ac.) of parkland is required to meet 2041 needs, it will be achieved through the following:

- in the City Centre, parks already in the DCC Program;
- outside the City Centre, new parks and properties adjacent to existing parks already in the DCC Program;
- the establishment of new parks on City owned land (e.g., the Garden City lands);



- securing publicly accessible open space on private property;
- securing parks through the development application (e.g., rezoning) process.

Furthermore, the recent acquisition of the Grauer Lands by the City and Ducks Unlimited Canada (not in the Park Acquisition DCC Program) has made a significant contribution to the Parks and Open Space System at a very low cost to the City.

Engineering Infrastructure

- City Centre growth can be accommodated by the current DCC Program.
- Future infrastructure to accommodate growth around shopping centres outside the City Centre will be determined during the planning of each shopping centre once land uses and densities are known. At that time, infrastructure studies will be undertaken to determine if the DCC Program needs to be changed.

Transportation

The provision of the transportation improvements envisioned in this OCP will be achieved via the following mechanisms:

- Roads DCC Program;
- as part of required works and services for new developments;
- voluntary developer contributions;
- general City revenues;
- grants and/or cost-share funding from senior governments;
- other future new revenue sources.

The provision of neighbourhood links outside of neighbourhood centres and outside the City Centre will require a future increase to the Roads DCC Program, which will likely be undertaken as part of an overall review and update of the DCC Program.

OBJECTIVE 1:

Adopt a sustainable financing strategy to implement the City of Richmond's Official Community Plan (OCP).

POLICIES:

Development Responsibilities

- a) new services and costs caused by growth are to continue to be provided by development proponents through such means as:
 - development cost charges for transportation improvements, utility upgrades and parkland acquisition and development;
 - works and services;
 - front-end financing and latecomer charges;
 - density bonusing (e.g., for affordable housing, child care and other community amenities/benefits);
 - developer contributions to items such as the public art program;
 - the recovery of City community planning costs, for future OCP updates and planning studies;



Municipal Responsibilities

- a) non-growth services and costs are to be funded from the municipal tax base, user fees and rates, utility charges and reserves, general revenues, debt financing and other sources of intergovernment funding;

Other Funding Sources

- a) The City will:
- apply for Provincial and Federal grants whenever possible;
 - consider innovative private/public partnerships and joint ventures;
 - continue to provide opportunities for community-initiated/paid improvements (e.g., Local Improvement Program; neighbourhood improvement charges; corporate sponsorships; fund raising).

OBJECTIVE 2:

Ensure that new development (e.g., rezonings, Development Permits and variances, subdivisions) achieve the OCP and related City policies, bylaws and regulations.

POLICIES:

- a) ensure that new development implements the OCP policies;
- b) where the OCP requires the City to first prepare refined strategies and policies (e.g., housing, sustainability, the Ecological Network), the strategies and policy studies are to be prepared and Council is to first approve such recommendations before they become requirements for development applications.

13.4 Others' Responsibilities

OVERVIEW:

Metro Vancouver, YVR, Port Metro Vancouver, TransLink, the School Board, Steveston Harbour Authority, and other Federal and Provincial stakeholders and partners play critical roles in implementing the OCP because of either, their senior jurisdiction, significant land holdings, important land uses, exemptions from local government controls, or social and economic impact on the City. As well, the City continues to work with First Nations, as appropriate. The City of Richmond has always endeavoured to work with these agencies to meet mutual interests and objectives.

At the same time, residents and business people will continue to be involved in finding acceptable, desirable and innovative ways to implement the OCP. Community participation in City processes will be required as Richmond grows and develops to the year 2041.

**OBJECTIVE 1:**

Partner with senior government, stakeholders and the community to implement the Official Community Plan (OCP).

POLICIES:

- a) continue to work with Metro Vancouver, YVR, Port Metro Vancouver, TransLink, the School Board, Steveston Harbour Authority, and other Federal and Provincial stakeholders and partners to implement the OCP;
- b) continue to co-operate with the following agencies in their planning:
 - Metro Vancouver—2040 Regional Growth Strategy (RGS) implementation;
 - Vancouver Coastal Health;
 - Agricultural Land Commission (ALC)—ALR regulation implementation;
 - YVR—2027 Master Plan implementation;
 - Port Metro Vancouver—planning;
 - Steveston Harbour Authority—planning;
 - Richmond School Board—planning;
 - First Nations—as appropriate;
- c) support the Steveston Harbour Authority in preparing effective plans and include them in City Steveston planning;
- e) discourage Port Metro Vancouver from using ALR lands for Port purposes and encourage the Port to use lands within the urban footprint;
- f) explore improved means to communicate with and involve the community in ongoing OCP implementation decision-making, recognizing that the final approach used lies with Richmond City Council.