



To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
RE: **OFFICIAL COMMUNITY PLAN AMENDMENT – AGRICULTURAL BUFFERS**


10 Planning - Jul 20, 2004
Date: June 30, 2004
File: 12-8060-20-7768

Staff Recommendation

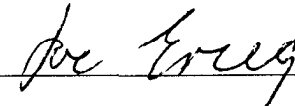
1. That Official Community Plan Amendment Bylaw No. 7768, which amends the agricultural buffer requirements in the Development Permit Area Guidelines of Official Community Plan Bylaw 7100, be introduced and given first reading.
2. That Bylaw No. 7768, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 7768, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment and response by August 11, 2004.
4. That Bylaw No. 7768, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.


Terry Crowe
Manager, Policy Planning

TC:jl

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to outline several minor housekeeping text amendments to the Development Permit Area Guidelines in the Official Community Plan (OCP) that pertain to the width of landscaped buffer areas adjacent to the Agricultural Land Reserve (ALR). The purpose of the amendment is to achieve public safety, and avoid urban-rural land use conflicts and complaints.

Findings of Fact

Section 9.2.11 of the OCP includes general guidelines for developments that are adjacent to the ALR. The relevant clauses state the following:

- “b) For all developments immediately adjacent to sites designated within the Agricultural Land Reserve (i.e. no intervening road), a landscaped buffer 15 m (49.2 ft.) wide must be provided between the development and the agricultural land;
- c) All development across a road from sites designated as Agricultural Land Reserve must provide a minimum 5 m (16.4 ft.) landscaped strip as measured from the back of curb, or, in the case of an unopened road, from the property line abutting the road right-of-way. Landscaping should reinforce the character of agricultural lands, including large-scale trees, a combination of shrubs and ground cover, and, where appropriate, a sidewalk;”

Analysis

On April 26, 2004, Council adopted a Zoning Amendment Bylaw to permit the development of 83 townhouses and 8 single-family lots at 13160 Princess Street and 6431 Princess Lane (RZ 03-229096) in the London-Princess Area. The proposed single-family lots at the east end of the site are immediately adjacent to the ALR.

The applicant, Oris Development Ltd., chose to locate the proposed single-family houses adjacent to the ALR in order to keep a lower density form of development in areas adjacent to the ALR. The rear yards of the single-family lots, which were 12 m (39.4 ft.) in depth, were proposed to function as the landscaped ALR buffer.

As the buffer will be narrower in width than the 15 m guideline in the OCP and as it will function as rear yard space for future residents, the applicant worked with the City's Agricultural Advisory Committee (AAC) to define an appropriate buffer.

After discussions with the applicant, the AAC endorsed the 12 m buffer because:

1. The rear yards will be raised approximately 1.2 m (4 ft.);

2. A 2.4 m (8 ft.) high fence will be constructed on top of the retaining wall to eliminate ground level views and opportunities for trespass into the agricultural areas. The fence will also help to screen the rear yards from any dust or drift that may emanate from normal farm activities;
3. A row of evergreen trees will be planted within the rear yards in order to form a 4.6 m to 6 m (15 ft. to 20 ft.) high evergreen hedge in addition to the fencing;
4. The width of the landscaped strip within the rear yards will be 4.6 m (15 ft.) and will contain deciduous trees and trespass inhibiting shrubs;
5. A restrictive covenant will be registered over the entire 12 m rear yard area in order to identify it as an agricultural buffer, prevent any of the trees and shrubs planted within it from being removed, and prevent the construction of any habitable buildings or structures within this area.

All development proposals adjacent to the ALR are referred to the AAC for review and comment. The experience with this application has demonstrated that, with the input of the AAC, it is possible to design an adequate buffer to the ALR that is less than the 15 m guideline outlined in the OCP.

The current wording of the guideline prescribes that any buffers adjacent to the ALR must be at least 15 m in width. In light of recent experience, Staff propose a minor amendment to the guidelines in the OCP to add flexibility to the width of the landscaped buffer. Additional guidelines are also proposed to provide more specific information on the type of vegetation that should be provided in the buffer.

Financial Impact

None.

Conclusion

The proposed OCP amendments provide flexibility in the design of buffers adjacent to the ALR. As all development proposals are referred to the AAC for review and comment, the integrity of the buffer will be protected through this process. It is recommended that the proposed minor text amendments be approved.

Janet Lee
Planner 2
(4108)

JL:cas



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7768**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by replacing clauses (b) and (c) of Section 9.2.11 Adjacent Uses (Edge Conditions) with the following:

“b) The purpose of the Agricultural Land Reserve (ALR) buffer is to achieve public safety, and to minimize agricultural-urban land use conflicts and complaints. For all developments immediately adjacent to sites designated within the ALR (i.e. no intervening road), a landscaped buffer of approximately 15 m (49.2 ft.) wide, or of an alternate width deemed appropriate and acceptable, should be provided between the development and the agricultural land. Landscaping should reinforce the character of agricultural lands, including large-scale trees, and a combination of shrubs and ground cover;

c) The purpose of the Agricultural Land Reserve (ALR) buffer is to achieve public safety, and to minimize agricultural-urban land use conflicts and complaints. All development across a road from sites designated as ALR should provide a minimum 5 m (16.4 ft.) landscaped strip, or an alternate width that is deemed appropriate and acceptable, as measured from the back of curb, or, in the case of an unopened road, from the property line abutting the road right-of-way. Landscaping should reinforce the character of agricultural lands, including large-scale trees, a combination of shrubs and ground cover, and, where appropriate, a sidewalk;”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7768”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK



To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Re: Comments - Referral of The New Westminister Official Community Plan Bylaw No. 6909, 2004

To Planning - Jul 20, 2004.
Date: July 12, 2004
File: 01-0155-20-NWESB1.

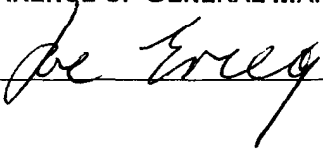
Staff Recommendation

That the City of New Westminister be requested to incorporate the following comments into City of New Westminister Bylaw 6909, 2004:

1. Proposed Casino
With respect to the previous New Westminister OCP Bylaw No. 6920 regarding the proposed casino, Richmond requests that its previous comments be implemented (**Attachment 1**);
2. Improved Community Cooperation
As Richmond and New Westminister share a responsibility to manage the lands at the eastern end of Lulu Island (i.e. Hamilton and Queensborough communities), the proposed OCP should be amended to better reflect the need for more inter-municipal co-operation, planning and implementation of land use and community initiatives to ensure that future development better respects each community's interests and the interests of Richmond and New Westminister;
3. Improved Parks and Open Space Planning
As the proposed OCP section on parks and open space in the Queensborough community presents several opportunities for Richmond to partner with New Westminister in creating trail linkages between the two communities, the proposed OCP should better reflect the need for inter-municipal pedestrian and cycle trail links;
4. Transportation Planning
To strengthen the transportation connections between the Hamilton and Queensborough communities the comments in **Attachment 4** should be incorporated into the proposed OCP;
5. Flood Management
The proposed OCP should better indicate the need for continued inter-municipal co-operation regarding flood management.

Terry Crowe
Manager, Policy Planning

Att. 4

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ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Emergency and Environmental Programs		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Parks Design, Construction & Programs..		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Recreation & Cultural Services		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

On June 7th, 2004, New Westminster City Council directed staff to include the City of Richmond in the consultation process for the newly updated Official Community Plan Bylaw No. 6909, 2004 (OCP) for review and comment.

The purpose of this report is to advise Richmond Council regarding the implications of the proposed new Official Community Plan for the City of New Westminster.

Findings Of Fact

Local Government Act

Under the Local Government Act, prior to adoption of an Official Community Plan, local government is required to provide one or more opportunities deemed appropriate for consultation with persons, organizations and authorities that the local government considers will be affected by the plan. In addition, Council is required to consider whether to consult with a number of specific groups, including the Council of any municipality that is adjacent to the area covered by the plan.

Existing OCP for the City of New Westminster

New Westminster's OCP was last update in 1999. At that time, a new vision was set out for the City's future. Since that time, a number of development projects, policy initiatives and infrastructure projects have been undertaken which may have an impact on the policies and procedures of the Plan. As well, changing local and provincial conditions (e.g. regulatory change, shifting responsibilities) have highlighted areas that warranted a review and update. As a result, Council initiated an OCP review that involved housekeeping and minor policy updates to ensure that the Plan remains accurate.

The proposed New Westminster OCP Bylaw No. 6909 "Envision New Westminster" is available for review in the Councillor's office and at the Front Counter.

Proposed Casino – Separately Addressed

It is noted that this proposed New Westminster OCP amendment Bylaw No. 6909 does not include the previous proposed New Westminster OCP amendment Bylaw No. 6920 for the proposed casino in the Queensborough community. The two OCP Bylaws 6909 and 6920 will eventually be consolidated. Richmond's comments on the proposed casino have already been forwarded to the New Westminster Council (see **Attachment 1**) and should be included in the consolidated OCP.

Proposed New Westminster OCP Bylaw No. 6909, 2004

The proposed OCP revisions include:

- Updates on statistical information and projections using 2001 census results.
- Progress on Plan goals and policies as a result of completed and ongoing local initiatives and studies.
- Progress on regional goals and policies as a result of completed and ongoing regional initiatives and studies.

- References to Provincial and Federal ministries noting various shifting responsibilities.
- Changes to legislation (e.g. Local Government Act vs Municipal Act among others).
- Minor changes to policies to ensure that the Plan reflects current knowledge on issues of importance to the community.
- Changes to maps to reflect new institutions, parks and development within the City.

Attachment 2 presents a summary of the proposed housekeeping and minor policy amendments as noted above.

Analysis

Staff Recommendations

As Hamilton and Queensborough are adjacent and as it is important to ensure that they are developed and serviced compatibly, staff recommend that the proposed New Westminster OCP Bylaw No. 6909 be amended to formally incorporate the following comments, prior to adoption:

1. Proposed Casino

With respect to the previous New Westminster OCP Bylaw No. 6920 regarding the proposed casino, Richmond requests that its previous comments be implemented (**Attachment 1**).

2. Improved Community Cooperation

Richmond and New Westminster share responsibility to manage the lands at the eastern end of Lulu Island (i.e. Hamilton and Queensborough communities). As a result, staff recommend that there be more cooperation, discussion, joint planning and implementation of land use and community initiatives. This will ensure that the future development of the communities respects each other's interests and the interest of Richmond and New Westminster (e.g. community amenities and services, transportation and development), so as to create a viable, functional and well-managed community.

3. Improved Parks and Open Space Planning

The proposed OCP section on parks and open space in the Queensborough community presents several opportunities for Richmond to partner with New Westminster in creating trail linkages between the two communities. With the recent addition of the Wal Mart in the Queensborough area, a pedestrian and a cycling trail link to that development would be of benefit to the Hamilton community.

Attachment 3 presents the Hamilton Area Trails section (from the Richmond 2010 Trails Strategy endorsed by Richmond Council on December 8th, 2003) as the guide for developing the Richmond Trails System.

4. Transportation Planning

Attachment 4 outlines specific staff suggestions on ways to strengthen the transportation connections between the Hamilton and Queensborough communities.

5. Flood Management

It is important that the two cities continue to cooperate to address flood management.

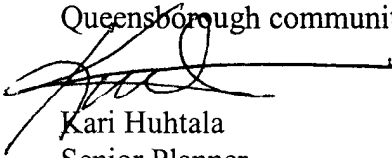
Financial Impact

N/A

Conclusion

The proposed New Westminster OCP and policy amendments promote liveability as a primary factor in the City's social, environmental and economic well being.

Richmond endorses that effort and recommends that the OCP be amended to improve co-operation and planning between the two cities for the benefit of the Hamilton and Queensborough communities.



Kari Huhtala
Senior Planner
(4188)

KEH:keh