

MOTION : For Staff to review how City Council can review projects early in the process to allow for Council input on initial concepts prior to final development of a project.

RATIONAL: City council ultimately decides on whether projects will be approved or not. Allowing an opportunity to review initial concept design will stream line the process and allow for quicker completion of new developments. Council often refers projects back to staff due to the concepts meeting the needs of the community, this slows down the process and costs the developer financially.

Staff works with developers and direct them in what they feel will be acceptable, but council often has to change direction on new projects as the needs of the people of Richmond change due to the fast moving marketplace, immigration, Federal and Provincial laws and new programs. A prime example of this is the recently announced "Homes for People" a Provincial housing announcement.

An early look at initial concepts by Richmond city Council will benefit the developer, the process and in the end the people of Richmond.