

Staff Report

Origin

The purpose of this report is to seek Council's approval of a revised community planning program for 2003.

Introduction

A number of circumstances have changed during 2003 that have caused staff to consider changes to the priorities of our community planning projects, in order to accommodate new pressures. Issues that have caused this re-consideration include:

- the Richmond - Airport - Vancouver (RAV) transit project in the City Centre;
- the 2010 Winter Olympics;
- an emphasis on economic development activity;
- waterfront development priorities;
- recent commercial and residential development proposals; and
- the need for improved consistency regarding the City's residential development policies with respect to aircraft noise.

On May 27, 2002, Council considered a Rezoning and Official Community Plan Amendment application at 14791 Steveston Highway to allow for condominiums, rental housing, dormitories, commercial use, and waterfront public amenities. Council approved a number of resolutions, including the following:

That no additional residential development be approved in the Riverport Area until an Area Plan for this area is completed.

On June 23, 2003, Council considered a revised application for a mixed-use development based on the previous similar 2002 proposal. When Council gave approval in principle to the development, it also directed:

1. *That an Area Plan be undertaken for the Riverport Area; and*
2. *That staff report on the appropriate timing of an Area Plan for the Riverport Area.*

To date, no work has started on the Riverport Area Plan. The following options are presented regarding this Area Plan:

1. **Option 1** - Start the planning process now and complete in 2004. This will preclude using the Riverport funding to undertake the West Cambie Area Plan.
2. **Option 2** - Defer the Riverport planning process until after the proposed Riverport mixed-use development is built and occupied, (estimated to be around 2006). The deferral would mean that no additional permanent residential development could be permitted until the deferred area plan is completed. Re-assign the Riverport funding to the West Cambie planning study.

Implications of a Revised Community Planning Program

Approving the revised community planning projects for the Fall of 2003 means that priority will be placed on the following projects:

1. RAV Urban Design Study For Stations & Bus Exchange
2. Airport Noise - Residential Consistency Policy
3. West Cambie Area Plan Update

The following planning projects will be deferred to accommodate these new priorities:

1. Riverport Area Plan
2. Industrial (Office & High Tech) Strategy Implementation
3. The Affordable Housing Strategy update.

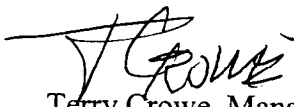
Attachment 1 provides an overview of 2003 community planning projects.

Financial Implications

The resources are available in the approved 2003 budget to support the proposed changes, providing that the funds programmed for the Riverport area plan are used to fund the development of the West Cambie area plan.

Conclusion

Pressures have caused staff to identify a need to make adjustments to their community planning project priorities. Table 1 sets out the proposed changes. Staff believe the West Cambie plan enjoys a higher priority than the Riverport plan for available funding. No additional funding would be required to support the proposed changes if staff's position is supported.


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TC:cas

ATTACHMENT 1

2003 Community Planning Program

(Revised Oct. 2003)

Project	Status	Comment
1. RCSAC - Social Inventory	90%	
2. OCP & LRSP Public Consultations	90%	
3. Flex House Evaluation	90%	
4. Heritage Inventory	90%	
5. Environmentally Sensitive Areas - update	90%	
6. Indoor/Outdoor Amenity Policy	90%	
7. City/Fraser River Port Authority Accord	90%	
8. Flood Protection Strategy	30%	
9. Intercultural Public Consultations	20%	
10. RCSAC - Poverty Co-ordination	40%	
11. River Road Development Strategy	30%	
12. South McLennan Sub-Area Plan	40%	
13. Agricultural Viability Strategy Implementation	10%	Delayed by late approval of Strategy. Will continue into 2004 and well beyond.
14. Affordable Housing Strategy Review	0%	Deferred
15. Riverport Area Plan	0%	Deferred to 2006
16. Industrial (Office & High Tech) Strategy Implementation	0%	Deferred
17. City Commercial Policy	0%	Deferred
18. RAV Project Support Transit stations & Bus exchange - urban design study	1%	Necessary to articulate City and stakeholder interests to RAV Project Team. Covers Richmond Centre and West Bridgeport
19. Airport Noise Residential Consistency Policy	5%	Underway Necessary to address residential location policy and Developer proposals in the area north No 3 Road
20. West Cambie Area Plan Review	1%	Development of a new West Cambie Area Plan.

Prepared by:
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