



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3305 – Public Consultation & Adoption Requirements (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street)**

File #: 6480.00

Doc #:

From: Anton Metalnikov, RPP, MCIP  
Planner

Date: March 19, 2025

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## RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3305 (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street) to the following organizations and authorities for consultation prior to holding a public hearing on April 7, 2025 in consideration of the requirements set out in Section 475 of the *Local Government Act*.  
  
Katzie First Nation  
Kwantlen First Nation  
Matsqui First Nation  
Semiahmoo First Nation  
Metro Vancouver  
School District No. 35  
TransLink
  2. Consider Official Community Plan Amendment Bylaw No. 3305 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 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. 3305, which seeks to incorporate provisions for and amend the land use designation of the properties addressed 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the designation of “Ground Oriented Residential” to “Low Rise Residential” to permit a 6-storey mixed-use building with a new church and community gathering facility, a child care centre, commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental apartment units, of which 60 (or 20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

## **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. 3305**

The purpose of Bylaw No. 3305 is to amend the Official Community Plan to incorporate provisions for and amend the land use designation of the properties addressed 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street to permit apartment uses at a 6-storey height and 2.1 FAR density in response to an application for a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units by the Pacific Nazarene Housing Society.

### **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. 3305 be referred to the agencies listed in Part 1 of the recommendation above.

To maximize awareness and provide the opportunity for any early preliminary feedback, staff has already sent informal notice of the proposal to Metro Vancouver, School District No. 35 (SD35), and TransLink. SD35 and TransLink have each provided responses, which have been attached to this report. Metro Vancouver has advised that they will provide a letter in response to the formal referral recommended by this report but did not raise any immediate concerns. The applicant has independently reached out to the Chiefs of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations, and

the project's archaeologist has also engaged with a larger number of First Nations as part of the Provincial Archaeological Overview Assessment and Archaeological Impact Assessment (AIA) permitting processes. The project's AIA permit has been approved, which includes Musqueam, Kwantlen, and Sto:lo permits having been received, and all affected First Nations have been invited to participate in the fieldwork expected to start the week of March 31, 2025.

The applicant also published a project website and held a Public Information Meeting on December 10, 2024 shortly after submitting their application, which was advertised through hand-delivered flyers. A summary of the feedback received by the applicant is attached to this report. In early March 2025 the applicant mailed a second flyer through Canada Post to over 1,250 addresses surrounding the subject site with an application update, including continuing to direct the public to their website to provide comment and ask questions.

The City has followed its Development Application Procedures Bylaw, including to post development notice signs on all three of the property's street frontages with information, applicant and City contact information, and direction to the City's online Development Application Portal with links to all project drawings and reports. The Development Application Procedures Bylaw will continue to be followed in providing notice of the public hearing, including through direct mailouts, updates to the signs on site, and posting to the City's online and physical notice boards. Notices will also be placed in the newspaper.

### 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. 3305 do not commit the City to any new expenditures or unfunded projects. The financial details of the rezoning bylaw application that is bundled with this OCP amendment, including land sale, amenity contribution reduction, and other potential waivers and credits, do not require changes or amendments to the Financial Plan. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the City is awaiting finalized 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. 3305 does not commit the City to any new expenditures or unfunded projects. The financial details of the rezoning bylaw application that is bundled with this OCP amendment, including land sale, amenity contribution reduction, and other potential waivers and credits, do not require changes or amendments to the Financial Plan. 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, RPP, MCIP  
Planner

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

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**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer