

GARDEN CITY

CO-CO-MO is located in the McLennan North (MN) superblock on the outskirts of the Richmond City Centre Official Community Plan (OCP). The goal of the OCP for MN, to “achieve a highly liveable, urban neighbourhood in a park-like setting” by 2021, has largely been realized. Most of the MN block has already been rezoned from Single Family zoning and developed to 3-storey townhomes, and the school and park sites have also been established as a cherished community hub. But the rampant development of the last ten years has fallen short of stated OCP goals in its lack of shops and amenities. Originally envisioned as a “distinct downtown,” MN was intended to be a “complete community” with housing within an easy walk of essential goods and services. Instead it is a primarily residential enclave where even a loaf of bread or quart of milk requires transit to a separate neighbourhood.

Richmond, BC, 1980

Photo: Richmond Archives