



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3108 - Public Consultation & Adoption Requirements (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street)**

File #: 6480.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: December 3, 2019

RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3108 (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street) to the following organizations and authorities for consultation prior to holding a public hearing on January 13, 2020 in consideration of the requirements set out in Section 475 of the *Local Government Act*:

Metro Vancouver
TransLink
Kwantlen First Nation

2. Consider Official Community Plan Amendment Bylaw No. 3108 in conjunction with the 2019-2022 Financial Plan Bylaw No. 3051 and the regional liquid and solid waste management plans in accordance with *Section 477 (3) of the Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3108 (Langley Lions Housing – 20355, 20385 54 Avenue; 5421 204 Street).

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. OCP Amendment Bylaw No. 3108

The purpose of Bylaw No. 3108 is to amend the Official Community Plan in order to incorporate provisions for a new non-market seniors housing district within the block bounded by 203 Street, 54 Avenue and 204 Street in response to an application for a 981-unit redevelopment of the existing Langley Lions seniors housing complex.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government “provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected” by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3108 be referred to the agencies listed in Part 2 of the recommendation above.

3. Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 3 of the recommendations above. The proposed Official Community Plan amendments embodied in Bylaw No. 3108 do not commit the City to any new expenditures or unfunded projects. With respect to the regional waste management plans (Metro Vancouver’s Solid and Liquid Waste Management Plans), the City is awaiting comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City’s Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3108 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Langley Lions Seniors Housing District land use designation will enable increased revenues from development cost charges, community amenity charges and property taxes.

ALTERNATIVES:

1. Consider a revised public consultation process.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment:

1. OCP Amendment Bylaw, 2019, No. 3108

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer