



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3196 – Public Consultation & Adoption Requirements (20785 Fraser Highway)**

File #: 6480.00

Doc #:

From: Anton Metalnikov, RPP, MCIP
Planning Assistant II

Date: November 16, 2021

RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3196 (20785 Fraser Highway) to the following organizations and authorities for consultation prior to holding a public hearing on December 6, 2021 in consideration of the requirements set out in Section 475 of the *Local Government Act*.

Kwantlen First Nation
Katzie First Nation
Matsqui First Nation
Semiahmoo First Nation
Metro Vancouver
School District No. 35
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3196 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*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3196, which seeks to amend the OCP in order to amend the land use designation of the property addressed 20785 Fraser Highway from the current Medium-Density Residential land use to the Mixed Use land use as proposed in the upcoming 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. 3196

The purpose of Bylaw No. 3196 is to amend the Official Community Plan in order to incorporate provisions for higher-density mixed-use development at the property addressed 20785 Fraser Highway, as proposed in the draft new OCP, ahead of its targeted adoption in 2021 in response to an application for a 6-storey, 200-apartment unit and 1,488 m² commercial mixed-use development by Luc Gosselin.

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. 3196 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. 3196 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. 3196 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Mixed Use 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,



Anton Metalnikov, RPP, MCIP
Planning Assistant II

Concurrence:



Roy Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer