



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3174 – Public Consultation & Adoption Requirements (20040-20070 53A Avenue & 20041-20071 53 Avenue)**

File #: 6480.00

Doc #:

From: Anton Metalnikov  
Planning Assistant II

Date: June 22, 2021

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## RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3174 (20040-20070 53A Avenue & 20041-20071 53 Avenue) to the following organizations and authorities for consultation prior to holding a public hearing on July 26, 2021 in consideration of the requirements set out in Section 475 of the *Local Government Act*.  
  
Kwantlen First Nation  
Metro Vancouver  
School District No. 35  
TransLink
2. Consider Official Community Plan Amendment Bylaw No. 3174 in conjunction with the 2021-2025 Financial Plan Bylaw No. 3151 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

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## PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3174 (20040-20070 53A Avenue & 20041-20071 53 Avenue),

which seeks to amend the OCP in order to incorporate provisions for higher-density low-rise residential uses, and amend the land use designation of the properties addressed 20040-20070 53A Avenue & 20041-20071 53 Avenue from the current High-Density Residential land use to the Low Rise Residential land use as proposed in the draft new OCP, ahead of its targeted adoption in 2021.

## **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. 3174

The purpose of Bylaw No. 3174 is to amend the Official Community Plan in order to incorporate provisions for higher-density low-rise residential uses at the properties addressed 20040-20070 53A Avenue & 20041-20071 53 Avenue, as proposed in the draft new OCP, ahead of its targeted adoption in 2021 in response to an application for a 6-storey, 113-unit apartment development by 1251243 BC Ltd.

### 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. 3174 be referred to the agencies listed in Part 1 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 2 of the recommendations above. The proposed Official Community Plan amendments embodied in Bylaw No. 3174 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. 3174 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Low Rise Residential land use designation will enable increased revenues from development cost charges, community amenity contributions, and property taxes.

**ALTERNATIVES:**

1. Consider a revised public consultation process.

Respectfully Submitted,



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Anton Metalnikov  
Planning Assistant II

Concurrence:



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Roy Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer