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**To:** Planning Committee  
**From:** Terry Crowe  
Manager, Policy Planning  
**Date:** December 19, 2013  
**File:**  
**Re:** **Richmond Response: New Westminster's Proposed Queensborough Community Plan**

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**Purpose**

The purpose of this memorandum is to recommend that Richmond Council advise the New Westminster Council that Richmond has no objection to its proposed Queensborough Community Plan (QCP).

**Background**

For several years, New Westminster has been preparing a Queensborough Community Plan. During the process, New Westminster has co-operatively invited Richmond staff to comment. City staff have made Planning Committee aware of progress regarding the Queensborough planning process in its reports to Council on the Hamilton Area Plan.

Richmond Policy Planning, Transportation and Engineering staff have provided technical comments, most recently on August 29, 2013 indicating that Richmond had no concerns as the draft plan did not jeopardize Richmond's interests. Richmond staff's August 29, 2013 technical comments are provided in **Attachment 1** and New Westminster's responses are provided in **Attachment 2**.

On December 10, 2013, New Westminster invited Richmond to provide comments on the proposed QCP and ask for comments by January 17, 2014, as their Public Hearing is on January 27, 2014 (**Attachment 3**).

Policy Planning staff have reviewed the proposed Queensborough Community Plan and find that it does not jeopardize Richmond's interests and enables continued co-operation (e.g., on page 3 of the draft QCPlan it states that... "there is an opportunity to work collaboratively with the City of Richmond to ensure that the development of each community benefits the other").

For these reasons, Richmond staff make the following recommendation:

*That the New Westminster Council be advised that Richmond has no objection to the proposed Queensborough Community Plan.*

I will be available at the January 7, 2014, Planning Committee meeting to answer any questions. A binder containing the proposed Queensborough Community Plan has been placed in the Councillor's Lounge for viewing.

For clarification, please contact me at (604) 276-4139.



Terry Crowe, Manager,  
Policy Planning

- Attachment 1: Richmond's August 29, 2013 Comments To New Westminster regarding the Draft Queensborough Community Plan (QCP)
- Attachment 2: New Westminster Responses to Richmond's comments on the Draft QCP
- Attachment 3: New Westminster's December 10, 2013, letter inviting comments on the Proposed QCP

pc: Joe Erceg, Deputy CAO and General Manager Planning and Development  
Mark McMullen, Senior Coordinator-Major Projects  
Patrick Burke, Senior Planning Coordinator

Richmond Staff's August 29, 2013 Comments  
On the Draft New Westminster Queensborough Community Plan

**From:** Crowe, Terry  
**Sent:** Thursday, August 29, 2013 6:35 PM  
**To:** 'Lynn Roxburgh'  
**Cc:** Brownlee, David; Wei, Victor; Redpath, Mike; Irving, John; Lin, Fred; Lilova, Neonila; Douglas, Lesley; Russell, Peter; Esko, Jamie; Sparolin, Eric  
**Subject:** RE: Reminder - Draft Queensborough Community Plan - Feedback and Open Houses

Lynn

Richmond staff have reviewed the draft Queensborough Community Plan and offer the following comments:

1. Community Planning
  - The OCP is very professionally done and should serve the community well,
  - Opportunities for New Westminster and Richmond to cooperate as they may choose over time is appreciated (e.g., ped / bike bridge, community facilities, diking, intersections, mutually beneficial developments),
  - You may wish to review the section on float homes (p 193), as the references to FREMP are out of date (i.e. FREMP no longer exists),
  - You may wish to review the section on environment (p 216, as it is likely that, under the new DFO triage and QEP approach, DFO will probably not be reviewing any local plans directly,
  - We note that there is not much detail re OCP implementation program or costing and that some of the upgrades will not be covered by development alone. You may wish to clarify how the OCP will be financially implemented (e.g., via city wide and / or local DCCs, density bonusing, developers, taxes),
  - We note that the densities for the proposed land use designation are not provided. In Richmond clarifying density maximums help us prepare DCC bylaws, density bonusing programs, etc., and the community and developers have more certainty.
2. Engineering
  - Engineering staff have reviewed the engineering utilities and diking sections, and have no concerns with the information presented,
  - It is welcomed that you will coordinate with Richmond for diking. Some topics for discussion include co-operative flood management and perimeter dike planning, as a significant breach at the wrong time of year could have devastating effects for Richmond.
3. Transportation
  - Transportation staff advise that:
    - Generally they agree with the OCP,
    - The cycling, pedestrian, trail and road networks would not conflict with what we are planning for Hamilton
    - Co-operative improvement opportunities are noted and welcomed (e.g., intersections along Boundary Road, a proposed bike-ped bridge over the canal),
    - You may wish to update Map 9 (p. 126) as it shows current bus routes and our understanding is that these routes will change effective Sept 2013 (i.e., cancellation of C99 service and re-routing of C98 service).

Thank you for this opportunity.  
Terry Crowe, RPP, MCIP,  
Manager, Policy Planning Division (PPD),  
Richmond City Hall,  
6911 N.O. 3 Road,  
Richmond, BC  
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### New Westminster Responses to Richmond's Comments On The Draft Queensborough Community Plan

#### Purpose

To summarize New Westminster's responses to Richmond August 29, 2013 comments which indicate that most suggested clarifications and changes were made.

#### Comment Topics

1. Suggestion: Clarify Fraser River Estuary Management Program (FREMP)
  - Language has been updated and it is acknowledgement that FREMP is no longer in force
  - Environmental review process and shore line sensitivity coding in place and recognized in the QCP
2. Suggestion: Clarify Riparian Area Regulation
  - Reference to Department of Fisheries and Oceans has been amended to "senior levels of government"
3. Suggestion: Add A Financing Growth Section
  - Have added a Financing Growth section added to QCP
  - Have added broad statements about how growth is financed and managed by the City
4. Suggestion: Add Land Use Designation Densities
  - Densities are not included in New Westminster's land use designations
  - The OCP review may consider including densities in land use designations on a city wide basis.
5. Suggestion: Clarify Float Homes
  - Float Homes wording was revised to clarify intent
  - Float Homes are no longer listed as Permitted Use under FREMP Intertidal Land Use Designation
  - Reference to approval requirements from other agencies have been identified.

December 10, 2013

File: 13.2535.10  
Doc # 492950

Terry Crowe  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Crowe: Terry

Re: Proposed Official Community Plan Amendment to adopt the Queensborough Community Plan as a Schedule to the Official Community Plan

At its meeting of December 9, 2013 New Westminister Council gave two readings to Official Community Plan Amendment Bylaw No. 7643 which will lead to the adoption of the recently completed Queensborough Community Plan as a schedule to the Official Community Plan in accordance with the Local Government Act. Section 879 and 881 of the *Local Government Act* requires the City to notify relevant parties when an Official Community Plan amendment is proposed. Accordingly, a copy of the draft Bylaw, and the staff report to Council can be viewed on this website: [www.newwestcity.ca/queensborough](http://www.newwestcity.ca/queensborough).

Please note that the Queensborough Community Plan, which is the subject of this bylaw, is substantially the same document which was sent for review to your office in June 2013. As well, note that the policies and actions included in the Queensborough Community Plan will be incorporated into the City's new Regional Context Statement, which is being drafted now.

We suggest that any written comments be submitted any time prior to 4:30pm on Friday, **January 17, 2014**. Written submissions should be sent to Development Services Department (Planning), 511 Royal Ave, New Westminister, BC V3L 1H9, or faxed to 604-527-4511. The Public Hearing is scheduled for January 27, 2014.

If you require further information on this matter, please contact Lynn Roxburgh by phone at 604-515-3805 or by email at [lroxburgh@newwestcity.ca](mailto:lroxburgh@newwestcity.ca).

Yours truly,



Beverly Grieve,  
Director of Development Services

:lr

cc. J. Gibson, Acting Director of Legislative Services