



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **OCP Amendment Bylaw No. 3088 - Public Consultation & Adoption Requirements**

Report #: 18-046

From: Development Services & Economic Development Department

File #: 6480.00

Doc #:

Date: September 10, 2018

RECOMMENDATION:

That Council:

1. Consider Official Community Plan Amendment Bylaw No. 3088 for first and second readings;
2. Provided that Bylaw 3088 receives first and second readings, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to the following organizations and authorities for consultation prior to holding a public hearing on October 15, 2018 in consideration of the requirements set out in Section 475 of the *Local Government Act*.

Township of Langley
Metro Vancouver
Ministry of Transportation & Infrastructure

Agricultural Land Commission
Kwantlen First Nation
TransLink
Newlands Golf & Country Club

3. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to all property owners within the proposed Old Yale Road Seniors District designation with an invitation to meet with City staff prior to the public hearing.
 4. Consider Official Community Plan Amendment Bylaw No. 3088 in conjunction with the 2018-2022 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*.
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PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3088.

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. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road in response to an application for a 292-unit seniors-oriented institutional and housing development and in accordance with the recommendations of an Old Yale Road area planning study by City Spaces Consulting.

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. 3088 be referred to the agencies listed in Part 2 of the recommendation above. In addition, although the applicant for the 292-unit seniors development held public information meetings in the neighbourhood on September 18, 2017 and May 30, 2018, it is recommended that copies of Bylaw No. 3088 be sent to property owners within the proposed Old Yale Road Seniors District land use designation with an invitation to meet with City staff to provide additional information if requested (Part 3 of the recommendation).

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 4 of the recommendations above. The proposed

Official Community Plan amendments embodied in Bylaw No. 3088 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. 3088 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Old Yale Road 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, MCIP, RPP

Deputy Director of Development Services & Economic Development

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s): OCP Amendment Bylaw No. 3088